

USE LEGEND

	DUPLEX LOTS (60'x100')	74 UNITS
	SINGLE FAMILY (50'x100')	120 UNITS
	GREENWAY TRACTS	0.95 AC
	EXTERIOR TRACTS	3.80 AC
	DETENTION USE (Within Tract Area)	1.3 AC
	GIFTED TO CITY	23.85 AC
	PIKES PEAK HEIGHTS METRO-DISTRICT OPEN SPACE	10.77 AC

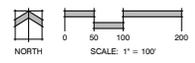
- STREAMSIDE OUTER BUFFER
- STREAMSIDE INNER BUFFER
- OPEN SPACE TRAIL CONNECTIONS

RESIDENTIAL DEVELOPMENT:

Gross Development Area:	32.55 Acres
Total Unit Count:	194
Gross Density:	5.96 DU/AC

Greenway (Internal) Tracts:

Play Area/ Structured Open Space:	41,031 SF
Detention Tracts:	18,735 SF
Tract L:	128,247 SF
	18,522 SF



PIKES PEAK HEIGHTS
 PIKES PEAK AVENUE AT SAND CREEK
 SITE DEVELOPMENT LAYOUT GRAPHIC
 01-31-2020

FIGURE 9

