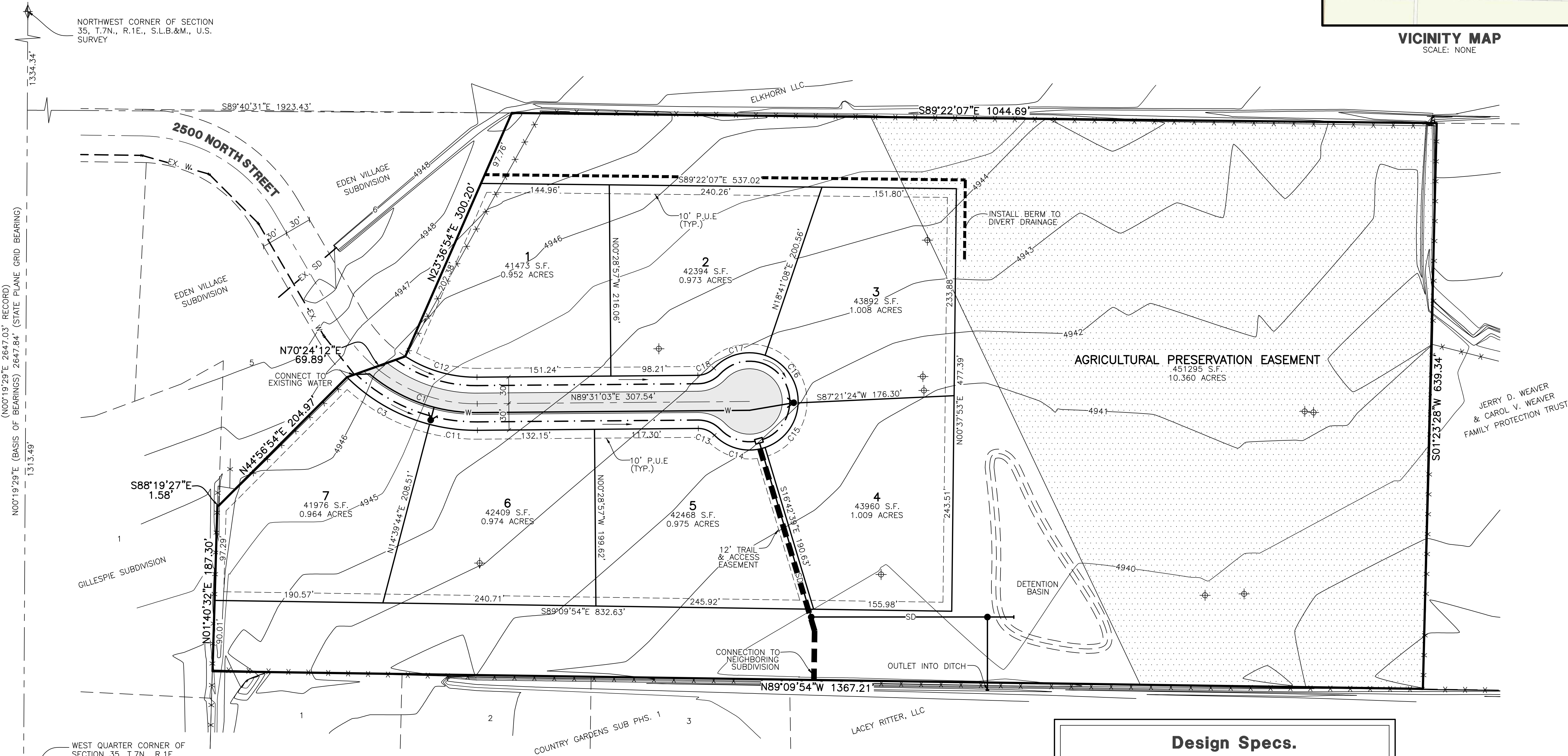
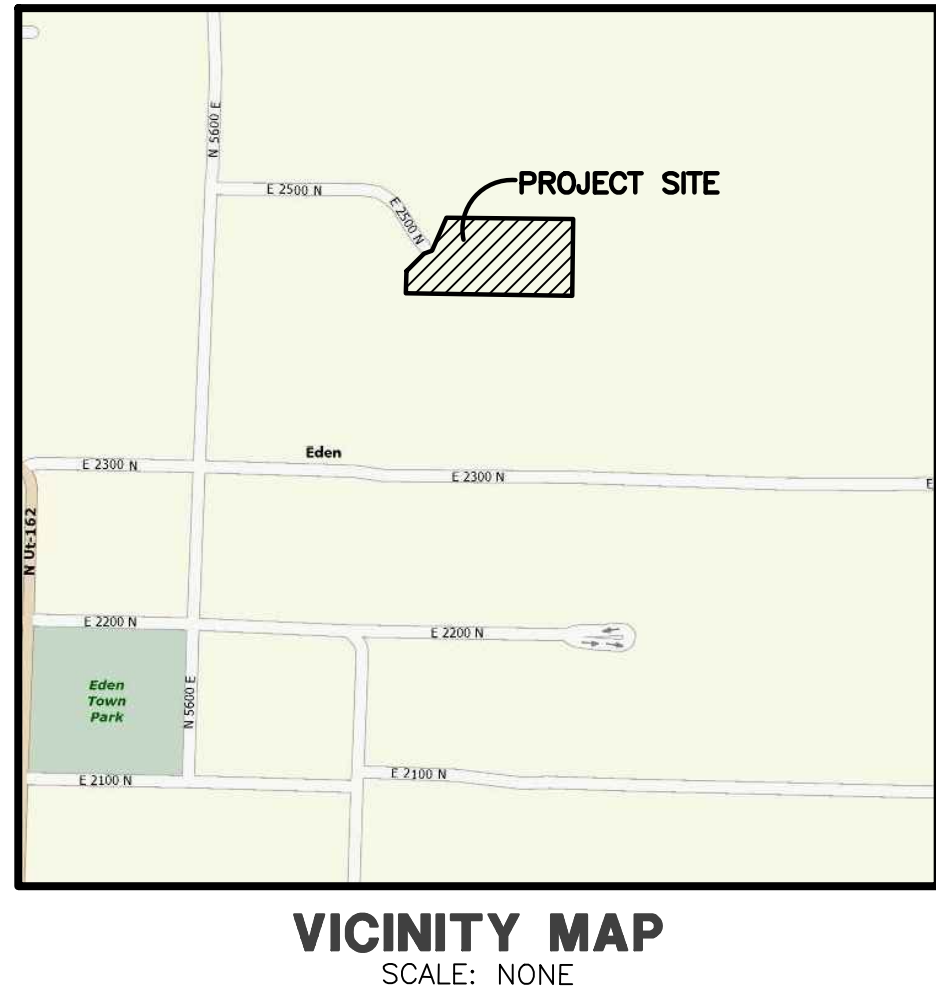
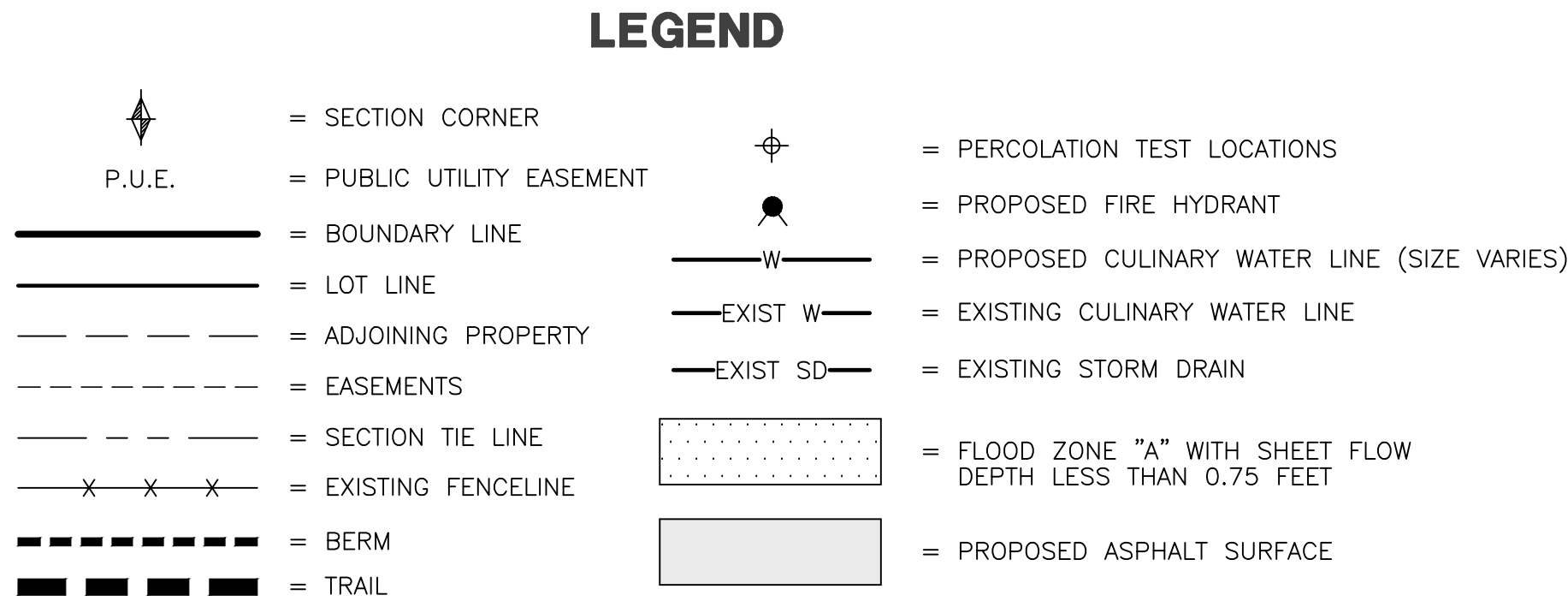
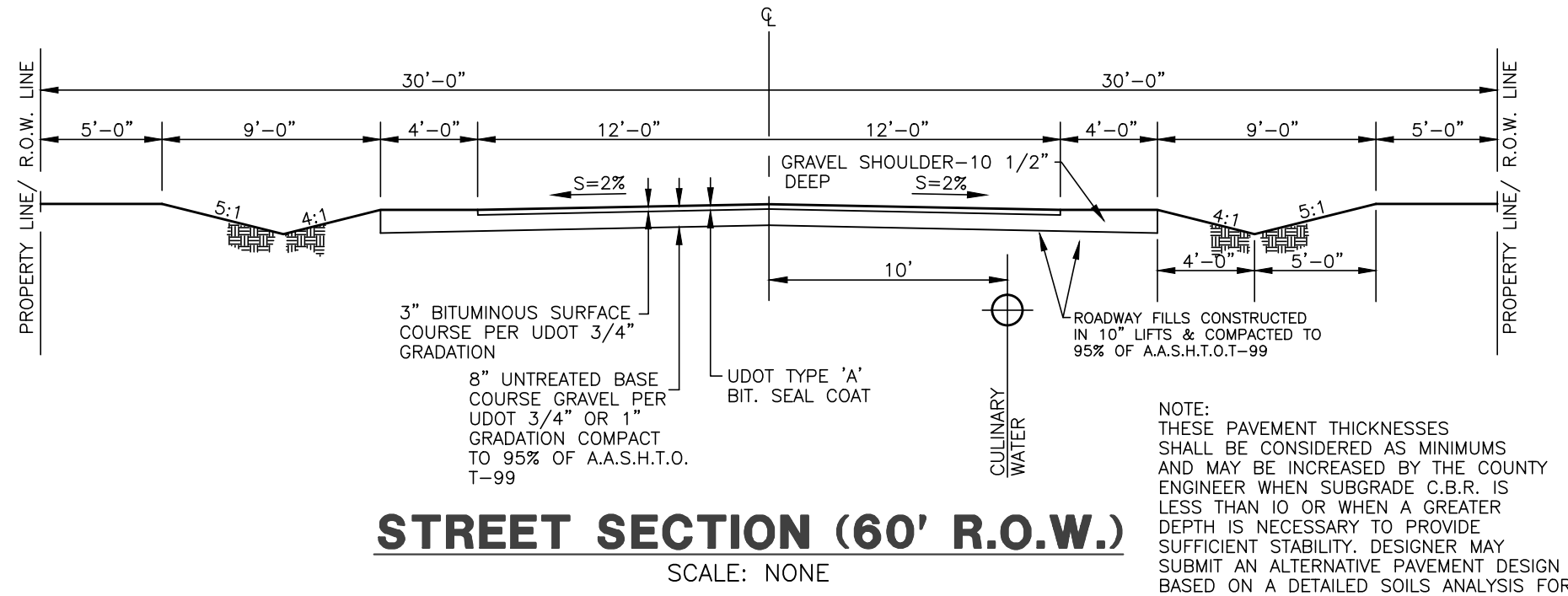
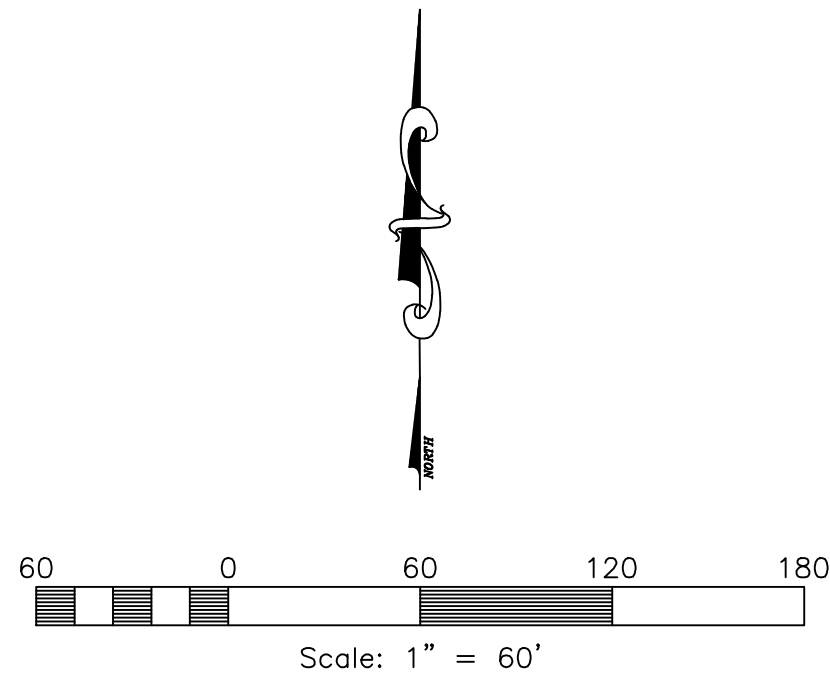




WEST QUARTER CORNER OF SECTION 35, T.7N., R.1E., S.L.B.&M., U.S. SURVEY

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"
C3	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"

Design Specs.

Total Area.....17.96 Acres
Area of Right-of-Way.....0.74 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%
30%

Developer:

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

NOTES:
1. CONTOURS ARE SHOWN WITH A ONE FOOT INTERVAL.

Sandhill Crane Cluster Subdivision

Eden District, Weber County, Utah

Reeve & Associates, Inc.
920 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403
TEL: (801) 621-3100 FAX: (801) 621-3666 www.reeve-assoc.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
HAZARDOUS WASTE ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

RA

REVISIONS	DESCRIPTION
DATE	

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. Gave
Begin Date: OCTOBER 20, 2014
Name: SANDHILL CRANE CLUSTER SUBDIVISION
Number: 6460-01

Sheet	1
1	Sheets