

SITE PLAN

TSN: 6122008022

ZONING: PUD

LOT 22 CHERRY CREEK CROSSING FIL NO 1

COUNTY OF EL PASO, STATE OF COLORADO

ADDRESS: 16990 CHERRY CROSSING DR.

LOT AREA = 2.66 ACRES (123,849 SQ. FT.)

% OF LOT COVERED BY STRUCTURE

EXISTING HOUSE / GARAGE FOOTPRINT = 3,828 SQ. FT.

PROPOSED GARAGE = 616 SQ. FT.

4% LOT COVERAGE

PROPOSED BUILDING HEIGHT: 13'-5 ¹/₈"

OWNER: JAMES & JENNIFER LUCAS

PHONE #719-246-0774

EMAIL: jblucas9394@gmail.com

DATE: JUNE 14, 2026

ADDRESS: 16990 CHERRY CROSSING DR.
CO SPRINGS, CO 80921

PROJECT: LUCAS GARAGE

DRAWN BY: JEREMY CLEVELAND

REVISION

BY

UPDATE PER PLANNING COMMISSION COMMENTS

JC 7-28-26

JC Design, LLC,
20740 Warriors Path Dr.
PEYTON, CO 80831

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SP

SHEET NUMBER

The 60' right of way for Cherry Crossing Dr is approximately 30' on either side of the road, measured from the roadway centerline. What is shown here is 60' from what appears to be the edge of pavement (which is twice the length and not measured from the right location).

See comment on legend.

Please update this to be in the correct location once the property line is shown correctly.

The setback should be measured from the property line. Please revise once the correct property line is established.

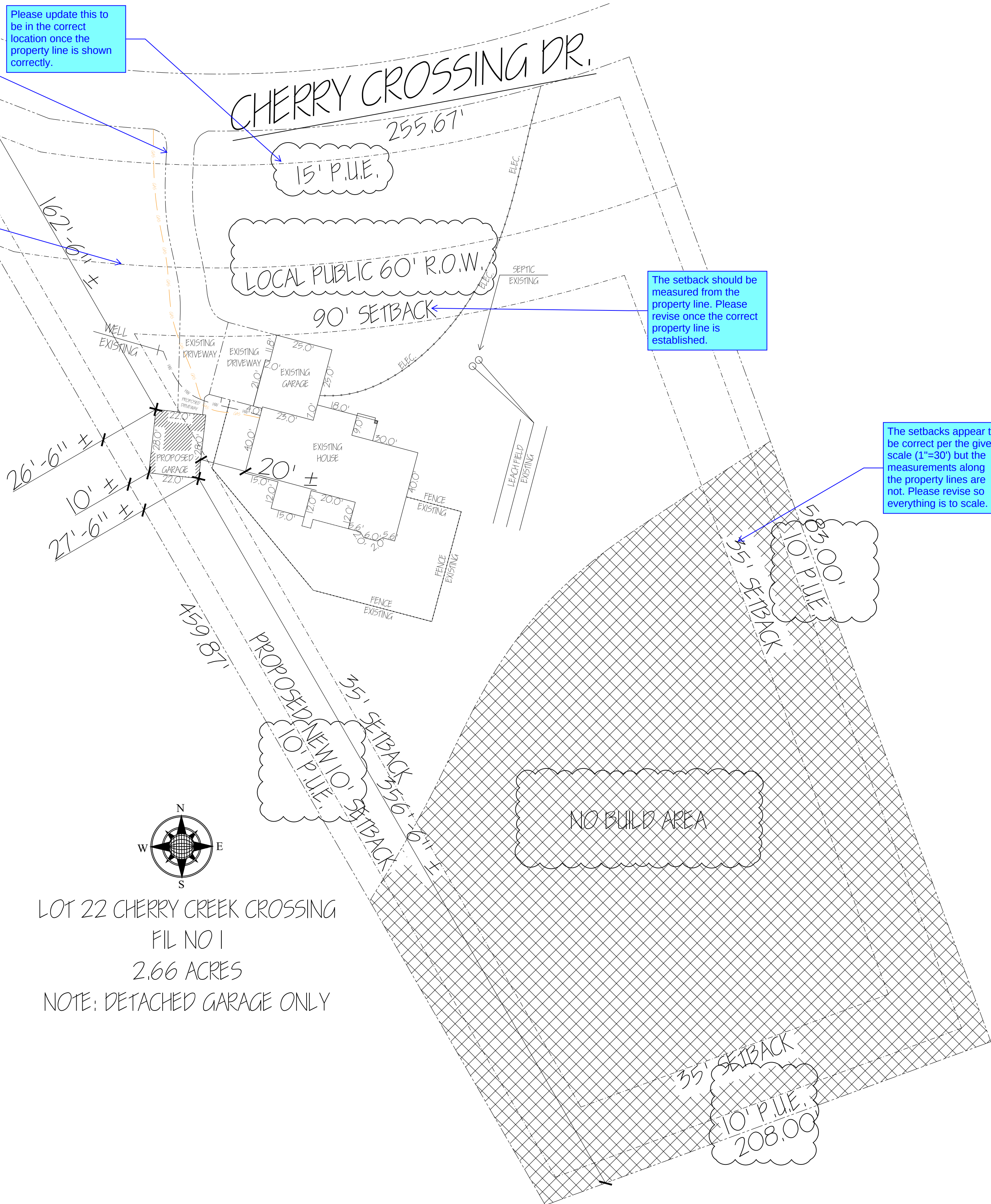
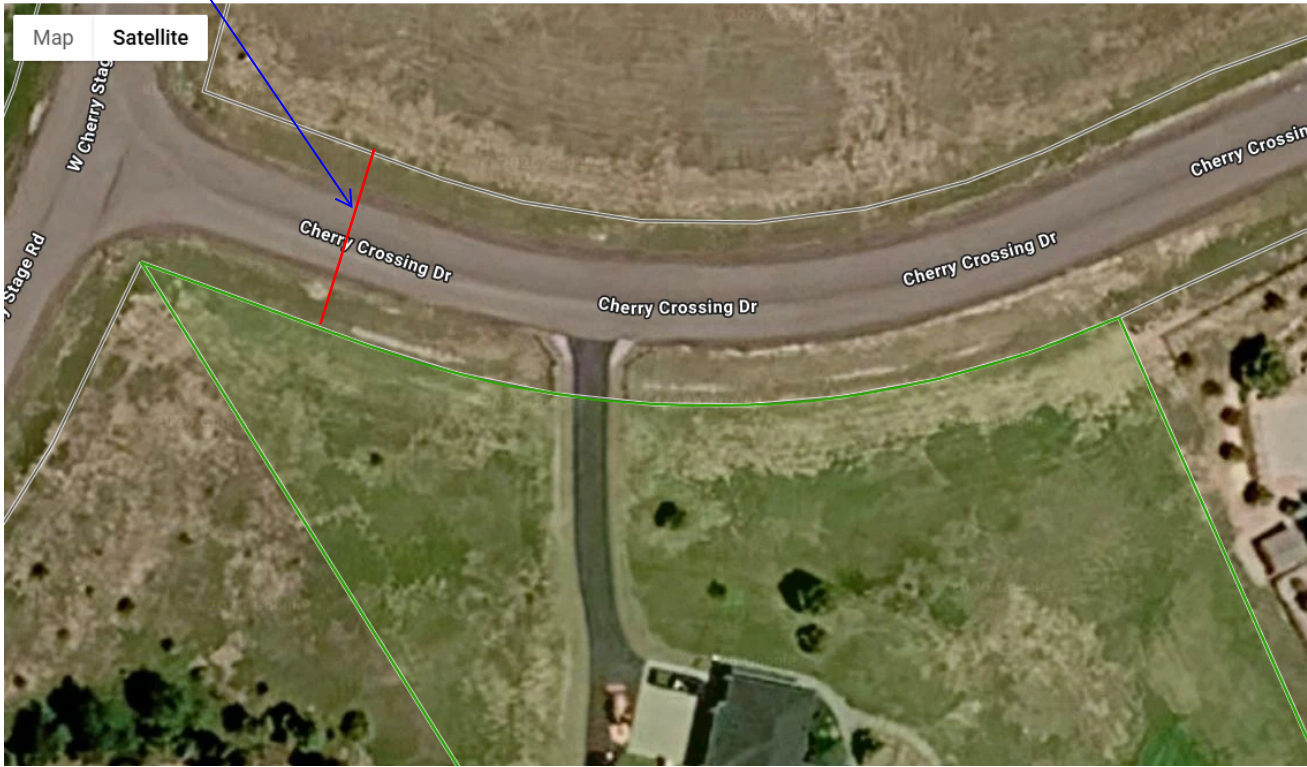
The setbacks appear to be correct per the given scale (1"=30') but the measurements along the property lines are not. Please revise so everything is to scale.

The property line, driveway, and road are all shown as the same line type. Please revise for clarity.
Suggest using edge of pavement for one line type and property line for another line type.

General Notes

1. This site plan does not constitute a legal survey.
2. This site to be verified with existing county plat upon receipt from clerk & recorder.
3. It is the owner's & contractors responsibility to coordinate with easement holders to avoid impact to utilities that may be located in easements.
4. It is the contractor's responsibility to field verify potential impacts on existing leachfield and septic system. Contractor to consult with septic and/ or leachfield specialist to verify/ avoid any impact elements on existing systems.

PROPERTY LINE / DRIVEWAY
EASEMENT / SETBACK
BUILDING
CHERRY CROSSING DR.
NO BUILD AREA
SCALE: 1" = 30'-0"



LOT 22 CHERRY CREEK CROSSING
FIL NO 1
2.66 ACRES
NOTE: DETACHED GARAGE ONLY