

MU-1 OPEN SPACE AREAS

LOT 4 REQ. 20% OF 128,311 SQ.FT. = 25,662 SQ.FT.

OVERALL SITE AREA:	128,311 SQ.FT (2.95 ACRES)
1/3 WETLANDS ALLOWANCE:	8,554 SQ.FT.
OPEN SPACE:	28,604 SQ.FT.
OPEN SPACE PROVIDED:	37,158 SQ.FT. (29.0%)

LOT 5 REQ. 20% OF 101,093 SQ.FT. = 20,219 SQ.FT.

OVERALL SITE AREA:	101,093 SQ.FT (2.32 ACRES)
1/3 WETLANDS ALLOWANCE:	6,740 SQ.FT.
OPEN SPACE:	26,012 SQ.FT.
OPEN SPACE PROVIDED:	32,752 SQ.FT. (32.4%)

LOT 6 REQ. 20% OF 84,616 SQ.FT. = 16,923 SQ.FT.

OVERALL SITE AREA:	84,616 SQ.FT (1.94 ACRES)
1/3 WETLANDS ALLOWANCE:	5,641 SQ.FT.
OPEN SPACE:	20,278 SQ.FT.
OPEN SPACE PROVIDED:	25,919 SQ.FT. (30.6%)

LOT 7 REQ. 20% OF 71,740 SQ.FT. = 14,348 SQ.FT.

OVERALL SITE AREA:	71,740 SQ.FT. (1.65 ACRES)
1/3 WETLANDS ALLOWANCE:	4,783 SQ.FT.
OPEN SPACE:	13,315 SQ.FT.
OPEN SPACE PROVIDED:	18,098 SQ.FT. (25.2%)

LOT 8 REQ. 20% OF 78,722 SQ.FT. = 15,754 SQ.FT.

OVERALL SITE AREA:	78,722 SQ.FT. (1.81 ACRES)
1/3 WETLANDS ALLOWANCE:	5,251 SQ.FT.
OPEN SPACE:	16,111 SQ.FT.
OPEN SPACE PROVIDED:	21,362 SQ.FT. (27.1%)

LOT 9 REQ. 20% OF 19,938 SQ.FT. = 3,987 SQ.FT.

OVERALL SITE AREA:	19,938 SQ.FT (0.46 ACRES)
1/3 WETLANDS ALLOWANCE:	1,329 SQ.FT.
OPEN SPACE:	3,231 SQ.FT.
OPEN SPACE PROVIDED:	4,560 SQ.FT. (22.9%)

LOT 10 REQ. 20% OF 56,797 SQ.FT. = 11,360 SQ.FT.

OVERALL SITE AREA:	56,797 SQ.FT (1.3 ACRES)
1/3 WETLANDS ALLOWANCE:	3,786 SQ.FT.
OPEN SPACE:	8,528 SQ.FT.
OPEN SPACE PROVIDED:	12,314 SQ.FT. (21.7%)

Red Bridge MU-1 Open Space

1" = 150'-0"
(1" = 300'-0" ON 11x17 PAPER)

LOT 11 REQ. 20% OF 137,173 SQ.FT. = 27,435 SQ.FT.

OVERALL SITE AREA:	137,173 SQ.FT (3.15 ACRES)
1/3 WETLANDS ALLOWANCE:	9,145 SQ.FT.
OPEN SPACE:	26,384 SQ.FT.
OPEN SPACE PROVIDED:	35,518 SQ.FT. (25.9%)

LOT 12 REQ. 20% OF 235,174 SQ.FT. = 47,035 SQ.FT.

OVERALL SITE AREA:	235,174 SQ.FT (5.40 ACRES)
1/3 WETLANDS ALLOWANCE:	15,678 SQ.FT.
OPEN SPACE:	49,473 SQ.FT.
OPEN SPACE PROVIDED:	65,151 SQ.FT. (27.7%)

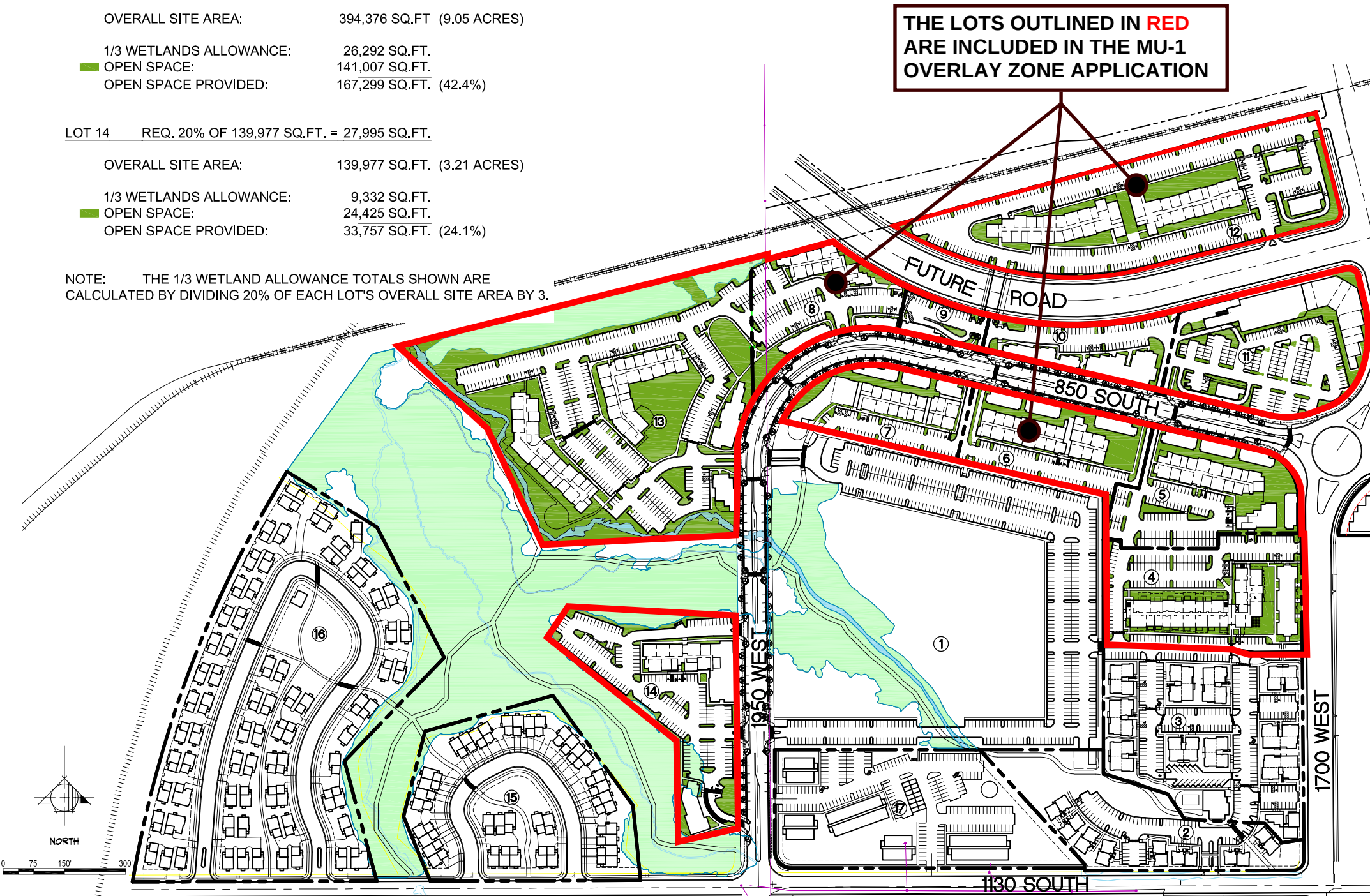
LOT 13 REQ. 20% OF 394,376 SQ.FT. = 78,875 SQ.FT.

OVERALL SITE AREA:	394,376 SQ.FT (9.05 ACRES)
1/3 WETLANDS ALLOWANCE:	26,292 SQ.FT.
OPEN SPACE:	141,007 SQ.FT.
OPEN SPACE PROVIDED:	167,299 SQ.FT. (42.4%)

LOT 14 REQ. 20% OF 139,977 SQ.FT. = 27,995 SQ.FT.

OVERALL SITE AREA:	139,977 SQ.FT. (3.21 ACRES)
1/3 WETLANDS ALLOWANCE:	9,332 SQ.FT.
OPEN SPACE:	24,425 SQ.FT.
OPEN SPACE PROVIDED:	33,757 SQ.FT. (24.1%)

NOTE: THE 1/3 WETLAND ALLOWANCE TOTALS SHOWN ARE CALCULATED BY DIVIDING 20% OF EACH LOT'S OVERALL SITE AREA BY 3.



THE LOTS OUTLINED IN RED
ARE INCLUDED IN THE MU-1
OVERLAY ZONE APPLICATION

JWRA Architects
2299 S. Highland Dr., Ste. 200
Salt Lake City, UT 84106
Phone: (801) 486-7777
www.jwraia.com



COPYRIGHT 2021
JWRA ARCHITECTS
ALL RIGHTS RESERVED
ALL DESIGN, DRAWINGS AND WRITTEN
MATERIAL, INCLUDING HEREIN, CONSTITUTE THE
ORIGINAL & UNPUBLISHED WORK OF JWRA
ARCHITECTS AND MAY NOT BE REPRODUCED,
COPIED OR DISCLOSED WITHOUT THE WRITTEN
CONSENT OF JWRA ARCHITECTS.

RED BRIDGE STATION AREA
Payson, Utah
Red Bridge Open Space Calculations

Job #	
Dr. By	TJC
Ch. By	
Rev. By	
Revisions	
Date:	PRELIMINARY
Sheet:	A000
1 of	