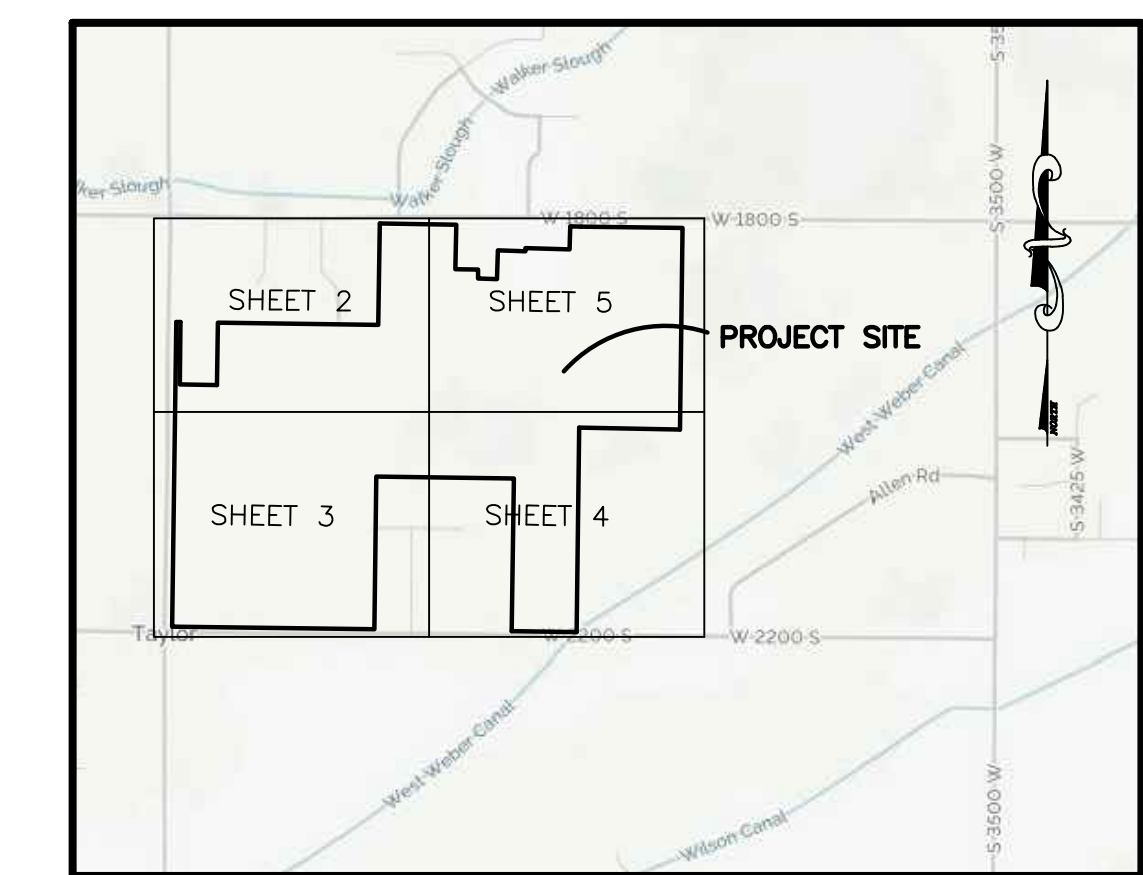
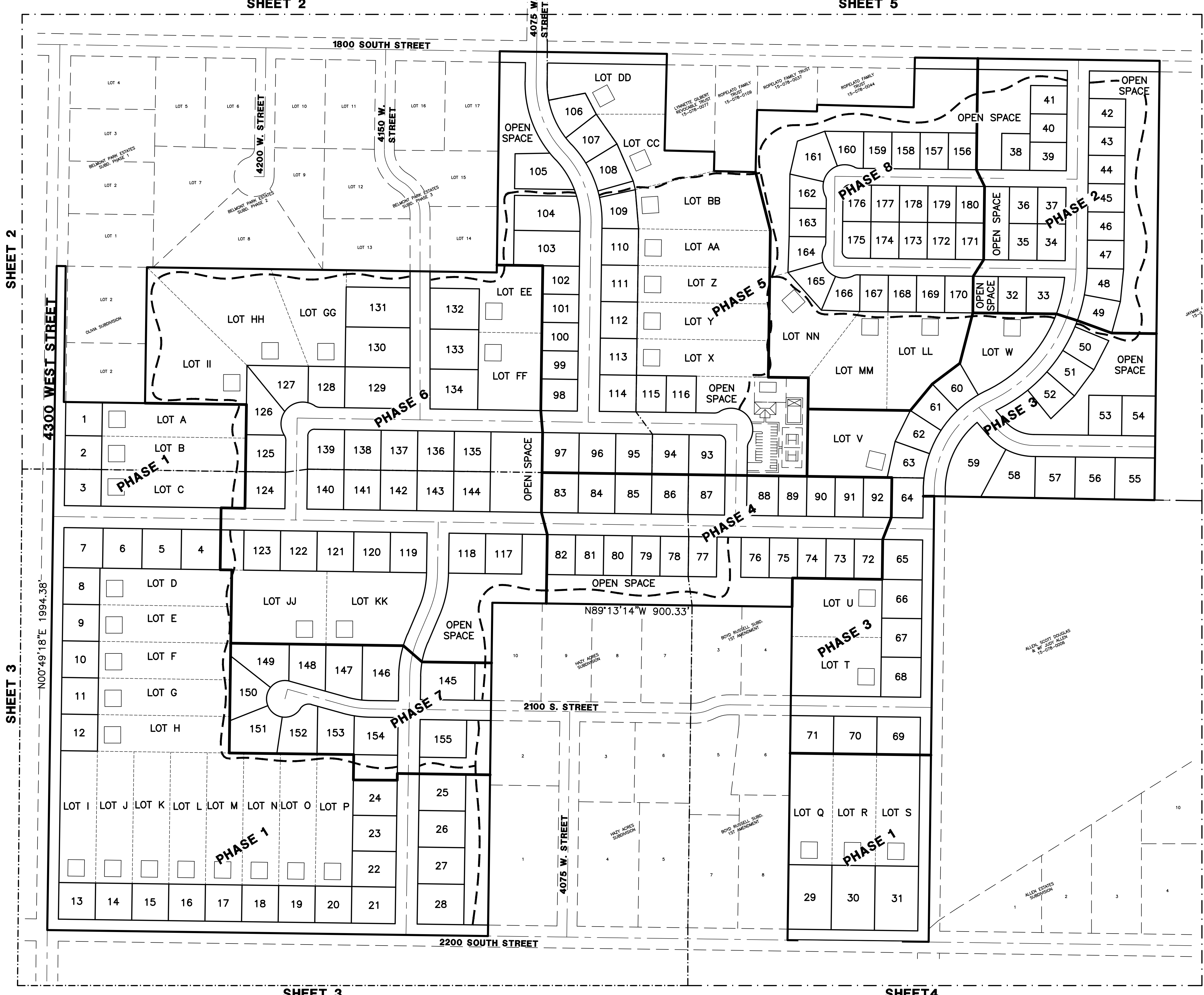


SUNSET EQUESTRIAN Cluster Subdivision

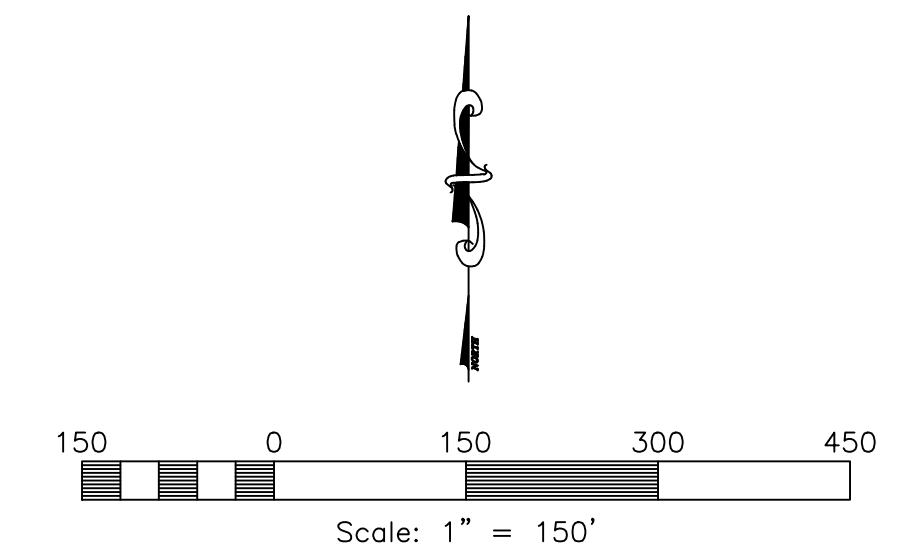
WEBER COUNTY, UTAH

SHEET 2

SHEET 5



Vicinity Map
NOT TO SCALE



- Sheet Index**
- Sheet 1 - Cover Sheet
 - Sheet 2 - Open Space/Preservation Plan
 - Sheet 3 - Open Space/Preservation Plan
 - Sheet 4 - Open Space/Preservation Plan
 - Sheet 5 - Open Space/Preservation Plan

- Legend**
- = BOUNDARY LINE
 - = LOT LINE
 - = ADJOINING PROPERTY
 - = EASEMENTS
 - = BUILDING EVELOPE

Design Specs.

Total Area.....	134.58 ac.
Right-of-Way.....	20.71 ac.
Developable Area.....	113.87 ac.
Open Space.....	60.84 ac. (45.2%)
Base Density.....	124.00 lots
Bonus Density	
10% Purpose and Intent	
20% Street Trees and Lighting	
15% Public Access to Open Space	
20% Extra Open Space	
Total Lots Proposed.....	180 lots
Agriculture Parcels.....	40 parcels

Engineer's Notice To Contractors
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

Developer Contact:
Fieldbrook Properties, Inc.
Chris Haertel/Doug Nosler
Irvine, CA 92618
PH: (949) 453-9279

Blue Stakes Location Center
Call: Toll Free
1-800-662-4111
Two Working Days Before You Dig

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST RIVERDALE, UTAH 84405
TEL: (801) 821-3100 FAX: (801) 821-2666 WWW.REEVE-ASSOC.COM
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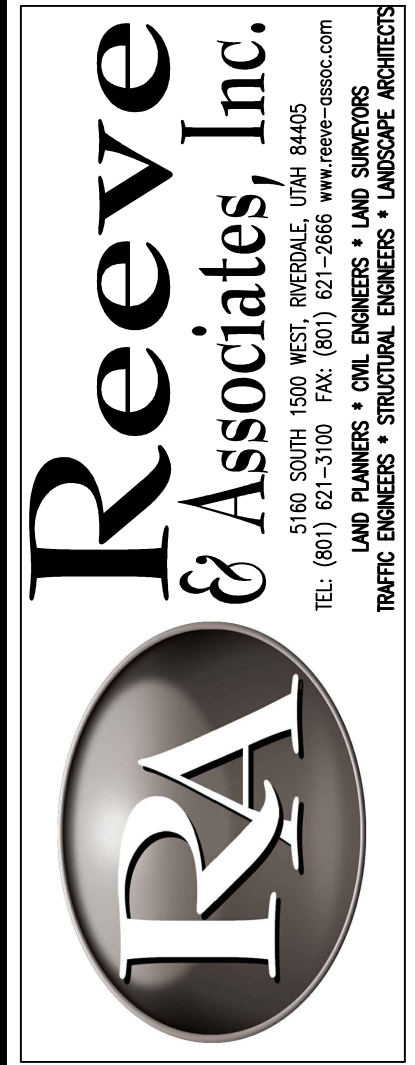
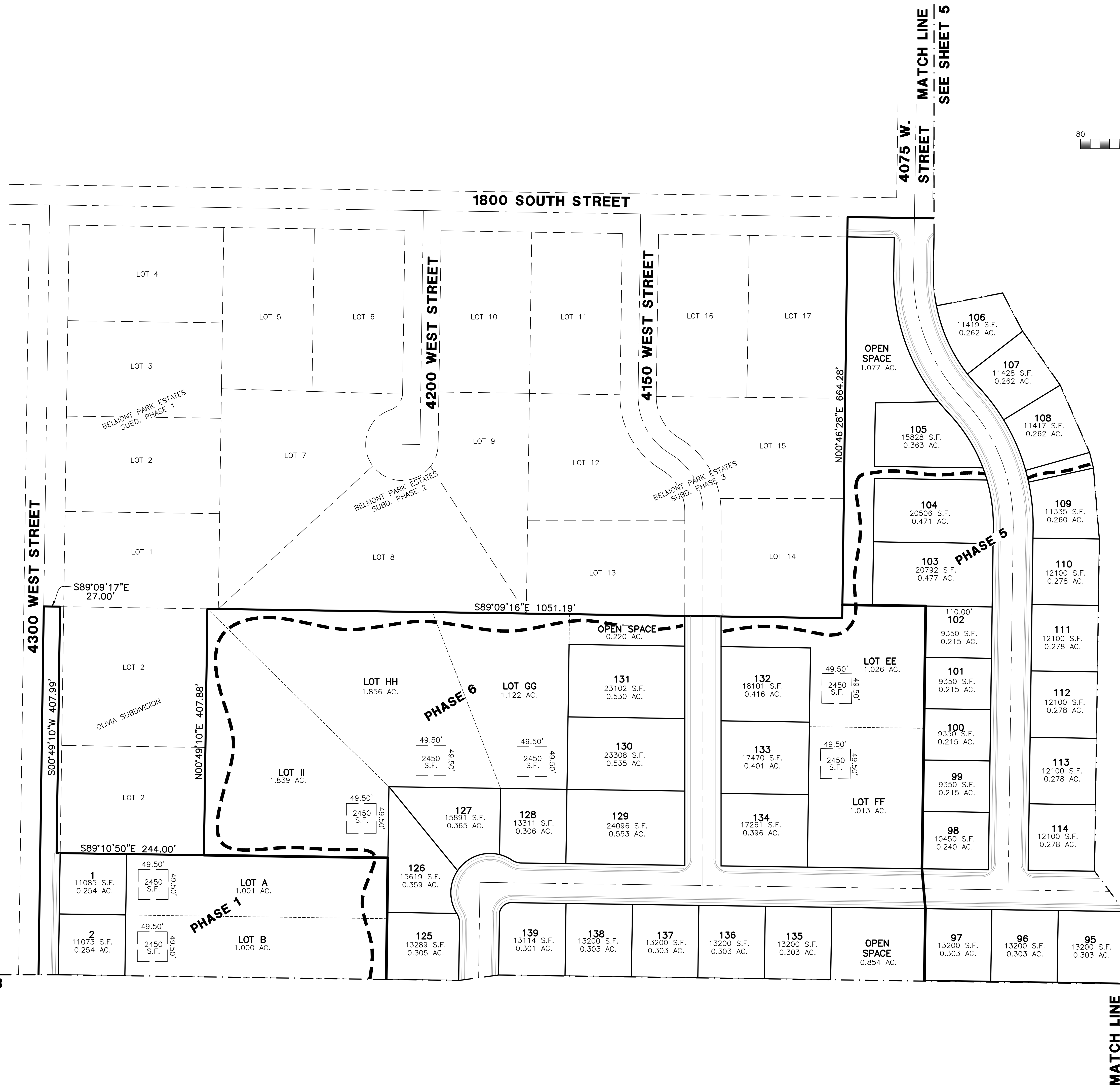
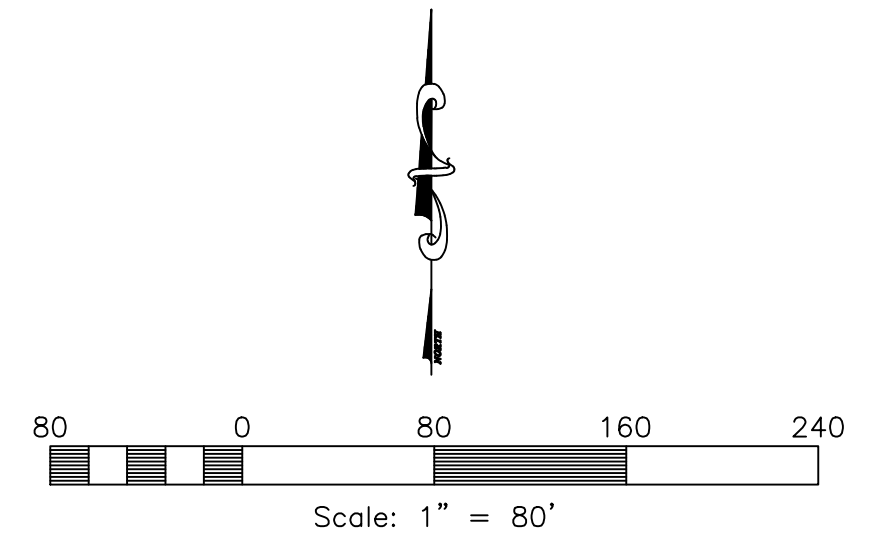
REVISIONS

DATE	DESCRIPTION
07/21/17	J.M. Preim. Completed

Sunset Equestrian Cluster Subdivision
WEBER COUNTY, UTAH
Cover/Index Sheet



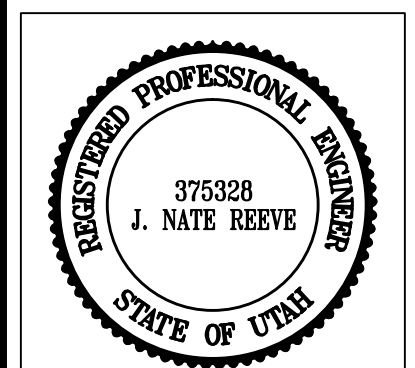
Project Info.
Engineer: N. REEVE
 Drafter: E. ROCHE
 Begin Date: 6-15-17
 Name: SUNSET EQUESTRIAN CLUSTER SUBDIVISION
 Number: 5336-05



REVISIONS	DATE	DESCRIPTION
	07/21/17	JM Prelim Completed

Sunset Equestrian Cluster Subdivision
WEBER COUNTY, UTAH

Open Space Preservation Plan



Project Info.
 Engineer: N. REEVE
 Drafter: E. ROCHE
 Begin Date: 6-15-17
 Name: SUNSET EQUESTRIAN CLUSTER SUBDIVISION
 Number: 5336-05

Sheet **5**
2 Sheets

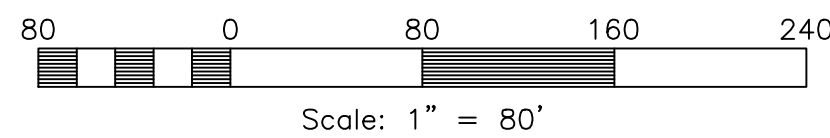
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MATCH LINE
SEE SHEET 2

MATCH LINE
SEE SHEET 4

MATCH LINE
SEE SHEET 2

1/4/2016 | E:\3336\05\Preliminary\Open Space_A3_Preservation_Plan.dwg



4300 WEST STREET
N00°49'18"E 1994.38'



4300 WEST STREET N89°13'14"W 1324.08'

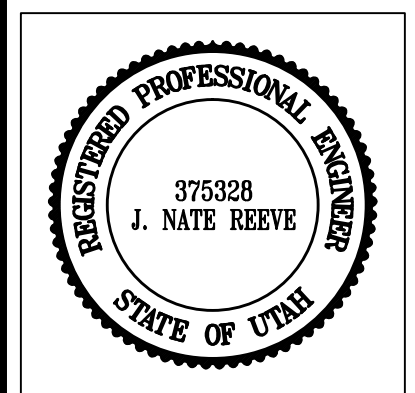
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REVISIONS	DESCRIPTION
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Sunset Equestrian Cluster Subdivision
 WEBER COUNTY, UTAH

Open Space Preservation Plan



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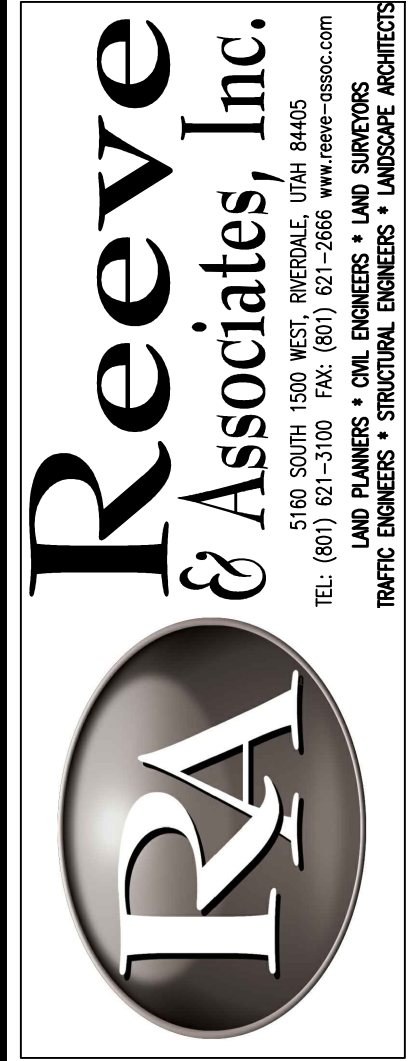
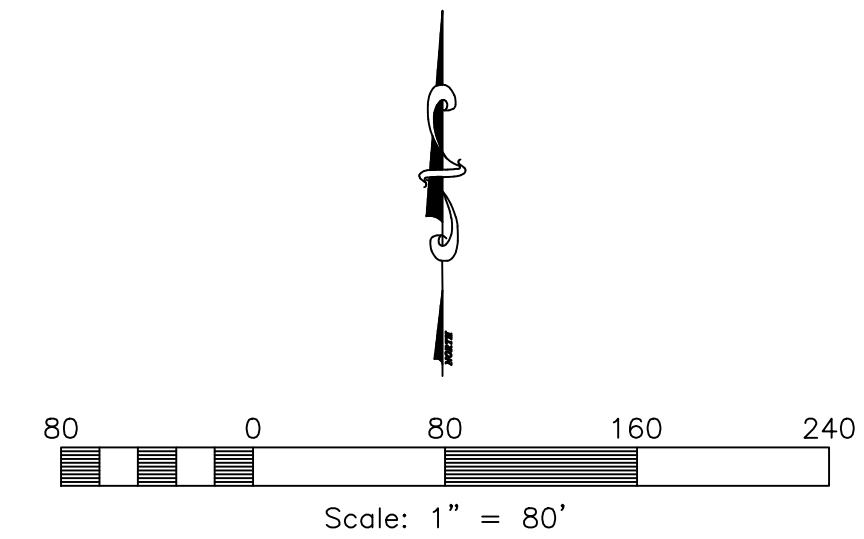
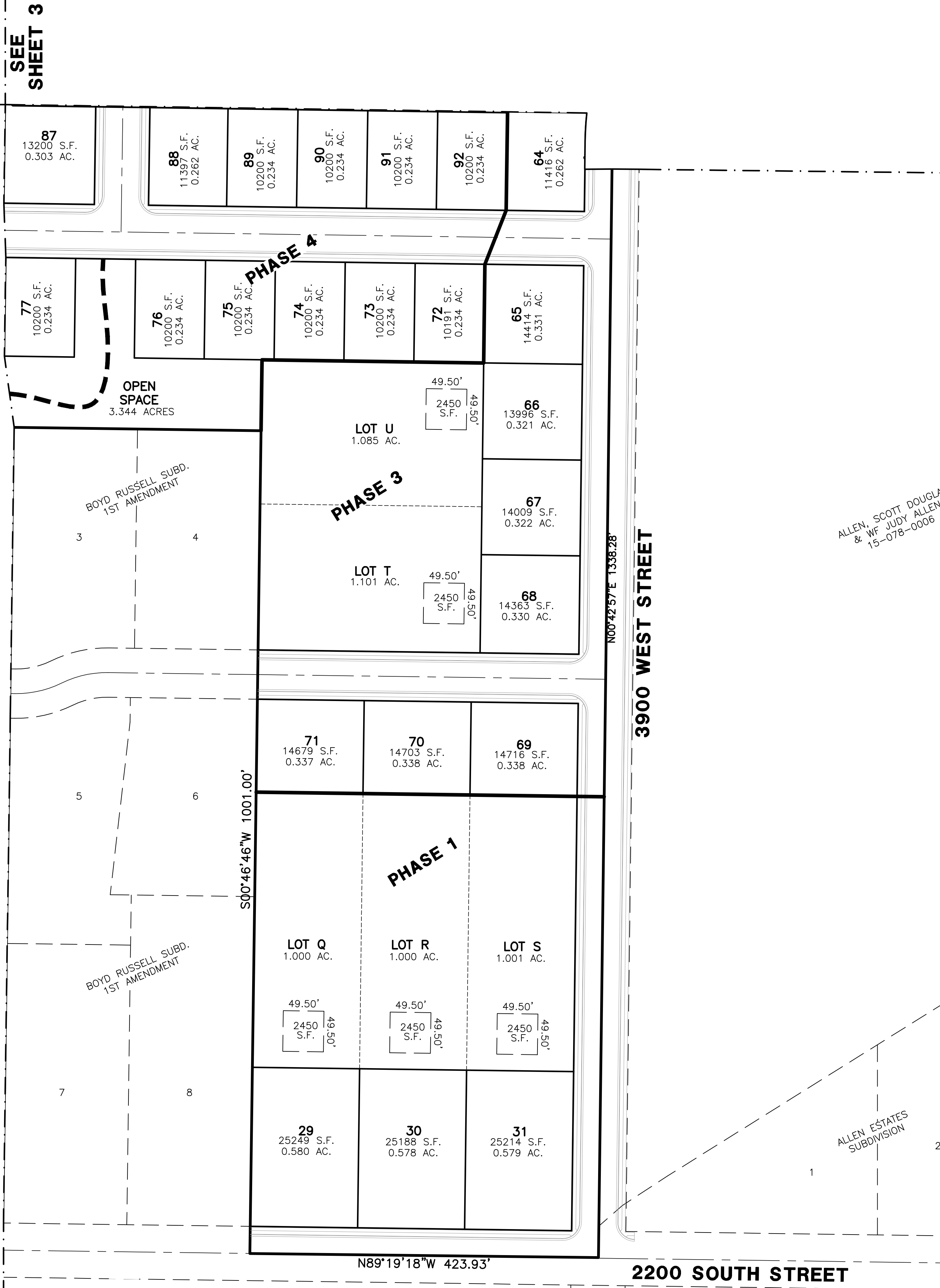
Sheet	5
3	Sheets

MATCH LINE
SEE SHEET 5

MATCH LINE
SEE SHEET 3

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SEE SHEET 5

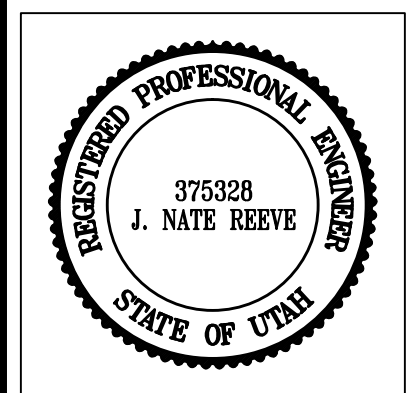
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REVISIONS	DATE	DESCRIPTION
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Sunset Equestrian Cluster Subdivision
 WEBER COUNTY, UTAH

Open Space Preservation Plan

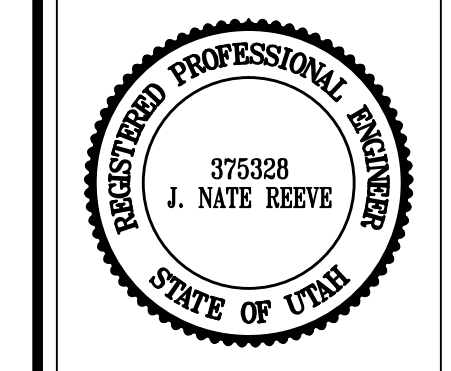


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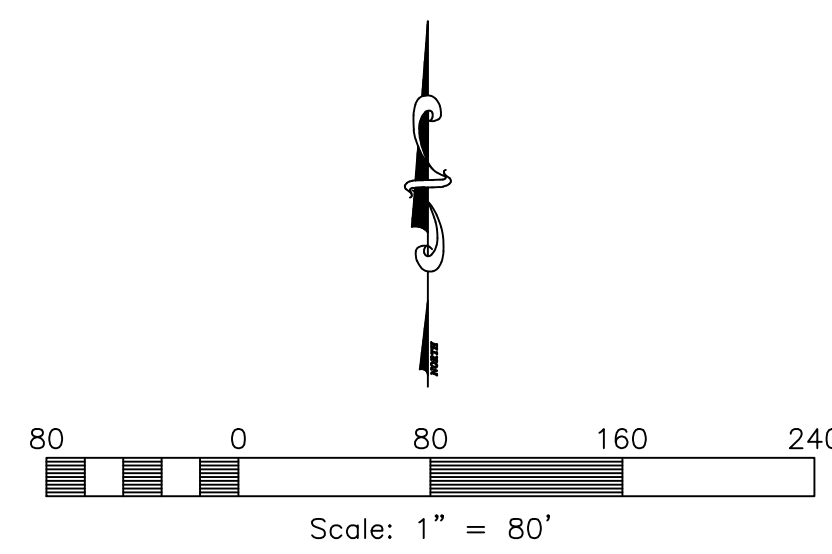
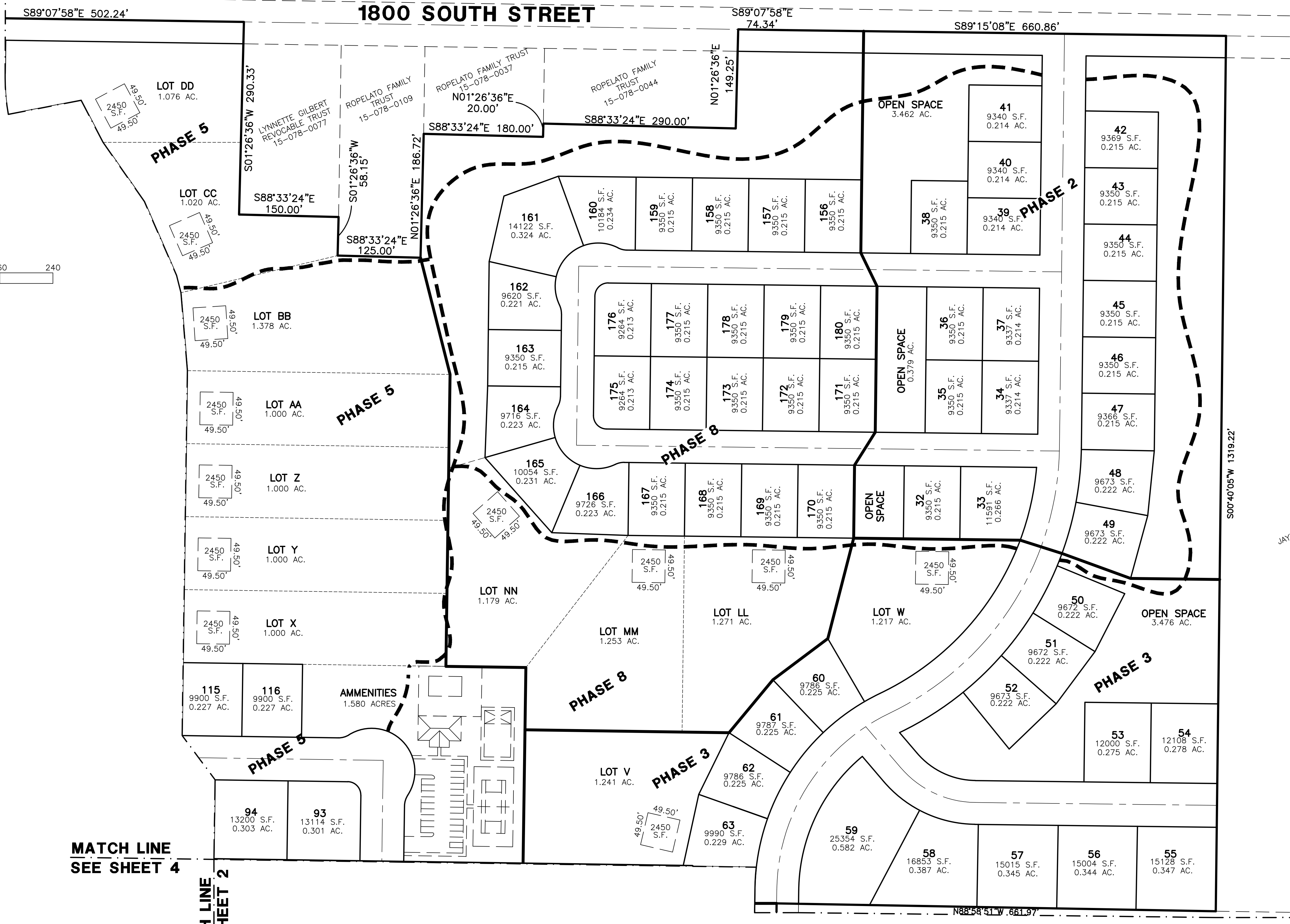
Sunset Equestrian Cluster Subdivision
 WEBER COUNTY, UTAH
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MATCH LINE
SEE SHEET 2



MATCH LINE
SEE SHEET 4

MATCH LINE
SEE SHEET 4