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(801) 201-7494 www.edmpartners.com



SCALE: 1" = 100'



DEVELOPER:
Lighthouse Cove Development, Inc
PO Box 981014
Park City, UT 841098

NOTES:

DISCLAIMER:
ARTIST RENDERING ONLY. PLAN MAY BE ALTERED OR CHANGED AT ANY TIME. IT IS FURNISHED MERELY AS A CONVENIENCE TO AID YOU IN LOCATING THE LAND INDICATED HEREON WITH REFERENCES TO STREETS AND OTHER LAND. NO LIABILITY IS ASSUMED BY REASON OF ANY RELIANCE HEREON.

Lighthouse Cove

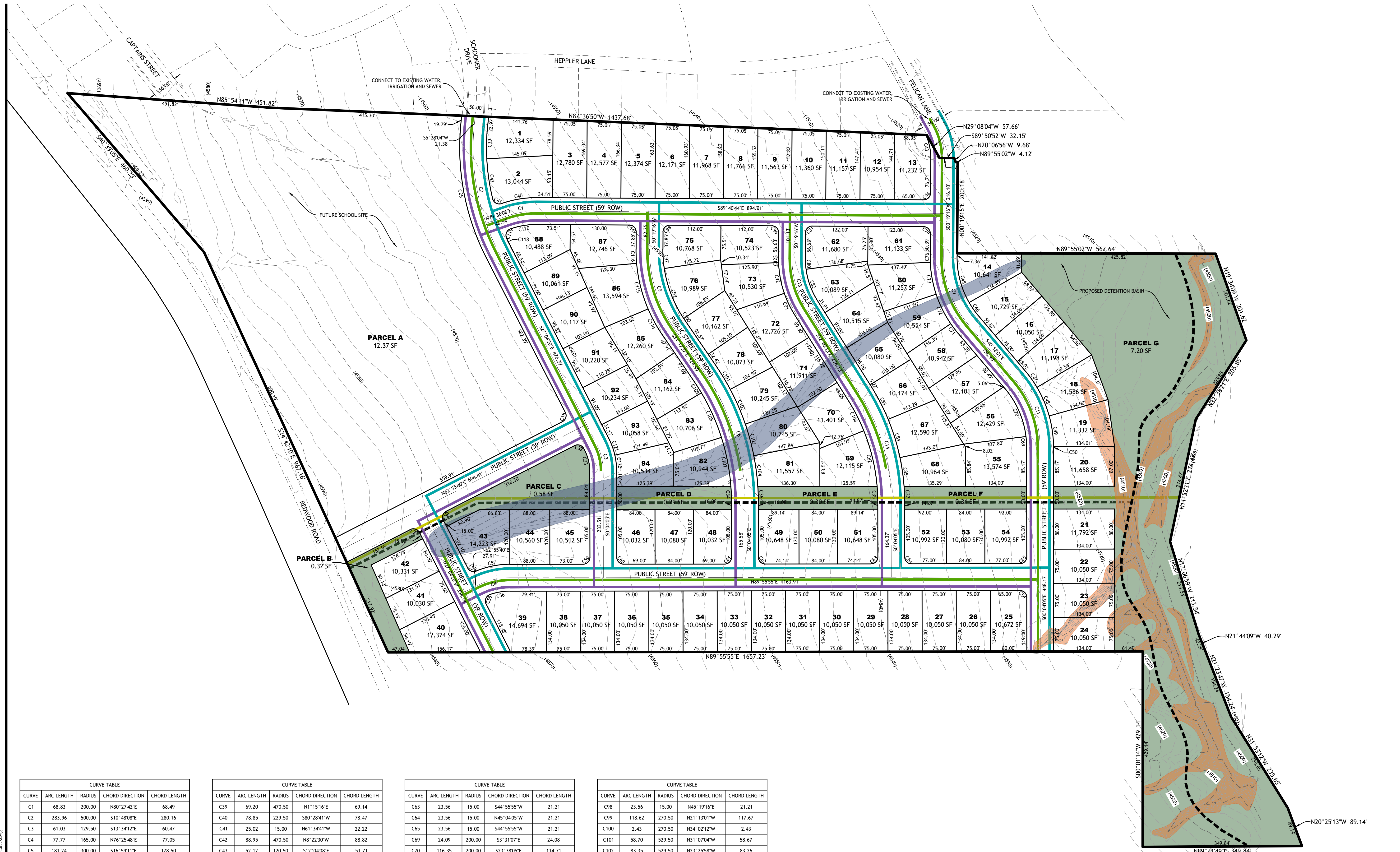
Conceptual Site Plan

PROJECT: _____
DRAWN BY: NMM
REVIEWED BY: PMD
REVISIONS: _____
No. DATE REMARKS

DATE: June 11, 2020

SHEET NUMBER:

O-1



CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	68.83	200.00	N80°27'42"E	68.49
C2	283.96	500.00	S10°48'08"E	280.16
C3	61.03	129.50	S13°34'12"E	60.47
C4	77.77	165.00	N76°25'48"E	77.05
C5	181.24	300.00	S16°59'11"E	178.50
C6	298.67	500.00	S17°10'51"E	294.25
C7	0.31	150.00	S0°15'45"W	0.31
C9	162.71	229.50	S19°59'23"E	159.32
C11	161.15	229.50	S20°11'03"E	157.86
C13	112.95	200.00	S15°51'28"E	111.46
C14	251.08	450.00	S16°03'09"E	247.84
C18	23.56	15.00	S17°55'40"W	21.21
C25	300.72	529.50	S10°48'08"E	296.69
C27	23.56	15.00	S72°04'20"E	21.21
C30	23.56	15.00	N17°55'40"E	21.21
C32	24.96	15.00	S69°24'15"E	22.18
C33	50.74	100.00	S14°36'11"E	50.19
C34	33.95	470.50	S2°08'08"E	33.95
C35	35.17	420.50	S2°27'50"E	35.16
C36	33.95	529.50	N1°54'17"W	33.94
C37	35.16	479.50	N2°10'07"W	35.15

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C39	69.20	470.50	N1°15'16"E	69.14
C40	78.85	229.50	S80°28'41"W	78.47
C41	25.02	15.00	N61°34'41"W	22.22
C42	88.95	470.50	N8°22'30"W	88.82
C43	52.12	120.50	S12°04'08"E	51.71
C44	23.56	15.00	S45°19'16"W	21.21
C45	105.37	200.00	N14°46'18"W	104.15
C46	36.43	200.00	N35°04'56"W	36.38
C47	43.40	259.00	N35°29'59"W	43.35
C48	68.40	259.00	N23°08'00"W	68.20
C49	68.24	259.00	N8°01'13"W	68.04
C50	1.83	259.00	N0°16'13"W	1.83
C54	23.56	15.00	S45°04'05"E	21.21
C55	25.63	15.00	N21°53'03"E	22.63
C56	45.15	135.50	N80°23'11"E	44.94
C57	75.39	194.50	S78°34'25"W	74.92
C58	22.37	15.00	N69°48'05"W	20.36
C59	23.56	15.00	S44°55'55"W	21.21
C60	23.56	15.00	N45°04'05"W	21.21
C61	23.56	15.00	N1°54'17"W	21.21
C62	23.56	15.00	N45°04'05"W	21.21

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C63	23.56	15.00	S44°55'55"W	21.21
C64	23.56	15.00	N45°04'05"W	21.21
C65	23.56	15.00	S44°55'55"W	21.21
C69	24.09	200.00	S3°31'07"E	24.08
C70	116.35	200.00	S23°38'05"E	114.71
C71	27.05	259.00	S37°18'31"E	27.04
C72	72.47	259.00	S26°18'05"E	72.23
C73	71.29	259.00	S10°24'00"E	71.07
C76	12.82	259.00	S1°05'48"E	12.82
C79	23.56	15.00	S44°40'44"E	21.21
C80	23.37	170.50	N3°36'21"W	23.35
C81	23.56	15.00	N45°19'16"E	21.21
C82	72.92	170.50	N19°47'06"W	72.36
C83	80.30	479.50	N27°14'21"W	80.21
C84	88.12	479.50	N17°10'37"W	87.99
C85	63.97	479.50	N8°05'27"W	63.92
C87	126.39	420.50	S13°28'14"E	125.91
C91	51.83	229.50	S25°33'59"E	51.72
C92	68.65	229.50	S10°31'35"E	68.40
C96	23.56	15.00	S44°40'44"E	21.21
C97	42.37	270.50	N4°09'59"W	42.33

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C98	23.56	15.00	N45°19'16"E	21.21
C99	118.62	270.50	N21°13'01"W	117.67
C100	2.43	270.50	N34°02'12"W	2.43
C101	58.70	529.50	N31°07'04"W	58.67
C102	83.35	529.50	N23°25'58"W	83.26
C103	71.84	529.50	N15°02'12"W	71.78
C104	68.47	529.50	N7°26'44"W	68.42
C106	73.07	420.50	S27°03'32"E	72.97
C107	110.39	470.50	S10°55'27"E	110.13
C108	107.34	470.50	S24°10'51"E	107.10
C109	29.38	470.50	S32°30'18"E	29.37
C114	64.34	329.50	S28°42'00"E	64.23
C115	103.62	329.50	S14°05'52"E	103.19
C116	31.11	329.50	S2°23'02"E	31.10
C117	23.56	15.00	S44°40'44"E	21.21
C118	16.98	470.50	N26°02'17"W	16.98
C119	25.04	15.00	N22°49'29"E	22.23
C120	58.53	170.50	N80°29'15"E	58.24
C121	39.22	159.00	N20°02'22"W	39.12
C122	35.72	159.00	N6°30'14"W	35.65
C123	9.12	229.50	S0°49'04"E	9.12

- LEGEND**
- GREATER THAN 30% SLOPES
 - DRAINAGE CHANNEL
 - OPEN SPACE
 - PROPOSED 8" SEWER
 - PROPOSED 8" WATER
 - PROPOSED 8" IRRIGATION
 - PROPOSED DRAINAGE PIPE
 - PROPOSED TRAIL

PROJECT DATA TABLE	
TOTAL PROJECT AREA	54.47 AC
SENSITIVE LAND AREA (30% SLOPE)	1.90 AC
SENSITIVE LAND AREA (DRAINAGE CHANNEL)	1.76 AC
TOTAL SENSITIVE LAND AREA	3.66 AC
SENSITIVE LANDS RATIO	6.72%
NET PROJECT AREA	50.81 AC
OPEN SPACE	9.00 AC
OPEN SPACE RATIO	16.52%
AVERAGE LOT SIZE	11,032 SF
MAXIMUM LOT SIZE	14,694 SF
MINIMUM LOT SIZE	10,030 SF
TOTAL RESIDENTIAL LOTS	94
NET PROJECT DENSITY	1.85 DU/AC

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