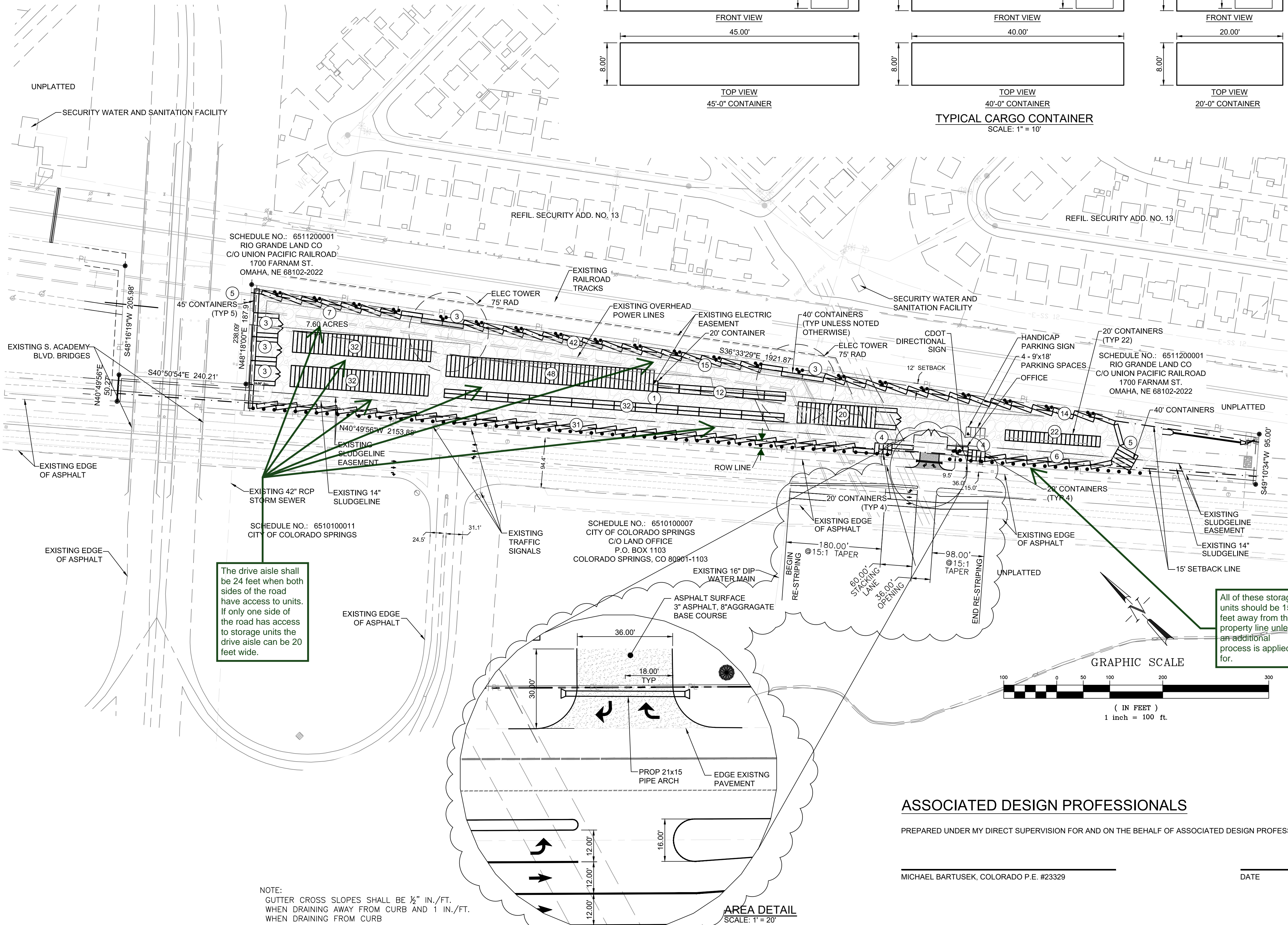
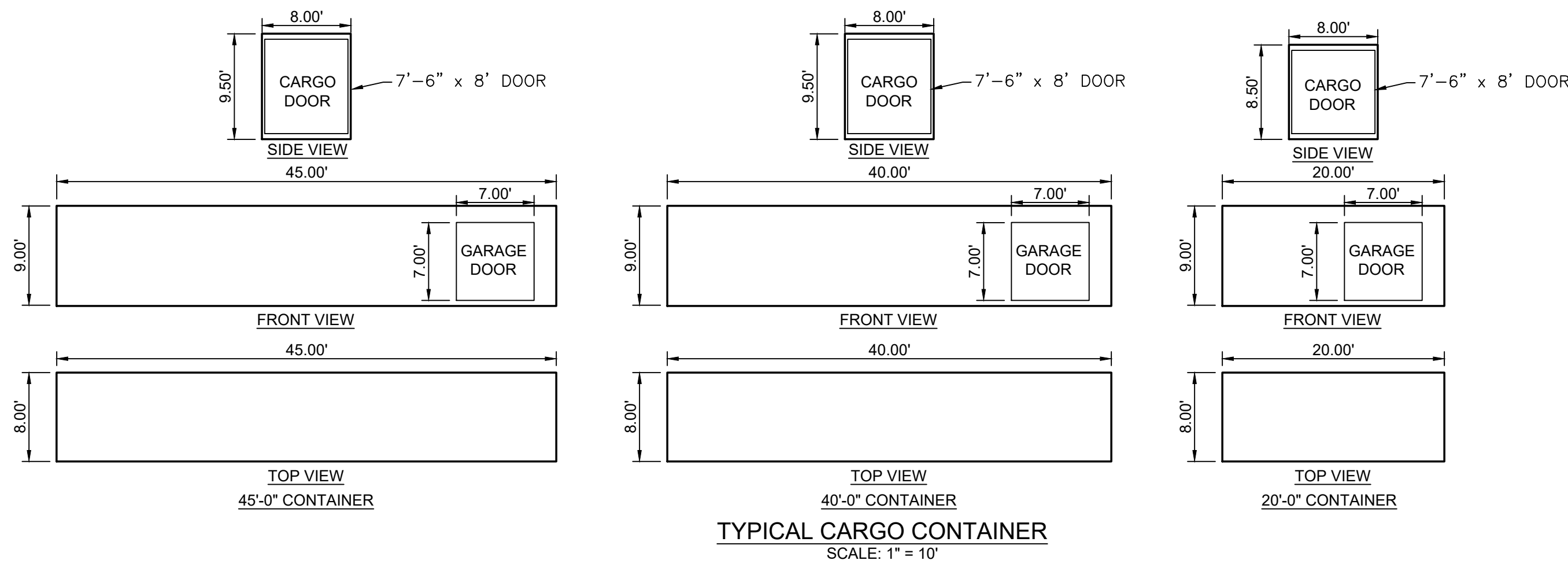
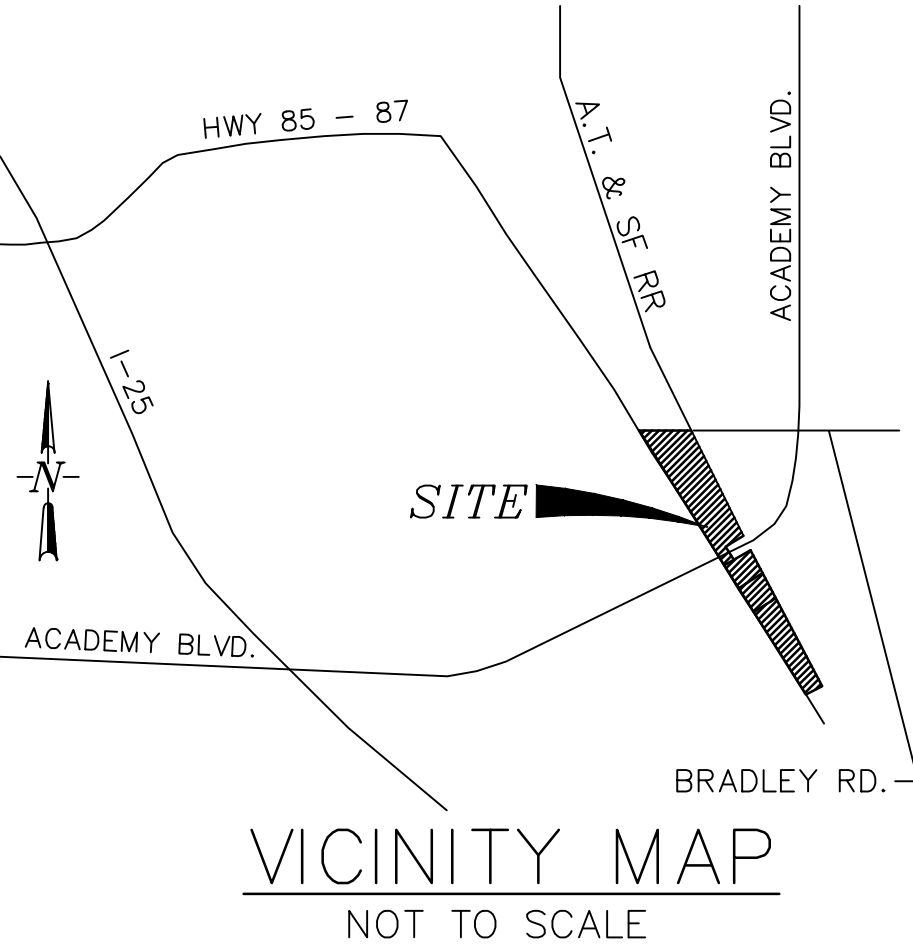


SOUTH ACADEMY BUSINESS CENTER



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 FOLS: COM AT
INTERSEC OF N LN S2SW4 SEC 34-14-66 W/A LN 30.0 FT
SWLY & PARA W/ C/L OF FORMER MAIN LN OF DENVER & RIO
GRANDE WESTERN R/R, TH SELY 30.0 FT SWLY OF & PARA W/
SD C/L, TH S 20<28'27" E 2042.86 FT, TH ALG ARC OF CUR
TO THE L HAVING A RAD OF 2802.58 FT C/A OF 20<20'52"
AN ARC DIST 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 GRANDE WESTERN R/R, TH S 40<49'56" E
ON A LN 25.0 FT SWLY & PARA W/ SD C/L 824.02 FT FOR
POB, TH 48<16'19" E 50.28 FT S 40<50'54" E 240.21 FT,
N 48<18'00" E 187.91 FT TO A PT THAT IS 75.0 FT SWLY
OF C/L OF ATCHISON, TOPEKA & SANTA FE R/R, TH S
36<33'29" E 75.0 FT SWLY & PARA W/ SD C/L 1921.87 FT,
TH S 49<10'34" W 95.0 FT, N 40<49'56" 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 = 304
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

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

SHEET

1 of 5

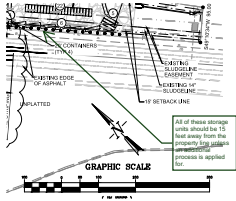
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PROJECT ENGINEER: MAB
PROJECT MANAGER: MAB
CAD FILE NO.: MAB
CONCEPT: MAB
DRAWN BY: MAB
SCALE: 1"=100'
VERT.: N/A

PREPARED BY:
ADPCIVIL
ENGINEERING FOR THE FUTURE

3520 Austin Bluffs Parkway
Suite 102
Colorado Springs, CO 80918
(719) 266-5212
fax: (719) 266-5341

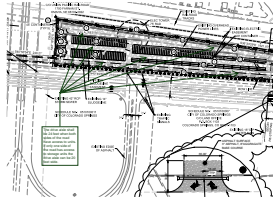
Markup Summary

dsdkendall (3)



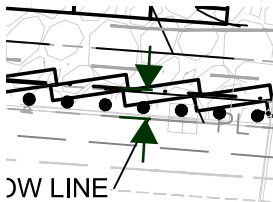
Subject: Callout
Page Label: [1] Site Dev Plan
Lock: Locked
Author: dsdkendall
Date: 2/11/2019 10:49:01 AM
Color: ■

All of these storage units should be 15 feet away from the property line unless an additional process is applied for.



Subject: Callout
Page Label: [1] Site Dev Plan
Lock: Locked
Author: dsdkendall
Date: 2/11/2019 10:49:02 AM
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The drive aisle shall be 24 feet when both sides of the road have access to units. If only one side of the road has access to storage units the drive aisle can be 20 feet wide.



Subject: Dimension
Page Label: [1] Site Dev Plan
Lock: Locked
Author: dsdkendall
Date: 2/11/2019 10:49:03 AM
Color: ■

The drive aisle shall be 24 feet when both sides of the road have access to units. If only one side of the road has access to storage units the drive aisle can be 20 feet wide.