

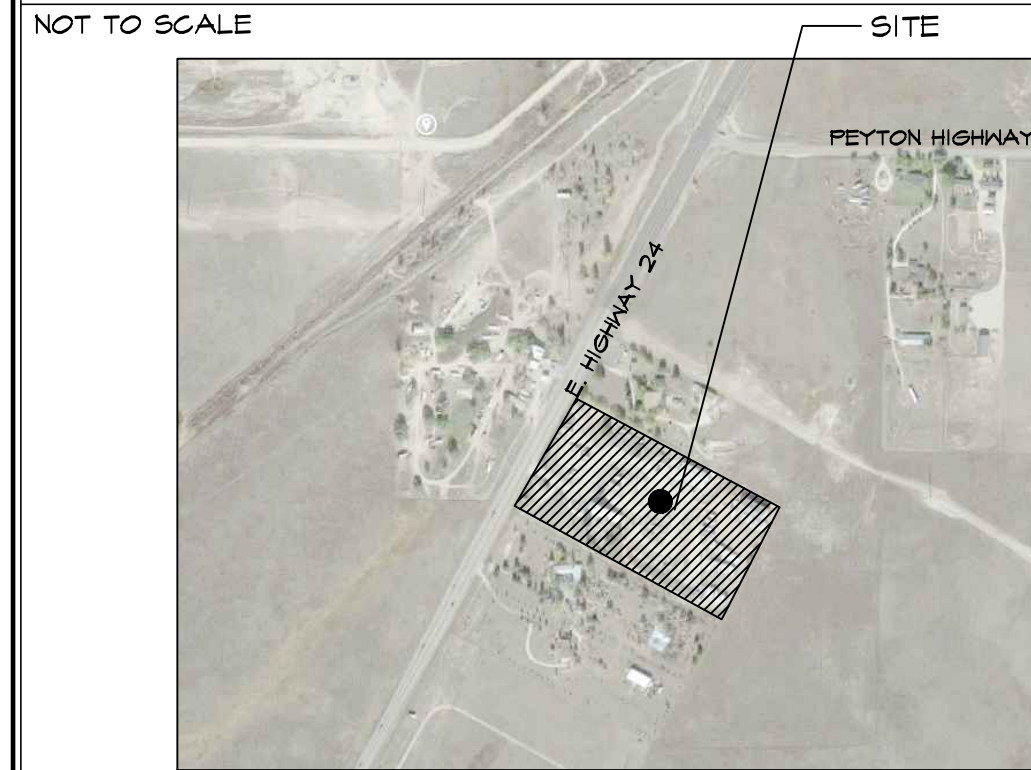
**CDOT ACCESS PERMIT**

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 DOESNT EXCEED 50% OF THE EXISTING BUILDING

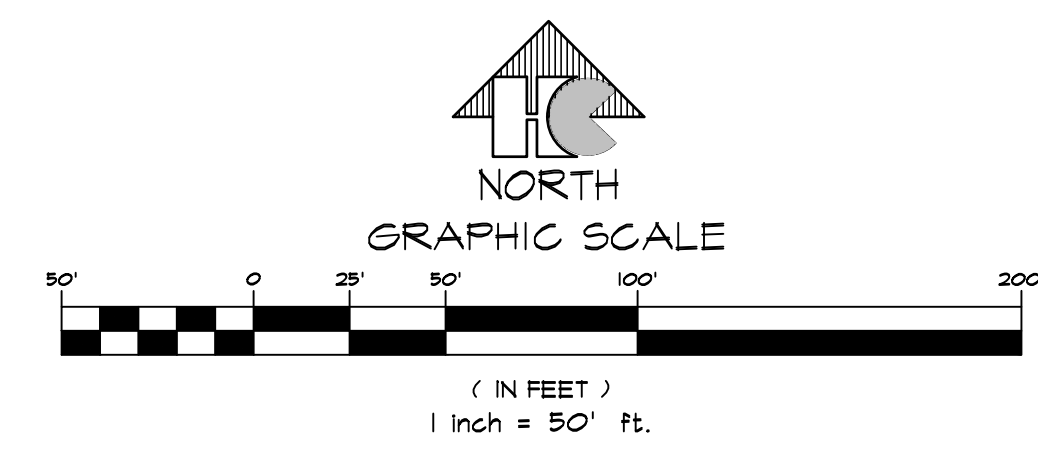
**DEVELOPMENT SCHEDULE**  
 CONSTRUCTION: WINTER 2022  
 LANDSCAPING: N/A

**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

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

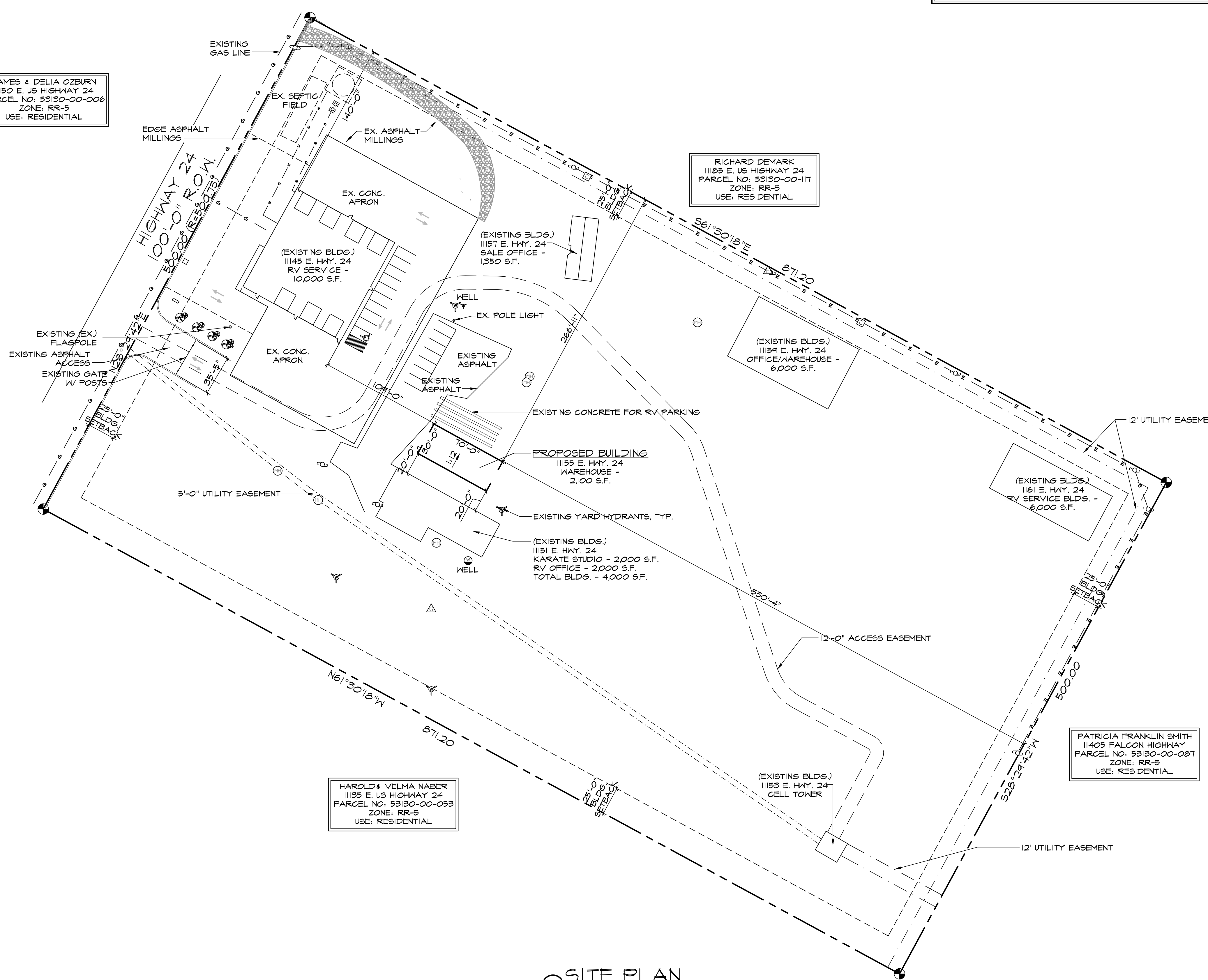


JAMES & DELIA OZBURN  
 1150 E. US HIGHWAY 24  
 PARCEL NO. 53130-00-006  
 ZONE: RR-5  
 USE: RESIDENTIAL

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



**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

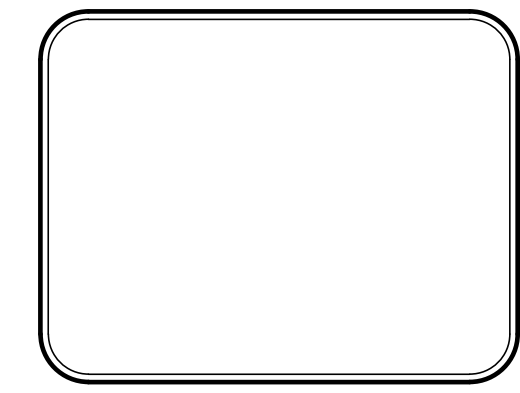
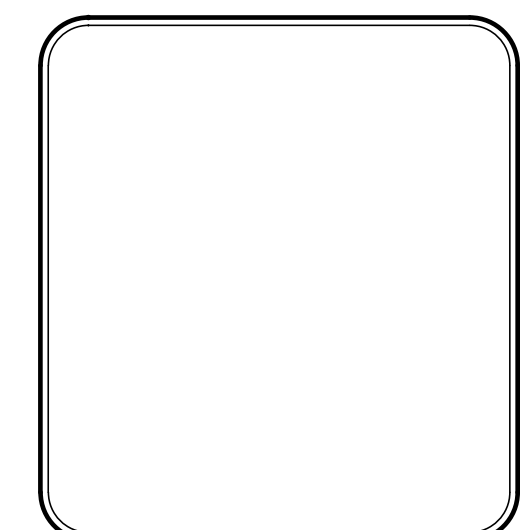
**Approved**  
 By: Ashlyn Mathy  
 Date: 10/18/2022  
 El Paso County Planning & Community Development

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

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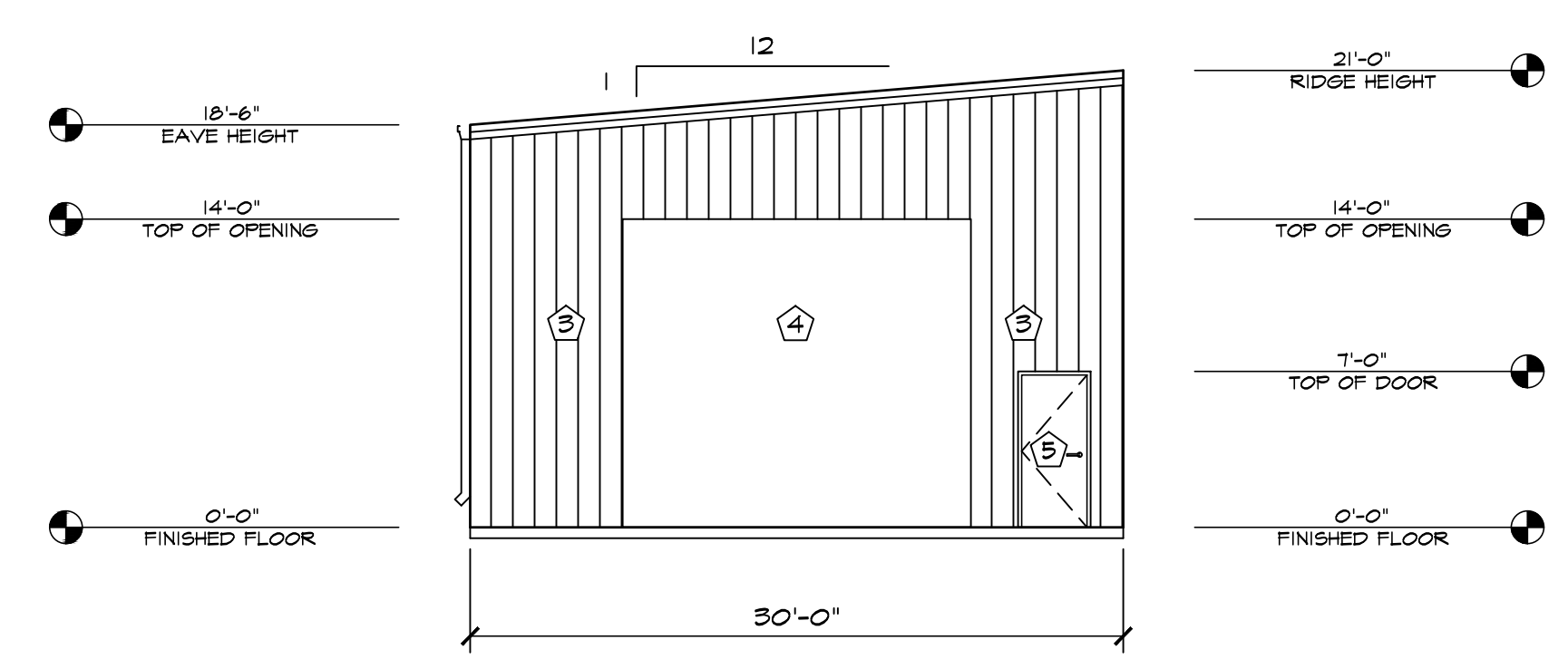
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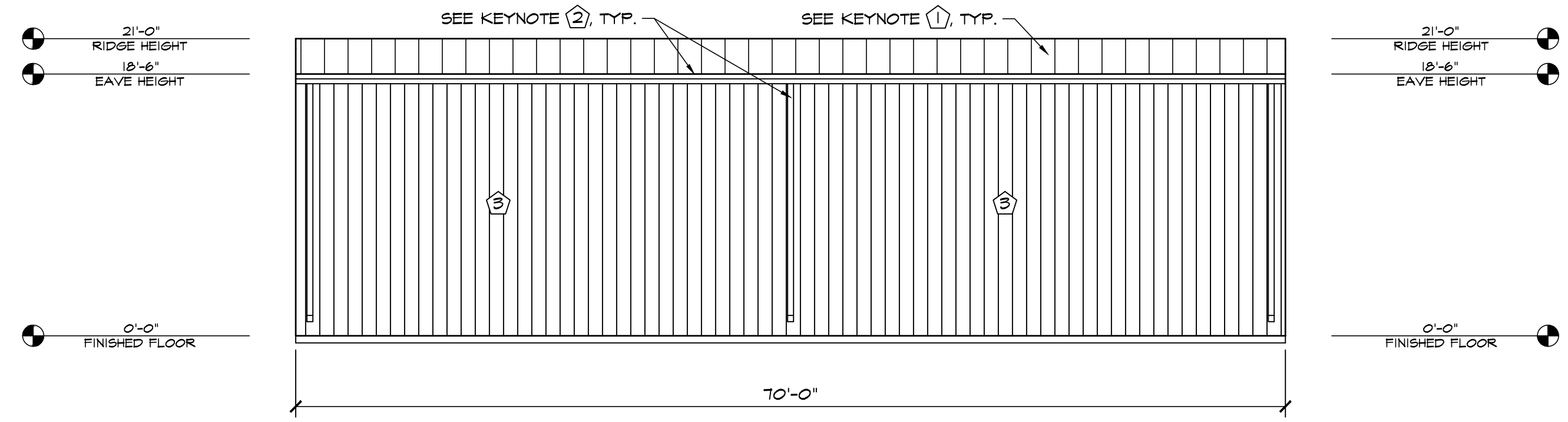


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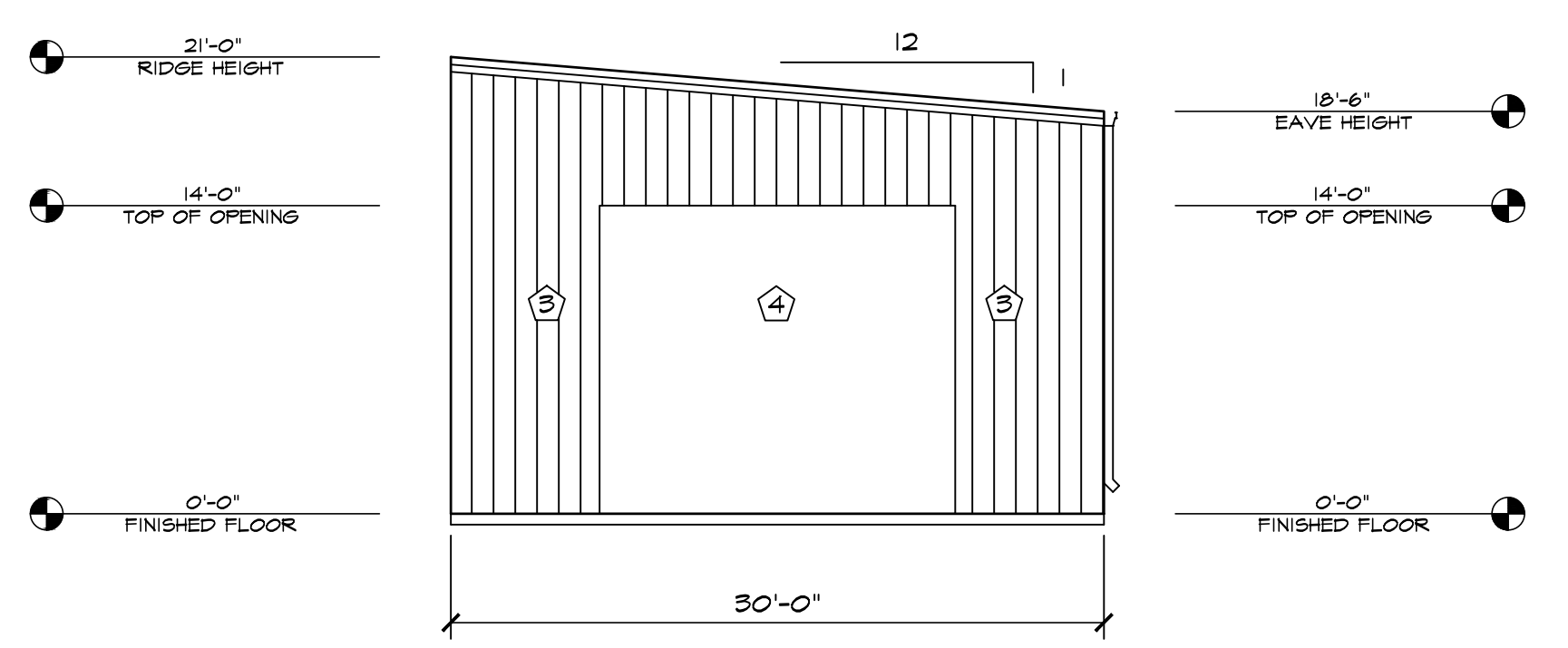
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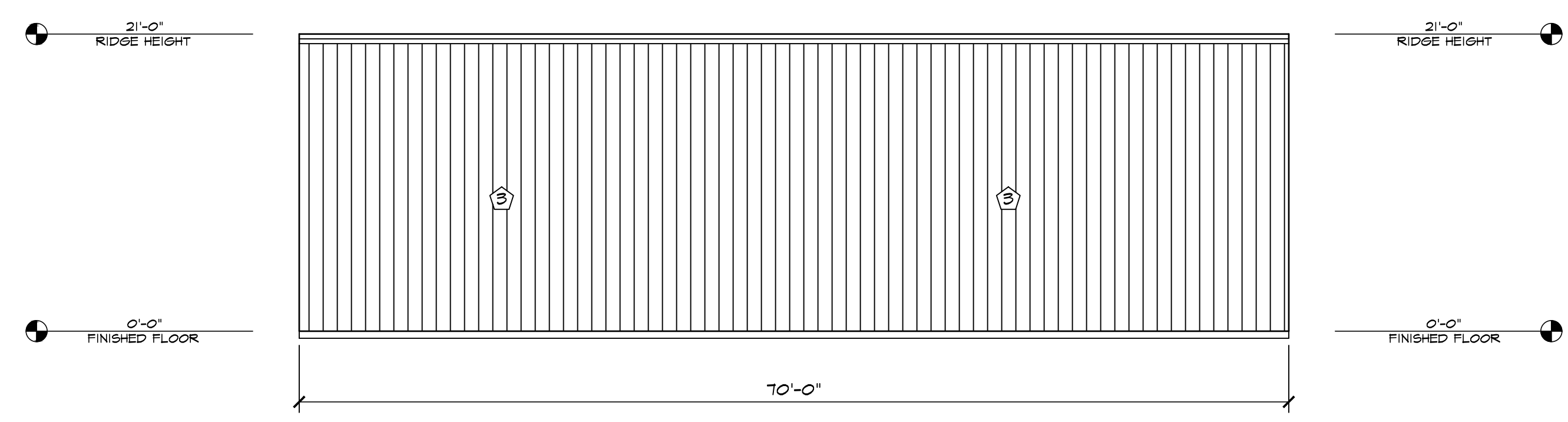
**1 WEST ELEVATION**  
 SCALE: 1/8"=1'-0"



**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