

**AREA ANALYSIS**

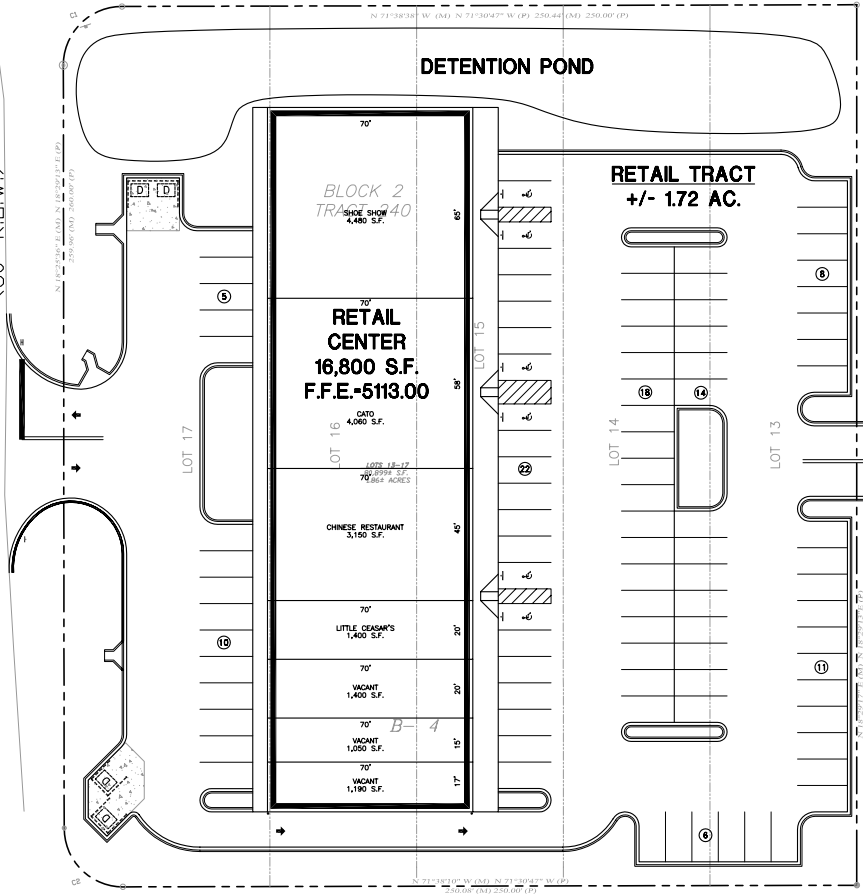
RETAIL TRACT +/- 172 AC.

**SITE ANALYSIS**

RETAIL CENTER 16,800 S.F.  
 PARKING REQUIRED\* 94 SPACES  
 PARKING PROVIDED 94 SPACES  
 RATIO 5.60 / 1000 S.F.

\*THE PARKING REQUIRED ASSUMES 100 SEATS FOR THE CHINESE RESTAURANT, 12 SEATS FOR THE LITTLE CEASAR'S RESTAURANT & 10% OF THE RETAIL SHOPS AS NON-DISPLAY AREA.  
 \*\* NOTE \*\*  
 THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. DESIGN MAY VARY DEPENDING ON ACTUAL TOPOGRAPHIC AND BOUNDARY SURVEY, DRAINAGE, ETC.. THIS ADDITIONAL INFORMATION COULD CAUSE CHANGES IN TOTAL SITE AREA REQUIRED DUE TO SLOPES, PARKING, ETC.

COMPONENT DRIVE  
(60' R.O.W.)



DATE	DESCRIPTION	BY	REVISION

**DUPLANTIS DESIGN GROUP, PC**  
 Civil Engineers • Site Development • Land Planning • Public Works • Architecture  
 1000 N. University Blvd., Suite 201  
 Memphis, Tennessee 38104  
 Phone: 901.526.0200  
 Fax: 901.526.0205

STAMP

SIGNATURE: \_\_\_\_\_  
 DATE: \_\_\_\_\_

PROPOSED RETAIL DEVELOPMENT  
 CITY OF PUEBLO WEST  
 PUEBLO COUNTY, COLORADO  
 FOR THE SPECTRA GROUP, INC.  
 MEMPHIS, TENNESSEE

DRAWN	GJP
CHECKED	TMB
DATE	01-30-06
SCALE	AS SHOWN
PROJECT NO.	06-426
FILE	06-433 V3
SHEET	C-1

**SITE PLAN**

