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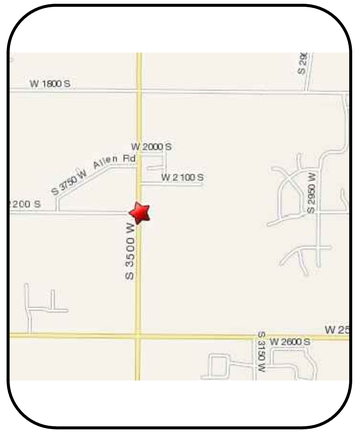


Vicinity Map

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:

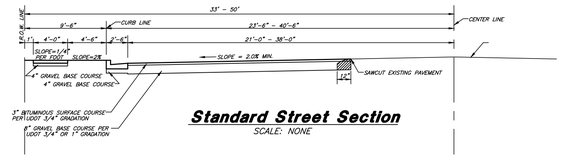
BEGINNING AT THE INTERSECTION OF THE WEST RIGHT OF WAY OF 3500 SOUTH STREET AND THE NORTH RIGHT OF WAY OF 2200 SOUTH STREET, A POINT WHICH LIES N00°46'46"E 33.10 FEET AND N89°23'09"W 33.00 FEET FROM THE EAST QUARTER CORNER OF SECTION 28, THENCE N89°13'14"W 990.39 FEET TO THE SE CORNER OF LOT 8, ALLEN 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

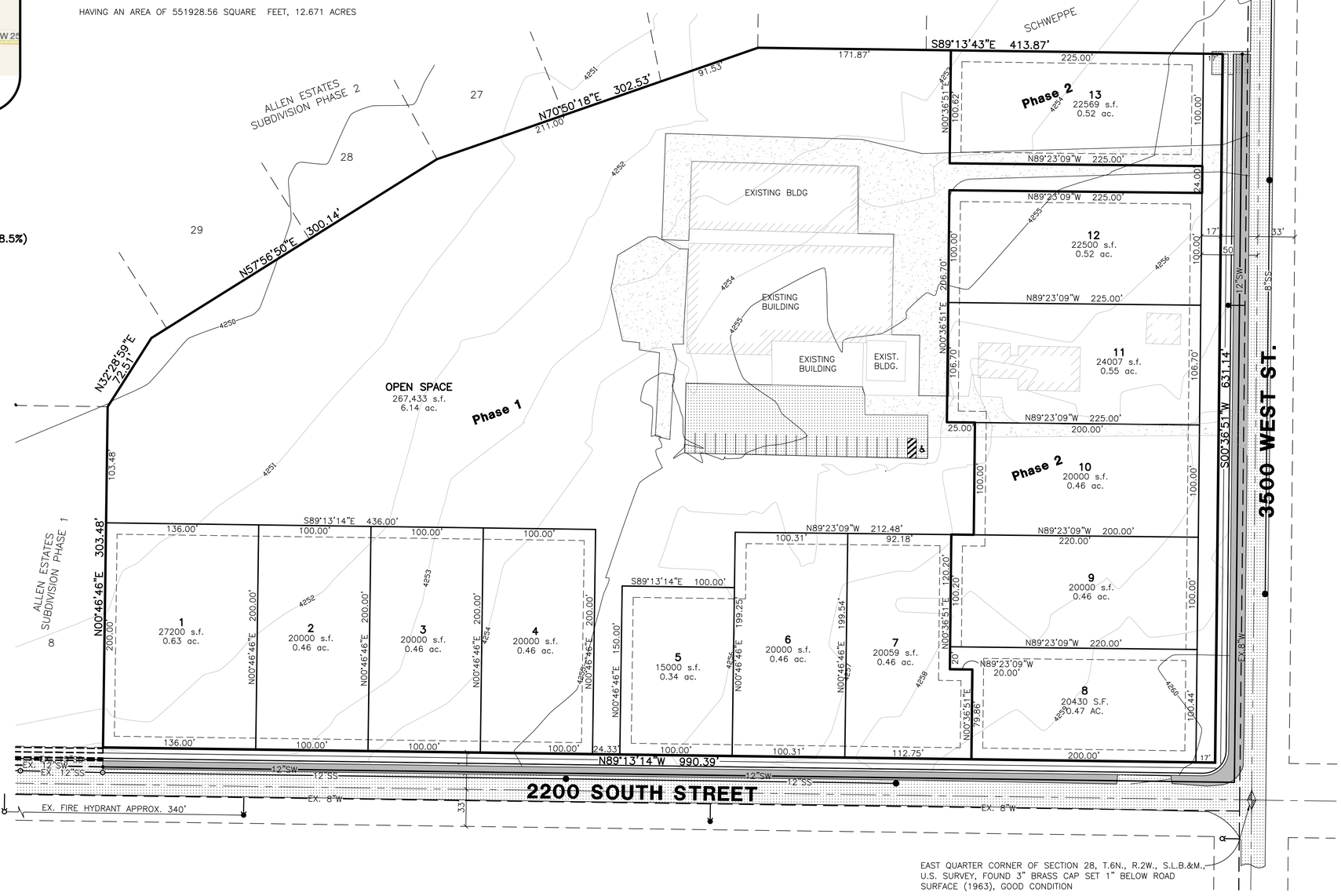
Design Criteria

Total Area.....12.67 ac.
Right-of-Way.....0.25 ac.
Developable Area.....12.42 ac.
Open Space.....6.14 ac. (48.5%)
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%



Standard Street Section
SCALE: NONE



50 0 50 100 150
Scale: 1" = 50'

Legend

- SS = PROPOSED SANITARY SEWER LINE
- EX SS = EXISTING SANITARY SEWER LINE
- SW = PROPOSED IRRIGATION WATER LINE
- EXIST SW = EXISTING IRRIGATION WATER LINE (SIZE VARIES)
- W = PROPOSED CULINARY WATER LINE (SIZE VARIES)
- EXIST W = EXISTING CULINARY WATER LINE
- SD = PROPOSED STORM DRAIN (SIZE VARIES)
- EXIST SD = EXISTING STORM DRAIN
- = EXISTING FENCE LINE
- = PROPOSED FIRE HYDRANT
- = PROPOSED SANITARY SEWER MANHOLE
- = 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

Allen Horseplay
Cluster Subdivision

Weber County, Utah

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

NOTES:
CONTOURS ARE SHOWN WITH A ONE FOOT INTERVAL.

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Reeve & Associates, Inc.
4155 S. HARRISON BLVD., SUITE 310, OGDEN, UTAH 84403
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS

DATE	DESCRIPTION

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. Cave
Begin Date: MAY 3, 2010
Name: ALLEN HORSEPLAY CLUSTER SUBDIVISION
Number: 5125-02

Revised: 4/24/2012

Sheet 1 of 1 Sheets

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