

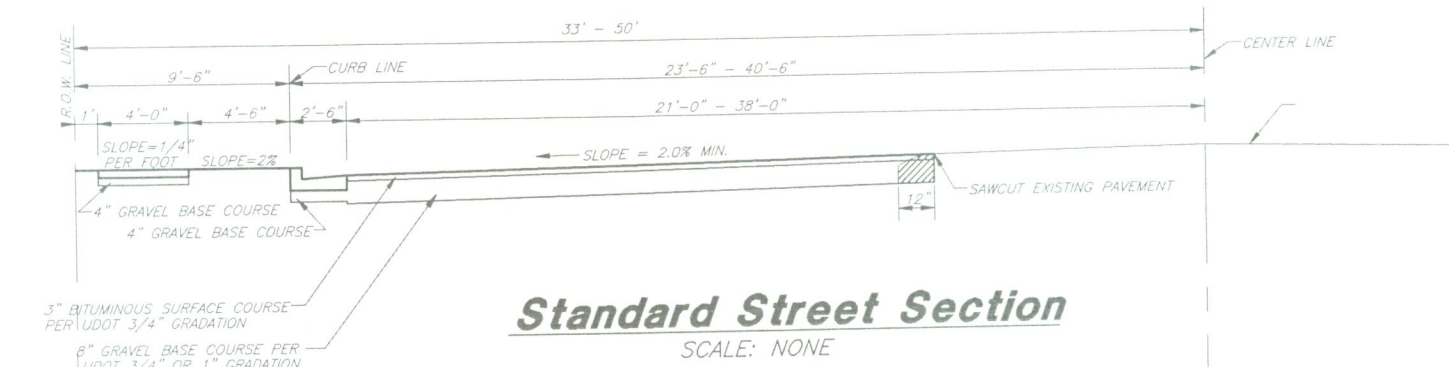
Vicinity Map

Boundary Description

A PART OF THE NE QUARTER OF SECTION 28, T.6N., R.2W., S.L.B.&M., U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT OF WAY OF 3500 SOUTH STREET AND THE NORTH RIGHT OF WAY OF 2200 SOUTH STREET, A POINT WHICH LIES N00°46'46"E 33.10 FEET AND N89°23'09"W 33.00 FEET FROM THE EAST QUARTER CORNER OF SECTION 28, THENCE N89°13'14"W 990.39 FEET TO THE SE CORNER OF LOT 8, ALLEN ESTATES PHASE 1; THENCE N00°46'46"E 303.48 FEET TO THE SE CORNER OF ALLEN ESTATES PHASE 2, THEN ALONG SAID SUBDIVISION THE FOLLOWING FOUR (4) COURSES: (1)N32°28'59"E 72.51 FEET; (2)N57°56'50"E 300.14 FEET; (3)N70°50'18"E 302.53 FEET; (4)S89°13'43"E 413.87 FEET TO THE WEST RIGHT OF WAY LINE OF 3500 WEST STREET; THENCE S00°36'51"W 631.14 FEET TO THE POINT OF BEGINNING.

HAVING AN AREA OF 551928.56 SQUARE FEET, 12.671 ACRES

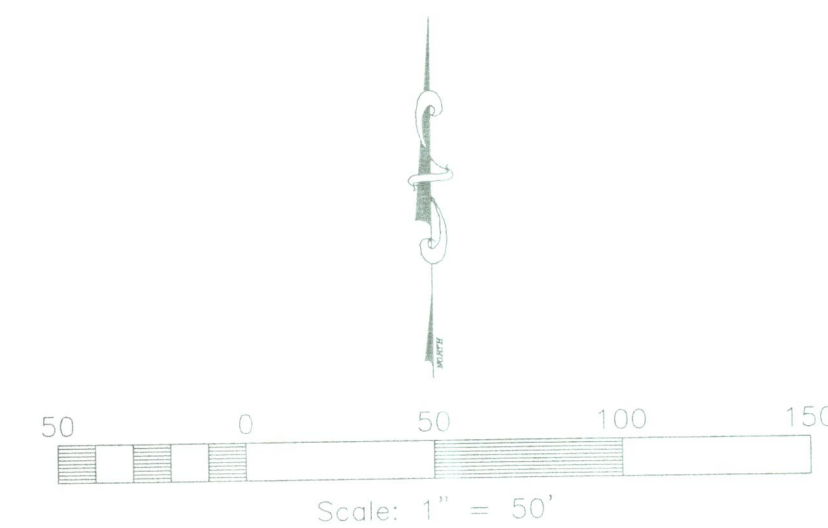


Design Criteria

Total Area.....12.67 ac.
 Right-of-Way.....0.25 ac.
 Developable Area.....12.42 ac.
 Open Space.....6.06 ac. (47.8%)
 Base Density.....13.53 lots
 Bonus Density.....6.76 lots
 Total Lots Proposed.....13 lots

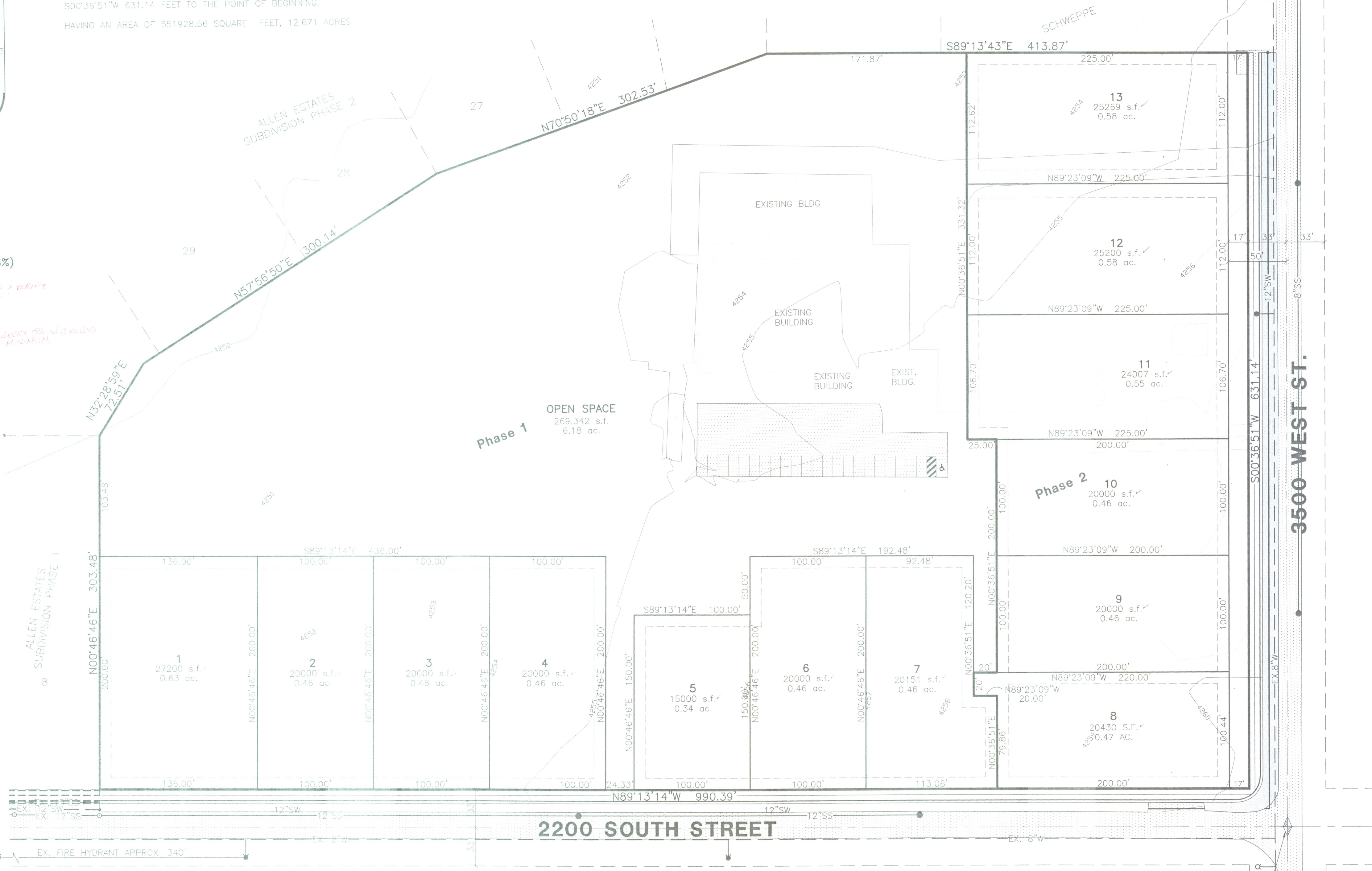
Bonus Points Breakdown
 Cluster Development....15.0%
 Public Access.....15.0%
 Excess Open Space.....14.8%
 Bonus Proposed.....44.8%

CALL & VERIFY SITE FOR EXISTING UTILITIES OR MARKING



Legend

- SS = PROPOSED SANITARY SEWER LINE
- EX SS = EXISTING SANITARY SEWER LINE
- SW = PROPOSED IRRIGATION WATER LINE
- EX SW = EXISTING IRRIGATION WATER LINE (SIZE VARIES)
- W = PROPOSED CULINARY WATER LINE (SIZE VARIES)
- EX W = EXISTING CULINARY WATER LINE
- SD = PROPOSED STORM DRAIN (SIZE VARIES)
- EX SD = EXISTING STORM DRAIN
- X = EXISTING FENCE LINE
- = PROPOSED FIRE HYDRANT
- = PROPOSED SANITARY SEWER MANHOLE
- X = PROPOSED GATE VALVE
- * = PLUG W/ 2" BLOW-OFF
- = PROPOSED STORM DRAIN MANHOLE
- = PROPOSED SINGLE GRATE CATCH BASIN WITH BICYCLE-SAFE GRATE
- ▲ = PROPOSED REDUCERS
- ▲ = PLUG & BLOCK
- ◆ = AIR-VAC ASSEMBLY
- ▨ = EXISTING ASPHALT SURFACE
- = PROPOSED ASPHALT SURFACE



2200 SOUTH STREET

3500 WEST ST.

Allen Horseplay Cluster Subdivision

Weber County, Utah

EAST QUARTER CORNER OF SECTION 28, T.6N., R.2W., S.L.B.&M., U.S. SURVEY, FOUND 3" BRASS CAP SET 1" BELOW ROAD SURFACE (1963), GOOD CONDITION

Subdivider:
 Vaughn Allen
 2191 S. 3500 W.
 OGDEN, UT. 84401
 (801) 391-3880

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 4155 S. HARRISON BLVD., SUITE 310, OGDEN, UTAH 84403
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 TRAFFIC ENGINEERS • CIVIL ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION	DATE

Allen Horseplay - Cluster Subdivision
 PART OF THE NE 1/4 OF SECTION 28, T.6N., R.2W., S.L.B. & M., U.S. SURVEY
 WEBER COUNTY, UTAH

Preliminary Design

Preliminary
 INFORMATION CONTAINED HEREIN HAS NOT BEEN FINAL CHECKED. IT IS PROVIDED AT THIS TIME FOR PRELIMINARY REVIEW ONLY AND THE DATA SHOWN HEREON SHOULD NOT BE RELIED UPON FOR FINAL APPROVAL, DOCUMENTATION, DESIGN, AND/OR CONSTRUCTION.

Project Info.

Engineer:	N. Reeve
Designer:	C. Cove
Begin Date:	MAY 3, 2010
Name:	ALLEN HORSEPLAY CLUSTER SUBDIVISION
Number:	5125-02

Sheet	1
Sheets	1

Revised: 3/2/2012

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