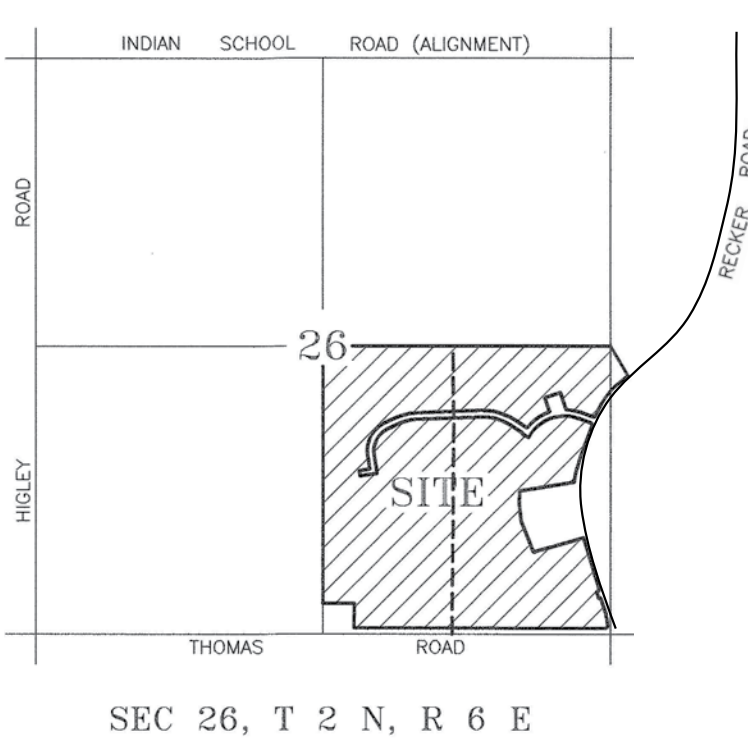




LEGEND

- SITE BOUNDARY
- TRAILS
- * PRIMARY AMENITY
- * SECONDARY AMENITY
- TRAILHEAD OVERLOOK
- △ COMMUNITY MONUMENT
- COMMUNITY ENTRY

VICINITY MAP



SITE DATA

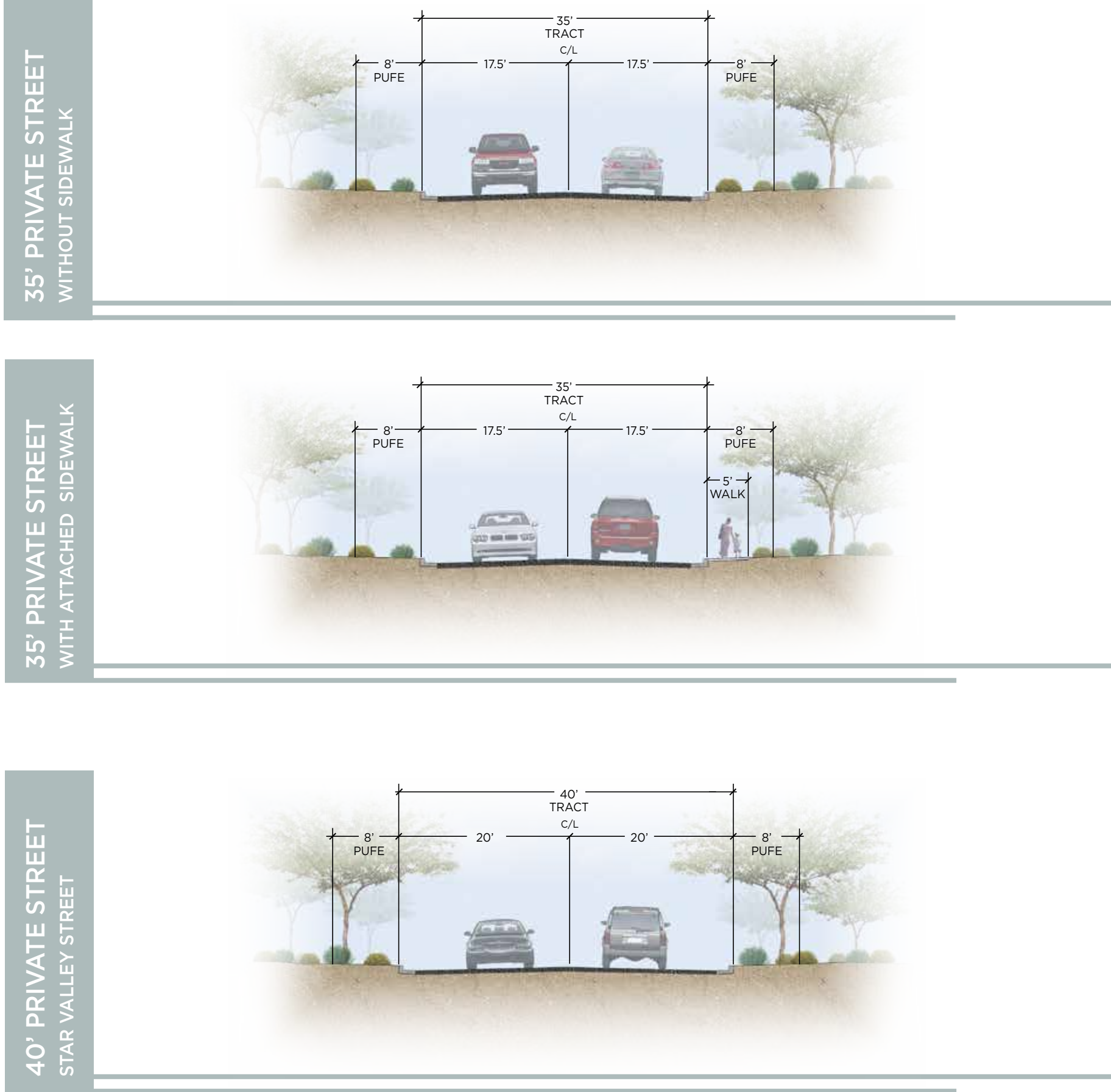
LOT SIZE	YIELD	MIX %
50'x112' (5,600 SF)	127	42.9%
60'x130' (7,800 SF)	103	34.8%
65'x140' (9,100 SF)	66	22.3%
TOTAL	296	100%

GROSS PROJECT AREA: 136.3 ACRES*
GROSS PROJECT DENSITY: 2.17 DU/AC

TOTAL OPEN SPACE: 66.5 ACRES | +/- 48.8%
COMMUNITY OPEN SPACE: 39.9 ACRES
PUBLIC ACCESS PARK: 26.6 ACRES

*GROSS AREA INCLUDES THE 2.7 CITY LIFT STATION PARCEL AND ADDITIONAL ACRES ASSOCIATED WITH THE ABANDONMENT OF STAR VALLEY STREET, BUT EXCLUDES THE 0.5 ACRE MOUNTAIN STATES TELEPHONE PARCEL.

STREET SECTIONS



PROJECT TEAM

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