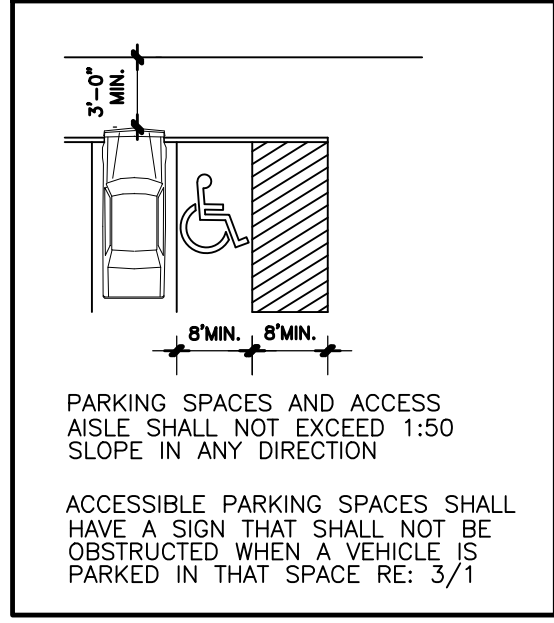


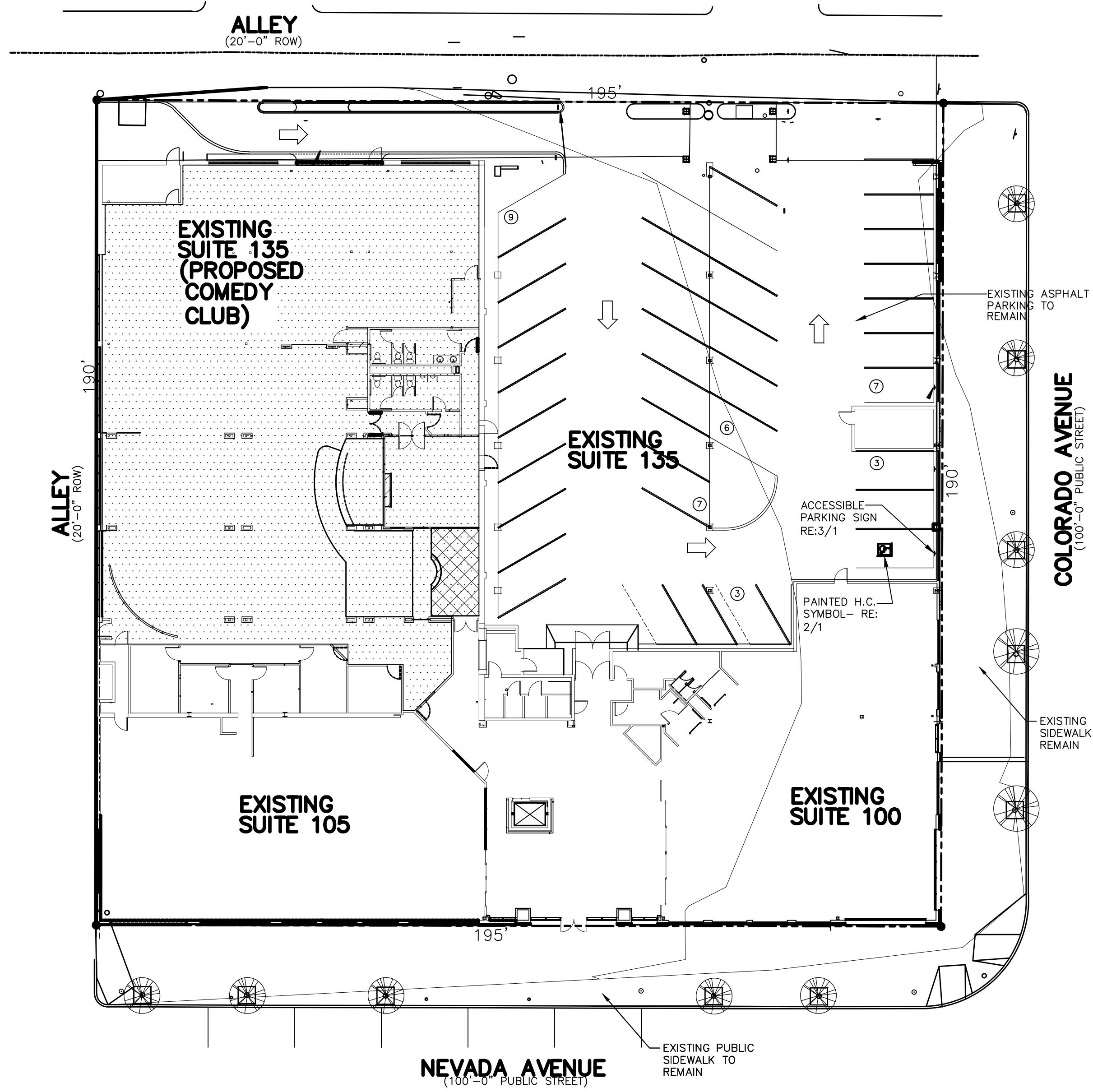
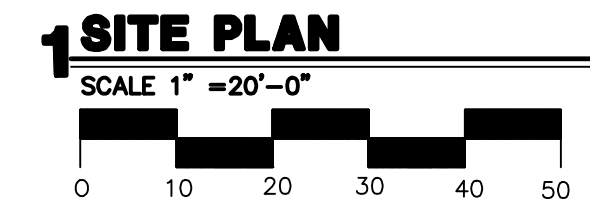
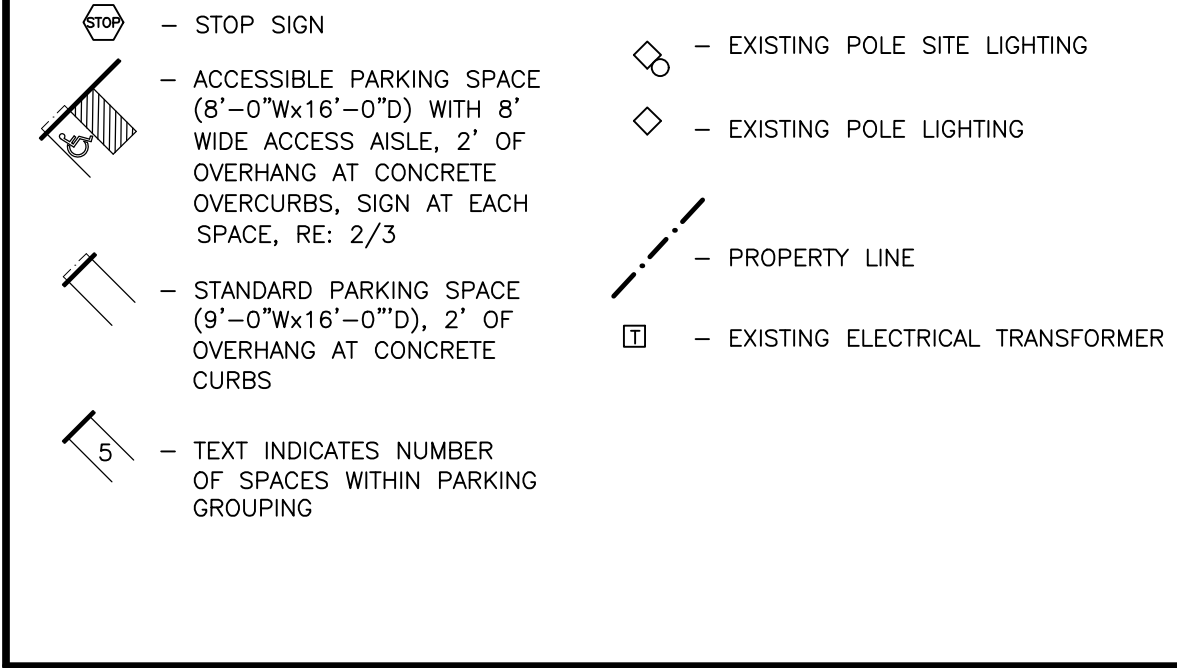
GENERAL SITE PLAN NOTES:

- 1) BUILDING IS EXISTING- EXISTING PARKING LAYOUT TO REMAIN AS INDICATED ON THIS PLAN.
- 2) PAVEMENT MARKING PAINT SHALL BE SPECIFICALLY FORMULATED FOR USE IN AUTOMOBILE TRAFFIC AREAS AND SHALL BE IN THE COLORS SELECTED BY THE ARCHITECT FROM THE MANUFACTURER'S STANDARD COLORS. PARKING AREA SHALL BE CLEANED BEFORE PAINT IS APPLIED. CONTRACTOR SHALL PROVIDE CONES, BARRICADES AND OTHER DEVICES NEEDED TO PROTECT PAINT UNTIL IT IS SUFFICIENTLY DRY TO WITHSTAND TRAFFIC. WHEN PAINT IS THOROUGHLY DRY, TOUCHUP AS REQUIRED AND (USING A PERMANENTLY OPAQUE PAINT IDENTICAL IN COLOR TO THE SURFACE ON WHICH THE PAINT WAS APPLIED) BLOCK-OUT AND ELIMINATE ALL TRACES OF SPLASHED, TRACKED AND/OR SPILLED PAVEMENT MARKING PAINT FROM THE BACKGROUND SURFACE.
- 3) FLOOD HAZARD: THIS SITE IS NOT WITHIN A FLOOD HAZARD AREA AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 08041C0729G, DATED 12-07-2018.
- 4) NO ADDITIONAL LIGHTING WILL BE PROVIDED FOR THIS PROJECT.
- 5) THIS PLAN WAS NOT PREPARED BY A PROFESSIONAL LAND SURVEYOR AND IS NOT INTENDED AS A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT AND SHOULD NOT BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER FUTURE IMPROVEMENT LINES.

TYPICAL HANDICAP PARKING LAYOUT



SITE PLAN KEY



1 SOUTH NEVADA AVENUE

COLORADO SPRINGS, COLORADO 80903

PROJECT DATA:

BUILDING ADDRESS:
1 SOUTH NEVADA AVENUE
COLORADO SPRINGS, COLORADO 80903

SITE DATA:
LEGAL DESCRIPTION: W 176 FT OF LOT 9, EX N 5 FT, W 176 FT OF LOTS 10, 11 N 20 FT OF W 176 FT OF LOT 12 BLK 93 COLO SPGS TOG W/ E 14.0 FT OF LOT 9 EX N 5.0 FT, E 14.0 FT OF LOTS 10, 11, 12, S 5.0 FT OF W 176.0 FT OF LOT 12, LOTS 13 TO 16 INC BLK 93 COLO SPGS

TAX NO: 6418120007
USE: EXISTING BANK/OFFICE/BAR PROPOSED BANK/OFFICE/COMEDY CLUB
ZONING: FBZ-CEN
SITE AREA: 37,050 SF. (0.85) ACRES

PARKING SPACES REQUIRED:
PER SECTION 2.6.2 OF THE DOWNTOWN COLORADO SPRINGS FORM-BASED CODE SITE IS IN A PARKING EXEMPT ZONE

PARKING PROVIDED:

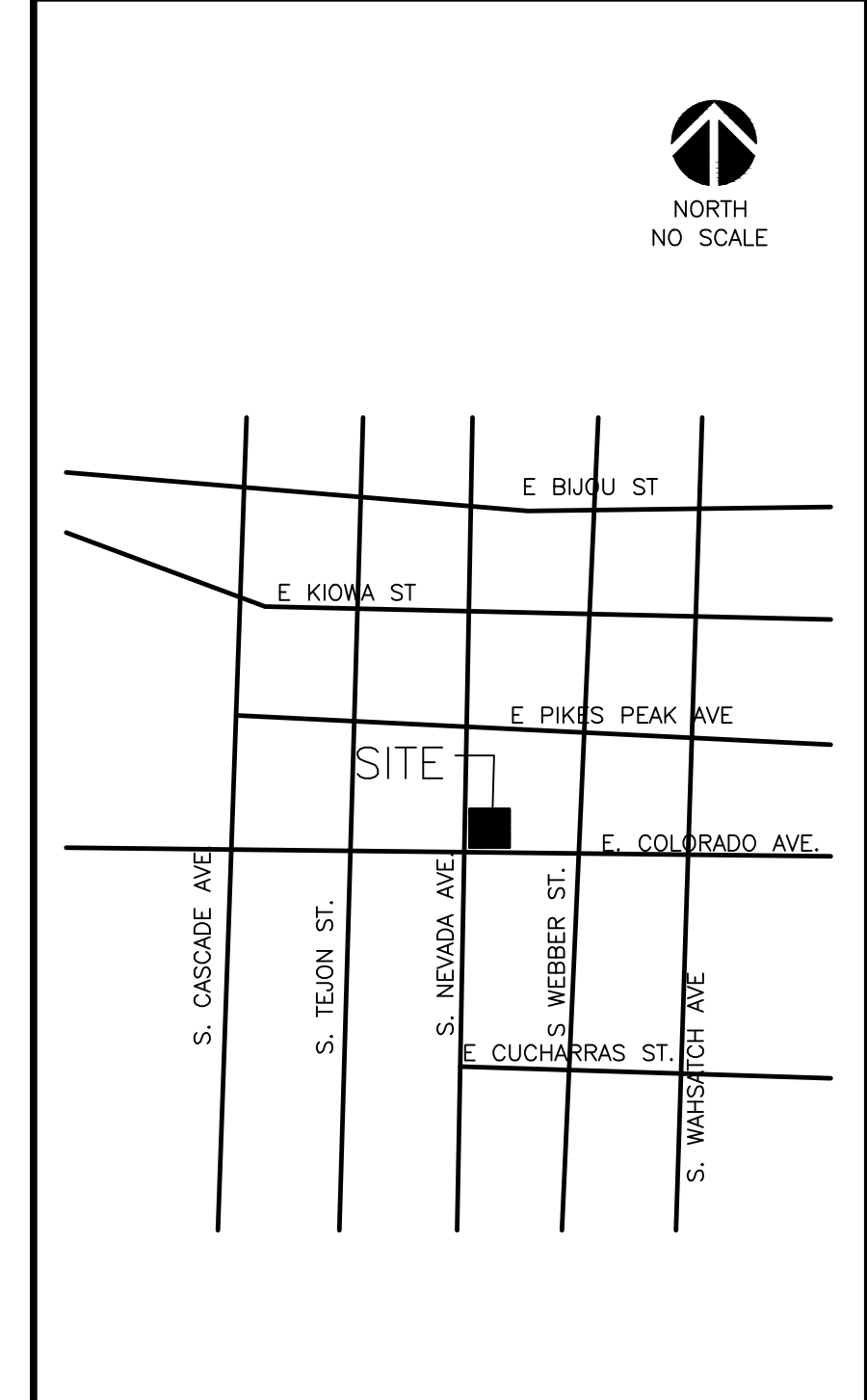
STANDARD (9'Wx18'-6"D)	34
HANDICAP (8'Wx19'-6"D W/8' AISLE)	1
TOTAL PARKING PROVIDED:	35

SITE COVERAGE:

BUILDING:	34,105 SF	92%
PAVING:	2,945 SF	8%

BUILDING:
BLDG. HEIGHT: TWO STORY (40'-0" TO TOP OF PARAPET)
CONSTRUCTION: TYPE III-B

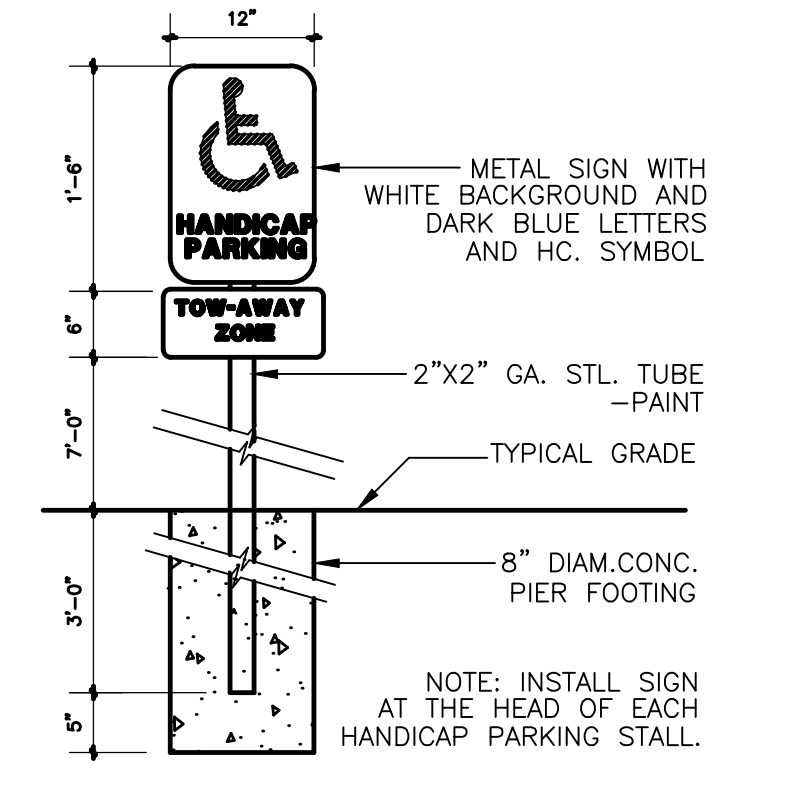
LOCATION MAP:



PROJECT TEAM:

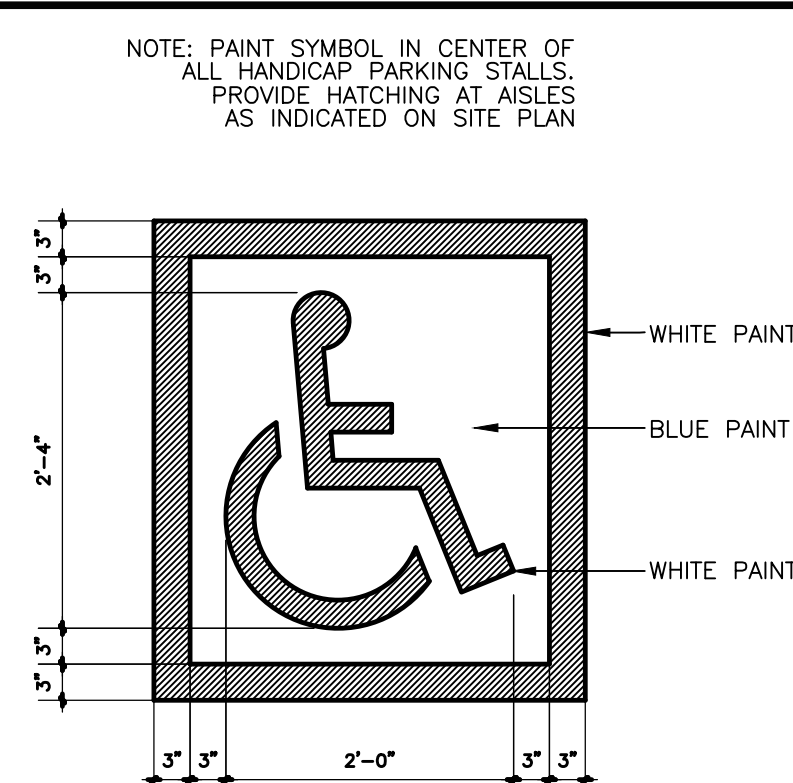
OWNER:
GARY H. FEFFER
1 SOUTH NEVADA AVENUE
COLORADO SPRINGS, CO 80903

ARCHITECT/APPLICANT:
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GEORGE E. WAY george@waygroup.com



3 SIGN POST DETAIL

3/4" = 1'-0"



2 HANDICAP SYMBOL

3/4" = 1'-0"

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WAY ARCHITECTS, P.C.

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REVISION/DATE
08-14-19
1917

DATE: 08-14-19
JOB NO. 1917
DRAWN BY: FT
CHECKED BY: GW

1 SOUTH NEVADA AVENUE
COLORADO SPRINGS, COLORADO 80903

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CONDITIONAL USE SITE PLAN

1 OF 1