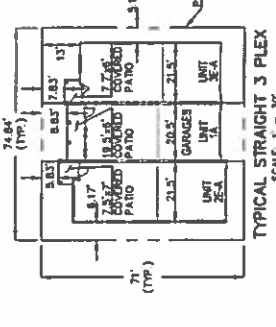
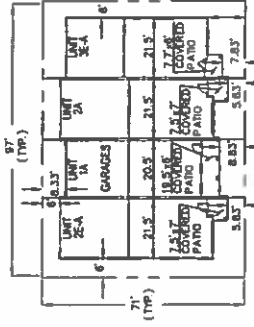
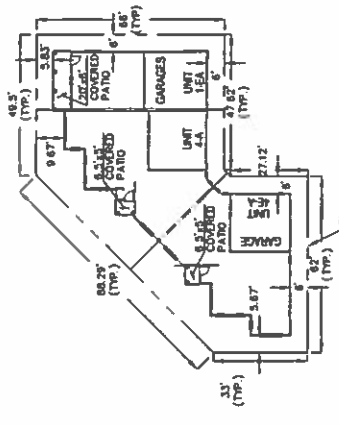


NOTES:

1. PARKING ALLOWED ON AUTUMN GOLD VIEW (BOTH SIDES) WHEN PAVEMENT WIDTH IS 34' FLOWLINE TO FLOWLINE AND ON ONE SIDE OF ROAD WHEN PAVEMENT WIDTH IS 28' FLOWLINE TO FLOWLINE.
2. OUTSIDE LOT DIMENSIONS SHOWN. SEE PLAN FOR ALL LOT DIMENSIONS.
3. PATIOS SHOWN ARE COVERED BUT NOT ENCLOSED.
4. NO PARKING ALLOWED BEHIND GARAGES WITH LESS THAN 20' TO DRIVE AISLE.

TYPICAL LOT CONFIGURATIONS



UNIT TYPE INDEX:

STRAIGHT 4-PLEX: UNIT 2E-A, UNIT 1-A, UNIT 2-A, UNIT 3E-A
STRAIGHT 3-PLEX: UNIT 2E-A, UNIT 1-A, UNIT 3E-A
CORNER 3-PLEX: UNIT 4E-A, UNIT 4-A, UNIT 1E-A

NOTES:
FOR A "B" ELEVATION BUILDING IT IS THE SAME JUST REPLACE THE "A" WITH "B".
THE "T" HEADS END UNIT FOR ALL BUILDINGS.

CLASSIC CONSULTING ENGINEERS & SURVEYORS

CPC PUD 16-00069

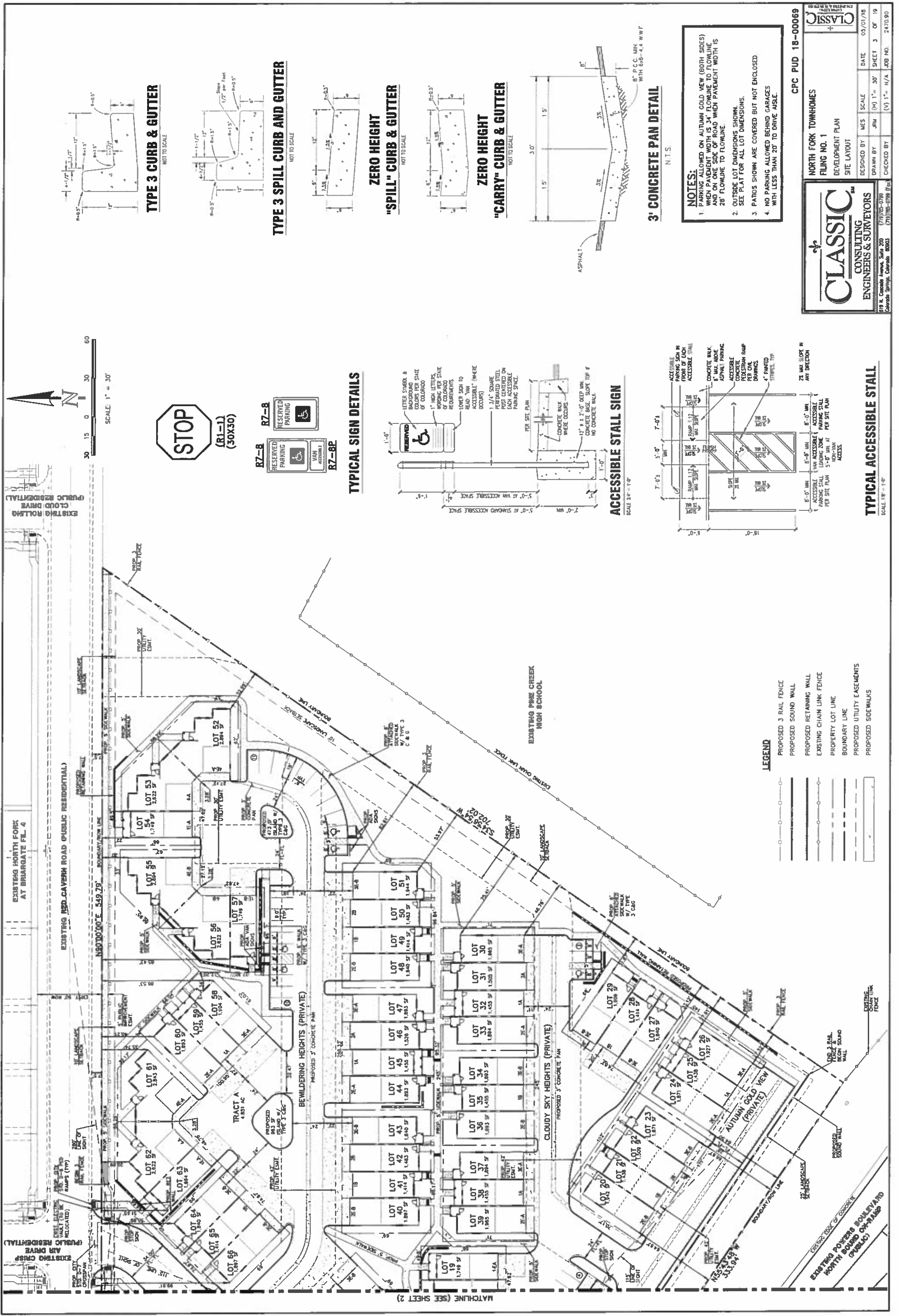
NORTH FORK TOWNHOMES
FLUNG NO. 1
DEVELOPMENT PLAN
SITE LAYOUT

DESIGNED BY: MCS SCALE: DATE: 05/01/18
DRAWN BY: JIM (H) 1" = 30' SHEET 2 OF 19
CHECKED BY: (V) 1" = N/A JOB NO. 2470.00

LEGEND

- PROPOSED 3 RAIL FENCE
- PROPOSED SOUND WALL
- PROPOSED RETAINING WALL
- EXISTING CHAIN LINK FENCE
- PROPERTY LOT LINE
- BOUNDARY LINE
- PROPOSED UTILITY EASEMENTS
- PROPOSED SIDEWALKS

FIGURE 1



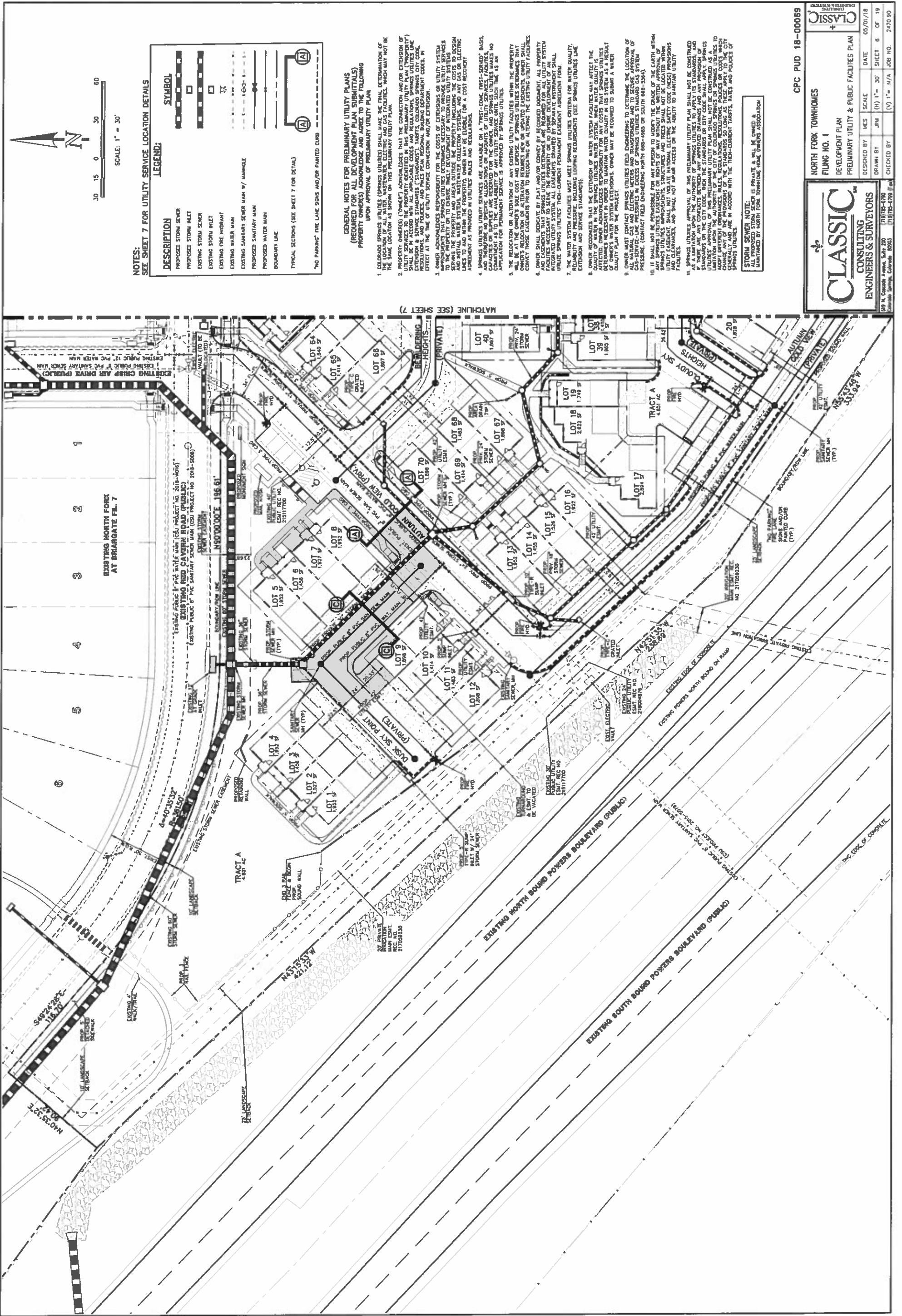
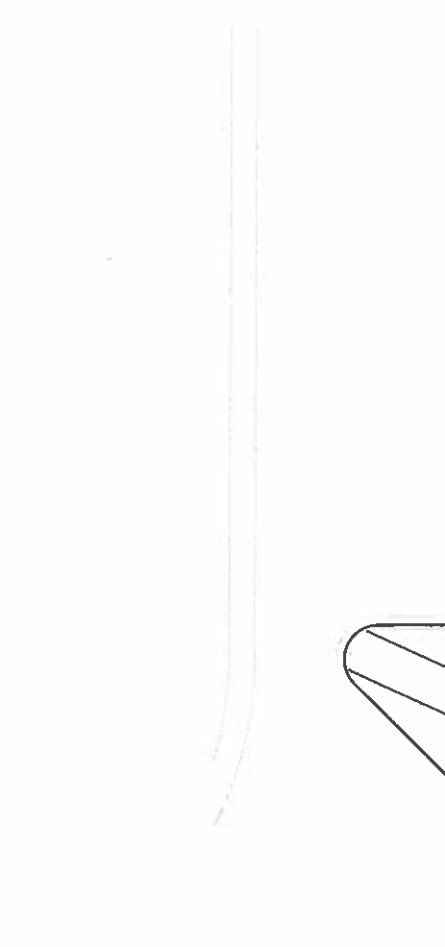


FIGURE 1

DATE	REVISION DESCRIPTION



SITE CATEGORY CALCULATIONS

LANDSCAPE SETBACKS (LS)

Street Name / Boundary	Street Classification	Width (ft)	Linear Footage	Tree Req. / Ft.	Tree Prov.
Red Cavern Road	Non-Arterial	10'10"	1,118'	1/20	37/27
Shrub Substitutions	Ornamental grass	Setback	Percent Ground		
Req. / Prov.	Req. / Prov.	Req. / Prov.	Req. / Prov.		
0/0	0/0	75%/75%			

Motor Vehicle (MV)

Number of Parking Spots	Shade Trees (1/15 Spaces) Req. / Prov.	Vehicle Lot Frontage	Linear Footage	20' Length Frontage
66	5/6	Red Cavern Road	58 FT.	39 FT.
	na	Pine Creek H.S.	131 FT.	87 FT.

Internal Landscaping (IL)

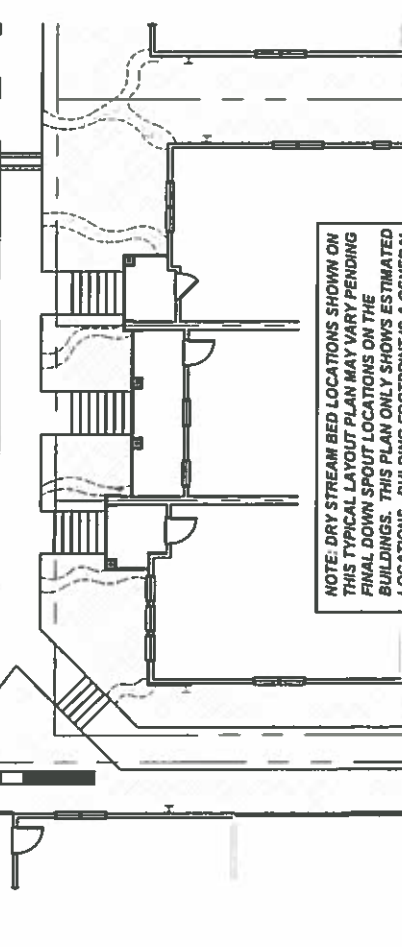
Min. 3' Screening	Evergreen Plants	Length / Screen	Above, on	Plan	Plane	Req. / Prov.
8/8	4/4	NA	MV	MV	75%/75%	
16/16	9/9	NA	MV	MV	75%/75%	

LANDSCAPE BUFFERS & SCREENS (LB)

Street Name / Boundary	Width (ft)	Linear Footage	Tree Req. / Prov.	Evergreen Trees Req. (50%) / Prov.
East	15' / 15'	702'	35/35	16/18
West	15' / 15'	91'	5/6 Existing	3/3
North (Red Cavern Rd.)	15' / 15'	1,118'	56/56	28/28
SouthWest (Powers Blvd.)	15' / 15'	964'	50/50	25/25
Length & Opacity	Buffer Noted on			
Struct. Req. / Prov.	Plan (LB)			
696' Soundwall (SouthWest)	LB		75% / 75%	

PROJECT SITE DATA
 ZONING: PUD
 PROPERTY AREA: 339,387 SF (7.791 Acre)
 PARKING SPOTS: 68
 CLIMATE ZONE: Foothills and Plains
 PLANT COMMUNITIES: Foothill shrubland, lower elevation riparian, pinyon-juniper woods, ponderosa pine forest, prairie, upper elevation riparian

IRRIGATION SYSTEM DESCRIPTION
 The irrigation system to be an underground system with a spray or rotor system for turf or seeded areas. Shrub areas to be surface drip irrigated to irrigate all plant material. Irrigation system to be drainable for winter freeze protection. Irrigation to run off of a programmable irrigation controller with a rain sensor.



SCALE 1"=10'-0"
A TYPICAL ROCK LAYOUT (DRY STREAM BEDS)

PLANT COMMUNITIES

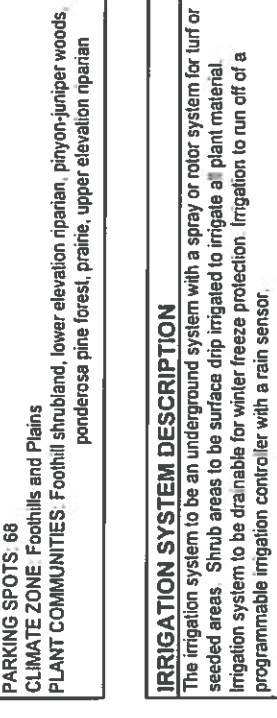
- 1- SEMIARID SHRUBLANDS
- 2- PINYON JUNIPER WOODLANDS
- 3- PRAIRIE
- 4- LOWER ELEVATION RIPARIAN
- 5- PONDROSA PINE FOREST
- 6- PRAIRIE
- 7- UPPER ELEVATION RIPARIAN
- 8- DOUGLAS-FIR FOREST

HYDROZONES (SUPPLEMENTAL WATER)

- V - VERY LOW (0 TO 7 INCHES PER YEAR)
- L - LOW (7 TO 15 INCHES PER YEAR)
- M - MODERATE (15 TO 25 INCHES PER YEAR)
- H - HIGH (MORE THAN 25 INCHES PER YEAR)

NOT TO SCALE

FINAL LANDSCAPE SUBMITTAL NOTE
 When Final Landscape plan is submitted an irrigation plan will be submitted, with all applicable support materials (at the time of building permit application). Review and approval of these plans to occur thirty (30) days prior to building permit issuance or prior to certificate of occupancy issuance.
 If an irrigation plan is not submitted with the final Landscape plan submittal, an irrigation plan must be submitted for review 90 days after a building permit is issued. The irrigation plan must be approved prior to any irrigation equipment installation or issuance of certificate of occupancy.



NOT TO SCALE

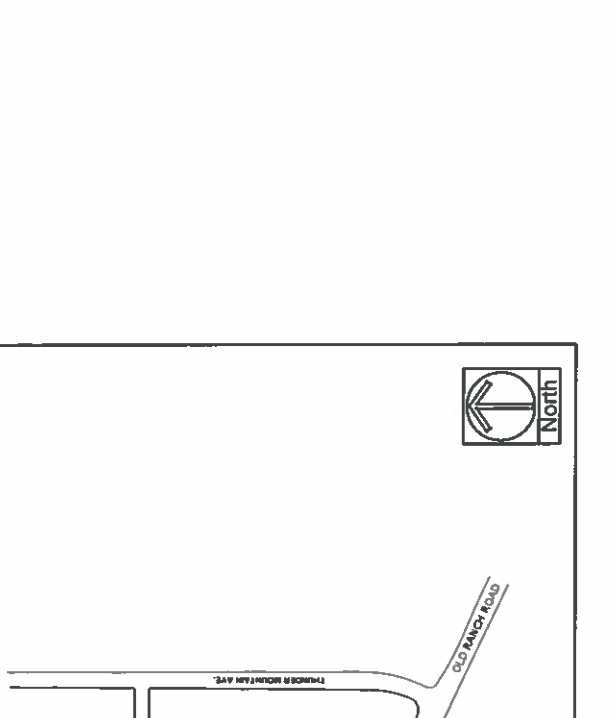
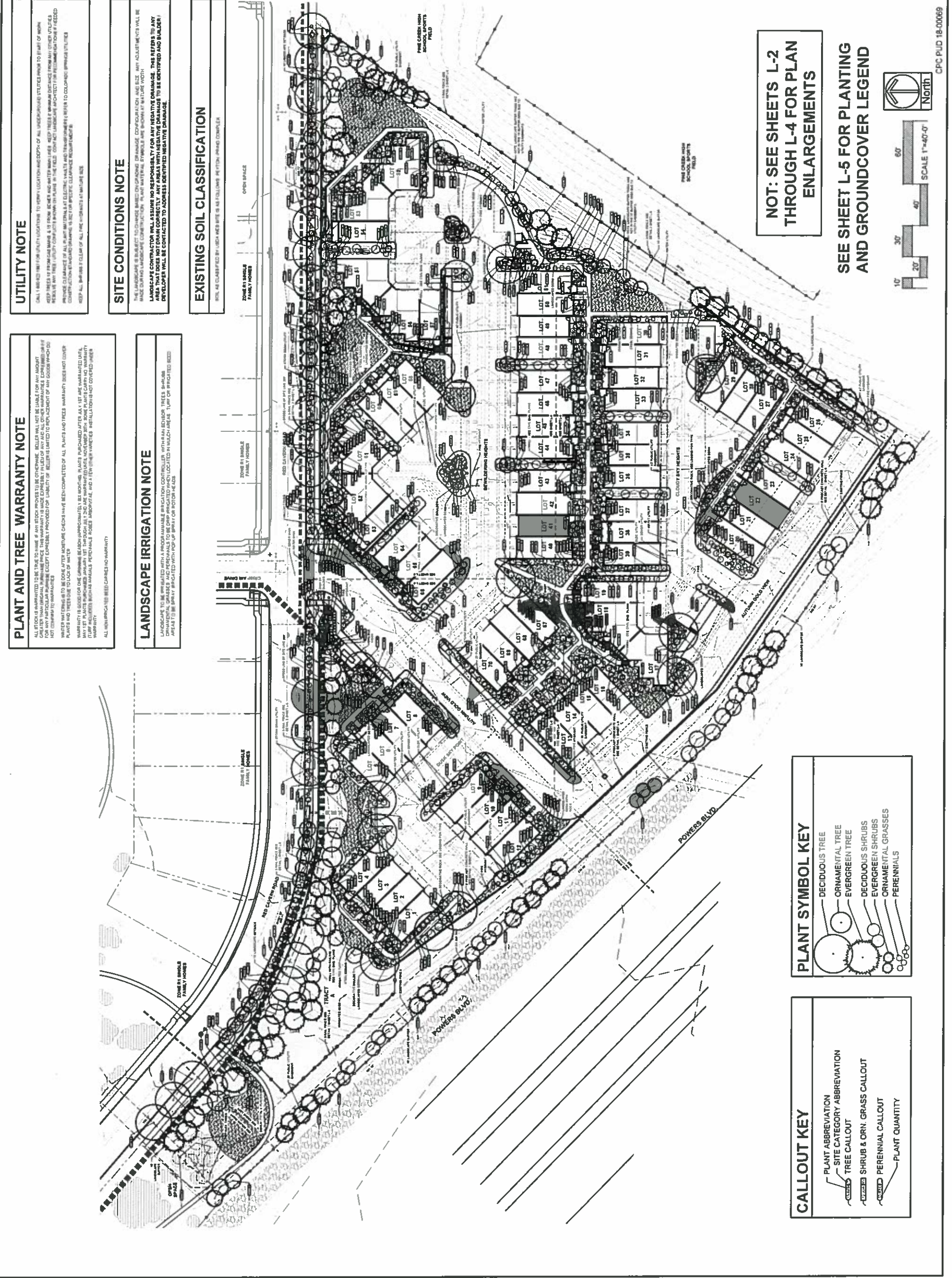


FIGURE 1



UTILITY NOTE

CALL UTILITY LOCATIONS TO VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. THIS INCLUDES WATER, GAS, ELECTRIC, AND TELEPHONE LINES. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO START OF WORK. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO START OF WORK. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO START OF WORK.

SITE CONDITIONS NOTE

THE LANDSCAPE IS SUBJECT TO CHANGE BASED ON SOILS, DRAINAGE, CONFIGURATION, AND SIZE. ANY ADJUSTMENTS WILL BE MADE DURING CONSTRUCTION. PLANT MATERIAL SYMBOLS ARE SHOWN BY MATRICE WITHIN THE LANDSCAPE CONTRACTOR WILL ASSURE NO RESPONSIBILITY FOR ANY NEGATIVE DRAINAGE. THIS REFERS TO ANY AREA THAT DOES NOT DRAIN CORRECTLY. ANY AREAS WITH NEGATIVE DRAINAGE TO BE IDENTIFIED AND BUILT/DEVELOPER WILL BE CONTACTED TO ADDRESS IDENTIFIED NEGATIVE DRAINAGE.

EXISTING SOIL CLASSIFICATION

SOILS ARE CLASSIFIED BY USDA WEB SITE AS FOLLOWS: UNIFORM PHASE COMPLEX

PLANT AND TREE WARRANTY NOTE

ALL STOCKS WARRANTED TO BE TRUE TO NAME. IF ANY STOCK PROVES TO BE OTHERWISE, BUDS WILL NOT BE LIABLE FOR ANY AMOUNT OF LOSS OF STOCKS. THIS WARRANTY IS MADE EXPRESSLY IN FULL OF ANY AND ALL OTHER WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING BUT NOT LIMITED TO MERCHANTABILITY OF ANY AND ALL STOCKS. THIS WARRANTY IS LIMITED TO THE CONDITION OF THE STOCKS AT THE TIME OF DELIVERY TO THE BUYER. THE BUYER ACCEPTS THE STOCKS AS SHOWN AND TAKES THEM AS THEY ARE. THE BUYER ACCEPTS THE STOCKS AS SHOWN AND TAKES THEM AS THEY ARE. THE BUYER ACCEPTS THE STOCKS AS SHOWN AND TAKES THEM AS THEY ARE.

LANDSCAPE IRRIGATION NOTE

LANDSCAPE TO BE IRRIGATED WITH A PROGRAMMABLE IRRIGATION CONTROLLER. WITHIN EACH ZONE, TREES, SHRUBS, PERENNIALS, GRASSES, AND PERENNIALS TO BE IRRIGATED WITHIN EACH ZONE. TURF OR BROADCAST SEED AREAS TO BE IRRIGATED WITH POP UP SPRINKLER HEADS.

NOT: SEE SHEETS L-2 THROUGH L-4 FOR PLAN ENLARGEMENTS

SEE SHEET L-5 FOR PLANTING AND GROUND COVER LEGEND

PLANT SYMBOL KEY

- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- PERENNIALS

CALLOUT KEY

- PLANT ABBREVIATION
- SITE CATEGORY ABBREVIATION
- TREE CALLOUT
- SHRUB & ORN. GRASS CALLOUT
- PERENNIAL CALLOUT
- PLANT QUANTITY

UTILITY NOTE

CALL UTILITY LOCATIONS TO VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. THIS INCLUDES WATER, GAS, ELECTRIC, AND TELEPHONE LINES. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO START OF WORK. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO START OF WORK. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO START OF WORK.

SITE CONDITIONS NOTE

THE LANDSCAPE IS SUBJECT TO CHANGE BASED ON SOILS, DRAINAGE, CONFIGURATION, AND SIZE. ANY ADJUSTMENTS WILL BE MADE DURING CONSTRUCTION. PLANT MATERIAL SYMBOLS ARE SHOWN BY MATRICE WITHIN THE LANDSCAPE CONTRACTOR WILL ASSURE NO RESPONSIBILITY FOR ANY NEGATIVE DRAINAGE. THIS REFERS TO ANY AREA THAT DOES NOT DRAIN CORRECTLY. ANY AREAS WITH NEGATIVE DRAINAGE TO BE IDENTIFIED AND BUILT/DEVELOPER WILL BE CONTACTED TO ADDRESS IDENTIFIED NEGATIVE DRAINAGE.

EXISTING SOIL CLASSIFICATION

SOILS ARE CLASSIFIED BY USDA WEB SITE AS FOLLOWS: UNIFORM PHASE COMPLEX

PLANT AND TREE WARRANTY NOTE

ALL STOCKS WARRANTED TO BE TRUE TO NAME. IF ANY STOCK PROVES TO BE OTHERWISE, BUDS WILL NOT BE LIABLE FOR ANY AMOUNT OF LOSS OF STOCKS. THIS WARRANTY IS MADE EXPRESSLY IN FULL OF ANY AND ALL OTHER WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING BUT NOT LIMITED TO MERCHANTABILITY OF ANY AND ALL STOCKS. THIS WARRANTY IS LIMITED TO THE CONDITION OF THE STOCKS AT THE TIME OF DELIVERY TO THE BUYER. THE BUYER ACCEPTS THE STOCKS AS SHOWN AND TAKES THEM AS THEY ARE. THE BUYER ACCEPTS THE STOCKS AS SHOWN AND TAKES THEM AS THEY ARE. THE BUYER ACCEPTS THE STOCKS AS SHOWN AND TAKES THEM AS THEY ARE.

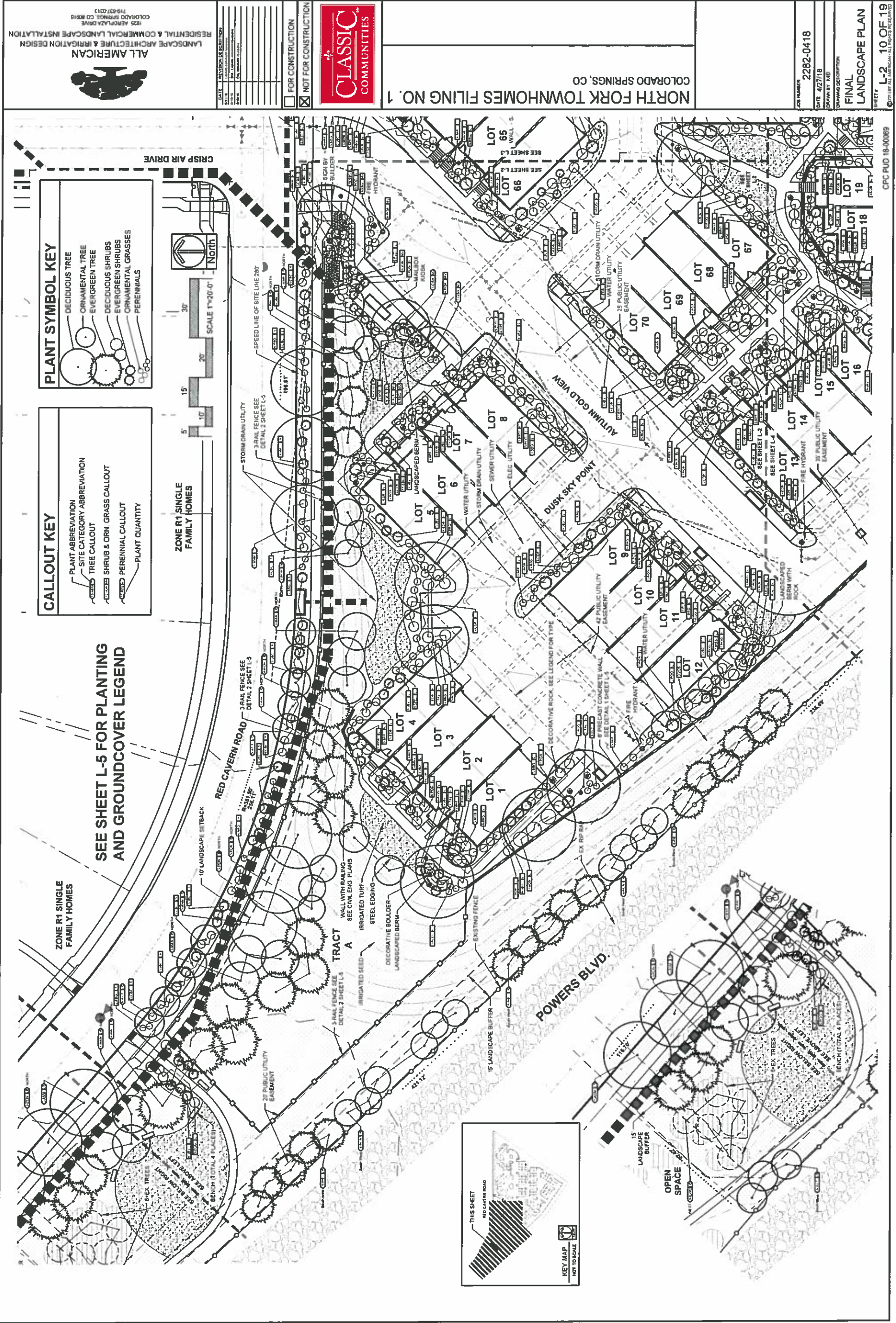
LANDSCAPE IRRIGATION NOTE

LANDSCAPE TO BE IRRIGATED WITH A PROGRAMMABLE IRRIGATION CONTROLLER. WITHIN EACH ZONE, TREES, SHRUBS, PERENNIALS, GRASSES, AND PERENNIALS TO BE IRRIGATED WITHIN EACH ZONE. TURF OR BROADCAST SEED AREAS TO BE IRRIGATED WITH POP UP SPRINKLER HEADS.

NOT: SEE SHEETS L-2 THROUGH L-4 FOR PLAN ENLARGEMENTS

SEE SHEET L-5 FOR PLANTING AND GROUND COVER LEGEND

FIGURE 1



ALL AMERICAN
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
1929 AEROPLEX DRIVE
COLORADO SPRINGS, CO 80916
719-597-0313

CLASSIC COMMUNITIES

NORTH FORK TOWNHOMES FILING NO. 1
COLORADO SPRINGS, CO

FOR CONSTRUCTION
 NOT FOR CONSTRUCTION

DATE	REVISION/DESCRIPTION

JOB NUMBER: 2282-0418
DATE: 4/27/18
DRAWN BY: MBE
DRAWING DESCRIPTION: FINAL LANDSCAPE PLAN

SHEET L-2 10 OF 19

CPC PUD 19-0008B

FIGURE 1

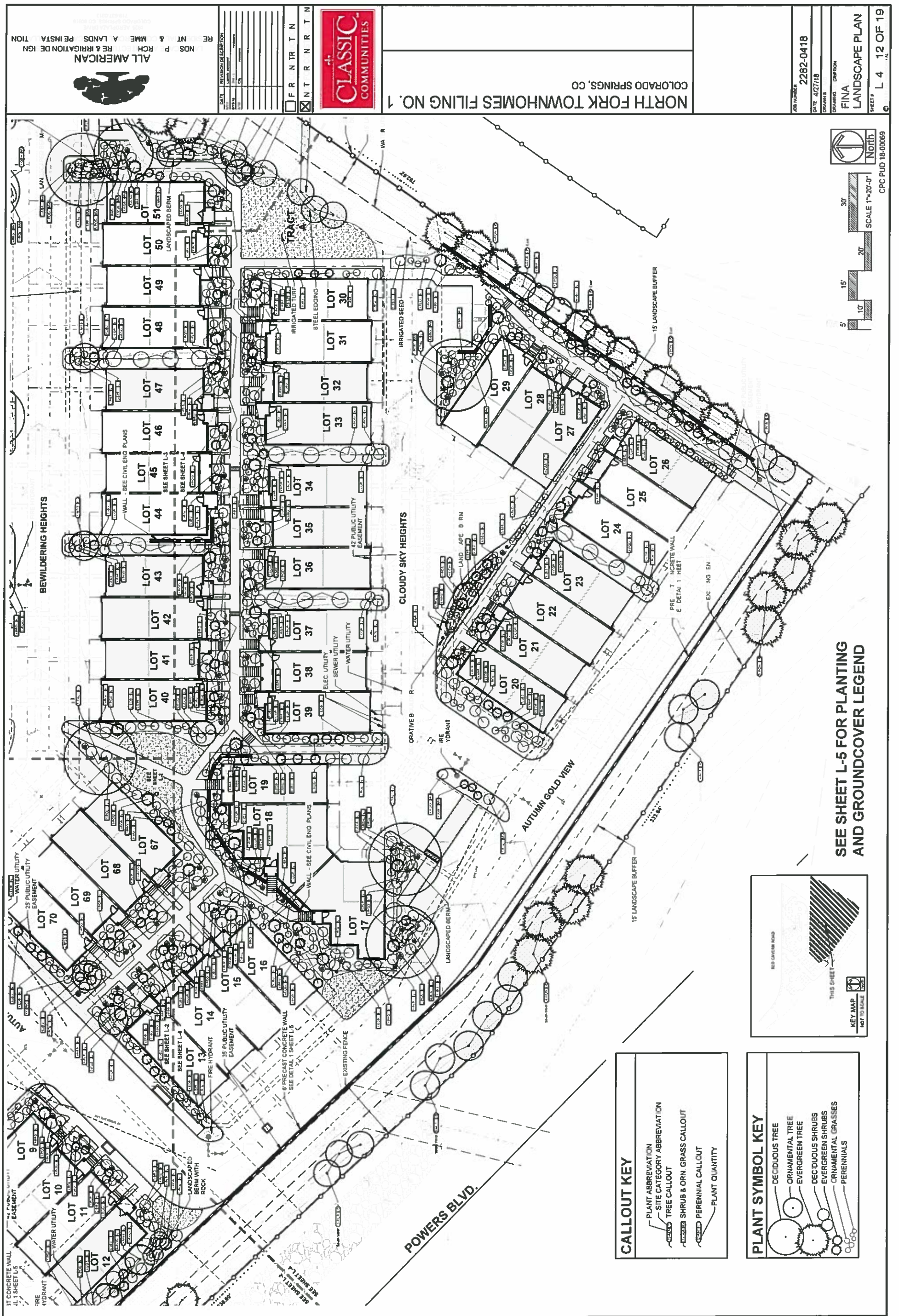


FIGURE 1

NORTH FORK TOWNHOMES – FILING NO. 1 CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO DEVELOPMENT PLAN

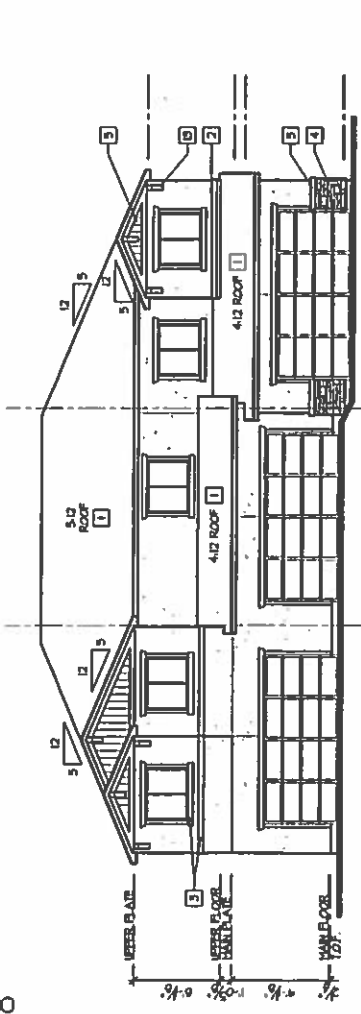
JULY 2018

EXTERIOR ELEVATION

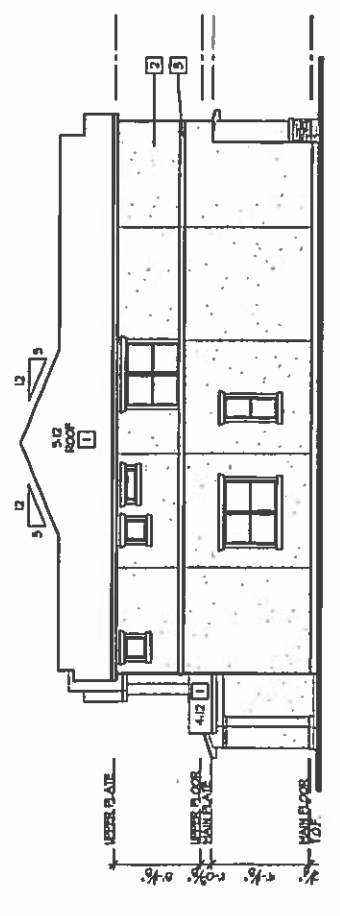
KEYNOTES:

THE FOLLOWING KEYNOTES REFER TO THE SYMBOLS AS SHOWN ON PLANS:

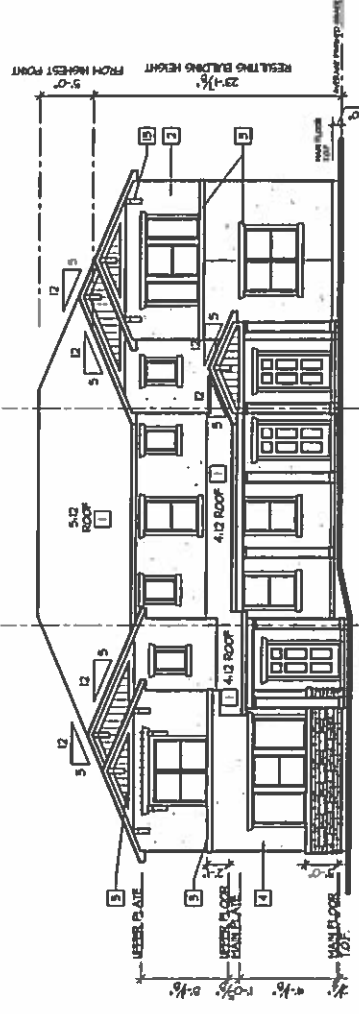
1. COMPOSITION SHINGLES
2. STANDARD STUCCO SYSTEM
3. BRICK
4. VERTICAL SCANS
5. WOOD CORREL BRACKET



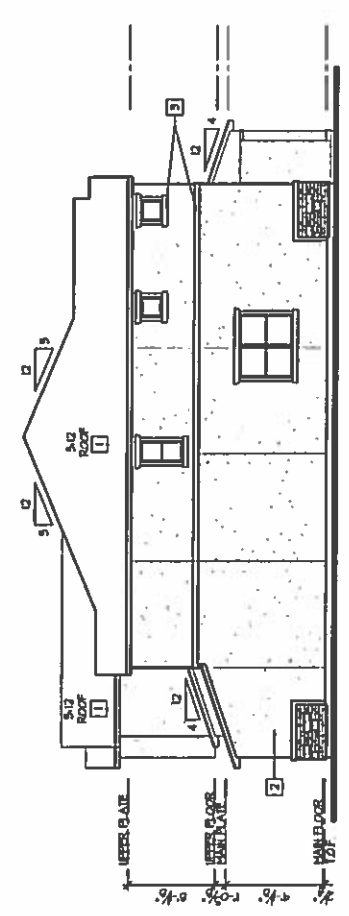
Rear Elevation
18'-11" (22254) (W/11'-0" (3427))



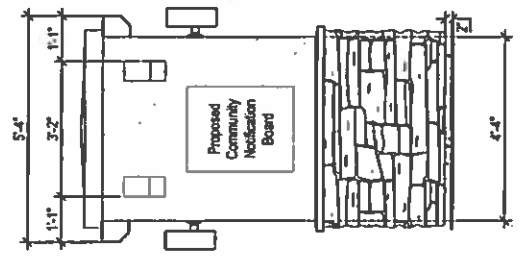
Right Elevation
18'-11" (22254) (W/11'-0" (3427))



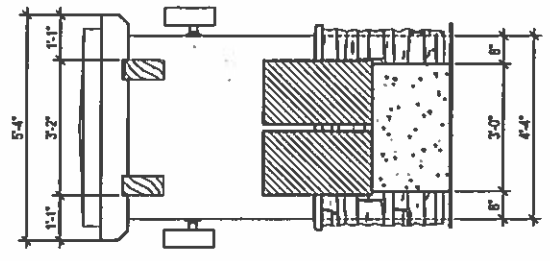
Front Elevation
18'-11" (22254) (W/11'-0" (3427))



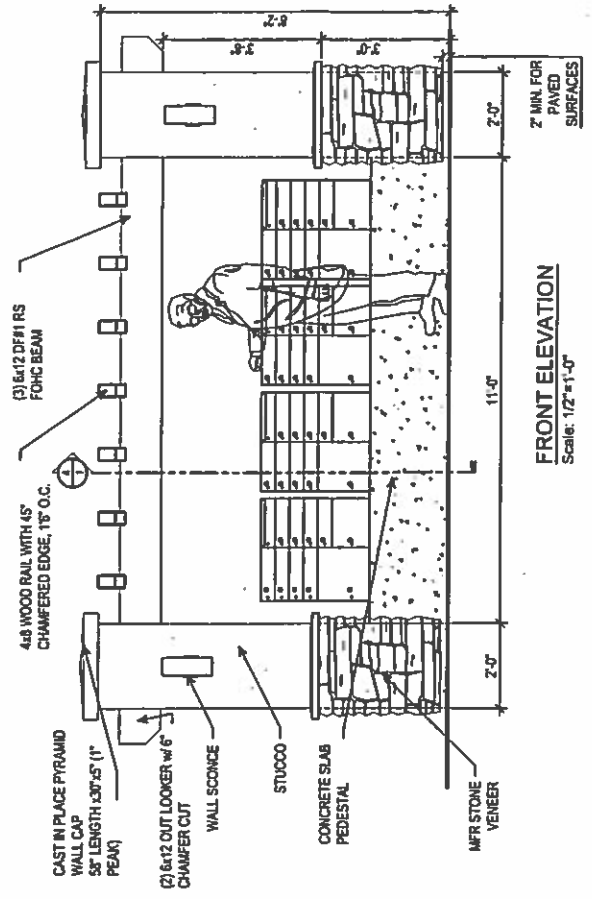
Left Elevation
18'-11" (22254) (W/11'-0" (3427))



SIDE ELEVATION
Scale: 1/2"=1'-0"



SECTION
Scale: 1/2"=1'-0"



FRONT ELEVATION
Scale: 1/2"=1'-0"

Mailbox Kiosk
12'-11" (22254) (W/11'-0" (3427))

ARCHITECTURAL ELEVATIONS AND PROPOSED MAILBOX KIOSK 3-PLEX (2-1-3) : ELEVATION A

NOTE: ARCHITECTURAL ELEVATIONS SHOWN ARE NOT FINAL CONSTRUCTION DOCUMENTS, AND SO ARE SUBJECT TO CHANGES.

CPC PUD 18-00069



NORTH FORK TOWNHOMES
FILING NO. 1
DEVELOPMENT PLAN
TITLE SHEET

DESIGNED BY	BSB	SCALE	DATE	05/01/18
DRAWN BY	BSB	AS SHOWN	SHEET	14 OF 18
CHECKED BY		AS SHOWN	JOB NO.	2470.00

NOTE: BUILDING HEIGHTS:
THIS BUILDING OCCURS MULTIPLE TIMES WITHIN PROJECT. RESULTING BUILDING HEIGHT SHOWN IS HIGHEST CASE FROM PROPOSED GRADING PLAN.

FIGURE 1

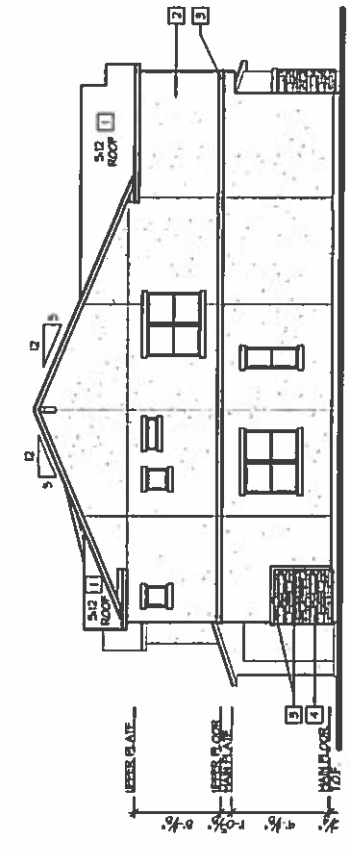
NORTH FORK TOWNHOMES – FILING NO. 1 CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO DEVELOPMENT PLAN

JULY 2018

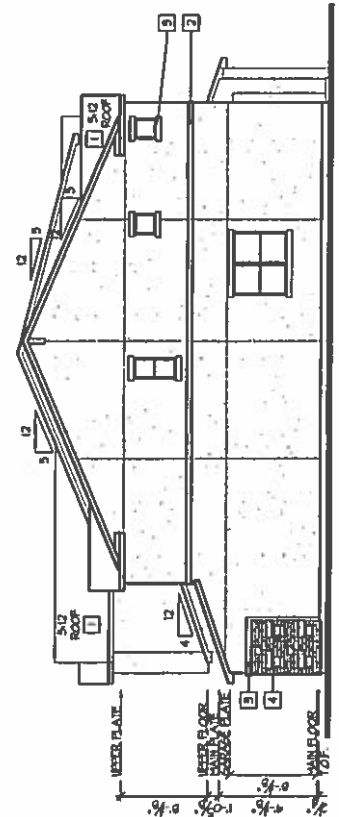
**EXTERIOR ELEVATION
KEYNOTES:**

THE FOLLOWING KEYNOTES
REFER TO THE SYMBOLS AS
SHOWN ON PLANS

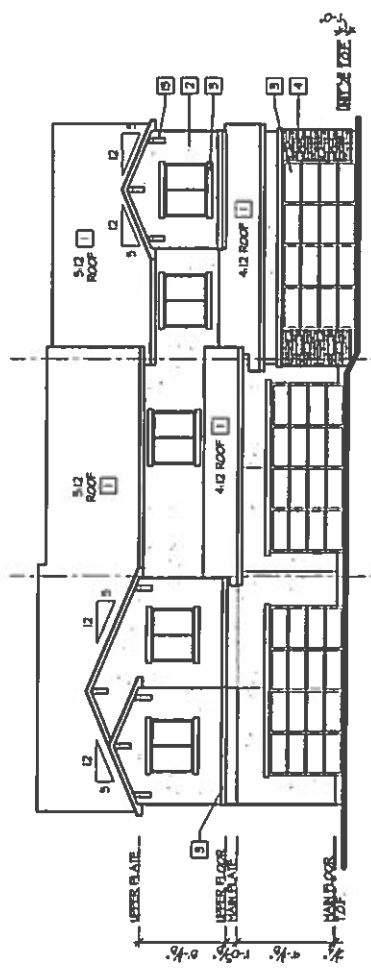
- 1. COMPOSITION SHINGLES
- 2. STANDARD STUCCO
- 3. STUCCO TRIM
- 4. STONE VENEER
- 5. WOOD SHAKES
- 6. WOOD CORNER BRACKET



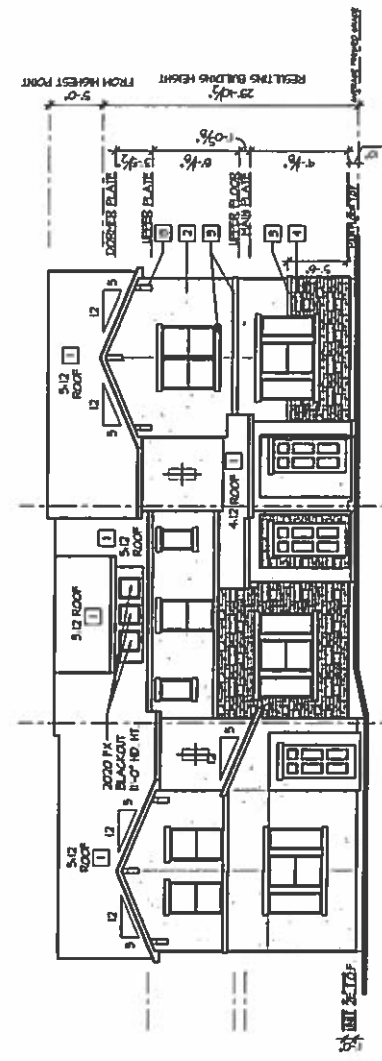
Right Elevation
1/8"=1'-0" (2024) (1/8"=1'-0" (1/4")



Left Elevation
1/8"=1'-0" (2024) (1/8"=1'-0" (1/4")



Rear Elevation
1/8"=1'-0" (2024) (1/8"=1'-0" (1/4")



Front Elevation
1/8"=1'-0" (2024) (1/8"=1'-0" (1/4")

**ARCHITECTURAL
ELEVATIONS**
NOTE: ARCHITECTURAL ELEVATIONS SHOWN ARE NOT FINAL. CONSTRUCTION DOCUMENTS, AND SO ARE SUBJECT TO CHANGE.
3-PLEX (2-1-3) : ELEVATION B

CPC PUD 18-00069		NORTH FORK TOWNHOMES	
FILING NO. 1		DATE 05/01/18	
DEVELOPMENT PLAN		SHEET 15 OF 19	
TITLE SHEET		JOB NO. 2470.00	
DESIGNED BY	BSB	SCALE	AS SHOWN
DRAWN BY	BSB	CHECKED BY	AS SHOWN

NOTE: BUILDING HEIGHTS:
THIS BUILDING OCCURS MULTIPLE TIMES WITHIN
PROJECT. RESULTING BUILDING HEIGHT SHOWN IS
HIGHEST CASE FROM PROPOSED GRADING PLAN.

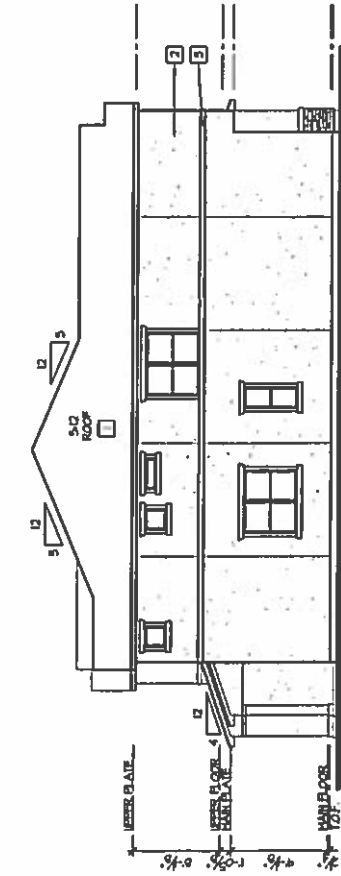
NORTH FORK TOWNHOMES – FILING NO. 1 CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO DEVELOPMENT PLAN

JULY 2018

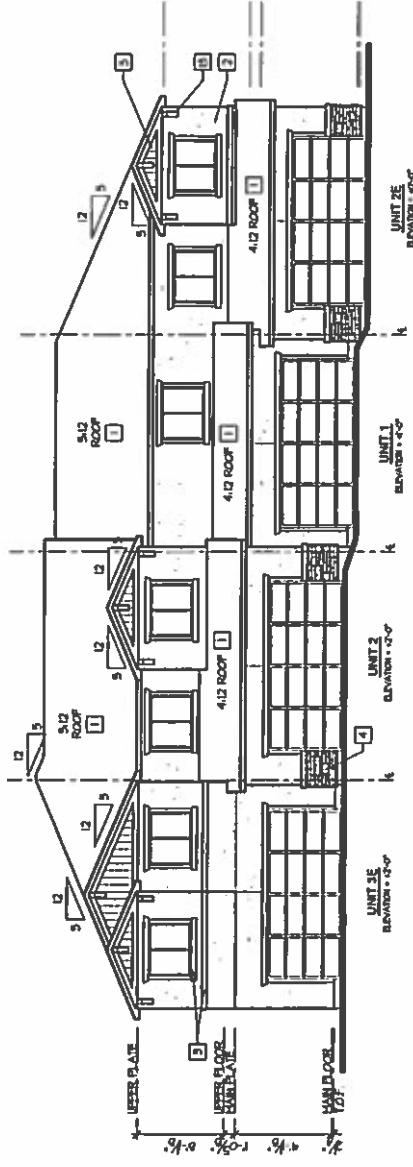
EXTERIOR ELEVATION KEYNOTES:

1. THE FOLLOWING KEYNOTES REFER TO THE SYMBOLS AS SHOWN ON PLANS.

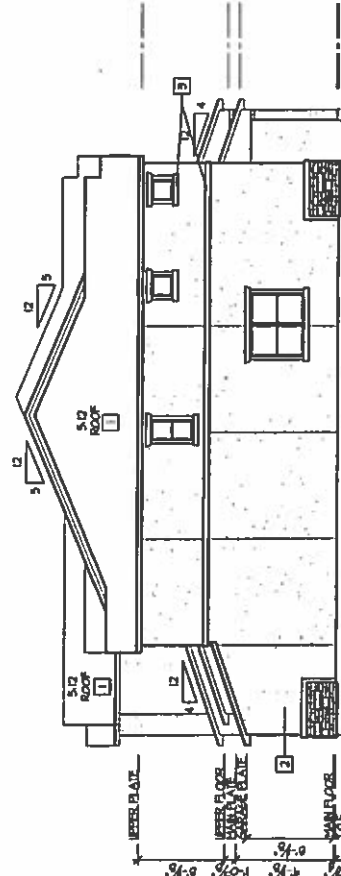
- 1. CONCRETE SHINGLES
- 2. STUCCO
- 3. STUCCO TRIM
- 4. STONE VENEER
- 5. VERTICAL SOUNING
- 6. HOOD CORBEL BRACKET



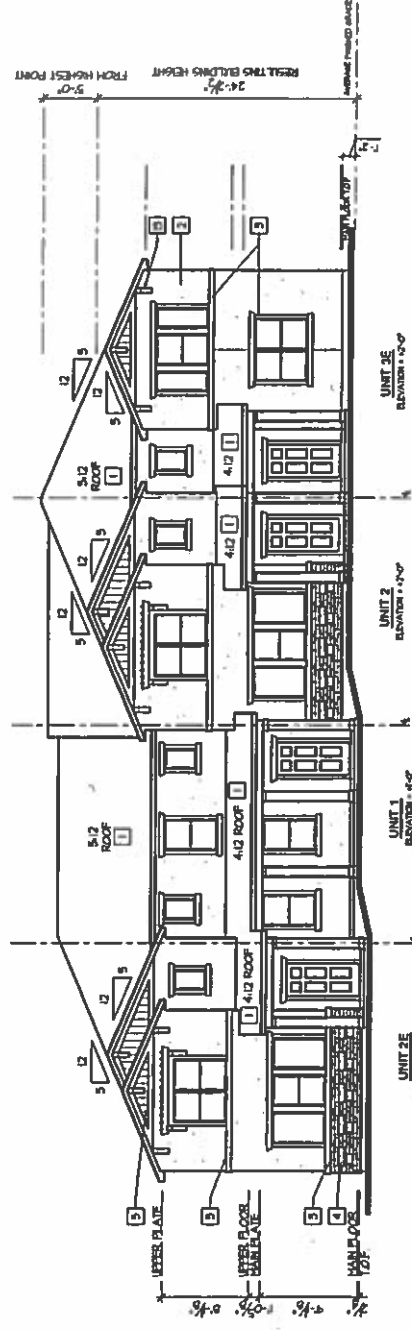
Right Elevation
UNIT 3E
ELEVATION 1'-0" (1/8" = 1'-0" (1/8")



Rear Elevation
UNIT 3E ELEVATION 1'-0" (1/8" = 1'-0" (1/8")
UNIT 2E ELEVATION 1'-0" (1/8" = 1'-0" (1/8")
UNIT 1E ELEVATION 1'-0" (1/8" = 1'-0" (1/8")
UNIT 2E ELEVATION 1'-0" (1/8" = 1'-0" (1/8")



Left Elevation
UNIT 2E
ELEVATION 1'-0" (1/8" = 1'-0" (1/8")



Front Elevation
UNIT 3E ELEVATION 1'-0" (1/8" = 1'-0" (1/8")
UNIT 2E ELEVATION 1'-0" (1/8" = 1'-0" (1/8")
UNIT 1E ELEVATION 1'-0" (1/8" = 1'-0" (1/8")
UNIT 2E ELEVATION 1'-0" (1/8" = 1'-0" (1/8")

**ARCHITECTURAL
ELEVATIONS**

4-PLEX (2-1-2-3) : ELEVATION A

NOTE: BUILDING HEIGHTS:
THIS BUILDING OCCURS MULTIPLE TIMES WITHIN PROJECT. RESULTING BUILDING HEIGHT SHOWN IS WORST CASE FROM PROPOSED GRADING PLAN.

CPC PUD 18-00069		NORTH FORK TOWNHOMES	
FLILING NO. 1		DESIGNED BY	
DEVELOPMENT PLAN		SCALE	
TITLE SHEET		AS SHOWN	
DESIGNED BY		DATE	
DRAWN BY		SHEET NO.	
CHECKED BY		OF	
DATE		JOB NO.	
05/21/18		24752.00	

FIGURE 1

NORTH FORK TOWNHOMES – FILING NO. 1

CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

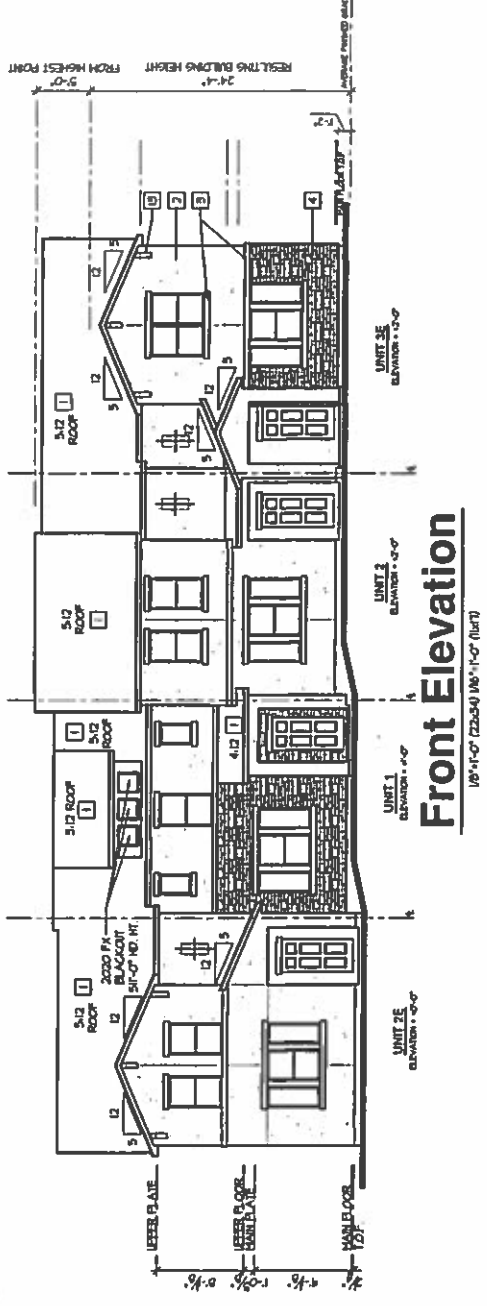
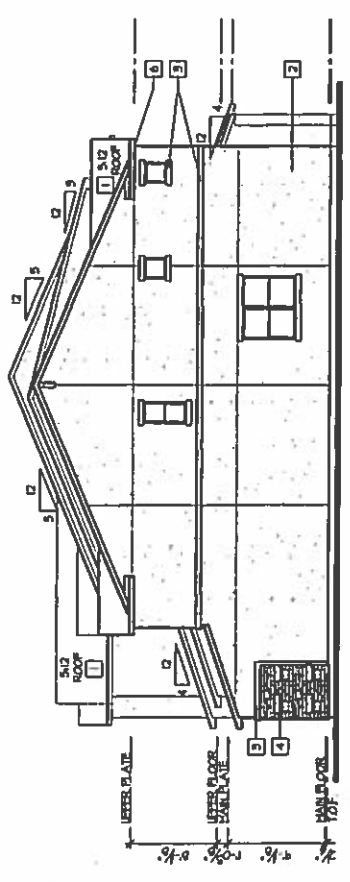
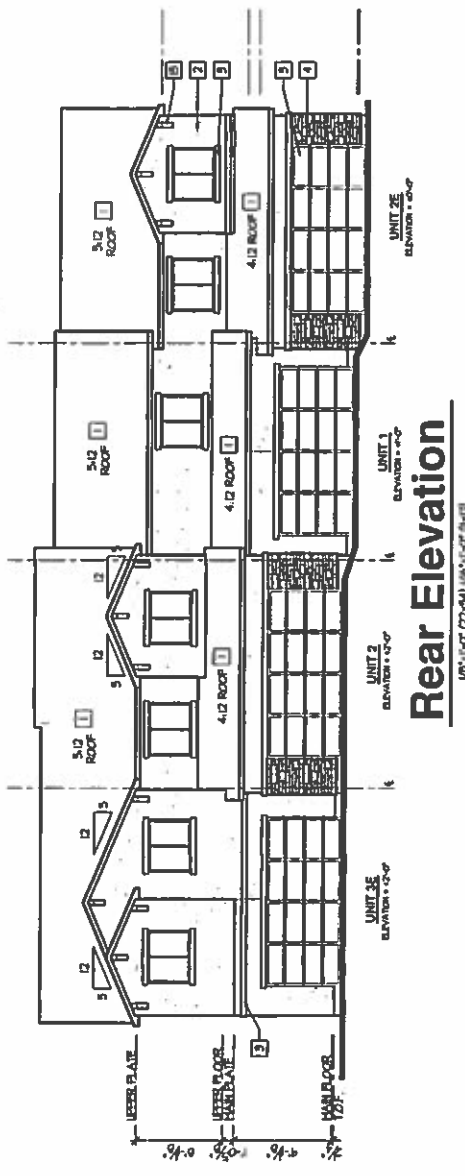
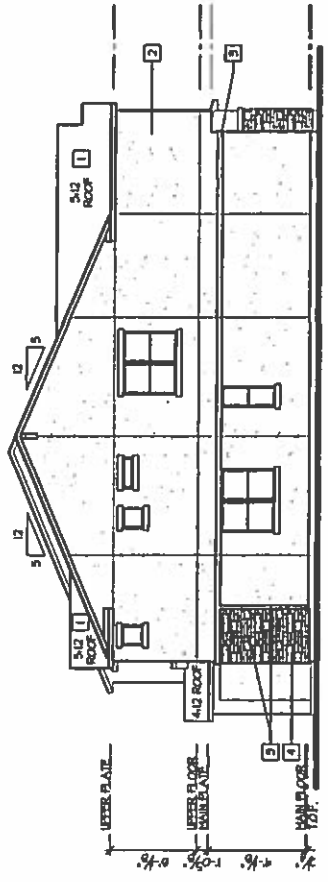
DEVELOPMENT PLAN

JULY 2018

EXTERIOR ELEVATION

KEYNOTES:

- 1. REFLECTING FINISHES TO BE INDICATED BY SYMBOLS AS SHOWN ON PLANS
- 2. COMPOSITE SHIMMLES
- 3. STUCCO
- 4. STUCCO OVER STUCCO
- 5. STUCCO OVER STUCCO
- 6. STUCCO OVER STUCCO
- 7. STUCCO OVER STUCCO
- 8. STUCCO OVER STUCCO
- 9. STUCCO OVER STUCCO
- 10. STUCCO OVER STUCCO
- 11. STUCCO OVER STUCCO
- 12. STUCCO OVER STUCCO
- 13. STUCCO OVER STUCCO
- 14. STUCCO OVER STUCCO
- 15. STUCCO OVER STUCCO
- 16. STUCCO OVER STUCCO
- 17. STUCCO OVER STUCCO
- 18. STUCCO OVER STUCCO
- 19. STUCCO OVER STUCCO
- 20. STUCCO OVER STUCCO
- 21. STUCCO OVER STUCCO
- 22. STUCCO OVER STUCCO
- 23. STUCCO OVER STUCCO
- 24. STUCCO OVER STUCCO
- 25. STUCCO OVER STUCCO
- 26. STUCCO OVER STUCCO
- 27. STUCCO OVER STUCCO
- 28. STUCCO OVER STUCCO
- 29. STUCCO OVER STUCCO
- 30. STUCCO OVER STUCCO
- 31. STUCCO OVER STUCCO
- 32. STUCCO OVER STUCCO
- 33. STUCCO OVER STUCCO
- 34. STUCCO OVER STUCCO
- 35. STUCCO OVER STUCCO
- 36. STUCCO OVER STUCCO
- 37. STUCCO OVER STUCCO
- 38. STUCCO OVER STUCCO
- 39. STUCCO OVER STUCCO
- 40. STUCCO OVER STUCCO
- 41. STUCCO OVER STUCCO
- 42. STUCCO OVER STUCCO
- 43. STUCCO OVER STUCCO
- 44. STUCCO OVER STUCCO
- 45. STUCCO OVER STUCCO
- 46. STUCCO OVER STUCCO
- 47. STUCCO OVER STUCCO
- 48. STUCCO OVER STUCCO
- 49. STUCCO OVER STUCCO
- 50. STUCCO OVER STUCCO
- 51. STUCCO OVER STUCCO
- 52. STUCCO OVER STUCCO
- 53. STUCCO OVER STUCCO
- 54. STUCCO OVER STUCCO
- 55. STUCCO OVER STUCCO
- 56. STUCCO OVER STUCCO
- 57. STUCCO OVER STUCCO
- 58. STUCCO OVER STUCCO
- 59. STUCCO OVER STUCCO
- 60. STUCCO OVER STUCCO
- 61. STUCCO OVER STUCCO
- 62. STUCCO OVER STUCCO
- 63. STUCCO OVER STUCCO
- 64. STUCCO OVER STUCCO
- 65. STUCCO OVER STUCCO
- 66. STUCCO OVER STUCCO
- 67. STUCCO OVER STUCCO
- 68. STUCCO OVER STUCCO
- 69. STUCCO OVER STUCCO
- 70. STUCCO OVER STUCCO
- 71. STUCCO OVER STUCCO
- 72. STUCCO OVER STUCCO
- 73. STUCCO OVER STUCCO
- 74. STUCCO OVER STUCCO
- 75. STUCCO OVER STUCCO
- 76. STUCCO OVER STUCCO
- 77. STUCCO OVER STUCCO
- 78. STUCCO OVER STUCCO
- 79. STUCCO OVER STUCCO
- 80. STUCCO OVER STUCCO
- 81. STUCCO OVER STUCCO
- 82. STUCCO OVER STUCCO
- 83. STUCCO OVER STUCCO
- 84. STUCCO OVER STUCCO
- 85. STUCCO OVER STUCCO
- 86. STUCCO OVER STUCCO
- 87. STUCCO OVER STUCCO
- 88. STUCCO OVER STUCCO
- 89. STUCCO OVER STUCCO
- 90. STUCCO OVER STUCCO
- 91. STUCCO OVER STUCCO
- 92. STUCCO OVER STUCCO
- 93. STUCCO OVER STUCCO
- 94. STUCCO OVER STUCCO
- 95. STUCCO OVER STUCCO
- 96. STUCCO OVER STUCCO
- 97. STUCCO OVER STUCCO
- 98. STUCCO OVER STUCCO
- 99. STUCCO OVER STUCCO
- 100. STUCCO OVER STUCCO



**ARCHITECTURAL
ELEVATIONS**

4-PLEX (2-1-2-3) : ELEVATION B

NOTE: BUILDING HEIGHTS:
THIS BUILDING OCCURS MULTIPLE TIMES WITHIN PROJECT. RESULTING BUILDING HEIGHT SHOWN IS HIGHEST CASE FROM PROPOSED GRADING PLAN.

CPC PUD 18-00069		NORTH FORK TOWNHOMES	
FILING NO. 1		DATE 05/01/18	
DEVELOPMENT PLAN		SCALE AS SHOWN	
TITLE SHEET		SHEET 17 OF 18	
DESIGNED BY BSB		AS SHOWN	
DRAWN BY BSB		AS SHOWN	
CHECKED BY		JOB NO. 2470390	
ARCHITECTURAL ELEVATIONS ARE NOT FINAL. CONSTRUCTION DOCUMENTS AND SO ARE SUBJECT TO CHANGE.			
ARCHITECTURAL ELEVATIONS ARE NOT FINAL. CONSTRUCTION DOCUMENTS AND SO ARE SUBJECT TO CHANGE.			

FIGURE 1

NORTH FORK TOWNHOMES – FILING NO. 1

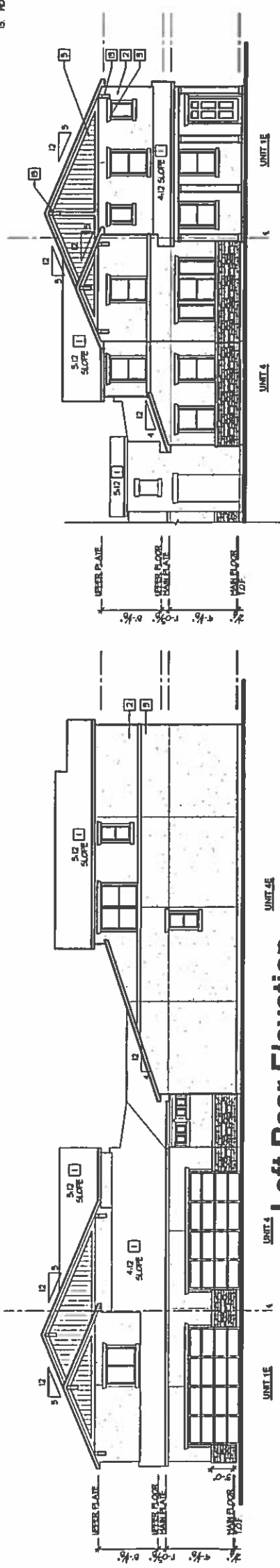
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

DEVELOPMENT PLAN

JULY 2018

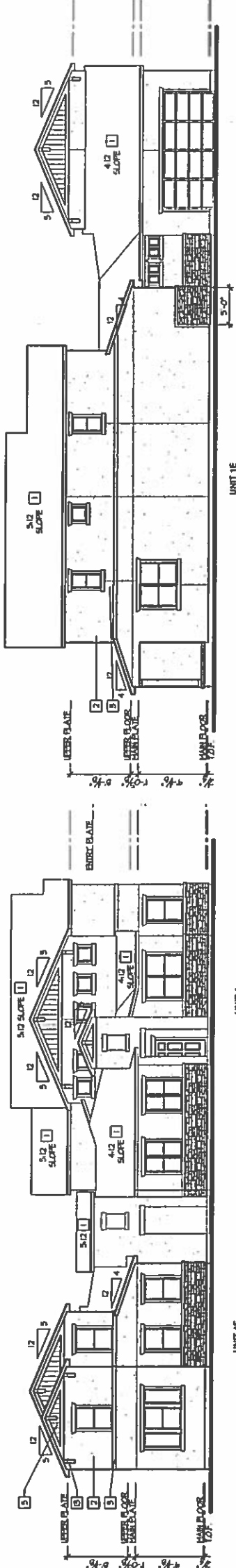
EXTERIOR ELEVATION KEYNOTES:

- 1. THE FOLLOWING KEYNOTES REFER TO THE SYMBOLS AS SHOWN ON PLANS.
- 2. CORNER FINISHES.
- 3. STANDARD FINISHES.
- 4. STUCCO TRIM.
- 5. STONE VENEER.
- 6. VERTICAL Siding.
- 7. HOOD CORREL BRACKET.



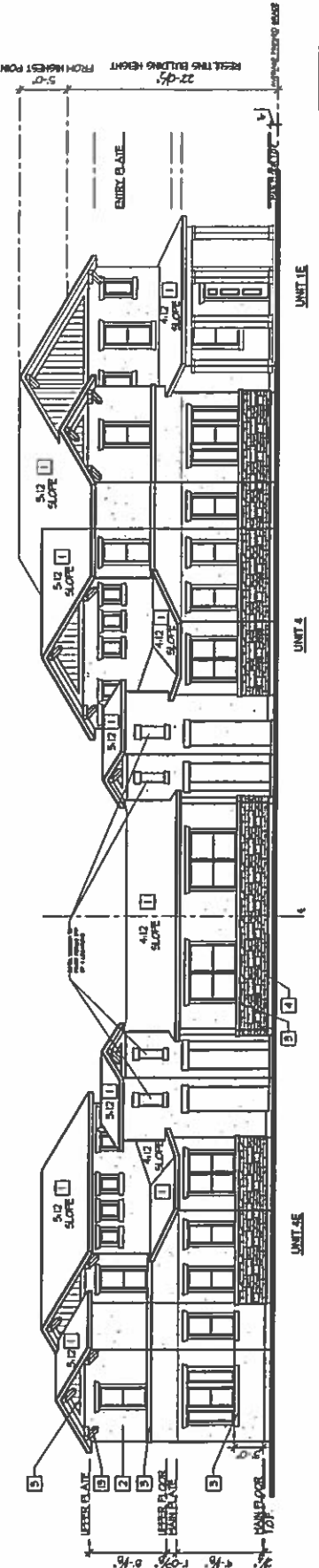
Right Elevation
18'-11-0" (2284) (W-11-0" (R-11))

Left Rear Elevation
18'-11-0" (2284) (W-11-0" (R-11))



Left Elevation
18'-11-0" (2284) (W-11-0" (R-11))

Right Rear Elevation
18'-11-0" (2284) (W-11-0" (R-11))



Front Elevation
18'-11-0" (2284) (W-11-0" (R-11))

ARCHITECTURAL ELEVATIONS
3-PLEX MD (4-4-1) : ELEVATION A

NOTE: PROFESSIONAL ELEVATION DRAWINGS ARE NOT FINAL. CONSTRUCTION DOCUMENTS AND SO ARE SUBJECT TO CHANGES.

CPC PUD 18-00069



1811 Colorado Avenue, Suite 200
Colorado Springs, Colorado 80909 (719) 593-0780 (719) 593-0781 (Fax)

NORTH FORK TOWNHOMES FILING NO. 1	DATE	05/01/18	JOB NO.	24703-00
DEVELOPMENT PLAN TITLE SHEET	DESIGNED BY	ESS	SCALE	AS SHOWN
	DRAWN BY	ESS	SHEET	18 OF 18
	CHECKED BY		AS SHOWN	

NOTE: BUILDING HEIGHTS:
THIS BUILDING OCCURS MULTIPLE TIMES WITHIN PROJECT. RESULTING BUILDING HEIGHT SHOWN IS HIGHEST CASE FROM PROPOSED GRADING PLAN.

FIGURE 1

NORTH FORK TOWNHOMES – FILING NO. 1

CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

DEVELOPMENT PLAN

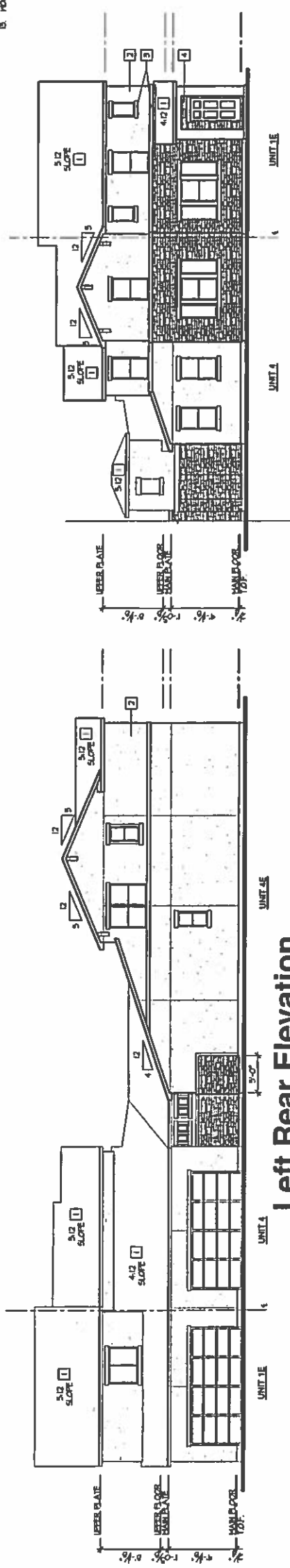
JULY 2018

EXTERIOR ELEVATION KEYNOTES:

THE FOLLOWING KEYNOTED REFERENCE TO SYMBOLS AS SHOWN ON PLANS:

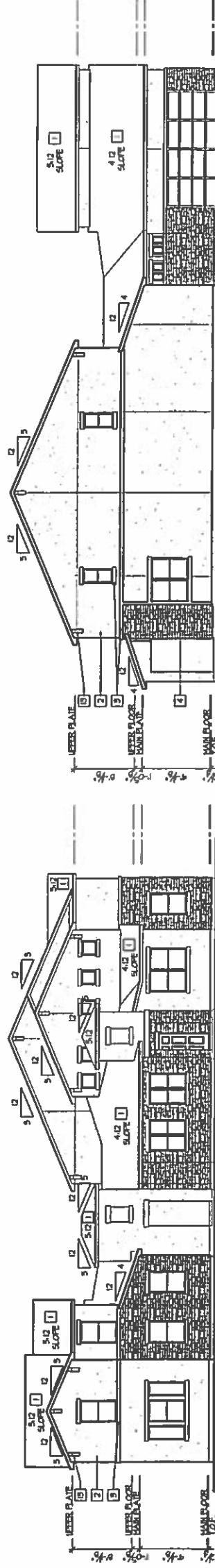


1. COMPOSITION SYMBOLS
2. STANDARD STUCCO SYSTEM
3. STUCCO TRIM
4. FINISH PAINTING
5. VERTICAL SERRA
6. WOOD CORBEL BRACKET



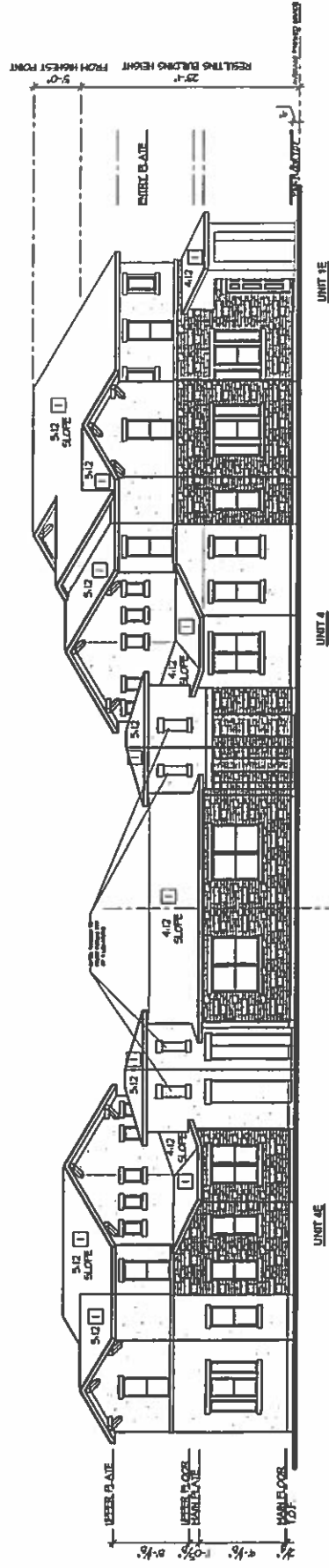
Left Rear Elevation
1/8"=1'-0" (22-5/8) 1/8"=1'-0" (1/4")

Right Elevation
1/8"=1'-0" (22-5/8) 1/8"=1'-0" (1/4")



Left Elevation
1/8"=1'-0" (22-5/8) 1/8"=1'-0" (1/4")

Right Rear Elevation
1/8"=1'-0" (22-5/8) 1/8"=1'-0" (1/4")



Front Elevation
1/8"=1'-0" (22-5/8) 1/8"=1'-0" (1/4")

ARCHITECTURAL ELEVATIONS

3-PLEX MD (4-4-1) : ELEVATION B

CPC PUD 18-00069



18111 Canyon Avenue, Suite 200
Colorado Springs, Colorado 80908 (719) 595-0700 (719) 595-0700 Fax

NORTH FORK TOWNHOMES	
FLING NO. 1	DATE 05/01/18
DEVELOPMENT PLAN	SHEET 18 OF 18
TITLE SHEET	JOB NO. 2470.90
DESIGNED BY BSB	SCALE AS SHOWN
DRAWN BY BSB	AS SHOWN
CHECKED BY	AS SHOWN

FIGURE 1