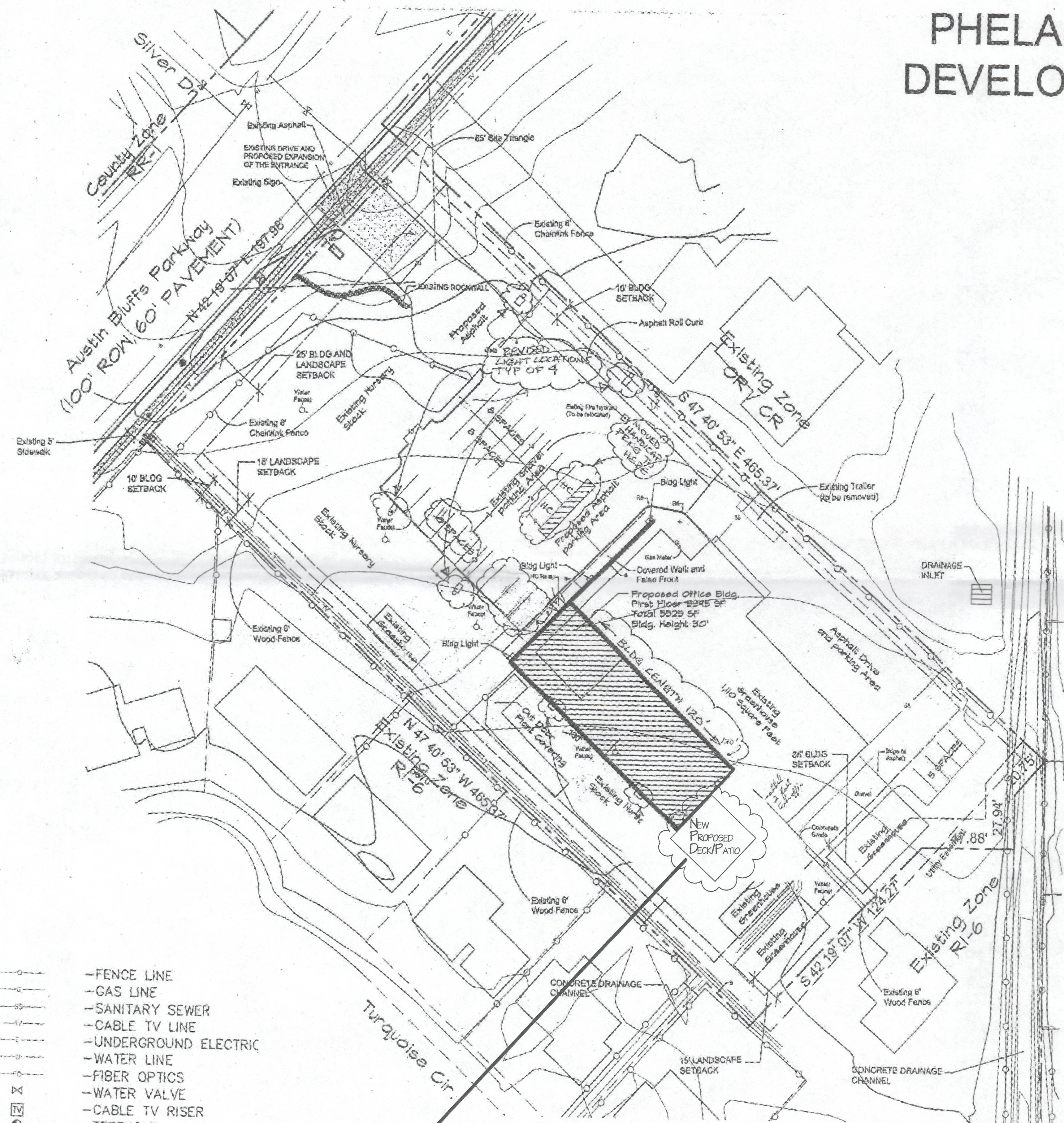


PHELAN GARDENS DEVELOPMENT PLAN



- FENCE LINE
- GAS LINE
- SANITARY SEWER
- CABLE TV LINE
- UNDERGROUND ELECTRIC
- WATER LINE
- FIBER OPTICS
- WATER VALVE
- CABLE TV RISER
- TESTHOLE
- TELEPHONE RISER
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- ELECTRICAL VAULT
- LIGHT POLE

PROJECT BLURB:
PROPOSED 30' x 30' DECK/PATIO TO POSSIBLY INCLUDE GAZEBO,
FIRE PIT, OUTDOOR KITCHEN, PLANTING BEDS AND SEATING AREA
NEW FILE # CPC CU 02-00184-A2MN12

LAND USE

EXISTING - R-CU (DEVELOPED)
PROPOSED - (PHELAN GARDENS OFFICE)

BUILDING DATA

FOOTPRINT AREA = 5385 SF
NUMBER OF STORIES = 1
TOTAL FLOOR AREA = 5385 SF
BUILDING HEIGHT = 30'
TYPE OF CONSTRUCTION = SN
FIRE SPRINKLER SYSTEM TO BE INSTALLED

SITE LIGHTING

250 WATT HIGH PRESSURE SODIUM ON 20'-0" POLES
(FULL CUT-OFF FIXTURES WITH NO SAG LENS LIGHT POLE LOCATIONS SHOWN ON PLANS)
100 AND 250 WATT (HID) HIGH INTENSITY DISCHARGE BUILDING MOUNT LIGHTS SHADED

PARKING SPACES

PARKING REQUIREMENTS:	
PHELAN GARDENS NURSERY	31 SPACES
5385 S.F. 1/600 S.F.	= 10 SPACES
OUTDOOR DISPLAY (42544 SF) 1/2000 SF	= 21 SPACES
HANDICAP SPACES REQUIRED	= 2 SPACES
STANDARD SPACES PROVIDED	= 28 SPACES
HANDICAP SPACES PROVIDED	= 2 SPACES
TOTAL PROVIDED	= 31 SPACES

APPROXIMATE DEVELOPMENT SCHEDULE

BEGIN CONSTRUCTION - FALL 2002
END CONSTRUCTION - WINTER 2002

OWNER-DEVELOPER

PHELAN GARDENS
4855 AUSTIN BLUFFS PKWY
COLORADO SPRINGS, COLORADO 80918
(719) 574-8058

APPLICANT

CHARLES E. GRAFF & ASSOCIATES, INC.
1903 LELARAY STREET, SUITE 101
COLORADO SPRINGS, COLORADO 80909
(719) 575-0704

ARCHITECT

JACK B. PAULSON
1903 LELARAY STREET, SUITE 101
COLORADO SPRINGS, COLORADO 80909
(719) 475-1727

ENGINEER-SURVEYOR

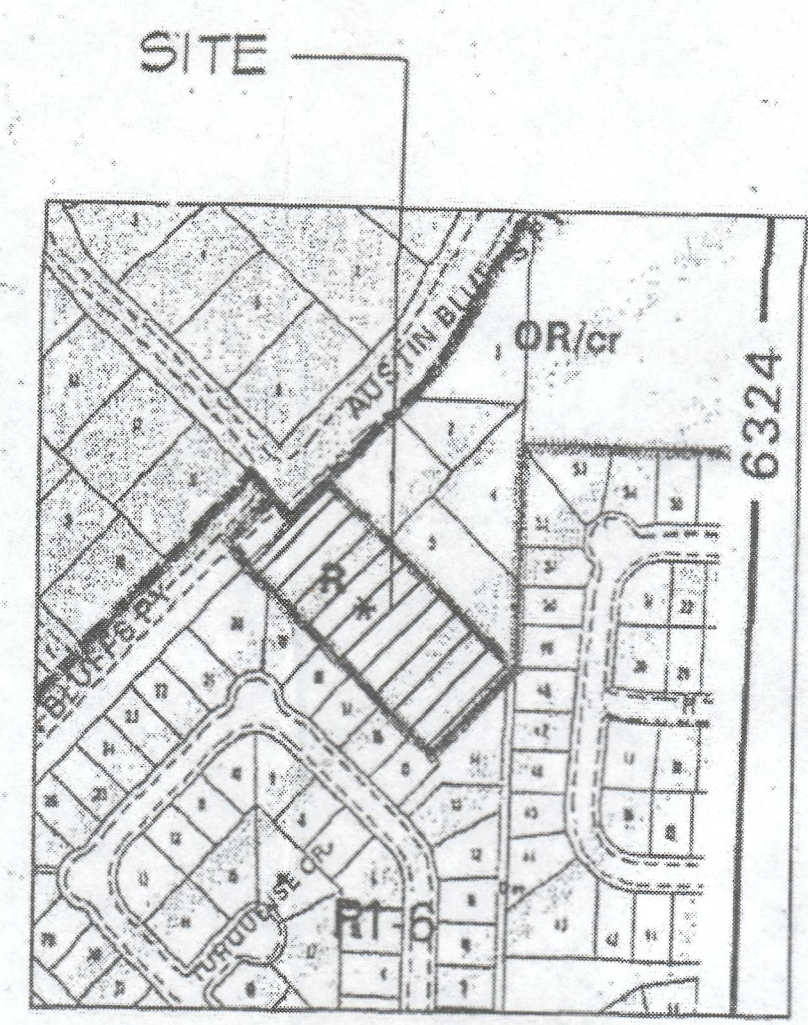
Berge - Brewer & Associates, Inc.
711 South Cascade Ave.
COLORADO SPRINGS, COLORADO 80903
(719) 227-7181

SITE DATA

NUMBER OF LOTS = 1 PLATTED LOT
PROJECT ADDRESS - 4855 AUSTIN BLUFFS PKWY
COLORADO SPRINGS, COLORADO 80918
DRAINAGE BASIN - TEMPLETON GAP
LOT AREA = 2.12 ACRES OR 92,347 SQUARE FEET
PERVIOUS AREA = 92,347 SF (64%)
IMPERVIOUS AREA = 33,587 SF (36%)
PERCENTAGE COVERED WITH BUILDINGS = 14% (14,031 SF)
PERCENTAGE COVERED WITH PAVEMENT = 18% (16,761 SF)

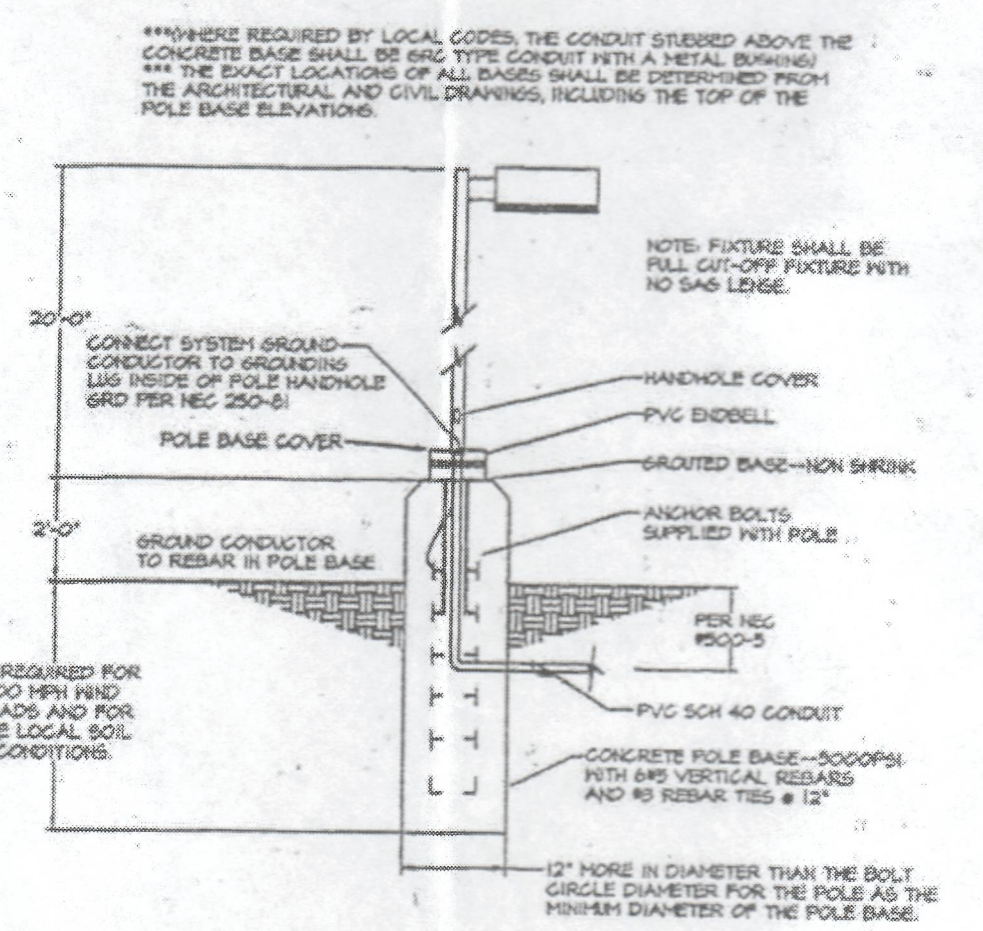
NOTES

EAST BOUNDARY OF THE GARDEN CENTER IS TO HAVE A BUFFER ADDED SHOULD THE RESIDENTIAL LOT TO THE EAST CHANGE OWNERSHIP
A PROPERTY BOUNDARY ADJUSTMENT, CITY FILE # AR PBA 02-276, WAS APPROVED AUG. 18, 2002 FOR LOT 1, BLOCK 1 PHELAN SUBDIVISION AND BLOCK 14, TURQUOISE SUBDIVISION FILING NO. 1
THE CONDITIONAL USE FOR THE PROPERTY WAS APPROVED BY RESOLUTION 247-88 AND CPC CU 88-267
PHELAN GARDENS WILL PERMIT A JOINT ACCESS TO AUSTIN BLUFFS FOR THE PROPERTIES TO THE NORTH SHOULD THE ACCESS BE WARRANTED IN THE FUTURE
EXISTING SIDEWALK WILL MEET ADA CRITERIA



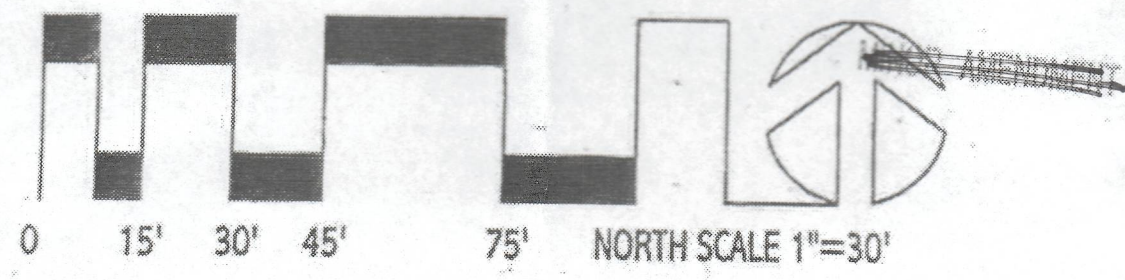
Vicinity Map
No Scale

LEGAL DESCRIPTION:
LOT 1, BLOCK 1, PHELAN SUBDIVISION

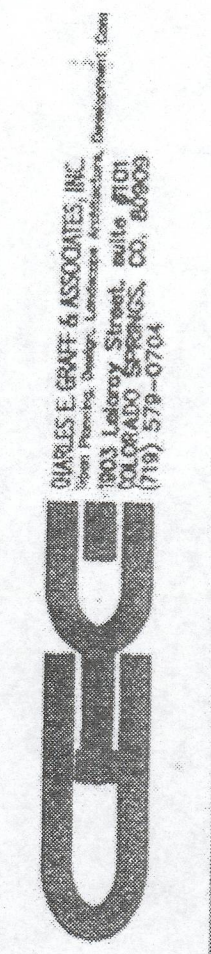


POLE BASE DETAIL PARKING

APPROVED
CITY OF COLO SPRINGS
MAR 1 2 2012
BY CITY PLANNING



PHELAN GARDENS DEVELOPMENT PLAN



OWNER:
PHELAN GARDENS
4855 AUSTIN BLUFFS PKWY
COLORADO SPRINGS, COLORADO 80918
(719) 574-8058

APPROVED
CITY OF COLO SPRINGS
BY CITY PLANNING
plan A separate sign permit is required. Contact Development Review Department at 2880 International Circle for sign plan applications.
APPROVED
CITY OF COLO SPRINGS
MAY 1 2 2012

PHELAN GARDENS DEVELOPMENT PLAN
CITY FILE: CPC CU 02-184
job no: A2001-14
date: June 21, 2002
scale: 1" = 30'
designed by: CEG
drawn by: CEG
checked by: CEG
revised: August 22, 2002
Sept. 27, 2002
Oct. 8, 2002

Sheet
1 of 1
DP