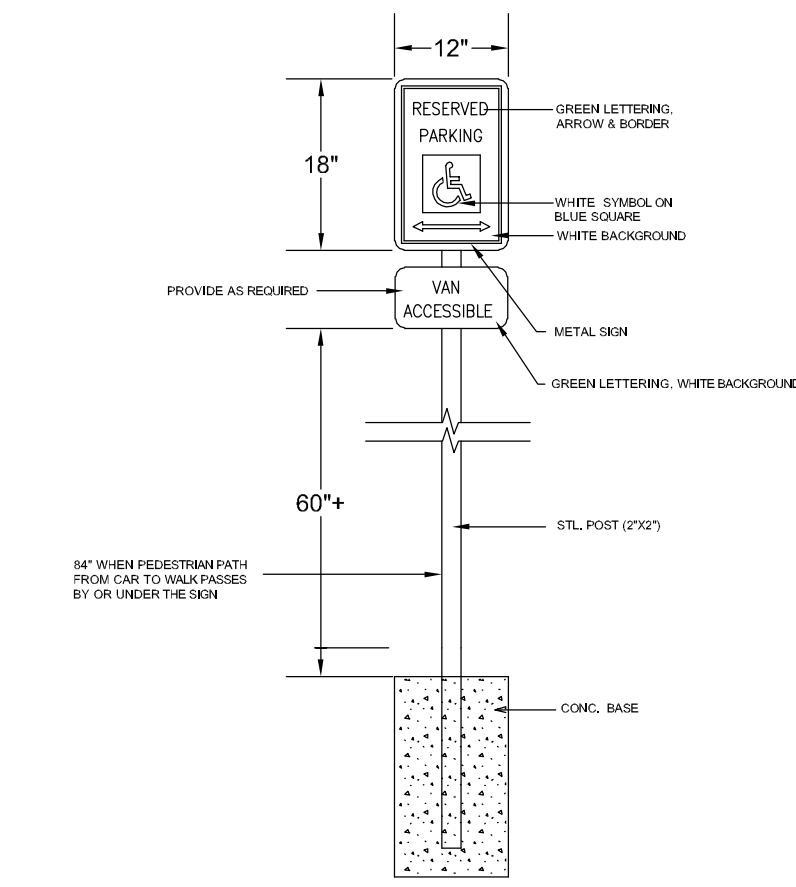
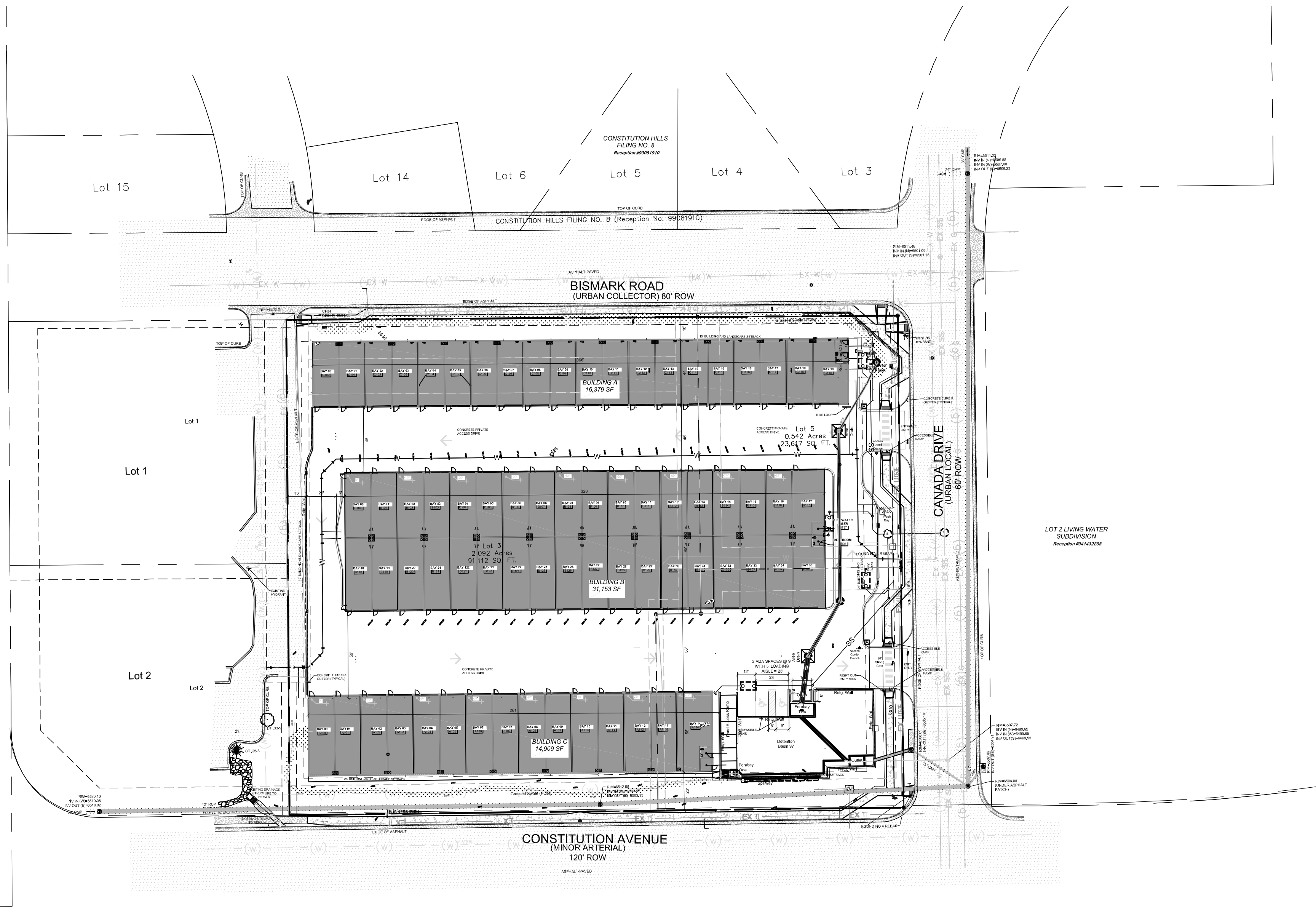
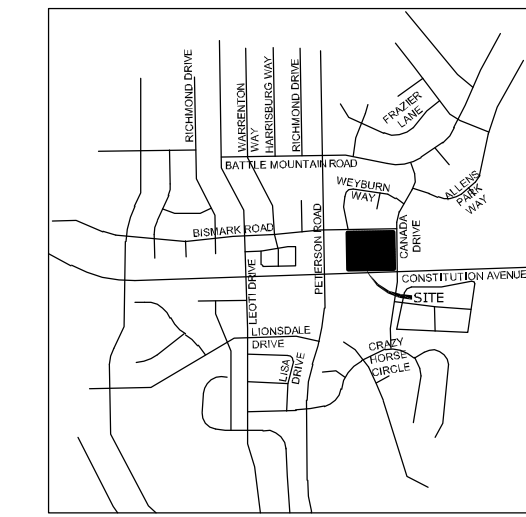
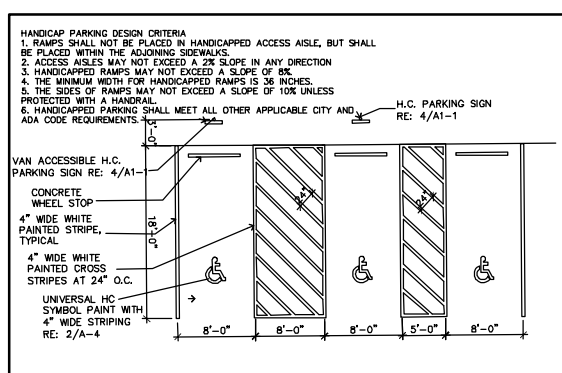


MY GARAGE @ NORTHCREST

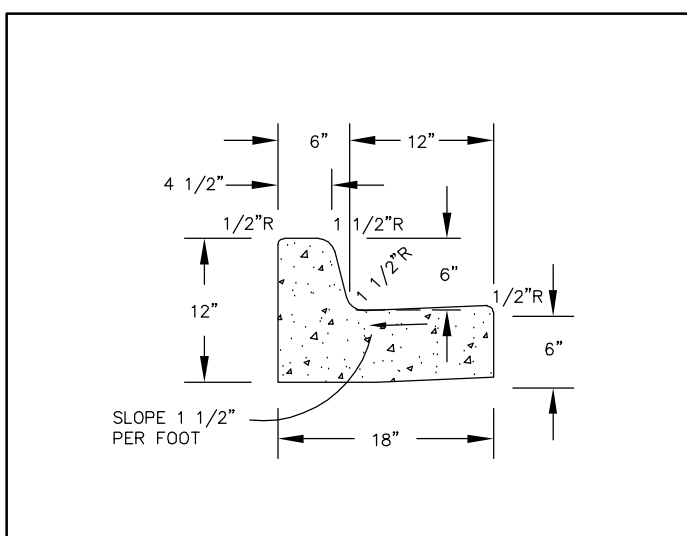
SITE DEVELOPMENT PLAN
EL PASO COUNTY, COLORADO.



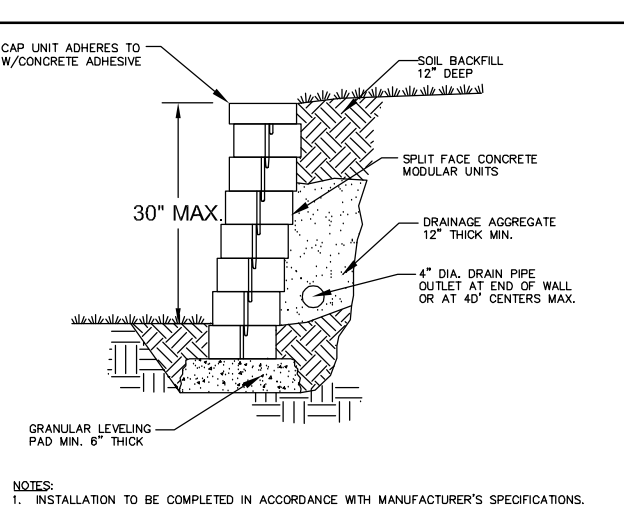
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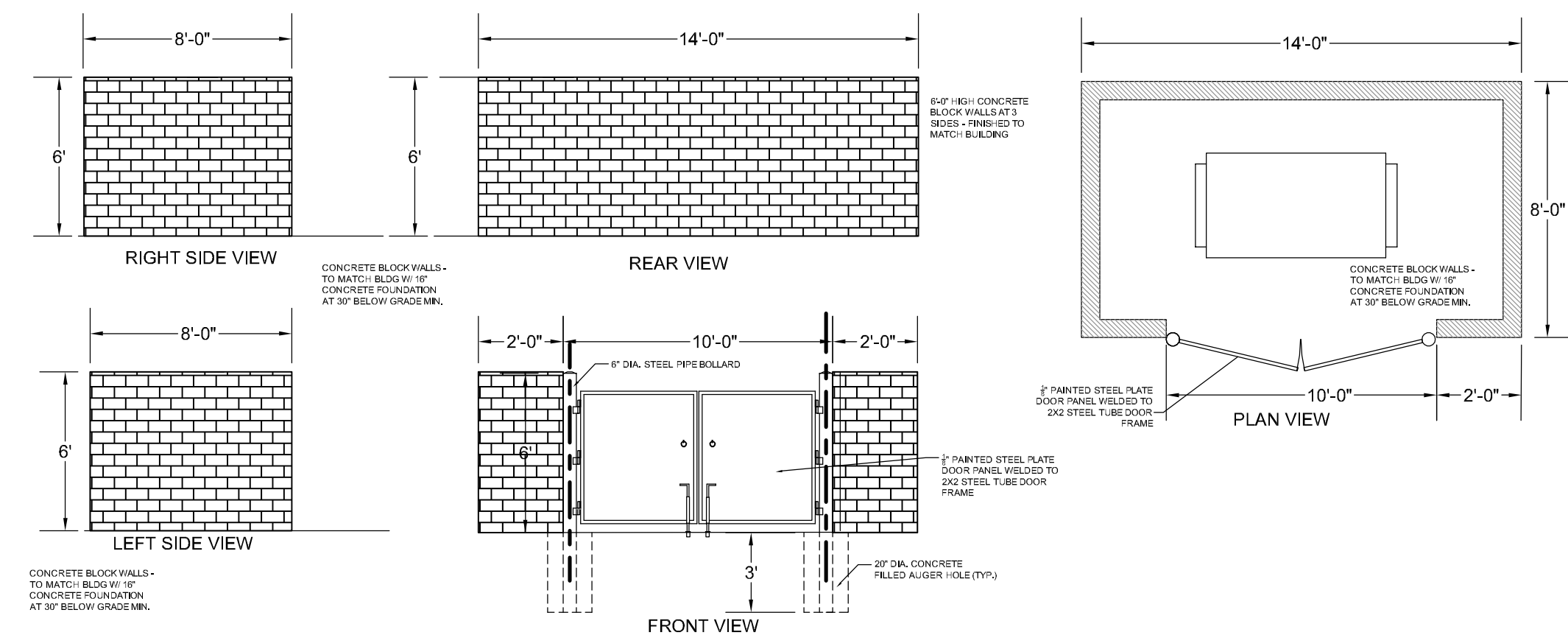
B TYPICAL HANDICAP PARKING DETAIL
N.T.S.



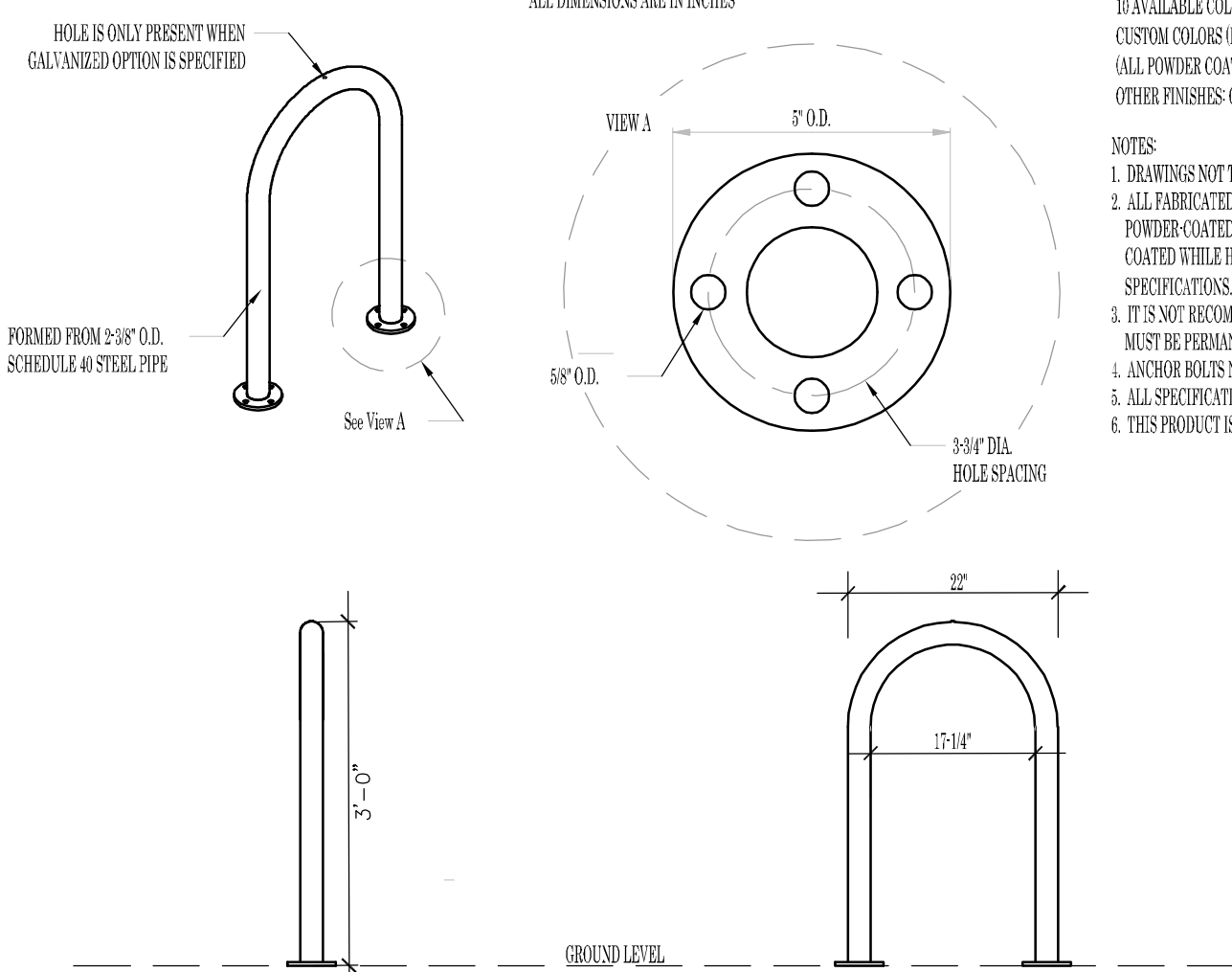
C TYPICAL CURB AND GUTTER
N.T.S.



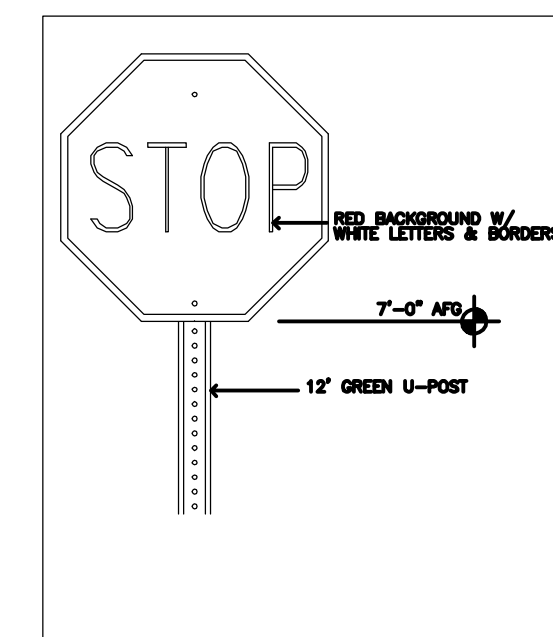
D RETAINING WALL DETAIL
N.T.S.



E TRASH ENCLOSURE
N.T.S.



F BIKE LOOP
N.T.S.



E STOP SIGN DETAIL

PCD DIRECTOR SIGNATURE:

Meghan Herington Date
Planning and Community Development Director

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

SITE DATA

tax schedule no.:	5332309008
area	3.25 acres
Current zoning district	CC (Community Commercial)
ex use	vacant
proposed use	SELF STORAGE
master plan	Your El Paso County Master Plan
development schedule	Fall 2024

LOT INFO	bldg area	63,239sf
	max. bldg height	40'
LOT INFO	prop. bldg height	20'
	front setbacks	25'
	side rear	25'
LOT INFO	%lot coverage	45% (63,239sf)
	bldgs	38% (53,546sf)
	impervious landscaping	17% (24,611sf)

PARKING	use	STORAGE
	bldg area ratio	63,239sf 1 space for the office
PARKING	required (incl h/c)	2 (incl 1h/c)
	provided	2 (incl 1h/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 under or with respect to such laws. Sole responsibility for compliance with Federal and State accessibility laws lies with the property owner.

The subdividers agree on behalf of him/herself and any developer of builder successors and assignees that subdividers 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

- SHEET INDEX
- 1..... COVER SHEET
 - 2..... SITE DEVELOPMENT PLAN
 - 3..... LANDSCAPE PLAN
 - 4..... LANDSCAPE DETAILS

OWNER INFO

company name K & S DEVELOPMENT LLC
address 3442 Tampa Road Suite B
Palm Harbor FL 34684
phone no (727)-242-5121

PCD FILE NUMBER: PPR2412



YOW ARCHITECTS PC

ARCHITECTURE & PLANNING

Colorado Springs, Colorado 475-8133

115 S. Weber

My Garage @ Northcrest

2510 Canada Drive
Colorado Springs, Colorado 80915

300 No. 10, 110
Directory Planning
File Site development plan 6-13-24
Drawn By DEN
Date 3/11/2024
Revised

DRAWING NO.
COVER
SITE DEVELOPMENT PLAN

MY GARAGE @ NORTHCREST

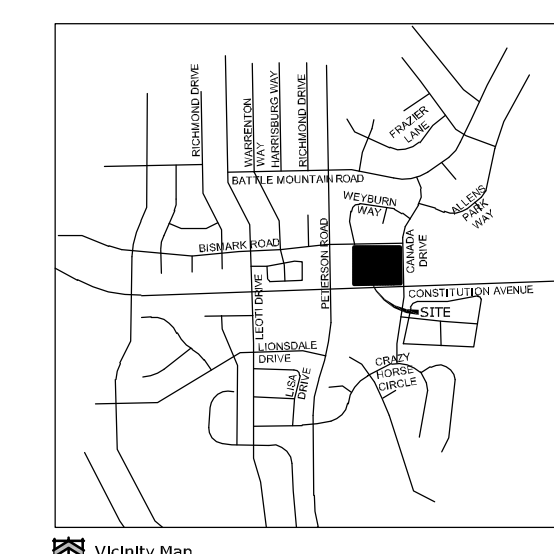
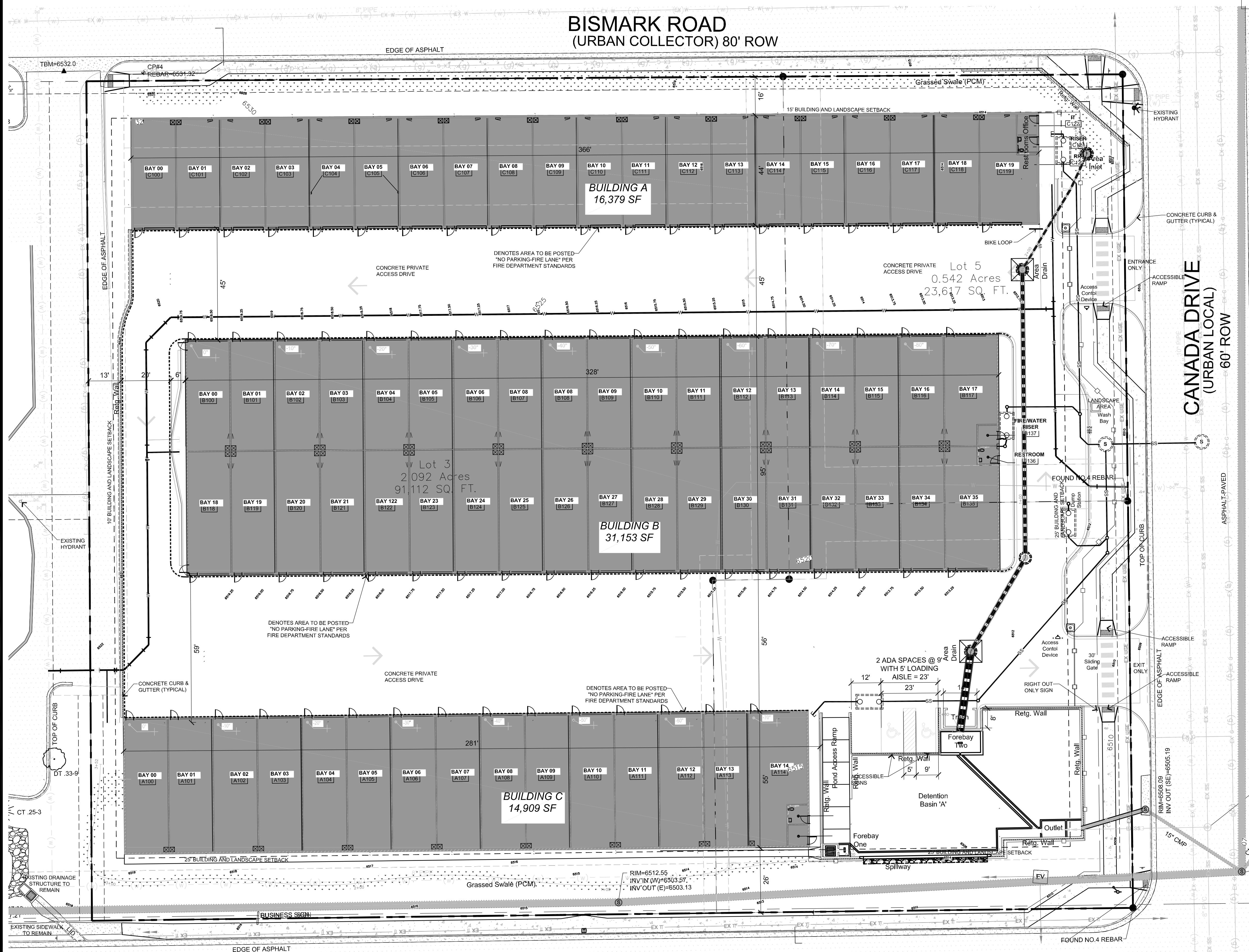
SITE DEVELOPMENT PLAN
EL PASO COUNTY, COLORADO.



BISMARCK ROAD
(URBAN COLLECTOR) 80' ROW

LEGEND

BOUNDARY LINE	---
SETBACK LINE	- - - -
ACCESSIBLE ROUTE	---
FIRE LANE	---
PERIMETER FENCE	□



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

SITE DATA

tax schedule no.:	5332309008
area	3.25 acres
Current zoning district	CC (Community Commercial)
ex use	vacant
proposed use	SELF STORAGE
master plan	Your El Paso County Master Plan
development schedule	Fall 2024

LOT INFO

bldg area	63,239sf
max. bldg height	40'
prop. bldg height	20'
bldg setbacks	
front	25'
side	25'
rear	25'
%lot coverage	45% (63,239sf)
bldgs	38% (53,546sf)
impervious	17% (24,611sf)
landscaping	

PARKING

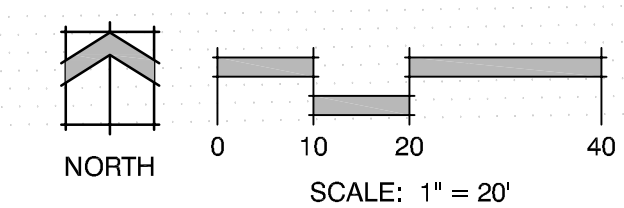
use	STORAGE
bldg area	63,239sf
ratio	1 space for the office
required (incl h/c)	2 (incl 1h/c)
provided	2 (incl 1h/c)

The subdivider(s) agree on behalf of him/herself and any developer of builder successors and assigns 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.

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OWNER INFO

company name	K & S DEVELOPMENT LLC
address	3442 Tampa Road Suite B
city/state	Palm Harbor FL 34684
phone no	(727)-242-5121



YOW ARCHITECTS PC
ARCHITECTURE & PLANNING
115 S. Weber
Colorado Springs, Colorado 80915
475-8133

Structural:
Electrical:
Mechanical:
Plumbing:

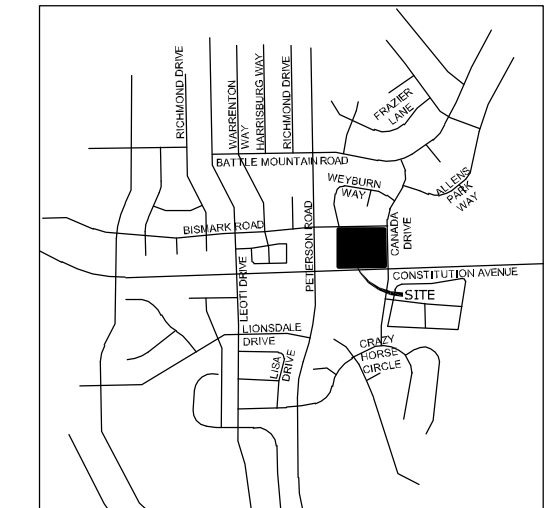
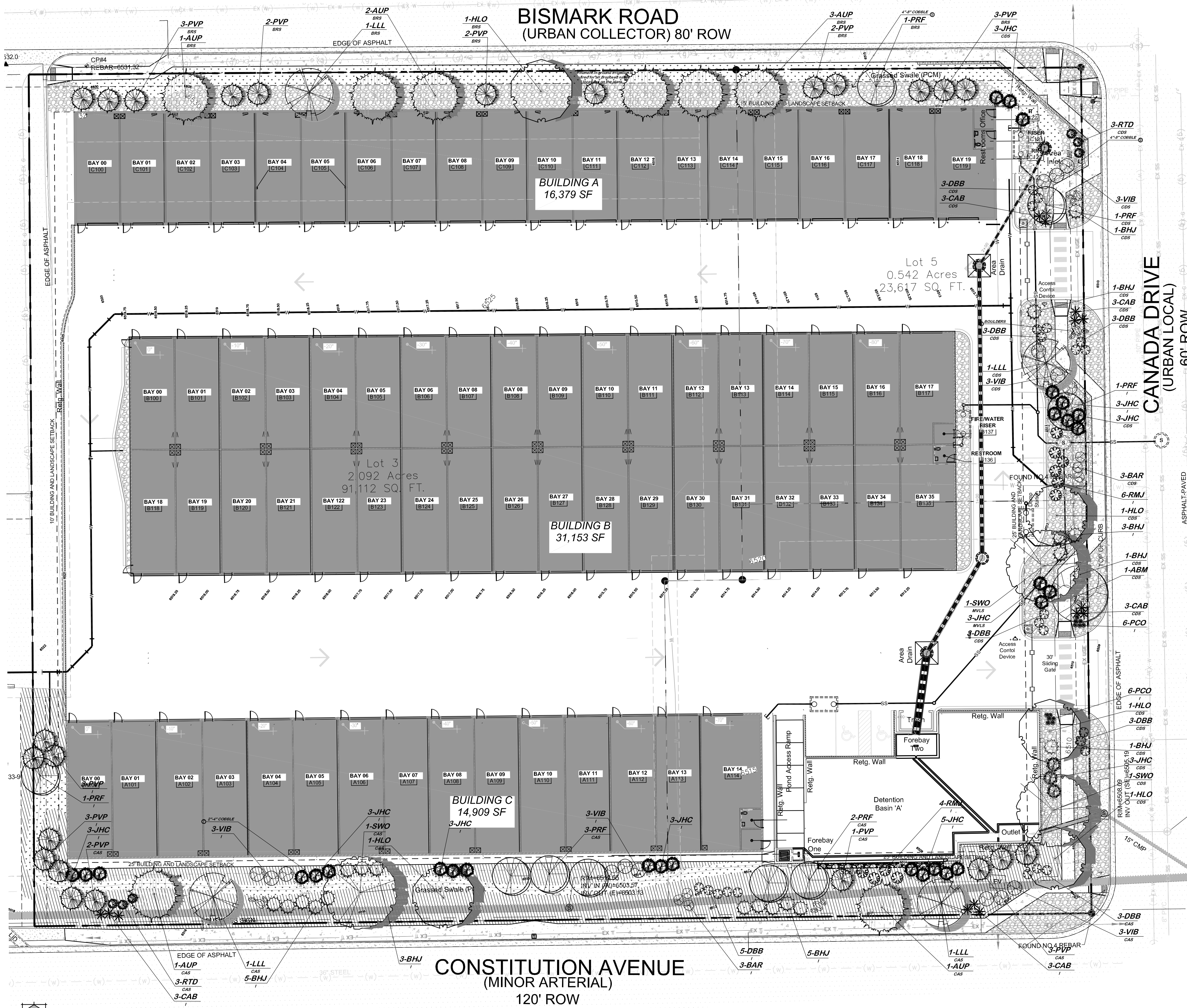
My Garage @ Northcrest
2510 Canada Drive
Colorado Springs, Colorado 80915

Rev. No. 16.110
Directory Planning
File Site development plan-6-0204
Drawn By DIB
Date 3/11/2024
Revised:

DRAWING NO.
2
SITE DEVELOPMENT PLAN

MY GARAGE @ NORTHCREST

LANDSCAPE PLAN
EL PASO COUNTY, COLORADO.



- KEYED NOTES: (not all items labeled)
- TYPICAL DECIDUOUS TREE PLANTING - see detail a2-2
 - TYPICAL EVERGREEN TREE PLANTING - see detail a2-2
 - TYPICAL SHRUB PLANTING - see detail a2-2
 - TYPICAL GROUND COVER/PERENNIAL PLANTING - see detail a2-2
 - LANDSCAPE BOULDER - see detail a2-2
 - STEEL EDGE - see detail a2-2
 - 2-4" BLUE GREY GRAVEL MULCH
 - ORGANIC MULCH
 - 4-8" COBBLE
 - COMPACTED BREEZE
 - TURF LAWN AREA (THERMAL BLUE BLEND) - see landscape notes for required amendments
 - 1'-0" WIDE CONCRETE WALK. DOWEL INTO BACK OF CURB EVERY 24" O.C.

SITE CATEGORY CALCULATIONS

LANDSCAPE SETBACKS

Plant Label	Shrub Name / Code	Shrub Classification	Width (in feet) Required/Provided	Linear Footage Required	Tree / Feet Required	No. Trees Required	No. Trees Provided
CAS	Constitution Setback	Minor-Arterial	20'0"	420'	1/25'	17	17
COS	Canada Setback	Non-Arterial	10'0"	336'	1/20'	11	7
BRS	Bismark Road Setback	Buffer	10'0"	410'	1/20'	21	21

MOTOR VEHICLE LOTS

Plant Label	No. of Vehicle Spaces Provided	Shade Trees (1/150) Required/Provided	Vehicle Lot Frontage (ft) Required/Provided	Length of Frontage (ft) (including driveway)	Length of Frontage (ft)
MVLS	3	1	18'	18'	12'

INTERNAL LANDSCAPING

Plant Label	Net Site Area (SF) (Less 20% ROW)	Percent Minimum Required/Provided	Internal Area (SF) Required/Provided	Internal Trees (1/100) Required	Internal Trees (1/100) Provided
I	141,396 SF	9%	12,725 SF / 24,611 SF	14	6

LANDSCAPE PLANT SCHEDULE

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	MATURE SIZE	PLANTING SIZE	NOTES
DECIDUOUS TREES						
AUP	1	<i>Aster multiflorus</i> 'Jefferson'	Aster Blue Mink	50' x 40'	2 1/2" Caliper	Ball and Burlap
HLO	5	<i>Gleditsia triacanthos</i>	Silky Honeylocust	40' x 30'	2" Caliper	Ball and Burlap
SWO	3	<i>Quercus bicolor</i>	Swamp White Oak	60' x 50'	2" Caliper	Ball and Burlap
LLL	4	<i>Tilia cordata</i> 'Silver Queen'	Glossy Green Linden	45' x 25'	2" Caliper	Ball and Burlap
EVERGREEN TREES						
AUP	4	<i>Pinus strobus</i>	Austrian Pine	50' x 30'	1 1/2" Height	Ball and Burlap
PVP	24	<i>Pinus bursamillensis</i>	Vanderwolf Pine	30' x 15'	6" Height	Ball and Burlap
ORNAMENTAL TREES						
JHC	1	<i>Prunella coccinea</i>	Prunella Coccinea	20' x 20'	2" Caliper	Ball and Burlap
DECIDUOUS SHRUBS						
DBB	23	<i>Echinops alatus</i>	Deer Prickly Bush	5' x 4'	5 Gallon	Container
RTD	6	<i>Cornus alternifolia</i>	Redtwig Dogwood	6' x 5'	5 Gallon	Container
VIB	15	<i>Viburnum lentago</i>	Nannyberry Viburnum	9' x 7'	5 Gallon	Container
BAR	6	<i>Berberis thunbergii</i>	Redleaf Barberry	5' x 5'	5 Gallon	Container
EVERGREEN SHRUBS						
RMJ	10	<i>Juniperus horizontalis</i>	Hardy Mountain Juniper/Walden'	12' x 4'	15 Gallon	Container
BHJ	20	<i>Juniperus horizontalis</i>	Blue Harbor Juniper	11' x 5'	1 Gallon	Container
JHC	32	<i>Juniperus chinensis</i>	Armitage Juniper	4' x 4'	5 Gallon	Container
ORNAMENTAL GRASSES						
CAB	15	<i>Miscanthus sinensis</i> 'Cabaret'	Cabaret Japanese Silver Grass	3' x 4'	1 Gallon	Container
FLOWERS						
PCO	12	<i>Echinacea purpurea</i>	Purple Coneflower	2' x 2'	1 Gallon	Container

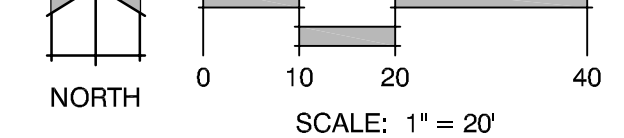
HATCH LEGEND

[Hatch Pattern]	4-8" COBBLE	10,449 sf
[Hatch Pattern]	2-4" COBBLE	9,431 sf
[Hatch Pattern]	ORGANIC MULCH	0 sf
[Hatch Pattern]	BOULDERS	
[Hatch Pattern]	EL PASO COUNTY LOW GROW SEED MIX	4,731 sf

Custom El Paso County Low Grow Mix
Drilled at 21 PLS/acre, Hydroseeded on Slopes 3:1 & greater at 42 PLS/acre.

Seed Mix:
25% Sidecats Grama
25% Buffalograss
20% Blue Grama
20% Western Wheatgrass
5% Green Needlegrass
1% Sand Dropped

Application Rate: Native Grass Mix-21 lbs/ac
Application Method: Drill Seed with hydromulch and tackifier



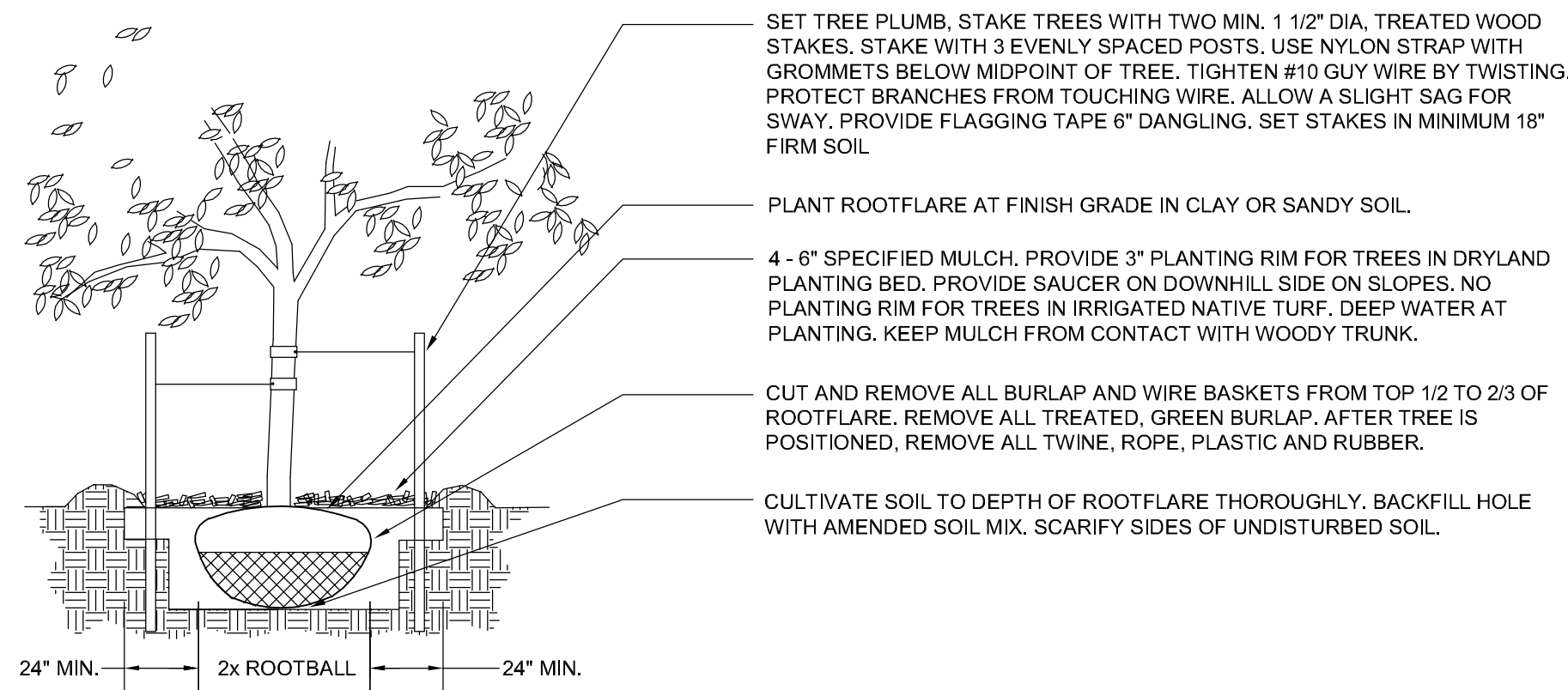
YOW ARCHITECTS PC
ARCHITECTURE & PLANNING
Colorado Springs, Colorado 475-8133

My Garage @ Northcrest
2510 Canada Drive
Colorado Springs, Colorado 80915

24115
Inventory
File: Site development plan 6-12-24
Drawn by: DSN
Date: 3/8/2024
Revised:
DRAWING NO.
3
LANDSCAPE PLAN
PCD FILE NUMBER: PPR-24-012

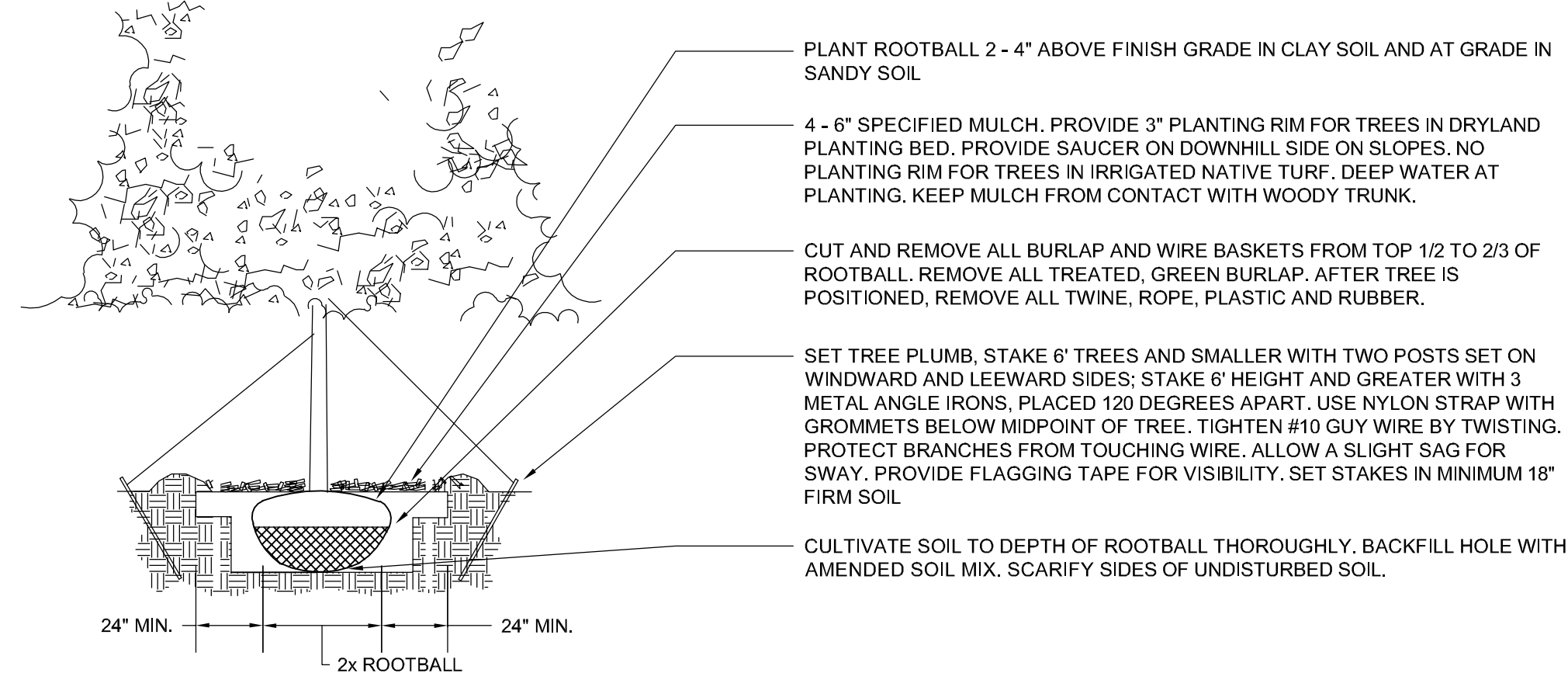


- NOTES:
- DO NOT REMOVE OR CUT LEADER.
 - PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - AVOID FALL PLANTING IF POSSIBLE.
 - AMENDED BACKFILL SHALL BE 80% SOIL FROM PLANTING PIT AND 20% ORGANIC MATERIAL, PREFERABLY CANADIAN PEAT MOSS.
 - STAKING POST SHALL BE 1 1/2" DIA. TREATED WOOD STAKE. METAL POST WILL NOT BE APPROVED



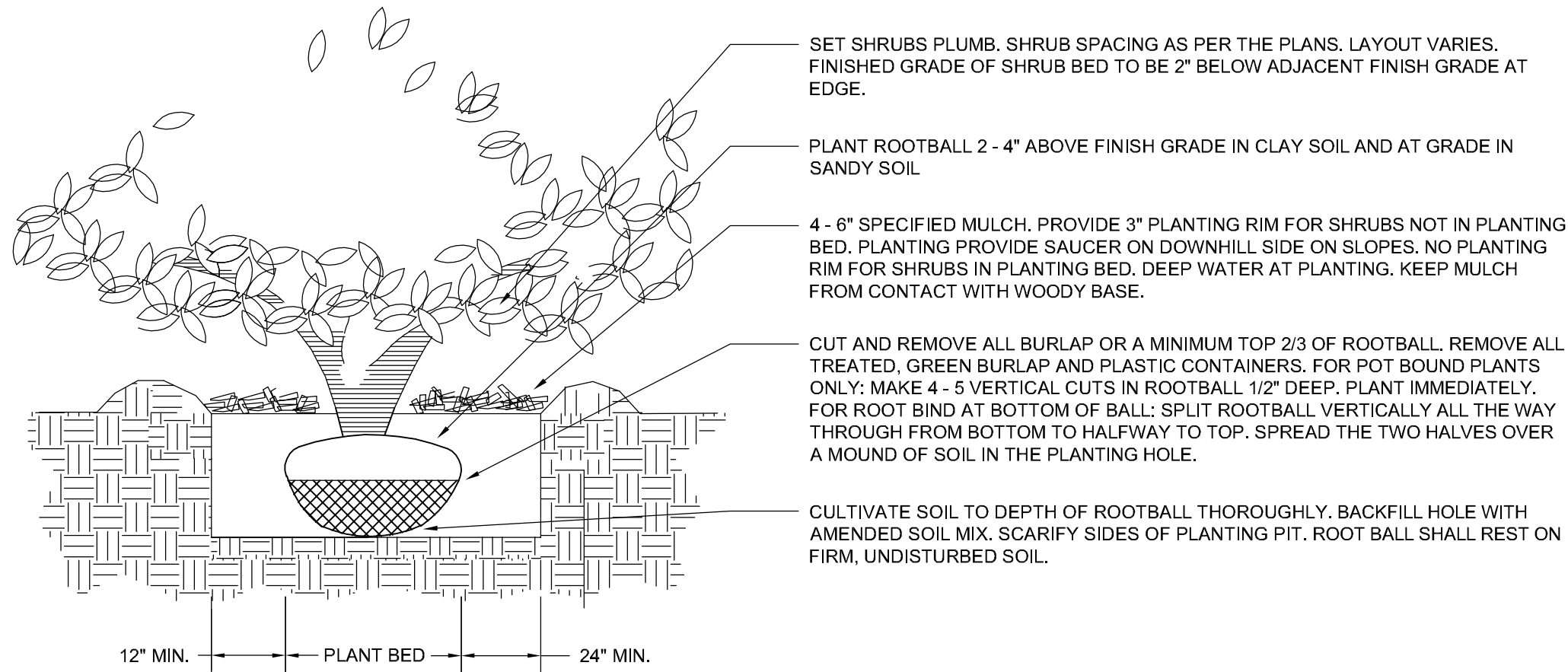
a DECIDUOUS TREE PLANTING DETAIL
2-8 N.T.S.

- NOTES:
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 - REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - AVOID FALL PLANTING IF POSSIBLE.
 - AMENDED BACKFILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL, PREFERABLY CANADIAN PEAT MOSS.

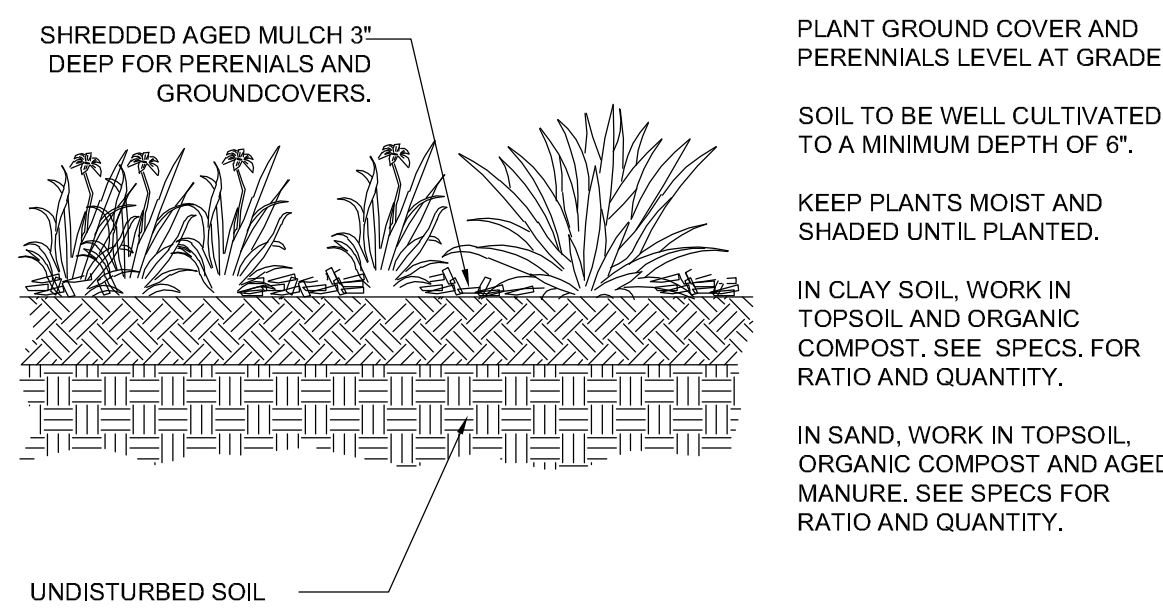


b EVERGREEN TREE PLANTING DETAIL
2-8 N.T.S.

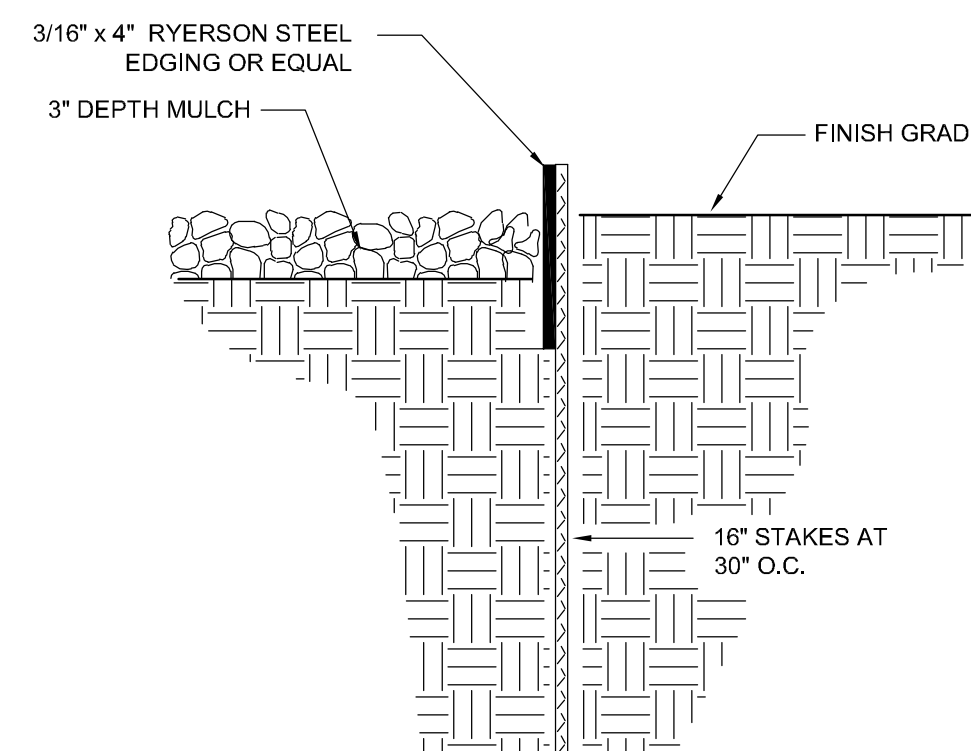
- NOTES:
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
 - AMENDED BACKFILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL, PREFERABLY CANADIAN PEAT MOSS.



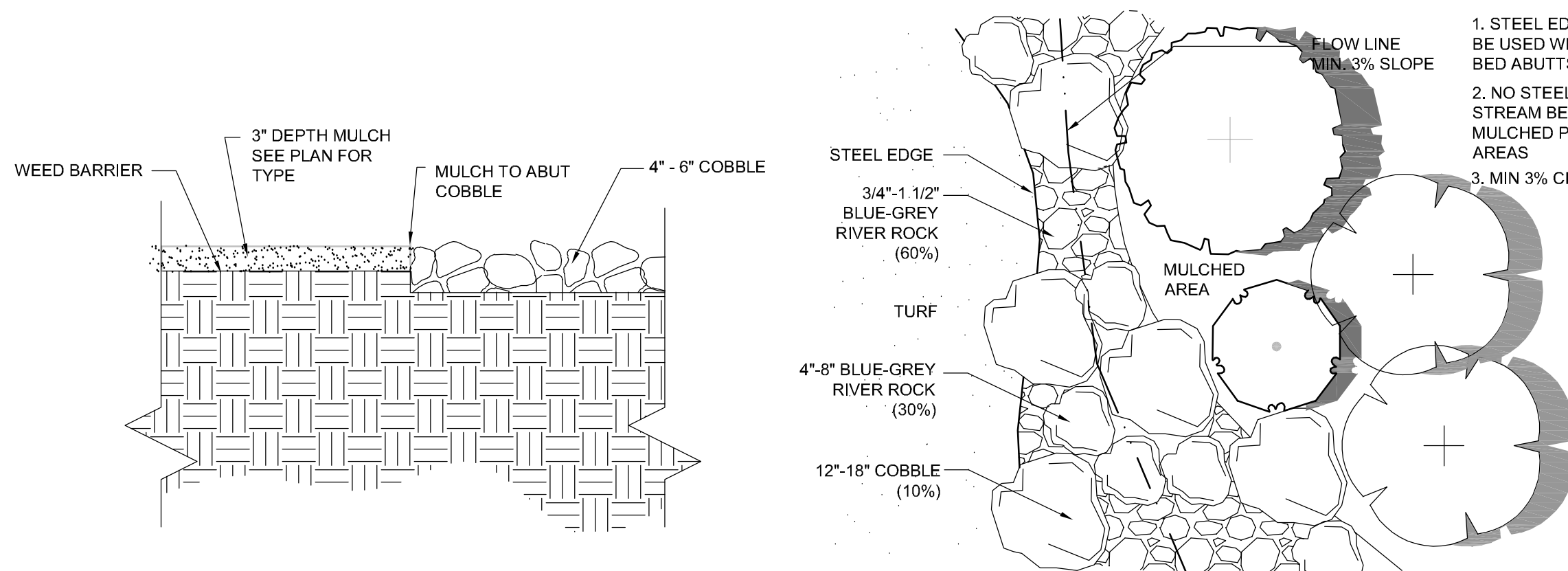
c SHRUB PLANTING DETAIL
2-8 N.T.S.



d PERENNIAL/GROUND COVER PLANTING DETAIL
2-8 N.T.S.

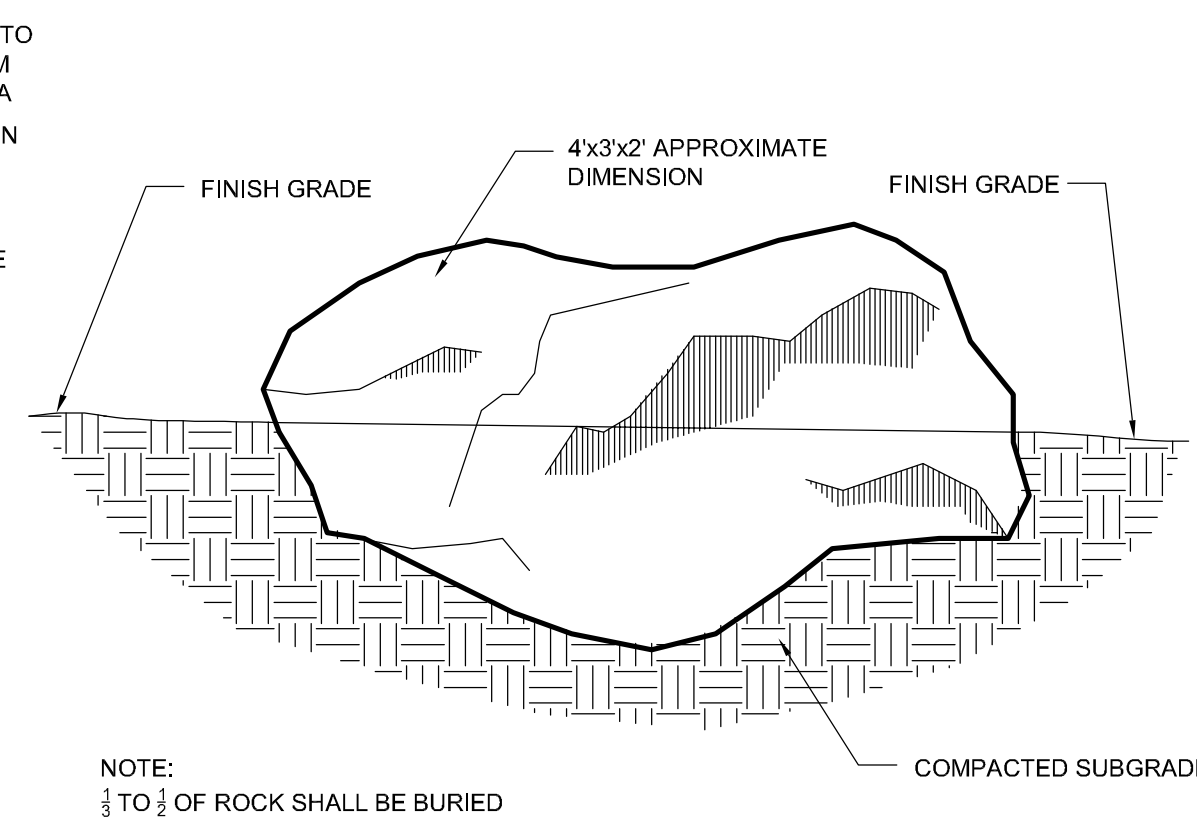


e STEEL EDGE DETAIL
2-8 N.T.S.



f COBBLE @ MULCH
2-8 N.T.S.

g TYPICAL STREAM BED
2-8 N.T.S.



h LANDSCAPE BOULDER
2-8 N.T.S.

GENERAL LANDSCAPE NOTES:

1. PLANT QUANTITY AND SUBSTITUTION: In case of discrepancy in plant quantities shown on the plant table and those shown on the planting plan, the quantities shown on the planting plan shall govern. The minimum acceptable sizes of plants measured before pruning shall conform to the planting sizes as specified in the planting table. Any substitution of plant size or species must be submitted to the Landscape Architect in writing for approval prior to installation.
 2. ACCEPTABLE PLANT MATERIAL: All plants shall meet or exceed standards set by the "COLORADO NURSERY ASSOCIATION," and the "AMERICAN STANDARD OF NURSERY STOCK". All plants shall be typical of their species, healthy, free of disease, insect pests, mechanical injuries, and have adequate root systems. Trees shall be fully branched in proportion to width and height and have a relatively straight trunk with a central leader. The contractor shall prune lower branches of deciduous trees to 6 feet above finish grade. All trees, shrubs, and ground covers shall be installed per planting details. All plant material shall be inspected by the Landscape Architect or owner prior to installation.
 3. SOIL AMENDMENTS: All planting areas and turf areas shall be amended as follows:
- 3 cubic yards per 1000 s.f. of well-composted aged manure or premium compost.
RECOMMENDED SOIL AMENDMENT:
TRI-MIX III as supplied by C&C Sand
- To be applied as backfill in planting pits
- ALL AMENDED AREAS SHALL BE TILLED TO A DEPTH OF 4" PRIOR TO PLANTING.
4. SEEDED AREAS: All seeded or hydromulched areas shall demonstrate 95% germination prior to final acceptance.
 5. IRRIGATION: All trees, shrubs, and ground covers shall be irrigated by an automatic drip or spray irrigation system equipped with a rain sensor shutoff device. All turf areas to be irrigated by underground, automatic irrigation system also equipped with a rain sensor automatic shutoff device.
 6. ORGANIC MULCH: All planting areas for trees, shrubs, groundcovers and ornamental grasses shall be mulched with a 3" depth. A 36" diameter of 3" depth wood mulch shall be provided at base of all trees in turf areas. Mulch shall be fibrous in nature, not chipped or in chunks, and watered in after installation. NO FILTER FABRIC IS TO BE USED UNDER WOOD MULCH.
 7. INORGANIC MULCH: The type of inorganic mulch as specified within the KEYED NOTES on the landscape plan shall be applied at a standard depth of 3"-4" over geo-textile filter fabric. Filter fabric shall be min. 4 oz. woven needle punched polypropylene (dewitt or equivalent). Overlap ends 3", turn down edges 6".
 8. LANDSCAPE BOULDERS: All landscape boulders shown on plan are to be 10-12 cubic feet minimum, blue grey river rock boulders unless otherwise specified.
 9. STEEL EDGE: All edger shall be 3/16" x 4" RYERSON or PRO STEEL EDGER with 16" stakes at 30" O.C., color shall be green.
 10. INSPECTION AND APPROVAL: The Landscape Architect shall be notified at least 48 hours prior to client seeking certificate of occupancy for FINAL LANDSCAPE INSPECTION.
 11. Any field changes or deviations to these plans without prior City Approval of an Amended Development Plan may result in a delay of final approval and issuance of a Certificate of Occupancy.
 12. GENERAL AREAS OF DISTURBANCE: ANY AREAS OF CONSTRUCTION DISTURBANCE NOT SHOWN AS LANDSCAPED ARE TO BE RE-VEGETATED AND/OR OVERSEED AS REQUIRED.

IRRIGATION NOTES:

1. IRRIGATION IS TO BE DESIGN-BUILD. THE IRRIGATION PLAN APPLICATION SUBMITTAL AND APPROVAL MUST BE COMPLETED BEFORE ANY IRRIGATION SYSTEM EQUIPMENT IS INSTALLED. CONTRACTOR TO PROVIDE A FINAL IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, SHALL BE SUBMITTED NINETY (90) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE AND APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
2. All trees, shrubs, and ground covers shall be irrigated by an automatic drip irrigation system equipped with a rain sensor shutoff device. All turf areas to be irrigated by underground, automatic spray irrigation system also equipped with a rain sensor automatic shutoff device.
3. All valve boxes shall be supported by concrete block (min. 4 per box). Install blocks in a manner that will prevent contact with piping, wires, and valve.
4. Irrigation control wire shall be common trench with mainline and shall have separate sleeve were crossing all hard construction.
5. The contractor shall adjust all valves and spray nozzles for optimum coverage.
6. Contractor shall tape closed all sleeve pipe openings to prevent debris from entering sleeves.
7. Backflow preventer should be located in a locked/secured metal enclosure.
8. Minimum of (2 - 1gph) emitters per shrub and (4 - 1gph) per tree at minimum. Preferred method for irrigating trees would be to utilize tree ring assembly constructed of 1/2" dripline (diameter to match root ball). Reference Rainbird standard dripline tree detail.
9. All seeded areas need to be zoned and scheduled separately. Seeded irrigation zones are for temporary/establishment water purposes only (see seeding notes).
10. Contractor to provide irrigation schedule to owner/maintenance group addressing watering schedule for both establishment period and regular watering schedule.
11. Irrigation system, as noted, is to be design-build MODIFYING the current system in place. Where possible, all existing valves should be used and incorporated into the revised system design. The use of lower water use spray nozzles is strongly encouraged in all spray zones (i.e. MP Rotators).
12. All turf, seeded and drip areas should be zoned SEPARATELY.
13. All seeded areas are to be irrigated with permanent in-ground spray irrigation. These areas should be zoned separately as noted above. Irrigation in seeded areas should be used primarily for establishment purposes only. Once seeded areas have been established irrigation zones should not be part of regular watering schedule.

OWNER INFO

company name K & S DEVELOPMENT LLC
address 3442 Tampa Road Suite B
Palm Harbor FL 34684
city/state
phone no (727)-242-5121

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File No. 18.118
Directory Landscape
File Site development plan 6-12-24
Drawn By DEN
Date 3/11/2024
Revised

DRAWING NO.
4
LANDSCAPE
DETAILS