# WALDEN PRESERVE 2 - FILING NO. 5

## AMENDED PRELIMINARY PLAN

OWNED & DEVELOPED BY: WALDEN HOLDINGS I LLC, 17145 COLONIAL PARK DR, MONUMENT, CO 80132

PORTIONS OF SEC 14, 15, 22 & 23, T11S, R66W, 6TH PM IN EL PASO COUNTY COLORADO

STANDARD BLDG SETBACKS
(UNLESS OTHERWISE INDICATED)
FRONT 25'
SIDE 15'
REAR 25'

STANDARD UTILITY & DRAINAGE EASEMENTS
(UNLESS OTHERWISE INDICATED)
FRONT 15'
SIDE 10'
REAR 10'

*THERE ARE NO SLOPES 30% OR GREATER ON THIS SITE

PLAN SYMBOLS

INDICATES CULVERT

INDICATES STANDARD 25' FRONT, REAR & SIDE YARD SETBACKS

INDICATES MIN 150' LOT WIDTH AT FRONT YARD BUILDING SETBACK

INDICATES 25' SIDE YARD SETBACK DUE TO FLAG LOT CONFIGURATION

INDICATES EXISTING TRAIL & MAINTENANCE ROAD OWNED AND MAINTAINED BY METRO DISTRICT OR PROPERTY OWNERS ASSOC TO REMAIN. NO ADDITIONAL EASEMENT REQUIRED.

INDICATES REGIONAL TIER 1 TRAIL IN 25' EASEMENT OWNED AND MAINTAINED BY COUNTY PARKS. FINAL ALIGNMENT TO BE DETERMINED PER PARKS TRAIL AGREEMENT.

INDICATES LOCAL TRAIL OWNED AND MAINTAINED BY METRO DISTRICT OR PROPERTY OWNERS' ASSOC. NO ADDITIONAL EASEMENT REQUIRED.

INDICATES ADJOINING PROPERTY OWNER (SEE SHEET NO. 1)


LRA
LAND RESOURCE ASSOCIATES
9736 MOUNTAIN RD.
CHIPITA PARK, CO 80809
719-684-2298


SHEET TITLE:

ISSUED FOR:

project number

computer file

issue date

drawn by
DFJ

checked by

revisions

sheet number
1

PCD FILE NO.