

GENERAL NOTES:

ENTRANCE TO DEVELOPMENT IS FROM OLD DENVER ROAD (EL PASO COUNTY) AND FROM THE EXTENSION OF THE EXISTING PANWEE VALLEY DRIVE... ALL STREETS TO BE PUBLIC (TOWN OF MONUMENT) NO KNOWN TOXIC MATERIALS EITHER CURRENTLY ON-SITE OR GENERALLY IN THE AREA... REFER TO MASTER/ZONING PLAN FOR CONSTRUCTION PHASING.

UTILITIES / DISTRICTS:

WATER: MONUMENT WATER DISTRICT
WASTE WATER: MONUMENT SANITATION DISTRICT
ELECTRIC: MOUNTAIN VIEW ELECTRIC
SCHOOL DISTRICT: LEWIS-PALMER SCHOOL NO. 38
FIRE DISTRICT: TRI-LAKE'S FIRE DISTRICT

TRAILS END, MONUMENT
FINAL PD SITE PLAN
OLD DENVER HIGHWAY
MONUMENT
EL PASO COUNTY, COLORADO 80132

SIGNATURES:

OWNERSHIP CERTIFICATION: The undersigned are all of the owners of certain lands known as... SITE PLAN in the Town of Monument... IN WITNESS WHEREOF: The aforementioned, FRANCES R. LABIB, has executed this instrument on this... day of... 20... A.D. By: FRANCES R. LABIB

NOTARIAL: STATE OF COLORADO COUNTY OF EL PASO The above ands aforementioned was acknowledged before me in my capacity as Notary Public for the State of Colorado. Witness my hand and seal... My commission expires...

SURVEYOR'S CERTIFICATE: I, a REGISTERED PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED ON THIS SITE PLAN WAS MADE UNDER MY SUPERVISION AND THAT THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.

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... Attest: Chairman Date

BOARD OF TRUSTEE APPROVAL: The Final Sketch Plan and Zoning Regulations for the Trails End Monument Plan was presented to the Board of Trustees of the Town of Monument, Colorado on... Attest: Mayor Date

RECORDING: STATE OF COLORADO COUNTY OF EL PASO I hereby certify that instrument was filed for record in my office on this... day of... 20... A.D. and is duly recorded under Reception No... of the records of El Paso County. Fee: By: Developers

NO MORTGAGEES OR LEIN HOLDERS

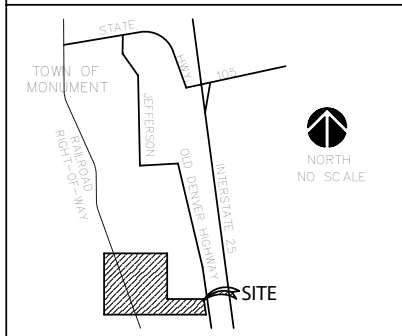
PLAN DATA:

LEGAL: SW4SW4 EX RY; EX RD,W/MR AND PART OF SE4SW4 AS FOLS: COM AT SE COR OF SD SE4SW4 TH N 89°26'15" W ALG S LN 466.26 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 712.3000006 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

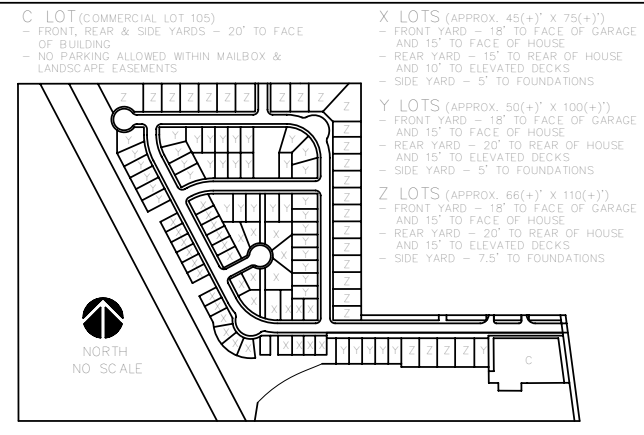
SHEET INDEX:

Table with 2 columns: DWG NO., TITLE. Rows include COVER SHEET, SITE PLAN, SITE DETAILS, PRELIM. GRADING PLAN, FACILITIES PLAN, TREE RELOCATION, PRELIMINARY LIGHTING, PRELIMINARY PLAN, TYP. RESIDENTIAL PLOTS.

LOCATION MAP:



SETBACK REQUIREMENTS FOR LOT TYPES:



PROJECT TEAM:

OWNER: FRANCES R. LABIB 810 SAN BRUNO PLACE COLORADO SPRINGS, CO 80906 P- 527-8786 DEVELOPER: FIVE Y EYES GUYS, L.L.C. (D.B.A. FYEG) 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 MANITOU SPRINGS, CO 80829 P-685-1670, F-685-9538 NO MORTGAGEES OR LEIN HOLDERS

SIGNATURES:

TITLE CERTIFICATION: I, an authorized representative of Commonwealth Land Title, a Title Insurance Company licensed to do business in the State of Colorado, have made an examination of the public records and state that all mortgages and lienholders of the property are listed in the certificate of ownership and lienholder subordination certificate. 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...

WAY ARCHITECTS, P.C. 318 NORTH TEJON COLORADO 80903 17181 473-8400

Table with columns: DATE, JOB NO., DRAWN BY, CHECKED BY. Includes names and dates for project management.

TRAILS END, MONUMENT FINAL PD SITE PLAN