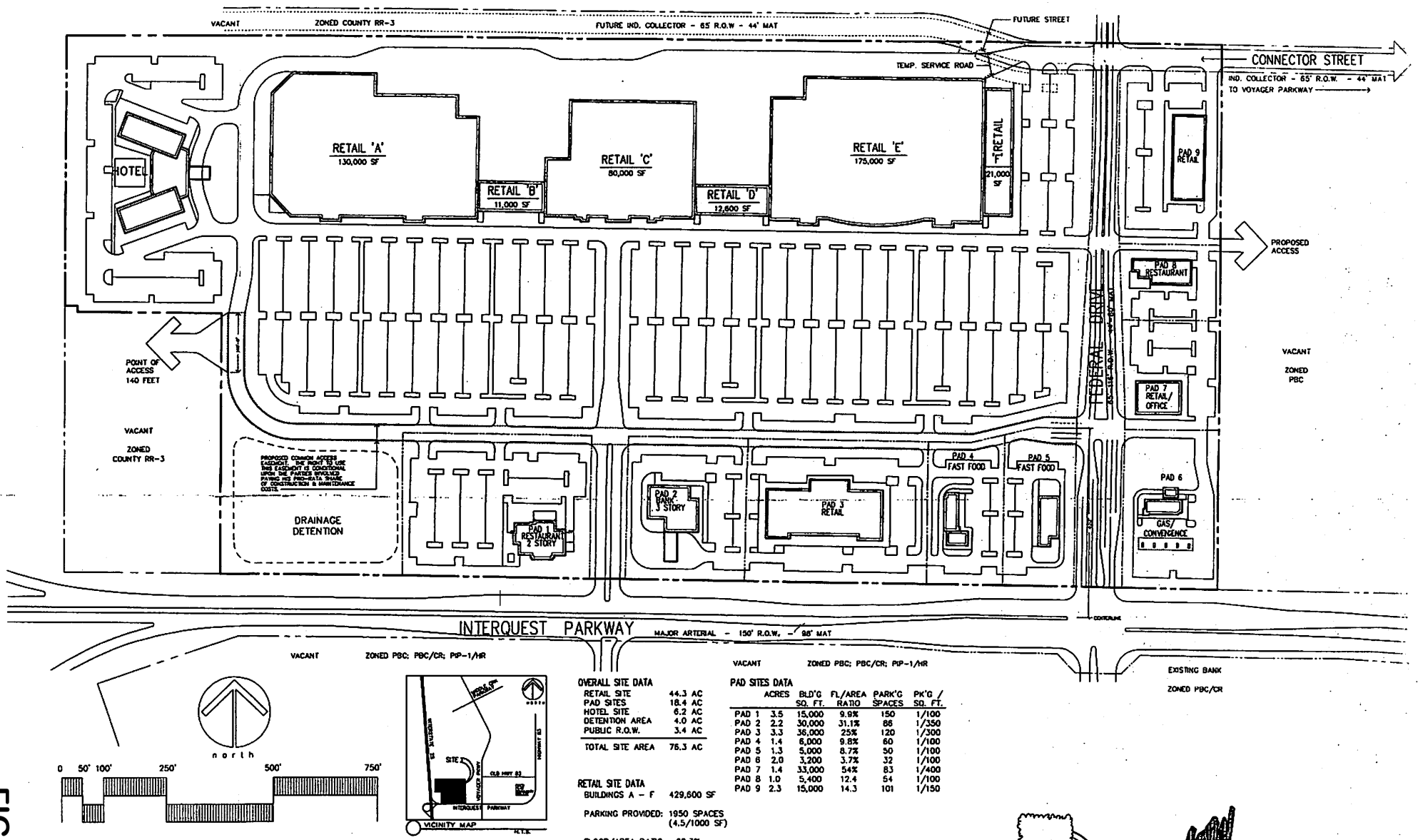
12/2002



OVERALL SITE DATA

RETAIL SITE	44.3 AC
PAD SITES	18.4 AC
HOTEL SITE	6.2 AC
DETENTION AREA	4.0 AC
PUBLIC R.O.W.	3.4 AC
TOTAL SITE AREA	76.3 AC

RETAIL SITE DATA

BUILDINGS A - F 429,600 SF

PARKING PROVIDED: 1950 SPACES (4.5/1000 SF)

FLOOR/AREA RATIO: 22.3%

PAD SITES DATA

	ACRES	BLD'G SQ. FT.	FL/AREA RATIO	PARK'G SPACES	PK'G / SQ. FT.
PAD 1	3.5	15,000	9.9%	150	1/100
PAD 2	2.2	30,000	31.1%	86	1/350
PAD 3	3.3	36,000	25%	120	1/300
PAD 4	1.4	6,000	9.8%	60	1/100
PAD 5	1.3	5,000	8.7%	50	1/100
PAD 6	2.0	3,200	3.7%	32	1/100
PAD 7	1.4	33,000	54%	83	1/400
PAD 8	1.0	5,400	12.4	54	1/100
PAD 9	2.3	15,000	14.3	101	1/150

NOTE:
THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD WAIVER PREPARED BY ONTECH ENGINEERING, INC. DATED MARCH 10, 2003. A COPY OF SAID REQUEST HAS BEEN PLACED WITHIN FILE NO. CPC CP 02-268 OF THE CITY OF COLORADO SPRINGS DEVELOPMENT SERVICES DIVISION. CONTACT DEVELOPMENT SERVICES DIVISION, 30 S. NEVADA AVENUE, SUITE 301, COLORADO SPRINGS, COLORADO IF YOU WOULD LIKE TO REVIEW SAID DOCUMENT.

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ARCHITECTS

CPC CP 02-2

CONCEPT PLAN - STOUT ALLEN ADDITION #2

InterQuest Commercial

COLORADO SPRINGS, COLORADO

DECEMBER 2002

REVISED MARCH 10, 2003 REVISED MARCH 31, 2003
REVISED MARCH 26, 2003 REVISED APRIL 15, 2003
REVISED APRIL 17, 2003

FIGURE 10