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

BUREAU OF LAND MANAGEMENT COUNTY ZONING OPEN

COUNTY ZONING R-2

COUNTY ZONING I-1

COUNTY ZONING I-1

COUNTY ZONING R-2

LOT 1

LOT 14

Existing Drainage Ditch

Ex. 20' Sewerline Easement

EAGLE WAY

SNOWY OWL DRIVE

CONDOR DRIVE

HARRIER DRIVE

HAWK DRIVE

RED TAIL DRIVE

SIGNAL DRIVE

FALCON WAY

GOSHAWK DRIVE

FOLSOM DRIVE

PRIVATE DRIVE

HOA ENTRY

MAIL BOXES

CHANGE TO "9"

REMOVE SIGN

CHANGE TO "1"

TEMPORARY UTILITY EASEMENT BK:1109 PGS:1290-1292

Existing 22.5' Utility Easement

EXISTING TEMPORARY ACCESS FOR PHASE 1(6" ROADBASE) BK:1109 PGS:1270-1274

TEMPORARY ACCESS FOR PHASE 1(6" ROADBASE) BK:1109 PGS:1275-1279

CITY PARK

20' STORM SEWER EASEMENT BK:1109 PGS:1283-1285

CITY PARK

TEMPORARY UTILITY EASEMENT BK:1109 PGS:1286-1289

20' STORM SEWER EASEMENT BK:1109 PGS:1282-1284

TEMPORARY UTILITY EASEMENT BK 1130 PG 1420

CHANGE SOLID LID TO INLET

REMOVE EXISTING CURB HOOD

R407OC

PUBLIC CORRIDOR

SKYVIEW ESTATES 6TH
CITY ZONING R-6

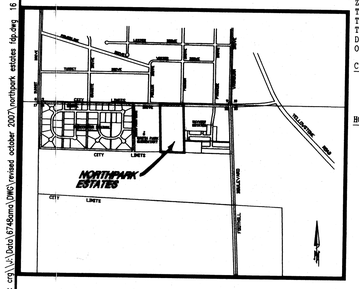
SKYVIEW ESTATES 4TH
CITY ZONING R-6

SKYVIEW ESTATES 8TH
CITY ZONING R-6

EXISTING ROAD RIGHT-OF-WAY DEDICATED BY ANOTHER PLAT

NE Cor Sec 16

RECORDED 11-05-2008 AT 04:15 PM REC# 1540821 BK# 0000 PG# 0000
STEVEN DALE DAVIS, CLERK of SWEETWATER COUNTY, WYPage 2 of 2



VICINITY MAP
SCALE: 1"=2000'

TABULATION

ZONING	R-6(PUD)
TOTAL LAND AREA	19.960AC
TOTAL NUMBER OF LOTS	126
TOTAL LOT AREA	12.199±AC(61.12% OF TOTAL AREA)
DENSITY	6.31DU/AC
OPEN SPACE	1.281±AC(6.42% OF TOTAL AREA)
CITY OF ROCK SPRINGS	
TOTAL ROAD RIGHT-OF-WAY	6.127±AC(30.70% OF TOTAL AREA)
PARK	0.778±AC(3.90% OF TOTAL AREA)
CORRIDORS	0.273±AC(1.37% OF TOTAL AREA)
PARK + CORRIDORS	1.051±AC(5.27% OF TOTAL AREA)
HOME OWNERS	
AREA	0.585±AC(2.93% OF TOTAL AREA)
RIGHT-OF-WAY FOR ALLEY	0.355±AC(1.78% OF TOTAL AREA)
MAILBOX AREA	0.031±AC(0.16% OF TOTAL AREA)
OPEN SPACE	0.199±AC(1.00% OF TOTAL AREA)

PHASE 1	
TOTAL AREA OF PHASE 1	9.219AC
NUMBER OF LOTS	57
LOT AREA	5.232±AC(56.75% OF TOTAL AREA OF PHASE 1)
DENSITY	6.18DU/AC
OPEN SPACE	0.497±AC(5.39% OF TOTAL AREA OF PHASE 1)
HOME OWNERS	
AREA	0.502±AC(5.45% OF TOTAL AREA OF PHASE 1)
MAILBOX AREA(OPEN SPACE)	0.031±AC(0.34% OF TOTAL AREA OF PHASE 1)
RIGHT-OF-WAY FOR ALLEY	0.355±AC(3.85% OF TOTAL AREA OF PHASE 1)
OPEN SPACE	0.116±AC(1.26% OF TOTAL AREA OF PHASE 1)
CITY OF ROCK SPRINGS	
TOTAL ROAD RIGHT-OF-WAY	3.136±AC(34.02% OF TOTAL AREA OF PHASE 1)
PARK	0.307±AC(3.33% OF TOTAL AREA OF PHASE 1)
CORRIDORS(OPEN SPACE)	0.043±AC(0.47% OF TOTAL AREA OF PHASE 1)
PARK + CORRIDORS	0.35±AC(3.80% OF TOTAL AREA OF PHASE 1)

GENERAL NOTES

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

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	UNPLEX	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 "A"

NO PARKING ANY TIME "B"

NO PARKING ANY TIME "C"

NO PARKING IN PRIVATE DRIVE "D"

TYPICAL NO PARKING SIGNS
NTS

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

Certified this 8th day of October 2008

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
-12.5 0 12.5 25 50
(IN FEET)
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

526

DATE: REV. OCT 10, 2008
PROJECT NO: 6748-05E
SHEET NO: 2 OF 2

FILE NAME: c:\jfc\data\6748dmns\DWG\revised october 2007\northpark estates fdp.dwg 16 OCT 08 10:3