



PROPRIETARY NOTICE

This Development Site Layout Plan (Layout Plan) has been submitted to the Weber County Planning and Engineering departments for review and comments to secure preliminary approvals for the proposed land development project as generally depicted herein. Accordingly, the Layout Plan is the sole property of Alpine Engineering & Construction, LLC (AEC) and shall not be reproduced and distributed to other parties without the expressed written permission of AEC or an authorized AEC representative. Additionally, the Layout Plan shall not be used to market, promote, or negotiate the purchase of any property as included herein without the expressed written permission of AEC or an authorized AEC representative.

18 LOT RESIDENTIAL CLUSTER SUBDIVISION AREA SUMMARY

Total Development Acreage	Cluster A		Cluster B		Cluster C		
	Lot	Area (ft2)	Lot	Area (ft2)	Lot	Area (ft2)	
Total Street Acreage	1.62						
Net Developable & Open Space Acreage	11.50	A-1	9,600	B-1	8,860	C-1	18,100
Total Cluster A Acreage	1.22	A-2	8,700	B-2	8,860	C-2	30,500
Total Cluster B Acreage	1.22	A-3	8,700	B-3	8,860	C-3	23,500
Total Cluster C Acreage	3.31	A-4	8,700	B-4	8,860	C-4	23,500
Total Acreage All Development Clusters	5.75	A-5	8,700	B-5	8,860	C-5	30,500
Total Acreage All Open Space/Common Areas	5.75	A-6	8,700	B-6	8,860	C-6	18,100

ALPINE ENGINEERING & CONSTRUCTION, LLC

Land Development | Public Works Water/Wastewater Utilities
 (801) 458-9647 | 272 East 3000 South, North Ogden UT 84414

Date	Des/Rev	Submittal
12/16/2016		Initial Sketch Plan Submittal
01/12/2017	EHC	Conceptual Sketch Plan Submittal

18 LOT RESIDENTIAL CLUSTER SUBDIVISION SKETCH PLAN

General Property Information		Weber County Zoning Data/Information	
Approximate Address: 2665 South 3500 West, Taylor, Utah		Current Zoning: A-1	
Partial Legal: NE ¼ Section 33, Township 6 North, Range 2 West, SLB&M		Zoning Change: Residential Cluster Subdivision	
Record Weber County Assessor Tax ID Number: 15-088-0035		Density Revision: 50 %	
Record 2016 Ownership: Val E. & Linda L. Staker		SHEET 1 OF 1	