

Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for approval of a revision to the preliminary

subdivision plan of Sunset Equestrian Cluster Subdivision.

Type of Decision: Administrative

Agenda Date: Tuesday, December 12, 2017

Owner: Fieldbrook Taylor Partners, LLC

Authorized Representative: Doug Nosler **File Number:** LVS080717

Property Information

Approximate Address: 4075 W 2200 S **Project Area:** 134.58 acres

Zoning: A-1

Existing Land Use: Agricultural Proposed Land Use: Residential

Parcel ID: 15-078-0001, 15-078-0035, 15-078-0110 **Township, Range, Section:** Township 6 North, Range 2 West, Section 28

Adjacent Land Use

North:ResidentialSouth:ResidentialEast:AgriculturalWest:Agricultural

Staff Information

Report Presenter: Steve Burton

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801-399-8766

Report Reviewer: CE

Applicable Ordinances

- Title 104, Zones, Chapter 5, Agricultural (A-1) Zone
- Title 106, Subdivisions
- Title 108, Standards, Chapter 3, Cluster Subdivisions

Development History

- The Western Weber Planning Commission reviewed and unanimously endorsed the Sketch Plan on June 13, 2017.
- The Western Weber Planning Commission reviewed and recommended preliminary approval of the 8 phase cluster subdivision on September 12, 2017.
- An appeal was filed within 15 days of the Planning Commission's recommendation.
- The applicant submitted a design revision of the preliminary plan for the 8 phase cluster subdivision on October 3, 2017.
- After hearing the appeal during a County Commission meeting the County Commission remanded the item back to the Western Weber Planning Commission for consideration of the revised preliminary plan. This decision is based on the finding that the Planning Commission erred in its interpretation and application of applicable ordinances, including lot size requirements stated in the Weber County Code.

Background

The purpose of the revised preliminary plan is to ensure that the proposed cluster subdivision conforms to all land use regulations of the Weber County Uniform Land Use Code (LUC). The revisions include providing 75 feet of open space in between clusters of lots, providing 50 feet of open space in between lots and the subdivision boundaries, breaking up clusters of lots to ensure that each cluster contains no more than 20 lots, and increasing lot sizes for lots adjacent to the

subdivision boundaries to 15,000 square feet. With the proposed revisions, the preliminary plan is in compliance with all regulations of the land use code.

On September 12, 2017 during a public meeting with the Western Weber Planning Commission 10 percent bonus density was granted for meeting the purpose and intent of the cluster subdivision; 20 percent bonus density was granted based on providing and implementing an approved roadway landscape and design plan; 5 percent bonus density was granted based on providing common area that offers easily accessible amenities including trails; 10.2 percent bonus density was granted based on preserving more than 20 acres but fewer than 30 acres of agricultural parcels through an agriculture preservation plan and easement.

Due to the revisions being small amendments to the previous approval the applicant is vested in the original bonus density of 45.2 percent. The Planning Commission is only considering the amendments to the preliminary plan. The revised preliminary plan is attached as Exhibit A.

Analysis

<u>General Plan:</u> The proposal conforms to the Western Weber General Plan by creating lots for the continuation of single-family residential development that is currently dominant in the area and by encouraging residential cluster style development with a minimum 30% open space.

<u>Zoning:</u> The subject property is located in the Agriculture (A-1) Zone. The purpose of the Agricultural (A-1) zone is identified in the LUC§104-5-1 as:

"The purpose of the A-1 Zone is to designate farm areas, which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low-density residential development in a continuing rural environment."

Cluster subdivisions, in accordance with the Land Use Code, are permitted in the A-1 Zone.

The proposal has been reviewed against the adopted zoning and subdivision ordinances to ensure that the regulations and standards have been adhered to. The following is a brief synopsis of the review criteria and conformance with the LUC.

<u>Cluster subdivision design and layout standards</u>: The proposed cluster subdivision meets the open space width requirements of 75' between clusters of lots per LUC §108-3-4(1). The preliminary plan ensures that each cluster of lots contains no more than 20 lots as outlined in LUC §108-3-4-2. Each cluster of lots is entirely surrounded by the required open space.

LUC §108-3-4 states that the open space area in between lots and an exterior subdivision boundary shall not be less than 50 feet in width and that the requirement is waived if lots sharing a common line with the subdivision boundary contain 15,000 square feet or more, or if lots located along an external boundary lie adjacent to a parcel that does not contain an existing dwelling. The proposed revision ensures that this standard is met by increasing lot sizes to 15,000 square feet for lots adjacent to parcels with homes on them. All other building lots can be reduced below 15,000 square feet based on meeting the criteria outlined in LUC §108-3-7 which states:

A lot's minimum area is reduced to 6,000 square feet if:

- 1. The lot is located 50 feet or more from its own cluster subdivision boundary, not including those boundaries formed by existing streets or internal phasing lines if the phasing lines act as a temporary external boundary;
- 2. The lot lies within a cluster subdivision that is adjacent to an existing subdivision that contains at least one lot that is smaller or not more than 5,000 square feet larger than the smallest lot lying within the subject cluster subdivision; or
- 3. The lot lies within a cluster subdivision that is adjacent to an undeveloped parcel. A parcel is considered undeveloped if it:
 - i. Does not contain an existing dwelling; or
 - ii. Contains an existing dwelling that lies further than 150 feet away from all external boundaries of the proposed or subject cluster subdivision.

Lots in the proposal that are not adjacent to undeveloped parcels are at least 15,000 square feet. Lots that are less than 15,000 square feet are adjacent to undeveloped parcels or are located 50 feet or more from the cluster subdivision boundary. All lots within the proposed cluster subdivision meet the area and width requirements.

Open Space Preservation: With the proposed revisions, the subdivision will consist of 37 individually owned agricultural parcels. The Open Space Preservation Plan (Exhibit D) indicates that ownership of land locked agricultural lots without road access is restricted to individuals who own a residential lot that shares a property line with the landlocked agricultural lot. The ownership standard per LUC §108-3-5 states that "Individually owned preservation parcels of less than ten acres in area may only be owned by an owner of a lot within the same cluster subdivision" shall be memorialized by placing a note on the final plat, explaining the ownership standard. A note on the plat would allow the county to enforce this standard by not approving land use permits for either the residential lots or the agriculture preservation lots if the ownership is not the same. A condition of approval has been added to the staff recommendation to ensure the note is placed on the final plat.

<u>Natural Hazards Areas:</u> The proposed subdivision is located in Zone X as determined by FEMA to be outside of the 500-year floodplain. The proposed subdivision is not in a Natural Hazards Study area.

<u>Culinary water and sanitary sewage disposal:</u> Will Serve letters have been provided by the Taylor West Weber Water Improvement District and the Central Weber Sewer Improvement District regarding culinary water and sanitary sewer disposal. Hooper Irrigation Company has also provided a Will Serve letter regarding secondary water (see Exhibit E).

The applicant has provided a project notification form and a capacity assessment letter from the Utah State Department of Environmental Quality Division of Drinking Water as part of the preliminary plan.

<u>Additional design standards and requirements:</u> The proposed cluster subdivision will have 50', 60', and 66' width dedicated county roads extending through the subdivision to the adjacent property to provide future connectivity to the surrounding area.

As stated in LUC §108-3-9, the applicant, prior to recording a final plat of the cluster subdivision, shall:

- 1. Establish a homeowners association and submit for the county's review the necessary articles of incorporation, bylaws, and declaration of covenants, conditions, and restrictions that provide for:
 - a. Compliance with Utah State Code;
 - b. The reason and purpose for the association's existence;
 - c. Mandatory membership for each lot or home owner and their successors in interest;
 - d. The perpetual nature of the easements related to all dedicated open space parcels;
 - e. Responsibilities related to liability, taxes, and the maintenance of recreational and other infrastructure and facilities;
 - f. Financial obligations and responsibilities, including the ability to adjust the obligations and responsibilities due to change in needs;
 - g. Association enforcement remedies; and
 - h. A notification of the county's ability to enforce the terms of the owner's dedication on the subdivision dedication plat.
- 2. Register the homeowners association with the State of Utah, Department of Commerce.

This requirement has been added to the staff recommendation as a condition of approval.

<u>Review Agencies:</u> A condition of approval has been added to ensure that all conditions of the Review Agencies, including the Surveyor's Office, Engineering Division and the Fire District, will be addressed prior to final plat submittal.

<u>Public Notice:</u> A notice has been mailed not less than seven calendar days before preliminary approval to all property owners of record within 500 feet of the subject property regarding the proposed subdivision per noticing requirements outlined in LUC §106-1-6(b).

Staff Recommendation

Staff recommends approval of the revisions to the preliminary plan of Sunset Equestrian Cluster Subdivision, an 8 phase cluster subdivision consisting of 180 building lots, 37 individually owned agriculture parcels and 20 open space common areas. The recommendations for approval are subject to all review agency requirements and based on the following conditions:

- 1. The applicant will be required to establish a declaration of covenants, conditions, and restrictions prior to recording a final plat of the cluster subdivision, as stated in LUC §108-3-9.
- 2. A guarantee of Improvements will be required, as outlined in LUC §106-4-3.
- 3. A note describing the applicable ownership standard for individually owned agricultural parcels shall be placed on the final recorded plat, as outlined in LUC §108-3-5(2).

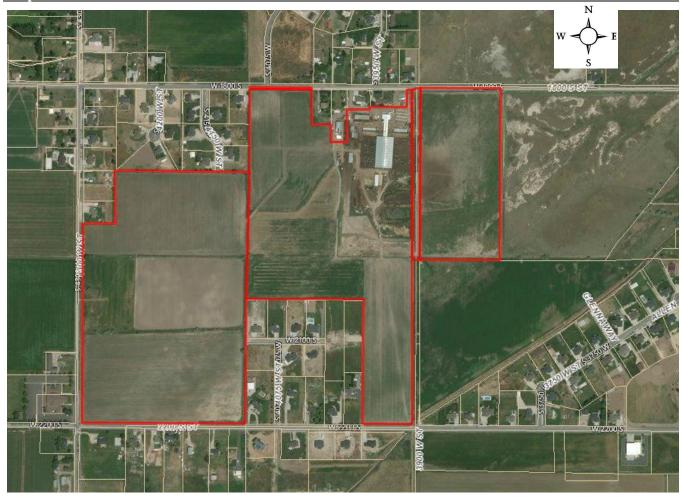
This recommendation is based on the following findings:

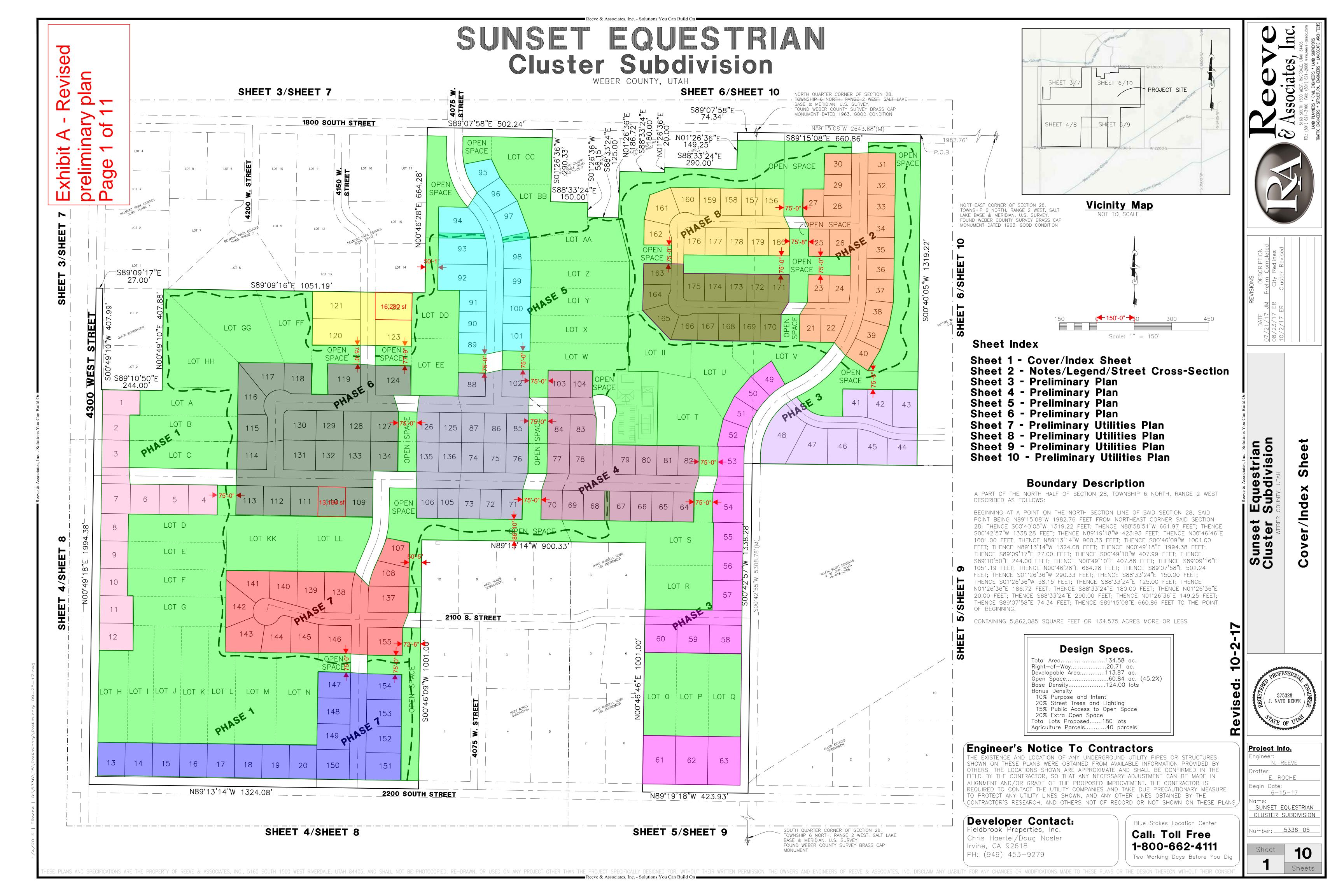
- 1. The proposed subdivision conforms to the Western Weber General Plan.
- 2. With the recommended conditions, the proposed subdivision complies with applicable County ordinances.
- 3. The proposed revisions are considered small amendments and not directly related to the previously granted bonus density.

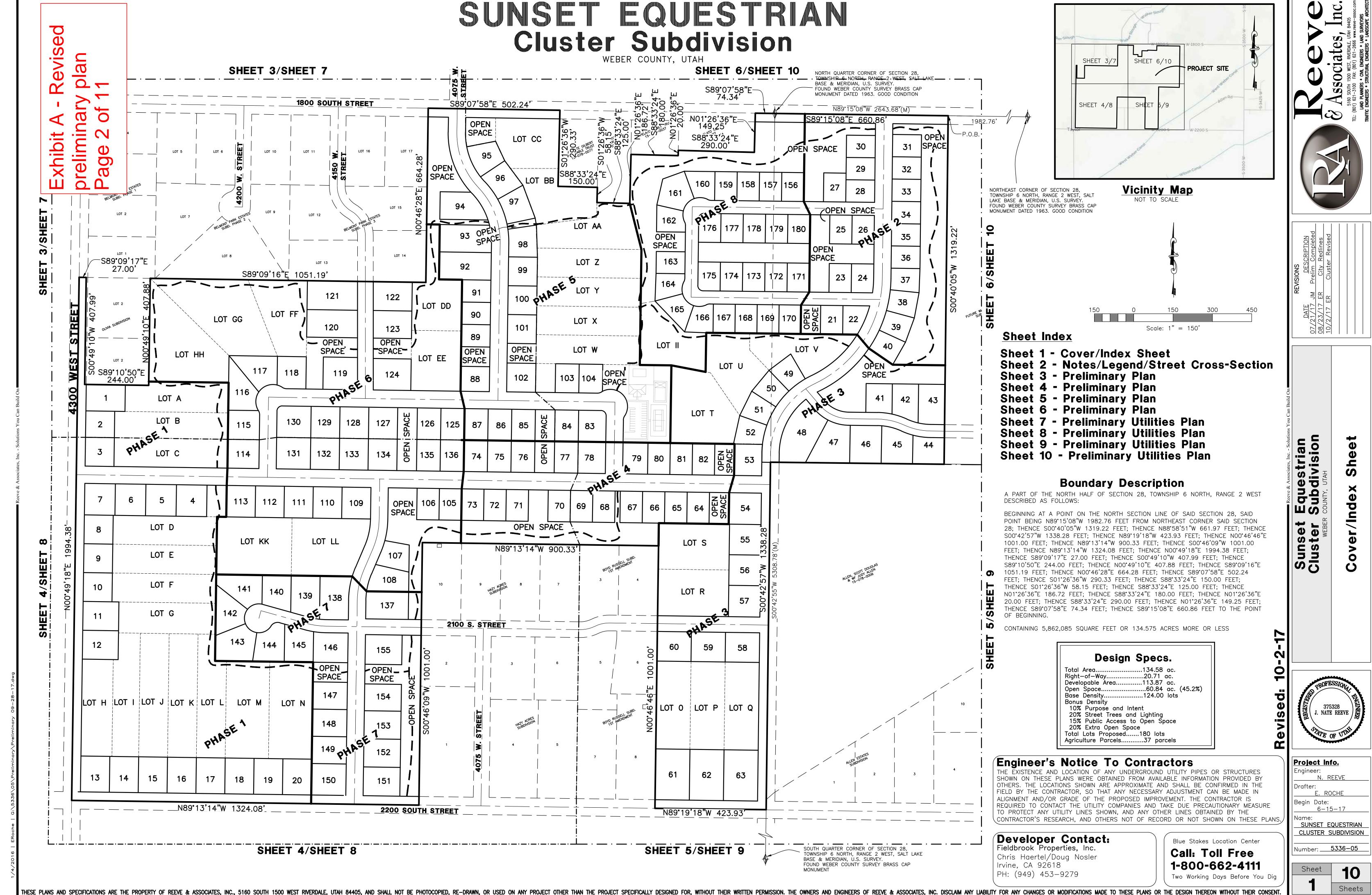
Exhibits

- A. Revised preliminary plan
- B. Original preliminary plan
- C. Open space preservation plan
- D. Will serve letters

Map 1







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N MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: / MUNICIPALITY, GOVERNING CITY OR COUNTY (IF UN—INCORPORATED), INDIVIDUAL CTURERS, AMERICAN PUBLIC WORKS ASSOCIATION (APWA), AND THE DESIGN ENGINEER.) ABOVE IS ARRANGED BY SENIORITY. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION. TRICTLY FOLLOW GEOTECHNICAL RECOMMENDATIONS FOR THIS PROJECT. ALL GRADING IOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH FILL, SITE GRUBBING, RETAINING WALLS AND FOOTINGS MUST BE COORDINATED PROJECT GEOTECHNICAL ENGINEER.

STRIPING & SIGNAGE TO CONFORM TO CURRENT GOVERNING AGENCIES ENGINEER'S MANUAL AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. E THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL COST TO OWNER. THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE

STRUCTION. WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING BE SAWCUT TO A CLEAN, SMOOTH EDGE. ON AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED

ACCESSIBILITY GUIDELINES. IG CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION TIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER OVED BY ALL OF THE PERMITTING AUTHORITIES.

9. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION. 10. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY,

COUNTY OR STATE AGENCY CONTROLLING THE ROAD, INCLUDING OBTAINING REQUIRED INSPECTIONS. 11. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.

12. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND.

13. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH BY THE GEOTECHNICAL ENGINEER. 14. CATCH SLOPES SHALL BE GRADED AS SPECIFIED ON GRADING PLANS.

15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLAGGING, CAUTION SIGNS, LIGHTS, BARRICADES, FLAGMEN, AND ALL OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.

16. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED AND SHALL BE BONDABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.

17. CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY HIMSELF BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS HE MAY PREFER OF THE LOCATIONS OF THE PROPOSED WORK AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK. IF, DURING THE COURSE OF HIS EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO HIM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, HE SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING HIS BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, HE HAS RELIED AND IS RELYING ON HIS OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON HIS OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO, THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT HE HAS NOT RELIED SOLELY UPON OWNER- OR ENGINEER-FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING HIS BID.

18. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.

19. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, AND/OR GOVERNING AGENCIES.

20. CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE

21. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER

22. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.

23. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.

24. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.

25. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS

A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE. 26. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE HIGHEST QUALITY ARE TO BE USED.

27. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THE TRUE INTENT AND PURPOSE OF THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH

RESPECT TO SUCH HAZARDS. 28. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO TIE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY WATER

29. CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4 FEET OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH LOCAL, STATE, AND NATIONAL SAFETY CODES, ORDINANCES, OR REQUIREMENTS FOR EXCAVATION AND TRENCHES.

30. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE

Curve Table

Reeve & Associates, Inc. - Solutions You Can Build On

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
<u>″</u> 1	30.00	17.09'	16.86	8.78'	N15°29'46"W	32°38′13"
C2	65.00'	74.85	70.79	42.20'	S01°10'36"W	65°58'58"
C3	65.00'	79.21'	74.40'	45.37	S69°04'48"W	69°49'27"
C4	65.00'	22.08'	21.98'	11.15	N66°16'28"W	19°28'01"
C5 C6	30.00'	17.09'	16.86' 28.28'	8.78' 20.00'	N72°51'34"W N45°49'20"E	32°38′13″
C7	20.00 ['] 267.00 [']	31.42' 67.73'	<u> </u>	34.05	N45°49'20"E N06°26'41"W	90°00'00" 14°32'02"
C8	267.00	20.89	20.89	10.45	S15°57'13"E	4°29'01"
C9	267.00	118.06	117.10'	60.01	S30°51'44"E	25°20'02"
C10	333.00'	7.41'	7.41'	3.70'	N42°53'31"W	1°16'29"
C11	333.00'	250.62	244.75	131.58	S20°41'37"E	43°07'18"
C12	300.00'	232.46'	226.69'	122.42	S21°19'52"E	44°23'48"
C13	267.00	55.10'	55.00'	27.65	N05°02'42"W	11°49'28"
C14	267.00'	127.22'	126.02'	64.84	S24°36'25"E	27°17′58"
C15 C16	267.00 [°] 333.00 [°]	24.57' 83.40'	24.56' 83.18'	12.29'	S40°53'35"E N36°21'17"W	5°16'21" 14°20'58"
C16 C17	333.00	101.37	100.98	41.92 ['] 51.08 [']	N20°27'32"W	14°20'58" 17°26'32"
C18	333.00	20.00'	20.00'	10.00	N10°01'01"W	3°26'30"
C19	333.00	52.99'	52.94	26.55	N03°44'13"W	9°07'06"
C20	300.00	232.22'	226.47	122.28	S21°21'13"E	44°21'06"
C21	30.00'	17.09'	16.86'	8.78'	N74°30'14"E	32°38'13"
C22	65.00'	4.02'	4.01	2.01'	N59°57'18"E	3°32'21"
C23	65.00'	172.14	126.07	258.15	N42°24'30"W	151°44'05"
C24	30.00'	17.09'	16.86'	8.78'	S17°08'26"W	32°38′13″
C25	20.00'	31.42'	28.28'	20.00'	N44°10'40"W	90°00'00"
C26 C27	267.00 [°] 333.00 [°]	103.84' 37.39'	103.19' 37.37'	52.58 ['] 18.71 [']	N11°57'50"E N19°53'20"E	22°16'59" 6°25'58"
C27	333.00°	92.12	91.83	46.36	N 19 53 20 E N 08°44'51"E	6_25_58 15°51'01"
C29	275.00°	25.96	25.95	12.99	N86°30'57"W	5°24'34"
C30	275.00	45.06	45.01	22.58	S79°07'03"E	9°23'16"
C31	55.00	3.09	3.09	1.54	N76°01'56"W	3°13'02"
C32	55.00'	61.50'	58.34'	34.41'	N70°19'39"E	64°03'49"
C33	55.00'	57.56'	54.97'	31.73'	N08°18'53"E	59°57'44"
C34	55.00'	57.56'	54.97	31.73	N51°38'51"W	59°57'44"
C35	55.00'	63.06'	59.66'	35.51'	S65°31'35"W	65°41'25"
C36	30.00 [°] 325.00 [°]	38.17'	35.65'	22.16'	S69°07'44"W	72°53'43"
C37 C38	325.00	35.99' 47.94'	35.97' 47.90'	18.01' 24.02'	N77°35'45"W N84°59'40"W	6°20'41" 8°27'08"
C39	300.00	77.48	77.26	38.96	S81°49'19"E	14°47'49"
C40	267.00	35.13'	35.10'	17.59	S04°35'29"W	7°32'17"
C41	267.00	68.71	68.52	34.55	S15°43'58"W	14°44'42"
C42	300.00	116.67'	115.94	59.08'	N11°57'50"E	22°16'59"
C43	333.00'	47.17'	47.13'	23.62'	N19°02'52"E	8°06'55"
C44	333.00'	82.34'	82.13'	41.38	S07°54'22"W	14°10′04"
C45	300.00 [°] 332.00 [°]	116.67	115.94'	59.08'	S11°57'50"W S03°36'13"W	22°16′59"
C46 C47	332.00	33.47' 75.19'	33.45' 75.03'	16.75 ['] 37.76 [']	S03°36'13"W S12°58'46"W	5°46'31" 12°58'35"
C48	332.00	77.99	77.82	39.18	N26°11'51"E	13°27'37"
C49	332.00	78.00'	77.82	39.18	N39°39'30"E	13°27'40"
	332.00	77.99'	77.81	39.18'	N53°07'07"E	13°27'35"
C53	332.00'	26.72'	26.71'	13.37'	N62°09'14"E	4°36'39"
C54	299.00'	332.65	315.76	185.91	N32°35'15"E	63°44'37"
C55	299.00'	291.23'	279.85'	158.34	N28°37'09"E	55°48'25"
C56	299.00'	41.42'	41.38'	20.74	N60°29'28"E	7°56′12″
C57	266.00'	238.01' 66.34'	230.15 ['] 65.94 [']	127.64'	N26°20'57"E S51°17'41"E	51°16′00″ 21°43′10″
C58 C59	175.00' 175.00'	83.01	82.23	33.57' 42.30'	N75°44'35"W	27°10'39"
C60	150.00	127.99	124.14	68.18	S64°53'16"E	48°53'18"
C61	125.00	106.68	103.47	56.83	S64°53'01"E	48°53'49"
C62	225.00'	16.68'	16.67'	8.34'	S87°12'30"E	4°14'49"
C63	225.00'	77.49	77.10'	39.13	N75°13'09"W	19°43'53"
C64	275.00'	47.22	47.16'	23.67	N70°16'21"W	9°50'18"
C65	275.00	67.41	67.24	33.88'	N82°12'51"W	14°02'42"
C66	250.00'	104.21	103.46	52.87	S77°17'42"E	23°53'00"
C67 C68	225.00 [°] 225.00 [°]	48.24' 45.55'	48.14'	24.21' 22.85'	N83°05'42"W S71°09'12"E	12°17'00" 11°36'00"
C69	275.00°	59.74 [°]	45.48' 59.62'	29.99	N71°34'36"W	12°26'48"
C70	275.00°	55.35	55.26	27.77	N83°33'58"W	11°31'55"
C71	250.00	104.63	103.86	53.09	S77°20'34"E	23°58'43"
C72	483.00	261.33'	258.15	133.95	N49°50'21"E	31°00'00"
C73	483.00	80.07	79.98'	40.13	N29°35'25"E	9°29'53"
\sim \sim 4					N20°05'32"E	0°00'E7"
C74	483.00'	80.07	79.98'	40.13		9°29'53"
C75	483.00' 483.00'	80.21	80.12'	40.20'	S10°35'08"W	9°30'54"
C75 C76	483.00' 483.00' 483.00'	80.21 ['] 43.32 [']	80.12 ['] 43.30 [']	40.20' 21.67'	S10°35'08"W S03°15'32"W	9°30'54" 5°08'19"
C75 C76 C77	483.00' 483.00' 483.00' 450.00'	80.21' 43.32' 500.85'	80.12' 43.30' 475.39'	40.20' 21.67' 279.93'	S10°35'08"W S03°15'32"W N32°34'28"E	9°30′54" 5°08′19" 63°46′11"
C75 C76 C77 C78	483.00' 483.00' 483.00' 450.00'	80.21' 43.32' 500.85' 419.78'	80.12' 43.30' 475.39' 404.72'	40.20' 21.67' 279.93' 226.56'	\$10°35'08"W \$03°15'32"W \$32°34'28"E \$37°44'08"E	9°30′54″ 5°08′19″ 63°46′11″ 53°26′51″
C75 C76 C77 C78 C79	483.00' 483.00' 483.00' 450.00' 450.00' 450.00'	80.21' 43.32' 500.85' 419.78' 81.07'	80.12' 43.30' 475.39' 404.72' 80.96'	40.20' 21.67' 279.93' 226.56' 40.64'	\$10°35'08"W \$03°15'32"W N32°34'28"E N37°44'08"E \$05°51'03"W	9°30′54″ 5°08′19″ 63°46′11″ 53°26′51″ 10°19′20″
C75 C76 C77 C78	483.00' 483.00' 483.00' 450.00'	80.21' 43.32' 500.85' 419.78'	80.12' 43.30' 475.39' 404.72' 80.96' 119.42'	40.20' 21.67' 279.93' 226.56'	\$10°35'08"W \$03°15'32"W \$15'34'28"E \$15'34'28"E \$15'51'03"W \$15'51'03"W \$15'51'03"W \$15'51'03"W \$15'51'03"W \$15'51'03"W	9°30′54″ 5°08′19″ 63°46′11″ 53°26′51″ 10°19′20″ 16°27′52″ 32°37′53″
C75 C76 C77 C78 C79 C80	483.00' 483.00' 450.00' 450.00' 450.00' 417.00' 417.00' 417.00'	80.21' 43.32' 500.85' 419.78' 81.07' 119.83' 237.49' 55.80'	80.12' 43.30' 475.39' 404.72' 80.96' 119.42' 234.30' 55.76'	40.20' 21.67' 279.93' 226.56' 40.64' 60.33' 122.06' 27.94'	\$10°35'08"W \$03°15'32"W \$32°34'28"E \$37°44'08"E \$05°51'03"W \$23°35'44"W \$48°08'37"E \$04°31'23"W	9°30′54″ 5°08′19″ 63°46′11″ 53°26′51″ 10°19′20″ 16°27′52″ 32°37′53″ 7°40′00″
C75 C76 C77 C78 C79 C80 C81 C82 C83	483.00' 483.00' 450.00' 450.00' 450.00' 417.00' 417.00' 30.00'	80.21' 43.32' 500.85' 419.78' 81.07' 119.83' 237.49' 55.80' 13.89'	80.12' 43.30' 475.39' 404.72' 80.96' 119.42' 234.30' 55.76' 13.76'	40.20' 21.67' 279.93' 226.56' 40.64' 60.33' 122.06' 27.94' 7.07'	\$10°35'08"W \$03°15'32"W \$32°34'28"E \$37°44'08"E \$05°51'03"W \$23°35'44"W \$48°08'37"E \$04°31'23"W \$504°31'23"W	9°30′54″ 5°08′19″ 63°46′11″ 53°26′51″ 10°19′20″ 16°27′52″ 32°37′53″ 7°40′00″ 26°31′31″
C75 C76 C77 C78 C79 C80 C81 C82 C83 C84	483.00' 483.00' 450.00' 450.00' 450.00' 417.00' 417.00' 417.00' 30.00' 65.00'	80.21' 43.32' 500.85' 419.78' 81.07' 119.83' 237.49' 55.80' 13.89' 50.77'	80.12' 43.30' 475.39' 404.72' 80.96' 119.42' 234.30' 55.76' 13.76' 49.49'	40.20' 21.67' 279.93' 226.56' 40.64' 60.33' 122.06' 27.94' 7.07' 26.76'	\$10°35'08"W \$03°15'32"W \$32°34'28"E \$37°44'08"E \$05°51'03"W \$23°35'44"W \$48°08'37"E \$04°31'23"W \$77°25'37"E \$86°32'27"E	9°30′54″ 5°08′19″ 63°46′11″ 53°26′51″ 10°19′20″ 16°27′52″ 32°37′53″ 7°40′00″ 26°31′31″ 44°45′10″
C75 C76 C77 C78 C79 C80 C81 C82 C83 C84 C85	483.00' 483.00' 483.00' 450.00' 450.00' 417.00' 417.00' 30.00' 65.00'	80.21' 43.32' 500.85' 419.78' 81.07' 119.83' 237.49' 55.80' 13.89' 50.77' 63.92'	80.12' 43.30' 475.39' 404.72' 80.96' 119.42' 234.30' 55.76' 13.76' 49.49' 61.37'	40.20' 21.67' 279.93' 226.56' 40.64' 60.33' 122.06' 27.94' 7.07' 26.76' 34.81'	\$10°35'08"W \$03°15'32"W N32°34'28"E N37°44'08"E \$05°51'03"W \$23°35'44"W N48°08'37"E \$04°31'23"W N77°25'37"E N86°32'27"E N42°54'42"W	9°30'54" 5°08'19" 63°46'11" 53°26'51" 10°19'20" 16°27'52" 32°37'53" 7°40'00" 26°31'31" 44°45'10" 56°20'33"
C75 C76 C77 C78 C79 C80 C81 C82 C83 C84 C85 C86	483.00' 483.00' 450.00' 450.00' 450.00' 417.00' 417.00' 417.00' 30.00' 65.00' 65.00'	80.21' 43.32' 500.85' 419.78' 81.07' 119.83' 237.49' 55.80' 13.89' 50.77' 63.92' 47.60'	80.12' 43.30' 475.39' 404.72' 80.96' 119.42' 234.30' 55.76' 13.76' 49.49' 61.37' 46.54'	40.20' 21.67' 279.93' 226.56' 40.64' 60.33' 122.06' 27.94' 7.07' 26.76' 34.81' 24.92'	\$10°35'08"W \$03°15'32"W \$32°34'28"E \$37°44'08"E \$05°51'03"W \$23°35'44"W \$48°08'37"E \$04°31'23"W \$77°25'37"E \$86°32'27"E \$86°32'27"E \$86°32'42"W \$86°14'14"W	9°30'54" 5°08'19" 63°46'11" 53°26'51" 10°19'20" 16°27'52" 32°37'53" 7°40'00" 26°31'31" 44°45'10" 56°20'33" 41°57'20"
C75 C76 C77 C78 C79 C80 C81 C82 C83 C84 C85 C86 C86	483.00' 483.00' 450.00' 450.00' 450.00' 417.00' 417.00' 30.00' 65.00' 65.00' 30.00'	80.21' 43.32' 500.85' 419.78' 81.07' 119.83' 237.49' 55.80' 13.89' 50.77' 63.92' 47.60' 13.89'	80.12' 43.30' 475.39' 404.72' 80.96' 119.42' 234.30' 55.76' 13.76' 49.49' 61.37' 46.54' 13.76'	40.20' 21.67' 279.93' 226.56' 40.64' 60.33' 122.06' 27.94' 7.07' 26.76' 34.81' 24.92' 7.07'	\$10°35'08"W \$03°15'32"W \$32°34'28"E \$37°44'08"E \$05°51'03"W \$23°35'44"W \$48°08'37"E \$04°31'23"W \$77°25'37"E \$86°32'27"E \$86°32'27"E \$142°54'42"W \$13°57'09"E	9°30′54″ 5°08′19″ 63°46′11″ 53°26′51″ 10°19′20″ 16°27′52″ 32°37′53″ 7°40′00″ 26°31′31″ 44°45′10″ 56°20′33″ 41°57′20″ 26°31′31″
C75 C76 C77 C78 C80 C81 C82 C83 C84 C85 C86 C87 C88	483.00' 483.00' 483.00' 450.00' 450.00' 417.00' 417.00' 30.00' 65.00' 65.00' 30.00' 20.00'	80.21' 43.32' 500.85' 419.78' 81.07' 119.83' 237.49' 55.80' 13.89' 50.77' 63.92' 47.60' 13.89' 31.42'	80.12' 43.30' 475.39' 404.72' 80.96' 119.42' 234.30' 55.76' 13.76' 49.49' 61.37' 46.54' 13.76' 28.28'	40.20' 21.67' 279.93' 226.56' 40.64' 60.33' 122.06' 27.94' 7.07' 26.76' 34.81' 24.92' 7.07' 20.00'	\$10°35'08"W \$03°15'32"W \$15'32"W \$15'32"W \$15'34'28"E \$15'44'08"E \$15'51'03"W \$15'51'03"W \$15'51'03"W \$15'51'03"E \$15'51'03"E \$15'51'09"E \$15'51'09"E \$15'51'09"E \$15'51'09"E \$15'51'09"E \$15'51'09"E \$15'51'09"E \$15'51'09"E \$15'51'09"E	9°30′54″ 5°08′19″ 63°46′11″ 53°26′51″ 10°19′20″ 16°27′52″ 32°37′53″ 7°40′00″ 26°31′31″ 44°45′10″ 56°20′33″ 41°57′20″ 26°31′31″ 90°00′00″
C75 C76 C77 C78 C79 C80 C81 C82 C83 C84 C85 C86 C87 C88 C88 C88	483.00' 483.00' 483.00' 450.00' 450.00' 417.00' 417.00' 30.00' 65.00' 65.00' 30.00' 20.00' 30.00'	80.21' 43.32' 500.85' 419.78' 81.07' 119.83' 237.49' 55.80' 13.89' 50.77' 63.92' 47.60' 13.89' 31.42' 13.89'	80.12' 43.30' 475.39' 404.72' 80.96' 119.42' 234.30' 55.76' 13.76' 49.49' 61.37' 46.54' 13.76' 28.28' 13.76'	40.20' 21.67' 279.93' 226.56' 40.64' 60.33' 122.06' 27.94' 7.07' 26.76' 34.81' 24.92' 7.07' 20.00' 7.07'	\$10°35'08"W \$03°15'32"W \$132°34'28"E \$137°44'08"E \$05°51'03"W \$23°35'44"W \$148°08'37"E \$04°31'23"W \$17°25'37"E \$186°32'27"E \$186°32'32'32'32'32'32'32'32'32'32'32'32'32'3	9°30′54″ 5°08′19″ 63°46′11″ 53°26′51″ 10°19′20″ 16°27′52″ 32°37′53″ 7°40′00″ 26°31′31″ 44°45′10″ 56°20′33″ 41°57′20″ 26°31′31″ 90°00′00″ 26°31′31″
C75 C76 C77 C78 C80 C81 C82 C83 C84 C85 C86 C87 C88 C88 C89 C90	483.00' 483.00' 483.00' 450.00' 450.00' 417.00' 417.00' 30.00' 65.00' 65.00' 30.00' 30.00' 30.00' 65.00'	80.21' 43.32' 500.85' 419.78' 81.07' 119.83' 237.49' 55.80' 13.89' 50.77' 63.92' 47.60' 13.89' 31.42' 13.89' 43.75'	80.12' 43.30' 475.39' 404.72' 80.96' 119.42' 234.30' 55.76' 13.76' 49.49' 61.37' 46.54' 13.76' 28.28' 13.76' 42.93'	40.20' 21.67' 279.93' 226.56' 40.64' 60.33' 122.06' 27.94' 7.07' 26.76' 34.81' 24.92' 7.07' 20.00' 7.07' 22.74'	\$10°35'08"W \$03°15'32"W \$132°34'28"E \$137°44'08"E \$05°51'03"W \$23°35'44"W \$148°08'37"E \$148°32"E \$148°32"E \$148°32"E \$148°32"E \$148°32"E \$148°32"E \$148°32"E \$148°32"E \$148°32"E \$148°32"E \$148°32"W \$148°32"W \$148°33"W \$148°33"W \$148°33"W \$148°33"W \$148°33"W \$148°33"W \$148°33"W	9°30'54" 5'08'19" 63°46'11" 53°26'51" 10°19'20" 16°27'52" 32°37'53" 7°40'00" 26°31'31" 44°45'10" 56°20'33" 41°57'20" 26°31'31" 90°00'00" 26°31'31" 38°33'44"
C75 C76 C77 C78 C79 C80 C81 C82 C83 C84 C85 C86 C87 C88 C88 C88	483.00' 483.00' 483.00' 450.00' 450.00' 417.00' 417.00' 30.00' 65.00' 65.00' 30.00' 20.00' 30.00' 65.00' 65.00' 65.00' 65.00' 65.00'	80.21' 43.32' 500.85' 419.78' 81.07' 119.83' 237.49' 55.80' 13.89' 50.77' 63.92' 47.60' 13.89' 31.42' 13.89' 43.75' 65.00' 53.54'	80.12' 43.30' 475.39' 404.72' 80.96' 119.42' 234.30' 55.76' 13.76' 49.49' 61.37' 46.54' 13.76' 28.28' 13.76' 42.93' 62.33' 52.04'	40.20' 21.67' 279.93' 226.56' 40.64' 60.33' 122.06' 27.94' 7.07' 26.76' 34.81' 24.92' 7.07' 20.00' 7.07' 22.74' 35.51' 28.39'	\$10°35'08"W \$03°15'32"W \$132°34'28"E \$137°44'08"E \$05°51'03"W \$23°35'44"W \$148°08'37"E \$148°32'27"E \$148°32'27"E \$142°54'42"W \$148°32'27"E \$142°54'42"W \$142°54'42"W \$142°54'42"W \$142°54'42"W \$142°54'42"W \$142°54'42"W \$142°54'42"W \$142°54'42"W \$142°54'42"W \$142°54'42"W \$142°54'42"W \$142°54'42"W \$142°54'42"W \$157'09"E	9°30'54" 5'08'19" 63°46'11" 53°26'51" 10°19'20" 16°27'52" 32°37'53" 7°40'00" 26°31'31" 44°45'10" 56°20'33" 41°57'20" 26°31'31" 90°00'00" 26°31'31" 38°33'44" 57°17'45" 47°11'34"
C75 C76 C77 C78 C79 C80 C81 C82 C83 C84 C85 C86 C85 C86 C87 C88 C89 C90	483.00' 483.00' 483.00' 450.00' 450.00' 417.00' 417.00' 30.00' 65.00' 65.00' 30.00' 20.00' 30.00' 65.00' 65.00' 65.00'	80.21' 43.32' 500.85' 419.78' 81.07' 119.83' 237.49' 55.80' 13.89' 50.77' 63.92' 47.60' 13.89' 31.42' 13.89' 43.75' 65.00'	80.12' 43.30' 475.39' 404.72' 80.96' 119.42' 234.30' 55.76' 13.76' 49.49' 61.37' 46.54' 13.76' 28.28' 13.76' 42.93' 62.33'	40.20' 21.67' 279.93' 226.56' 40.64' 60.33' 122.06' 27.94' 7.07' 26.76' 34.81' 24.92' 7.07' 20.00' 7.07' 22.74' 35.51'	\$10°35'08"W \$03°15'32"W \$132°34'28"E \$137°44'08"E \$05°51'03"W \$23°35'44"W \$148°08'37"E \$148°31'23"W \$148°32'27"E \$148°32'27"E \$148°32'27"E \$148°32'27"E \$148°32'27"E \$148°32'27"E \$148°32'27"E \$148°37"W \$13°57'09"E \$148°37"W \$148°37"W \$148°37"W \$148°33'16"E \$141°22'28"E	9°30′54″ 5°08′19″ 63°46′11″ 53°26′51″ 10°19′20″ 16°27′52″ 32°37′53″ 7°40′00″ 26°31′31″ 44°45′10″ 56°20′33″ 41°57′20″ 26°31′31″ 90°00′00″ 26°31′31″ 38°33′44″ 57°17′45″

Construction Notes:

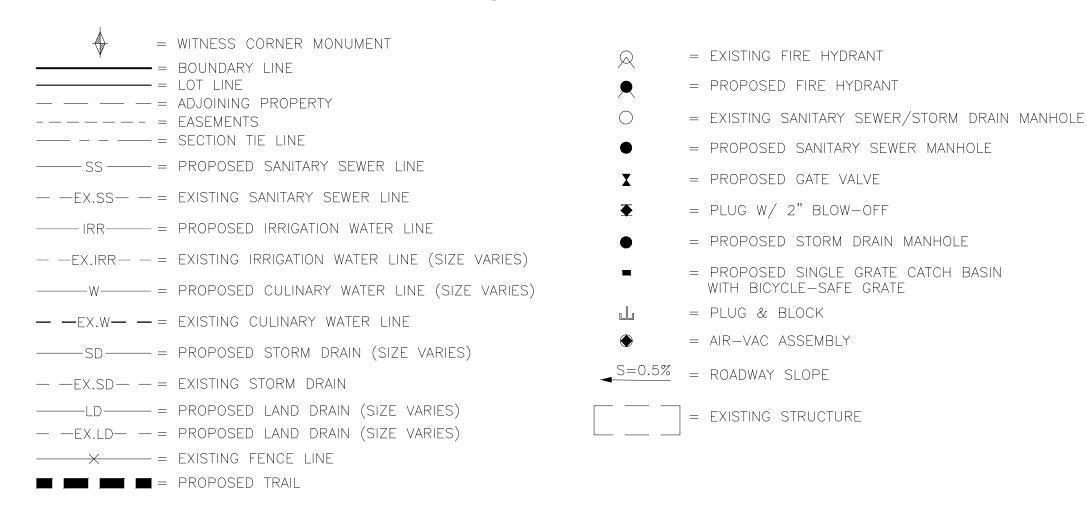
	°VC 8" °VC 10				0.40% 0.30%	
2. F 3. F 4. F 5. F	CP 15 CP 18 CP 21 CP 24 CP 27	" SD " SD " SD " SD	Slope Slope Slope Slope	= = =	0.32% 0.26% 0.21% 0.17% 0.15% 0.13%	MIN. MIN. MIN.

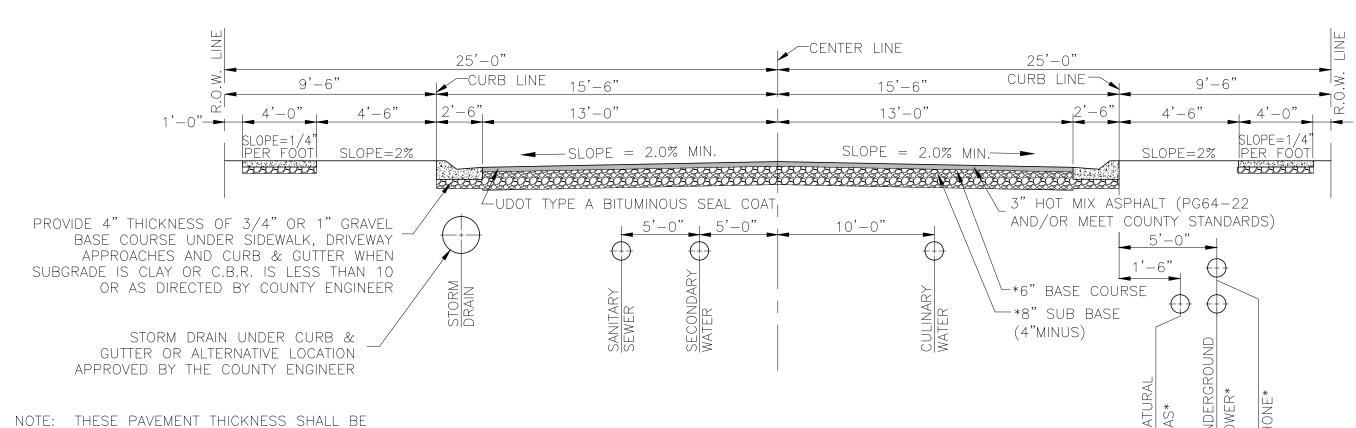
Drainage Notes:

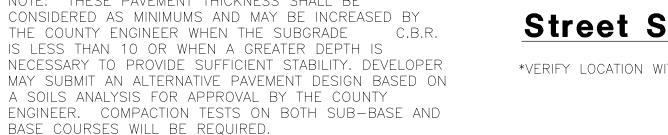
Detention Basin #1:		
Watershed Area	134.58	AC.
Required Volume	294,902	Cu. ft.
Provided Volume	298,340	Cu. ft.

Control boxes will limit discharge at historical rate of 0.1 cfs/acre.

Legend

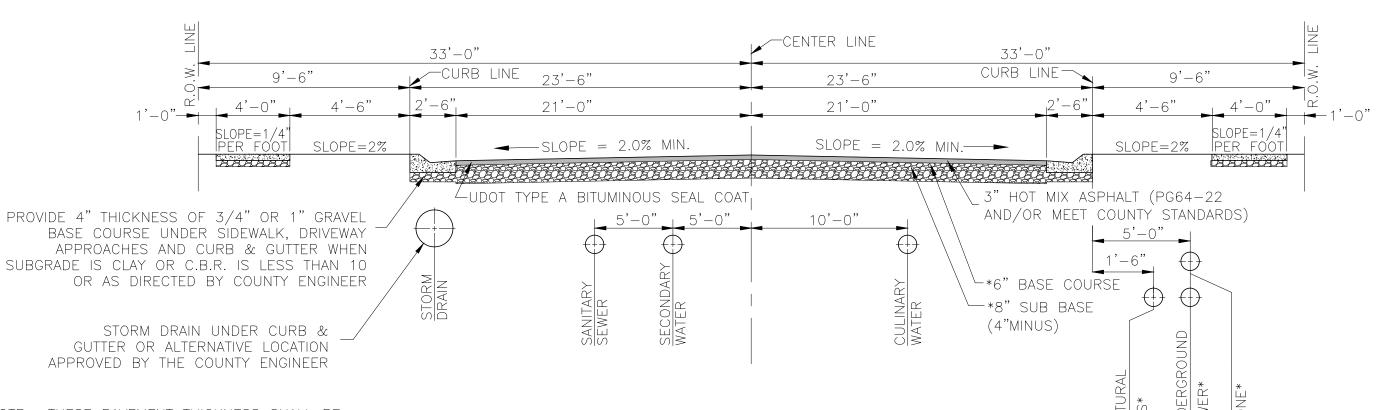






Street Section (50' R.O.W.)

*VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES.



NOTE: THESE PAVEMENT THICKNESS SHALL BE CONSIDERED AS MINIMUMS AND MAY BE INCREASED BY THE COUNTY ENGINEER WHEN THE SUBGRADE C.B.R. IS LESS THAN 10 OR WHEN A GREATER DEPTH IS NECESSARY TO PROVIDE SUFFICIENT STABILITY. DEVELOPER MAY SUBMIT AN ALTERNATIVE PAVEMENT DESIGN BASED ON A SOILS ANALYSIS FOR APPROVAL BY THE COUNTY ENGINEER. COMPACTION TESTS ON BOTH SUB-BASE AND BASE COURSES WILL BE REQUIRED.

Street Section (66' R.O.W.)

*VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES.

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I. NATE REEVE

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Project Info. N. REEVE rafter: E. ROCHE Begin Date: 6-15-17

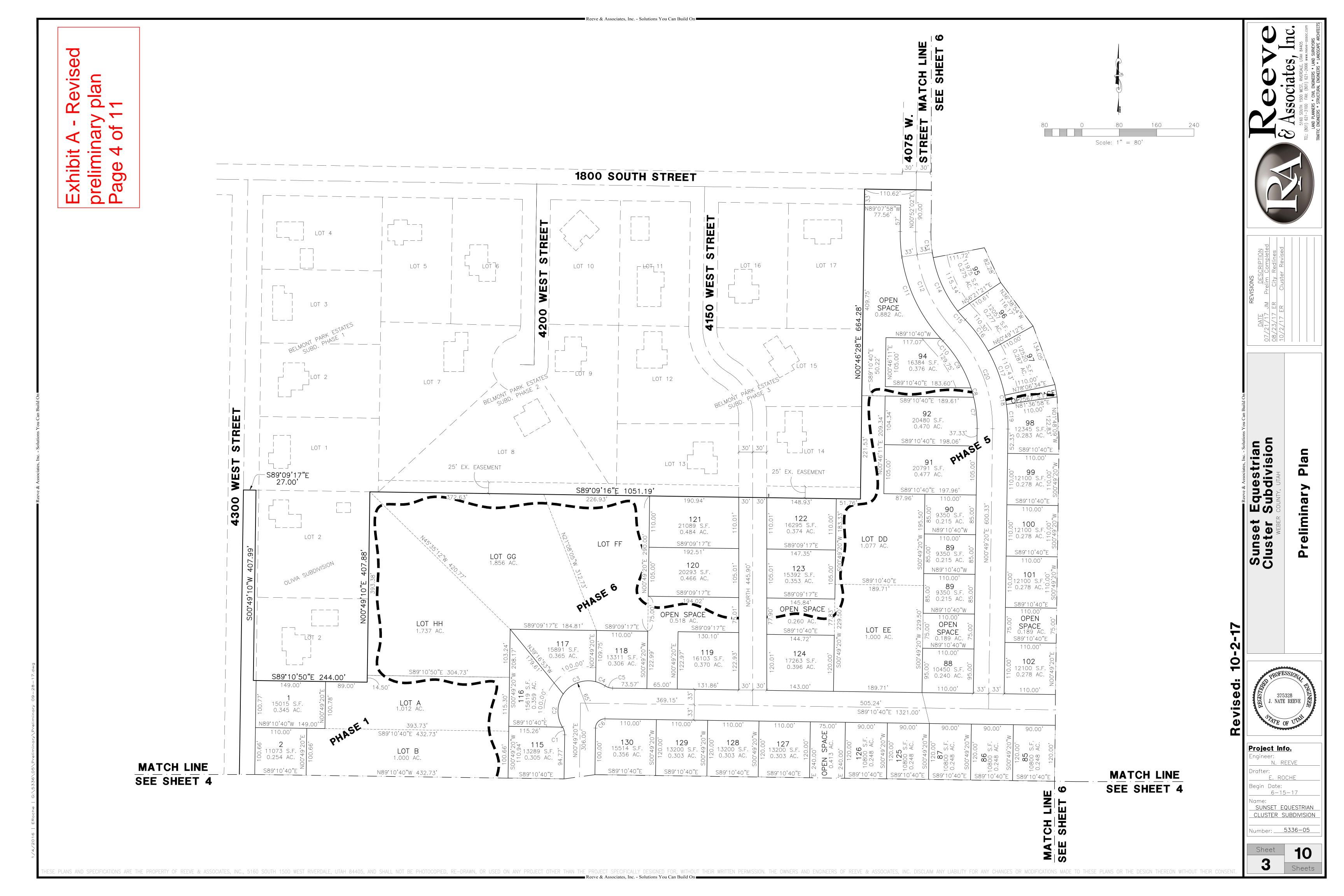
CLUSTER SUBDIVISION lumber: <u>5336-05</u>

SUNSET EQUESTRIAN

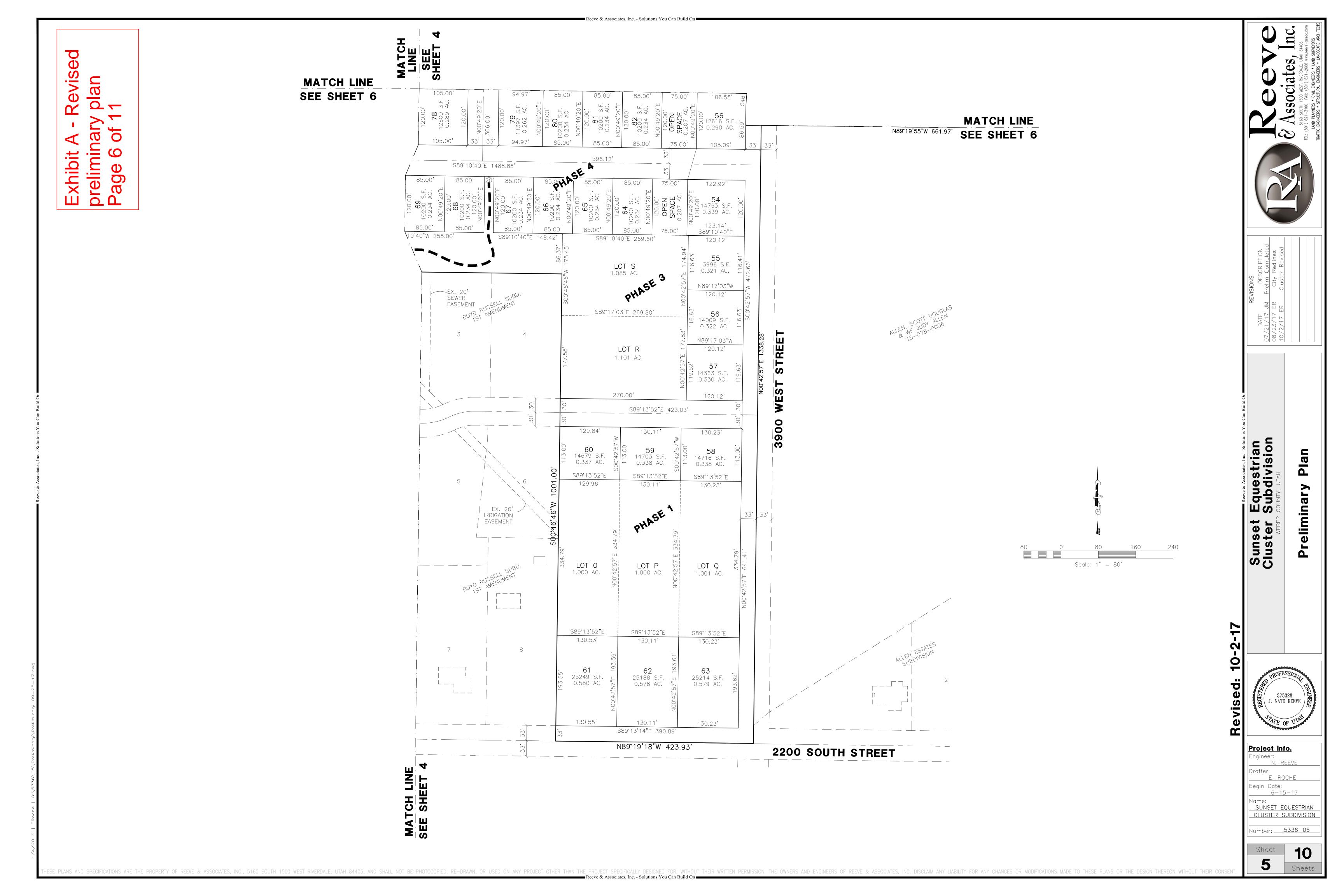
Sheets

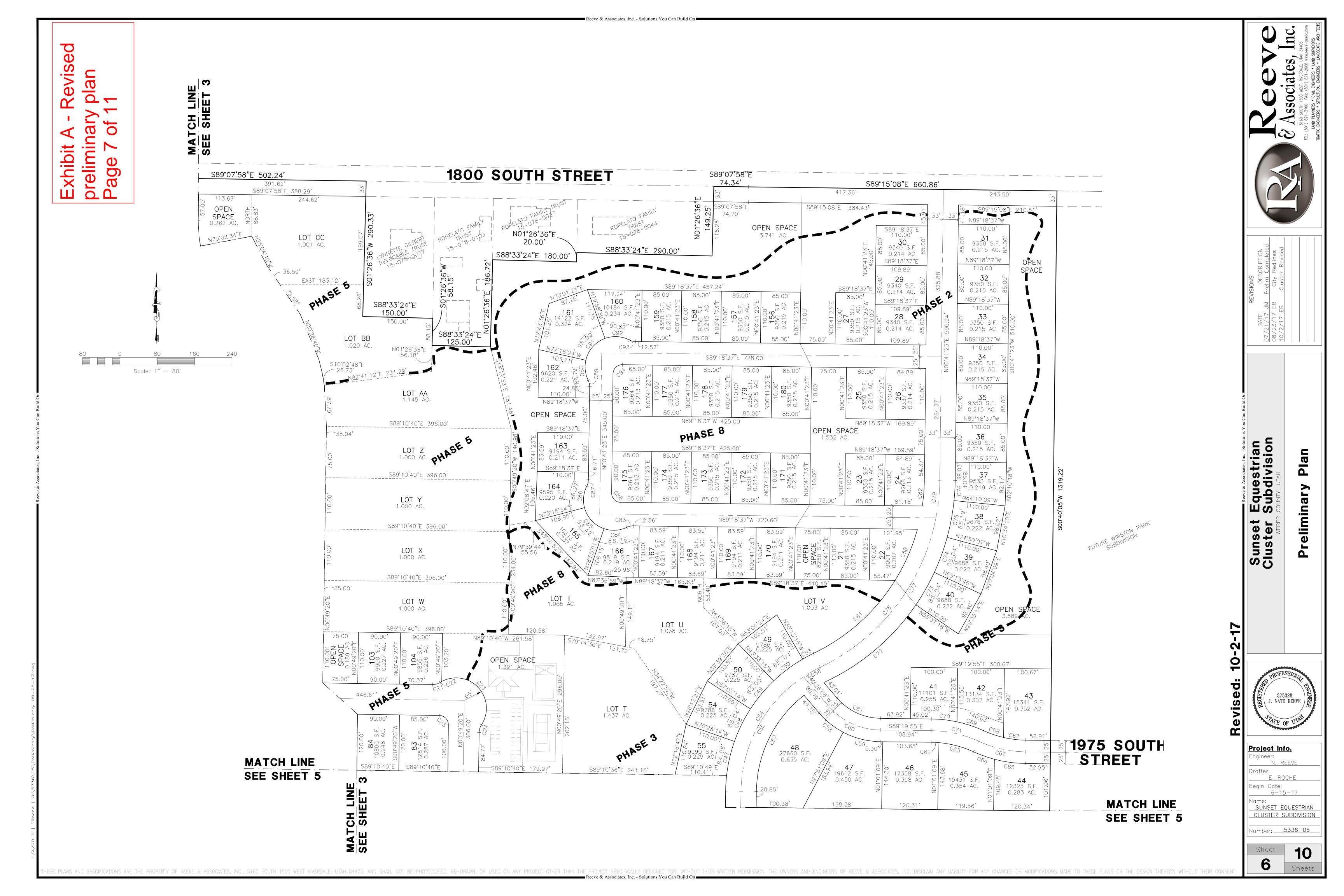
ESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENTED.

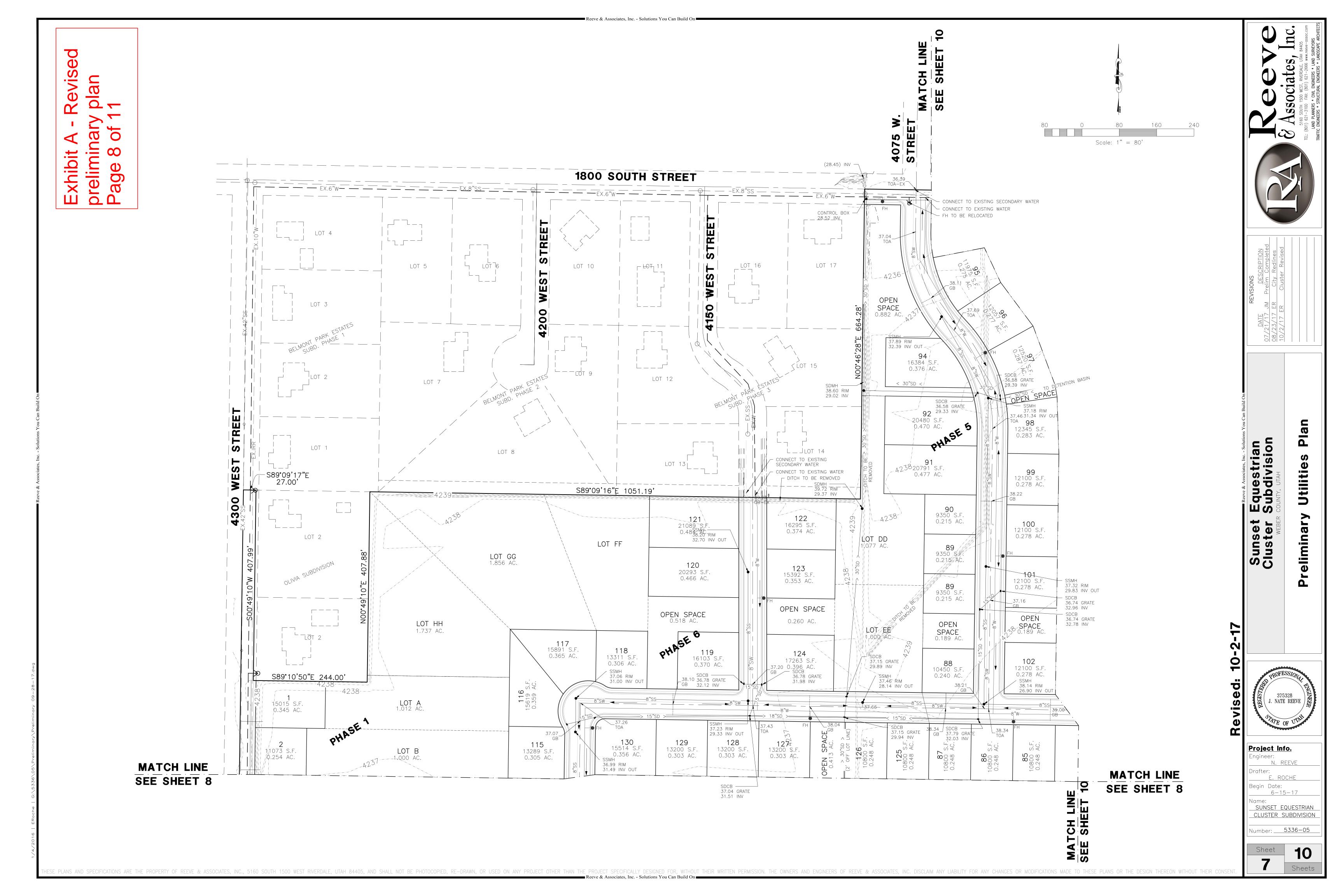
Reeve & Associates, Inc. - Solutions You Can Build On

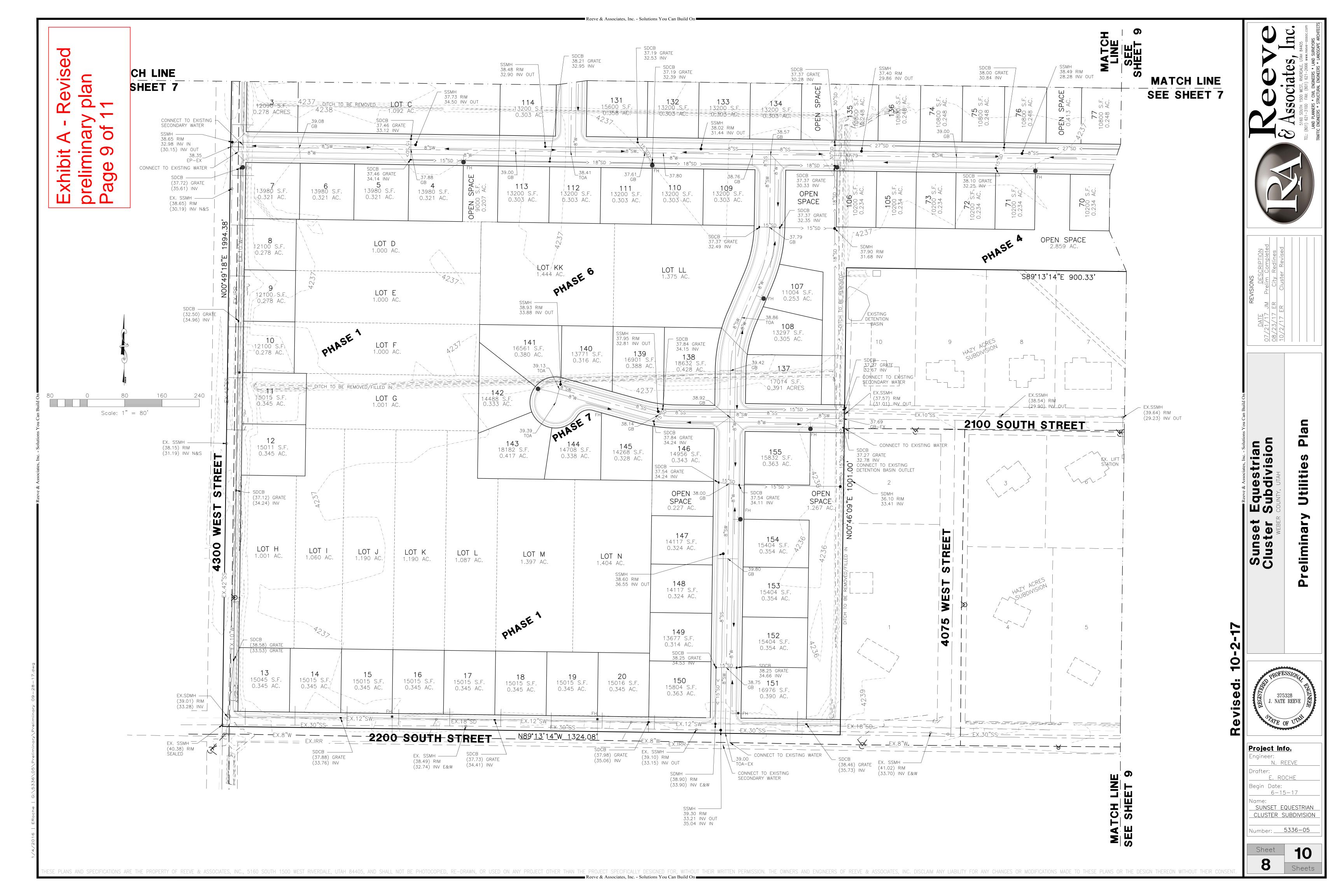


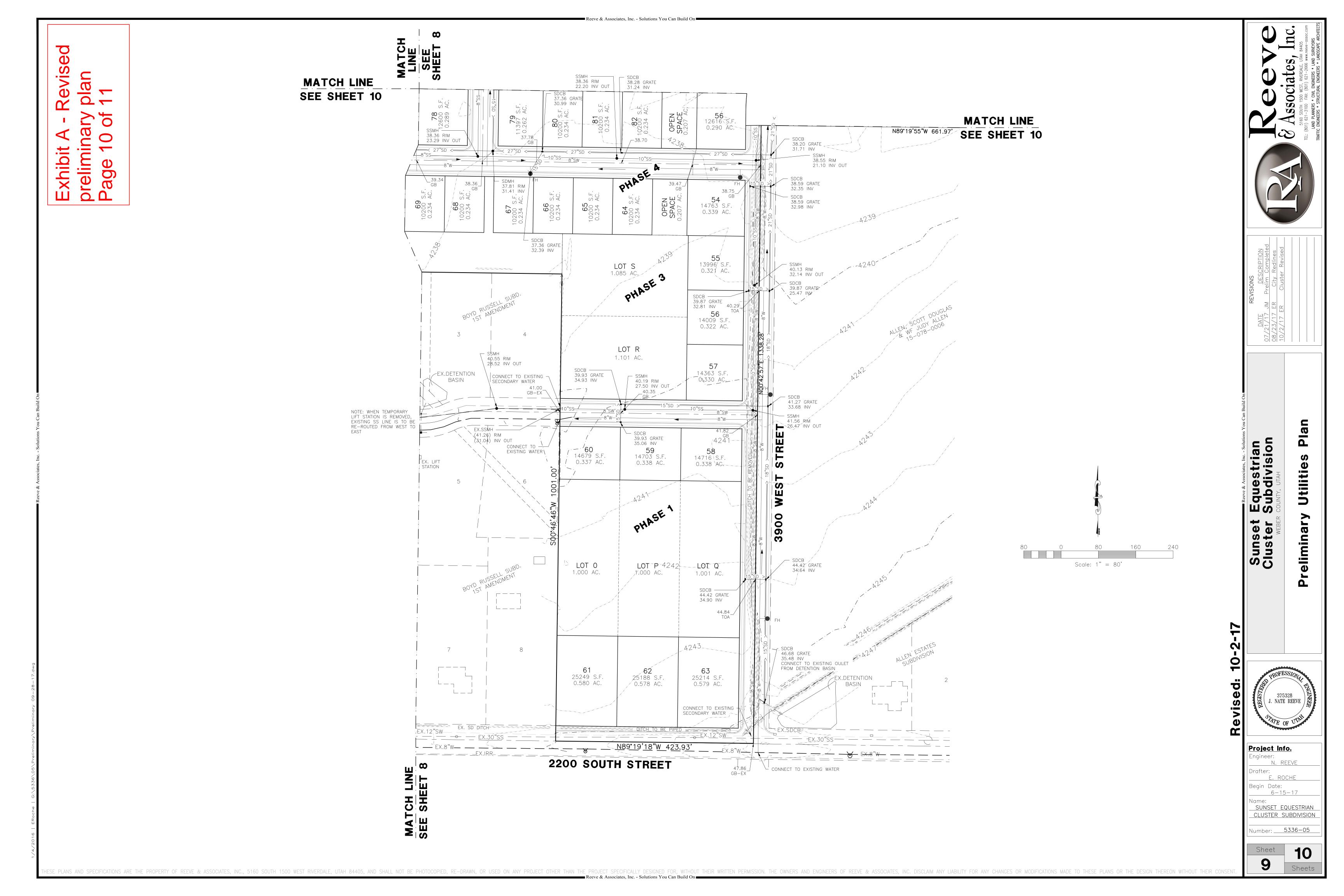


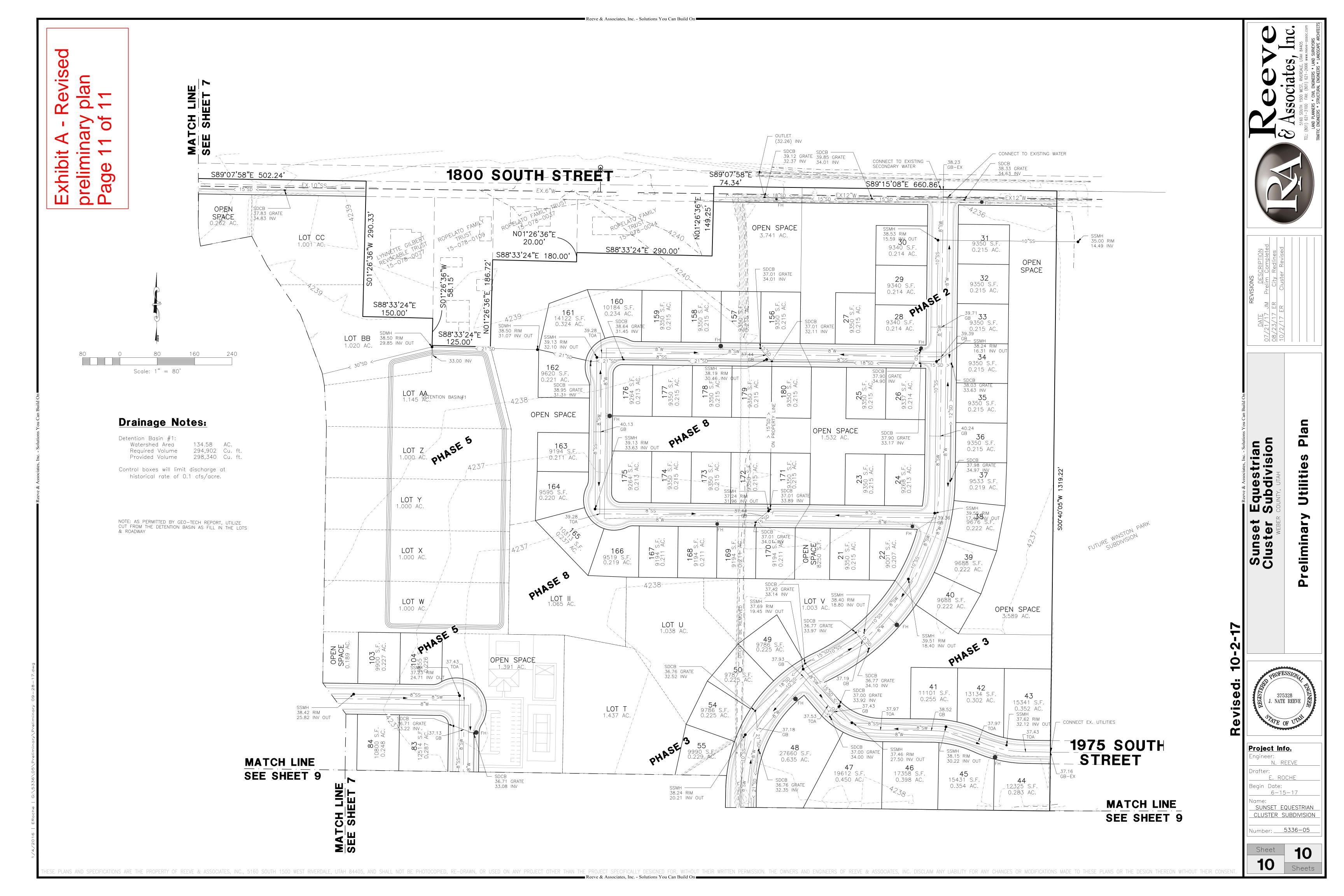


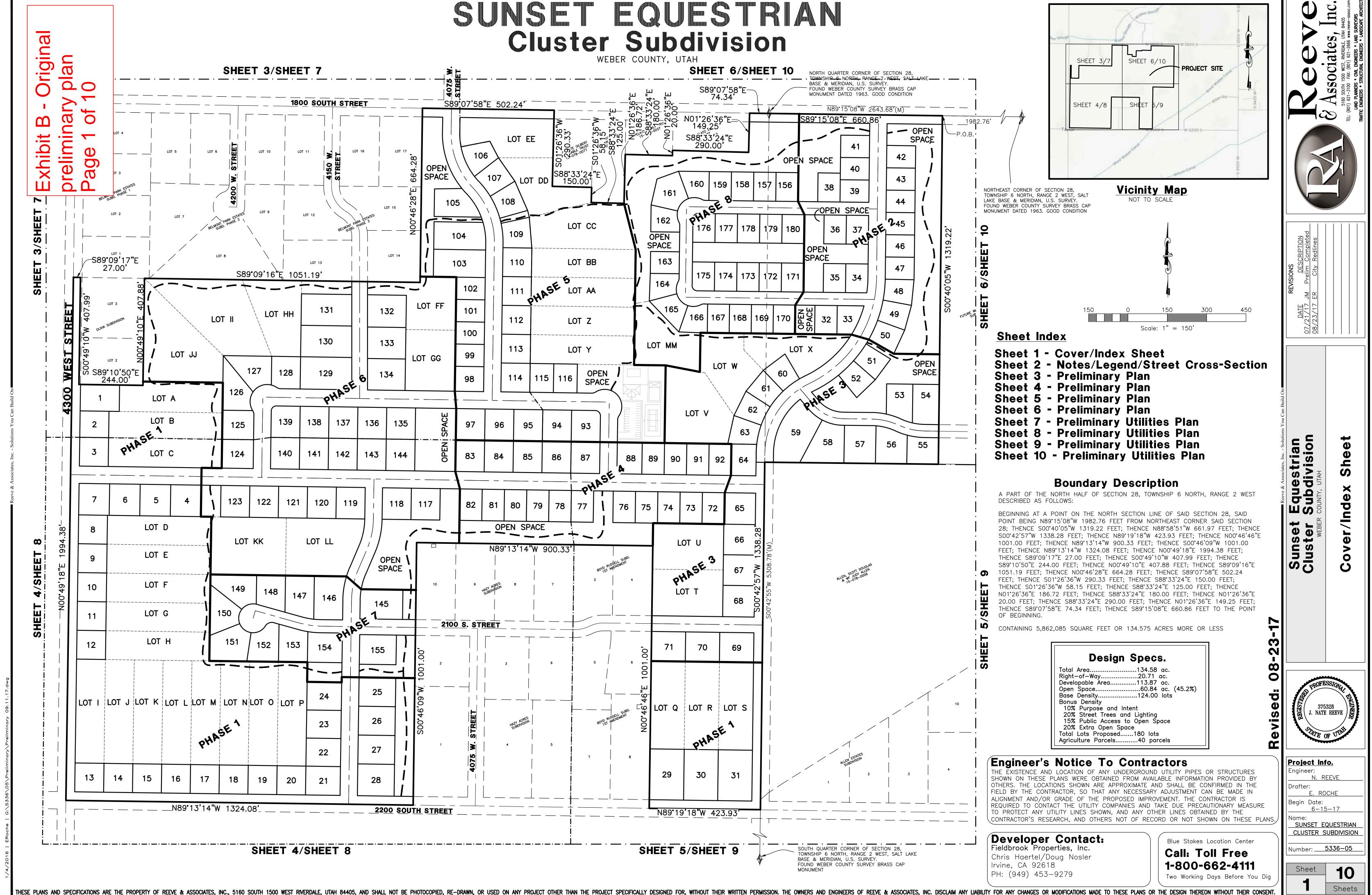












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ON MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY:
TY MUNICIPALITY, GOVERNING CITY OR COUNTY (IF UN-INCORPORATED), INDIVIDUAL
ACTURERS, AMERICAN PUBLIC WORKS ASSOCIATION (APWA), AND THE DESIGN ENGINEER.
ED ABOVE IS ARRANGED BY SENIORITY. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED
LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
STRICTLY FOLLOW GEOTECHNICAL RECOMMENDATIONS FOR THIS PROJECT. ALL GRADING
NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH
KFILL, SITE GRUBBING, RETAINING WALLS AND FOOTINGS MUST BE COORDINATED
HE PROJECT GEOTECHNICAL ENGINEER.

L, STRIPING & SIGNAGE TO CONFORM TO CURRENT GOVERNING AGENCIES
ENGINEER'S MANUAL AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
DE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL
D COST TO OWNER.
THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE

NSTRUCTION.
IS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING
BE SAWCUT TO A CLEAN, SMOOTH EDGE.
ON AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED

ACCESSIBILITY GUIDELINES.

NG CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION TIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER ROVED BY ALL OF THE PERMITTING AUTHORITIES.

9. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
10. ANY WORK IN THE PUBLIC RIGHT—OF—WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY,

- COUNTY OR STATE AGENCY CONTROLLING THE ROAD, INCLUDING OBTAINING REQUIRED INSPECTIONS.

 11. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
- 12. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND.
- 13. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH BY THE GEOTECHNICAL ENGINEER.
- 14. CATCH SLOPES SHALL BE GRADED AS SPECIFIED ON GRADING PLANS.15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLAGGING, CAUTION SIGNS, LIGHTS, BARRICADES, FLAGMEN, AND ALL OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
- 16. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED AND SHALL BE BONDABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.
- 17. CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY HIMSELF BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS HE MAY PREFER OF THE LOCATIONS OF THE PROPOSED WORK AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK. IF, DURING THE COURSE OF HIS EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO HIM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, HE SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING HIS BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, HE HAS RELIED AND IS RELYING ON HIS OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON HIS OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO, THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT HE HAS NOT RELIED SOLELY UPON OWNER- OR ENGINEER-FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING HIS BID.
- 18. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
- 19. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, AND/OR GOVERNING AGENCIES.
- AUTHORIZATION FROM THE OWNER, ENGINEER, AND/OR GOVERNING AGENCIES.

 20. CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL
 POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR
- REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.

 21. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- 22. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE—TESTING AND/OR RE—INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
- 23. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
- 24. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
- 25. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL—SIZE AS—BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. AS—BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED AS—BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS—BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS—BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
- A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.

 26. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE HIGHEST QUALITY ARE TO BE USED.
- 27. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THE TRUE INTENT AND PURPOSE OF THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH
- RESPECT TO SUCH HAZARDS.

 28. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO TIE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY WATER
- BLASTING.
 29. CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4 FEET OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH LOCAL, STATE, AND NATIONAL SAFETY CODES, ORDINANCES, OR REQUIREMENTS FOR EXCAVATION AND TRENCHES.
- 30. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
Ċ1	333.00'	231.83'	227.18'	120.84	N19°04'38"W	39°53'19
C2	333.00'	26.20'	26.19	13.11'	N41°16'31"W	4°30'28'
C3	300.00	232.46	226.69	122.42	N21°19'52"W	44°23′48
C4	267.00	55.10'	55.00'	27.65	N05°02'42"W	11°49'28
C5	267.00	125.33'	124.19	63.84	N24°24'18"W	26°53'44
C6	267.00	26.45	26.44	13.24	N40°41'28"W	5°40'36
		Z0.43		75.24	N4U 41 20 W	
C7	333.00	70.19	70.06	35.23'	N37°29'26"W	12°04'39
	333.00'	91.73	91.44	46.16	N23°33'35"W	15°47'02
	333.00	20.00'	20.00'	10.00'	N13°56'50"W	3°26'30
C10	333.00'	75.84	75.67'	38.08'	N05°42'07"W	13°02'55
C11	300.00	232.22'	226.47	122.28	S21°21'13"E	44°21'06
		106.69	105.98'	54.07	S32°04'54"E	22°53'42
	267.00	21.18	21 19'		S18°21'42"E	4°32'43
		Z1.10	21.18'	10.60'	310 Z1 4Z E	4 32 43
	267.00	78.81	78.52	39.69	N07°38'00"W	16°54'40
C15	30.00'	17.09	16.86'	8.78'	N72°51'34"W	32°38'13
C16	65.00	22.08'	21.98'	11.15	N66°16'28"W	19°28'0
C17	65.00'	79.21'	74.40'	45.37'	N69°04'48"E	69°49'27 65°58'58
C18	65.00'	74.85'	70.79'	42.20'	N01°10'36"E	65°58'58
C19	30.00	17.09'	16.86'	8.78	N15°29'46"W	32°38'1
C20	20.00	31.42'	28.28'	20.00'	S45°49'20"W	90.00,0
020	20.00	107.04'	20.20	20.00	343 49 20 W	90 00 00
C21	267.00	103.84	103.19	52.58'	S11°57'50"W	22°16'59 22°16'59 22°16'59
C22	300.00	116.67	115.94	59.08'	S11°57'50"W	22°16′59
C23	333.00	129.51'	128.69'	65.58'	S11°57'50"W	22°16'59
C24	267.00	60.62'	60.49'	30.44	S16°36'02"W	13°00'34
	267.00'	43.22'	43.17'	21.66	N05°27'33"E	9°16'25
	300.00	116.67	115.94'	59.08'	S11°57'50"W	22°16'59
C27	333.00	77 70'	77 77	18.71	N19°53'20"E	6°25'58
		37.39'	37.37'	10./1	NO0°44'54"5	1505412
C28	333.00	92.12'	91.83	46.36	N08°44'51"E	15°51'0
C29	275.00	25.96'	25.95'	12.99'	S86°30'57"E	5°24'34
C30	275.00	45.06'	45.01	22.58'	S79°07'03"E	9°23'16
C31	55.00'	3.09'	3.09'	1.54'	S76°01'56"E	3°13'02
C32	55.00	61.50'	58.34'	34.41	S70°19'39"W	64°03'49
C33	55.00	57.56	54.97	31.73	N08°18'53"E	59°57'4
C34	55.00	57.56	54.97	31.73		59°57'44
		37.36				
C35	55.00'	63.06'	59.66'	35.51	S65°31'35"W	65°41'2
C36		38.17	35.65	22.16'	S69°07'44"W	72°53'4
C37	325.00	35.99'	35.97	18.01	S77°35'45"E	6°20'41
C38	325.00	47.94'	47.90'	24.02'	N84°59'40"W	8°27'08
C39	20.00	31.42'	28.28'	20.00'	S44°10'40"E	90.00,00
C40	30.00	17.09'	16.86	8.78	N74°30'14"E	32°38'1
C41	65.00	176.15	126.99'	296.55	N44°10'40"W	155°16'2
						70.70,4
C42	30.00	17.09'	16.86	8.78	N17°08'26"E	32°38'1
	332.00	33.47	33.45	16.75	S03°36'13"W	5°46'31
<u>C44</u>	332.00	75.19'	75.03	37.76'	S12°58'46"W	12°58'35
C45	332.00'	77.99'	77.82' 77.82' 77.81'	39.18'	S26°11'51"W	13°27'37
C46	332.00	l 78.00'	77.82	39.18	N39°39'30"E	13°27'40
C47	332.00'	77.99'	77.81	39.18'	N53°07'07"E	13°27'35
	332.00'	26.72'	26.71	13.37'	N62°09'14"E	4°36'39
	299.00	332.65	315.76'	185.91	N32°35'15"E	4°36'39 63°44'3
		070 01'	270.76	103.31		51°16'0
	266.00	238.01'	230.15'	127.64	S26°20'57"W	51°16'00
	175.00	66.34	65.94	33.57	S51°17'41"E	21°43'10
	175.00	83.01'	82.23'	42.30'	N75°44'35"W	27°10′39
C53	150.00	128.01	124.16'	68.20'	N64°53'01"W	48°53'49
C54	225.00	16.68'	16.67	8.34'	S87°12'30"E	4°14'4 9
C55	226.00'	94.58'	93.89'	47.99'	N77°20'34"W	23°58'4
	275.00	47 22'	47.16	23.67	N70°16'21"W	9°50'18
C57		47.22' 67.41'	67.24	23.67' 33.88'	N82°12'51"W	9°50'18 14°02'42
		104.01	107.40	50.00	C77°17'10"	07°E7'0
	250.00	104.21	103.46'	52.87' 24.21' 22.85'	S77°17'42"E	23°53'00
	225.00	48.24'	48.14	24.21	N83°05'42"W	12°17'00
	225.00	45.55	45.48'	22.85	S71°09'12"E	11°36'00
<u>C</u> 61	275.00	59.74	59.62'	29.99′	S71°34'36"E	12°26'48
C62		55.35'	55.26'	27.77	S83°33'58"E	11°31'55
C63		106.68	103.47	56.83'	S64°53'01"E	48°53'49
	483.00	121.95	121.62'	61.30	S58°06'22"W	14°27'58
C65	483.00	80.03	79.94	40.11	S46°07'34"W	9°29'38
		00.00	79.94	40.11		0.00,32
	483.00'	80.03'		40.11	N36°37'57"E	9°29'35 2°16'44
<u>C67</u>	483.00	19.21'	19.21'	9.61	N30°44'47"E	<u> ∠ 16 44</u>
	483.00	80.82	80.73	40.51	S24°48'48"W	9°35′15
C69	483.00	80.03	79.94	40.11	S15°16'22"W	9°29'36
C70	483.00'	80.03'	79.94'	40.11	N05°46'46"E	9°29'36
C71	483.00	2.89'	2.89'	1.45'	S00°51'40"W	0°20'34
C72	450.00	500.85	475.39'	279.93	N32°34'28"E	63°46'1
	417.00	237.49	234.30	122.06	S48°08'37"W	32°37'5
	-					
	417.00	119.83'	119.42'	60.33'	S23°35'44"W	16°27'52
	417.00	55.80'	55.76'	27.94	S04°31'23"W	7°40'00
C76		13.89'	13.76'	7.07	N77°25'37"E	26°31'3
	65.00'	50.77	49.49'	26.76'	N86°32'27"E	44°45'10
C77		63.92'	61.37'	34.81	S42°54'42"E	56°20'3.
	1 00.00		46.54	24.92	N06°14'14"E	41°57'20
C78		1 4/60	10.07	7.07	S13°57'09"W	26°31'3
C78 C79	65.00'	47.60' 13.89'	13 76'		. J . J J / UJ W	
C78 C79 C80	65.00' 30.00'	13.89'	13.76'			00.00,0
C78 C79 C80 C81	65.00' 30.00' 20.00'	13.89' 31.42'	28.28'	20.00'	N44°18'37"W	90,00,00
C78 C79 C80 C81 C82	65.00' 30.00' 20.00' 30.00'	13.89' 31.42' 13.89'	28.28' 13.76'	20.00' 7.07'	N44°18'37"W N12°34'23"W	26°31'3
C78 C79 C80 C81 C82 C83	65.00' 30.00' 20.00' 30.00' 65.00'	13.89' 31.42' 13.89' 43.75'	28.28' 13.76' 42.93'	20.00' 7.07' 22.74'	N44°18'37"W N12°34'23"W S06°33'16"E	26°31'3 38°33'4
C78 C79 C80 C81 C82	65.00' 30.00' 20.00' 30.00' 65.00'	13.89' 31.42' 13.89' 43.75' 65.00'	28.28' 13.76' 42.93' 62.33'	20.00' 7.07' 22.74' 35.51'	N44°18'37"W N12°34'23"W	26°31'3 38°33'4
C78 C79 C80 C81 C82 C83 C84	65.00' 30.00' 20.00' 30.00' 65.00'	13.89' 31.42' 13.89' 43.75' 65.00'	28.28' 13.76' 42.93' 62.33'	20.00' 7.07' 22.74' 35.51'	N44°18'37"W N12°34'23"W S06°33'16"E N41°22'28"E	26°31'3 38°33'4 57°17'4
C78 C79 C80 C81 C82 C83	65.00' 30.00' 20.00' 30.00' 65.00' 65.00'	13.89' 31.42' 13.89' 43.75'	28.28' 13.76' 42.93'	20.00' 7.07' 22.74'	N44°18'37"W N12°34'23"W S06°33'16"E	90°00'00 26°31'3' 38°33'44 57°17'45 47°11'34 26°31'3

Construction Notes:

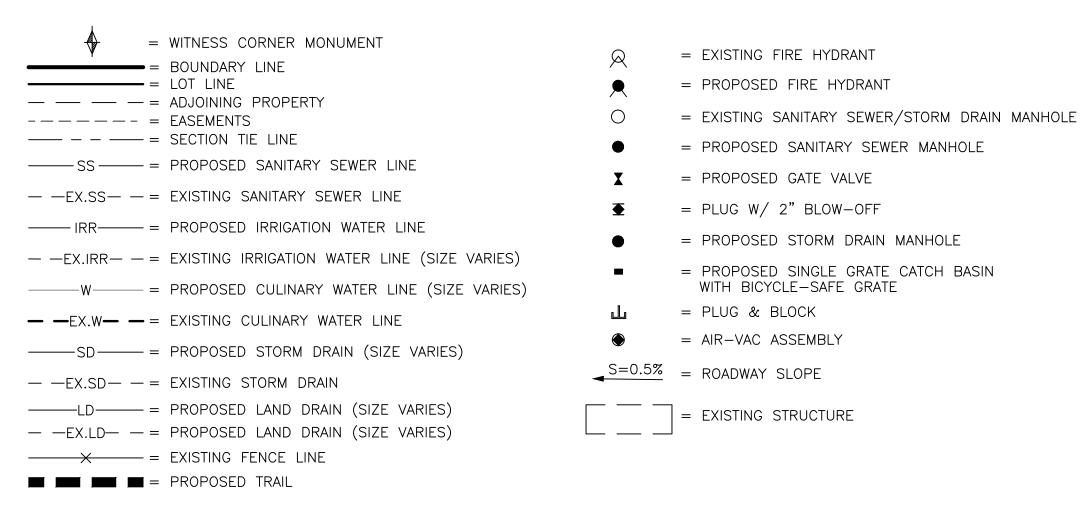
	PVC 8" SS PVC 10" SS	Slope = 0.40% MIN. Slope = 0.30% MIN.
2. 3. 4. 5.	RCP 15" SD RCP 18" SD RCP 21" SD RCP 24" SD RCP 27" SD	Slope = 0.32% MIN. Slope = 0.26% MIN. Slope = 0.21% MIN. Slope = 0.17% MIN. Slope = 0.15% MIN.
6.	RCP 30" SD	Slope = 0.13% MIN.

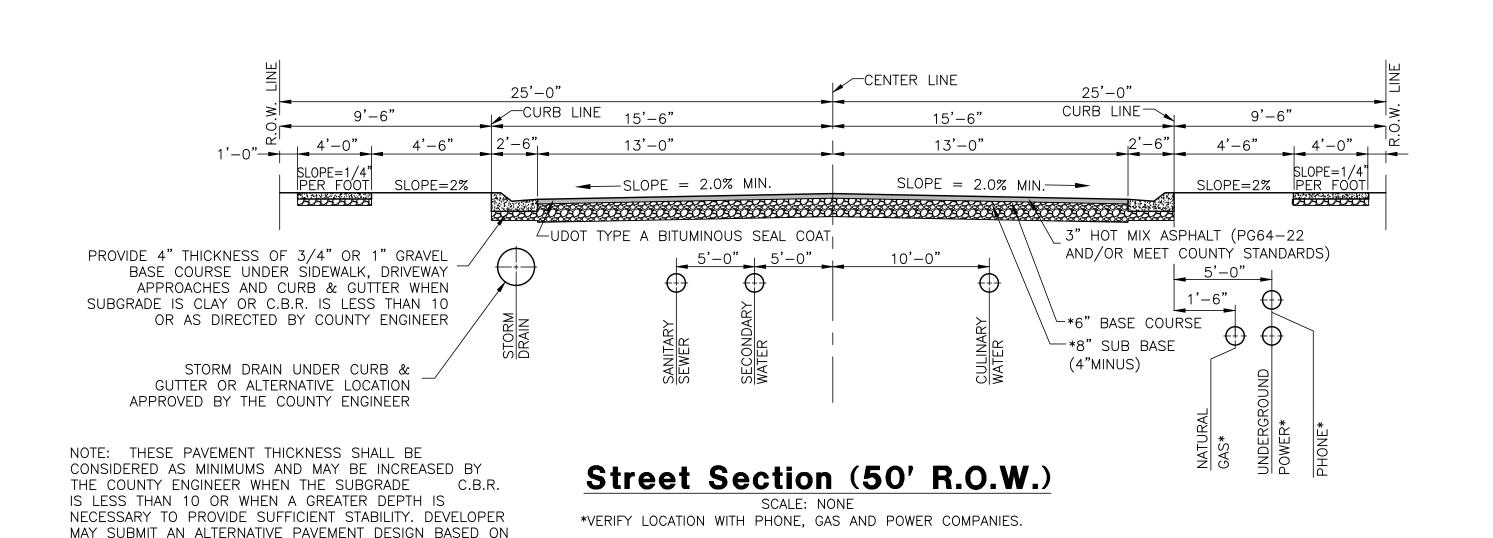
Drainage Notes:

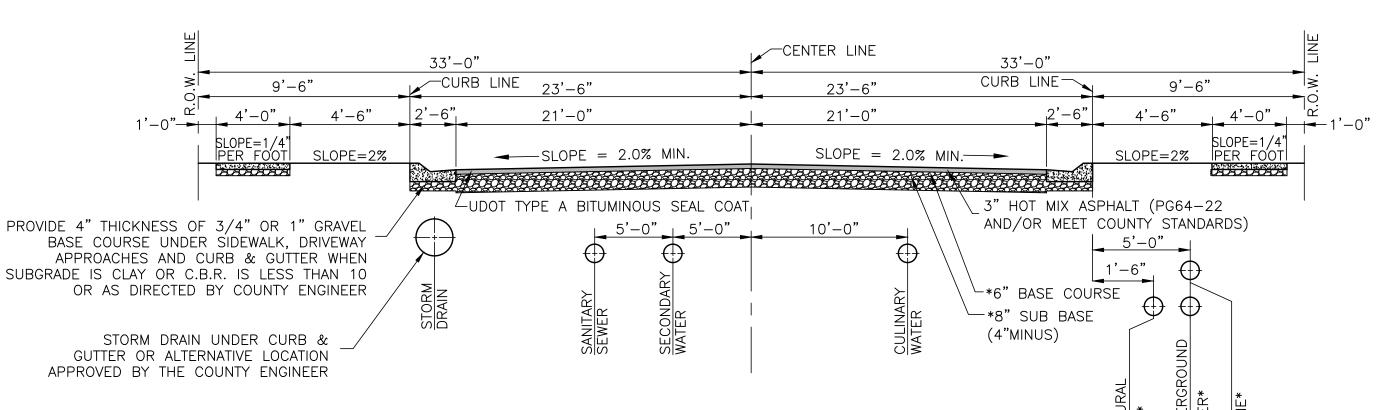
Detention Basin #1:		
Watershed Area	134.58	AC.
Required Volume	294,902	Cu. ft.
Provided Volume	298,340	Cu. ft.

Control boxes will limit discharge at historical rate of 0.1 cfs/acre.

Legend







NOTE: THESE PAVEMENT THICKNESS SHALL BE CONSIDERED AS MINIMUMS AND MAY BE INCREASED BY THE COUNTY ENGINEER WHEN THE SUBGRADE C.B.R. IS LESS THAN 10 OR WHEN A GREATER DEPTH IS NECESSARY TO PROVIDE SUFFICIENT STABILITY. DEVELOPER MAY SUBMIT AN ALTERNATIVE PAVEMENT DESIGN BASED ON A SOILS ANALYSIS FOR APPROVAL BY THE COUNTY ENGINEER. COMPACTION TESTS ON BOTH SUB—BASE AND BASE COURSES WILL BE REQUIRED.

A SOILS ANALYSIS FOR APPROVAL BY THE COUNTY

BASE COURSES WILL BE REQUIRED.

ENGINEER. COMPACTION TESTS ON BOTH SUB-BASE AND

Street Section (66' R.O.W.)

*VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES.

Beville of Uth

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Project Info.

Engineer:

N. REEVE

Drafter:

E. ROCHE

Begin Date:

6-15-17

Name:

SUNSET EQUESTRIAN

CLUSTER SUBDIVISION

Number: 5336-05

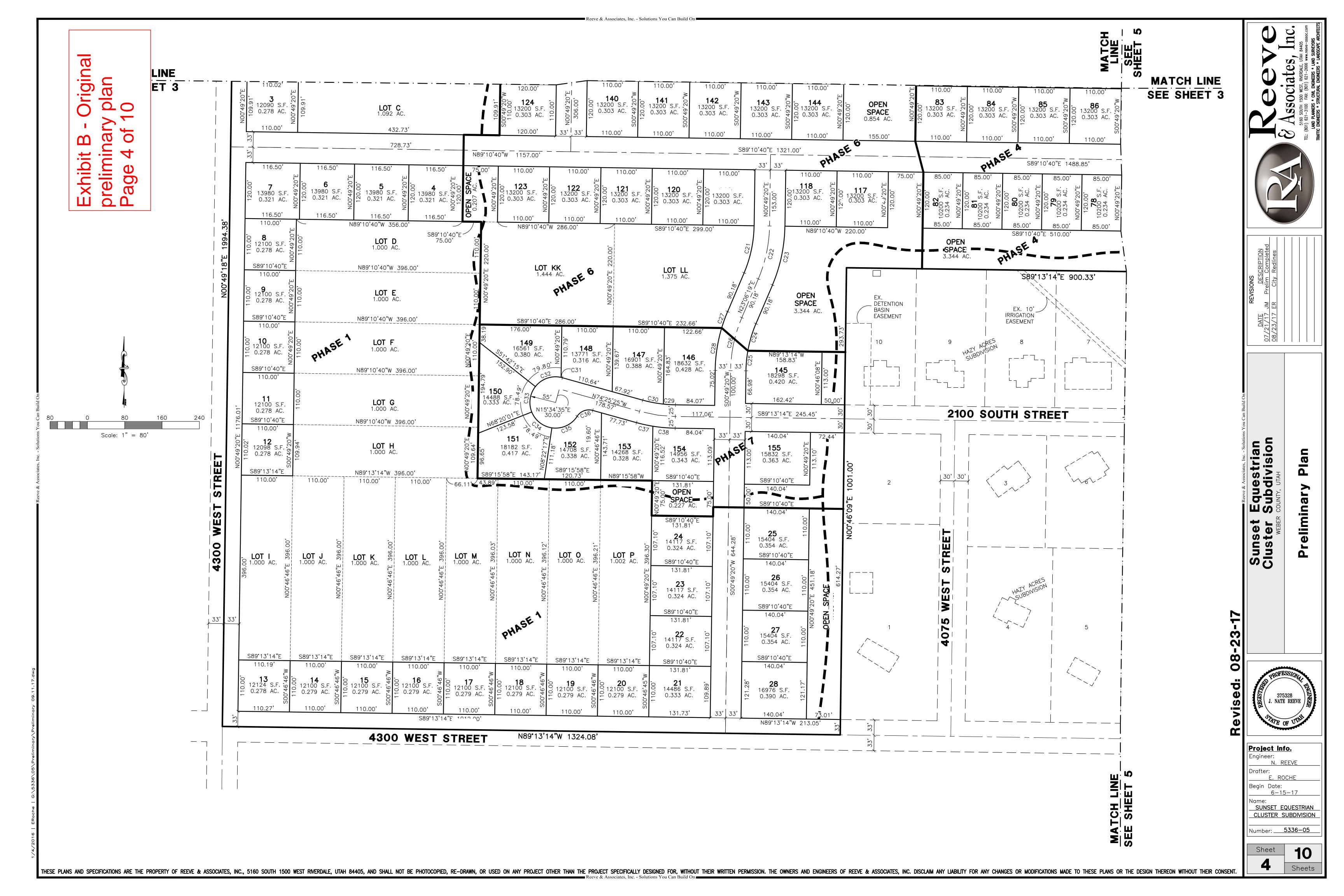
Sheet 10
Sheets

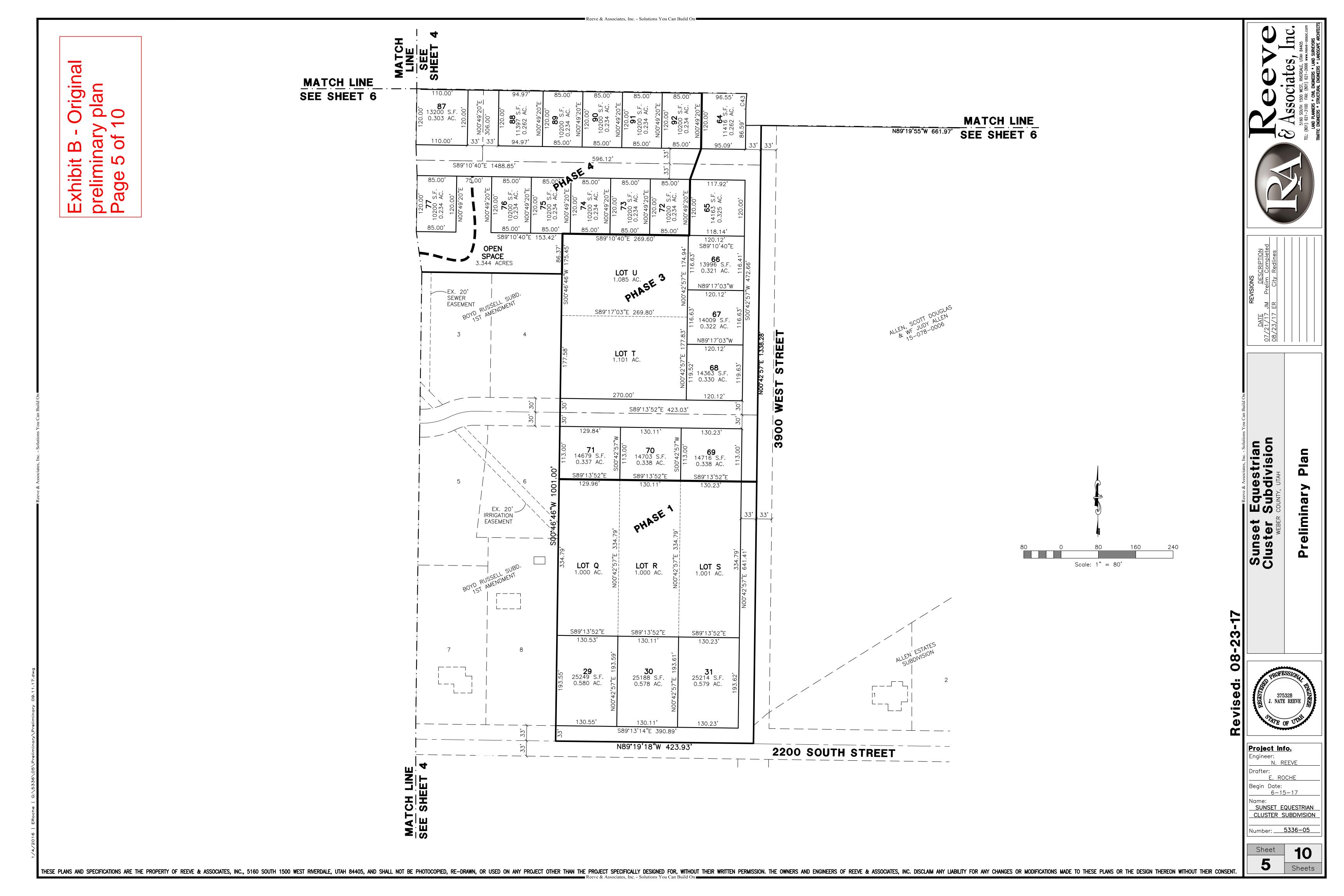
Reeve & Associates, Inc. - Solutions You Can Build On

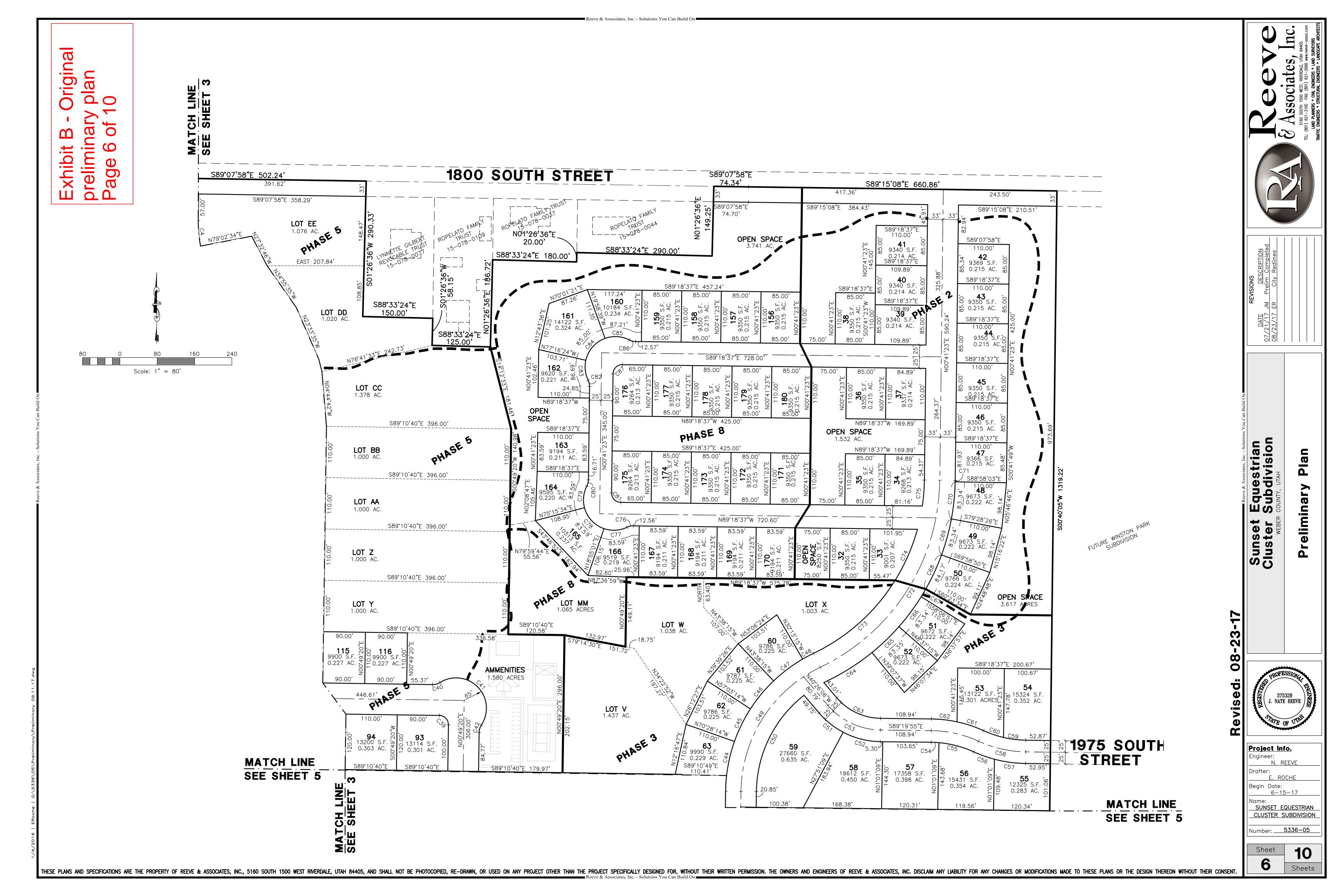
Reeve & Associates, Inc. - Solutions You Can Build On Original plan preliminar Scale: 1" = 80' Exhibit age 1800 SOUTH STREET LOT 5 LOT 17 EST OPEN **SPACE** 1.077 AC. 200 N88°57'21" 104.70 **105** 15828 S.F. ○ 0.363 AC. LOT 12 N89°10'40"W 179.68' LOT 7 S89°10'40"E 186.62' **104** 20506 S.F. 0.471 AC. S89°10'40"E 198.07' S89°10'40"E 110.00' LOT ² LOT 8 103 20792 S.F. PHA **110** 12100 S.F. Equesti Subdivi WES L — J 0.477 AC. 25' EX. EASEMENT 0.278 AC. - S89°09'17"E 27.00' S89°10'40"E 197.97' N89°10'40"W S89°09'16"E 1051.19' 110.00' 300 226.93 190.94'

OPEN SPACE
0.220 AC. 111 S89°10'40"E 50.00' o 12100 S.F. □ 0.278 AC. 0.215 AC. N00°49'20"É Sunset Cluster S89°09'17"E 191.65' S89°10'40"E 50.00' S89°09'17"E 148.21' 110.00' **101** N89°10'40"W LOT 2 **LOT FF** 1.026 AC. **132** 18101 S.F. 0.416 AC. 110.00' 131 0.215 AC. **LOT HH** 1.122 AC. 23102 S.F. LOT II 112 0.530 AC. 1.856 AC. 12100 S.F. \$\frac{1}{2}\$ 0.278 AC. \$\frac{1}{2}\$ S89°10'40"E 110.00' S89°10'40"E S89°09'17"E 193.42' S89°10'40"E 100 9350 S.F. 0.215 AC. 146.44' 189.71 N89°10'40"W 110.00' 130 **133** 17470 S.F. 0.401 AC. 23308 S.F. 0.535 AC. S89°10'40"E 110.00' **LOT JJ** 1.737 AC. 99 S89°09'17"E 184.81' S89°09'17"E 9350 S.F S89°09'17"E 95.10' S89°10'40"E **LOT GG** 1.013 AC. 23 0.215 AC. 110.00' S89°10'40"E 144.72' S89°10'40"E 110.00' **127** 15891 S.F. 0.365 AC. 128 0.306 AC. 5 129 **134** 17261 S.F. 110.00' 24096 S.F. 0.553 AC. 0.12100 S.F. 6.00 1 0.278 AC. 0.00 98 0.396 AC. 10450 S.F. S89°10'50"E 304.73' S89°10'50"E 244.00' ^Ω 0.240 AC. __C15 ___73.57' 196.86' 89.00' 143.00' 189.71 110.00' 110.00' 0.359 AC. 375328 369.15 J. NATE REEVE **LOT A** 1.012 AC. 505.24 15015 S.F. 0.345 AC. S89°10'40"E 1321.00 N89°10'40"W 149.00' 110.00' 393.73 110.00' 110.00' 155.00' 115.26 110.00' S89°10'40"E 432.73' 00 138 01 13200 S.F. 01 0.303 AC. **125** 13289 S.F. 0.305 AC. 6 **2** 9 11073 S.F. **LOT B** 1.000 AC. Project Info. OPEN 8 0.254 AC. 0.301 AC. SPACE N. REEVE MATCH LINE 0.854 AC. S89°10'40"E S89°10'40"E S89°10'40"E N89°10'40"W 432.73' Drafter: S89°10'40"E S89°10'40"E MATCH LINE S89°10'40"E E. ROCHE SEE SHEET 4 SEE SHEET 4 Begin Date: 6-15-17 SUNSET EQUESTRIAN CLUSTER SUBDIVISION Number: <u>5336-05</u> Sheet 10 Sheets THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE—DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

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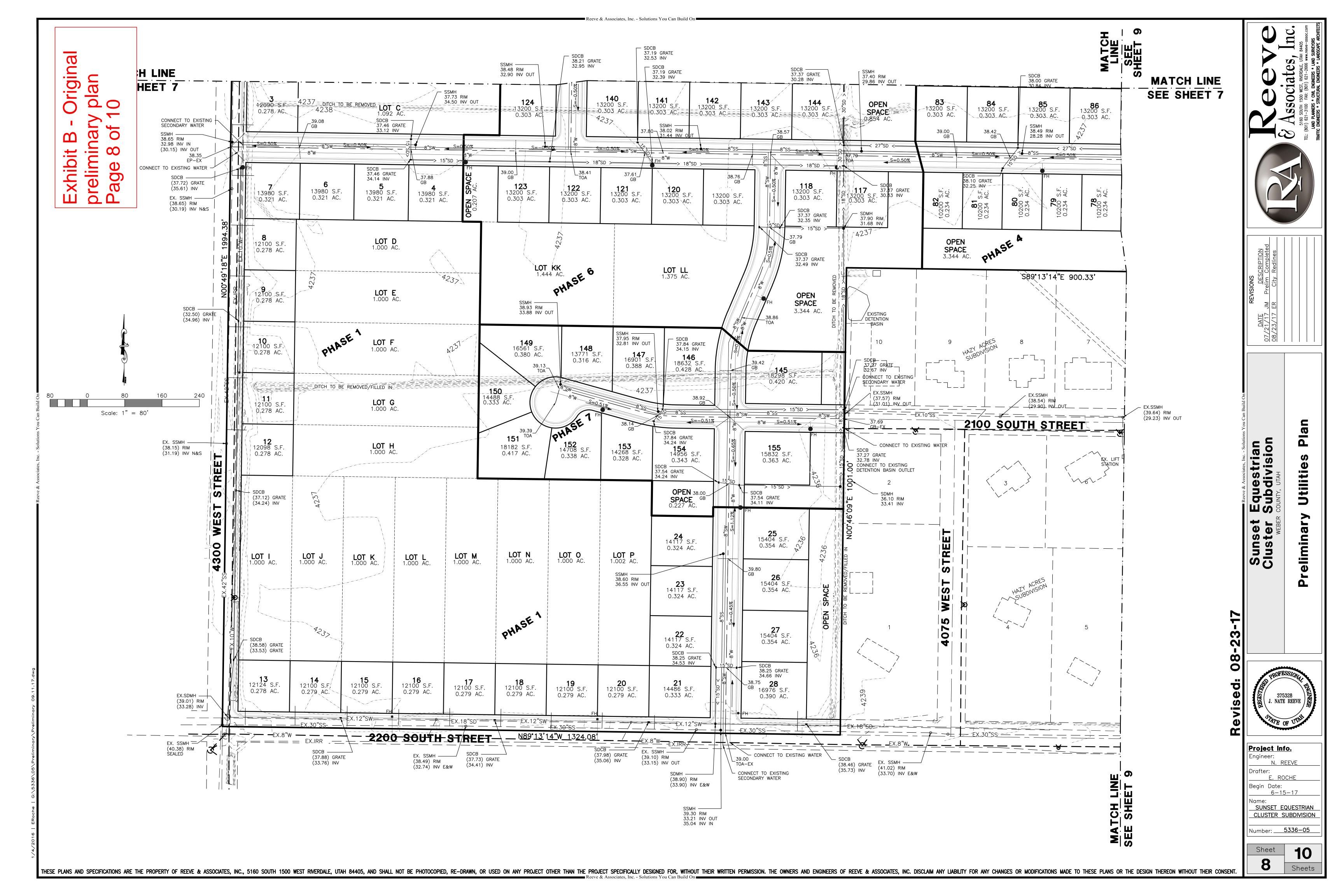


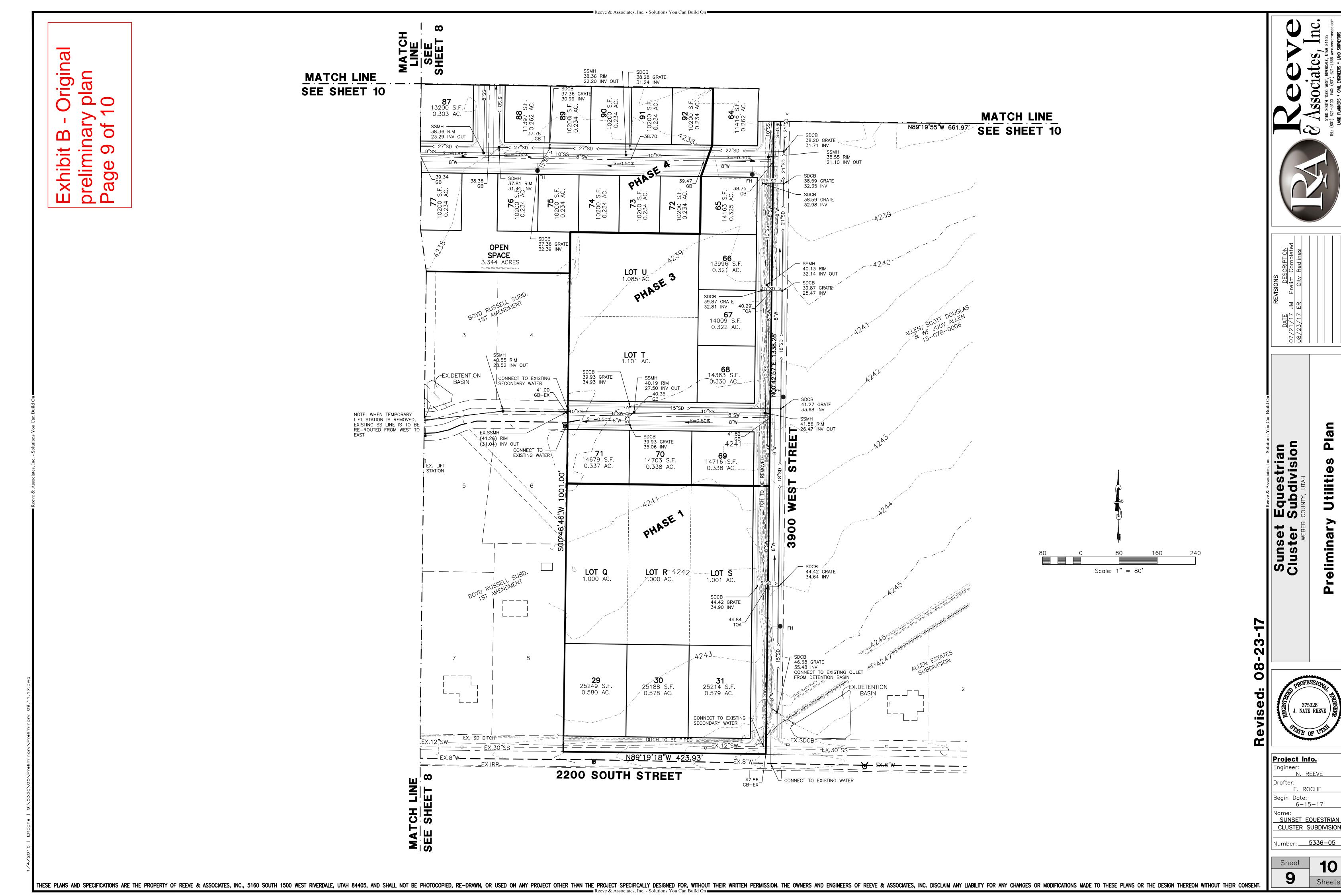


Reeve & Associates, Inc. - Solutions You Can Build On Original plan 0 prelimina Scale: 1" = 80' xhibit age 1800 SOUTH STREET CONNECT TO EXISTING WATER CONTROL BOX -- FH TO BE RELOCATED __ <u>28.52 INV</u> LOT 5 LOT 17 -0.262-AC **SPACE** 1.077 AC. 200 37.89 RIM 32.39 INV OUT **105** 15828 S,F. 0.262/AC. SDCB 36.58 GRATE 29.39 INV 0.363 AC. LOT 12 LOT 7 SDMH ——— 38.60 RIM 29.02 INV SDCB 36.58 GRATE
104 29.33 INV
20506 S.F. 37.18 RIM 109 11335 S.F. 0.260 AC. -37.46 TOA 31.34 INV OUT 0.471 AC. LOT ² LOT 8 103 20792 S.F. **110** 12100 S.F. 0.278 AC. - CONNECT TO EXISTING SECONDARY WATER Equesti Subdivi WES .42³⁰ 0.477 AC. - CONNECT TO EXISTING WATER

- DITCH TO BE REMOVED - S89°09'17"E 27.00' ______<u>SDMH</u> ______ 39.72 RIM 29.37 INV S89'09'16"E 1051.19' _38.22 GB **4300** X.42"SS 102 OPEN SPACE 0.220 AÇ. 9350 S.F. 12100 S.F. 0.278 AC. 0.215 AC. **Sunset Cluster** LOT 2 **LOT FF** 1.026 AC. **132** 18101 S.F. 0.416 AC. 9350 S.F. 0.215 AC. **LOT HH** 1.122 AC. 23102 S.F. 0.530 AC. **LOT II** 1.856 AC. 112 12100 S.F. 0.278 AC. SSMH 37.32 RIM 29.83 INV OUT 100 9350 S.F. 0.215 AC. **130** 23308 S.F. 0.535 AC. - SDCB 36.74 GRATE 32.96 INV **133** 17470 S.F. 0.401 AC. - SDCB 36.74 GRATE 32.78 INV 12100 S.F. 0.278 AC. **LOT JJ** 1.737 AC. **99** 9350 S.F. 0.215 AC. LOT GG 1.013 AC. 23 PHA 129 **127** 15891 S.F. 0.365 AC. **128** 13311 S.F. 0.306 AC. SDCB 37.15 GRATE 24096 S.F. **114** 12100 S.F. 0.278 AC. **98** 10450 S.F. 0.240 AC. _{37.20}0.396 AC. 0.553 AC. 29.89 INV - SSMH 37.06 RIM - SDCB 36.78 GRATE S89°10'50"E 244.00' 37.46 RIM 28.14 INV OUT **126** 15619 S.F. 0.359 AC. SSMH 38.14 RIM 26.90 INV OUT 31.00 INV OUT 31.98 INV --4238---375328 J. NATE REEVE **LOT A** 1.012 AC. 15015 S.F. 0.345 AC. \$<u>\$=0.50%</u>8" —8"W—— —8"W— 18"SD > =< 15"SD <= _37.43 **_**38.04 _38.34 TOA 37.07_ GB 37.15 GRATE 29.94 INV **139** 13114 S.F. 0.301 AC. **138** 13200 S.F. 0.303 AC. **137** 13200 S.F. 0.303 AC. 136 7 13200 S.F. \ 0.303 AC. **125** 13289 S.F. 0.305 AC. √ **2** 1/1073 S.F. **135** 13200 S.F. 0.303 AC. **97** 13200 S.F. **LOT B** 1.000 AC. **96** 13200 S.F. **95** 13200 S.F. 0.303 AC. Project Info. OPEN 0.254 AC. SPACE 0.303 AC. 0.303 AC. SSMH 36.99 RIM 31.49 INV OUT N. REEVE MATCH LINE 0.854 AC. Drafter: MATCH LINE SEE SHEET 8 E. ROCHE **SEE SHEET 8** Begin Date: <u>6</u>-15-17 SUNSET EQUESTRIAN CLUSTER SUBDIVISION Number: <u>5336-05</u> Sheet 10 Sheets THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE—DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

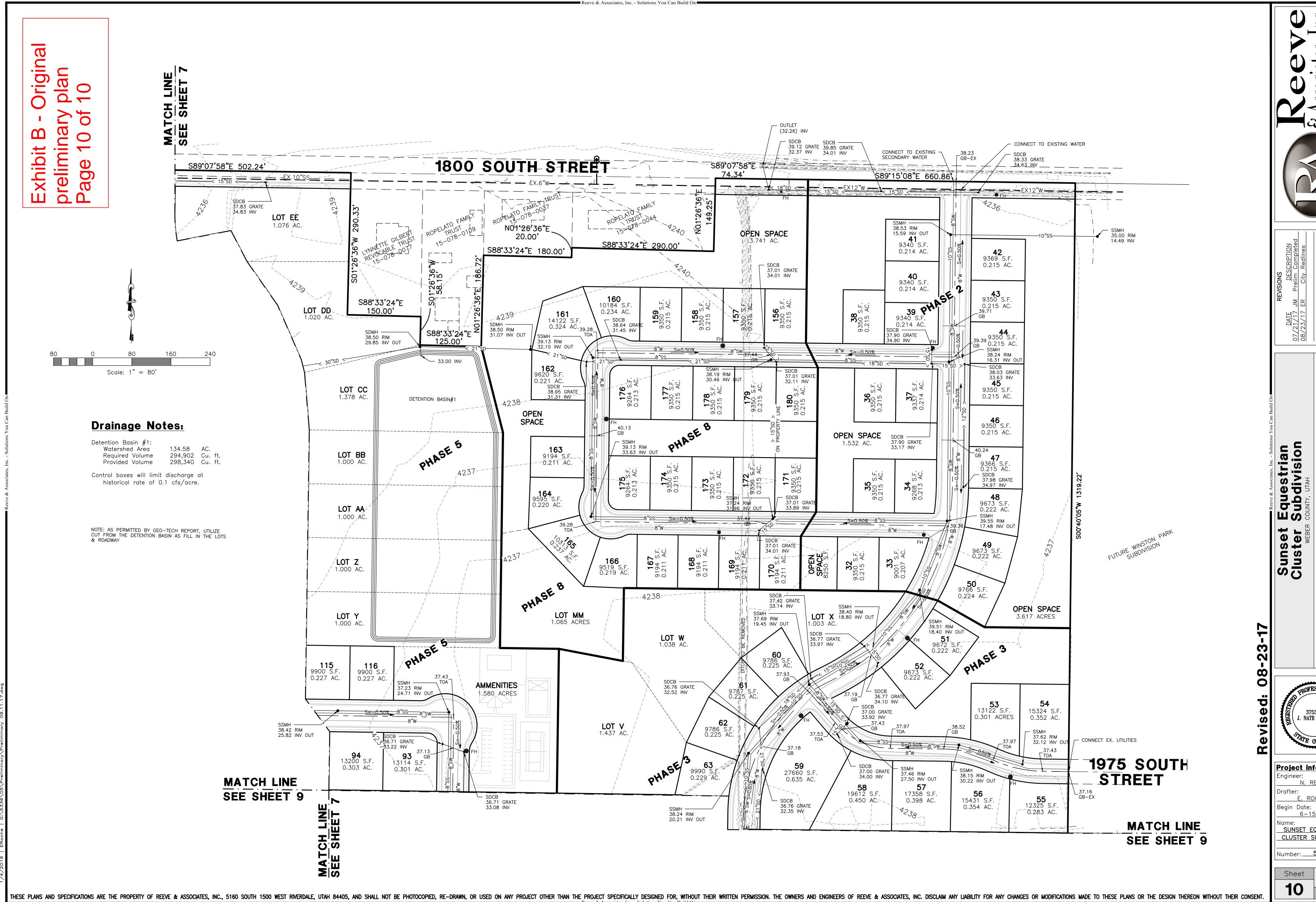
Reeve & Associates, Inc. - Solutions You Can Build On





SUNSET EQUESTRIAN

Sheets





reliminar

375328 I. NATE REEVE

Project Info. N. REEVE E. ROCHE 6-15-17 SUNSET EQUESTRIAN **CLUSTER SUBDIVISION** Number: 5336-05

10 Sheets

Exhibit C - Agriculture preservation plan Page 1 of 12

SUNSET EQUESTRIAN CLUSTER SUBDIVISION – 180 RESIDENTIAL CLUSTER LOTS and 37 1-acres minimum Agricultural Parcels (see attached plat)

Agricultural Preservation Plan

The best use of the common area is open space, as it will allow for the preservation of historic context and agricultural feel of the land. This action would allow for open space to be preserved and allow for the continued productive use of livestock and crops.

Open Space in the Sunset Equestrian Cluster Subdivision is divided into two types: Common Area and Individual Owned Agriculture Preservation Parcels. Details, permitted uses, and ownership are outlined below.

1. Common Areas (20 Parcels)

Common Area Parcels within the Sunset Equestrian Cluster Subdivision are located throughout the subdivision. The 20 Common Area Parcels are accessible by road and range in size from 0.59 to 3.741 acres.

Permitted Uses

<u>Public Pathways:</u> There are to be public pathways installed throughout the common areas that will be open to the public and maintained by the HOA.

<u>Storm Drainage Detention Basins:</u> Common Area Parcels can be used for storm drainage detention basins serving the Sunset Equestrian Cluster Subdivision. No crops or animals are permitted in the HOA owned common areas.

Ownership: The parties agreeing that the Common Area Parcels shall be owned by the Sunset Equestrian HOA.

The Common Area Parcels are required at all times to conform to the use restrictions stated above.

	DATED this	day of	, 20
			
Sunse	t Equestrian HOA		

INDIVIDUAL OWNED PRESERVATION PARCELS (37) A TO NN

2.Individual Owned Agriculture Preservation Parcels (37 parcels) A to HH

Individual Owned Agriculture Preservation Parcels within the Sunset Equestrian Cluster Subdivision area located throughout the subdivision. Agriculture Preservation Parcels have letter designations A-HH and are 1-acre minimum.

<u>Structures:</u> Individual Owned Agriculture Preservation Parcel: no structures permitted within storm drainage retention ponds. The integrity of storm drainage retention ponds serving the Sunset Equestrian Cluster Subdivision must be preserved.

All other Individual Owned Agriculture Preservation Parcels: Structures for agricultural or associated purposes may be built on the Agriculture Preservation Parcels, but are limited to 5 percent of each parcel. This includes but is not limited to structures used for the purpose of housing crops, animals, equipment, vehicles, tools, feed, and implements to support agricultural endeavors. Structures shall not be used for permanent or residential purposes.

<u>Crops and Animals:</u> Individual Owned Agriculture Preservation Parcels: No crops permitted within storm drainage retention ponds. The integrity of storm drainage detention basins serving the Sunset Equestrian Cluster Subdivision must be preserved. Animals are permitted in accordance with Weber County Land Use Code currently in force.

All other Individual Owned Agriculture Preservation Parcels: Crops and animals are permitted in accordance with Weber County Land Use Code currently in force.

<u>Waste & Maintenance:</u> All animal or agricultural waste must be regularly removed from the Individual Owned Agriculture Preservation Parcels. Waste may be used as fertilizer, provided the waster is tilled, churned, or otherwise integrated into the soil so as not to cause a nuisance to the residential properties.

<u>Agricultural Uses:</u> Except for items stored in appropriate containers or buildings, the Individual Owned Agriculture Preservation Parcels shall be maintained such that trash, refuse, rubbish, inoperable or abandoned equipment, dead animals, scrap lumber, building materials, scrap material, grass clippings, plant waste, or other unsightly waste are not visible from the streets nearest the residential lots.

Exhibit C - Agriculture preservation plan Page 3 of 12

<u>Storm Drainage Detention Basins:</u> Agriculture Preservation Parcels can be used for storm drainage detention basins serving the Sunset Equestrian Cluster Subdivision. No crops are permitted in the common areas. Easements will be established for the construction and maintenance the detention basins.

<u>Public Pathways:</u> There are to be public pathways installed throughout the Individual Owned Agriculture Preservation Parcels that will be open to the public and maintained by the HOA. These pathways will be installed in easements within the Agriculture Preservation Parcels.

Ownership: Ownership of Individual Owned Agriculture Preservation Parcels within the Sunset Equestrian Cluster Subdivision is restricted to individuals owning a residential lot within the Sunset Equestrian Cluster Subdivision. Land-locked Agricultural Lots without road access are restricted to being owned only by individuals also owning a residential lot which shares a property line with the landlocked Agricultural Lot.

The Individual Owned Agriculture Preservation Parcels are required at all times to conform to the use restrictions stated above.

STATE OF UTAH)		
	ss:		
COUNTY OF WE	BER)		
	day of	, 20	personally appeared before
			the
signer of the wit			ged to me that they executed

Notary Public

Residing at:

Exhibit C - Agriculture preservation plan Page 4 of 12

DECLARATION OF AGRICULTURAL PRESERVATION EASEMENT

This Declaration of Agricultural Preservation Easement agreement (hereinafter "Agreement") conserving
Sunset Equestrian Cluster Subdivision (see Exhibit A) is made into as of the day of,
2017, by and between Saddleback Development, LLC ("Developer"), the Sunset Equestrian Cluster
Subdivision Homeowner's Association ("HOA") and Weber County, an incorporated county within the
State of Utah ("County"). Developer, the HOA and the County are collectively referred to as the Parties.

Recitals

- A. Developer is the owner of the certain property located within Weber County, State of Utah, which is more fully identified to the preliminary plat submitted to the County for the Sunset Equestrian Estates Subdivision Phase 1 (hereinafter the "Subdivision").
- B. Developer is developing the Subdivision into a "cluster" development with part of the Subdivision consisting of separate residential building lots and part of the Subdivision consisting of property to be used as AGRICUTURAL property (hereinafter the "Agricultural Preservation Parcel"). The Agricultural Preservation Property as shown in Exhibit "A" Attached hereto.
- C. Prior to approval of the final plat for the Subdivision the Covenants, Conditions and Restrictions ("CC&R's") will be recorded against the Subdivision and the Agricultural Preservation Parcel. The CC&Rs shall restrict the use of the Agricultural Preservation Parcel consistent with this Agreement. The CC&Rs shall also allow the HOA to, among other things, enforce the use of restrictions placed upon the Agricultural Preservation Parcels, the County desires to have authority to enforce the use restrictions placed on the Agricultural Preservation Parcels.
- D. In addition to the HOA having authority to enforce use restrictions on the Agricultural Preservation Parcels, the County desires to have authority to enforce the use restrictions described herein on the Agricultural Preservation Parcels.
 - **NOW THEREFORE,** in consideration of the mutual promises, covenants and conditions herein contained and in consideration of the execution of this agreement, and for other good and valuable consideration, the receipt of which is hereby acknowledged, Developer, the HOA and the County agree as follows:
 - 1. Permitted uses of the Agricultural Preservation Parcels: Developer, the HOA and the County agree that the Agricultural Preservation Parcels shall be restricted to the following uses:
 - a. **Structures:** Only structures used for agricultural purposes may be built upon the Agricultural Preservation Parcels, For example including but not limited to structures used for the purpose of housing crops, animals, equipment, vehicles, tools, feed and implements. Structures shall not be used for occupancy of humans.
 - **b. Crops:** Permitted crops include but are limited to; melons, wheat, barley, oats, alfalfa, corn and other crops consistent with the general use of agricultural property in Weber County. Harvested crops may be stored in appropriate sheds, barns, silos or other buildings located on the Agricultural Preservation Parcels.
 - **c. Animals:** Permitted animals include but are not limited to; horses, cattle, bison, elk, llama, dogs, cats, sheep, goats and other animals consistent with the general use of

- agricultural property in Weber County. Animals that are not permitted include the following: reptiles, swine, mink, poultry or waterfowl. The maximum combined number of animals is fifteen. Generally, waste from the animals must be regularly removed from the parcels. Waste may be used as fertilizer, provided the waste is tilled, churned or disked into the soil within 30 days from application.
- d. Agricultural Preservation Parcels Use: Except for items stored within appropriate containers, the Agricultural Preservation Parcels shall be maintained such that trash, refuse, rubbish, inoperable equipment, dead animals, scrap lumber, scrap metal, silage, grass clippings, tree clippings, or plant waste are not to be stored on the parcels. Such items may be stored in appropriate containers or structures and screened from street view. No odor, including smoke from fires ignited for the sole purpose of consuming trash, refuse, rubbish or waste of any kind shall from the Agricultural Preservation Parcels so as to render neighboring and adjacent properties unsanitary, unsightly or offensive. Barbeque grills, fire pits and fireplaces are allowed.
- 2. Easement: Developer dedicates, grants and conveys a perpetual easement to the County and the HOA, upon the Agricultural Preservation Parcels, said easement to be used only to guarantee that the agricultural Preservation Parcels will remain open and undeveloped except for the approved uses as set forth above and does not grant the HOA, the County or the public at large a right to use the Agricultural Preservation Parcels. The Parties agree that this Agreement if for the express purpose for the enhancing the value and protecting the attractiveness of the Subdivision and as such, the use restrictions stated hereto shall run with the Agricultural Preservation Parcels. This agreement is binding upon all claiming any right, title or interest in the Subdivision and shall inure to the benefit of Developer, the County and the members of the HOA and their successors, assigns, heirs or nominees.
- **3. Ownership:** The parties agree that the Agricultural Preservation Parcels shall only be owned by a person or entity or combination of persons or entities that own a lot within the Subdivision.
- 4. Miscellaneous: The Parties agree that the Agricultural Preservation Parcels are required at all times to conform to the use restrictions stated herein and the Weber County Zoning Ordinances. To the extent the Weber County Zoning Ordinances conflict with this Agreement, the Zoning Ordinances shall govern. In the event an owner of the Agricultural Preservation Parcels violates any use restriction for the Agricultural Preservation Parcels, the County may enforce said violation to the full extent provided by law.
- 5. Attorney's Fees: If any legal action or any arbitration or other proceeding is brought or any action taken for the enforcement of this agreement or any related document, or because of an alleged dispute, breach, default or misrepresentation in connection with any of the provisions of the Agreement or any related document, the successful or prevailing party or parties shall be entitle to recover reasonable attorney's fees and other costs incurred, in addition to any other relief to which they may be entitled.
- **6. Amendment:** This Agreement may be amended or modified only by a written instrument executed by the County, the HOA and the owners of the Agricultural Preservations Parcels.

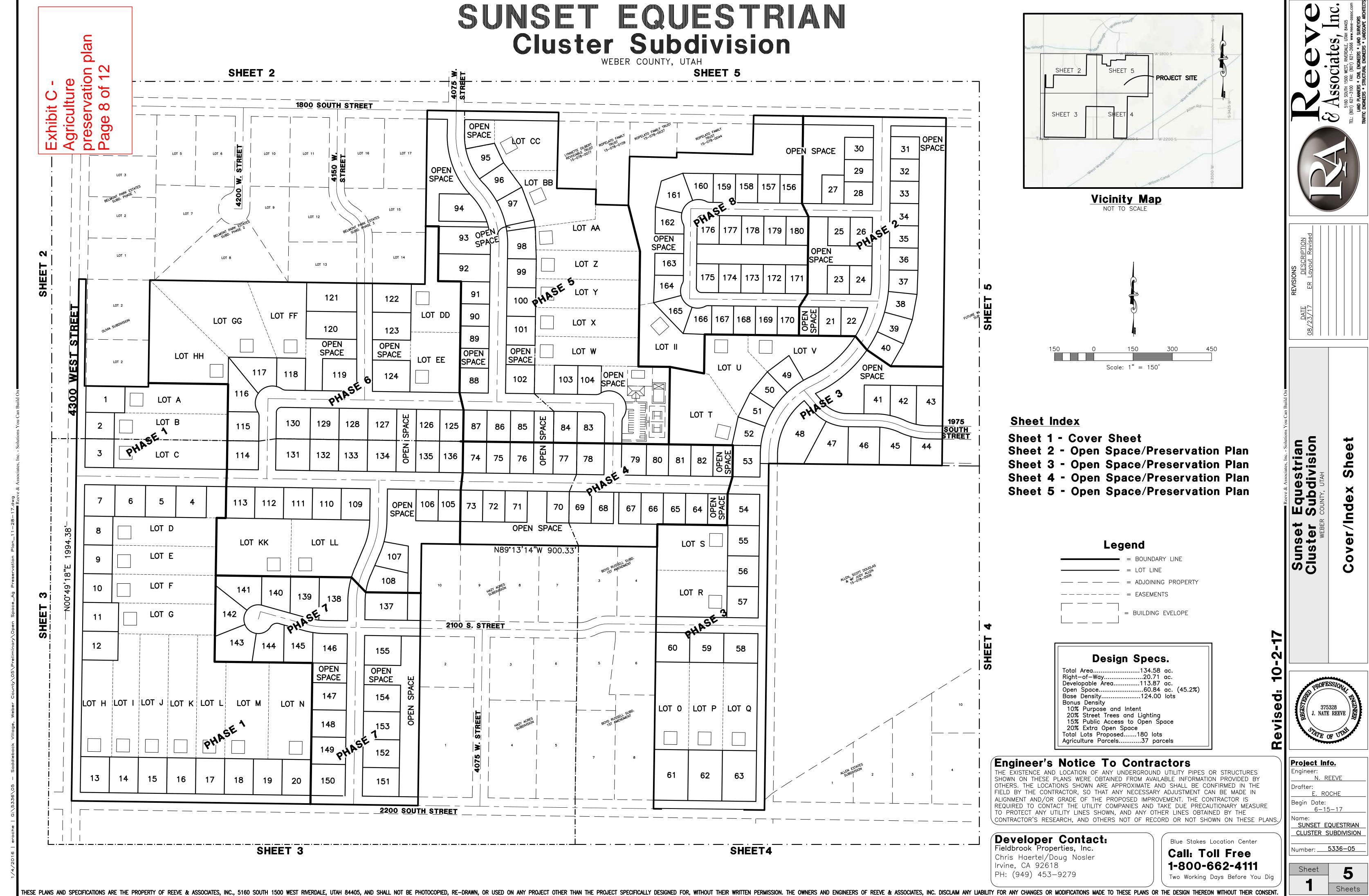
Exhibit C - Agriculture preservation plan Page 6 of 12

IN WITNESS WHEREOF, the parties hereto have executed the foregoing Agreementhe day and year first written above.	ent as of
Dated this day of, 2017.	
Saddleback Development, LLC	
By: Chris Haertel Its: Managing Member	
On the day of, 2017	
STATE OF UTAH)	
) :SS	
COUNTY OF WEBER)	
On the day of, 2017, personally appeared before me	
i who, being first duly sworn, did say thei	is the
of Saddleback Development, LLC, and the above	9
instrument was signed on behalf of said Company.	
	
NOTARY PUBLIC	

Exhibit C - Agriculture preservation plan Page 7 of 12

Dated this_	day of	, 2017.
Weber Cour	nty	
By:	Its:	
On the	day of	, 2017
STATE OF U	TAH)	
) :SS	
COUNTY OF	WEBER)	
On the	day of	, 2017, personally appeared before me
		who, being first duly sworn, did say the is the
		of Wber County, and the above instrument was signed
on behalf of	said County.	
		NOTARY PUBLIC

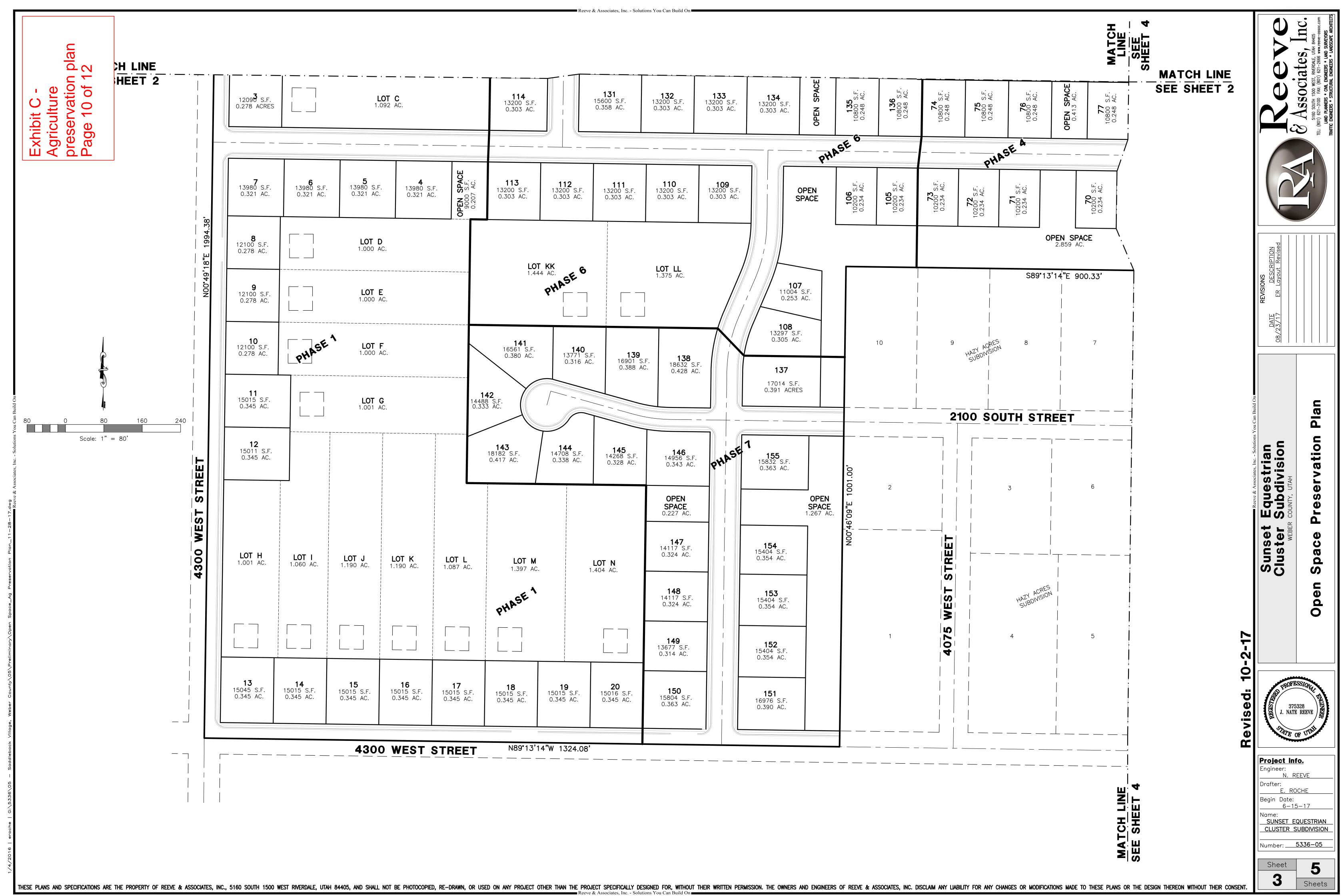
NOTARY PUBLIC

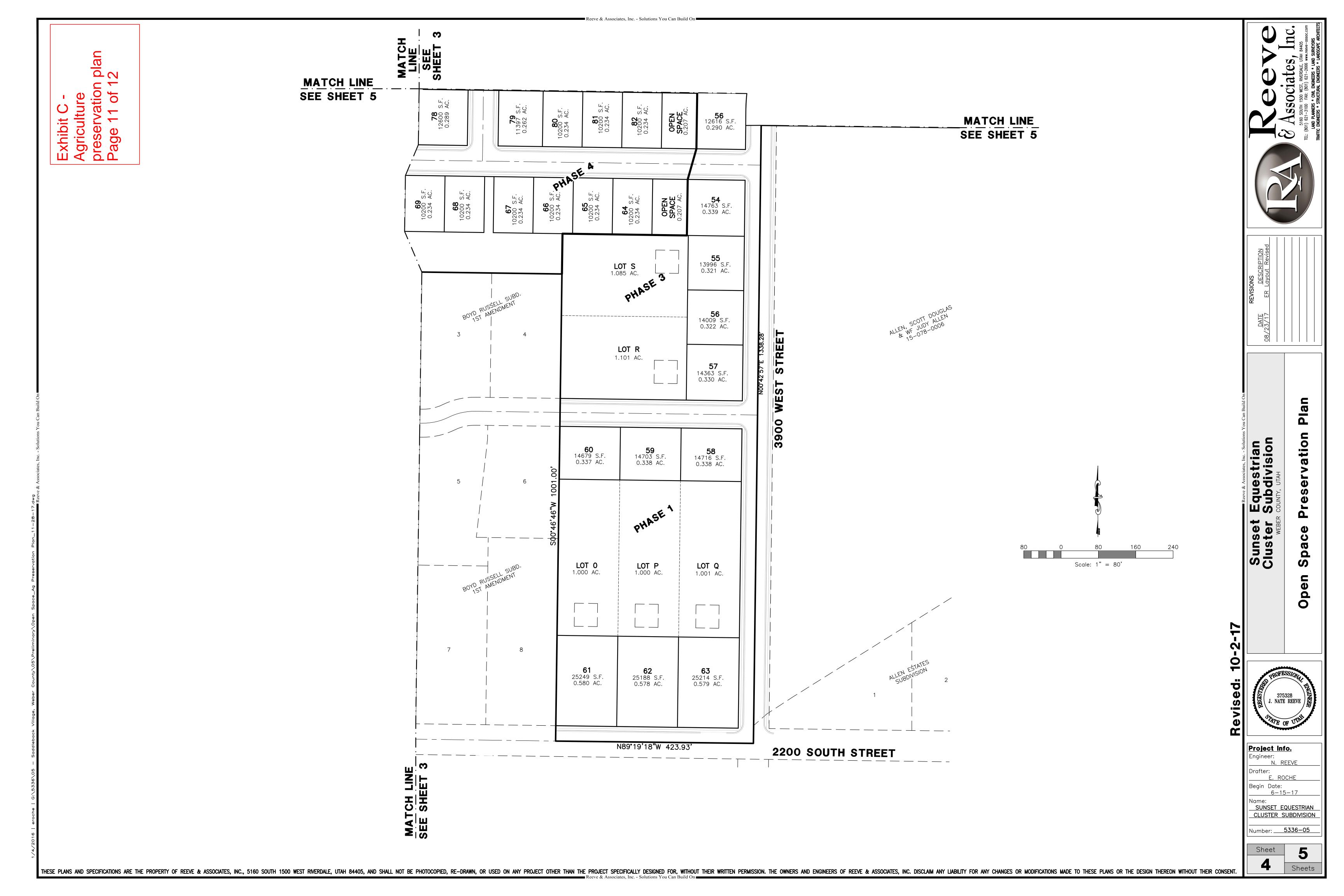


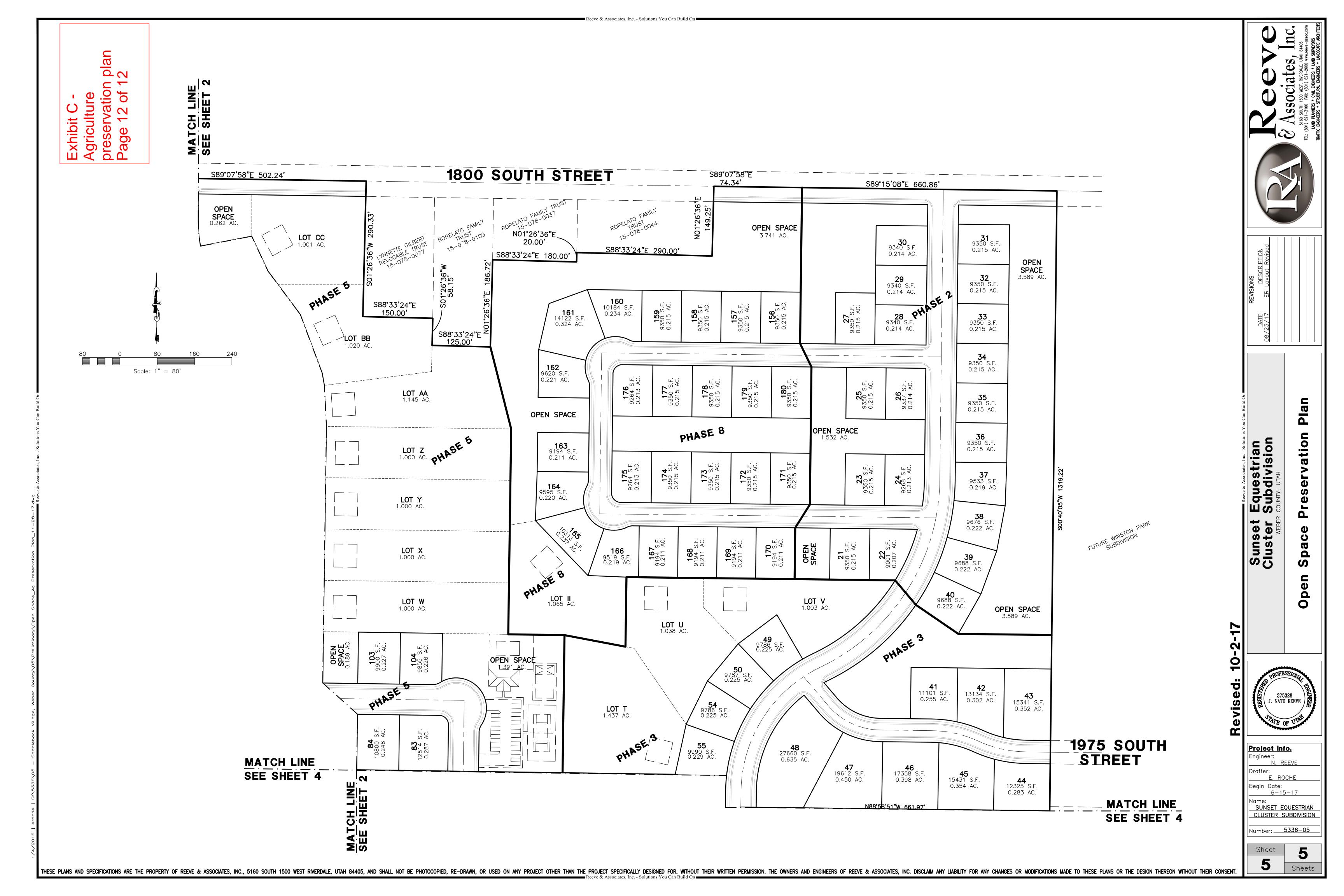


■ Reeve & Associates, Inc. - Solutions You Can Build On Scale: 1" = 80' 1800 SOUTH STREET LOT 5 LOT 6 LOT 10 LOT 11 LOT 16 LOT 17 LOT 3 **SPACE** 0.882 AC. 200 **94** 16384 S.F. 0.376 AC. LOT 9 LOT 15 LOT 7 LOT 2 LOT 12 Plan **92** 20480 S.F. 0.470 AC. **98** 12345 S.F. 0.283 AC. LOT 1 LOT 14 LOT 8 Equesti Subdivi WES 20791 S.F. 0.477 AC. **99** 12100 S.F. 0.278 AC. - S89**°**09'17**"**E 27.00' S89°09'16"E 1051.19' 4300 **90** 9350 S.F. 0.215 AC. **122** 16295 S.F. **121** 21089 S.F. 0.484 AC. Sunset Cluster **100** 12100 S.F. 0.278 AC. Space 0.374 AC. LOT 2 **LOT DD** 1.077 AC. **LOT FF** 1.122 AC. **89** 9350 S.F. 0.215 AC. **LOT GG** 1.856 AC. **120** 20293 S.F. 0.466 AC. **123** 15392 S.F. 0.353 AC. **101** 12100 S.F. 0.278 AC. **89** 9350 S.F. 0.215 AC. 0 OPEN SPACE OPEN SPACE 0.518 AC. OPEN SPACE 0.189 AC. 0.260 AC. **LOT HH** 1.737 AC. OPEN SPACE 0.189 AC. **LOT EE** 1.000 AC. LOT 2 **117** 15891 S.F. 0.365 AC. **118** 13311 S.F. 0.306 AC. **119** 16103 S.F. 0.370 AC. **124** 17263 S.F. 0.396 AC. **102** 12100 S.F. 0.278 AC. **88** 10450 S.F. 0.240 AC. S89'10'50"E 244.00' 375328 J. NATE REEVE **LOT A** 1.012 AC. 15015 S.F. 0.345 AC. PEN SPACE 0.413 AC. OPEN SPACE 0.413 AC. **126** 10800 S.F. 0.248 AC. **130** 15514 S.F. 0.356 AC. **129** 13200 S.F. 0.303 AC. **128** 13200 S.F. 0.303 AC. **85** 10800 S.F. 0.248 AC. **127** 13200 S.F. 0.303 AC. **86** 10800 S.F. 0.248 AC. **115** 13289 S.F. 0.305 AC. **125** 10800 S.F. 0.248 AC. **87** 10800 S.F. 0.248 AC. **2** 11073 S.F. <u>Project Info.</u> **LOT B** 1.000 AC. 0.254 AC. N. REEVE MATCH LINE Drafter: MATCH LINE SEE SHEET 3 E. ROCHE SEE SHEET 3 Begin Date: 6-15-17 SUNSET EQUESTRIAN CLUSTER SUBDIVISION Number: <u>5336-05</u> Sheet 5 Sheets THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE—DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

Reeve & Associates, Inc. - Solutions You Can Build On







TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT

2815 West 3300 South West Haven Utah 84401

July 27 2017

To: Doug Nosler

Subject: Sunset Equestrian Cluster Subdivision

Taylor West Weber Water District will serve culinary water to This subdivision of approx. 180 lots upon meeting our requirements.

Plan review fee of \$25.00 per lot

Water right fees of \$4363.00 per lot (or current fee at the time of payment). Fees must be paid before final approval will be given.

This is culinary water only secondary must be supplied by others.

All piping for subdivision will be done to water District specifications

Val Surrage

Manager

Taylor West Weber Water District

July 18, 2017

Weber County Planning Commission 2380 Washington Blvd.
Ogden, Utah 84401-1473

Reference: Sunset Equestrian - Cluster Subdivision

4000 West 2200 South (approximately)

Will Serve Letter

Planning Commission:

We have been asked review the possibility of providing sanitary sewer service for a 180 Lot Sunset Equestrian – Cluster Subdivision located at approximately 4000 West 2200 South in Weber County. The Central Weber Sewer Improvement District (District) can accept the sanitary sewer discharge from this location. We add the following conditions that must be met prior to any connections being made.

- 1. The District does have a gravity flow sanitary sewer line at this location on 2200 South. We have the capacity to accept and treat the wastewater from this subdivision. Details of the connection to the District's line must be submitted to the District, reviewed and approved prior to any connection being made to the District's line.
- 2. The entire parcel of property to be served will need to be annexed into the District prior to any connection to the District's line. Annexation requirements and an annexation petition are available from the District's Office.
- 3. Impact Fees must be paid prior to any connection to the sanitary sewer. As of this date the District's sanitary sewer impact fee is \$2333 per equivalent residential unit (ERU).
- 4. The District must be notified for inspection if at any time connections are being made to the District's sanitary sewer lines. The District will NOT install, own and/or maintain any of the sanitary sewer lines being extended to serve this property.

Exhibit D Will serve letters Page 3 of 4

Weber County Planning Commission July 18, 2017 Page -2-

5. The connection of any sump pumps (or similar type pumps) to the sanitary sewer system is prohibited during or after construction. Central Weber's Wastewater Control Rules and Regulations state:

Prohibited Discharge into Sanitary Sewer. No person shall discharge or cause or make a connection which would allowed to be discharged any storm water, surface water, groundwater, roof water runoff or subsurface drainage to any sanitary sewer.

If you have further questions or need additional information please do not hesitate to contact us.

Sincerely,

CENTRAL WEBER SEWER IMPROVEMENT DISTRICT

Lance L. Wood, P. E.

General Manager

cc: Chad Meyerhoffer, Weber County Engineering

Fame Flord

Doug Nosler

July 11, 2017

Weber County Planning Commission 2380 Washington Blvd, #240 Ogden, Utah 84401

RE: AVAILABILITY LETTER - Sunset Equestrian

The development is located at approximately 1800 South 4000 West in Taylor, Utah consisting of 180 residential lots and 53 open space lots.

This letter is <u>ONLY</u> to state that the above named project is in the boundaries of the Hooper Irrigation Company and pressurized irrigation water will ONLY be available under the following conditions:

- * The subdivision utility plan is reviewed and approved by Hooper Irrigation.
- * Plan Review fees are paid to Hooper Irrigation.
- * Proof of Water Shares is signed over to Hooper Irrigation Company.
- * Access Fees are paid.

The non- refundable fee for the plan review is \$300 plus \$55 per lot and a \$200 application fee. We consider this fee to be minimal and it covers the cost of review by the administration, inspectors, and the Engineer. Only the phase in consideration is guaranteed service, and the plan review is good only for a period of one year from the date of the will serve letter, if not constructed.

Furthermore, Hooper Irrigation's responsibility is to provide flow and pressure to the development. The Developer and his Engineer are responsible to provide proper flow and pressure throughout the development. This may require some over-sizing within the development, as determined by Hooper Irrigation.

This letter is the first of two letters that will be issued for this development. Following the acceptance of the above conditions, Hooper Irrigation will issue the "Will Serve" letter.

If you have any questions please call 801-985-8429.

Sincerely,

Michelle Pinkston Office Manager