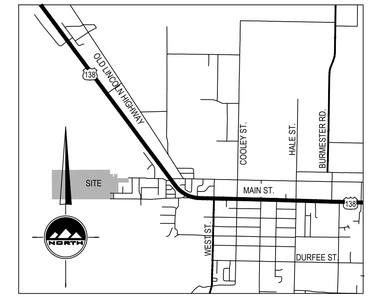
ZONING BREAKDOWN			
AREA	HOUSING TYPE		AREA (ACRES)
	26-FT LOT	TOWNHOMES HIGH-DENSITY RESIDENTIAL	3.50
	50-FT LOT	MEDIUM-DENSITY RESIDENTIAL	15.56
	65-FT LOT	MEDIUM-DENSITY RESIDENTIAL	41.05
	21-FT LOT	TOWNHOMES HIGH-DENSITY RESIDENTIAL	25.35
	RV	RV STORAGE	4.04
TOTAL SITE			89.5

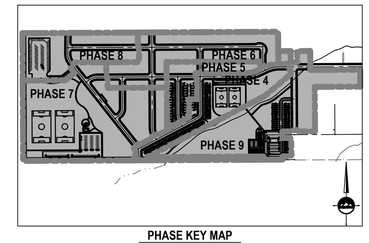
SITE SUMMARY TABLE	
PHASE	LOTS
4	50
5	49
6	45
7	46
8	18
9	39
TOTAL LOTS	247

SITE SUMMARY TABLE	
# OF TOWNHOMES	106
# OF SINGLE FAMILY	141
OPEN SPACE (ACREAGE)	27.2

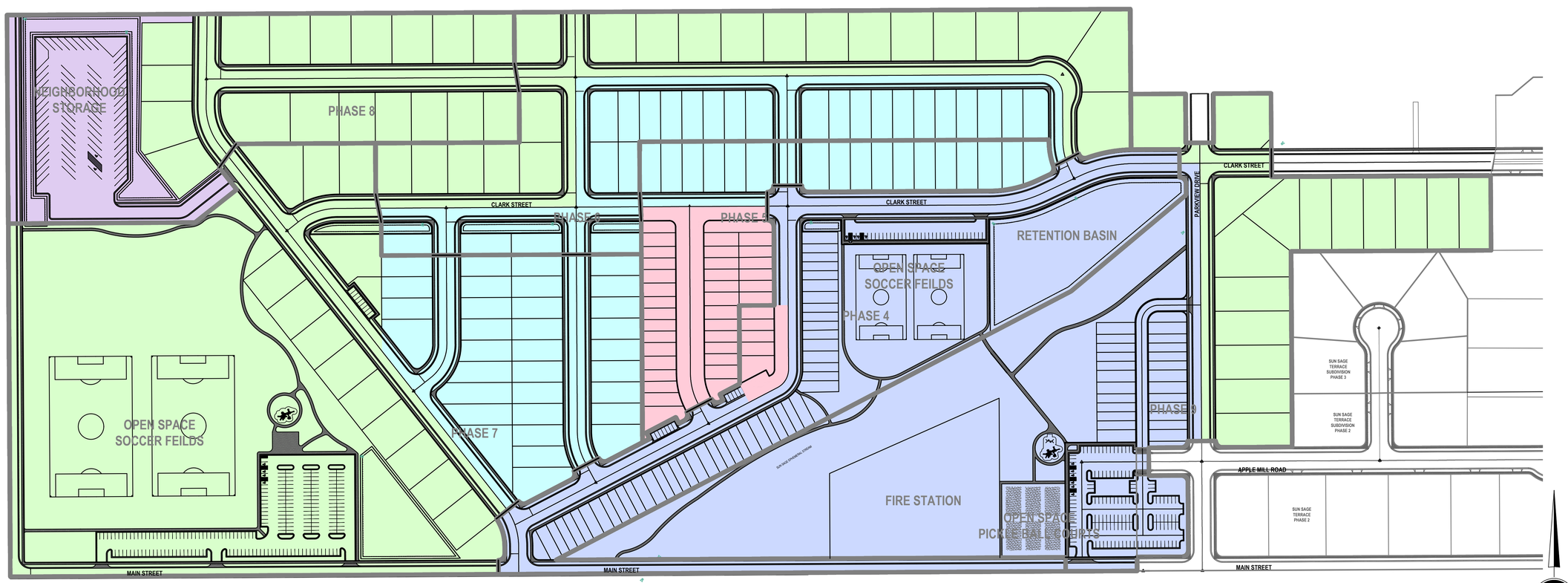
PARKING SUMMARY TABLE	
STALL TYPE	PARKING STALLS
STANDARD	355
HANDICAP	14
RV HANDICAP	2
RV	69
TOTAL STALLS	440



VICINITY MAP
NOT TO SCALE



PHASE KEY MAP
NOT TO SCALE



HORIZONTAL GRAPHIC SCALE

125 0 62.5 125 250

(IN FEET)
HORZ: 1 inch = 125 ft.

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HERRIMAN, UTAH 84096

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SUN SAGE PHASE 4-9 CONCEPT

MAIN STREET
GRANTSVILLE, UTAH

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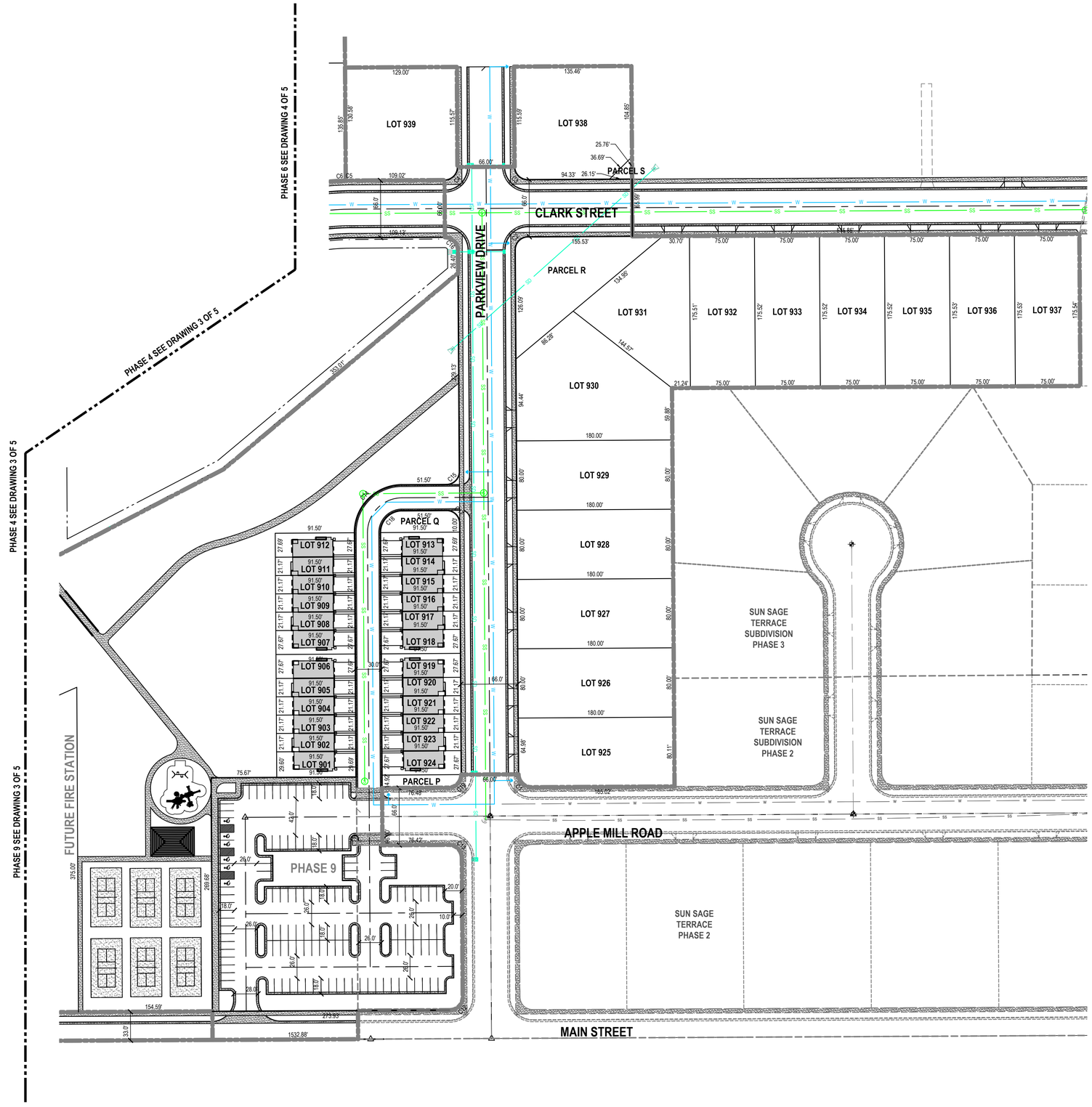
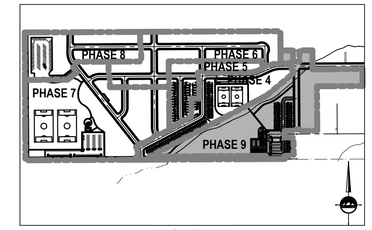
CONCEPT
OVERALL

PROJECT NUMBER	PRINT DATE
10068D	2024-01-11
PROJECT MANAGER	DESIGNED BY
C. CHILD	C. CARPENTER





PHASE KEY MAP
NOT TO SCALE

PHASE 9 PARKING SUMMARY TABLE	
STALL TYPE	PARKING STALLS
STANDARD	127
HANDICAP STALLS	6
TOTAL STALLS	133

PHASE 9 SITE SUMMARY TABLE	
LOT TYPE	LOTS
21 -FT TOWNHOMES	24
65 - FT SINGLE FAMILY	15
TOTAL LOTS	39

PHASE 9 SITE ACREAGE SUMMARY TABLE	
AREA TYPE	AREA (ACRES)
OPEN SPACE	7.76
LOTS	6.34
FIRE STATION	2.64
ROADS	3.20
TOTAL LOTS	19.94

NORTH

HORIZONTAL GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
HORZ: 1 inch = 60 ft.

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SUN SAGE PHASE 4-9 CONCEPT

MAIN STREET
GRANTSVILLE, UTAH

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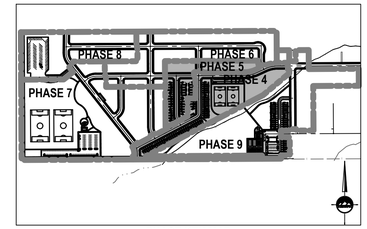
CONCEPT
PHASE 9

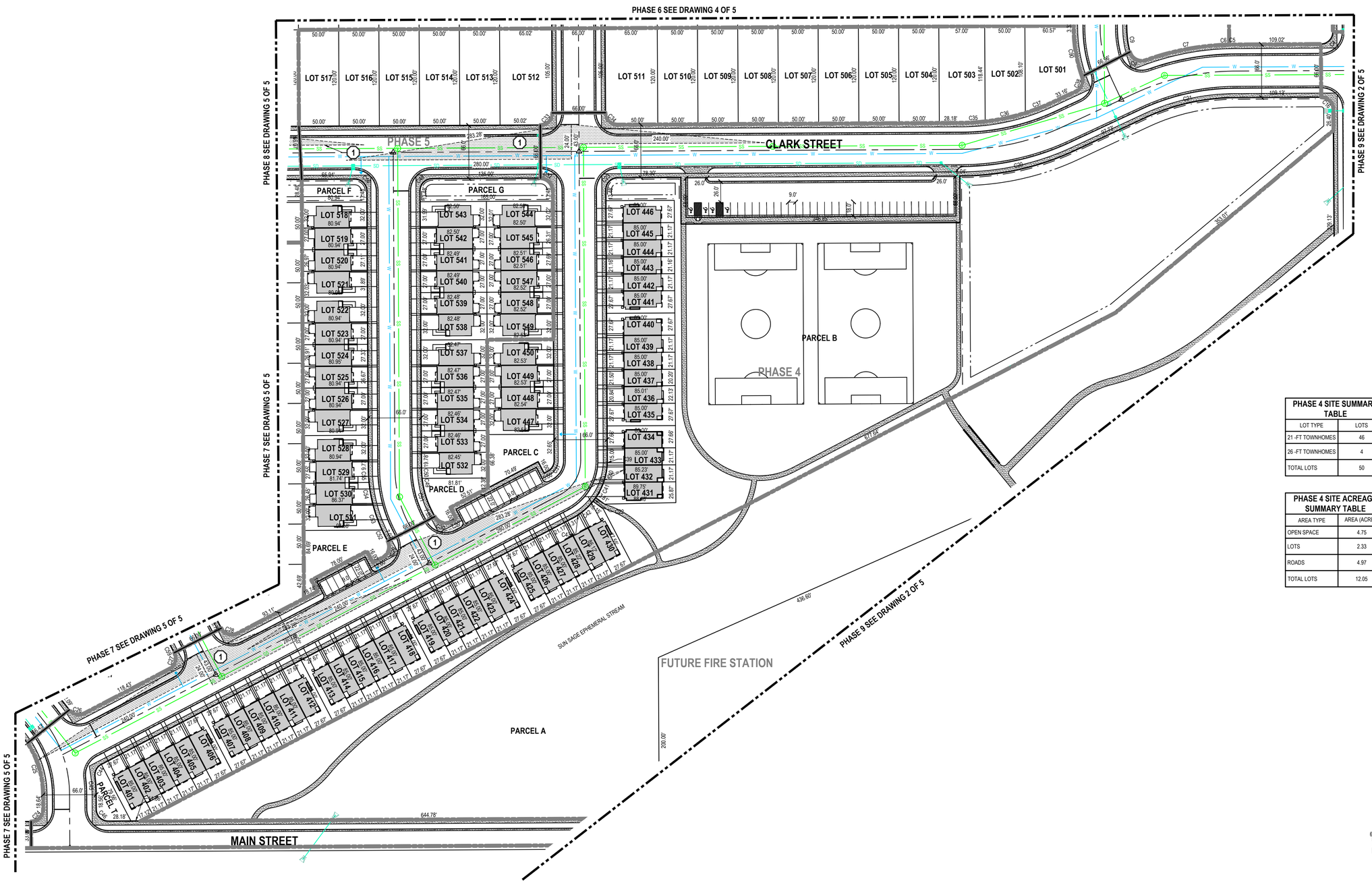
PROJECT NUMBER	PRINT DATE
10068D	2024-01-11
PROJECT MANAGER	DESIGNED BY
C. CHILD	C. CARPENTER



PHASE KEY MAP
NOT TO SCALE

KEYNOTES

1 SITE TRIANGLE



PHASE 4 PARKING SUMMARY TABLE	
STALL TYPE	PARKING STALLS
STANDARD	50
HANDICAP STALLS	4
TOTAL STALLS	54

PHASE 5 PARKING SUMMARY TABLE	
STALL TYPE	PARKING STALLS
STANDARD	0
HANDICAP STALLS	0
TOTAL STALLS	0

PHASE 4 SITE SUMMARY TABLE	
LOT TYPE	LOTS
21 -FT TOWNHOMES	46
26 -FT TOWNHOMES	4
TOTAL LOTS	50

PHASE 5 SITE SUMMARY TABLE	
LOT TYPE	LOTS
26 -FT TOWNHOMES	32
50 - FT SINGLE FAMILY	17
TOTAL LOTS	49

PHASE 4 SITE ACREAGE SUMMARY TABLE	
AREA TYPE	AREA (ACRES)
OPEN SPACE	4.75
LOTS	2.33
ROADS	4.97
TOTAL LOTS	12.05

PHASE 5 SITE ACREAGE SUMMARY TABLE	
AREA TYPE	AREA (ACRES)
OPEN SPACE	0.27
LOTS	4.24
ROADS	1.28
TOTAL LOTS	5.79

NORTH

HORIZONTAL GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
HORZ: 1 inch = 60 ft.

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GRANTSVILLE, UTAH

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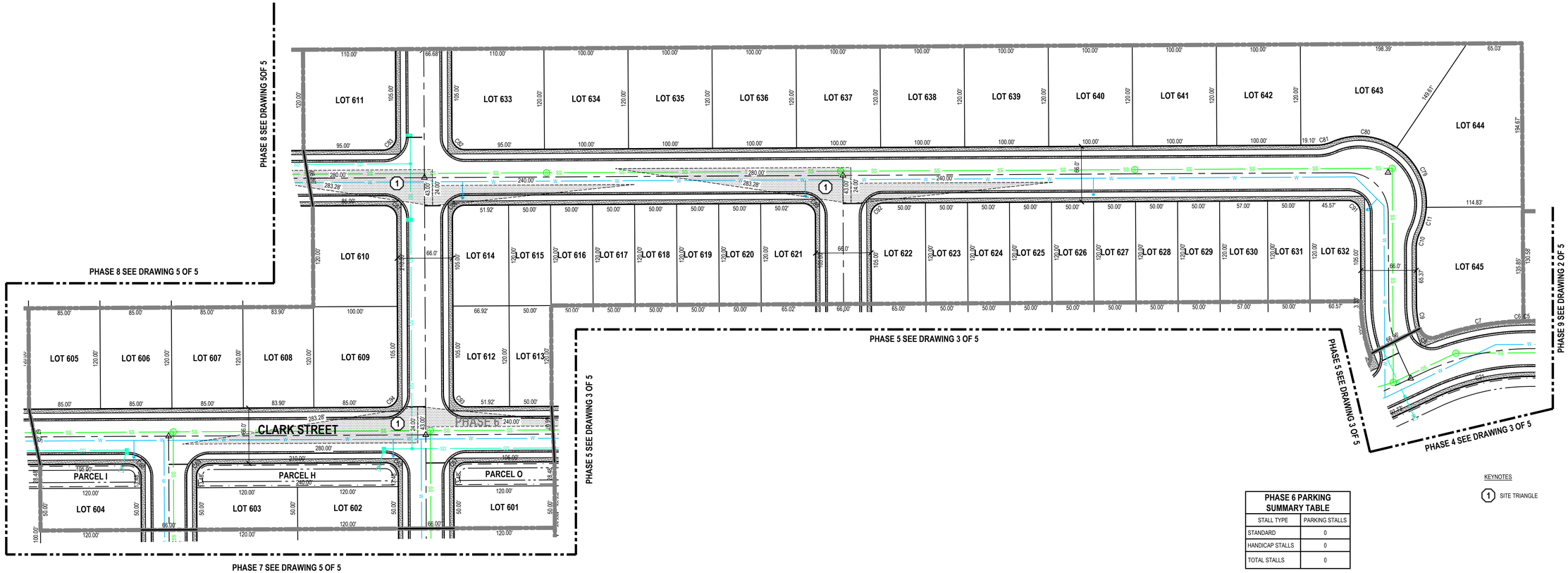
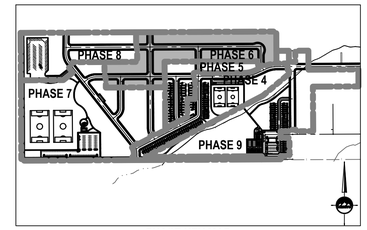
CONCEPT
PHASE 4
PHASE 5

PROJECT NUMBER	PRINT DATE
10068D	2024-01-11
PROJECT MANAGER	DESIGNED BY
C. CHILD	C. CARPENTER





PHASE KEY MAP
NOT TO SCALE

KEYNOTES

1 SITE TRIANGLE

PHASE 6 PARKING SUMMARY TABLE	
STALL TYPE	PARKING STALLS
STANDARD	0
HANDICAP STALLS	0
TOTAL STALLS	0

PHASE 6 SITE SUMMARY TABLE	
LOT TYPE	LOTS
50 - FT SINGLE FAMILY	25
65 - FT SINGLE FAMILY	20
TOTAL LOTS	45

PHASE 6 SITE ACREAGE SUMMARY TABLE	
AREA TYPE	AREA (ACRES)
OPEN SPACE	0.31
LOTS	9.57
ROADS	4.19
TOTAL LOTS	14.07

NORTH

HORIZONTAL GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
HORZ. 1 inch = 60 ft.

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SUN SAGE PHASE 4-9 CONCEPT

MAIN STREET
GRANTSVILLE, UTAH

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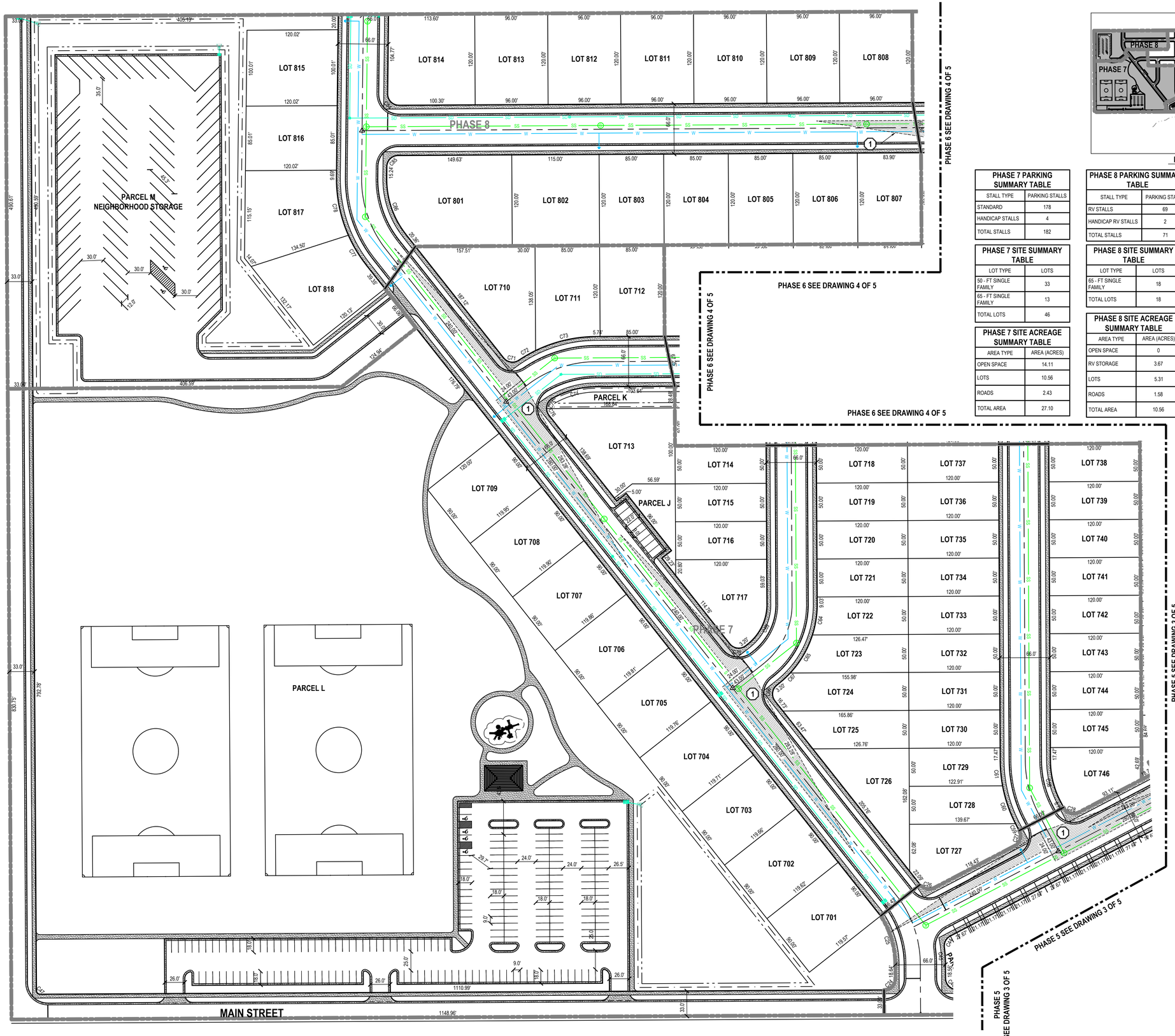
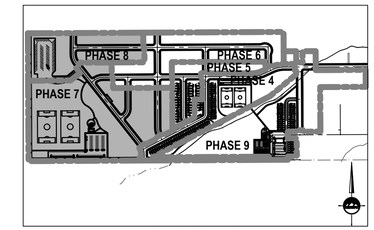
CONCEPT
PHASE 6

PROJECT NUMBER	PRINT DATE
10068D	2024-01-11
PROJECT MANAGER	DESIGNED BY
C. CHILD	C. CARPENTER





PHASE KEY MAP
NOT TO SCALE

KEYNOTES

1 SITE TRIANGLE

PHASE 7 PARKING SUMMARY TABLE	
STALL TYPE	PARKING STALLS
STANDARD	178
HANDICAP STALLS	4
TOTAL STALLS	182

PHASE 7 SITE SUMMARY TABLE	
LOT TYPE	LOTS
50 - FT SINGLE FAMILY	33
65 - FT SINGLE FAMILY	13
TOTAL LOTS	46

PHASE 7 SITE ACREAGE SUMMARY TABLE	
AREA TYPE	AREA (ACRES)
OPEN SPACE	14.11
LOTS	10.56
ROADS	2.43
TOTAL AREA	27.10

PHASE 8 PARKING SUMMARY TABLE	
STALL TYPE	PARKING STALLS
RV STALLS	69
HANDICAP RV STALLS	2
TOTAL STALLS	71

PHASE 8 SITE SUMMARY TABLE	
LOT TYPE	LOTS
65 - FT SINGLE FAMILY	18
TOTAL LOTS	18

PHASE 8 SITE ACREAGE SUMMARY TABLE	
AREA TYPE	AREA (ACRES)
OPEN SPACE	0
RV STORAGE	3.67
LOTS	5.31
ROADS	1.58
TOTAL AREA	10.56

HORIZONTAL GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
HORZ: 1 inch = 60 ft.

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SUN SAGE PHASE 4-9 CONCEPT

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GRANTSVILLE, UTAH

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CONCEPT
PHASE 7
PHASE 8

PROJECT NUMBER	PRINT DATE
10068D	2024-01-11
PROJECT MANAGER	DESIGNED BY
C. CHILD	C. CARPENTER

PARCEL TABLE

LOT #	AREA SQFT
58	201355
215	337
259	4381
260	6738
261	3369
262	4602
263	4748
270	4000
272	3836
276	11984
277	2106
287	1715
288	606382
293	1321
302	159723
306	2720
309	2257
311	3369
321	115000
326	322658
401	2323
402	1799
403	1799
404	1799
405	1799
406	2352
407	2352
408	1799
409	1799
410	1799
411	1799
412	2352
413	2352
414	1799
415	1799
416	1799
417	1799
418	2352
419	2352
420	1799

PARCEL TABLE

LOT #	AREA SQFT
421	1799
422	1799
423	1799
424	2352
425	2352
426	1799
427	1799
428	1801
429	1808
430	2425
431	2501
432	1841
433	1800
434	2351
435	2352
436	1826
437	1772
438	1799
439	1799
440	2352
441	2352
442	1800
443	1799
444	1799
445	1799
446	2352
447	2641
448	2228
449	2228
450	2641
501	6198
502	5705
503	6825
504	6000
505	6000
506	6000
507	6000
508	6000
509	6000
510	6000

PARCEL TABLE

LOT #	AREA SQFT
511	7752
512	7755
513	6000
514	6000
515	6000
516	6000
517	6000
518	2590
519	2186
520	2189
521	2587
522	2590
523	2186
524	2195
525	2176
526	2186
527	2590
528	2590
529	2201
530	2249
531	2925
532	2636
533	2226
534	2226
535	2227
536	2227
537	2639
538	2639
539	2227
540	2227
541	2227
542	2227
543	2640
544	2641
545	2199
546	2256
547	2228
548	2228
549	2641
601	6000

PARCEL TABLE

LOT #	AREA SQFT
602	6000
603	6000
604	6000
605	10200
606	10200
607	10200
608	10068
609	11952
610	11952
611	13152
612	7982
613	6000
614	7982
615	6000
616	6000
617	6000
618	6000
619	6000
620	6000
621	7755
622	7752
623	6000
624	6000
625	6000
626	6000
627	6000
628	6000
629	6000
630	6840
631	6000
632	7220
633	13152
634	12000
635	12000
636	12000
637	12000
638	12000
639	12000
640	12000
641	12000

PARCEL TABLE

LOT #	AREA SQFT
642	12000
643	18347
644	22092
645	17983
701	10763
702	10768
703	10772
704	10776
705	10781
706	10785
707	10789
708	10794
709	10798
710	14735
711	10667
712	10200
713	13680
714	6000
715	6000
716	6000
717	9849
718	6000
719	6000
720	6000
721	6000
722	6087
723	6937
724	8590
725	7315
726	10272
727	8681
728	6497
729	6031
730	6000
731	6000
732	6000
733	6000
734	6000
735	6000
736	6000

PARCEL TABLE

LOT #	AREA SQFT
737	6000
738	6000
739	6000
740	6000
741	6000
742	6000
743	6000
744	6000
745	6000
746	8023
801	18665
802	13800
803	10200
804	10200
805	10200
806	10200
807	10068
808	11520
809	11520
810	11520
811	11520
812	11520
813	11520
814	13698
815	12002
816	10201
817	13591
818	13273
901	2713
902	1937
903	1937
904	1937
905	1937
906	2531
907	2531
908	1937
909	1937
910	1937
911	1937
912	2533

PARCEL TABLE

LOT #	AREA SQFT
913	2533
914	1937
915	1937
916	1937
917	1937
918	2531
919	2531
920	1937
921	1937
922	1937
923	1937
924	2531
925	14359
926	14400
927	14400
928	14400
929	14400
930	19985
931	14094
932	13163
933	13164
934	13164
935	13164
936	13165
937	13165
938	17305
939	16790

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	15.00'	23.55'	89°56'34"	N45°19'59"W	21.20'
C2	15.00'	23.58'	90°03'45"	N44°40'10"E	21.22'
C3	15.00'	23.54'	89°56'03"	N45°19'44"W	21.20'
C4	15.00'	23.58'	90°03'57"	S44°40'16"W	21.23'
C5	472.61'	1.95'	0°14'10"	S89°07'10"W	1.95'
C6	333.00'	106.06'	18°14'54"	S79°26'05"W	105.61'
C7	333.00'	106.06'	18°14'54"	S79°26'05"W	105.61'
C8	15.00'	24.79'	94°41'58"	N62°20'23"W	22.07'
C9	117.00'	29.99'	14°41'08"	N7°38'50"W	29.91'
C10	45.00'	20.23'	25°45'32"	N12°34'30"E	20.06'
C11	80.00'	30.93'	22°08'59"	N14°22'46"E	30.73'
C12	15.00'	23.58'	90°04'03"	S44°40'18"W	21.23'
C13	15.04'	23.65'	90°03'26"	S45°30'50"E	21.29'
C14	55.00'	86.39'	90°00'00"	N44°38'17"E	77.78'
C15	15.00'	23.56'	90°00'00"	N44°38'17"E	21.21'
C16	15.00'	23.51'	89°47'35"	N45°23'58"W	21.17'
C17	15.00'	23.56'	90°00'00"	N45°21'43"W	21.21'
C18	25.00'	39.27'	90°00'00"	S44°38'17"W	35.36'
C19	15.00'	23.58'	90°03'26"	S44°40'01"W	21.22'
C20	333.00'	143.37'	24°40'03"	N77°21'42"E	142.26'
C21	267.06'	113.30'	24°18'29"	N77°10'55"E	112.45'
C22	81.00'	6.00'	4°14'42"	N36°38'08"E	6.00'
C23	15.00'	23.56'	90°00'00"	N44°41'44"E	21.21'
C24	15.00'	23.56'	90°00'00"	N44°42'20"E	21.21'
C25	117.00'	67.62'	33°06'51"	N16°51'05"W	66.68'
C26	15.30'	21.16'	79°15'18"	S77°57'33"E	19.52'
C27	15.00'	23.56'	90°00'00"	N17°24'48"E	21.21'
C28	15.00'	23.56'	90°00'00"	S72°35'12"E	21.21'
C29	15.00'	23.56'	90°00'00"	N17°24'48"E	21.21'
C30	15.00'	23.56'	90°00'00"	S72°35'12"E	21.21'
C31	15.00'	16.42'	62°43'04"	N31°03'16"E	15.61'
C32	15.00'	23.56'	90°00'00"	N45°18'16"W	21.21'
C33	15.00'	23.56'	90°00'00"	N44°41'44"E	21.21'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C34	15.00'	23.56'	90°00'00"	S45°18'16"E	21.21'
C35	267.00'	28.87'	6°11'44"	N86°35'52"E	28.86'
C36	267.00'	51.14'	10°58'24"	N78°00'48"E	51.06'
C37	267.00'	34.94'	7°29'55"	N68°46'38"E	34.92'
C38	15.00'	22.11'	84°26'51"	N22°48'16"E	20.16'
C39	81.00'	6.17'	4°21'50"	S1°52'39"W	6.17'
C40	81.00'	21.71'	15°21'18"	S11°44'13"W	21.64'
C41	81.00'	21.34'	15°05'54"	S26°57'50"W	21.28'
C42	81.00'	21.54'	15°14'15"	S46°22'36"W	21.48'
C43	81.00'	11.90'	8°25'04"	S58°12'16"W	11.89'
C44	15.00'	18.22'	69°35'33"	S27°37'01"W	17.12'
C45	183.00'	21.99'	6°53'06"	S3°44'12"E	21.98'
C46	15.05'	23.61'	89°53'45"	S45°09'21"E	21.26'
C47	5.00'	7.85'	89°57'16"	S45°19'01"E	7.07'
C48	15.00'	23.56'	90°00'00"	N44°41'44"E	21.21'
C49	117.00'	43.47'	21°17'16"	N16°56'34"W	43.22'
C50	117.00'	12.24'	5°59'40"	N3°18'06"W	12.24'
C51	117.00'	55.71'	27°16'56"	N13°56'44"W	55.19'
C52	183.00'	8.51'	2°39'56"	S26°15'14"E	8.51'
C53	183.00'	33.95'	10°37'51"	S19°36'20"E	33.91'
C54	183.00'	27.70'	8°40'23"	S9°57'13"E	27.67'
C55	183.00'	16.97'	5°18'46"	S2°57'39"E	16.96'
C56	15.00'	23.56'	90°00'00"	S45°18'16"E	21.21'
C57	15.00'	23.56'	90°00'00"	N44°41'44"E	21.21'
C58	117.00'	55.71'	27°16'56"	N13°56'44"W	55.19'
C59	3471.86'	10.31'	0°10'13"	N27°33'06"W	10.31'
C60	183.00'	52.92'	16°34'03"	N18°49'38"W	52.73'
C61	183.00'	32.70'	10°14'20"	N5°25'26"W	32.66'
C62	15.00'	23.56'	90°00'00"	S45°18'16"E	21.21'
C63	15.00'	23.56'	90°00'00"	N44°41'44"E	21.21'
C64	133.00'	41.65'	17°56'33"	N8°40'00"E	41.48'
C65	133.00'	58.53'	25°12'53"	N30°14'43"E	58.06'
C66	15.00'	23.56'	90°00'00"	N6°40'06"E	21.21'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C67	133.00'	20.46'	8°48'57"	N47°15'37"E	20.44'
C68	15.00'	23.56'	90°00'00"	S45°18'16"E	21.21'
C69	67.00'	60.78'	51°58'22"	S25°40'55"W	58.71'
C70	15.00'	23.56'	90°00'00"	N83°19'54"W	21.21'
C71	15.00'	22.41'	85°36'42"	S81°08'16"E	20.39'
C72	183.00'	25.47'	7°58'25"	N60°02'36"E	25.45'
C73	183.00'	81.97'	25°39'55"	N76°51'46"E	81.29'
C74	117.00'	60.21'	29°29'08"	S74°57'10"W	59.55'
C75	15.00'	16.11'	61°31'58"	S29°26'36"W	15.35'
C76	15.00'	9.69'	37°00'32"	S19°49'39"E	9.52'
C77	183.00'	46.17'	14°27'18"	S31°04'25"E	46.05'
C78	183.00'	78.16'	24°28'11"	S11°36'41"E	77.56'
C79	80.00'	82.78'	59°17'24"	N26°20'25"W	79.14'
C80	80.00'	80.73'	57°48'55"	N84°53'35"W	77.34'
C81	45.00'	18.45'	23°29'46"	S77°56'51"W	18.32'
C82	15.00'	23.56'	90°00'00"	N45°18'16"W	21.21'
C83	15.00'	23.56'	90°00'00"	S44°41'44"W	21.21'
C84	15.00'	23.80'	90°55'41"	N44°50'26"W	21.38'
C85	15.00'	23.32'	89°04'19"	S45°09'34"W	21.04'
C86	117.00'	79.55'	38°57'19"	S18°51'15"E	78.02'
C87	15.00'	23.56'	90°00'00"	S45°18'16"E	21.21'
C88	15.00'	23.56'	90°00'00"	N44°41'44"E	21.21'
C89	15.00'	23.56'	90°00'00"	S45°18'16"E	21.21'
C90	183.00'	61.05'	19°06'53"	N9°51'43"W	60.77'
C91	15.00'	23.56'	90°00'00"	N45°18'16"W	21.21'
C92	15.00'	23.56'	90°00'00"	S44°41'44"W	21.21'
C93	15.00'	23.56'	90°00'00"	S45°18'16"E	21.21'
C94	15.00'	23.56'	90°00'00"	N44°41'44"E	21.21'

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