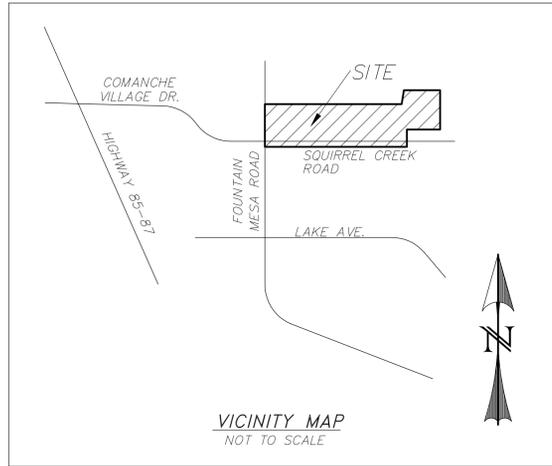


DAYBREAK AT MESA VILLAGE TOWNHOMES

OVERALL DEVELOPMENT PLAN

CITY OF FOUNTAIN, EL PASO COUNTY, COLORADO



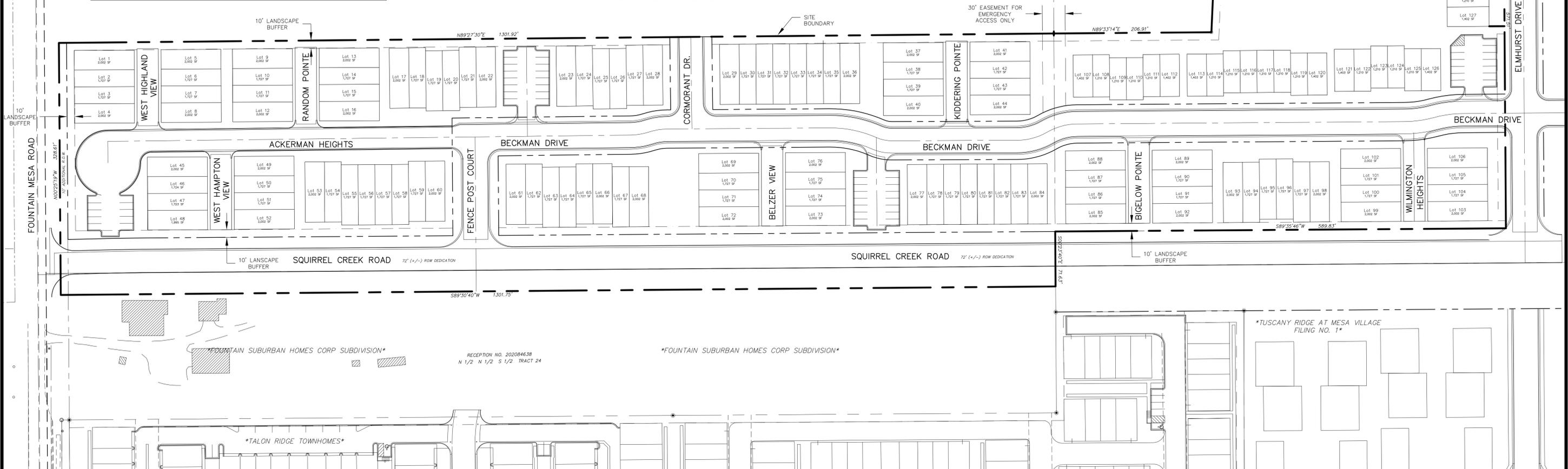
LEGAL DESCRIPTION:

PORTIONS OF TRACTS 23 AND 24, SUBDIVISION NO. 1 OF THE FOUNTAIN SUBURBAN HOMES CORPORATION (PLAT BOOK L PAGE 44) MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 2, EATON SUBDIVISION FILING NO. 2 (PLAT BOOK H-6 PAGE 58); THENCE N89°42'49"E, ON THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 223.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°42'49"E, ON SAID NORTH LINE, A DISTANCE OF 366.68 FEET; THENCE S00°24'14"E A DISTANCE OF 571.51 FEET; THENCE S89°35'46"W A DISTANCE OF 589.63 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 24; THENCE S00°23'40"E, ON SAID WEST LINE, A DISTANCE OF 86.63 FEET; THENCE S89°30'40"W A DISTANCE OF 1301.75 FEET TO A POINT 30.00 FEET EAST OF THE WEST LINE OF SAID TRACT 23; THENCE N02°25'19"W, ON A LINE 30.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID TRACT 23 A DISTANCE OF 328.91 FEET TO THE SOUTHWEST CORNER OF LOT 2, EATON SUBDIVISION (PLAT BOOK F-3 PAGE 35); THENCE N89°27'30"E, ON THE SOUTH LINE OF SAID LOT 2 AND ON THE SOUTH LINE OF LOT 1, EATON SUBDIVISION FILING NO. 2 A DISTANCE OF 1301.92 FEET TO THE SOUTHWEST CORNER OF LOT 2, EATON SUBDIVISION FILING NO. 2; THENCE S89°33'14"E, ON THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 206.19 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE N02°32'26"E, ON THE EAST LINE OF SAID LOT 2, A DISTANCE OF 329.37 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THE DESCRIBED PROPERTY CONTAINS 15.963 ACRES, MORE OR LESS.

EATON SUBDIVISION LOT 2



DEVELOPMENT STANDARDS:

- MINIMUM LOT SIZE = 1,200 SF
- BUILDING SETBACKS ARE AS FOLLOWS:
 - EXTERIOR BOUNDARY: 10'
 - ADJACENT TO PUBLIC ROW: 5'
 - FRONT LOT: 3'
 - REAR LOT: 3'
 - SIDE OF CLUSTER: 3'
 - INTERIOR SIDE: 0'
- LOT COVERAGE FOR INDIVIDUAL LOTS CAN BE UP TO 100%.
- MAXIMUM BUILDING HEIGHT=35 FEET
- ARCHITECTURAL DESIGN SHALL BE UNIFIED THROUGHOUT THIS ODP.
- LANDSCAPING & BUFFERING REQUIREMENTS:
 - a. MINIMUM LANDSCAPE BUFFER WIDTHS AND LOCATIONS ARE AS SHOWN GRAPHICALLY IN THIS ODP.
 - b. TREES SHALL BE PLANTED IN THE LANDSCAPE BUFFER AT A MINIMUM OF 1 TREE PER 20' OF BUFFER LENGTH. 10 SHRUBS MAY BE SUBSTITUTED FOR EACH REQUIRED TREE (MAXIMUM 25% OF REQUIRED TREES MAY BE SUBSTITUTED).

APPROVALS STATEMENT:

THE CITY COUNCIL OF THE CITY OF FOUNTAIN, COLORADO APPROVED THIS OVERALL DEVELOPMENT PLAN PURSUANT TO ORDINANCE NO. _____ AT A MEETING OF THE SAID CITY COUNCIL HELD ON THE _____ DAY OF _____ 20__ A.D. AND AT THE SAME TIME AUTHORIZED THE UNDERSIGNED TO ACKNOWLEDGE THE SAME WHICH IS DONE ACCORDINGLY ON BEHALF OF THE CITY OF FOUNTAIN THIS _____ DAY OF _____ 20__ A.D.

MAYOR _____ ATTEST: _____ CITY CLERK

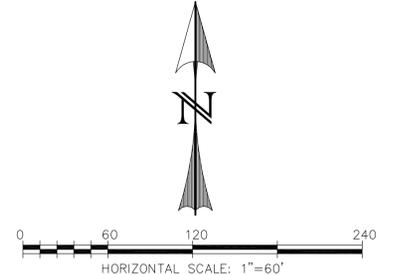
DAYBREAK AT MESA VILLAGE TOWNHOMES ODP:

LAND USE	AREA	GROSS DENSITY	%
PARKS/OPEN SPACE/DRAINAGE	5.0 AC		31.3
TOWNHOME RESIDENTIAL LOTS (138 UNITS)	5.5 AC		34.3
INTERNAL PRIVATE DRIVES	1.3 AC		8.1
SQUIRREL CREEK ROAD ROW	2.2 AC		13.8
FOUNTAIN MESA ROAD ROW	0.1 AC		0.6
PUBLIC STREET ROW	1.9 AC		11.9
TOTAL	16.0 AC	8.63 DU/AC	100.0

*MESA VILLAGE ODP (REVISED):

LAND USE	AREA	GROSS DENSITY	TOTAL DU'S	%
PARKS/OPEN SPACE/DRAINAGE	29.0 AC			25.8
SINGLE FAMILY RESIDENTIAL	74.8 AC	4.40 DU/AC	329	66.4
CLUSTER RESIDENTIAL	3.0 AC	5.70 DU/AC	36	2.7
PROPOSED SQUIRREL CREEK RD. ROW	5.4 AC			4.8
TOTAL	112.2 AC		365	100.0

*ITEMS SHOWN IN ITALICS INDICATE REVISION FROM APPROVED ODP.



REV.	DESCRIPTION	DATE
1.	REVISED LAYOUT AND BUILDING ORIENTATION	4-17-06

REVIEW:	DATE
STREET DESIGN:	_____ DATE _____
ROUGH CUT REVIEW	_____ DATE _____
FINAL REVIEW	_____ DATE _____
DRAINAGE DESIGN:	_____ DATE _____

DESIGN DATA:
SIDEWALKS: WIDTH: _____
LOCATION: <input type="checkbox"/> Attached <input type="checkbox"/> Detached
ASPHALT THICKNESS: _____
AC Surface _____
AC Base _____
CURB TYPE: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3
R/W WIDTH: _____ F/C-F/C _____
AGG. BASE THICKNESS: _____
Class 6 _____
Class 5 _____
Class 2 _____
STREET TYPE: _____ HYEM _____

PREPARED FOR:
CHEYENNE MOUNTAIN DEVELOPMENT



DAYBREAK AT MESA VILLAGE TOWNHOMES
OVERALL DEVELOPMENT PLAN

DRAWN BY: CDK	DATE: 4/17/06
SCALE: 1"=60'	JOB NUMBER: 90534
SHEET: 1 OF 2	