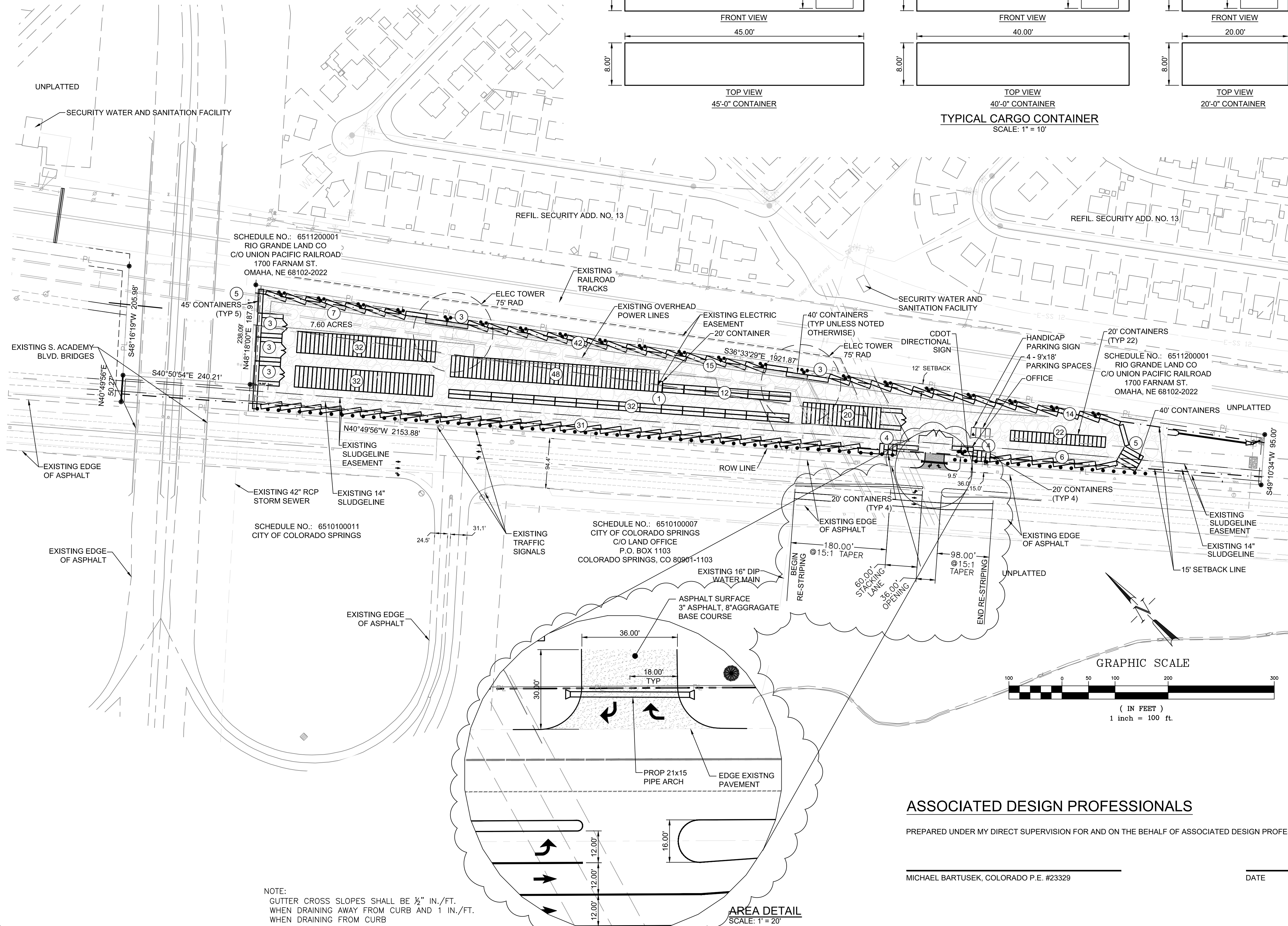
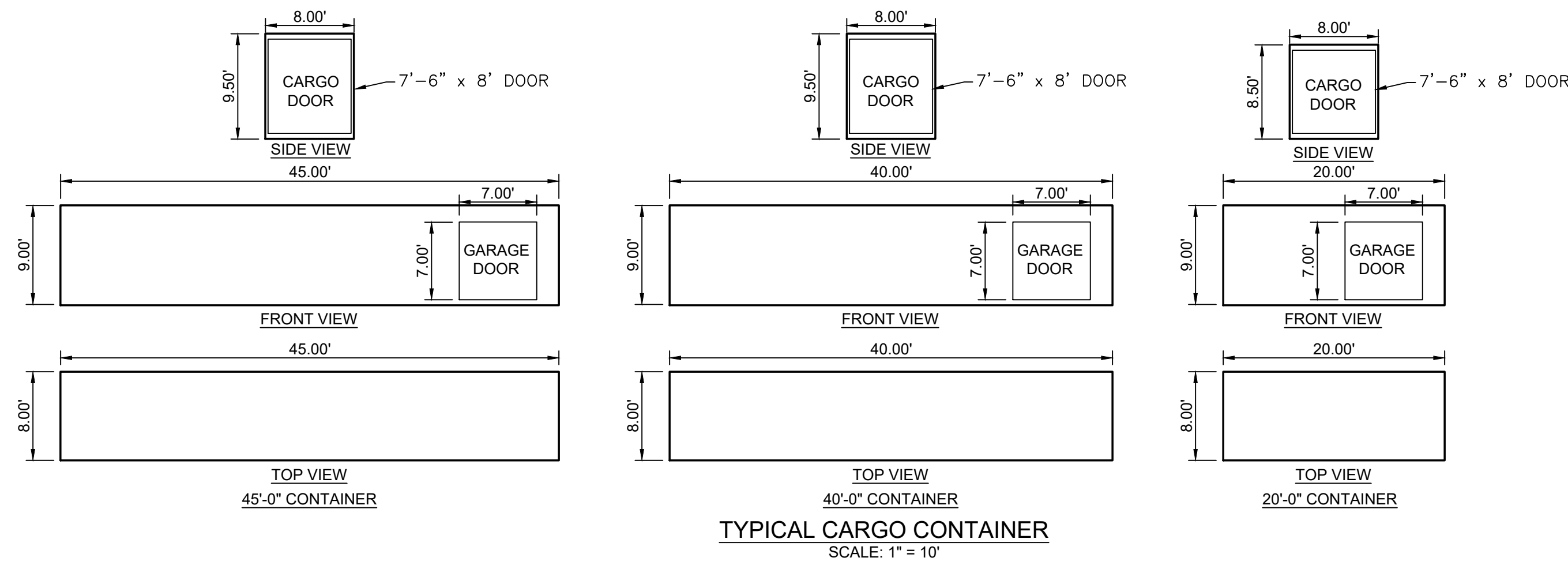
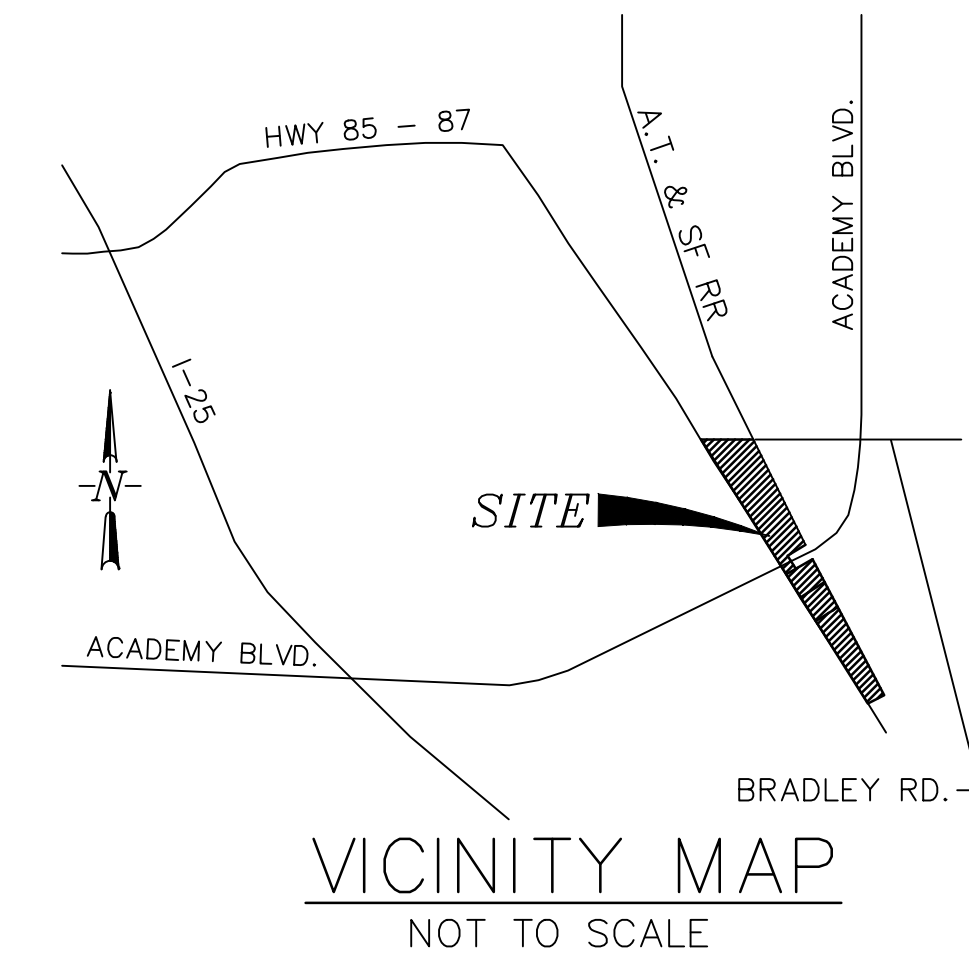


SOUTH ACADEMY BUSINESS CENTER



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 A 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 N/4 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

DESIGNED BY: MAB
PROJECT ENGINEER: MAB
JOB NO.: 161103
DATE: 02/21/18
PROJECT MANAGER: MAB
CAD FILE NO.: MAB
CONCEPT: MAB
DRAWN BY: HJG
SCALE: 1"=100'
VERT.: N/A

PREPARED BY:



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

NO.	DATE	REVISION	BY
1	10/17/18	MOVE ENTRANCE AND MODIFY STRIPING	MAB/HJG

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

SHEET

1 of 5