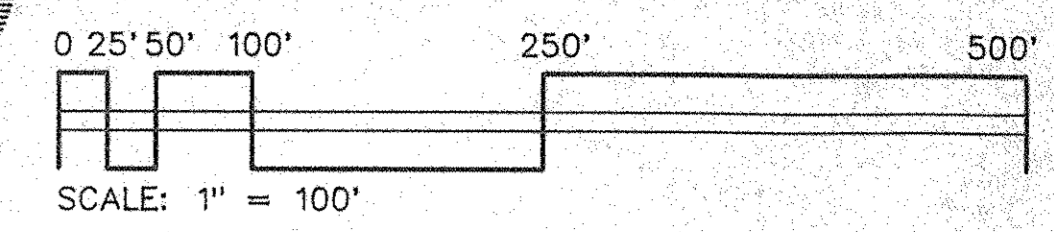
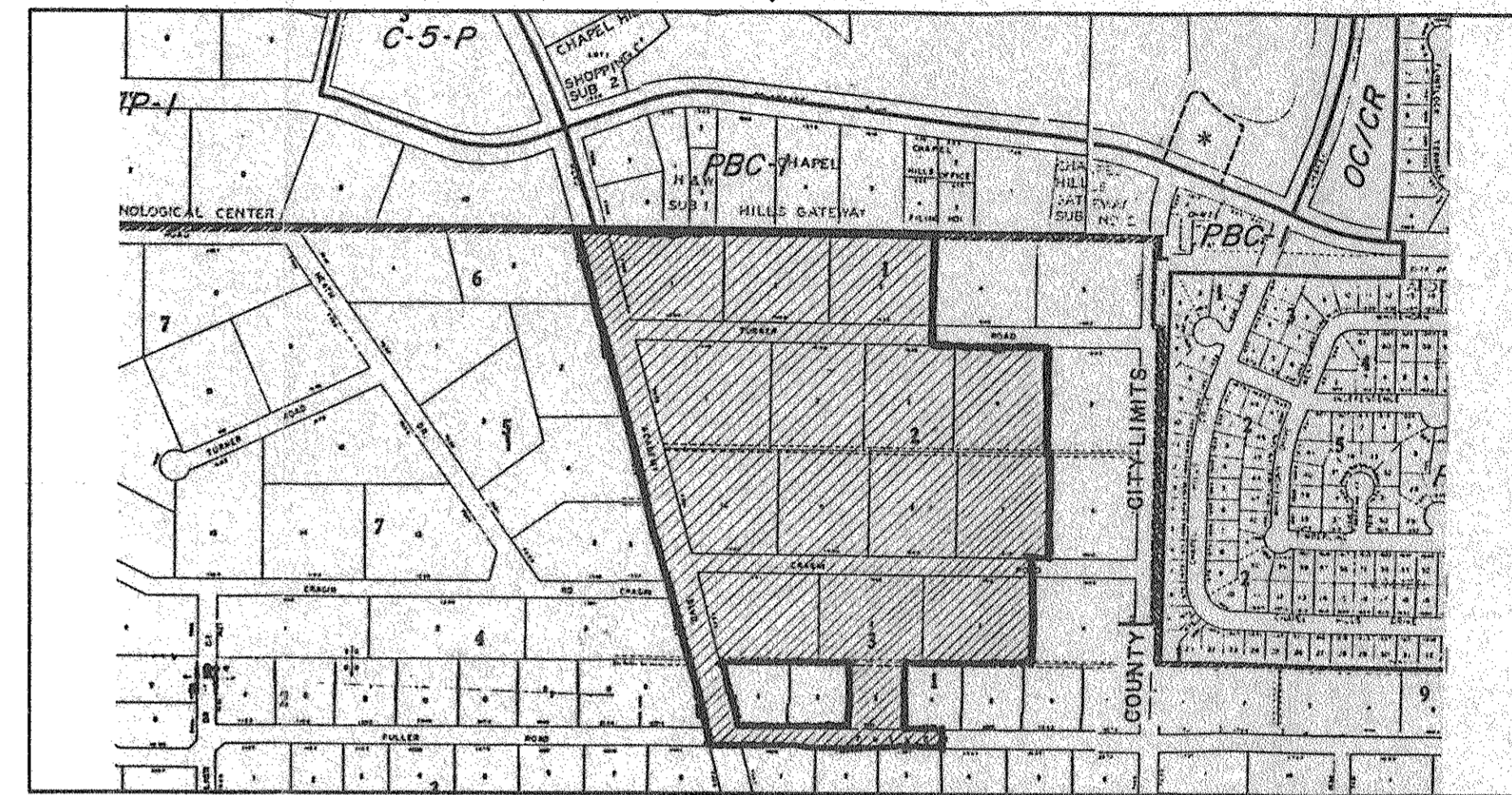


MASTER PLAN  
CHapel Hills Center



DEVELOPED BY: ROSENBAUM / DEAN



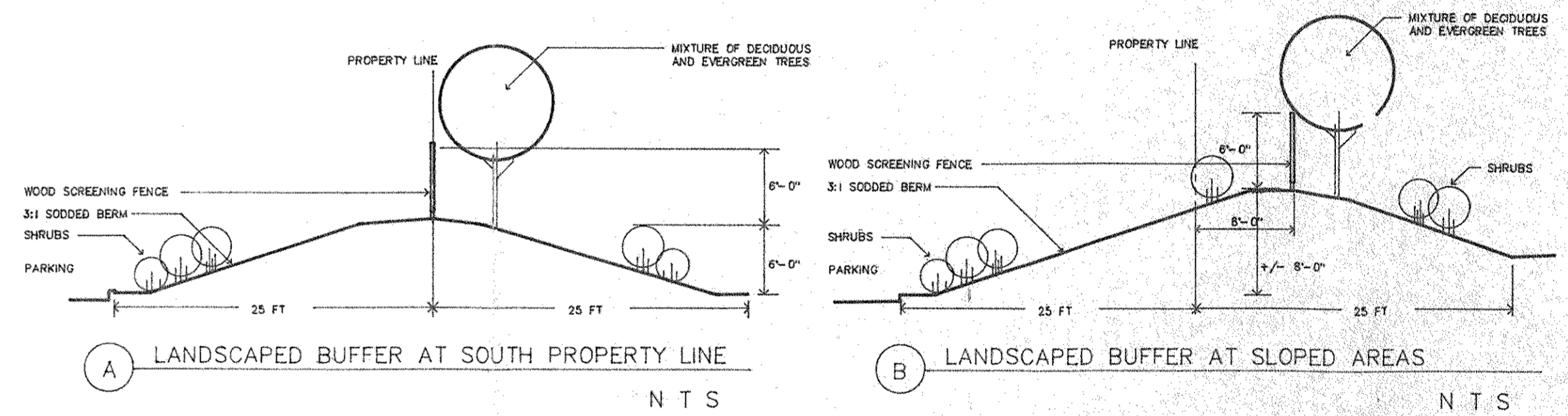
VICINITY MAP

LAND USE	AREA	UNITS	POPULATION	TOTAL
A COMMERCIAL	25.61 AC	N/A	N/A	31.06 AC
B COMMERCIAL	5.45 AC	N/A	N/A	
C SINGLE FAMILY RESIDENTIAL	7.47 AC	6	24	8.47 AC
D R ESTATE	1.00 AC	0	0	5.89 AC
PUBLIC R.O.W.	5.89 AC	N/A	N/A	
TOTAL	45.42 AC	6	24	45.42 AC

SITE DATA

GENERAL NOTES:

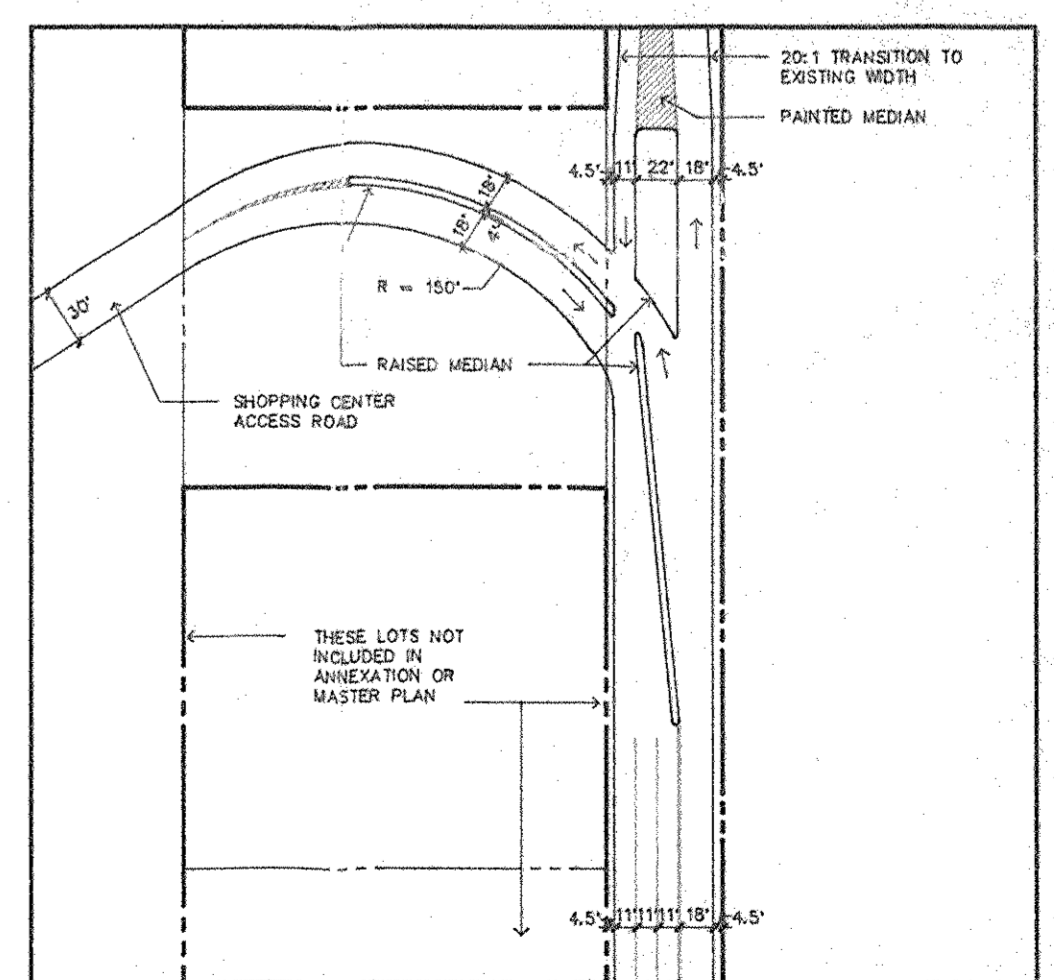
- TRANSIT ROUTES: COLORADO SPRINGS TRANSIT BUS ROUTE NO. 1 CURRENTLY OPERATES ALONG ACADEMY BLVD. ADJACENT TO THIS MASTER PLAN SITE.



A LANDSCAPED BUFFER AT SOUTH PROPERTY LINE N T S  
B LANDSCAPED BUFFER AT SLOPED AREAS N T S

LAND USE	AREA	PARKING	RATIO/1000 SF
A COMMERCIAL WITHOUT EXPANSION AREA	272,248 SQ. FT.	1521 SPACES	5.59/1000 SF
COMMERCIAL WITH EXPANSION AREAS	302,248 SQ. FT.	1437 SPACES	4.75/1000 SF
B COMMERCIAL	35,576 SQ. FT.	174 SPACES	4.9/1000 SF

BUILDING AND PARKING DATA



FULLER ROAD ACCESS OPTION NO. 2

MARCH 30, 1990

YERGENSEN, OBERING & WHITTAKER, P.C.

115 SOUTH WEBER, SUITE 200 COLORADO SPRINGS, CO 80903 (719) 475-8133 DENVER - (303) 892-9056

