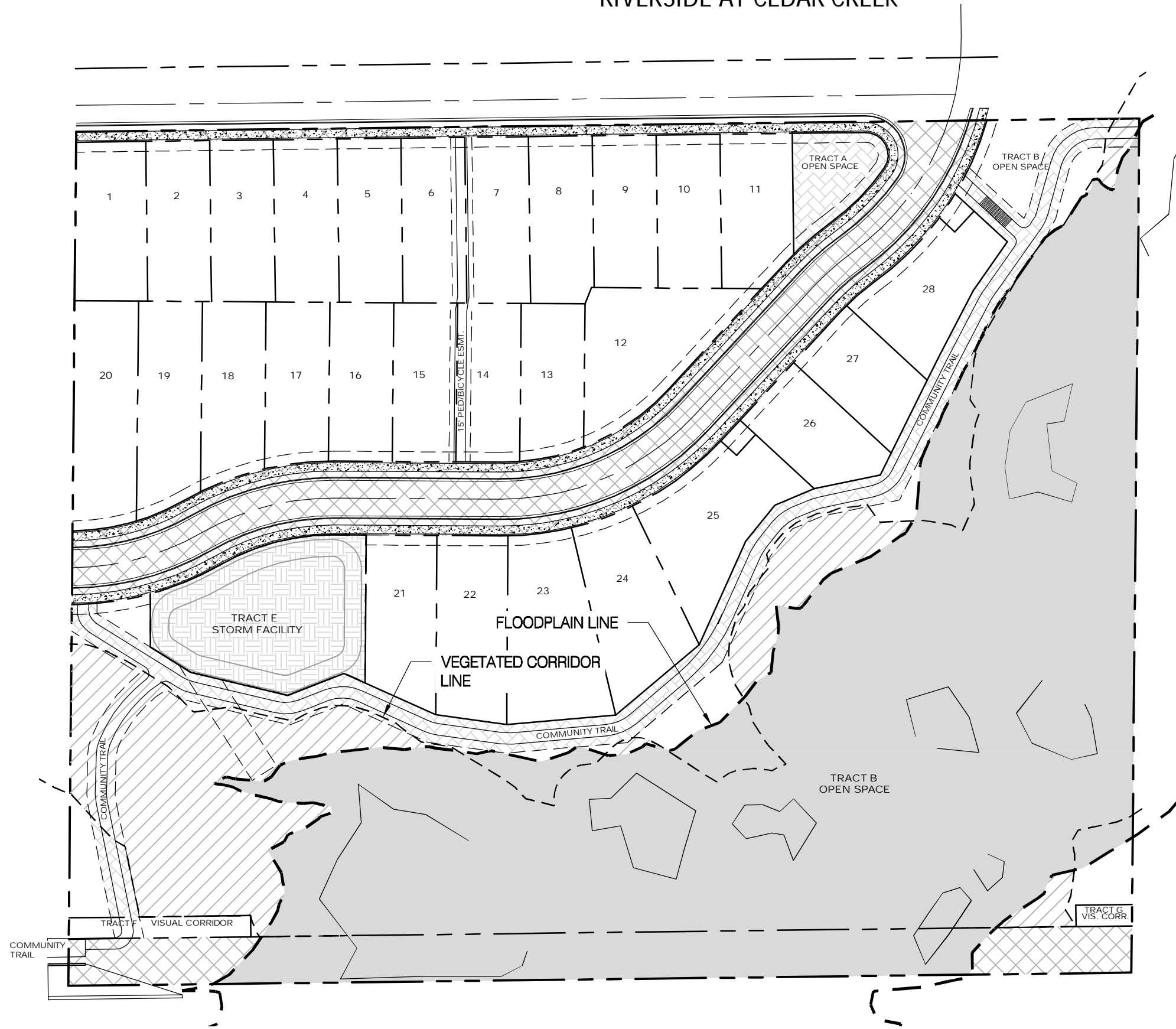


NET DEVELOPABLE AREA EXHIBIT

RIVERSIDE AT CEDAR CREEK

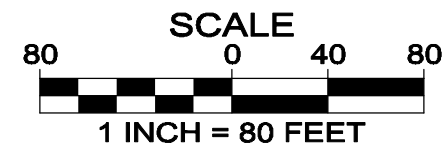
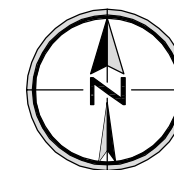


LEGEND

- FLOOD PLAIN (156,182 SF)
- V.C. OUT OF F.P. (31,958 SF)
- STREETS (51,293 SF)
- PUBLIC PARKS OR TRAILS (32,069 SF)
- STORM FACILITY (13,270 SF)

AREA CALCULATIONS

GROSS SITE AREA = 451,691 SF (10.37 AC)
 AREA TO BE REMOVED = 284,772 SF (6.54 AC)
 NET DEVELOPABLE AREA = 166,919 SF (3.83 AC)



PIONEER DESIGN GROUP
 CIVIL ENGINEERING • LAND USE PLANNING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
 PORTLAND, OREGON | HONOLULU, HAWAII
 PH: 503.643.8286 | PH: 808.753.2376
 WWW.PD-GRP.COM

Designed by	MLS	Date	06/20
Drawn by	TCC	Date	06/20
Reviewed by	WTH	Date	06/20
Project No.	131-025	REF.	
Horiz. Scale:	1"=80'		
Vert. Scale:			

Project
CEDAR CREEK

No.
131-025

Type
PLANNING

Sheet