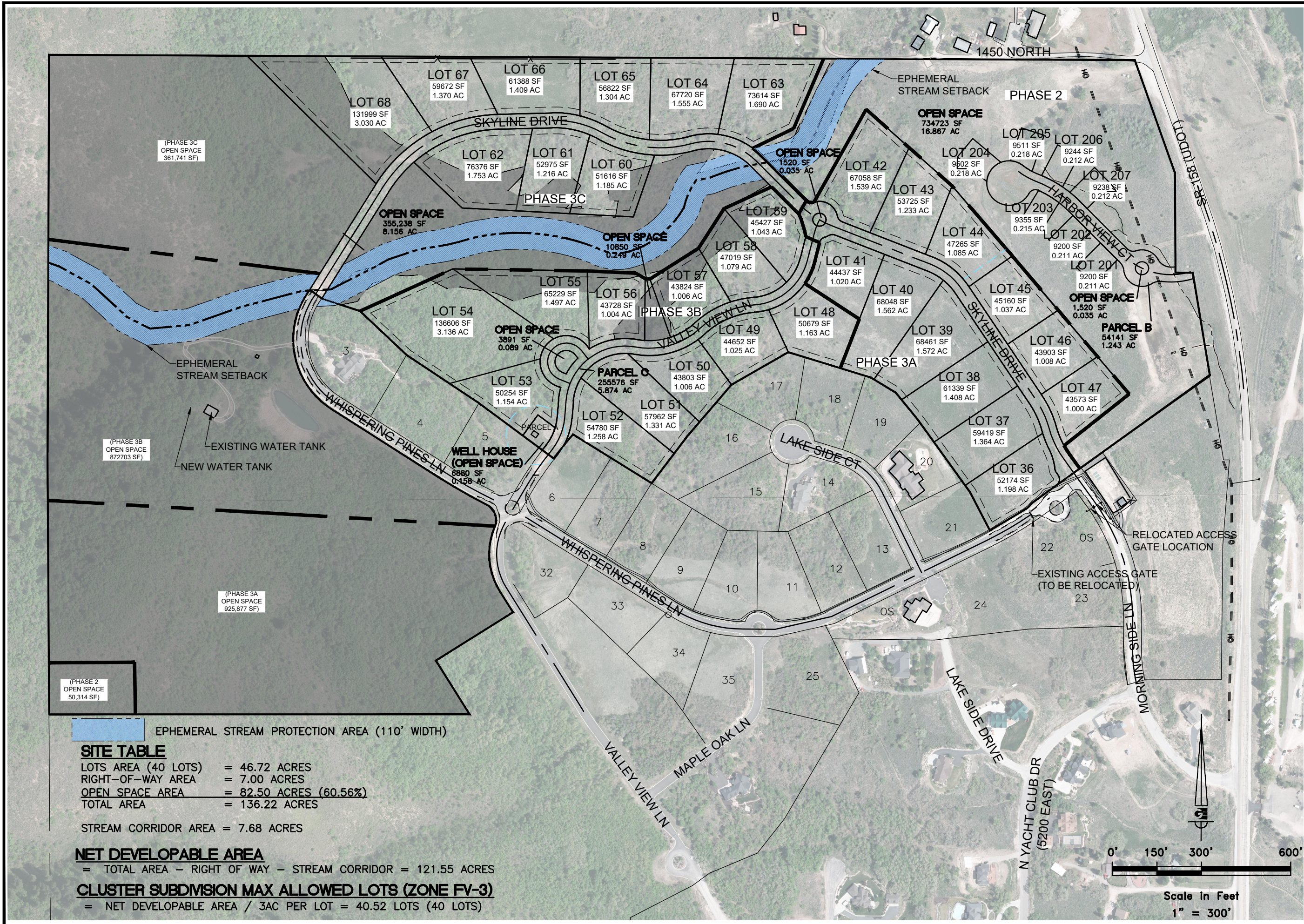


R:\0208 - B&H Investment\Crimson Ridge\SURVEY\DWG\CRIMSON RIDGE.dwg, 1 CONCEPTUAL SKETCH PLAN, 7/14/2020 9:34:13 AM, ANSI full bleed B (11.00 x 17.00 Inches), 1:1



EPHEMERAL STREAM PROTECTION AREA (110' WIDTH)

SITE TABLE

LOTS AREA (40 LOTS)	=	46.72 ACRES
RIGHT-OF-WAY AREA	=	7.00 ACRES
OPEN SPACE AREA	=	82.50 ACRES (60.56%)
TOTAL AREA	=	136.22 ACRES

STREAM CORRIDOR AREA = 7.68 ACRES

NET DEVELOPABLE AREA
 = TOTAL AREA - RIGHT OF WAY - STREAM CORRIDOR = 121.55 ACRES

CLUSTER SUBDIVISION MAX ALLOWED LOTS (ZONE FV-3)
 = NET DEVELOPABLE AREA / 3AC PER LOT = 40.52 LOTS (40 LOTS)

Date	2020
Scale	1" = 300'
Designed	DESIGN
Drafted	DRAWN
Checked	CHECKED

Revisions	Date	Description

ONCEPTUAL SKETCH PLAN
THE RESERVE AT CRIMSON RIDGE
CLUSTER SUBDIVISION PHASE 2
 OGDEN VALLEY, WEBER COUNTY, UTAH

GARDNER ENGINEERING
 CIVIL • LAND PLANNING
 MUNICIPAL • LAND SURVEYING