

**COLORADO CENTRE ADDITION NO. 3**  
**LOTS 4 & 5 OF COLORADO CENTRE FOREIGN TRADE ZONE AND BUSINESS PARK FILING NO. 1**  
**SITUATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH**  
**P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO**

PROJECT DESCRIPTION	DATE	STATUS	COMMENTS
Project A	2023-01-15	Completed	Successful launch
Project B	2023-02-01	In Progress	Minor delays
Project C	2023-03-10	On Hold	Resource allocation
Project D	2023-04-05	Planned	Initial planning
Project E	2023-05-20	Completed	Exceeded expectations

THE PROJECT PROPOSES TO DESIGNATE 31.73 AC± TO BE NOW KNOWN AS COLORADO CENTRE ADDITION NO. 3, A PROPOSED MIX OF INDUSTRIAL AND COMMERCIAL USES.

## GENERAL NOTES

1. BUILDING ELEVATIONS TO BE SUBMITTED WITH EACH FUTURE DEVELOPMENT PLAN, WHEN APPLICABLE.
2. ALL MAJOR ARTERIAL STREETS ARE LIMITED AS PUBLIC STREETS.
3. THE CITY ENGINEER SHALL HAVE THE FINAL SAY ONLY. THE FINAL DESIGN SHALL BE APPROVED BY TRAFFIC ENGINEERING AND CITY ENGINEERING PRIOR TO THE APPROVAL OF THE DEVELOPMENT PLANS AFFECTING THOSE STREETS.
4. LAND USES AND ROADWAY LAYOUTS ARE CONCEPTUALLY SHOWN. FINAL ROADWAY AND LOT SIZES WILL BE DETERMINED WITH FUTURE CHANNEL IMPROVEMENTS WILL BE DESIGNED AND CONSTRUCTED OR ASSURANCES FOR CHANNEL IMPROVEMENTS WILL BE POSTED PRIOR TO ACCEPTED INTO PERMANENT ACCEPTANCE PRIOR TO CO RELEASE FOR FUTURE DEVELOPMENT PLANS LOCATED IN THE COLORADO CENTRE.
5. BUILDING PERMIT REQUIREMENTS WILL BE DESIGNED AND CONSTRUCTED OR ASSURANCES FOR CHANNEL IMPROVEMENTS WILL BE POSTED PRIOR TO ACCEPTED INTO PERMANENT ACCEPTANCE PRIOR TO CO RELEASE FOR FUTURE DEVELOPMENT PLANS LOCATED IN THE COLORADO CENTRE.
6. DRAINAGE, GRADING, AND WATER QUALITY RELATED FEATURES WILL BE PROVIDED WITH FUTURE DEVELOPMENT PLAN SUBMITTALS. STORMWATER MANAGEMENT PLAN SUBMITTALS WILL BE PROVIDED WITH FUTURE DEVELOPMENT PLAN SUBMITTALS.
7. THE DESIGN OF THE PROJECT, WITH THE CITY OF COLORADO SPRINGS DRAINAGE CRITERIA MANUAL.
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## DEVELOPMENT PLAN NOTES

1. THE DEVELOPER WILL NEED TO CONSTRUCT A CENTER LANE ALONG FOREIGN TRADE ZONE BOULEVARD BETWEEN AEROSPACE BOULEVARD AND THE SITE NORTH PROPERTY LINE.
2. THE DEVELOPER WILL NEED TO CONSTRUCT A NORTHBOUND LEFT TURN LANE AT FOREIGN TRADE ZONE BOULEVARD/AEROSPACE BOULEVARD.
3. THE DEVELOPER WILL NEED TO CONSTRUCT A WESTBOUND LEFT TURN LANE ALONG FOREIGN TRADE ZONE BOULEVARD/ACCELERATION LANE.
4. THE DEVELOPER WILL NEED TO EXTEND EXISTING WESTBOUND ACCELERATION LANE ALONG BRADLEY ROAD TO THE EAST EDGE OF THE PROPOSED RIGHT IN/OUT ACCESS. THIS LANE WILL SERVE AS ACCELERATION/DECELERATION LANE.
5. THE DEVELOPER WILL BE RESPONSIBLE TO COORDINATE THE ACCESS PERMIT WITH CDOT.

## OVERALL SITE DATA

ACREAGE	31.73AC±
TAX SCHEDULE NUMBER	550910101 & 5509101002
EXISTING ZONE(S)	I-2 CAD-O & CC CAD-O
PROPOSED ZONE	MX-M-AP-O, U-AP-O & GI - AP-O
PARCEL OVERALL	31.73AC±
GI-AP-O	10.538AC±
MX-L-AP-O	4.831AC±
U-AP-O	16.364AC±
OPEN SPACE/PONDS	0.0AC±
PRIVATE DRIVE EASEMENT*	1.747AC±

\*PRIVATE DRIVE EASEMENT IS INCLUDED WITHIN THE LI-AP-0 ZONE

PROPOSED LAND USE	
CLASSIFICATION	ACREAGE
GI-AP-O	10.538±
WX-L-AP-O	4.831±
LI-AP-O*	16.384±
PROPOSED (CIVIC/PUBLIC) LAND USE	
LAND USE	ACREAGE±
OPEN SPACE /DRAINAGE/PONDS	0.0±
PRIVATE DRIVE EASEMENT*	1.747±

\*PRIVATE DRIVE EASEMENT IS INCLUDED WITHIN THE LI-AP-O ZONE.

**Kimley»»Horn**

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2 NORTH NEVADA AVENUE, SUITE 300

COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

## LEGAL DESCRIPTION

LOT 4, AND LOT 5, ALL OF COLORADO CENTRE FOREIGN TRADE ZONE AND BUSINESS PARK FILING NO.1, A SUBDIVISION RECORDED UNDER RECEPTION NO. 1463836 OF THE RECORDS OF EL PASO COUNTY, COLORADO

PARCEL CONTAINS 1,386,515 SQUARE FEET OR 31.73 ACRES MORE OR LESS.

## FLOODPLAIN NOTES

THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA AREA OF MINIMAL FLOOD HAZARD (ZONE X) AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER '0804/C07686', EFFECTIVE DATE 12/7/2018.

APPLICANT:

PLANNER:  
KIMLEY-HORN AND ASSOCIATES INC.  
C/O LARRY SALAZAR  
2 N. NEVADA AVENUE, SUITE 900  
COLORADO SPRINGS, 80903

LEGEND:

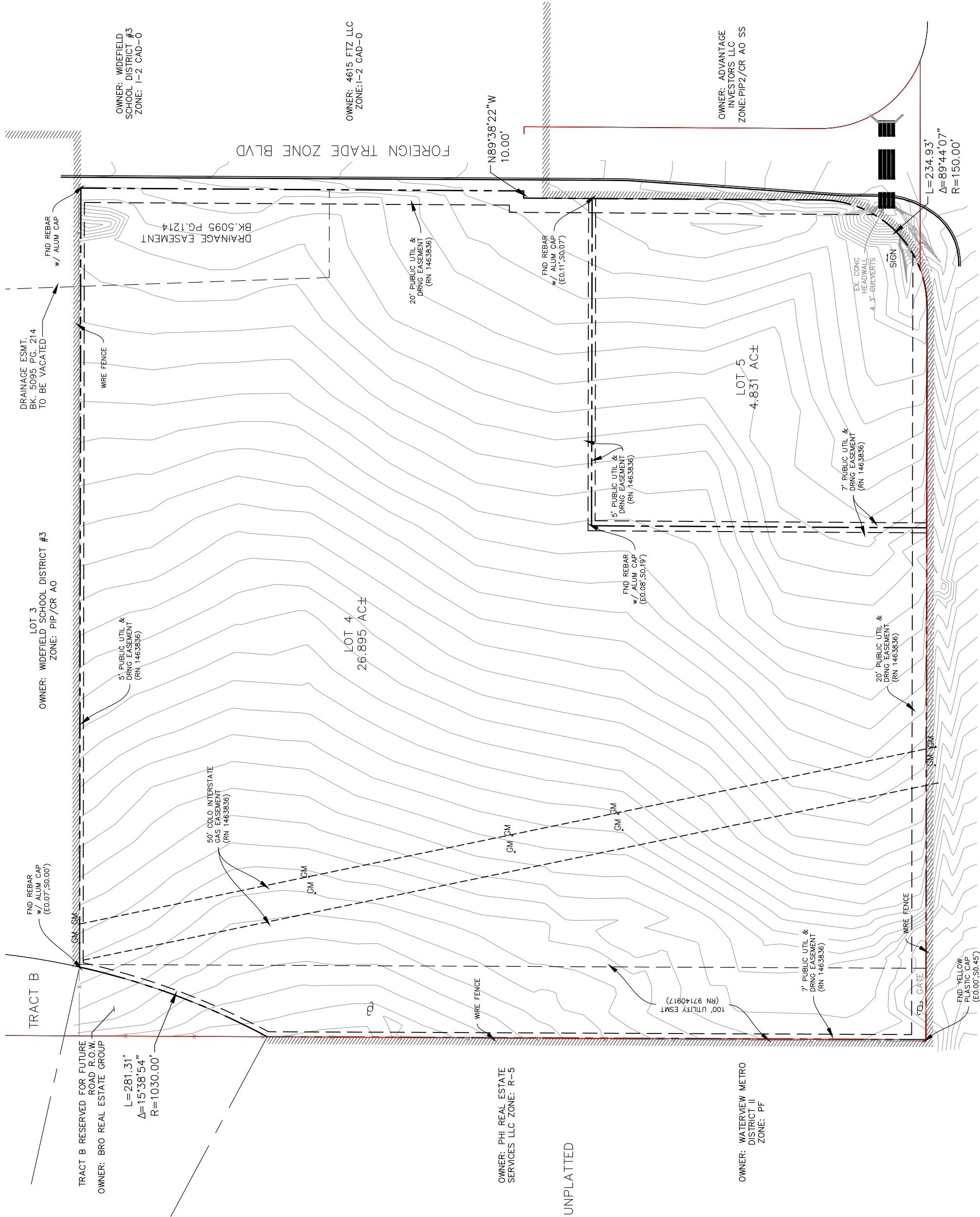
SHEET 1 OF 4 COVER  
 SHEET 2 OF 4 EXISTING CONDITIONS  
 SHEET 3 OF 4 LAND USE PLAN  
 SHEET 4 OF 4 REZONE PLAN

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P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



CITY APPROVAL:

BRADLEY ROAD  
(NEW DRENNAN ROAD)



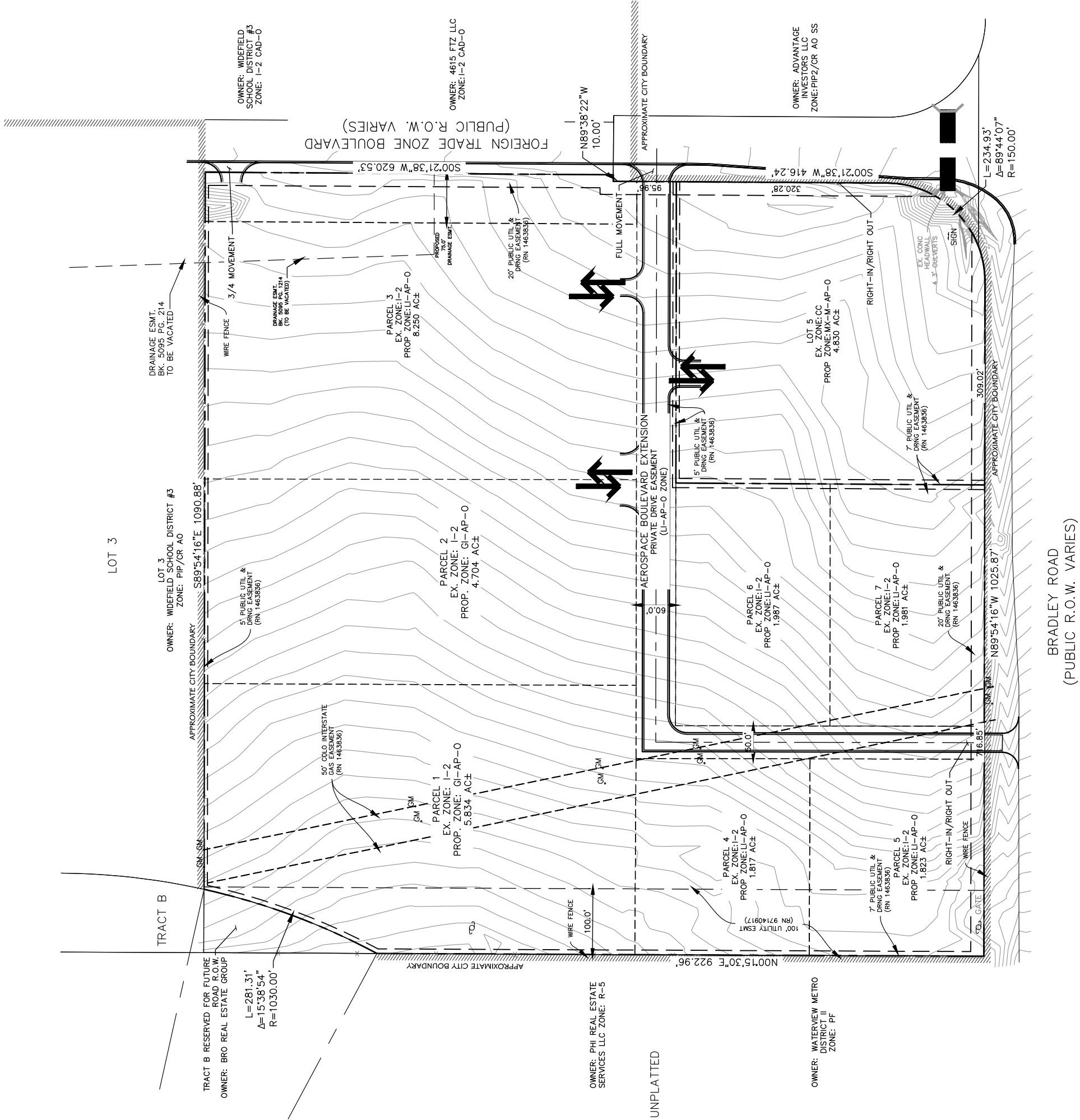
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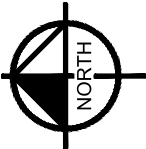
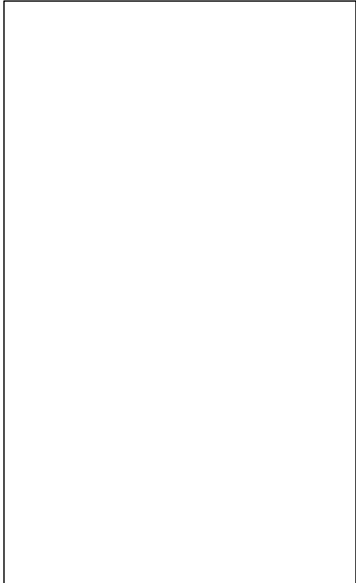
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PROPOSED LAND USE	
CLASSIFICATION	ACREAGE
GI-AP-O	10.538±
MAKAP-O	4.831±
LI-AP-O*	16.364±
PROPOSED (CIVIC/PUBLIC) LAND USE	
LAND USE	
ACREAGE±	
OPEN SPACE/DRAINAGE/PONDS	0.0±
PRIVATE DRIVE EASEMENT*	1.777±

\*PRIVATE DRIVE EASEMENT IS INCLUDED WITHIN THE LI-AP-O ZONE.

CITY APPROVAL:



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LEGEND

- ZONE: MIXED USE-MEDIUM (MX-M)
- ZONE: LIGHT INDUSTRIAL (LI)
- ZONE: GENERAL INDUSTRIAL (GI)
- PRIVATE DRIVE

