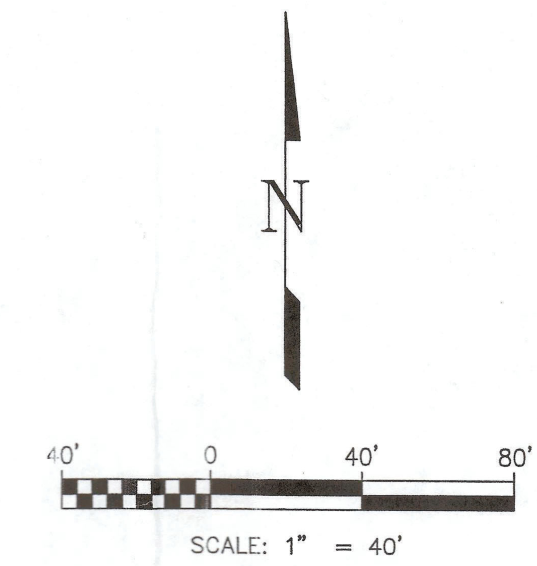
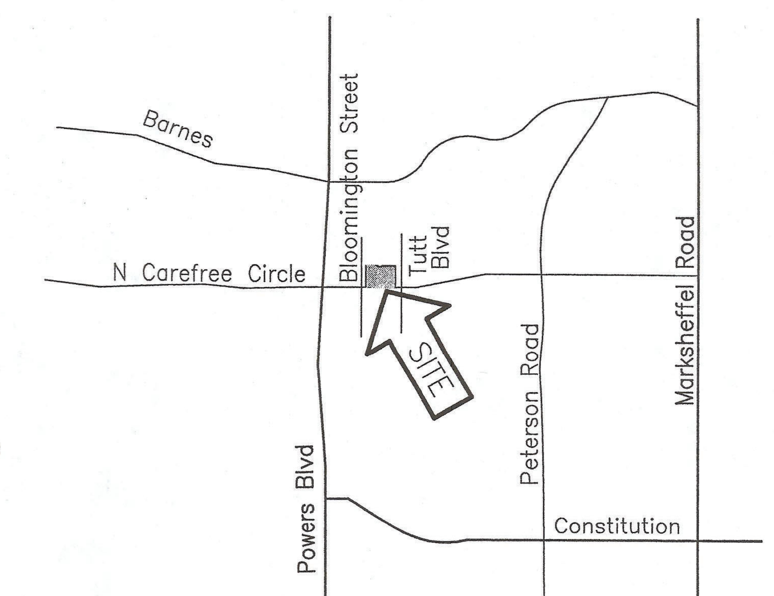
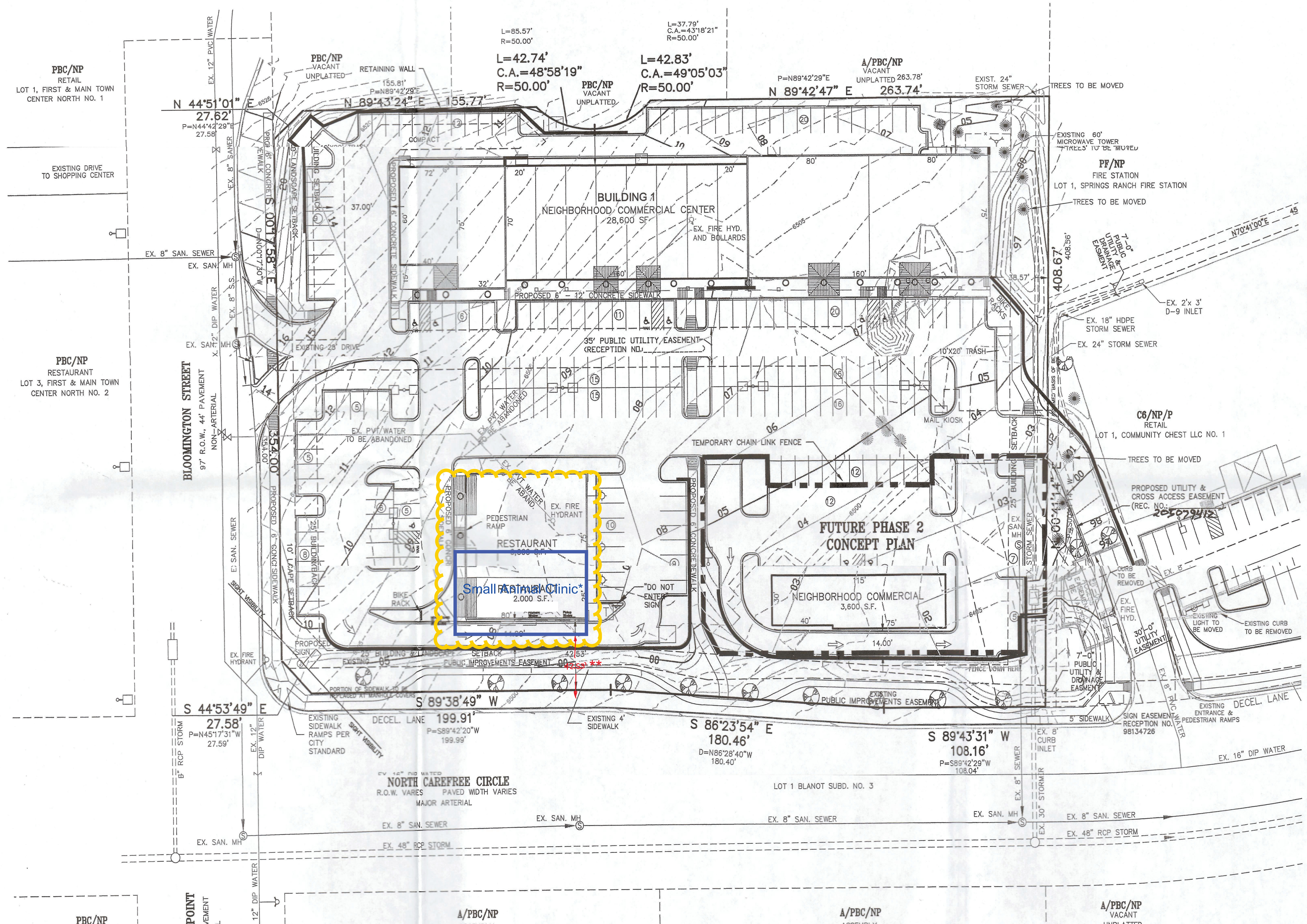
SPRINGS RANCH SHOPPING CENTER





VICINITY MAP
NORTH
NO SCALE



Subject Building for Proposed VCA ("small animal clinic")

Tenant Space for Proposed VCA ("small animal clinic")

* - No outdoor activity is proposed for the proposed VCA ("small animal clinic")

** - Approved building setback is 42.53' and As-built building setback is approximately 44' to the South Property Line

LEGAL

Lot 1, HARRIS FAMILY ENTERPRISES SUBDIVISION.

Containing 4.66 acres, more or less.

NOTES

1. Unified Control Statement – All access driveways, drives, aisleways, maneuvering and parking areas, easements shall be for the common use and maintenance of all users, public or private, and owners of this development. Free and unimpeded vehicular and pedestrian movements shall be maintained and permitted across all property lines at all times regardless of future ownership or platting actions.

2. All drives are 24' wide unless otherwise indicated.

3. Notice: This property may be impacted by noise caused by aircraft operating in to and out of the Colorado Springs Municipal Airport. The buyer should familiarize himself/herself with this potentiality and ramifications thereof.

4. FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map Number 08041C 0539 F, effective date March 17, 1997, indicates the area in the vicinity of this parcel of land to be a Zone X (area determined to be out of the 500 year flood plain).

5. Existing utilities located within the building or parking areas will be moved.

7. Prior to approval of a building permit for Phase 2 a development plan shall be approved.

8. All curbs to be 6" vertical curbs. All drive aisles are 24' in width unless otherwise noted.

9. Sidewalk widths adjacent to parking spaces are 6' in width.

10. A Public Utility, Drainage and Access Easement is provided with Reception No. 205079412 to allow cross access between the Springs Ranch Shopping Center and the Springs Liquor Outlet Shopping Center.

11. To meet access requirements of the Colorado Springs Fire Department, Building 1 will be sprinklered for access purposes only. For construction purposes, the building is considered non-sprinklered.

12. All light fixtures to be full cut off.

DATA

AREA: 4.66 AC
PROPOSED USE: NEIGHBORHOOD COMMERCIAL/RESTAURANT
MAX BLDG HGT: 45'

SETBACKS, BLDG:
FRONT: 25'
SIDE: 25'
REAR: 25'
SETBACKS, LANDSCAPE:
FRONT: 25'
SIDE: 0'
REAR: 0'

COVERAGE, BLDG: 19%
COVERAGE, IMPERVIOUS: 79%

TAX SCHEDULE NOS.: 53303-01-015

PHASE 1

NEIGHBORHOOD COMMERCIAL @ 1/250	28,600 S.F.	115
RESTAURANT @ 1/100	8,000 S.F.	80
		195
PARKING SPACES PROVIDED:		200
HANDICAPPED SPACES REQUIRED (201–300)		6
HANDICAPPED SPACES PROVIDED:		8

PHASE 2

NEIGHBORHOOD COMMERCIAL @ 1/250	3,600 S.F.	15
PARKING SPACES PROVIDED:		37
HANDICAPPED SPACES REQUIRED (26–50)		2
HANDICAPPED SPACES PROVIDED:		2

TOTAL PARKING SPACES REQUIRED: 210
TOTAL PARKING SPACES PROVIDED: 234

PARKING SPACES:
REGULAR: 9X18
HANDICAP: 8X18

OWNERS

HARRIS FAMILY ENTERPRISES
c/oWAYNE C. HARRIS
15 MIRADA ROAD
COLORADO SPRINGS, CO 80906

CITY FILE NO.: NVAR-24-0003

LDC, Inc.
PLANNING, SURVEYING, LANDSCAPE ARCHITECTURE
3520 Austin Bluffs Parkway
Colorado Springs, CO 80918
(719) 528-6133 FAX (719) 528-6848

REVISIONS

NO.	DESCRIPTION	BY	DATE
1	CITY COMMENTS/CHGD WEST ENTRANCE	PRH	3/23/05
2	TRAFFIC COMMENTS	PRH	5/6/05
3	CITY COMMENTS	PRH	4/21/05
4	CITY COMMENTS	PAC	5/27/05

DEVELOPMENT PLAN

SPRINGS RANCH SHOPPING CENTER
DEVELOPMENT PLAN

PROJECT NO. 04019
Drawn By: PRH
Checked By:
Date: 4/27/04
Sheet: 2 of 8

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