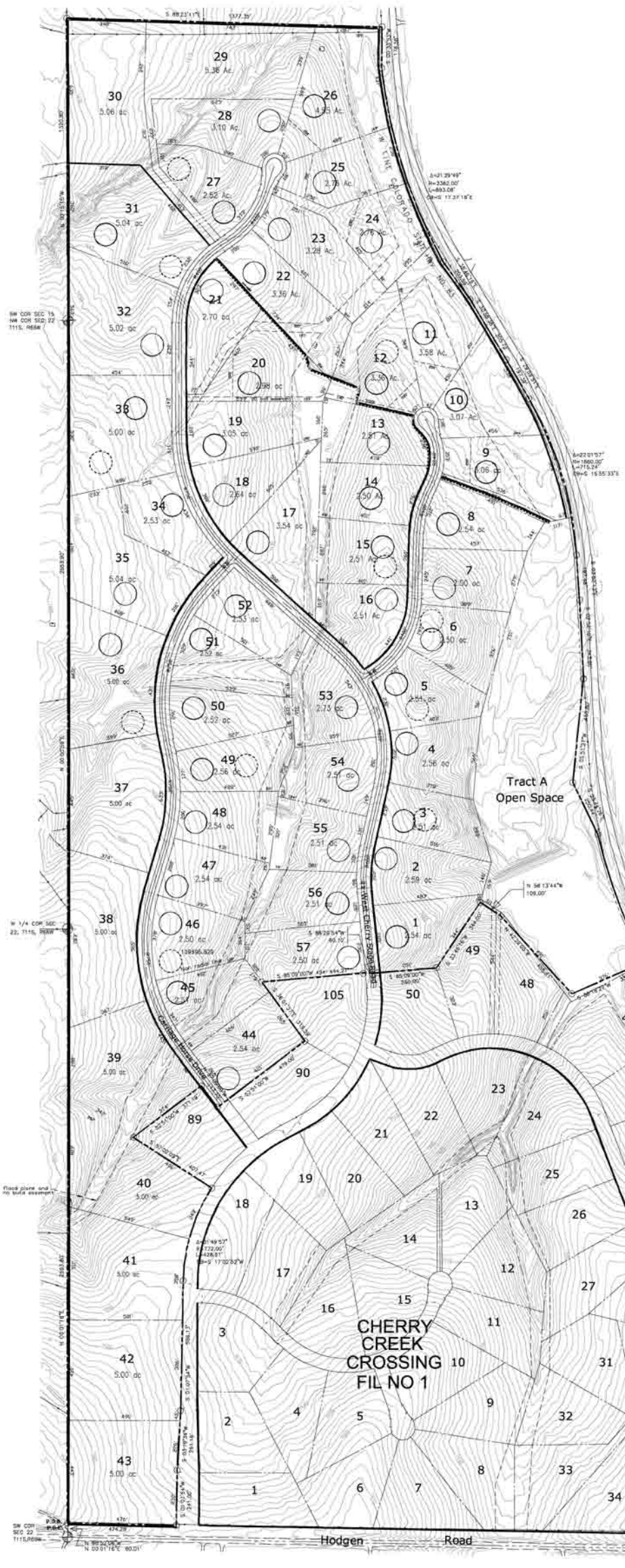


Vicinity Map

LEGEND:

- SUGGESTED HOME LOCATION
- ALTERNATE HOME LOCATION
- PEDESTRIAN TRAIL
- EQUESTRIAN TRAIL
- ALTERNATE EQUESTRIAN TRAIL

NOTE:

1. MINIMUM LOT WIDTHS ARE 200' AT THE FRONT YARD BUILDING SETBACK. SEE SITE PLAN FOR FRONT YARD BUILDING SETBACKS WHICH EXCEED 90' IN ORDER TO ACCOMMODATE THE 200' LOT WIDTH REQUIREMENT.

2. COUNTY APPROVED PLOT PLANS WITH SUPPORTING DATA WILL BE REQUIRED FOR ALL CONSTRUCTION PRIOR TO ISSUANCE OF BUILDING PERMITS.

3. A COUNTY APPROVED MAINTENANCE PLAN WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.

4. NO DRIVEWAY ACCESS WILL BE ALLOWED ONTO HWY 83 OR HODGEN ROAD.

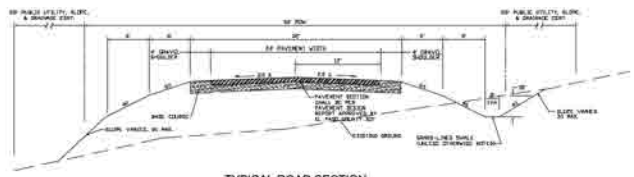
DEVELOPMENT CRITERIA

EXISTING ZONING - PUD - PLANNED UNIT DEVELOPMENT
TOTAL SITE AREA - 382.54 ACRES
PROPOSED LAND USES:
SINGLE FAMILY RESIDENTIAL -110 LOTS
NEIGHBORHOOD COMMERCIAL - 8.5 ACRES (FACILITATING 100,000 SF)
OPEN SPACE - 18.75 ACRES
MINIMUM LOT SIZE- 2.5 AC
MAXIMUM BUILDING HEIGHT - 30 FEET
MAXIMUM PERCENTAGE OF STRUCTURAL LOT COVERAGE:
RESIDENTIAL - 25 %
NEIGHBORHOOD COMMERCIAL - 20 %
MINIMUM BUILDING SETBACKS:
FRONT - 90' (SEE NOTE 1)
SIDE AND REAR - 35'
PRIVATE STABLES - 50' ALL SIDES
NEIGHBORHOOD COMMERCIAL - 50' ADJACENT HWY 83 AND 25' ALL OTHER SIDES
PERMITTED USES:
RESIDENTIAL – AS PERMITTED IN RR-2 ZONE
NEIGHBORHOOD COMMERICAL - AS PERMITTED IN NBD ZONE

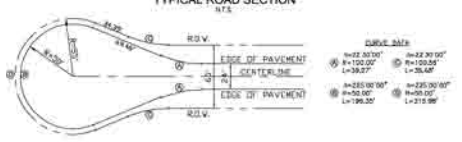
PROPERTY DESCRIPTION
CHERRY CREEK CROSSING

A TRACT OF LAND LOCATED IN A PORTION OF SECTION 15 AND SECTION 22, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO AS SHOWN ON SURVEY PLAT OF SUBDIVISION AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 22, THENCE S 89°23'17" W A DISTANCE OF 1377.35 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 83; THENCE N 00°15'16" W A DISTANCE OF 1320.80 FEET; THENCE S 89°23'17" W A DISTANCE OF 1320.80 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 83; THENCE ON A CURVE HAVING A RADIUS OF 2382.00 FEET, A CENTRAL ANGLE OF 21°29'49", AN ARC LENGTH OF 893.08 FEET, AND A CHORD BEARING N 11°23'18" E A DISTANCE OF 887.80 FEET; THENCE N 00°38'23" E ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 2653.90 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 22; THENCE S 89°23'17" W ALONG SAID NORTH LINE A DISTANCE OF 1377.35 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 22; THENCE S 89°23'17" W ALONG THE NORTH LINE OF SAID SECTION 22 A DISTANCE OF 1320.80 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 22; THENCE S 00°15'16" E ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22 A DISTANCE OF 1320.80 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 22; THENCE S 00°15'16" E ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22 A DISTANCE OF 1320.80 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 22; THENCE N 89°23'17" E ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22 A DISTANCE OF 1320.80 FEET TO THE POINT OF BEGINNING. CONTAINING 16,666,829 SQUARE FEET OR 382.54 ACRES MORE OR LESS.



TYPICAL ROAD SECTION
NTS



TYPICAL CUL-DE-SAC DETAIL
SCALE: 1"=50'

Subdivider:
Colorado Springs 382 Partnership
6070 Camino Almonte
Tucson, AZ 85718
Nate Miller, General Partner
(520) 299-9223

Planner:
N.E.S. Inc.
508 S. Tejon St.
Colorado Springs, CO 80903

NORTH

0 100 200 400 600
SCALE 1"=200'

URBAN DESIGN
LAND PLANNING
& LANDSCAPE
ARCHITECTURE

508 South Tejon Street
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0202

Cherry Creek Crossing

PRELIMINARY PLAN

DATE: MAY 14, 2004
DRAWN: B. YATES
APPROVED: J. MAYNARD

PRELIMINARY PLAN

DATE:	BY:	COMMENTS:
6-28-04	STEVE	
8-27-04	STEVE	
1-25-05	STEVE	

SHEET NO
1
OF 1 SHEETS