

JAMES & DELIA OZBURN
1150 E. US HIGHWAY 24
PARCEL NO. 53130-00-006
ZONE: RR-5
USE: RESIDENTIAL

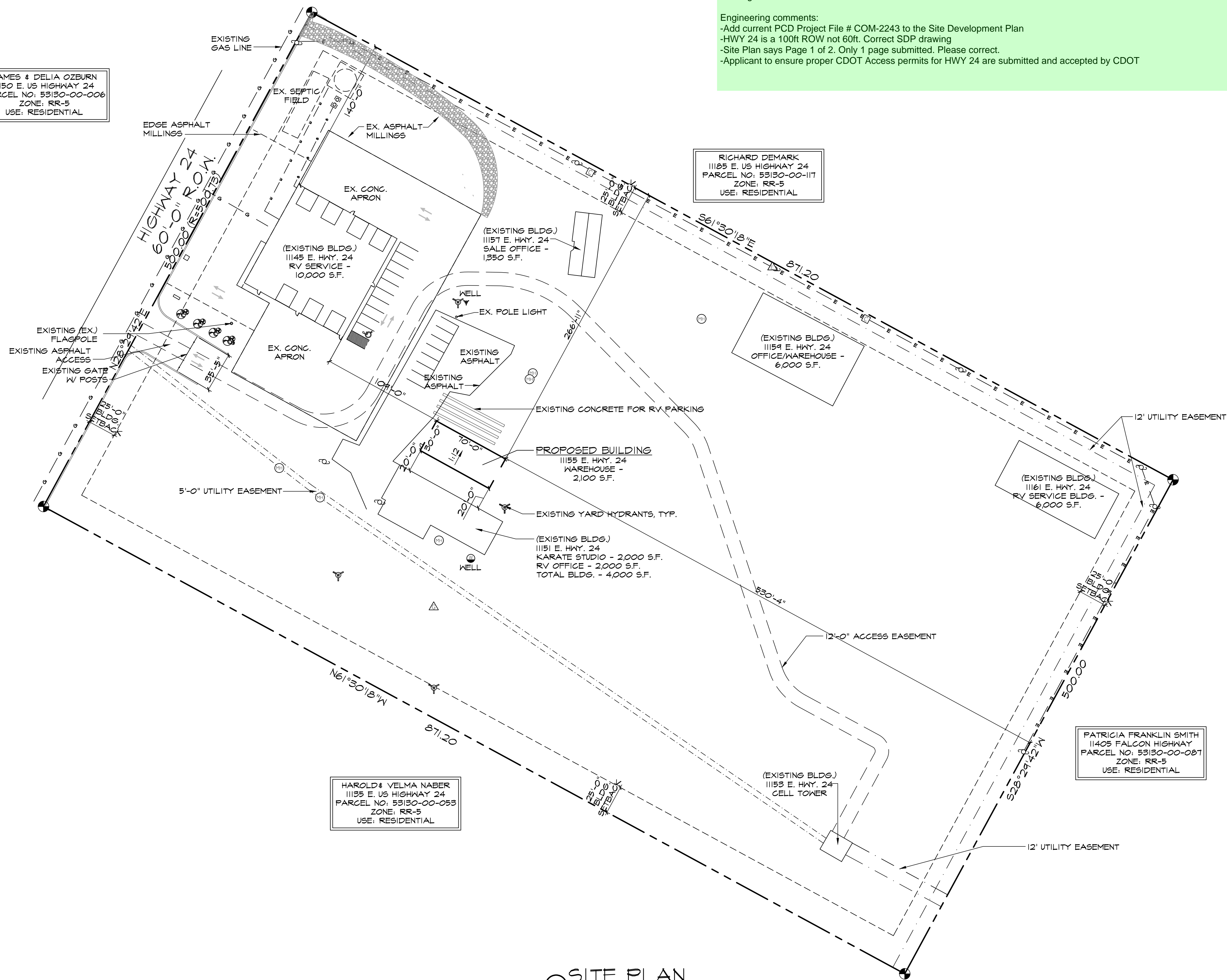
Please include:
- inform CDOT that they are no appreciable changes to the traffic from the site based on the current permit based on the new building.

Engineering comments:
-Add current PCD Project File # COM-2243 to the Site Development Plan
-HWY 24 is a 100ft ROW not 60ft. Correct SDP drawing
-Site Plan says Page 1 of 2. Only 1 page submitted. Please correct.
-Applicant to ensure proper CDOT Access permits for HWY 24 are submitted and accepted by CDOT

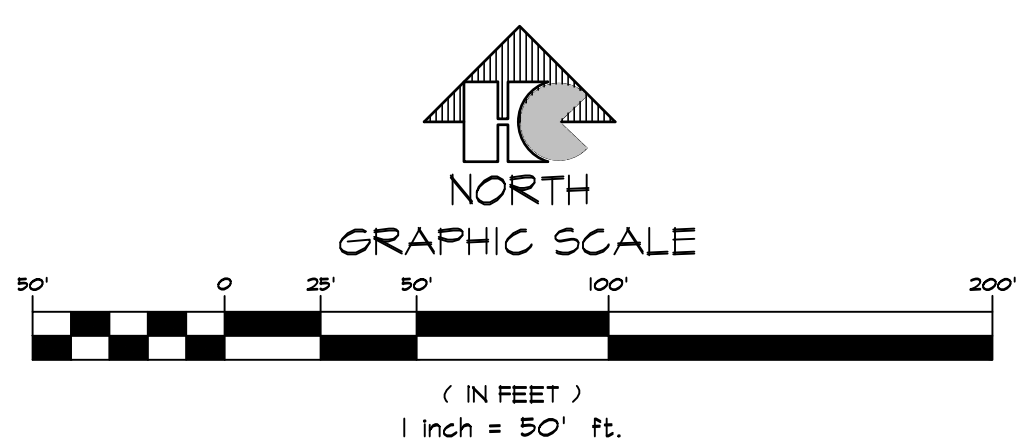
RICHARD DEMARK
11185 E. US HIGHWAY 24
PARCEL NO. 53130-00-117
ZONE: RR-5
USE: RESIDENTIAL

PATRICIA FRANKLIN SMITH
11405 FALCON HIGHWAY
PARCEL NO. 53130-00-087
ZONE: RR-5
USE: RESIDENTIAL

HAROLD & VELMA NABER
11135 E. US HIGHWAY 24
PARCEL NO. 53130-00-053
ZONE: RR-5
USE: RESIDENTIAL

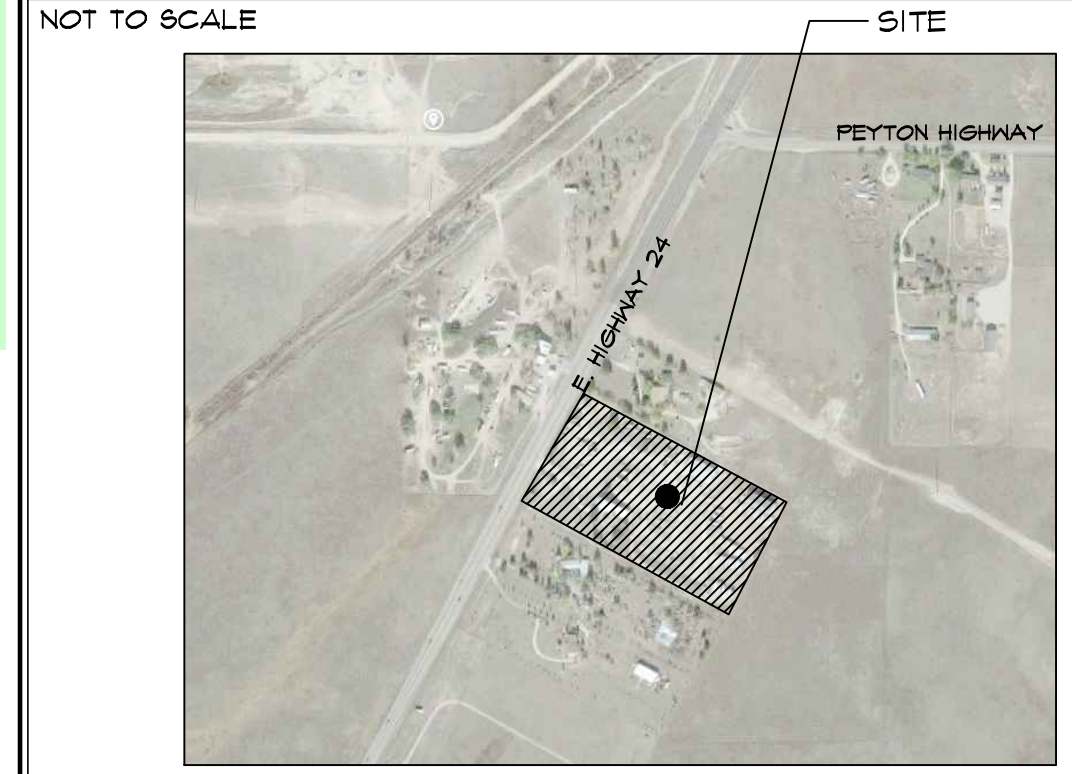


1 SITE PLAN
SCALE: 1"=50'-0"



DRAWING INDEX

VICINITY MAP



PROJECT INFORMATION

PROPERTY INFORMATION
OWNER NAME: TAMARAC BUSINESS PARK, LLC
104 S. CASCADE AVE, STE 214
COLORADO SPRINGS, CO 80903

LEGAL DESCRIPTION: TRACT IN N2 SEC 13-13-65 AS FOLS, BEG AT MOST NWLY COR OF TR CONV BY BK 1941-306 SD COR BEING ON SELY R/W LN OF HWY 24, TH SWLY ALG SD R/W LN 500.73 FT, ANG L 90X SELY 871.2 FT, ANG L 90X NELY 500.0 FT TO MOST SLY COR OF AFMD TR, TH NELY 871.2 FT TO POB 53130-00-090

PARCEL NUMBER: 435,600 SF (10.00 ACRES)
ZONING: CS
CURRENT USE: OFFICE/WAREHOUSE/REPAIR SHOP
FLOODPLAIN STATEMENT: ZONE X WHITE (MAP NO. 08041G0575F, DATED MARCH 17, 1997)

ZONING CODE STUDY
PROPOSED NEW BLDG. USE: WAREHOUSE

STRUCTURAL COVERAGE OF LOT: 8%
PAVEMENT COVERAGE: 5%
NEW BUILDING STRUCTURAL HEIGHT: 0'-0"
FRONT YARD SETBACK: 25'-0"
SIDE YARD SETBACK: 25'-0"
REAR YARD SETBACK: 25'-0"

REQUIRED PARKING SPACES (NEW BUILDING ONLY):
NO ADDITIONAL PARKING REQUIRED SINCE THE NEW BUILDING DOESN'T EXCEED 50% OF THE EXISTING BUILDING

DEVELOPMENT SCHEDULE
CONSTRUCTION: WINTER 2022
LANDSCAPING: N/A

DEVELOPMENT APPLICANT
COMPANY: HAMMERS CONSTRUCTION, INC.
1411 WOOLSEY HEIGHTS
COLO. SPRGS, CO 80915
(719)-570-1549
FAX NUMBER: (719)-570-1008
APPLICANT NAME: LISA PETERSON
APPLICANT E-MAIL: lpeterson@hammersconstruction.com

SITE LEGEND

---	PROPERTY LINE
---	RIGHT OF WAY
---	BUILDING SETBACK
---	LANDSCAPE SETBACK
---	UTILITY/SEWER EASEMENT
---	DRAINAGE EASEMENT
---	ACCESS EASEMENT
x-x-x-x-x-x-x-x-x-x	OPAQUE CHAINLINK FENCE
-o-o-o-o-o-o-o-o-o-o	6' HIGH WROUGHT IRON FENCE
-g-g-g-g-g-g-g-g-g-g	GAS LINE
-w-w-w-w-w-w-w-w-w-w	WATER LINE
-e-e-e-e-e-e-e-e-e-e	ELECTRICAL LINE
-s-s-s-s-s-s-s-s-s-s	SANITARY SEWER LINE
-s-s-s-s-s-s-s-s-s-s	STORM SEWER LINE
-f-f-f-f-f-f-f-f-f-f	PHONE LINE
-oe-oe-oe-oe-oe-oe-oe	OVERHEAD ELECTRIC LINE
---	RETAINING WALL
---	NEW SIDEWALK LOCATIONS
---	W/ CONTROL JOINTS @ 5'-0" OC.
●	PROPERTY CORNER
⊙	TRAFFIC FLOW
□	WALL PACK LIGHTING
⊙	SIGN
⊙	MANHOLE
⊙	ELECTRICAL TRANSFORMER
⊙	EXISTING FIRE HYDRANT
⊙	PROPOSED FIRE HYDRANT

HAMMERS CONSTRUCTION INC.
COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD
PRESIDENT: STEVE R. HAMMERS
VICE PRES: DAVID J. HAMMERS
1411 WOOLSEY HEIGHTS
COLORADO SPRINGS, CO 80915
(719) 570-1599 FAX (719) 570-7008
www.hammersconstruction.com

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PREMIER AUTO & RV WAREHOUSE BUILDING
11155 E. HIGHWAY 24
FALCON, CO 80931
EL PASO COUNTY, COLORADO

DATE: SEPT 22, 2022
DRAWN BY: J. LATHAM
PROJ. MGR: P. HOLL-ARCUS
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1313

RESUBMITTALS:
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