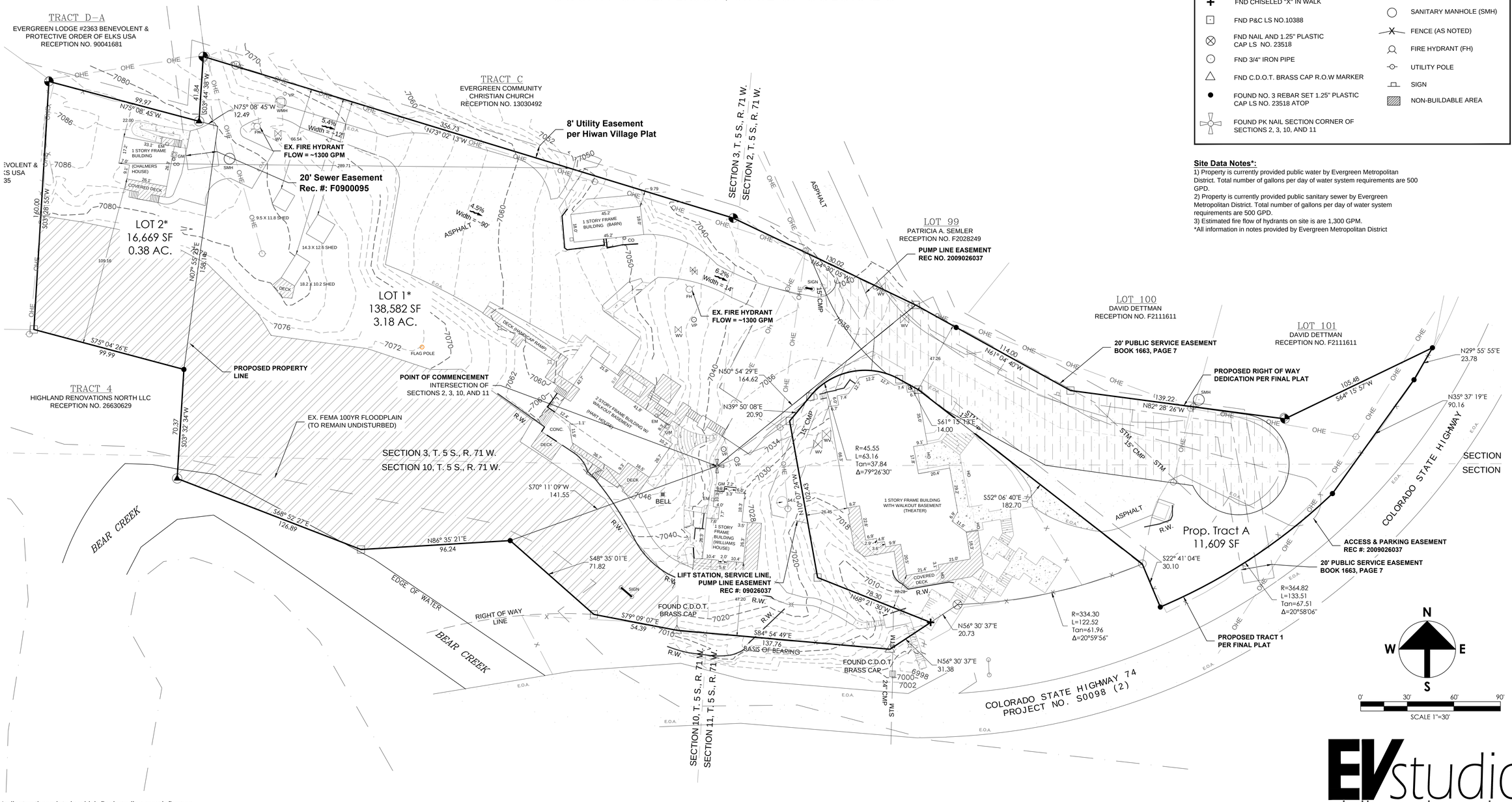
Case Number: 13-110609PF
Map Number: 176

PRELIMINARY SUPPLEMENTAL PLAN

RUIKKA SUBDIVISION

LOCATED IN SECTIONS 2, 3, 10, AND 11, TOWNSHIP 5 SOUTH, RANGE 71 WEST OF THE 6TH P.M.
COUNTY OF JEFFERSON, STATE OF COLORADO



LEGEND

- FND NO. 5 REBAR WITH A 1.25" PLASTIC CAP LS NO. 23518 ATOP
- FND WIRED SPIKE REPLACED WITH NO. 5 REBAR WITH A 1.25" PLASTIC CAP LS NO. 23518 ATOP
- FND CHISELED "X" IN WALK
- FND P&C LS NO.10388
- FND NAIL AND 1.25" PLASTIC CAP LS NO. 23518
- FND 3/4" IRON PIPE
- FND C.D.O.T. BRASS CAP R.O.W MARKER
- FOUND NO. 3 REBAR SET 1.25" PLASTIC CAP LS NO. 23518 ATOP
- FOUND PK NAIL SECTION CORNER OF SECTIONS 2, 3, 10, AND 11
- FND WIRED SPIKE
- WATER MANHOLE (WMH)
- LIGHT POLE
- WATER VALVE (WV)
- SANITARY MANHOLE (SMH)
- FENCE (AS NOTED)
- FIRE HYDRANT (FH)
- UTILITY POLE
- SIGN
- NON-BUILDABLE AREA

Site Data Notes*:

1) Property is currently provided public water by Evergreen Metropolitan District. Total number of gallons per day of water system requirements are 500 GPD.
2) Property is currently provided public sanitary sewer by Evergreen Metropolitan District. Total number of gallons per day of water system requirements are 500 GPD.
3) Estimated fire flow of hydrants on site is are 1,300 GPM.
*All information in notes provided by Evergreen Metropolitan District

* - Indicates those lots in which final grading may influence drainage patterns. Prior to the issuance of a building permit on such marked lots, a site grading plan consistent with the intent of the overlot grading plan must be submitted to and approved by the Planning and Zoning Division. In addition, no building permits shall be issued for starred lots until such time as it has been determined that the structure is in compliance with the restrictions within the approved construction plans. In addition, any drainage easements that are determined to be needed for the Porous Landscape Design on any lot will be submitted in conjunction with the building permit application for that lot

SITE DATA TABLE

1) NUMBER OF LOTS:	2 LOTS AND 1 TRACT
2) SIZE OF SMALLEST LOT:	0.41 ACRES
3) NUMBER OF DWELLING UNITS:	3 Units
4) ACREAGE OF AREA TO BE SUBDIVIDED:	3.56 ACRES
5) ACREAGE OF PUBLIC RIGHT OF WAY:	0.48 ACRES
6) ACREAGE OF PUBLIC AREAS:	0.00 ACRES
7) ACREAGE OF COMMON TRACTS:	0.27 ACRES

Owner/Developer Contact Information:
Anders and Debbie Ruikka
Anders.Ruikka@oldcastle.com
303-565-9654

EVstudio civil engineering
Evergreen | Denver | Copperas Cove
1117 Cherokee St. Ste 306 | Denver | CO | 80204
p: 303.670.7242 | e: civil@evstudio.com
w: evstudio.com | blog: evstudio.info

Sheet: 1 of 1 Job No: 13-73 Date: 06.21.13
Revisions: 8-8-13 - Addressed Cursory comments