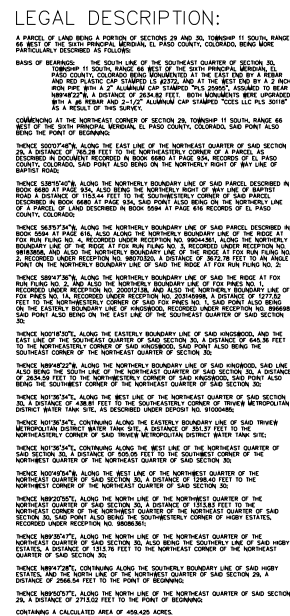


PD SKETCH PLAN

SHEET NO.

OF 3

SHEETS



PROPERTY LINE

REGIONAL TRAIL

EXISTING REGIONAL TRAIL

LOCAL TRAIL

MAIN ROAD

ACCESS

PROPOSED ACCESS

* Density Cap for Sanctuary Pointe is 600 DU
 ** DU = Dwelling Units
 Maximum Gross Density is 1.3 DU/AC

1. No use to be conducted within the Sanctuary Pointe PUD will generate or utilize any toxic material.
2. Parks and trails, except the Regional trail, will be owned by the Town of Monument and maintained by Tri-view Metropolitan District. The Regional Trail shall be owned and maintained by the County.
3. Kingswood Drive extended into Sanctuary Pointe will be a local residential street with discontinuous connection to the internal collector.
4. Actual density on each parcel will be determined on the Final PD Site Plan and will take into consideration topography, vegetation and infrastructure, acknowledging that if conditions allow the maximum density reflected on the approved Sketch Plan may be achieved. The development Intent is to preserve as much of the natural character as reasonably possible within the context of the actual density determined on the Final PD Site Plan.
5. Open Space/Park/Trail areas will exceed 20% of gross acreage when pocket parks, trails and preservation areas within development parcels are included.
6. A Forestry Management / Fire Mitigation Plan that addresses forest management practices, tree preservation, and wildfire mitigation will be provided concurrent with the Preliminary PD Plan.
7. Kingswood Drive will be resurfaced and road improvement plans shall be approved by the Town of Monument and El Paso County.
8. All parks and trails will be open to public use.
9. Recommendations of the Phase 1 Environmental Site Assessment dated 6-19-05 will be completed by the owners prior to development of impacted areas of the site.
10. The width of the buffer along the south boundary, adjacent to Fox Pines and Fox Run, along the boundaries of Parcel L, and adjacent to the Kingswood Subdivision shall be a minimum of 50 feet.
11. Applicant shall be responsible for obtaining approval from EL Paso County for the connection to the east-west collector road to Baptist Road in conjunction with the Preliminary PD Site Plan approval.
12. Lot sizes in Parcels K and M, where adjacent to the Fox Pines and Fox Run Subdivisions, shall be a minimum of 20,000 Sq.Ft.