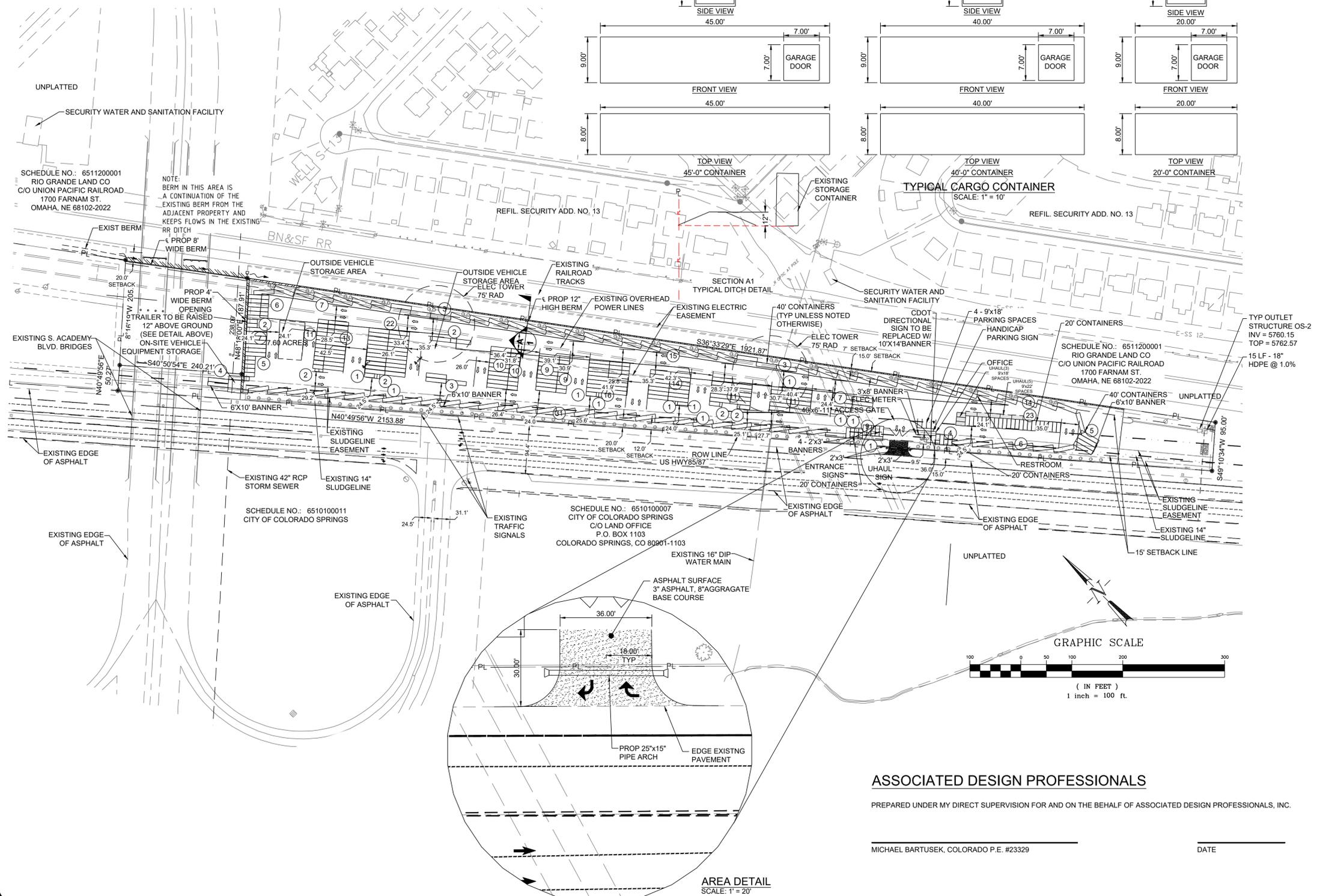
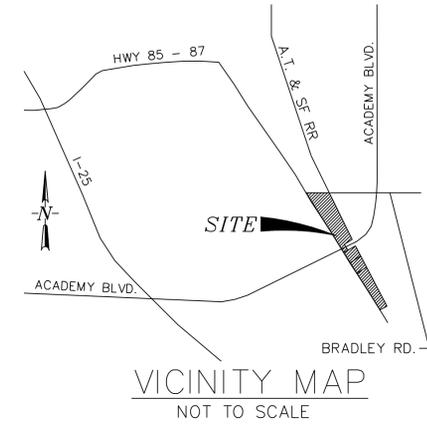
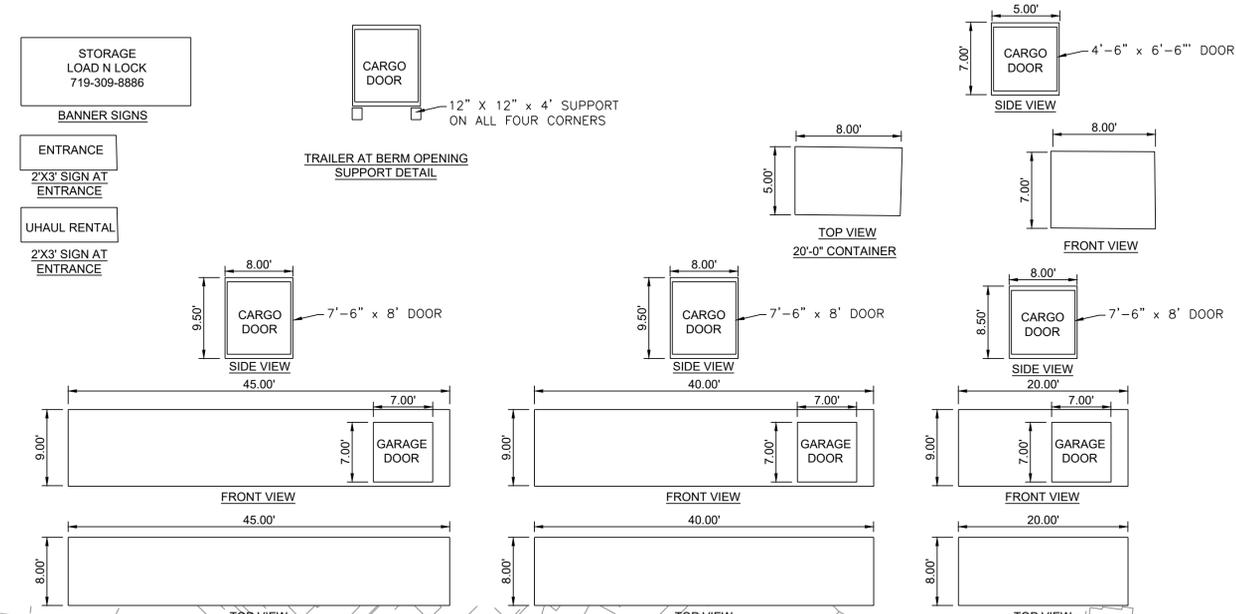


SOUTH ACADEMY BUSINESS CENTER



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 CL, 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 S4 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 CL 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 CL 1921.87 FT, TH S 49°10'34" W 95.0 FT, N 40°49'56" W 2153.09 FT TO POB

OWNER: #9 PROPERTIES LLC
LOCATION: 3325 CLUBVIEW TR, COLORADO SPRINGS CO 80906
APPLICANT: ASSOCIATED DESIGN PROFESSIONALS, INC
 121 S TEJON ST, #1110, COLORADO SPRINGS, CO, 80903
 PHONE (719) 640-8057

EXISTING ZONING: M (INDUSTRIAL)
BLDG SETBACKS:
 FRONT - 15'
 REAR - 15'
 SIDES - 0'
MAXIMUM BUILDING HEIGHT: 45'

TOTAL STORAGE UNITS: 308
TOTAL EMPLOYEES: 1
TOTAL # OF 9'x18' PARKING SPACES: 4
UHAUL SPACES:
 TRAILER(3) 9'x18'
 TRUCK(5) 9'x22'
 TRUCK(2) 9'x30'

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. CONTAINER LAYOUT & COUNT
 3. LANDSCAPE DEVELOPMENT PLAN - 1 OF 3
 4. LANDSCAPE DEVELOPMENT PLAN - 2 OF 3
 5. LANDSCAPE DEVELOPMENT PLAN - 3 OF 3
 6. 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
 PROJECT MANAGER: MAB
 CAD FILE NO.: CONCEPT
 DRAWN BY: HAG
 SCALE: 1"=100'
 DATE: 3/3/21
 JOB NO.: 161103

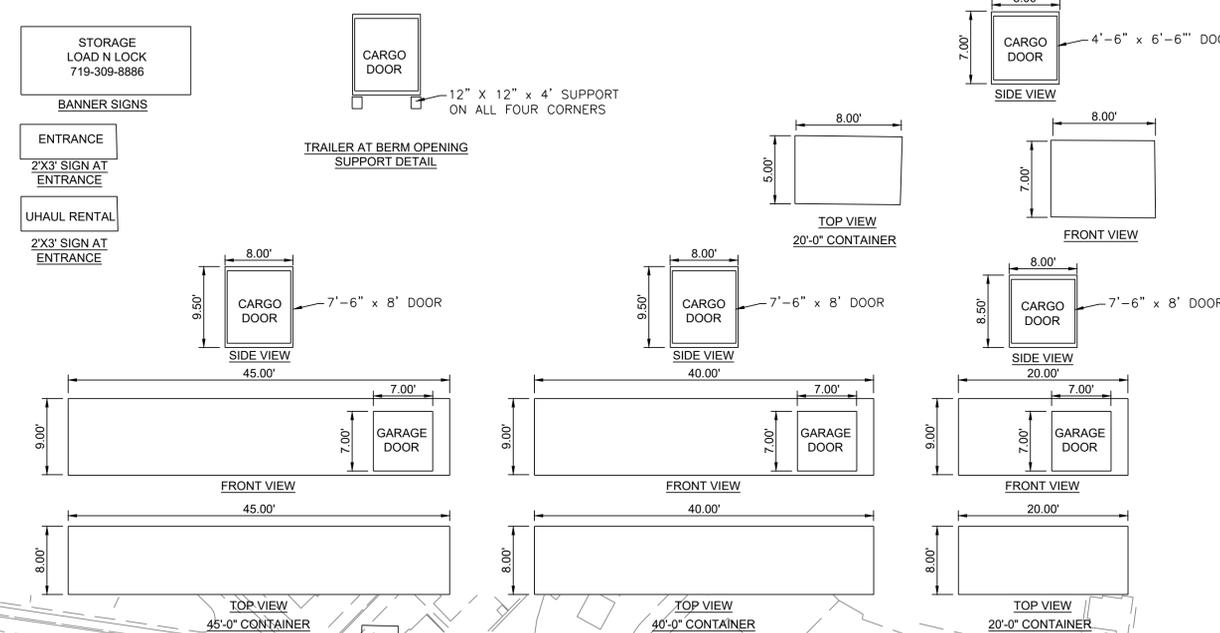
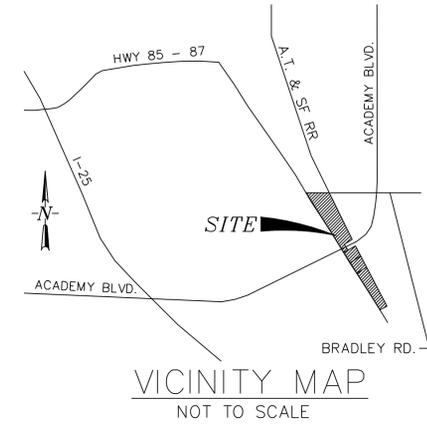
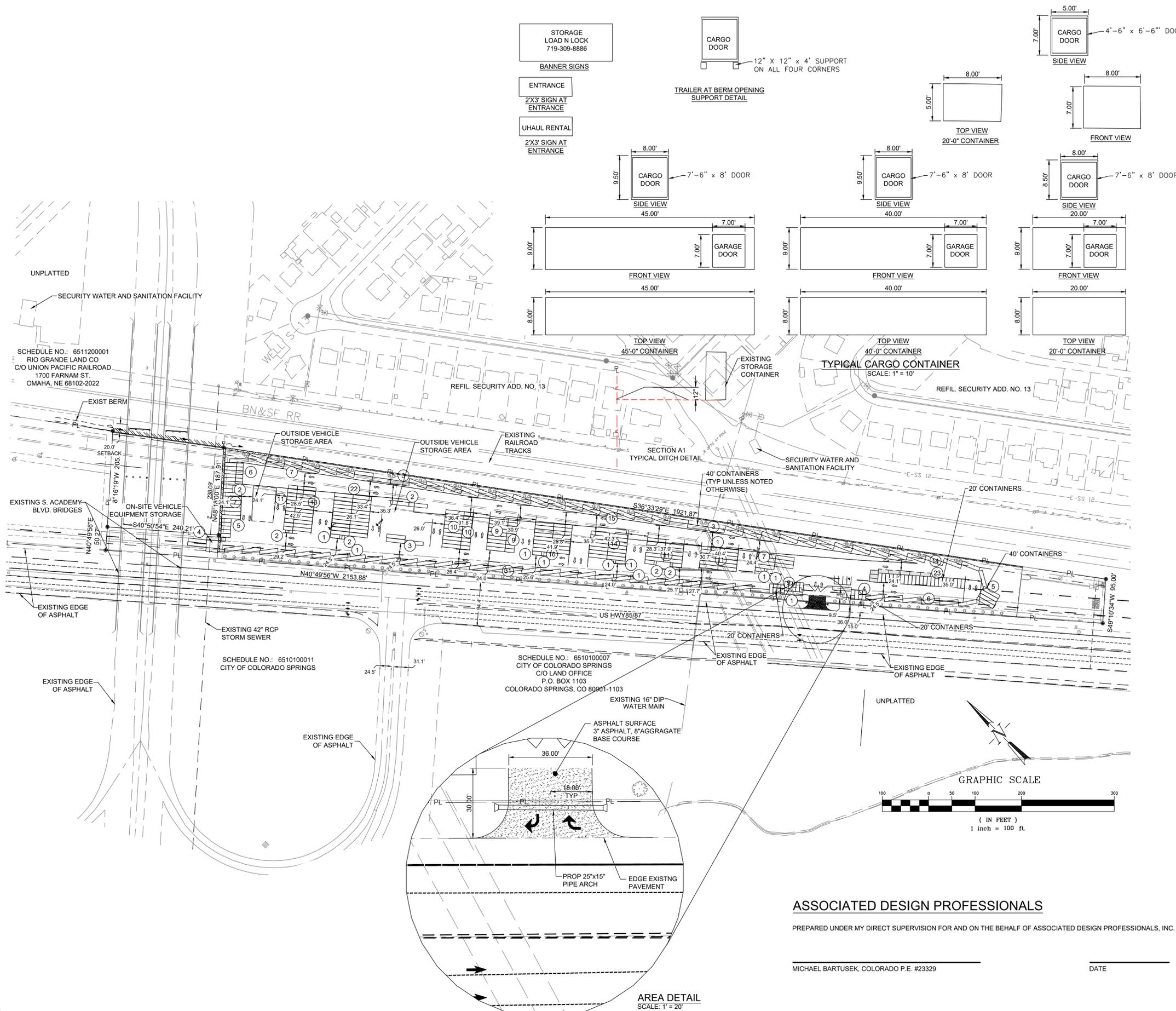
PREPARED BY:
ADPCIVIL
 ENGINEERING FOR THE FUTURE
 3520 Austin Bluffs Parkway, Suite 102
 Colorado Springs, CO 80918
 (719) 266-5212
 fax: (719) 266-5341

| NO. | DATE | REVISION |
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SOUTH ACADEMY BUSINESS CENTER
4425 HWY 85-87
EL PASO COUNTY, COLORADO
SITE DEVELOPMENT PLAN

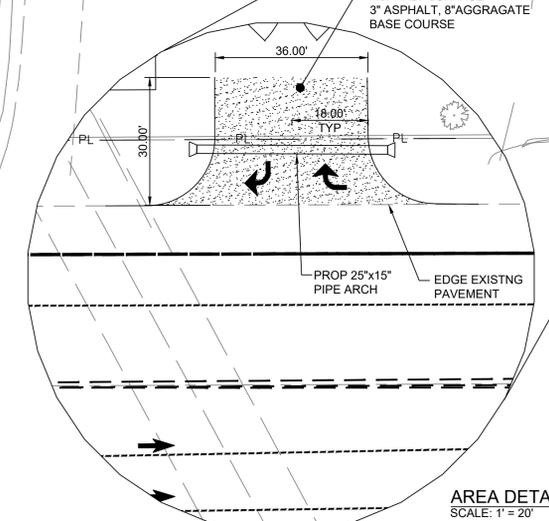
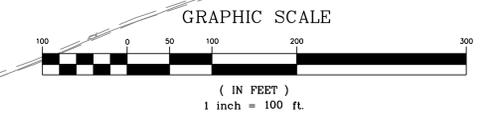
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SOUTH ACADEMY BUSINESS CENTER



OWNER: #9 PROPERTIES LLC
 LOCATION: 3325 CLUBVIEW TR
 COLORADO SPRINGS CO 80906
 APPLICANT: ASSOCIATED DESIGN PROFESSIONALS, INC
 121 S TEJON ST, #1110
 COLORADO SPRINGS, CO. 80903
 PHONE (719) 640-8057

TOTAL STORAGE UNITS = 308
 TOTAL EMPLOYEES = 1
 TOTAL # OF 9'x18' PARKING SPACES = 4
 UHAUL SPACES
 TRAILER(3) 9'x18'
 TRAILER(5) 9'x22'
 TRUCK(2) 9'x30'



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

DESIGNED BY: MAB
 PROJECT ENGINEER: MAB
 PROJECT MANAGER: MAB
 CAD FILE NO.: CONCEPT
 DRAWN BY: HJG
 DATE: 3/3/21
 JOB NO.: 161103
 SCALE: 1"=100'
 HORIZ. VERT. N/A

PREPARED BY:
ADPCIVIL
 ENGINEERING FOR THE FUTURE
 3520 Austin Bluffs Parkway Suite 102
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 fax: (719) 266-5341

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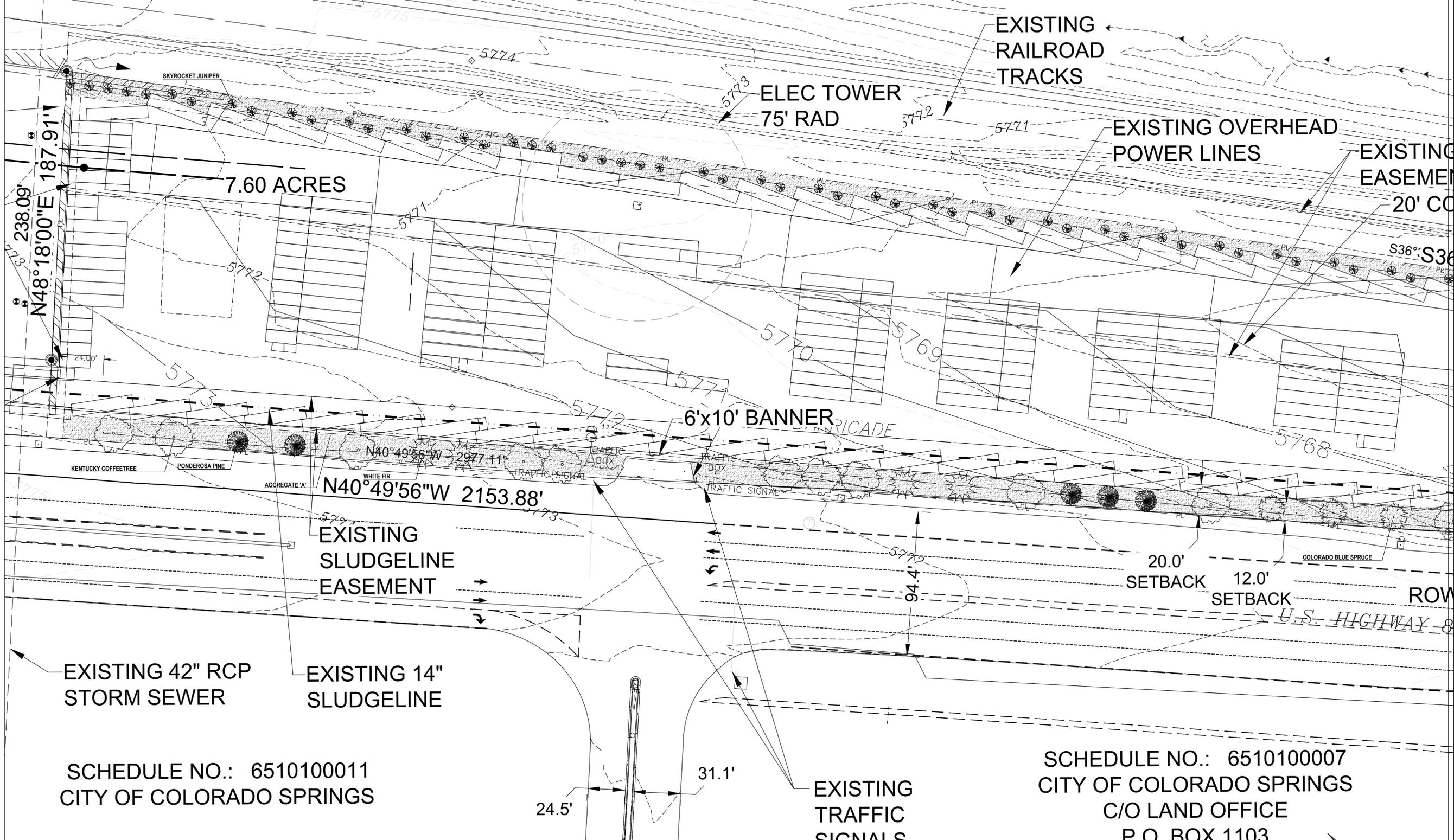
SOUTH ACADEMY BUSINESS CENTER
4425 HWY 85-87
EL PASO COUNTY, COLORADO
CONTAINER LAYOUT & COUNT

SHEET
1A of 5

FILE NO. PCD 17-004

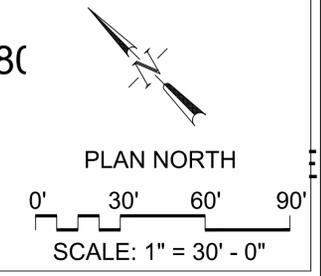
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O UNION PACIFIC RAILROAD
 1700 FARNAM ST.
 OMAHA, NE 68102-2022



SCHEDULE NO.: 6510100011
 CITY OF COLORADO SPRINGS

SCHEDULE NO.: 6510100007
 CITY OF COLORADO SPRINGS
 C/O LAND OFFICE
 P.O. BOX 1103
 COLORADO SPRINGS, CO 80



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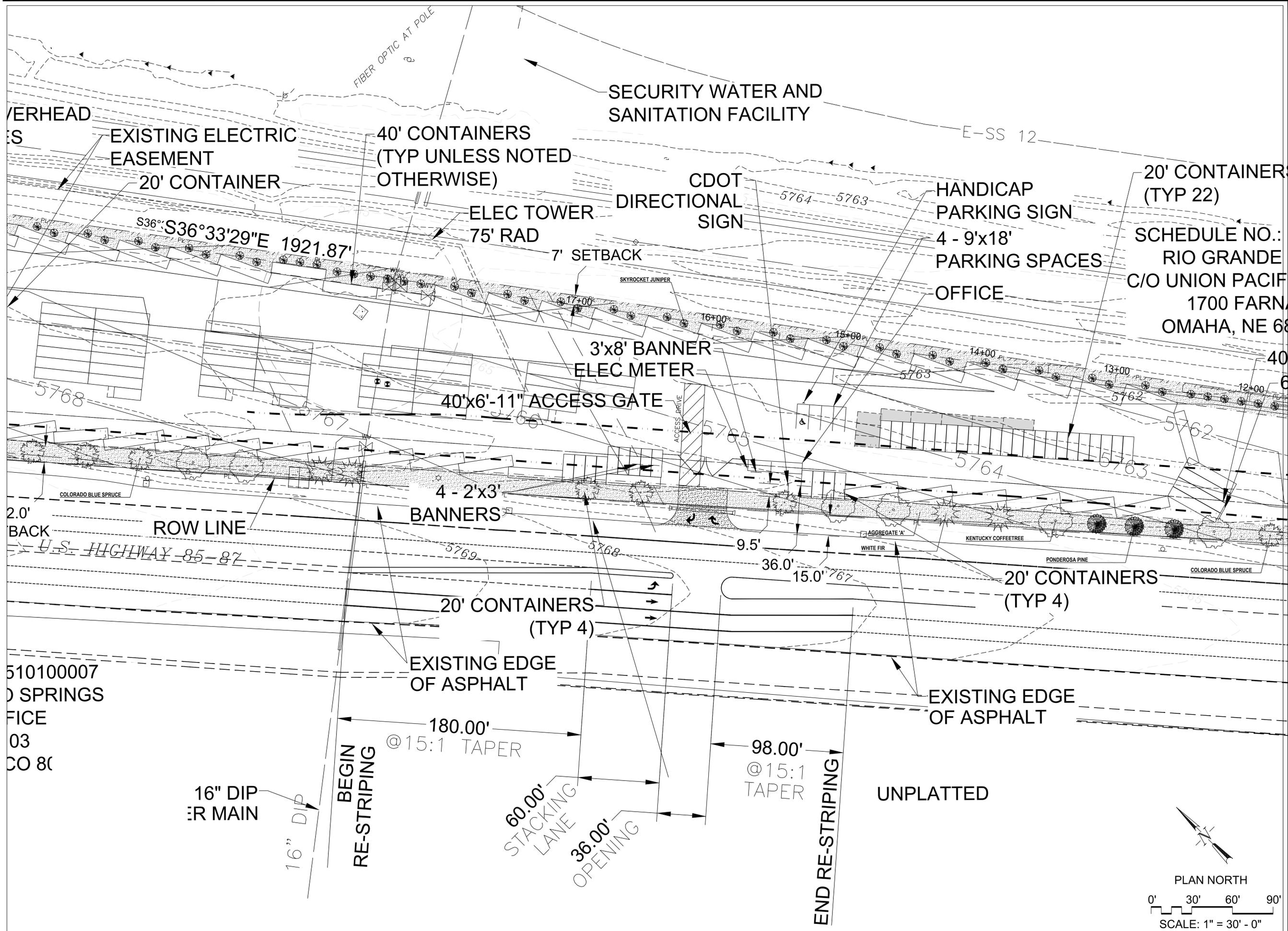
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South Academy Business Center
Landscape Development Plan
 ACADEMY BLVD., COLORADO SPRINGS, CO

DATE: 08/07/2017
 DRAWN: GEM
 CHECKED: WFG

| REVISIONS: | | |
|------------|-----|----------------------|
| DATE: | BY: | COMMENTS: |
| 02/28/2020 | GEM | Revised per note 100 |
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LANDSCAPE DEVELOPMENT PLAN
 SHEET NO.
LS1
 1 of 4 SHEETS



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ONLY DRAWINGS WHICH BEAR THE OFFICIAL STAMP OF THE LICENSED LANDSCAPE ARCHITECT IN THE STATE OF COLORADO ARE VALID FOR CONSTRUCTION PURPOSES.

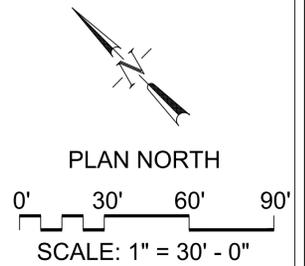
South Academy Business Center
Landscape Development Plan
 ACADEMY BLVD., COLORADO SPRINGS, CO

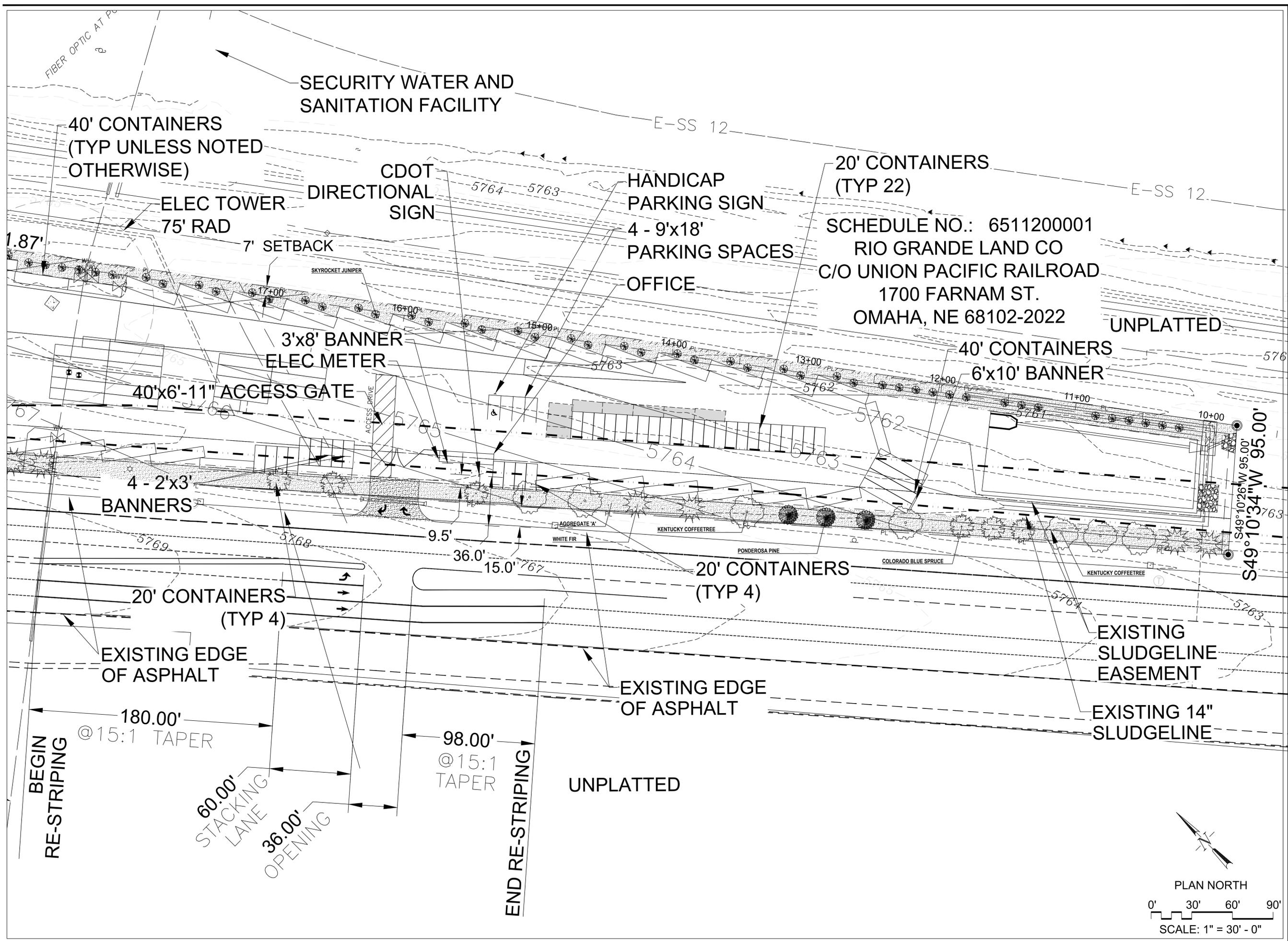
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 CHECKED: WFG

| REVISIONS: | | |
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| DATE: | BY: | COMMENTS: |
| 02/28/2020 | GEM | Revised per note 100 |
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LANDSCAPE DEVELOPMENT PLAN

SHEET NO.
LS2
 2 of 4 SHEETS





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South Academy Business Center
Landscape Development Plan
 ACADEMY BLVD., COLORADO SPRINGS, CO

DATE: 08/07/2017
 DRAWN: GEM
 CHECKED: WFG

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| DATE: | BY: | COMMENTS: |
| 02/28/2020 | GEM | Revised per note 100 |
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LANDSCAPE DEVELOPMENT PLAN

SHEET NO.

LS3

3 of 4 SHEETS

