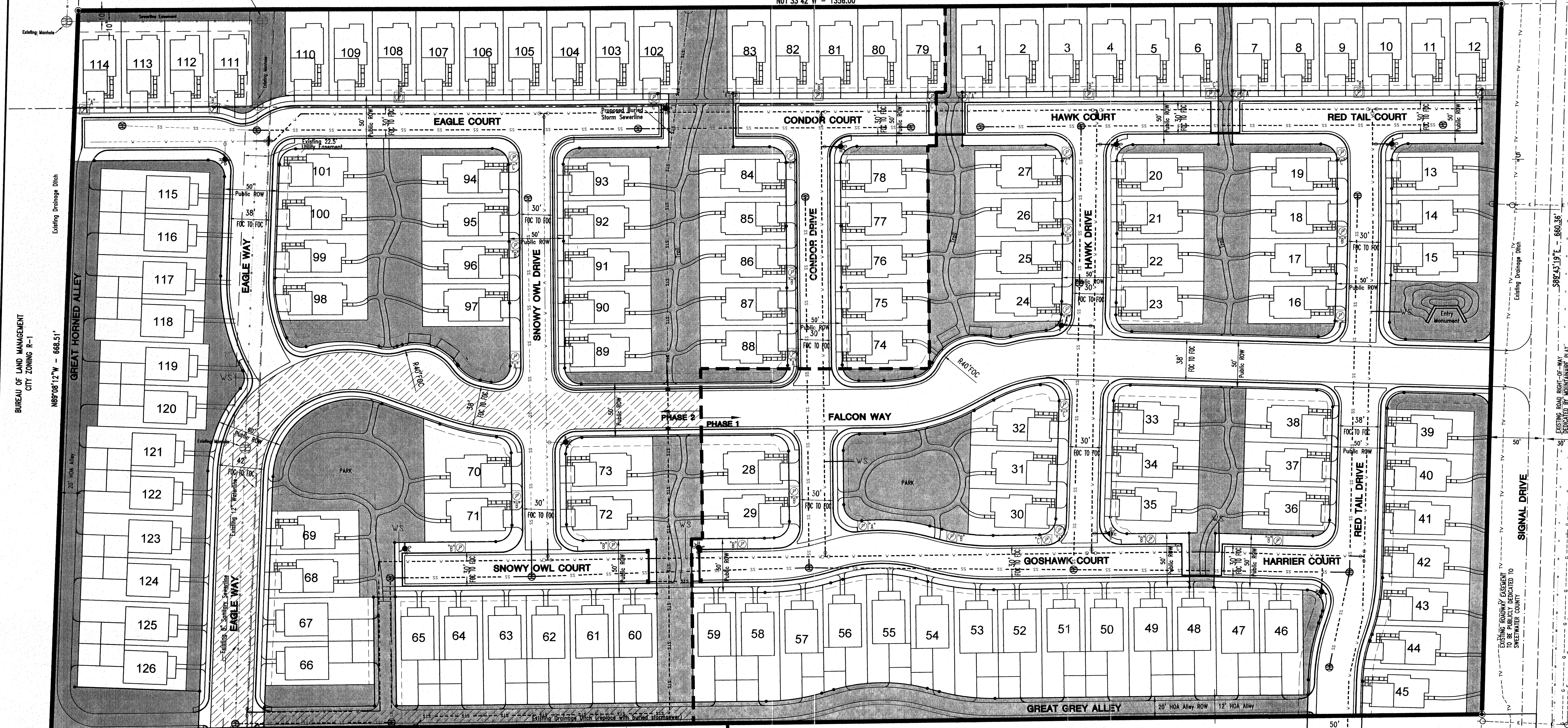


SWEETWATER COUNTY
SCHOOL DISTRICT NO. 1
(NORTH PARK ELEMENTARY SCHOOL)
CITY ZONING R-6
N01°33'42"W - 1356.00'



COUNTY ZONING R-2

COUNTY ZONING I-1

COUNTY ZONING I-1

COUNTY ZONING R-2

MOUNTAINEER 5TH SUBDIVISION (COUNTY)

BUREAU OF LAND MANAGEMENT
CITY ZONING R-1
N89°08'12"W - 668.51'

SKYVIEW ESTATES 6TH
CITY ZONING R-6

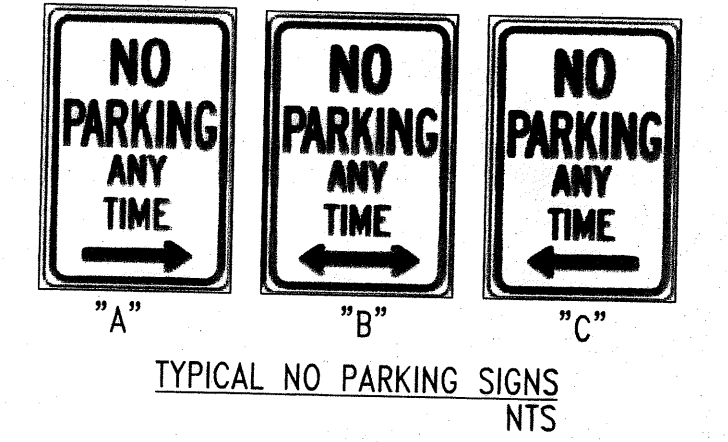
SKYVIEW ESTATES 4TH
CITY ZONING R-6

SKYVIEW ESTATES
FUTURE PHASE 8
CITY ZONING R-6

OWNER/DEVELOPER
WORK FORCE HOUSING, LLC
2493 Thunderbird Lane
Evergreen, CO 80439
Ph: 303-679-8739

LEGEND

- TEMPORARY SURFACE FOR PHASE 1
- INDICATES LAND OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION (HOA)
- EX. SANITARY SEWER MANHOLE
- NEW SANITARY SEWER MANHOLE
- NEW FIRE HYDRANT
- CATCH BASIN
- NO PARKING SIGN (SEE TYPICAL NO PARKING SIGNS FOR TYPE)
- EX. GASLINE
- EX. CATV
- EX. POWER
- EX. SANITARY SEWERLINE
- EX. WATERLINE
- NEW PHASE 1 SANITARY SEWERLINE
- NEW PHASE 2 SANITARY SEWERLINE
- NEW PHASE 1 WATERLINE
- NEW PHASE 2 WATERLINE
- NEW PHASE 1 STORMSEWER
- NEW PHASE 2 STORMSEWER
- NEW PHASE 1 WATERSERVICE FOR HOA
- NEW PHASE 2 WATERSERVICE FOR HOA



TYPICAL NO PARKING SIGNS
NTS

RECORDED 11-15-2006 AT 84-03 PH REC'D 148247 304 0000 PGM 0000
LORETTA BAILIFF, CLERK OF SHEETWATER COUNTY, WY Page 2 of 2

This Final Development Plan conforms with the approved Preliminary Development Plan.

Certified this 11 day of January 20 06
Shirley Crawford
Zoning Administrator

NORTH PARK SUBDIVISION PHASE 1
PUD FINAL DEVELOPMENT PLAN
WORK FORCE HOUSING, LLC
2493 THUNDERBIRD LANE
EVERGREEN, COLORADO 80439
PHONE: 303-679-8739

DATE:
FEB 13, 2006
PROJECT NO:
6748-05E
SHEET NO:
1 OF 1

476

TABULATION

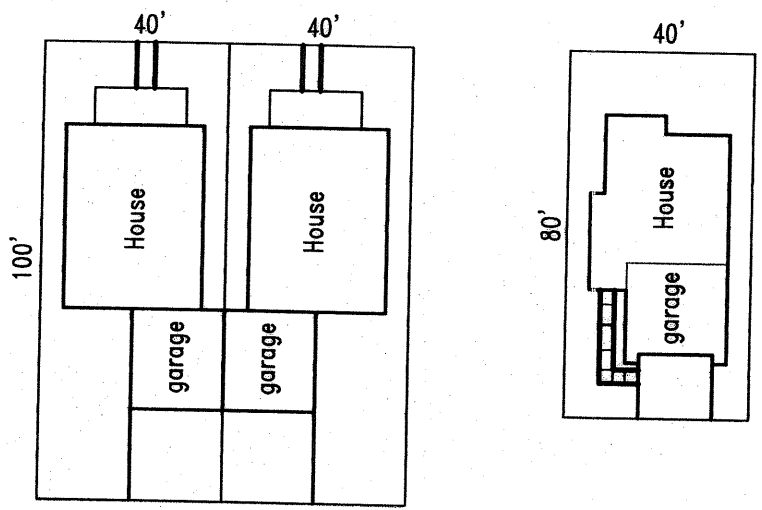
ZONING	R-6 (PUD)
TOTAL LAND AREA	19.96AC
TOTAL RIGHT-OF-WAY DEDICATION TO CITY	5.99AC (30% OF TOTAL AREA)
TOTAL HOME OWNERS ASSOCIATION AREA	3.92AC (20% OF TOTAL AREA)
TOTAL NUMBER OF LOTS	126
TOTAL LOT AREA	10.07AC (50% OF TOTAL AREA)
PROPOSED DENSITY	6.3111DU/AC
PHASE 1	
TOTAL AREA OF PHASE I	9.40AC
NUMBER OF LOTS	59
LOT AREA	4.71AC (50% OF TOTAL AREA OF PHASE I)
HOA AREA	1.60AC (17% OF TOTAL AREA OF PHASE I)
CITY ROW AREA	3.12AC (33% OF TOTAL AREA OF PHASE I)
PHASE 2	
TOTAL AREA OF PHASE II	10.56AC
NUMBER OF LOTS	67
LOT AREA	5.36AC (51% OF TOTAL AREA OF PHASE II)
HOA AREA	2.32AC (22% OF TOTAL AREA OF PHASE II)
CITY ROW AREA	2.87AC (27% OF TOTAL AREA OF PHASE II)

GENERAL NOTES

- STREETS ARE TO BE PUBLICLY DEDICATED.
- SLOPES WITHIN THE SUBDIVISION ARE BETWEEN 0% AND 10%.
- ALLEY WILL BE CONSTRUCTED WITH CONCRETE AND SLOPE TOWARDS THE CENTERLINE.

DESIGN/FUNCTION OF SYSTEMS

- THE PROPOSED WATER LINES WILL BE CONNECTED TO THE CITY'S EXISTING WATER DISTRIBUTION SYSTEM. THE NEW SANITARY SEWER SHALL GRAVITY DRAIN INTO THE CITY'S EXISTING SANITARY SEWER SYSTEM. ALL NEW PAVING AND SIDEWALK WILL BE CONSTRUCTED TO MATCH THE EXISTING PAVEMENT AND SIDEWALK. THE SITE WILL BE GRADED TO MATCH THE EXISTING GROUND CONTOUR.
- ALL PROPOSED SANITARY SEWER MANHOLES ARE 48" I.D.
- ALL PROPOSED SANITARY SEWER COLLECTION LINES ARE 8".
- ALL PROPOSED WATER DISTRIBUTION LINES ARE 8".
- ALL FIRE HYDRANT LATERALS ARE 6".

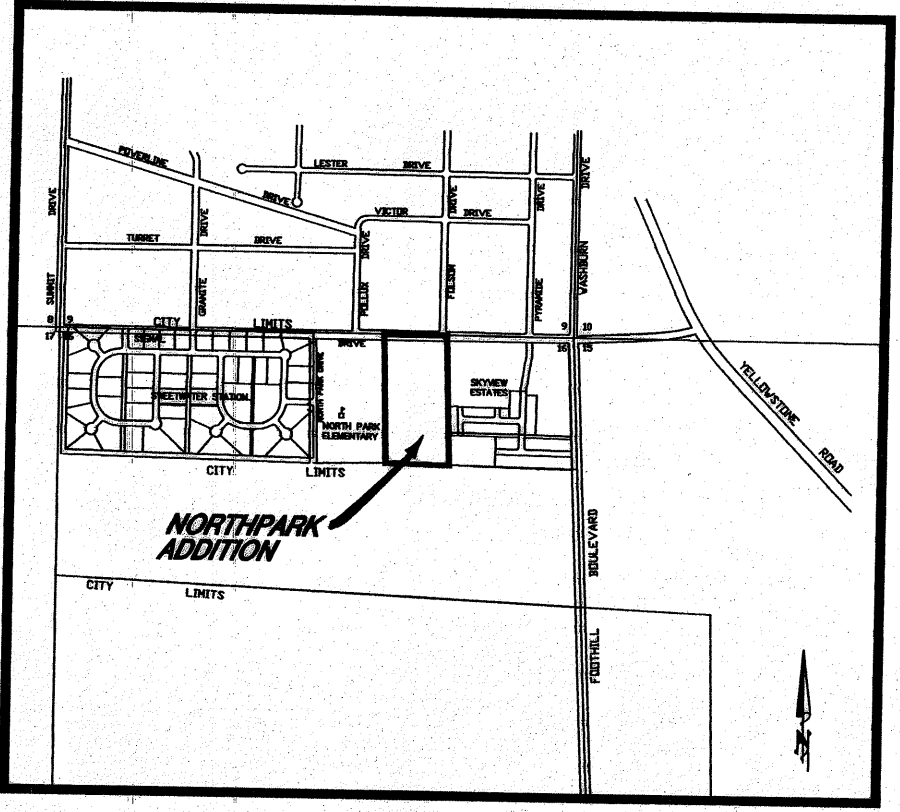


TYPICAL UN-PLEX

TYPICAL SINGLE FAMILY

JFC ENGINEERS SURVEYORS
1515 NINTH STREET
ROCK SPRINGS, WY 82901
PHONE (307) 362-7519
FAX (307) 362-7569
http://www.jfc-wyo.com

GRAPHIC SCALE
1 inch = 50.0 ft.
DRAWN BY:
CRG



VICINITY MAP
SCALE: 1"=2000'