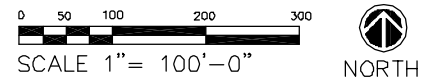


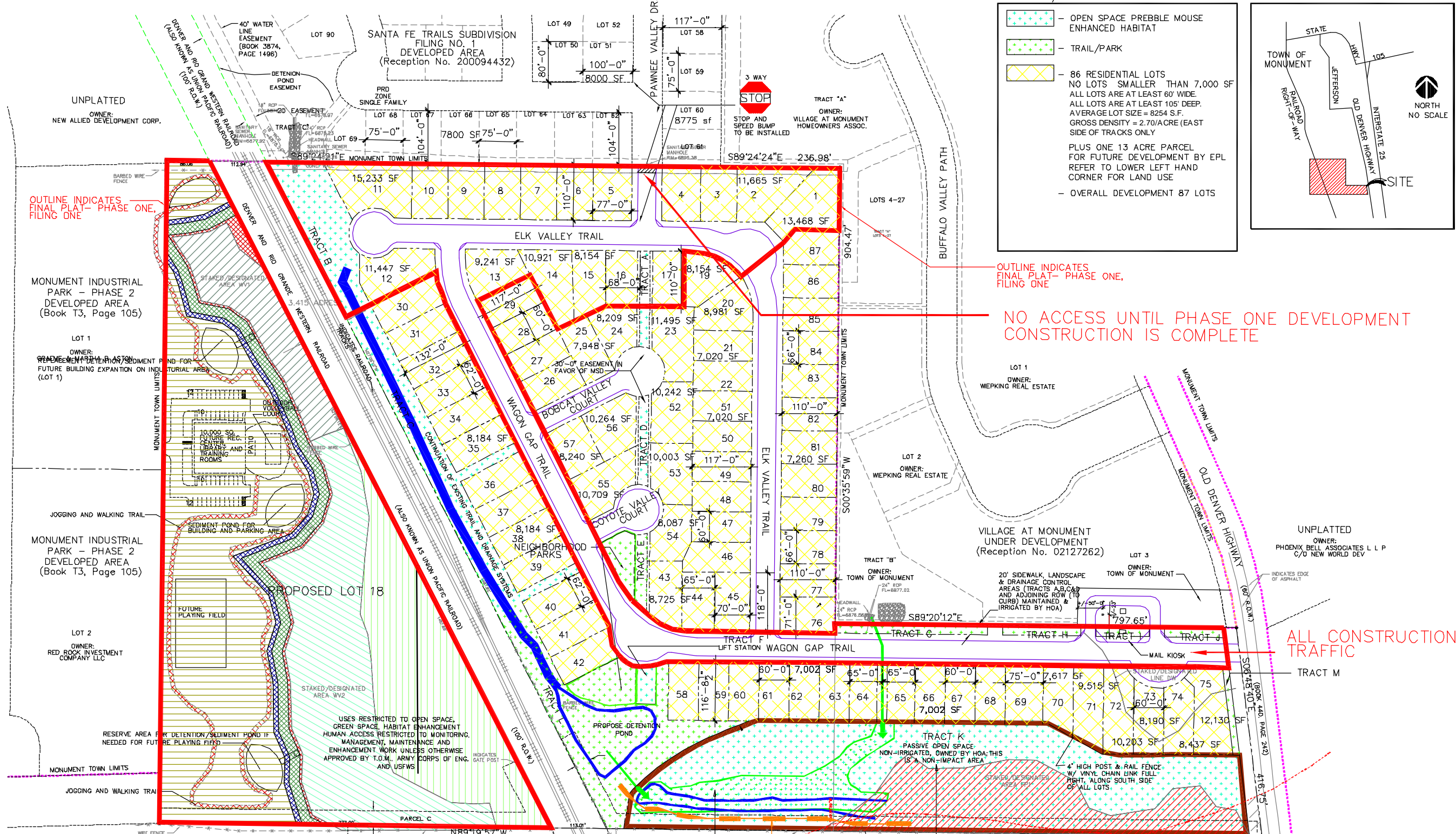
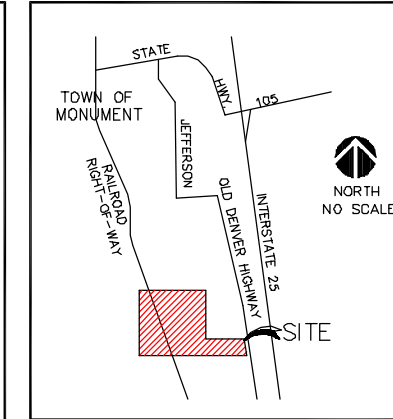
TRAILS END, MONUMENT MODIFIED DDBP—SAMPLE LOT SIZES AND DIMENSIONS



LOT USE/SIZING KEY:

- OPEN SPACE PREBBLE MOUSE ENHANCED HABITAT
- TRAIL/PARK
- 86 RESIDENTIAL LOTS
NO LOTS SMALLER THAN 7,000 SF
ALL LOTS ARE AT LEAST 60' WIDE
ALL LOTS ARE AT LEAST 105' DEEP
AVERAGE LOT SIZE = 8254 S.F.
GROSS DENSITY = 2.70/A CRE (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:



OUTLINE INDICATES FINAL PLAT— PHASE ONE, FILING ONE

OUTLINE INDICATES FINAL PLAT— PHASE ONE, FILING ONE

NO ACCESS UNTIL PHASE ONE DEVELOPMENT CONSTRUCTION IS COMPLETE

ALL CONSTRUCTION TRAFFIC

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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(719) 473-8400

| REVISION/DATE | DATE | JOB NO. | DRAWN BY: | CHECKED BY: |
|---------------|----------|---------|-----------|-------------|
| | 10-08-04 | 0413 | FT/DF | GW |

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

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BASE PLAN

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