

# TRAILSIDE AT COTTONWOOD CREEK

EAST WOODMERE ROAD  
COLORADO SPRINGS,  
CO 80920

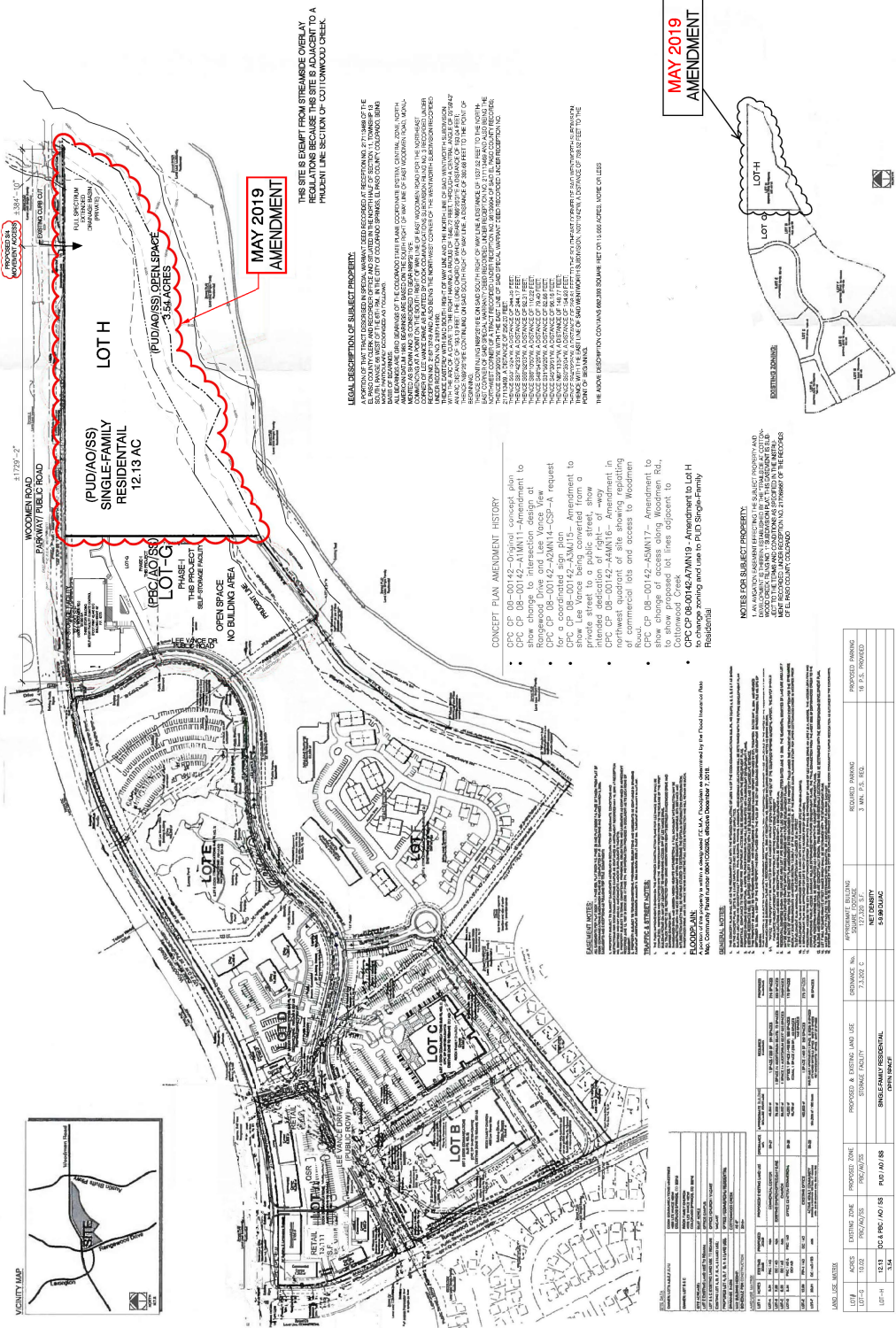
DATE: 05-06-2019  
DRAWN BY: [Name]  
PREPARED BY: [Name]

CONCEPT PLAN  
AMENDMENT

COOK  
COMMUNICATIONS  
CONCEPT PLAN

1 OF 1

CPC CP 08-00142-A7/MN19



**MAY 2019  
AMENDMENT**

THIS SITE IS EXEMPT FROM STREAMSIDE OVERLAY REGULATIONS BECAUSE THIS SITE IS ADJACENT TO A PRUDENT LINE SECTION OF COTTONWOOD CREEK.

**LEGAL DESCRIPTION OF SUBJECT PROPERTY:**

THE ABOVE DESCRIBED PROPERTY IS SITUATED IN SECTION 10, TOWNSHIP 11 N, RANGE 101 W, COUNTY OF EL PASO, STATE OF TEXAS. THE PROPERTY IS PART OF THE TRAILSIDE AT COTTONWOOD CREEK DEVELOPMENT. THE PROPERTY IS ADJACENT TO THE PRUDENT LINE SECTION OF COTTONWOOD CREEK. THE PROPERTY IS EXEMPT FROM STREAMSIDE OVERLAY REGULATIONS BECAUSE THIS SITE IS ADJACENT TO A PRUDENT LINE SECTION OF COTTONWOOD CREEK.

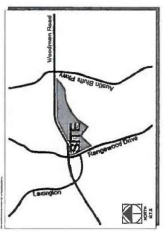
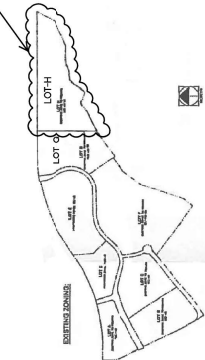
**CONCEPT PLAN AMENDMENT HISTORY**

- CPC CP 08-00142-Original concept plan to show change to intersection design at Ringwood Drive and Lee Vance View
- CPC CP 08-00142-AM14-CSP-A request for a 6' easement sign plan
- CPC CP 08-00142-AM15- Amendment to show Lee Vance being converted from a proposed driveway to a driveway
- CPC CP 08-00142-AM16- Amendment in proposed driveway to show easement of commercial bus and access to Woodman Road
- CPC CP 08-00142-AM17- Amendment to show change of access along Woodman Rd.
- CPC CP 08-00142-AM18- Amendment to show change of lot lines adjacent to Woodman Rd.
- CPC CP 08-00142-A7/MN19- Amendment to change zoning and use to PLD Single-Family Residential

**NOTES FOR SUBJECT PROPERTY:**

1. AN ANALYSIS HAS BEEN CONDUCTED TO DETERMINE THE SUBJECT PROPERTY AND WOODMERE ROAD IS ADJACENT TO THE PRUDENT LINE SECTION OF COTTONWOOD CREEK. THE PROPERTY IS EXEMPT FROM STREAMSIDE OVERLAY REGULATIONS BECAUSE THIS SITE IS ADJACENT TO A PRUDENT LINE SECTION OF COTTONWOOD CREEK.

**MAY 2019  
AMENDMENT**



LAND USE METERS	EXISTING ZONE	PROPOSED ZONE	PROPOSED & EXISTING LAND USE	APPROXIMATE TOTAL SQUARE FOOTAGE	REQUIRED PARKING	PROPOSED PARKING
LOT-H	RSZ	RSZ/RS	RESIDENTIAL	7,200 SF	3 W/ 1.5 RES	19 1/2 PROVIDED
LOT-G	RSZ	RSZ/RS	RESIDENTIAL	5,800 SQ FT	3 W/ 1.5 RES	19 1/2 PROVIDED
LOT-F	RSZ	RSZ/RS	RESIDENTIAL	5,800 SQ FT	3 W/ 1.5 RES	19 1/2 PROVIDED
LOT-E	RSZ	RSZ/RS	RESIDENTIAL	5,800 SQ FT	3 W/ 1.5 RES	19 1/2 PROVIDED
LOT-D	RSZ	RSZ/RS	RESIDENTIAL	5,800 SQ FT	3 W/ 1.5 RES	19 1/2 PROVIDED
LOT-C	RSZ	RSZ/RS	RESIDENTIAL	5,800 SQ FT	3 W/ 1.5 RES	19 1/2 PROVIDED
LOT-B	RSZ	RSZ/RS	RESIDENTIAL	5,800 SQ FT	3 W/ 1.5 RES	19 1/2 PROVIDED
LOT-A	RSZ	RSZ/RS	RESIDENTIAL	5,800 SQ FT	3 W/ 1.5 RES	19 1/2 PROVIDED
LOT 15	RSZ	RSZ/RS	RESIDENTIAL	5,800 SQ FT	3 W/ 1.5 RES	19 1/2 PROVIDED

FIGURE 5