

**TOWNE EAST
MASTER PLAN**

COLORADO SPRINGS,
CO 80918

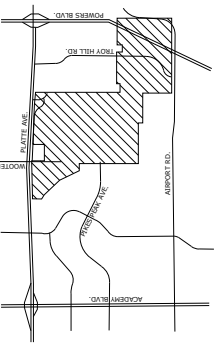
**MAJOR
AMENDMENT**

DATE	BY	DESCRIPTION
01-11-19	DM	CONCEPT REVIEW
12-17-19	DM	PER SITE CHANGES

MASTER PLAN

1 OF 1
CPC MP 85-217-A7M118

VICINITY MAP:
N.T.S.



LAND USE:

BUSINESS PARK	39.3
COMMUNITY COMMERCIAL	38.4
COMMUNITY COMMERCIAL/OFFICE	28.2
OFFICE	19.4
NEIGHBORHOOD COMMERCIAL	63.9
BUSINESS SERVICES	64.8
RESEARCH & DEVELOPMENT	34.0
SINGLE FAMILY RESIDENTIAL (0.5-799 DU/AC)	37.1
RESIDENTIAL	48.4
STREET RIGHT-OF-WAY	98.2
PARK & RECREATION USES / DRAINAGE	69.7
TOTAL ACRES:	392.8

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. Stormwater management required to be completed per new SD15 Code DBPs.
5. The proposed Platte access shall not be constructed until the existing drainage system is in place. All utility lines shown on the frontage road and Platte Avenue will be required per city and utility agencies.
6. All utility lines shown for future improvements to the roadway system shall be coordinated with Colorado Springs Utilities.
7. All utility lines shown shall not 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
TOTAL ACRES:	302.5



AMENDMENT HISTORY

FIN NUMBER	Change to Plan
CPC MP 85-217-ASB09	Revised Uses
CPC MP 85-217-ABMN12	Revised Circulation
CPC MP 85-217-A7M118	Revised Uses Minor Circulation Changes

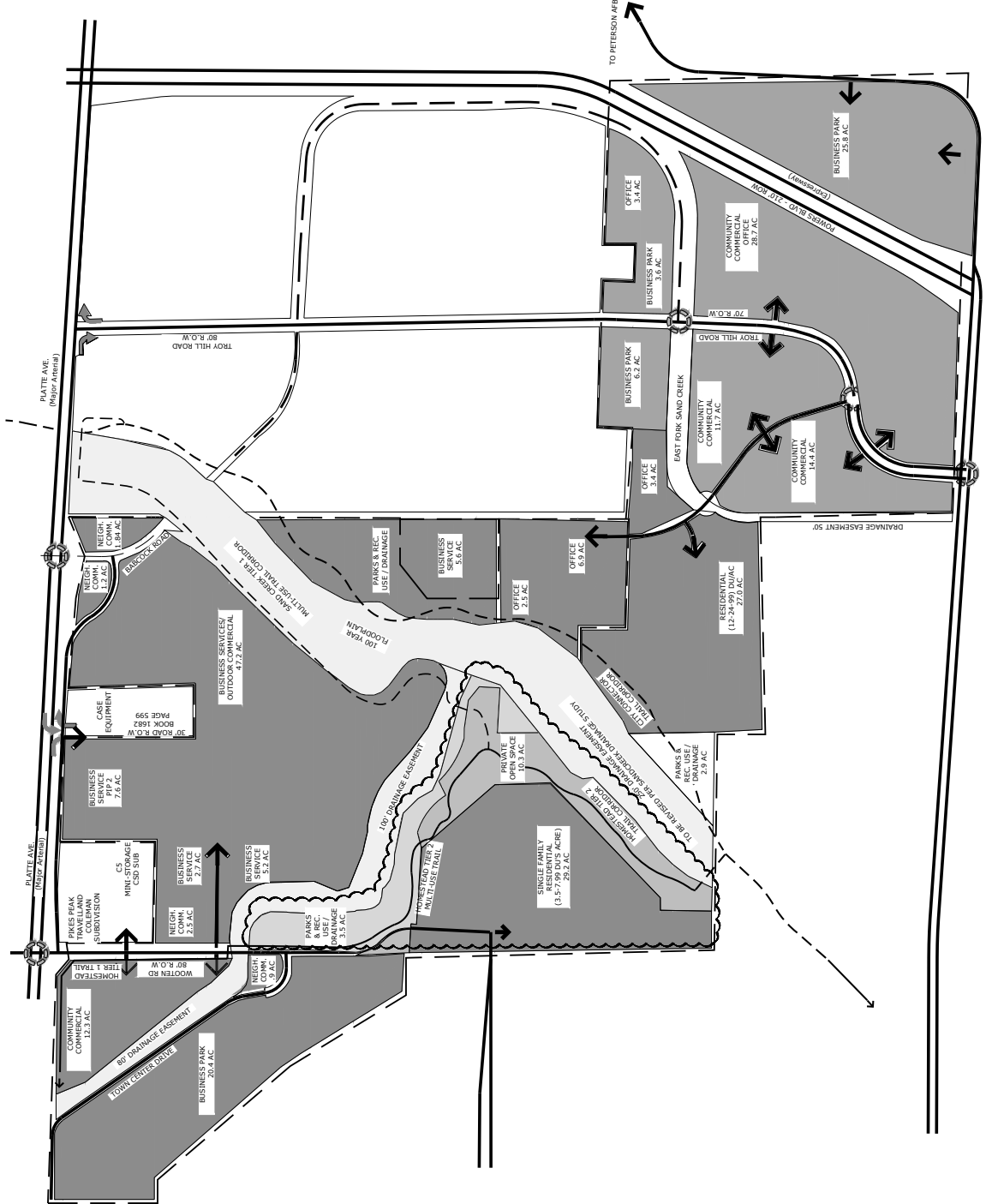
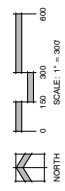


FIGURE 1