



**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.

**SITE PLAN**   
 1" = 30.0'

<b>PROJECT NAME AND ADDRESS</b> OFFICE ADDITION 5930 Southmoor Drive, Fountain, Colorado		<b>OWNER</b> JEFF CRAMER (719) 231-3278
<b>SHEET TITLE</b> PRELIMINARY SITE PLAN		
<b>Atkinson Residential Design &amp; Drafting</b> 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	<b>A-0</b>

PCD File No. COM-21-041