PATTEN associates, inc.
Development & Land Planning Consultants

JPS ENGINEERING

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CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987

CHERRY SPRINGS RANCH - FILING NO. 2

FILING NO. 2 MASTER SIGN PLAN

FIL. 1 LOT 12
3.161 ACRES

FIL. 1 LOT 13
2.511 ACRES

FIL. 1 LOT 14
2.597 ACRES

EXISTING FILING NO. 1 (16 LOTS)

FIL. 1 LOT 15
2.520 ACRES

FIL. 1 LOT 16
3.145 ACRES

TRIBUTARY CHANNEL

CONCEPTUAL FUTURE ROAD EXTENSION

APPROXIMATE LIMITS OF 100 YEAR FLOODPLAIN

PROPOSED 30' TRAIL EASEMENT

PROPOSED 20' TRAIL EASEMENT

PROPOSED 60' ROW

FIL. 2 LOT 4
4.08 ACRES

FIL. 2 LOT 6
2.69 ACRES

FIL. 2 LOT 5
2.82 ACRES

FIL. 2 LOT 7
3.54 ACRES

FIL. 2 LOT 3
3.29 ACRES

PROPOSED FILING NO. 2 (11 LOTS)

PROPOSED 20' DRAINAGE EASEMENT

FIL. 2 LOT 2
2.66 ACRES

FIL. 2 LOT 11
2.93 ACRES

FIL. 2 LOT 8
4.56 ACRES

FIL. 2 LOT 10
2.72 ACRES

FIL. 2 LOT 9
4.3 ACRES

FIL. 2 LOT 1
3.72 ACRES

PROPOSED RURAL LOCAL ROAD (PUBLIC)

APPALOOSA RD

PROPOSED 60' ACCESS EASEMENT

PROPOSED PROPERTY LINE (TYP)

PROPOSED TRAIL

WEST CHERRY CREEK

CHERRY SPRINGS RANCH DRIVE

EXISTING 70' ROW

EXISTING FILING NO. 1 BOUNDARY

PROPOSED 20' RESERVATION

TOTAL PROPOSED 80' ROW

PROPOSED 50' ROW

PROPOSED 30' ROW

EXISTING 80' ROW

EXISTING 30' ROW

HIGHWAY 105

CANTERBURY EAST

CANTERBURY E

PARCEL #61000-00-481 KANG 30.0 AC ZONED RR-5

Proposed Sign Location