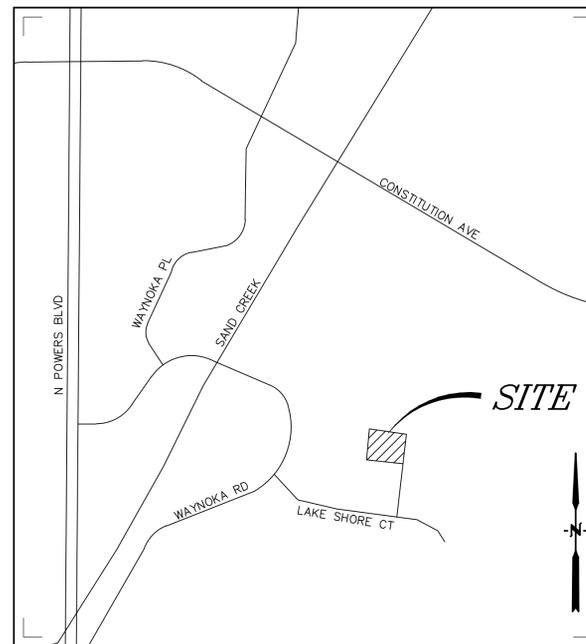


MIKEY'S TOTAL CAR CARE LOT 3, LAKESHORE INDUSTRIAL PARK

6180 LAKE SHORE COURT
EL PASO COUNTY, COLORADO
DEVELOPMENT PLAN



VICINITY MAP
NOT TO SCALE



GENERAL NOTES:

- ALL LIGHTING FIXTURES SHALL BE FULL CUT-OFF OR HAVE SHIELDING TO REDUCE OFF-SITE LIGHTING IMPACTS ONTO ADJACENT PROPERTIES AND ROADWAYS.
- THE GENERAL DRAINAGE PATTERNS ARE TO THE SOUTHERLY AND WESTERLY DIRECTION.
- THIS DEVELOPMENT IS ONE PHASE AND IS EXISTING.
- LANDSCAPE MAINTENANCE OF THE PROPERTY IS THE OWNER'S RESPONSIBILITY.
- ALL DRIVEWAYS AND PARKING SPACES TO BE ASPHALT UNLESS OTHERWISE SHOWN.
- ALL INTERNAL DRIVEWAYS, PARKING SPACES AND ISLANDS ARE TO BE CONSTRUCTED WITH TYPE 3 CURB AND GUTTER.
- 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.
- THE PROPERTY IS SUBJECT TO THE AVIGATION EASEMENT & RESTRICTIONS AS IDENTIFIED BY PLAT NOTES 6 & 7 OF THE PLAT FOR LAKESHORE INDUSTRIAL PARK:
#6: ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO AN AVIGATION EASEMENT AS RECORDED IN BOOK 2465 AT PAGES 481 & 759 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
#7: AVIGATION EASEMENT RESTRICTIONS:
A. NO MAN-MADE OR NON-MAN-MADE OBSTRUCTIONS SHALL BE ALLOWED IN THE APPROACH SURFACE.
B. ALL EXTERIOR LIGHTING PLANS SHALL BE APPROVED BY THE DIRECTOR OF AVIATION TO PREVENT A HAZARD TO AIRCRAFT.
C. NO ELECTROMAGNETIC, LIGHT, OR ANY PHYSICAL EMISSIONS WHICH MIGHT INTERFERE WITH AIRCRAFT, AVIGATION COMMUNICATIONS OR NAVIGATIONAL AIDS SHALL BE ALLOWED.

LEGAL DESCRIPTION:

LOT 3 LAKESHORE INDUSTRIAL PARK

FLOODPLAIN STATEMENT:

THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS INDICATED ON THE NFIP FLOOD INSURANCE RATE MAP FOR EL PASO COUNTY, PANEL NUMBER 08041 C 0752 G, DATED DECEMBER 7, 2018.

PARKING SPACES REQUIRED:

REPAIR GARAGE
1.0 SP/EMPLOYEE + 3.0 SP/BAY 6+9= 15 SPACES

PARKING SPACES PROVIDED:

STANDARD SPACES 14 SPACES
HANDICAP SPACES 1 SPACE
TOTAL PROVIDED SPACES 15 SPACES

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR SIGNATURE:

DATE

SHEET INDEX:

- COVER SHEET
- DEVELOPMENT SITE PLAN

SITE/BUILDING DATA:

OWNER:	MIKEY'S TOTAL CAR CARE, LLC 6180 LAKE SHORE CT COLORADO SPRINGS CO 80915
DEVELOPER:	CMG CORPORATION 6615 VINCENT DR. COLORADO SPRINGS, CO 80918
TAX SCHEDULE NUMBER:	5406204040
DEVELOPMENT PLAN/LOT AREA:	43,560 S.F. (1.0 AC)
ZONING: (EXISTING & PROPOSED)	I-2 CAD-0 (LIGHT INDUSTRIAL)
LAND USE:	DISTRIBUTION WAREHOUSE
DRAINAGE BASIN:	SAND CREEK
BUILDING CONTRUCTION TYPE:	IIB NON-SPRINKLERED
BUILDING FOOTPRINT:	5,625 SF
TOTAL BUILDING SQUARE FOOTAGE:	5,625 SF
BUILDING HEIGHT	19'
BUILDING SETBACKS	FRONT 50' SIDE 30' REAR 50'
LANDSCAPE SETBACK	FRONT 10'
LOT COVERAGE:	
BUILDING(S)	5,625 SF 12.9%
PROPOSED PAVING/SIDEWALK	10,019 SF 23.0%
PROPOSED LANDSCAPING	27,916 SF 64.1%
TOTAL IMPERVIOUS COVERAGE	43,560 SF 100.0%

PREPARED BY:



DREXEL, BARRELL & CO.
Engineers & Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905
CONTACT: TIM D. McCONNELL, P.E.
(719)264-0887
BOULDER • COLORADO SPRINGS • GREELEY

CLIENT:

CMG CORPORATION

6615 VINCENT DRIVE
COLORADO SPRINGS, CO 80918
CONTACT: CHRIS RICHARDSON
719-573-0159

DEVELOPMENT PLANS FOR:
MIKEY'S TOTAL CAR CARE
COLORADO SPRINGS, COLORADO

ISSUE	DATE
INITIAL ISSUE	7/26/21
LATEST ISSUE	10/21/21

DESIGNED BY:	SBN
DRAWN BY:	SBN
CHECKED BY:	TDM
FILE NAME:	21541-00CV01

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

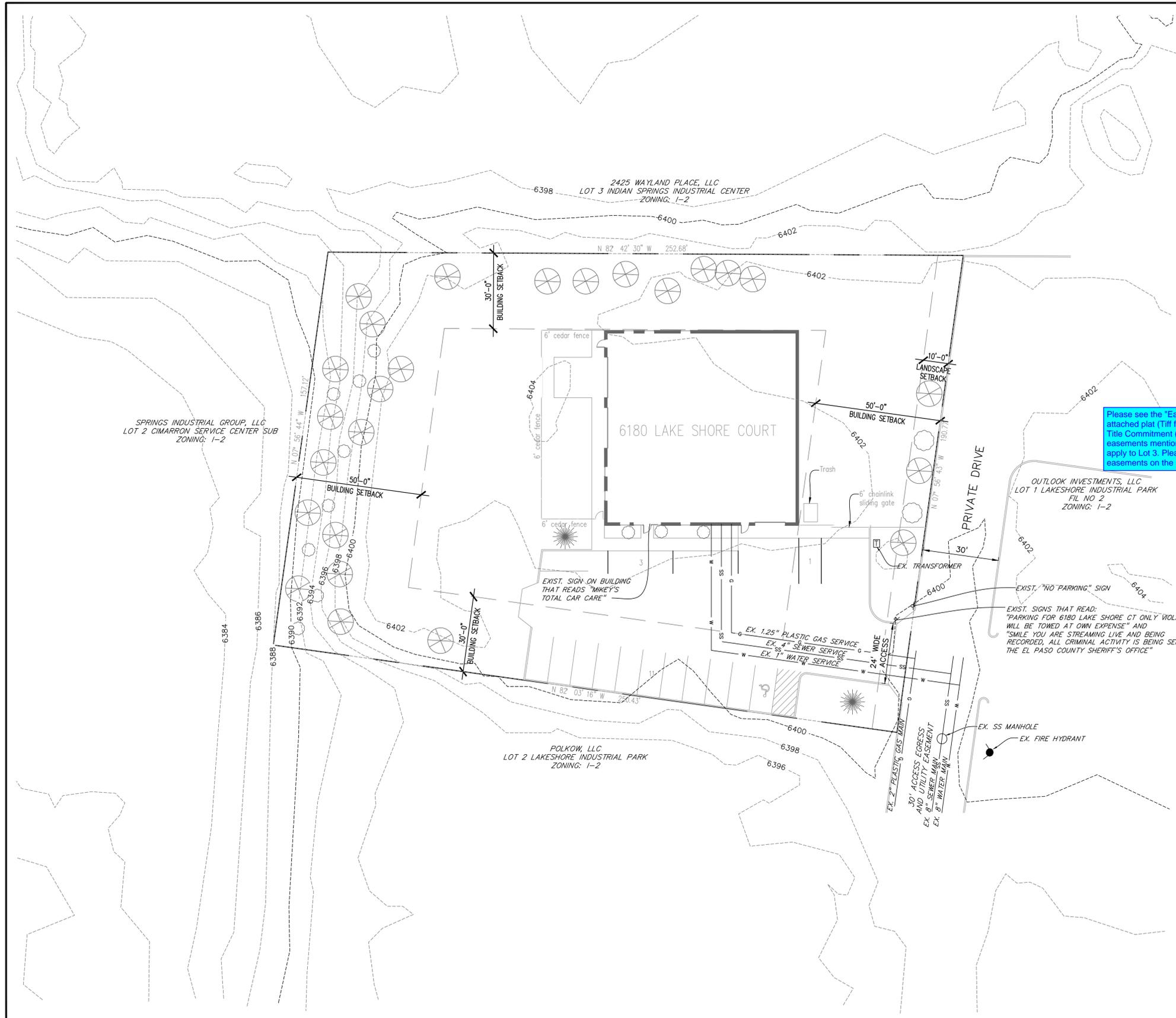
DRAWING SCALE:
HORIZONTAL: N/A
VERTICAL: N/A

COVER SHEET

PROJECT NO. 21541-00CSCV
DRAWING NO.

CV01

SHEET: 1 OF 2



LEGEND

---	EX. MINOR CONTOUR
---6800---	EX. MAJOR CONTOUR
---	CURB FLOWLINE
---	PROPERTY BOUNDARY
G	EXISTING GAS LINE
SS	EXISTING SANITARY LINE
W	EXISTING WATER LINE
☀	EXISTING CONIFEROUS TREE
⊗	EXISTING DECIDUOUS TREE
⊙	EXISTING SHRUBS

- NOTES:**
1. ALL LANDSCAPING IS EXISTING. NO CHANGES ARE PROPOSED
 2. ALL SIGNAGE IS EXISTING. NO CHANGES ARE PROPOSED
 3. THERE IS NO EXISTING SITE LIGHTING
 4. PER THE PLAT THERE ARE NO SIDE OR REAR LOT LINE PUBLIC UTILITY EASEMENTS

Please see the "Easement" statement on the attached plat (Tiff file) and on the plat copy from the Title Commitment (PDF file). The public utility easements mentioned in the "Easement" statement apply to Lot 3. Please show and label public utility easements on the site development plan.



PREPARED BY:



CLIENT:

CMG CORPORATION
6615 VINCENT DRIVE
COLORADO SPRINGS, CO 80918
CONTACT: CHRIS RICHARDSON
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PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

DRAWING SCALE:
HORIZONTAL: 1"=20'
VERTICAL: N/A

PRELIMINARY
SITE PLAN

PROJECT NO. 21541-00CSCV
DRAWING NO.

SP01

