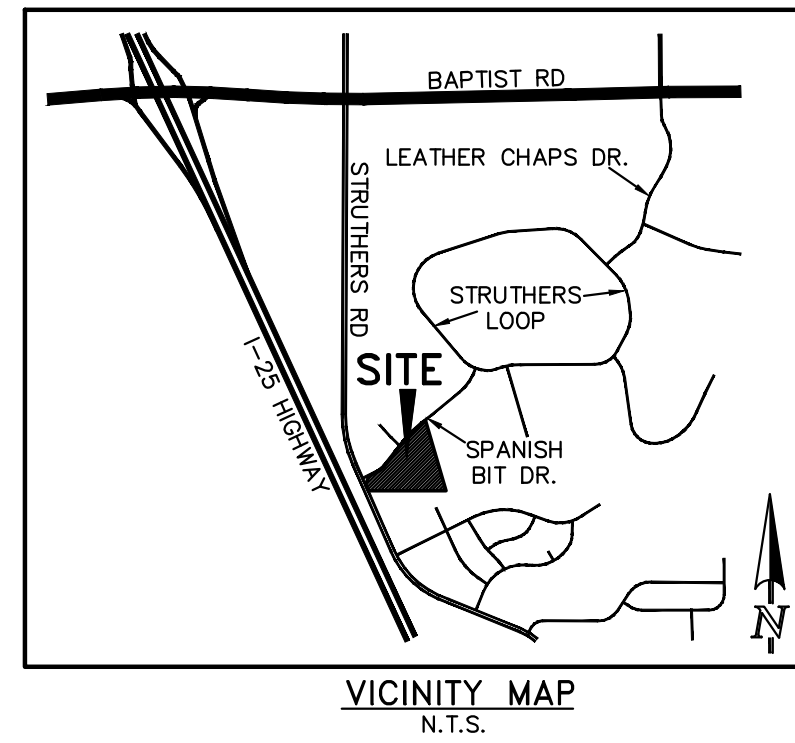


URBAN LANDING

COUNTY OF EL PASO, STATE OF COLORADO SECTION 36, TOWNSHIP 11 SOUTH, RANGE 67 WEST

PUD DEVELOPMENT PLAN & PRELIMINARY PLAN



CATHEDRAL ROCK
COMMONS COMMERCIAL
LOT 2
ZONE: COMM.

CATHEDRAL ROCK
COMMONS COMMERCIAL
LOT 3
ZONE: COMM.

EXIST. BIG R
CATHEDRAL ROCK
COMMONS COMMERCIAL
LOT 1
ZONE: COMM.

URBAN LANDING PROPERTY
6.567 AC.
ZONE: R-4

CHAPARRAL HILLS
LOT 28
ZONE: RR-2.5

SITE DATA

TAX ID NUMBERS: 71360-01-045
 SKETCH PLAN: N/A
 CURRENT ZONING: R-4
 PROPOSED ZONING: R-4
 TOTAL AREA: 6.576 ACRES

PROJECT TEAM

OWNER: CLASSIC SRJ LAND, LLC
 2138 FLYING HORSE CLUB DR.
 COLORADO SPRINGS, CO 80921
 (719) 592-9333
 MR. JOE LOIDOLT

APPLICANT/CIVIL CONSULTANT: CLASSIC CONSULTING
 619 N. CASCADE AVE. SUITE 200
 COLORADO SPRINGS, CO 80903
 (719) 785-2802
 MR. MARC A. WHORTON, P.E.

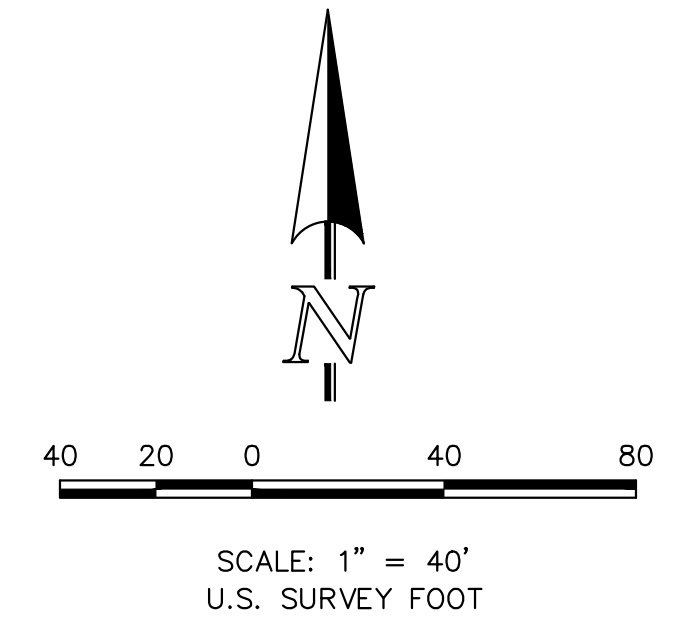
LANDSCAPE CONSULTANT: NES
 619 N. CASCADE AVE. SUITE 200
 COLORADO SPRINGS, CO 80903
 (719) 471-0073
 MS. ANDREA BARLOW

LEGAL DESCRIPTION:

A TRACT OF LAND IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER IN SECTION 36 IN TOWNSHIP 11 SOUTH IN RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 26, CHAPARRAL HILLS, AS RECORDED IN PLAT BOOK T-2, AT PAGE 2 IN THE RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE S 89 DEGREES 59 MINUTES 08 SECONDS W ON SAID SOUTH LINE, 880.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY LINE OF A TRACT DESCRIBED BY DEED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, RECORDED AUGUST 12, 1963 IN BOOK 1969 AT PAGE 746 UNDER RECEPTION NO. 301954 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE N 24 DEGREES 59 MINUTES 35 SECONDS W, ON SAID NORTHEASTERLY LINE, 61.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY LINE OF SPANISH BIT DRIVE AS PLATTED IN SAID CHAPARRAL HILLS; THENCE ALONG THE SAID SOUTHEASTERLY LINE OF SPANISH BIT DRIVE FOR THE FOLLOWING FIVE COURSES, N 65 DEGREES 00 MINUTES 25 SECONDS E, 166.60 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 29 DEGREES 52 MINUTES 41 SECONDS, HAVING A RADIUS OF 530.00 FEET, AN ARC DISTANCE OF 276.38 FEET; THENCE N 35 DEGREES 07 MINUTES 44 SECONDS E, 167.67 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 14 DEGREES 19 MINUTES 10 SECONDS, HAVING A RADIUS OF 470.00 FEET; AN ARC DISTANCE OF 117.46 FEET; THENCE N 49 DEGREES 26 MINUTES 54 SECONDS E, 227.19 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 26, CHAPARRAL HILLS; THENCE S 16 DEGREES 21 MINUTES 15 SECONDS E, 700.71 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PORTION CONVEYED BY SPECIAL WARRANTY DEED RECORDED JANUARY 2, 2007 AT RECEPTION NO. 207000186, EL PASO COUNTY, COLORADO.

CONTAINING 6.576 ACRES "NET" (286,453 SQUARE FEET), MORE OR LESS.



	URBAN LANDING PUD DEV. PLAN & PRELIMINARY PLAN ZONING MAP				
	DESIGNED BY	MAW	SCALE		DATE
	DRAWN BY	MAW	(H) 1" = 40'		SHEET 1 OF 1
	CHECKED BY		(V) 1" = N/A		JOB NO. 1308.01
619 N. Cascade Avenue, Suite 200 (719) 785-0790 Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)					

STRUTHERS RANCH SUB
FIL. NO. 2
ZONE: PUD
TRACT A

STRUTHERS RANCH SUB
FIL. NO. 2
ZONE: PUD
LOT 20

STRUTHERS RANCH SUB
FIL. NO. 2
ZONE: PUD
LOT 19

TRACT D

LOT 21

S89°59'08"W 747.63'

$\Delta=29^{\circ}52'41''$
 $R=530.00'$
 $L=276.38'$

$\Delta=14^{\circ}19'10''$
 $R=470.00'$
 $L=117.46'$

N49°26'54"E 227.19'

S16°21'15"E 700.71'

N35°07'44"E 167.67'

SPANISH BIT DR
60' PUBLIC ROW (URBAN LOCAL)

N65°00'25"E 6.62'

S20°00'29"W 56.54'

S24°38'24"E 70.19'

STRUTHERS ROAD
4-LANE ARTERIAL

V:\130801\URBAN LANDING\DEVELOPMENT\ZONING_MAP.dwg, 5/2/2024, 1:09:51 PM, 1:1