



PROPRIETARY NOTICE

This Development Site Layout Plan (Layout Plan) has been submitted to the Weber County Planning and Engineering departments for review and comments to secure preliminary approvals for the proposed land development project as generally depicted herein. Accordingly, the Layout Plan is the sole property of Alpine Engineering & Construction, LLC (AEC) and shall not be reproduced and distributed to other parties without the expressed written permission of AEC or an authorized AEC representative. Additionally, the Layout Plan shall not be used to market, promote, or negotiate the purchase of any property as included herein without the expressed written permission of AEC or an authorized AEC representative.

ALPINE ENGINEERING & CONSTRUCTION, LLC Land Development Public Works Water/Wastewater Utilities		
Date	Des/Rev	Submittal
12/16/2016		Initial Sketch Plan Submittal
01/12/2017	EHC	Conceptual Sketch Plan Submittal

18 LOT RESIDENTIAL CLUSTER SUBDIVISION AREA SUMMARY									
Total Development Area	13.12	Cluster A		Cluster B		Cluster C			
Total Street Acreage	1.61	Lot	FT ²	Lot	DV FT ²	OS FT ²	Lot	DV FT ²	OS FT ²
Total Common Acreage	1.65	A-1	9,800	B-1	9,600		C-1	9,600	
Total Cluster A Developable Acreage	0.90	A-2	9,800	B-2	9,600		C-2	9,600	
Total Cluster B Developable Acreage	2.42	A-3	9,800	B-3	9,600		C-3	9,600	
Total Cluster B Preserved Open Space Acreage	2.06	A-4	9,800	B-4	9,600		C-4	9,600	
Total Cluster C Developable Acreage	2.42			B-5	9,600		C-5	9,600	
Total Cluster C Preserved Open Space Acreage	2.06			B-6	28,750	44,870	C-6	28,750	44,870
Total Developable Acreage All Clusters	5.74			B-7	28,750	44,870	C-7	28,750	44,870
Total Preserved Open Space & Common Area	5.77								

Table Notes:
 1. DV FT² Developable (Approved for Construction of Detached Single Family Residential Housing) Lot Area
 2. OS FT² Preserved Open Space (Proposed Approval for Agricultural-Livestock Pasture w/ Limited Out-Building Construction) Lot Area

18 LOT RESIDENTIAL CLUSTER SUBDIVISION SKETCH PLAN	
General Property Information	Weber County Zoning Data/Information
Approximate Address: 2665 South 3500 West, Taylor, Utah	Current Zoning: A-1
Partial Legal: NE ¼ Section 33, Township 6 North, Range 2 West, SLB&M	Zoning Change: Residential Cluster Subdivision
Record Weber County Assessor Tax ID Number: 15-088-0035	Density Revision: 50 %
Record 2016 Ownership: Val E. & Linda L. Staker	
	SHEET 1 OF 1