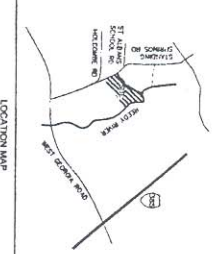




OPEN SPACE DATA FOR R.I.Z CLUSTER
 MAXIMUM ALLOWABLE LOTS: 67.6 * 3.4 = 231
 TOTAL LOTS PROVIDED: 208
 TOTAL AC REQUIRED: 67.6 * 3.4 = 230.84 AC
 TOTAL AC PROVIDED: 268.8 AC



- NOTES
1. PODS TO HAVE A ROW WIDTH OF 4'-0".
 2. ONE-DRIVE-WAYS TO HAVE A ROW WIDTH OF 6'-0".
 3. MINIMUM SETBACK LINE OF 30' ALONG SUBDIVISION ROADS.
 4. ZONING R-12 CLUSTER
 5. TAX MAP NUMBERS: 564.1-1-25.2
 6. THE APPROXIMATE AREA OF EACH LOT IS 9,000 SQ'.
 7. THIS PRELIMINARY PLAT SUPERSEDES ALL UNRECORDED LOTS ON THE RIVER RIDGE PHASE 2 PRELIMINARY PLAT.

PRELIMINARY
 05-2-12
 RIVER RIDGE
 PHASE 2

LANDWORK ENGINEERING, LLC
 7700 W. 11TH AVENUE, SUITE 100
 DENVER, CO 80202
 PHONE: (303) 751-1111
 FAX: (303) 751-1112
 WWW.LANDWORKENGINEERING.COM

NO. OF ACRES: 60.50
 DATE: 07-08-05
 NO. OF LOTS: 208
 DATE: 07-08-05
 SCALE: 1" = 300'

