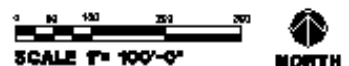
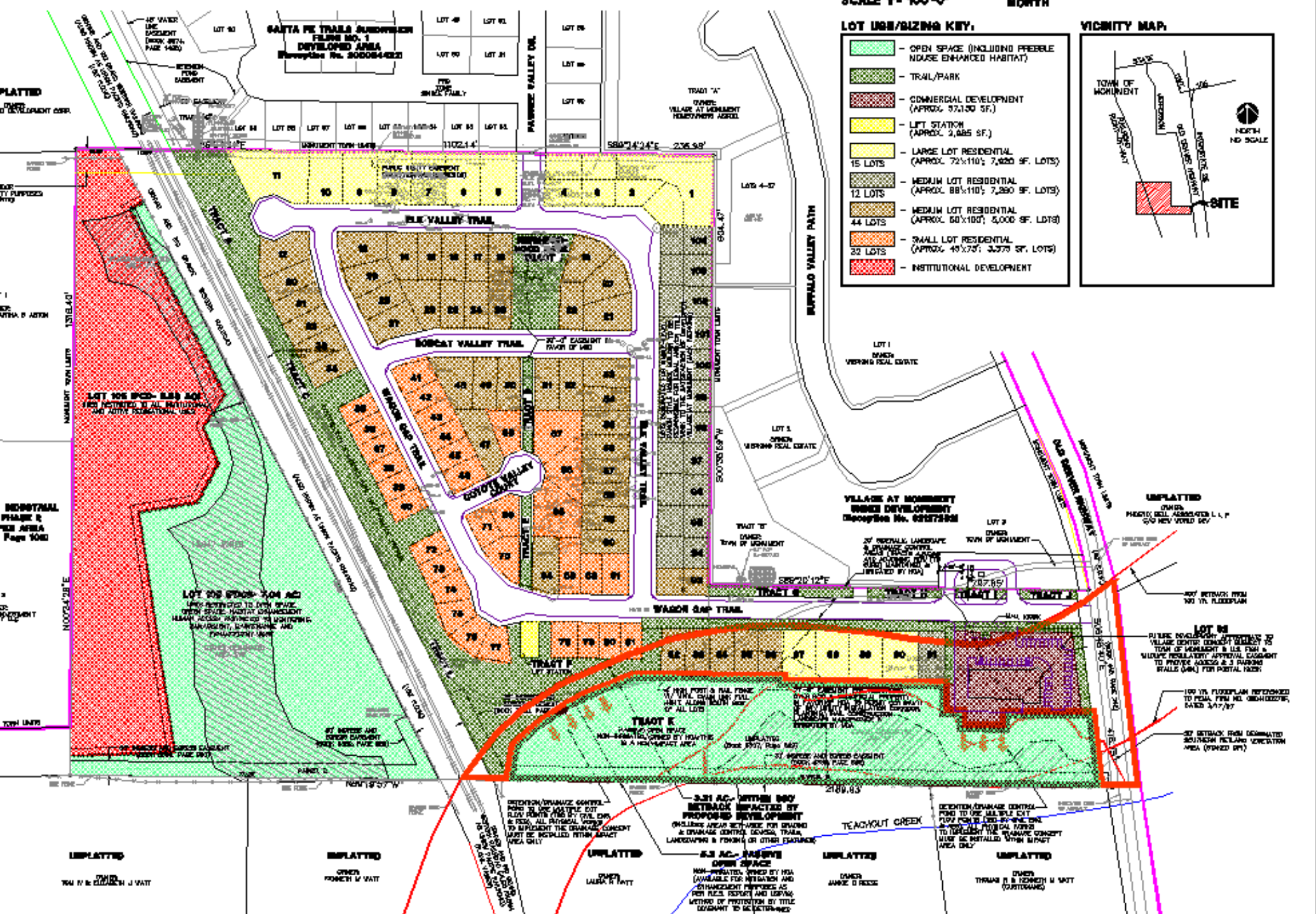
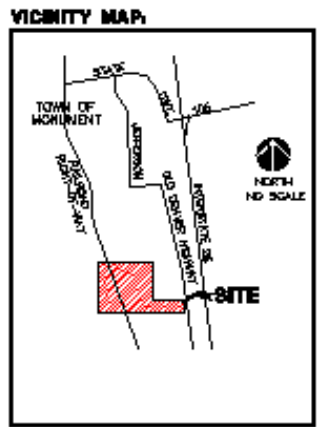


TRAILS END, MONUMENT DESIGN DEVELOPMENT BASE PLAN



LOT USE/SIZING KEY:

| | |
|--|---|
| | - OPEN SPACE (INCLUDING FREEBIE NDUSE ENHANCED HABITAT) |
| | - TRAIL/PARK |
| | - COMMERCIAL DEVELOPMENT (APPROX. 57,100 SF.) |
| | - LIFT STATION (APPROX. 2,885 SF.) |
| | - LARGE LOT RESIDENTIAL (APPROX. 72'x110'; 7,920 SF. LOTS) 15 LOTS |
| | - MEDIUM LOT RESIDENTIAL (APPROX. 88'x110'; 7,280 SF. LOTS) 12 LOTS |
| | - MEDIUM LOT RESIDENTIAL (APPROX. 60'x100'; 6,000 SF. LOTS) 44 LOTS |
| | - SMALL LOT RESIDENTIAL (APPROX. 45'x75'; 3,375 SF. LOTS) 32 LOTS |
| | - INSTITUTIONAL DEVELOPMENT |



UNPLATTED
OWNER POWER M VATT

UNPLATTED
OWNER POWER M VATT

UNPLATTED
OWNER MARK B VATT

UNPLATTED
OWNER JAMES D REESE

UNPLATTED
OWNER TRAVIS B & KATHERINE M VATT (SOUTHWEST)

3.21 AC. WITHIN 500' SETBACK IMPACTED BY PROPOSED DEVELOPMENT (ON THIS AREA SETBACK FOR DRAINAGE & DRAINAGE CENTER) SHALL BE MAINTAINED AS OPEN SPACE OR OTHER USE AS DETERMINED BY TITLE EXAMINER TO BE DETERMINED

6.3 AC. RESERVE OPEN SPACE (AVAILABLE FOR RECREATION AND ENHANCEMENT PURPOSES AS PER RES. DESIGN AND LAYOUT METHOD OF PROTECTION BY TITLE EXAMINER TO BE DETERMINED)

LOT 86
PUBLIC DEVELOPMENT APPLICANT TO VILLAGE CENTER DEVELOPMENT SHALL BE TOWN OF MONUMENT & USE CITY & COUNTY REGULATORY APPROVAL PROCESS TO PROVIDE ACCESS & 2 PARKING SPACES (MIN.) FOR PUBLIC USE.

100 YD. FLOODPLAIN RETENTION TO BE MAINTAINED PER NO. 08-010227E, DATED 3/17/07

30' SETBACK FROM EXISTING SOUTHERN YELLOW PINE CREATION AREA (PINKED OUT)

UNPLATTED
OWNER HEATHY DELL ASSOCIATED L.L.P. C/O NEW WORLD DEV.

VILLAGE AT MONUMENT
UNPLATTED
DEVELOPER No. 08077898

TEACHOUT CREEK

2189.63

DEFLECTION/DRAINAGE CENTER FOND TO USE ALL SILE CUT FLOW POINTS (NO. 07-011 ON & FROM ALL OTHER VIEWS) TO IMPROVE THE DRAINAGE. CONSENT MUST BE RECALLED WITHIN IMPACT AREA ONLY.

DEFLECTION/DRAINAGE CENTER FOND TO USE ALL SILE CUT FLOW POINTS (NO. 07-011 ON & FROM ALL OTHER VIEWS) TO IMPROVE THE DRAINAGE. CONSENT MUST BE RECALLED WITHIN IMPACT AREA ONLY.