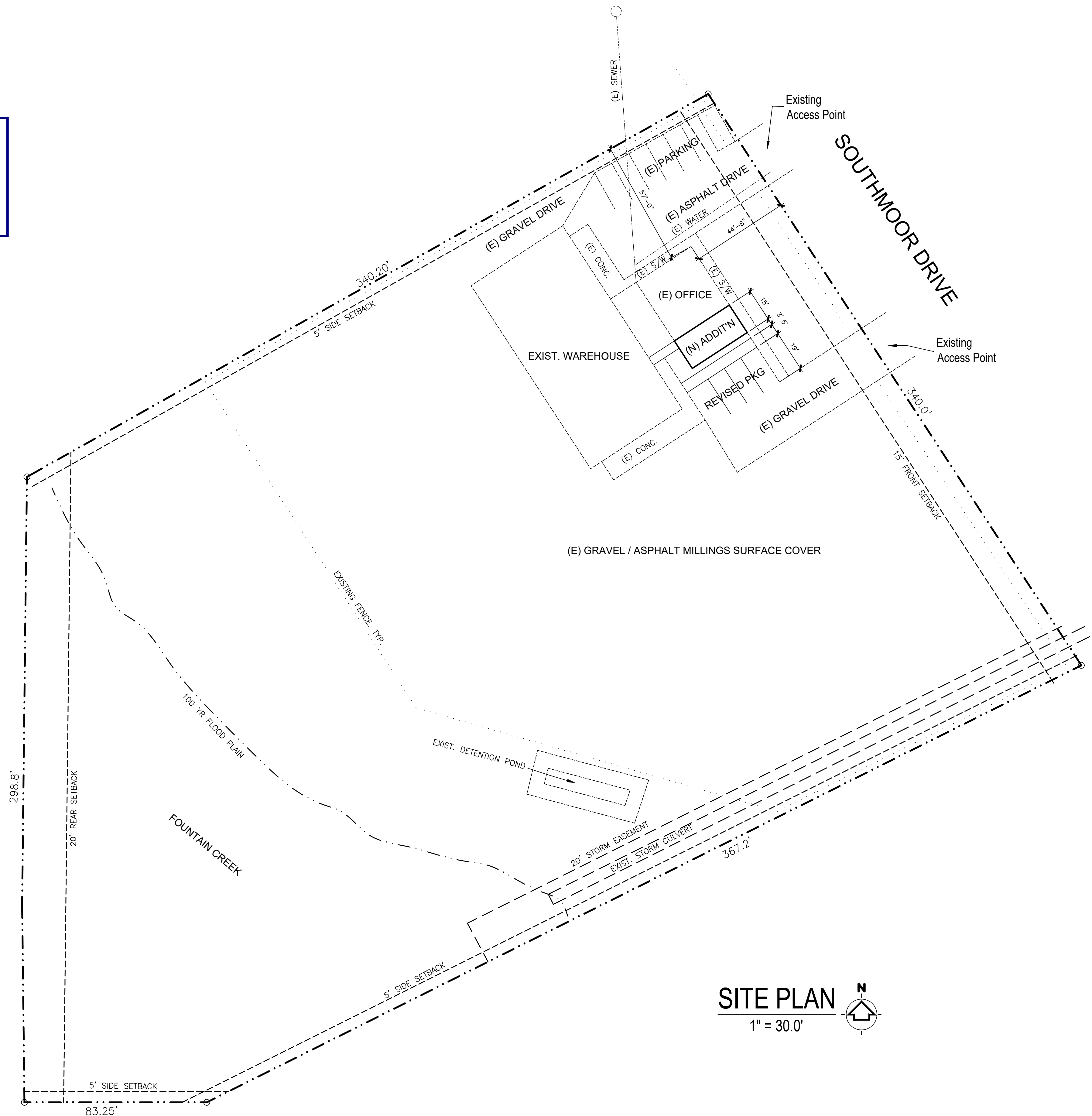


Approved

By: John Green
 Date: 10/14/2021
 El Paso County Planning & Community Development

SITE PLAN
 1" = 30.0'



PROJECT DATA
 Owner: REMARC ESTATES LLC
 Address: 5930 SOUTHMOOR DR., FOUNTAIN, CO 80917

Legal Description: A Tract in SE4NE4 of Section 14-15-66, From N Corner of SE4NE4 of SD SEC RUN S 0<38' E ON W LN THEREOF 415.5 FT TO POI WITH W LN OF CO RD, TH ANG L 34.03' SELY ALG SD RD LN 518.8 FT FOR POB, TH ANG R 1<27' ALG AFMD COURSE 340 FT, ANG R96<40' SWLY 367.2 FT M/L TO S LN OF SD SE4NE4, TH W ON SD S LN 139.2 FT TO SW COR THEREOF, TH N ON W LN THEREOF, 298.9 FT, TH ANG R NELY 340.2 FT TO POB

Assessors Number: 6514100016

Zoning: C-2, CAD-0

CODES

- 2015 IBC - INTERNATIONAL BUILDING CODE
- 2017 PIKES PEAK REGIONAL BUILDING CODE
- 2015 IMC - MECHANICAL CODE
- 2015 IPC - PLUMBING CODE
- 2017 NEC - ELECTRICAL CODE
- 2015 IECC - ENERGY CODE

CONSTRUCTION TYPE: TYPE V-N (NON-SPRINKLED)
PROPOSED USES: OFFICE ADDITION

NOTE:
 The parties 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 El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws.

PROJECT NAME AND ADDRESS		OWNER
OFFICE ADDITION 5930 Southmoor Drive, Fountain, Colorado		JEFF CRAMER (719) 231-3278
SHEET TITLE		
PRELIMINARY SITE PLAN		
Atkinson Residential Design & Drafting		
6547 North Academy Blvd., #48 Colorado Springs, CO 80918 ph: (719) 644-0398 email: vint.atk@gmail.com		
REVISION: -	DRAWN BY: va	PROJECT NO. 20-063
REVISION: 5 Oct 2021	CHECKED BY: VA	DRAWING NO.:
REVISION: 29 Sep 2021	PROJECT DATE: 7 July 2021	A-0

PCD File No. COM-21-041