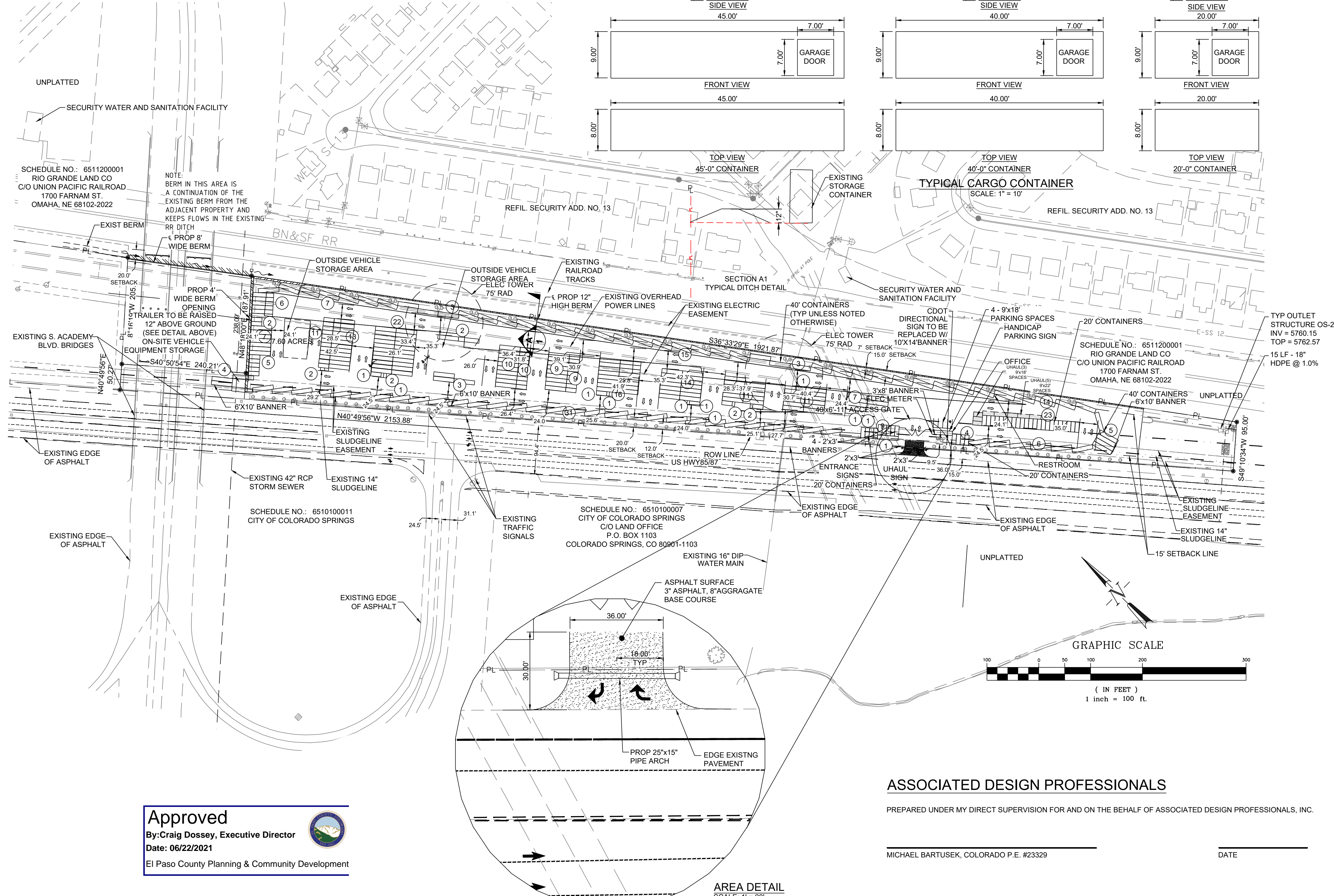
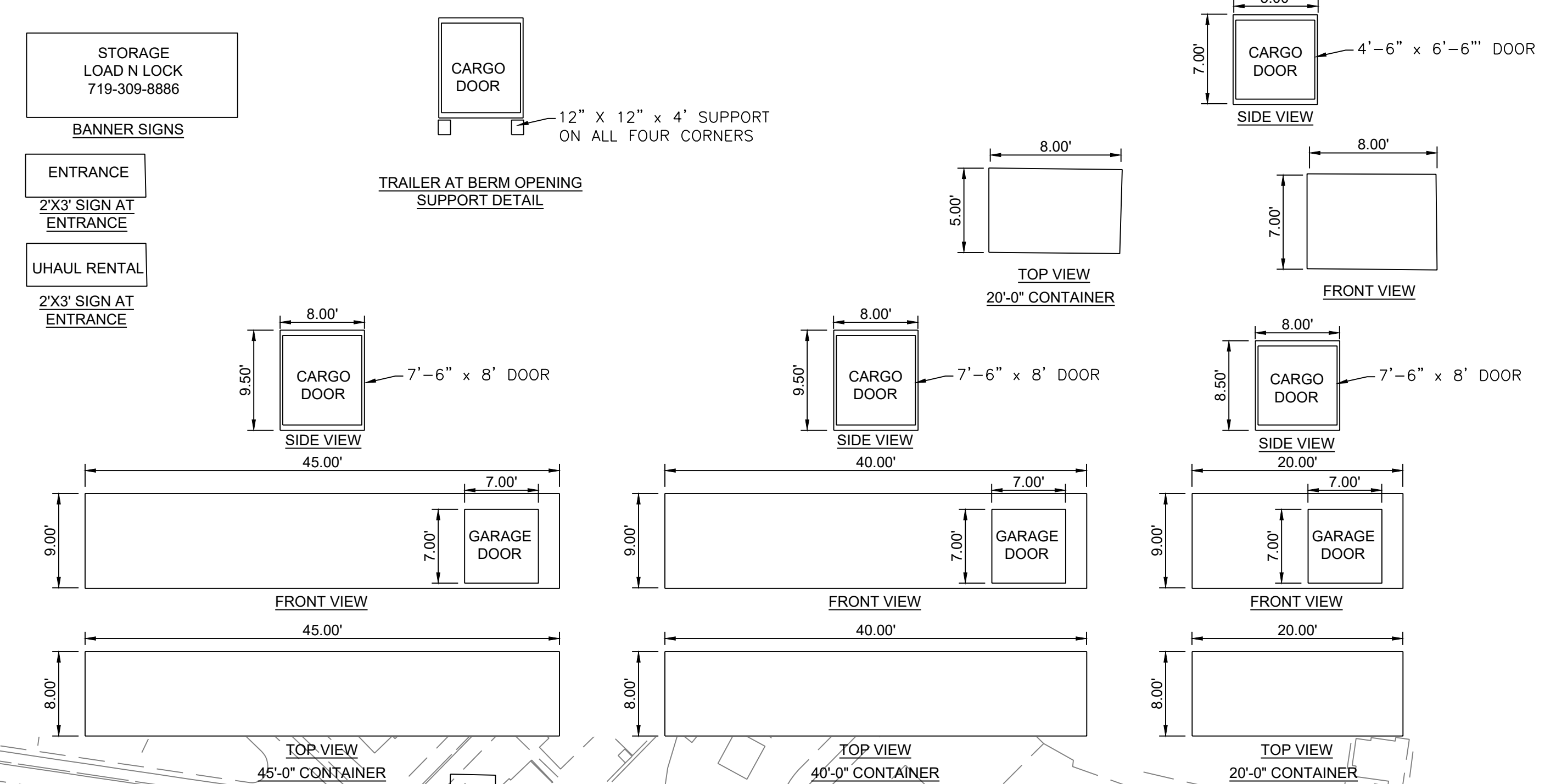
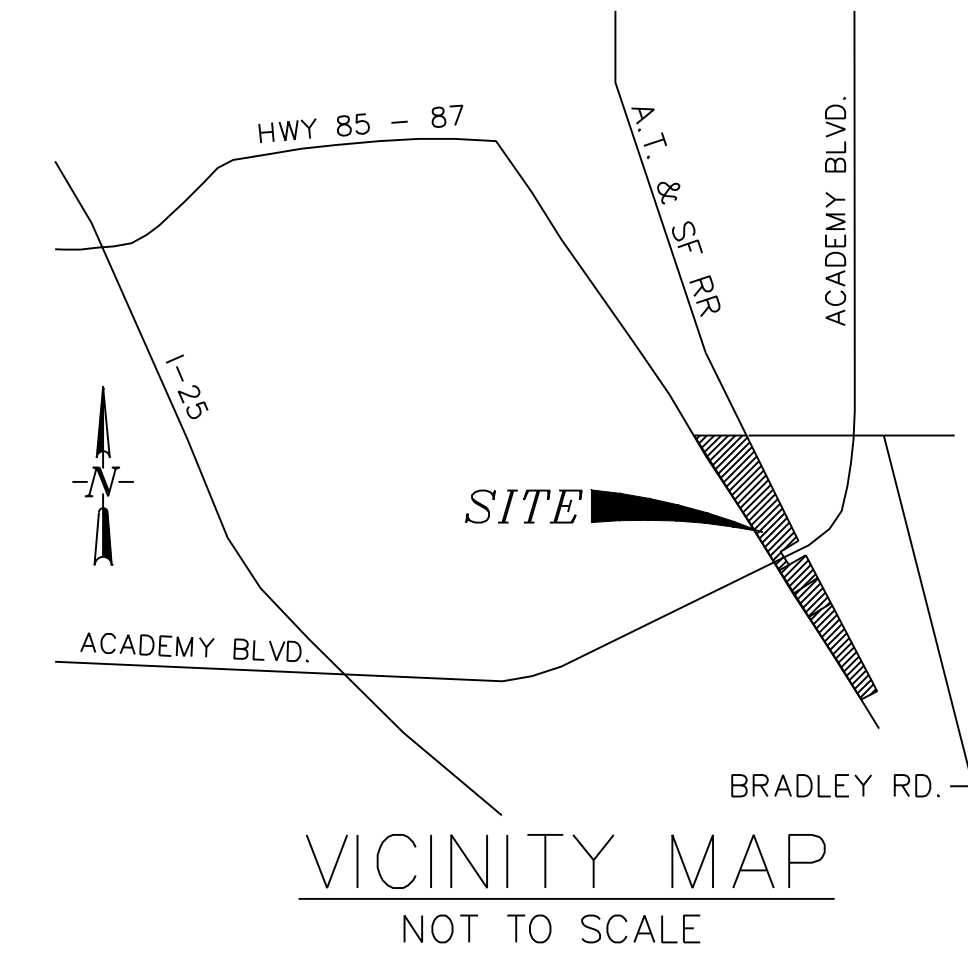


SOUTH ACADEMY BUSINESS CENTER



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 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 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'

TYP OUTLET STRUCTURE OS-2 INV = 5760.15 TOP = 5762.57 15 LF - 18" HOPE @ 1.0%

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'

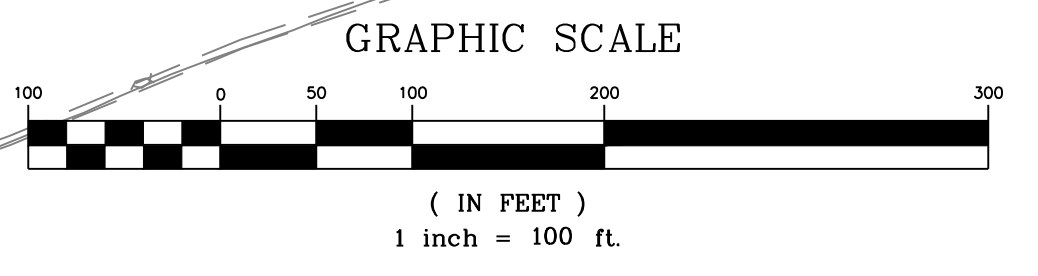
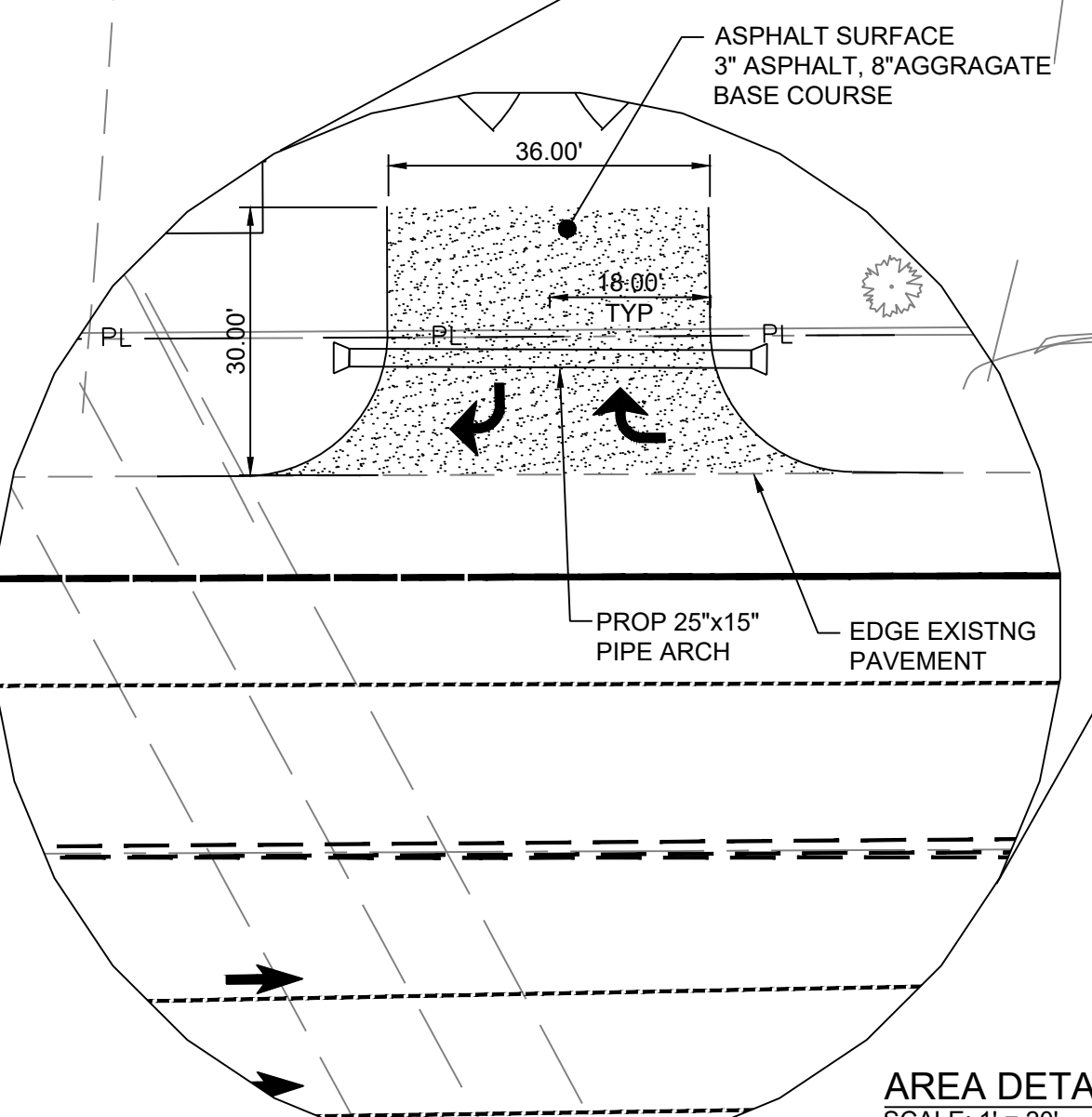
NOTE:
 THE DESIGN PROFESSIONAL RESPONSIBLE FOR THIS PLAN HAS FAMILIARIZED THEMSELVES WITH ALL CURRENT ADA CRITERIA AND SPECIFICATIONS, AND THE PROPOSED PLAN REFLECTS REQUIRED SITE ELEMENTS. SEE "2010 ADA STANDARD FOR ACCESSIBLE DESIGN", AS PUBLISHED BY THE DEPARTMENT OF JUSTICE (DOJ).

SHEET INDEX:
 1. SITE DEVELOPMENT PLAN
 1A. CONTAINER LAYOUT & COUNT
 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

Approved
 By: Craig Dossey, Executive Director
 Date: 06/22/2021
 El Paso County Planning & Community Development



D:\LAND PROJECTS 4-21-21\161023-S. Academy Business Ctr\DWG\FINAL DWG.dwg, Mike Bartusek, Thu, 06/03/21 10:40 AM

DESIGNED BY: MAB PROJECT ENGINEER
 PROJECT NO.: 161003
 CAD FILE NO.: MAB
 PROJECT MANAGER: MAB
 CONCEPT: MAB
 DRAWN BY: MAB
 SCALE: 1"=100'
 HORZ.: N/A
 VERT.: N/A

DATE: 3/3/21

PREPARED BY:

ADPCIVIL
 ENGINEERING FOR THE FUTURE

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

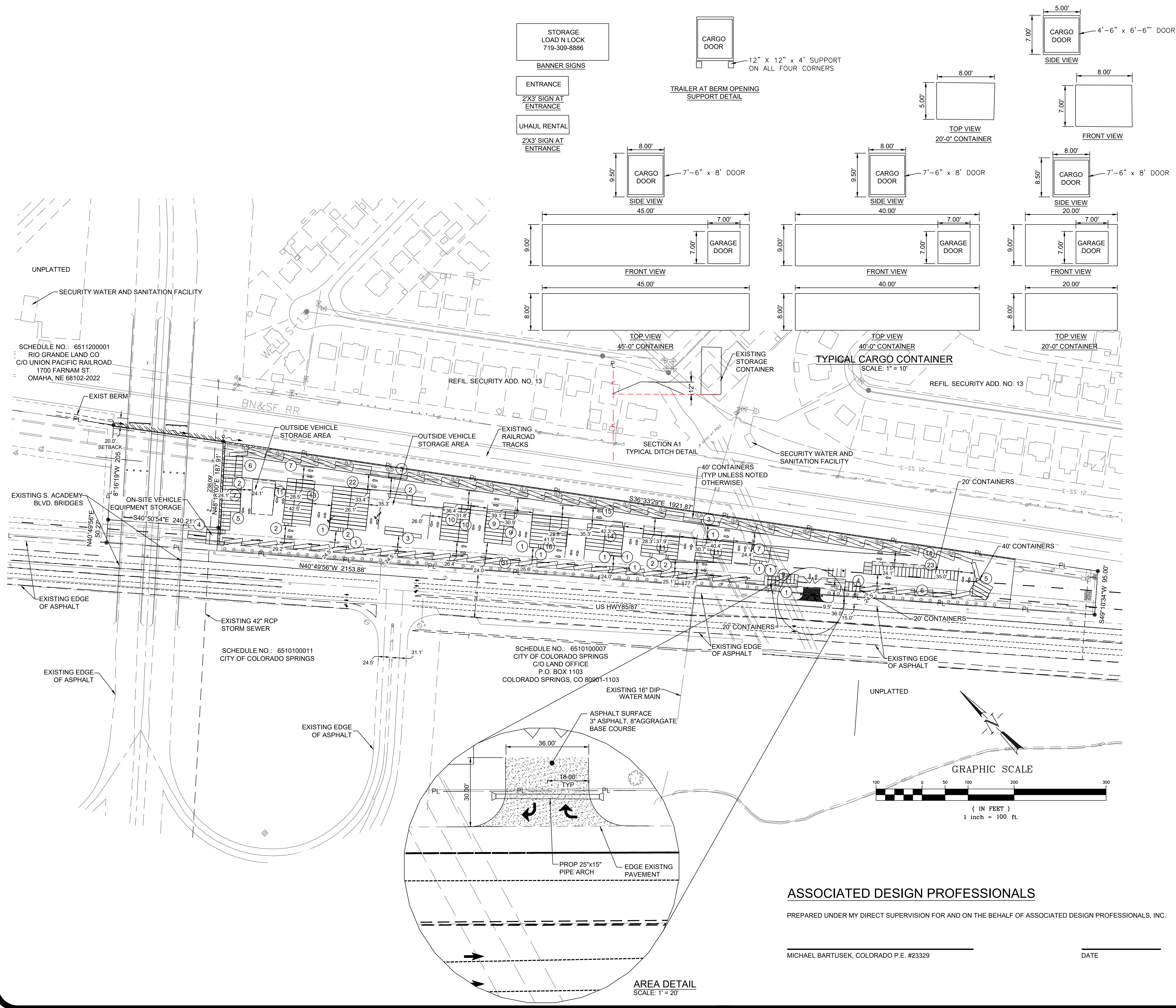
NO.	DATE	REVISION

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

SHEET
 1 of 5

FILE NO.

SOUTH ACADEMY BUSINESS CENTER



UNPLATTED

SECURITY WATER AND SANITATION FACILITY

SCHEDULE NO.: 651120001
RIO GRANDE LAND CO
C/O UNION PACIFIC RAILROAD
1700 FARNAM ST.
OMAHA, NE 68102-2022

EXIST BERM

EXISTING S. ACADEMY BLVD. BRIDGES

ON-SITE VEHICLE EQUIPMENT STORAGE

EXISTING EDGE OF ASPHALT

SCHEDULE NO.: 6510100011
CITY OF COLORADO SPRINGS

EXISTING EDGE OF ASPHALT

EXISTING EDGE OF ASPHALT

EXISTING 42" RCP STORM SEWER

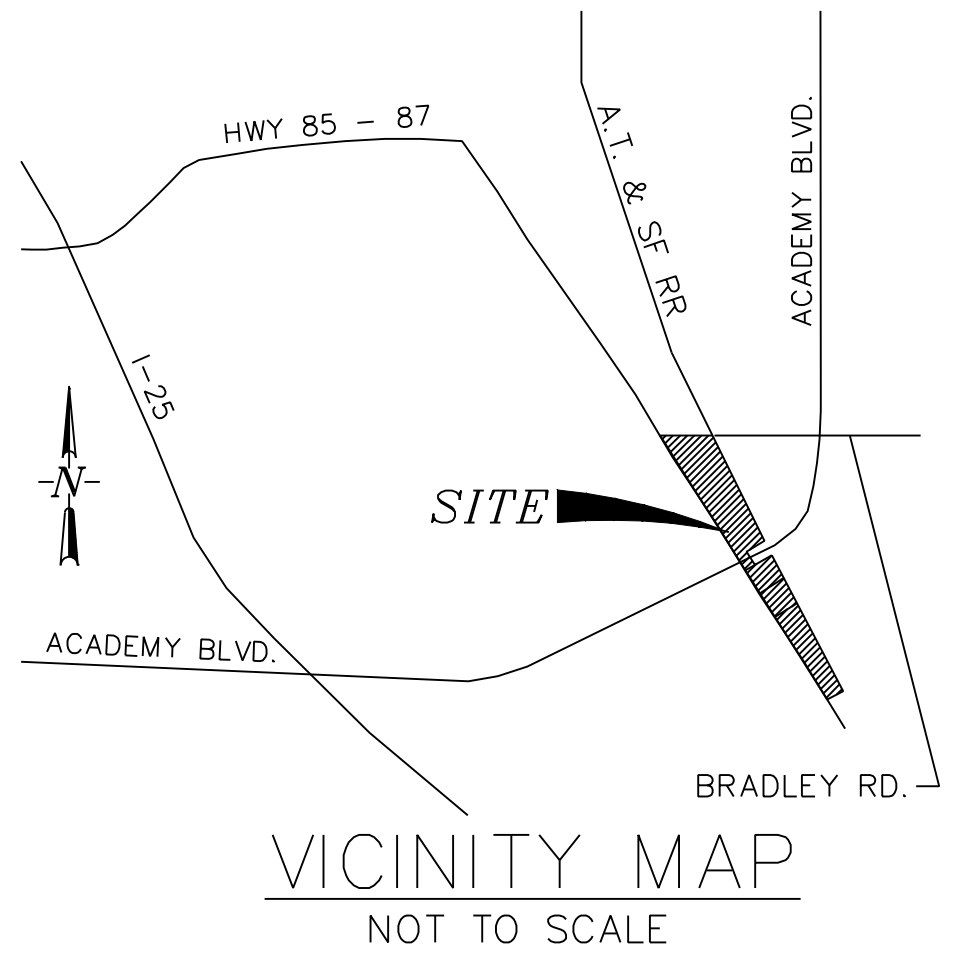
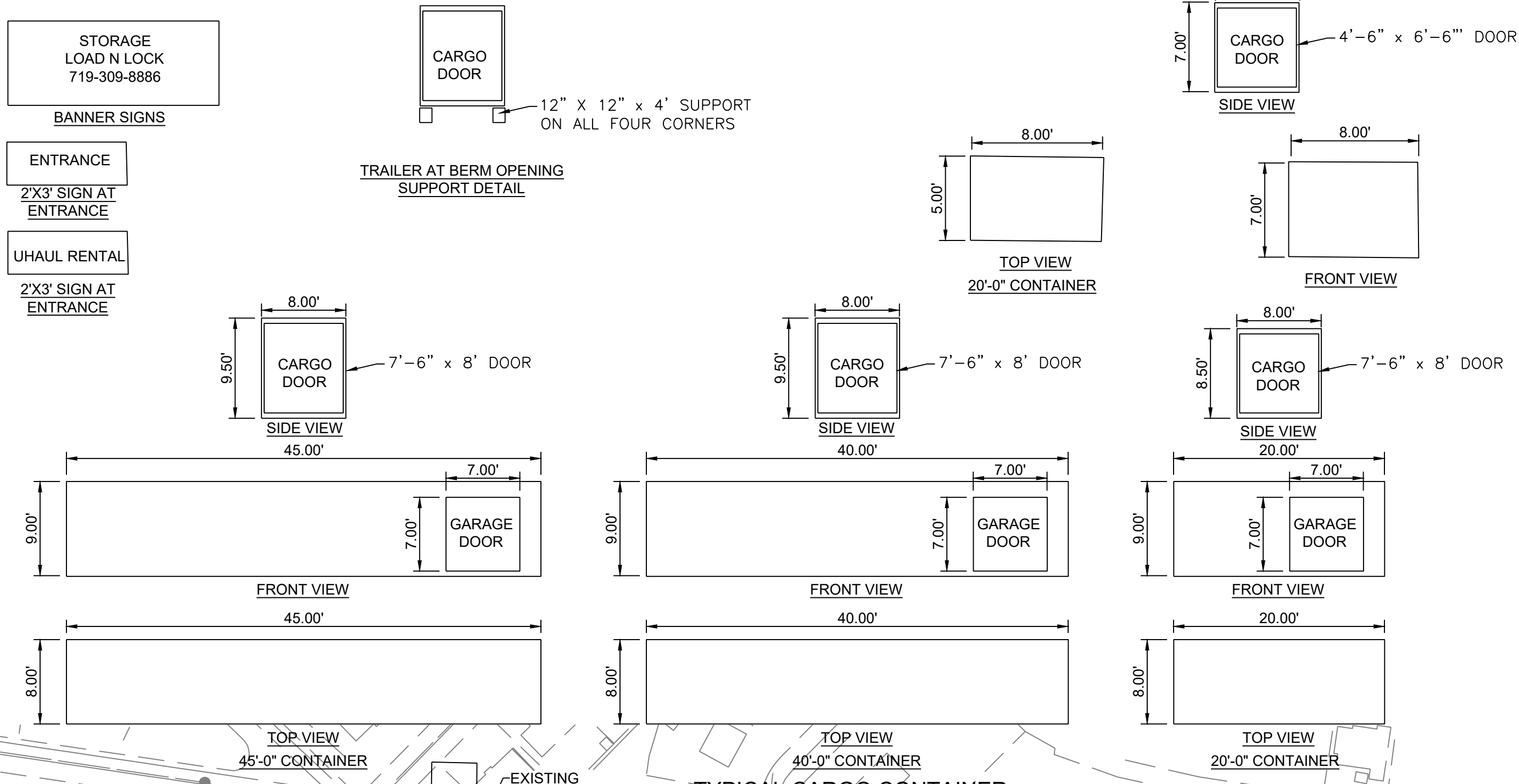
SCHEDULE NO.: 6510100007
CITY OF COLORADO SPRINGS
C/O LAND OFFICE
P.O. BOX 1103
COLORADO SPRINGS, CO 80901-1103

EXISTING 16" DIP WATER MAIN

ASPHALT SURFACE
3" ASPHALT, 8" AGGRAGATE
BASE COURSE

PROP 25"x15" PIPE ARCH

EDGE EXISTING PAVEMENT

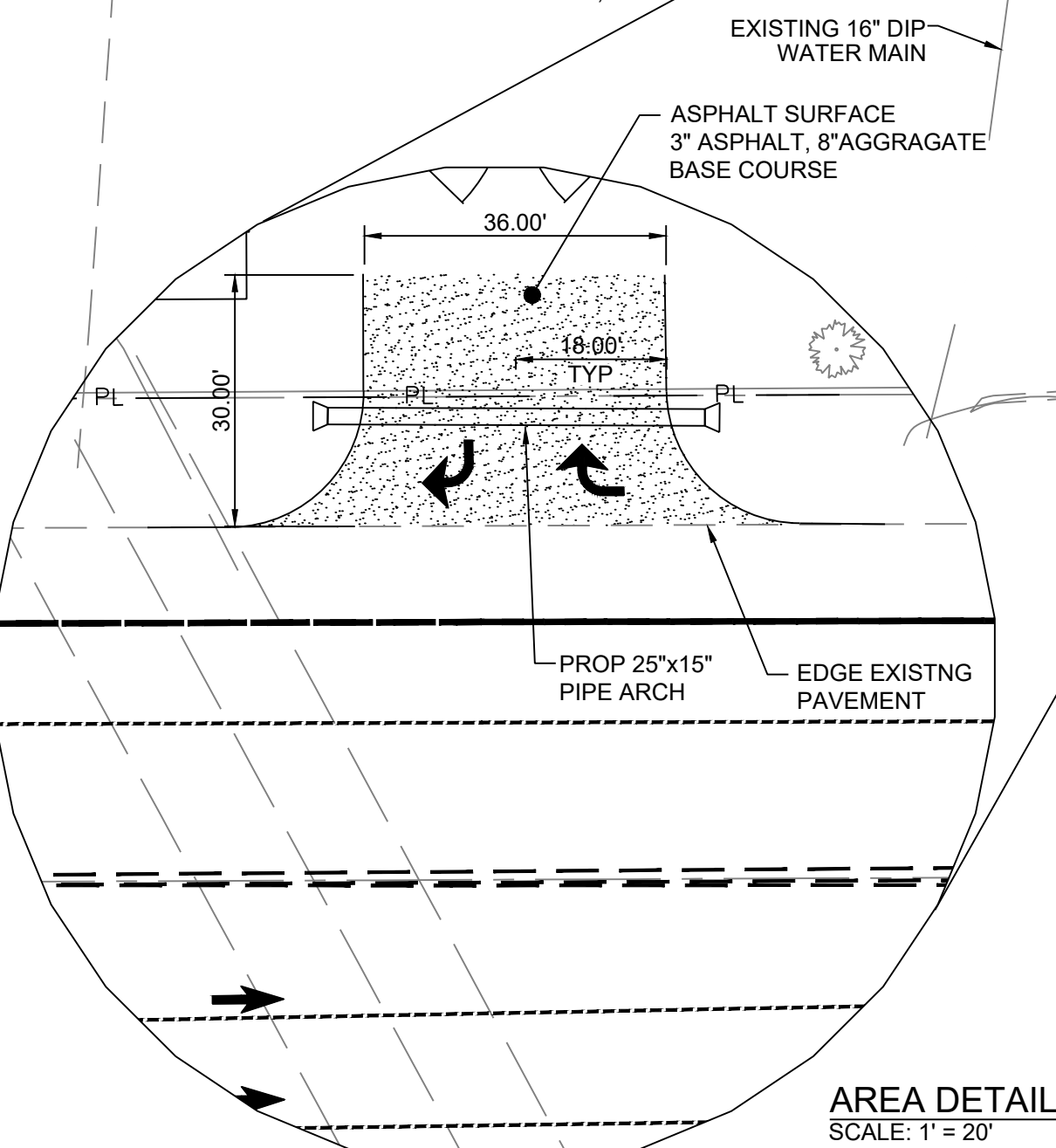
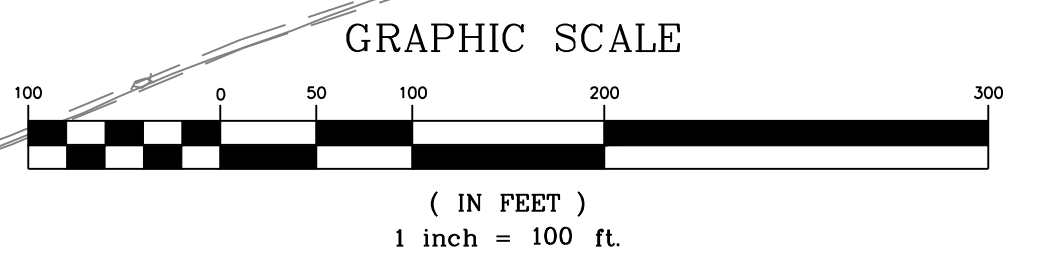


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LOCATION: 3325 CLUBVIEW TR
COLORADO SPRINGS CO 80906

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

FILE NO.

SHEET
1A of 5

DESIGNED BY: MAB
PROJECT ENGINEER: MAB
JOB NO.: 161103
DATE: 3/21

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

PREPARED BY:

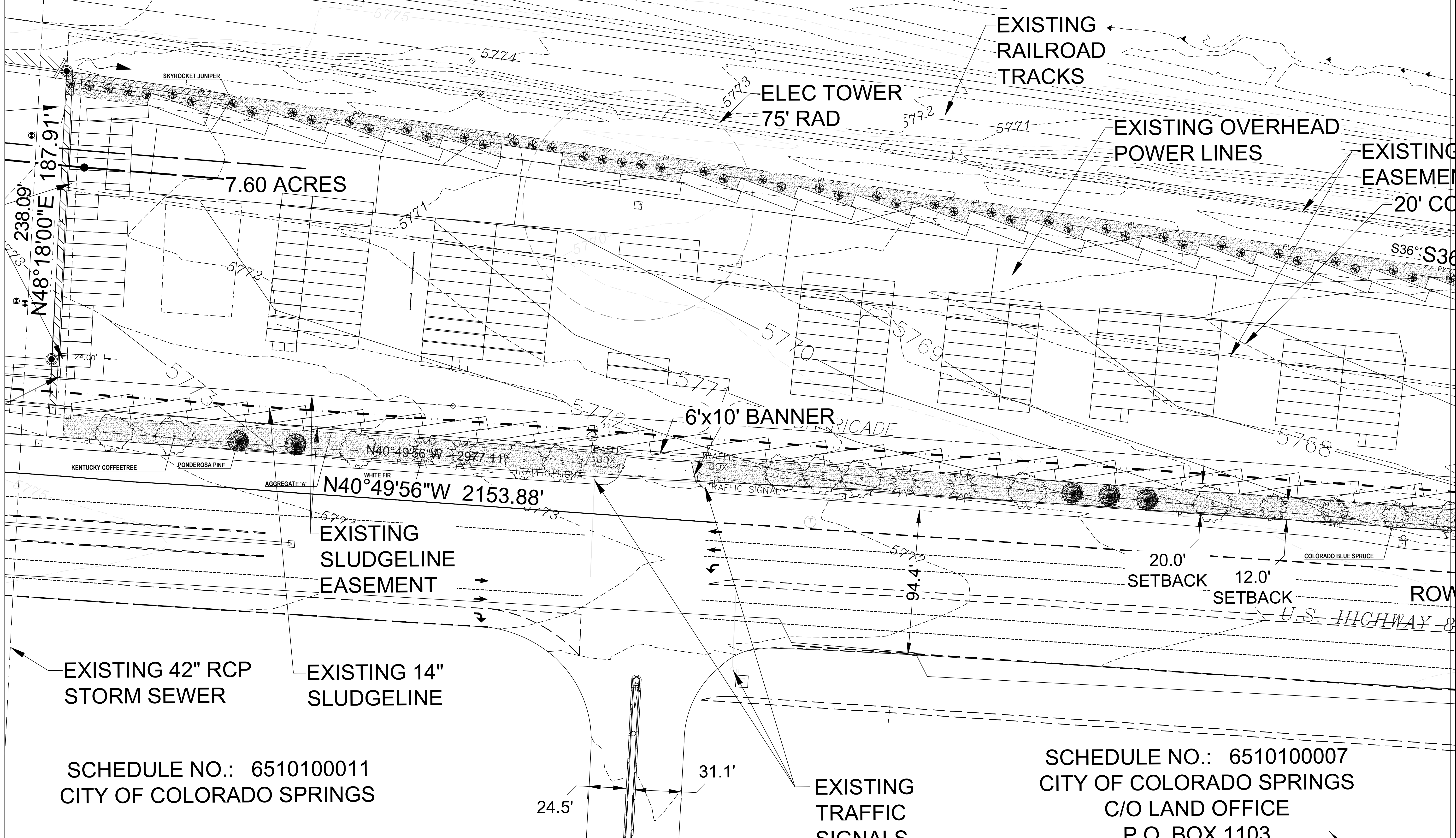
ADPCIVIL
ENGINEERING FOR THE FUTURE

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

NO.	DATE	REVISION

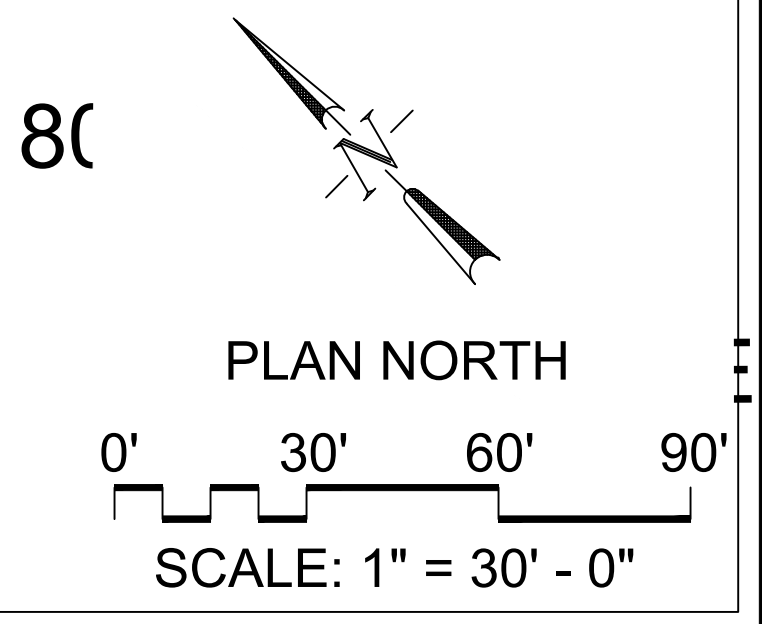
SOUTH ACADEMY BUSINESS CENTER
4425 HWY 85-87
EL PASO COUNTY, COLORADO
CONTAINER LAYOUT & COUNT

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 80901



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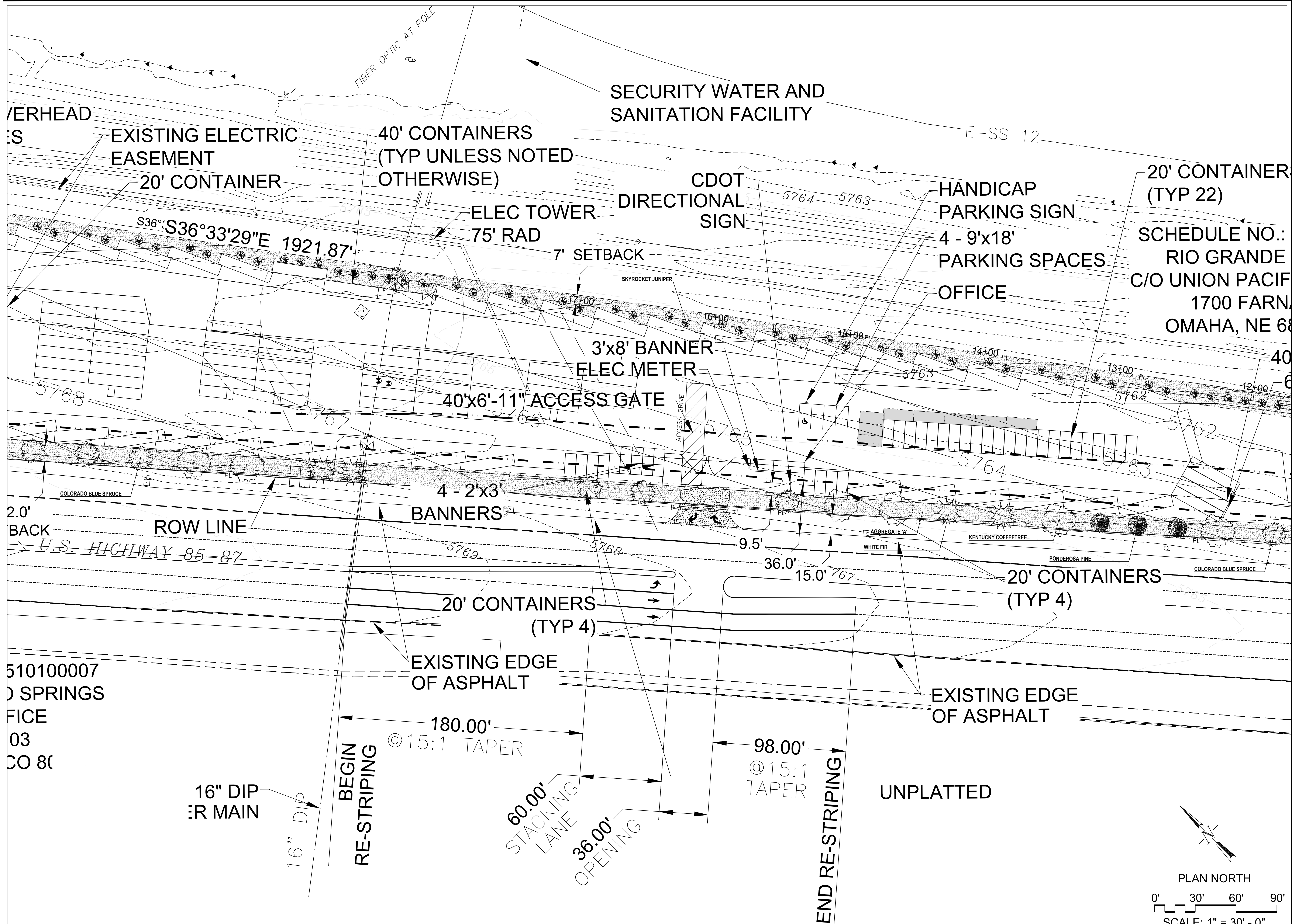
South Academy Business Center
Landscape Development Plan
 ACADEMY BLVD., COLORADO SPRINGS, CO

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

REVISIONS:		
DATE:	BY:	COMMENTS:
02/28/2020	GEM	Revised per note 100

LANDSCAPE DEVELOPMENT PLAN

SHEET NO.
LS1
 1 of 4 SHEETS



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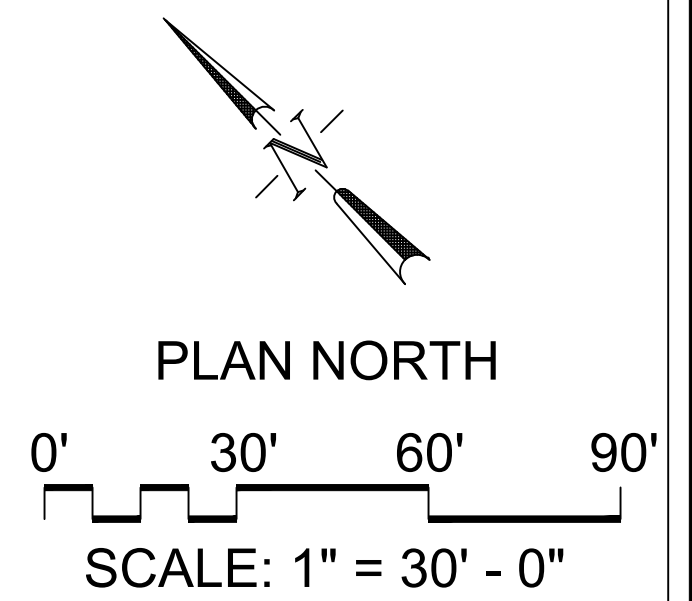
South Academy Business Center
Landscape Development Plan
 ACADEMY BLVD., COLORADO SPRINGS, CO

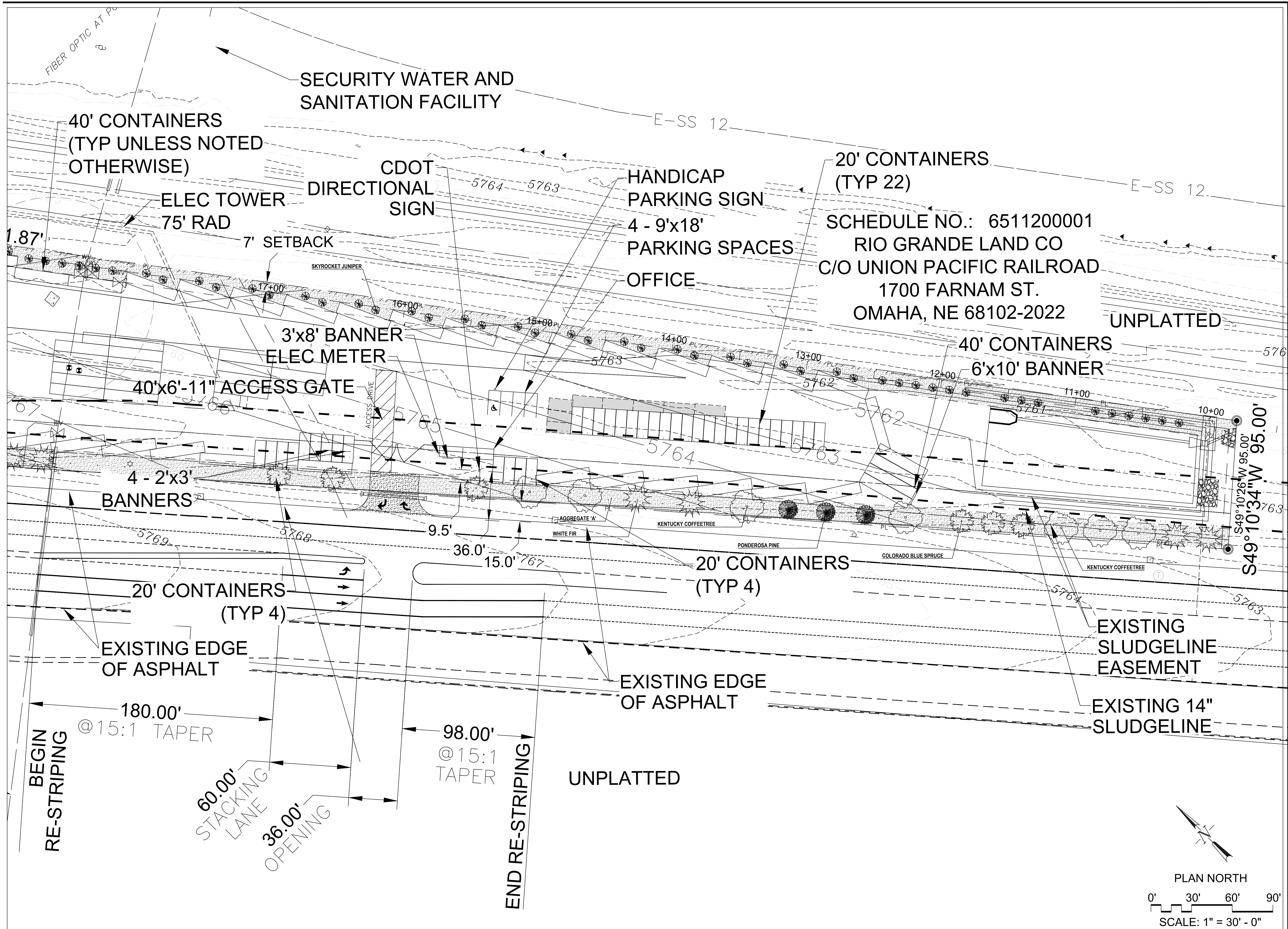
DATE: 08/07/2017
 DRAWN: GEM
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REVISIONS:		
DATE:	BY:	COMMENTS:
02/28/2020	GEM	Revised per note 100

LANDSCAPE DEVELOPMENT PLAN

SHEET NO.
LS2
 2 of 4 SHEETS





Title Block Complete 2017 Logo and Address Block by

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

DATE: 08/07/2017
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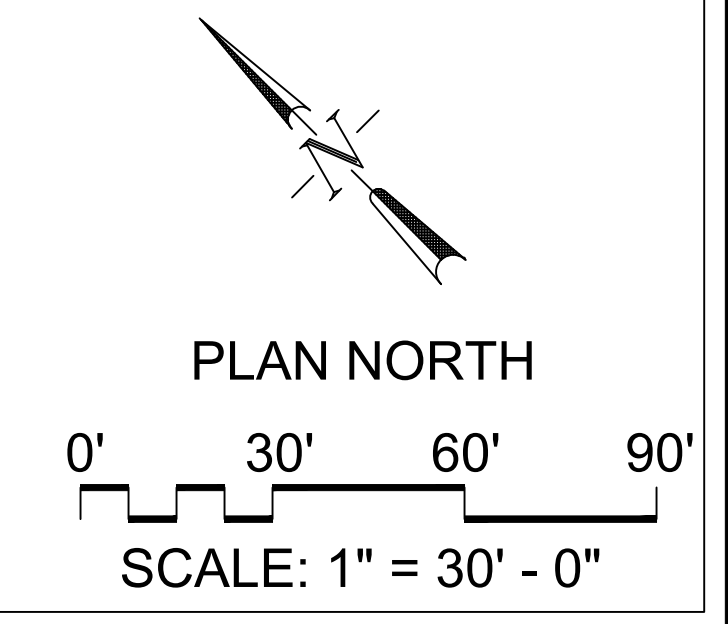
REVISIONS:		
DATE:	BY:	COMMENTS:
02/28/2020	GEM	Revised per note book

LANDSCAPE DEVELOPMENT PLAN

SHEET NO.

LS3

3 of 4 SHEETS



LANDSCAPE SCHEDULE

Planting Schedule:

SYM.	QTY.	BOTANICAL/COMMON NAME	MATURE HT./WD.	PLANTING SIZE	WATER REQUIREMENT
TREES					
19		KENTUCKY COFFEETREE (Gymnocladia dioica 'Espresso')	50-60' 40-50'	2.0' cal.	Low
10		WHITE FIR (Abies concolor)	80-90' 10-20'	2.0' cal.	Medium
9		COLORADO BLUE SPRUCE (Picea pungens glauca)	40-60' 10-20'	2.0' cal.	Medium
8		PONDEROSA PINE (Pinus ponderosa)	60-80' 30-40'	6" M.	Low
107		SKYROCKET JUNPER (Juniperus scopulorum 'Skyrocket')	15-20' 2-4'	6" M.	Low
SHRUBS					

SYMBOL KEY:

SYMBOL	DESCRIPTION/REMARKS
	AGGREGATE A: 3/4" SIZE CIMARRON DECORATIVE ROCK PLACED TO A UNIFORM DEPTH OF 3" ON FABRIC UNDERLAYMENT. (Equal to that supplied by Pioneer Sand and Gravel, Colorado Springs, CO)

SITE CATEGORY CALCULATIONS

LANDSCAPE SETBACKS
(for Double Frontage Lot Streetscapes)

Street Name or Zone Boundary Classification (= SB)	Street or Zone Boundary	Width (in ft.)	Linear Footage	Tree-Foot Footage	No. of Trees Req./Prov.
HIGHWAY 85/87	Industrial	15/15'	1,813'	1,407'	48/46

Shrub Substitutes Required / Provided	Ornamental Grass Substitutes Required / Provided	Setback Plant Abbr. Noted on Plan	Percent Ground Plane Veg. Req. / Provided
N/A	N/A	N/A	75%/75%

* Note existing trees to remain. = 0 existing to remain

MOTOR VEHICLE LOTS

No. of Vehicle Spaces Provided	Shade Trees (1/15 Spaces Required / Provided)	Vehicle Lot Frontage (ft.)	Length of Frontage (ft.) (excluding driveways)	2/3 Length of Frontage (ft.)
0	N/A	N/A	N/A	N/A

Min. 3' Screening Plants Req./Prov.	Evergreen Plants Req. (50%) / Prov.	Length of Screening Wall or Berm Provided	Vehicle Lot Plant Abbr. on Plan	Percent Ground Plane Veg. Req. / Provided
N/A	N/A	N/A	N/A	N/A

* Note existing trees to remain.

INTERNAL LANDSCAPING

Net Site Area (SF) (less public R.O.W.)	Percent Min. Internal Area (%)	Internal Area (SF) Required / Provided	Internal Trees (1/500 SF) Required / Provided
N/A	N/A	N/A	N/A

Shrub Substitutes Required / Provided	Ornamental Grass Substitutes Required / Provided	Internal Plant Abbr. Noted on Plan	Percent Ground Plane Veg. Req. / Provided
N/A	N/A	N/A	N/A

LANDSCAPE BUFFERS & SCREENS

Street Name or Property Line (elev.)	Width (in ft.) Req. / Prov.	Linear Footage	Buffer Trees (1/25' =BT) Required / Provided	Evergreen Trees Req. (50%) / Provided
East property line	15/15'	1,921'	77/107	100%

Length of 6 ft. Opaque Structure Req. / Prov.	Buffer Tree Abbr. Noted on Plan	Ground Plane % Veg. Req. / Provided
N/A	N/A	N/A

OVERALL TOTAL TREES (Required/Provided):	129/ 153
OVERALL TOTAL SHRUB SUBSTITUTIONS (Required/Provided @ 1 Tree = 10 Shrubs):	N/A
OVERALL GROSS SITE AREA:	335,720 s.f. (7.71 ac) 100 %
BUILDINGS:	0 s.f. 0 %
PAVEMENT & PARKING LOTS:	279,748 s.f. (6.43 ac) 83.3 %
SEEDED/ REVEGETATED NON-IRRIGATED AREA:	0 s.f. 0 %
SCODED/ IRRIGATED AREA:	0 s.f. 0 %
AGGREGATE PLANTER BED AREA:	55,072 s.f. (1.28 ac) 16.7 %

NOTES:

A - THE LAND OWNER IS RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING AS FIRST APPROVED BY THE PLANNING DEPARTMENT OR AS SUBSEQUENTLY AMENDED.

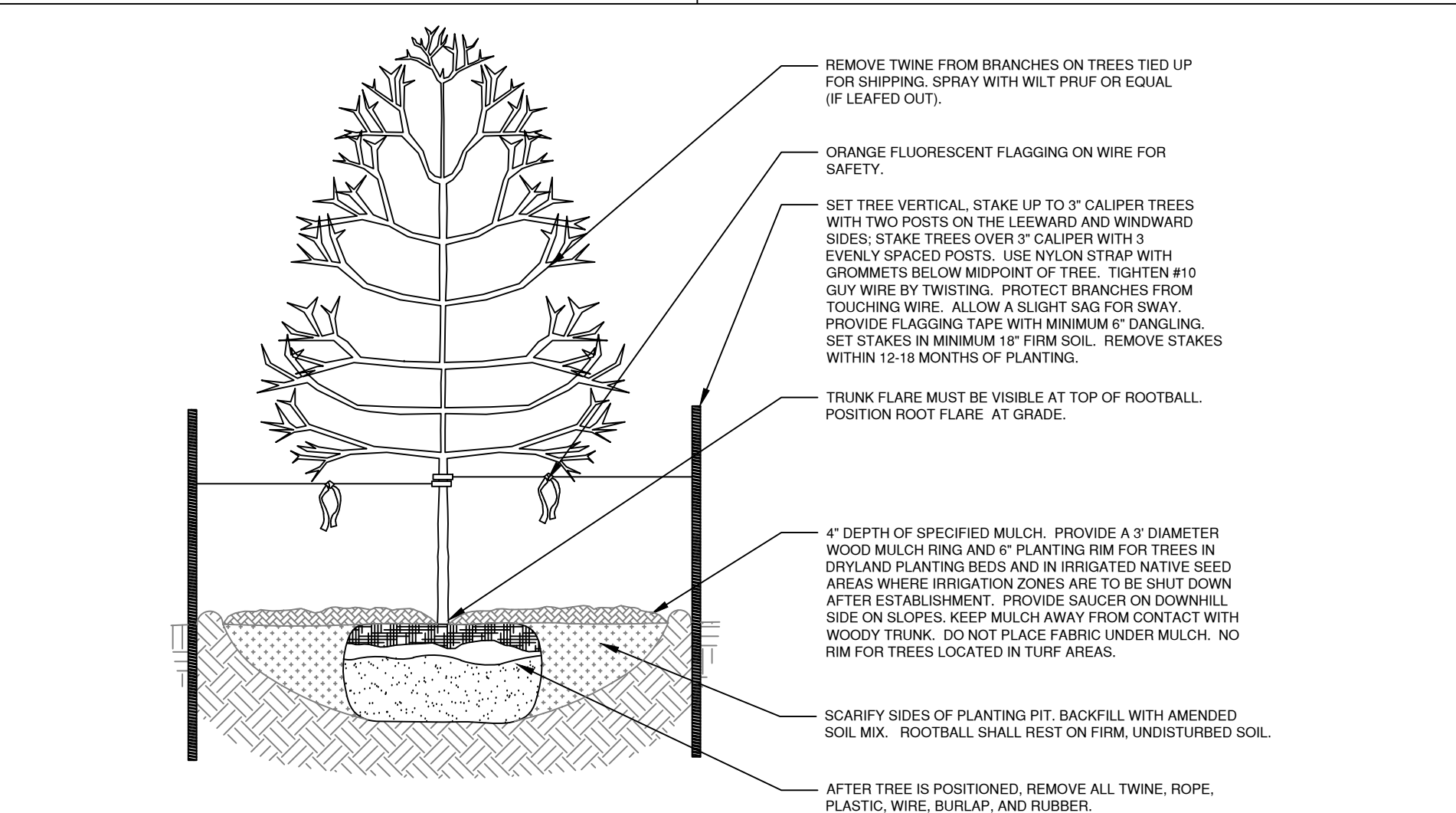
B - REGULAR AND NORMAL LANDSCAPE MAINTENANCE SHALL INCLUDE WEEDING, IRRIGATION, FERTILIZING, AND PRUNING AND MOWING.

C - REPLACEMENT OF DEAD, DISEASED OR SUBSTANTIALLY DAMAGED PLANT MATERIALS SHALL BE OF THE SAME OR SIMILAR TYPE AS SET FORTH IN THE LANDSCAPE PLAN APPROVED BY THE PLANNING DEPARTMENT. REPLACEMENT SHALL OCCUR IN THE NEXT PLANTING SEASON BUT IN ANY EVENT SUCH REPLACEMENT SHALL BE MADE IN A TIME PERIOD NOT EXCEEDING ONE YEAR.

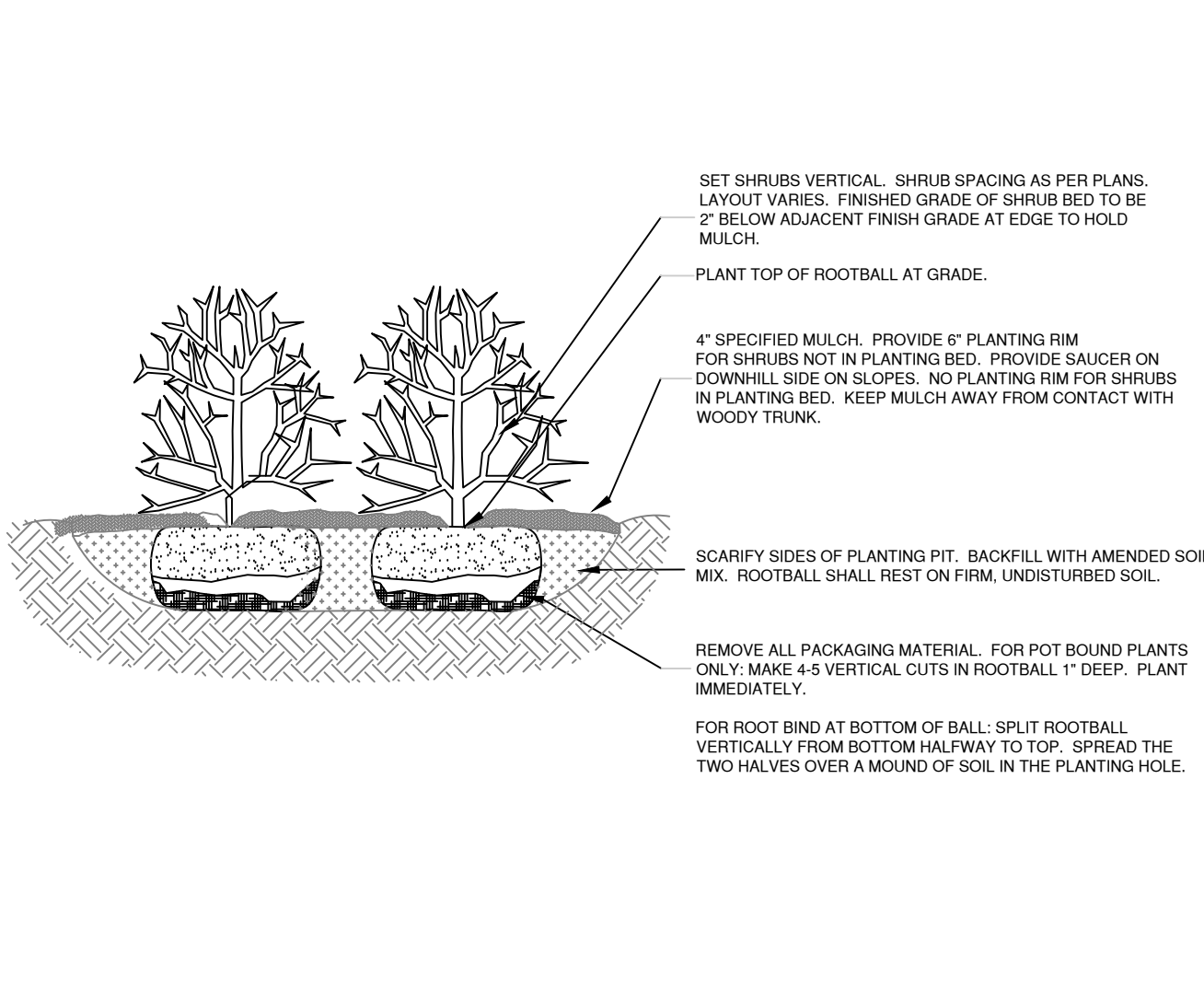
D - SEEDED AREAS SHALL HAVE NO BARE AREAS LARGER THAN SIX (6) SQUARE INCHES AFTER GERMINATION.

LANDSCAPE NOTES:

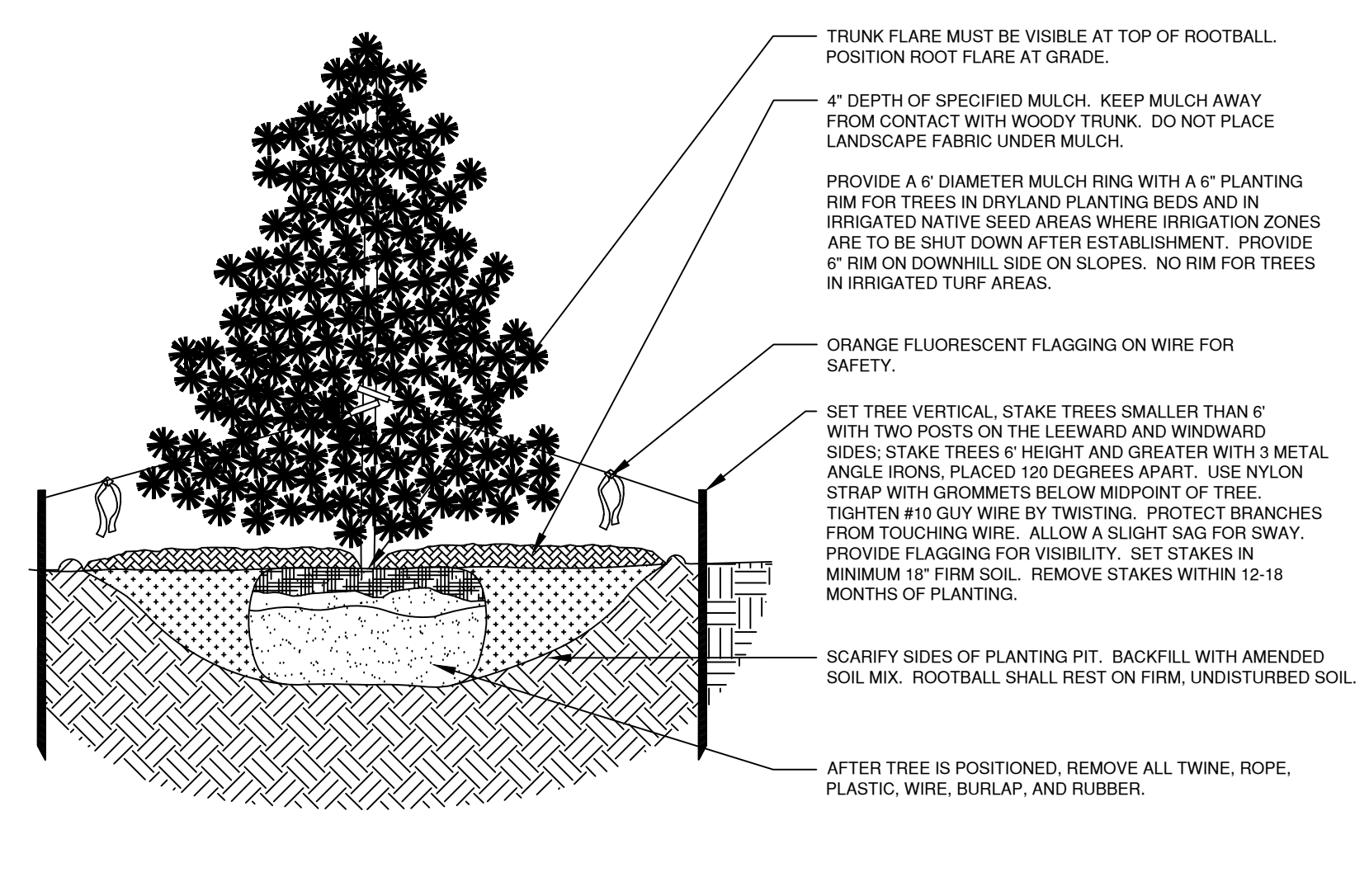
- REFER TO SPECIFICATION SECTION 32-94-00: LANDSCAPE ACCESSORIES FOR REQUIRED INSTALLATION AND WORKMANSHIP STANDARDS FOR NEW LANDSCAPING. IN THE EVENT OF A CONFLICT IN REQUIREMENTS THE MOST STRINGENT INTERPRETATION WILL PREVAIL.
- DRAWINGS ARE DIAGRAMMATIC; PRECISE PLACEMENT OF LANDSCAPE ACCESSORIES MAY NOT BE POSSIBLE AS INDICATED. CONSULT PROJECT LANDSCAPE ARCHITECT PRIOR TO MAKING RANDOM FIELD CHANGES WHICH MAY ALTER DESIGN INTENT.
- QUANTITIES ARE PROVIDED FOR REFERENCE ONLY; VERIFY ALL QUANTITIES PRIOR TO SUBMITTING COST PROPOSAL. IN THE EVENT OF A CONFLICT BETWEEN SCHEDULED, IMPLIED OR EXPRESSED QUANTITIES, QUANTITIES WHICH CAN BE DETERMINED GRAPHICALLY FROM THE DRAWINGS WILL PREVAIL IN ANY CASE.
- THE CONTRACTOR IS RESPONSIBLE FOR INSPECTION AND VERIFICATION OF ALL FIELD CONDITIONS AND RESOLVING CONFLICTS PERTAINING TO DIMENSIONS, LAYOUT, ETC., WHICH MAY AFFECT THE LANDSCAPE INSTALLATION. MOBILING SHALL BE CONSTRUED AS ACCEPTANCE OF CONDITIONS.
- COORDINATE ALL WORK INDICATED ON THESE DRAWINGS WITH WORK OF OTHER TRADES.
- THE PROJECT LANDSCAPE ARCHITECT RESERVES THE RIGHT TO CONSIDER AND APPROVE ALTERNATE INSTALLATIONS AT ANY TIME WHICH IN THE LANDSCAPE ARCHITECT'S OPINION MAXIMIZES THE CONSTRUCTION BUDGET AND MAINTAINS DESIGN INTENT.
- PROVIDE A 3 FOOT CLEAR SPACE AROUND THE CIRCUMFERENCE AROUND ALL FIRE HYDRANTS AND LIGHTING STANDARDS.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS MAY BE AVAILABLE. IF THE AMOUNT OF TOPSOIL NEEDED TO COMPLETE FINAL GRADING IS NOT AVAILABLE, THE CONTRACTOR SHALL IMPORT THE AMOUNT OF SOIL NEEDED.
- CONTRACTOR SHALL ENSURE THAT PROPER IRRIGATION IS CAPABLE OF ESTABLISHING AND SUSTAINING PLANT GROWTH FROM THE TIME OF INSTALLATION.
- SOIL AMENDMENT AND FINAL GRADING FOR ALL SOD AND SEEDED TURF AREAS TO BE PROVIDED IN ACCORDANCE WITH SPECIFICATIONS.
- 4"x14 GAUGE GALVANIZED STEEL MAINTENANCE EDGING TO BE INSTALLED TO SEPARATE ALL ORGANIC AND AGGREGATE MULCHES FROM ADJACENT SOD AND SEEDED TURF AREAS. PIN EDGING WITH 1/2" STEEL EDGING PINS AT 24" SPACING.
- ALL PLANT MATERIAL TO BE INSTALLED PER DETAILS AND SPECIFICATIONS. GUY AND STAKE ALL DECIDUOUS AND EVERGREEN TREES PER DETAILS. PROVIDE SHREDED MULCH RINGS IN RETENTION BASINS AROUND ALL TREES PLANTED IN SOD AND SEEDED AREAS (MULCH RINGS ARE NOT REQUIRED FOR TREES PLANTED IN AGGREGATE MULCH AREAS).
- PLANT QUANTITIES AND SIZES INDICATED ARE THE MINIMUM TO SATISFY LANDSCAPE CODE REQUIREMENTS. NO SUBSTITUTIONS ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE MUNICIPAL REVIEWING AGENCY.



A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



B SHRUB PLANTING DETAIL
NOT TO SCALE



C EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

ITR: Bob Carpenter 2/17/2017 and Address Book.jpg

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

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

REVISIONS:

DATE:	BY:	COMMENTS:
02/28/2020	GEM	Revised per new issue

LANDSCAPE & DEVELOPMENT DETAILS

SHEET NO.
LS4
4 of 4 SHEETS