

# BAXTER AUTOMOTIVE SUBARU DEALERSHIP

## EL PASO COUNTY, COLORADO

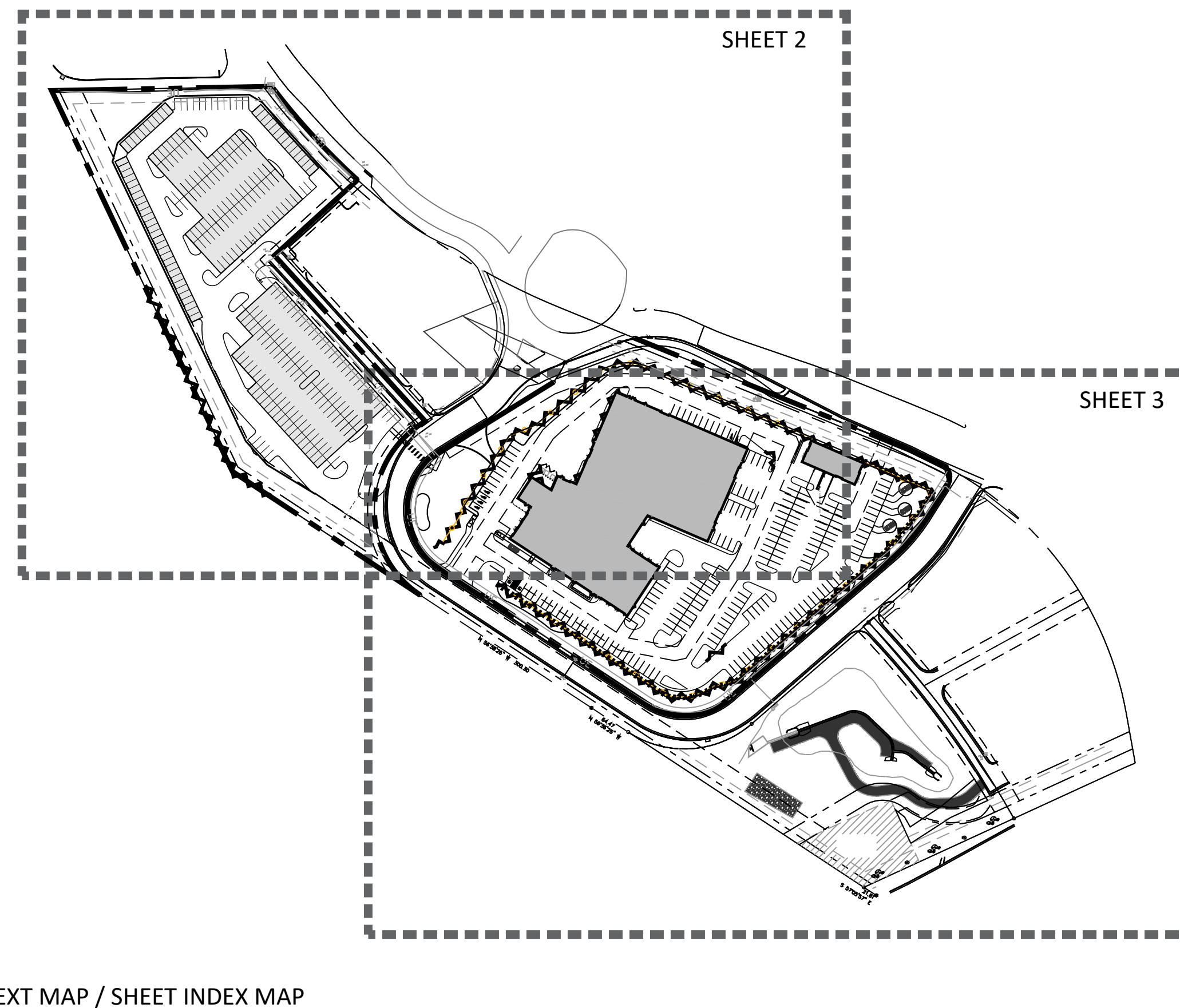
### SITE DEVELOPMENT PLAN

#### LEGAL DESCRIPTION

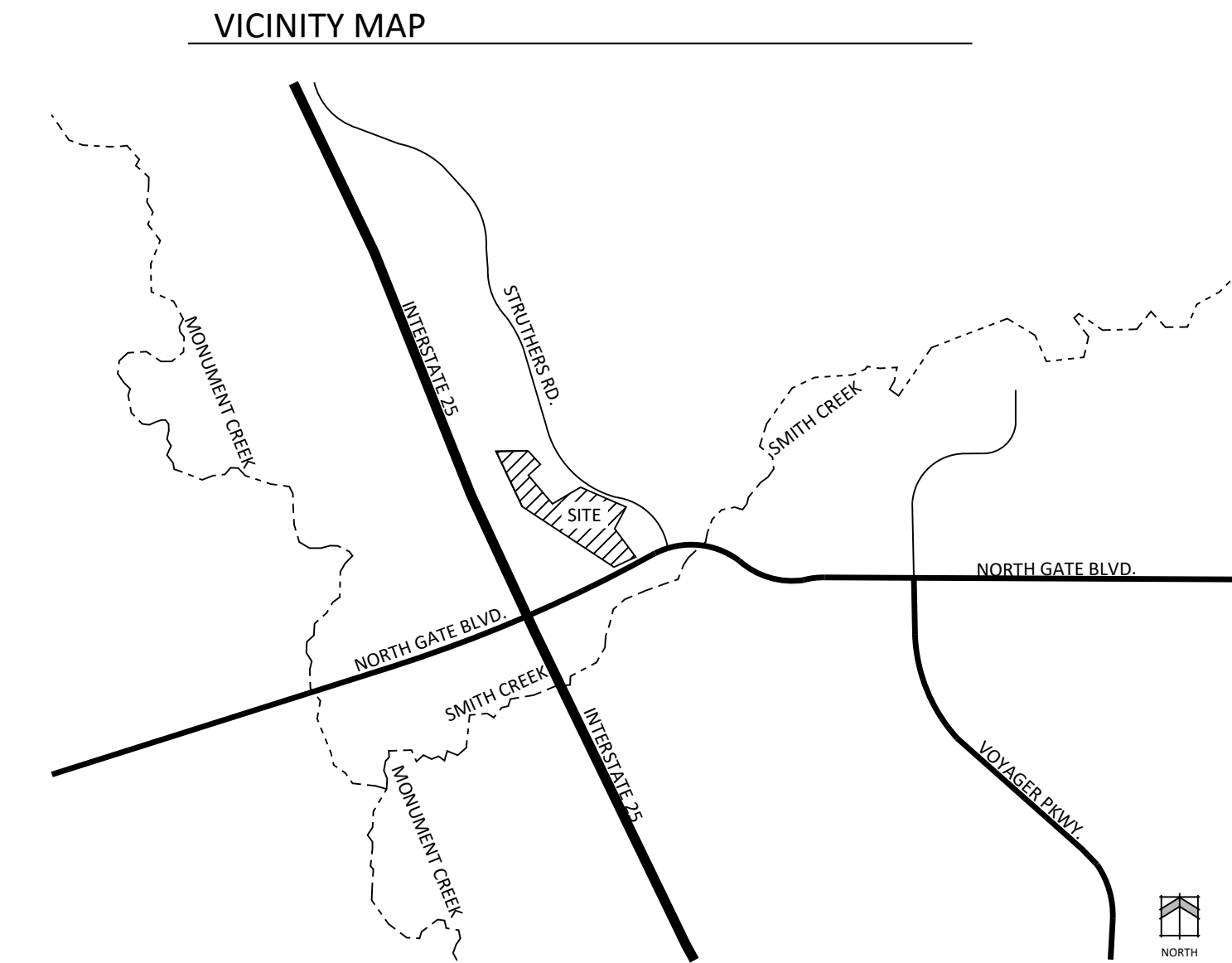
Proposed Academy Gateway Subdivision Filing No. 2

Lots 1, 2 and 3, Academy Gateway Subdivision Filing No. 2, El Paso County, Colorado.

Containing a calculated area of 12.3671 acres, more or less.



CONTEXT MAP / SHEET INDEX MAP



#### SITE DATA

Tax ID Number:	7201402022, 6206306005, 6206306003
Total Area:	4.12 ac + 6.03 ac + 2.22 ac = 12.37 Acres
Current Zoning:	CS
Current Use:	Vacant Commercial Lots
Proposed Use:	Dealership
Proposed Building Footprint:	53,703 SF
Car Wash:	2826 SF
Open space %:	41%
Landscaping %:	32%
Impermeable surface %:	54%
Building Setbacks:	
Lot 1 East:	None
Lot 1 North:	25'
Lot 2 Struthers:	25'
Landscape Setbacks:	
Glennagle Gate View:	10'
Struthers:	20'
Parking:	
Formula:	Inside display space: 1 space/1000 sf * 4650 sf = 5 Office space: 1 space/450 sf * 3997 = 9
Required:	14 spaces, with 1 additional accessible space required
Provided:	497 total spaces - 2 ADA spaces tract D: 193 (6 EV, 2 ADA) tract E: 304

#### PROJECT TEAM

OWNER/DEVELOPER:	TKA Properties LLP; Tom Krill 16225 Burt Street, Suite 100 Omaha, NE 68118 N.E.S. Inc. 619 N. Cascade Ave., Suite 200 Colorado Springs, CO 80903
APPLICANT:	Terra Nova Engineering Inc 721 S 23rd St Colorado Springs, CO 80904
ENGINEER:	

#### SHEET INDEX

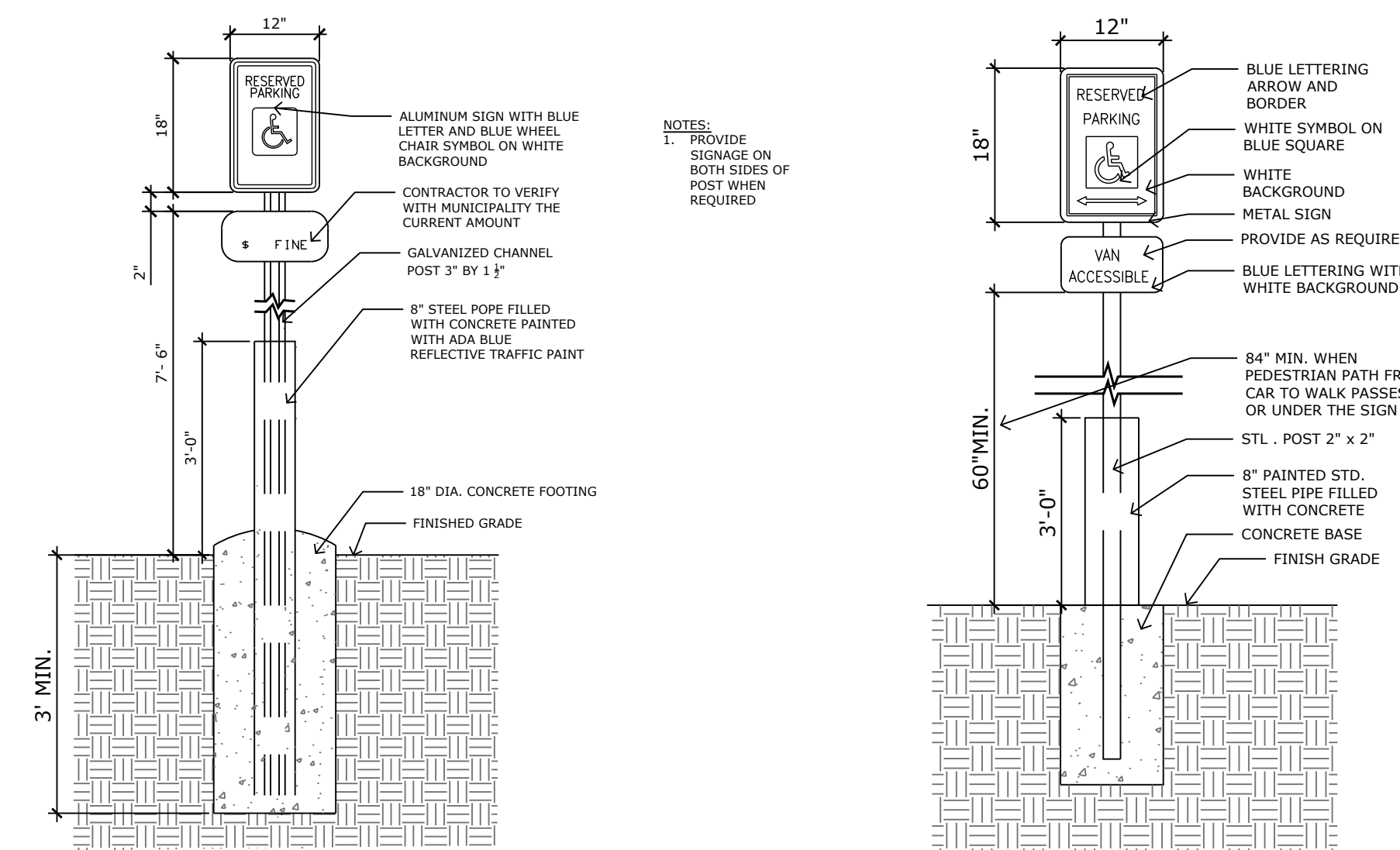
Sheet 1 of 3:	Cover Sheet
Sheet 2 of 3:	Site Plan
Sheet 3 of 3:	Site Plan

#### PLAN REVISIONS

APPROVED SITE DEVELOPMENT PLAN:	4/16/26
REVISED SITE DEVELOPMENT PLAN:	6/3/26 (CHANGES TO DRIVE AISLE AND PARKING CONFIGURATION SOUTH OF MAIN BUILDING ENTRANCE)

#### GENERAL NOTES

- ALL LIGHTING FIXTURES SHALL HAVE FULL CUT-OFF SHIELDING OR FIXTURES TO REDUCE OFF-SITE LIGHTING IMPACTS.
- ALL SIDEWALKS SHOWN ON DEVELOPMENT PLAN ARE TO BE 5' CONCRETE UNLESS OTHERWISE SPECIFIED.
- PRIVATE DRIVES ARE TO BE PAVED ASPHALT WITH CONCRETE CURBS.
- SIGNAGE IS NOT APPROVED PER THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED.
- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES. PRIVATE ROADS WILL BE BUILT TO MEET A MINIMUM OF 27000LBS SINGLE AXLE WEIGHT AND 75000LBS TOTAL APPARATUS WEIGHT.
- PRIOR TO CERTIFICATE OF OCCUPANCY OF THE FIRST BUILDING, A FIRE INSPECTION TO VERIFY FIRE LANE MARKING INSTALLATION SHALL OCCUR.
- FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 08041C0287G AND 08041C0290G, EFFECTIVE DATE, DECEMBER 7, 2018, INDICATES THE AREA IN THE VICINITY OF THIS PARCEL OF LAND TO BE A ZONE X (AREA DETERMINED TO BE OUT OF THE 500 YEAR FLOODPLAIN).
- THE PARTIES 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 EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
- THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY TERRACON CONSULTANTS INC, DATED OCTOBER 25, 2024 (REVISED JULY 18, 2025), WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARDS ON THE PROPERTY: (1) GROUNDWATER, EXPANSIVE AND COLLAPSIBLE SOILS, LANDSLIDE SUSCEPTIBILITY, SEISMIC HAZARDS, AND DEEP FILL ZONES). A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE SF2510 AND PPR2514 OR WITHIN THE SUBDIVISION FILE OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVENUE, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.
- THE OWNER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OF BUILDER SUCCESSORS AND ASSIGNEES THAT SUBROGATED AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM (RESOLUTION NO 24-377), 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 DOCUMENTED ON ALL SALE DOCUMENTS AND IN LAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
- TRACT C OF THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BPM MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. 217081215 OF THE RECORDS OF EL PASO COUNTY. THE DEVELOPER AND ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.
- TRACT C IS FOR ACCESS, PUBLIC UTILITIES AND DRAINAGE PURPOSES AND SHALL BE OWNED AND MAINTAINED BY ACADEMY GATEWAY BUSINESS OWNERS ASSOCIATION AND IS TO BE CONVEYED BY SEPARATE INSTRUMENT.



ADA / VAN ACCESSIBLE PARKING SIGNS



N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903

Tel. 719.471.0073  
Fax 719.471.0267

www.nescolorado.com

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## NORTHGATE SUBARU

DATE: 08.18.25  
PROJECT MGR: K. JOHNSON  
PREPARED BY: A. ROMAN

## SITE DEVELOPMENT PLAN

DATE:	BY:	DESCRIPTION:
05/25/25	AR	1st SDP Submittal
07/16/25	AR	2nd SDP Submittal
08/18/25	AR	3rd SDP Submittal
06/04/26	AR	4th SDP Submittal

## Cover Sheet

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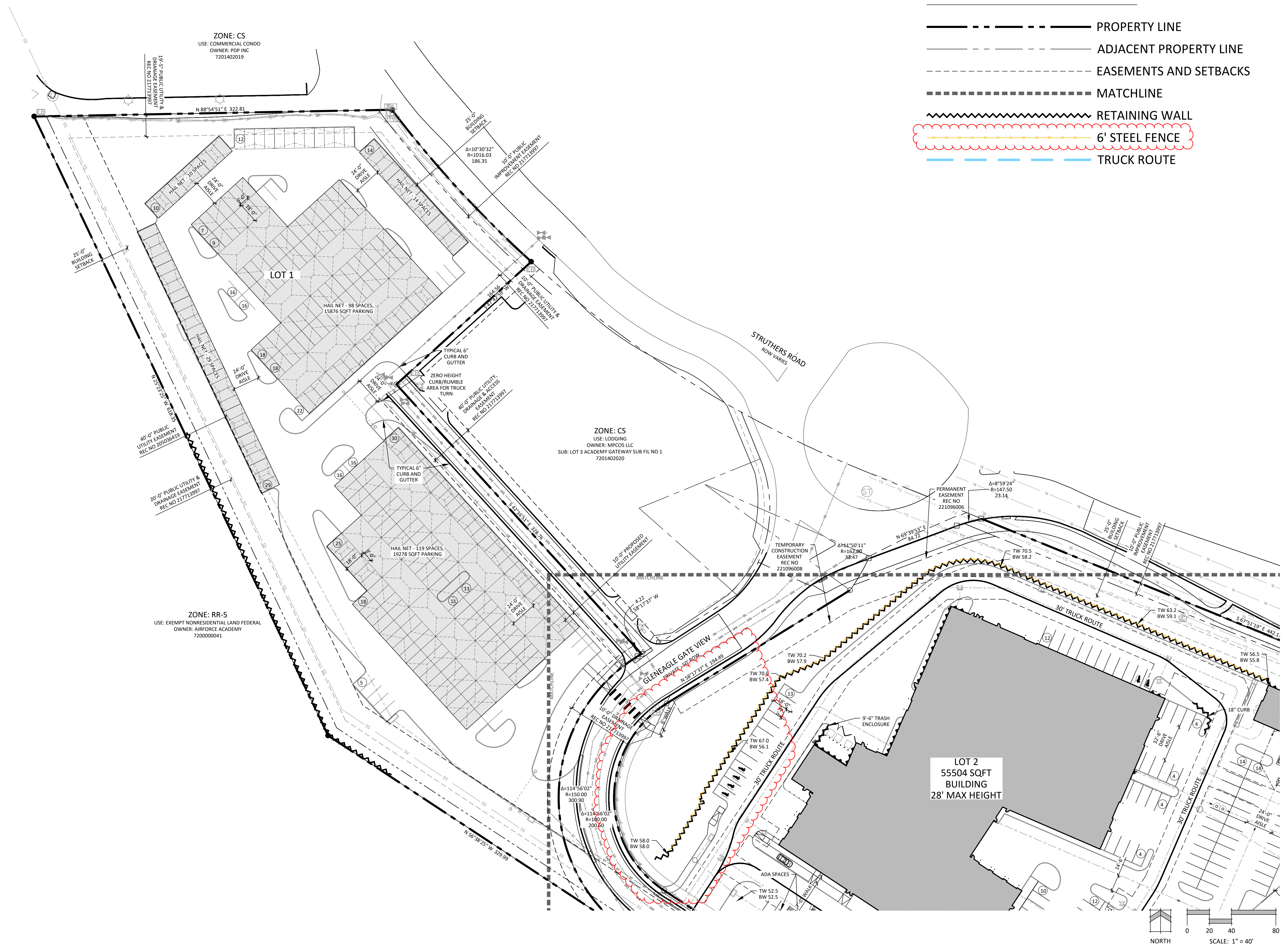
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LINE TYPE LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENTS AND SETBACKS
- MATCHLINE
- RETAINING WALL
- 6' STEEL FENCE
- TRUCK ROUTE



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Site Plan

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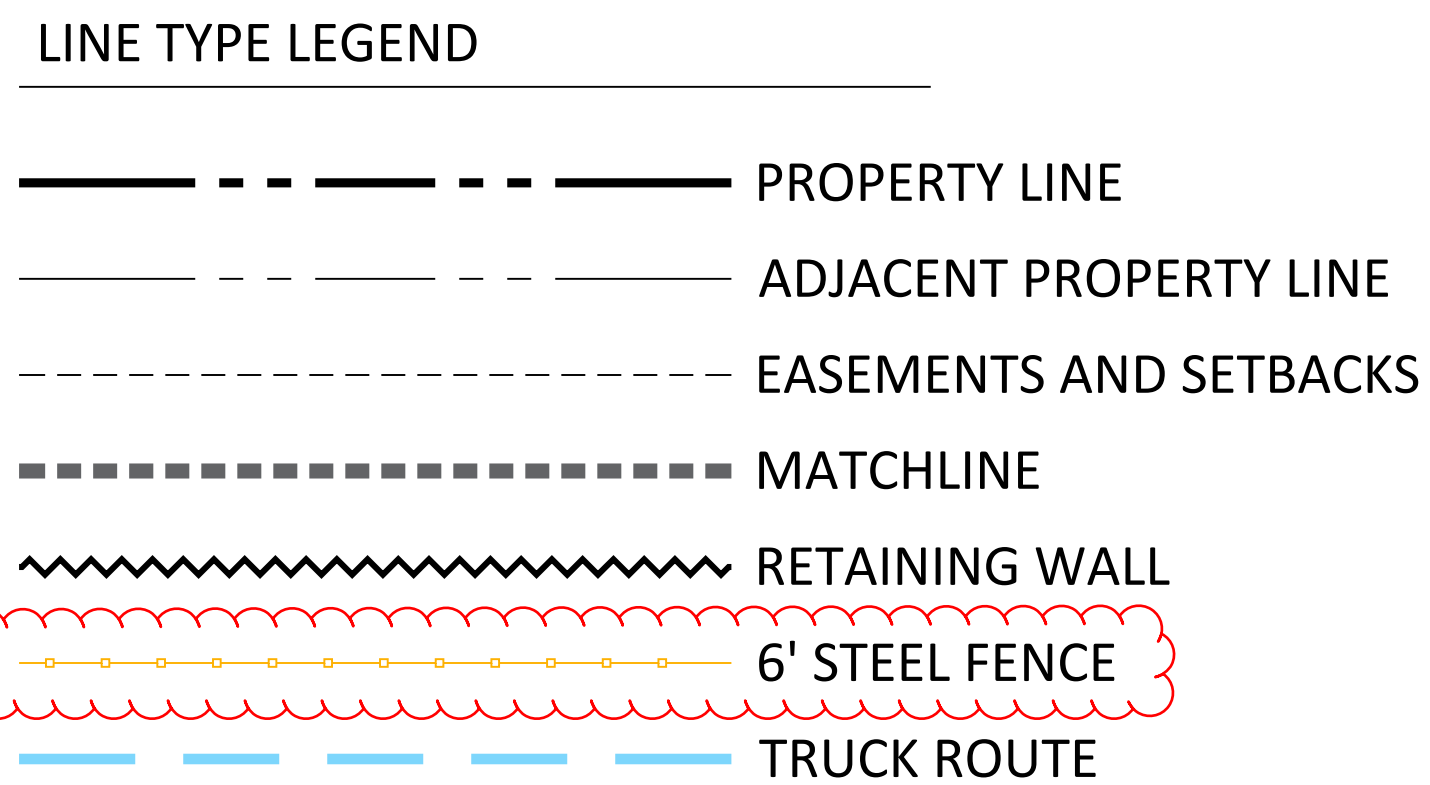
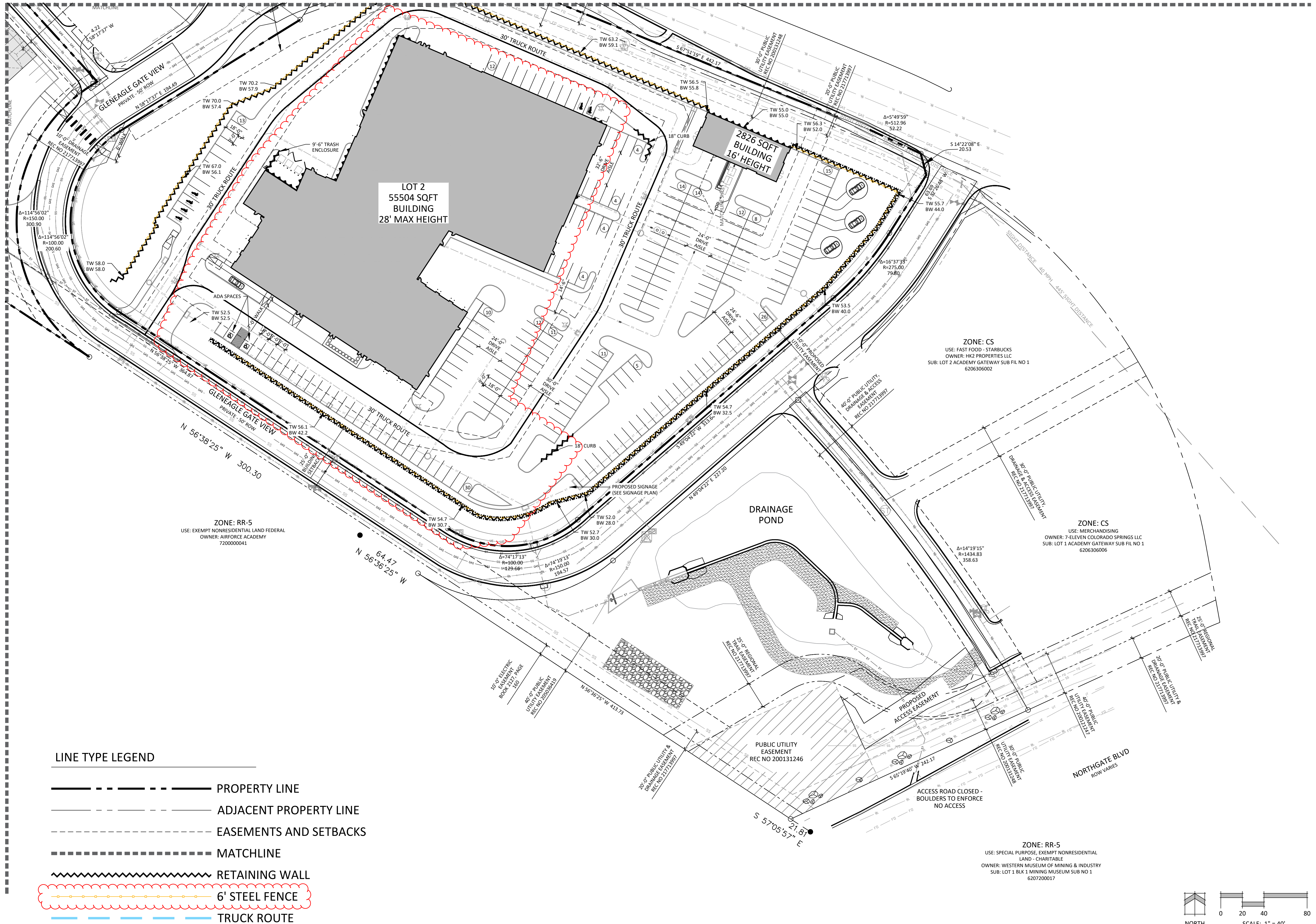
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PPR2514

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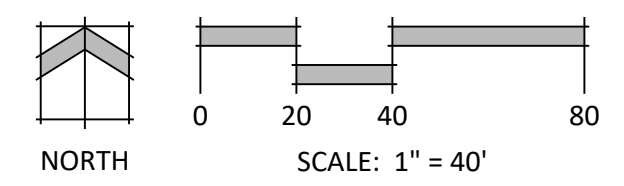
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**Site Plan**

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PPR2514



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