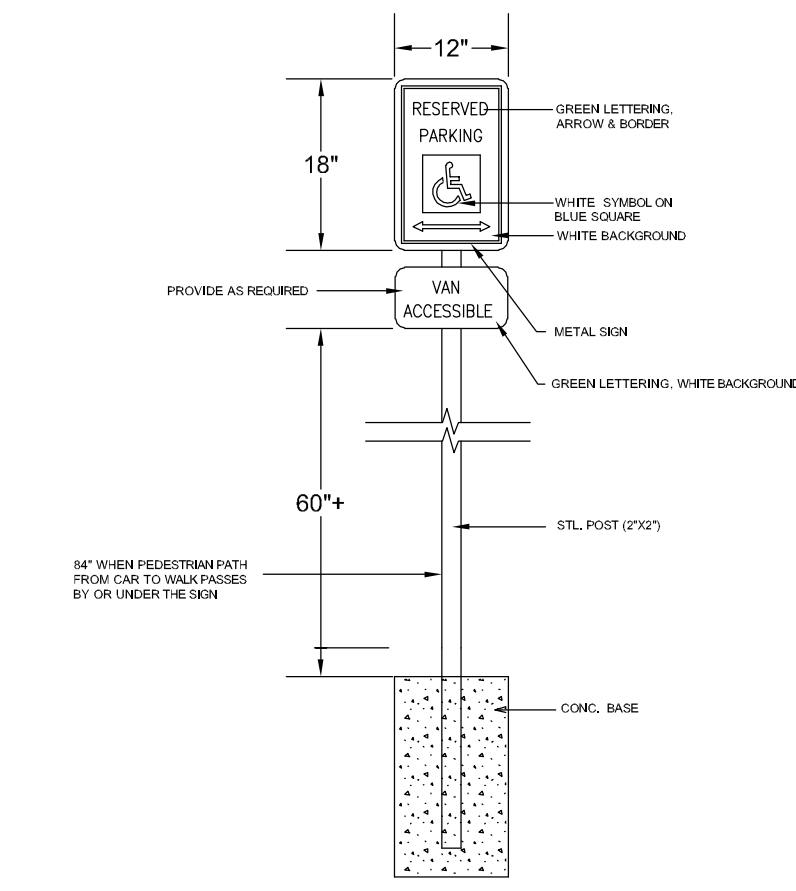
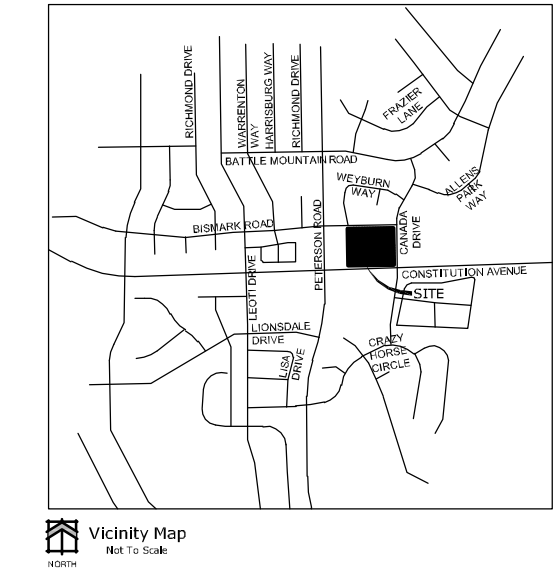
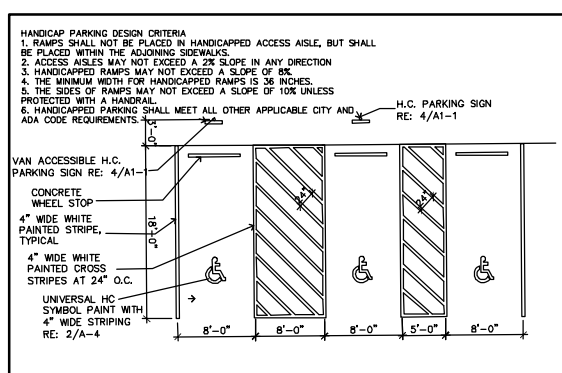


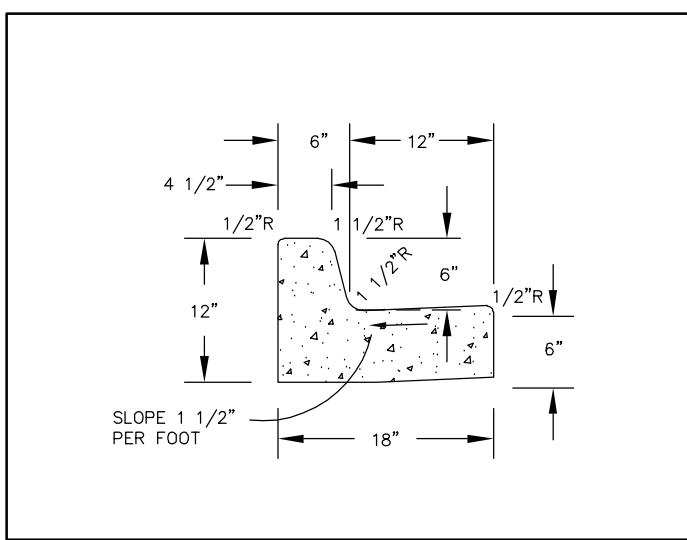
Lot 3A NORTHCREST CENTER FILING NO. 1A SITE DEVELOPMENT PLAN EL PASO COUNTY, COLORADO.



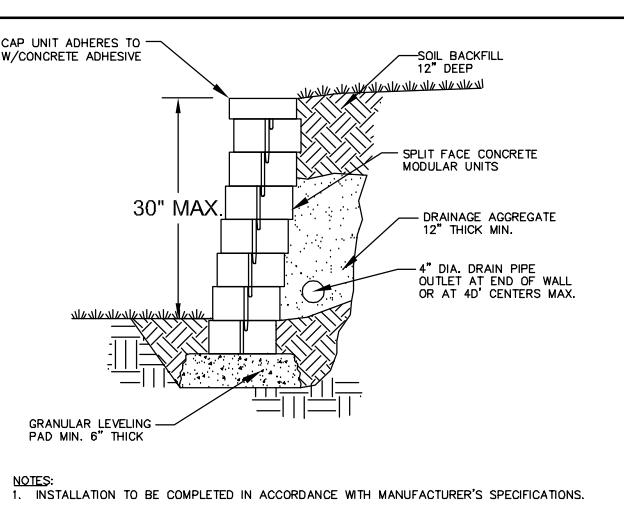
A ACCESSIBLE SIGNAGE DETAIL
N.T.S.



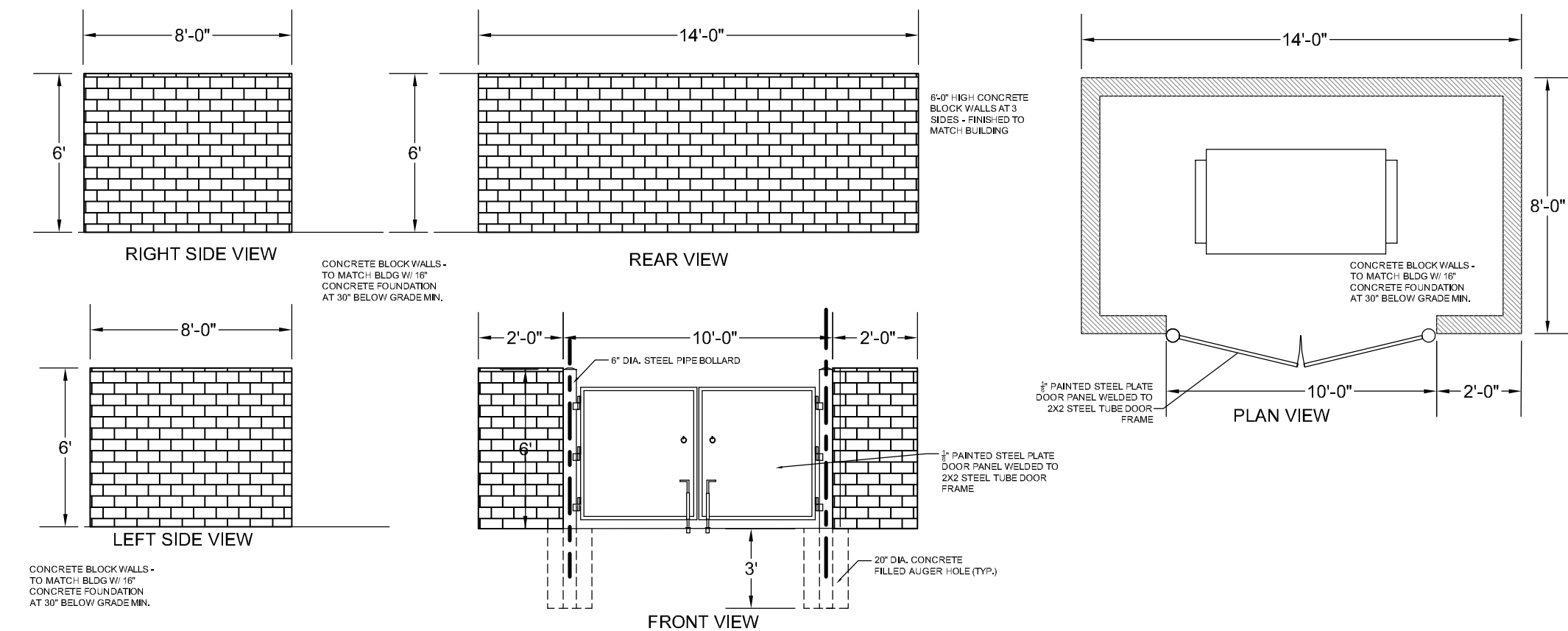
B TYPICAL HANDICAP PARKING DETAIL
N.T.S.



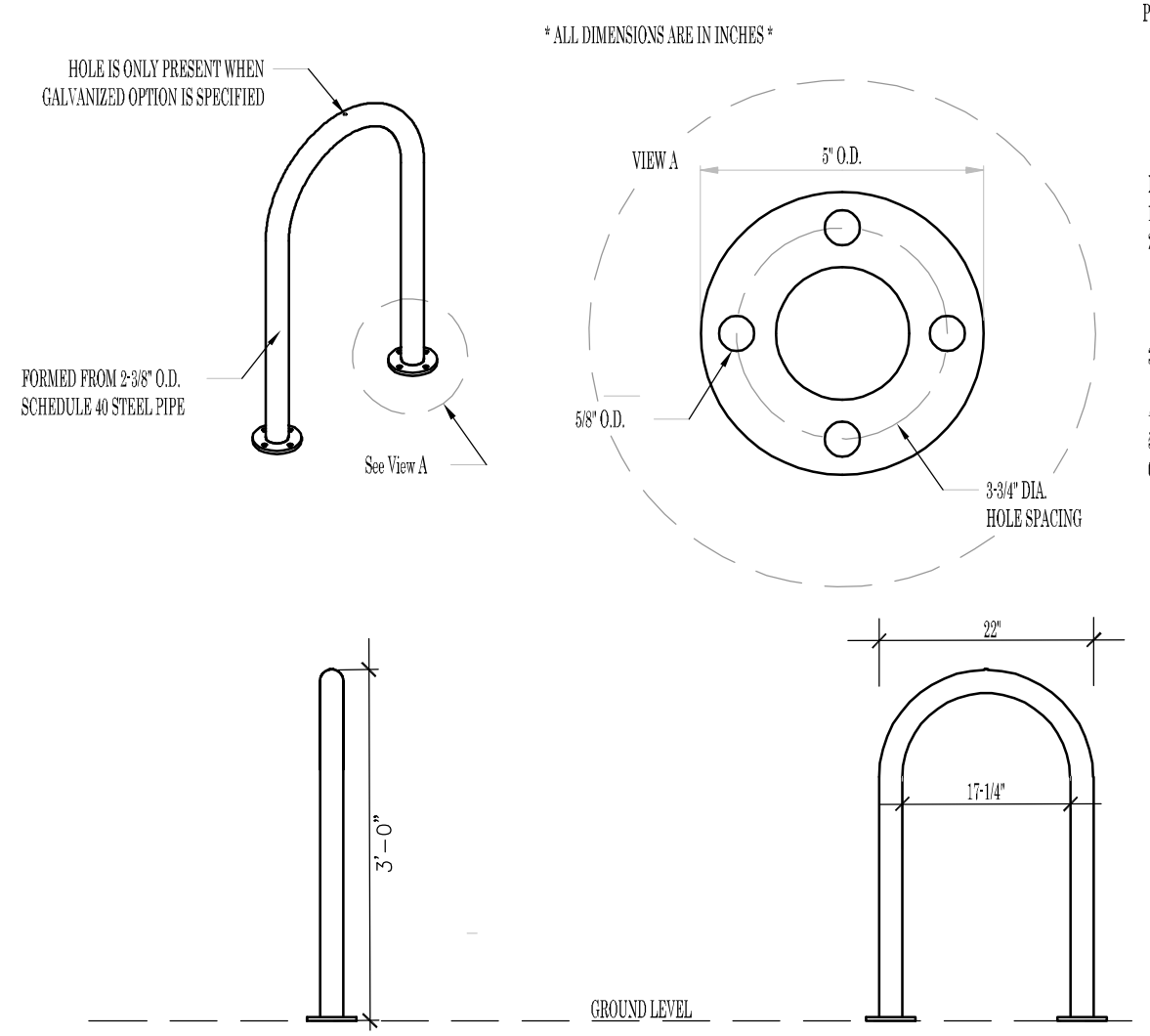
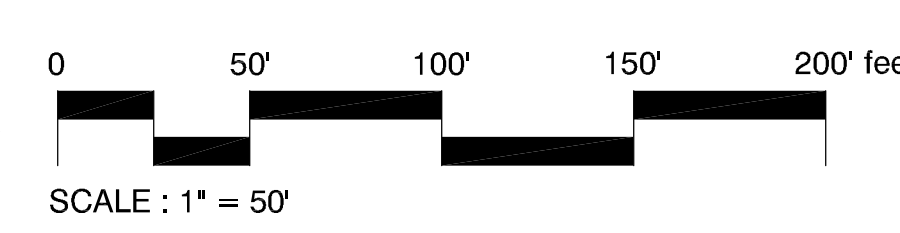
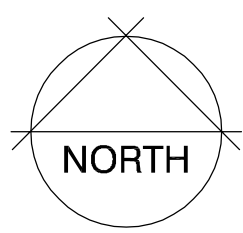
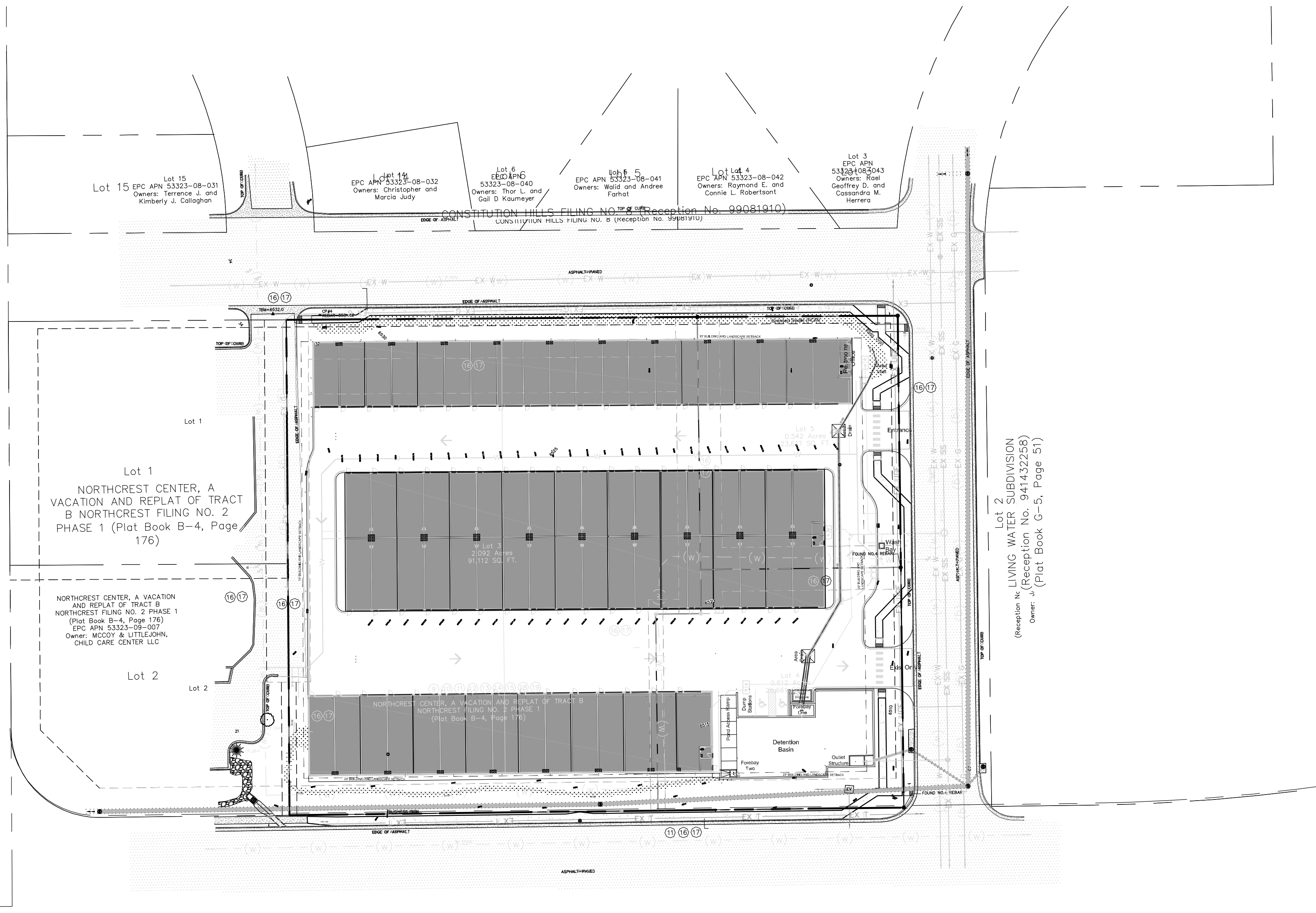
C TYPICAL CURB AND GUTTER
N.T.S.



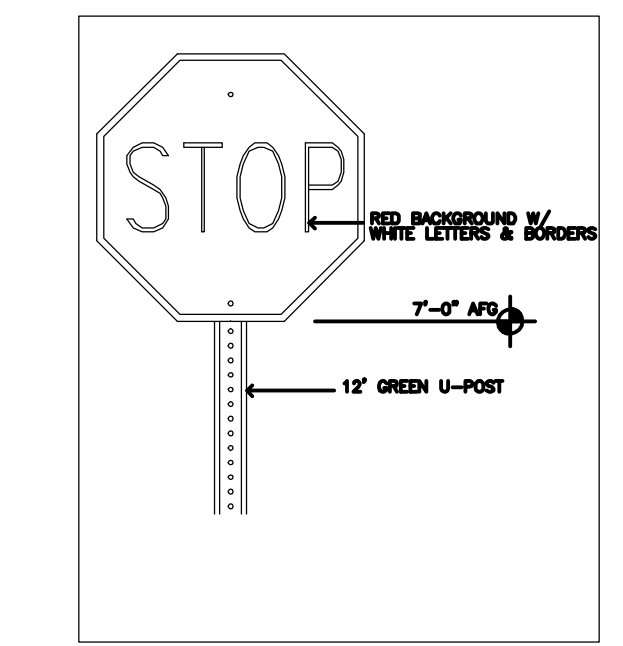
D RETAINING WALL DETAIL
N.T.S.



E TRASH ENCLOSURE
N.T.S.



F BIKE LOOP
N.T.S.



E STOP SIGN DETAIL

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

SITE DATA

tax schedule no.:	5332309008
area	3.32ac
ex zone	n/a
proposed zone	CC
ex use	CC
proposed use	commercial center
master plan	Falcon/Peyton Small Area Plan
development schedule	FALL 2024

LOT INFO

proposed use	3.32ac commercial center
bldg area	63,239sf
max. bldg height	45'
prop. bldg height	20'
bldg setbacks	
front	25'
side	25'
rear	15'
%lot coverage	
bldgs	45% (63,239sf)
impervious	38% (53,546sf)
landscaping	17% (24,611sf)

PARKING

use	STORAGE
bldg area	63,239sf
ratio	1 space for the office
required (incl h/c)	2 (incl 1 h/c)
provided	2 (incl 1 h/c)

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 and under 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	



YOW ARCHITECTS PC
ARCHITECTURE & PLANNING
115 S. Weber
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	DN
Date	3/11/2024
Revised	

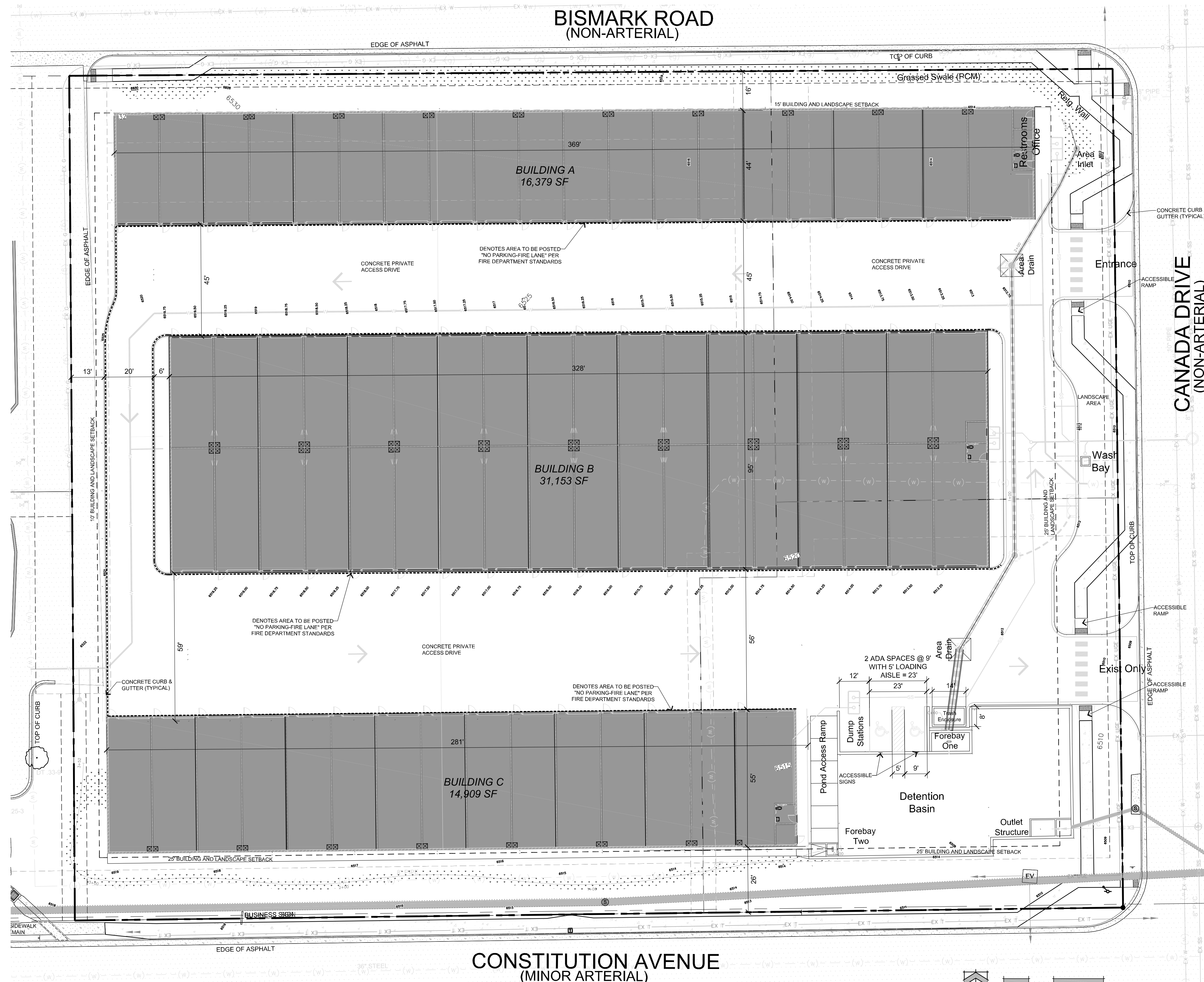
DRAWING NO.
COVER
SITE DEVELOPMENT PLAN

Lot 3A NORTHCREST CENTER FILING NO. 1A

SITE DEVELOPMENT PLAN

EL PASO COUNTY, COLORADO.

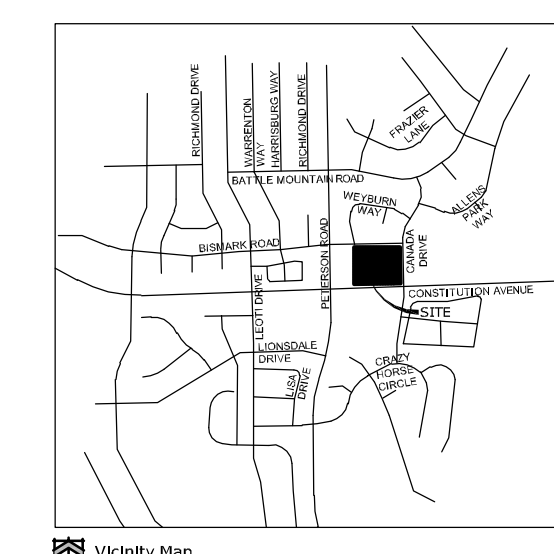
BISMARCK ROAD
(NON-ARTERIAL)



CONSTITUTION AVENUE
(MINOR ARTERIAL)

LEGEND

BOUNDARY LINE	— — — — —
SETBACK LINE	- - - - -
ACCESSIBLE ROUTE	— · — · — · — · —

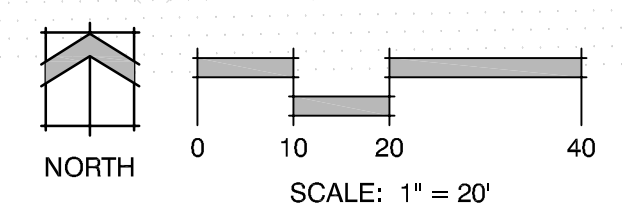


LEGAL:
LOT 3A NORTHCREST CENTER FILING NO. 1A

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phone no	



YOW ARCHITECTS PC
ARCHITECTURE & PLANNING
115 S. Weber
Colorado Springs, Colorado 475-8133

Structural: _____
Electrical: _____
Mechanical: _____
Plumbing: _____

MyGarage @ Northcrest
2510 Canada Drive
Colorado Springs, Colorado 80915

25 No. 16,110
Directory Planning
File Site Development plan-34624
Drawn By DIN
Date 3/11/2024
Revised:

DRAWING NO. **1**
SITE DEVELOPMENT PLAN