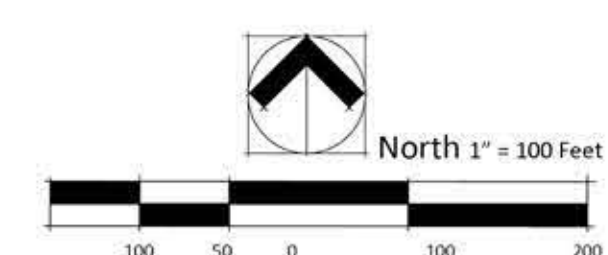




Site Summary

Ropelatto Property · Nibley, Utah · Ironwood Construction

Site	94.6 Acres		
City Park	19.8 Acres		
Public ROW per plan	9.51 Acres		
Anticipated additional Public ROW	2.2 Acres		
Net Developable Area	63.1 Acres		
Residential Units	673		
SFD: 8,000 S.F.	5.17 Acres	19 lots	
SFD: 6,000 S.F.	9.14 Acres	45 lots	
SFD: 4,000 S.F.	4.3 Acres	32 lots	
SFD: Active Adult	6.96 Acres	41 lots	
Total SFD		137 Lots	20.4%
Town Homes	19.05 Acres	267 units	
Condominium	11.2 Acres	269 units	40.0%
Density		10.7 Units / Acre	
Open Space:	24.37 Acres	38.6%	
Wetlands corridor	5.54 Acres		
Buffer at 3200 South	0.48 Acres		
Active Adult	1.00 Acres		
Town Homes	5.72 Acres		
Condominium	3.36 Acres		
Within ROWs	6.60 Acres		
Anticipated ROWs	1.67 Acres		
Commercial		2.96 Acres	



24 OCTOBER 2019
Concept Plan

NIBLEY PROPERTY

Ropelatto Property · Nibley, Utah

Ironwood Construction · 50 East 2500 North · North Logan, Utah



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