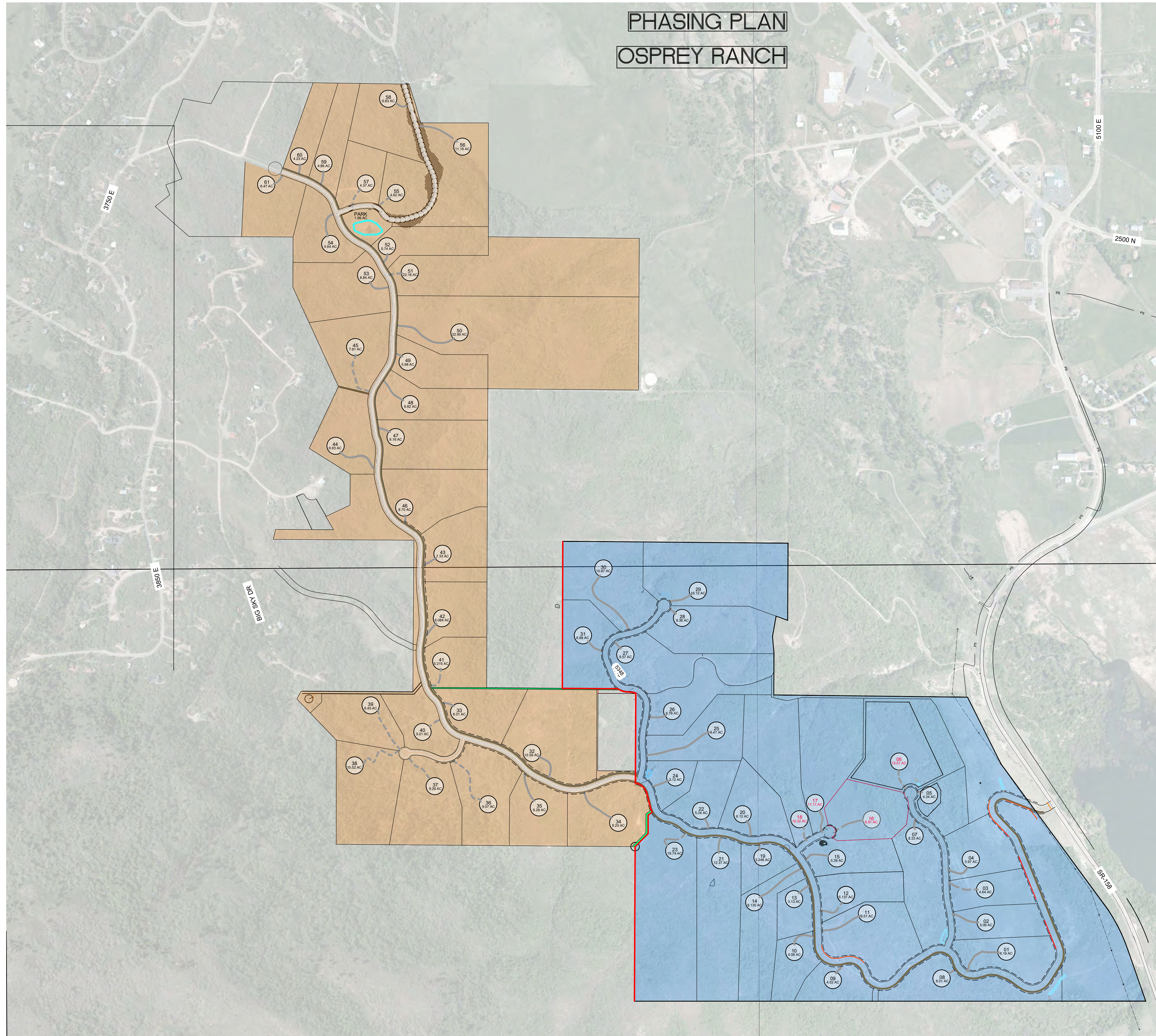


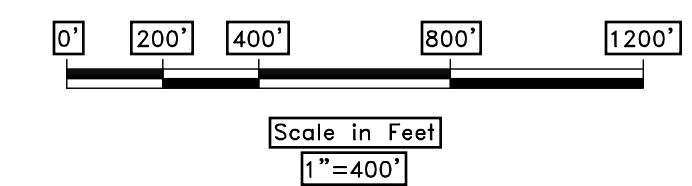
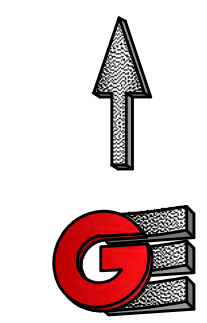
PHASING PLAN OSPREY RANCH



- PHASE 1 - 283.839 ACRES (31 LOTS)
- PHASE 2 - 280.91 ACRES (30 LOTS)

SITE DATA:

TOTAL AREA	564.75 ACRES
EXISTING ZONE FV-3	
ROAD ROW	30.06 ACRES
SLOPES OVER 40%	62.12 ACRES
STREAM CORRIDOR	16.15 ACRES
NET DEVELOPABLE AREA	456.42 ACRES
PROPOSED UNITS	61 UNITS
PROPOSED NET DENSITY	1 UNIT/ 7.48 ACRES



REVISIONS	
DATE	DESCRIPTION

PHASING PLAN
OSPREY RANCH
UT-158
EDEN, WEBER, UTAH

**GARDNER
ENGINEERING**

CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING

51150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

PH1

151201 - LEWIS, HANCOCK & ASSOCIATES - OSPREY RANCH - PHASING PLAN - SHEETS 6-17-22 (DWG)