

The minor concept plan amendment applies only to the clouded properties (Subareas 1 & 2) - Condition of Record #6, zoning ordinance 10-1, is no longer applicable to the clouded properties and the Coordinated Sign Plan dictates sign allowances for the 6 clouded properties.

The properties being rezoned and included in the new coordinated sign plan as part of this concept plan amendment are addressed as follows:

- 0 New Car Drive - Autonation
- 5420 New Care Drive - Staybridge Suites
- 7480 Hornet Point - The Lark
- 7355 Duryea Drive - Christian Brothers
- 7345 Duryea Drive - O'Reilly Auto Parts
- 0 New Car Drive - Vacant

These properties are part of the coordinated sign plan Page 2) that specifies sign allowances for these properties. All guiding notes for signage related to the clouded properties are referenced on Page 2.

LEGEND

- Area 7
- Lot Line
- Zone boundary
- Revision Area
- Future Pedestrian Connection

Land Use Area designation - to be continued as lot line

SCALE: 1" = 100'

NORTH

WOODMEN & POWERS
CROSSING
- Concept Plan Amendment

Colorado Springs, CO
Norwood Development Group
111 S. Tejon Suite 222
Colorado Springs, CO 80903
(719) 592-2600

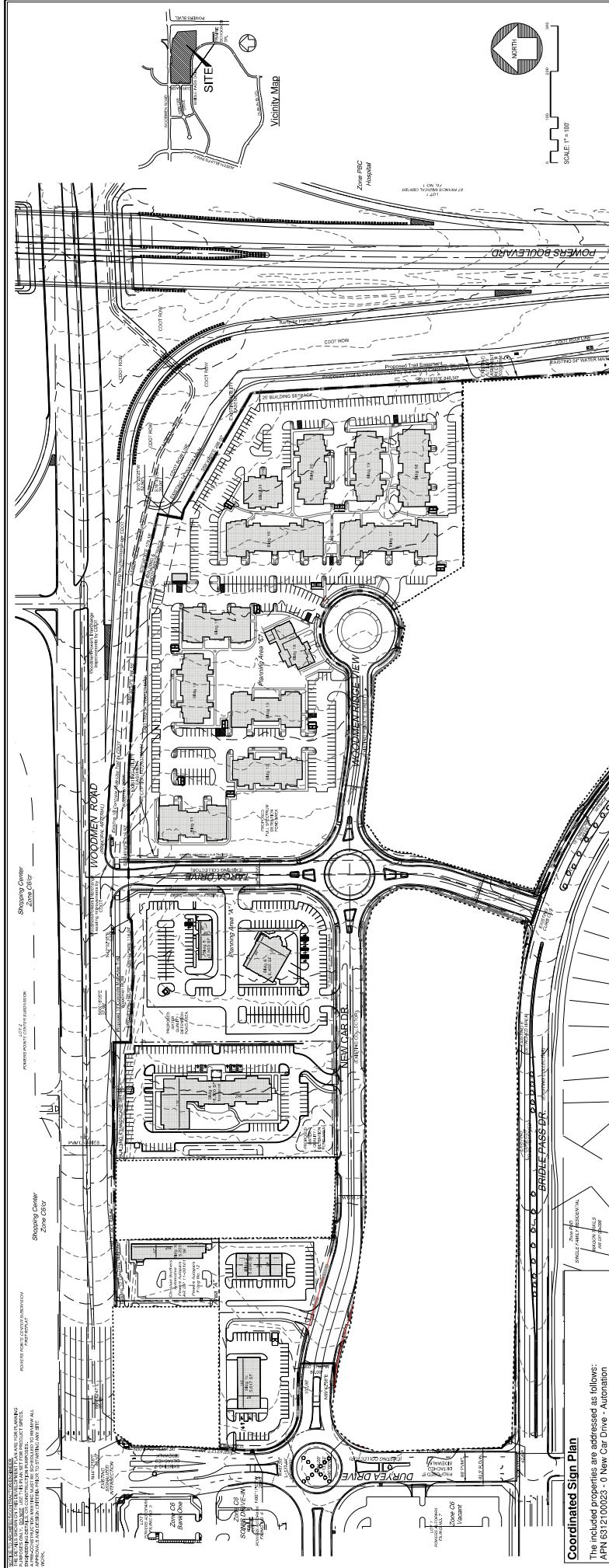
Prepared for:

NDA N.A.S. DESIGN ASSOCIATES
111 S. Tejon Suite 222
Colorado Springs, CO 80903
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Prepared by:

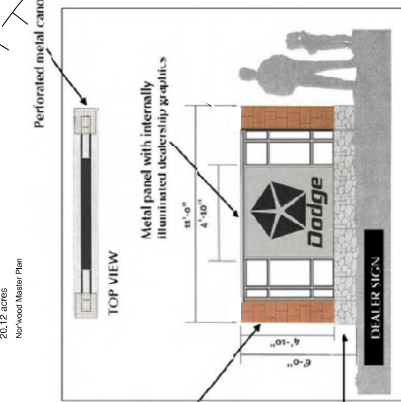
NDA N.A.S. DESIGN ASSOCIATES
111 S. Tejon Suite 222
Colorado Springs, CO 80903
(719) 592-2600

PREPARATION: 07-30-09
REVISION: 10-26-09, 01-16-10, 02-24-10, 04-24-10, 05-24-10, 06-24-10, 07-24-10, 08-24-10, 09-24-10, 10-24-10, 11-24-10, 12-24-10, 01-24-11, 02-24-11, 03-24-11, 04-24-11, 05-24-11, 06-24-11, 07-24-11, 08-24-11, 09-24-11, 10-24-11, 11-24-11, 12-24-11, 01-24-12, 02-24-12, 03-24-12, 04-24-12, 05-24-12, 06-24-12, 07-24-12, 08-24-12, 09-24-12, 10-24-12, 11-24-12, 12-24-12, 01-24-13, 02-24-13, 03-24-13, 04-24-13, 05-24-13, 06-24-13, 07-24-13, 08-24-13, 09-24-13, 10-24-13, 11-24-13, 12-24-13, 01-24-14, 02-24-14, 03-24-14, 04-24-14, 05-24-14, 06-24-14, 07-24-14, 08-24-14, 09-24-14, 10-24-14, 11-24-14, 12-24-14, 01-24-15, 02-24-15, 03-24-15, 04-24-15, 05-24-15, 06-24-15, 07-24-15, 08-24-15, 09-24-15, 10-24-15, 11-24-15, 12-24-15, 01-24-16, 02-24-16, 03-24-16, 04-24-16, 05-24-16, 06-24-16, 07-24-16, 08-24-16, 09-24-16, 10-24-16, 11-24-16, 12-24-16, 01-24-17, 02-24-17, 03-24-17, 04-24-17, 05-24-17, 06-24-17, 07-24-17, 08-24-17, 09-24-17, 10-24-17, 11-24-17, 12-24-17, 01-24-18, 02-24-18, 03-24-18, 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Property not part of the coordinated sign plan and subject to the sign restrictions of City Ordinance No. 10-01

LEGEND



Coordinated Sign Plan

The included properties are addressed as follows:
 APN 6312100023 - 0 New Car Drive - Automation
 APN 6312150007 - 5420 New Care Drive - Staybridge Suites
 APN 6312160004 - 7480 Hornet Point - The Lark
 APN 6312150009 - 7355 Durkya Drive - Christian Brothers
 APN 6312150008 - 7355 Durkya Drive - Christian Brothers
 APN 6312100021 - 0 New Car Drive - Vacant

Total linear footage for the CSP equals 1800 feet
 1800'0.35' = 550 square feet maximum

Per the CSP, the properties are allowed signage as follows:
 Each commercial lot is permitted one (1) freestanding sign no larger than 6 feet tall and 66 square feet.
 Multi-family lot is permitted two (2) freestanding signs each no larger than 15 feet tall and 66 square feet.

Wall signage is permitted per City Code

1. No off-premise advertising is permitted (Billboards)
2. No signs are permitted on multi-tenant, directory and ground signage
3. All signs must be reviewed through the Development Review Enterprise and properly permitted through the Pike's Peak Regional Building Dept. prior to installation.
4. Only the properties listed above as within the CSP boundaries may be reviewed through the Development Review Enterprise and the Pike's Peak Regional Building Dept. All signs must be reviewed in accordance with the Colorado Springs Utilities Dept. requirement.
5. All signage will be installed in such a manner as to not impede line of sight or site visibility triangles and may need to be reviewed by the Traffic Engineering Dept.
6. Sign installation permits shall be obtained through the Development Review Enterprise and the Pike's Peak Regional Building Dept. All signs must be reviewed in accordance with the Colorado Springs Utilities Dept. requirement.
7. Electronic Message Centers are not permitted.

ALL SIGNAGE IS ALSO REQUIRED TO MEET THE GUIDELINES FOR THE WOODMEN AND POWERS CROSSING AND APPLICABLE DESIGN GUIDELINES AS APPROVED BY THE MASTER DEVELOPER. Coordinates to Woodmen and Powers Crossing recorded at reception number 211980075

Woodmen & Powers
 CROSSING
 COORDINATED SIGN PLAN

Colorado Springs, CO
 Norwood Development Group
 111 S. Tejon Suite 222
 Colorado Springs, CO 80903
 (719) 592-2600



N.A.S. DESIGN ASSOCIATES
 COLORADO REGISTERED ARCHITECTS

CITY FILE NO. AR CP 05-00100- ABMN22

Monumental Signage - Option B FOR ILLUSTRATIVE PURPOSES ONLY

Monument Signage - For Illustrative Purposes Only

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