

PARCEL 2 BOUNDARY

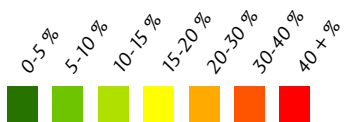
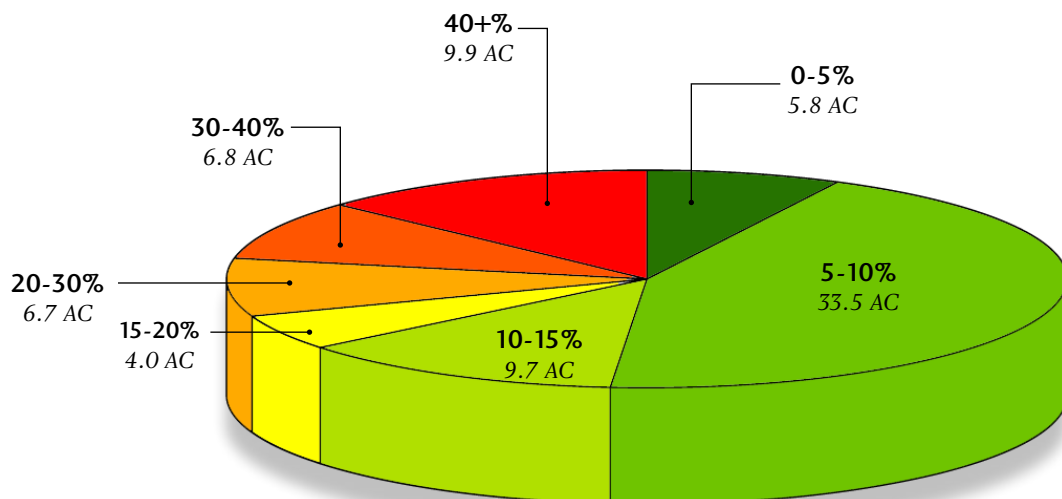
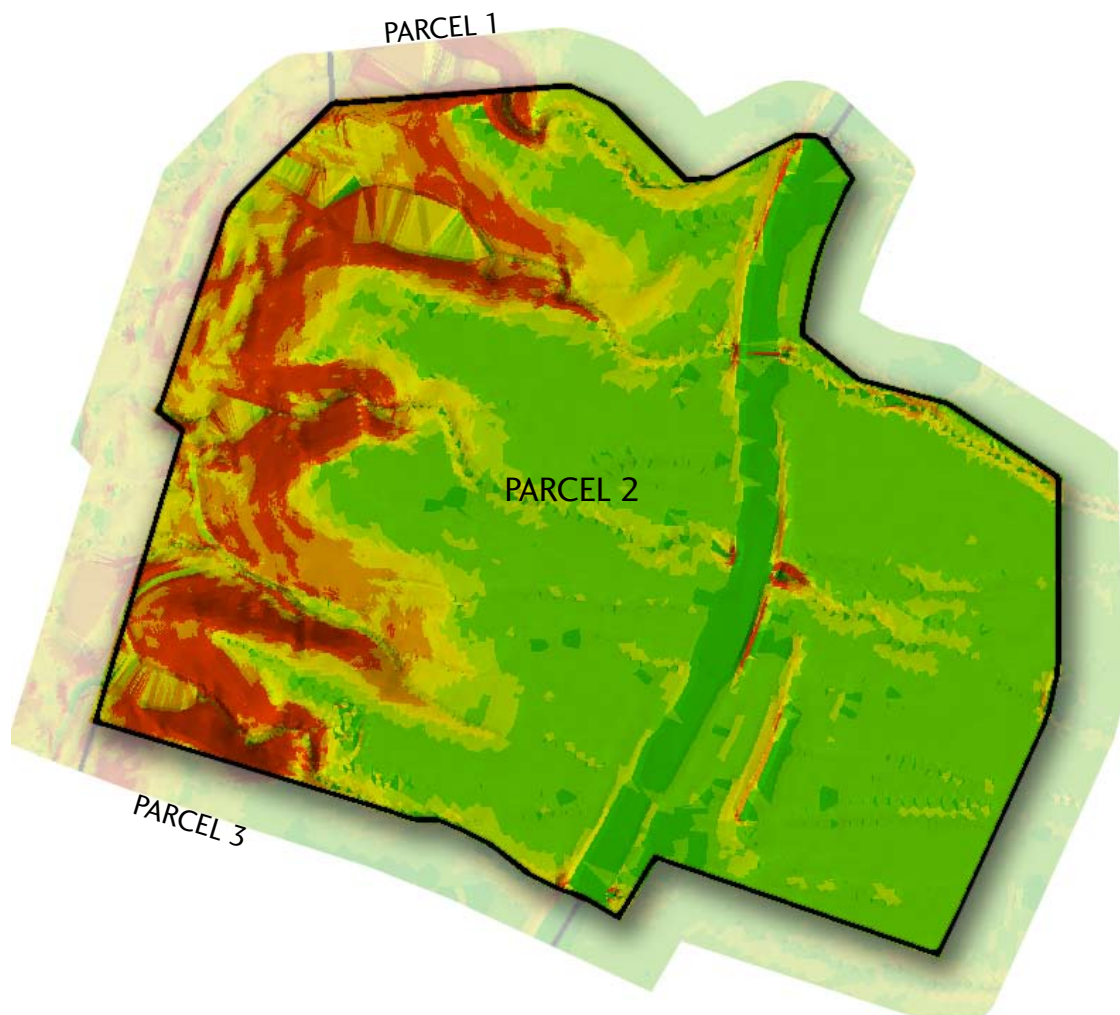
Parcel 2 is 76.26 acres and is located to the south of Parcel 1 and is situated on both sides of Spencer Parkway, which is an easement through the Parcel. The Parcel was rezoned in 2008 to low density on the west of Spencer Parkway on the bluff and medium density residential on the east of Spencer Parkway. Low density developable area totals to 20.27 acres and the medium density area totals to 16.11 acres of developable area. These zoning categories will allow a maximum density of 5 dwelling units per gross acre for low density and 12 dwelling units per gross acre for medium density.

Like Parcels 1 and 3, this Parcel has gone through extensive examination by the Planners and Engineers to the degree that preliminary plan level drawings are available for the single family areas of this Parcel. The preliminary plan application considers having 36 single family units located on the top of the bluff and a multi family density, townhome product on the east side of Spencer Parkway to take advantage of the proposed 6 acre Community Park, Health Clinic and Middle School.

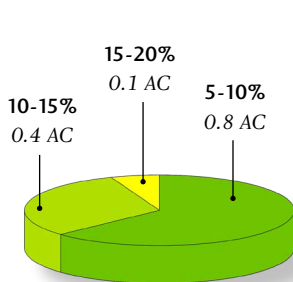
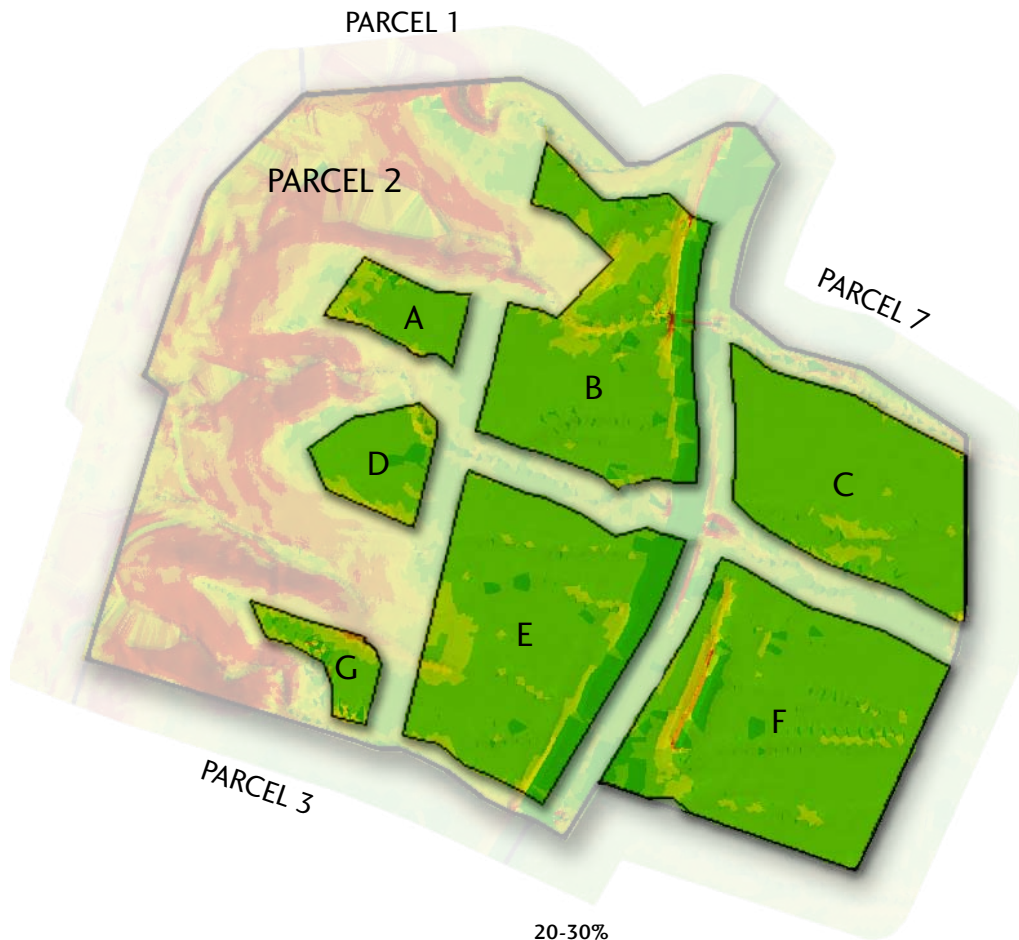


Parcel 2 - 76.26 Acres

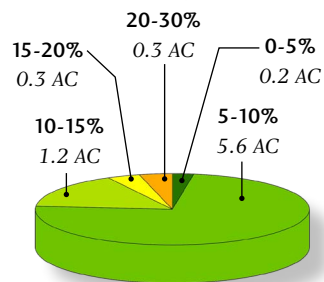
PARCEL 2 *Gross Slope Analysis*



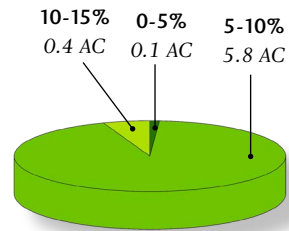
PARCEL 2 *Developable Area Slope Analysis*



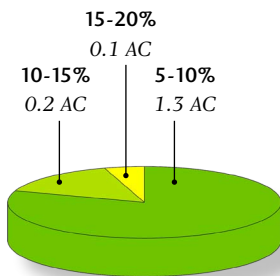
Area A



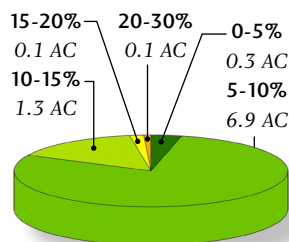
Area B



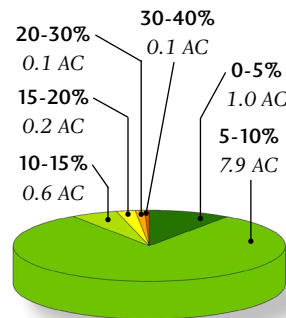
Area C



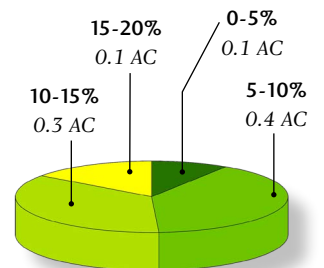
Area D



Area E



Area F




Area G

EXISTING UTILITIES



Note: Spencer Parkway is an easement through Parcel 2.v

	Existing Sewer Line
	Existing Water Line
	Existing Telephone Line
	Existing Gas Line
	Existing Overhead Power
	Existing Power
	Existing Storm Sewer
	Existing Conduit (no wire)

CONCEPT PLAN



TABLE OF IMPROVEMENTS

DEVELOPMENT PARCEL NO. 2			
BATTLEMENT MESA PUD			
TOTAL PARCEL AREA	76.26 ACRES		
NUMBER OF LOTS	36 SINGLE FAMILY		
AVERAGE LOT SIZE	0.36 ACRES		
OPEN SPACE	40.07 ACRES		
TOTAL MULTI-FAMILY ACREAGE	19.13 ACRES		
MAXIMUM MULTI-FAMILY	229 UNITS		
INFRASTRUCTURE REQUIREMENTS	ON SITE IMPROVEMENTS FOR SINGLE FAMILY		OFF SITE IMPROVEMENTS REQUIRED
Roadways	4287 LF	22 ft wide	Construct 1 left turn pockets in Spencer Parkway
Curb and Gutter	8137 LF	30 in	Payment of Garfield County Traffic Impact Fee at \$4.00/ADT
Storm Drain	729 LF 220 LF 160 LF	18 in 36 in 42 in	On-site detention required in multi-family area. Developer will be required to participate in construction of regional detention facilities
Sanitary Sewer	3338 LF	8 in	
	172 LF 36 EA	10 in 4' Dia Manholes	718 LF 10-inch collector sewer line 7 EA off-site manholes
Potable Water	4125 LF 140 LF	8 in 6 in	16-inch water line in place on west side Spencer Parkway
Electric	TBD by Holy Cross		3-phase power in place on west side of Spencer Parkway to Church. Conduit and Vaults only in place from Church south to Sipprelle Drive.
Telephone	TBD by Qwest		200 pr direct bury cable in place on east side of Spencer Parkway
Gas	TBD by Xcel		4-inch gas in place on north side Battlement Parkway
			4-inch gas in Spencer Parkway from Sipprelle to Grace Bible Church
<i>Note: Multi family area tabulations are not considered in the table above.</i>			
Cable TV	TBD by Comcast		No existing cable this area