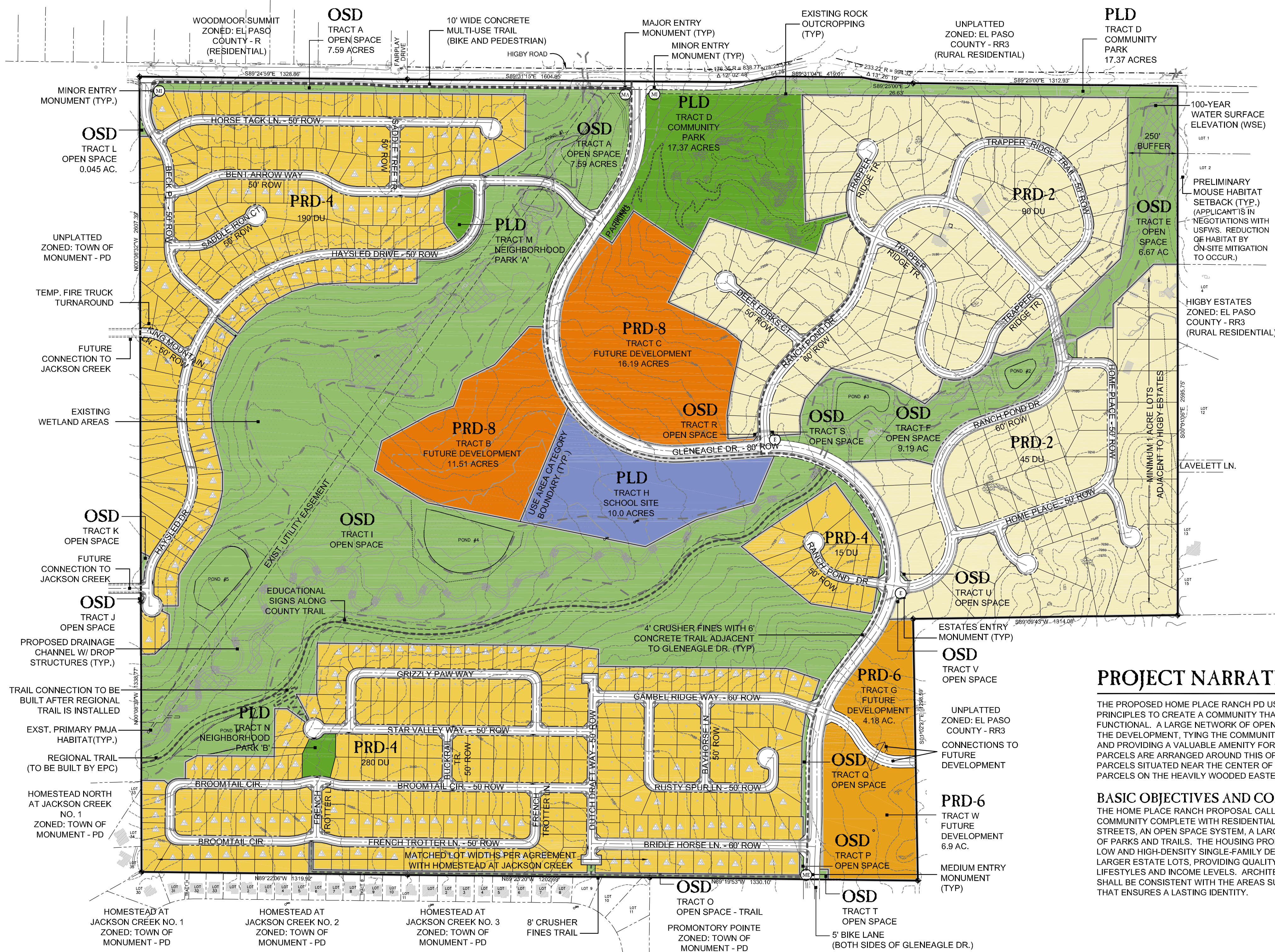


# HOME PLACE RANCH

## PRELIMINARY/FINAL PD SITE PLAN

PORTIONS OF THE WEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 19 AND A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 19 AND THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN ALONG WITH A PORTION OF THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 24 AND THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MONUMENT, COUNTY OF EL PASO, STATE OF COLORADO



### DEVELOPMENT SUMMARY

RESIDENTIAL	185.82 AC (43.4%)	620 DU
USE AREA	AREA/AC	UNITS
PRD - 2: SFD ESTATE LOTS 15,000 SQ. FT. MIN.	82.97 AC	SUBTOTAL 135
PRD - 4: SFD 7,150 SQ. FT. MIN.	102.85 AC	SUBTOTAL 485
FUTURE RESIDENTIAL DEVELOPMENT	38.76 AC (9.1%)	292 DU MAX.
USE AREA	AREA/AC	UNITS
PRD-6: SFA	11.09 AC	TRACTS G & W - DENSITY APPROVED AT 4 - 6 DU/ACRE
PRD-8: SFA	27.67 AC	TRACTS B AND C - DENSITY APPROVED AT 6 - 8 DU/ACRE
PLD - PUBLIC LAND DEDICATION	28.79 AC (6.7%)	
PARKS		
NEIGHBORHOOD PARK 'A'	0.78	REQUIRED: (912 DU x 2.69 PERSON/DU)/1,000 x 5 = 12.3 AC
NEIGHBORHOOD PARK 'B'	0.68	
COMMUNITY PARK	17.37	
SCHOOL ELEMENTARY SCHOOL	10.0	SCHOOL LAND DEDICATION PROVIDED PER THE APPLICANTS AGREEMENT WITH LEWIS PALMER DISTRICT #38
OSD - OPEN SPACE DEDICATION	105.73 AC (24.7%)	
OPEN SPACE	105.73 AC	AREA INCLUDES REGIONAL DRAINAGE CORRIDORS/ 100-YR WATER SURFACE ELEVATION (WSE) LIMITS AND EXISTING ELECTRICAL TRANSMISSION LINE EASEMENT.
DETENTION PONDS	15.03 AC (3.5%)	
DETENTION PONDS	15.03 AC	
RIGHT-OF-WAY	53.86 AC (12.6%)	
RIGHT-OF-WAY	53.86 AC	
RESIDENTIAL FUTURE RESIDENTIAL		620 DU 292 DU MAX.
PROJECT TOTAL	427.99 AC (100.0%)	912 DU MAX.
GROSS DENSITY: MAX. BUILDING HEIGHT:	1.45 LOTS/AC 35' (EXCEPT LOTS 5-13, BLOCK 26 - 25' MAX)	

### TRACT TABLE

TRACT	AREA (AC)	USE	OWNERSHIP	MAINTENANCE
TRACT A	7.578	U, D, OS	TOWN OF MONUMENT	TRI-VIEW METRO DIST.
TRACT B	11.537	FRD	HPR, LLC & ASSIGNS	HPR, LLC & ASSIGNS
TRACT C	16.131	FRD	HPR, LLC & ASSIGNS	HPR, LLC & ASSIGNS
TRACT D	17.336	U, OS, P	TOWN OF MONUMENT	TRI-VIEW METRO DIST.
TRACT E	6.657	U, D, OS	TOWN OF MONUMENT	TRI-VIEW METRO DIST.
TRACT F	9.189	U, D, OS	TOWN OF MONUMENT	TRI-VIEW METRO DIST.
TRACT G	4.187	FRD	HPR, LLC & ASSIGNS	HPR, LLC & ASSIGNS
TRACT H	10.030	SCHOOL	SCHOOL DISTRICT	SCHOOL DISTRICT
TRACT I	95.533	U, D, OS	TOWN OF MONUMENT	TRI-VIEW METRO DIST.
TRACT J	0.008	U, OS	TOWN OF MONUMENT	TRI-VIEW METRO DIST.
TRACT K	0.077	U, OS	TOWN OF MONUMENT	TRI-VIEW METRO DIST.
TRACT L	0.045	U, OS	TOWN OF MONUMENT	TRI-VIEW METRO DIST.
TRACT M	0.780	U, OS, P	TOWN OF MONUMENT	TRI-VIEW METRO DIST.
TRACT N	0.683	U, OS, P	TOWN OF MONUMENT	TRI-VIEW METRO DIST.
TRACT O	1.225	U, OS	TOWN OF MONUMENT	TRI-VIEW METRO DIST.
TRACT P	0.045	U, OS	TOWN OF MONUMENT	TRI-VIEW METRO DIST.
TRACT Q	0.274	U, OS	TOWN OF MONUMENT	TRI-VIEW METRO DIST.
TRACT R	0.007	U, OS	TOWN OF MONUMENT	TRI-VIEW METRO DIST.
TRACT S	0.007	U, OS	TOWN OF MONUMENT	TRI-VIEW METRO DIST.
TRACT T	0.049	U, OS	TOWN OF MONUMENT	TRI-VIEW METRO DIST.
TRACT U	0.015	U, OS	TOWN OF MONUMENT	TRI-VIEW METRO DIST.
TRACT V	0.019	U, OS	TOWN OF MONUMENT	TRI-VIEW METRO DIST.
TRACT W	6.900	FRD	HPR, LLC & ASSIGNS	HPR, LLC & ASSIGNS

U = UTILITY, D = DRAINAGE, OS = OPEN SPACE, FRD = FUTURE RESIDENTIAL DEVELOPMENT, P = PARK

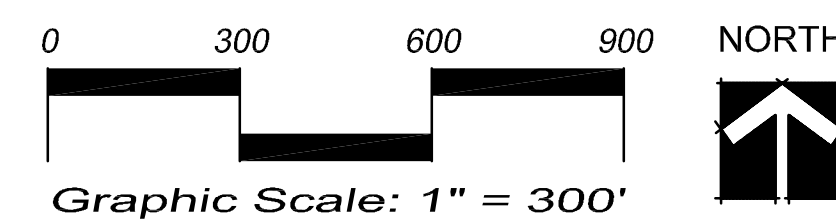
### PROJECT NARRATIVE

THE PROPOSED HOME PLACE RANCH PD USES TRADITIONAL COMMUNITY DESIGN PRINCIPLES TO CREATE A COMMUNITY THAT IS BOTH ATTRACTIVE AND FUNCTIONAL. A LARGE NETWORK OF OPEN SPACE FORMS THE FRAMEWORK OF THE DEVELOPMENT, TYING THE COMMUNITY INTO ITS SURROUNDING CONTEXT AND PROVIDING A VALUABLE AMENITY FOR FUTURE RESIDENTS. RESIDENTIAL PARCELS ARE ARRANGED AROUND THIS OPEN SPACE, WITH HIGHER DENSITY PARCELS SITUATED NEAR THE CENTER OF THE DEVELOPMENT AND ESTATE PARCELS ON THE HEAVILY WOODED EASTERN SIDE OF THE SITE.

### BASIC OBJECTIVES AND CONCEPTS

THE HOME PLACE RANCH PROPOSAL CALLS FOR A 427.99-ACRE MASTER PLANNED COMMUNITY COMPLETE WITH RESIDENTIAL AREAS, A NETWORK OF PUBLIC STREETS, AN OPEN SPACE SYSTEM, A LARGE COMMUNITY PARK, AND A SERIES OF PARKS AND TRAILS. THE HOUSING PRODUCT WILL INCLUDE A MIXTURE OF LOW AND HIGH-DENSITY SINGLE-FAMILY DETACHED/ATTACHED HOUSING AND LARGER ESTATE LOTS, PROVIDING QUALITY HOUSING FOR A BROAD RANGE OF LIFESTYLES AND INCOME LEVELS. ARCHITECTURE WITHIN THE DEVELOPMENT SHALL BE CONSISTENT WITH THE AREAS SURROUNDINGS AND OF A QUALITY THAT ENSURES A LASTING IDENTITY.

### OVERALL PD SITE PLAN



### APPLICANT/CLIENT

HPR LLC,  
5410 POWER CENTER POINT, #110  
COLORADO SPRINGS, CO 80920  
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## HOME PLACE RANCH PRELIMINARY/FINAL PD SITE PLAN TOWN OF MONUMENT, COLORADO

### ISSUE RECORD

ISSUE DATE	8/28/2006
RESUBMITTAL	1/25/2007
RESUBMITTAL	2/26/2007

PROJECT #: 05020  
DESIGN: JLR/ANM  
DRAWN: ANM/JLR  
CHECKED: JLR

### SHEET INFO.

## OVERALL PD SITE PLAN

SHEET NUMBER