

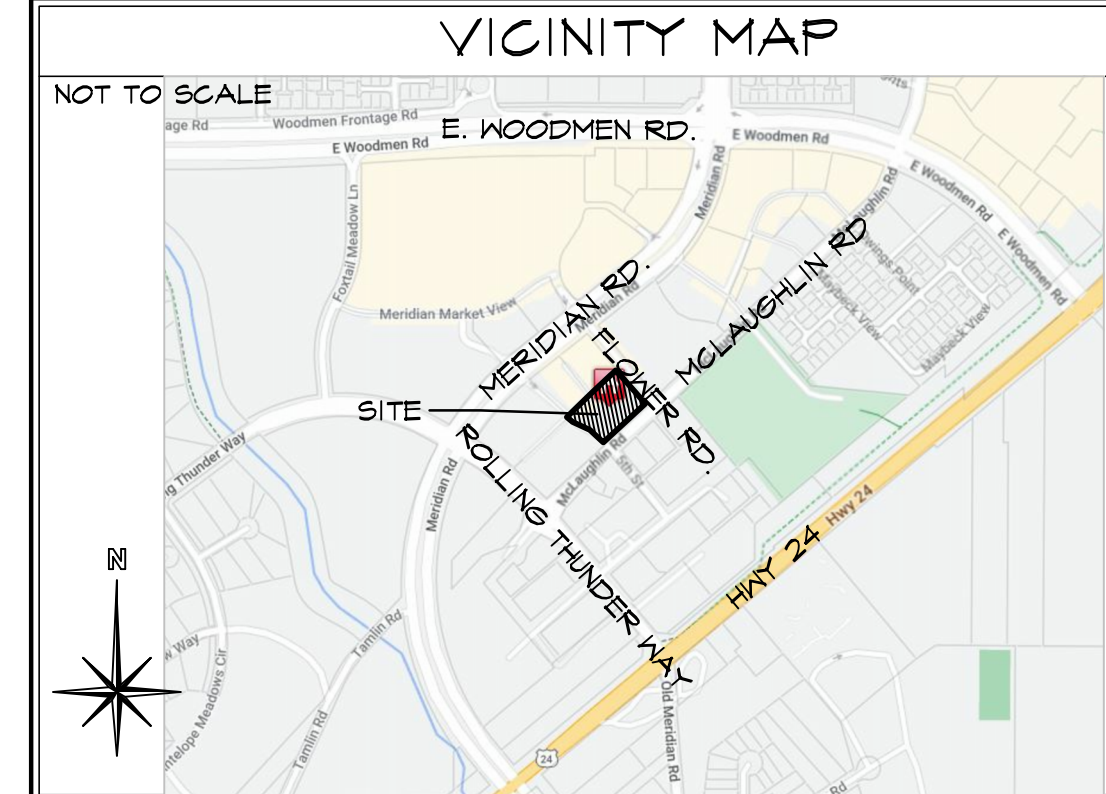
ADA NOTES

- 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 219110534 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 719-588-5411.
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 219110534.

DRAWING INDEX



PROJECT INFORMATION

PROPERTY INFORMATION	
OWNER NAME:	LIFE NETWORK
LEGAL DESCRIPTION:	3100 GALLEY ROAD
PARCEL NUMBER:	COLORADO SPRINGS CO, 80909
ZONING:	LOT 6 MERIDIAN CROSSING FIL NO 1
LOT SIZE:	53121-14-005
CURRENT USE:	CR
FLOODPLAIN STATEMENT:	70,864 SF. (1.63 ACRES)
	MERCHANDISING
	ZONE X (FEMA FIRM NO. 08041C05616, 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	
FIRST FLOOR	
RETAIL (1 SPACE/250 S.F.)	23
(5,808 S.F. / 250 S.F.)	
MEDICAL OFFICE (1 SPACE/200 S.F.)	16
(3,214 S.F. / 200 S.F.)	
STORAGE (1 SPACE/1,000 S.F.)	4
(3,858 S.F. / 1,000 S.F.)	
SECOND FLOOR	
OFFICE (1 SPACE/250 S.F.)	31
(7,700 S.F. / 250 S.F.)	
H.C. (1 SPACE/25 REQ'D)	3
TOTAL PARKING SPACES REQUIRED	74
TOTAL PARKING SPACES PROVIDED	54 (ADMIN RELIEF 20% = 18)
TOTAL SPACE PROVIDED	63
STANDARD SPACES PROVIDED	52
H.C. SPACES PROVIDED	3
PARALLEL SPACES	8
COMPACT SPACES PROVIDED	0
DEVELOPMENT SCHEDULE	
CONSTRUCTION:	SPRING 2024
LANDSCAPING:	N/A - EXISTING
DEVELOPMENT APPLICANT	
COMPANY:	HAMMERS CONSTRUCTION, 1411 WOOLSEY HEIGHTS, COLO. SPRGS, CO 80915
PHONE NUMBER:	(719) 570-1599
FAX NUMBER:	(719) 570-1008
APPLICANT NAME:	LISA PETERSON
APPLICANT E-MAIL:	lpeterson@hammersconstruction.com

HAMMERS CONSTRUCTION INC.
 COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD
 PRESIDENT: STEVE R. HAMMERS
 VICE PRES: DAVID J. HAMMERS
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LIFE NETWORK
 INTERIOR REMODEL
 7184 NORTH MERIDIAN ROAD
 COLORADO SPRINGS, CO 80831
 EL PASO COUNTY, COLORADO

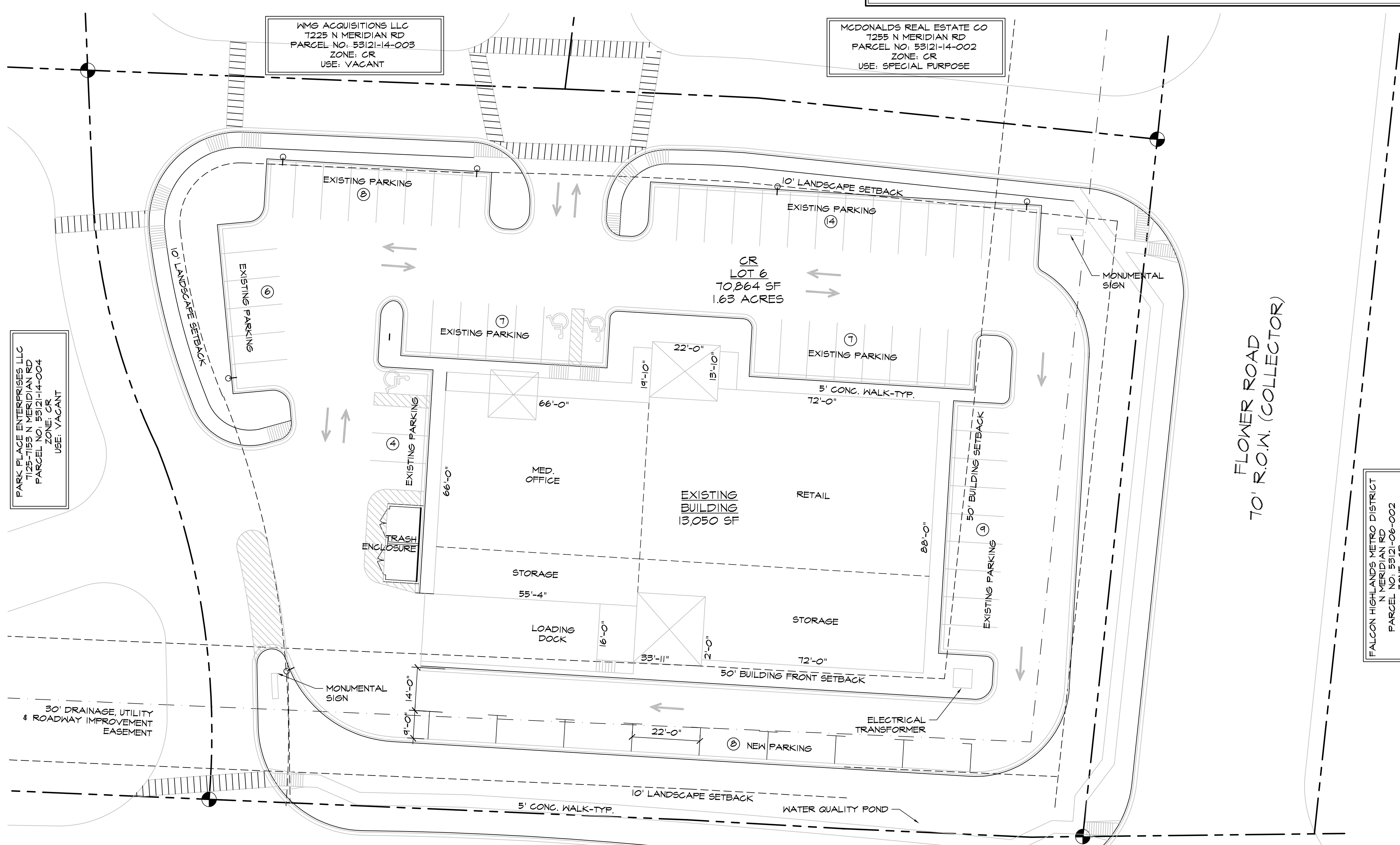
Please resubmit requesting "Alternative Parking Ratio" instead of requesting Admin Relief.
 Alt Parking Ratio Criteria for Approval is in Section 6.2.5.D.vi.
 Update the letter of intent and respond to the different criteria for approval within it.
 Suggested alternative ratio could be:
 -1 space per 300SF for Medical Office (requiring 11 instead of 16)
 -1 space per 300SF for Retail Space (requiring 19 instead of 23)
 -1 space per 300SF for General Office (requiring 26 instead of 31)
 Reducing total required from 74 to 61 with 63 provided.
 Justification being the lot is already built out, you've committed to adding as many spaces as physically possible, the pregnancy center is likely to be visited by more than one person per car, and the retail store is intended to serve the same people coming to the pregnancy center.

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

SCALE: SEE PLAN
 APPROVED BY:
 JOB NO. 1360

RESUBMITTALS:



PARK PLACE ENTERPRISES, LLC
 7125 N. MERIDIAN RD.
 PARCEL NO. 53121-14-004
 ZONE: CR
 USE: VACANT

WMS ACQUISITIONS LLC
 7225 N MERIDIAN RD
 PARCEL NO. 53121-14-003
 ZONE: CR
 USE: VACANT

MCDONALDS REAL ESTATE CO
 7255 N MERIDIAN RD
 PARCEL NO. 53121-14-002
 ZONE: CR
 USE: SPECIAL PURPOSE

FALCON HIGHLANDS METRO DISTRICT
 N MERIDIAN RD
 PARCEL NO. 53121-06-002
 ZONE: CR
 USE: EXEMPT NON RESIDENTIAL LAND POLITICAL SUBD.

SLATERY RANDAL W
 7175 MCLAUGHLIN RD
 PARCEL NO. 53121-08-005
 ZONE: RRS
 USE: SINGLE FAMILY RESIDENTIAL

FROST SALLY M TRUSTEE
 7199 MCLAUGHLIN RD
 PARCEL NO. 53121-08-004
 ZONE: RRS
 USE: SINGLE FAMILY RESIDENTIAL

MCLAUGHLIN ROAD
 R.O.W. VARIES
 (COLLECTOR)

FLOWER ROAD
 70' R.O.W. (COLLECTOR)

SITE PLAN
 SCALE: 1"=20'-0"

