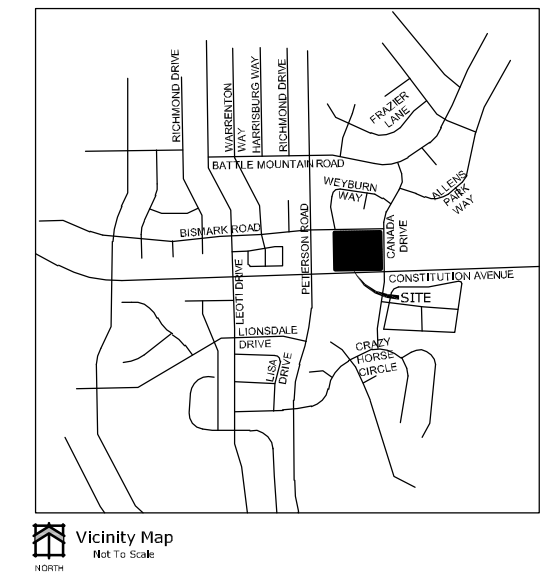


Lot 3A NORTHCREST CENTER FILING NO. 1A SITE DEVELOPMENT PLAN EL PASO COUNTY, COLORADO.

Northcrest Personal Storage PPR

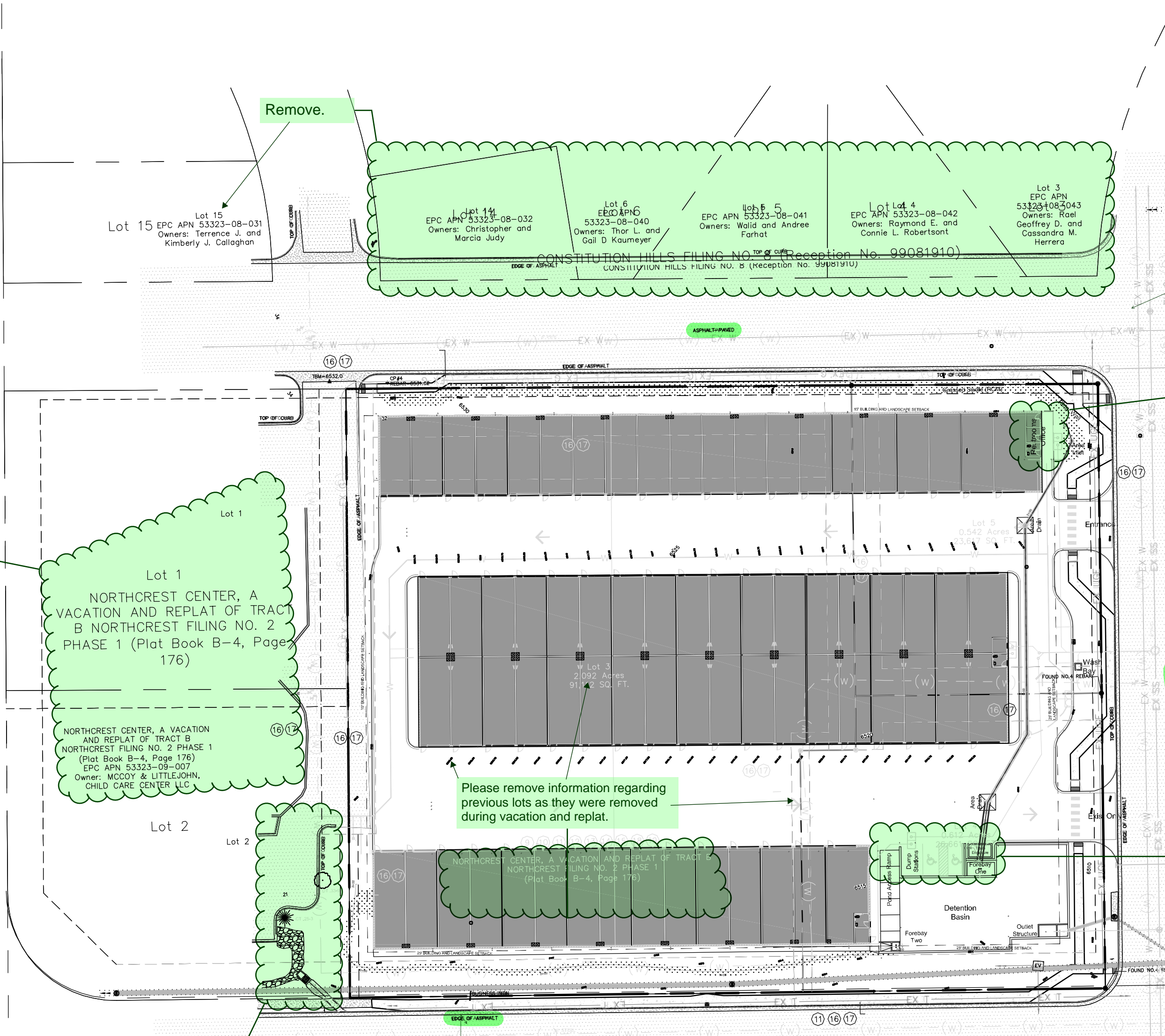
Add:
Signature block for the Planning and Community Development Director a minimum of 1 inch by 2 inches.
The footprint of all existing and proposed buildings and the setback distances from each existing and proposed structure to the property lines.
Clearly show: Traffic circulation on site including all points of ingress/egress into the property.
Location of existing and proposed water and wastewater infrastructure, including well and septic locations, if applicable
Location of all garbage receptacles with a graphical depiction of the screening mechanism
Date, north arrow, and a graphic scale



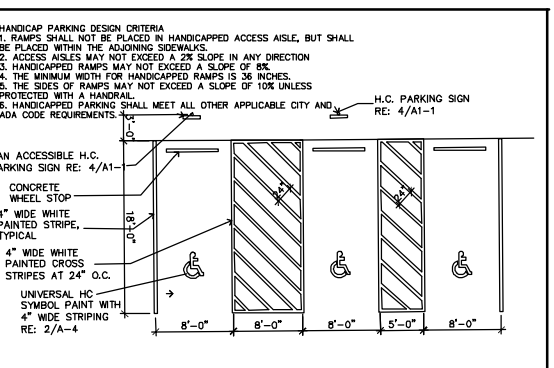
Add note to SDP

The owner/applicant 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.

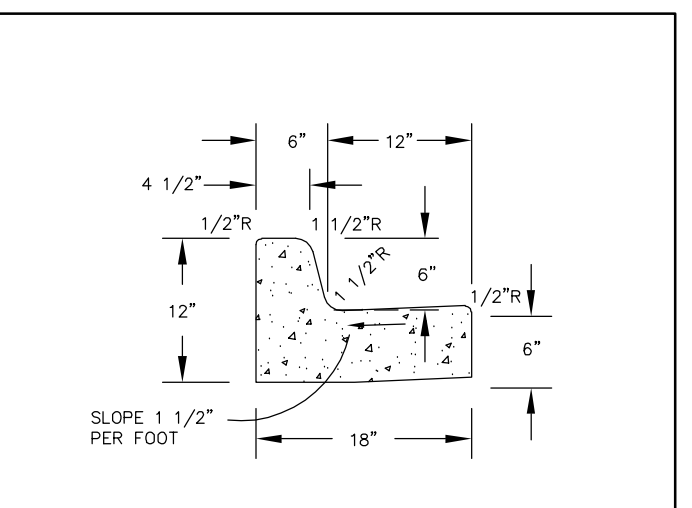
Much of the text and lines delineating information is very faint or has left over information from the vacation and replat. Please darken text and lines so the site development is legible and remove non-relevant information such as past lots etc.



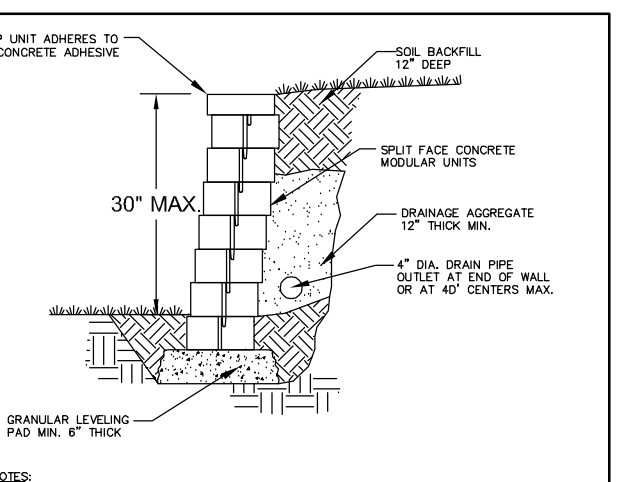
A ACCESSIBLE SIGNAGE DETAIL N.T.S.



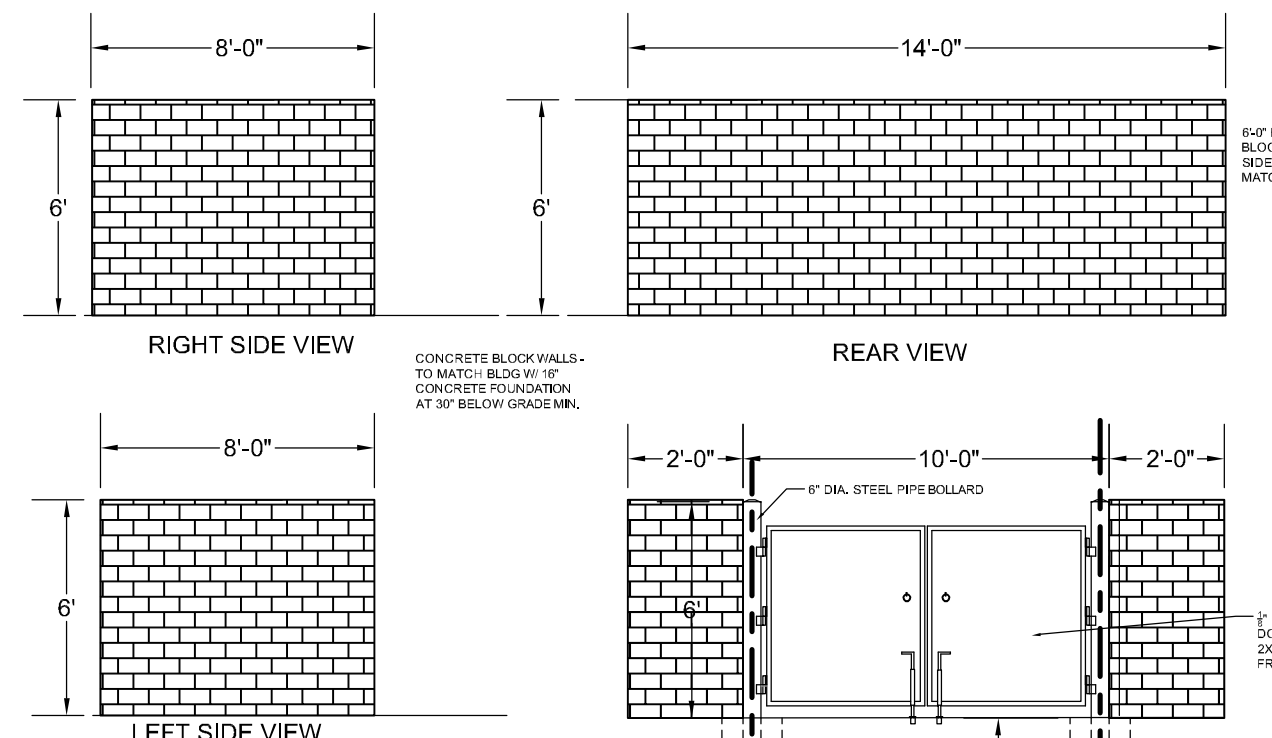
B TYPICAL HANDICAP PARKING DETAIL N.T.S.



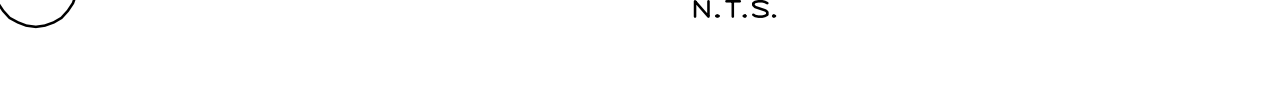
C TYPICAL CURB AND GUTTER N.T.S.



D RETAINING WALL DETAIL N.T.S.



E TRASH ENCLOSURE N.T.S.



Lot 1
NORTHCREST CENTER, A VACATION AND REPLAT OF TRACT B NORTHCREST FILING NO. 2 PHASE 1 (Plat Book B-4, Page 176)
NORTHCREST CENTER, A VACATION AND REPLAT OF TRACT B NORTHCREST FILING NO. 2 PHASE 1 (Plat Book B-4, Page 176)
EPC APN 53323-09-007
Owner: MIDDY & LITTLEBORN, CHILD CARE CENTER LLC

The legal description is not required. Please just add the property address, PIN#, and property ownership.

What is this? It appears to be located on 6805 Bismark Road. Please clearly identify or remove.

See comment at the top of the page.

Please label all roads.

Please clearly show this will be an office and the footprint.

Please clearly identify parking areas

Remove

Remove

Please remove all but the following:
Zoning: CC (Commercial Community)

Your El Paso County Master Plan

LEGAL:

LOT 3A NORTHCREST CENTER FILING NO. 1A

SITE DATA

tax schedule no.:	5332309008
area	3.32ac
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'
prop. bldg height	20'
bldg setbacks	
front	25'
side	25'
rear	15'
%lot coverage	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
provided	2 (incl 1 h/c)
	2 (incl 1 h/c)
	1 space per 100 units, plus 1 space per employee

EPC ASR Record states 3.25 Acres. Please review.

Mini-warehouse

40 feet

25 feet

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.

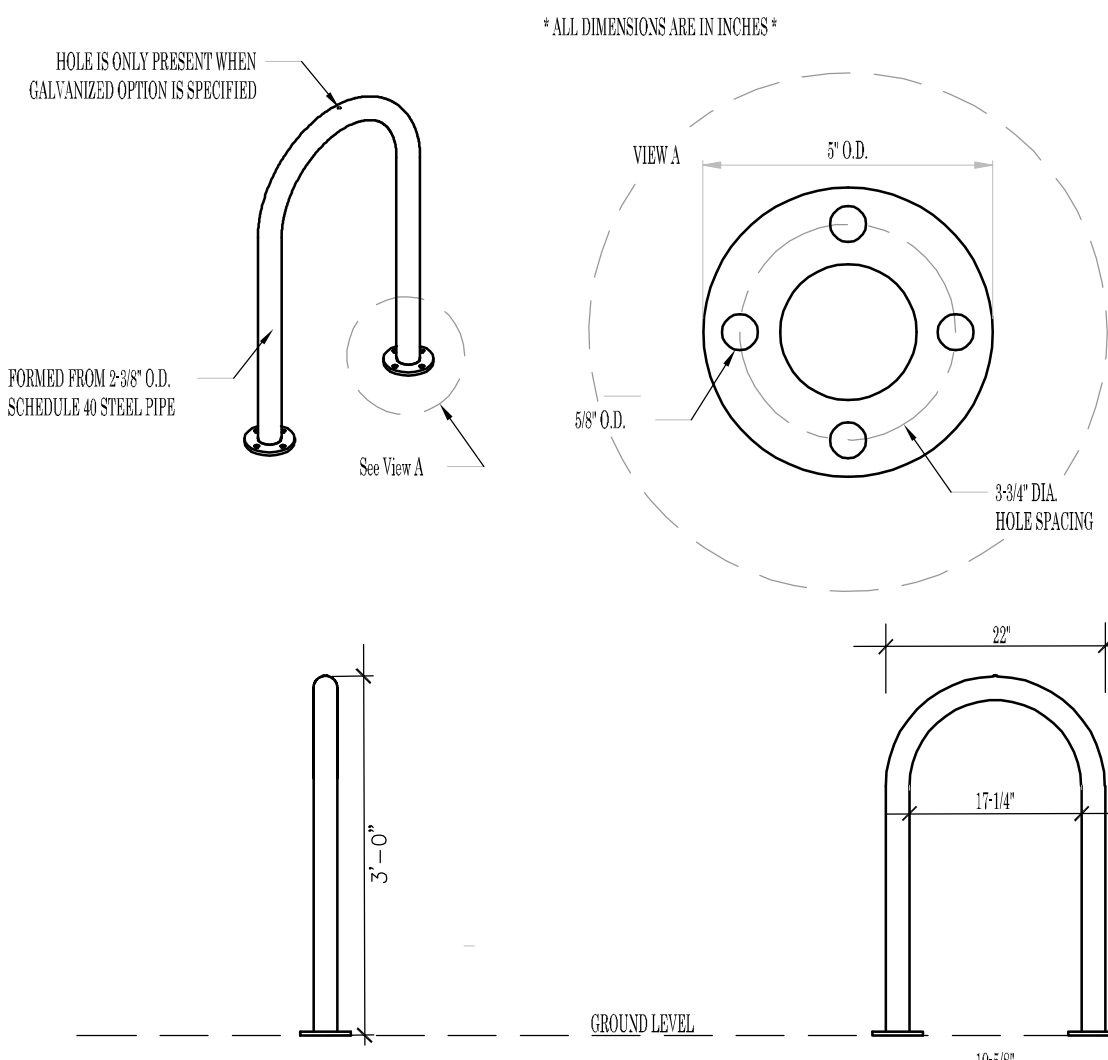
SHEET INDEX

- 1..... Site development plan
- 2..... Landscape plan
- 3..... Landscape details
- 4..... Photometric plan - Please complete
- 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 PPR2412

PCD FILE NUMBER PPR-21-036

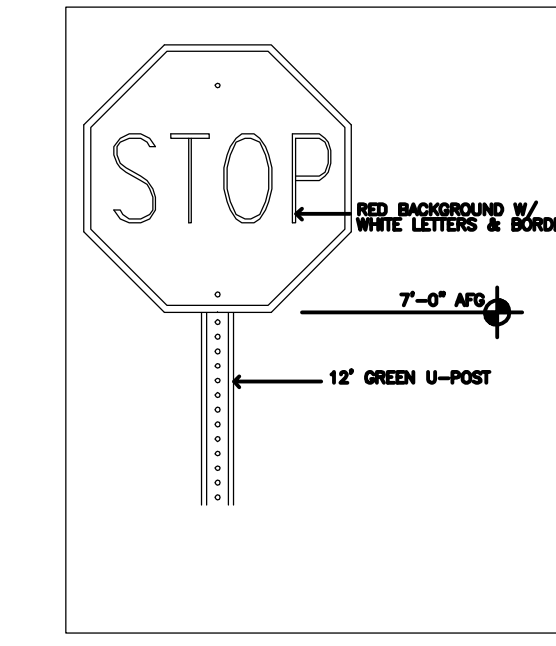


F BIKE LOOP N.T.S.

AVAILABLE OPTIONS
POWDER COATING
10 STANDARD COLORS & OPTIONAL METALLIC COLORS
CUSTOM COLORS (INCLUDING THE RAL RANGE AT AN ADDITIONAL COST)
(ALL POWDER COAT FINISHES ARE DONE AT VICTOR-STANLEY, INC. (VSP) TO MATCH THE VSP PRODUCT LINE)
OTHER FINISHES GALVANIZED SPECIAL QUOTE NEEDED

NOTES
1. DRAWINGS NOT TO SCALE. DO NOT SCALE DRAWINGS.
2. ALL FABRICATED METAL COMPONENTS ARE STEEL, SHIPBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PREHEATED. PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD COATING FILM. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE POWDER COATING FINISH IS VARIOUS FROM 1.5 MILS TO 2.0 MILS.
3. IT IS NOT RECOMMENDED TO LOCATE ANCHOR BOLTS UNTIL THE RAILER HAS BEEN IN PLACE. THIS SECURE SITE DESIGN, LLC PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
4. ANCHOR BOLTS NOT PROVIDED BY SUCCESS SITE DESIGN, LLC.
5. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
6. THIS PRODUCT IS SHIPPED FULLY ASSEMBLED.

Add pond safety rail standard design detail with pond design details



E STOP SIGN DETAIL N.T.S.

Please include information or remove.



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

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

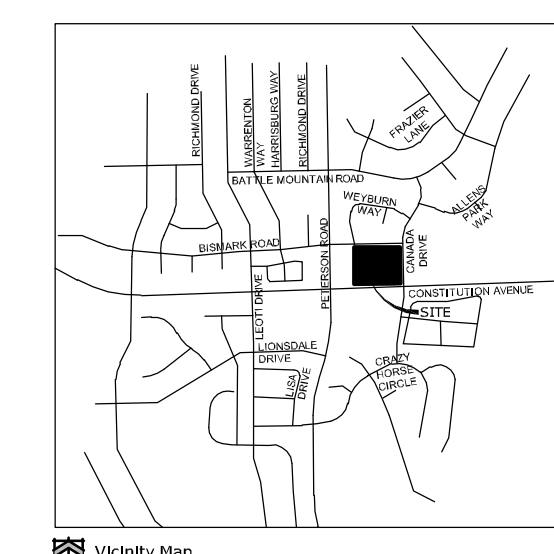
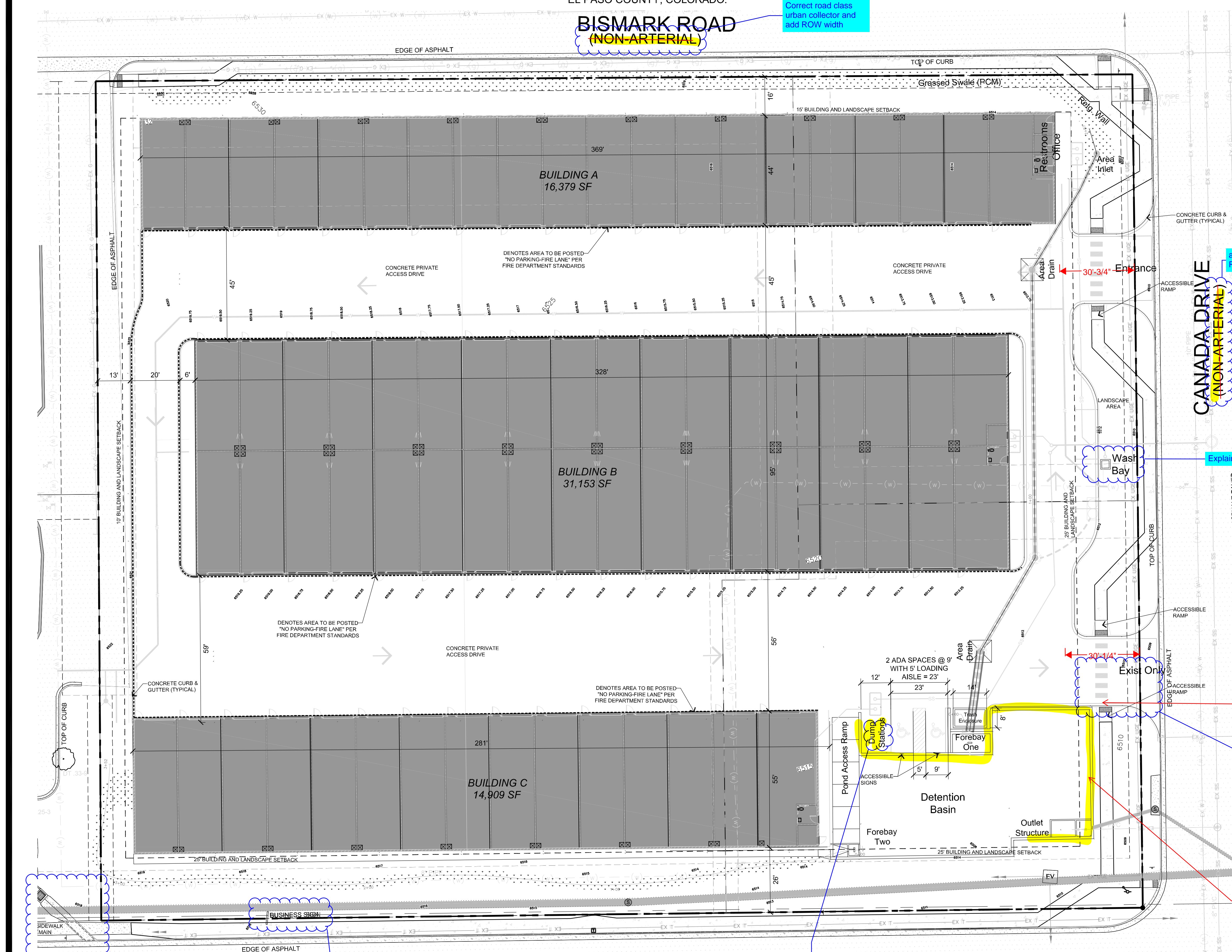
Lot 3A NORTHCREST CENTER FILING NO. 1A SITE DEVELOPMENT PLAN

EL PASO COUNTY, COLORADO.



LEGEND

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



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

SITE DATA

tax schedule no.:	532309008
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

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

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

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

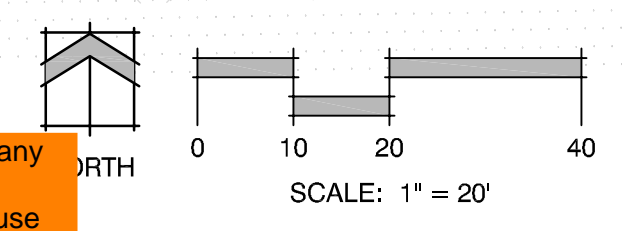
MyGarage @ Northcrest
2510 Canada Drive
Colorado Springs, Colorado 80915

Job No. 16,115
Directory Planning
File Site Development plan-3424
Drawn By DSN
Date 3/11/2024
Revised:

DRAWING NO. 1
SITE DEVELOPMENT PLAN

OWNER INFO

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



Also note that it is not ideal to have any kind of dump stations or the trash enclosure adjacent the pond. Because any spills will flow directly into the pond. But we do not have any specific criteria that prohibits this.