

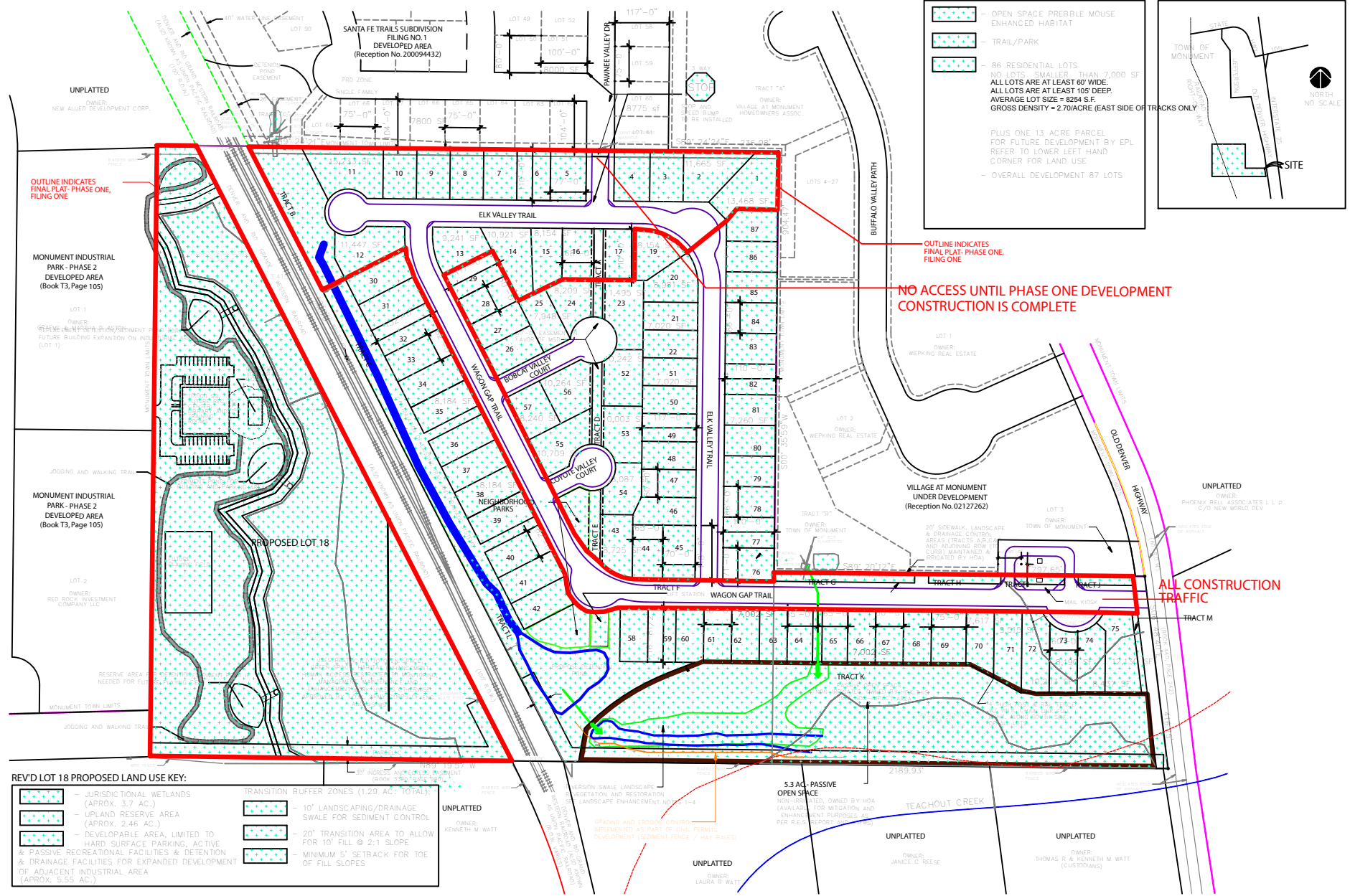
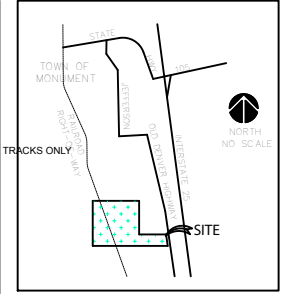
TRAILS END, MONUMENT MODIFIED DDBP-SAMPLE LOT SIZES AND DIMENSIONS

SCALE 1"= 100'-0"

LOT USE/SIZING KEY:

- OPEN SPACE PERREBLE MOUSE ENHANCED HABITAT
- TRAIL/PARK
- 86 RESIDENTIAL LOTS
90,000 S.F. TOTAL AREA (PLAN 7,000 SF)
ALL LOTS ARE AT LEAST 80' WIDE
ALL LOTS ARE AT LEAST 105' DEEP
AVERAGE LOT SIZE = 8254 S.F.
GROSS DENSITY = 2.70/ACRE (EAST SIDE OF TRACKS ONLY)
- PLUS ONE 13 ACRE PARCEL FOR FUTURE DEVELOPMENT BY EPL REFER TO LOWER LEFT HAND CORNER FOR LAND USE
- OVERALL DEVELOPMENT 87 LOTS

VICINITY MAP:



- REV'D LOT 18 PROPOSED LAND USE KEY:**
- JURISDICTIONAL WETLANDS (APPROX. 3.7 AC.)
 - UPLAND RESERVE AREA (APPROX. 2.46 AC.)
 - DEVELOPABLE AREA, LIMITED TO HARD SURFACE PARKING, ACTIVE & PASSIVE RECREATIONAL FACILITIES & DETENTION & DRAINAGE FACILITIES FOR EXPANDED DEVELOPMENT OF ADJACENT INDUSTRIAL AREA (APPROX. 5.55 AC.)
 - TRANSITION BUFFER ZONES (1.29 AC. TOTAL)
 - 10' LANDSCAPING/DRAINAGE SWALE FOR SEDIMENT CONTROL
 - 20' TRANSITION AREA TO ALLOW FOR 10' FILL @ 2:1 SLOPE
 - MINIMUM 5' SETBACK FOR TOE OF FILL SLOPES

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**TRAILS END, MONUMENT
MODIFIED DDBP-SAMPLE LOT
SIZES AND DIMENSIONS**
OLD DENVER HIGHWAY
MONUMENT, COLORADO
80132

BASE PLAN