

PRELIMINARY LOT LAYOUT FOR THE BALANCE OF COLORADO'S TIMBER RIDGE RANCH

REMAINING DEVELOPMENT SUMMARY

Total Area = 234.46 ac.
 Open Space Area = 42.19 ac.
 Percent Open Space = 18.0%
 Total Lot Acreage = 169.61 ac.
 Total Number of Lots = 88 Lots
 Average Lot Size = 1.93 ac.

NOTES:

1. SEWER LIFT STATIONS WILL BE REQUIRED FOR LOTS IN THE EAST PORTION OF PHASE VI, THE NORTH PORTION OF PHASE VII AND ALL OF PHASE VIII. INDIVIDUAL GRINDER PUMPS MAY BE REQUIRED FOR LOTS BELOW ROADS.
2. ACREAGES AND TOTAL LOT NUMBERS MAY VARY SLIGHTLY AND WILL BE FINALIZED ON THE SURVEY PLAT.

PHASE V - 11 LOTS ACREAGE TABLE

Tract/Lot	Area (ac.)
T	10.80
204	1.00
205	1.37
206	1.88
207	1.87
208	2.23
209	2.27
210	2.58
211	2.35
212	4.98
213	1.07
214	1.01

PHASE V AREA = 34.57 ac.
 OPEN SPACE AREA = 10.80 ac.
 PERCENT OPEN SPACE = 31.2%
 LOT ACREAGE = 22.61 ac.
 AVERAGE LOT SIZE = 2.06 ac.

PHASE VI - 36 LOTS ACREAGE TABLE

Tract/Lot	Area (ac.)
U	10.84
V	2.27
215	1.65
216	1.65
217	1.34
218	1.34
219	1.34
220	1.82
221	1.83
222	2.03
223	1.30
224	1.55
225	1.92
226	1.79
227	4.10
228	3.47
229	2.07
230	1.14
231	1.14
232	1.30
233	1.08
234	1.06
235	1.06
236	1.06
237	1.69
238	1.69
239	1.51
240	1.87
241	1.69
242	1.69
243	1.64
244	1.64
245	1.64
246	1.64
247	1.64
248	1.63
249	1.30
250	1.55

PHASE VI AREA = 84.83 ac.
 OPEN SPACE AREA = 13.11 ac.
 PERCENT OPEN SPACE = 15.5%
 LOT ACREAGE = 59.86 ac.
 AVERAGE LOT SIZE = 1.66 ac.

PHASE VII - 36 LOTS ACREAGE TABLE

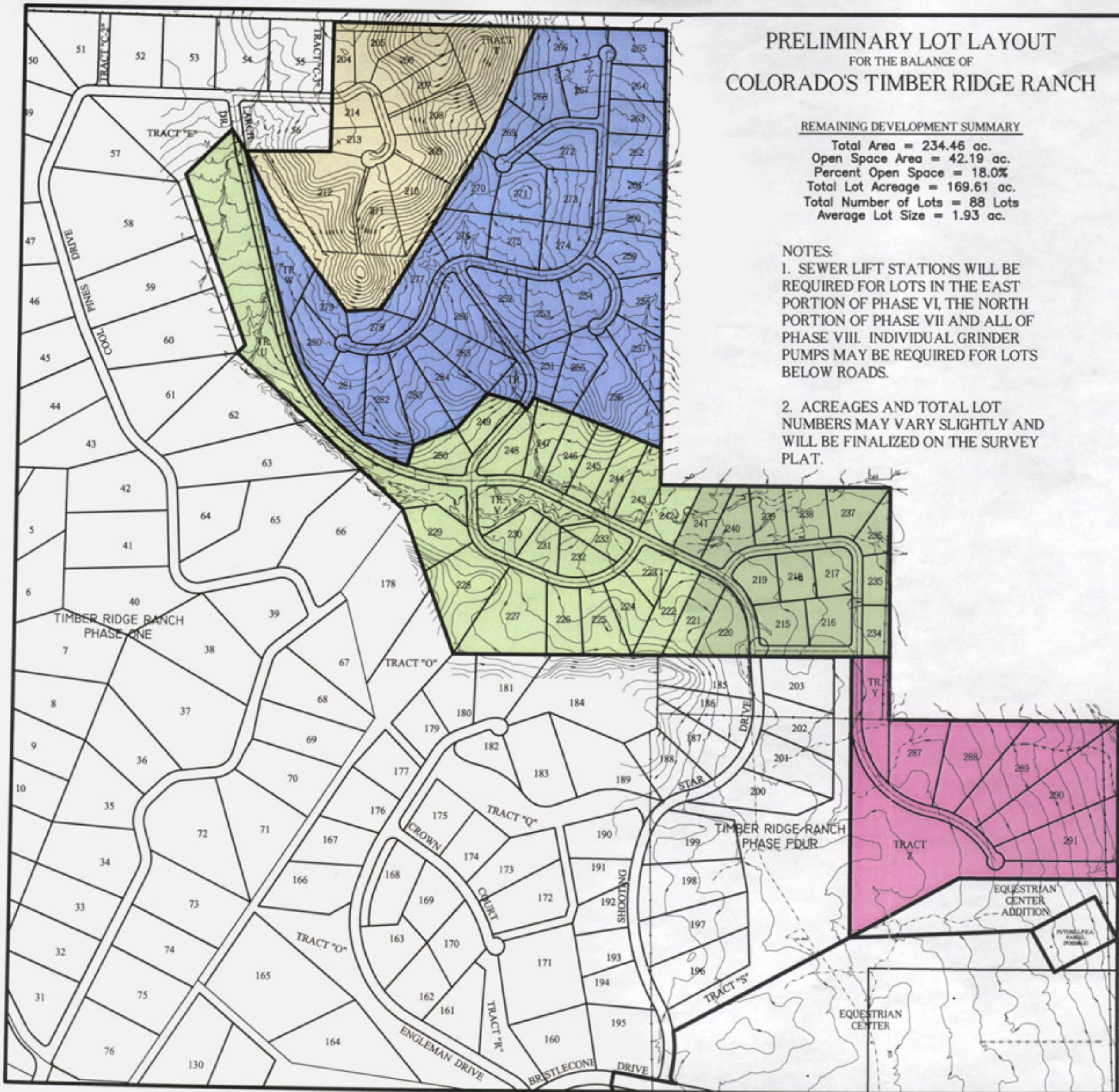
Tract/Lot	Area (ac.)
W	4.24
X	0.67
251	1.26
252	1.92
253	1.96
254	1.86
255	1.97
256	3.83
257	2.02
258	1.71
259	1.99
260	1.52
261	1.52
262	1.52
263	1.52
264	1.52
265	1.56
266	2.22
267	1.65
268	1.92
269	1.41
270	1.84
271	2.10
272	1.86
273	2.06
274	1.44
275	1.92
276	1.82
277	1.97
278	1.43
279	1.21
280	1.66
281	1.70
282	2.33
283	2.34
284	2.33
285	2.20
286	2.05

PHASE VII AREA = 79.21 ac.
 OPEN SPACE AREA = 4.91 ac.
 PERCENT OPEN SPACE = 6.2%
 LOT ACREAGE = 66.94 ac.
 AVERAGE LOT SIZE = 1.86 ac.

PHASE VIII - 5 LOTS ACREAGE TABLE

Tract/Lot	Area (ac.)
Y	2.21
Z	11.16
287	3.15
288	3.52
289	4.70
290	5.14
291	3.69

PHASE VIII AREA = 35.85 ac.
 OPEN SPACE AREA = 13.37 ac.
 PERCENT OPEN SPACE = 37.3%
 LOT ACREAGE = 20.20 ac.
 AVERAGE LOT SIZE = 4.04 ac.



DAVIS
 ENGINEERING
 SERVICE, INC.
 SINCE 1948

ORIGINAL SCALE: 1" = 600'
 0' 1" 1.5" 2"

ELEVATION BASE ASSUMED

DATE	05/05/04
PROJECT NO.	PO4410
SCALE	1" = 600'
DATE	05/05/04
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