

GENERAL NOTES:

ENTRANCE TO DEVELOPMENT IS FROM OLD DENVER ROAD (EL PASO COUNTY) AND FROM THE EXTENSION OF THE MONUMENT WATER DISTRICT EXISTING PANWEE VALLEY DRIVE

ALL STREETS TO BE PUBLIC (TOWN OF MONUMENT)

NO KNOWN TOXIC MATERIALS EITHER CURRENTLY ON-SITE OR GENERATED AS FUTURE USES—REFER TO PHASE I ENVIRONMENTAL REPORT FOR FURTHER INFORMATION.

REFER TO FINAL PD SITEPLAN FOR LOT SETBACK REQUIREMENTS

UTILITIES / DISTRICTS:

WATER: MONUMENT WATER DISTRICT

WASTE WATER: MONUMENT SANITATION DISTRICT

ELECTRIC: MOUNTAIN VIEW ELECTRIC

TELEPHONE: FUTURE USES—REFER TO PHASE I

SCHOOL DISTRICT: LEWIS-PALMER SCHOOL NO. 38

FIRE DISTRICT: TRI-LAKES FIRE DISTRICT

TRAILS END, MONUMENT MASTER / ZONING / PRELIMINARY PLAN

MONUMENT
EL PASO COUNTY, COLORADO 80132

PLAN DATA:

LEGAL: SW4SW4 EX RY, EX RD, W/MR AND PART OF SE4SW4 AS FOLLS: COM AT SE COR OF SD S14SW4 TH N 89°26'15" W ALG S LN 486.26 FT TO A PT ON WLY R/W LN OF CO RD FOR POB, CONT N 89°26'15" W 851.84 FT TO SW COR, N 00°25' W ALG W LN 412.99 FT, S 89°26'15" E 804.54 FT TO A PT ON SD WLY R/W LN, TH S 06°56'15" E ALG SD WLY R/W LN 416.49 FT TO POB SEC 23-1167

TAX ID NO.: 7123000006

ACREAGE: 44.90 ACRES (GROSS)

PROPOSED ZONE: PRD - ALL AREAS W/ EXCEPTION OF PCD (WITH TEMP. SALES TRAILER USE) - LOT 92 & OPEN SPACE (HOLDING ZONE) - LOT 105

PROPOSED AREA DISTRIBUTION AND USES:

COMMERCIAL:	LOT 92	1.32 ACRES	FUTURE COMMERCIAL
PUBLIC WORKS:	TRACT F	.07 ACRES	LIFT STATION
OPEN SPACE:	TRACT A	.50 ACRES	COMMUNITY PARK
	TRACT B	.59 ACRES	TRAIL & UTILITY EASEMENT
	TRACT C	.76 ACRES	TRAIL & UTILITY EASEMENT
	TRACT D	.13 ACRES	TRAIL & UTILITY EASEMENT
	TRACT E	.13 ACRES	TRAIL & UTILITY EASEMENT
	TRACT G	.14 ACRES	TRAIL & UTILITY EASEMENT
	TRACT H	.07 ACRES	TRAIL & UTILITY EASEMENT
	TRACT I	.05 ACRES	TRAIL & UTILITY EASEMENT
	TRACT J	.06 ACRES	TRAIL & UTILITY EASEMENT
	TRACT K	5.27 ACRES	PASSIVE OPEN SPACE (LANDSCAPED)
TRACT L	1.98 ACRES	TRAIL & UTILITY EASEMENT	
	LOT 105	13.02 ACRES	OPEN SPACE (HOLDING ZONE FOR POTENTIAL FUTURE DEVELOPMENT)

TOTAL OPEN SPACE: 22.70 ACRES

RESIDENTIAL: 13.96 ACRES SINGLE FAMILY

ROADS: 6.86 ACRES R.O.W. DEDICATIONS

TOTAL: 44.90 ACRES*

* RAILROAD PROPERTY IS EXCLUDED FROM CALCULATIONS

NO. OF DWELLINGS: 103 UNITS DENSITY: 2.29 D/U PER ACRE, GROSS

PARKING:

RESIDENTIAL: MINIMUM 4 SPACES (2 W/IN GARAGE) AT EACH RESIDENCE

COMMERCIAL: 33 STANDARD, 6 COMPACT, 4 HANDICAP PARKING SPACES (38 SPACES REQUIRED (1 PER 250 SF))

MAIL KIOSK: 2 STANDARD, 1 HANDICAP PARKING SPACE

LOTS:

MAXIMUM SIZE: 5,680 SQUARE FEET

AVERAGE SIZE: 3,375 SQUARE FEET

MINIMUM SIZE: 15,774 SQUARE FEET

FOR LOT DIMENSIONS RE: TO PRELIMINARY PLAN SHEET 8

SURFACE COVERAGE:

BUILDINGS: 187,650 SQUARE FEET 9%

VEHICLE USE: 271,250 SQUARE FEET 14%

IRRIGATED AREA: 699,810 SQUARE FEET 36%

UNIRRIGATED AREA: 797,070 SQUARE FEET 41%

ARCHITECTURE:

RESIDENTIAL: 1 AND 2 STORY WOOD-FRAME STRUCTURES

COMMERCIAL: STUCCO FINISH W/ ACCENT TOWER RE: TO COMMERCIAL CENTER CONCEPT PLOT PLAN IN FINAL PD SUBMITTAL

HEIGHT:

RESIDENTIAL: 30' MAX TO ROOF RIDGE

COMMERCIAL: 35' MAX. TO ROOF RIDGE

ROOF MOUNTED EQUIPMENT SCREENING:

ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN 10" IN DIAMETER WILL BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL OF A MATERIAL, COLOR AND DESIGN MATCHING THE BUILDING.

WATER DEMANDS:

103 PLANNED RESIDENTIAL UNIT DEVELOPMENT: 51.5 ACRE FT.

1.3 ACRE PLANNED COMMERCIAL DEVELOPMENT: 2.5 ACRE FT.

POSSIBLE FUTURE USE ON LOT 105: 1.0 ACRE FT.

HOA IRRIGATED COMMON AREA: 3.0 ACRE FT.

TOTAL ALLOCATION: 58.0 ACRE FT.

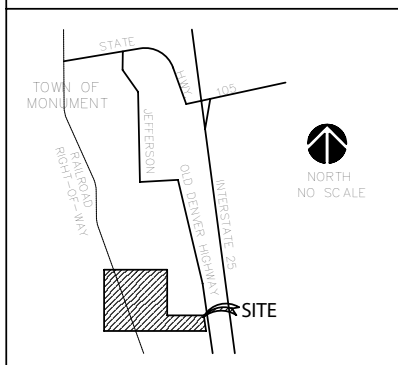
(TOTAL WATER ALLOCATION OUTLINED HEREIN AGREED TO BY TOM IN 6/3/04 MEETING WITH TOM WALL AND MIKE DAVENPORT)

WATER TO BE ALLOCATED BY PHASE AS PLATS ARE RECORDED. TOTAL COMMON AREA ALLOCATION (3 ACRE FT.) TO BE INCLUDED IN PLAT NO. 1.

SHEET INDEX:

DWG NO.	TITLE	DWG NO.	TITLE
1	COVER SHEET	5	FACILITIES PLAN
2	SITE PLAN		
3	PRELIMINARY PLAN		
4	PRELIM. GRADING PLAN		

LOCATION MAP:



SIGNATURES:

OWNERSHIP CERTIFICATION:
The undersigned are all of the owners of certain lands known as the SITE PLAN in the Town of Monument

FRANCES R. LABIB

IN WITNESS WHEREOF:

The aforementioned, FRANCES R. LABIB, has executed this instrument on _____, 20__ A.D.

By _____
FRANCES R. LABIB

NOTARIAL:

STATE OF COLORADO
COUNTY OF EL PASO

The above ands aforementioned was acknowledged before me this _____

Witness my hand and seal: _____

Address _____

My commission expires _____

SURVEYOR'S CERTIFICATE:

I, _____ A REGISTERED PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED ON THIS PD SITE PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENT THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.

REGISTERED LAND SURVEYOR

PLANNING COMMISSION RECOMMENDATION:

The Final Sketch Plan for the Trails End Monument Plan was presented to the Commission of the Town of Monument, Colorado on the _____

Chairman _____ Date _____

Attest: _____ Date _____

BOARD OF TRUSTEE APPROVAL:

The Final Sketch Plan and Zoning Regulations for the Trails End Monument by the Planning Commission of the Town of Monument, Colorado

Mayor _____ Date _____

Attest:

SIGNATURES:

TITLE CERTIFICATION:

I, _____ an authorized representative of Commonwealth Land Title Insurance Company, licensed to do business in the State of Colorado, have made an examination of the public records and state files of the owners, mortgages and lienholders of the property are listed in the certificate of ownership and lienholder.

Signed this _____ day of _____

Authorized Representative

Commonwealth Land Title

NOTARIAL:

STATE OF COLORADO
COUNTY OF EL PASO

The above and aforementioned was acknowledged before me this _____ day of _____, 20__ A.D.

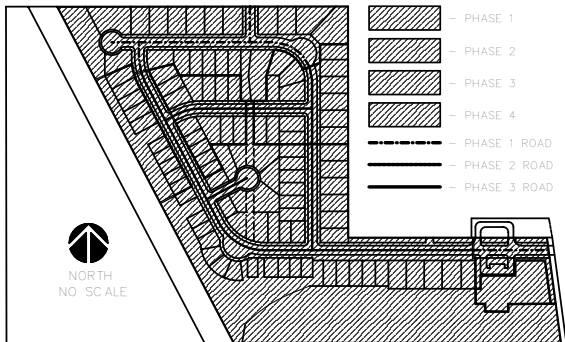
Witness my hand and seal: _____

Address _____

My commission expires _____

NO MORTGAGEES OR LEIN HOLDERS

CONSTRUCTION PHASING PLAN:



PROJECT TEAM:

OWNER:
FRANCES R. LABIB
810 SAN BRUNO PLACE
COLORADO SPRINGS, CO 80906
P- 527-8766

DEVELOPER:
FIVE Y EYES GUYS, L.L.C. (D.B.A. FYEC)
318 NORTH TEJON
COLORADO SPRINGS, CO 80903
P- 473-8400, F-473-0400

LAND PLANNER:
CATALANO WAY GROUP
318 NORTH TEJON
COLORADO SPRINGS, CO 80903
P-473-8400, F-473-0400

LAND SURVEYOR:
LDC, INC.
3520 AUSTIN BLUFFS PARKWAY
COLORADO SPRINGS, CO 80918
P-528-6133, F-528-6848

CIVIL ENGINEER:
WESTWORKS ENGINEERING
945 OSAGE AVENUE
MANTOU SPRINGS, CO 80829
P-685-1670, F-685-9538

NO MORTGAGEES OR LEIN HOLDERS

WAY ARCHITECTS, P.C.
318 NORTH TEJON
COLORADO SPRINGS, COLORADO 80903
COLORADO LICENSE # 17181 (4-12-2000)
DR. JONATHAN W. BOYD

**TRAILS END, MONUMENT
MASTER / ZONING /
PRELIMINARY PLAN**
OLD DENVER HIGHWAY
MONUMENT, COLORADO
80132

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COVER SHEET

SHEET 1