

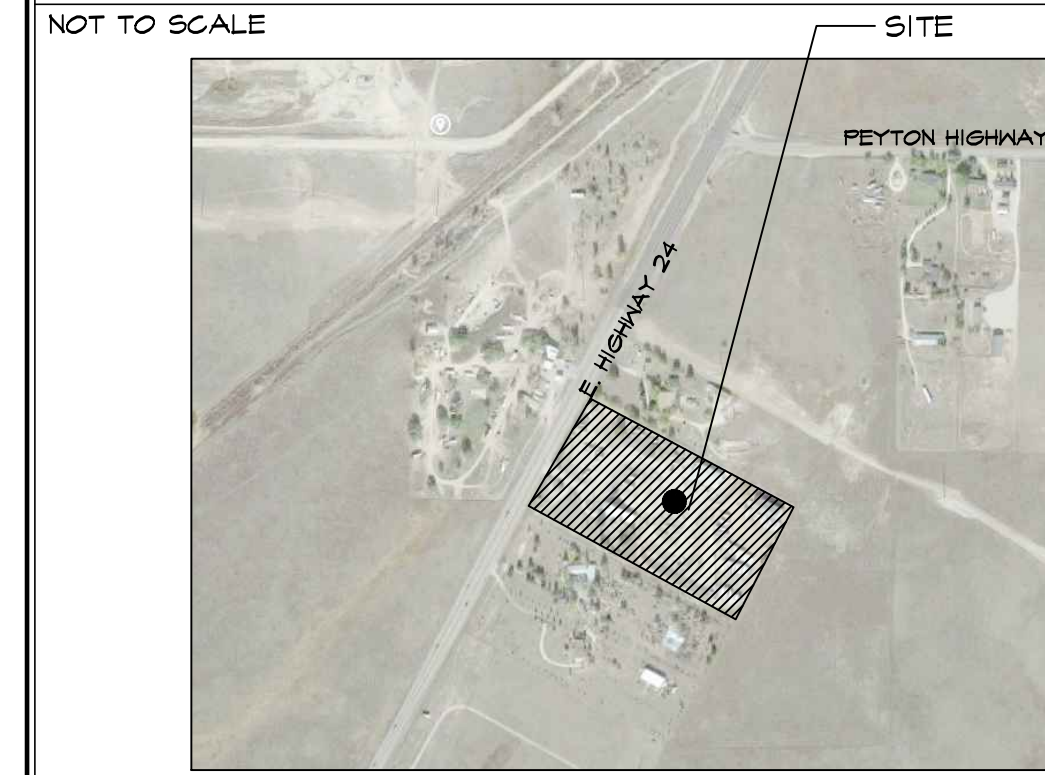
CDOT ACCESS PERMIT

THERE IS AN EXISTING APPROVED ACCESS PERMIT #216002 WITH CDOT. WE HAVE REACHED OUT TO CDOT AND THEY HAVE ACCEPTED AND ADDED THIS SITE PLAN TO THE EXISTING PERMIT NUMBER. NO RE-PERMITTING WILL BE REQUIRED

DRAWING INDEX

- 1 OF 2 - SITE PLAN & PROJECT INFORMATION, DRAWING INDEX
- 2 OF 2 - SITE DETAILS

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 HNY 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 53130-00-050

PARCEL NUMBER: 53130-00-050
LOT SIZE: 435,600 SF (10.00 ACRES)
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
 (719)-570-1008
 APPLICANT NAME: LISA PETERSON
 APPLICANT E-MAIL: lpeterson@hammersconstruction.com

SITE LEGEND

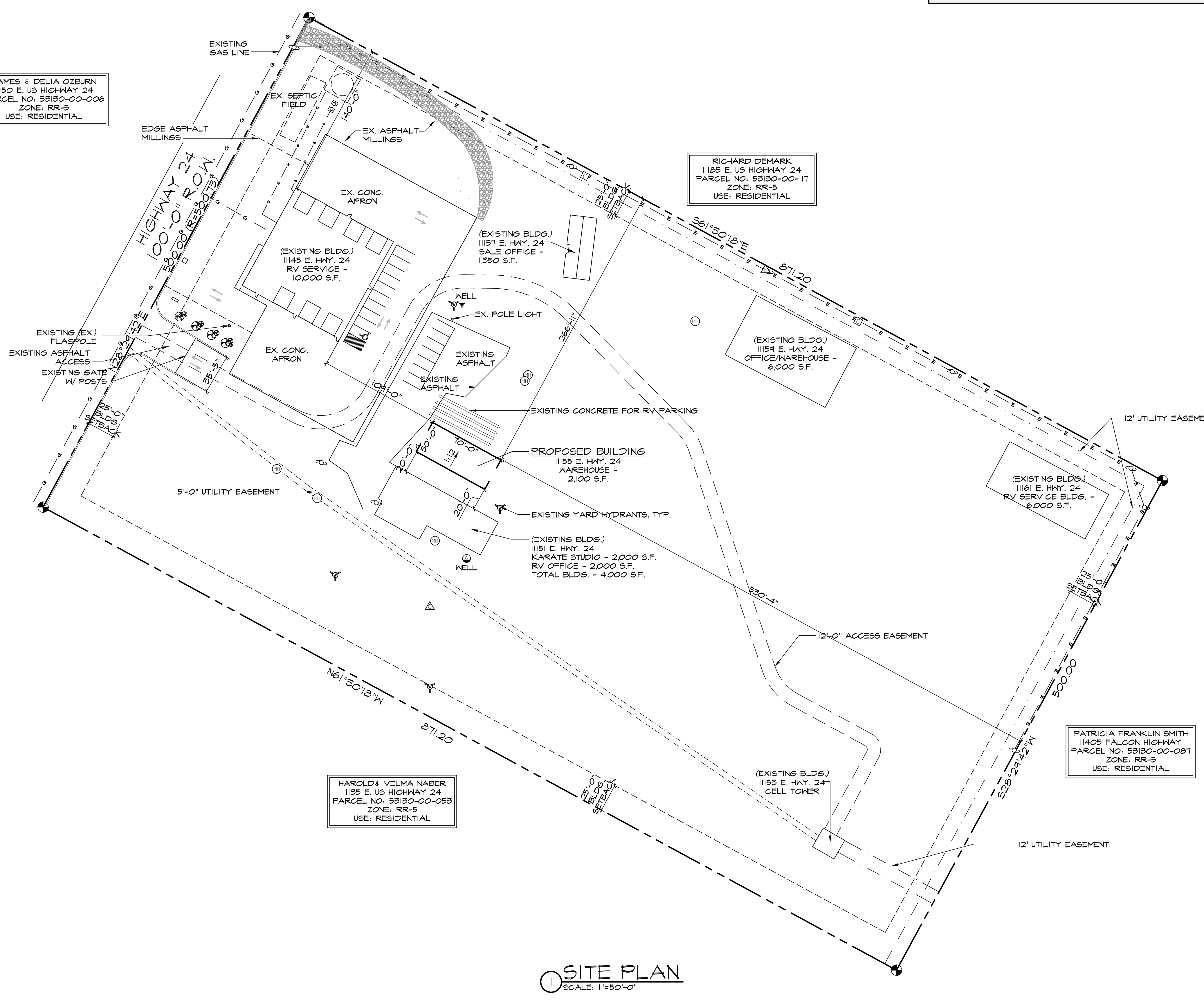
---	PROPERTY LINE
---	RIGHT OF WAY
---	BUILDING SETBACK
---	LANDSCAPE SETBACK
---	UTILITY/SEWER EASEMENT
---	DRAINAGE EASEMENT
---	ACCESS EASEMENT
x x x x x x x x	OPAQUE CHAINLINK FENCE
o o o o o o o o	6' HIGH WROUGHT IRON FENCE
g g g g g g g g	GAS LINE
w w w w w w w w	WATER LINE
e e e e e e e e	ELECTRICAL LINE
s s s s s s s s	SANITARY SEWER LINE
---	STORM SEWER LINE
f f f f f f f f	PHONE LINE
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

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

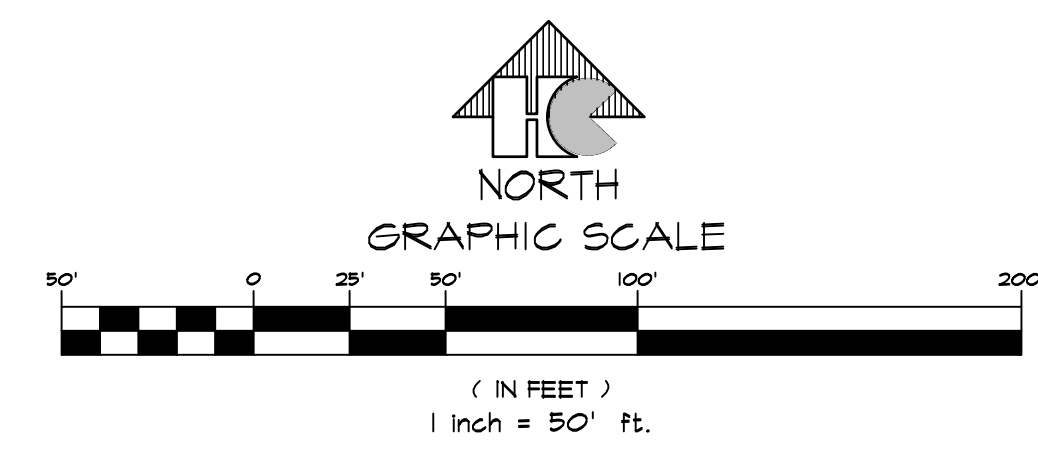
RICHARD DEMARK
 11185 E. US HIGHWAY 24
 PARCEL NO. 53130-00-117
 ZONE: RR-5
 USE: RESIDENTIAL

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



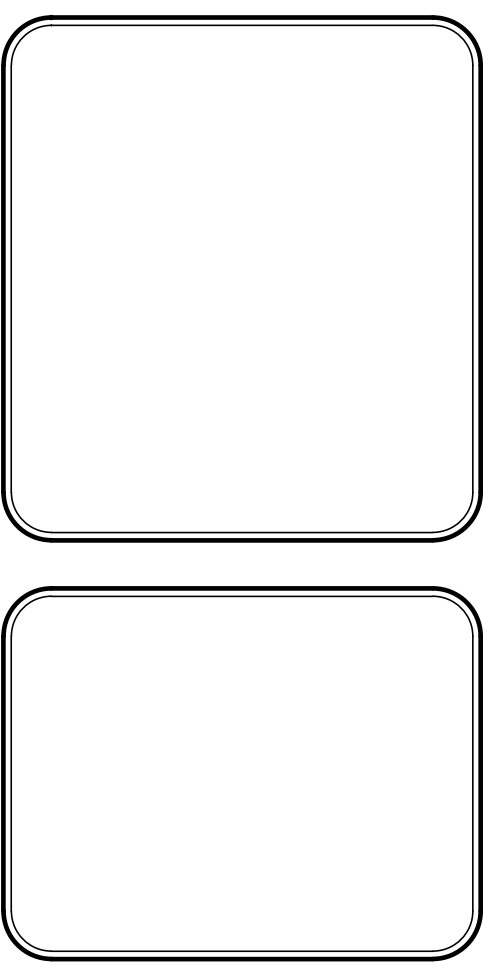
1 SITE PLAN
 SCALE: 1"=50'-0"



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

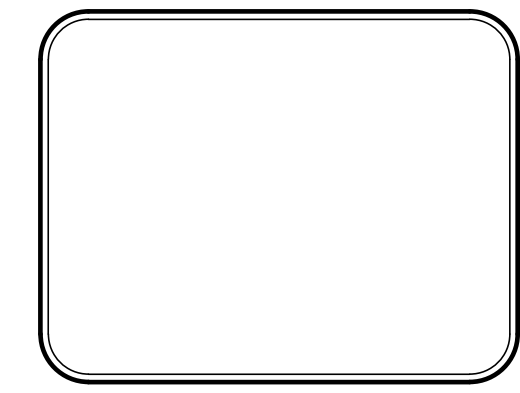
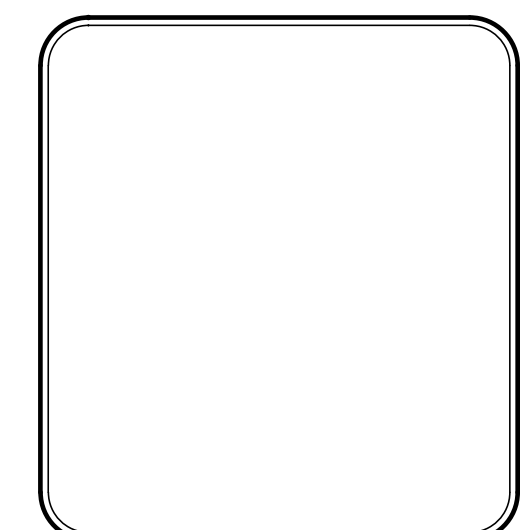


DATE: SEPT 22, 2022
 DRAWN BY: J. LATHAM
 PROJ. MGR: P. HOLLAROUS
 SCALE: SEE PLAN
 APPROVED BY:
 JOB NO: 1313

- RESUBMITTALS:**
- ▲ 10-12-22/COMMENTS 9-24-22
 - ▲
 - ▲
 - ▲
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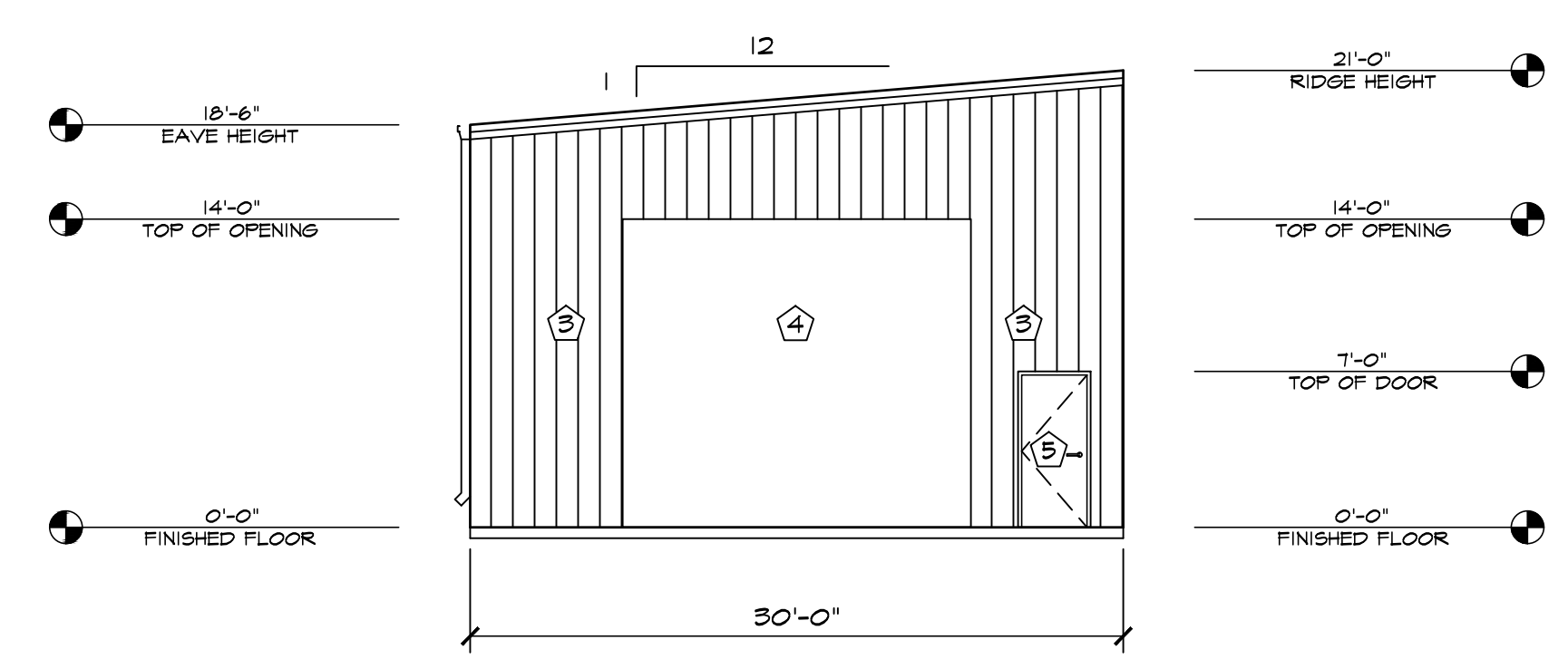
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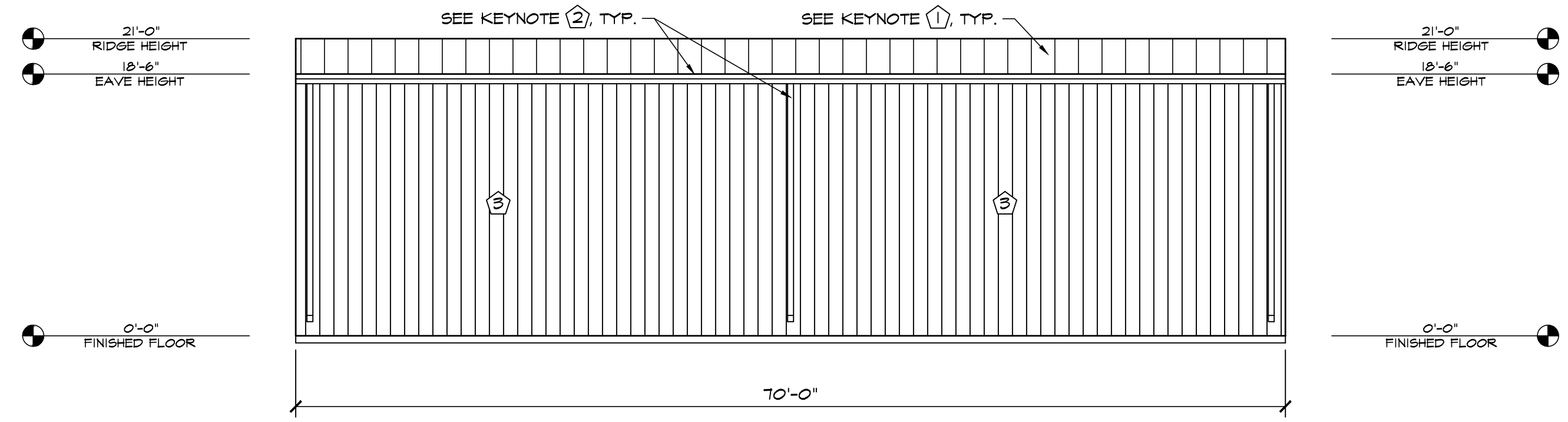


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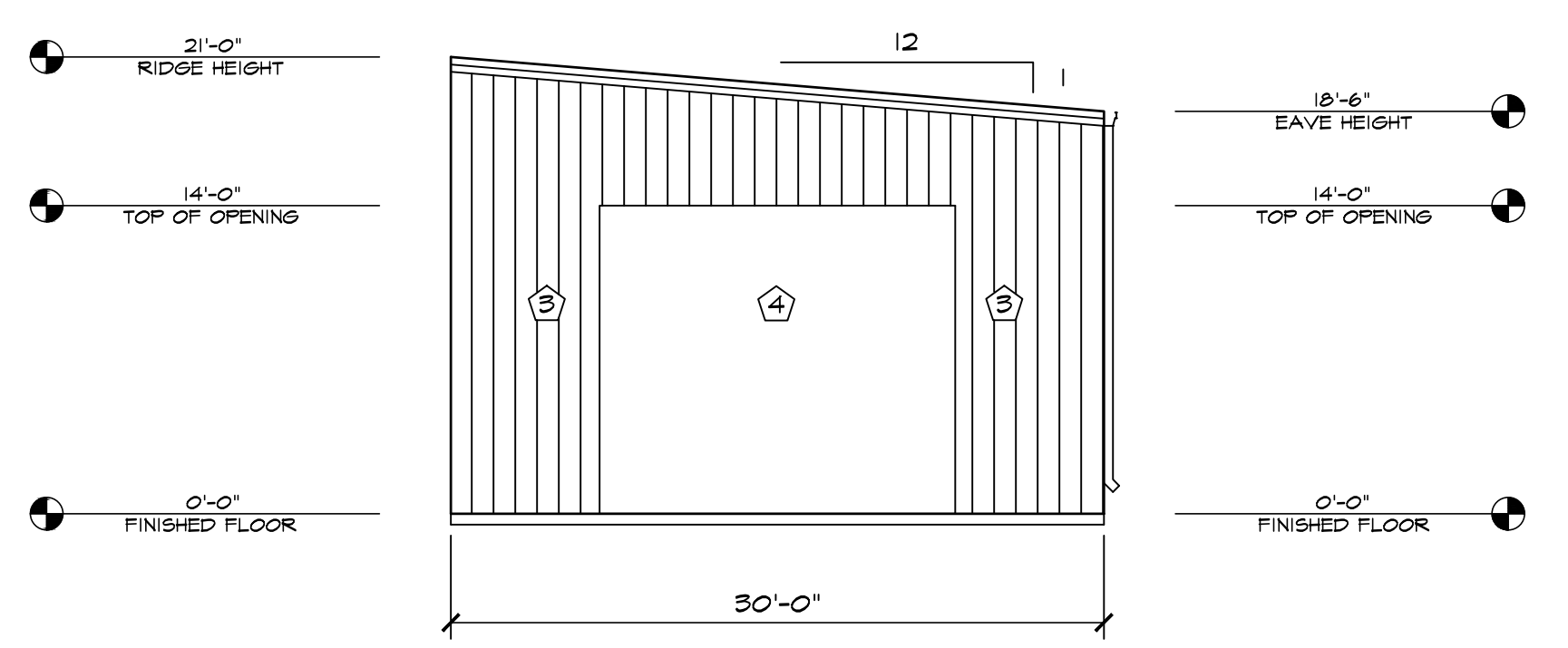
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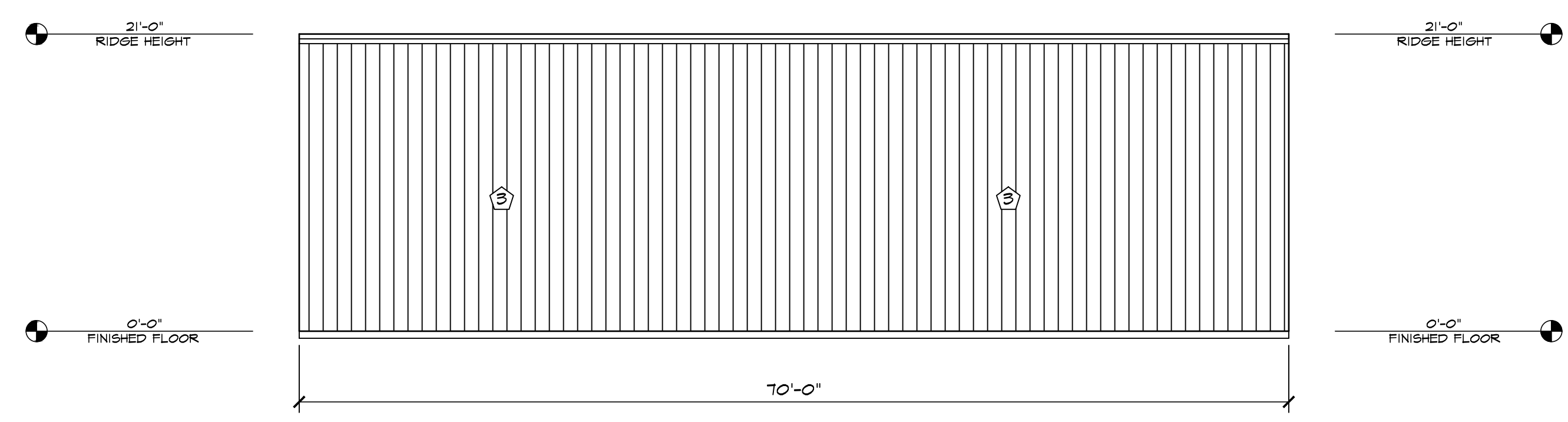
1 WEST ELEVATION
 SCALE: 1/8"=1'-0"



2 NORTH ELEVATION
 SCALE: 1/8"=1'-0"



3 EAST ELEVATION
 SCALE: 1/8"=1'-0"



4 SOUTH ELEVATION
 SCALE: 1/8"=1'-0"

ELEVATION KEY NOTES	
1	PREFINISHED 24 GA. "PBR" METAL ROOF PANELS BY METAL BUILDING PROVIDER
2	PREFINISHED GUTTER & DOWNSPOUTS BY METAL BUILDING PROVIDER
3	PREFINISHED 26 GA. "PBR" METAL WALL PANELS BY METAL BUILDING PROVIDER
4	16'-0" x 14'-0" OPENING
5	3'-0" x 7'-0" WALK DOOR