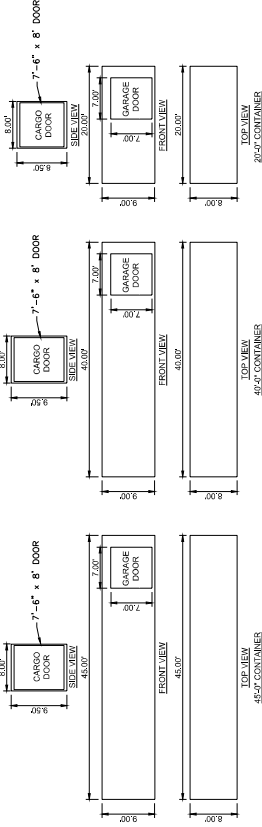


VICINITY MAP  
NOT TO SCALE



**Figure 1**

Provide label for the berm:  
Unresolved. Not enough detail. Copy the typical section provided in the drainage report to clarify the location of the berm relative to property line.

The drainage report shows the berm encroaches onto the adjacent property. Submit proof that the adjacent property owner agrees to the proposed improvement in their property.



Culvert Size does not match the drainage report calculations.  
See snippet below.

ASSOCIATED DESIGN PROFESSIONALS

ACCESS ROAD CULVERT CAPACITY CALCULATION SHEET  
25'X15' CMP ARCH @ 0.5% CAPACITY = 4.1 CFS = 100YR STORM

NOTE: GUTTER CROSS SLOPES SHALL BE  $\frac{1}{2}$ " IN./FT. WHEN DRAINING AWAY FROM CURB AND 1" IN./FT. WHEN DRAINING FROM CURB

DATE \_\_\_\_\_

FILE NO.  
PCD 17-004

1 of 5

**SOUTH ACADEMY BUSINESS CENTER  
4425 HWY 85-87  
EL PASO COUNTY, COLORADO  
SITE DEVELOPMENT PLAN**

SHEET  
1 of 5

DATE	08/17/20
DESIGNED BY	MAB
PROJECT ENGINEER	MAB
PROJECT MANAGER	MAB
CAD FILE NO.	161103
COMPUT	DEANBY
SCALE	1"=10'
HORIZ	VERT
N/A	N/A

S. ACADEMY BLVD/HIGHWAY 85/87

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

EXISTING LEGAL DESCRIPTION  
 TR IN SEC 3, 10 & 11-566 DESCHES  
 INTERSECT OF N LN S23W34 SEC 34-46-68 WALN 30.0 FT  
 SWLY & PAR W & CL OF FORMER MAIN LN DEVELOPER & R  
 GRAND WESTERN RR, TR 2802, 300 FT SWLY OF & PAR  
 THE L'ANGLAIS TRAIL OF 2802, 280 FT SWLY OF & PAR  
 AN AC DIST OF 996.29 FT, SEC 3, TH 8N&R4209' E  
 TO A PT ON N LN S64 80.0 SEC 3, TH 8N&R4209' E  
 0.997 TO A PT 200 FT SWLY OF CL OF FORMER MAIN LN  
 DEVELOPER & R, SEC 3, TH 8N&R4209' E 3042.20 FT  
 TO A PT ON W & PAR WSD CL 82402' FT FOR  
 POB, TH 48&R1919' E 50.28 FT, 90-35094' E 75.0 FT  
 POB, TH 48&R1907' E 187.91 FT TO A PT 50 FT SWLY  
 OF CL OF ATCHISON, TOPEKA & SANTA FE RR, TH 3  
 SWLY OF CL OF ATCHISON, TOPEKA & SANTA FE RR, TH  
 3, SEC 3, TH 48&R1924' E 146.36-360 FT, TH 48&R1924' E 146.36-360 FT TO

OWNER: 10230 HALL BLVD LLC  
LOCATION: 4425 HIGHWAY 95-87  
PO BOX 38036  
COLORADO SPRINGS CO 80937

APPLICANT: ASSOCIATED DESIGN PROFESSIONALS, INC.  
3520 AUSTIN BLUFFS PARKWAY #102  
COLORADO SPRINGS, CO. 80918  
PHONE: (719) 266-6212

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

FAMILIARIZED THEMSELVES WITH ALL CURRENT ADA CRITERIA, SPECIFICATIONS, AND THE PROPOSED PLAN REFLECTS ELEMENTS, SEE "2010 ADA STANDARD FOR ACCESSIBLE BUILDINGS AND ELEMENTS OF BUILDINGS."

PUBLISHED BY THE DEPARTMENT OF JUSTICE (DOJ).

**SHEET INDEX:**  
1 SITE DEVELOPMENT PLAN

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:  
4. ALL EXTERIOR LIGHTING TO BE MOUNTED ON SLOPE

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

END

FILE NO. PCD 17-004

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