

COCHRANE LANE

ERDA WAY

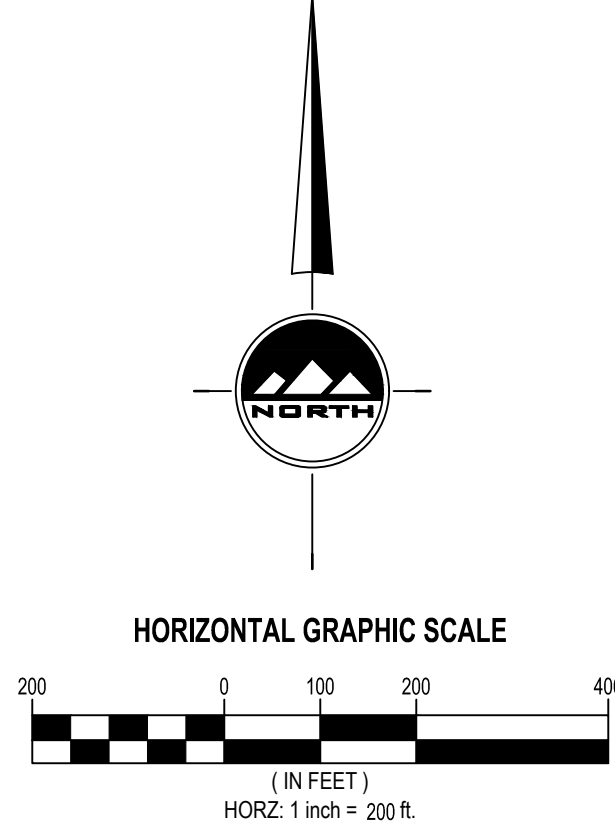
EXCELSIOR HIGH SCHOOL

ENSIGN OFFICE

STATE ROAD 36



AREA CALCULATIONS TABLE			
DESCRIPTION	AREA PROPOSED (sq. ft.)	AREA PROPOSED (acres)	PERCENTAGE PROPOSED
(268) SINGLE FAMILY LOTS	2,638,696 sq. ft.	60.576 acres	38.75%
(59) COTTAGE LOTS	250,029 sq. ft.	5.740 acres	3.67%
(72) RETIRED UNITS	553,725 sq. ft.	12.712 acres	8.13%
(3) FARM LOTS	43,560 sq. ft.	1.000 acres	0.64%
(402) TOTAL RESIDENTIAL LOTS	3,486,010 sq. ft.	80.028 acres	51.19%
(4) COMMERCIAL LOTS	996,801 sq. ft.	22.883 acres	14.64%
AGRICULTURAL PARCELS	838,644 sq. ft.	19.253 acres	12.32%
PARKS AND OPEN SPACE	65,764 sq. ft.	1.510 acres	0.97%
ARTERIAL ROADS	1,422,487 sq. ft.	32.656 acres	20.89%
TOTAL SITE	6,809,706 sq. ft.	156.329 acres	100.00%



TOOELE COUNTY PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, 20____.
BY THE TOOELE COUNTY PLANNING COMMISSION.

CHAIR, TOOELE COUNTY PLANNING COMMISSION

ENSIGN
THE STANDARD IN ENGINEERING

TOOELE
169 N. Main Street, Unit 1
Tooele, UT. 84074
Phone: 435.843.3590

SALT LAKE CITY
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

www.ensigneng.com

FOR:
IRONWOOD REAL ESTATE LLC.
1392 PASS CANYON ROAD
ERDA, UTAH 84074

CONTACT:
JOE WHITE
PHONE: 435-830-3642

ERDA ESTATES

ERDA WAY

ERDA, UTAH

CONCEPT

PROJECT NUMBER
T1895A

PRINT DATE
2023-08-10

DRAWN BY
H. CARTER

CHECKED BY
J. CLEGG

PROJECT MANAGER
J. CLEGG

SEE DRAWING 4 of 4

SEE DRAWING 4 of 4

SEE DRAWING 3 of 4



SEE DRAWING 3 of 4

PARCEL TABLE		
PARCEL #	DESCRIPTION	AREA
42		5414 sq. ft. 0.12 acres
43		3990 sq. ft. 0.09 acres
44		3990 sq. ft. 0.09 acres
45		3990 sq. ft. 0.09 acres
46		3990 sq. ft. 0.09 acres
47		3990 sq. ft. 0.09 acres
48		3990 sq. ft. 0.09 acres
49		3990 sq. ft. 0.09 acres
50		3990 sq. ft. 0.09 acres
51		5414 sq. ft. 0.12 acres

PARCEL TABLE		
PARCEL #	DESCRIPTION	AREA
52		5367 sq. ft. 0.12 acres
53		3990 sq. ft. 0.09 acres
54		3990 sq. ft. 0.09 acres
55		3990 sq. ft. 0.09 acres
56		3990 sq. ft. 0.09 acres
57		3990 sq. ft. 0.09 acres
58		3990 sq. ft. 0.09 acres
59		3990 sq. ft. 0.12 acres
60		5367 sq. ft. 0.12 acres
61		5367 sq. ft. 0.12 acres

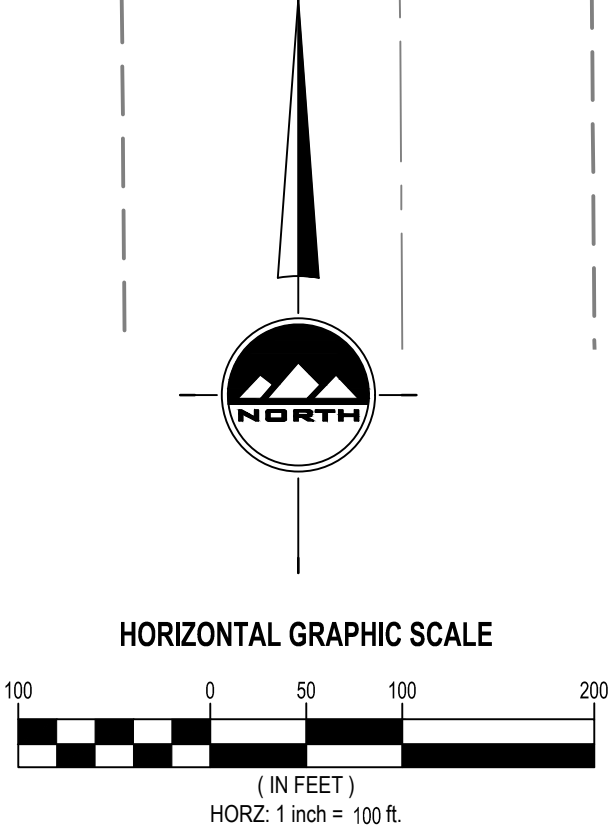
PARCEL TABLE		
PARCEL #	DESCRIPTION	AREA
62		3990 sq. ft. 0.09 acres
63		3990 sq. ft. 0.09 acres
64		3990 sq. ft. 0.09 acres
65		3990 sq. ft. 0.09 acres
66		3990 sq. ft. 0.09 acres
67		3990 sq. ft. 0.09 acres
68		3990 sq. ft. 0.09 acres
69		5367 sq. ft. 0.12 acres
70		5414 sq. ft. 0.13 acres
71		3990 sq. ft. 0.09 acres

PARCEL TABLE		
PARCEL #	DESCRIPTION	AREA
72		3990 sq. ft. 0.09 acres
73		3990 sq. ft. 0.09 acres
74		3990 sq. ft. 0.09 acres
75		3990 sq. ft. 0.09 acres
76		3990 sq. ft. 0.09 acres
77		3990 sq. ft. 0.09 acres
78		3990 sq. ft. 0.09 acres
79		5414 sq. ft. 0.12 acres
80		5999 sq. ft. 0.13 acres
81		3990 sq. ft. 0.09 acres

PARCEL TABLE		
PARCEL #	DESCRIPTION	AREA
82		3990 sq. ft. 0.09 acres
83		3990 sq. ft. 0.09 acres
84		3990 sq. ft. 0.09 acres
85		3990 sq. ft. 0.09 acres
86		3990 sq. ft. 0.09 acres
87		3990 sq. ft. 0.09 acres
88		3990 sq. ft. 0.09 acres
89		3990 sq. ft. 0.09 acres
90		3990 sq. ft. 0.09 acres
91		3990 sq. ft. 0.09 acres

PARCEL TABLE		
PARCEL #	DESCRIPTION	AREA
92		3990 sq. ft. 0.09 acres
93		3990 sq. ft. 0.09 acres
94		3990 sq. ft. 0.09 acres
95		3990 sq. ft. 0.09 acres
96		3990 sq. ft. 0.09 acres
97		3990 sq. ft. 0.09 acres
98		3990 sq. ft. 0.09 acres
99		3990 sq. ft. 0.09 acres
100		5999 sq. ft. 0.13 acres

AREA CALCULATIONS TABLE			
DESCRIPTION	AREA PROPOSED (sq. ft.)	AREA PROPOSED (acres)	PERCENTAGE PROPOSED
(268) SINGLE FAMILY LOTS	2,638,696 sq. ft.	60.576 acres	38.75%
(59) COTTAGE LOTS	250,029 sq. ft.	5.740 acres	3.67%
(72) RETIRED UNITS	553,725 sq. ft.	12.712 acres	8.13%
(3) FARM LOTS	43,560 sq. ft.	1.000 acres	0.64%
(402) TOTAL RESIDENTIAL LOTS	3,486,010 sq. ft.	80.028 acres	51.19%
(4) COMMERCIAL LOTS	996,801 sq. ft.	22.883 acres	14.64%
AGRICULTURAL PARCELS	838,644 sq. ft.	19.253 acres	12.32%
PARKS AND OPEN SPACE	65,764 sq. ft.	1.510 acres	0.97%
ARTERIAL ROADS	1,422,487 sq. ft.	32.656 acres	20.89%
TOTAL SITE	6,809,706 sq. ft.	156.329 acres	100.00%

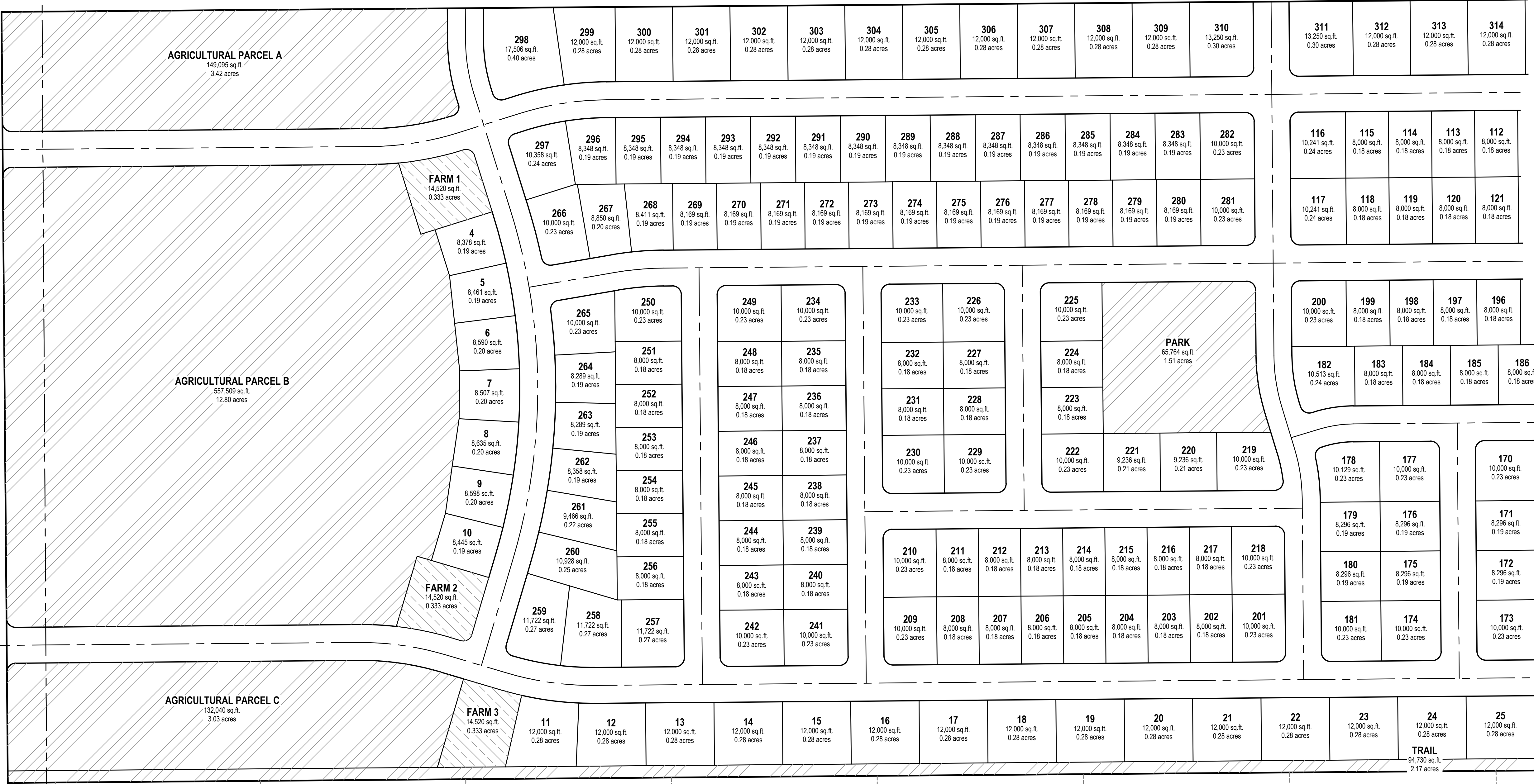


TOOELE COUNTY PLANNING COMMISSION	
APPROVED THIS _____ DAY OF _____, 20____	
BY THE TOOELE COUNTY PLANNING COMMISSION.	
CHAIR, TOOELE COUNTY PLANNING COMMISSION	

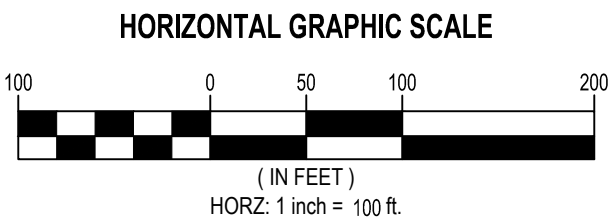
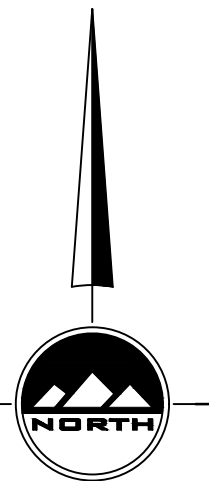
SEE DRAWING 2 of 4

SEE DRAWING 2 of 4

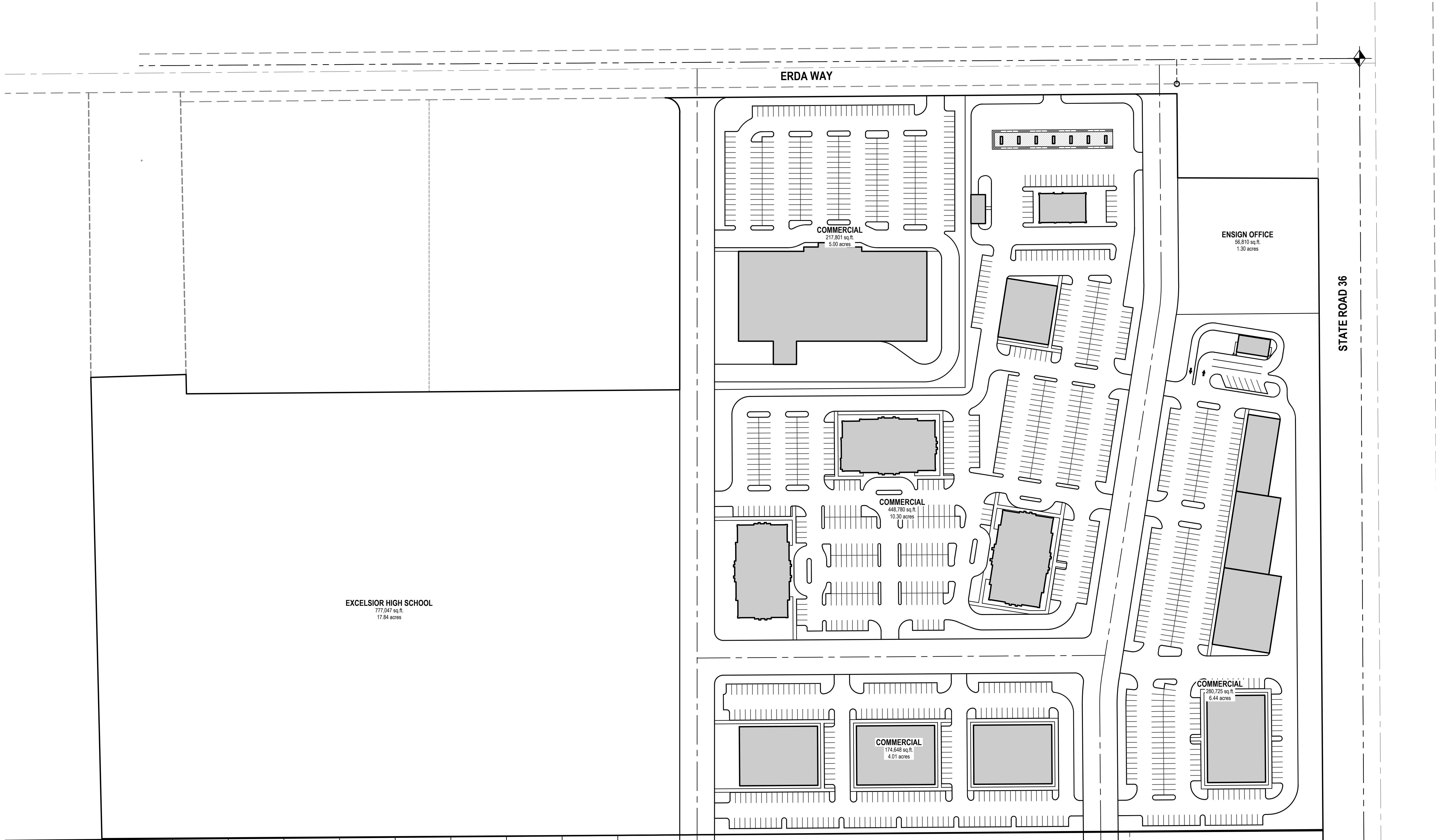
COCHRANE LANE



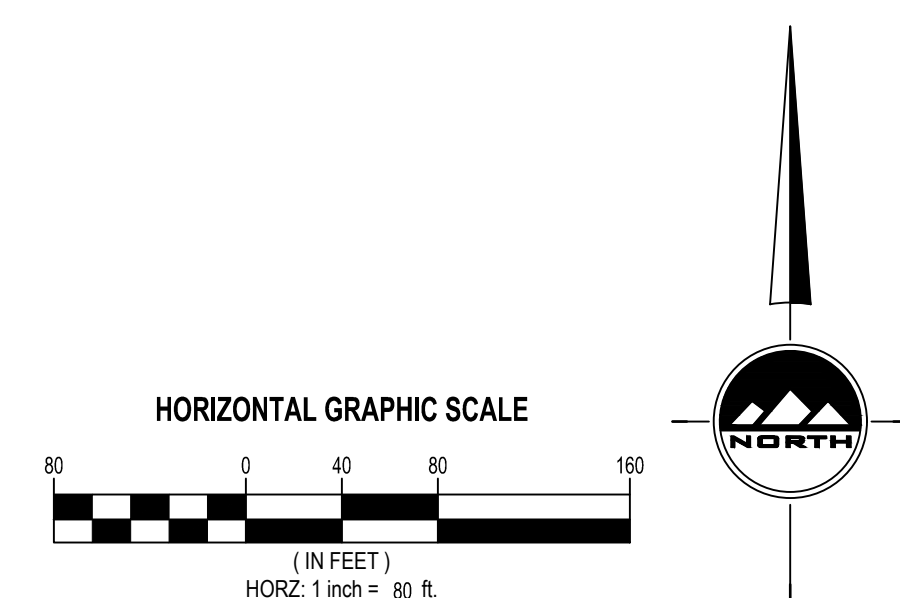
AREA CALCULATIONS TABLE			
DESCRIPTION	AREA PROPOSED (sq. ft.)	AREA PROPOSED (acres)	PERCENTAGE PROPOSED
(268) SINGLE FAMILY LOTS	2,638,696 sq. ft.	60.576 acres	38.75%
(59) COTTAGE LOTS	250,029 sq. ft.	5.740 acres	3.67%
(72) RETIRED UNITS	553,725 sq. ft.	12.712 acres	8.13%
(3) FARM LOTS	43,560 sq. ft.	1.000 acres	0.64%
(402) TOTAL RESIDENTIAL LOTS	3,486,010 sq. ft.	80.028 acres	51.19%
(4) COMMERCIAL LOTS	996,801 sq. ft.	22.883 acres	14.64%
AGRICULTURAL PARCELS	838,644 sq. ft.	19.253 acres	12.32%
PARKS AND OPEN SPACE	65,764 sq. ft.	1.510 acres	0.97%
ARTERIAL ROADS	1,422,487 sq. ft.	32.656 acres	20.89%
TOTAL SITE	6,809,706 sq. ft.	156.329 acres	100.00%



TOOELE COUNTY PLANNING COMMISSION
APPROVED THIS _____ DAY OF _____, 20____.
BY THE TOOELE COUNTY PLANNING COMMISSION.
CHAIR, TOOELE COUNTY PLANNING COMMISSION



SEE DRAWING 2 of 4



TOOELE COUNTY PLANNING COMMISSION	
APPROVED THIS _____ DAY OF _____, 20____	
BY THE TOOELE COUNTY PLANNING COMMISSION.	
CHAIR, TOOELE COUNTY PLANNING COMMISSION	

ENSIGN
THE STANDARD IN ENGINEERING

TOOELE
169 N. Main Street, Unit 1
Tooele, UT. 84074
Phone: 435.843.3590

SALT LAKE CITY
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
IRONWOOD REAL ESTATE LLC.
1392 PASS CANYON ROAD
ERDA, UTAH 84074

CONTACT:
JOE WHITE
PHONE: 435-830-3642

ERDA ESTATES

ERDA WAY

ERDA, UTAH

TEALBY VILLAGE
COMMERCIAL
CONCEPT

PROJECT NUMBER T1895A	PRINT DATE 2023-08-10
DRAWN BY H. CARTER	CHECKED BY J. CLEGG
PROJECT MANAGER J. CLEGG	

4 of 4