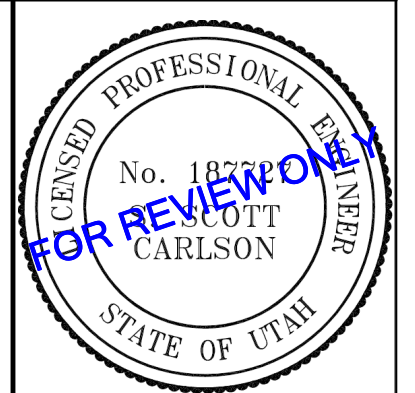


- LEGEND**
- 29/32 = SECTION CORNER & SECTION LINE
 - = BOUNDARY LINE
 - - - = RIGHT OF WAY LINES
 - - - = ADJOINING PARCELS DEED LINES
 - - - = EXTANT FENCE LINES
 - - - = EDGE OF PAVEMENT
 - - - = EXISTING DRAINAGE DITCH



**LITTLE MOUNTAIN BUSINESS DEPOT
 PHASE 1 SITE PLAN
 WEBER COUNTY, UTAH**



DWG DATE: **FEBRUARY 2022**

PLOT DATE: 29 February 2022

REV 8-10-22

SHEET

PROPERTY OWNER / DEVELOPER
 RLSS, LLC
 ROB HOWARD
 400 S 6150 W
 OGDEN UT 84404

JANISAN PROPERTIES LLC
 PARCEL 10041030
 6.50 AC

SECTION 20,
 T6N, R3W
 SLB&M

PARCEL
 100410031

100410026
 7.39 AC

RUSSELL'S RUN
 BK SUBDIVISION
 PARCEL #10-108-0001

EXISTING
 BUILDING

RLSS LLC - PARCEL 100410023

RLSS LLC - PARCEL 100410023

FUTURE PUBLIC COLLECTOR STREET
4' PATHWAY / 2.5' CURB & GUTTER / .56' ASPHALT / 2.5' CURB & GUTTER
 PARCEL
 100410031

BASIS OF BEARING
 N89°41'19"W 2650.10'

900 SOUTH STREET (PUBLIC) (45 MPH SPEED)

WEBER COUNTY PARCEL 100410018

WEBER COUNTY PARCEL 100410018

100.00'

120.00'

N89°52'15"W 584.86'

190.00'

174.86'

N89° 52' 15"W
96.01'

N89° 52' 15"W
50.39'

L=23.75, R=15.00
 $\Delta=90^{\circ}43'20''$
 INSTALL NEW ASPHALT
 ACCESS POINT TO BE SHARED
 BY ALL LOTS

ADJUST ACCESS POINT
 APPROXIMATELY 70 FEET EAST TO
 PROVIDE SEPARATION FROM WEST
 NEIGHBOR ACCESS. INSTALL ASPHALT
 ON ACCESS POINT TO BE SHARED BY
 ALL LOTS.

111 PARKING SPACES WITH SHARED ACCESS

LOT 1
 95800 SQ.FT.
 2.2 Acres

LOT 2
 82,771 Sq. Ft.
 1.90 Acres

LOT 3
 82683 Sq. Ft.
 1.90 Acres

N0° 51' 05"E
 490.64'

435.63'
 N0° 51' 05"E

435.64'
 N0° 51' 05"E

N0° 51' 05"E
 405.63'

220.01'

S89° 52' 15"E 585.23'

190.02'

175.20'

L=23.37, R=15.00
 $\Delta=89^{\circ}16'40''$

-101.2

EXISTING ACCESS TO BE SHARED
 BY SURROUNDING PARCELS

-66.0

EXISTING ACCESS
 TO BE CLOSED

700+ FT TO 9350 W INTERSECTION

415+ FT BETWEEN ACCESS POINTS