



SOUTH RIDGE DRIVE  
60' PUBLIC RIGHT-OF-WAY  
CDOT MAINTAINED  
MB. 21, PG. 96-101  
SPEED LIMIT: 35 MPH

SOUTH POINT BOULEVARD  
60' PUBLIC RIGHT-OF-WAY  
CDOT MAINTAINED  
MB. 21, PG. 96-101  
SPEED LIMIT: 35 MPH

PROP. 4" OF 1.5" MILL  
AND OVERLAY, TYP.  
ASPHALT OVERLAY TO  
FOLLOW CDOT STD.

OFFICE  
±2,586 SF

PROP. BUILDING  
13,000 SF

WAREHOUSE  
±3,919 SF

WAREHOUSE  
±6,500 SF

TREE SAVE AREA  
941 SF

APPROX. LOCATION OF  
EXISTING TREE SAVE  
AREA ON PARCELS  
#003-202-07

CAN AM RE, LLC  
DB. 34123, PG. 627  
TRACT H-7  
MB. 35, PG. 63  
PIN: 203-202-07  
ZONE: I-1(CD)  
LAND USE: INDUSTRIAL

BUSHEL & PECK PROPERTIES, LLC  
DB. 11042, PG. 190  
TRACT H-4  
MB. 32, PG. 545  
PIN: 203-202-03  
ZONE: I-1(CD)  
LAND USE: INDUSTRIAL

PROP. UNDERGROUND  
DETENTION, TYP.  
(REFERENCE SHEET C-5.1)

TREE SAVE AREA  
2,010 SF

TREE SAVE AREA  
5,468 SF

REPLANTED TREE  
SAVE AREA  
2,685 SF

GF REAL ESTATE HOLDINGS, LLC  
DB. 31585, PG. 662  
TRACT H-3  
MB. 35, PG. 63  
PIN: 203-202-01  
ZONE: I-1(CD)  
LAND USE: INDUSTRIAL

THE AMERICAN NATIONAL RED CROSS  
DB. 23504, PG. 804  
LOT 1-A, BLOCK 2  
MB. 49, PG. 819  
PIN: 203-202-11  
ZONE: I-1(CD)  
LAND USE: INDUSTRIAL

10' REAR YARD

25' BUILDING SETBACK  
MB. 35, PG. 63