N

0 10 20 50

SCALE: 1"=50'

K & S DEVELOPMENT LLC
PARCEL NO: 5332309006
ZONE: CC CAD-O
LAND USE: CODE 200 AT PRESENT WORTH
PLAT NO: 7776
3442 TAMPA RD STE B PALM HARBOR FL, 34684

JAMES IRWIN EDUCATIONAL
PARCEL NO: 5332310003
ZONE: PUD CAD-O
LAND USE: POLITICAL SUBDIVISION
PLAT NO: 8956
5525 ASTROZON BLVD COLORADO SPRINGS CO, 80916-4226

MCCOY & LITTLEJOHN
PARCEL NO: 5332309007
ZONE: CC CAD-O
LAND USE: SPECIAL PURPOSE
PLAT NO: 7776
6805 BISMARK RD COLORADO SPRINGS CO, 80922-1116

K & S DEVELOPMENT LLC
PARCEL NO: 5332309004
ZONE: CC CAD-O
LAND USE: CODE 200 AT PRESENT WORTH
PLAT NO: 7776
4432 SLICE DR COLORADO SPRINGS CO, 80922

K & S DEVELOPMENT LLC
PARCEL NO: 5332309004
ZONE: CC CAD-O
LAND USE: CODE 200 AT PRESENT WORTH
PLAT NO: 7776
4432 SLICE DR COLORADO SPRINGS CO, 80922

STORM MH
RIM: 6509.06
E INV (30"CMP): 6499.61
S INV (18"CMP): 6502.56
W INV (30"CMP): 6499.76

SANITARY MH
RIM: 6519.22
(INACCESSIBLE DUE TO TRAFFIC)

SANITARY MH
RIM: 6504.17
N INV (12"PVC): 6496.02
S INV (12"PVC): 6495.92
W INV (12"PVC): 6496.07

SECTION CORNER
T13S R65W
SEC. 31 | SEC. 32
SEC. 6 | SEC. 5
T14S R65W
FOUND 3-1/4" ALUMINUM CAP STAMPED "PLS 4842" IN RANGE BOX

NORTH LINE NW/5 SEC. 5
(BASIS OF BEARINGS)

CONSTITUTION AVENUE
120' PUBLIC RIGHT OF WAY

20 SIGHT VISIBILITY TRIANGLE REC. 9713374

19 5' PUBLIC UTILITY EASEMENT REC. 1445775

60'

SPEED LIMIT SIGN

INLET W/ MH
RIM: 6509.19
N INV (18"RCP): 6504.99

SIGN "RIGHT LANE MUST TURN"

STREET SIGN

FOUND #5 REBAR NO IDENTIFICATION

SIGN PED. CROSSING

A.O.C.#3

A.O.C.#1

SET NAIL WITH 1-1/2" ALUMINUM DISC STAMPED "PLS 38069"

SIGHT VISIBILITY TRIANGLE REC. 9713374

SPEED LIMIT SIGN

FOUND #4 REBAR WITH 1" RED PLASTIC CAP STAMPED "RMLS 19625"

MAVERIK INC
PARCEL NO: 5406114001
ZONE: CC CAD-O
LAND USE: SPECIAL PURPOSE
PLAT NO: 6721
185 S STATE ST SALT LAKE CITY UT, 84111-1538

PETERSON ROAD
100' PUBLIC RIGHT OF WAY

JASPERCO LLC
PARCEL NO: 5405218002
ZONE: RM-30
LAND USE: SPECIAL PURPOSE
PLAT NO: 9808
5532 SADDLE ROCK TRL COLORADO SPRINGS CO, 80918-3006

EIGHT LINE SUBDIVISION
LOT 1
3.72 ACRES
(161,885 SQ. FT.)
NO ADDRESS POSTED

152.8'

UTILITY EASEMENT REC. 98070659

CANADA DRIVE
60' PUBLIC RIGHT OF WAY

NATURAL GROUND

GRAVEL DRIVE

SINGLE STORY WOOD RESIDENCE
F.F.: 6502.08

10' X 20' CARPORT

63.4'

SANITARY MH
RIM: 6510.75
N INV (12"PVC): 6503.15
S INV (12"PVC): 6502.95

SET NAIL WITH 1-1/2" ALUMINUM DISC STAMPED "PLS 38069"

GATE (SITE ACCESS)

GRAVEL DRIVE

29.8'

FOUND #4 REBAR WITH 1" BLUE PLASTIC CAP STAMPED "RMLS 19625"

A.O.C.#2

FOUND #5 REBAR NO IDENTIFICATION

GATE (SITE ACCESS)

FOUND #4 REBAR WITH 1" RED PLASTIC CAP STAMPED "RMLS 19625"

19 5' PUBLIC UTILITY AND DRAINAGE EASEMENT REC. 1445775

EIGHT LINE INC
PARCEL NO: 5405218003
ZONE: CC CAD-O
LAND USE: SPECIAL PURPOSE
PLAT NO: 9808
8300 S COUNTY LINE RD OKLAHOMA CITY OK, 73169-1606

SANITARY MH
RIM: 6490.09
N INV (12"PVC): 6490.29
S INV (12"PVC): 6590.24

CONSTITUTION SQUARE CS LLC
PARCEL NO: 5405207050
ZONE: RM-30 CAD-O
LAND USE: MULTI_UNIT (9 & UP)
PLAT NO: 7588
2912 DAIMLER ST SANTA ANA CA, 92705

FOUND #5 REBAR WITH 1" YELLOW PLASTIC CAP STAMPED "CSLJ 31548"

SANITARY MH
RIM: 6503.18
N INV (12"PVC): 6496.48
S INV (12"PVC): 6496.38
W INV (12"PVC): 6496.48

NORTHCREST
FILING 3
LOT 104
OWNER: KIMBERLY ALARADO
PLAT NO: 6430
5365 ALLYN WAY COLORADO SPRINGS CO, 80915-4230

OPSAHL LEVI
PARCEL NO: 5405218009
ZONE: RS-6000 CAD-O
LAND USE: SINGLE FAMILY RES.
PLAT NO: 6430
2355 ALLYN WAY COLORADO SPRINGS CO, 80915-4230

ELLIS EMANUEL L
PARCEL NO: 5405207034
ZONE: RS-6000 CAD-O
LAND USE: SINGLE FAMILY RES.
PLAT NO: 6430
6970 CRAZY HORSE CIR COLORADO SPRINGS CO, 80915-4234

RICHARDSON ALLEN
PARCEL NO: 5405218011
ZONE: RS-6000 CAD-O
LAND USE: SINGLE FAMILY RES.
PLAT NO: 6430
405 S CASCADE AVE STE 101 COLORADO SPRINGS CO, 80903-3885

STAFFORD CLAUDIA G
PARCEL NO: 5405218008
ZONE: RS-6000 CAD-O
LAND USE: SINGLE FAMILY RES.
PLAT NO: 6430
2345 ALLYN WAY COLORADO SPRINGS CO, 80915-4230

GILLEN POLLY A
PARCEL NO: 5405218004
ZONE: RS-6000 CAD-O
LAND USE: SINGLE FAMILY RES.
PLAT NO: 6430
6950 CRAZY HORSE CIR COLORADO SPRINGS CO, 80915-4234

VESTMENT PROPERTIES LLC
PARCEL NO: 5405218007
ZONE: RS-6000 CAD-O
LAND USE: SINGLE FAMILY RES.
PLAT NO: 6430
PO BOX 1134 MONUMENT CO, 80132

ERZEN ROBERT J
PARCEL NO: 5405218005
ZONE: RS-6000 CAD-O
LAND USE: SINGLE FAMILY RES.
PLAT NO: 6430
940 CRAZY HORSE CIR COLORADO SPRINGS CO, 80915-4234

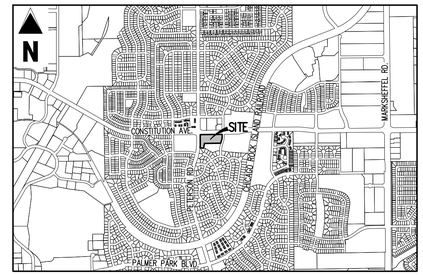
SANITARY MH
RIM: 6487.75
N INV (12"PVC): 6477.70
E INV (12"PVC): 6477.55
W INV (12"PVC): 6477.45

MALDONADO ANGEL
PARCEL NO: 5405218012
ZONE: RS-6000 CAD-O
LAND USE: SINGLE FAMILY RES.
PLAT NO: 6430
6235 AVENIDA GORRION GOLETA CA, 93117-2058

PIA YEVON E
PARCEL NO: 5405218006
ZONE: RS-6000 CAD-O
LAND USE: SINGLE FAMILY RES.
PLAT NO: 6430
6930 CRAZY HORSE CIR COLORADO SPRINGS CO, 80915-4234

VICINITY MAP

1" = 2000'



PROPERTY DESCRIPTION

LOT 1, EIGHT LINE SUBDIVISION, COUNTY OF EL PASO, STATE OF COLORADO.

EIGHT LINE SUBDIVISION IS LOCATED WITHIN THE CITY OF COLORADO SPRINGS AND RECORDED AT RECEPTION NO. 97133746 OF THE EL PASO COUNTY CLERK AND RECORDER OFFICE.

Galloway
1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220
GallowayUS.com

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6855 CONSTITUTION AVE. STORAGE SITE
INDUSTRIAL DEVELOPMENT
REZONE PACKAGE
FOR JOHNSON DEVELOPMENT ASSOCIATES

LOT 1 OF THE EIGHT LINE SUBDIVISION
COLORADO SPRINGS, CO 80916

#	Date	Issue / Description	Init.

Project No:	JDA 02
Drawn By:	CRD
Checked By:	BAS
Date:	April 2022

SITE PLAN
ADJOINING PROPERTY OWNERSHIP

C1.1
Sheet 1 of 1

M:\Johnson Development Association\02 Colorado Springs\Constitution Ave 6855\DRAWINGS\ENGINEERING\ARCHITECTURAL\Exh 02 C1.1.dwg, 4/14/2022