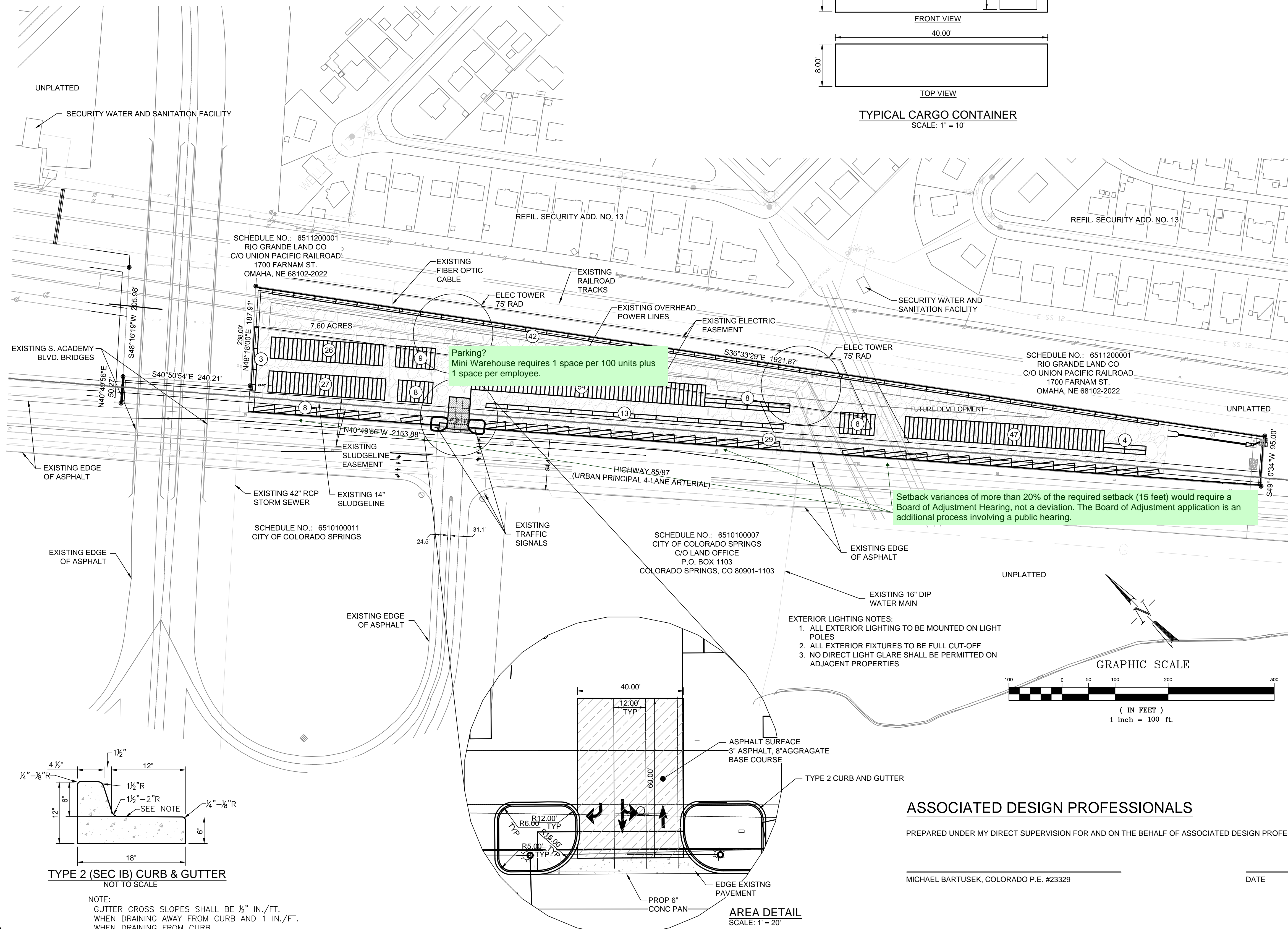
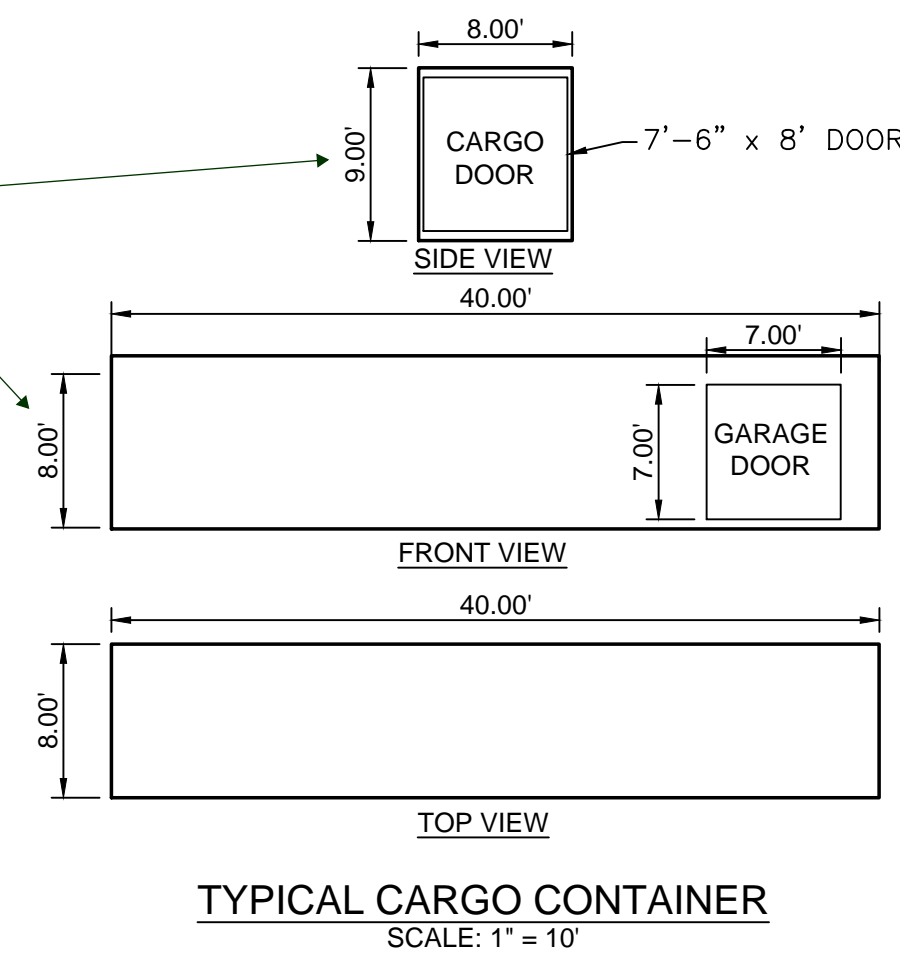
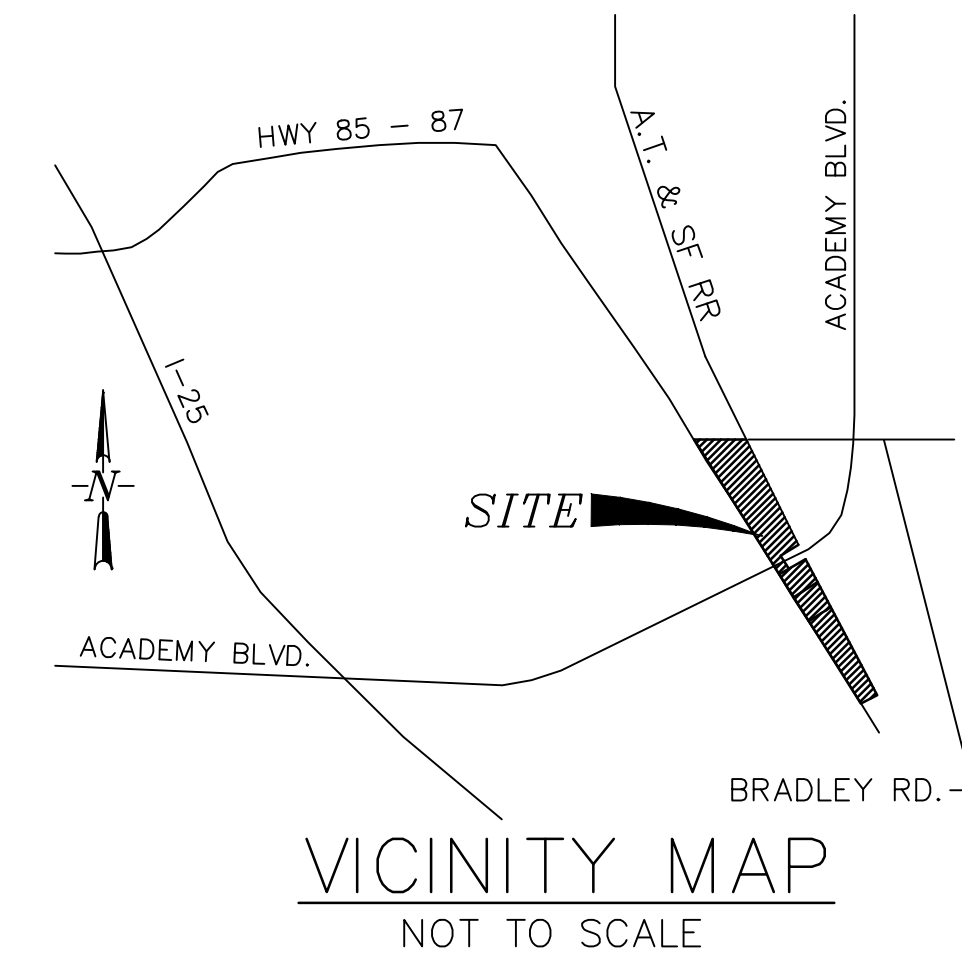


SOUTH ACADEMY BUSINESS CENTER



S. ACADEMY BLVD/HIGHWAY 85/87

START DATE: November. 1, 2017
SCHEDULE NO.: 6503400041

EXISTING LEGAL DESCRIPTION
TR IN SEC 3, 10 & 11-46-66 DESC AS FOLLS: COM AT
INTERSECT OF N LN S2SW4 SEC 34-14-66 W/LA N 30.0 FT
SWLY & PARA W/ C/L OF FORMER MAIN LN OF DENVER & RIO
GRAND WESTERN R/R, TH SLY 30.0 FT SWLY OF & PARA W/
SD C/L, TH S 20-28-27° E 2042.96 FT, TH ALG ARC OF CURVE AT
TO THE LIVINGSTON RD OF 200.55 FT, C/L OF S 20-20-52°
ARC RADIST OF 995.29 FT, TH S 40-48-39° E 3642.50 FT
TO A PT ON S LN NW4 SE4 SD SEC 3, TH N 89-42-05° E
6.59 FT TO A PT 25.0 FT SWLY OF C/L OF FORMER MAIN LN
OF DENVER & RIO GRAND WESTERN R/R, TH S 40-49-56° E
ON N LN 25.0 FT SWLY & PARA W/ SD C/L 824.02 FT FOR
POB, TH 48-16-19° E 5028 FT S 40-50-54° E 240.21 FT,
N 18-48-00° E 187.31 FT TO A PT TH S 75.0° E 150.0 FT SWLY
OF C/L OF ATCHAFALYA, N TOPS&S&T&E R/R, TH S 33-32-29°
E 75.0 FT SWLY & PARA W/ SD C/L 1921.67 FT,
TH S 49-10-34° W 95.0 FT, TH S 49-55° W 2153.09 FT TO
POB

OWNER: 10230 HALL BLVD LLC

LOCATION: 4425 HIGHWAY 85-87
PO BOX 38036
COLORADO SPRINGS CO 80937

APPLICANT: ASSOCIATED DESIGN PROFESSIONALS, INC
3520 AUSTIN BLUFFS PARKWAY #102
COLORADO SPRINGS, CO. 80918
PHONE(719) 266-5212

EXISTING ZONING: M (INDUSTRIAL)

BLDG SETBACKS:
FRONT-15'
REAR - 15'
SIDES - 0'

MAXIMUM BUILDING HEIGHT: 45'

SHEET INDEX:

1. SITE DEVELOPMENT PLAN
2. LANDSCAPE DEVELOPMENT PLAN - 1 OF 3
3. LANDSCAPE DEVELOPMENT PLAN - 2 OF 3
4. LANDSCAPE DEVELOPMENT PLAN - 3 OF 3
5. LANDSCAPE DETAILS

NOTE:
THE DESIGN PROFESSIONAL RESPONSIBLE FOR THIS PLAN HAS FAMILIARIZED THEMSELVES WITH ALL CURRENT ADA CRITERIA AND SPECIFICATIONS, AND THE PROPOSED PLAN REFLECTS REQUIRED SITE ELEMENTS. SEE "2010 ADA STANDARD FOR ACCESSIBLE DESIGN", AS PUBLISHED BY THE DEPARTMENT OF JUSTICE (DOJ).

MAB
 PROJECT ENGINEER
 MAB
 PROJECT MANAGER
 MAB
 SCALE: 1"=100'
 HORZ. _____
 VERT. _____ N/A

PREPARED BY:



20 Austin Bluffs Parkway
Suite 102
Colorado Springs, CO 80918
(719) 266-5212
fax: (719) 266-5341

[illegible]

4425 HWY 85-87
EL PASO COUNTY, COLORADO
SITE DEVELOPEMENT PLAN

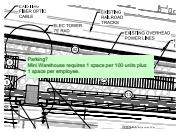
SHEET

of 5)

FILE NO.
PCD 17-004

Markup Summary

Parking? Mini Warehouse requires 1 space per 100 units plus 1 space per employee. (1)



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Author: dsdkendall
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Parking?
Mini Warehouse requires 1 space per 100 units plus 1 space per employee.

Setback variances of more than 20% of the required setback (15 feet) would require a Board of Adjustment Hearing, not a deviation



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Setback variances of more than 20% of the required setback (15 feet) would require a Board of Adjustment Hearing, not a deviation. The Board of Adjustment application is an additional process involving a public hearing.

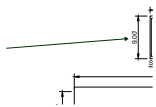
These measurements should be the same. It looks like the 8' measurement is below the top of the structure, it should be corrected.

These measurements should be the same. It looks like the 8' measurement is below the top of the structure, it should be corrected.

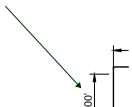
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These measurements should be the same. It looks like the 8' measurement is below the top of the structure, it should be corrected.

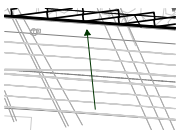
(5)



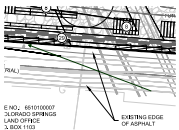
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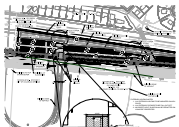
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