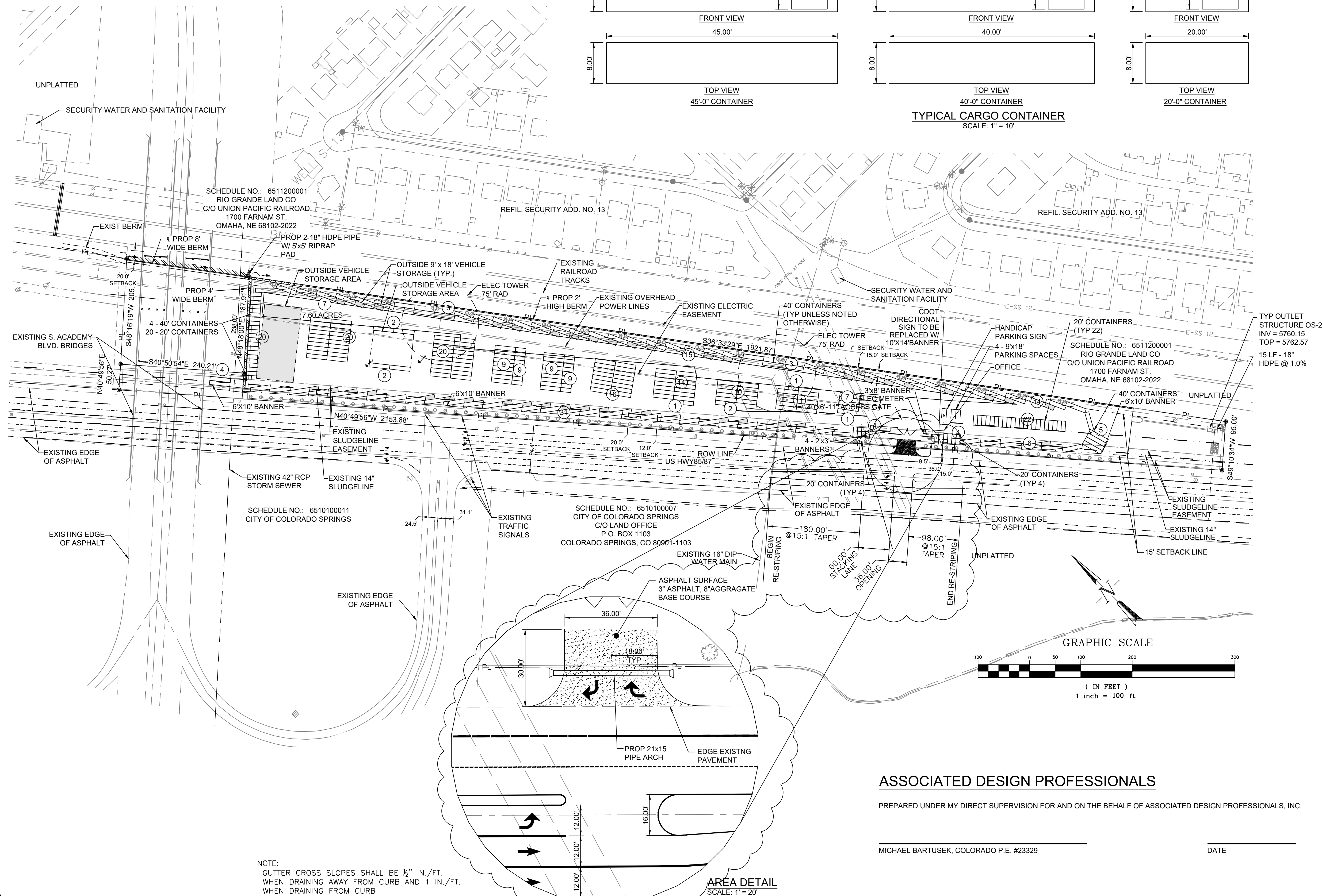
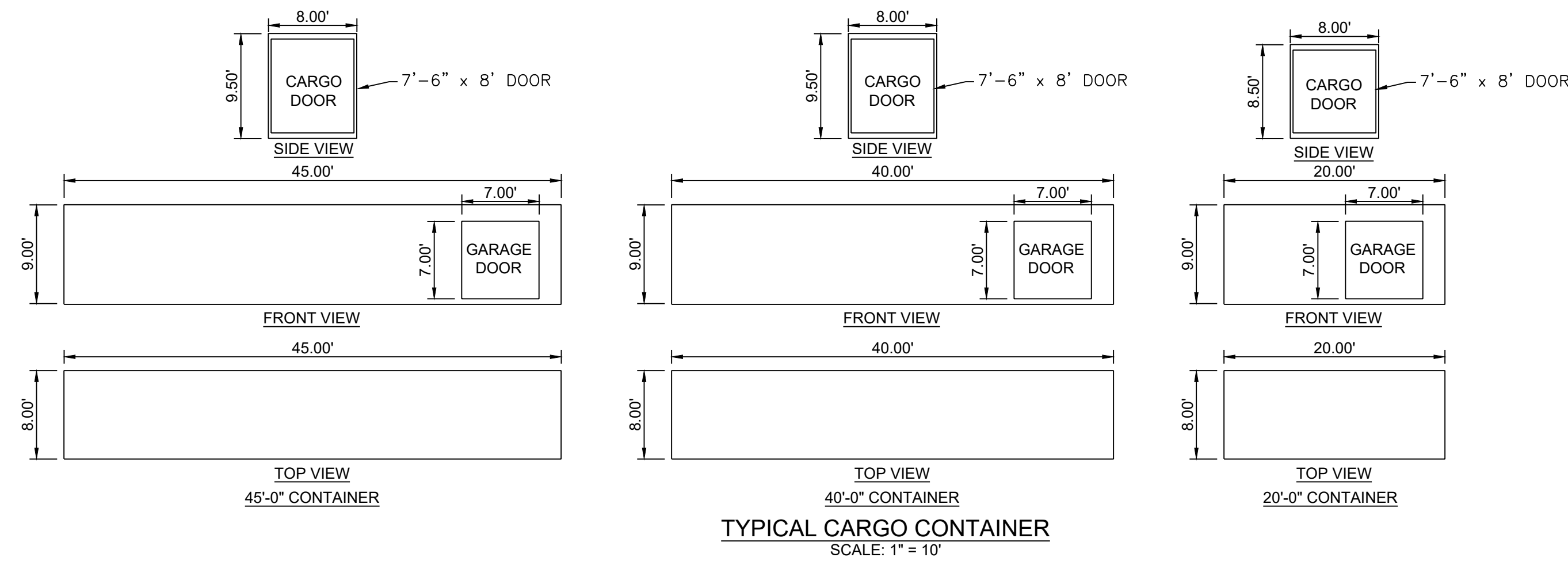
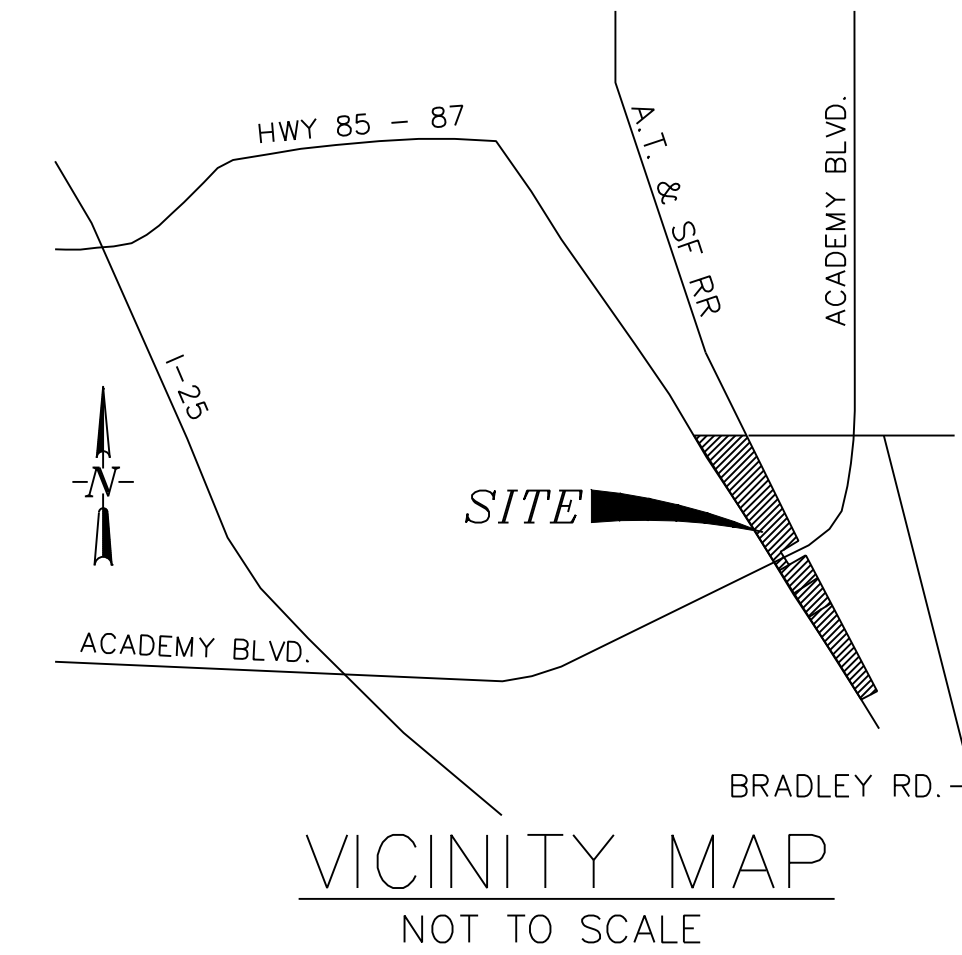


SOUTH ACADEMY BUSINESS CENTER



S. ACADEMY BLVD/HIGHWAY 85/87

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

EXISTING LEGAL DESCRIPTION
TR IN SEC 3, 10 & 11-15-66 DESC AS FOLLS: COM AT
INTERSECT OF N LN S2SW4 SEC 34-14-66 W/IA LN 30.0 FT
SWLY & PARA W/ C/L OF FORMER MAIN LN OF DENVER & RIO
GRAND WESTERN R/R, TH SLY SELY 30.0 FT SWLY OF & PARA W/
SD C/L, TH S 20-28227' E 20482.86 FT, TH ALG ARC OF CURVE AT
TO THE LIVINGSTON ROAD OF 200.55 FEET, C/L OF S 20-20522'
AN ARC DIST OF 995.29 FT, TH S 40-48393' E 3642.50 FT
TO A PT ON S LN W4 SE4 SD SEC 3, TH IN 89-42055' 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 40-4956'E
ON A LN 25.0 FT SWLY & PARA W/ SD C/L 824.02 FT FOR
POB, TH 48-1619' E 5.028 FT S 40-5054'E 240.21 FT,
N 48-1800' E 187.91 FT TO A PT TH S 75.0 W 150.0 FT SWLY
OF C/L OF ATCHAFALAYA, TOP OF SANTA RITA R/R,
S 36-3329' E 75.0 FT SWLY & PARA W/ SD C/L 1921.67 FT,
TH S 49-1034' W 95.0 FT, S 20-4455' 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'

TOTAL STORAGE UNITS = 281
TOTAL EMPLOYEES = 1
TOTAL # OF 9'x18' PARKING SPACES = 4

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).

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

EXTERIOR LIGHTING NOTES:

1. ALL EXTERIOR LIGHTING TO BE MOUNTED ON LIGHT POLES
2. ALL EXTERIOR FIXTURES TO BE FULL CUT-OFF
3. NO DIRECT LIGHT GLARE SHALL BE PERMITTED ON ADJACENT PROPERTIES

ASSOCIATED DESIGN PROFESSIONALS

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON THE BEHALF OF ASSOCIATED DESIGN PROFESSIONALS, INC.

MICHAEL BARTUSEK, COLORADO P.E. #23329

DATE _____

FILE NO.
PCD 17-004

 ADPCIVIL ENGINEERING FOR THE FUTURE	PREPARED BY:	
	JOB NO. 031720	PROJECT ENGINEER
	CAD FILE NO. 101103	PROJECT MANAGER
	CONCEPT	SCALE: 1" = 100'
DRAWN BY: HUS	VERT: N/A	

[illegible]

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

SHEET

1 of 5