

TRAILS END, MONUMENT DESIGN DEVELOPMENT BASE PLAN

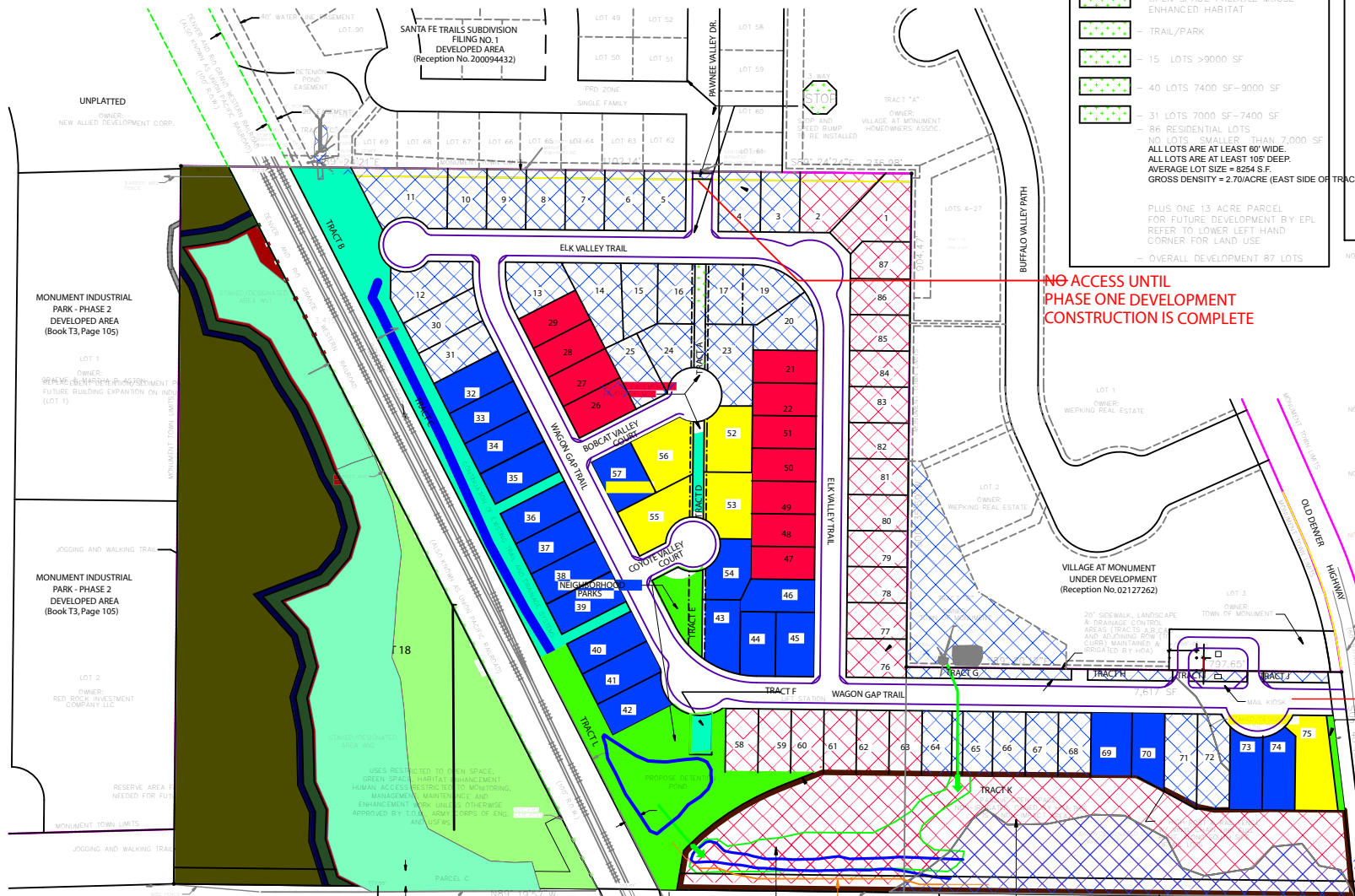
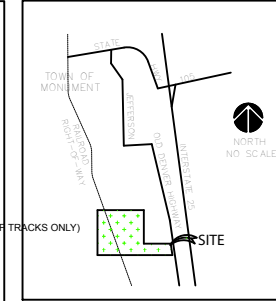
SCALE 1" = 100'-0"



LOT USE/SIZING KEY:

- OPEN SPACE PERBEE MOUSE ENHANCED HABITAT
- TRAIL/PARK
- 15 LOTS >9000 SF
- 40 LOTS 7400 SF-9000 SF
- 31 LOTS 7000 SF-7400 SF
- 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/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:



**NO ACCESS UNTIL
PHASE ONE DEVELOPMENT
CONSTRUCTION IS COMPLETE**

- NOTE 1: THE REVISION ADDING LOT 18 HAS BEEN PROPOSED TO FACILITATE A MORE APPROPRIATE FORM OF DEVELOPMENT AND A RESOLUTION TO REGULATORY CONCERNS FOR THE 13 ACRES WEST OF THE RAILROAD TRACKS. THROUGH RECORDATION OWNERSHIP AND RESPONSIBILITY WILL BE ESTABLISHED TO PROVIDE LONG-TERM MAINTENANCE FOR THE JURISDICTIONAL WETLANDS. THE REVISIONS DEMONSTRATED HEREIN, AS WELL AS ACCOMPANYING LAND-USE CONDITIONS ARE SUBJECT TO TOWN OF MONUMENT AND ARMY CORPS OF ENGINEERS ADMINISTRATIVE APPROVAL AND REVIEW BY USFWS.
- NOTE 2: REQUESTS FOR APPROVALS FOR LOT 18 ARE LIMITED TO PLATTING AND PUD OPEN SPACE ZONING AND "SPEAKER USES". ANY FUTURE DEVELOPMENT IS SUBJECT TO REVIEW AND APPROVAL OF PREVIOUSLY MENTIONED AGENCIES.
- NOTE 3: ALL TERM SUBMITTAL PLANS AND DOCUMENTS ARE TO BE REVISED PRIOR TO BOARD OF TRUSTEES REVIEW AND RECORDATION IF THE PROPOSER CHANGES HEREIN ARE ACCEPTED BY TOWN OF MONUMENT ADMINISTRATION AND PLANNING COMMISSION.
- NOTE 4: USFWS MAY REQUIRE DEED RESTRICTIONS TO COVER SPECIAL AREAS AND CONVEYORS OF DEVELOPMENT.

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.)
- 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
- UNPLATTED

ALL CONSTRUCTION TRAFFIC

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REVISED 7/27/21

**TRAILS END, MONUMENT
DESIGN DEVELOPMENT
BASE PLAN**
OLD DENVER HIGHWAY
MONUMENT, COLORADO 80132

WAY ARCHITECTS, P.C.
BASE PLAN