

LOT 1  
LITTLE BEAR SUBDIVISION  
CV-2  
4.07 ACRES

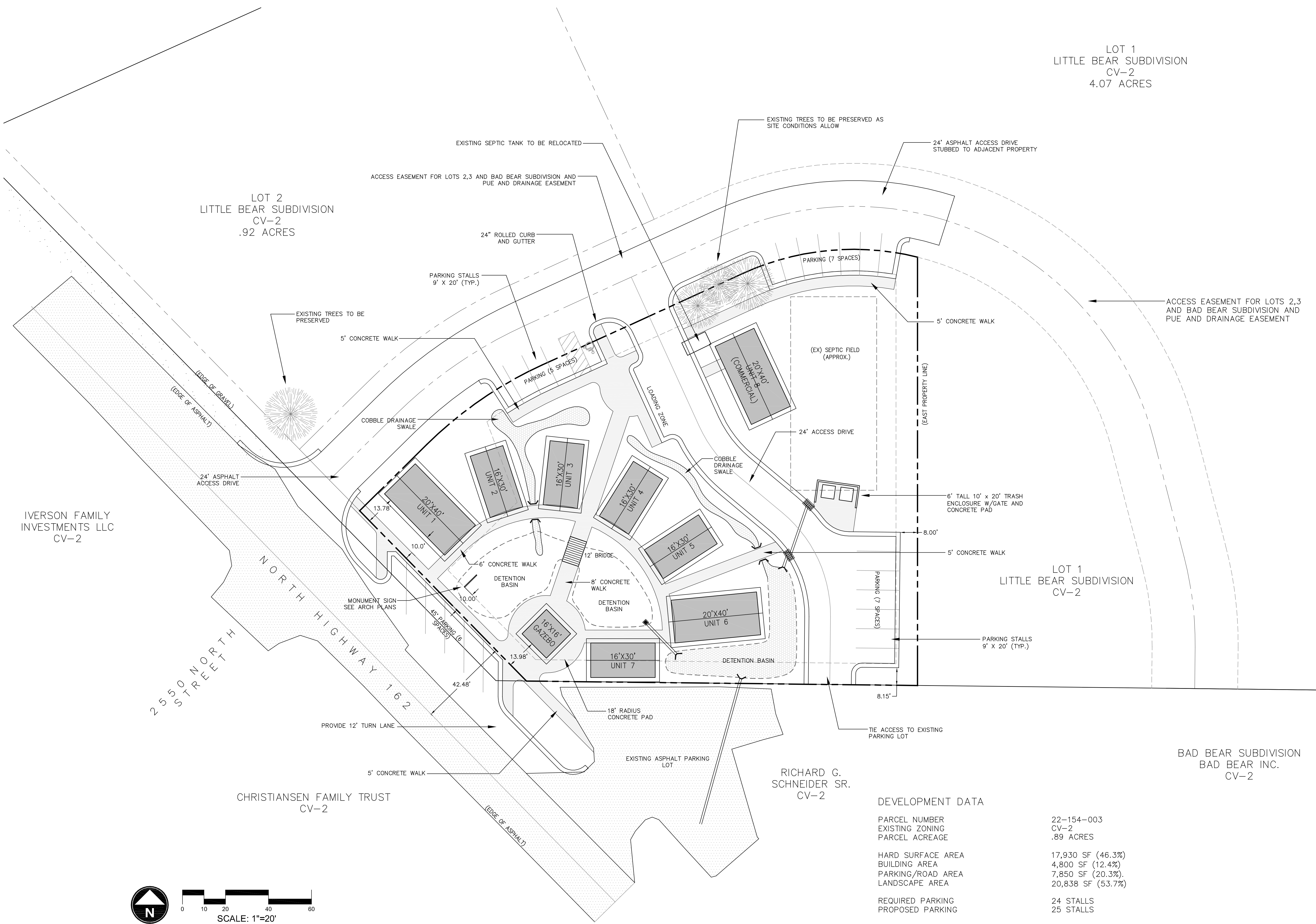
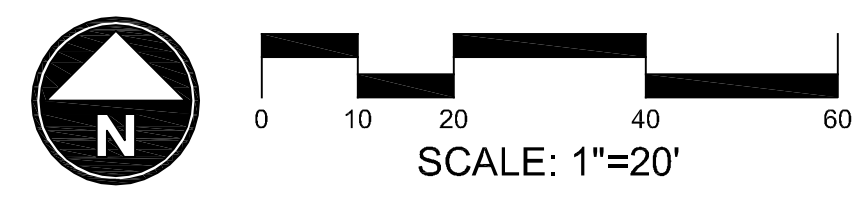
LOT 2  
LITTLE BEAR SUBDIVISION  
CV-2  
.92 ACRES

IVERSON FAMILY INVESTMENTS LLC  
CV-2

CHRISTIANSSEN FAMILY TRUST  
CV-2

RICHARD G. SCHNEIDER SR.  
CV-2

BAD BEAR SUBDIVISION  
BAD BEAR INC.  
CV-2



DEVELOPMENT DATA

PARCEL NUMBER	22-154-003
EXISTING ZONING	CV-2
PARCEL ACREAGE	.89 ACRES
HARD SURFACE AREA	17,930 SF (46.3%)
BUILDING AREA	4,800 SF (12.4%)
PARKING/ROAD AREA	7,850 SF (20.3%)
LANDSCAPE AREA	20,838 SF (53.7%)
REQUIRED PARKING	24 STALLS
PROPOSED PARKING	25 STALLS

SCALE: 1" = 20'	DATE: SEPTEMBER, 2011	DESIGN: EL	DRAWN: EL	CHECKED:
REVISIONS	DESCRIPTION			
DATE				
DWG.: SEE PLOT STAMP AT LEFT				

WOP WOM LLC  
EDEN CENTER  
SITE PLAN  
EDEN CITY, WEBER COUNTY, UTAH

**Gardner Engineering**  
 PLANNING  
 CIVIL ENGINEERING  
 SURVEYING  
 ALTERNATIVE ENERGY

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