



13-144

PRELIMINARY PLAN

SHOALLY RIDGE PLATS

LOG SHOALS DEVELOPMENT, LLC
OWNER

FANNING ENGINEERS & ARCHITECTS, INC.
ENGINEER

No. ACRES 715
MILES OF NEW ROAD

No. LOTS 24
DATE: 10-25-13

SCALE: 1" = 50'

REVISIONS

No.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		

FRF
FANNING ENGINEERS & ARCHITECTS, INC.
ENGINEERING & ARCHITECTURE

2201 S. 10TH AVENUE
DENVER, CO 80202

TEL: 303.733.1100
WWW.FANNINGENGINEERS.COM

NOTES:

- All topographic information is approximate. No field work has been conducted.
- No vehicle access to Log Shoals Road from any lot. Vehicle access only.
- NSA# 00080207000

DATA SHEET

Parcel: 10.3 Ac.
Front: 715.3' (to rd address)
Total: 2281' (to rd. 80' 488' 6")

ZONING:

R-12 District
Density Allowed: 3.6 lots/acre = 61
Units Allowed (Floor 1 & 2): 74

Required Open Space: 10% = 147 Ac.
Open Space Available: 3.45 Ac.
Developable Open Space: 1.71 Ac.
Required (50%):
Developable Open Space: 511 Ac.

LEGEND:

- Developable Open Space
- Slump Slope - Open Space

VICINITY MAP