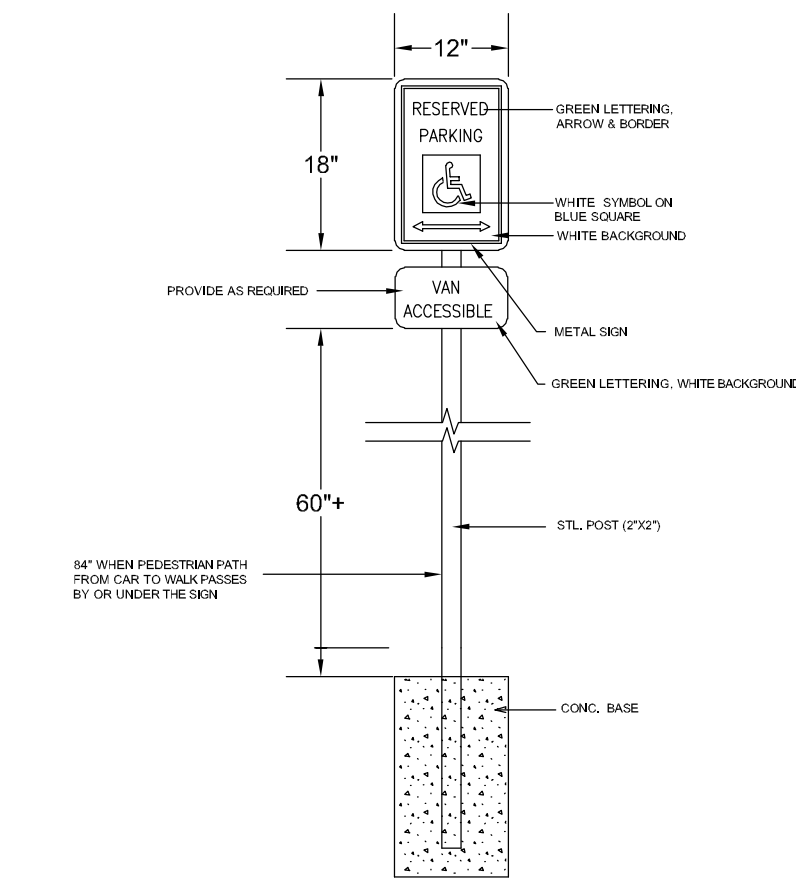
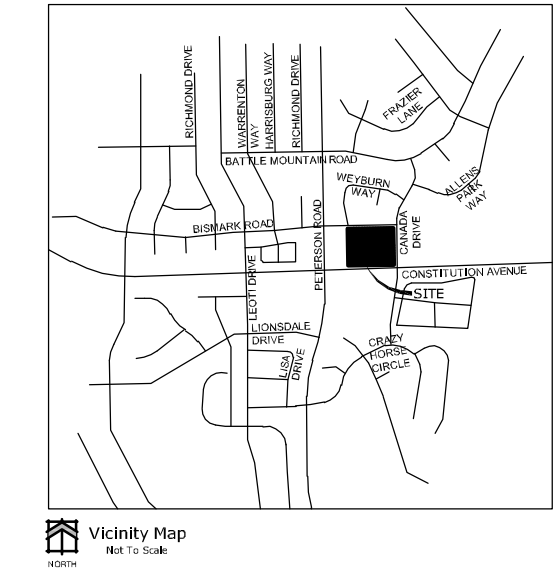
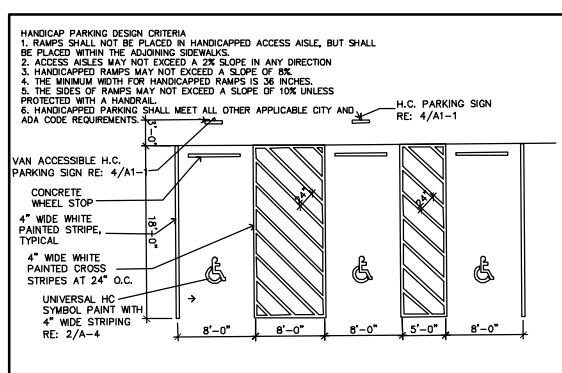


Lot 3A NORTHCREST CENTER FILING NO. 1A SITE DEVELOPMENT PLAN EL PASO COUNTY, COLORADO.

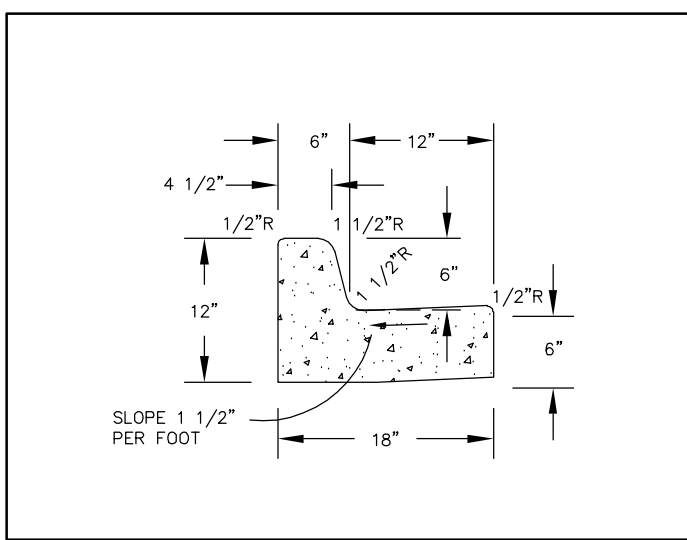
Please address all review comments on made on PPR2412



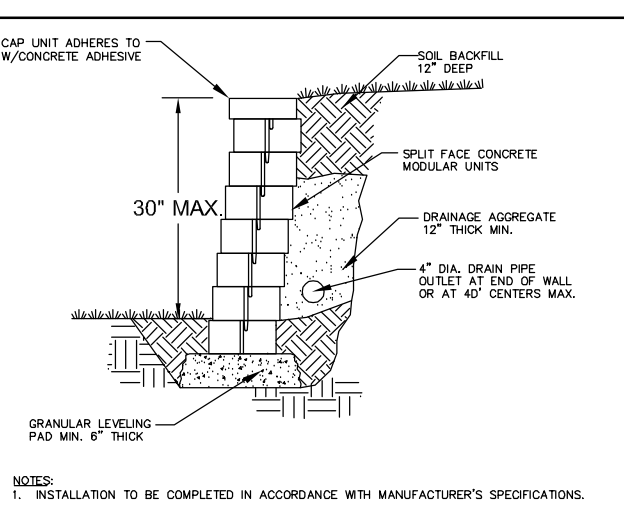
A ACCESSIBLE SIGNAGE DETAIL
N.T.S.



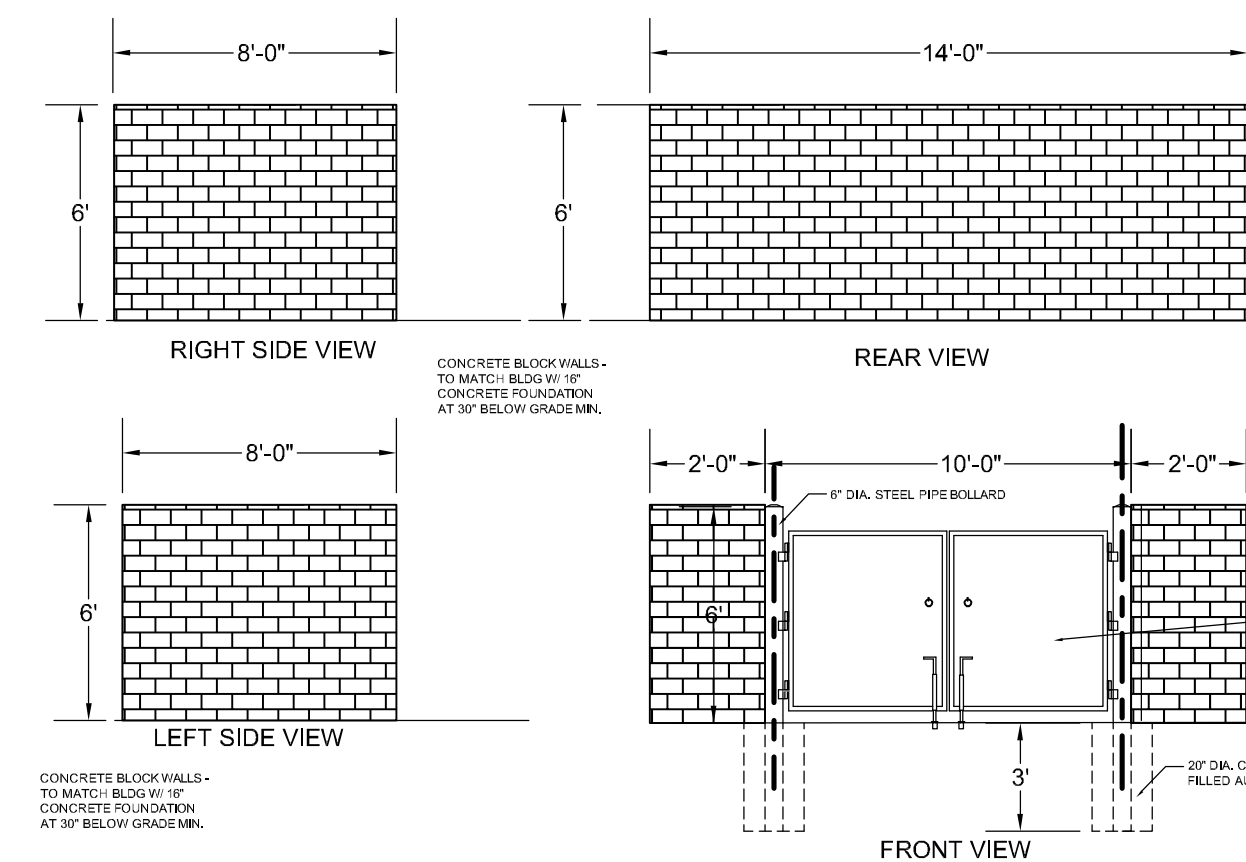
B TYPICAL HANDICAP PARKING DETAIL
N.T.S.



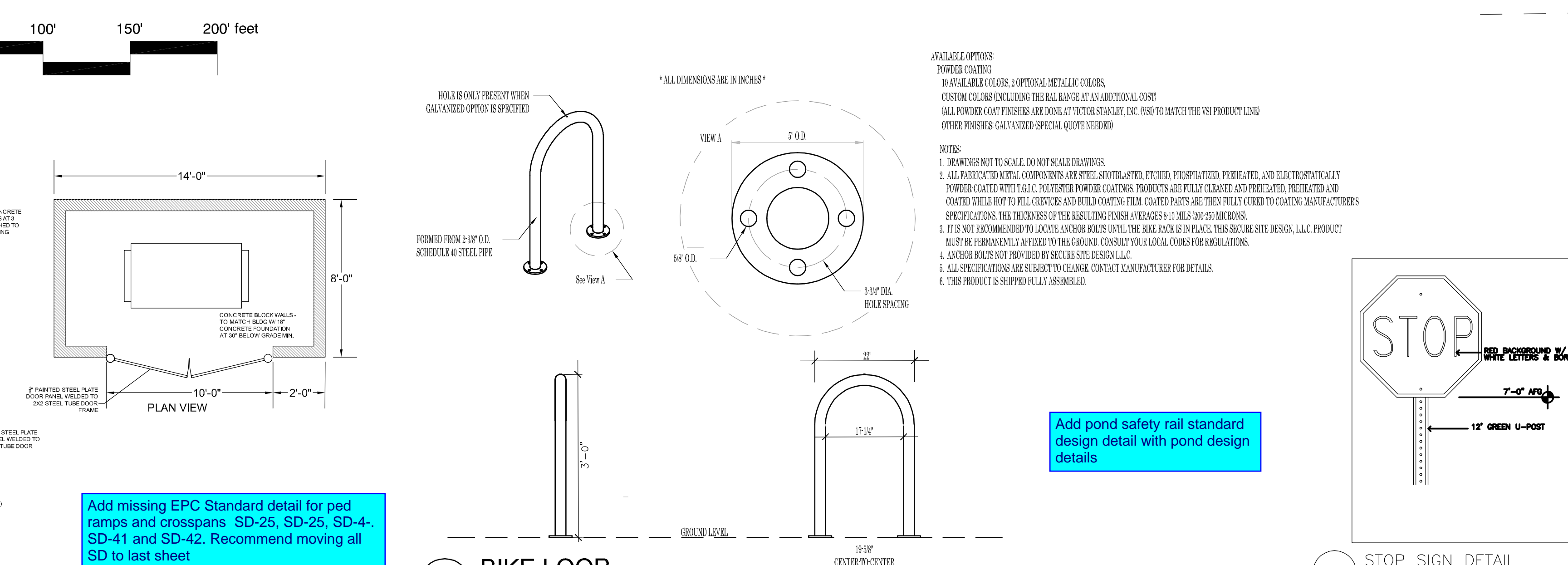
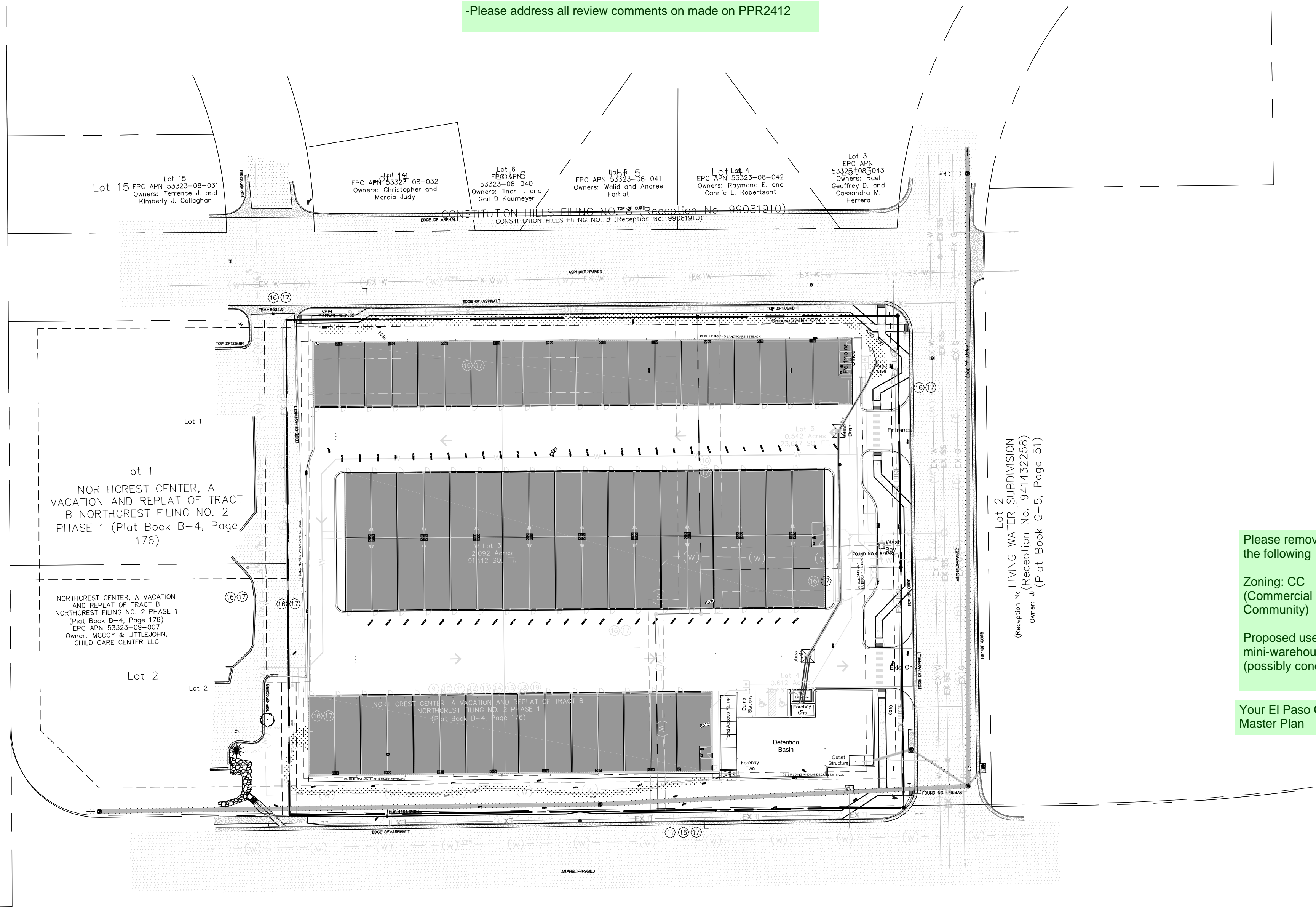
C TYPICAL CURB AND GUTTER
N.T.S.



D RETAINING WALL DETAIL
N.T.S.



E TRASH ENCLOSURE
N.T.S.



Add missing EPC Standard detail for ped ramps and crosspans SD-25, SD-25, SD-4, SD-41 and SD-42. Recommend moving all SD to last sheet

Add note to SDP

The owner/applicant agree on behalf of him/herself and any developer of builder successors and assignees that subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documents on all sales documents and in plat notes to ensure that a title search would find the fee obligation before sale of the property.

LEGAL:
LOT 3A NORTHCREST CENTER FILING NO. 1A

SITE DATA

tax schedule no.:	5332309006	EPC ASR record states 3.25 acres. Please review.
area	3.32ac	
ex zone	CC	
proposed zone	CC	
ex use	CC	
proposed use	commercial center	
master plan	Falcon/Peyton Small Area Plan	
development schedule	Phase 2	
area	3.32ac	
proposed use	commercial center	
bldg area	63,239sf	
max. bldg height	45'	40 feet
prop. bldg height	20'	
bldg setbacks		
front	25'	25 feet
side	15'	
rear	15'	
%lot coverage		
bldgs	45% (63,239sf)	
impervious	38% (53,546sf)	
landscaping	17% (24,611sf)	
use	STORAGE	
bldg area ratio	63,239sf	
required (incl h/c)	1 space for the office 2 (incl 1h/c) 2 (incl 1h/c)	
provided		
	1 space per 100 units plus 1 space per employee	

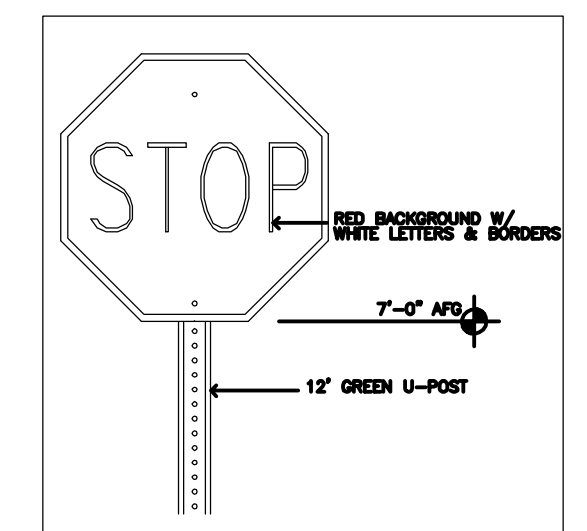
ADA DESIGN PROFESSIONAL STANDARD NOTE:
The party responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA Design Standards and Guidelines as published by the United States Department of Justice. Approval of this plan by the County of El Paso Colorado does not assure compliance with the ADA or any other Federal or State accessibility laws or any regulations or guidelines enacted or promulgated under or with respect to such laws. Sole responsibility for compliance with Federal and State accessibility laws lies with the property owner.

SHEET INDEX

1.....	Site development plan
2.....	Landscape plan
3.....	Landscape details
4.....	Photometric plan
5.....	Sign plan
6.....	
7.....	
8.....	

OWNER INFO

company name K & S DEVELOPMENT LLC
address 3442 Tampa Road Suite B
city/state Palm Harbor FL 34684
phone no AL243 & PPR2412



E STOP SIGN DETAIL



YOW ARCHITECTS PC
ARCHITECTURE & PLANNING
Colorado Springs, Colorado 475-8133

MyGarage @ Northcrest
2510 Canada Drive
Colorado Springs, Colorado 80915

Job No: 18-115
Directory: Planning
File: Site development plan 3-6-24
Drawn By: DEN
Date: 3/11/2024
Revised:

DRAWING NO. COVER
SITE DEVELOPMENT PLAN

PCD FILE NUMBER: PPR-21-036

