

Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request to amend the conditional use permit for the Village

at Wolf Creek PRUD.

Type of Decision: Administrative

Agenda Date: Tuesday, April 23, 2019
Applicant: The Villages at Wolf Creek, LLC

File Number: CUP 2019-04

Property Information

Approximate Address: 3477 North 4875 E, Eden

Project Area: 7.59 acres
Zoning: FR-3
Existing Land Use: Residential
Proposed Land Use: Residential

Parcel ID: See application for all parcel numbers

Township, Range, Section: T7N, R1E, Section 22

Adjacent Land Use

North:ResidentialSouth:ResidentialEast:ResidentialWest:Residential

Staff Information

Report Presenter: Steve Burton

sburton@co.weber.ut.us

801-399-8766

Report Reviewer: RK

Applicable Ordinances

- Title 104, Zones, Chapter 17 Forest Resort Zone (FR-3)
- Title 106, Subdivisions, Chapters 1-8 as applicable
- Title 108, Chapter 1 Design Review
- Title 108, Chapter 2 Ogden Valley Architectural, Landscape and Screening Design Standards
- Title 108, Chapter 4 Conditional Uses
- Title 108, Chapter 5 Planned Residential Unit Development
- Title 108, Chapter 8 Parking and Loading Space, Vehicle Traffic and Access Regulations

Development History

- The original PRUD (known as Apple Knoll) received conditional use permit approval from the Weber County Commission on March 13, 1996.
- An amendment to the conditional use permit, for a revised site plan and changes to the housing styles, was approved by the County Commission on July 12, 2000.
- The Village at Wolf Creek PRUD subdivision was recorded on April 16, 2002.
- De minimis changes, including new architectural designs of multifamily dwellings, to the conditional use permit were approved on September 4, 2018.

Summary

The purpose of this PRUD amendment is to amend the following elements of the previous PRUD approvals:

On-street parking, the location of public utility easements, landscaping plan, and a decrease in the width of private rights of way within the development.

The proposed changes will not alter the existing density of the development, which consists of 62 dwelling units. The proposed changes will only apply to the multi-family units which are Lots 36 through 62. PRUD amendments require approval from both the Planning Commission and the County Commission. The amendment will go before the County Commission once a recommendation is made by the Planning Commission. Once the County Commission approves of the proposed changes the applicant will be able to receive subdivision approvals reflecting the changes to the plat.

Analysis

<u>General Plan:</u> The proposal conforms to the Ogden Valley General Plan by maintaining the existing density provided by the current zoning and existing approvals (2016 Ogden Valley General Plan, Land Use Principle 1.1).

Zoning: The subject property is located in the Forest Residential (FR-3) zone. The purpose and intent of the FR-3 zone is identified in the LUC §104-17-1 as:

The purpose in establishing the Forest Residential, FR-3 zone is to provide for medium density residential uses of apartment clusters or condo-tels adjacent to and in conjunction with major recreational resorts, recreation areas and facilities in the mountain areas of Weber County on the basis that such medium density multiple-family housing is an integral and normal part of a recreational resort complex catering to the needs of both tourists and permanent home ownership. This zone is intended to be used in mountain locations in areas associated with major recreational resorts.

<u>Lot area, frontage/width and yard regulations:</u> The site development standards for the FR-3 zone require a minimum lot area of 7,500 square feet of net developable area plus 2,000 square feet of net developable area for each dwelling unit in excess of two. The FR-3 zone requires a minimum lot width of 60 feet. Prior approvals were granted based on the density of the FR-3 zoning standards and the flexibility of the Planned Residential Unit Development Standards.

The intent of a PRUD is defined in LUC §108-5-2 as follows:

- (a) A planned residential unit development (PRUD) is intended to allow for diversification in the relationship of various uses and structures to their sites and to permit more flexibility of such sites and to encourage new and imaginative concepts in the design of neighborhood and housing projects in urbanizing areas. To this end, the development should be planned as one complex land use.
- (b) Substantial compliance with the zone regulations and other provisions of this chapter in requiring adequate standards related to the public health, safety, and general welfare shall be observed, without unduly inhibiting the advantages of large scale planning for residential and related purposes.

Slight changes are being made to the size of the building pads. The changes include widening some building pads by a few inches, while some will be made narrower by a few inches. The proposed changes are shown on Exhibit A which can be compared to the existing platted lots shown on Exhibit B.

<u>Common Area:</u> No changes are being proposed to the common area within the development.

<u>Review Agencies:</u> A condition of approval has been made part of the Planning Division's recommendations to ensure that any conditions of the review agencies are adhered to.

Additional design standards and requirements: The original PRUD included 23 on-street parking spaces and each unit was to have at least a 1-car garage, a total of 54 spaces counting the 4 units with driveways. The current proposal will have one car garages for each unit (27), plus two spaces for the two units that have two car garages, a total of 29 spaces. 18 of the 27 units will have sufficient driveway area for a second space, adding up to a total of 47 spaces. The proposed amendment will have 7 less spaces than originally approved. The applicant is requesting a reduction in the spaces required due to loss of public on-street parking, as the previous on street parking was a possible hazard and snow removal concern. According to \$108-8-5, "The planning commission may adjust the required number of spaces listed in this chapter if it determines that unusual or unique circumstances or conditions relating to the operational characteristics of the use exist in a manner or to such a degree that such adjustment is equitable and warranted."

Exhibit C shows the proposed landscaping plan, which consists of the same amount of trees in this phase as the original landscaping plan. The landscaping plan also shows that sidewalk and trails are being proposed on either side of the development. The General Plan indicates that Wolf Creek Drive should have multi use pathways. Staff recommends that

this be a 10' wide trail to meet the multi-use pathway standards of LUC§108-17. The applicant will be required to install or provide a financial guarantee for the proposed improvements prior to recording the future subdivision plat.

One of the proposed changes is to decrease the width of the private right of way known as Creekside Way from 46 feet to 25 feet. The applicant is proposing five-foot public utility easements on either side of Creekside Way. Five-foot public utility easements are being proposed inside the private right of way known as Lakeview Court.

<u>Conditional Use Review:</u> The proposed PRUD is conditionally allowed in the FR-3 Zone. A review process has been outlined in LUC §108-4-3 to ensure compliance with the applicable ordinances and to mitigate anticipated detrimental effects.

<u>Design Review:</u> The FR-3 zone and the proposed conditional use, mandate a design review as outlined in the LUC §108-1 to ensure that the general layout and appearance of the development shall not impair the orderly and harmonious development of the neighborhood nor impair investment in and occupation of the neighborhood. As part of this review, the Planning Commission shall consider the applicable matters based on the proposed conditional use and impose conditions to mitigate deficiencies where the plan is found deficient. The matters for consideration are as follows:

- 1) Considerations relating to traffic safety and traffic congestion. Although the applicant is proposing to decrease the private right of way width in the development, the proposed travel surface width is 20 feet, meeting the private travel surface width requirement. Traffic safety concerns are not anticipated with the proposed changes.
- <u>2) Considerations relating to outdoor advertising.</u> The proposal does not include any outdoor signage other than temporary real estate signage.
- 3) Considerations relating to landscaping, screening and buffering. The applicant's landscaping plan is included as exhibit C. The proposal includes outdoor dumpsters which require screening. The screening will be required to comply with the Ogden Valley Architectural, Landscape and Screening Design Standards, as outlined in LUC §108-2. The screening will also be required to comply with the clear view of intersecting streets requirement listed in LUC §108-7-7.
- <u>4) Considerations relating to buildings and site layout.</u> The design of the buildings on building pads 40 through 57 has been previously approved as part of the previous approvals, including CUP 2000-10 and the de minimis changes that were approved on September 4, 2018.

The design of buildings on pads 36 through 39 has not been amended since the first amendment (CUP 2000-10). The applicant is proposing to change the design of the buildings for pads 36 through 39, as shown on exhibit D. The proposed amendment to these building designs matches the approved design for building pads 40 through 57. The exterior of the buildings will consist of stone, hardie board siding, and wood. In addition to the wood, the proposed colors are grey stone and hardie board with white as an accent color.

Buildings 47 through 56 are proposed to gain access off of Creekside Way instead of Lakeview Court as originally approved. This change is ideal because it will result in less traffic on Lakeview Court.

- <u>5) Considerations relating to utility easements, drainage, and other engineering questions.</u> The applicant will need to adhere to all conditions of the Engineering Division including but not limited to easements and utilities to and through the property, site improvements and storm water drainage.
- 6) Considerations relating to prior development concept plan approval associated with any rezoning agreement, planned commercial or manufacturing rezoning, or planned residential unit development approval. The subject properties are associated with a previously approved Planned Residential Unit Development. The proposed changes are in compliance with the provisions outlined in the Planned Residential Unit Development Chapter.

Summary of Planning Commission Considerations

- Does this proposal comply with the applicable PRUD ordinance?
- In considering the proposed Planned Residential Unit Development, the planning commission shall review and consider the following, as applicable:
 - The architectural design of buildings and their relationship on the site and development beyond the boundaries of the proposal.
 - Which streets shall be public and which shall be private; the entrances and exits to the development and the provisions for internal and external traffic circulation and off-street parking.

- The landscaping and screening as related to the several uses within the development and as a means of its integration into its surroundings.
- The size, location, design, and nature of signs if any, and the intensity and direction of area of flood lighting.
- The residential density of the proposed development and its distribution as compared with the residential density of the surrounding lands, either existing or as indicated on the zoning map or general plan proposals of the county as being a desirable future residential density.
- The demonstrated ability of the proponents of the planned residential unit development to financially carry out the proposed project under total or phase development proposals within the time limit established.

Staff Recommendation

Staff recommends approval of the request to amend the conditional use permit for the Village at Wolf Creek PRUD (CUP 2019-04). This recommendation for approval is subject to all review agency requirements and is based on the following conditions:

- 1. Any proposed outdoor lighting will need to comply with the Ogden Valley Outdoor Lighting requirements as listed in Title 108, Chapter 16.
- 2. The applicant will be required to install or escrow for the proposed improvements.
- 3. Screening for all outdoor dumpsters as required by LUC Section 108-2.

This recommendation is based on the following findings:

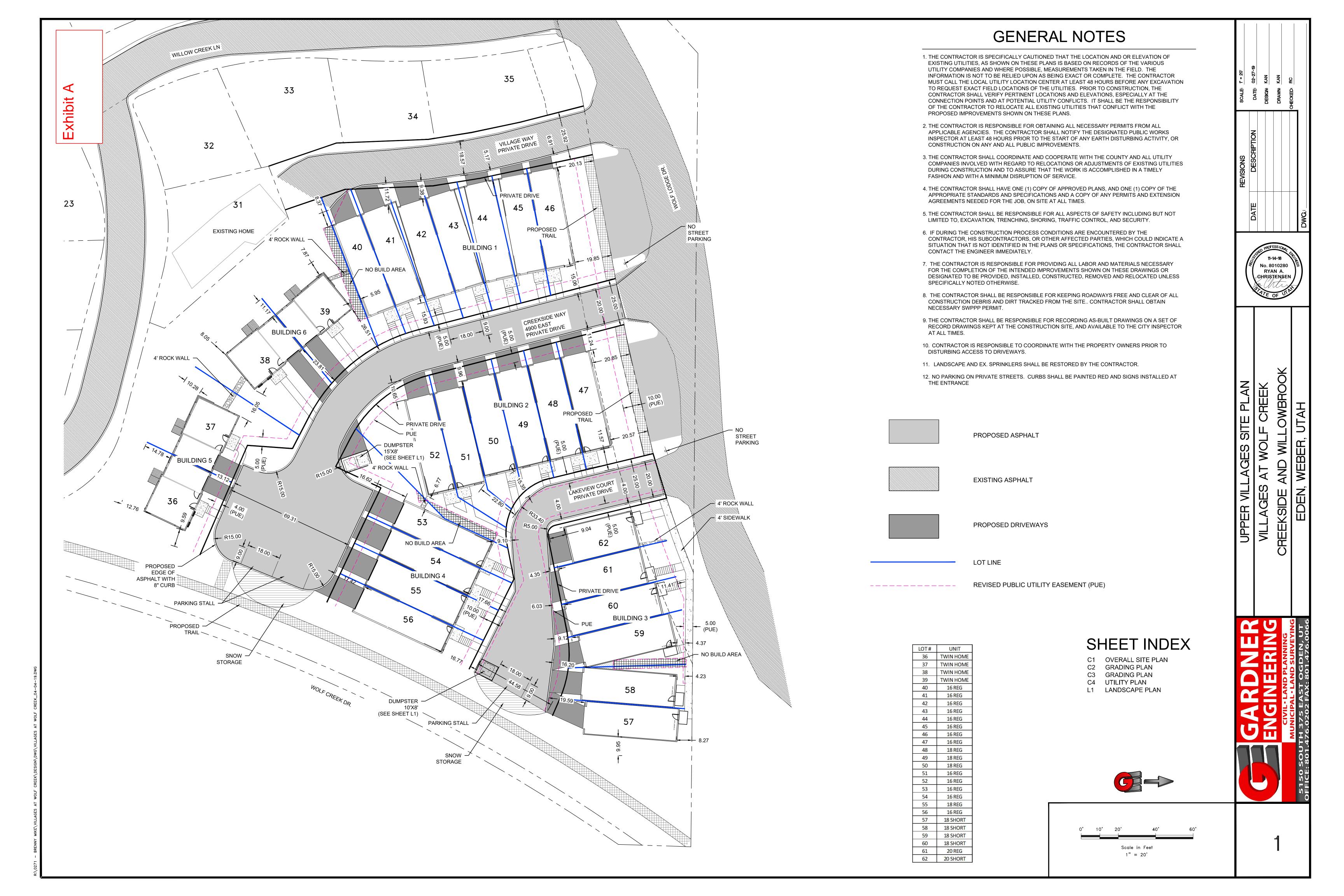
- 1. The proposed conditional use amendment conforms to the Ogden Valley General Plan.
- 2. With the recommended conditions, the proposed conditional use amendment complies with the applicable County ordinances.
- 3. The building uses, locations, lot area, width, yard, height and coverage regulations proposed are acceptable as shown on the conditional use amendment.
- 4. The proposed conditional use amendment will not be detrimental to the public health, safety, or welfare.
- 5. The proposed conditional use will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.
- 6. Planning Commission has determined that unique circumstances exist that warrant an adjustment in the required number of parking spaces.

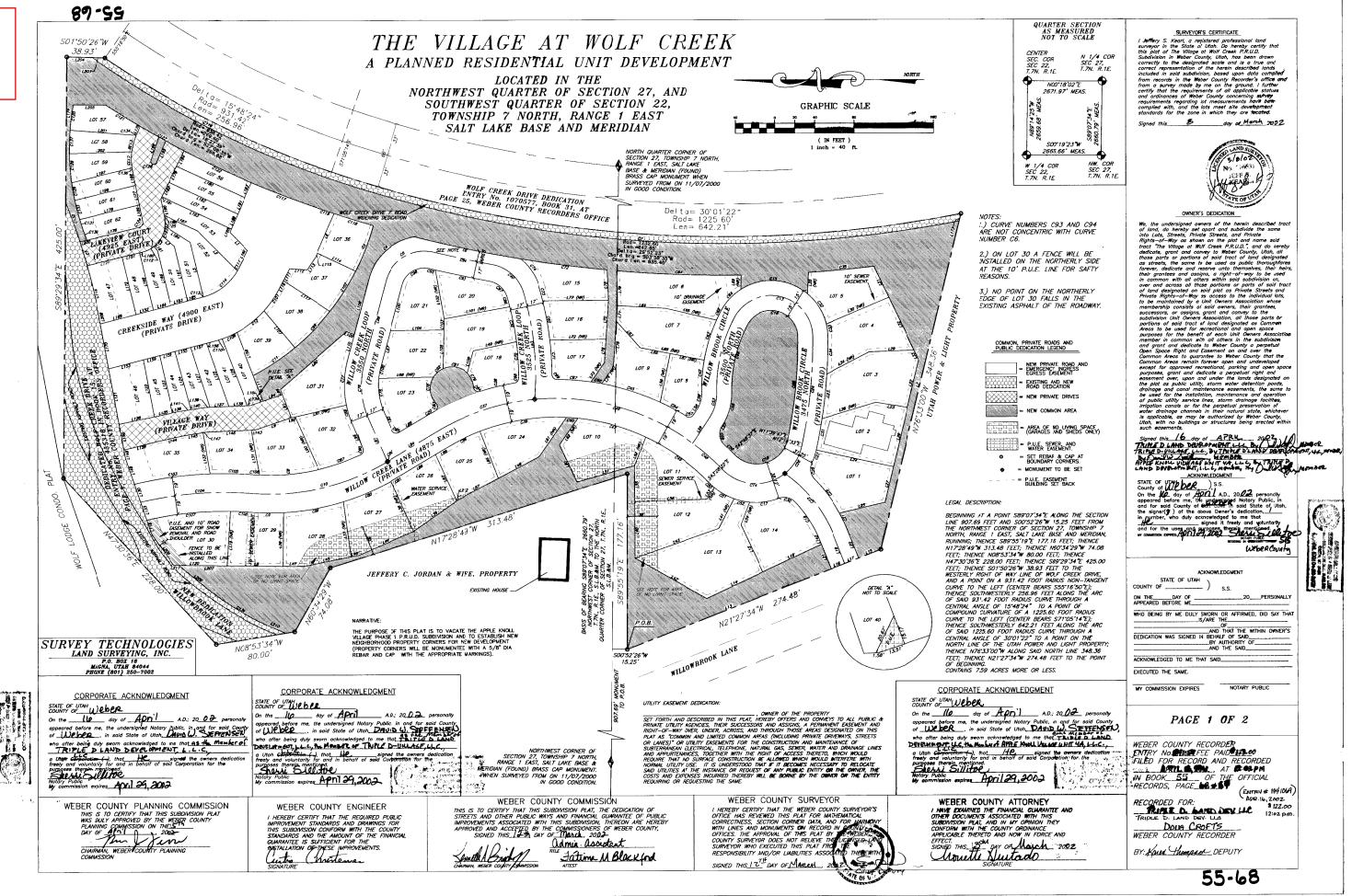
Exhibits

- A. Proposed Site Plan
- B. Existing Plat
- C. Landscaping Plan
- D. New Building Design

Location Map







THE VILLAGE AT WOLF CREEK A PLANNED RESIDENTIAL UNIT DEVELOPMENT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, AND SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN

L	OT ADDRESS
T No.	ADDRESS
1	3470 N. WILLOW CREEK LANE (4875 EAST)
1	4877 E. WILLOW BROOK CIRCLE 3475 NORTH
2	4881 E. WILLOW BROOK CIRCLE 3475 NORTH 4883 E. WILLOW BROOK CIRCLE 3475 NORTH 4887 E. WILLOW BROOK CIRCLE 3475 NORTH
3	4883 E. WILLOW BROOK CIRCLE 3475 NORTH
4	4887 E. WILLOW BROOK CIRCLE 3475 NORTH
5	4891 E. WILLOW BROOK CIRCLE 3475 NORTH
6	4888 E. WILLOW BROOK CIRCLE 3500 NORTH 4884 E. WILLOW BROOK CIRCLE 3500 NORTH
7	4884 E. WILLOW BROOK CIRCLE 3500 NORTH
8	4000 E. WILLOW BROOK CIRCLE JODO NORTH
8	3504 N. WILLOW CREEK LANE (4875 EAST)
10	3510 N. WILLOW CREEK LANE (4875 EAST)
11	3511 N. WILLOW CREEK LANE (4875 EAST)
12	3503 N. WILLOW CREEK LANE (4875 EAST)
	3489 N. WILLOW CREEK LANE (4875 EAST)
13 14	3483 N. WILLOW CREEK LANE (4875 EAST)
15	3477 N. WILLOW CREEK LANE (4875 EAST)
16	4889 E. WILLOW CREEK LOOP 3525 NORTH
17	4883 E. WILLOW CREEK LOOP 3525 NORTH 3518 N. WILLOW CREEK LANE (4875 EAST)
17	3518 N. WILLOW CREEK LANE (4875 EAST) 4879 E. WILLOW CREEK LOOP 3525 NORTH
18	3532 N. WILLOW CREEK LOOP 3525 NORTH
18	4880 E. WILLOW CREEK LOOP 3525 NORTH
19	4886 E. WILLOW CREEK LOOP 3525 NORTH
20	4894 E. WILLOW CREEK LOOP 3525 NORTH
21	4894 E. WILLOW CREEK LOOP 3525 NORTH
22	4887 E. WILLOW CREEK LOOP 3550 NORTH
23	4881 E. WILLOW CREEK LOOP 3550 NORTH
23	3544 N. WILLOW CREEK LANE (4875 EAST)
24	3529 N. WILLOW CREEK LANE (4875 EAST)
25	3537 N. WILLOW CREEK LANE (4875 EAST)
26	3549 N. WILLOW CREEK LANE (4875 EAST)
27	3553 N. WILLOW CREEK LANE (4875 EAST)
28	3557 N. WILLOW CREEK LANE (4875 EAST)
29	3563 N. WILLOW CREEK LANE (4875 EAST)
30	3567 N. WILLOW CREEK LANE (4875 EAST)
31	4884 E. WILLOW CREEK LOOP 3550 NORTH
32	4878 E. WILLOW CREEK LOOP 3550 NORTH
32	3554 N. WILLOW CREEK LANE (4875 EAST)
33	3560 N. WILLOW CREEK LANE (4875 EAST)
34	3564 N. WILLOW CREEK LANE (4875 EAST)
35	3570 N. WILLOW CREEK LANE (4875 EAST)
36	3551 N. CREEKSIDE WAY (4900 EAST)
37	3555 N. CREEKSIDE WAY (4900 EAST)
38	3559 N. CREEKSIDE WAY (4900 EAST)
39	3561 N. CREEKSIDE WAY (4900 EAST)
40	3565 N. CREEKSIDE WAY (4900 EAST)
41	3567 N. CREEKSIDE WAY (4900 EAST)
42	3569 N. CREEKSIDE WAY (4900 EAST)
43	3571 N. CREEKSIDE WAY (4900 EAST)
44	3573 N. CREEKSIDE WAY (4900 EAST)
45	3575 N. CREEKSIDE WAY (4900 EAST)
46	3577 N. CREEKSIDE WAY (4900 EAST)
47	TETE N CREEKSIDE WAY (4000 FAST)
48	3574 N. CREEKSIDE WAY (4900 EAST)
49	3572 N. CREEKSIDE WAY (4900 EAST)
50	3570 N. CREEKSIDE WAY (4900 EAST)
51	3568 N. CREEKSIDE WAY (4900 EAST)
52	3562 N. CREEKSIDE WAY (4900 EAST)
53	3558 N. CREEKSIDE WAY (4900 EAST)
54	3554 N. CREEKSIDE WAY (4900 EAST)
55	3552 N. CREEKSIDE WAY (4900 EAST)
56	3550 N. CREEKSIDE WAY (4900 EAST)
57	3570 N. LAKEVIEW COURT (4925 EAST)
58	3572 N. LAKEVIEW COURT (4925 EAST)
59	3574 N. LAKEVIEW COURT (4925 EAST)
60	3576 N. LAKEVIEW COURT (4925 EAST)
61	3578 N. LAKEVIEW COURT (4925 EAST)

UNE	LINE L49 L50	LENGTH							
12 56.66 546725 19 TW 13 16.42 53908 50 TW 14 277.71 589279 54 TE 15 56.59 N76335 53 TE 16 43.18 56631 18 TE 17 340.67 N7633 50 TW 18 56.69 N0077 53 TE 19 38.43 51870 18 TE 110 13.51 15185 18 TE 111 22.61 N66709 50 TE 111 22.61 N66709 50 TE 112 22.63 N2727 34 TE 113 22.63 N2727 34 TE 114 62.72 52519 22 TE 115 23.95 52127 34 TE 116 15.00 N2127 34 TE 117 15.00 N2127 34 TE 118 65.03 52519 22 TE 119 22.97 56812 22 TE 120 29.97 56812 22 TE 121 22.93 N6670 30 TE 122 49.54 N7633 50 TE 123 32.37 N09709 568 TE 124 79.67 N1216 34 TE 125 46.88 N1321 30 TE 126 65.52 N5633 50 TE 127 56.90 N7633 50 TE 128 54.58 N0218 21 TE 129 45.58 N0218 21 TE 120 49.59 N64722 15 TE 131 48.19 N64722 15 TE 132 48.59 N0218 21 TE 133 55.53 N6603 22 TE 134 48.19 N2733 170 TE 135 54.20 S8931 50 TE 136 54.20 S8931 50 TE 137 56.86 S8934 50 TE 140 56.86 S8934 50 TE 141 33.66 S6250 28 TE 142 82.65 S294 12 TE 143 89.20 S192700 TE 144 60.18 S23726 TE 144 60.18 S237276 TE 144 60.18 S237276 TE 144 60.18 S237276 TE 145 60.18 S237276 TE 146 60.18 S237276 TE 147 60.18 S237276 TE 148 60.18 S237276 TE 149 50.18 S237276 TE 141 60.18 S237276 TE 142 60.18 S237276 TE 143 60.18 S237276 TE 144 60.18 S237276 TE 145 60.18 S237276 TE 146 60.18 S237276 TE 147 147 147 147 147 148 144 147 147 147 144 60.18 S237276 TE 145 60.18 S237276 TE 146 60.18 S237276 TE 147 147 147 147 148 144 147 147 144 147 147 147 144 60.	L50		BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
13			N11"58'31"W	L97	<i>38.78</i>		L145	19.69	
14 277.71 \$8829934T 15 56.59 NF635555 16 43.18 \$8631187 17 340.67 NF635307W 18 56.69 N60375975 19 38.43 \$18501875 110 13.51 \$18501875 111 27.81 N6970905T 111 27.81 N6970905T 112 52.48 N6458307 113 220.53 N212734W 114 62.72 \$2251922T 115 23.95 \$212734T 116 15.00 N212734W 117 15.00 N212734W 118 65.03 \$251922T 119 29.97 \$883226W 120 29.97 \$883226W 120 29.97 \$883226W 121 26.96 \$883226W 122 49.54 N763300W 123 32.37 N0970956T 124 79.67 N121634T 125 46.88 N132130W 127 36.90 N763330W 128 56.78 N164848W 129 45.58 N0218213T 131 54.48 N642215T 133 10.62 N642215T 133 55.53 N6603127E 134 58.79 N2735176 S 135 55.69 N62215T 136 58.69 N8236276W 140 58.68 \$8934504W 141 33.66 \$86.90 N273577 138 55.53 N6603127E 139 55.68 N09802776 139 55.68 \$89.4504W 141 33.66 \$86.95 S289127W 142 63.65 \$889.5555 N6603127E 139 55.68 \$89.4506W 140 56.86 \$89.4506W 141 33.66 \$86.95 S289127W 143 69.20 \$19270075 144 69.25 \$2889135075 139 55.86 \$89.4506W 140 56.86 \$89.4506W 141 33.66 \$86.9502875		50.10		L98		NO1"20"46"W	L146	45.49	
15	L51	60.23		L99	86.43	S75'12'39"E	L147	3.47	
16	L52	30.98		L100		575'12'39"E	L148		N79'30'29"E
17 340.67 NF53300W 18 56.69 N6037530W 19 19 19 19 19 19 19 1	L53	14.16		L101		510°15'58"E	L149	27.50	
18	L54	24.33		L102		N80°01'39"E	L150		N79'30'29"E
19	L55	36.35		L103		N88*52'16"W	L151 L152	18.00 18.00	
110	L56 L57	72.19		L104	38.92	NO0'38'26"W S88'46'29"E	L153	35.93	
111 22.81 M890905T 1.12 52.48 M645830T 1.12 52.48 M645830T 1.12 52.48 M645830T 1.12 52.48 M645830T 1.13 20.05.3 N272734*W 1.15 23.95 5272734*E 1.15 23.95 5272734*E 1.16 15.00 N272734*W 1.17 15.00 N272734*W 1.18 65.03 5267922*E 1.19 22.97 568732*E 1.19 22.97 568732*E 1.19 22.97 568732*E 1.12 24.95 47.6330*E 1.12 24.95 47.95 4	L58	6.34		L106		N75*12'39"W	L154	16.38	
L12 52.48 N64'89'30'E L13 220.53 N21'27'34'W L14 62:72 525'19'22'E L15 23.95 52'12'73'W L16 15:00 N21'27'34'W L17 15:00 N21'27'34'W L18 65:03 525'19'2'E L19 29.97 586'32'26'W L20 29.97 586'32'26'W L21 26:96 586'32'26'W L22 49.54 N76'33'00'W L23 32.37 N09'95'E L24 79.67 N12'16'34'E L25 46.88 N13'2'10'W L26 61.52 N76'33'00'W L27 36.90 N76'33'00'W L27 36.90 N76'33'00'W L27 36.90 N76'33'00'W L28 56.78 N16'48'46'W L29 45.58 N02'18'E'10'W L31 34.48 N64'22'15'E L32 59.18 N64'22'15'E L33 10.82 N64'22'15'E L33 10.82 N64'22'15'E L33 10.82 N64'22'15'E L34 58.71'35'1E L35 52.45 \$88'71'35'1E L35 52.45 \$88'71'35'1E L36 54.20 \$89'31'51'E L37 56.09 N92'08'27'E L38 55.53 N66'03'27'E L39 52.88 N55'26'8'W L40 56.86 \$89'45'04'W L41 33.66 \$62'50'28'E L42 62.65 \$89'41'27'W L43 69.20 \$19'27'02'8'E L44 60.18 \$23'27'25'\$5'5'E	L59	30.79		L107	48.28		L155	16.38	
113 220.53 M21'27'34'W 114 62.72 525'19'22'E 115 23.95 52'127'34'E 116 15.00 M21'27'34'W 117 15.00 M21'27'34'W 118 65.03 525'19'22'E 119 29.97 585'32'26'W 120 29.97 585'32'26'W 121 26.96 585'32'26'W 122 49.54 M76'33'00'W 123 32.37 M09'09'58'E 124 79.67 M12'16'34'E 125 46.88 M13'21'30'W 127 36.90 M76'33'00'W 128 56.78 M16'48'W 129 45.58 M02'18'E 130 56.73 M2'19'33'0'W 131 34.48 M64'22'15'E 132 59.18 M64'22'15'E 133 10.62 M64'22'15'E 134 48.19 M27'33'10'W 135 21.45 527'13'1'E 136 54.20 582'31'35'E 137 56.90 M2'20'8'2'E 138 55.53 M66'03'27'E 139 52.88 M35'26'6'W 140 56.86 589'45'0'W 141 33.66 582'90'28'E 142 62.65 582'41'2'W 143 69.20 519'27'00'E 144 60.18 523'25'5'E 144 60.18 523'25'5'E 144 60.18 523'25'5'E 144 60.18 523'25'5'E	L60	41.36		L108		575'12'39"E	L156	8.22	
L14 62.72 \$25*19*22* L15 23.95 \$21*27*34* L16 15.00 \$21*27*34* L17 15.00 \$21*27*34* L18 65.03 \$25*19*27* L19 29.97 \$86*32*26* L20 29.97 \$86*32*26* L21 26.96 \$68*32*26* L22 49.54 \$N6*33*00* L23 32.37 \$80*90*56* L24 79.67 \$N12*16*3*6* L25 46.88 \$N152*15*0* L26 61.52 \$N6*33*00* L27 36.90 \$N6*33*00* L28 56.78 \$N16*48*8* L29 45.58 \$N02*16*2* L30 68.73 \$82*39*30* L31 34.48 \$N6*22*15* L32 59.18 \$N6*22*15* L33 48.19 \$N2*31*10* L35 21.45 \$86*713*51* L36 54.20 \$89*31*50* L37 56.99 \$N2*31*50* L38 55.53 \$N66*03*27* L39 52.88 \$N3*56*36* L40 56.86 \$89*45*04* L41 33.66 \$86*25*08* L42 62.65 \$82*41*27* L43 69.20 \$19270*87 L44 69.18 \$23*28*53** L44 60.18 \$23*28*53** L45 60.18 \$23*28*53** L46 60.18 \$23*28*53** L47 60.18 \$23*28*53** L48 60.18 \$23*28*53** L49 L40 L40	L61	47.33		L109	8.48	521.16.34 W	L157	16.38	
115 23.95 \$212734* 116 15.00 \$212734* 117 15.00 \$212734* 118 65.03 \$25719275* 119 29.97 \$6831226* 120 29.97 \$6831226* 121 26.96 \$6831226* 122 49.54 \$1763300* 122 32.37 \$100708* 123 32.37 \$100708* 124 46.89 \$132130* 125 46.89 \$132130* 125 46.89 \$132130* 126 56.57 \$17216* 127 36.90 \$17216* 128 56.90 \$17216* 129 45.59 \$10216* 120 56.90 \$17216* 130 66.37 \$13200* 131 34.89 \$1642* 132 59.18 \$16422* 133 10.82 \$16422* 134 48.19 \$12731* 135 21.45 \$287135* 136 54.20 \$883150* 137 56.90 \$1820* 139 52.58 \$1352* 139 52.58 \$1352* 140 56.86 \$8935* 141 31.66 \$625* 142 62.55 \$2874* 143 69.20 \$1927* 144 69.20 \$1927* 144 69.20 \$1927* 145 58.20* 147 58.20* 148 69.20 \$1927* 148 69.20 \$1927* 149 69.20 \$1927* 144 69.18 \$2325* 144 69.20 \$1927* 145 69.20 \$1927* 146 68.20* 150 68.20* 147 68.20* 148 69.20 \$1927* 148 69.20 \$1927* 149 69.60 \$2325* 140 68.20* 141 69.20 \$1927* 143 69.20 \$1927* 144 60.18 \$2325* 145 68.80* 147 69.20 \$1927* 148 69.20 \$1927* 149 69.80* 140 69.80*	L62	32.50		L110		575'12'39"E	L158	46.61	
116	L63	35.82		L111		N62'37'13"W	L159	16.90	
17	L64			L112	17.60		L160	2.77	
118 65.03 \$25.19.22 \times \) 119 29.7 \$861.32 \times \) 120 28.97 \$861.32 \times \) 121 26.95 \$861.32 \times \) 122 49.54 \$861.32 \times \) 122 49.54 \$861.32 \times \) 123 32.37 \$899.95 \times \) 124 79.67 \$812.15 \times \) 125 46.88 \$13.21 \times \) 126 66.53 \$10.52 \times \) 127 56.90 \$875.33 \times \) 128 55.58 \$802.16 \times \) 129 45.58 \$806.16 \times \) 130 68.73 \$821.05 \) 131 448 \$842.15 \times \) 133 68.20 \$842.15 \times \) 134 48.19 \$827.31 \times \) 135 24.86 \$893.15 \times \) 136 55.50 \$860.12 \times \) 137 55.09 \$820.02 \times \) 138 55.51 \$860.02 \times \) 139 52.88 \$831.50 \times \) 140 56.85 \$829.15 \times \) 141 33.66 \$82.50 \times \) 142 62.85 \$229.11 \times \) 143 69.20 \$1927.00 \times \) 144 69.20 \$1927.00 \times \) 144 69.20 \$822.55 \times \)	L65	52.70		L113	15.42	N56'58'08'W	L161	5.46	
229 99 988 32 26 12 12 12 12 12 13 10 12 12 12 13 10 12 12 13 10 12 12 13 10 12 12 13 10 12 12 13 10 12 12 13 10 12 12 13 13 12 13 12 13 12 13 13	L66	30.32	511'12'18'W	L114		525'24'53"W	L162	20.66	
271 2696 S8873/26" 122 49.54 N76'33'00" 123 32.37 N09'09'58" 124 79.67 N12'16'34" 125 46.88 N13'21'30" 126 61.52 N76'33'00" 127 55.90 N76'33'00" 128 55.78 N16'48'48" 129 45.55 N02'18'21" 130 63.73 N3'30'3' 131 34.48 N64'22'15" 132 59.18 N64'22'15" 132 59.18 N64'22'15" 133 54.29 S89'3'50" 134 48.19 N27'31'10" 135 21.45 S87'13'1" 136 34.20 S99'3'50" 137 55.90 M2'08'27" 138 55.93 M66'03'27" 139 52.88 N3'3'2'6'3' 140 55.88 S89'45'04' 141 33.66 S82'50'28" 142 62.85 S28'41'27" 143 69.20 S19'2'00" 144 60.18 S32'2'5'3'	L67	35.21	S11'12'18'W	L115	4.53		L163	18.00	514'31'42"
122	L68	65.54		L116	10.11		L164	18.00	
123 3237 M0909'58" 124 79.67 M12'16'34" 125 46.88 M13'2'15'W 126 61.52 M76'33'00'W 127 36.90 M76'33'00'W 128 55.78 M15'48'48'W 129 45.58 M02'18'13'00'W 130 68.73 N23'09'30'W 131 34.48 M64'22'15" 132 59.18 M64'22'15" 132 59.18 M64'22'15" 133 10.82 M64'22'15" 134 48.19 N27'31'10'W 135 21.45 S87'13'11' 136 54.20 S87'13'11' 137 56.90 M82'02'2'7" 138 55.53 M66'03'27' 139 52.86 M35'26'50'28" 140 55.86 S89'45'04'W 141 33.66 S62'50'28" 142 82.85 S29'41'2'W 143 89.20 S19'27'00'T 144 89.20 S19'27'00'T 144 89.20 S19'27'00'T 145 61 S23'28'53'T 146 86.18 S23'28'53'T 147 89.20 S19'27'00'T 148 89.20 S19'27'00'T 149 80.18 S23'8'5'3'T	L69	14.37		L117		533'21'10'W	L165	15.83	
124 79.67 NIZ16/34 T 125 16.88 NIJ321/30 W 126 61.52 N76/33/02 W 127 36.90 N76/33/02 W 128 56.90 N76/33/02 W 129 45.58 N02/18/21 W 130 68.73 N32/99/21 W 131 34.48 N64/22/15 T 132 59.18 N64/22/15 T 133 10.82 N64/22/15 T 134 14.91 N27/31/10 W 135 21.45 587/13/17 T 136 54.20 589/31/50 T 137 56.90 N82/02/27 T 138 55.53 N65/03/27 T 139 52.88 N35/28/27 T 140 56.86 S89/35/20 W 141 33.66 S89/35/20 W 142 62.65 S29/31/27 W 143 69.20 S19/27/20 W 144 69.20 S19/27/20 W 144 69.20 S19/27/20 W 145 69.20 S19/27/20 W 146 60.18 S23/25/35/25/25/35/25/35/25/35/25/25/35/25/25/25/35/25/25/25/25/25/25/25/25/25/25/25/25/25	L70	39.32		L118		N71"09"52"E	L166	57.08	
125	L71			L119	55.14		L167	56.78	
26	L72			L120	53.49	500'37'53'W	L168	59.38	
227 36.90 NF-31300 N	L73		N55'33'36"W	L121		N79'30'29"E	L169	37.09	
28	L74		N55'33'36"W	L122	58.65	N79'12'31'E	L170		N79'30'29"
229 45.58 NO21/8211 W	L75			L123			L171		N13'34'39"
130 68.73 N2379530" W 131 134.48 N64*22'15" 132 59.18 N64*22'15" 133 10.02 N64*22'15" 134 48.19 N273'15" 135 21.45 S87.1351" 136 54.20 S89'31'50" 137 56.09 N82'02'2" 138 55.53 N66'03'27" 139 52.68 N35'25'02'8" 140 56.86 S89'45'04" 141 33.66 S82'50'28" 142 82.85 S29'41'27" 143 89.20 S19'27'00" 144 60.18 S23'28'53' 144 60.18 S32'85'35' 143 144 60.18 S32'85'35' 144 60.18 S32'85'35' 144 60.18 S32'85'35' 145 S32'85'35' 144 60.18 S32'85'35' 145 S32'85' 14	L76			L124			L172 L173	59.68	
33.48 M6422'15T 32 59.18 M6422'15T 33 10.82 M6422'15T 34 49.19 M273'10'W 35 21.45 597'13'1T 36 54.20 598'3'50T 37 50.90 M820'2'T 38 55.51 M8503'2'T 39 52.86 M35'2'8'0'W 40 55.86 588'45'0'W 41 31.66 582'50'2'W 42 82.85 529'4'12'W 43 89.20 519'2''0'W 44 89.20 519'2''0'W 44 60.18 523'2'5'3'	L77 L78	65.38 30.64		L125	72.22	N70'47'00"E N69'08'44"E	L174	146.91	N76'33'00"\ S89'29'34"
132 59.18 N6422'15T 133 10.82 N6422'15T 134 48.19 N273'110TW 135 21.45 597'135'15T 136 54.20 5893'15'5T 137 55.09 N82'08'27T 138 55.53 N86'03'27T 139 52.86 N35'26'36'W 140 53.86 582'95'36'W 141 33.86 582'95'28'T 142 62.85 528'41'27W 143 69.20 519'27'00T 144 69.21 519'27'05' 144 69.18 523'28'5'35'	L79			L127	63.49		L175	9.49	
1.082 Me4*22*15** 1.34 48.19 N27*31*10** 1.35 21.45 587*13*15** 1.36 54.20 589*31*50** 1.37 56.09 M82*02*17** 1.38 55.53 M66*03*27** 1.39 52.68 M35*28*53*6** 1.40 55.86 589*45*04*W 1.41 33.66 589*45*04*W 1.42 62.65 523*41*27*W 1.43 69.20 519*27*00** 1.44 69.18 523*28*53*5**	L80			L128		N11'53'57'W	L176	54.41	
34.19 N2731'10'W	L81	47.35		L129			L177		N78'47'09"
135 21.45 587.1351°\text{T} 136 54.20 58931'50\text{507} 137 56.09 M92'02'2'\text{T} 139 55.53 M96'03'2'7\text{C} 139 52.68 M35'26'\text{M\$ 135'66 589'45'04'\text{W} 141 33.66 582'50'2\text{W} 142' 82.85 522'41'2'\text{W} 143 89.20 519'2''00'\text{L\$ 144 60.48 523'28'53'\text{C} 144 60.48 523'28'\text{C} 144 60.48 523'28'\text{C} 144 60.48 523'28'\text{C} 144 60.48 523'28'\text{C} 144 60.48 523'\text{C} 144 60.48	L82	20.19		L130	19.09		L178		N13'34'39"
1.36	183			L131	45.96		L179		563'31'34"
137 58.09 M82'08'27'E 138 55.53 M66'03'27'E 139 52.88 M55'6'36'W 140 56.86 589'45'04'W 141 33.66 562'50'28'E 142 82.85 529'41'27'W 143 89.20 519'27'00'E 144 60.18 523'28'53'E 144 60.18 523'28'E 144 60.18 6	L84			L132		S80'22'49 W	L180	75.75	
138 55.53 N66'03'27'E 139 52.88 N35'26'36'W 140 56.86 589'45'04'W 141 33.66 562'50'28'E 142 82.85 529'41'27'W 143 89.20 519'27'00'E 144 60.18 523'28'53'E 144 60.18 523'28'53'E 149 50.18 50	L85	50.92		L133		N71'09'52"E	L181		N63'31'34"
L39 52.88 N35'26'36'W L40 56.86 S89'45'04'W L41 33.66 S62'50'28'E L42 82.85 S29'41'27'W L43 89.20 S19'27'00'E L44 60.18 S23'28'53'E	L86			L134	2.96		L182	16.34	
L40 56.86 589'45'04'W L41 33.66 562'50'28'E L42 82.85 529'41'27'W L43 89.20 519'27'00'E L44 60.18 523'28'53'E	L87	46.98		L135	19.01		L183	16.63	
L41 33.66 562'50'28"E L42 82.85 529'41'27'W L43 89.20 519'27'00"E L44 60.18 \$23'28'53"E	L88	13.28		L136	6.89	N11'53'57'W	L184	30.59	532'28'30"
L43 89.20 S19'27'00"E L44 60.18 S23'28'53"E	L89	33.23		L137	19.01		L185		N66'20'46"
L44 60.18 S23'28'53"E	L90			L138	19.02		L186	2.18	N78'47'09"
	L91			L139	5.93		L187	37.35	
L45 49.34 N11"16'40"W	L92	4.04		L140		N09'00'21'W	L188		N66'20'46"
	L93	53.14		L141	12.15		L189	17.22	
L46 7.94 N11'16'40'W	1.94			L142	3.01	1100 04 40 4	L190	16.95	
L47 20.14 NOO'37'53"E	L95			L143	3.61	502°16'39"E	L191	18.01	
L48 47.42 528'01'58"E	L96	25.13	N66'31'00"E	L144	26.63	N11"53'57"W	L192	76.66	
						-	L193	77.46	
						-	L194 L195	17.21 23.85	

19.69	NO9"00"21"W	L198	
45.49	S02'16'39"E	L199	
3.47	NO9'00'21"W	L200	
8.55	N79'30'29"E	L201	
27.50	N71"09"52"E	L202	
26.50	N79'30'29"E	L203	
18.00	N13'34'39"W	L204	
18.00	514'31'42"E	L205	
35.93	514'31'42"E	L206	
16.38	514'31'42"E	L207	;
16.38	514'31'42"E	L208	
8.22	514'31'42"E	L209	
16.38	514'31'42"E	L210	
46.61	N69'09'05"E	L211	
16.90	S14'31'42"E	L212	
2.77	N13'34'39"W		
5.46	S46*11'05"W		
20.66	N62'37'13"W		
18.00	S14"31"42"E		
18.00	514'31'42"E		
15.83	514'31'42"E		
57.08	N76'35'53"E		
56.78	N76'35'53"E		
59.38	N76'35'53"E		
37.09	514'31'42'E		
46.11	N79'30'29"E		
36.71	N13'34'39"W		
59.68	N76'35'53"E		
7.69	N76'33'00"W		
146.91	589'29'34"E		
9.49	S66'06'08"E		
54.41	N13'34'39"W		
20.02	N78'47'09"E		
62.10	N13'34'39"W		
18.01	S63'31'34"E		
75.75	S25'00'30"W		
2.32	N63'31'34"W		
16.34	563°31'34"E		
16.63	N66'20'46"W		
30.59	532'28'30"W		
3.73	N66'20'46"W		
2.18	N78'47'09"E		
37.35	S25'00'30"W		
16.34	N66'20'46"W		
17.22	N78'47'09"E		
16.95	N78'47'09"E		
18.01	N66'20'46"W		
76.66	525'00'30"W		
77.46	525'00'30"W		
17.21	N63'31'34"W		
23.85	N66°47'55"W		
25.05	N71'36'56"W		
62.83	N13'34'39"W		

0	2013 34. 1
9	2812 sq. f
10	3668 sq. f
11	3382 sq. f
10	1000

4022 sq. ft.	43	108/ sq. ft.
5703 sq. ft.	44	1064 sq. ft.
3861 sq. ft.	45	1059 sq. ft.
2526 sq. ft.	46	2092 sq. ft.
2377 sq. ft.	47	2195 sq. ft.
2062 sq. ft.	48	1072 sq. ft.
1930 sq. ft.	49	1078 sq. ft.
3036 sq. ft.	50	1172 sq. ft.
2383 sq. ft.	51	1182 sq. ft.
2579 sq. ft.	52	1990 sq. ft.
2788 sq. ft.	53	1898 sq. ft.
2429 sq. ft.	54	1259 sq. ft.
2980 sq. ft	55	1372 sq. ft.
2553 sq. ft.	56	1238 sq. ft.
2763 sq. ft.	57	1561 sq. ft.
3304 sq. ft.	58	1313 sq. ft.
3599 sq. ft.	59	1425 sq. ft.
2996 sq. ft.	60	1135 sq. ft.
3755 sq. ft.	61	1255 sq. ft.
3407 sq. ft.	62	1331 sq. ft.
	5703 sq. ft. 3861 sq. ft. 2526 sq. ft. 2377 sq. ft. 2062 sq. ft. 1930 sq. ft. 1930 sq. ft. 2383 sq. ft. 2579 sq. ft. 2788 sq. ft. 2429 sq. ft. 2980 sq. ft. 2763 sq. ft. 3304 sq. ft. 3599 sq. ft. 32996 sq. ft. 3359 sq. ft.	5703 sq. ft. 44 3861 sq. ft. 45 2526 sq. ft. 46 2377 sq. ft. 47 2062 sq. ft. 48 1930 sq. ft. 50 2383 sq. ft. 51 2579 sq. ft. 52 2788 sq. ft. 53 2429 sq. ft. 54 2980 sq. ft. 55 2553 sq. ft. 56 2763 sq. ft. 57 3304 sq. ft. 57 3399 sq. ft. 58 3599 sq. ft. 58 3599 sq. ft. 59 2996 sq. ft. 60 3755 sq. ft. 60

LOT ACREAGE

ACREAGE 3486 sq. ft. 4179 sq. ft. 4613 sq. ft. 3749 sq. ft 3085 sq. ft. 4356 sq. ft. 3705 sq. ft.

			20.75	W-000-01/4-000-01-01-01-01-01-01-01-01-01-01-01-01					0111	L MUL								
_			ÇUF	EVE TABLE				00 00000	CL	JRVE TABLE					CL	RVE TABLE		
1	CURVE	LENGTH	RADIUS	Delta	Chord Brg.	Chord	CURVE	RVE LENGTH RADIUS Delta Chard Brg. Chard			Chord	CURVE	LENGTH	RADIUS	Chord Brg.	Chord		
	C1	25.04	647.78	02'12'54"	N73"10"52"E	25.04	C46	169.40	231.00	42'01'00"	N15'43'40"E	165.63	C91	26.78	22.02	69'40'45"	N10'50'51"E	25.16
r	C2	13.78	30.00	26'18'36"	S51"17"44"E	13.66	C47	71.19	212.00	19'14'24"	N15'43'12"E	70.86	C92	13.06	22.02	33'58'26"	N40'58'45"W	12.87
M	C3	49.21	243.83	11'33'47"	S68'51'12"E	49.13	C48	39.47	231.00	09'47'28"	N41'37'54"E	39.43	C93	55.59	1292.60	02'27'51"	S11'53'57'W	55.59
V	C4	65.23	57.00	65'34'22"	N42'25'28"W	61.73	C49	78.39	212.00	21'11'14"	N35'56'01"E	77.95	C94	60.72	1275.60	02'43'38"	512'01'50'W	60.71
4	C5	61.86	40.00		N30'54'30"W	55.88	C50	8.12	66.00	07'02'57"	543'00'10 W	8.11	C95	5.94	1292.60	00'15'48"	S13"15'46"W	5.93
	C6	109.41	1264.60	04'57'26"	511'54'36"W	109.38	C51	22.66	66.00	19'40'24"	529'38'29"W	22.55	C96	10.07	284.89	02'01'31"	N74'50'13"E	10.07
ľ	C7	642.68	1232.60	29'52'27"		635.43	C52	16.03	66.00	13'54'43"	512°50'55"W	15.99	C97	25.35	23.00	63'09'26"		24.09
4	C8	59.64	210.00	16'16'22"	S05'12'32"E	59.44	C53	26.86	45.00	34'12'02"	574'05'14'E	26.46	C98	35.57	23.00		N30'54'30"W	32.13
4	C9	32.57	248.00	07'31'29"		32.55	C54	30.60	250.00	07'00'47"	N28'22'59"E	30.58	C99	51.17	243.83	12'01'28"		51.08
	C10	141.49	229.00	35'24'02"		139.25	C55	35.81	60.00	34"12'02"	574°05'14"E	35.29	C100	10.72	68.00		N79'43'43'W	10.71
4	C11	50.42	243.83	11'50'49"	533'49'46"E	50.33	C56	17.91	30.00	34'12'02"	574°05'14"E	17.64	C101	25.97	102.00	14'35'22"	S55'19'32"E	25.90
<u> </u>	C12	35.34	102.00	19'51'02"	538'06'20"E	35.16	C57	7.77	5.00	89'04'02"	512'38'39"E	7.01	C102	48.07	243.83	11'17'40"	557'25'29"E	47.99
4	C13	111.33	42.00	151'52'37"	N13'26'20"E	81.48	C58	13.20	250.00	03'01'28"	N44'18'08"E	13.20	C103	77.29	391.34	11'18'55"		77.16
4	C14	69.71	47.00	84'58'53"	504'02'12"W	63.49	C59	21.00	15.00	80'13'23"	S82*54'05"W	19.33	C104	114.01	372.34			113.57
	C15	72.19	57.00	72'34'07"	NO3"47"00"E	67.46	C60	11.54	212.00	03'07'05"	NO4"32"27"E	11.54	C105	44.47	391.34	06'30'40"	NO1'15'07"E	44.45
	C16	71.57	27.00	151'52'37"	N13'26'21"E	52.38	C61		1264.60	05'39'20"	502°10'27"W	124.77	C106	5.79	210.00		503'43'03'W	5.79
	C17	30.49	66.00	26'28'11"	S07'20'31"E	30.22	C62	10.13	170.95	03'23'37"	N64"11"46"W	10.12	C107	85.02	353.34	13'47'11"		84.81
	C18	70.11	32.00	125'31'36"	S15'34'25"E	56.90	C63	42.36	170.95	14'11'46"	N72*59'28"W	42.25	C108	21.24	353.34	03'26'41"		21.24
	C19	47.28	125.65	21'33'31"	N57'45'41"E	47.00	C64	29.84	57.00	29'59'55"	N47'30'01"W	29.50	C109	16.35	102.00	09'11'02"		16.33
	C20	8.77	250.00	02'00'37"	S30'06'35"E	8.77	C65	40.39	318.89	0715'26"	N79'55'35"E	40.36	C110	7.95	102.00	04'28'06"		7.95
	C21	19.37	155.65	0707'54"	N64'58'29"E	19.36	C66	11.05	250.00	02'31'59"	NO9'26'09"E	11.05	C111	2.51	56.00	02'34'06"		2.51
	C22	81.13	140.65	33'02'56"	N52'00'58"E	80.01	C67	33.70	250.00	07'43'27"	NO4'18'26"E	33.68	C112	12.86	30.00	24'33'47"		12.76
	C23	45.37	513.58	05'03'43"	S83'50'36"E	45.36	C68	6.98	5.00	79'57'47"	549'32'13"E	6.43	C113	0.51	56.00	00'31'07"		0.51
	C24	112.24	498.58	12'53'55"	584'10'24"E	112.00	C69	8.13	5.00	93'07'44"	S43"13'36"W	7.26	C114	43.99	56.00		537'32'58"E	42.86
	C25	103.69	483.58	12'17'08"	S84'28'47"E	103.49	C70	36.89	284.89	07'25'08"	N86'46'20"E	36.86	C115	59.01	647.78		N76'53'54"E	58.99
	C26	32.21	47.00	39'16'12"		31.59	C71	34.71	318.89	06'14'10"	N86'40'23 E	34.69	C116	269.62	938.42		527'08'38"W	268.70
	C27	13.58	62.00	12'32'51"		13.55	C72		1264.60	03'57'31"	S07'27'07'W	87.36	C117	73.31	970.42		521'04'37'W	73.30
	C28	18.07	15.00	69'02'08"		17.00	C73	14.69	318.89	02'38'24"	N74'58'40 E	14.69	C118	41.14	1264.60		51716'02'W	41.14
	C29	42.44	155.65	15'37'15"		42.31	C74	34.32	57.00	34'30'05"	N56'24'26"E	33.81	C119	15.75	1264.60		518'33'22'W	15.75
	C30	17.69 32.17	15.00	67'33'32"		16.68	C75	34.70 56.78	68.00 85.00	29'14'13"	S81"08'06"W	34.32	C120	25.69	247.92		N82'34'55"W	25.68
	C32	36.57	513.58 57.00	03'35'19"		32.16	C77			38'16'21"	S85 39 10 W	55.73	C121	40.58	970.42		531"52'54"W	40.58
	C33	12.48	57.00	36'45'38"		35.95 12.46	C78	46.55 28.81	102.00	26'08'52"	N88*17'05"W	46.15	C122	74.96	970.42	04'25'33"		74.94
	C34	38.08		12'32'58"					22.02	74'57'02"	S84'33'31"W	26.80			30.00		574'23'19"E	10.35
	C35	66.34	513.58 1264.60	04'14'53"		38.07 66.33	C79 C80	15.56 52.49	22.02	40'29'19"	N65'55'52"E	15.24 52.39	C124	7.65 8.84	5.00 30.00	87'38'12"		6.92 8.81
	C35	35.87	284.89	03'00'20"		35.84	C81	7.60	248.00	12'07'36"	523*17'42"E	7.60	C125	9.17	3.00		N8713'47"E	5.99
	C37	104.16	231.00	07'12'48"		103.28	C82	0.89	229.00	01'45'24"	S30°14'12"E S31°00'15"E	0.89	C126	51.09	970.42	175'10'59"		51.09
	C38	35.29	250.00		N18'11'52'W N13'35'57'W	35.26	CB3	9.06	5.00	00'13'19"		7.87	C128	29.29	247.92		529'10'31 W	29.28
	C39	88.61	212.00	08'05'15" 23'56'54"		87.97	C83	9.06	5.00	103'48'43"	S81'00'39'E	7.87	C128	18.04	247.92	06'46'11"	S85*34*20*W	18.04
	C40	44.09	40.00	63'09'26"	N42'14'44"E	41.89	C85	8.52	5.00	103'49'06"	534°15′59″W 517°42′03″W	7.53	C130	12.06	654.81	04'10'10"		12.06
	C41	109.05	301.89	20'41'48"		108.46	C86	37.55	212.00	97'37'54" 10'08'55"		37.50	C131	10.03	247.92	01'03'19"		10.03
	C42	33.11	170.95	11'05'54"	N85'38'18"W	33.06	C87	44.85	210.00	12'14'10"	N26'02'26"W	44.76	C132	42.24	647.78		S72'14'06"W	42.24
	C43	78.08	155.95	28'41'17"		77.27	C88	61.53	248.00	14'12'52"	519°27'48"E 510°07'28"E	61.37	C133	20.01	247.92	03'44'11"	S75'42'22'W	20.00
	C44	70.57	140.95	28'41'17"	N76'50'36 W	69.84	C89	21.58	102.00	12'07'29"	572'34'45"W	21.55	C134	0.41	60.00		N66 17'51 W	0.41
	C45	61.85	250.00	14'10'27"		61.69	C90	7.67	5.00	87'54'07"		6.94	C135	16.36	60.00	15'37'06"		16.31
	U+0	07.00	200.00	17 10 27	N11 7/ 22 E	07.03	030	,.07	3.00	0/340/	309 3/ 3/ E	0.34	C136	2.77	60.00		S80°06'35"W	2.77
													0/30	2.//	00.00	02 38 31	300 00 33 W	4.//

CURVE TABLE

ACREAGE	
2792 sq. ft.	
2759 sq. ft.	
2136 sq. ft.	
3074 sq. ft.	
1970 sq. ft.	
2199 sq. ft.	
2251 sq. ft.	
1999 sq. ft.	
1198 sq. ft.	
1195 sq. ft.	
1134 sq. ft.	
1087 sq. ft.	
1064 sq. ft.	
1059 sq. ft.	
2092 sq. ft.	
2195 sq. ft.	
1072 sq. ft.	
1078 sq. ft.	
1172 sq. ft.	ĺ
1182 sq. ft.	l
1990 sq. ft.	
1898 sq. ft.	
1259 sq. ft.	l
1372 sq. ft.	
1238 sq. ft.	
1561 sq. ft.	
1313 sq. ft.	
1425 sq. ft.	
1135 sq. ft.	
1255 sq. ft.	
1331 sq. ft.	



PAGE 2 OF 2

WEBER COUNTY RECORDER
ENTRY NO.18410AFEE PAID_____
FILED FOR RECORD AND RECORDED IN BOOK OF THE OFFICIAL RECORDS, PAGE

RECORDED FOR:

WEBER COUNTY RECORDER

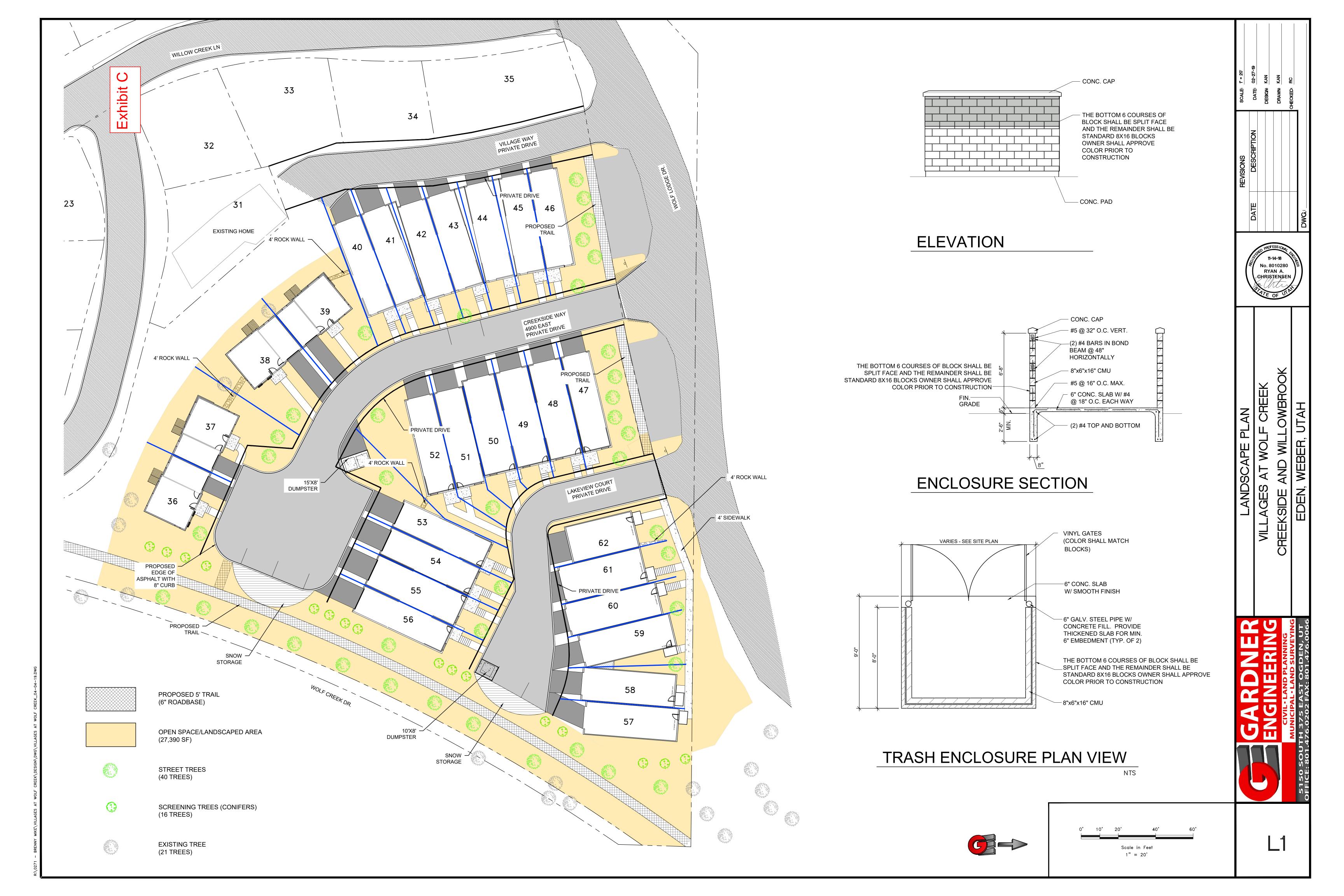
EGAL DESCRIPTION:

BEGINNING AT A POINT S89'07'34'E ALONG THE SECTION LINE 907.69 FEET AND S00'52'26'W 15.25 FEET FROM THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDAM, RUNNING, THENCE S89'55'19'E 177.16 FEET, THENCE NOR'53'34'W 80.00 FEET, THENCE AND THENCE NOR'53'34'W 80.00 FEET, THENCE AND 39.31 FEET TO THE WESTERLY RIGHT OF MAY LINE OF WOLF CREEK DRIVE, AND A POINT ON A 931.42 FOOT RADIUS NON—TANGENT CUPIE'D THE LEFT (CENTER BEARS \$55'16'50'D'. THENCE SOUTHWESTERLY 256.98 FEET ALONG THE ARC OF SAID 931.42 FOOT RADIUS CURVE SOUTHWESTERLY 256.98 FEET ALONG THE ARC OF SAID 931.42 FOOT RADIUS CURVE THROUGH A CENTRAL MAGLE OF 15'812'4" TO A POINT OR COMPOUND CURPAIDRE OF A 1225.69 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS \$71'05'14'D). THENCE SOUTHWESTERLY 96.21 FEET ALONG THE ARC OF SAID 1225.60 FOOT RADIUS CURVE THROUGH A CENTRAL MAGLE OF 50'01'22' TO A POINT ON THE NORTH LINE OF THE UTAH POWER AND LIGHT PROPERTY; THENCE NOT SAID 125'S OF FOOT RADIUS CURVE THROUGH A CENTRAL MAGLE OF 50'01'22' TO A POINT ON THE NORTH LINE OF THE UTAH POWER AND LIGHT PROPERTY; THENCE NOT SAID NORTH LINE OF THE UTAH POWER AND LIGHT PROPERTY; THENCE NOT SAID NORTH LINE OF THE UTAH POWER AND LIGHT PROPERTY; THENCE NOT SAID NORTH LINE OF THE UTAH POWER AND LIGHT PROPERTY; THENCE NOT SAID NORTH LINE OF THE OUTAH SOID FEET, THENCE NOT SAID NORTH LINE OCNTAINS 7.39 ACRES MONE OR LESS.

ing the state of

LEGAL DESCRIPTION:

SURVEY TECHNOLOGIES LAND SURVEYING, INC. P.O. BOX 18 MACNA, UTAH 84044 PHONE (801) 250-7002



BLDG 5 & 6 - EAST ELEVATION

3/16" = 1'-0"

KEYED NOTES

- 705 A-STYLE BOX DOWNSPOUT.
- 706 RAIN GUTTER. SEE PLUMBING.
- 803 OVERHEAD GARAGE DOOR. SEE DOOR SCHEDULE.
- 902 ASPHALT SHINGLES. SEE EXTERIOR MATERIALS LEGEND.
- 904 METAL FASCIA.
- 905 WOOD GRAIN SIDING. SEE EXTERIOR MATERIALS LEGEND.
- 906 STONE. SEE EXTERIOR MATERIALS LEGEND.
- 907 HARDIE BOARD SIDING 1. SEE EXTERIOR
- MATERIALS LEGEND.
- 908 HARDIE BOARD SIDING 2. SEE EXTERIOR MATERIALS LEGEND.
- 910 WOOD COLUMN. SEE EXTERIOR MATERIALS LEGEND.
- 911 8" STRIPE MATERIALS DIVIDER. SEE EXTERIOR MATERIALS LEGEND.
- 912 FOUNDATION PLASTER TO MATCH STUCCO. SEE EXTERIOR MATERIALS LEGEND. 1002 ALL EXTERIOR LIGHTING MEETS THE WEBER
- COUNTY CODE SEC. 108-16-1 FOR "DARK SKY LIGHTING" REGULATIONS. SEE GEN NOTES G103.
- 2005 ATTIC VENTILLAION. TURTLE VENTILAION. SEE GEN NOTES G103.
- 2006 METAL SOFFIT WITH INTEGRATED VETILAION. SEE ATTIC VENTILATION NOTES ON G103.

BLDG 5 & 6 - SOUTH ELEVATION

3/16" = 1'-0"

2006

D E S I G N S T U D I O

RAW DESIGN STUDIO 517 SOUTH 200 WEST SALT LAKE CITY, UT 84101

(801) 215-9729 info@rawdesignstudio.com www.rawdesignstudio.com





Description

NOTE: THIS DRAWING IS INTENDED FOR A 24"X36" SHEET. IF PRINTED ON ANYTHING ELSE, THIS IS A REDUCED COPY. PLEASE SCALE ACCORDINGLY.

Rev# Date

Job# 18175 Owner THE VILLAGES AT WOLF CREEK, LLC.

Date 01/10/2019
Drawn JB Checked DM

BLDG 5 & 6 -**EXTERIOR ELEVATIONS**

A509

NOTE: THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY. PLANS, ELEVATIONS, AND CIVIL ENGINEERING DRAWINGS SHALL GOVERN IN ALL CASES.



BLDG 5 & 6 - NORTHEAST VIEW



BLDG 5 & 6 - SOUTHEAST VIEW

RAW DESIGN STUDIO 517 SOUTH 200 WEST SALT LAKE CITY, UT 84101

(801) 215-9729 info@rawdesignstudio.com www.rawdesignstudio.com





Rev# Date Description

NOTE: THIS DRAWING IS INTENDED FOR A 24"X36" SHEET. IF PRINTED ON ANYTHING ELSE, THIS IS A REDUCED COPY. PLEASE SCALE ACCORDINGLY. Job# 18175

Owner THE VILLAGES AT WOLF CREEK, LLC.

Date 01/10/2019 Checked DM

ISOMETRIC **VIEW**

A510

ENTRY

ROOM

TWIM HOME TYPE - LEVEL 1

R KITCHEN R

LIVING ROOM

1/4" = 1'-0"

ELECTRICAL FLOOR PLAN Copy 1

WALL MOUNTED LIGHT PENDANT LIGHT EXTERIOR WALL SCONCE WALL MOUNTED EXT LIGHT OUTLET 110V HALF-SWITCHED

SURFACE MOUNTED CEILING LIGHT

♦ UNDER CABINET LIGHT

5' CEILING FAN

WATERPROOF CAN LIGHT

ELECTRICAL NOTES

1. ELECTRICAL INFORMATION INCLUDED IS SCHEMATIC FOR PERMIT AND BIDDING PURPOSES. CONFIRM ALL LIGHT, SWITCH, AND OUTLET LOCATIONS AND QUANTITY WITH OWNER PRIOR TO FINAL INSTALLATION.

2. FINAL ELECTRICAL PLAN IS TO BE DESIGN BUILD. CONTRACTOR TO CONFIRM

THAT FINAL INSTALLATION MEETS ALL CURRENT CODES AND REQUIREMENTS. 3. EACH DATA PORT TO INCLUDE 1 RG-6, 1 PHONE JACK, AND 2 CAT-6 PORTS.

4. SMOKE DETECTORS ARE REQUIRED WITHIN 24" OF THE HIGH POINT IN

5. SEE SYMBOLS LEGEND FOR LOCATION OF ALL GFCI OUTLETS.

6. ALL OUTLETS MUST BEE T.R.

AFFECTED ROOMS.

7. AFCI REQD IN ALL BEDROOMS. 8. GFCI REQD AT ALL A/C CONDENSER LOCATIONS.

9. ALL LUMINAIRES INSTALLED IN WET OR DAMP LOCATIONS SHALL BE INSTALLED SO THAT WATER CANNOT ENTER OR ACCUMULATE IN WIRING COMPARTMENTS, LAMPHOLDERS OR OTHER ELECTRICAL PARTS. ALL LUMINAIRES INSTALLED IN WET LOCATIONS SHALL BE MARKED SUITABLE FOR WET LOCATIONS. ALL LUMINAIRES INSTALLED IN DAMP LOCATIONS SHALL BE MARKED SUITABLE FOR WET LOCATIONS OR SUITABLE FOR DAMP LOCATIONS, PER IRC E4003.9.

10. WHERE MORE THAN TWO CONDUCTORS ARE INSTALLED, WITHOUT MAINTAINING SPACEING BETWEEN THE CABLES, THROUGH THE SAME OPENING IN WOOD FRAMING THAT IS TO BE SEALED WITH THERMAL INSULATION, CAULK OR SEALING FOAM, THE ALLOWABLE AMPACITY OF EACH CONDUCTOR SHALL BE DERATED AS REQUIRED BY IRC E3705.4.4.

11. A 3" GAP SHALL BE PLACED BETWEEN CAN LIGHTING OR CEILING FAN MOTORS TO ANY COMBUSTIBLE INSULATION PER IRC R302.13.

KEYED NOTES

1003 CEILING OUTLET FOR GARAGE DOOR OPENER.

DESIGN STUDIO

RAW DESIGN STUDIO 517 SOUTH 200 WEST SALT LAKE CITY, UT 84101

(801) 215-9729 info@rawdesignstudio.com www.rawdesignstudio.com





Description Rev# Date

NOTE: THIS DRAWING IS INTENDED FOR A 24"X36" SHEET. IF PRINTED ON ANYTHING ELSE, THIS IS A REDUCED COPY. PLEASE SCALE ACCORDINGLY.

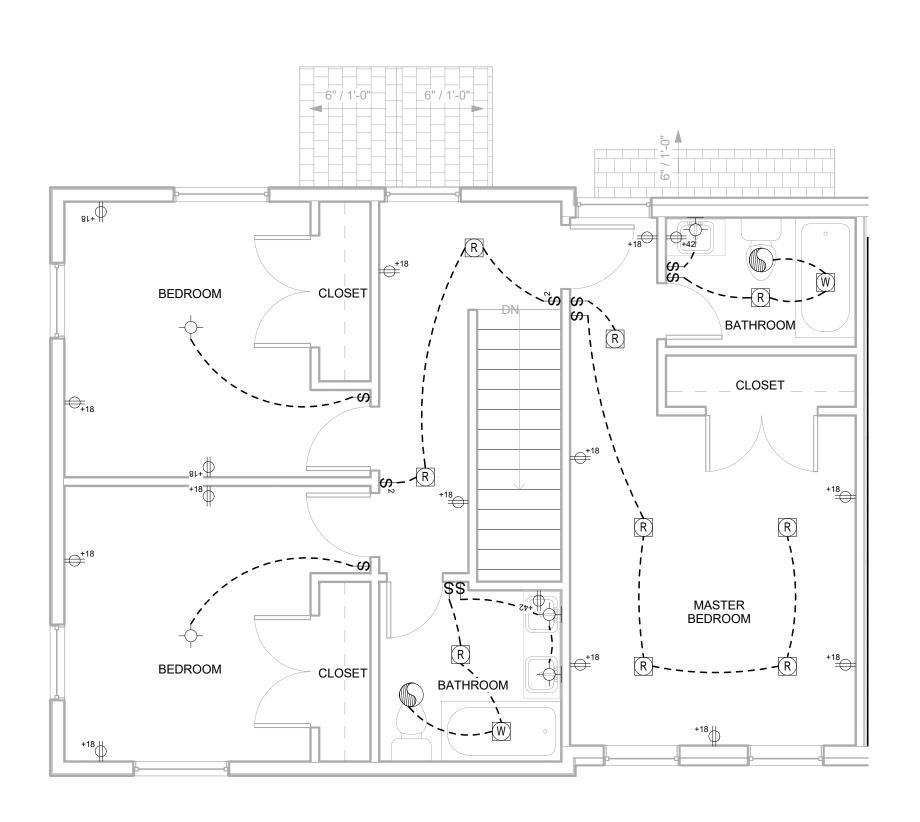
Job# 18175

Owner THE VILLAGES AT WOLF CREEK, LLC. Date 01/10/2019

Checked DM

TWIN HOUSE **UNIT TYPE -**ELEC PLAN





TWIM HOME TYPE - LEVEL 3
ELECTRICAL FLOOR PLAN Copy 1

1/4" = 1'-0"

1 CAR GARAGE

E106

TWIM HOME TYPE - LEVEL 2
ELECTRICAL FLOOR PLAN Copy 1 1/4" = 1'-0"