

ADA NOTES

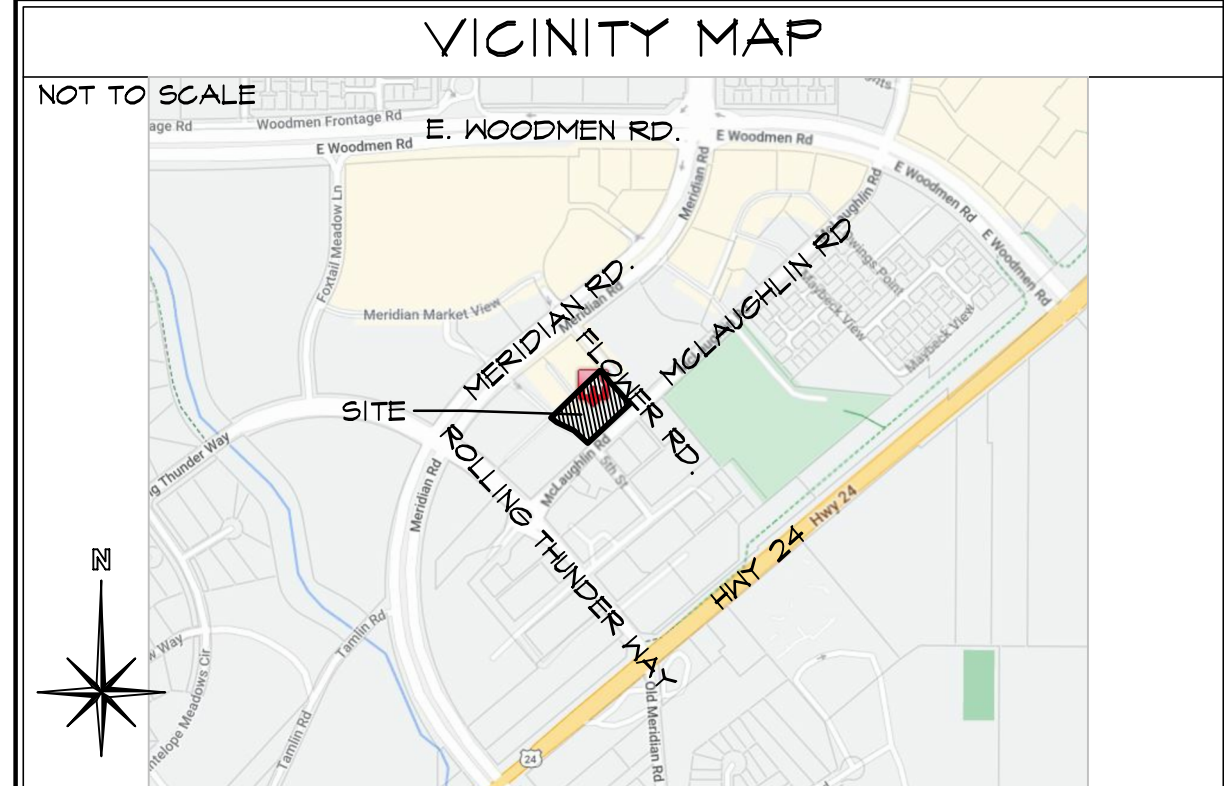
- THE DESIGN PROFESSIONAL RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.

GENERAL NOTES

1. THERE SHALL BE NO DIRECT VEHICULAR ACCESS FROM ANY LOT TO POWERS BOULEVARD.
2. TRACT "A" USES SHALL BE FOR DRAINAGE. OWNERSHIP AND MAINTANCE SHALL RESIDE WITH OWNERS OF LOTS 1 AND 2.
3. LOTS 1, 2 AND TRACT A ARE SUBJECT TO CROSS ACCESS AND CROSS DRAINAGE EASEMENTS AS DEFINED IN THE DECLARATION OF RECIPROCAL EASEMENTS AND AGREEMENTS AS RECORDED UNDER RECEPTION NUMBER 21910534 DATED SEPTEMBER 12TH, 2019 IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER FOR EL PASO COUNTY.
4. ALL EXISTING CURB, GUTTER, SIDEWALK, PEDESTRIAN RAMPS AND CROSSPANS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG NEWPORT RD. ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY (C.O.). AN ON-SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY, IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 719-585-5477.
5. LOTS 1, 2 AND TRACT A IS SUBJECT TO CROSS ACCESS AND CROSS DRAINAGE EASEMENT AS DEFINED IN THE DECLARATION OF RECIPROCAL EASEMENTS AND AGREEMENTS AS RECORDED UNDER RECEPTION NUMBER 21910534.

DRAWING INDEX

1 OF 1 - SITE PLAN

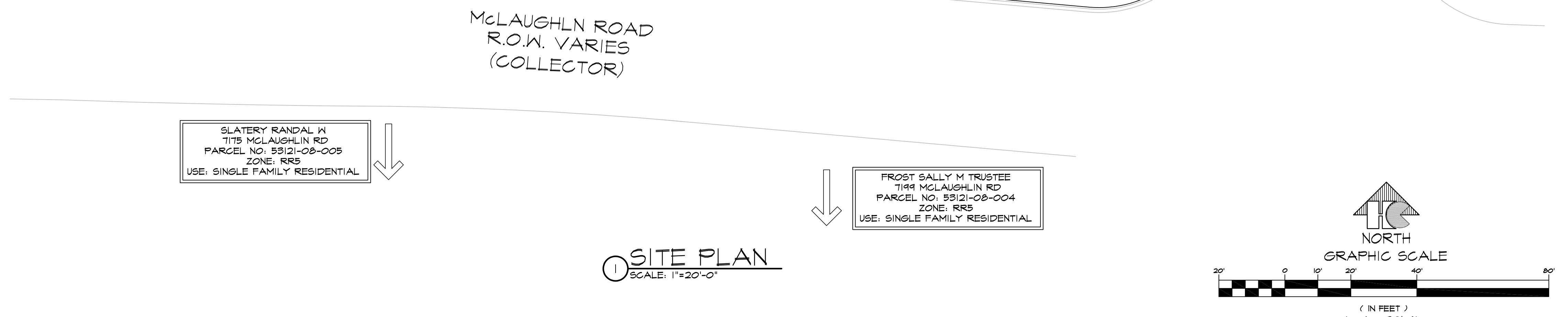
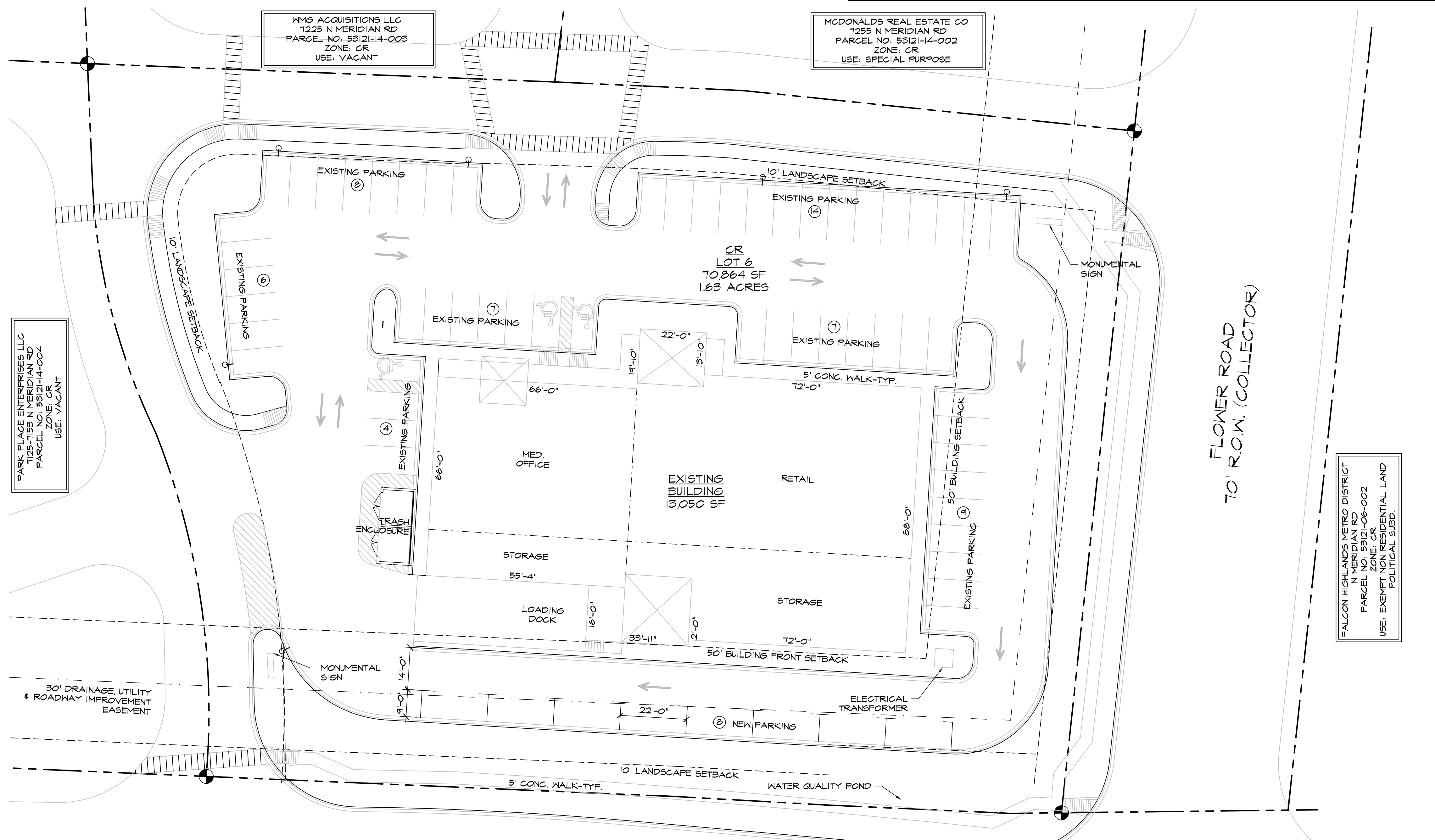


PROJECT INFORMATION

PROPERTY INFORMATION	
OWNER NAME:	LIFE NETWORK
LEGAL DESCRIPTION:	3100 GALLEY ROAD COLORADO SPRINGS CO, 80904
PARCEL NUMBER:	53121-14-005
ZONING:	CR
LOT SIZE:	10,864 SF. (1.63 ACRES)
CURRENT USE:	MERCHANDISING
FLOODPLAIN STATEMENT:	ZONE X (TEMA FIRM NO. 0804105616, DATED DECEMBER 1, 2018)
BUILDING INFORMATION	
NEW BUILDING AREA:	20,580 SF
1ST FLOOR:	12,880 S.F.
SECOND FLOOR:	7,700 S.F.
BUILDING OCCUPANCY:	B/S-2
TYPE OF CONSTRUCTION:	III-B
FIRE SYSTEMS:	YES
AREA SEPARATION WALLS:	NONE
ZONING INFORMATION	
PROPOSED PRINCIPAL USE:	MEDICAL OFFICE, RETAIL, GEN. OFFICE
STRUCTURAL COVERAGE OF LOT:	NO CHANGE
PAVEMENT COVERAGE:	NO CHANGE
BUILDING STRUCTURAL HEIGHT:	44'-8" (45'-0" MAX)
FRONT YARD SETBACK:	50'-0"
SIDE YARD SETBACK:	25'-0"
REAR YARD SETBACK:	25'-0"
REQUIRED PARKING SPACES (ALTERNATIVE PARKING RATIO)	
FIRST FLOOR	
RETAIL (1 SPACE/300 S.F.)	
MEDICAL OFFICE (1 SPACE/300 S.F.)	14
STORAGE (1 SPACE/1,000 S.F.)	11
SECOND FLOOR	
OFFICE (1 SPACE/300 S.F.)	4
H.C.-(1 SPACE/25 REQ'D)	26
TOTAL PARKING SPACES REQUIRED:	60
TOTAL PARKING PROVIDED:	60
TOTAL SPACE PROVIDED:	60
H.C. SPACES PROVIDED:	52
PARALLEL SPACES:	3
COMPACT SPACES PROVIDED:	0
DEVELOPMENT SCHEDULE	
CONSTRUCTION:	SPRING 2024
LANDSCAPING:	N/A - EXISTING
DEVELOPMENT APPLICANT	
COMPANY:	HAMMERS CONSTRUCTION, INC.
PHONE NUMBER:	1411 WOODSEY HEIGHTS COLO. SPRGS, CO 80915
FAX NUMBER:	(719)-570-1594
APPLICANT NAME:	(719)-570-1008
APPLICANT E-MAIL:	LISA PETERSON lpeterson@hammersconstruction.com

SITE LEGEND

---	PROPERTY LINE
---	RIGHT OF WAY
---	BUILDING SETBACK
---	LANDSCAPE SETBACK
---	UTILITY/DRAINAGE EASEMENT
---	UTILITY EASEMENT
---	ACCESS EASEMENT
---	CHAINLINK OPAQUE FENCE
---	6' HIGH WROUGHT IRON FENCE
---	STORM SEWER LINE
---	NEW ARTIFICIAL TURF
---	RETAINING WALL
---	EXISTING SIDEWALK LOCATIONS W/ CONTROL JOINTS @ 5'-0" O.C.
●	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

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LIFE NETWORK INTERIOR REMODEL

7184 NORTH MERIDIAN ROAD
COLORADO SPRINGS, CO 80831
EL PASO COUNTY, COLORADO

Approved by: Lisa Peterson, Project Manager
DATE: 04/22/2024
El Paso County Planning & Community Development

DATE: MAR. 27, 2024
DRAWN BY: D. AQUINO
PROJ. MGR: R. MORGAN
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1360

RESUBMITTALS:
4-16-24/ COMMENTS 4-12-24

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SITE PLAN