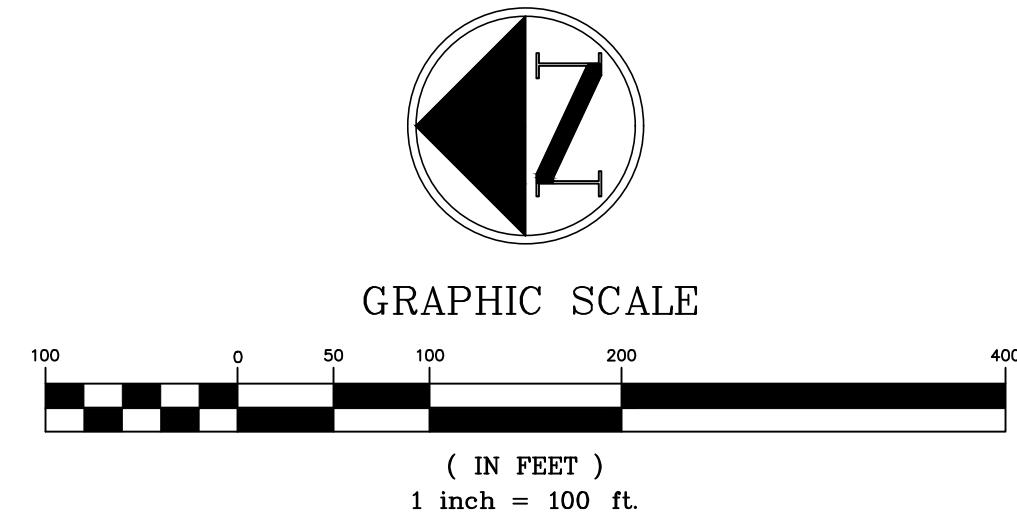


PATH: Concept - PJ 2025_06-14.dwg PLOTTED: June 18, 2025 8:49AM



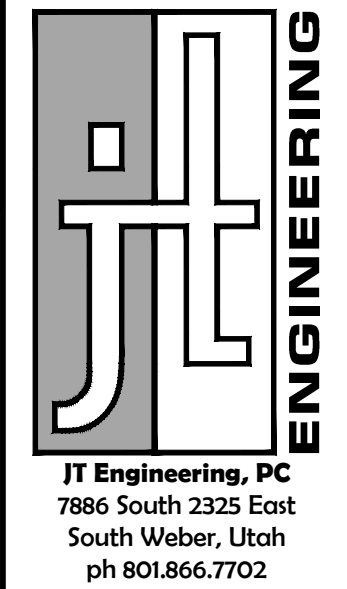
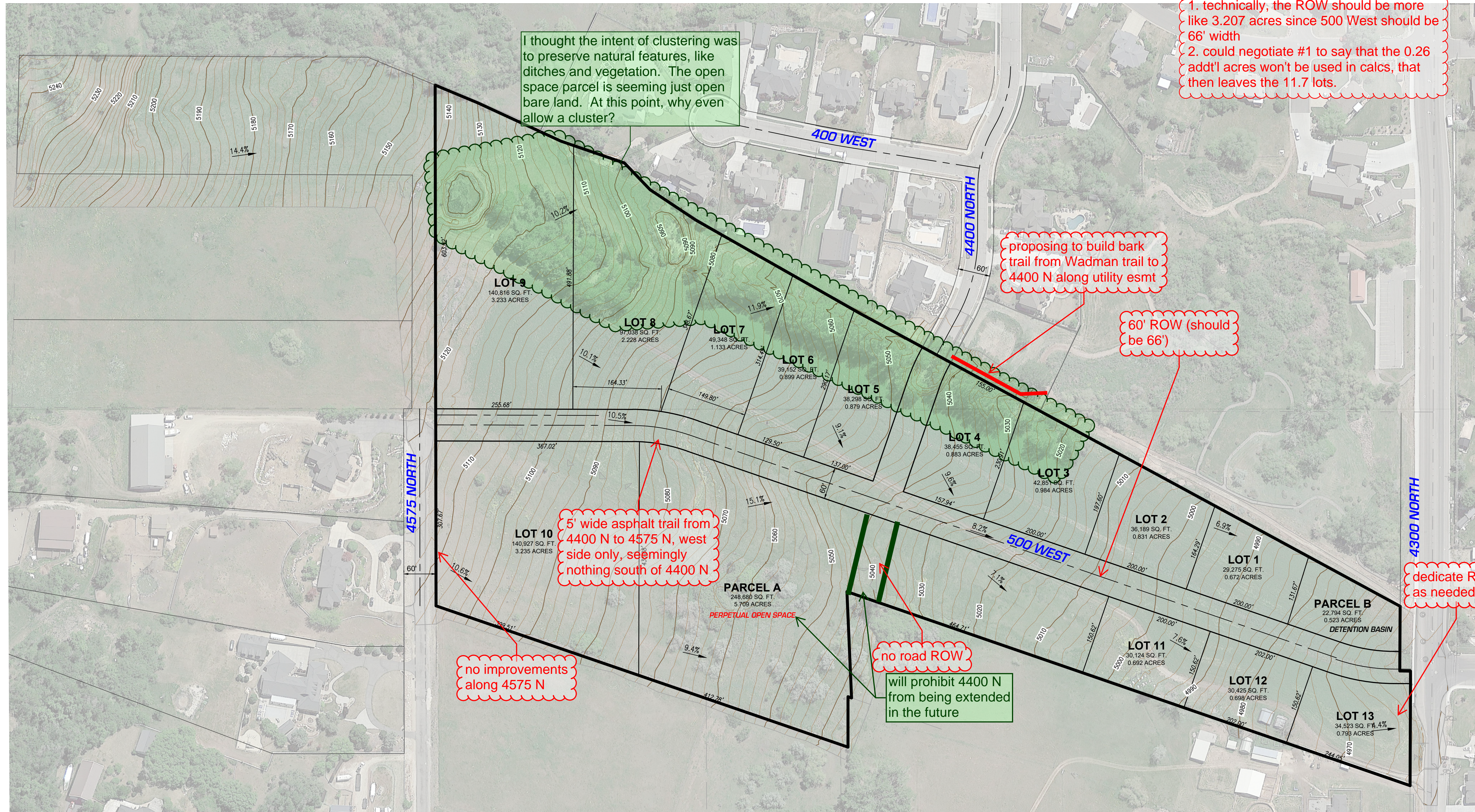
PROJECT DATA

ZONING:	A-2
OVERALL PROPERTY:	26.340 AC.
RESIDENTIAL LOTS:	13
TOTAL LOT ACREAGE:	17.158 AC. (65.14%)
PARCELS:	2
A - PERPETUAL OPEN SPACE:	5.709 AC. (21.67%)
(Privately Owned and Maintained)	
B - WATER RETENTION & RECHARGE AREA	0.523 AC. (1.99%)
TOTAL ACREAGE:	7.418 AC. (23.66%)
RIGHT OF WAY DEDICATION	2.949 AC. (11.20%)

$$26.34 - 2.949 = 23.391 / 2 = 11.7 \text{ lots}$$

a couple of thoughts:

1. technically, the ROW should be more like 3.207 acres since 500 West should be 66' width
2. could negotiate #1 to say that the 0.26 add'l acres won't be used in calcs, that then leaves the 11.7 lots.



FOR REVIEW



#	DATE	BY	DESCRIPTION

CONCEPT PLAN

PLEASANT VIEW ACRES

PLEASANT VIEW, UTAH

SHEET SIZE: ARCH D
H. SCALE: 1" = 100'
V. SCALE: N/A
DATE: JUN. 18, 2025
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SHEET NO.
CP1
1 of 1