

### 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 719-585-5477.
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 219110534.

### DRAWING INDEX

1 OF 1 - SITE PLAN

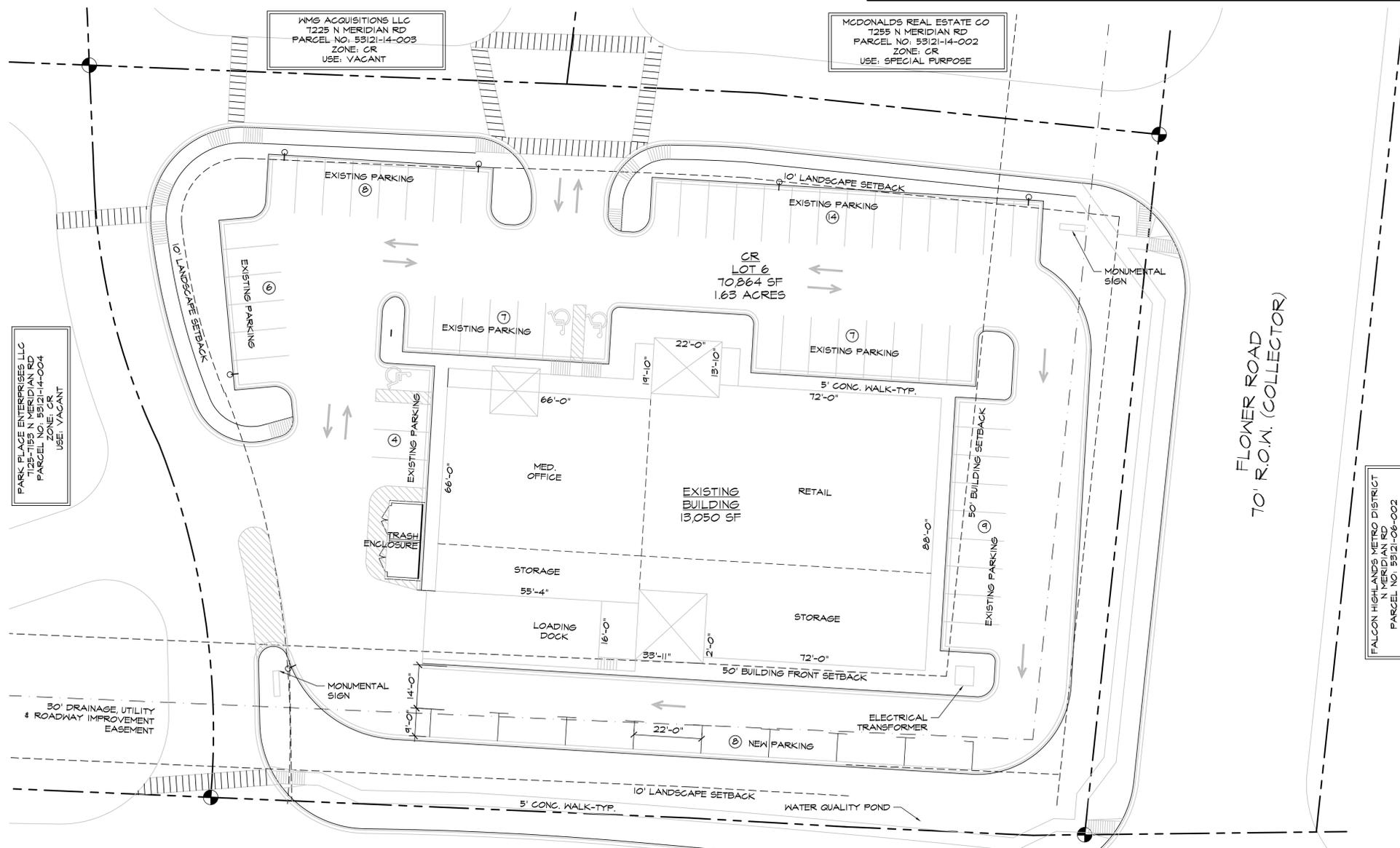


### PROJECT INFORMATION

<b>PROPERTY INFORMATION</b>	
OWNER NAME:	LIFE NETWORK
LEGAL DESCRIPTION:	5100 GALLEY ROAD COLORADO SPRINGS CO, 80904
PARCEL NUMBER:	LOT 6 MERIDIAN CROSSING FIL NO 1
ZONING:	53121-14-005
LOT SIZE:	CR
CURRENT USE:	70,864 SF. (1.63 ACRES)
FLOODPLAIN STATEMENT:	MERCHANDISING
	ZONE X (TEMA FIRM NO. 0804105616, DATED DECEMBER 1, 2018)
<b>BUILDING INFORMATION</b>	
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
<b>ZONING INFORMATION</b>	
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"
<b>REQUIRED PARKING SPACES (ALTERNATIVE PARKING RATIO)</b>	
FIRST FLOOR	
RETAIL (1 SPACE/300 S.F.)	
(3,208 S.F. / 300 S.F.)	11
MEDICAL OFFICE (1 SPACE/300 S.F.)	19
(3,214 S.F. / 300 S.F.)	
STORAGE (1 SPACE/1,000 S.F.)	11
(3,858 S.F. / 1,000 S.F.)	
SECOND FLOOR	
OFFICE (1 SPACE/300 S.F.)	4
(7,700 S.F. / 300 S.F.)	
H.C.-(1 SPACE/25 REQ'D)	26
TOTAL PARKING SPACES REQUIRED:	3
TOTAL PARKING REQUIRED:	60
TOTAL SPACE PROVIDED:	63
STANDARD SPACES PROVIDED:	52
H.C. SPACES PROVIDED:	3
PARALLEL SPACES:	8
COMPACT SPACES PROVIDED:	0
<b>DEVELOPMENT SCHEDULE</b>	
CONSTRUCTION:	SPRING 2024
LANDSCAPING:	N/A - EXISTING
<b>DEVELOPMENT APPLICANT</b>	
COMPANY:	HAMMERS CONSTRUCTION, INC.
	1411 WOOLSEY HEIGHTS COLO. SPRGS, CO 80915
PHONE NUMBER:	(719)-510-1544
FAX NUMBER:	(719)-510-1008
APPLICANT NAME:	LISA PETERSON
APPLICANT E-MAIL:	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



PARK PLACE ENTERPRISES LLC  
7155 N MERIDIAN RD  
PARCEL NO: 53121-08-005  
ZONE: CR  
USE: VACANT

WMS ACQUISITIONS LLC  
1225 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  
7155 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: RR5  
USE: SINGLE FAMILY RESIDENTIAL

FROST SALLY M TRUSTEE  
7149 MCLAUGHLIN RD  
PARCEL NO: 53121-08-004  
ZONE: RR5  
USE: SINGLE FAMILY RESIDENTIAL

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



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

( IN FEET )  
1 Inch = 20' Ft.

COUNTY FILE NO. COM 243

## 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

1184 NORTH MERIDIAN ROAD  
COLORADO SPRINGS, CO 80831  
EL PASO COUNTY, COLORADO

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

1 of 1  
SITE PLAN