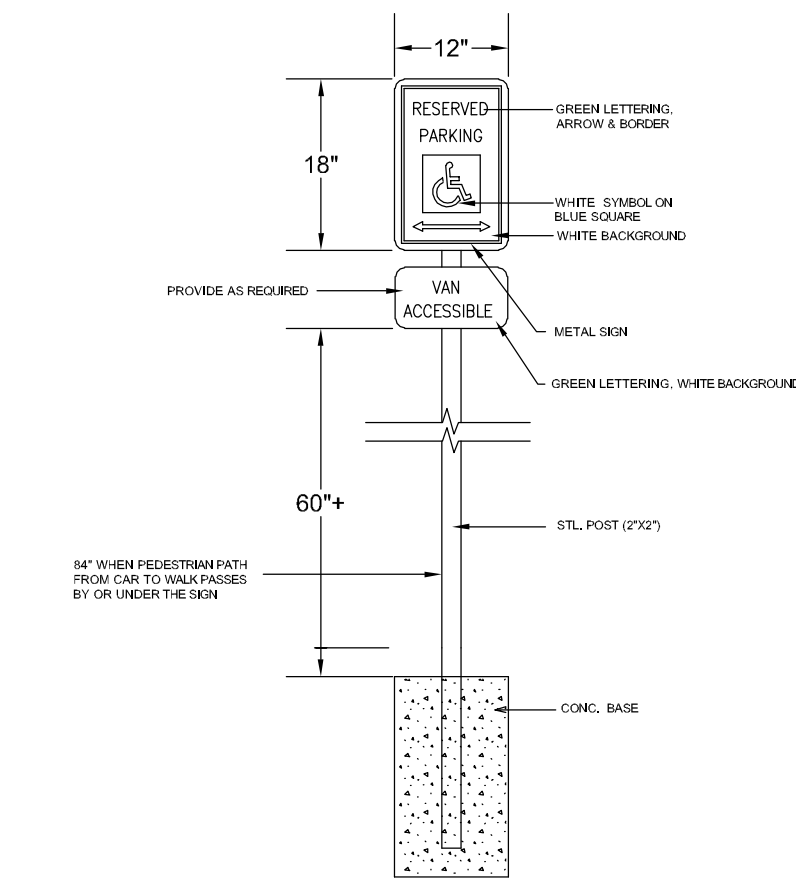
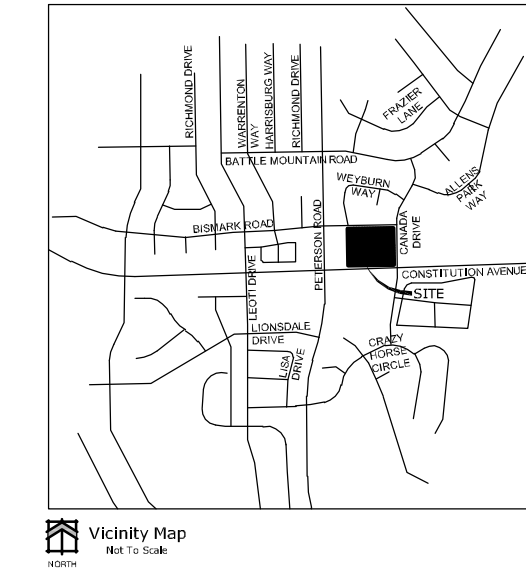
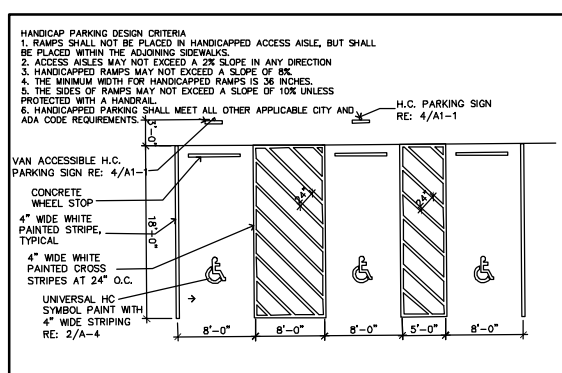


MY GARAGE @ NORTHCREST

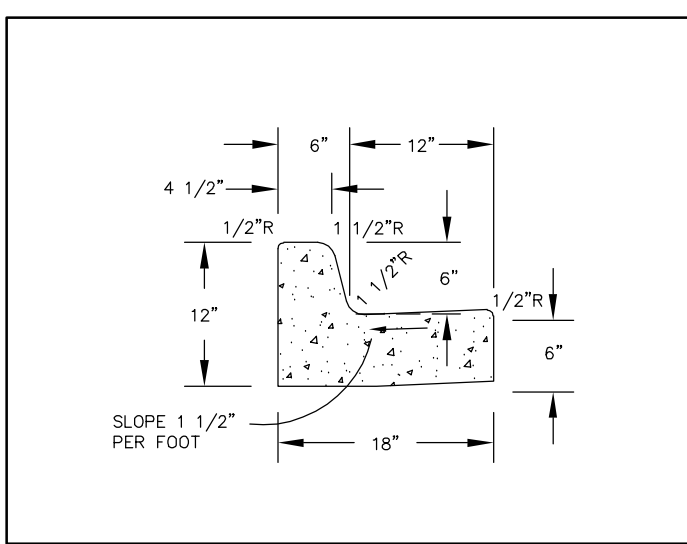
SITE DEVELOPMENT PLAN
EL PASO COUNTY, COLORADO.



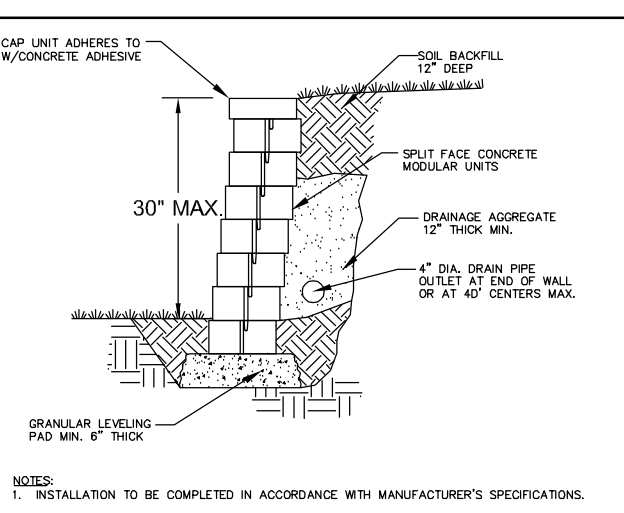
A ACCESSIBLE SIGNAGE DETAIL
N.T.S.



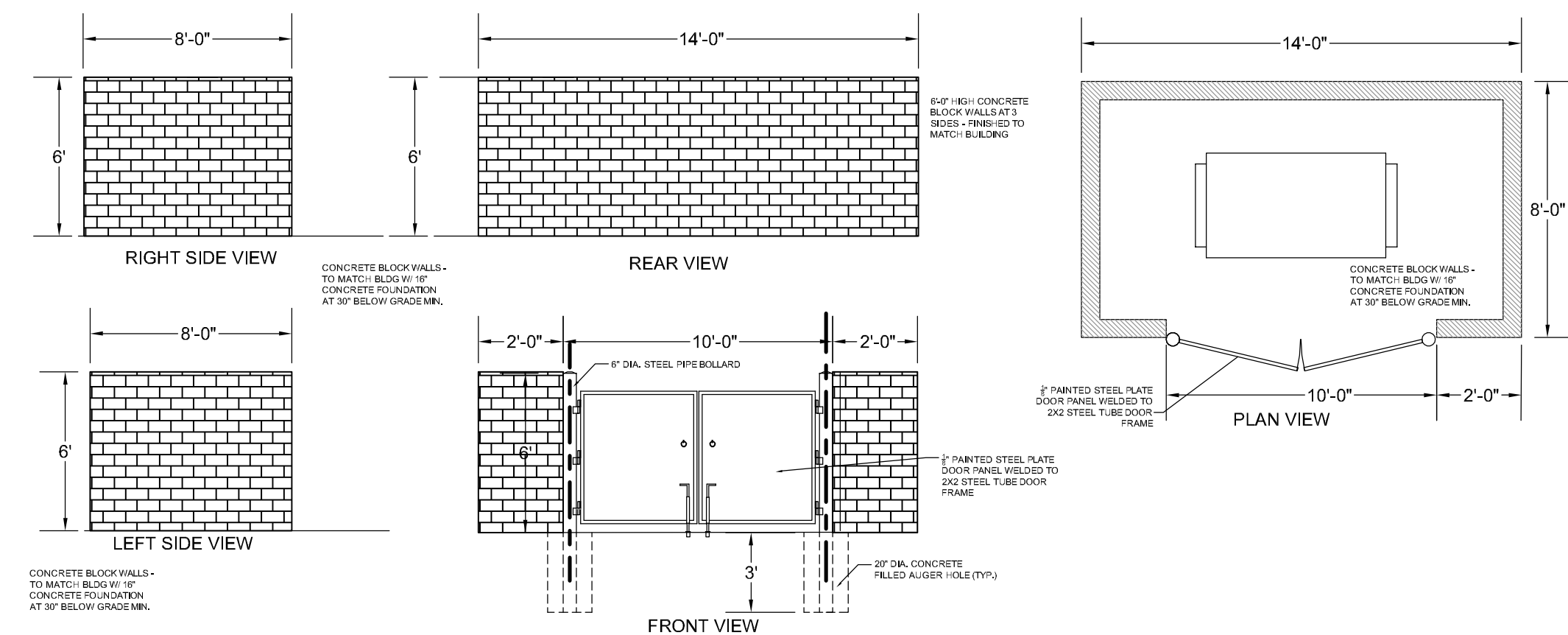
B TYPICAL HANDICAP PARKING DETAIL
N.T.S.



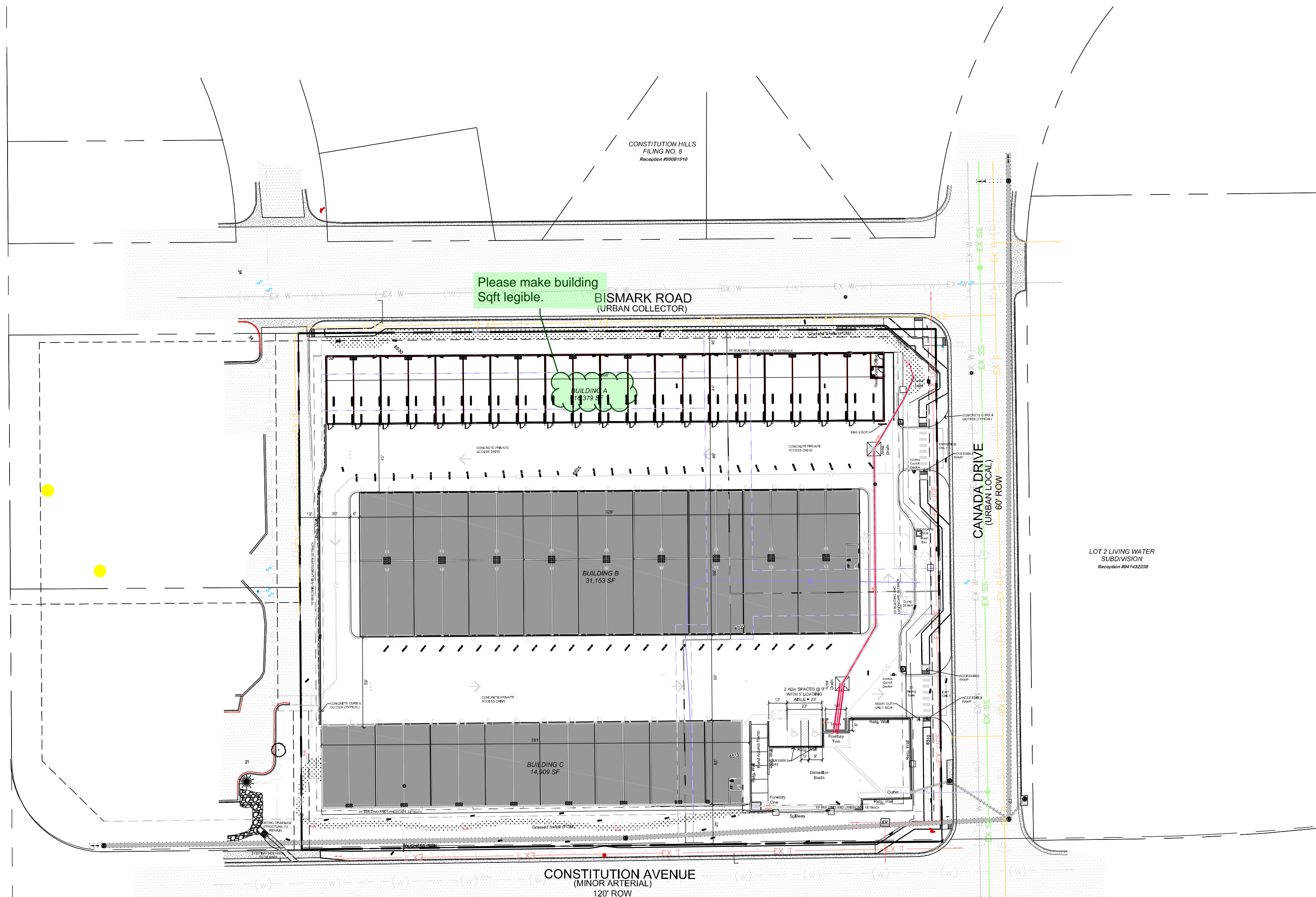
C TYPICAL CURB AND GUTTER
N.T.S.



D RETAINING WALL DETAIL
N.T.S.



E TRASH ENCLOSURE
N.T.S.



Outstanding comment from V1.
Maximum height in the CC zoning district is 40 Feet.

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
ex zone	CC (Community Commercial)
ex use	vacant
proposed use	SELF STORAGE
master plan	Your El Paso County Master Plan
development schedule	Fall 2024

LOT INFO

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

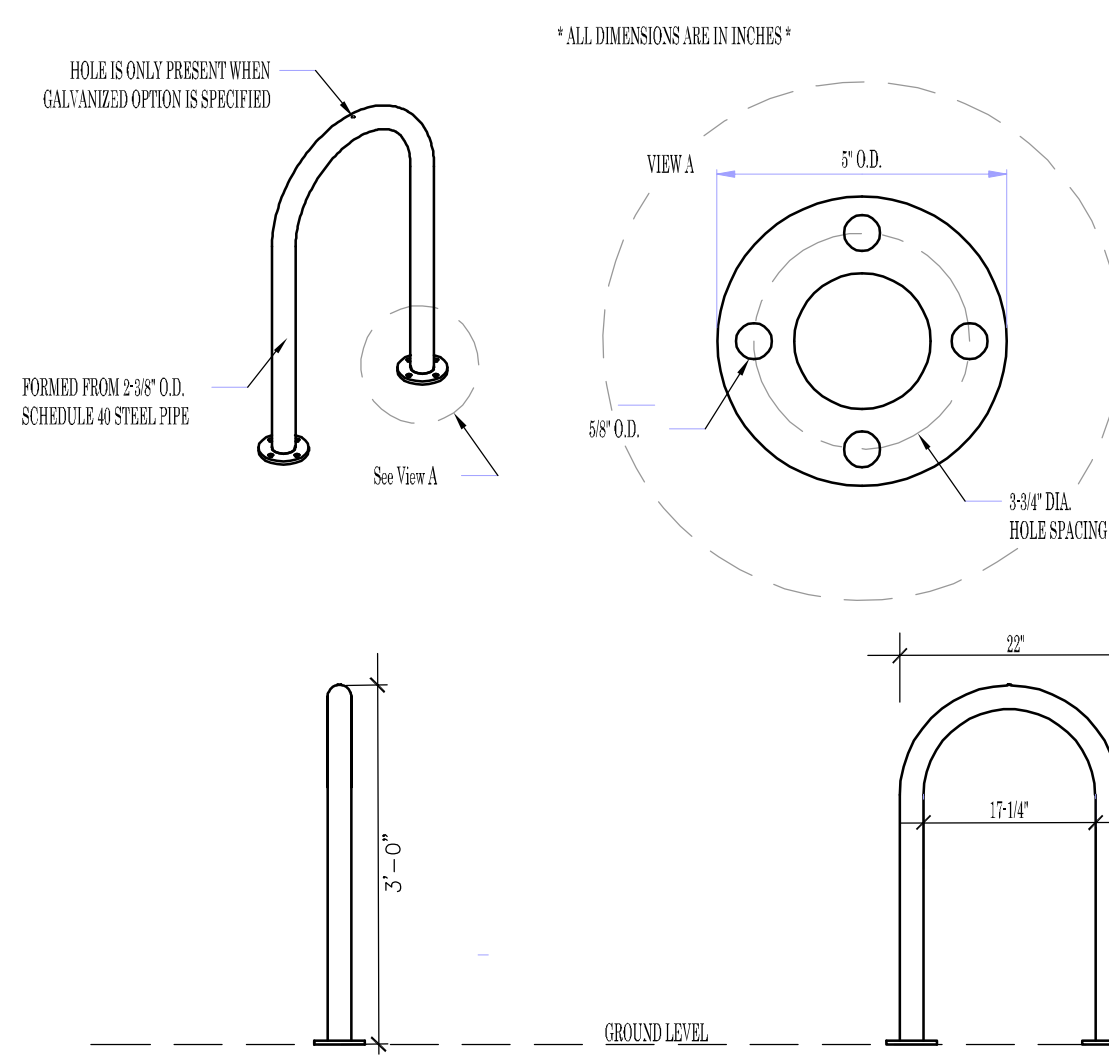
PARKING

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

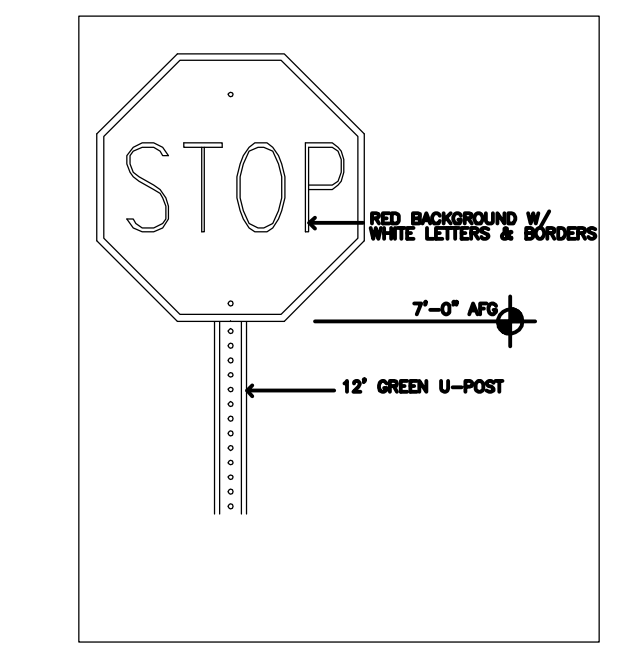
ADA DESIGN PROFESSIONAL STANDARD NOTE:

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 under or with respect to such laws. Sole responsibility for compliance with Federal and State accessibility laws lies with the property owner.

The owner agrees on behalf of him/herself and any developer or 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 (Resolution No. 19-471), or any amendment thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plot notes to ensure that a title search would find the fee obligation before sale of the property.



F BIKE LOOP
N.T.S.



E STOP SIGN DETAIL

Outstanding comment from V1.

SHEET INDEX

1.....	Cover Sheet
2.....	Site Development Plan
3.....	Landscape Plan
4.....	Landscape Details
5.....	
6.....	
7.....	
8.....	

OWNER INFO

company name	K & S DEVELOPMENT LLC
address	3442 Tampa Road Palm Harbor FL 34684
city/state	
phone no	(727)-242-6121

Outstanding comment from V1.
PCD File Number: PPR2412

PCD FILE NUMBER: PPR-21-036

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

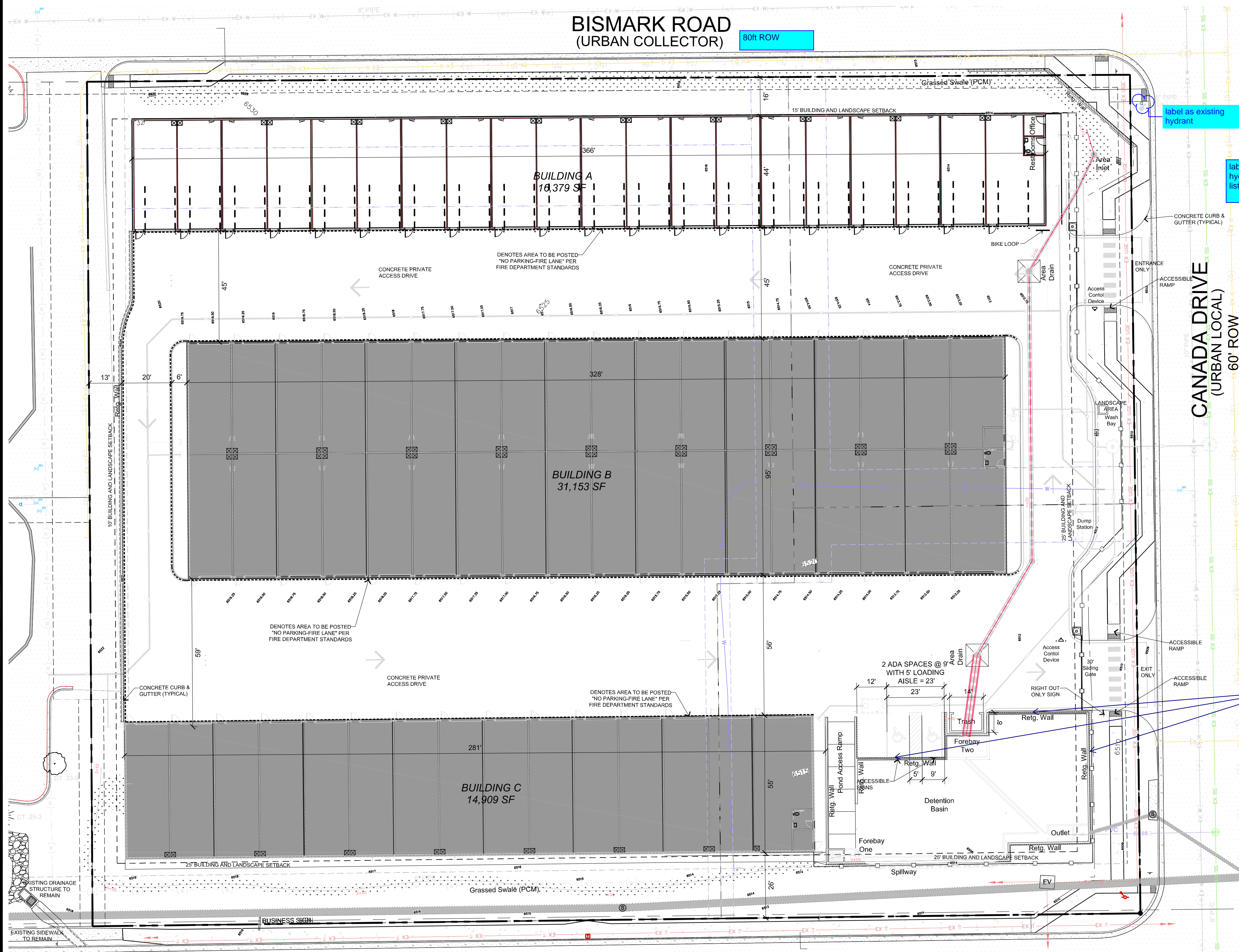
Northcrest Personal Storage PPR
2510 Canada Drive
Colorado Springs, Colorado 80915

Job No.	18-115
Directory	Planning
File	Site development plan 6-13-24
Drawn By	DEK
Date	3/11/2024
Revised	

DRAWING NO.
COVER
SITE DEVELOPMENT PLAN

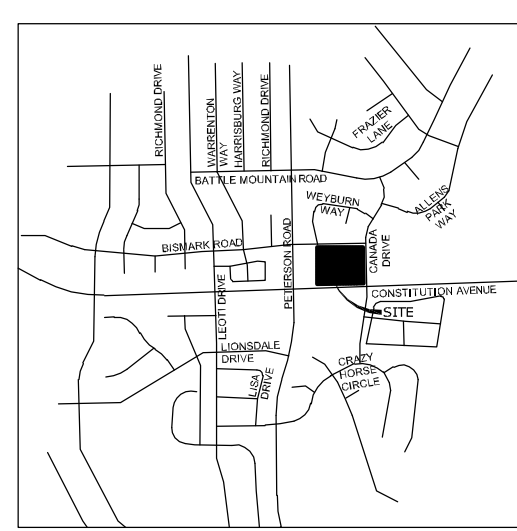
MY GARAGE @ NORTHCREST

SITE DEVELOPMENT PLAN
EL PASO COUNTY, COLORADO.



LEGEND

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



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

SITE DATA

tax schedule no.:	5332309006
area ex zone:	3.25 acres 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	45'
max. bldg height	45'
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)

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

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 subdivider(s) agree on behalf of him/herself and any developer of builder successors and assignees that subdivider and/or said successors and assignees 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 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.

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

PCD FILE NUMBER: PPR-24-012

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

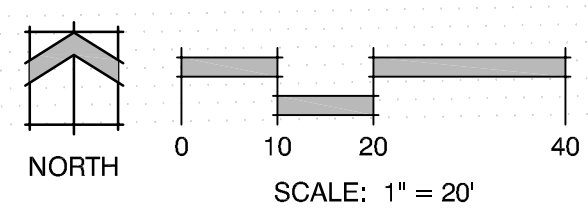
Structural:
Electrical:
Mechanical:
Plumbing:

Northcrest Personal Storage PPR
2510 Canada Drive
Colorado Springs, Colorado 80915

Rev. No. 16,110
Directory Planning
File Site Development plan-6-10-24
Drawn By DIB
Date 3/11/2024
Revised:

DRAWING NO. 1
SITE DEVELOPMENT PLAN

CONSTITUTION AVENUE
(MINOR ARTERIAL)
120' ROW



Add note

call out railing for pond perimeter

label any new hydrants FAE lists one.

label as existing hydrant

Outstanding comment from V1.
Maximum height in the CC zoning district is 40 Feet.

DENOTES AREA TO BE POSTED "NO PARKING-FIRE LANE" PER FIRE DEPARTMENT STANDARDS

DENOTES AREA TO BE POSTED "NO PARKING-FIRE LANE" PER FIRE DEPARTMENT STANDARDS

DENOTES AREA TO BE POSTED "NO PARKING-FIRE LANE" PER FIRE DEPARTMENT STANDARDS

BUILDING A
18,379 SF

BUILDING B
31,153 SF

BUILDING C
14,909 SF

BISMARK ROAD
(URBAN COLLECTOR)
80ft ROW

CANADA DRIVE
(URBAN LOCAL)
60' ROW