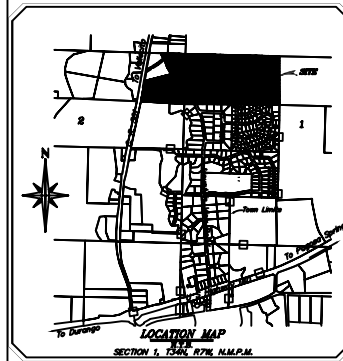
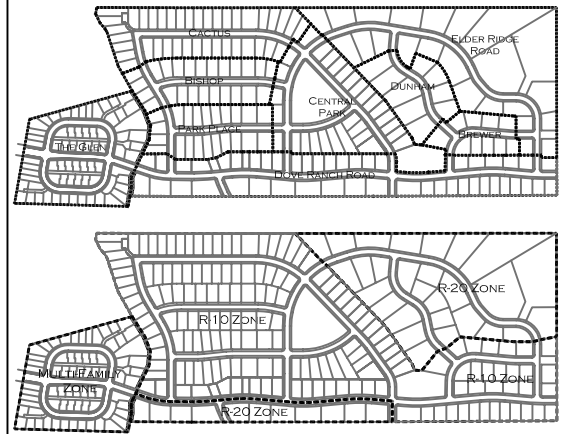
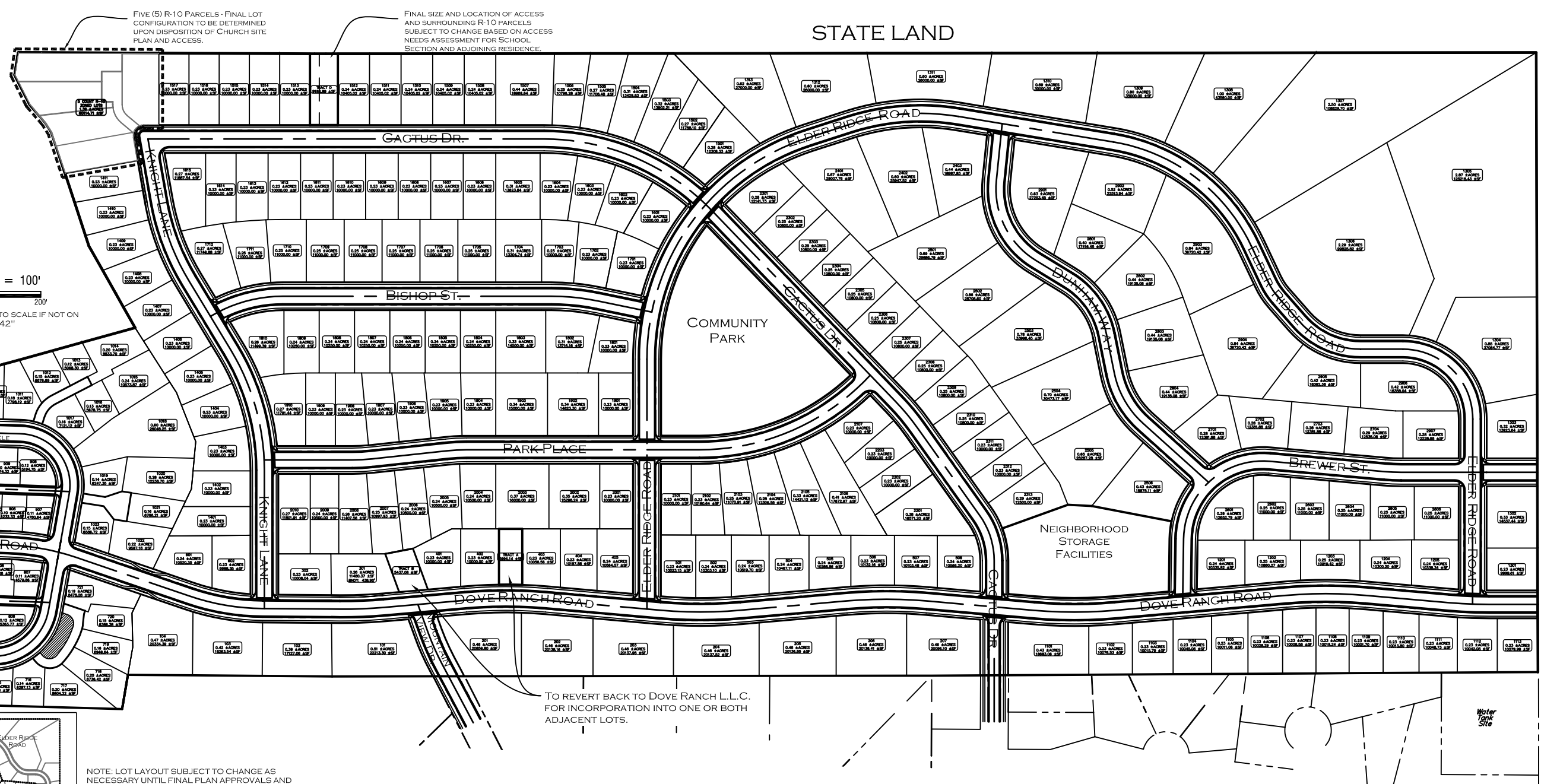


DOVE RANCH, MASTER PLAN
TOWN OF BAYFIELD County of La Plata, State of Colorado
 LOCATED IN THE N1/2NW1/4 of SECTION 1 TOWNSHIP 34 NORTH, RANGE 7 WEST,
 N.M.P.M.



SCALE: 1" = 100'
 0 100' 200'
 SCALE NOTE: NOT TO SCALE IF NOT ON 24"x42"



NOTE: LOT LAYOUT SUBJECT TO CHANGE AS NECESSARY UNTIL FINAL PLAN APPROVALS AND RECORDATION OF FINAL PLATS

PROJECT SUMMARY	
TOTAL AREA:	106.92 ± AC
PROPOSED RESIDENTIAL LOTS:	272 LOTS
PROPOSED STORAGE LOTS:	1 LOT
GROSS DENSITY:	2.55 UNITS/AC
TTL OPEN SPACE:	2.65 AC
PARK:	2.58 AC
OTHER:	0.07 AC
UNDEVELOPED:	0.57 AC
TRACTS:	0.57 AC
R.O.W.:	22.84 ± AC

R-20 ZONE SUMMARY	
TOTAL AREA:	33.48 ± AC
PROPOSED LOTS:	39 UNITS
GROSS DENSITY:	1.16 UNITS/AC

R-10 ZONE SUMMARY	
TOTAL AREA:	59.86 ± AC
PROPOSED LOTS:	163 UNITS
GROSS DENSITY:	2.72 UNITS/AC

MF ZONE SUMMARY	
TOTAL AREA:	13.58 ± AC
PROPOSED LOTS:	70 LOTS
GROSS DENSITY:	5.15 LOTS/AC

THE GLEN PHASE SUMMARY	
TOTAL AREA:	13.58 ± AC
PROPOSED LOTS:	70 UNITS
GROSS DENSITY:	5.15 UNITS/AC

CACTUS PHASE SUMMARY	
TOTAL AREA:	11.65 ± AC
PROPOSED LOTS:	38 UNITS
GROSS DENSITY:	3.26 UNITS/AC

BISHOP PHASE SUMMARY	
TOTAL AREA:	7.65 ± AC
PROPOSED LOTS:	24 LOTS
GROSS DENSITY:	3.14 LOTS/AC

PARK PLACE PHASE SUMMARY	
TOTAL AREA:	7.16 ± AC
PROPOSED LOTS:	22 UNITS
GROSS DENSITY:	3.07 UNITS/AC

CENTRAL PARK PHASE SUMMARY	
TOTAL AREA:	14.99 ± AC
PROPOSED LOTS:	29 UNITS
GROSS DENSITY:	1.93 UNITS/AC

ELDER RIDGE RD. PHASE SUMMARY	
TOTAL AREA:	22.71 ± AC
PROPOSED LOTS:	23 LOTS
GROSS DENSITY:	1.01 LOTS/AC

DUNHAM PHASE SUMMARY	
TOTAL AREA:	6.07 ± AC
PROPOSED LOTS:	9 UNITS
GROSS DENSITY:	1.48 UNITS/AC

BREWER PHASE SUMMARY	
TOTAL AREA:	3.84 ± AC
PROPOSED LOTS:	10 UNITS
GROSS DENSITY:	2.60 UNITS/AC

DOVE RANCH RD. PHASE SUMMARY	
TOTAL AREA:	19.26 ± AC
PROPOSED LOTS:	47 UNITS
GROSS DENSITY:	2.44 UNITS/AC

N'BORHOOD STORAGE SUMMARY	
TOTAL AREA:	1.43 ± AC

TO REVERT BACK TO DOVE RANCH L.L.C. FOR INCORPORATION INTO ONE OR BOTH ADJACENT LOTS.



DOVE RANCH MASTER PLAN			
Applicant: Osage Development, L.L.C. 100 Jenkins Ranch Rd. Ste. E-1 Durango, CO 81301 970-247-9700		Owner: Elderado Land Co. L.L.C. 100 Jenkins Ranch Rd. Ste. E-1 Durango, CO 81301 970-247-9700	
Issue Date: 2007/04/05	Revised: 2007/06/14	Proj.#	3-028 WHF