

**GENERAL NOTE:**

MINIMUM 10 FOOT SEPARATION BETWEEN BUILDINGS.

- FLEX USE
- TOWNHOMES
- CLUSTER HOMES

Description	Square Feet	Acres	Percent
Total Area of Overall Project	1,516,629	34.82	100%
Total Unbuildable Land (25%+ Slopes)	275,175	6.32	18%
Total Buildable Acreage	1,241,454	28.50	82%
Tier III Cluster Homes	681,913	15.65	45%
Tier III Town Homes	439,459	10.09	29%
Flex Use Area	314,477	7.22	21%
Improved Open Space	289,000	6.63	

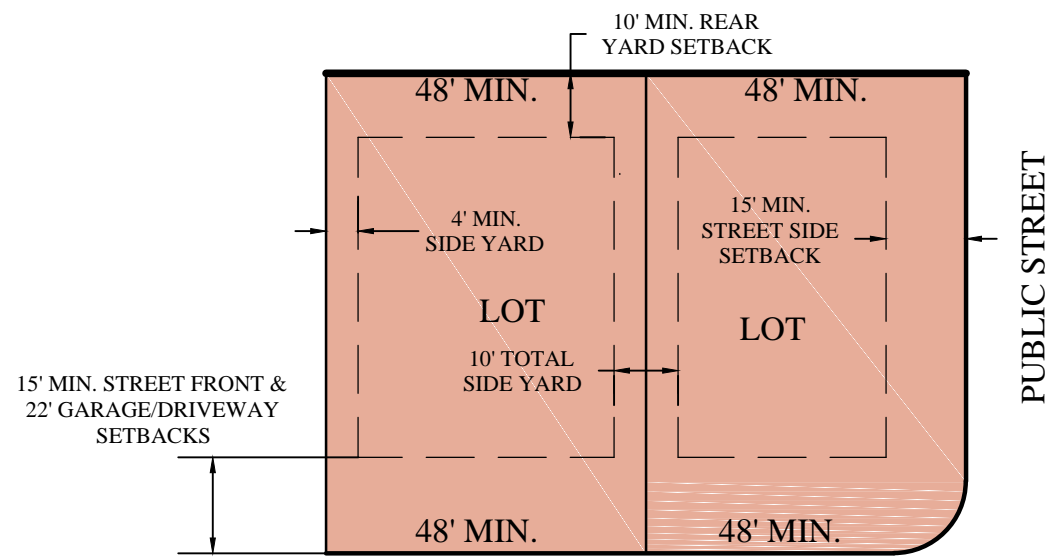
Denisites	Upto No. Units	Units/Acre
Tier III Cluster Home Density	86	5.49
Tier III Town Home Density	83	8.23
Units Outside UDOT Aquisition Parcel (area=4.87 acres) = 40		
Units Within UDOT Aquisition Parcel (area=5.23 acres) = 43		
Flex Use Density	120	16.69
Units Outside UDOT Aquisition Parcel (area=5.48 acres) = 91		
Units Within UDOT Aquisition Parcel (area=1.74 acres) = 29		
Overall Density	289	10.16

\*\* PORTIONS OF THE NATURAL OPEN SPACE MAY BE BUILDABLE.

WEST ACCESS CONNECTION STUB

INVERNESS/  
CONNECTION TO  
MT. AIREY DRIVE

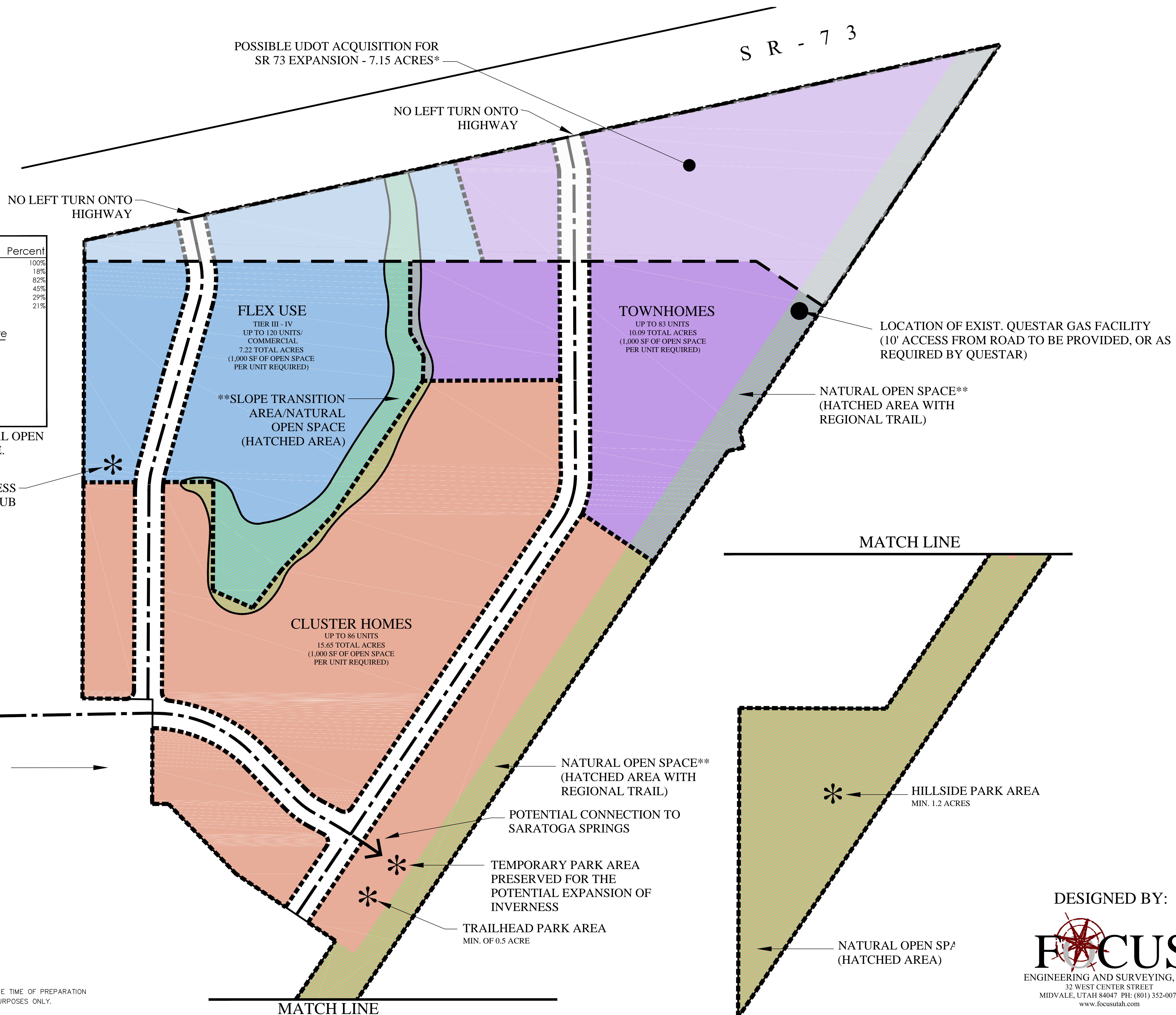
RETENTION AREA



CLUSTER SETBACK DETAIL

**GENERAL NOTE:**

INFORMATION PROVIDED ON THIS PLAN IS BASED ON THE BEST AVAILABLE DATA AT THE TIME OF PREPARATION AND MAY CHANGE AT ANYTIME FOR ANY REASON. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY.



DESIGNED BY:

