

TRAILS END - MONUMENT

PLAN DATA:

LEGAL: SW4S/4 EX RY, EX RD, W/IR AND PART OF SE4S/4 AS FOLS. COM AT SE COR OF SD SE4S/4 TH N 89<26'15" W ALG S LN 486.36 FT TO A PT ON WLY R/W LN OF CO RD FOR PCB, CONT N 89<26'15" W 851.84 FT TO SW COR. N 00<23'50" ALG W LN 412.89 FT, S 89<26'15" E 804.54 FT TO A PT ON SD WLY R/W LN, TH S 06<36'15" E ALG SD WLY R/W LN 416.49 FT TO PCB SEC 23-1167

NUMBER OF DWELLING: 103 UNITS
 DENSITY: 2.29 D/U PER ACRE, GROSS
 LOTS: MAXIMUM SIZE: 15,774 SQUARE FEET AVERAGE SIZE: 5,680 SQUARE FEET MINIMUM SIZE: 3,375 SQUARE FEET

TAX ID NO.: 7123000006
 ACREAGE: 44.90 ACRES (GROSS)
 PROPOSED ZONE: PRD W/ PCD ZONED DISTRICT AT LOT 92 (WITH TEMPORARY SALES TRAILER USE)

PROPOSED AREA DISTRIBUTION AND USES:
 COMMERCIAL: 1.31 ACRES FUTURE COMMERCIAL
 OPEN SPACE: TRACT A .50 ACRES COMMUNITY PARK
 TRACT B .59 ACRES TRAIL & UTILITY EASEMENT
 TRACT C .76 ACRES TRAIL & UTILITY EASEMENT
 TRACT D .13 ACRES TRAIL & UTILITY EASEMENT
 TRACT E .13 ACRES TRAIL & UTILITY EASEMENT
 TRACT F .07 ACRES TRAIL & UTILITY EASEMENT
 TRACT G .14 ACRES TRAIL & UTILITY EASEMENT
 TRACT H .07 ACRES TRAIL & UTILITY EASEMENT
 TRACT I .05 ACRES TRAIL & UTILITY EASEMENT
 TRACT J .06 ACRES TRAIL & UTILITY EASEMENT
 TRACT K 5.27 ACRES PASSIVE OPEN SPACE (LANDSCAPED)
 TRACT L 1.98 ACRES TRAIL & UTILITY EASEMENT
 LOT 105 13.02 ACRES PASSIVE OPEN SPACE

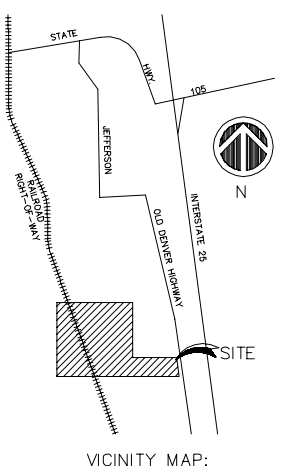
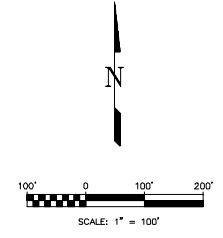
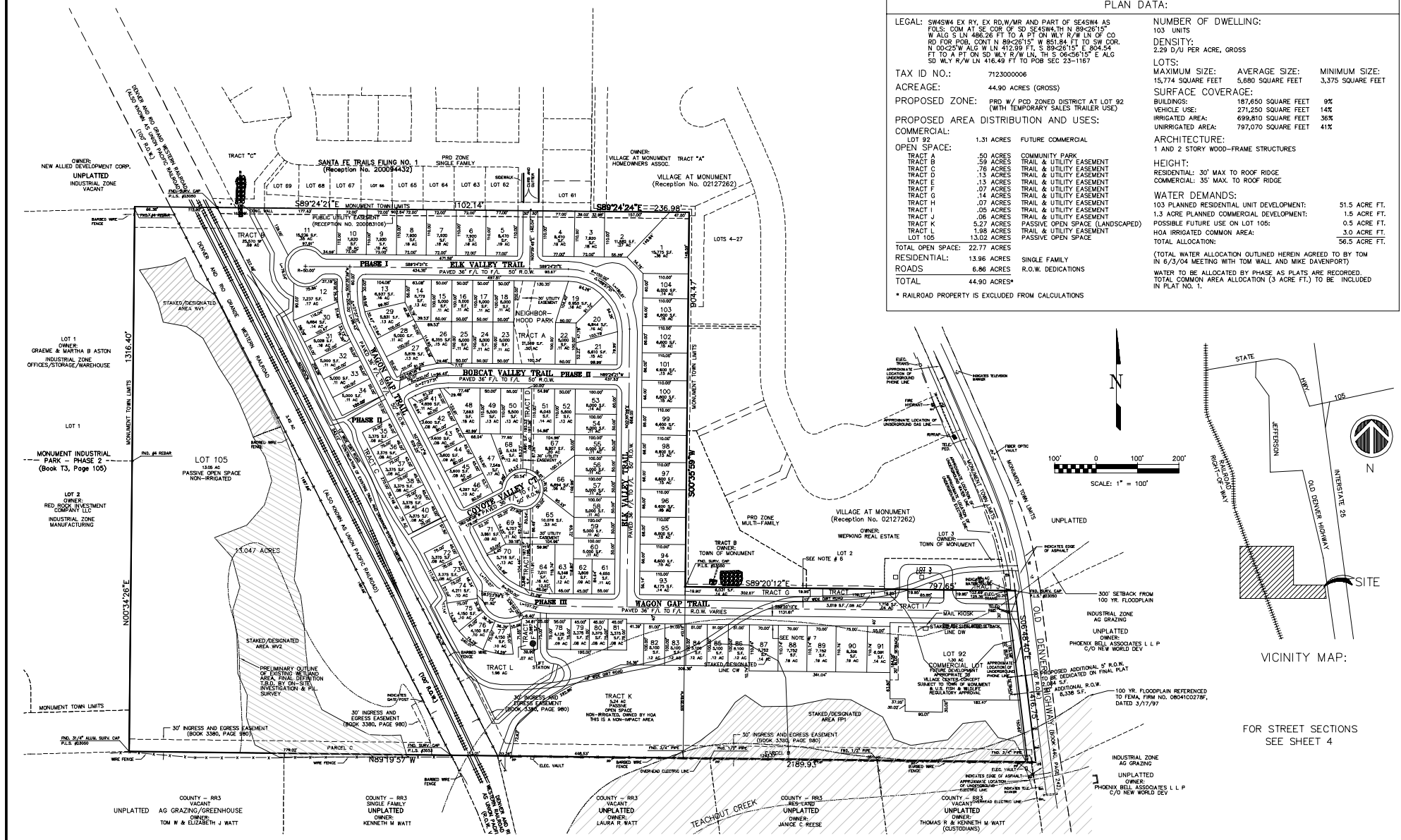
TOTAL OPEN SPACE: 22.77 ACRES
 RESIDENTIAL: 13.96 ACRES SINGLE FAMILY
 ROADS 8.86 ACRES R.O.W. DEDICATIONS
 TOTAL 44.90 ACRES*

* RAILROAD PROPERTY IS EXCLUDED FROM CALCULATIONS

HEIGHT:
 RESIDENTIAL: 30' MAX TO ROOF RIDGE
 COMMERCIAL: 35' MAX TO ROOF RIDGE

WATER DEMANDS:
 103 PLANNED RESIDENTIAL UNIT DEVELOPMENT: 51.5 ACRE FT.
 1.3 ACRE PLANNED COMMERCIAL DEVELOPMENT: 1.5 ACRE FT.
 POSSIBLE FUTURE USE ON LOT 105: 0.5 ACRE FT.
 HOA IRRIGATED COMMON AREA: 3.0 ACRE FT.
 TOTAL ALLOCATION: 56.5 ACRE FT.

(TOTAL WATER ALLOCATION OUTLINED HEREIN AGREED TO BY TOM IN 6/3/04 MEETING WITH TOM WALL AND MIKE DAVENPORT)
 WATER TO BE ALLOCATED BY PHASE AS PLATS ARE RECORDED.
 TOTAL COMMON AREA ALLOCATION (3 ACRE FT.) TO BE INCLUDED IN PLAT NO. 1.



FOR STREET SECTIONS
 SEE SHEET 4

LDC, Inc.		REVISIONS	
NO.	DESCRIPTION	BY	DATE
1	ADDED ADD'L R.O.W./ACREAGES	PRH	7/7/04

PLANNING, SURVEYING, LANDSCAPE ARCHITECTURE
 3520 Austin Bluffs Parkway
 Colorado Springs, CO 80918
 (719) 528-6133 FAX (719) 528-6848

PRELIMINARY PLAN

PROJECT NO. 03079		TRAILS END - MONUMENT PRELIMINARY PLAN	
Drawn By: PRH	Checked By:	Date: 6/21/04	Sheet: 3 of 5

F:\0100010079-1\trails End - Monument\Plan\03079PP1.dwg 4.8mg P12, 8/26/2012 11:09 PM