

PARCEL 5-2 STONE QUARRY COMMONS - TRACT 2

Stone Quarry Commons, Parcel 5-2, Tract 2 is 15.46 acres and is located to the south of Battlement Mesa Parkway and north of County Road 302 and east of 5-2 Tract 1. Access for this tract would be from Battlement Mesa Parkway slightly further west of the access between the existing Fire Station Parcel and the Light House Church.

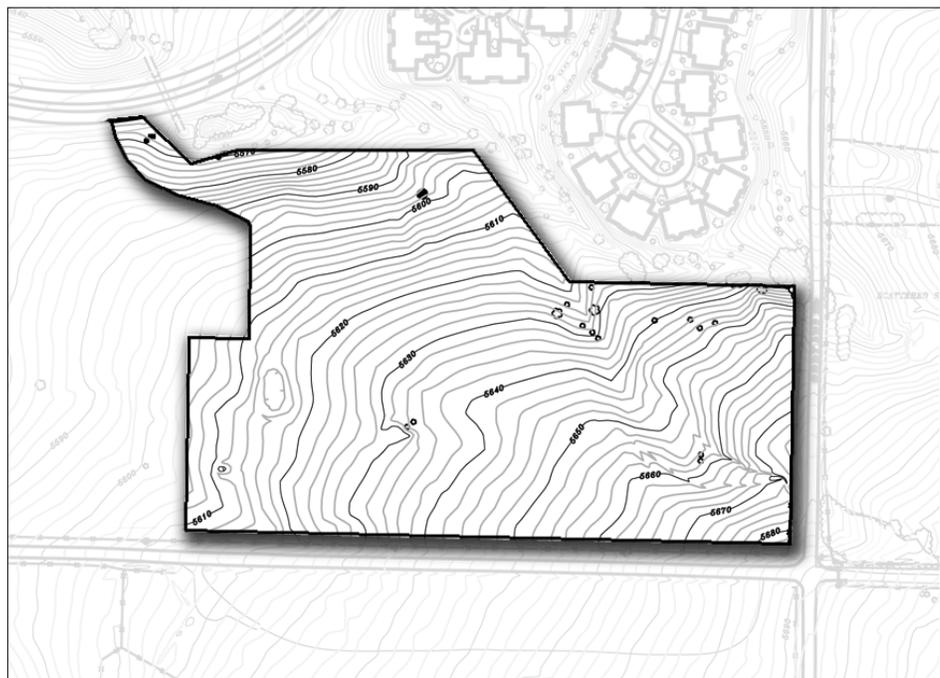
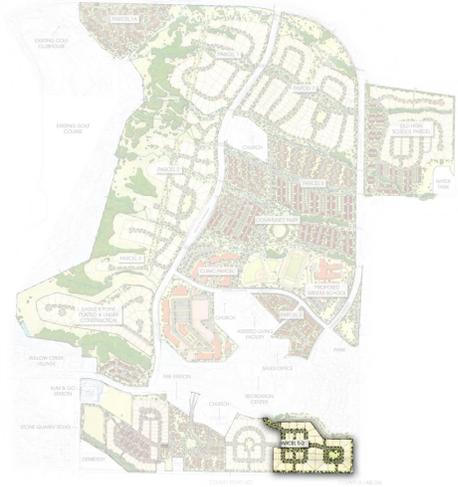
Like the other tracts in the Stone Quarry Commons area, this tract is well situated for utilities that are located in the Parkway.

In order to meet necessary water pressure needs for this tract an expansion of the Battlement Mesa water system, in cooperation with the Battlement Mesa Consolidated Water District, would be necessary. This expansion has been contemplated as a part of the overall Battlement Mesa water system master plan.

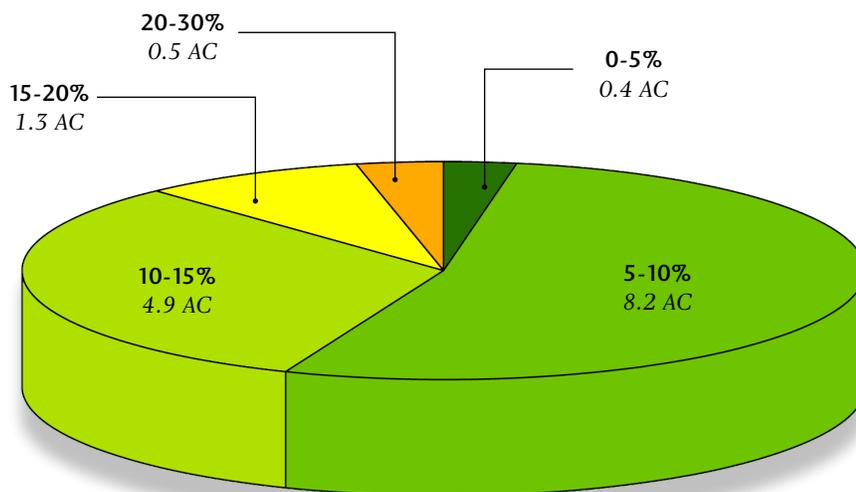
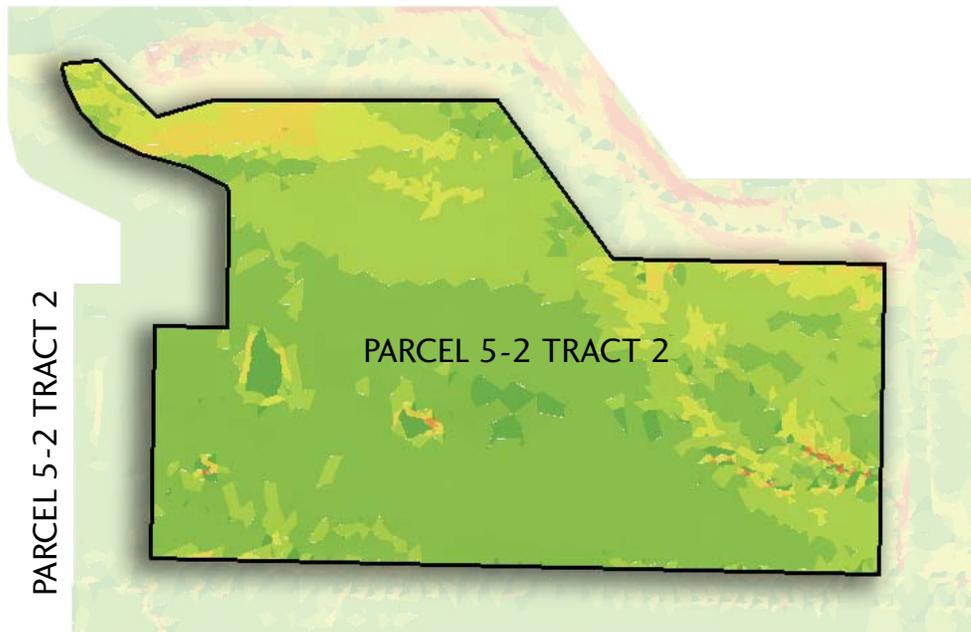
The zoning for this tract is Low Density Residential which allows a maximum of 5 units per gross acre, this would equate to a maximum of 77 units for this tract.

The Land Planners and Engineers proposed 37 larger single family lots, the majority of which were orientated around a central park space that is part of a larger chain of parks in the Stone Quarry

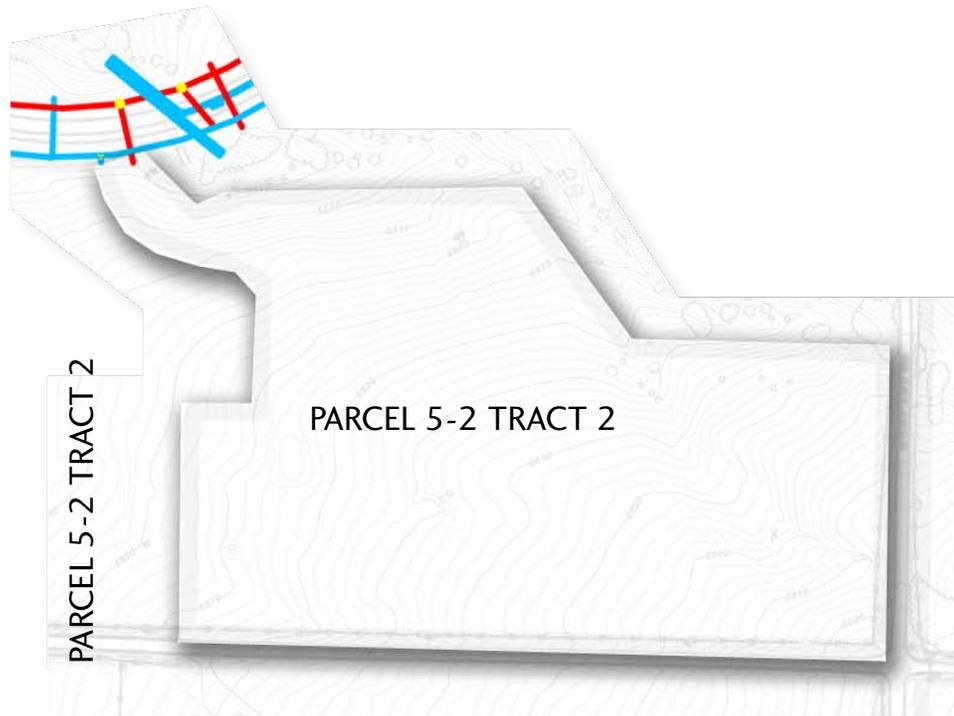
Commons development that would be used for stormwater detention as well as active recreation. This tract is also in close proximity to a pedestrian underpass that leads to the Recreation Center and Town Center.



PARCEL 5-2 STONE QUARRY COMMONS - TRACT 2 *Gross Slope Analysis*



EXISTING UTILITIES



	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

