DATA TABLE	
MIN LOT SIZE	5000 SF
AVERAGE LOT SIZE	9571 SF
SENSITIVE LANDS	TYPE: SLOPE EXCEEDS 30% 3.28 ACRES 13.1% OF TOTAL PROJECT 79.6% OF OPEN SPACES
TOTAL PROJECT AREA	25.1 ACRES (NOT INCLUDING RMP LAND)
TOTAL NUMBER OF LOTS	74
NUMBER OF DWELLINGS	74
SQUARE FOOTAGE OF DWELLINGS BY FLOOR	MINIMUM 1000 SF
NUMBER OF PROPOSED GARAGE PARKING SPACES	148 (2 PER LOT)
NUMBER OF PROPOSED SURFACE PARKING SPACES	148 (2 PER LOT)

DATA TABLE	
NUMBER OF REQUIRED ADA COMPLIANT PARKING SPACES	0
NUMBER OF PROPOSED ADA COMPLIANT PARKING SPACES	0
PERCENTAGE OF BUILDABLE LAND	64.8% TOTAL LOT AREA 16.26 ACRES (16.26 ACRES / 25.1 ACRES)
TOTAL AREA OF OPEN SPACE	4.29 ACRES
TOTAL PERCENTAGE OF OPEN SPACE	17.1% (4.29 ACRES / 25.1 ACRES)
NET DENSITY OF DWELLINGS BY ACRE	2.95 UNITS PER ACRE (74 UNITS / 25.1 ACRES)
EXISTING ZONING	R1-10
PROPOSED ZONING	MF-10

LEGEND

- EDGE OF ASPHALT
- OP — OVERHEAD POWER
- PROPERTY LINES
- SUBDIVISION BOUNDARY
- PR LOT LINES
- 4200 — MAJOR CONTOUR
- P — EX POWER POLE
- R/W EASEMENT
- W — PR 8" CULINARY WATER
- IR — PR 6" SECONDARY WATER
- SS — PR 8" SANITARY SEWER
- SD — PR 15" STORM DRAIN

0 60' 120'

PARCEL CURVES				
ID	LENGTH	DELTA	RADIUS	CHORD
C1	481.81	134°19'38"	205.51	S 53°07'30" W 378.80 FT
C2	85.18	032°32'11"	150.00	N 12°21'54" E 84.04 FT
C3	149.98	057°17'11"	150.00	S 72°04'12" E 143.81 FT
C4	102.07	038°59'15"	150.00	N 42°01'04" W 100.11 FT
C5	95.18	036°21'17"	150.00	N 40°42'04" W 93.59 FT
C6	107.52	037°01'06"	166.42	N 12°07'33" E 105.66 FT
C7	70.73	023°44'43"	170.66	N 15°28'36" E 70.22 FT
C8	70.50	023°40'05"	170.66	N 13°52'05" W 70.00 FT
C9	102.63	035°20'05"	166.42	N 11°19'14" W 101.01 FT

NOTE: UTILITIES AT EXTENTS OF SUBDIVISION TO BE CONNECTED TO UTILITIES ADJACENT IN EDGE HOMES DEVELOPMENT

S89°11'12"E 913.70'

EXISTING TELEPHONE BOX
EXISTING ELECTRIC BOX
EXISTING SECONDARY WATER VALVES
S89°10'43"E 328.54'

130'
RMP PROPERTY

N00°25'08"E 881.29'

N03°54'12"W 71.52'
C2
-13.64%
C1
48' PR R/W WITH 28' PR ROAD (TBC TO TBC)
N28°37'59"E 169.97'
48'
-14.66%
472.48'
N61°30'41"W
C4
682'-3"
OPEN SPACE AREA: 2.38 ACRES PERCENTAGE: 9.5%
185'-3"
-18.01%
S10°42'47"E 243.82'
48' PR R/W WITH 28' PR ROAD (TBC TO TBC)
C3
N79°17'13"E 241.71'
-6.07%
-37.97%
S43°25'37"E 197.39'
324'-5"
OPEN SPACE AREA: 0.52 ACRES PERCENTAGE: 2.1%
70'
-12.57%
-16.79%
-35.40%
-9.78%
-10.94%
-29.63%

S05°03'00"W 878.05'
N05°02'20"E 877.17'
S00°23'23"W 872.14'

C9
C8
68' PR R/W TO HAVE 28' PR ROAD (TBC TO TBC)
68'
-45.60%
95'-2"
OPEN SPACE AREA: 1.39 ACRES PERCENTAGE: 5.5%
616'-1"
N00°49'25"E 535.27'
-5.76%
-10.90%
-14.37%
N22°31'26"W 161.63'
R/W EASEMENT
48' PR R/W WITH 28' PR ROAD (TBC TO TBC)
207.54'
N58°52'43"W
C7
C6
-6.34%

N89°34'06"W 842.78'
N89°33'50"W 399.63'

CONTACT INFORMATION

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REVISIONS

LEGAL NOTICE

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DESIGN

PRINCIPAL : D. EYRE
MANAGER: G. NELSON
REVIEWER : D. CROMAR
DRAFTER : O. SORENSON

PROJECT

2022-0298
27 OCTOBER 2022

SIGNATURE HOMES - LAKEVIEW HEIGHTS

SARATOGA SPRINGS, UT

CONCEPT PLAN | 1 OF 2 | CP101

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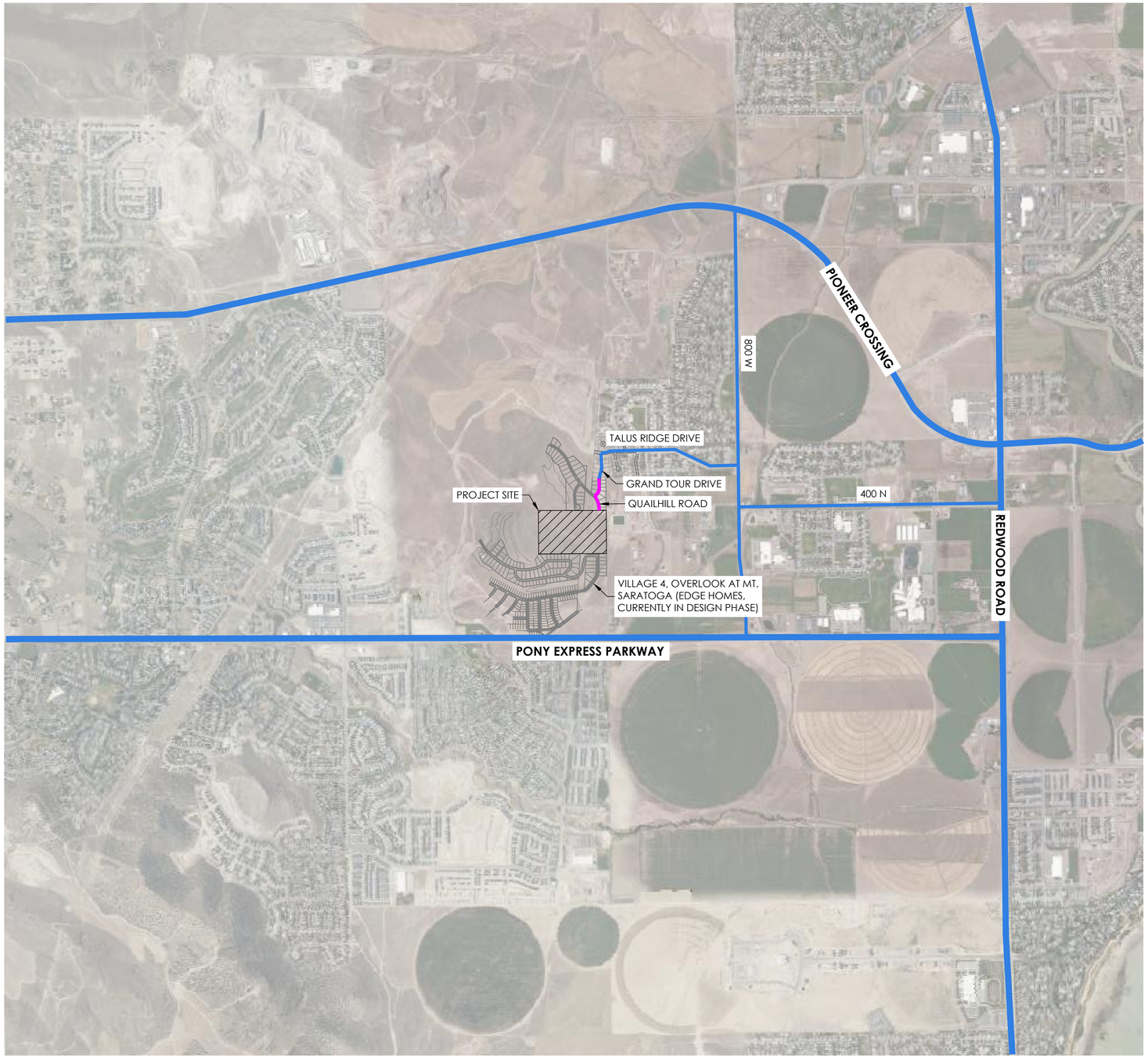

0 1200' 2400'

LEGEND

- EX MAIN CORRIDORS
- EX LOCAL ACCESS
- FUTURE LOCAL ACCESS BY EDGE HOMES (CURRENTLY IN DESIGN BY EDGE HOMES)

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27 OCTOBER 2022

SIGNATURE HOMES - LAKEVIEW HEIGHTS

SARATOGA SPRINGS, UT

TRANSPORTATION CORRIDORS WITHIN TWO MILES

2 OF 2

CP102

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