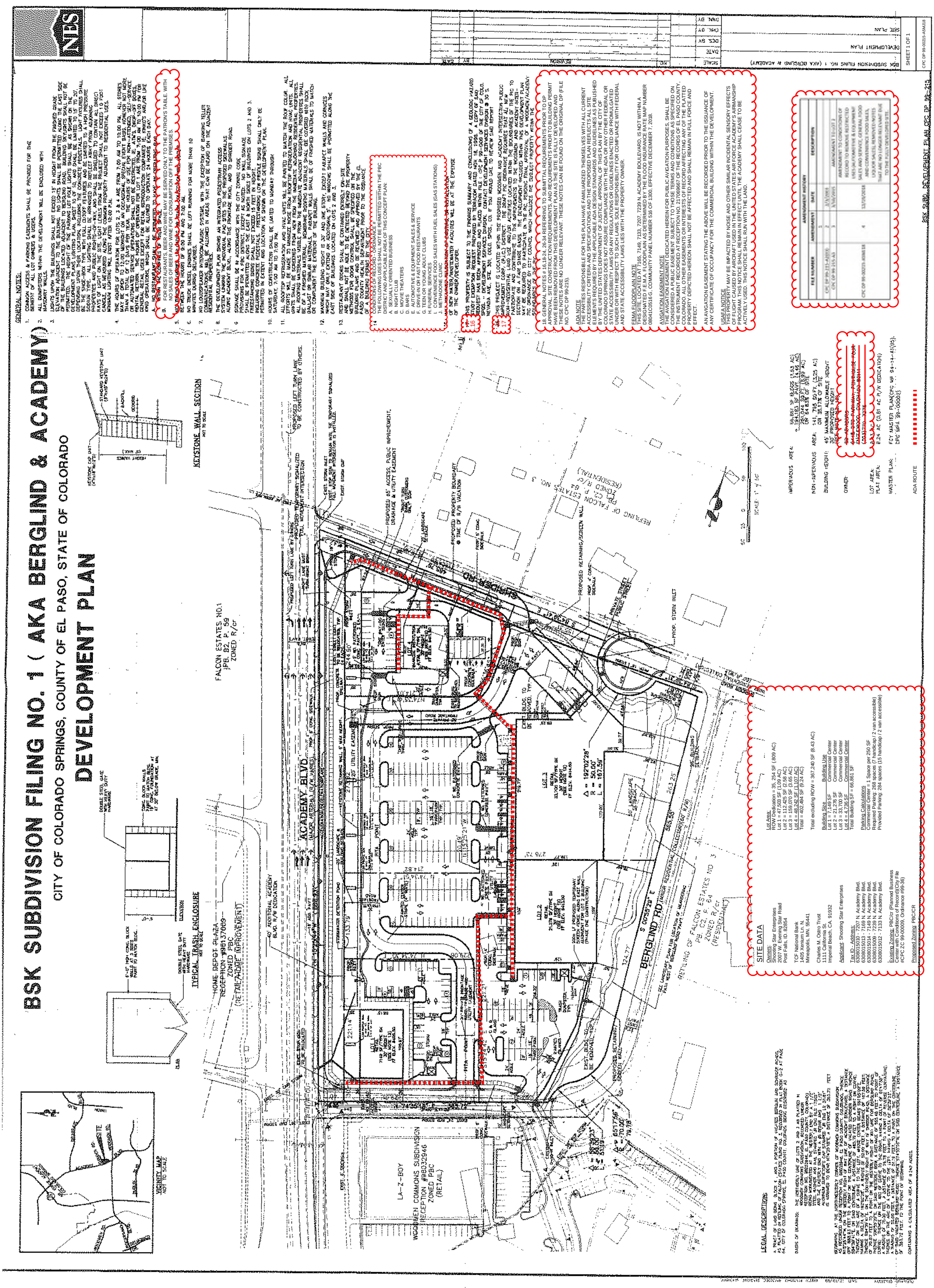
BSK SUBDIVISION FILING NO. 1 (AKA BERGLIND & ACADEMY)
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO
DEVELOPMENT PLAN
GENERAL NOTES:
TYPICAL TRASH ENCLOSURE
KEYSTONE WALL SECTION
VICINITY MAP
ACADEMY BLVD
BERGLIND RD
SPRINGER RD
LA-Z-BOY
WOODMEN COMMONS SUBDIVISION
HOME DEPOT PLAZA
FALCON ESTATES NO.1
SITE DATA
Owners:
Shooting Star Enterprises
2007 W. Evening Star Road
Post Falls, ID. 82854
TCF National Bank
1111 California St.
Minneapolis, MN. 55441
Charles M. Ostro Trust
1111 California St.
Imperial Beach, CA. 91932
Applicant: Shooting Star Enterprises
Tax ID - Address:
6308015010 - 7207 N Academy Blvd.
6308015013 - 7169 N. Academy Blvd.
6308015014 - 7149 N. Academy Blvd.
6308015009 - 7239 N. Academy Blvd.
6308015012 - 7133 N. Academy Blvd.
Existing Zoning: PBC/cr (Planned Business Center with Conditions of Record)(City File #CPC ZC 99-00009, Ordinance #99-36)
Proposed Zoning: PBC/CR
Lot Area:
ROW Dedication = 35, 254 SF (.809 AC)
Lot 1 = 47,503 SF (1.09 AC)
Lot 2 = 112,425 SF (2.58 AC)
Lot 3 = 159,070 SF (3.65 AC)
Lot 4 = 49,235 SF (1.13 AC)
Total = 402,484 SF (9.24 AC)
Total excluding ROW = 367,240 SF (8.43 AC)
Building Size / Building Use
Lot 1 = 7,149 SF Commercial Center
Lot 2 = 21,276 SF Commercial Center
Lot 3 = 32,700 SF Commercial Center
Lot 4 = 4,736 SF Commercial Center
Total Building SF = 66,861 SF
Parking Calculations
Commercial Center = 1 Space per 250 SF
Required Parking: 268 spaces (7 handicap / 2 van accessible)
Provided Parking: 284 spaces (15 handicap / 2 van accessible)
LEGAL DESCRIPTION:
BASIS OF BEARINGS:
SCALE: 1" = 40'
SHEET 1 OF 1
CPC DP 99-00215-A5M018

FIGURE 2