

NORTHPARK ESTATES, PHASE 1

SECTION 16, RESURVEY TOWNSHIP 19 NORTH, RANGE 105 WEST

ROCK SPRINGS, SWEETWATER COUNTY, WYOMING

SWEETWATER COUNTY
SCHOOL DISTRICT NO. 1
(NORTHPARK ELEMENTARY SCHOOL)
CITY ZONING R-6

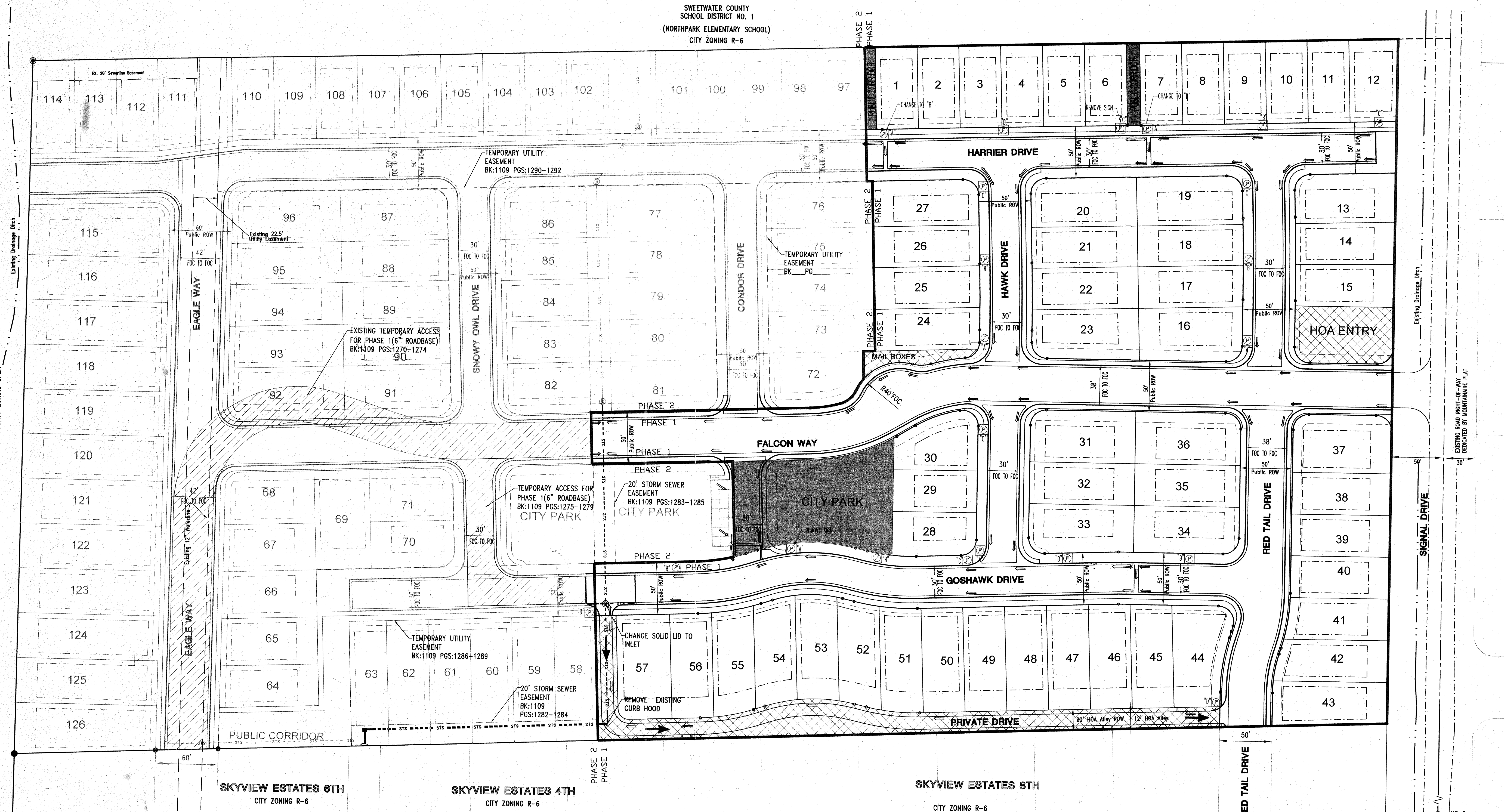
Sheet 2 of 2

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDING NUMBER 07534

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COUNTY ZONING R-2

COUNTY ZONING I-1

COUNTY ZONING I-1

COUNTY ZONING R-2

FOLSOM DRIVE

TABULATION

ZONING	R-6 (PUD)
TOTAL LAND AREA	19.960AC
TOTAL NUMBER OF LOTS	126
TOTAL LOT AREA	12.199AC (61.12% OF TOTAL AREA)
DENSITY	6.31 DU/AC
OPEN SPACE	1.281AC (6.42% OF TOTAL AREA)

CITY OF ROCK SPRINGS

TOTAL ROAD RIGHT-OF-WAY	6.127AC (30.70% OF TOTAL AREA)
PARK	0.778AC (3.90% OF TOTAL AREA)
CORRIDORS	0.273AC (1.37% OF TOTAL AREA)
PARK + CORRIDORS	1.051AC (5.27% OF TOTAL AREA)

HOME OWNERS

AREA	0.585AC (2.93% OF TOTAL AREA)
RIGHT-OF-WAY FOR ALLEY	0.355AC (1.78% OF TOTAL AREA)
MAILBOX AREA	0.031AC (0.16% OF TOTAL AREA)
OPEN SPACE	0.199AC (1.00% OF TOTAL AREA)

PHASE 1

TOTAL AREA OF PHASE 1	9.219AC
NUMBER OF LOTS	57
LOT AREA	3.232AC (56.75% OF TOTAL AREA OF PHASE 1)
DENSITY	6.18 DU/AC
OPEN SPACE	0.497AC (5.39% OF TOTAL AREA OF PHASE 1)

HOME OWNERS

AREA	0.502AC (5.45% OF TOTAL AREA OF PHASE 1)
WATERLOO AREA (OPEN SPACE)	0.031AC (0.34% OF TOTAL AREA OF PHASE 1)
RIGHT-OF-WAY FOR ALLEY	0.355AC (3.85% OF TOTAL AREA OF PHASE 1)
OPEN SPACE	0.031AC (0.16% OF TOTAL AREA OF PHASE 1)

CITY OF ROCK SPRINGS

TOTAL ROAD RIGHT-OF-WAY	3.136AC (34.02% OF TOTAL AREA OF PHASE 1)
PARK	0.307AC (3.33% OF TOTAL AREA OF PHASE 1)
CORRIDORS (OPEN SPACE)	0.043AC (0.47% OF TOTAL AREA OF PHASE 1)
PARK + CORRIDORS	0.350AC (3.80% OF TOTAL AREA OF PHASE 1)

- GENERAL NOTES**
- STREETS ARE TO BE PUBLICLY DEDICATED.
 - THE ALLEY IS A ONE-WAY AND WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
 - WATERLINES FOR PHASE 1 HAVE BEEN INSTALLED FOR THE NORTHPARK SUBDIVISION.
 - SEWER LINES FOR PHASE 1 HAVE BEEN INSTALLED FOR THE NORTHPARK SUBDIVISION.
 - ALL WATERLINES ARE 8" EXCEPT FOR THE 12" IN EAGLE WAY. FIRE HYDRANT LATERALS ARE 6".
 - EXISTING UTILITY PEDESTALS THAT ARE NO LONGER LOCATED ON A PROPERTY CORNER SHALL BE MOVED AS DIRECTED BY THE APPROPRIATE UTILITY COMPANY.
 - UTILITY EASEMENTS ARE LOCATED IN THE FRONT OF THE LOTS 10 FEET FROM THE BACK OF SIDEWALK.
 - WATER AND SEWER SHALL BE PUBLIC.
 - PUBLIC CORRIDORS WILL BE LANDSCAPED WITH 4" MINIMUM ROCK AND LANDSCAPE FABRIC WITH A 5 FOOT SIDEWALK.

RECORDED 1/15/2008 AT 04:08 PM REC# 1524224 BK# 0000 PG# 0000
STEVEN DALE DAVIS, CLERK OF SWEETWATER COUNTY, WYOMING 2 of 2

SETBACKS

LOTS	TYPE	FRONT	BACK	SIDE	CORNER SIDE
1-12	SFD	10'	12'	5'	N/A
13-43	SFD	10'	20'	5'	15'
44-57	IMPLX	8'	20'	5' & 0'	10'
58-63	DUPLEX	10'	20'	5' & 0'	N/A
64-76	SFD	10'	20'	5'	15'
77-81	SFD	10'	12'	5'	N/A
82-101	SFD	10'	20'	5'	15'
102-114	SFD	10'	12'	5'	N/A
115-126	SFD	10'	20'	5'	15'

EACH UNIT SHALL HAVE TWO OFF-STREET PARKING SPACES. A GARAGE CAN BE USED FOR THIS REQUIREMENT. IF A PAVED DRIVEWAY IS BEING USED THEN THE DRIVEWAY SHALL BE A MINIMUM OF 20' IN LENGTH.

LEGEND

- STS --- EXISTING NORTHPARK SUBDIVISION PHASE 1 STORMSEWER
- STS --- NEW PHASE 2 STORMSEWER
- TEMPORARY SURFACE FOR PHASE 1
- NO PARKING SIGN (SEE TYPICAL NO PARKING SIGNS FOR TYPE)
- TRAFFIC DIRECTION
- GUTTER DRAINAGE
- LOT DRAINAGE
- INDICATES OPEN SPACE(CITY)
- INDICATES LAND OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION (HOA)

ONE WAY

TO BE INSTALLED AT ENTRANCE AND EXIT OF PRIVATE DRIVE

TYPICAL ONE WAY SIGN NTS

NO PARKING ANY TIME

TYPICAL NO PARKING SIGNS NTS

"A" "B" "C" "D"

This Final Development Plan conforms with the approved Preliminary Development Plan.
Certified this 12th day of December 20 07
Rena McCarren
Zoning Administrator

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

NORTHPARK ESTATES PHASE 1 PUD FINAL DEVELOPMENT PLAN

NORTHPARK, LLC
2493 THUNDERBIRD LANE
EVERGREEN, COLORADO 80439
PHONE: 303-679-8739

DATE: REV. NOV 2007
PROJECT NO: 6748-05E
SHEET NO: 2 OF 2

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