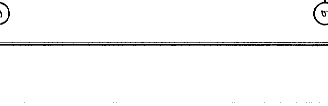
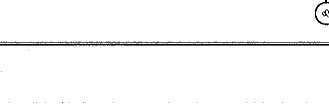
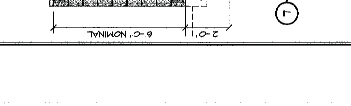
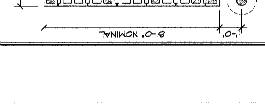
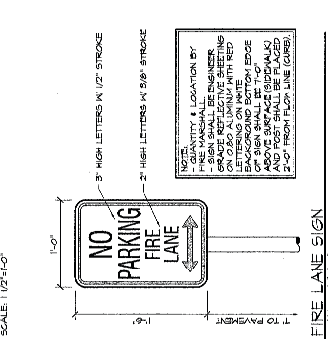
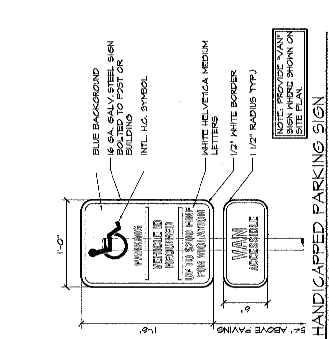
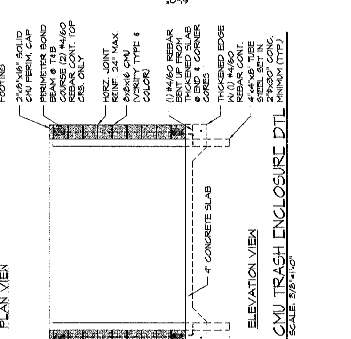
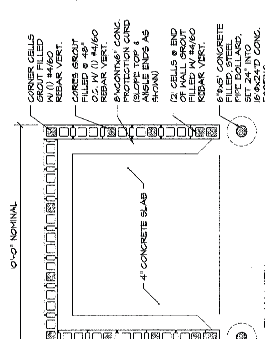
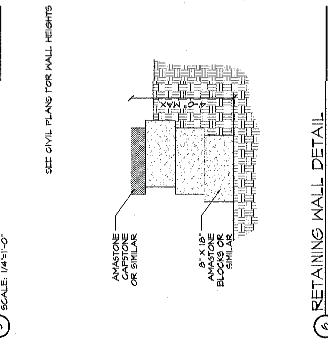
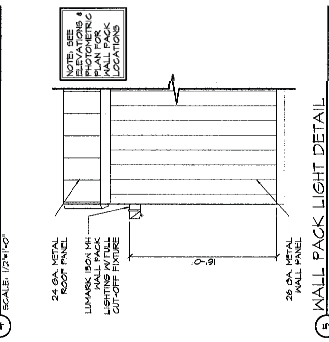
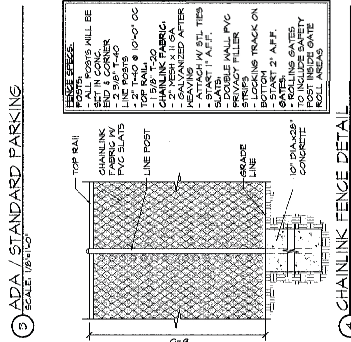
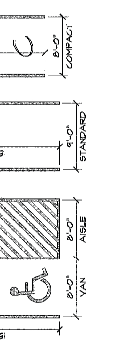
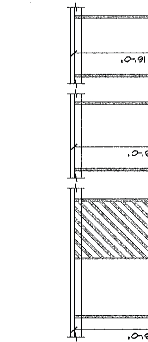
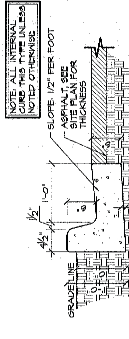
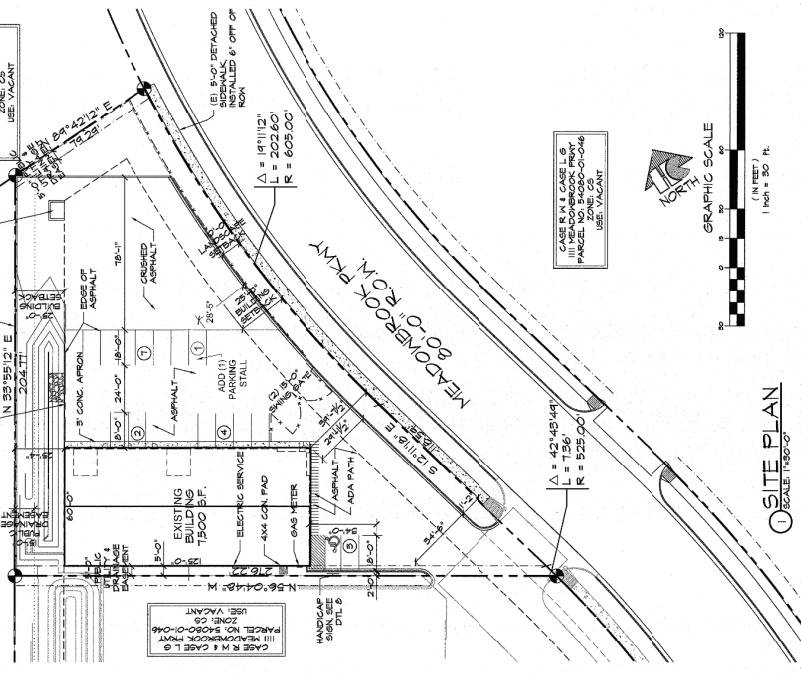
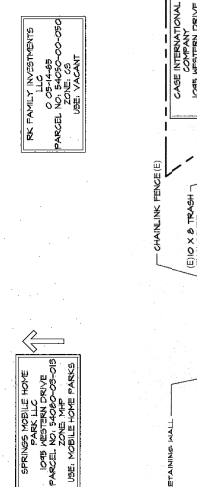


Approved
By: Craig Dossey, Executive Director
Date: 06/02/2020
El Paso County Planning & Community Development



GENERAL NOTES

THE PARCEL INFORMATION, TO BE IN ACCORDANCE WITH THE PLAN MADE UNLESS OTHERWISE INDICATED, IS BASED UPON THE RECORD SURVEY FOR THE SITE. ALL THE PROVISIONS AND THE REQUIREMENTS OF THE CITY OF EL PASO SHALL APPLY TO THIS PROJECT AND SHALL BE THE BASIS OF THE DESIGN. THE DESIGNER HAS NOT CONDUCTED A FIELD VISIT TO THE PROJECT AND HAS BASED THE DESIGN ON THE RECORD SURVEY AND THE INFORMATION PROVIDED BY THE CLIENT. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE RECORD SURVEY AND THE INFORMATION PROVIDED. THE DESIGNER HAS CONDUCTED VISUAL VERIFICATION OF THE RECORD SURVEY AND THE INFORMATION PROVIDED. THE DESIGNER HAS CONDUCTED VISUAL VERIFICATION OF THE RECORD SURVEY AND THE INFORMATION PROVIDED. THE DESIGNER HAS CONDUCTED VISUAL VERIFICATION OF THE RECORD SURVEY AND THE INFORMATION PROVIDED.



PROJECT INFORMATION

OWNER NAME: LARRY MENG
PROPERTY ADDRESS: HEADOVERCROOK PARKWAY, COLORADO SPRINGS, CO 80915
LOT: LOT 9 PACHARK BUSINESS PARK, FIL
PARCEL NUMBER: 00-848-02-02A
ZONING: S-2
CURRENT USE: 8,752 SF (6,871 SQ. FT. ACRES)
FLOORPLAN STATEMENT: ZONE X MAP NO. 1684 (07/16/2006), DATED DECEMBER 17, 2019
BUILDING INFORMATION: EXISTING BUILDING: 15,000 SF, TYPE OF CONSTRUCTION: REBAR CONCRETE, AND SEPARATION WALLS: NONE
ZONING CODE: S-2, PROPOSED PRINCIPAL USE: REPAIR GARAGE
SYMBOLICAL COVERAGE OF LOT: 228
(B) BUILDING STRUCTURAL HEIGHT: 14'-0\"/>

REQUIRED PARKING SPACES

REPAIR GARAGE: 4
AUTOS SALES OFFICE (1 SPACE 450 SF): 12
1500 BAY (3 SPACES 1500): 12
4 BAYS (2 SPACES 450 SF): 17
TOTAL PARKING SPACES REQUIRED: 45
TOTAL PARKING SPACES PROVIDED: 47
H.C. SPACES PROVIDED: 17
LOADING SPACE PROVIDED: 14.1 (8 AREA PROVIDED)

DEVELOPER INFORMATION

DEVELOPER: LARRY MENG
LANDSCAPER: N/A
ARCHITECT: N/A
ENGINEER: N/A
PLANNING: LARRY MENG & ASSOCIATES
CONTRACT NUMBER: 158-0000000000000000
PHONE NUMBER: 719-578-9151
FAX NUMBER: N/A
APPLICANT E-MAIL: LARRYMENG@MAIL.COM

SITE LEGEND

PROPERTY LINE
RIGHT OF WAY
BUILDING FOOTPRINT
UTILITY EASEMENT
DRAINAGE EASEMENT
EASEMENT LINE
GRADE CHANNEL TRENCH
6\"/>

EL PASO COUNTY FILE NO. PPR207



MOTORCYCLE FACILITY
TENANT IMPROVEMENT
1190 Meadowbrook Parkway
Colorado Springs, CO 80915

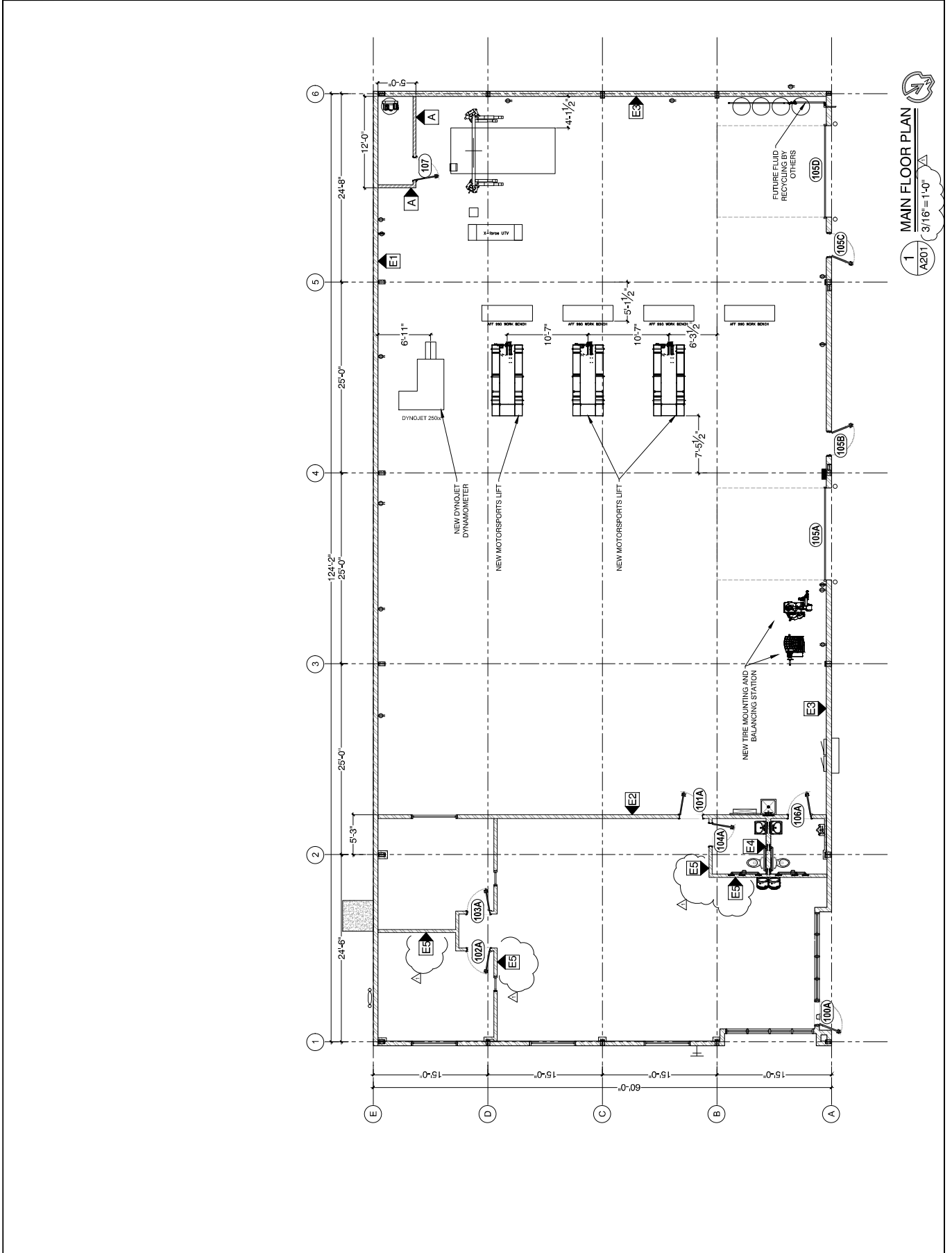
Client:
Maxxas Motorsports
Larry Meng
1190 Meadowbrook Pkwy
Colorado Springs, CO 80915

Revision:
1. SUBMIT PERMIT 10/09/2019
2. CITY OWNER COMMENTS 07/13/2020

No.	Description
19-002	Project No.
EM	Drawn By:
SH	Reviewed By:
AS NOTED	Scale:
18005 A201	Date:
18005 A201	Filename:
	Sheet Title:

OVERALL FLOOR PLAN

A201



1 MAIN FLOOR PLAN
A201 3/16" = 1'-0"

LANDSCAPE FEATURES (L.F.)	STREET NAME (S.A.)	STREET CLASSIFICATION	WIDTH (FEET)	LANDSCAPE	PREPARED BY	NO. OF TREES (RECORDED)	SUBMIT SUBSTITUTION (REQUIRED)
MEADOWBROOK	NON-INTERVAL	10' FT	28'	10' FT	10' FT	10'	3000

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Symbol	Abbr.	Botanical Name	Common Name	Mature Width x Ht.	Planting
+	GT5B	Gleditsia triacanthos 'Sunburst'	Suburban Honeylocust	1-1/2' x 6'	1-1/2' x 6'
○	MS	Malva 'Spring Snow'	Spring Snow Malva	1-1/2' x 6'	1-1/2' x 6'
○	CH	Chamaecyparis nana 'Blue Spire'	Blue Spire Juniper	1-1/2' x 6'	1-1/2' x 6'
○	JA	Juniperus sibirica 'Sierra Spreader'	Sierra Spreader Juniper	6-2' x 10'	6' cont.
○	PO	Prunella x bursera 'Goldflame'	Goldflame Spirea	3-4' x 2-3'	6' cont.
○	SJ	Scirea japonica 'Majic Carpet'	Majic Carpet Spirea	1-2' x 1-2'	6' cont.
○	CA	Calluna vulgaris 'Feather Reed Grass'	Feather Reed Grass	1-3' x 2-3'	4' cont.

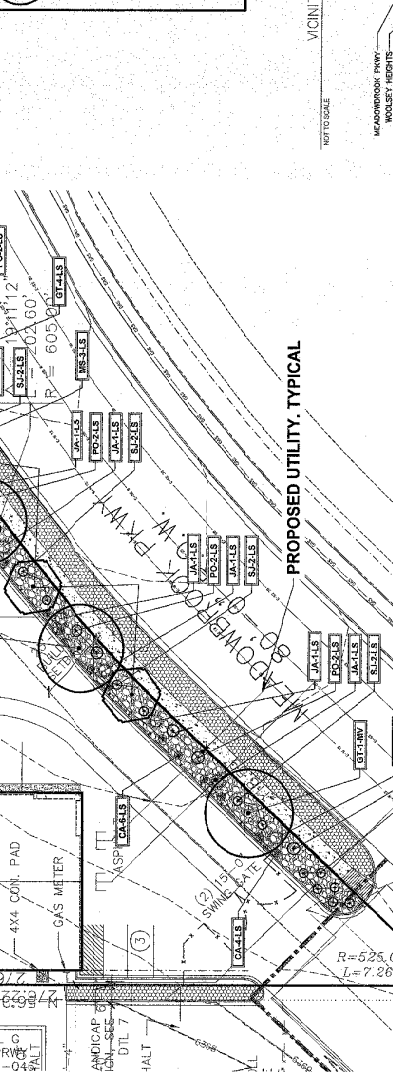
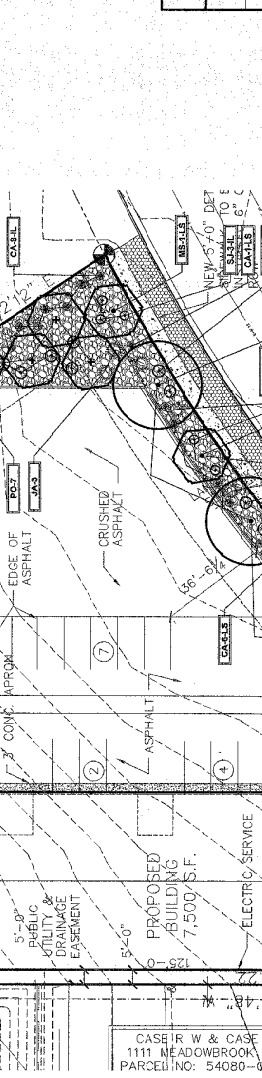
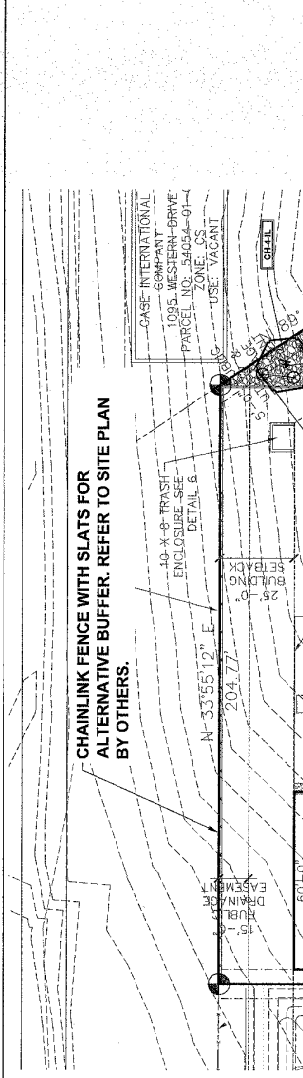
SYMBOL	DESCRIPTION	APPROX. SF
[Symbol]	Blue-Gray River Rock, 2-4" Diameter (with weed barrier)	4,200 SF
[Symbol]	Very Flock, Type III Center, 6" diam. stones in Center	2,200 SF

GROUND COVER LEGEND

LAYOUT NOTE
 CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL MATERIALS SHOWN ON THIS PLAN. ANY DEVIATIONS FROM THESE ARE TO BE APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION. SUBSTITUTIONS TO BE APPROVED BY ARCHITECT PRIOR TO CONSTRUCTION.

UTILITIES NOTE
 VERIFY LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. ANY UTILITIES NOT SHOWN ON THIS PLAN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE. ALL UTILITIES SHALL BE PROTECTED AND DEPTH SHALL BE MAINTAINED TO THE DEPTH SHOWN ON THIS PLAN. ALL UTILITIES SHALL BE PROTECTED AND DEPTH SHALL BE MAINTAINED TO THE DEPTH SHOWN ON THIS PLAN.

DOCUMENT NOTE
 CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. ANY UTILITIES NOT SHOWN ON THIS PLAN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE. ALL UTILITIES SHALL BE PROTECTED AND DEPTH SHALL BE MAINTAINED TO THE DEPTH SHOWN ON THIS PLAN.



811
 Know what's below.
 Call before you dig.

LANDSCAPE PLAN
 SCALE 1" = 20'

IRIGATION SYSTEM NOTE
 NOTE: IRRIGATION SYSTEM TO BE DESIGNED FOR ALL PLANTING AREAS WITH DRIP FOR ALL PLANTS. COORDINATE WITH GENERAL CONTRACTOR AND OWNER.

MATERIAL NOTE
 VERIFY ROCK TYPE, COLOR AND SIZE WITH OWNER PRIOR TO INSTALLATION. SUBMIT SAMPLES TO OWNER FOR APPROVAL.