

LAND USE TABLE

CURRENT ZONE	R-1-22 & RZ
PROPOSED ZONE	R-1-22
TOTAL AREA	78.02 ACRES
ALLOWED DENSITY	2 UNITS PER ACRE
ALLOWED UNITS	156 UNITS
PROPOSED UNITS	156 UNITS
REQUIRED OPEN SPACE	39.01 ACRES (50.00%)
PROPOSED OPEN SPACE	48.41 ACRES (62.05%)

LEGEND

- WETLANDS
- SLOPES > 25%
- HOT POT/CRATER SENSITIVE LANDS
- CURRENT RESORT ZONE AND TRANSIENT RENTAL BOUNDARY
- ALL PROPERTY TO BE ZONED R-1-22
- TRANSIENT NIGHTLY RENTALS TO BE ALLOWED
- IRRIGATED LAWN AREAS 27.86 ACRES

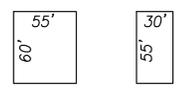
WATER RIGHTS ESTIMATE

UNITS	156 X 0.80 ACRE-FEET = 124.80 ACRE-FEET
CLUBHOUSE	1 X 0.80 ACRE-FEET = 0.80 ACRE-FEET
IRRIGATED AREA	27.86 X 3.00 ACRE-FEET = 83.58 ACRE-FEET
	TOTAL = 209.18 ACRE-FEET
	OR 69.73 SHARES OF MIDWAY IRRIGATION

NOTES

- 130' SETBACK REQUIRED FROM RIVER ROAD
- 130' SETBACK REQUIRED FROM BURGI LANE
- 60' SETBACK REQUIRED FROM PROPERTY LINE

BUILDING PADS



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 SERIAL NO. 295595
 DATE: 4 SEPT 2019

MOUNTAIN SPA INVESTORS, LLC
 MOUNTAIN SPA

PUD CONCEPT PLAN

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DESIGN BY: PDB	DATE: 4 SEPT 2019	SHEET
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