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GENERAL PROVISIONS:

- A STATEMENT ESTABLISHING THE PURPOSE AND INTENT OF THE PUD ZONING DISTRICT.
- AUTHORITY

THIS PUD IS AUTHORIZED BY CHAPTER 4 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, ADOPTED PURSUANT TO THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

- APPLICABILITY

THE PROVISIONS OF THIS PUD SHALL RUN WITH THE LAND. THE LANDOWNERS, THEIR SUCCESSORS, HEIRS, OR ASSIGNS SHALL BE BOUND BY THIS DEVELOPMENT PLAN, AS AMENDED AND APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR OR BOARD OF COUNTY COMMISSIONERS.

- ADOPTION

THE ADOPTION OF THIS DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISIONS OF THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS THAT THIS DEVELOPMENT PLAN FOR CHERRY SPRINGS RANCH PUD IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTY MASTER PLAN, EL PASO COUNTY POLICY PLAN AND APPLICABLE SMALL AREA PLAN(S); IS AUTHORIZED UNDER THE PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE; AND THAT THE EL PASO COUNTY LAND DEVELOPMENT CODE AND THIS DEVELOPMENT PLAN COMPLIES WITH THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

- RELATIONSHIP TO COUNTY REGULATIONS

THE PROVISIONS OF THIS DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF CHERRY SPRINGS RANCH PUD, PROVIDED, HOWEVER, THAT WHERE THE PROVISIONS OF THIS DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED AND IN EFFECT AT THE TIME OF THE PUD PLAN APPROVAL (OR OWNER ACKNOWLEDGE THE PUD CHANGES WITH THE CODE), OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF EL PASO COUNTY, SHALL BE APPLICABLE.

- ENFORCEMENT

TO FURTHER THE MUTUAL INTEREST OF THE RESIDENTS, OCCUPANTS, AND OWNERS OF THE PUD AND OF THE PUBLIC IN THE PRESERVATION OF THE INTEGRITY OF THIS DEVELOPMENT PLAN, THE PROVISIONS OF THIS PLAN RELATING TO THE USE OF LAND AND THE LOCATION OF COMMON OPEN SPACE SHALL RUN IN FAVOR OF EL PASO COUNTY AND SHALL BE ENFORCEABLE AT LAW OR IN EQUITY BY THE COUNTY WITHOUT LIMITATION ON ANY POWER OR REGULATION OTHERWISE GRANTED BY LAW.

- CONFLICT

WHERE THERE IS MORE THAN ONE PROVISION WITHIN THE DEVELOPMENT PLAN THAT COVERS THE SAME SUBJECT MATTER, THE PROVISION WHICH IS MOST RESTRICTIVE OR IMPOSES HIGHER STANDARDS OR REQUIREMENTS SHALL GOVERN.

- MAXIMUM LEVEL OF DEVELOPMENT

THE TOTAL NUMBER OF DWELLINGS OR THE TOTAL COMMERCIAL, BUSINESS, OR INDUSTRIAL INTENSITY SHOWN ON THE DEVELOPMENT PLAN FOR DEVELOPMENT WITHIN THE SPECIFIED PLANNING AREAS IS THE MAXIMUM DEVELOPMENT REQUESTED FOR PLATTING OR CONSTRUCTION (PLUS ANY APPROVED DENSITY TRANSFERS). THE ACTUAL NUMBER OF DWELLINGS OR LEVEL OF DEVELOPMENT MAY BE LESS DUE TO SUBDIVISION OR SITE DEVELOPMENT PLAN REQUIREMENTS, LAND CARRYING CAPACITY, OR OTHER REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS.

- PROJECT TRACKING

AT THE TIME OF ANY FINAL PLAT APPLICATION, THE APPLICANT SHALL PROVIDE A SUMMARY OF THE DEVELOPMENT, TO DATE, TO DEVELOPMENT SERVICES DEPARTMENT, IN ORDER TO ASSURE MAXIMUM DEVELOPMENT LIMITS ARE NOT EXCEEDED.

GENERAL NOTES:

1. ALL STREETS SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS, DEDICATED TO EL PASO COUNTY FOR AND UPON ACCEPTANCE BY EL PASO COUNTY SHALL BE MAINTAINED BY EL PASO COUNTY DEPARTMENT OF TRANSPORTATION.
2. CONTOUR INTERVALS SHOWN ON PLAN ARE 2'.
3. PUBLIC UTILITY/DRAINAGE EASEMENTS ARE PROPOSED TO BE PROVIDED ON ALL LOTS AS FOLLOWS:
 - a. FRONT: TEN (10) FEET
 - b. SIDE: TEN (10) FEET
 - c. REAR: SEVEN AND ONE-HALF (7.5) FEET
 - d. STREETS: TEN (10) FEET EASEMENT ALONG ALL AREAS WHEN FRONT EASEMENT IS NOT APPROPRIATE.
 - e. SUBDIVISION PERIMETER: TWENTY (20) FEET
4. BUILDABLE AREAS HAVE BEEN ESTABLISHED FOR EACH LOT AS SHOWN ON SHEET 3 (FLING NO. 2 SITE PLAN) AND BUILDING SETBACKS FOUND IN DESIGN STANDARDS SECTION C(1).
5. MAXIMUM DENSITY ON THIS SITE SHALL BE LIMITED TO 42 LOTS. PHASE I CONSISTS OF 16 LOTS. PHASE II WILL CONSIST OF 11 LOTS.
6. WITHOUT REQUIRING A MAJOR OR MINOR PUD PLAN AMENDMENT, LIMITED REDESIGN FLEXIBILITY IS ALLOWED IN THE PLATTING STAGE, AND LOT LINES MAY BE MOVED UP TO 20 FEET FROM THE CURRENTLY SHOWN LOCATIONS. IN CASES WHERE THE LOT LINES ARE MOVED, IN ORDER TO MAINTAIN AN EQUIVALENT SIZE BUILDING AREA, THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR MAY AUTHORIZE SETBACK CHANGES AS INDICATED IN THE DESIGN STANDARDS.
7. NO DEVELOPMENT SHALL OCCUR WITHIN THE 100 YEAR FLOODPLAIN.
8. THE DENSITY FOR THE PHASE II AREA SHALL BE LIMITED TO A MAXIMUM OF 11 (ELEVEN) SINGLE FAMILY DWELLING UNITS OR A LESSER NUMBER OF UNITS SUCH THAT AN OVERALL AVERAGE NET DENSITY OF 5 (FIVE) ACRES PER LOT IS MAINTAINED FOR THIS ENTIRE PUD DEVELOPMENT PLAN NET OF PUBLIC OR PRIVATE ROAD RIGHTS-OF-WAY AND TRACTS OR PARCELS SET ASIDE FOR ANY USE OTHER THAN OPEN SPACE AS DEFINED IN THE 2000 TRI-LAKES COMPREHENSIVE PLAN (1999).

DEVELOPMENT DATA:

- EXISTING ZONING: PUD
- PROPOSED ZONING: PUD (AMENDED)
- TOTAL AREA: 230.7 ACRES (PHASE 2=42.25 AC)
- NUMBER OF LOTS: 42 (PHASE I: 16; PHASE 2: 11)
- TOTAL LOT AREA: PHASE 1: 88.94 ACRES; PHASE 2: 37.31 ACRES
- GROSS DENSITY: PHASE I: 0.181 DU/AC; PHASE 2: 0.26 DU/AC
- NET DENSITY: 0.196 DU/AC (PHASE I: 0.202 DU/AC; PHASE 2: 0.29 DU/AC)
- R.O.W.: 16.95 ACRES (PHASE I: 10.60 ACRES; PHASE 2: 4.54 ACRES)
- MAX. HEIGHT: THIRTY-FIVE (35) FEET

OWNER / SUBDIVIDER:

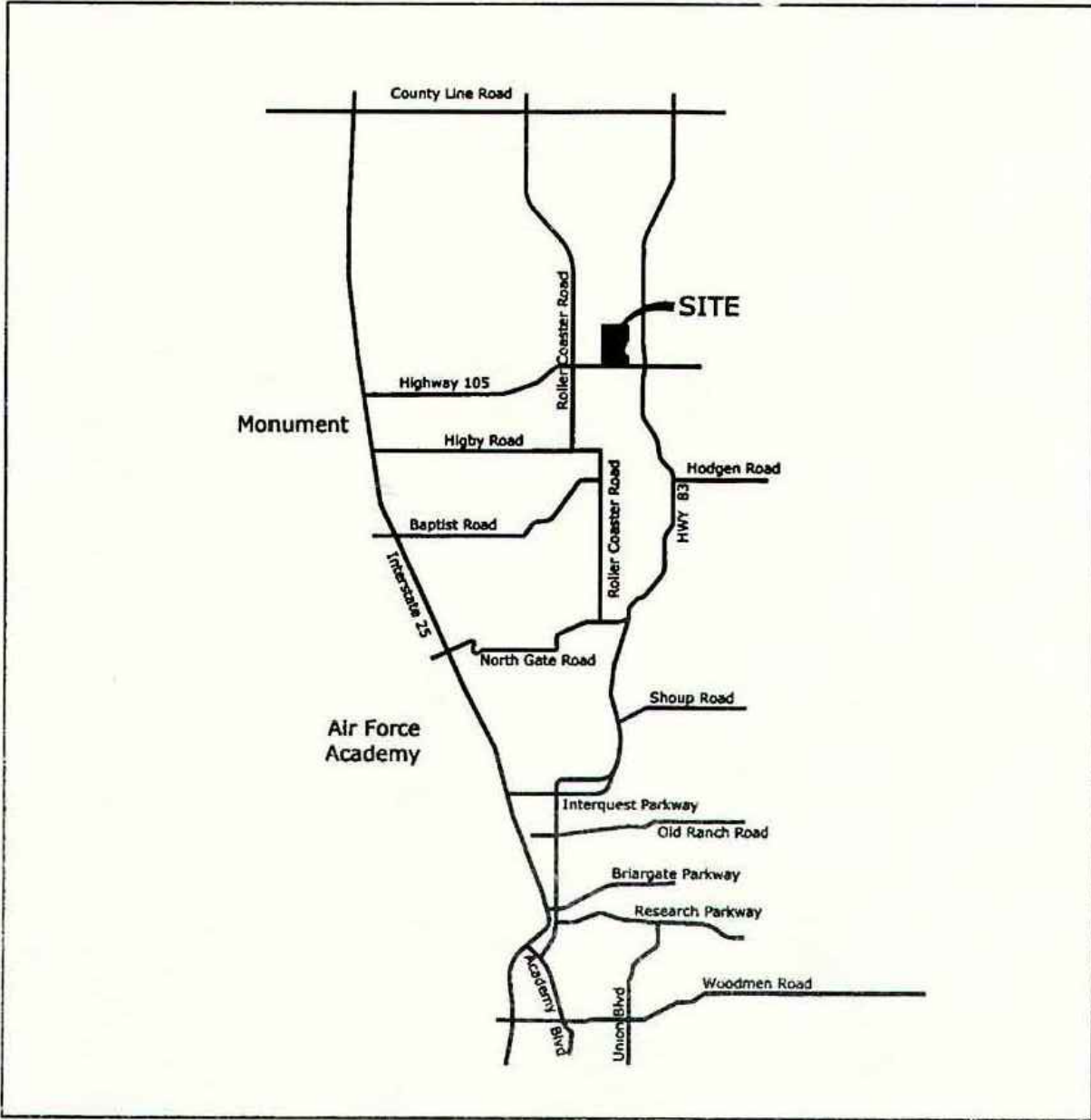
SEARLE RANCH, INC.
18911 CHERRY SPRINGS RANCH DRIVE
MONUMENT, CO 80132

SHEET INDEX

1. PUD COVER SHEET
2. PUD DEVELOPMENT PLAN
3. FLING NO. 2 SITE PLAN
4. OWNERS / ZONE MAP
5. LANDSCAPE PLAN

CHERRY SPRINGS RANCH PUD DEVELOPMENT PLAN AMENDMENT

FEBRUARY, 2020



VICINITY MAP
NTS

NAME OF LANDOWNER:

LANDOWNER'S SIGNATURE, NOTARIZED:

OWNERSHIP CERTIFICATION:

I/WE _____ A (ONE OF THE FOLLOWING: TITLE COMPANY, TITLE ATTORNEY, ATTORNEY AT LAW) DULY QUALIFIED, INSURED, OR LICENSED BY THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I/WE HAVE EXAMINED THE TITLE OF ALL LANDS DEPICTED AND DESCRIBED HEREON AND THAT TITLE TO SUCH LAND IS FEE SIMPLE BY _____ AT THE TIME OF THIS APPLICATION.

NOTARIZED SIGNATURE

COUNTY CERTIFICATION:

THIS REZONING REQUEST TO PUD HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH THE (BOARD RESOLUTION OR MOTION # AND DATE) APPROVING THE PUD AND ALL APPLICABLE EL PASO COUNTY REGULATIONS.

CHAIR, BOARD OF COUNTY COMMISSIONERS DATE

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT DATE

CLERK AND RECORDER CERTIFICATION:

STATE OF COLORADO }
EL PASO COUNTY } ss.

I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON THIS (DAY) OF (MONTH), 200_ AT _____ AT _____ O'CLOCK A.M./P.M. AND WAS RECORDED PER RECEPTION NO. _____

EL PASO COUNTY CLERK AND RECORDER

DESIGN STANDARDS:

- A. USES:
ONLY THE FOLLOWING USES ARE PERMITTED IN THE CHERRY SPRINGS RANCH PUD. SINGLE FAMILY HOMES AND ACCESSORY BUILDINGS AND USES AS DESCRIBED IN THE RR-2.5 RURAL RESIDENTIAL DISTRICT.
- B. STREETS:
STREETS WITHIN THE CHERRY SPRINGS RANCH PUD PROVIDE GENERAL VEHICULAR CIRCULATION THROUGHOUT THE DEVELOPMENT.
- C. DIMENSIONAL REQUIREMENTS:
1. SETBACKS: EACH LOT HAS SPECIFIC SETBACKS AS INDICATED ON PLAN. SOME FLEXIBILITY IS ALLOWED IN THE PLATTING STAGE, AND LOT LINES MAY BE MOVED UP TO 20 FEET FROM THE CURRENTLY SHOWN LOCATIONS. IN CASES WHERE THE LOT LINES ARE MOVED, IN ORDER TO MAINTAIN AN EQUIVALENT SIZE BUILDING AREA, THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR MAY AUTHORIZE SETBACK CHANGES WITHIN THE MINIMUMS ESTABLISHED BELOW.
 - a. FRONT SETBACKS ARE REQUIRED FROM ALL STREETS FOR ALL STRUCTURES. THE MINIMUM FRONT YARD SETBACK SHALL BE 25 FEET.
 - b. SIDE SETBACKS ARE REQUIRED TO BE A MINIMUM OF 15 FEET.
 - c. REAR SETBACKS ARE REQUIRED TO BE A MINIMUM OF 50 FEET.
 - d. CORNER LOTS ARE LOTS WITH MORE THAN ONE LOT LINE THAT ABUTS A STREET. THE SETBACK FROM THE LOT LINE[S] FROM WHICH NO DRIVEWAY ACCESS IS TAKEN SHALL BE A MINIMUM OF 25 FEET.
 - e. ACCESSORY BUILDINGS MUST COMPLY WITH SETBACKS ESTABLISHED ABOVE.
 - f. STABLES AND CORRALS MUST BE FIFTY (50) FEET FROM ANY PROPERTY LINE.
 - g. KENNELS AND PENS MUST BE ONE-HUNDRED (100) FEET FROM ANY PROPERTY LINE.
 2. HEIGHT MAXIMUM: THE MAXIMUM HEIGHT OF ANY STRUCTURE SHALL NOT EXCEED 35 FEET, MEASURED AS GOVERNED BY THE EL PASO COUNTY LAND USE CODE. HEIGHT RESTRICTIONS MAY BE REVIEWED AND ADMINISTERED WITH THE PLOT PLAN.
 3. LOT SIZES:
 - a. THE MINIMUM LOT SIZE IN CHERRY SPRINGS RANCH PUD SHALL BE 2.5 ACRES THE AMENDED PUD DEVELOPMENT PLAN AND THE PLAT ESTABLISH THE LOT SIZES FOR EACH LOT.
 - b. NO SUBDIVISION OF ANY LOT WILL BE PERMITTED IF SUCH SUBDIVISION RESULTS IN THE CREATION OF ADDITIONAL BUILDING LOTS.
 4. DENSITY: A MAXIMUM OF 42 RESIDENTIAL LOTS AS SHOWN ON THE AMENDED PUD DEVELOPMENT PLAN SHALL BE PERMITTED.
 5. ARCHITECTURAL CONTROL COMMITTEE REVIEW/COVENANTS: COVENANTS FOR CHERRY SPRINGS RANCH PUD WILL BE CREATED BY SEPARATE DOCUMENTS. THE COVENANTS ESTABLISH RULES AND REGULATIONS FOR THE PROPERTY WITHIN THE SUBDIVISION AND ESTABLISH THE GOVERNANCE MECHANISM OF THE SUBDIVISION, INCLUDING THE CREATION OF THE HOMEOWNERS ASSOCIATION AND THE ARCHITECTURAL CONTROL COMMITTEE.
 6. PLOT PLANS: PRIOR TO THE APPROVAL OF A BUILDING PERMIT A PLOT PLAN SHALL BE REQUIRED TO BE SUBMITTED TO THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT AS PER THE EL PASO COUNTY LAND DEVELOPMENT CODE IN EFFECT AT THAT TIME. (NOTE: ADDITIONAL PLOT PLAN AND REVIEW REQUIREMENTS MAY EXIST IN PRIVATE COVENANTS COVERING THIS DEVELOPMENT)

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 9, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTHERLY BOUNDARY OF A TRACT OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 3145 AT PAGE 131, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE EASTERLY END BY A 1 INCH YELLOW PLASTIC SURVEYOR'S CAP STAMPED 13225, IS ASSUMED TO BEAR S89°55'58"W A DISTANCE OF 1221.48 FEET.

THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPLE MERIDIAN, EL PASO COUNTY, COLORADO, EXCEPT THAT PORTION OF SAID SOUTHEAST QUARTER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST QUARTER OF SECTION 9:
THENCE N00°14'44"W (ON AN ASSUMED BEARING, TO WHICH ALL OTHERS IN THIS DESCRIPTION ARE RELATIVE) ON THE EAST LINE OF SAID SOUTHEAST QUARTER, 860.27 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREBY; THENCE ALONG THE EXISTING FENCE FOR THE NEXT FOUR COURSES:

1. THENCE N57°33'53"W, 496.57 FEET;
2. THENCE N13°00'29"E, 60.34 FEET;
3. THENCE N10°55'18"W, 383.28 FEET;
4. THENCE N34°58'51"E, 823.72 FEET TO INTERSECT SAID EASTERLY LINE OF SAID SOUTHEAST QUARTER:

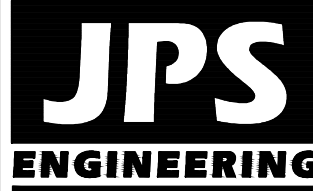
THENCE S00°14'44"E ON SAID EAST LINE, 1376.39 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 230.7 ACRES.

COLORADO SPRINGS
4271 Horse Gulch Loop,
Colorado Springs, CO
80924

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Development & Land Planning Consultants
patten@pattenassociates.com 970-846-9111

STEAMBOAT SPRINGS
2143 Resort Drive
Suite 110
Steamboat Springs, CO
80487



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No.	BY	DATE	REVISION
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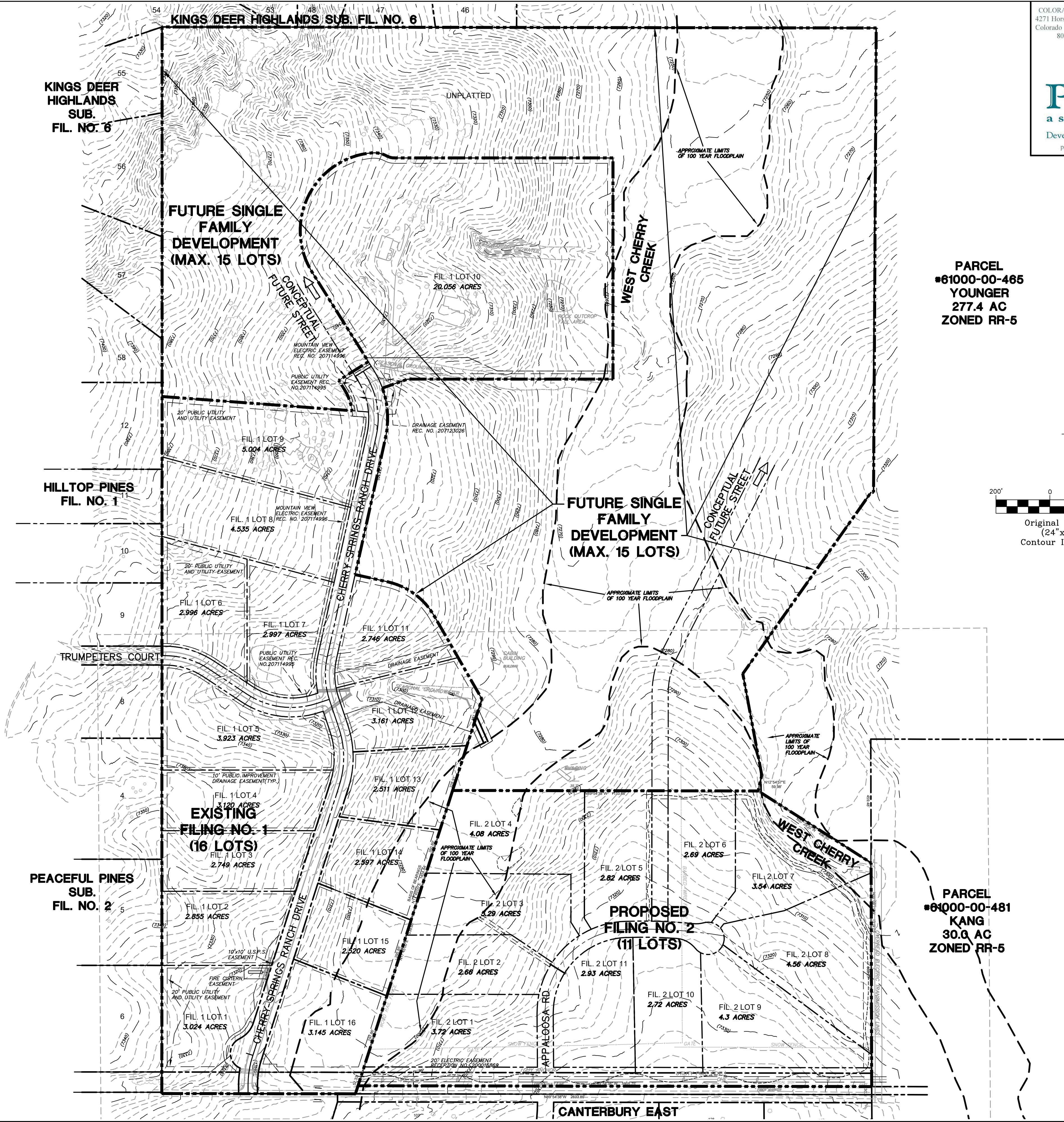
CHERRY SPRINGS RANCH - AMENDED PUD

PUD COVER SHEET

HORIZ. SCALE:	N/A	DRAWN:	BJJ
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	LWA	CHECKED:	JPS
CREATED:	12/09/19	LAST MODIFIED:	2/19/20
PROJECT NO:	031903	MODIFIED BY:	BJJ

SHEET: **PUD-3**
1 OF 5

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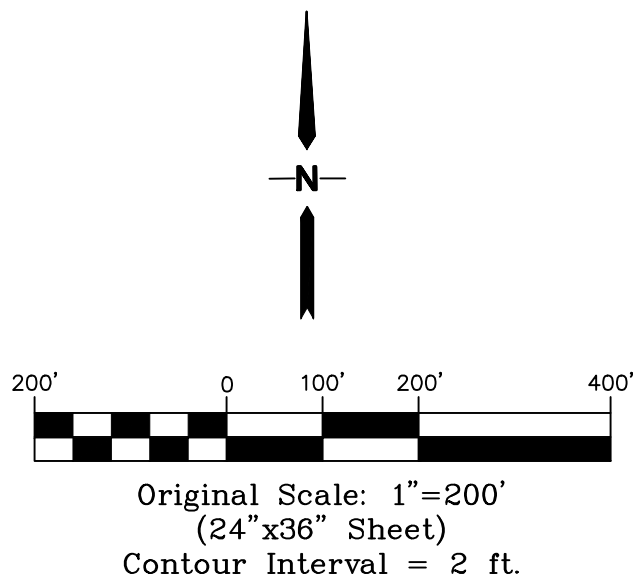


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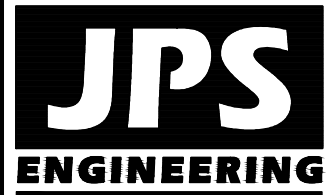
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Suite 110
Steamboat Springs, CO
80487

PARCEL
#61000-00-465
YOUNGER
277.4 AC
ZONED RR-5



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

CHERRY SPRINGS RANCH - AMENDED PUD



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PH: 719-477-9429
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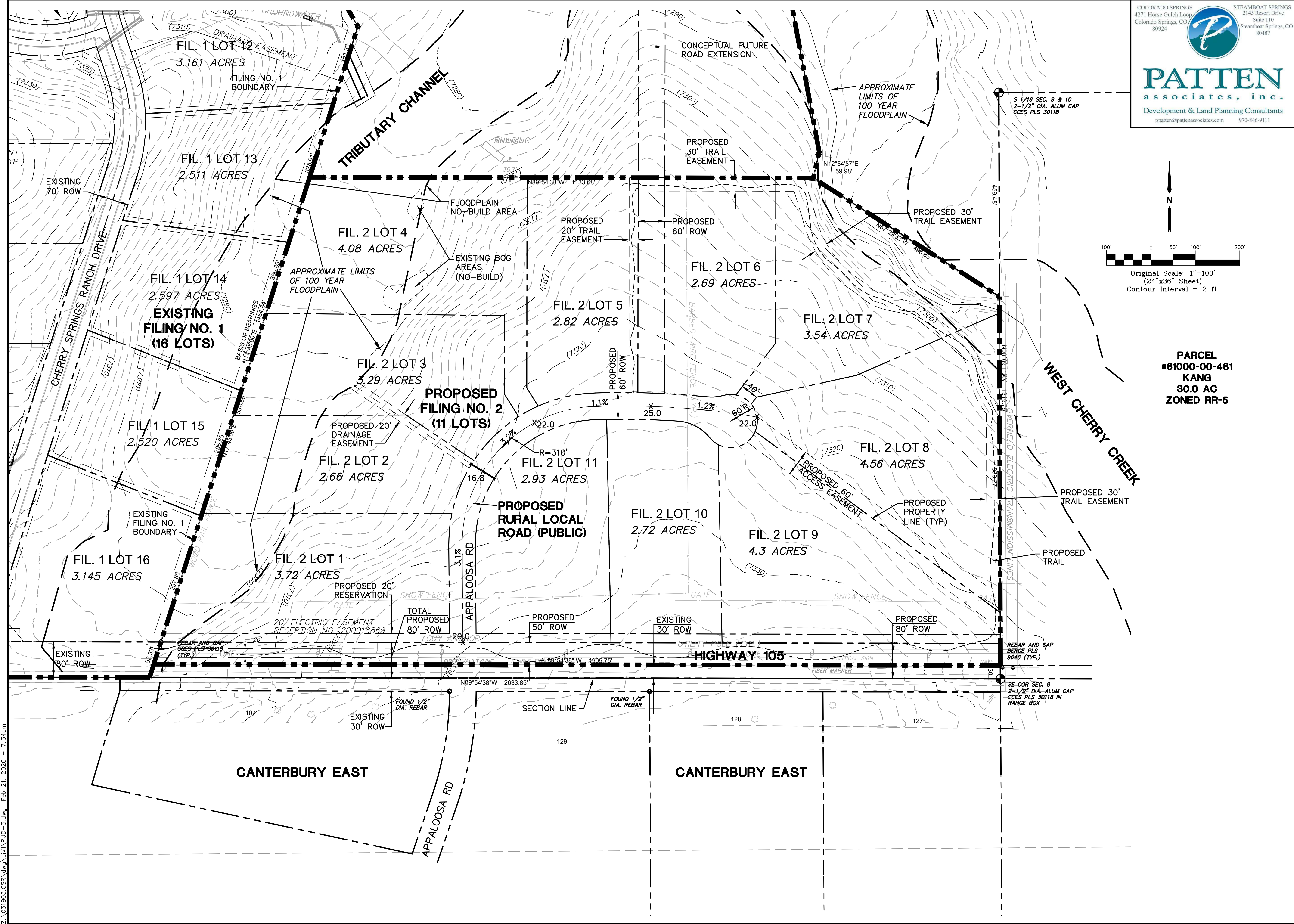
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REVISION	DATE	BY
COUNTY SUBMITTAL	2/21/20	JPS

No.	REVISION
1	COUNTY SUBMITTAL

PUD DEVELOPMENT PLAN

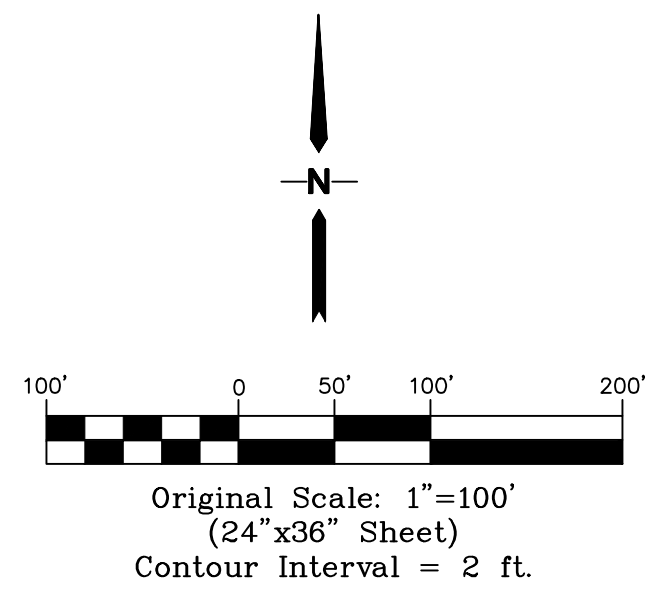
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CREATED: 11/29/19	LAST MODIFIED: 2/21/20
PROJECT NO: 031903	MODIFIED BY: BJJ
SHEET: PUD-2 2 OF 5	



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PARCEL
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CHERRY SPRINGS RANCH - FILING NO. 2

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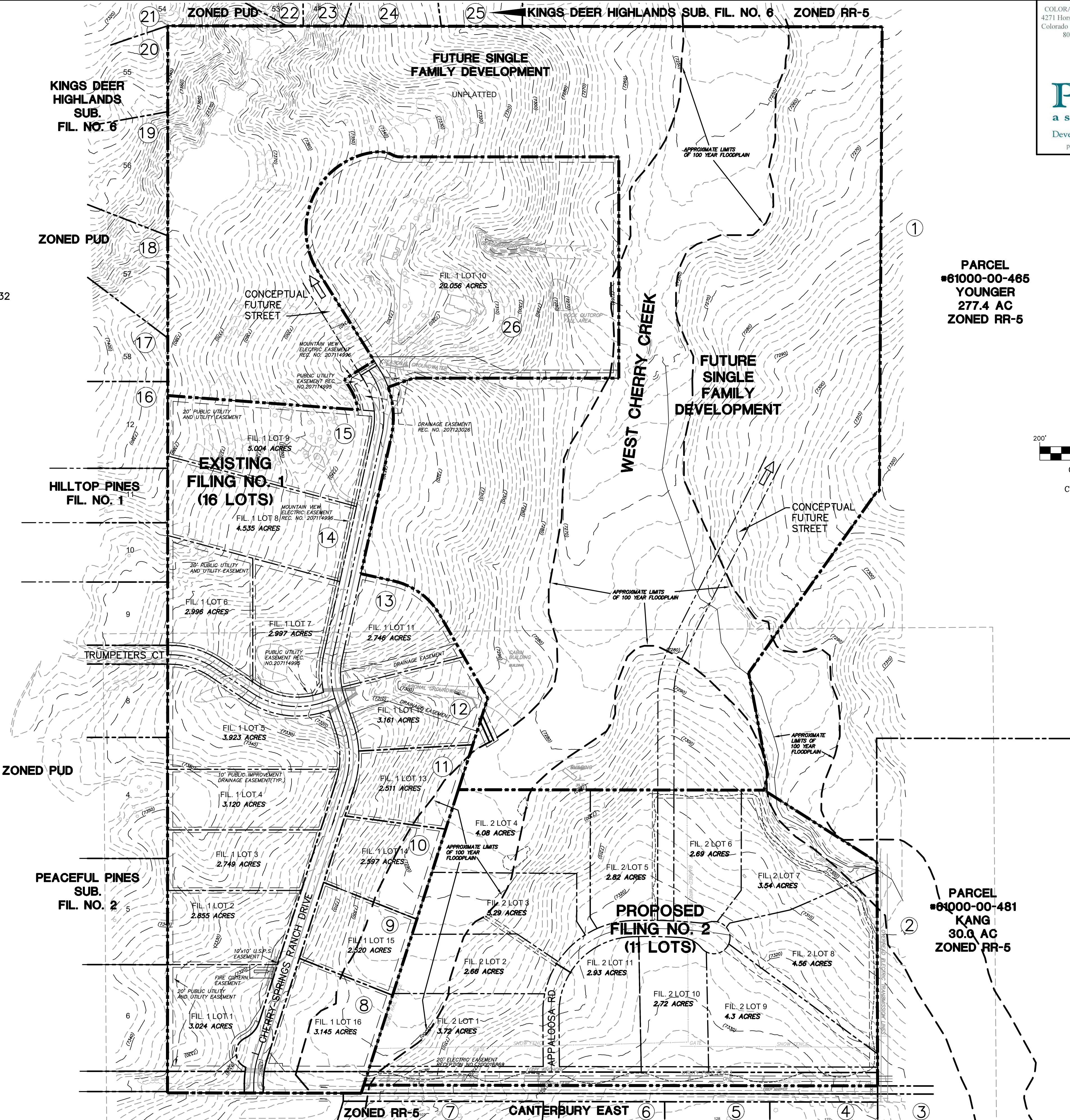
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1	COUNTY SUBMITTAL	2/21/20	JPS

FILING NO. 2 DEVELOPMENT PLAN

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VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: LWA	CHECKED: JPS
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PROJECT NO: 031903	MODIFIED BY: BJJ
SHEET: PUD-3 3 OF 5	

ADJACENT PROPERTY OWNER LIST

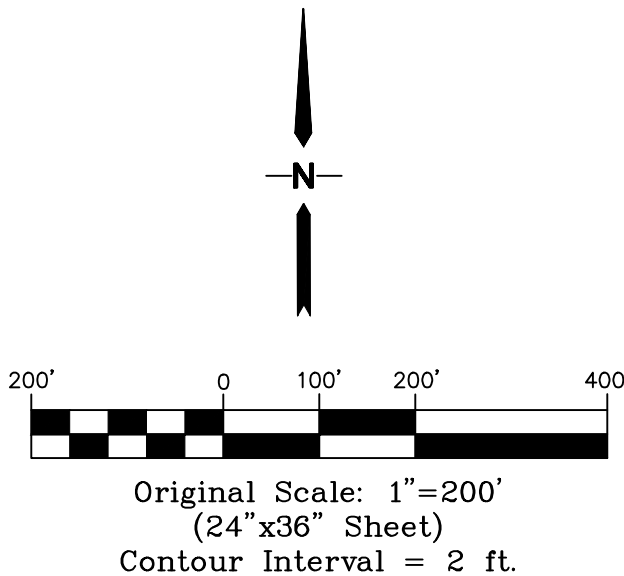
1. YOUNGER FAMILY FARM PARTNERSHIP LTD LLP
5060 WALKER RD COLORADO SPRINGS CO,
80908-1333
2. KANG DONG WON
9638 SW 49TH AVE SAPULPA OK, 74066-9047
3. PAULSON KAREN M
18460 HIGHWAY 83 COLORADO SPRINGS CO, 80908
4. K & S FAMILY
2775 E HIGHWAY 105 MONUMENT CO, 80132-8346
5. FLYNN ROBERT
18517 WETHERILL RD MONUMENT CO, 80132
6. FORNELIUS TAMMY
18455 APPALOOSA RD MONUMENT CO, 80132-7600
7. SIMMONS CAROLYN K
18470 APPALOOSA RD MONUMENT CO, 80132-8319
8. WYATT TODD A
8547 E ARAPAHOE RD STE J141 ENGLEWOOD CO, 80112
9. BARRACLOUGH ROBIN L
18561 CHERRY SPRINGS RANCH DR MONUMENT CO,
80132-8378
10. LOIDOLT CHRISTOPHER J
13432 ECHO DR BROOMFIELD CO, 80020
11. CONSIGLIO MICHAEL T
18661 CHERRY SPRINGS RANCH DR MONUMENT CO, 80132
12. HOBSON JOHN W
18761 CHERRY SPRINGS RANCH DR MONUMENT CO,
80132-8395
13. HOBSON JOHN W
18761 CHERRY SPRINGS RANCH DR MONUMENT CO,
80132-8395
14. PETERSON HEATHER K
764 FOX RUN CIR COLORADO SPRINGS CO,
80921-3047
15. CORDOVA MICHAEL
18862 CHERRY SPRINGS RANCH DR MONUMENT CO,
80132-8361
16. HILLTOP PINES DEVELOPMENT CO
4205 SIGMA RD DALLAS TX, 75244-4415
17. CLAWSON MATTHEW C
19035 MALMSBURY CT MONUMENT CO, 80132-8622
18. CASE ZACHARY
15570 WINDING TRAIL RD COLORADO SPRINGS CO,
80908-2029
19. STILTNER JIM
PO BOX 2726 MONUMENT CO, 80132-2726
20. BRENT & ANN HAWKER FAMILY
2790 N ACADEMY BLVD STE 180 COLORADO
SPRINGS CO, 80917-5338
21. BEITZ VALERIE R
1397 CASTLECOMBE LN MONUMENT CO, 80132-2861
22. BUVARP ANDERS
1415 CASTLECOMBE LN MONUMENT CO, 80132-2873
23. HAJIBRAHIM OMAR S
19368 QUEENS CRESCENT WAY MONUMENT CO,
80132-8413
24. COULTRAP MICHAEL R
19385 QUEENS CRESCENT WAY MONUMENT CO,
80132-8413
25. KOOKER DERRICK
19369 QUEENS CRESCENT WAY MONUMENT CO,
80132-8413
26. SEARLE STANLEY MUNRO
18911 CHERRY SPRINGS RANCH DR MONUMENT CO,
80132-8378



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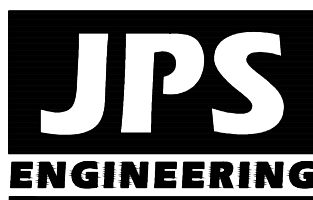
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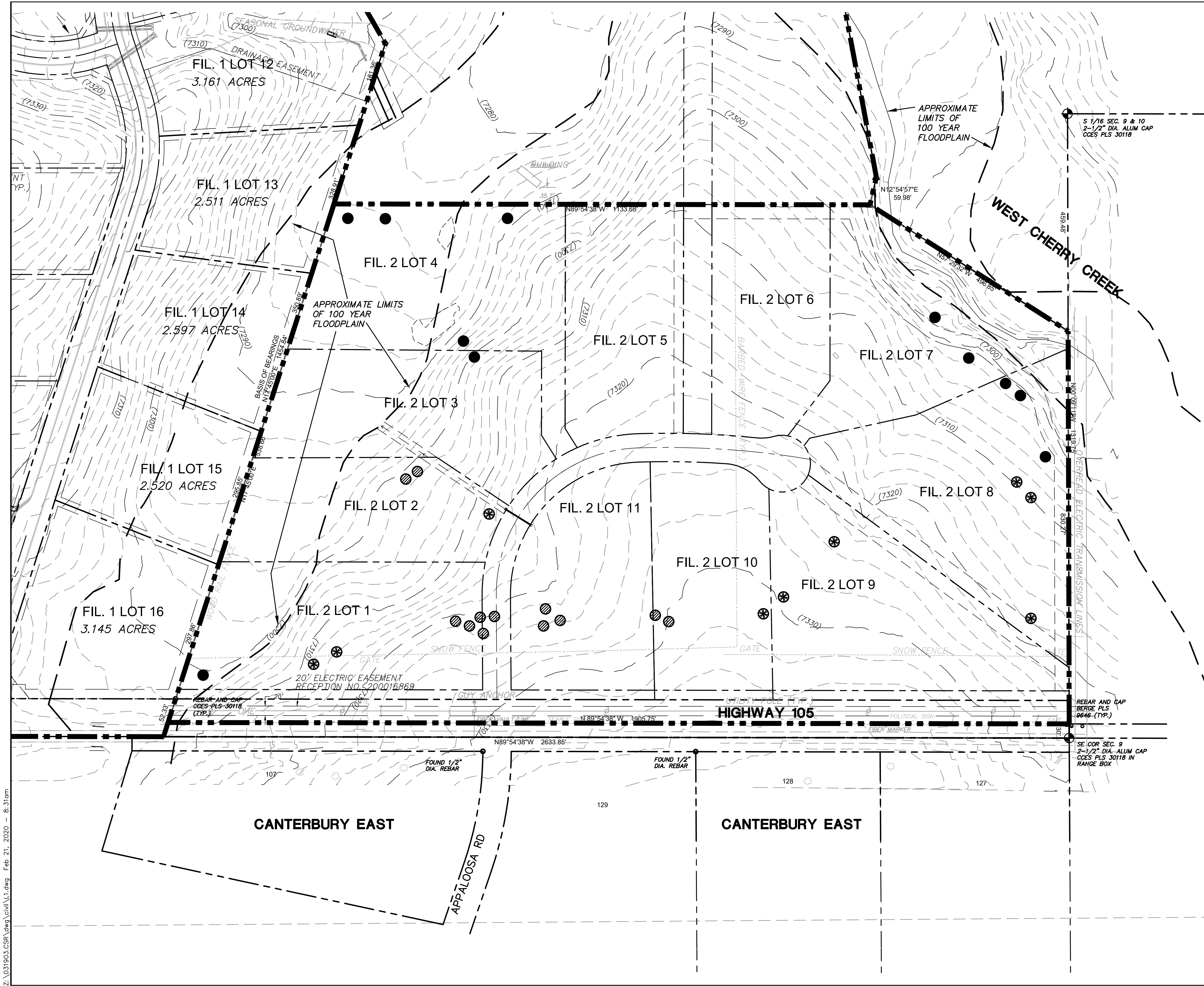
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OWNERS/ZONE MAP

HORZ. SCALE: 1"=200'	DRAWN: BJJ
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CREATED: 12/09/19	LAST MODIFIED: 2/21/20
PROJECT NO: 031903	MODIFIED BY: BJJ
SHEET: PUD-4	
4 OF 5	

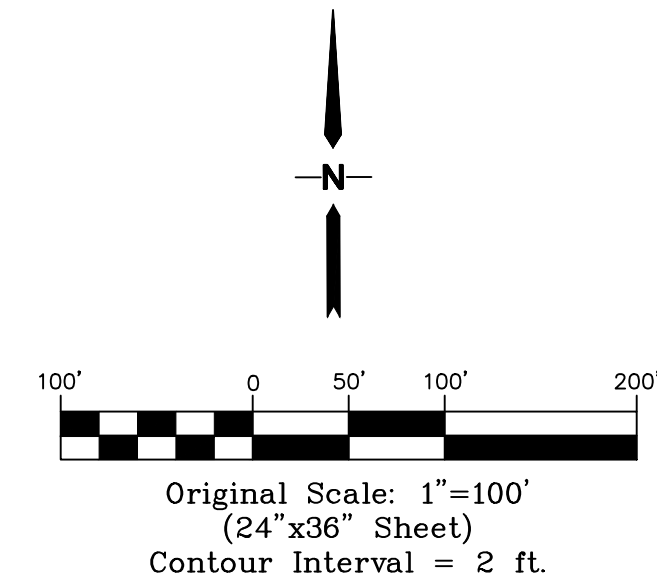
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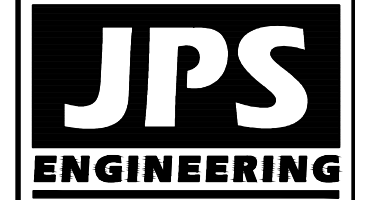


- TREE LEGEND**
- EXISTING PONDEROSA
 - FUTURE PONDEROSA
 - FUTURE ASPEN

CHERRY SPRINGS RANCH - FILING NO. 2

FILING NO. 2 LANDSCAPE PLAN

HORIZ. SCALE: 1"=100'	DRAWN: BJJ
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: LWA	CHECKED: JPS
CREATED: 1/17/20	LAST MODIFIED: 2/21/20
PROJECT NO: 031903	MODIFIED BY: BJJ
SHEET: L1	
5 OF 5	



19 E. Willamette Ave.
Colorado Springs, CO
80903
PH: 719-477-9429
FAX: 719-471-0766
www.jpsengr.com



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FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

No.	REVISION	DATE
1	COUNTY SUBMITTAL	2/21/20