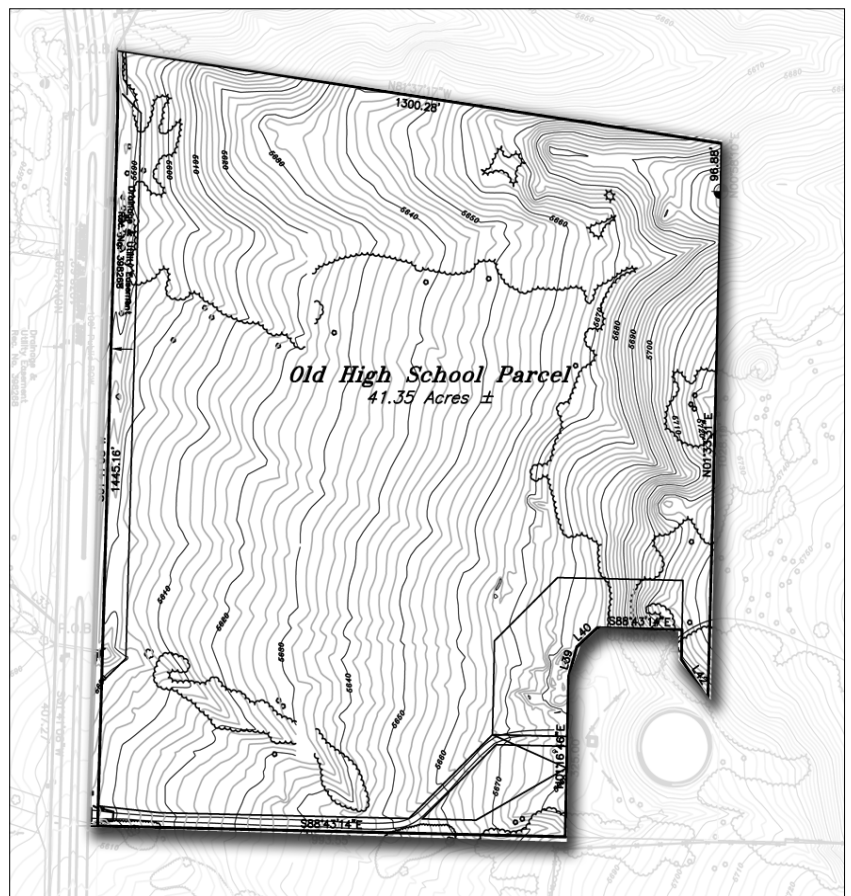


OLD HIGH SCHOOL PARCEL

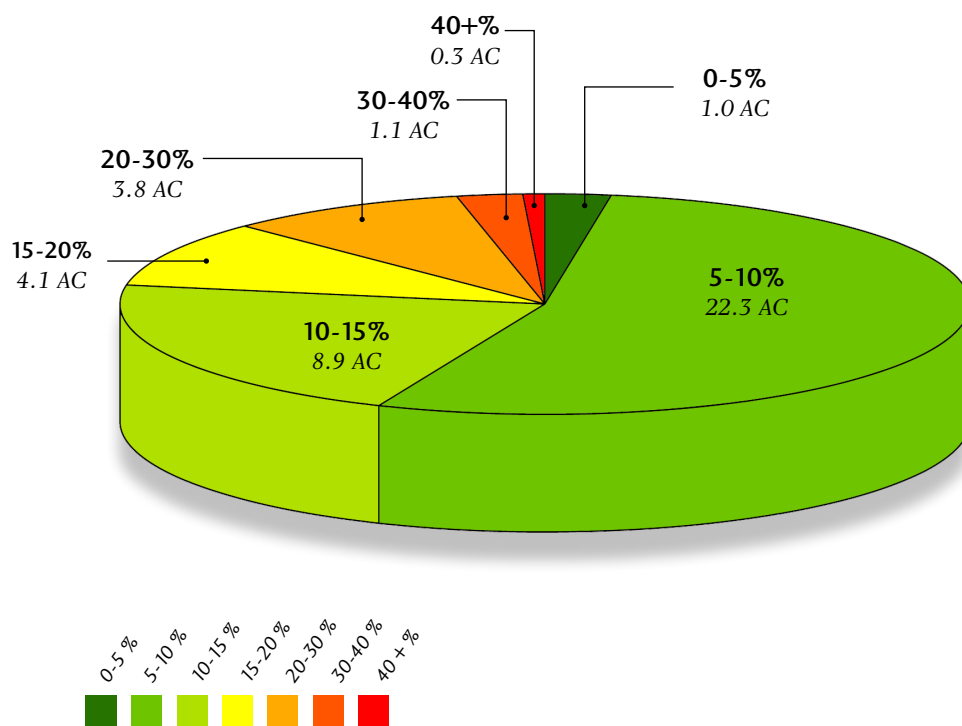
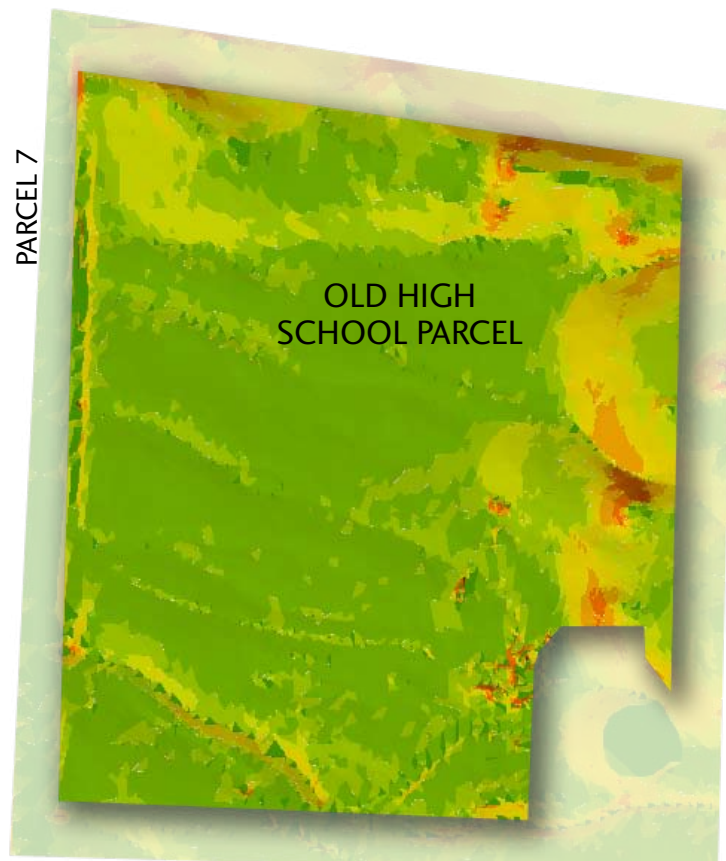
The Old High School Parcel is 41.35 acres and is located on the east side of Battlement Mesa Parkway. In 2008 the Parcel was re-zoned to Medium Density Residential, which allows a maximum density of 12 dwelling units per gross acre. The slope for the majority of the site is between 5 and 10% with the slope increasing towards the eastern edge of the Parcel's boundary. The Land Planners and Engineers took advantage of the flatter land closest to Battlement Parkway for Muti family townhomes, and transitioned it into a core of smaller single family lots to larger single family lots on the periphery of the Parcel. The maximum gross density for this Parcel is 496 units. The proposed concept plan proposes 221 units. The water tank in the south eastern corner of the Parcel will be used to serve the new Parcels in the core area and up to the 5616 contour line on the Old

High School Parcel. The remainder of the lots on this Parcel will need an expansion of the Battlement Mesa water system in cooperation with the Battlement Mesa Metropolitan District to provide enough water pressure. This entails providing an additional water tank to be located higher up and further east of this Parcel. This additional water tank has always been contemplated for the overall Battlement Mesa water system master plan.

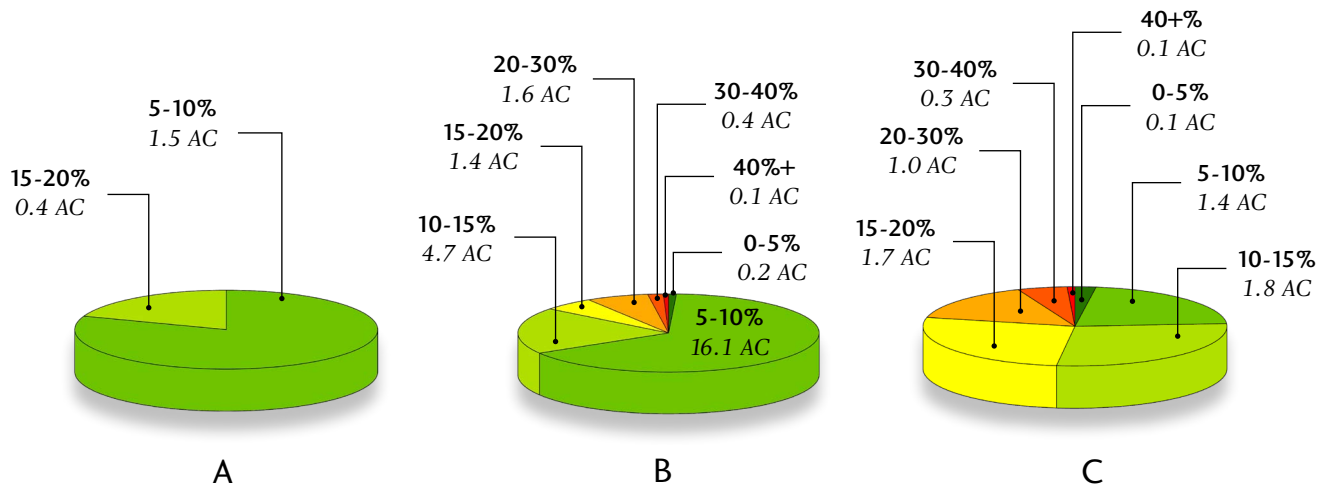
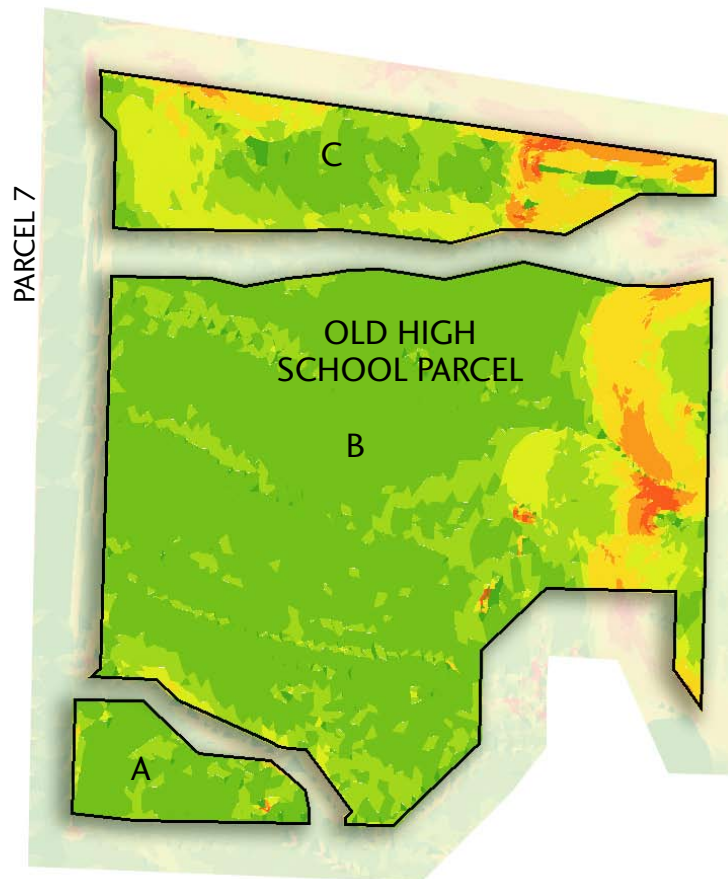


Old High School Parcel - 41.35 Acres

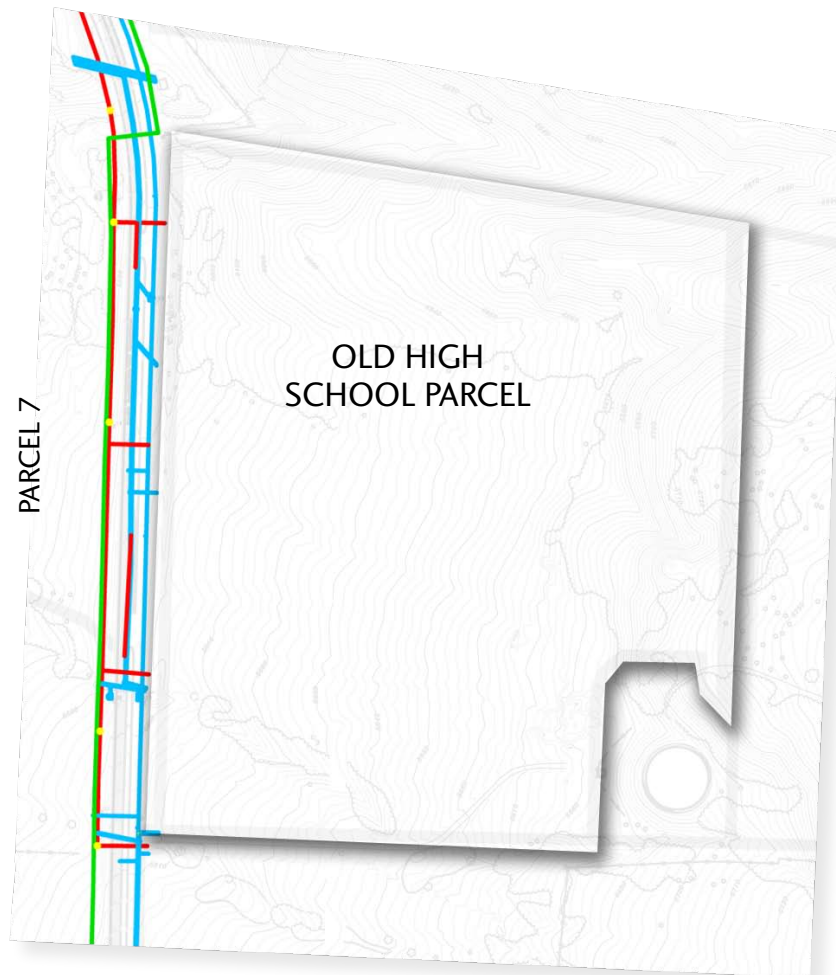
OLD HIGH SCHOOL PARCEL *Gross Slope Analysis*



OLD HIGH SCHOOL PARCEL *Developable Area 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

