



**LEGEND**

LOT LINES (PROPERTY)

EXISTING CURB AND GUTTER

EXISTING EASEMENT

**BUILDING DATA**

ZONE: MX-M (MIXED-USE MEDIUM SCALE)

**PARKING TABULATION**

REQUIRED: 1 PER 350 SQFT OF INDOOR SALES AREA; PLUS 1 PER SERVICE BAY

REQUIRED: 13 STALLS (3,100 SF/350 + 4 DOORS=13 STALLS)

PROVIDED: 13 STALLS  
2 ADA STALLS

1" = 30'  
Scale in Feet

| NO. | REVISIONS | BY | DATE |
|-----|-----------|----|------|
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|     |           |    |      |
|     |           |    |      |
|     |           |    |      |

ENGINEER: LR    CHECKED BY: CJ

**LEGEND ENGINEERING**

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**KARL MALONE POLARIS  
SITE PLAN**

1883 S CHELTON ROAD, COLORADO SPRINGS, CO 80906

SHEET: **C-1**

DATE: 4/2/2026