



PARCEL/LOT AREA SUMMARY					
Area Designation	Area	Lot	Area (ft ²)	Lot	Area (ft ²)
Total Platted Area (acres)	13.12	1	40,530	7	41,830
Street Area (acres)	1.78	2	40,530	8	41,830
Net Developable Area-40k ft ² Lot Base Layout (acres)	11.34	3	40,530	9	41,830
Total Number of 40k ft ² plus Building Lots	12	4	40,530	10	41,830
Projected Number Cluster Building Lots (50% Density Increase)	18	5	40,530	11	41,830
		6	40,530	12	41,830

PROPRIETARY NOTICE
 The development site plan shown herein is the sole property of Alpine Engineering & Construction, LLC (AEC) and shall not be used to market, promote or negotiate the purchase of any property as depicted herein nor to distribute any graphical representations shown herein without the expressed written approval of AEC.

ALPINE ENGINEERING & CONSTRUCTION, LLC			
Land Development Public Works Water/Wastewater Utilities (801) 458-9647 272 East 3000 South, North Ogden UT 84414			
Date	Designed	Revised/Approved	Submittal
12/16/16	EHC		Weber County Planning Review

SKETCH PLAN-40K FT ² BASE SUBDIVISION	
Approximate Property Address: 2655 South 3500 West Taylor, Ut	Date: 12/16/16
NE ¼ Section 33, Township 6 North, Range 2 West, SLB&M	
Weber County Parcel No. : 15-088-0035	
Record Ownership: Val E. & Linda L. Staker	
Initial Property Zoning: A-1	Revised Zoning: Cluster Subdivision
SHEET 1 OF 1	