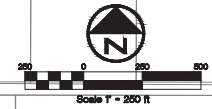


SUNSET FLATS

MASTER DEVELOPMENT PLAN

SITE PLAN



	Lot sizes				
	1/4 - 1/3	1/3 - 1/2	1/2 Acre	1 Acre	2 Acre
R-1	9	1	0	0	0
R-2	21	0	0	0	0
R-3	18	3	0	0	0
R-4	10	0	0	9	0
R-5	24	1	0	0	0
R-6	13	2	0	0	0
R-7	18	1	0	0	0
R-8	20	1	0	0	0
R-9	11	1	0	0	0
R-10	24	0	0	0	0
R-11	22	0	0	0	0
R-12	23	0	0	0	0
R-13	23	0	0	0	0
R-14	14	0	0	0	0
R-15	10	0	0	0	0
R-16	10	0	0	0	0
R-17	10	1	0	0	0
R-18	11	0	0	0	0
R-19	19	2	2	0	0
Subtotal	330	13	2	0	0
West of Utility Corridor					
R-20	0	0	0	11	0
R-21	0	0	0	3	0
R-22	0	0	0	0	9
R-23	0	0	0	29	0
R-24	0	0	0	0	7
Subtotal	0	0	29	14	16
East of Utility Corridor					
Totals	330	13	31	14	16

	Acres	Notes
Park-1	7.02	Improved plus detention basin
Park-2	2.3	Trailhead plus debris basin
Subtotal	9.32	
OS-1		
OS-1	14.59	Unimproved plus detention basin
OS-2	0.57	Unimproved
OS-3	10.31	Unimproved
Subtotal	25.47	
Total Acres		
Improved Parks	237.54	Acres
Unimproved Open Space	9.32	Acres
Residential lots/roads	25.47	Acres
Density	1.89	Units/Acre

- 1/4 - 1/3 ACRE
- 1.3 - 1/2 ACRE
- 1/2 - 1 ACRE
- 1 ACRE - 2 ACRE
- 2 ACRE +
- IMPROVED PARK
- NON-IMPROVED OPEN SPACE
- 4.0+ ACRE POTENTIAL CHURCH SITE

GENERAL NOTES:
 1. ALL LOTS MEET THE 55' MINIMUM FRONTAGE REQUIREMENT, WITH OVER 20% OF THE LOTS HAVING 60'+ OF FRONTAGE.

