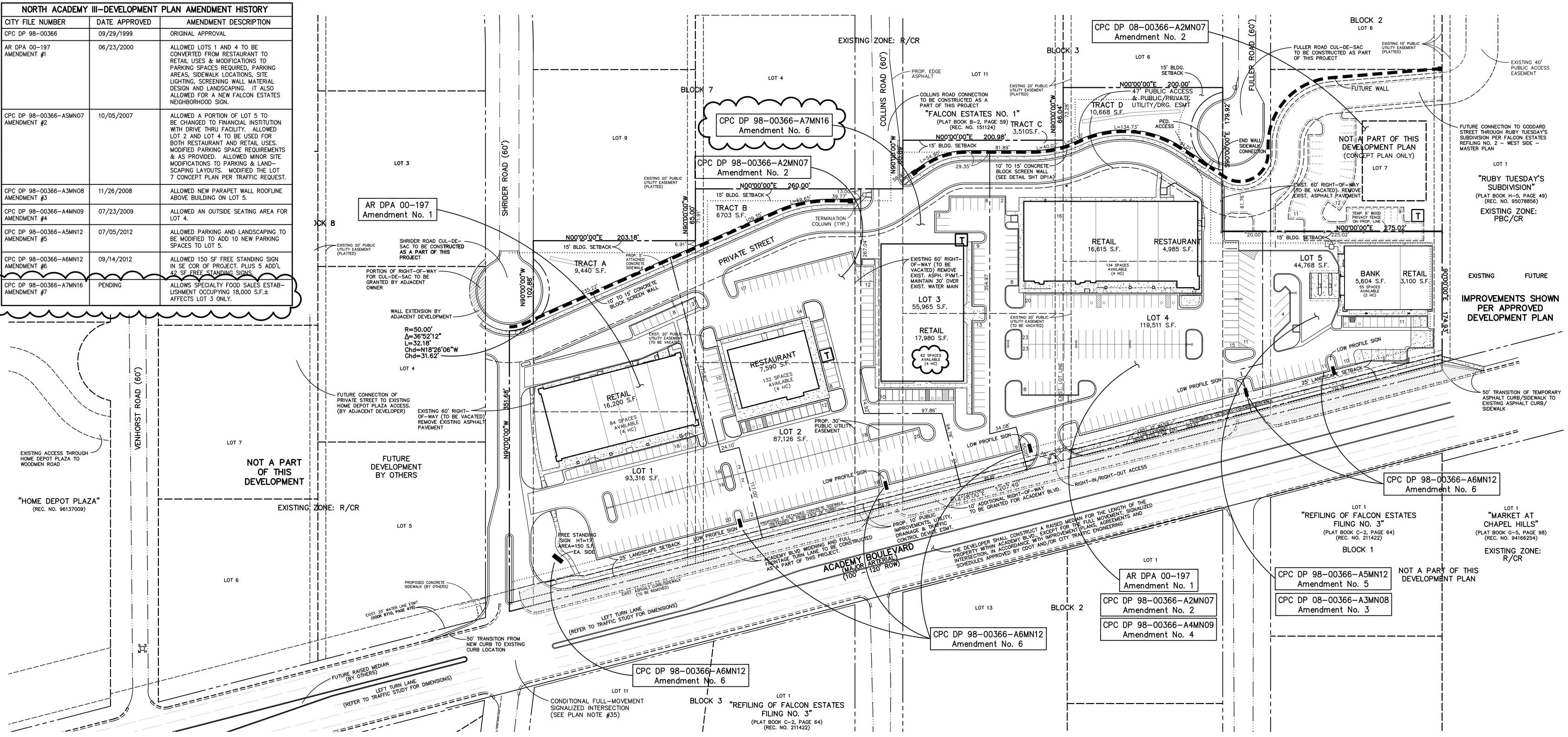
NORTH ACADEMY III–DEVELOPMENT PLAN AMENDMENT HISTORY

CITY FILE NUMBER	DATE APPROVED	AMENDMENT DESCRIPTION
CPC DP 98–00366	09/29/1999	ORIGINAL APPROVAL
AR DPA 00–197 AMENDMENT #1	06/23/2000	ALLOWED LOTS 1 AND 4 TO BE CONVERTED FROM RESTAURANT TO RETAIL USES & MODIFICATIONS TO PARKING SPACES REQUIRED, PARKING AREAS, SIDEWALK LOCATIONS, SITE LIGHTING, SCREENING WALL MATERIAL DESIGN AND LANDSCAPING. IT ALSO ALLOWED FOR A NEW FALCON ESTATES NEIGHBORHOOD SIGN.
CPC DP 98–00366–ASMN07 AMENDMENT #2	10/05/2007	ALLOWED A PORTION OF LOT 5 TO BE CHANGED TO FINANCIAL INSTITUTION WITH DRIVE THRU FACILITY. ALLOWED LOT 2 AND LOT 4 TO BE USED FOR BOTH RESTAURANT AND RETAIL USES. MODIFIED PARKING SPACE REQUIREMENTS & AS PROVIDED. ALLOWED MINOR SITE MODIFICATIONS TO PARKING & LAND–SCAPING LAYOUTS. MODIFIED THE LOT 7 CONCEPT PLAN PER TRAFFIC REQUEST.
CPC DP 98–00366–A3MN08 AMENDMENT #3	11/26/2008	ALLOWED NEW PARAPET WALL ROOFLINE ABOVE BUILDING ON LOT 5.
CPC DP 98–00366–A4MN09 AMENDMENT #4	07/23/2009	ALLOWED AN OUTSIDE SEATING AREA FOR LOT 4.
CPC DP 98–00366–A5MN12 AMENDMENT #5	07/05/2012	ALLOWED PARKING AND LANDSCAPING TO BE MODIFIED TO ADD 10 NEW PARKING SPACES TO LOT 5.
CPC DP 98–00366–A6MN12 AMENDMENT #6	09/14/2012	ALLOWED 150 SF FREE STANDING SIGN IN SE COR OF PROJECT. PLUS 5 ADD'L 42 SF FREE STANDING SIGNS.
CPC DP 98–00366–A7MN16 AMENDMENT #7	PENDING	ALLOWS SPECIALTY FOOD SALES ESTAB–LISHMENT OCCUPYING 18,000 S.F.± AFFECTS LOT 3 ONLY.



DEVELOPMENT PLAN NOTES

1. EXISTING ZONE:
   LOTS 7, 8, 9, & 10, BLOCK 3 — PBC/CR
   LOTS 5, 6, 7, & 8, BLOCK 7 — PBC/CR
   LOT 8, BLOCK 2 — R/CR
2. PROPOSED ZONE: PBC/CR
3. GENERAL SITE COVERAGE:
   TOTAL PROJECT AREA — 449,700 S.F.
   IMPERVIOUS SURFACES — 326,262 S.F. – 73%
4. EXISTING CONTOURS ARE FROM THE CITY OF COLORADO SPRINGS FIMS MAPPING AND ARE NOT TO BE RELIED UPON FOR FINAL DESIGN.
5. MAXIMUM BUILDING HEIGHT SHALL BE 30 FT. BUILDINGS SHALL NOT INCLUDE WINDOWS FIFTEEN FEET (15') IN HEIGHT OR GREATER FACING WEST.
6. ALL EXISTING BUILDINGS WITHIN THE LIMITS OF THE PROPOSED DEVELOPMENT ARE PROPOSED TO BE REMOVED AS A PART OF THIS PROJECT.
7. THE SITE LIES WITHIN THE COTTONWOOD CREEK DRAINAGE BASIN.
8. THE SITE LIES WITHIN THE "FALCON ESTATES, COLUMBINE ESTATES & YORKSHIRE ESTATES MASTER PLAN".
9. ALL LAND USES PERMITTED WITHIN A PBC ZONE ACCORDING TO THE ZONING ORDINANCES OF THE CITY OF COLORADO SPRINGS, COLORADO, WILL BE PERMITTED WITHIN THIS DEVELOPMENT EXCEPT THOSE USES LISTED IN THE CONDITIONS OF RECORD CONTAINED HEREON WHICH ARE SPECIFICALLY NOT PERMITTED.
10. ALL DRIVE AISLES ARE SUBJECT TO SHARED INGRESS/EGRESS EASEMENTS AND PARKING AREAS SUBJECT TO COMMON USAGE WITHIN THE DEVELOPMENT ALL AS DEFINED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS AND/OR AGREEMENT TO BE PREPARED FOR THE DEVELOPMENT. MAINTENANCE OF ALL COMMON AREAS, INCLUDING BUT NOT LIMITED TO DRIVE AISLES, PRIVATE ROADWAY, DETENTION FACILITIES, AND PRIVATE UTILITY SYSTEMS WILL BE BY THE OWNERS OF THIS DEVELOPMENT IN ACCORDANCE WITH THE ABOVE REFERENCED CC&R'S AND/OR AGREEMENT.
11. DEVELOPMENT OF THIS SITE IS SCHEDULED TO COMMENCE UPON APPROVAL OF THE DEVELOPMENT PLAN FOR THE PROJECT. ANTICIPATED COMMENCEMENT OF CONSTRUCTION: WINTER, 1999.
12. THE PROPERTY CONTAINED WITHIN THIS DEVELOPMENT PLAN MAY BE SUBJECT TO PARTICIPATION IN A PUBLIC IMPROVEMENT CORPORATION FOR THE PLANNED WOODMEN AND ACADEMY INTERSECTION IMPROVEMENTS AS SUCH IS CONTAINED IN TERMS AND CONDITIONS, PARAGRAPH 6 OF EXHIBIT B TO THE ANNNEXATION ORD. 94–183 ADOPTED SECOND READING 10/11/94.
13. AN APPLICATION FOR REQUEST FOR VACATION TO VACATE PORTIONS OF SHRIDER, COLLINS AND FULLER ROADS SHALL BE REQUIRED TO BE SUBMITTED AND APPROVED PRIOR TO FINAL STAMPED APPROVAL OF THE DEVELOPMENT PLAN FOR THIS PROJECT.
14. ACCESS AND STREET CONSTRUCTION SHALL CONTAIN THE FOLLOWING ELEMENTS:
    A. ACCESS TO ACADEMY BOULEVARD (STATE HIGHWAY 83) FROM SHRIDER ROAD SHALL BE A CONDITIONAL FULL MOVEMENT SIGNALIZED INTERSECTION, TO BE APPROVED BY CDOT AND/OR CITY TRAFFIC ENGINEERING.
    B. ACCESS TO ACADEMY BOULEVARD (STATE HIGHWAY 83) FROM MID POINT SHALL BE A RIGHT–IN, RIGHT–OUT INTERSECTION, TO BE APPROVED BY THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) AND/OR CITY TRAFFIC ENGINEERING.
    C. THE DEVELOPER SHALL CONSTRUCT CUL–DE–SACS AT SHRIDER AND FULLER ROADS TO BE BUILT IN CONJUNCTION WITH AND AT THE TIME OF CONSTRUCTION OF THE PROJECT.
    D. THE DEVELOPER SHALL CONSTRUCT AND DEDICATE REQUIRED RIGHT OF WAY FOR A CONTINUOUS ACCELERATION/DECELERATION OF THE SOUTH–BOUND LANE ALONG ACADEMY BOULEVARD PER IMPROVEMENTS PLANS, AGREEMENTS AND SCHEDULES APPROVED BY CDOT AND/OR TRAFFIC ENGINEERING.
    E. THE DEVELOPER SHALL SUBMIT DETAILED PLANS FOR ALL OF THE PROPOSED AND REQUIRED ACADEMY BOULEVARD IMPROVEMENTS. PLANS ARE TO BE REVIEWED AND APPROVED BY CDOT AND/OR CITY TRAFFIC ENGINEERING PRIOR TO CONSTRUCTION OF THE IMPROVEMENTS.
    F. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION ASSOCIATED WITH THE REQUIRED IMPROVEMENTS FOR ACADEMY BOULEVARD, THE PRIVATE STREET, SHRIDER AND FULLER ROADS CUL–DE–SACS AND COLLINS ROAD TRANSITION.
15. THE FLOOD INSURANCE RATE MAP – PANEL NO. 08041C0508 F AND 08041C0516 F, EFFECTIVE DATE: MARCH 17, 1997 HAS BEEN EXAMINED AND THE SUBJECT SITE DOES NOT LIE WITHIN THE FLOODPLAIN DESIGNATED THEREON.
16. THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY TERRACON (PROJECT NO. 23985075) DATED SEPT. 16, 1998. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE CPC P 98–365 OF THE CITY OF COLORADO SPRINGS DEVELOPMENT SERVICES DIVISION. CONTACT DEVELOPMENT SERVICES DIVISION, 30 S. NEVADA AVE, SUITE 301, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT. (ORD. 96–74)
17. THE CONDITIONS OF RECORD ARE PER CITY ORDINANCE NUMBERS 96–96 AND 99–69.
    THE FOLLOWING USES ARE NOT PERMITTED WITHIN THE PBC DISTRICT AND APPLICABLE AREA OF THIS DEVELOPMENT (OR CONCEPT) PLAN:
    SEXUALLY ORIENTED BUSINESSES
    NIGHT CLUBS
    MOVIE THEATERS
    AUTOMOTIVE AND EQUIPMENT SALES AND SERVICES (EXCEPT AUTO PARTS SALES)
    BARS
    GENERAL FOOD AND CONVENIENCE FOOD SALES
    DRIVE–IN OR FAST FOOD RESTAURANTS
    LIQUOR SALES
    TEEN OR YOUNG ADULT CLUBS
    FUNERAL SERVICES
    THE CONDITIONS OF RECORD ARE PER ORDINANCE _____ FOR LOT 3, NORTH ACADEMY III FILING NO. 1 ONLY:
    ALLOWED SPECIALTY FOOD SALES ESTABLISHMENT OCCUPYING 18,000 SQUARE FEET OR LESS; OTHER USE RESTRICTIONS PER ORDINANCE NUMBER AS SHOWN ABOVE.
18. LIGHTS UPON THE BUILDINGS AND POLES SHALL NOT EXCEED 15 FEET IN HEIGHT, INCLUDING CONCRETE PEDESTALS. LIGHT FIXTURES SHALL BE SHOE–BOX TYPE WITH FULL CUTOFF FEATURES AND BE LIMITED TO A HIGH PRESSURE SODIUM TYPE. ALL LIGHTING SHALL BE ARRANGED TO REFLECT AWAY FROM ADJOINING RESIDENTIAL PROPERTIES AND PUBLIC RIGHTS OF WAY AND SHALL BE SHIELDED TO CONTAIN ALL DIRECT RAYS ON THE SITE. LIGHT LEVELS FROM THE PROJECT SHALL NOT EXCEED 1–1/2 FOOT–CANDLES AS MEASURED ALONG THE COMMON PROPERTY LINE ADJACENT TO RESIDENTIAL USES. MINIMUM LIGHTING WILL EXIST AFTER 12:00 MIDNIGHT.
19. WITH THE EXCEPTION OF RESTAURANTS, BUSINESSES SHALL ONLY BE OPEN TO THE PUBLIC BETWEEN THE HOURS OF 7:00 A.M. AND 10:00 P.M.
20. NO TRUCK TRAFFIC, DELIVERIES OR TRASH COLLECTION SHALL BE PERMITTED BETWEEN THE HOURS OF 9:00 P.M. AND 7:00 A.M.
21. NO TRUCK DIESEL ENGINES SHALL BE LEFT RUNNING FOR MORE THAN 10 MINUTES DURING DELIVERIES.
22. NO OUTSIDE LOUD SPEAKER SYSTEMS WILL BE PERMITTED WITHIN THE DEVELOPMENT.
23. SIGNAGE SHALL BE IN ACCORDANCE WITH THE CITY ZONING CODE PROVISIONS FOR A PBC DISTRICT, EXCEPT AS NOTED:
    NO WALL SIGNAGE SHALL BE PERMITTED ALONG THE WEST SIDES OF ALL BUILDINGS.
    FREESTANDING SIGNS SHALL NOT EXCEED 15 FEET IN HEIGHT, INCLUDING CONCRETE PEDESTALS.
    LOW PROFILE SIGNS SHALL BE PERMITTED IN ACCORDANCE WITH THE DEVELOPMENT PLAN PROVISIONS. MAXIMUM HEIGHT OF FREESTANDING LOW PROFILE SIGNS SHALL BE SIX FEET (6').
24. HOURS OF CONSTRUCTION SHALL BE LIMITED TO MONDAY THROUGH SATURDAY BETWEEN THE HOURS OF 7:00 A.M. AND 7:00 P.M.
25. PRIOR TO ANY FINAL SITE GRADING, CONSTRUCTION OF ANY BUILDING, AND/OR THE PLACEMENT OF ANY IMPERVIOUS SURFACES WITHIN THIS DEVELOPMENT THE SCREENING WALL AND TEMPORARY FENCING ADJACENT TO THE RESIDENTIAL PROPERTIES TO THE WEST SHALL BE CONSTRUCTED. HOWEVER, THE FOLLOWING ACTIVITIES MAY BE ACCOMPLISHED PRIOR TO WALL AND FENCE CONSTRUCTION; 1) REMOVAL OF THE EXISTING HOUSES AND FOUNDATIONS, 2) REMOVAL OF THE EXISTING SEPTIC SYSTEMS, 3) CONSTRUCTION OF NECESSARY UNDERGROUND DRAINAGE AND UTILITIES FACILITIES, AND 4) PRELIMINARY ROUGH GRADING OF THE ENTIRE SITE TO ACHIEVE PROPER ELEVATIONS FOR PLACEMENT OF THE WALL. THIS MAY INCLUDE IMPORTING APPROXIMATELY 40,000 CUBIC YARDS OF ADDITIONAL SOIL MATERIAL ON TO THE SITE. REGARDLESS, THE WALL WILL BE THE FIRST VERTICAL IMPROVEMENT BUILT ON THE SITE.
26. ALL TRASH DUMPSTERS SHALL BE LOCATED NEXT TO THE PRINCIPAL BUILDINGS, BE AT LEAST 75 FEET FROM THE COMMON PROPERTY LINE ADJACENT TO RESIDENTIAL USES AND BE ENCLOSED WITHIN MASONRY WALLS SIMILAR TO THE SCREENING WALL, EXCEPT FUTURE LOT 5.
27. REFRIGERATION AND HVAC UNITS SHALL NOT BE PERMITTED ON ROOF TOPS UNLESS SCREENED; THEY SHALL BE DESIGNED TO MINIMIZE NOISE, AND SURFACE UNITS SHALL BE ENCLOSED WITHIN MASONRY WALLS SIMILAR TO TRASH DUMPSTER ENCLOSURES.
28. EVERY EFFORT SHALL BE MADE TO CONTAIN RESTAURANT ODORS ENTIRELY ON–SITE SO AS NOT TO BE DETECTED BEYOND THE PROPERTY. METHODS OF ODOR CONTROL SHALL BE SPECIFIED ON THE BUILDING PLANS AND BE REVIEWED AND APPROVED BY THE EL PASO COUNTY HEALTH DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT BY THE CITY.
29. TRACTS A, B, C, AND D WILL BE DEEDED TO THE ADJACENT RESIDENTIAL LOT OWNERS. THE DEVELOPER WILL BE RESPONSIBLE FOR CONSTRUCTING ALL IMPROVEMENTS INCLUDING WALL, DETENTION FACILITIES AND REQUIRED LAND–SCAPING. WRITTEN AGREEMENTS OF APPROVAL BY ALL OF THE AFFECTED ADJACENT LOT OWNERS OF LOTS 9 & 4 , BLOCK 7 AND LOTS 11 & 6, BLOCK 3 SPECIFYING RESPONSIBILITY FOR MAINTENANCE AND RESPONSIBILITY PROVISIONS FOR DETENTION FACILITIES AND LANDSCAPING SHALL BE REQUIRED TO BE SUBMITTED AND APPROVED BY CITY ENGINEERING AND PLANNING PRIOR TO FINAL STAMPED APPROVAL OF THE DEVELOPMENT PLAN FOR THIS PROJECT.
30. THE DEVELOPER SHALL MEET WITH THE CITY TRAFFIC ENGINEERING, CITY ENGINEERING AND CITY PLANNING, TOGETHER WITH MEMBERS OF THE FALCON ESTATES HOMEOWNERS ASSOCIATION BOARD AND INTERESTED RESIDENTS TO DETERMINE THE DEVELOPER'S RESPONSIBILITY FOR THE INSTALLATION OF APPROPRIATE TRANSPORTATION SYSTEM IMPROVEMENTS, TRAFFIC CALMING MEASURES & DEVICES, SPEED & TRAFFIC REDUCTION AND VEHICLE AND PEDESTRIAN MANAGEMENT METHODS WITHIN THE FALCON ESTATES NEIGHBOR–HOOD.
31. A DRAINAGE PLAN SHALL BE REQUIRED TO BE SUBMITTED AND APPROVED BY CITY ENGINEERING PRIOR TO FINAL STAMPED APPROVAL OF THE DEVELOPMENT PLAN FOR THIS PROJECT.
32. A TRAFFIC STUDY SHALL BE REQUIRED TO BE SUBMITTED AND APPROVED BY CDOT AND/OR CITY TRAFFIC ENGINEERING PRIOR TO FINAL STAMPED APPROVAL OF THE DEVELOPMENT PLAN FOR THIS PROJECT.
33. AN APPLICATION FOR REQUEST FOR SUBDIVISION PLAT APPROVAL SHALL BE REQUIRED TO BE SUBMITTED AND APPROVED PRIOR TO FINAL STAMPED APPROVAL OF THE DEVELOPMENT PLAN FOR THIS PROJECT.
34. ADEQUATE BUFFERING BETWEEN THIS COMMERCIAL PROJECT AND THE EXISTING RESIDENTIAL NEIGHBORHOOD IS NECESSARY AND CRITICAL. SUBJECT TO THE RESOLUTION OF THE PLACEMENT OF THE DETENTION FACILITIES ON THE WEST SIDE OF THE WALL, THE BUFFER AREA SHALL INCORPORATE THE FOLLOWING ELEMENTS:
    1) A 10' TO 15' WALL SHALL BE PLACED AT THE LOCATION PROPOSED BY THE DEVELOPER AT OR NEAR THE PROPERTY LINE CLOSER THAN THE REQUIRED 25' SETBACK. (PER CPC NV 99–62)
    2) THE WALL SHALL BE CONSISTENT IN DESIGN AND MATERIALS WITH THE EXISTING HOME DEPOT WALL – SPLIT FACED, GRAFFITI PROOF, BROWN TERRA COTTA IN COLOR AND CONCRETE BLOCK.
    3) BE PLACED UPON A RETAINING WALL PER CONCRETE BLOCK RETAINING WALL DETAILS. (SEE SHEET DP1A)
    4) LANDSCAPING SHALL BE PLANTED ALONG BOTH SIDES OF THE WALL AND ALONG THE WEST SIDE OF THE PROPOSED BUILDINGS, WHERE FEASIBLE, THAT USES THE EXISTING MATURE VEGETATION THAT IS CURRENTLY FOUND ON THE PARCEL WHICH CAN BE PRESERVED AND/OR TRANSPLANTED AND SHALL BE SUPPLI–MENTED WITH NEW PLANTINGS THAT EXCEED CITY MINIMUM SIZE AND QUANTITY STANDARDS.
    5) ALL LANDSCAPING OF THE TRACTS WEST OF THE WALL SHALL BE APPROVED BY AND MAINTAINED BY THE ADJACENT PROP–ERTY OWNERS. THE TRACTS SHALL BE DEEDED TO THE ADJ–ACENT PROPERTY OWNERS.
35. IN THE EVENT THE PRIVATE FRONTAGE STREETS LOCATED ADJACENT TO ACADEMY BOULEVARD ON BOTH THE EAST AND WEST SIDES BETWEEN WOODMEN ROAD AND GODDARD ROAD ARE COMPLETELY CONNECTED THEN AT THE DISCRETION OF THE CITY COUNCIL THE SIGNAL AT SHRIDER ROAD AND ACADEMY BOULEVARD MAY BE REMOVED.

LEGAL DESCRIPTION

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 8, BLOCK 2; LOTS 7, 8, 9 & 10, BLOCK 3; LOTS 5, 6, 7 & 8, BLOCK 7, ALL IN "FALCON ESTATES NO. 1", IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, AS RECORDED IN PLAT BK B–2 AT PAGE 59 UNDER RECEPTION NO. 151124 OF THE RECORDS OF EL PASO COUNTY, COLORADO; TOGETHER WITH THE NORTHERLY THIRTY FEET (30') OF SHRIDER ROAD ADJACENT TO SAID LOTS 7 & 8, BLOCK 7, AS VACATED BY ORDINANCE NO._____, AS RECORDED UNDER RECEPTION NO._____ OF THE RECORDS OF EL PASO COUNTY, COLORADO; ALL OF SIXTY FOOT (60') WIDE COLLINS ROAD ADJACENT TO SAID LOTS 5 & 6, BLOCK 7, AS VACATED BY ORDINANCE NO._____, AS RECORDED UNDER RECEPTION NO._____ OF THE RECORDS OF EL PASO COUNTY, COLORADO; AND PORTIONS OF FULLER ROAD ADJACENT TO SAID LOTS 7 & 8, BLOCK 3, AS VACATED BY ORDINANCE NO._____, AS RECORDED UNDER RECEPTION NO._____ OF THE RECORDS OF EL PASO COUNTY, COLORADO, ALL MORE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 8, BLOCK 2, SAID POINT BEING ALSO ON THE WESTERN RIGHT OF WAY LINE OF ACADEMY BOULEVARD; THENCE N24°28'00"E, ALONG SAID WESTERLY RIGHT OF WAY LINE, 1207.46 FEET TO THE CENTERLINE OF SAID VACATED SHRIDER ROAD; THENCE N90°00'00"W, 351.66 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 36°52'12", AN ARC DISTANCE OF 32.18 FEET (THE CHORD OF WHICH CURVE BEARS N18°26'06"W, 31.62') TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID SHRIDER ROAD; THENCE N90°00'00"W, ALONG SAID NORTHERLY LINE, 102.88 FEET TO THE SOUTHEAST CORNER OF LOT 9, BLOCK 7 IN SAID FALCON ESTATES NO. 1; THENCE N00°00'00"E, ALONG THE EASTERLY LINE THEREOF, 203.18 FEET TO THE NORTHEAST CORNER THEREOF; THENCE N90°00'00"W, ALONG THE NORTHERLY LINE THEREOF, 65.00 FEET TO THE SOUTHEAST CORNER OF LOT 4, BLOCK 7 IN SAID SUBDIVISION; THENCE N00°00'00"E, ALONG THE EASTERLY LINE THEREOF AND ALONG ITS NORTHERLY EXTENSION, 260.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF COLLINS ROAD AS PLATTED IN SAID SUBDIVISION; THENCE N90°00'00"W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 60.89 FEET TO THE SOUTHEAST CORNER OF LOT 11, BLOCK 3 IN SAID SUBDIVISION; THENCE N00°00'00"E, ALONG THE EASTERLY LINE THEREOF, 200.98 FEET TO THE NORTHEAST CORNER THEREOF; THENCE N90°00'00"W, ALONG THE NORTHERLY LINE THEREOF, 66.04 FEET TO THE SOUTHEAST CORNER OF LOT 6, BLOCK 3 IN SAID SUBDIVISION; THENCE N00°00'00"E, ALONG THE EASTERLY LINE THEREOF, 200.00 FEET TO THE NORTHEAST CORNER THEREOF, SAID POINT BEING ALSO ON THE SOUTH–ERLY RIGHT OF WAY LINE OF FULLER ROAD; THENCE N90°00'00"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 179.92 FEET; THENCE N00°00'00"E, ALONG THE EASTERLY LINE OF LOT 7, BLOCK 2 IN SAID SUBDIVISION AND ALONG ITS SOUTHERLY EXTENSION, 275.02 FEET TO THE NORTHEAST CORNER THEREOF; THENCE N90°00'00"E, ALONG THE NORTHERLY LINE OF LOT 8, BLOCK 2 IN SAID SUBDIVISION, 174.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 477,415 SQUARE FEET (10.2712 ACRES) MORE OR LESS.

PARKING TABULATION

PARKING TABULATION HAS BEEN MODIFIED THROUGH THIS AMENDMENT (#7)

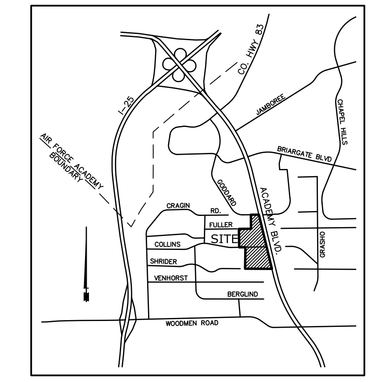
LOT NO.	USE	S.F. BUILDING	FORMULA	PARKING REQUIRED	PARKING PROVIDED
1	RETAIL	16,200 S.F.	1/300	54 3 H/C	84
2	RESTAURANT PATIO	7,590 S.F. 760 S.F.	1/100 1/200	76 4 4 H/C	132
3	SPECIALTY FOOD SALES	17,980 S.F.	1/300	60 3 H/C	62
4	RETAIL	16,615 S.F.	1/300	56 3 H/C	134
5	RETAIL (GENERAL)	8,800 S.F.	1/300	30 2 H/C	55
TOTAL		67,945 S.F.		280	467

NO COMPACT SPACES INCLUDED

LAND USE TABULATION

LAND USE TABULATION HAS BEEN MODIFIED THROUGH THIS AMENDMENT (#7)

LOT NO.	S.F. LOT	S.F. BUILDING	% COVERAGE
1	91,559 S.F.	6,200 S.F.	17.69%
2	85,386 S.F.	7,590 S.F.	8.89%
3	56,244 S.F.	17,980 S.F.	31.96%
4	119,511 S.F.	16,615 S.F.	13.90%
5	44,768 S.F.	8,800 S.F.	19.66%
A	11,462 S.F.	–	–
B	8,141 S.F.	–	–
C	3,510 S.F.	–	–
D	10,668 S.F.	–	–
R.O.W.	16,166 S.F.	–	100%
TOTAL	447,415 S.F.	67,185 S.F.	15.02%



VICINITY MAP
N.T.S.

NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR SENSORY EFFECTS OF FLIGHT BY AIRCRAFT USED IN THE UNITED STATES AIR FORCE ACADEMY'S AIRMAN–SHIP PROGRAM. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE AIR FORCE ACADEMY SHALL CEASE TO BE USED FOR FLIGHT TRAINING PURPOSES. THIS NOTICE SHALL RUN WITH THE LAND.

LEGEND
- PROPOSED CURB & GUTTER
- PROPOSED CONCRETE BLOCK RETAINING WALL
- PROPOSED BUILDING
- PROPOSED CONCRETE FLATWORK
- TEMP. 6' WOOD PRIVACY FENCE
- EXISTING BUILDING
- EXISTING CURB & GUTTER
- EXISTING EDGE OF ASPHALT

0 25 50 100
SCALE IN FEET: 1" = 50'

THE PROPERTY CONTAINED WITHIN THIS DEVELOPMENT IS ZONED PBC IN ACCORDANCE WITH THE CODES OF THE CITY OF COLORADO SPRINGS. SUCH ZONES REQUIRE A DEVELOPMENT PLAN AND UNIFIED CONTROL OVER ELEMENTS OF THE PLAN AND CERTAIN AREAS, AS SET FORTH IN THE PLAN, AND ARE SUBJECT TO COMMON PUBLIC USAGE. (ORDINANCE 76–179, 80–131)

NO.	DATE	REVISION	BY
8	02/03/16	DP MINOR AMENDMENT #7	LJA
7	07/05/12	ADDRESS COMMENTS–RESUBMIT FOR APPROVAL	TLW
6	06/29/12	AMENDMENT NO. 5–SUBMIT FOR REVIEW	TLW
5	9/28/99	MORE ADDITIONAL CITY COMMENTS	TLW/VPT
4	9/21/99	MORE ADDITIONAL CITY COMMENTS	TLW/VPT
3	8/11/99	ADDITIONAL CITY PLANNING COMMENTS	RLC
2	7/30/99	CITY COUNCIL COMMENTS	RLC
1	1/14/99	CITY PLANNING COMMENTS	RLC

SHEET TITLE: DEVELOPMENT PLAN SITE PLAN

PROJECT: NORTH ACADEMY III, FILING NO. 1 COLORADO SPRINGS, COLORADO

PREPARED BY: Obering, Wurth & Associates — Consulting Civil Engineers, Registered Land Surveyors — 1046 Elkton Drive, Colorado Springs, Colorado — Phone (719) 531–6200 Fax (719) 531–6626

FIELD BOOK NO. N/A
SCALE 1" = 50'
DATE FEBRUARY 2016
DESIGNED BY TLW
CHECKED BY RGO
DRAWN BY TLW/LJA
PROJECT NO. 16002
SHEET NO. DP1 OF 3 SHEETS

FIGURE 1

PROJECT NAME: NORTH ACADEMY III, FILING NO. 1
PREVIOUS NAME: [E:\WB\16042\16