

The Mountain Preserve

PUD/HS DEVELOPMENT PLAN

Owner:

Partner/Applicant:

Owner: Cheyenne Mountain Blvd., LLC
5410 Powers Center Point, Suite 100
Colorado Springs, CO 80920

Planned/Applicant: Thomas S. Thomas
Landscape Planning and
Landscape Architecture, Inc.
614 N. Tejon Street
Colorado Springs, CO 80903

Civil Engineer: Kiewit Engineering
1804 S. 21st Street
Colorado Springs, CO 80904

Master Plan:	Broadmoor Master Plan
Existing Zoning:	PUD/HS
Overall Acreage:	359.7 Acres
Subtotal Acreage:	95.3 Acres
Total Lots:	70 Lots
Density:	0.73 Units/Acre

BROADMOOR MASTER PLAN AREAS				
PLAN AREA	GROSS AREA	TOTAL LOTS	MAXIMUM LOTS/AC	PROVIDED LOTS/AC
A	113.3 Acres	50	0.8 LOTS/AC	0.4 LOTS/AC
F	9.0 Acres	20	2.2 LOTS/AC	2.2 LOTS/AC

TRACT SCHEDULE:

TRACT	SIZE	USE
TRACT A	1,996.772 Sq. Ft.	OPEN SPACE
TRACT B	1,735 Sq. Ft.	MEAN - CUL-DE-SAC
TRACT C	920 Sq. Ft.	MAL KOSK
TRACT D	6,433 Sq. Ft.	PARK/OPEN SPACE
TRACT E	63,550 Sq. Ft.	MAL/OPEN SPACE
TRACT F	3,117 Sq. Ft.	MEAN - CUL-DE-SAC
TRACT G	1,735 Sq. Ft.	MEAN - CUL-DE-SAC
TOTAL TRACT AREA 2,074,662 Sq. Ft./47.6 Acres		

TOTAL PUBLIC RIGHT-OF-WAY AREA:	0.3 Acres
TOTAL PRIVATE RIGHT-OF-WAY AREA:	5.0 Acres
TOTAL AREA TO BE PLATTED:	95.3 Acres

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SHEET 11: DETAILS

LEGAL DESCRIPTION:

[illegible]

Lot Sizes	Symbol
Cluster Lots	 1
1/3 Acre to 1/2 Acre Lots	 2
1/2 Acre to 3/4 Acre Lots	 2
3/4 Acre to 1 Acre Lots	 1
Lots Greater than 1 Acre	 2

GENERAL NOTES:

[illegible]

Site Vicinity



THOMAS  **THOMAS**
Planning
Urban Design
Landscape Architecture
614 North Tejon
Colorado Springs, Colorado 80903
(719) 578-8777

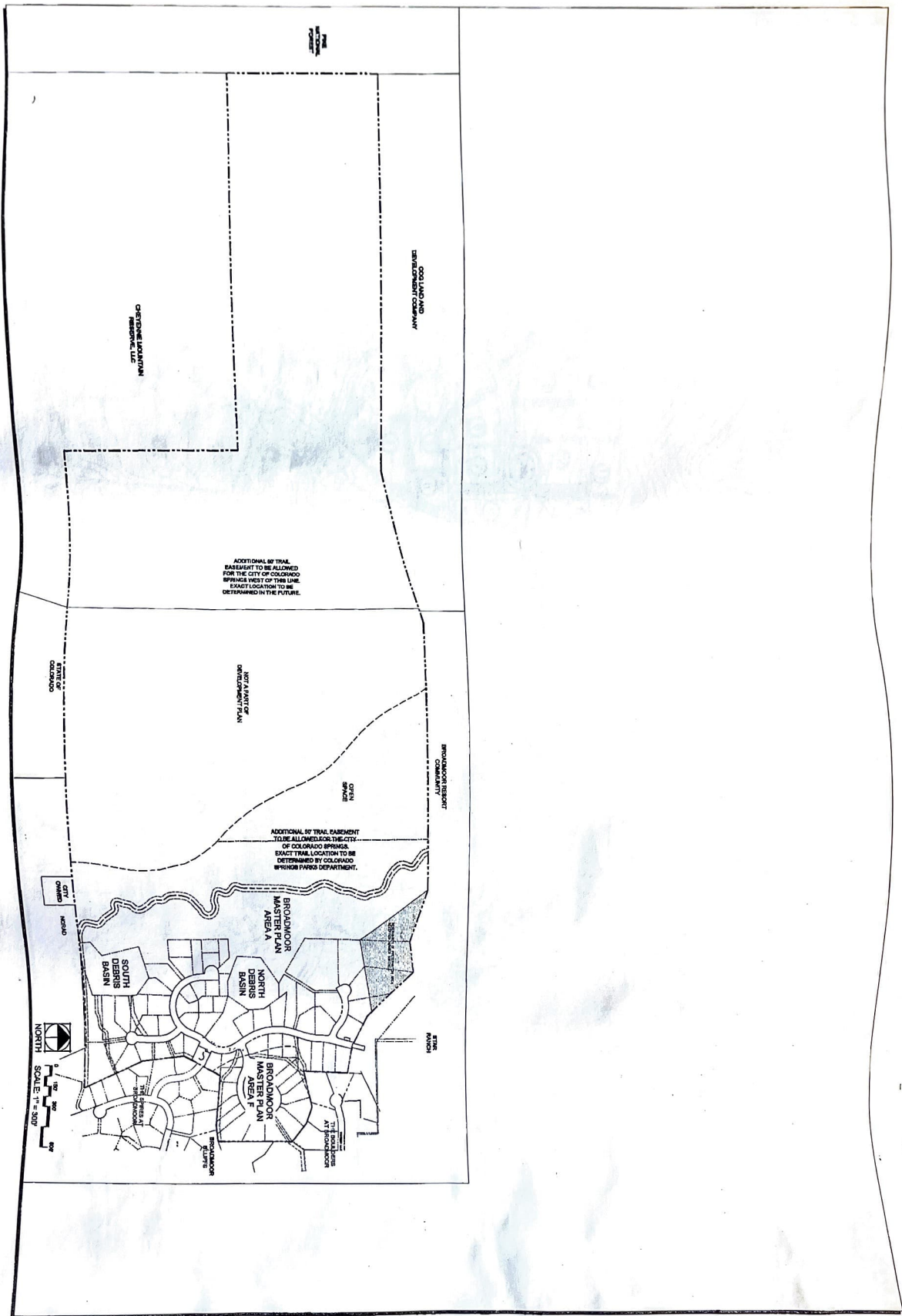
REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1					
2					
3					
4					
5					
6					

DESIGNED	JWO	3.31.08
DRAWN	JWO	3.31.08
CHECKED	PCT	3.31.08
PROJECT NUMBER:		2713.00
SCALE: AS NOTED		

THE MOUNTAIN PRESERVE

COVER SHEET





THE MOUNTAIN PRESERVE

DESIGNED	JMO	3.31.08
DRAWN	JMO	3.31.08
CHECKED	POT	3.31.08
PROJECT NUMBER		271100

SCALE

AS NOTED

REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1					
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6					
7					
8					

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