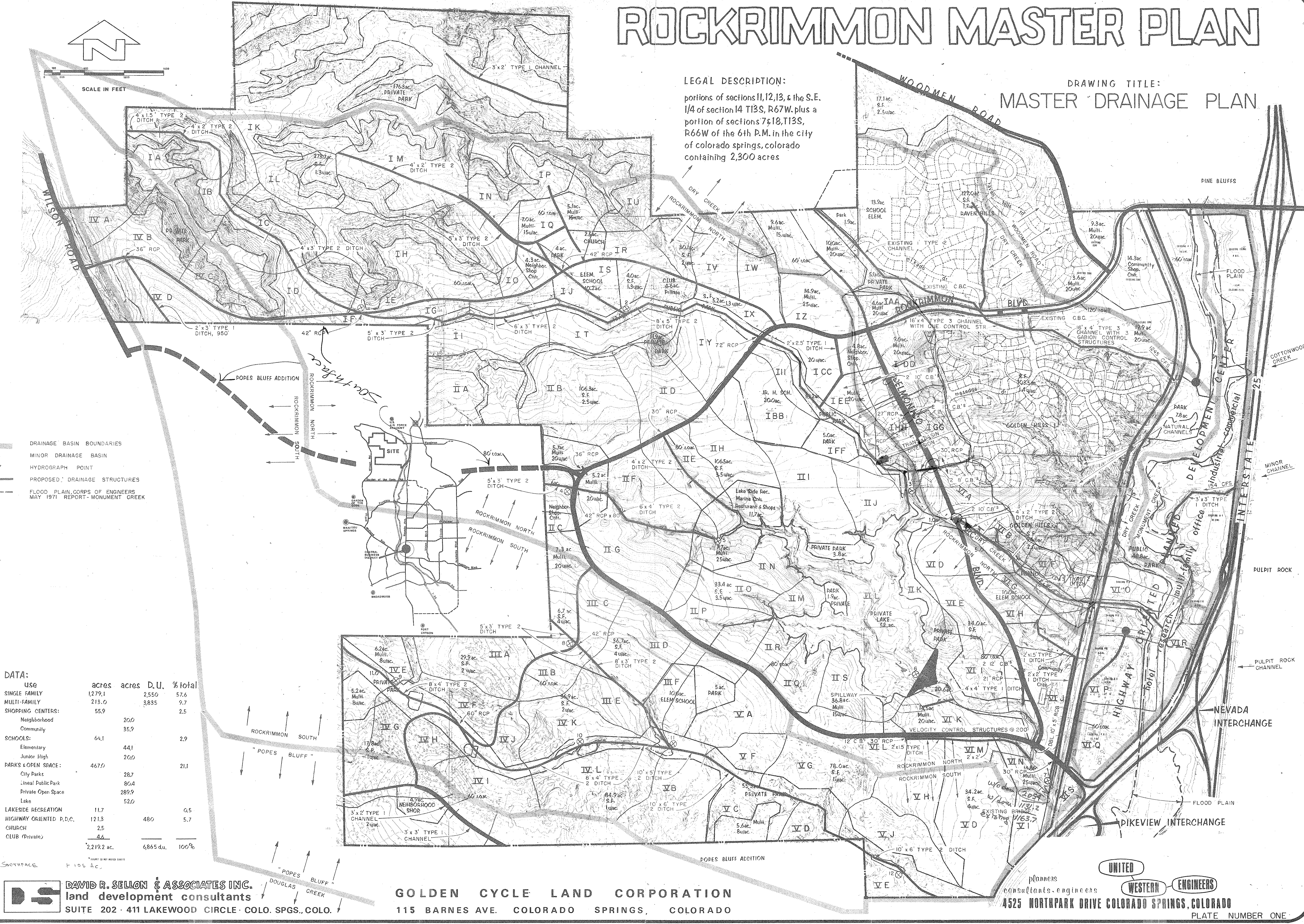


ROCKRIMMON MASTER PLAN

LEGAL DESCRIPTION:
portions of sections 11, 12, 13, & the S.E.
1/4 of section 14 T13S, R67W, plus a
portion of sections 7, 18, T13S,
R66W of the 6th P.M. in the city
of colorado springs, colorado
containing 2,300 acres

DRAWING TITLE:
MASTER DRAINAGE PLAN



- DRAINAGE BASIN BOUNDARIES
IV A MINOR DRAINAGE BASIN
X 7 HYDROGRAPH POINT
PROPOSED DRAINAGE STRUCTURES
FLOOD PLAIN, CORPS OF ENGINEERS
MAY 1971 REPORT - MONUMENT CREEK

DATA:

use	acres	acres	D.U.	% total
SINGLE FAMILY	1,279.1	2,550	57.6	
MULTI-FAMILY	213.0	3,835	9.7	
SHOPPING CENTERS:	55.9		2.5	
Neighborhood	200			
Community	35.9			
SCHOOLS:	64.1		2.9	
Elementary	441			
Junior High	200			
PARKS & OPEN SPACE:	4,670		21.1	
City Parks	28.7			
Linear Public Park	80.4			
Private Open Space	289.9			
Lake	52.0			
LAKESIDE RECREATION	11.7		0.5	
HIGHWAY ORIENTED P.D.C.	121.3	480	5.7	
CHURCH	2.5			
CLUB (Private)	4.6			
	2,219.2 ac.	6,865 du.	100%	

DAVID R. SELLON & ASSOCIATES INC.
land development consultants
SUITE 202 · 411 LAKEWOOD CIRCLE · COLO. SPGS., COLO.

GOLDEN CYCLE LAND CORPORATION
115 BARNES AVE. COLORADO SPRINGS, COLORADO

planners
consultants, engineers
4525 NORTHPARK DRIVE COLORADO SPRINGS, COLORADO
UNITED WESTERN ENGINEERS
PLATE NUMBER ONE