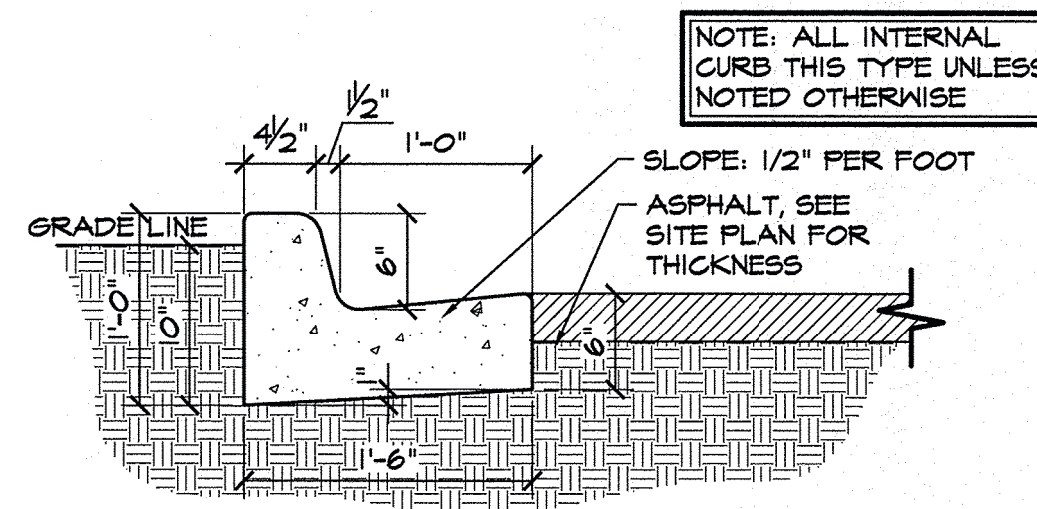


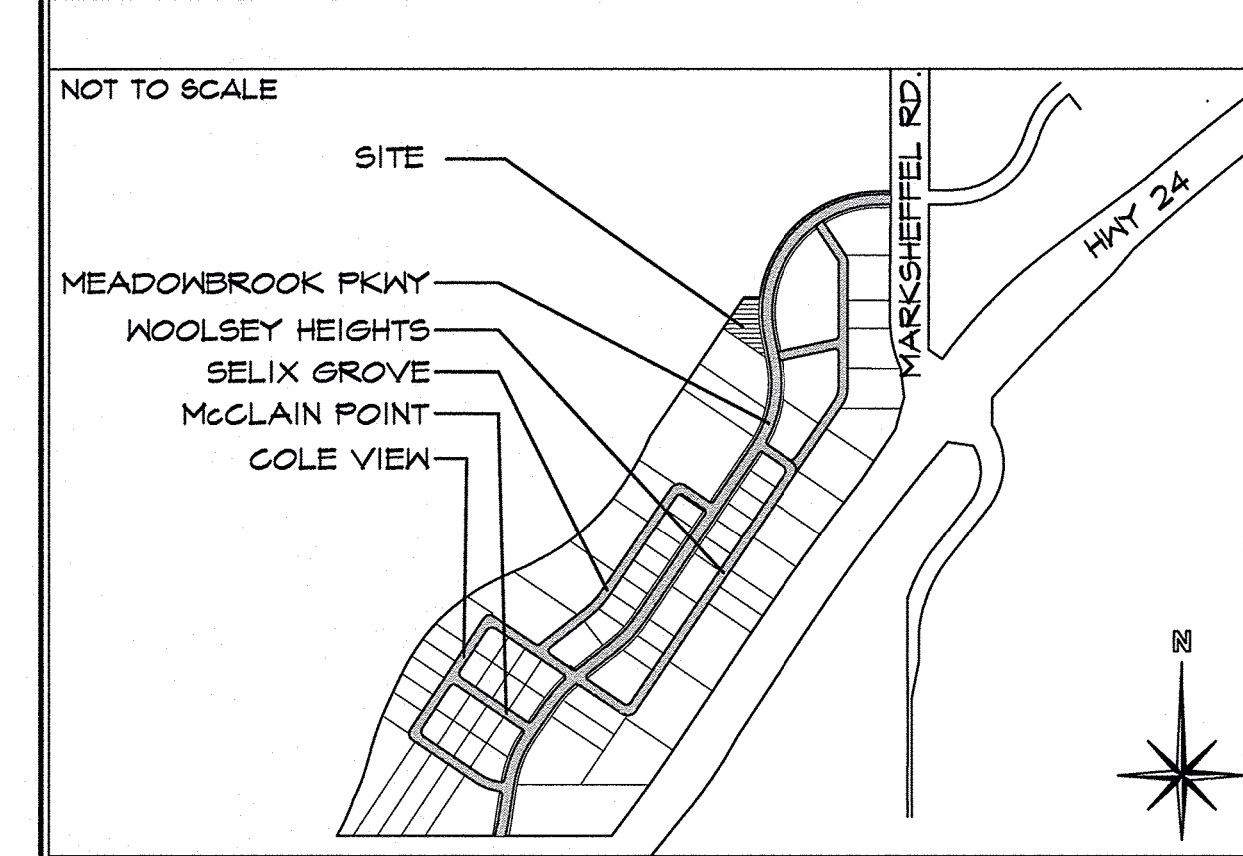
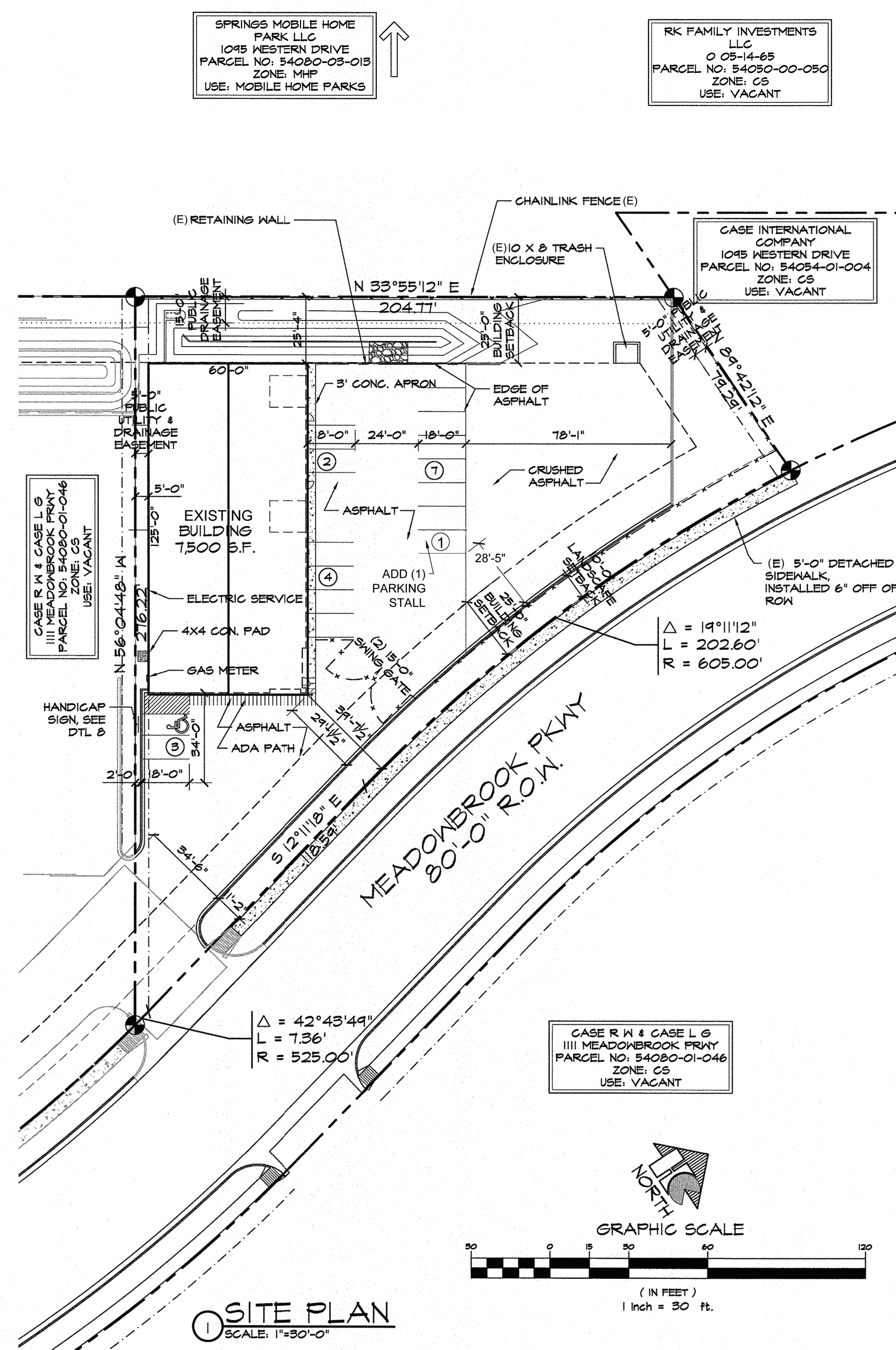
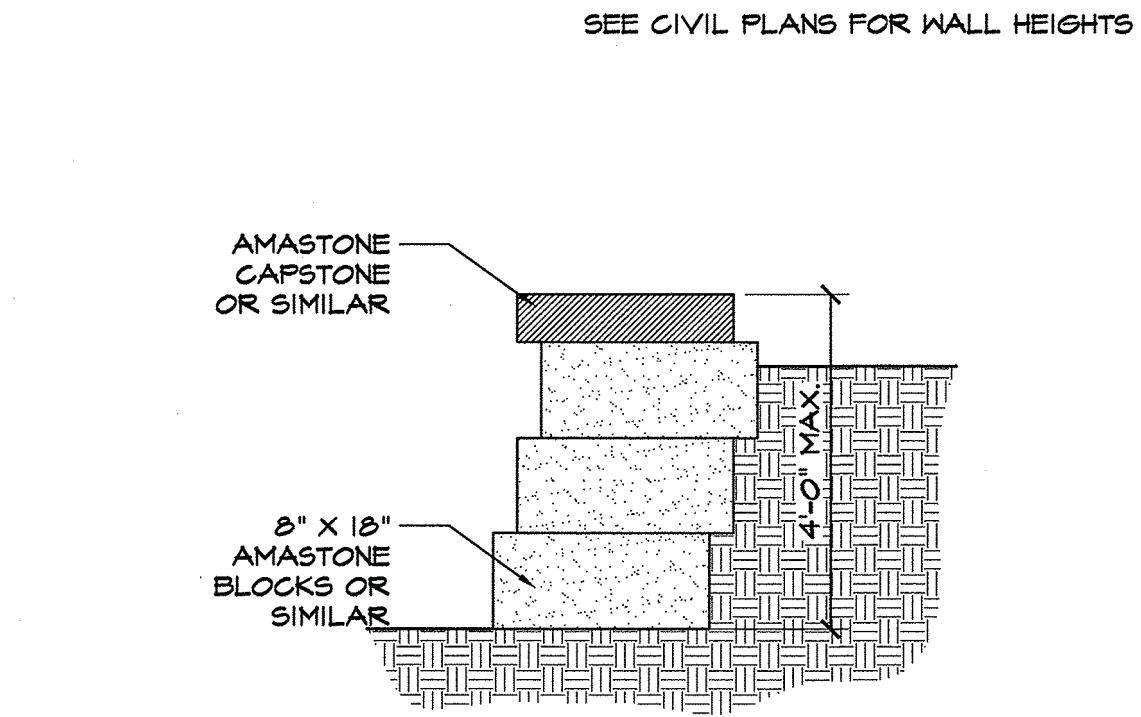
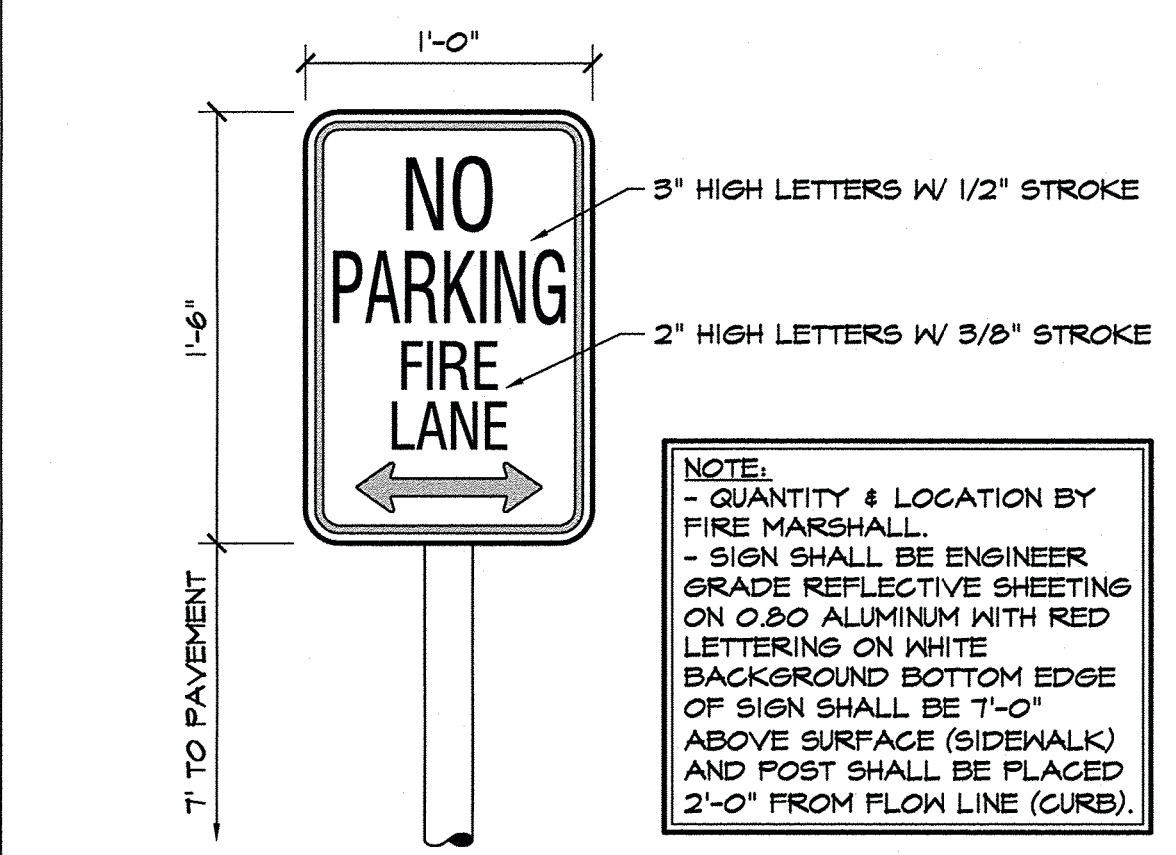
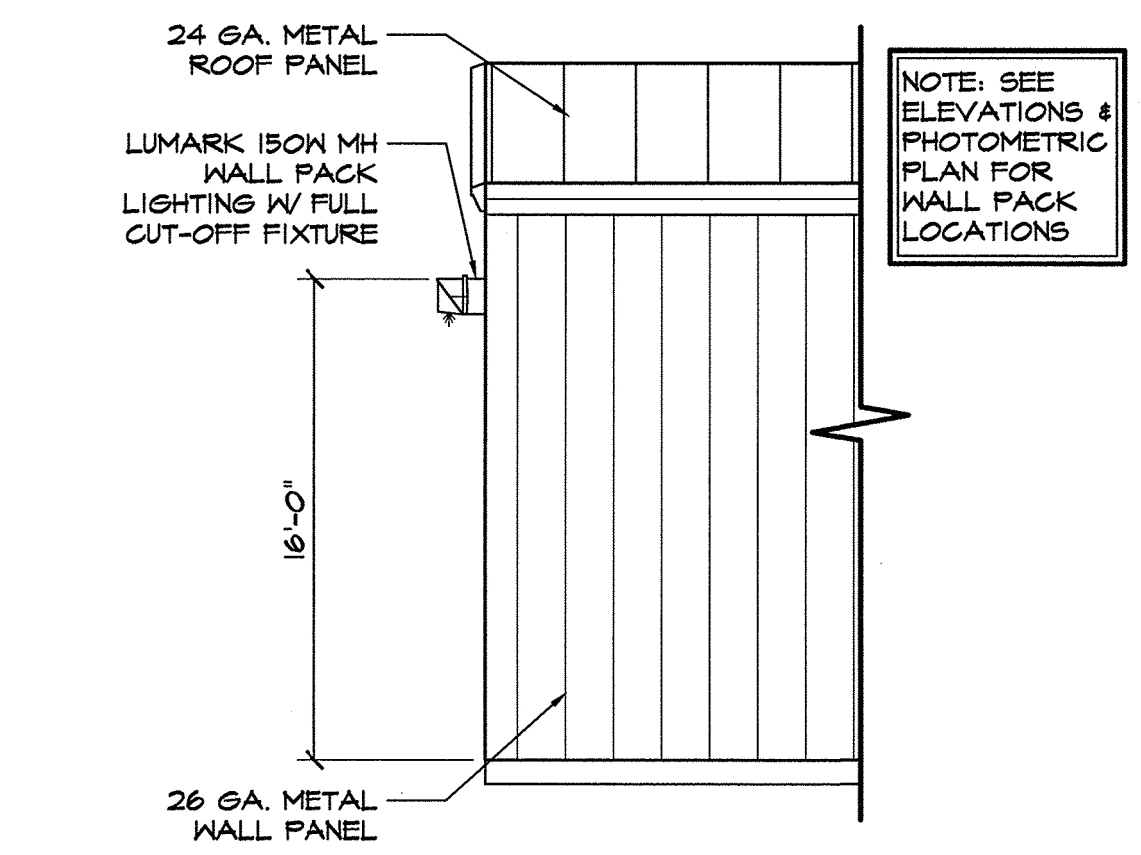
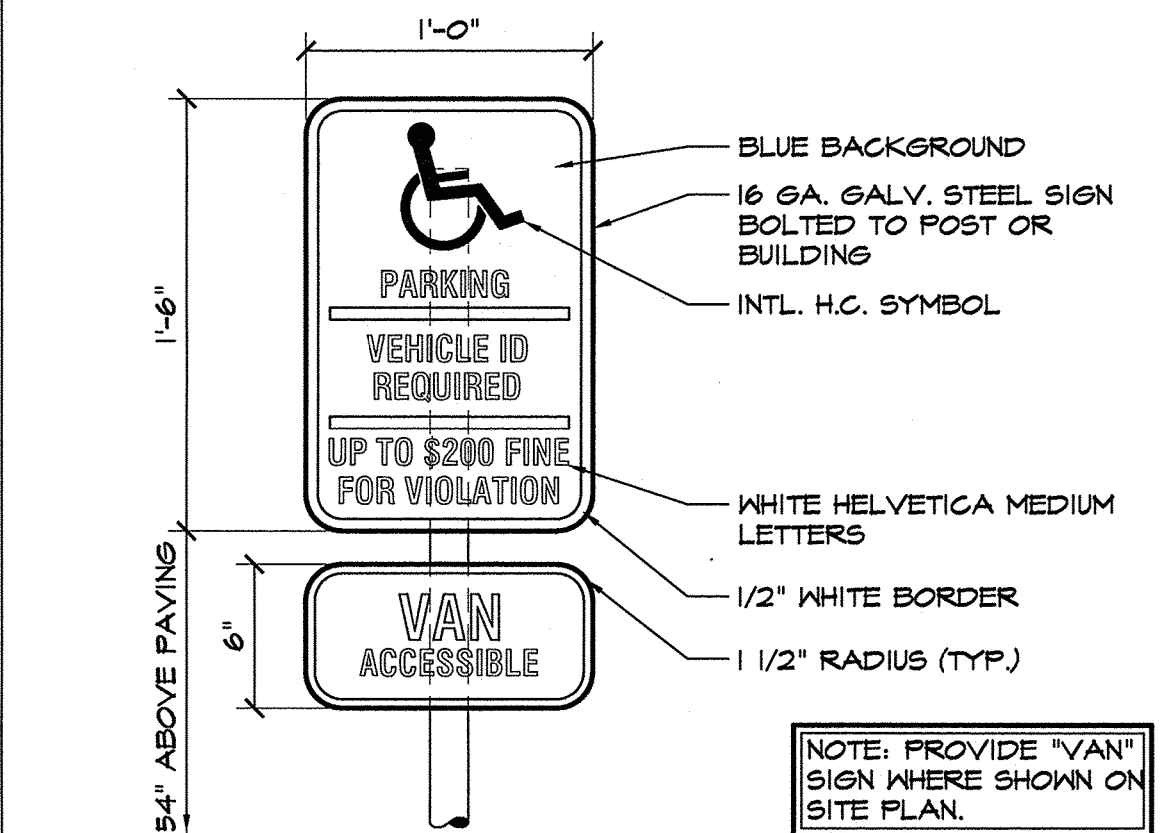
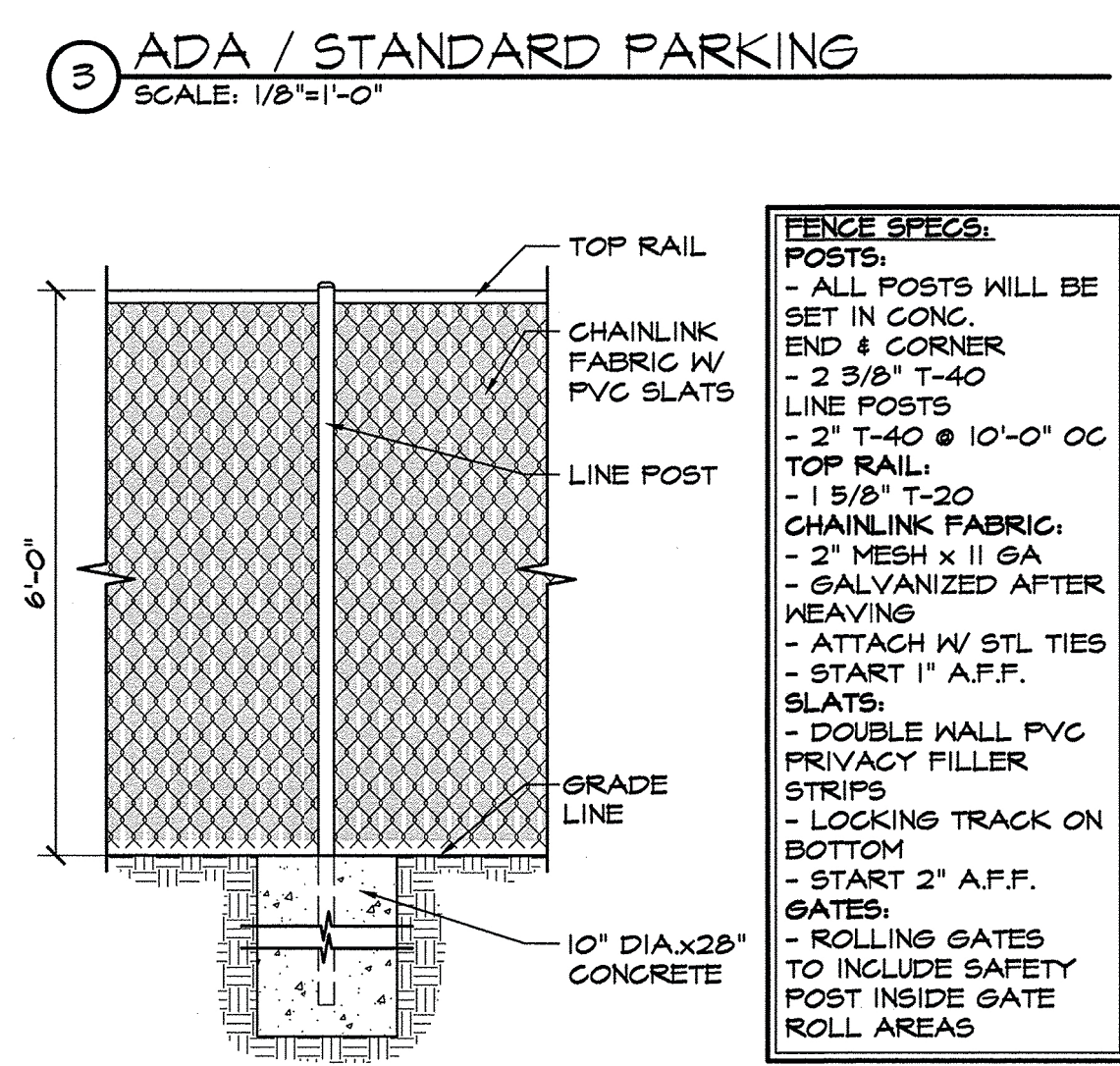
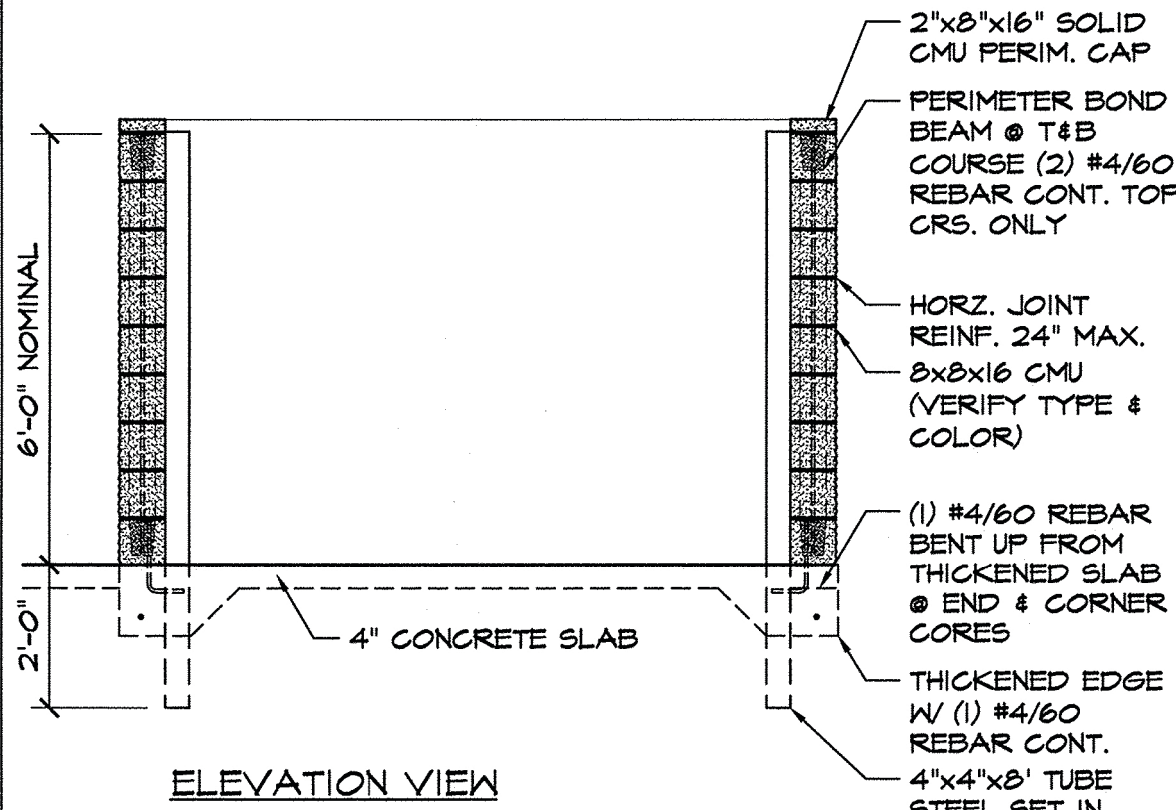
2 EPC TYPE B CURB

SCALE: 1"=1'-0"



GENERAL NOTES

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.



PROJECT INFORMATION

PROPERTY INFORMATION

OWNER NAME: LARRY MENG
1190 MEADOWBROOK PARKWAY
COLORADO SPRINGS, CO. 80915

LEGAL DESCRIPTION: LOT 3 PADMARK BUSINESS PARK, FIL NO 1
54051-02-050

PARCEL NUMBER: 54051-02-050

LOT SIZE: 57,906 SF (0.87 ACRES)

ZONE: CS

CURRENT USE: B1/S-2

FLOODPLAIN STATEMENT: ZONE X (MAP NO: 08041C0756G, DATED DECEMBER 7, 2018)

BUILDING INFORMATION

EXISTING BUILDING: 7,500 SF

BUILDING OCCUPANCY: B1/S-2

TYPE OF CONSTRUCTION: II-B

FIRE SYSTEMS: NOT SPRINKLED

AREA SEPARATION WALLS: NONE

ZONING CODE STUDY

PROPOSED PRINCIPAL USE: REPAIR GARAGE

STRUCTURAL COVERAGE OF LOT: 20%

PAVEMENT COVERAGE: 40%

(E) BUILDING STRUCTURAL HEIGHT: 14'-0 3/8"

FRONT YARD SETBACK: 25'-0"

SIDE YARD SETBACK: 5'-0"

REAR YARD SETBACK: 25'-0"

REQUIRED PARKING SPACES

AUTO SALES OFFICE (1 SPACE / 450 SF) 1,500 / 450: 4

REPAIR GARAGE (3 SPACES / BAY) 4 BAYS: 12

H.C. (1 SPACE/25 REQ'D): 1

TOTAL PARKING SPACES REQUIRED: 17

TOTAL PARKING PROVIDED: 17

NEW STANDARD SPACES PROVIDED: 1

H.C. SPACES PROVIDED: 1

LOADING SPACE PROVIDED: 14' x 18' AREA PROVIDED

DEVELOPMENT SCHEDULE

CONSTRUCTION: 03/15/2020

LANDSCAPING: N/A

DEVELOPMENT APPLICANT

COMPANY: MAXXAS MOTORSPORTS
1190 MEADOWBROOK PARKWAY
COLORADO SPRINGS, CO 80915
303-720-8751

PHONE NUMBER: N/A

FAX NUMBER: N/A

APPLICANT NAME: LARRY MENG

APPLICANT E-MAIL: LARRYMENG@YMAIL.COM

SITE LEGEND

--- PROPERTY LINE

--- RIGHT OF WAY

--- BUILDING SETBACK

--- LANDSCAPE SETBACK

--- UTILITY EASEMENT

--- DRAINAGE EASEMENT

--- CONSTRUCTION LIMIT LINE

--- ACCESS EASEMENT

--- OPAQUE CHAINLINK FENCE

--- 6' HIGH WROUGHT IRON FENCE

--- GAS LINE

--- WATER LINE

--- ELECTRICAL LINE

--- SANITARY SEWER LINE

--- STORM SEWER LINE

--- RETAINING WALL

--- NEW SIDEWALK LOCATIONS W/ CONTROL JOINTS @ 5'-0" O.C.

● PROPERTY CORNER

→ TRAFFIC FLOW

□ WALL PACK LIGHTING

--- SIGN

○ MH

□ ELECTRICAL TRANSFORMER

○ EXISTING FIRE HYDRANT

● PROPOSED FIRE HYDRANT