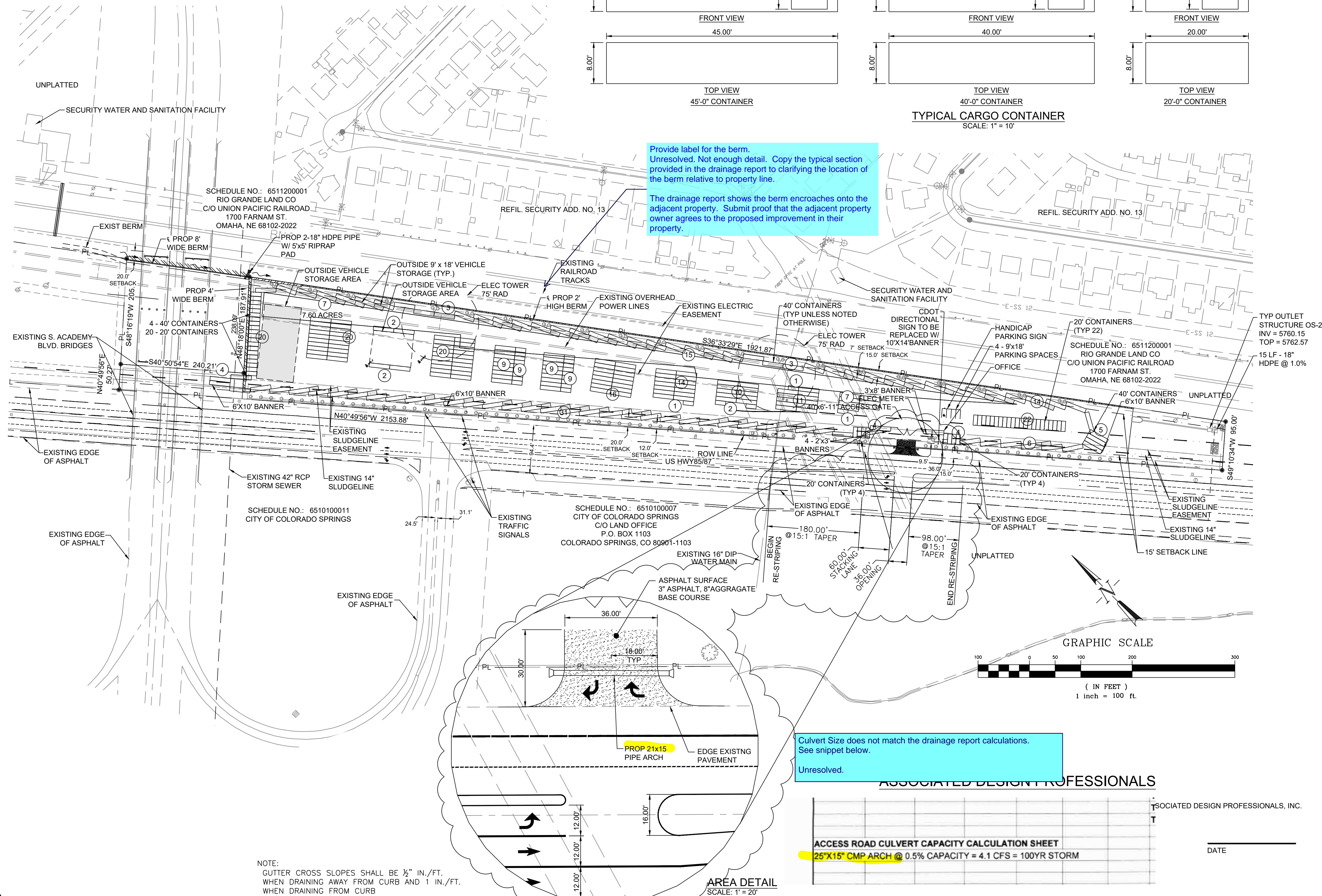
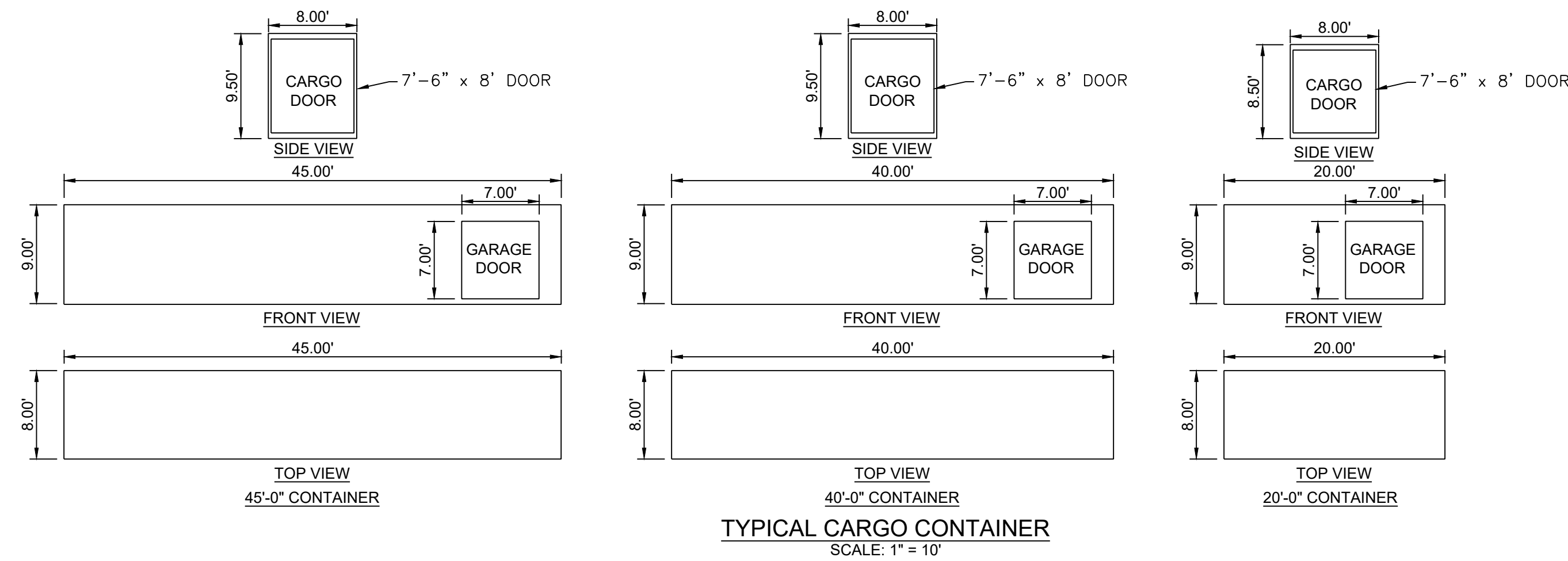
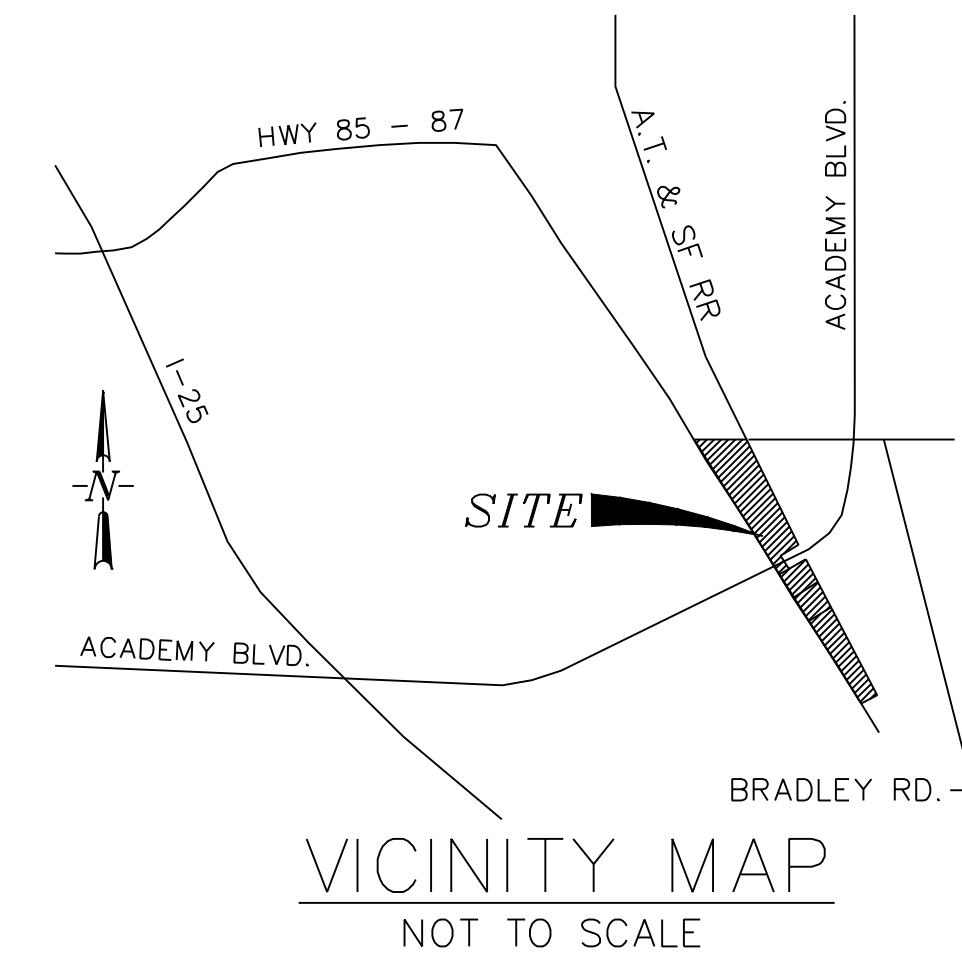


SOUTH ACADEMY BUSINESS CENTER



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 & P&W W/AL OF FORMER MAIN LN OF DENVER & RIO
GRAND WESTERN R/R, TH SLY SELY 30.0 FT SWLY OF & P&W W/
SD CL, TH S 20-28227' E 20482.98 FT, TH ALG ARC OF CURVE
TO THE LIVINGSTON ROAD OF 200.55 FEET, CL 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 CL OF FORMER MAIN LN
OF DENVER & RIO GRAND WESTERN R/R, TH S 40-4956'E
ON A LN 25.0 FT SWLY & P&W W/ SD CL 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 CL OF ATCHAFALYA, TOP OF SANTA RIE, TH
S 36-3329' E 75.0 FT SWLY & P&W W/ SD CL 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

FILE NO.
PCD 17-004

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

PREPARED BY:



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

HEET

of **5**