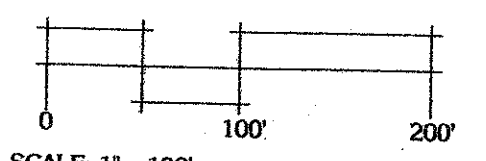


U.S. STATE HWY. 287 (COLLEGE AVENUE)



SOLITAIRE INVESTMENTS - FT. COLLINS
CONCEPT PLAN 'A'
FORT COLLINS, COLORADO



LAND USE BREAKDOWN

AREA	GROSS	1,455,350	33.41 AC
	NET	X	X AC
DWELLING UNITS	TYPE I BUILDINGS (7) x 8 du/bldg = 56		
	TYPE II BUILDINGS (7) x 8 du/bldg = 56		
	TYPE III BUILDINGS (4) x 9 du/bldg = 32		
	SUBTOTAL = 144		
	SINGLE FAMILY LOTS (23) x 2 du/lot = 46		
	TOTAL = 190	5.69 units/acre	
PARKING PROVIDED (FOR CONDO'S ONLY)	GARAGE STANDARD = 144		
	TOTAL VEHICLES = 342	2.3 spaces/condo unit	

JOB NO: 12003
ACAD FILE: 12003-c
DRAWN: RR
CHECKED: TCH
DATE: 8/30/01
REVISIONS:

SHEET TITLE:
CONCEPT PLAN
SHEET NO. X OF X