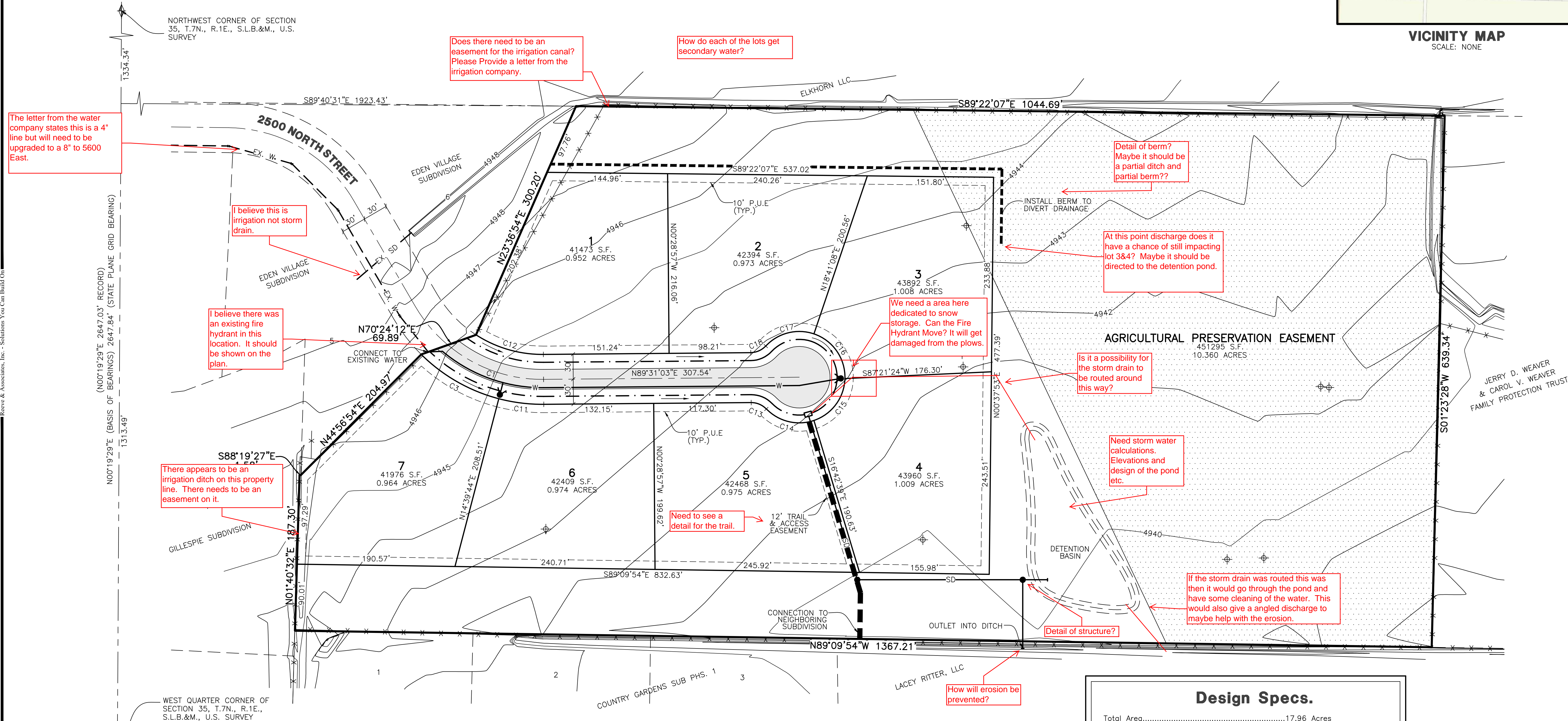


**VICINITY MAP**  
SCALE: NONE



## CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	176.75'	124.98'	122.39'	65.23°	N70°13'35"W	40°30'46"
C2	206.75'	108.69'	107.44'	55.63°	S60°16'39"E	30°07'15"
C11	206.75'	54.65'	54.49'	27.49°	N82°54'37"W	15°08'42"
C12	146.75'	85.52'	84.31'	44.01°	N73°47'16"W	33°23'22"
C13	25.00'	20.32'	19.76'	10.76°	N67°11'56"W	46°34'03"
C14	55.00'	62.18'	58.92'	34.89°	N76°18'19"W	64°46'48"
C15	55.00'	66.87'	62.82'	38.27°	S36°28'35"W	69°39'25"
C16	55.00'	70.04'	65.40'	40.67°	S34°50'00"E	72°57'44"
C17	55.00'	63.10'	59.70'	35.54°	N75°49'04"E	65°44'09"
C18	25.00'	20.32'	19.76'	10.76°	S66°14'01"W	46°34'03"

-We need a plan and profile of the roadway.

## Design Specs.

Total Area.....	17.96 Acres
Area of Right-of-Way.....	0.72 Acres
Developable Area.....	17.22 Acres
Open Space (60% req.).....	10.33 Acres (60% of net)
Number of Lots Possible (at 3/ac.).....	5.74 Lots
Cluster Bonus (30%).....	7.46 Lots
Number of Lots Proposed.....	7 Lots

Bonus Point Breakdown	
Development of Cluster Subdivision.....	10%
Public Access to Neighboring Subdivision.....	10%
Agricultural Preservation Easement.....	10%
	<u>30%</u>

Developer:

Blake Wahlen  
2080 East Oakridge Circle  
Layton, UT 84040  
(801) 510-6136

NOTES:

1. CONTOURS ARE SHOWN WITH A ONE FOOT INTERVAL

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**RA**

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**RA** PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
• WATER ENGINEERS • STRUCTURAL ENGINEERS • EARTH RETENTION SPECIALISTS

<u>DATE</u>	<u>DESCRIPTION</u>

**Sandhill Crane Cluster Subdivision**  
PART OF THE NORTH HALF OF SECTION 35, T.7N., R.1E., S.L.B.&M., U.S. SURVEY  
EDEN DISTRICT, WEBER COUNTY, UTAH

# Preliminary Design

### Project Info.

Engineer: N. Reeve  
Designer: C. Cave  
Begin Date: OCTOBER 20, 2014  
Name: SANDHILL CRANE  
CLUSTER SUBDIVISION  
Number: 6460-01

Sheet	<b>1</b>
<b>1</b>	Sheets