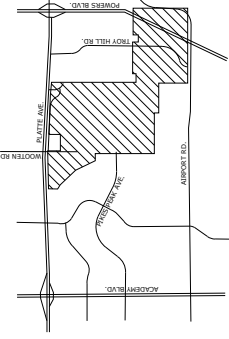


**VICINITY MAP:**  
N.T.S.



**LAND USE:**

BUSINESS PARK	61.9
COMMUNITY COMMERCIAL	38.4
OFFICE	28.2
NEIGHBORHOOD COMMERCIAL	19.4
BUSINESS SERVICES	64.8
RESEARCH & DEVELOPMENT	6.0
SINGLE FAMILY RESIDENTIAL (3.5-7.99 DU/AC)	34.0
RESIDENTIAL	37.1
STREET RIGHT-OF-WAY	48.4
PARK & RECREATION USES / DRAINAGE	69.2
<b>TOTAL ACRES:</b>	<b>392.8</b>

- GENERAL NOTES:**
1. Access provided to east street level of Staff Creek.
  2. Off-street bikeway proposed along Powers Blvd.
  3. On-street bikeways proposed for Pikes Peak Ave. and Wooten Rd.
  4. All development required to be completed per new SPD, Dept. DPSS.
  5. The proposed Platte access shall not be constructed until the existing drainage system is replaced with a new 100-year flood protection system. The proposed Platte access shall be constructed on the frontage road and Platte Avenue will be required per city engineering department.
  6. All utilities proposed by future improvements to the roadway system shall be coordinated with Colorado Springs Utilities.
  7. All development shall be permitted in the APZ or APZ2 overlay zone districts.

**DEVELOPED AREA BY PHASE:**

PHASE 1:	123.8
PHASE 2:	85.7
PHASE 3:	96.5
<b>TOTAL ACRES:</b>	<b>302.5</b>



**AMENDMENT HISTORY**

FIN NUMBER	Change to Plan
CPC MP 85-217-ASB009	Revised Uses - Planned Circulation
CPC MP 85-217-ABMN12	Revised Uses - Planned Circulation
CPC MP 85-217-A7M118	Revised Uses - Minor Circulation Changes

