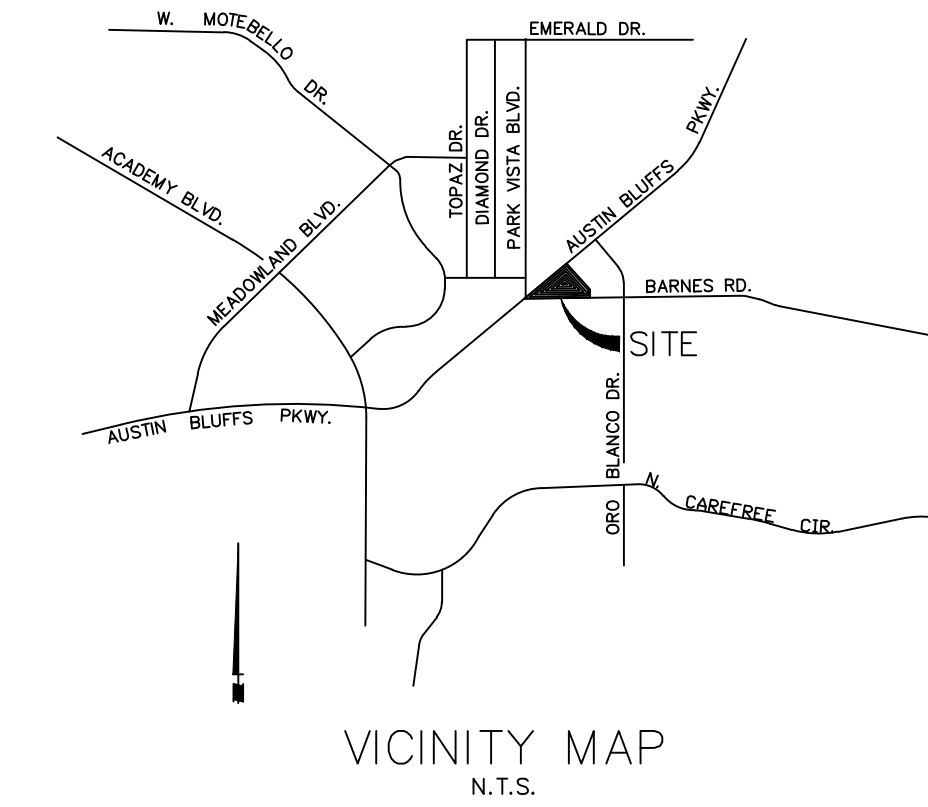


PARKING TABULATION				
LOT NO.	LOT AREA	BLDG. AREA	PARKING FORMULA	PARKING TABULATION REQUIRED/AVAILABLE
LOT 1	38,724 S.F.	4,500 S.F.	@ 1/200 S.F.	23 SP 50 SP
LOT 2	54,331 S.F.	3,785 S.F.	@ 1/100 S.F.	38 SP 49 SP
LOT 3	45,893 S.F.	2,940 S.F.	@ 1/300 S.F.	10 SP 28 SP
LOT 4	74,954 S.F.	13,800 S.F.	@ 1/300 S.F.	46 SP 82 SP
LOT 5	168,421 S.F.	54,731 S.F.	@ 1/300 S.F.	182 SP 182 SP
LOT 6	34,907 S.F.	5,578 S.F.	@ 1/200 S.F.	28 SP 40 SP
LOT 7	29,225 S.F.	6,000 S.F.	@ 1/300 S.F.	20 SP 22 SP
LOT 8	29,636 S.F.	4,000 S.F.	@ 1/250 S.F.	16 SP 29 SP
TOTAL	476,002 S.F.	99,304 S.F.		389 SP 465 SP



- CONCEPT PLAN AMENDMENT NOTES:
- EXISTING ZONE: PBC
  - NOTE: PROPERTY TO BE REPLATED INTO THE LOT CONFIGURATION SHOWN HEREIN. (REFER TO CONCURRENT SUBMITTAL OF "DOHERTY COMMERCIAL CENTER, FILING NO. 1". NOTE: LOTS 6, 7 AND 8 ARE BEING REPLATED INTO A SINGLE LOT AT THIS TIME.)
  - GENERAL PARKING INFORMATION: ALL PARKING STALLS TO BE 9' X 18' WITH 24' MINIMUM AISLE WIDTHS. FIRE LANE ACCESS TO BE 8' MINIMUM WIDTH. ACCESSIBLE SPACES TO BE PROVIDED AS REQUIRED BY ADA STANDARDS (DIMENSIONS/STRIPING/SIGNING TO CONFORM TO CURRENT ADA STANDARDS).
  - INDIVIDUAL DEVELOPMENT PLANS WILL BE REQUIRED FOR EACH LOT WITHIN THIS DEVELOPMENT.
  - THE PROPERTY IS SUBJECT TO GENERAL COVENANTS AS CONTAINED IN DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FINANCING STATEMENT RECORDED IN BOOK 6632 AT PAGE 1163 UNDER RECEIPTION NO. 09502114 OF THE RECORDS OF EL PASO COUNTY, COLORADO.
  - THE EXISTING TOPOGRAPHY SHOWN HEREIN IS FROM A FIELD SURVEY CONDUCTED BY OBERING WURTH & ASSOCIATES ON DECEMBER 05, 1997. THE BENCHMARK IS A FIMS TURNPOINT AS SHOWN HEREIN.

CONCEPT INTENT:  
 THIS CONCEPT PLAN REPRESENTS A REFINEMENT OF THE CONCEPT PLAN (CPC CP 98-28) PREPARED FOR "DOHERTY BUSINESS CENTER, PHASE II" APPROVED BY THE CITY PLANNING COMMISSION ON FEB. 05, 1998. CERTAIN USERS HAVE BEEN IDENTIFIED FOR LOTS 1, 2, 3 AND 4 AS SHOWN HEREIN.

BEING SUBMITTED CONCURRENTLY WITH THIS CONCEPT PLAN IS A SUBDIVISION PLAT FOR "DOHERTY COMMERCIAL CENTER, FILING NO. 1". NOTE: LOTS 6, 7 AND 8 ARE BEING RE-PLATED INTO A SINGLE LOT AT THIS TIME.

IT IS THE INTENT OF THIS DEVELOPER TO CREATE AND SELL PROPERTIES WITHIN THIS DEVELOPMENT TO INDIVIDUAL USERS. UTILITIES, DRAINAGE FACILITIES AND TRANSPORTATION IMPROVEMENTS WITHIN AND ADJACENT TO THE DEVELOPMENT WILL BE CONSTRUCTED ON A PHASED BASIS BY BOTH THE DEVELOPER OF THE PROPERTY AND THE PURCHASERS OF THE INDIVIDUAL PLOT SITES.

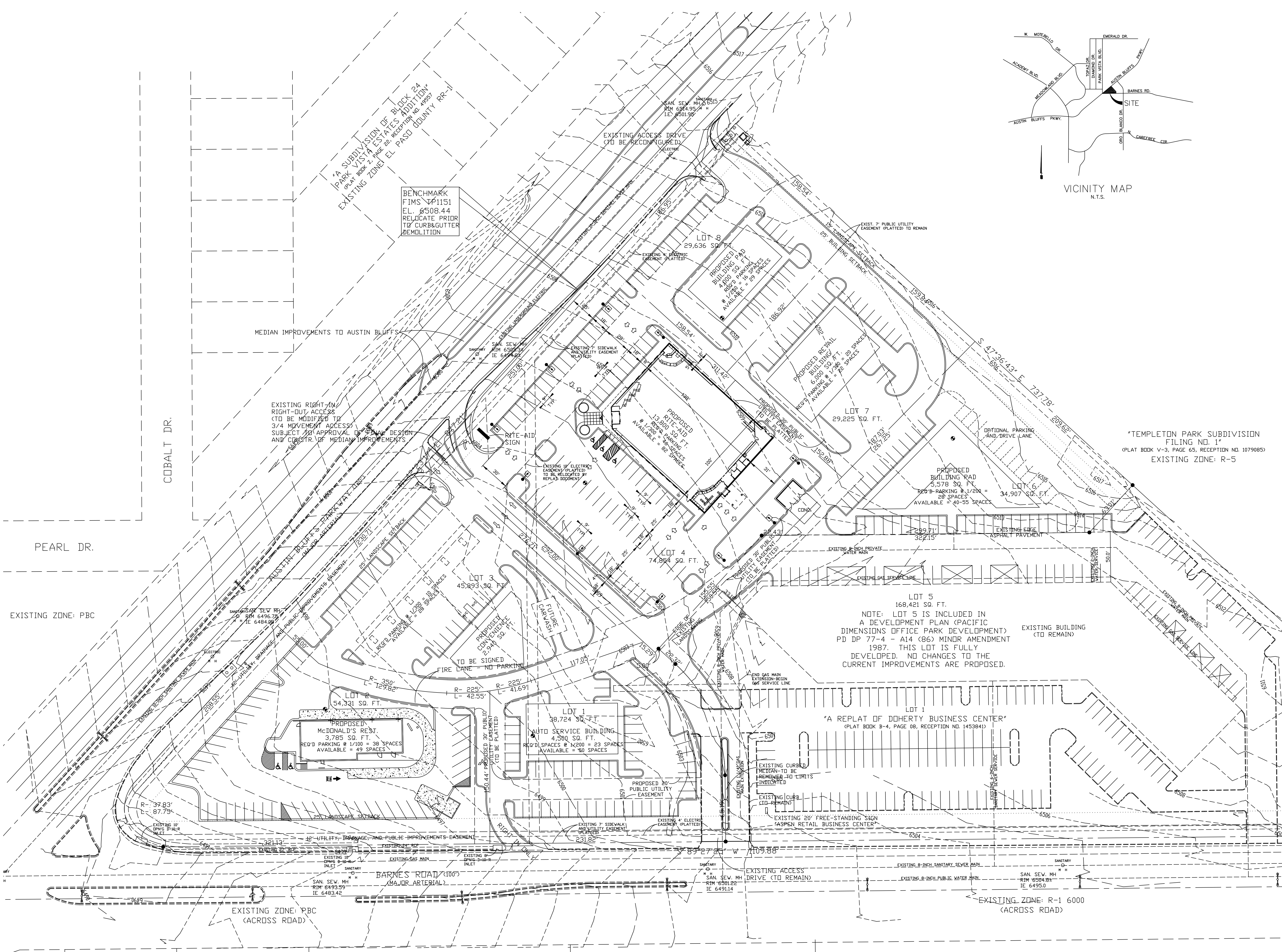
THE CONCEPT PLAN AMENDMENT MAY BE AMENDED FURTHER AS SPECIFIC USERS WITHIN THE DEVELOPMENT ARE IDENTIFIED AND DEVELOPMENT PLANS AND SUBDIVISION PLATS ARE SUBMITTED, IF THEY VARY SIGNIFICANTLY FROM THIS PLAN.

THE POINTS OF ACCESS TO THE DEVELOPMENT REMAIN AS INCLUDED IN THE PREVIOUSLY APPROVED PLAN EXCEPT FOR ADDITION OF A RIGHT-IN ONLY ACCESS POINT FROM BARNES ROAD. INTERIOR TRAFFIC PATTERNS REMAIN SUBSTANTIALLY UNCHANGED FROM THE CURRENTLY APPROVED PLAN. CERTAIN PREVIOUSLY APPROVED PLOT SITES HAVE BEEN RELOCATED WITHIN THE DEVELOPMENT AND PLOT SITES HAVE BEEN REVISED TO CORRESPOND TO THE PURCHASER'S AND POTENTIAL PURCHASER'S REQUIREMENTS.

JOINT INGRESS/EGRESS, UTILITY AND DRAINAGE FACILITY AGREEMENTS AMONG THE USERS WITHIN THIS DEVELOPMENT WILL BE EXECUTED AT THE TIME OF CLOSING ON THE INDIVIDUAL LOTS.

PBC ZONE CONTROL

THE FOLLOWING DESCRIBED PROPERTY LOCATED NORTH AND EAST OF THE INTERSECTION OF AUSTIN BLUFFS PARKWAY AND BARNES ROAD IS ZONED PBC IN ACCORDANCE WITH THE CODES OF THE CITY OF COLORADO SPRINGS, COLORADO. SUCH ZONE REQUIRES A DEVELOPMENT PLAN AND UNIFIED CONTROL OVER ELEMENTS OF THE PLAN, AND CERTAIN AREAS, AS SET FORTH IN THE PLAN, ARE SUBJECT TO COMMON PUBLIC USAGE. (ORDINANCE 76-179; ORDINANCE 80-131 CODE 14-1B)

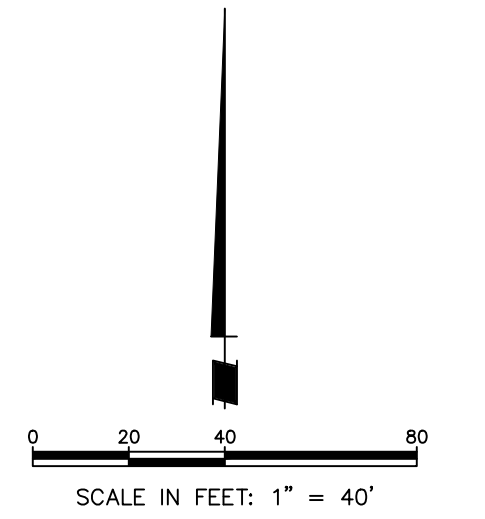


LOT 5  
 168,421 SQ. FT.  
 NOTE: LOT 5 IS INCLUDED IN A DEVELOPMENT PLAN (PACIFIC DIMENSIONS OFFICE PARK DEVELOPMENT) PD DP 77-4 - A14 (86) MINOR AMENDMENT 1987. THIS LOT IS FULLY DEVELOPED. NO CHANGES TO THE CURRENT IMPROVEMENTS ARE PROPOSED.

"A REPLAT OF DOHERTY BUSINESS CENTER"  
 (PLAT BOOK B-4, PAGE 08, RECEIPTION NO. 1453841)

"DOHERTY SEMINARY SUBDIVISION NO. 1"  
 (PLAT BOOK K-3, PAGE 14)  
 EXISTING ZONE: PBC 2/CR

LEGAL DESCRIPTION:  
 LOT 1, "A REPLAT OF DOHERTY BUSINESS CENTER" AS RECORDED IN PLAT BOOK B-4 AT PAGE 08 UNDER RECEIPTION NO. 1453841 OF THE RECORDS OF EL PASO COUNTY, COLORADO.  
 CONTAINING 476,002 SQUARE FEET (10.9276 ACRES), MORE OR LESS.



THIS IS AN AMENDMENT TO THE CONCEPT PLAN CPC CP 98-28 ENTITLED "CONCEPT PLAN, DOHERTY BUSINESS CENTER, PHASE II" APPROVED FEB. 05, 1998 BY CITY PLANNING COMMISSION.

NO.	DATE	REVISION	BY
4	6/24/98	REVISE PER FINAL CITY COMMENTS	VPT
3	5/29/98	REVISE McDONALDS PER CITY COMMENTS	VPT
2	5/22/98	REVISE McDONALDS AND AUTO SERVICE	VPT
1	3/13/98	RECONFIGURE PER J.G.	VPT

FIELD BOOK NO. N/A  
 SCALE: 1" = 40'  
 DATE: APRIL 15, 1998  
 DESIGNED BY:  
 CHECKED BY: RLW/VPT  
 DRAWN BY: RLW/VPT  
 PROJECT NO. 97062-C  
 SHEET NO. 1  
 OF 1 SHEETS

ISSUED FOR APPROVAL 05/22/98