ERDA CITY
2163 W Erda Way – Erda, UT
(435)243-5577

Zoning Map Amendment Summary and Recommendation

Public Body: Erda City Council
Parcel IDs: 19-097-0-004A, 19-097-0-004B, 19-097-0-0004C & 01-421-0-0012
Property Address: Approximately 3800 N Hwy 36
Request Development agreement zoning amendment (Copper Cove DA zoning district)
Planning Commission Recommendation: Unfavorable

Meeting Date: November 30, 2023
Current Zone: RR-5, CH & CG
Applicant Name: Derald Anderson

PROJECT DESCRIPTION

Derald Anderson is requesting a zoning map amendment by development agreement for Copper Cove zoning district. This amendment allows for 374 residential lots of varying sizes, with commercial uses and open space. Utah Code allows for zoning by development agreement as long as it goes through the same process as a zoning map amendment. The applicant and Erda City's attorney's have been working together to draft the attached development agreement. Attached you will find two concepts with differing amounts of open space and lot sizes ranging from 4,000 sq. ft. to 14,000 sq. ft.
The property was previously approved as the Erda Estates and Tealby Village PUD's by Tooele County. The developer has requested to combine both PUD's into one planned community by development agreement.

SITE & VICINITY DESCRIPTION

The subject property is located along SR 36 from approximately 3600 N to Erda Way as highlighted below. Surrounding property zoning is north – medium intensity residential, east – SR-36, CG and PC, south – RR-5 & CG, west – RR-5



ZONE CONSIDERATIONS

Dimensional Standards

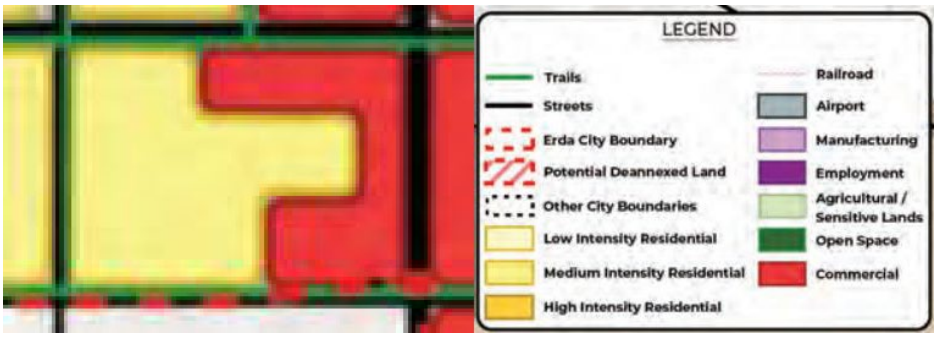
Building	Building Heights	Setback: Front to Garage	Setback: Front to House	Setback: Rear Yard to House	Setback: Side Yard to House	Maximum Building Coverage
5 Acres Lots	35	50	50	50	20	25%
1 Acre Lots	35	30	30	30	20	25%
21,000 SF Lots	35	30	30	30	8	35%
12,000 SF Lots	35	20	20	20	8	45%
8,000 SF Lots	35	20	20	20	5	Per setbacks
4,000 SF Lots	35	15	15	15	5	Per setbacks
Alley-Loaded Lots	35	15	15	15	5	Per setbacks
Multi Residential	55	15	15	15	5	Per setbacks

1. Corner lots, two front yard and two side yards are required.

2. Accessory buildings set back 3 feet, provided they do not encroach on any easement.

GENERAL PLAN CONSIDERATIONS

General plan anticipates medium intensity residential and commercial uses in this area.



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ISSUES OF CONCERN/PROPOSED MITIGATION

The applicant submitted a traffic study that was done when the project was approved for Erda Estates and Tealby Village PUD. The applicant is getting the traffic study updated with the new proposed development and will have it to the Planning Commission before the November 14 meeting.

The Planning Commission requested that the 50 foot strip of open space on the south side of the project be eliminated and the extra land be used to increase the lot sizes. The applicant has provided concept plans with the 50 foot open space to be used as a trail and one without the open space buffer.

NEIGHBORHOOD RESPONSE

Any comments that are received prior to the planning commission meeting will be forwarded to the planning commission for review and summarized at the meeting.

PLANNING STAFF ANALYSIS

(a) whether the requested zoning is in conformity with the City's general plan – The proposed zoning request appears to comply with the general plan

(b) a finding that there have been materials changes in the character of the neighborhood, community or City such as to justify a change in the zoning as requested by the applicant – The property is currently vested as the Erda Estates PUD and the Tealby Village PUD. The proposed Copper Cove district combines the two PUD's into what the applicant believes is a better development.

(c) the extent to which the proposed development of the subject property in accordance with the requested zoning will be in harmony with and compatible with surrounding land uses – Surrounding land uses are RR-5, CG, CH and RR-1. The proposed Copper Cove development has much smaller residential lots which could still be in harmony with the surrounding properties and commercial uses which are in harmony with existing CG zoning along SR-36.

(d) whether the subject property can be reasonably used and developed as presently zoned – This property could reasonably be developed under the approved PUD's.

(e) how the requested zoning will affect traffic congestion and infrastructure in the area – The applicant will provide an updated traffic study and has provided a will serve from SPID for water and sewer services.

(f) whether the requested zoning will promote the public welfare – the requested zoning may provide more commercial for increased tax base and may provide lower priced housing than is currently available in the Erda area.

(g) if a denial of the requested zoning would preclude use of the property for any purpose to which it is reasonably adaptable – No, this property could be developed under the existing approved PUD's.

(h) how the land uses between the existing zone and the requested zoning afford any reasonable use of the property – The existing and the proposed land uses are the same just a different lot size mix.

(i) whether failure to zone the property as requested would impose a hardship on the owner; and how the requested zoning will promote or disturb stability in the zoning of the neighborhood – Failure to approve the requested zoning amendment would not impose a hardship in the fact that there is a currently approved PUD with the same uses. The proposed development is believed to be a better layout for the community by the applicant.

Notices were sent to affected property owners and affected entities. Notice of the public hearing has been posted to the Utah Public Notice Website as required.

PLANNING STAFF RECOMMENDATION

Planning Staff recommends that the Erda City Planning Commission carefully examines all materials presented to make a recommendation to the Council with the requirement that the development connect to a public water and sewer system.

Planning Commission made a 4-2 unfavorable recommendation on November 14, 2023.

When Recorded Return To:
Dentons Durham Jones Pinegar
Brent Bateman
3301 N Thanksgiving Way, Suite 400
Lehi, Utah 84043

MASTER DEVELOPMENT AGREEMENT FOR

COPPER COVE

This *Master Development Agreement for Copper Cove* ("**Development Agreement**" or "**Agreement**") is entered into on this _____day of _____, 2023 ("**Effective Date**") between City of Erda, a municipal corporation of the state of Utah ("**City**"), and Copper Cove Development, LLC, a Utah limited liability company ("**Developer**"). Together, the City and Developer are the "**Parties**" to this Agreement, and individually each is a "**Party**"hereto.

Recitals

A. Developer owns or controls certain parcels of property located in City (the "**Property**") attached hereto as exhibit "A" totaling approximately 200 acres, and having the following parcel ID numbers:

a. 19-097-0-004A
b. 19-097-0-004B
c. 19-097-0-004C
d. 01-421-0-0012

B. Developer has previously received approvals from Tooele County, prior to the incorporation of City, to develop the Property under the development names of Erda Estates and Tealby Village. The County approved a combined total approval of 402 residential units, plus some commercial areas, pursuant to former Chapter 9 of the Tooele County Ordinances. Such development approvals remain active;

C. Developer desires to develop the Property in Erda City under the name Copper Cove, consisting of 374 units and commercial areas.

D. The Parties agree that former Chapter 9 of the Tooele County Ordinances does not provide clear processes for optimal development of the Property, and accordingly, wish to enter into this Agreement to provide clarity and certainty in development of the Property, and to vest issues such as land uses, zoning, density, streetscape, amenities, utility infrastructure, and other development objectives prior to development of the Property ("Project").

E. The Parties agree that the Project as illustrated on the site plan (the "**Site Plan**") attached hereto as exhibit "B" will result in a better-planned development, which will result in a better mix of residential and commercial uses on the Property by distributing vested residential density, school, and commercial uses into better locations.

F. Developer hereby represents to the City that it is voluntarily entering into this Agreement.

G. The City, acting pursuant to its authority under the Utah Municipal Land Use, Development, and Management Act, Utah Code Section 10-9a-101, *et seq*., and specifically Utah Code Section 10-9a-532(2)(iii), its ordinances, resolutions, and regulations, and in furtherance of its land-use policies, has made certain determinations with respect to the proposed development, and, in the exercise of its legislative discretion, has elected to approve this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and promises of the Parties contained herein, and for other valuable consideration received, the Parties agree as follows:

1. Recitals. The Parties agree that the recitals stated above, and exhibits are incorporated into and form a part of this Agreement.

2. Site Plan. Developer will develop the Property substantially in accordance with the attached Site Plan.

3. Zoning. As of the Effective Date, the zoning designations on the Property are RR-5, C-H, C-G, as shown in the Zoning Map attached hereto as exhibit "C." As of the Effective Date, no further zoning change or legislative action will be needed to develop the property in accordance with the Site Plan.

4. Previous Approvals. Upon full execution of this Agreement by both parties, the previous development approvals received by Developer from Tooele County shall be replaced in full by the terms hereunder. The parties intend that, if the parties do not enter into this Agreement, Developer shall continue the development in accordance with the previous vesting and under County ordinances.

5. Vested Rights.

5.1. Vesting. The Parties specifically intend and agree that this Agreement grants to the Developer "vested rights" pursuant to Utah Code § 10-9a-509 and as that term is construed in Utah's common law. Accordingly, upon full execution by Developer and the City of this Agreement and recording this Agreement in the Office of the Tooele County Recorder, this Agreement shall vest the Developer with the right to develop the Project in accordance with this Agreement, the ordinances, policies, and standards but not procedures of the City in effect as of the date of this Agreement. The City acknowledges and approves development of the Project in several phases as described in the phasing plan ("**Phasing Plan**") attached hereto

as exhibit "D." The vesting of Developer's rights to develop the Project in accordance with this Agreement, the ordinances, policies, and standards but not procedures of the City in effect as of the date of this Agreement are subject to the following exceptions:

(a) City/Developer Agreement. City's future laws that Developer agrees in writing to the application thereof to the Project;

(b) State and Federal Compliance. City's future laws which are generally applicable to all properties in the City, and which are required to comply with State and Federal laws and regulations affecting the Project;

(c) Codes. City's Future Laws that are updates or amendments to existing building, plumbing, mechanical, electrical, dangerous buildings, drainage, or similar construction or safety related codes, such as the International Building Code, the APWA Specifications, AAHSTO Standards, the Manual of Uniform Traffic Control Devices or similar standards that are generated by a nationally or statewide recognized construction/safety organization, or by the State or Federal governments and are required to meet legitimate concerns related to public health, safety or welfare;

(d) Taxes. Taxes, or modifications thereto, so long as such taxes are lawfully imposed and charged uniformly by the City to all properties, applications, persons, and entities similarly situated; or,

(e) Fees. Changes to the amounts of fees for the processing of development applications that are generally applicable to all development within the City (or a portion of the City as specified in the lawfully adopted fee schedule).

(f) Compelling, Countervailing Interest. Laws, rules, or regulations that the City's land use authority finds on the record, are necessary to avoid jeopardizing a compelling, countervailing public interest pursuant to Utah Code Ann. § 10-9a-509(1)(a)(i).

(g) Future Impact Fees. Impact Fees or modifications thereto which are lawfully adopted, imposed, and collected, provided any Impact Fee imposed upon Developer or any sub-developers will not exceed the uniformly assessed individual impact fee applied toward all developments within the service area where the Property is located.

5.2. Conflicts. In the event of conflict with the terms of this Agreement, State Code, and the City ordinances, the order of prescience shall be (i) shall be State Code, (ii) this Agreement, and (iii) City Ordinances.

5.3. Changes to Project. No material modifications to the Site Plan shall be made after approval by City without City Council's written approval of such modification. For purposes of this Agreement, a material modification shall mean any modification

except (i) the location of on-site infrastructure, including utility lines and stub outs to adjacent developments, (ii) minor technical edits or inconsistencies necessary to clarify or modify documents consistent with their intended purpose (including, without limitation, the Development Standards) and waivers of the Development Standards, (iii) amendments to the phasing plan, or (iv) any modification agreed to be non-material by Developer or City Staff.

5.4. Site Plan/Phasing Plan Approval. Approval of this Agreement shall include approval of the attached Site Plan and Phasing Plan. Development will generally occur as set forth in the Site Plan and Phasing Plan.

5.5. School Parcel. Parcel #19-097-0-004A shall be set aside for the use of a school.

5.6. Phasing. The Development Property may be developed in Phases.

5.6.1. The Development will be phased as shown by the intended sequence of construction of improvements and development of plats within the Project ("Phasing Plan") attached hereto as exhibit "D."

5.6.2. Planning for each phase will include planning for public infrastructure and improvements to be installed with each phase, in accordance with the Phasing Plan, and as may be required as phased development proceeds.

5.7. Project Density. Developer shall be vested in and entitled to develop on the Property, through final buildout as set forth in the Site Plan.

5.8. Transfer of Units Developer may sell or transfer one or more portions of the Property to one or more sub-developers ("**Successor Developer**"), selected by Developer. Developer may do so without modification of this Agreement. The terms of such sale shall expressly include the transfer of the rights and obligations to develop the Successor Developer's portion of the Project in accordance with this Agreement. Upon such sale Successor Developer will inure to all rights and obligations under this Agreement with respect to the portion of the Property sold to the Successor Developer will retain all rights and obligations hereunder with respect to unsold or un-transformed portions of the Property.

5.9. Unit Transfer. Any Property sold by Developer to a Successor Developer shall include the transfer of a specified portion of development units ("**Development Units**") and, for any non-residential use, shall specify the amount and type of any such other use sold with the Property. At the recordation of a Final Plat or other document of conveyance for any Property sold to a Successor Developer, Successor Developer shall provide the City a report showing the ownership of the Property sold, the portion of the Development Units and/or other type of use transferred with the Property, the amount of the Development Units remaining with the Developer.

6. Application Approval Procedures.

6.1. Processing Under City's Code. Approval processes for development applications shall be as provided in this Agreement and the then current City Code.

6.2. City's Cooperation in Processing Development Applications. The City and Developer shall cooperate reasonably in promptly and fairly processing development applications.

6.3. City Denial of a Development Application. If the City denies a development application, the City shall specify in writing in reasonable detail the reasons the City believes that the development application is not consistent with this Agreement and/or the City's code.

6.4. City Denials of Development Applications Based on Denials from Noncity Agencies. If the City's denial of a development application is based on the denial of the development application by a non-City agency, the Developer may appeal any such denial through the appropriate authority and procedures for such a decision.

7. System Infrastructure. The Town shall not require the Developer to "upsize" any public improvements (i.e., to construct the improvements to a size larger than required to service the Project) unless financial arrangements reasonably acceptable to the Developer are made to compensate the Developer for the costs of such upsizing.

8. Security for Improvements.

8.1. Security for Public Improvements. The completion of all improvements shall be subject to collateral requirements established by the City using forms for surety approved by the City, in compliance with State law. Any such security shall be, at the Developer's request, partially released pro rata as work proceeds, to a maximum of ninety percent (90%). Upon Substantial Completion of the On-Site or Off-Site Infrastructure, as certified by the Developer's engineers, the remainder of such security, except ten percent (10%) as security for a one (1) year warranty against defects in materials and workmanship, shall be released. At the end of the one (1) year warranty, unless the Developer has been notified by the City of any repairs required under the warranty, the remaining security shall be released to the Developer upon the City's determination that there are no further warranty repairs required. Unless otherwise required in a subsequent development Agreement, no security shall be required for any improvements that are not designated to be dedicated to the City, nor for any improvements that are constructed by a public or quasi-public entity.

8.2. Separate Security for Public Landscaping. Security for the completion landscaping requirements shall be provided only as required by State law.

9. Cable TV/Fiber Optic Service. Upon application to the City and approval of a franchise Agreement for such facilities, the Developer may install or cause to be installed underground all conduits and cable service/fiber optic lines within the Project at no expense to the City. The Developer may contract with any cable TV/fiber optic provider of its own choice and grant an exclusive access and/or easement to such provider to furnish cable TV/fiber optic services for those dwelling units or other uses on the Project, so long as the property is private and not dedicated to the public. Notwithstanding anything herein to the contrary, the City shall maintain the ability to charge and collect all taxes and/or fees with respect to such cable service and fiber optic lines as allowed under State Law.

10. Additional Easements. The Developer shall secure any necessary utility and similar easements or similar property rights (including without limitation easements for water, sewer, power, gas, telephone, etc.) from neighboring property owners in connection with the planning and development of the Property.

11. Future Property. If the Developer acquires any additional property, then such future property may be added to this Agreement if the City determines in its sole and absolute discretion that the addition of such future property is appropriate in light of its proximity to the Project, compatibility and the appropriateness of such a development pattern.

12. Impact Fees. Notwithstanding anything herein to the contrary, the City may adopt impact fees pursuant to Utah Code Section 11-36a-101 et seq. or as allowed under State Law.

13. Default.

13.1. Notice. If the Developer or a Successor Developer or the City fails to perform their respective obligations hereunder or to comply with the terms hereof, the party believing that a Default has occurred shall provide Notice to the other party. If the City believes that the Default has been committed by a Successor Developer, then the City shall also provide a courtesy copy of the Notice to the Developer ("**Default**").

13.1.1. Contents of the Notice of Default. The notice of default shall:

13.1.1.1. Specify the claimed event of Default;

13.1.1.2. Identify with particularity the provisions of any applicable law, rule, regulation or provision of this Agreement that is claimed to be in Default;

13.1.1.3. Identify why the Default is claimed to be material; and

13.1.1.4. If the City chooses, in its discretion, propose a method and time for curing the Default which shall be of no less than sixty (60) days duration.

13.1.2. Remedies. IF THE PARTIES ARE NOT ABLE TO RESOLVE THE DEFAULT THROUGH GOOD FAITH NEGOTIATIONS OR THROUGH MEDIATION (WHICH BOTH PARTIES AGREE TO SUBMIT TO UPON THE REQUEST OF THE OTHER PARTY), THEN THE SOLE REMEDY AVAILABLE TO A PARTY HEREUNEDER SHALL BE THAT OF SPECIFIC PERFORMANCE AND DEVELOPER, SUCCESOR DEVELOPER AND THE DEFAULTING PARTY SHALL NOT BE ENTITLED TO ANY CLAIM FOR ANY MONETARY DAMAGES INCLUDING BUT NOT LIMITED TO ANY INDIRECT, PUNITIVE, SPECIAL, CONSEQUENTIAL, OR INCIDENTAL DAMAGES WHATSOEVER, INCLUDING LOSS OF GOODWILL OR LOSS OF PROFITS AS A RESULT OF ANY BREACH OF THIS AGREEMENT OR FOR ANY OTHER REASON. PROVIDED, HOWEVER, THE CITY MAY DRAW ON ANY SECURITY POSTED OR PROVIDED IN CONNECTION WITH THE PROJECT AND RELATING TO REMEDYING OF THE PARTICULAR DEFAULT AND WITHHOLD ALL FURTHER REVIEWS, APPROVALS, LICENSES, BUILDING PERMITS AND/OR OTHER PERMITS FOR DEVELOPMENT OF THE PROJECT IN THE CASE OF A DEFAULT BY THE DEVELOPER, OR IN THE CASE OF A DEFAULT BY A SUCCESSOR DEVELOPER, DEVELOPMENT OF THOSE PARCELS OWNED BY THE SUCCESSOR DEVELOPER UNTIL THE DEFAULT HAS BEEN CURED.

13.2. Extended Cure Period. If any Default cannot be reasonably cured within sixty (60) days, then such cure period shall be extended so long as the defaulting party is pursuing a cure with reasonable diligence.

14. Miscellaneous**.**

14.1. Authority. The Parties to this Agreement each warrant that they have all of the necessary authority to execute this Agreement.

14.2. Controlling Laws. Development of the Property will proceed in accordance with this Agreement, the laws of the State of Utah and the Codes and Ordinances of Erda City in effect as of the date an application is made, unless otherwise specified herein.

14.3. Term of Agreement. The term of this Agreement shall be until the tenth anniversary of the Effective Date. If as of that date the Developer has not been declared to be in default, or if any such declared default is not being cured as provided therein, then this Agreement shall be automatically extended until the fifteenth anniversary of the Effective Date.

14.4. Amendment. Any future amendments to this Agreement shall be in writing and signed by the Developer (or a duly appointed agent of the Developer) and a duly authorized representative of the City.

14.5. Assignability. Except as provide below neither this Agreement nor any of the provisions, terms or conditions hereof can be assigned to any other party, individual or entity without the consent of the other party. This Agreement shall be binding upon any successors and assigns. This restriction on assignment is not intended to prohibit or impede the sale by Developer and shall not be unreasonably withheld. Developer's transfer of all or any part of the Property to any entity controlled by Developer, Developer's entry into a joint venture for the development of the Project, or Developer's pledging of part or all of the Project as security for financing shall not be deemed to be an "assignment" subject to the above-referenced approval. Developer shall give the City notice of any event specified in this sub-section within ten (10) days before the event occurs. Such notice shall include providing the City with all necessary contact information.

14.6. Binding Effect. This Agreement shall be deemed to run with the Property and shall be binding upon and inure to the benefit of the heirs and assigns of the parties hereto, and to any entities resulting from the reorganization, consolidation, or merger of any party hereto.

14.7. Notices. Any notices, requests and demands required or permitted to be given by any provision of this Agreement shall be in writing and shall be deemed to have been sufficiently given or served for all purposes if delivered personally to the party to whom the same is directed or three (3) days after being sent by United States mail, certified or registered mail, postage prepaid, addressed to such party's address set forth next to such party's signature below. Any party may change its address or notice by giving written notice to the other party in accordance with the provisions of this Section.

14.8. Headings. The headings contained in this Agreement are intended for convenience only and are in no way to be used to construe or limit the text herein.

14.9. Integration. This Agreement constitutes the entire understanding and Agreement between the parties, and supersedes any previous Agreement, representation, or understanding between the parties relating to the subject matter hereof.

14.10. Severability. If any part or provision of this Agreement shall be adjudged unconstitutional, invalid or unenforceable by a court or competent jurisdiction, then such a judgment shall not affect any other part or provision of this Agreement except that part or provision so adjudged to be unconstitutional, invalid or unenforceable. If any condition, covenant, or other provision of this Agreement shall be deemed invalid due to its scope or breadth, such provision shall be deemed valid to the extent of the scope or breadth permitted by law.

14.11. Waiver. Any waiver by any party hereto of any breach of any kind or

character whatsoever by the other party, whether such waiver be direct or implied, shall not be construed as a continuing waiver of or consent to any subsequent breach of this Agreement on the part of the other part.

14.12. Governing Law. This Agreement shall be interpreted, construed and enforced according to the laws of the State of Utah.

14.13. Further Documentation. This Agreement is entered into by both parties with the recognition and anticipation that subsequent Agreements implementing and carrying out the provisions of this Agreement may be necessary. The parties agree to negotiate in good faith with respect to all such future Agreements.

14.14. Estoppel Certificate. If no default has occurred in the provisions of this Agreement and upon twenty (20) days prior written request by the Developer or a Successor Developer, the City will execute an estoppel certificate to any third party, certifying that the Developer or a Successor Developer, as the case may be, at that time is not in default of the terms of this Agreement.

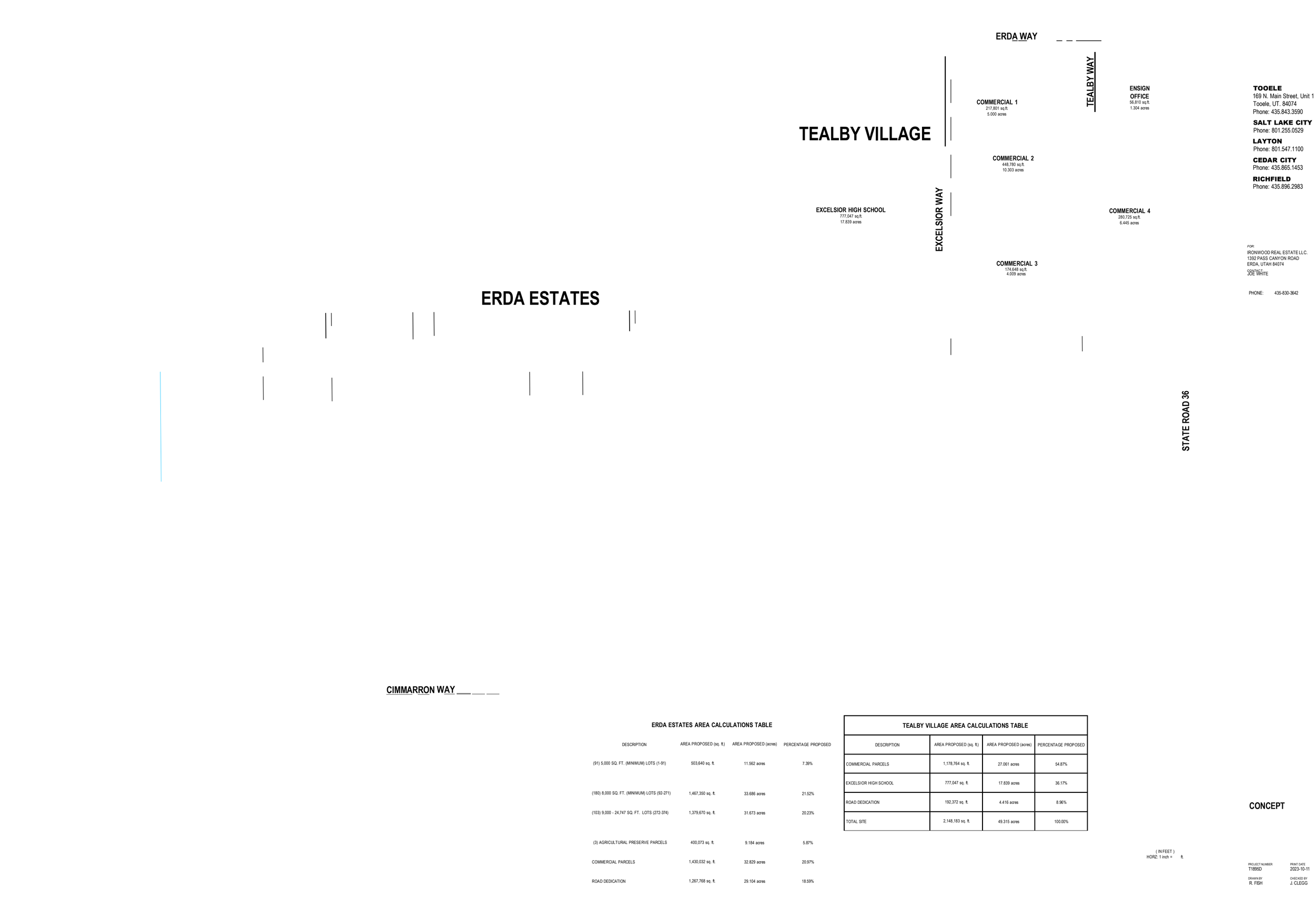
14.15. No Joint Venture. This Agreement does not create a joint venture relationship, partnership or agency relationship between the City and the Developer.

14.16. Mutual Drafting. Each party has participated in negotiating and drafting this Agreement and therefore no provision of this Agreement shall be construed for or against either party based on which party drafted any particular portion of this Agreement.

14.17. Authority. The parties to this Agreement each warrant that they have all of the necessary authority to execute this Agreement. Specifically, on behalf of the City, the signature of the Mayor of the City is affixed to this Agreement lawfully binding the City pursuant to and is further certified as to being lawful and binding on the City by the signature of the City Attorney.

14.18. Clearly Established State Law. The Developer acknowledges and agrees that this Agreement does not restrict the Developer's rights under clearly established state rights as contemplated in Utah Coe Section 10-9a-532(c).

IN WITNESS WHEREOF, the parties have executed this Agreement by their authorized representatives effective as of the date first written above.



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

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

PHONE: 435-830-3642

ERDA ESTATES AREA CALCULATIONS TABLE

DESCRIPTION	AREA PROPOSED (sq. ft.)	AREA PROPOSED (acres)	PERCENTAGE PROPOSED
(91) 5,000 SQ. FT. (MINIMUM) LOTS (1-91)	503,640 sq. ft.	11.562 acres	7.39%
(180) 8,000 SQ. FT. (MINIMUM) LOTS (92-271)	1,467,350 sq. ft.	33.686 acres	21.52%
(103) 9,000 - 24,747 SQ. FT. LOTS (272-374)	1,379,670 sq. ft.	31.673 acres	20.23%
(3) AGRICULTURAL PRESERVE PARCELS	400,073 sq. ft.	9.184 acres	5.87%
COMMERCIAL PARCELS	1,430,032 sq. ft.	32.829 acres	20.97%
ROAD DEDICATION	1,267,768 sq. ft.	29.104 acres	18.59%

TEALBY VILLAGE AREA CALCULATIONS TABLE

DESCRIPTION	AREA PROPOSED (sq. ft.)	AREA PROPOSED (acres)	PERCENTAGE PROPOSED
COMMERCIAL PARCELS	1,178,764 sq. ft.	27.061 acres	54.87%
EXCELSIOR HIGH SCHOOL	777,047 sq. ft.	17.839 acres	36.17%
ROAD DEDICATION	192,372 sq. ft.	4.416 acres	8.96%
TOTAL SITE	2,148,183 sq. ft.	49.315 acres	100.00%

CONCEPT

(IN FEET)
HORZ: 1 inch = ft.

PROJECT NUMBER T1895D
PRINT DATE 2023-10-11
DRAWN BY R. FISH
CHECKED BY J. CLEGG

OPEN SPACE	369,758 sq. ft.	8.488 acres	5.42%
TOTAL SITE	6,818,291 sq. ft.	156.526 acres	100.00%

APPROVED THIS DAY OF ,20 .
BY THE

COCHRANE LANE

HORIZONTAL GRAPHIC SCALE

200 0 100 200 400

200

TOOELE COUNTY PLANNING COMMISSION

TOOELE COUNTY PLANNING COMMISSION

CHAIR, TOOELE COUNTY PLANNING COMMISSION

PROJECT MANAGER
J.CLEGG

ENSIGN
THE STANDARD IN ENGINEERING

WWW.ENSIGNENG.COM

COPPER COVE

ERDA WAY
ERDA, UTAH

SEE DRAWING 4 of 4

SEE DRAWING 3 of 4

LOT 335 9,330 sq. ft.
LOT 336 9,330 sq. ft.
LOT 337 9,330 sq. ft.
LOT 338 9,330 sq. ft.
LOT 339 9,330 sq. ft.
LOT 105 9,110 sq. ft.
LOT 104 9,110 sq. ft.
LOT 103 9,110 sq. ft.
LOT 102 9,110 sq. ft.
LOT 101 9,110 sq. ft.
LOT 100 9,110 sq. ft.
LOT 99 9,110 sq. ft.
LOT 98 9,110 sq. ft.
LOT 97 9,110 sq. ft.
LOT 96 9,110 sq. ft.
LOT 95 9,110 sq. ft.
LOT 94 9,110 sq. ft.
LOT 93 9,110 sq. ft.
LOT 92 9,075 sq. ft.

ROAD DEDICATION 1
1,189,353 sq. ft.

LOT 113 8,000 sq. ft.
LOT 112 8,000 sq. ft.
LOT 111 8,000 sq. ft.
LOT 110 8,000 sq. ft.
LOT 109 8,000 sq. ft.
LOT 108 8,000 sq. ft.
LOT 107 8,000 sq. ft.
LOT 106 8,225 sq. ft.
LOT 91 7,379 sq. ft.
LOT 62 7,348 sq. ft.
LOT 61 7,461 sq. ft.
LOT 32
6,162 sq. ft.
LOT 31
5,852 sq. ft.
LOT 1
5,466 sq. ft.
LOT 90 6,205 sq. ft.
LOT 63 5,223 sq. ft.
LOT 60 5,817 sq. ft.
LOT 33 5,838 sq. ft.
LOT 30 5,732 sq. ft.
LOT 2 5,202 sq. ft.
LOT 89
LOT 64
LOT 59
LOT 34
LOT 29
LOT 3 5,333 sq. ft.
LOT 120 8,100 sq. ft.
LOT 121 8,100 sq. ft.
LOT 122 8,100 sq. ft.
LOT 123 8,100 sq. ft.
LOT 124 8,100 sq. ft.
LOT 125 8,100 sq. ft.
LOT 126 8,200 sq. ft.
5,351 sq. ft.
5,223 sq. ft.
5,351 sq. ft.
5,283 sq. ft.
5,823 sq. ft.
LOT 88 5,351 sq. ft.
LOT 65 5,223 sq. ft.
LOT 58 5,351 sq. ft.
LOT 35 5,283 sq. ft.
LOT 28 5,005 sq. ft.
LOT 4 5,400 sq. ft.
LOT 87 5,351 sq. ft.
LOT 66 5,223 sq. ft.
LOT 57 5,351 sq. ft.
LOT 36 5,283 sq. ft.
LOT 27 5,005 sq. ft.
LOT 5 5,402 sq. ft.
LOT 67
LOT 37
LOT 26
LOT 6
LOT 86 5,351 sq. ft.
5,223 sq. ft.
LOT 56 5,351 sq. ft.
5,283 sq. ft.
5,005 sq. ft.
5,402 sq. ft.
LOT 133 8,100 sq. ft.
LOT 132 8,100 sq. ft.
LOT 131 8,100 sq. ft.
LOT 130 8,100 sq. ft.
LOT 129 8,100 sq. ft.
LOT 128 8,100 sq. ft.
LOT 127 8,200 sq. ft.
LOT 85 5,350 sq. ft.
LOT 68 5,349 sq. ft.
LOT 55 5,351 sq. ft.
LOT 38 5,283 sq. ft.
LOT 25 5,005 sq. ft.
LOT 7 5,402 sq. ft.
LOT 84 5,350 sq. ft.
LOT 69 5,498 sq. ft.
LOT 54 5,351 sq. ft.
LOT 39 5,283 sq. ft.
LOT 24 5,005 sq. ft.
LOT 8 5,402 sq. ft.
LOT 40
LOT 23
LOT 9
5,005 sq. ft.
5,402 sq. ft.
LOT 140 8,066 sq. ft.
LOT 141 8,066 sq. ft.
LOT 142 8,066 sq. ft.
LOT 143 8,066 sq. ft.
LOT 144 8,066 sq. ft.
LOT 145 8,770 sq. ft.
LOT 83 5,350 sq. ft.
LOT 70 5,498 sq. ft.
LOT 53 5,349 sq. ft.
5,419 sq. ft.
LOT 22 5,005 sq. ft.
LOT 10 5,402 sq. ft.
LOT 82 5,350 sq. ft.
LOT 71 5,498 sq. ft.
LOT 52 5,349 sq. ft.
LOT 41 5,666 sq. ft.
LOT 21 5,004 sq. ft.
LOT 11 5,567 sq. ft.
LOT 81 5,350 sq. ft.
LOT 72 5,498 sq. ft.
LOT 51 5,349 sq. ft.
LOT 42 5,666 sq. ft.
LOT 20
5,002 sq. ft.
LOT 12 6,030 sq. ft.
LOT 80 5,350 sq. ft.
LOT 73 5,498 sq. ft.
LOT 50 5,349 sq. ft.
LOT 43 5,666 sq. ft.
LOT 19 5,002 sq. ft.
LOT 79 5,350 sq. ft.
LOT 74 5,498 sq. ft.
LOT 49 5,349 sq. ft.
LOT 44 5,666 sq. ft.
LOT 18 5,002 sq. ft.
LOT 13 6,030 sq. ft.
LOT 78 5,350 sq. ft.
LOT 75 5,498 sq. ft.
LOT 48 5,349 sq. ft.
LOT 45 5,666 sq. ft.
LOT 17 5,002 sq. ft.
LOT 14 6,030 sq. ft.
LOT 158 8,219 sq. ft.
LOT 159 8,219 sq. ft.
LOT 160 8,219 sq. ft.
LOT 161 8,219 sq. ft.
LOT 162 8,742 sq. ft.
LOT 77 6,452 sq. ft.
LOT 76 6,452 sq. ft.
LOT 47 6,452 sq. ft.
LOT 46 6,452 sq. ft.
LOT 16 6,452 sq. ft.
LOT 15 6,452 sq. ft.
LOT 151 8,058 sq. ft.
LOT 150 8,058 sq. ft.
LOT 149 8,058 sq. ft.
LOT 148 8,058 sq. ft.
LOT 147 8,058 sq. ft.
LOT 146 8,796 sq. ft.
LOT 351 24,347 sq. ft.
LOT 350 24,347 sq. ft.
LOT 349 24,347 sq. ft.
LOT 348 24,347 sq. ft.
LOT 347 24,347 sq. ft.
LOT 346 24,347 sq. ft.
LOT 345 24,347 sq. ft.
LOT 344 24,347 sq. ft.
LOT 343 24,347 sq. ft.
LOT 342 24,347 sq. ft.
LOT 341 24,347 sq. ft.
LOT 340 24,378 sq. ft.

ROAD DEDICATION 2
78,415 sq. ft.

TEALBY WAY

STATE ROAD 36

COPPER COVE

COMMERCIAL 1
875,389 sq. ft.

COMMERCIAL 2
554,643 sq. ft.

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

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

JOE WHITE
PHONE: 435-830-3642

ERDA ESTATES AREA CALCULATIONS TABLE

DESCRIPTION	AREA PROPOSED (sq. ft.)	AREA PROPOSED (acres)	PERCENTAGE PROPOSED
(91) 5,000 SQ. FT. (MINIMUM) LOTS (1-91)	503,640 sq. ft.	11.562 acres	7.39%
(180) 8,000 SQ. FT. (MINIMUM) LOTS (92-271)	1,467,350 sq. ft.	33.686 acres	21.52%
(103) 9,000 - 24,747 SQ. FT. LOTS (272-374)	1,379,670 sq. ft.	31.673 acres	20.23%

TEALBY VILLAGE AREA CALCULATIONS TABLE

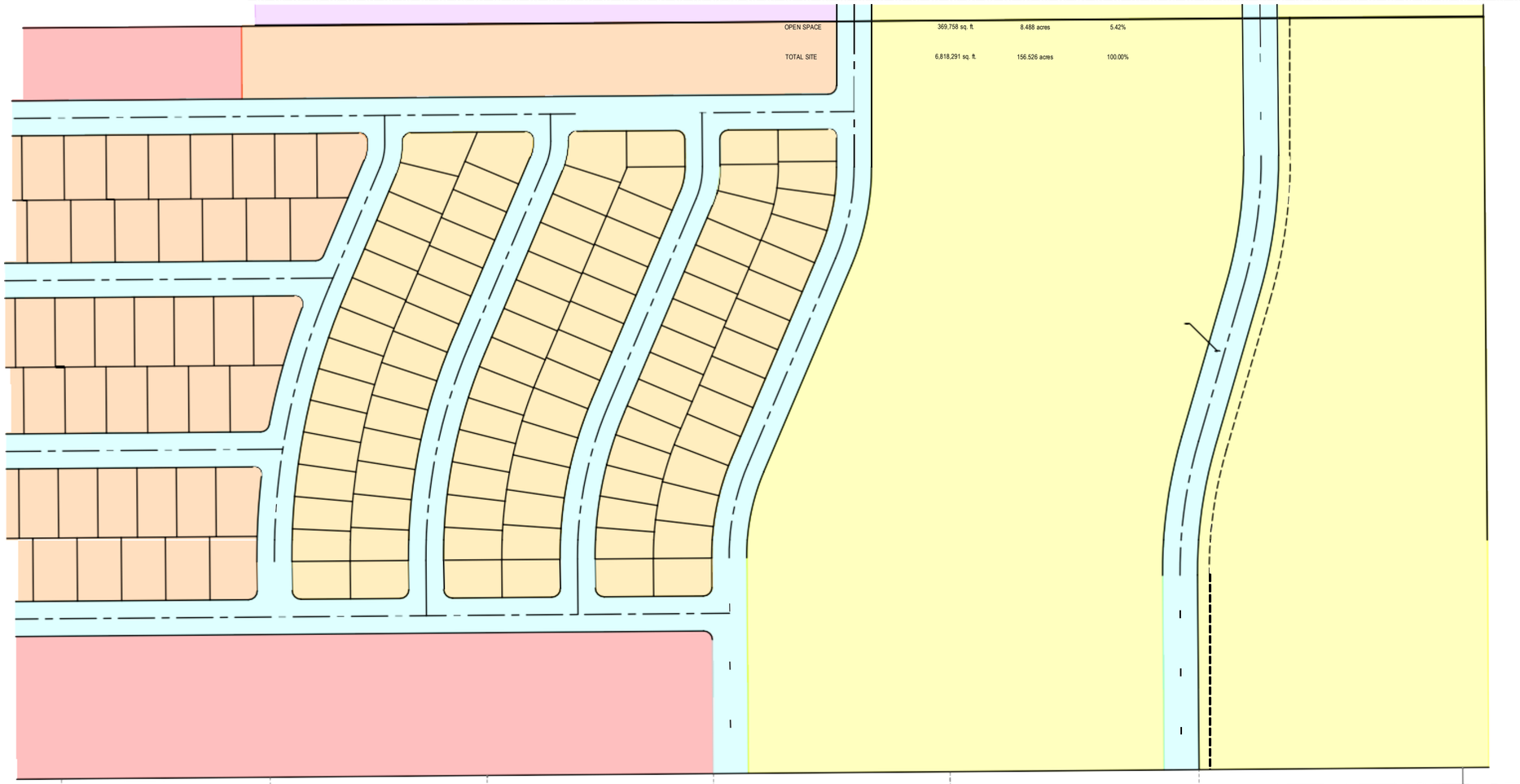
DESCRIPTION	AREA PROPOSED (sq. ft.)	AREA PROPOSED (acres)	PERCENTAGE PROPOSED
COMMERCIAL PARCELS	1,178,764 sq. ft.	27.061 acres	54.87%
EXCELSIOR HIGH SCHOOL	777,047 sq. ft.	17.839 acres	36.17%
ROAD DEDICATION	192,372 sq. ft.	4.416 acres	8.96%
TOTAL SITE	2,148,183 sq. ft.	49.315 acres	100.00%

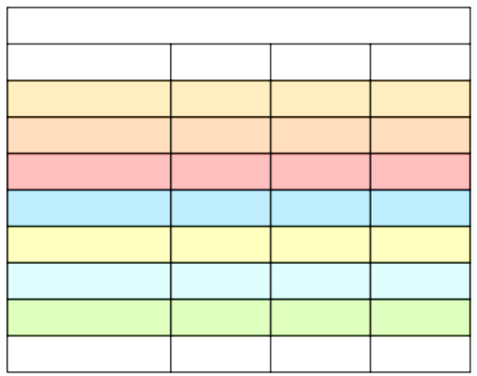
CONCEPT

(3) AGRICULTURAL PRESERVE PARCELS	400,073 sq. ft.	9.184 acres	5.87%
COMMERCIAL PARCELS	1,430,032 sq. ft.	32.829 acres	20.97%
ROAD DEDICATION	1,267,768 sq. ft.	29.104 acres	18.59%
OPEN SPACE	369,758 sq. ft.	8.488 acres	5.42%
TOTAL SITE	6,818,291 sq. ft.	156.526 acres	100.00%

(IN FEET)
HORZ: 1 inch = ft.

APPROVED THIS DAY OF , 20 .
BY THE







HORIZONTAL GRAPHIC SCALE

100 0 50 100 200

100

TOOELE COUNTY PLANNING COMMISSION

TOOELE COUNTY PLANNING COMMISSION

CHAIR, TOOELE COUNTY PLANNING COMMISSION

ENSIGN
ENGINEERING
LAND SURVEYING
PLANNING
STANDARD OF ENGINEER NO.

PROJECT NUMBER
T.ERDA

PRINT DATE
2024-10-01

DRAWN BY
R.FISH

CHECKED BY
J.CLEGG

PROJECT MANAGER
J.CLEGG

2 of 4

WWW.ENSIGNENG.COM

ERDA WAY
ERDA, UTAH

SEE DRAWING 2 of 4

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

SALT LAKE CITY
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FOR:
IRONWOOD REAL ESTATE LLC.
1392 PASS CANYON ROAD
ERDA, UTAH 84074
CONTACT:
JOE WHITE
PHONE: 435-830-3642

COPPER COVE

RETENTION BASIN 1
73,984 sq. ft.

LOT 312 14,520 sq. ft. | LOT 313 14,520 sq. ft. | LOT 314 14,520 sq. ft. | LOT 315 14,520 sq. ft. | LOT 316 14,520 sq. ft. | LOT 317 15,073 sq. ft. | LOT 318 15,073 sq. ft. | LOT 319 15,073 sq. ft. | LOT 320 15,073 sq. ft. | LOT 321 15,073 sq. ft. | LOT 322 15,073 sq. ft. | LOT 323 15,073 sq. ft. | LOT 324 15,073 sq. ft. | LOT 325 15,073 sq. ft. | LOT 326 15,073 sq. ft. | LOT 327 10,890 sq. ft. | LOT 328 10,890 sq. ft. | LOT 329 10,890 sq. ft. | LOT 330 10,890 sq. ft. | LOT 331 10,890 sq. ft. | LOT 332 9,330 sq. ft. | LOT 333 9,330 sq. ft. | LOT 334 9,330 sq. ft.

LOT 311 14,520 sq. ft. | LOT 294 14,520 sq. ft. | LOT 293 14,526 sq. ft. | LOT 276 10,890 sq. ft. | LOT 275 10,890 sq. ft. | LOT 262 8,200 sq. ft. | LOT 261 7,774 sq. ft. | LOT 260 8,235 sq. ft. | LOT 259 8,625 sq. ft. | LOT 258 8,625 sq. ft. | LOT 257 8,625 sq. ft. | LOT 256 8,625 sq. ft. | LOT 255 8,625 sq. ft. | LOT 254 8,200 sq. ft. | LOT 196 8,200 sq. ft. | LOT 195 8,200 sq. ft. | LOT 174 8,200 sq. ft. | LOT 173 8,200 sq. ft. | LOT 116 8,200 sq. ft. | LOT 115 8,000 sq. ft. | LOT 114 8,000 sq. ft.

LOT 310 14,520 sq. ft. | LOT 295 14,520 sq. ft. | LOT 292 14,526 sq. ft. | LOT 277 10,890 sq. ft. | LOT 274 10,890 sq. ft. | LOT 263 7,392 sq. ft. | LOT 253 7,392 sq. ft. | LOT 197 8,000 sq. ft. | LOT 194 8,000 sq. ft. | LOT 175 8,000 sq. ft. | LOT 172 8,000 sq. ft. | LOT 117 8,200 sq. ft. | LOT 118 8,100 sq. ft. | LOT 119 8,100 sq. ft

LOT 309 14,520 sq. ft. | LOT 296 14,520 sq. ft. | LOT 291 10,895 sq. ft. | LOT 278 10,890 sq. ft. | LOT 273 10,890 sq. ft. | LOT 264 8,200 sq. ft. | LOT 265 8,448 sq. ft. | LOT 266 8,448 sq. ft. | LOT 267 8,448 sq. ft. | LOT 268 8,448 sq. ft. | LOT 269 8,448 sq. ft. | LOT 270 8,448 sq. ft. | LOT 271 8,448 sq. ft. | LOT 252 8,200 sq. ft. | LOT 198 8,000 sq. ft. | LOT 193 8,000 sq. ft. | LOT 176 8,000 sq. ft. | LOT 171 8,000 sq. ft.

LOT 308 14,520 sq. ft. | LOT 297 14,520 sq. ft. | LOT 290 10,895 sq. ft. | LOT 279 10,890 sq. ft. | LOT 272 10,890 sq. ft. | LOT 199 8,000 sq. ft. | LOT 192 8,000 sq. ft. | LOT 177 8,000 sq. ft. | LOT 170 8,000 sq. ft.

RETENTION BASIN 2
238,425 sq. ft.

LOT 307 14,520 sq. ft. | LOT 298 14,520 sq. ft. | LOT 289 10,895 sq. ft. | LOT 280 10,890 sq. ft. | LOT 222 7,440 sq. ft. | LOT 243 8,736 sq. ft. | LOT 244 8,075 sq. ft. | LOT 245 8,075 sq. ft. | LOT 246 8,075 sq. ft. | LOT 247 8,075 sq. ft. | LOT 248 8,075 sq. ft. | LOT 249 8,075 sq. ft. | LOT 250 8,075 sq. ft. | LOT 251 8,736 sq. ft. | LOT 200 8,000 sq. ft. | LOT 191 8,000 sq. ft. | LOT 178 8,000 sq. ft. | LOT 169 8,000 sq. ft. | LOT 136 8,200 sq. ft. | LOT 135 8,100 sq. ft. | LOT 134 8,100 sq. f

LOT 306 14,520 sq. ft. | LOT 299 14,520 sq. ft. | LOT 288 10,895 sq. ft. | LOT 281 10,890 sq. ft. | LOT 221 8,497 sq. ft. | LOT 242 8,736 sq. ft. | LOT 241 8,075 sq. ft. | LOT 240 8,075 sq. ft. | LOT 239 8,075 sq. ft. | LOT 238 8,075 sq. ft. | LOT 237 8,075 sq. ft. | LOT 236 8,075 sq. ft. | LOT 235 8,075 sq. ft. | LOT 234 8,736 sq. ft. | LOT 201 8,000 sq. ft. | LOT 190 8,000 sq. ft. | LOT 179 8,000 sq. ft. | LOT 168 8,000 sq. ft.

LOT 202 8,000 sq. ft. | LOT 189 8,000 sq. ft. | LOT 180 8,000 sq. ft. | LOT 167 8,000 sq. ft. | LOT 137 8,770 sq. ft. | LOT 138 8,066 sq. ft. | LOT 139 8,066 sq.

LOT 305 14,520 sq. ft. | LOT 300 14,520 sq. ft. | LOT 287 10,895 sq. ft. | LOT 282 10,890 sq. ft. | LOT 220 13,703 sq. ft. | LOT 223 9,077 sq. ft. | LOT 224 7,653 sq. ft. | LOT 225 7,200 sq. ft. | LOT 226 7,200 sq. ft. | LOT 227 7,200 sq. ft. | LOT 228 7,200 sq. ft. | LOT 229 7,200 sq. ft. | LOT 230 7,200 sq. ft. | LOT 231 7,200 sq. ft. | LOT 232 7,200 sq. ft. | LOT 233 8,200 sq. ft. | LOT 204 8,000 sq. ft. | LOT 187 8,000 sq. ft. | LOT 182 8,000 sq. ft. | LOT 165 8,000 sq. ft. | LOT 154 8,796 sq. ft. | LOT 153 8,058 sq. ft. | LOT 15 8,058 sq.

LOT 304 14,520 sq. ft. | LOT 301 14,520 sq. ft. | LOT 286 10,895 sq. ft. | LOT 283 10,890 sq. ft. | LOT 219 | LOT 218 | LOT 217 | LOT 216 | LOT 215 | LOT 214 | LOT 213 | LOT 212 | LOT 211 | LOT 210 | LOT 209 | LOT 208 | LOT 207 | LOT 205 8,000 sq. ft. | LOT 186 8,000 sq. ft. | LOT 183 8,000 sq. ft. | LOT 164 8,000 sq. ft. | LOT 155 | LOT 156 | LOT 15

LOT 303 14,520 sq. ft. | LOT 302 14,520 sq. ft. | LOT 285 10,895 sq. ft. | LOT 284 10,890 sq. ft. | 7,200 sq. ft. | 7,200 sq. ft. | 7,200 sq. ft. | 7,200 sq. ft. | 7,200 sq. ft. | 7,200 sq. ft. | 7,200 sq. ft. | 7,200 sq. ft. | 7,200 sq. ft. | 7,200 sq. ft. | 7,200 sq. ft. | 7,200 sq. ft. | 8,200 sq. ft. | LOT 206 8,200 sq. ft. | LOT 185 8,200 sq. ft. | LOT 184 8,200 sq. ft. | LOT 163 8,200 sq. ft. | 8,742 sq. ft. | 8,219 sq. ft. | 8,219 sq.

RETENTION BASIN 3
120,026 sq. ft.

LOT 374 23,716 sq. ft. | LOT 373 23,716 sq. ft. | LOT 372 23,716 sq. ft. | LOT 371 23,716 sq. ft. | LOT 370 23,716 sq. ft. | LOT 369 23,716 sq. ft. | LOT 368 23,747 sq. ft. | LOT 367 24,378 sq. ft. | LOT 366 24,347 sq. ft. | LOT 365 24,347 sq. ft. | LOT 364 24,347 sq. ft. | LOT 363 24,347 sq. ft. | LOT 362 24,347 sq. ft. | LOT 361 24,347 sq. ft. | LOT 360 24,347 sq. ft. | LOT 359 24,347 sq. ft. | LOT 358 24,347 sq. ft. | LOT 357 24,347 sq. ft. | LOT 356 24,347 sq. ft. | LOT 355 24,347 sq. ft. | LOT 354 24,347 sq. ft. | LOT 353 24,347 sq. ft. | LOT 352 24,347 sq. ft.

SEE DRAWING 2 of 4

ERDA ESTATES AREA CALCULATIONS TABLE

DESCRIPTION	AREA PROPOSED (sq. ft.)	AREA PROPOSED (acres)	PERCENTAGE PROPOSED
(91) 5,000 SQ. FT. (MINIMUM) LOTS (1-91)	503,640 sq. ft.	11.562 acres	7.39%
(180) 8,000 SQ. FT. (MINIMUM) LOTS (92-271)	1,467,350 sq. ft.	33.686 acres	21.52%
(103) 9,000 - 24,747 SQ. FT. LOTS (272-374)	1,379,670 sq. ft.	31.673 acres	20.23%
(3) AGRICULTURAL PRESERVE PARCELS			400,073 sq. ft.
COMMERCIAL PARCELS			1,430,032 sq. ft.
			1,267,768 sq. ft.

TEALBY VILLAGE AREA CALCULATIONS TABLE

DESCRIPTION	AREA PROPOSED (sq. ft.)	AREA PROPOSED (acres)	PERCENTAGE PROPOSED
COMMERCIAL PARCELS	1,178,764 sq. ft.	27.061 acres	54.87%
EXCELSIOR HIGH SCHOOL	777,047 sq. ft.	17.839 acres	36.17%
ROAD DEDICATION	192,372 sq. ft.	4.416 acres	8.96%
TOTAL SITE	2,148,183 sq. ft.	49.315 acres	100.00%

ROAD DEDICATION 9.184 acres | AGRICULTURAL PRESERVE 32.829 acres | 29.104 acres

CONCEPT

5.87%

20.97%

18.59%

PROJECT NUMBER T1895D DRAWN BY

PRINT DATE
2023-10-11

CHECKED BY
J. CLEGG

(IN FEET) HORZ. 1 inch = ft.

R. FISH

OPEN SPACE	363,758 sq. ft.	8.488 acres	5.42%
TOTAL SITE	6,818,291 sq. ft.	156.526 acres	100.00%

COCHRANE LANE

APPROVED THIS DAY OF ,20 .
BY THE

HORIZONTAL GRAPHIC SCALE

TOOELE COUNTY PLANNING COMMISSION

TOOELE COUNTY PLANNING COMMISSION

CHAIR, TOOELE COUNTY PLANNING COMMISSION

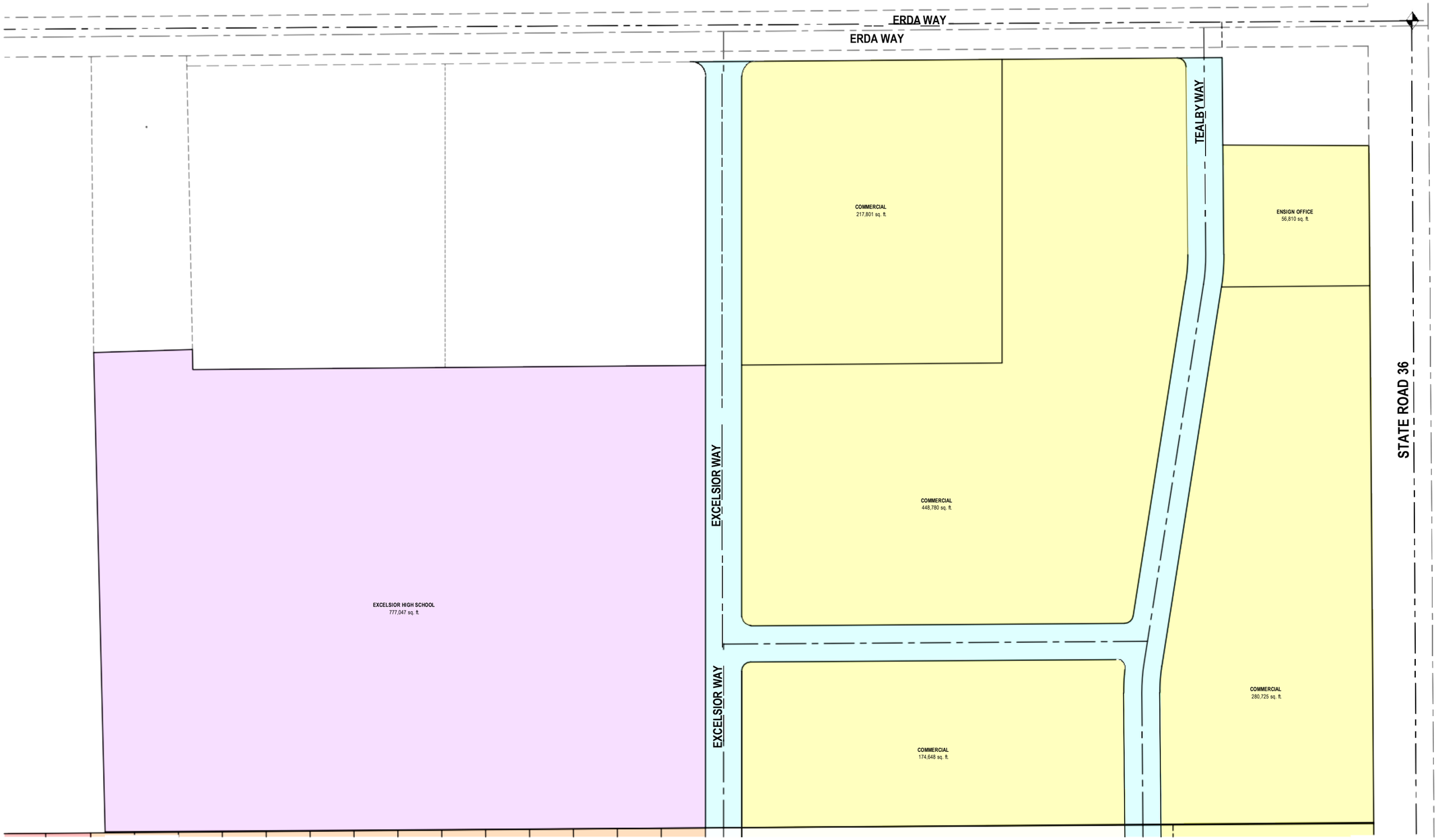
ENSIGN
THE STANDARD IN ENGINEERING

PROJECT MANAGER
J.CLEGG

3 of 4

WWW.ENSIGNENG.COM

ERDA WAY
ERDA, UTAH



ERDA ESTATES AREA CALCULATIONS TABLE

DESCRIPTION	AREA PROPOSED (sq. ft.)	AREA PROPOSED (acres)	PERCENTAGE PROPOSED
(91) 5,000 SQ. FT. (MINIMUM) LOTS (1-91)	503,640 sq. ft.	11.562 acres	7.39%
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ROAD DEDICATION	1,267,768 sq. ft.	29.104 acres	18.59%
OPEN SPACE			
TOTAL SITE			

TEALBY VILLAGE AREA CALCULATIONS TABLE

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ROAD DEDICATION	192,372 sq. ft.	4.416 acres	8.96%
TOTAL SITE	2,148,183 sq. ft.	49.315 acres	100.00%

NORTH

HORIZONTAL GRAPHIC SCALE

80 0 40 80 160

80

TOOELE COUNTY PLANNING COMMISSION
HORZ: 1 inch = ft.
TOOELE COUNTY PLANNING COMMISSION
COPY: TOOELE COUNTY PLANNING COMMISSION
369,758 sq. ft.

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

COPPER COVE

ERDA WAY
ERDA, UTAH

CONCEPT

PROJECT NUMBER T1895D
PRINT DATE 2023-10-11
DRAWN BY R. FISH
CHECKED BY J. CLEGG

6,818,291 sq. ft.

8.488 acres	5.42%
156.526 acres	100.00%

PROJECT MANAGER
J.CLEGG

APPROVED THIS DAY OF , 20 , BY THE

ERDA WAY

TEALBY WAY

TEALBY VILLAGE

COMMERCIAL

COMMERCIAL

COMMERCIAL

COMMERCIAL

EXCELSIOR HIGH SCHOOL

EXCELSIOR WAY

EXCELSIOR WAY

ERDA ESTATES

AGRICULTURAL PRESERVE 1

ROAD DEDICATION 1

ROAD DEDICATION 2

COCHRANE LANE

AGRICULTURAL PRESERVE 2

STATE ROAD 36

COPPER COVE

COMMERCIAL 1

COMMERCIAL 2

AGRICULTURAL PRESERVE 3

OPEN SPACE

OPEN SPACE

CIMMARRON WAY

TOOELE
169 N. Main Street, Unit 1
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SALT LAKE CITY
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LAYTON
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FOR:
IRONWOOD REAL ESTATE LLC.
1392 PASS CANYON ROAD
ERDA, UTAH 84074

CONTACT:
JOE WHITE

PHONE: 435-830-3642

(91) 5,000 SQ. FT. (MINIMUM) LOTS (1-91)	503,640 sq. ft.	11.562 acres	7.39%
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EXCELSIOR HIGH SCHOOL	777,047 sq. ft.	17.839 acres	36.17%
ROAD DEDICATION	192,972 sq. ft.	4.416 acres	8.95%
TOTAL SITE	2,148,183 sq. ft.	49.315 acres	100.00%

(IN FEET)
HORZ: 1 inch = ft

APPROVED THIS DAY OF , 20 .
BY THE

HORIZONTAL GRAPHIC SCALE

200 0 100 200 400

200

TOOELE COUNTY PLANNING COMMISSION

TOOELE COUNTY PLANNING COMMISSION

CHAIR, TOOELE COUNTY PLANNING COMMISSION

ENSIGN
THE STANDARD IN ENGINEERING

PROJECT NUMBER T1895D
PRINT DATE 2023-10-02
DRAWN BY R. FISH
CHECKED BY J. CLEGG
PROJECT MANAGER J.CLEGG

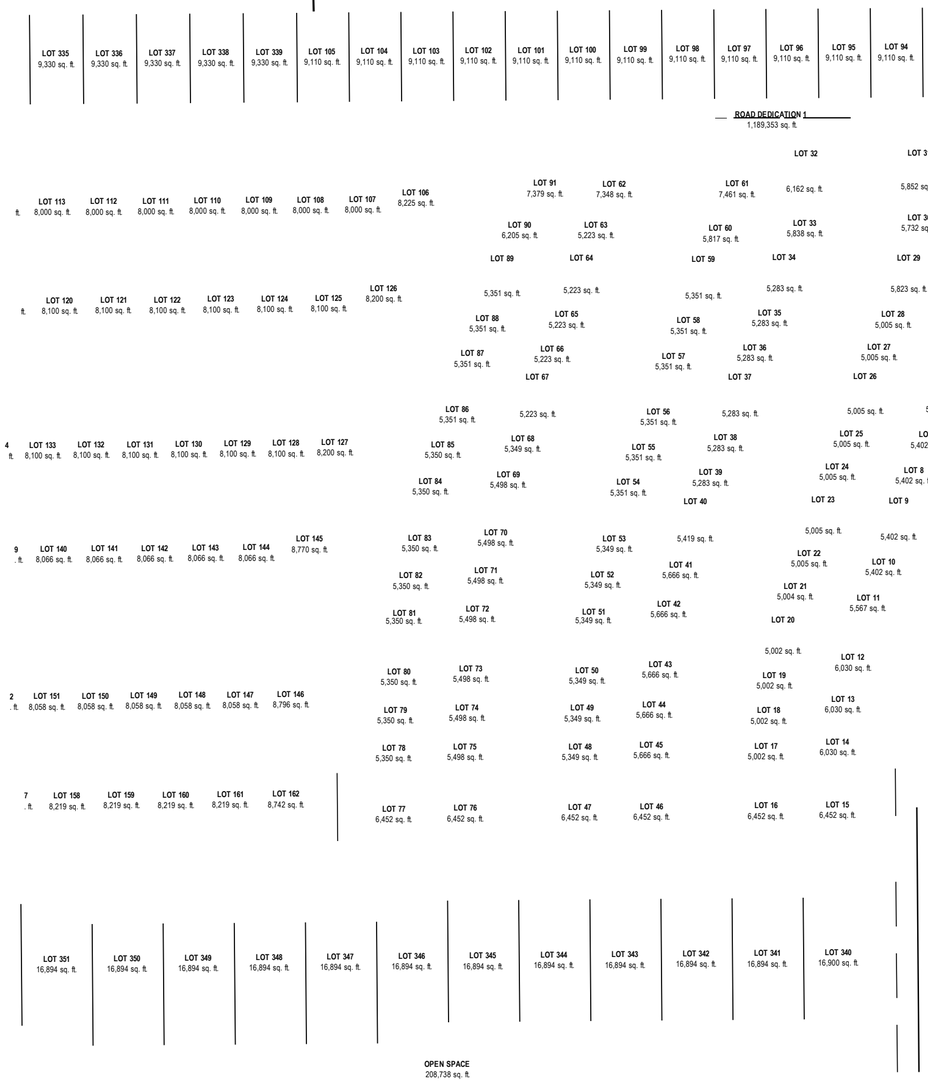
1 of 4

WWW.ENSIGNENG.COM

ERDA WAY
ERDA, UTAH

SEE DRAWING 3 of 4

SEE DRAWING 4 of 4



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CONTACT:

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ROAD DEDICATION	192,372 sq. ft.	4.416 acres	8.96%
TOTAL SITE	2,148,183 sq. ft.	49.315 acres	100.00%

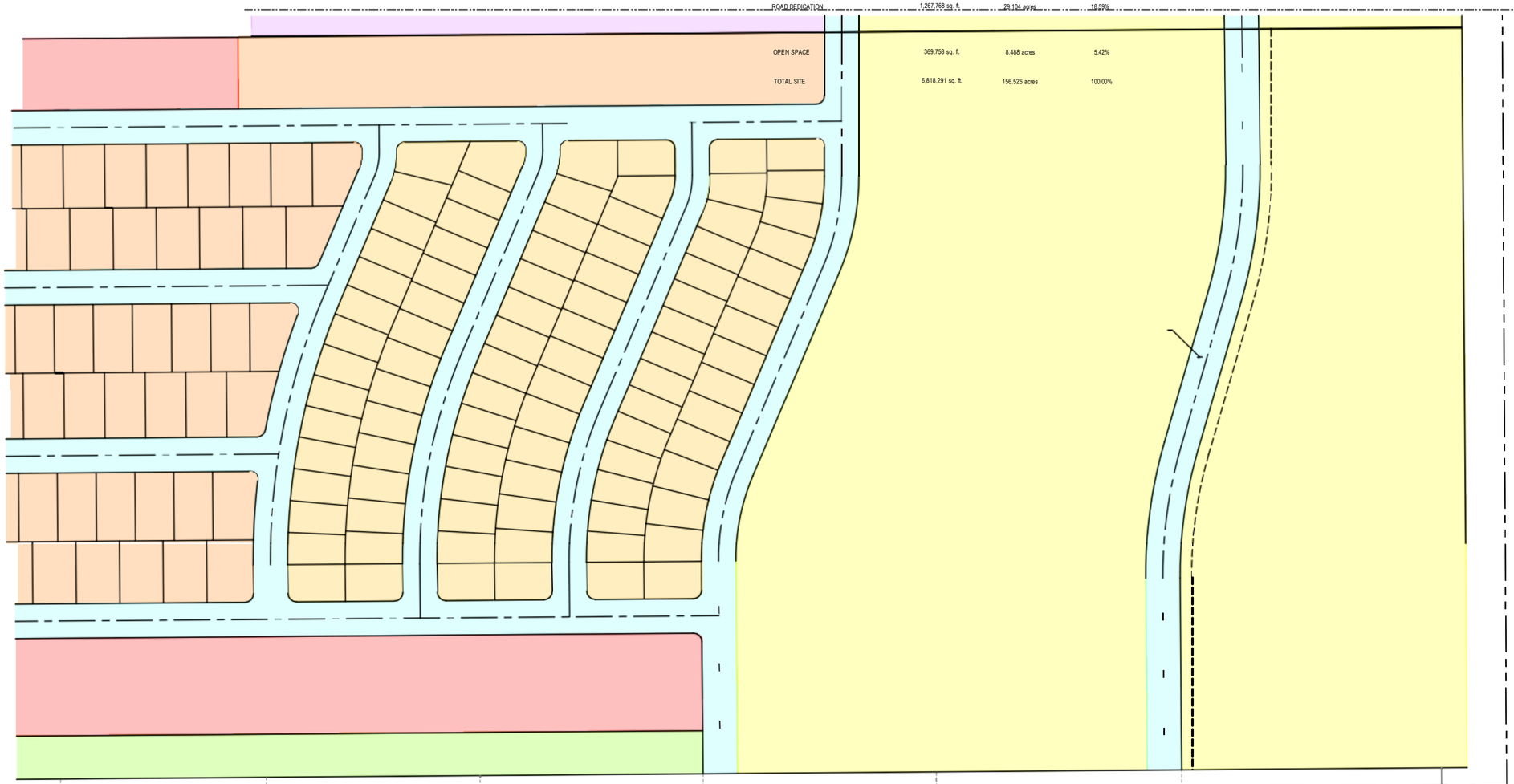
CONCEPT

SEE DRAWING 3 of 4

(3) AGRICULTURAL PRESERVE PARCELS	400,073 sq. ft.	9.184 acres	5.87%
COMMERCIAL PARCELS	1,430,032 sq. ft.	32.829 acres	20.97%
ROAD DEDICATION	1,267,768 sq. ft.	29.104 acres	18.59%
OPEN SPACE	369,758 sq. ft.	8.488 acres	5.42%
TOTAL SITE	6,818,291 sq. ft.	156.526 acres	100.00%

(IN FEET)
HORZ: 1 inch = ft.

APPROVED THIS DAY OF ,20 .
BY THE



HORIZONTAL GRAPHIC SCALE

100 0 50 100 200

100

TOOELE COUNTY PLANNING COMMISSION

TOOELE COUNTY PLANNING COMMISSION

CHAIR, TOOELE COUNTY PLANNING COMMISSION

ENSIGN

PROJECT NO. 11855D
DRAWN BY R. FISH
DATE 2023-10-12
CHECKED BY J. CLEGG

PROJECT MANAGER J.CLEGG

2 of 4

WWW.ENSIGNENG.COM

ERDA WAY
ERDA, UTAH

SEE DRAWING 2 of 4

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

FOR:
IRONWOOD REAL ESTATE LLC.
1392 PASS CANYON ROAD
ERDA, UTAH 84074
CONTACT:
JOE WHITE
PHONE: 435-830-3642

COPPER COVE

AGRICULTURAL PRESERVE 1
73,984 sq. ft.

LOT 312 14,520 sq. ft. | LOT 313 14,520 sq. ft. | LOT 314 14,520 sq. ft. | LOT 315 14,520 sq. ft. | LOT 316 14,520 sq. ft. | LOT 317 15,073 sq. ft. | LOT 318 15,073 sq. ft. | LOT 319 15,073 sq. ft. | LOT 320 15,073 sq. ft. | LOT 321 15,073 sq. ft. | LOT 322 15,073 sq. ft. | LOT 323 15,073 sq. ft. | LOT 324 15,073 sq. ft. | LOT 325 15,073 sq. ft. | LOT 326 15,073 sq. ft. | LOT 327 10,890 sq. ft. | LOT 328 10,890 sq. ft. | LOT 329 10,890 sq. ft. | LOT 330 10,890 sq. ft. | LOT 331 10,890 sq. ft. | LOT 332 9,330 sq. ft. | LOT 333 9,330 sq. ft. | LOT 334 9,330 sq. ft.

LOT 311 14,520 sq. ft. | LOT 294 14,520 sq. ft. | LOT 293 14,526 sq. ft. | LOT 276 10,890 sq. ft. | LOT 275 10,890 sq. ft. | LOT 262 8,200 sq. ft. | LOT 261 7,774 sq. ft. | LOT 260 8,235 sq. ft. | LOT 259 8,625 sq. ft. | LOT 258 8,625 sq. ft. | LOT 257 8,625 sq. ft. | LOT 256 8,625 sq. ft. | LOT 255 8,625 sq. ft. | LOT 254 8,200 sq. ft. | LOT 196 8,200 sq. ft. | LOT 195 8,200 sq. ft. | LOT 174 8,200 sq. ft. | LOT 173 8,200 sq. ft. | LOT 116 8,200 sq. ft. | LOT 115 8,000 sq. ft. | LOT 114 8,000 sq. ft.

LOT 310 14,520 sq. ft. | LOT 295 14,520 sq. ft. | LOT 292 14,526 sq. ft. | LOT 277 10,890 sq. ft. | LOT 274 10,890 sq. ft. | LOT 263 7,392 sq. ft. | LOT 253 7,392 sq. ft. | LOT 197 8,000 sq. ft. | LOT 194 8,000 sq. ft. | LOT 175 8,000 sq. ft. | LOT 172 8,000 sq. ft. | LOT 117 8,200 sq. ft. | LOT 118 8,100 sq. ft. | LOT 119 8,100 sq. ft.

LOT 309 14,520 sq. ft. | LOT 296 14,520 sq. ft. | LOT 291 10,895 sq. ft. | LOT 278 10,890 sq. ft. | LOT 273 10,890 sq. ft. | LOT 264 8,200 sq. ft. | LOT 265 8,448 sq. ft. | LOT 266 8,448 sq. ft. | LOT 267 8,448 sq. ft. | LOT 268 8,448 sq. ft. | LOT 269 8,448 sq. ft. | LOT 270 8,448 sq. ft. | LOT 271 8,448 sq. ft. | LOT 252 8,200 sq. ft. | LOT 198 8,000 sq. ft. | LOT 193 8,000 sq. ft. | LOT 176 8,000 sq. ft. | LOT 171 8,000 sq. ft.

LOT 308 14,520 sq. ft. | LOT 297 14,520 sq. ft. | LOT 279 10,890 sq. ft. | LOT 272 10,890 sq. ft. | LOT 199 8,000 sq. ft. | LOT 192 8,000 sq. ft. | LOT 177 8,000 sq. ft. | LOT 170 8,000 sq. ft.

AGRICULTURAL PRESERVE 2
238,425 sq. ft.

LOT 307 14,520 sq. ft. | LOT 298 14,520 sq. ft. | LOT 290 10,895 sq. ft. | LOT 280 10,890 sq. ft. | LOT 222 7,440 sq. ft. | LOT 243 8,736 sq. ft. | LOT 244 8,075 sq. ft. | LOT 245 8,075 sq. ft. | LOT 246 8,075 sq. ft. | LOT 247 8,075 sq. ft. | LOT 248 8,075 sq. ft. | LOT 249 8,075 sq. ft. | LOT 250 8,075 sq. ft. | LOT 251 8,736 sq. ft. | LOT 200 8,000 sq. ft. | LOT 191 8,000 sq. ft. | LOT 178 8,000 sq. ft. | LOT 169 8,000 sq. ft. | LOT 136 8,200 sq. ft. | LOT 135 8,100 sq. ft. | LOT 134 8,100 sq. f

LOT 306 14,520 sq. ft. | LOT 299 14,520 sq. ft. | LOT 289 10,895 sq. ft. | LOT 281 10,890 sq. ft. | LOT 221 8,497 sq. ft. | LOT 242 8,736 sq. ft. | LOT 241 8,075 sq. ft. | LOT 240 8,075 sq. ft. | LOT 239 8,075 sq. ft. | LOT 238 8,075 sq. ft. | LOT 237 8,075 sq. ft. | LOT 236 8,075 sq. ft. | LOT 235 8,075 sq. ft. | LOT 234 8,736 sq. ft. | LOT 201 8,000 sq. ft. | LOT 190 8,000 sq. ft. | LOT 179 8,000 sq. ft. | LOT 168 8,000 sq. ft. | LOT 137 8,770 sq. ft. | LOT 138 8,066 sq. ft. | LOT 139 8,066 sq.

LOT 305 14,520 sq. ft. | LOT 300 14,520 sq. ft. | LOT 287 10,895 sq. ft. | LOT 282 10,890 sq. ft. | LOT 220 13,703 sq. ft. | LOT 223 9,077 sq. ft. | LOT 224 7,653 sq. ft. | LOT 225 7,200 sq. ft. | LOT 226 7,200 sq. ft. | LOT 227 7,200 sq. ft. | LOT 228 7,200 sq. ft. | LOT 229 7,200 sq. ft. | LOT 230 7,200 sq. ft. | LOT 231 7,200 sq. ft. | LOT 232 7,200 sq. ft. | LOT 233 8,200 sq. ft. | LOT 204 8,000 sq. ft. | LOT 187 8,000 sq. ft. | LOT 182 8,000 sq. ft. | LOT 165 8,000 sq. ft. | LOT 154 8,796 sq. ft. | LOT 153 8,058 sq. ft. | LOT 15 8,058 sq.

LOT 304 14,520 sq. ft. | LOT 301 14,520 sq. ft. | LOT 286 10,895 sq. ft. | LOT 283 10,890 sq. ft. | LOT 205 8,000 sq. ft. | LOT 186 8,000 sq. ft. | LOT 183 8,000 sq. ft. | LOT 164 8,000 sq. ft.

LOT 219 | LOT 218 | LOT 217 | LOT 216 | LOT 215 | LOT 214 | LOT 213 | LOT 212 | LOT 211 | LOT 210 | LOT 209 | LOT 208 | LOT 207 | LOT 155 | LOT 156 | LOT 15

LOT 303 14,520 sq. ft. | LOT 302 14,520 sq. ft. | LOT 285 10,890 sq. ft. | LOT 284 10,890 sq. ft. | 7,200 sq. ft. | 7,200 sq. ft. | 7,200 sq. ft. | 7,200 sq. ft. | 7,200 sq. ft. | 7,200 sq. ft. | 7,200 sq. ft. | 7,200 sq. ft. | 7,200 sq. ft. | 7,200 sq. ft. | 7,200 sq. ft. | 8,200 sq. ft. | LOT 206 8,200 sq. ft. | LOT 185 8,200 sq. ft. | LOT 184 8,200 sq. ft. | LOT 163 8,200 sq. ft. | 8,742 sq. ft. | 8,219 sq. ft. | 8,219 sq.

AGRICULTURAL PRESERVE 3
87,694 sq. ft.

LOT 374 16,456 sq. ft. | LOT 373 16,456 sq. ft. | LOT 372 16,456 sq. ft. | LOT 371 16,456 sq. ft. | LOT 370 16,456 sq. ft. | LOT 369 16,456 sq. ft. | LOT 368 16,462 sq. ft. | LOT 367 16,900 sq. ft. | LOT 366 16,894 sq. ft. | LOT 365 16,894 sq. ft. | LOT 364 16,894 sq. ft. | LOT 363 16,894 sq. ft. | LOT 362 16,894 sq. ft. | LOT 361 16,894 sq. ft. | LOT 360 16,894 sq. ft. | LOT 359 16,894 sq. ft. | LOT 358 16,894 sq. ft. | LOT 357 16,894 sq. ft. | LOT 356 16,894 sq. ft. | LOT 355 16,894 sq. ft. | LOT 354 16,894 sq. ft. | LOT 353 16,894 sq. ft. | LOT 352 16,894 sq. ft.

OPEN SPACE
83,177 sq. ft.

OPEN SPACE
208,738 sq. ft.

ERDA ESTATES AREA CALCULATIONS TABLE

DESCRIPTION	AREA PROPOSED (sq. ft.)	AREA PROPOSED (acres)	PERCENTAGE PROPOSED
(91) 5,000 SQ. FT. (MINIMUM) LOTS (1-91)	503,640 sq. ft.	11.562 acres	7.39%
(180) 8,000 SQ. FT. (MINIMUM) LOTS (92-271)	1,467,350 sq. ft.	33.686 acres	21.52%
(103) 9,000 - 14,520 SQ. FT. LOTS (272-374)	1,379,670 sq. ft.	31.673 acres	20.23%
(3) AGRICULTURAL PRESERVE PARCELS	400,073 sq. ft.		
COMMERCIAL PARCELS	1,430,032 sq. ft.		
ROADWAY DEDICATION	1,267,768 sq. ft.	9.184 acres	

TEALBY VILLAGE AREA CALCULATIONS TABLE

DESCRIPTION	AREA PROPOSED (sq. ft.)	AREA PROPOSED (acres)	PERCENTAGE PROPOSED
COMMERCIAL PARCELS	1,178,764 sq. ft.	27.061 acres	54.87%
EXCELSIOR HIGH SCHOOL	777,047 sq. ft.	17.839 acres	36.17%
ROAD DEDICATION	192,372 sq. ft.	4.416 acres	8.96%
TOTAL SITE	2,148,183 sq. ft.	49.315 acres	100.00%

SEE DRAWING 2 of 4

CONCEPT

32.829 acres

29.104 acres

5.87%

20.97%

18.59%

PROJECT NUMBER T1185D

DRAWN BY

PRINT DATE
2023-10-02

CHECKED BY
J. CLEGG

(IN FEET) HORZ: 1 inch = ft.

R. FISH

OPEN SPACE	365,758 sq. ft.	8.488 acres	5.42%
TOTAL SITE	6,818,291 sq. ft.	156.526 acres	100.00%

COCHRANE LANE

APPROVED THIS DAY OF ,20 .
BY THE

HORIZONTAL GRAPHIC SCALE

TOOELE COUNTY PLANNING COMMISSION

TOOELE COUNTY PLANNING COMMISSION

CHAIR, TOOELE COUNTY PLANNING COMMISSION

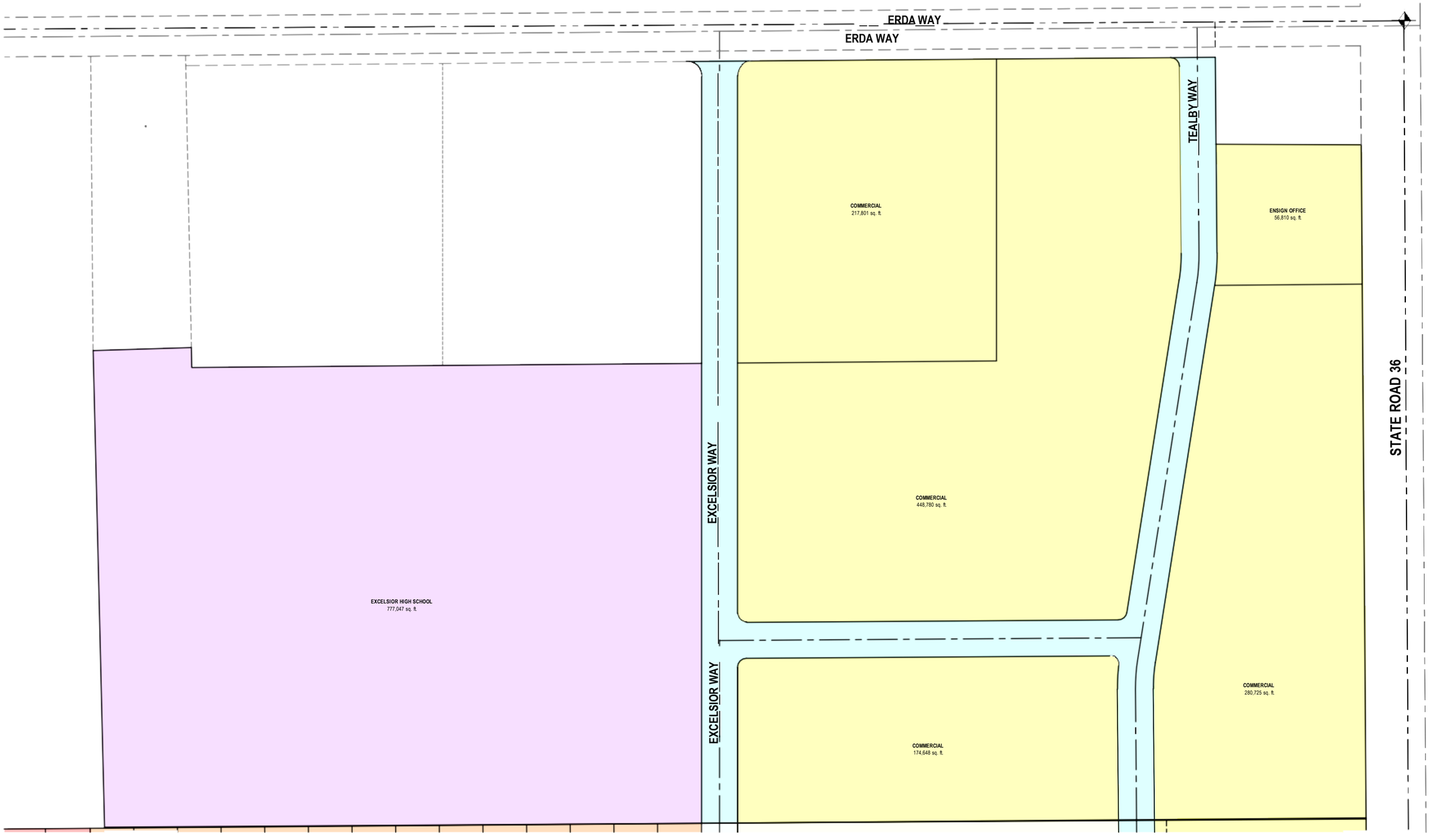
ENSIGN
THE STANDARD IN ENGINEERING

PROJECT MANAGER
J.CLEGG

3 of 4

WWW.ENSIGNENG.COM

ERDA WAY
ERDA, UTAH



ERDA ESTATES AREA CALCULATIONS TABLE

DESCRIPTION	AREA PROPOSED (sq. ft.)	AREA PROPOSED (acres)	PERCENTAGE PROPOSED
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ROAD DEDICATION	192,372 sq. ft.	4.416 acres	8.96%
TOTAL SITE	2,148,183 sq. ft.	49.315 acres	100.00%

NORTH

HORIZONTAL GRAPHIC SCALE

80 0 40 80 160

80

HORZ: 1 inch = ft.

TOOELE COUNTY PLANNING COMMISSION

TOOELE COUNTY PLANNING COMMISSION

COPPER 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

COPPER COVE

ERDA WAY
ERDA, UTAH

CONCEPT

PROJECT NUMBER T1895D
PRINT DATE 2023-10-02
DRAWN BY R. FISH
CHECKED BY J. CLEGG

8.488 acres	5.42%
156.526 acres	100.00%

PROJECT MANAGER
J.CLEGG

APPROVED THIS DAY OF , 20 , BY THE

October 32018

TRANSPORTATION ENGINEERING

RE: Tealby Village – Erda, UT

Tealby Village is a proposed 500 single family home development with 5 acres or 50,000 sf of commercial office space located on the southwest corner of Erda Way and SR 36 in Erda, UT. The site extends to Cochrane Lane and is proposing four access points for the residential development and one business access for the proposed professional office. Figure One shows the proposed area and Figure Two shows an initial site plan.



Figure One: Site Locations

P.O. Box 521651 Salt Lake City, UT 84152
(801) 949-0348 fax (801) 582-6252
atrans@comcast.net

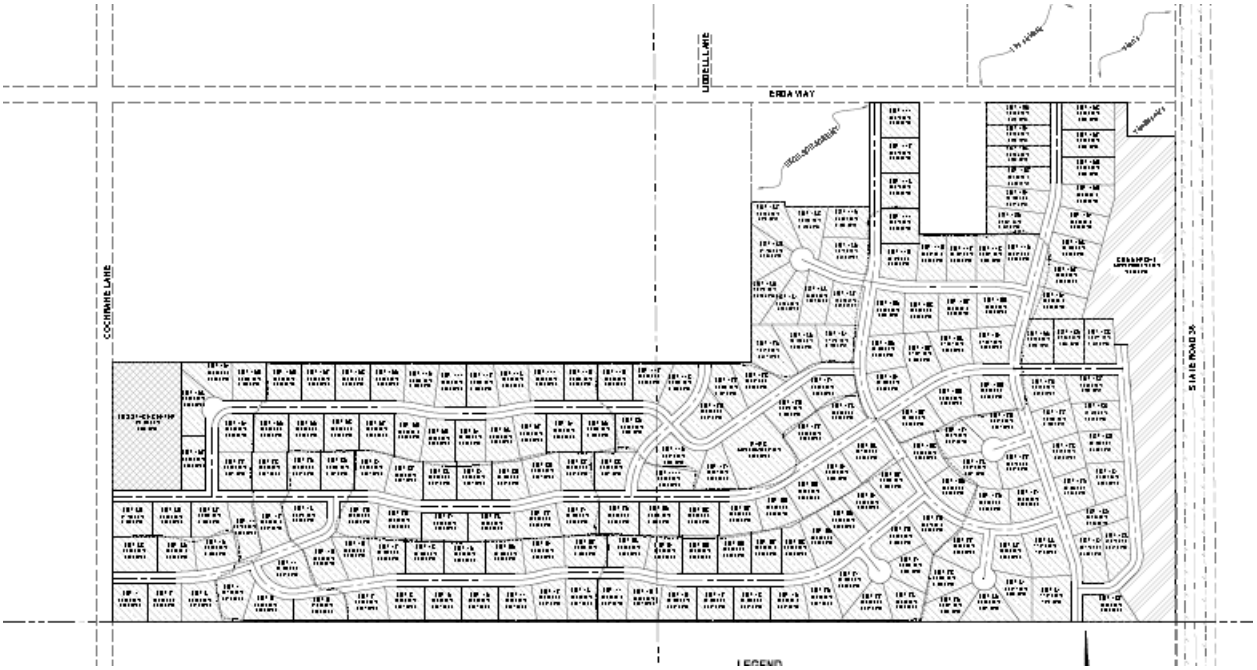


Figure Two: Site Plan

Based on the ITE Trip Generation Manual, 10th Edition, the projected traffic for the site is based on land use and square footages. Applying these values generates 466 AM peak trips, 618 PM peak trips and 5,530 daily trips.

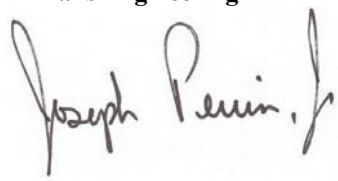
Land Use Trip Generation Projections

			Trip Rate			Trips		
ITE 10th Ed	Size	Land Use	AM	PM	Daily	AM	PM	Daily
Townhomes	500	210	0.74	0.99	9.44	370	495	4720
Professional Office	50.000	712	1.92	2.45	16.19	96	123	810
Total						**466**	**618**	**5530**

According to Traffic on Utah Highways, Erda Way carries approximately 3,500 trips a day. The proposed development represents a substantial increase in traffic relative to the current level however, the capacity of the roadway is approximately 15,000 ADT. Therefore, once this development is built, Erda Way is projected to carry an estimated 9,000 ADT. This would be operating at 60% of the roadway capacity which still represents a Level of Service A. The surrounding roadway infrastructure has available capacity to accommodate the traffic generated by the site.

Please contact me with any questions.

Sincerely,
A-Trans Engineering



Joseph Perrin, PhD, PE, PTOE
Principal

P.O. Box 521651 Salt Lake City, UT 84152
(801) 949-0348 fax (801) 582-6252
atrans@comcast.net