

EPHEMERAL STREAM PROTECTION AREA (110' WIDTH)

**SITE TABLE**

LOTS AREA (41 LOTS)	= 45.16 ACRES
RIGHT-OF-WAY AREA	= 7.04 ACRES
OPEN SPACE AREA	= 84.02 ACRES (61.68%)
TOTAL AREA	= 136.22 ACRES

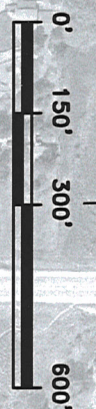
STREAM CORRIDOR AREA = 7.65 ACRES

**NET DEVELOPABLE AREA**

= TOTAL AREA - RIGHT OF WAY - STREAM CORRIDOR = 121.53 ACRES  
 25% CREDIT STREAM CORRIDOR = 1.91 ACRE FOR GROSS TOTAL OF 123.44 DEVELOPABLE AREA

**CLUSTER SUBDIVISION MAX ALLOWED LOTS (ZONE FV-3)**

= NET DEVELOPABLE AREA / 3AC PER LOT = 41.15 LOTS (41 LOTS)



<p><b>GARDNER ENGINEERING</b> CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING</p>	<p><b>ONCEPTUAL SKETCH PLAN</b></p>	<p><b>THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDMISION PHASE 2</b></p>	<p><b>Revisions</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%;">Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>		Date	Description					<p>Date: 9/4/2020          Scale: 1" = 300'          Designed: WJS          Drafted: WJS          Checked: TMN</p>
	Date		Description								
<p>1</p>	<p>OGDEN VALLEY, WEBER COUNTY, UTAH</p>	<p>1</p>	<p><small>Path:\2020 - 0205 - 0205 INVESTMENT\CRIMSON RIDGE SURVEY\DWG\CRIMSON RIDGE.DWG</small></p>								