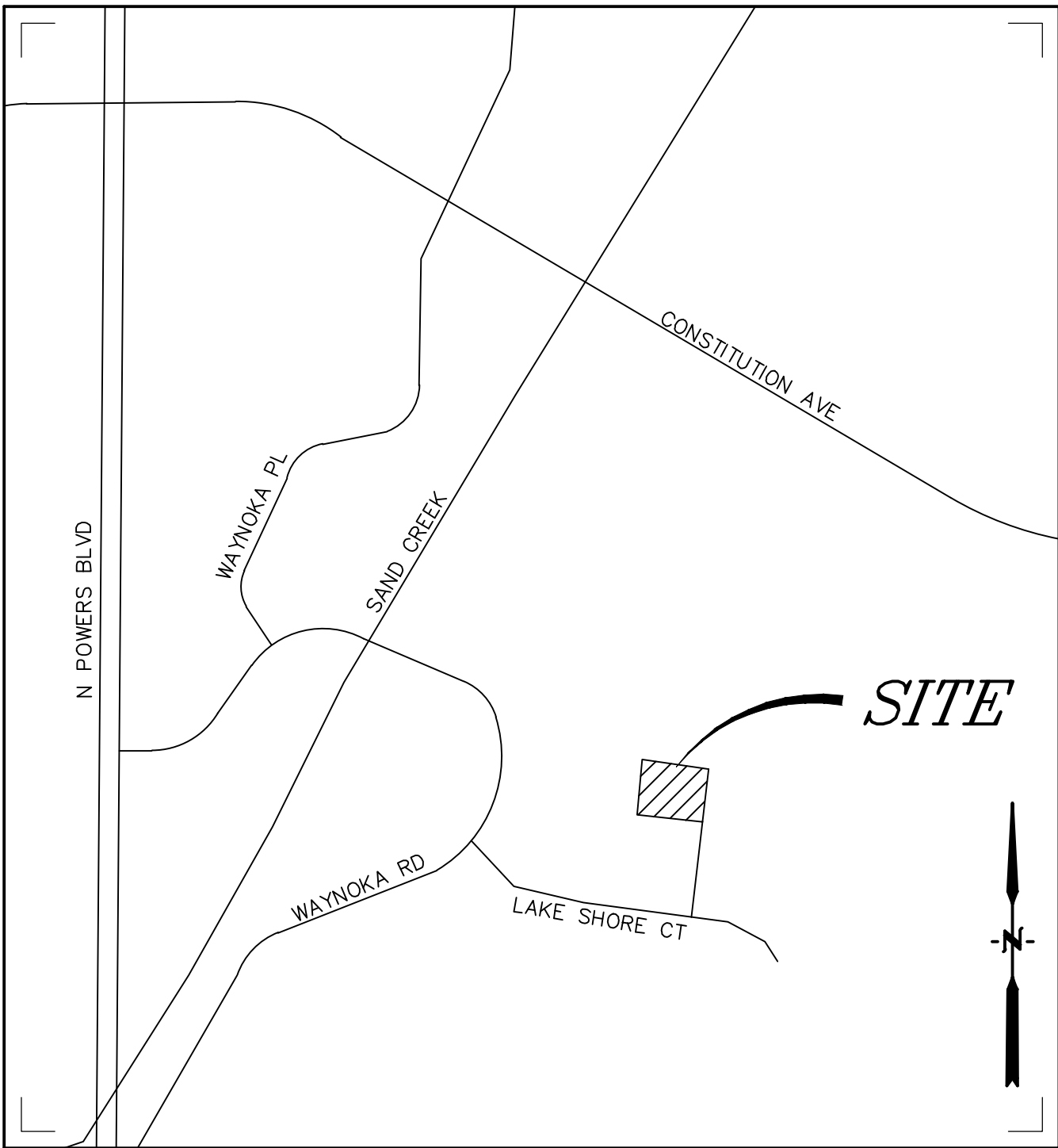


# MIKEY'S TOTAL CAR CARE LOT 3, LAKESHORE INDUSTRIAL PARK

6180 LAKE SHORE COURT  
EL PASO COUNTY, COLORADO  
DEVELOPMENT PLAN



VICINITY MAP  
NOT TO SCALE



**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

**SHEET INDEX:**

- 1 – COVER SHEET  
2 – 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-O (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'	
<b>LOT COVERAGE:</b>		
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%

**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.

Include a note referencing avigation easements on the plat.

PREPARED BY:

  
DREXEL, BARRELL & CO.  
Engineers • Surveyors  
3 SOUTH 7TH STREET  
COLORADO SPGS, COLORADO 80905  
CONTACT: TIM D. McCONNELL, P.E.  
(719)260-0887  
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	
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

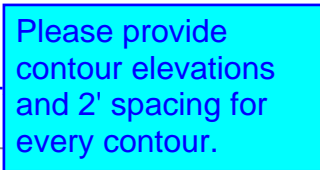
COVER SHEET

PROJECT NO. 21541-00CSCV  
DRAWING NO.

**CV01**

SHEET: 1 OF 2

Please add "PCD File No. AL-21-012"



**Know what's below.  
Call before you dig.**

**CALL 3-BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE, OR  
EXCAVATE FOR THE MARKING OF  
UNDERGROUND MEMBER UTILITIES.**