

LEGEND:

Symbol	District	Project Maximums by District
A, F	Commercial District	31.1 ACRES
	100 HOTEL ROOMS	
	292,000 S.F. COMMERCIAL	
	200,000 S.F. OFFICE/EMPLOYMENT	
G, H	Cathedral / Office / Commercial District	16.3 ACRES
	25,000 S.F. CATHEDRAL	
	150,000 S.F. OFFICE/EMPLOYMENT	
	65,000 S.F. COMMERCIAL	
D	Residential District	38.7 ACRES
	2,000 S.F. COMMERCIAL	
	990 DU RESIDENTIAL	
B	Office/Light Industry District	20.4 ACRES
	150,000 S.F. WAREHOUSE/OFFICE	
	130,000 S.F. LIGHT INDUSTRY	
C	Hospitality and Entertainment District	16.5 ACRES
	900 ROOMS	
	70,000 S.F. CONFERENCE CENTER	
	70,000 S.F. WATER PARK	
	150,000 S.F. COMMERCIAL	
	100,000 S.F. OFFICE/EMPLOYMENT	
E	Town Center District	29.4 ACRES
	261,000 S.F. COMMERCIAL	
	200,000 S.F. OFFICE/EMPLOYMENT/CIVIC	
	610 DU RESIDENTIAL	

PARK/PLAZA LOCATIONS (Approx.) 7 ACRES INCLUDED IN ALL DISTRICTS.
 TOTAL SITE AREA: 152.4 ACRES
 ACCESS POINT

LEGAL DESCRIPTION:

A tract of land being LOT 1, FAIRLANE TECHNOLOGY PARK FILING NO. 1 in the City of Colorado Springs, El Paso County, Colorado, as recorded in Plat Book E-5 at page 216 of the records of said county, located in a portion of the Southeast quarter of Section 20, in a portion Southwest quarter of section 21, in a portion Northwest quarter of section 28 and in a portion Northeast quarter of section 29, Township 12 South, Range 66 West of the 6th P.M., El Paso County, Colorado, and containing 152.372 acres of land, more or less

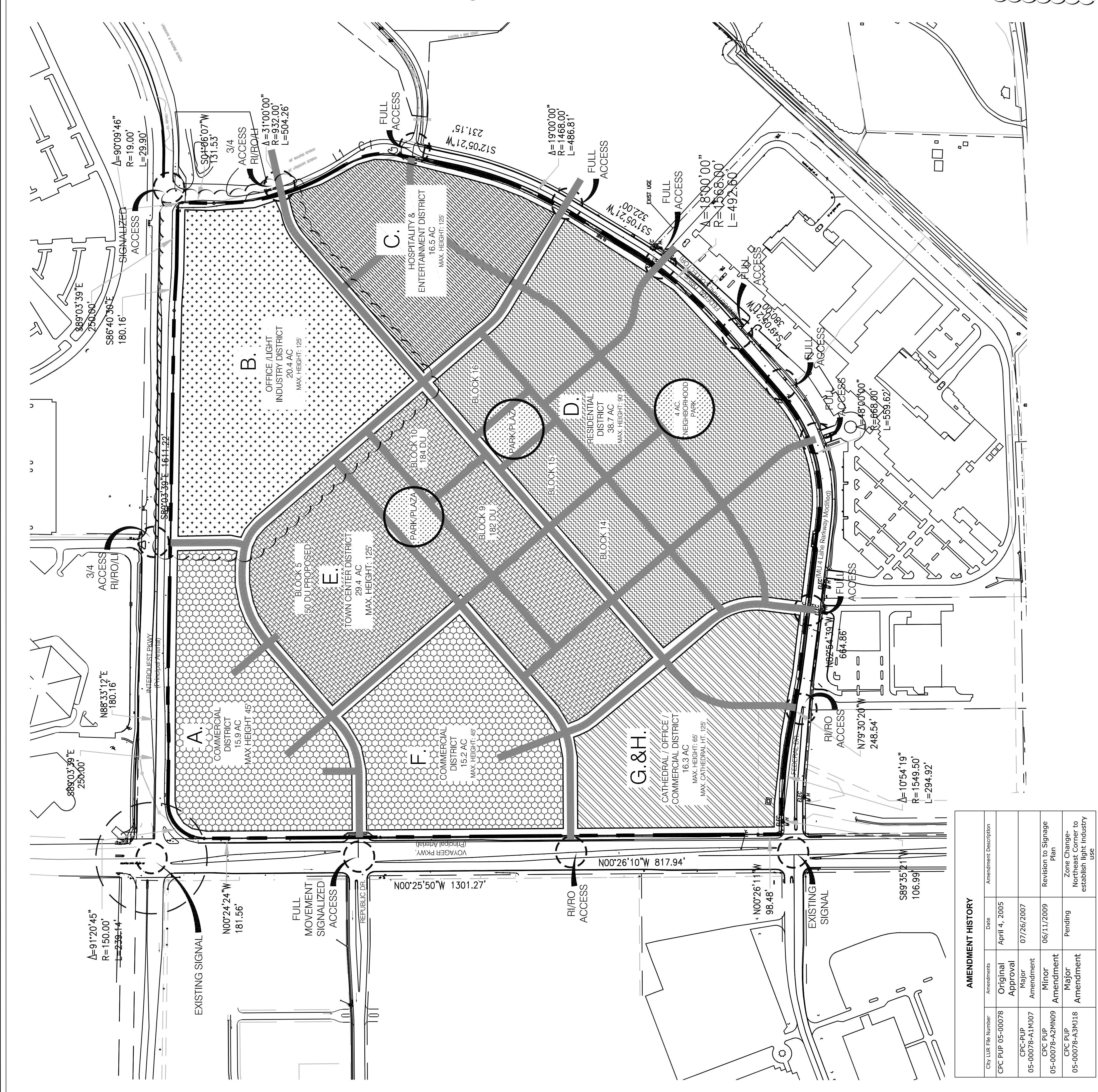
- NOTES:**
- All internal streets and parks are Owned and maintained by the proposed Colorado Crossing Metropolitan District.
 - Parking in initial phases will be surface parking. Over time, structured parking will replace portions of the surface parking.
 - This project will be developed using the City of Colorado Springs - Mixed-Use Development Design Manual.
 - All Districts may include parks, plazas or pocket parks, religious institutions, civic, and cultural uses.
 - Height above 45 ft. is subject to HR overlay standards.

- CONDITIONS OF APPROVAL:**
- A Wastewater Master Facility Report is required with Development Plan Submittal.
 - If 600-amp underground electric feeders are necessary, then a 10-foot easement will be required for these facilities.
 - An extension of the gas distribution main will be required.
 - 12-foot wide street and pedestrian trail along Interquest Parkway and Voyager Parkway will be required.
 - Street sections for the business street shall have 11-foot travel lanes.
 - A Master Development Drainage Plan (MDDP) will be required for the entire site with the first development plan submittal. In addition, a Preliminary/Final Drainage Report is also required for each individual development submittal.
 - Applicant will work with Parks Department on Development Plan submittal to coordinate provision of urban parks.
 - Avigation easements will be provided on re-plats.
 - Detailed information about dwelling units will be provided to SD#20 with Development Plans for residential use.

OVERALL PROJECT MAXIMUMS:

1600 Residential Unit	125 ft. Maximum Building Height
1,000 Hotel Rooms	
770,000 S.F. Commercial	
800,000 S.F. Office/ Employment	
70,000 S.F. Conference Center	
25,000 S.F. Water Park	
130,000 S.F. Light Industry	

SCALE 1"=200'
 NORTH



AMENDMENT HISTORY

City LIR File Number	Amendment	Date	Amendment Description
CPC PUP 05-00078	Original Approval	April 4, 2005	
CPC-PUP 05-00078-A1M07	Major Amendment	07/26/2007	
CPC PUP 05-00078-A2M09	Minor Amendment	06/11/2009	Revision to Signage Plan
CPC PUP 05-00078-A3M18	Major Amendment	Pending	Zone Change - Northeast Corner to establish light industry use

FIGURE 1