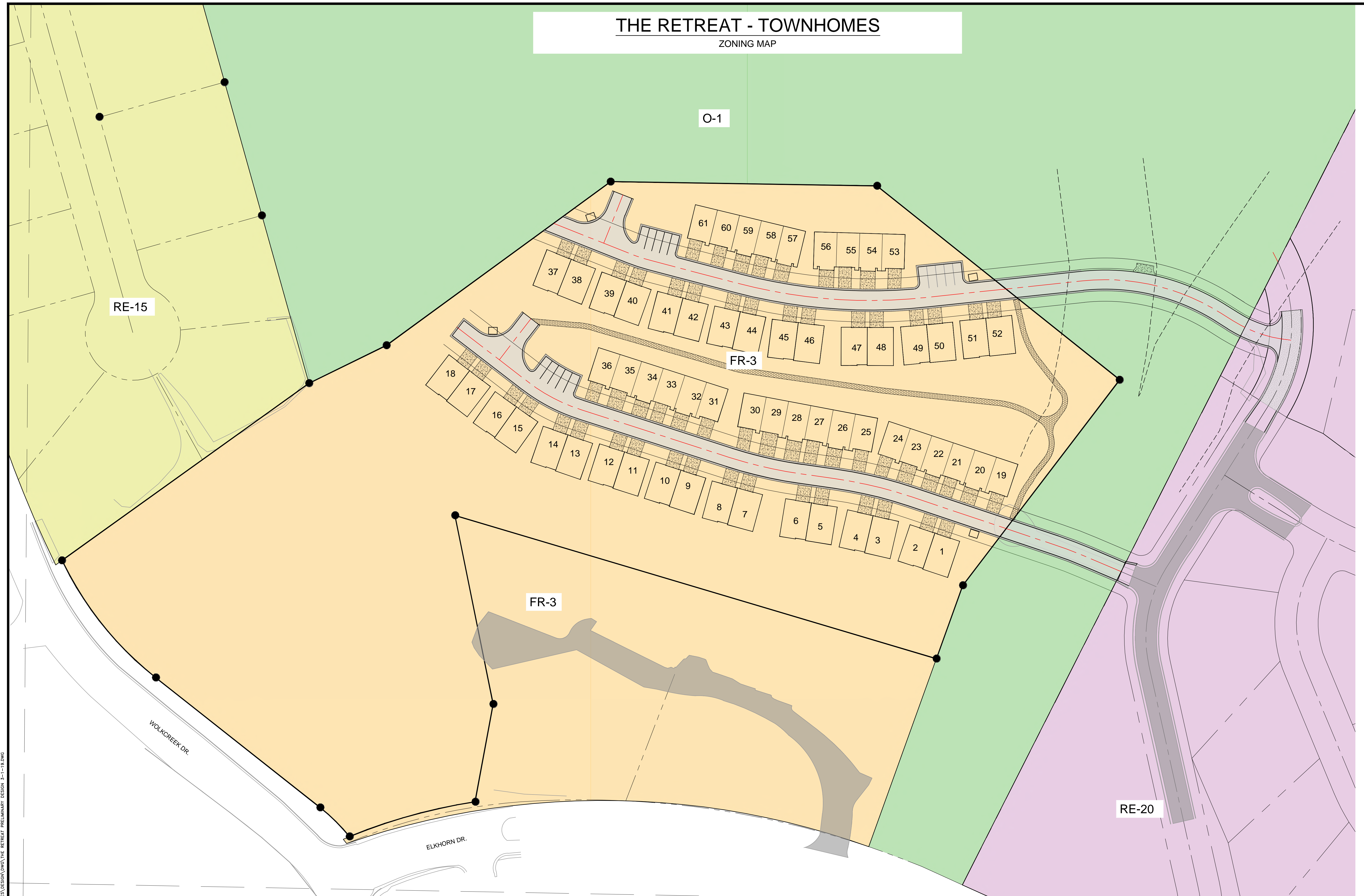


THE RETREAT - TOWNHOMES

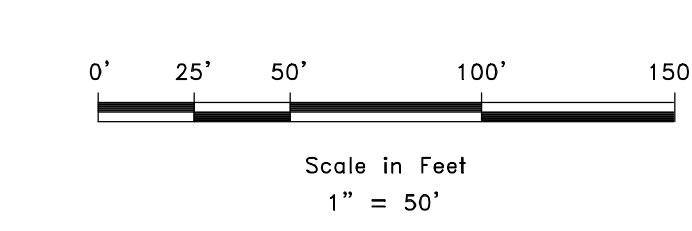
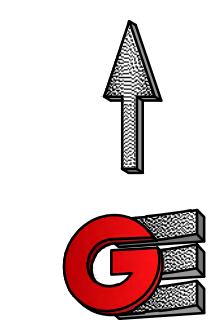
ZONING MAP



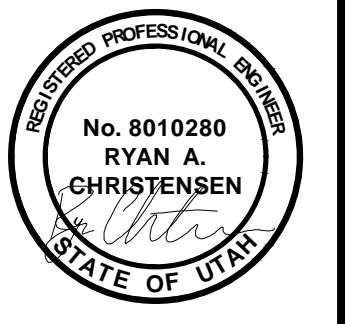
PRUD DEVELOPMENT

TOTAL PRUD BOUNDARY DEVELOPMENT 10.75 ACRES

ZONE FR-3 10.75 ACRES



| REVISIONS | DATE | DESCRIPTION |
|-----------|------|-------------|
| | | |
| | | |



ZONING MAP
 THE RETREAT
 TOWNHOMES
 EDEN, WEBER, UTAH

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P1

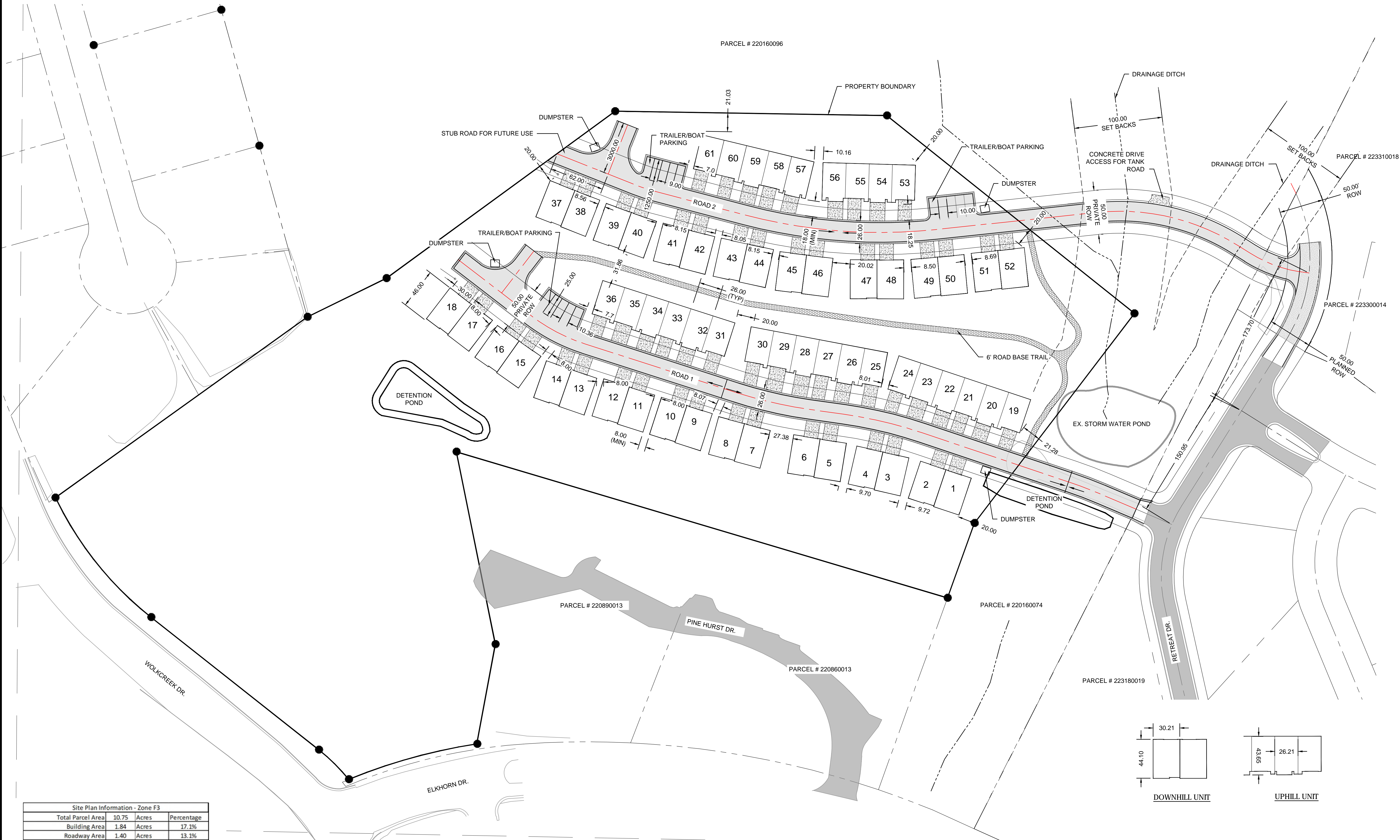
PL/0271 - BRENNY WICK/RETREAT TOWNHOMES DESIGN/01/20/19 PRELIMINARY DESIGN 3-1-19.DWG

THE RETREAT - TOWNHOMES

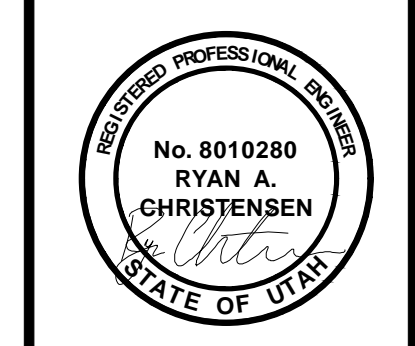
PARCEL # 220160093

PROPOSED CONCRETE DRIVEWAY

PROPOSED ASPHALT



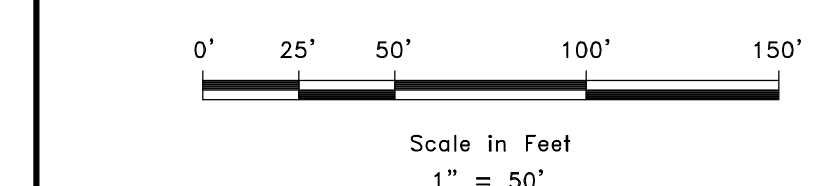
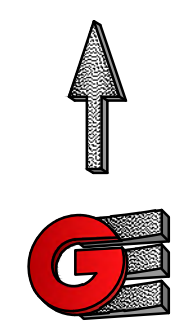
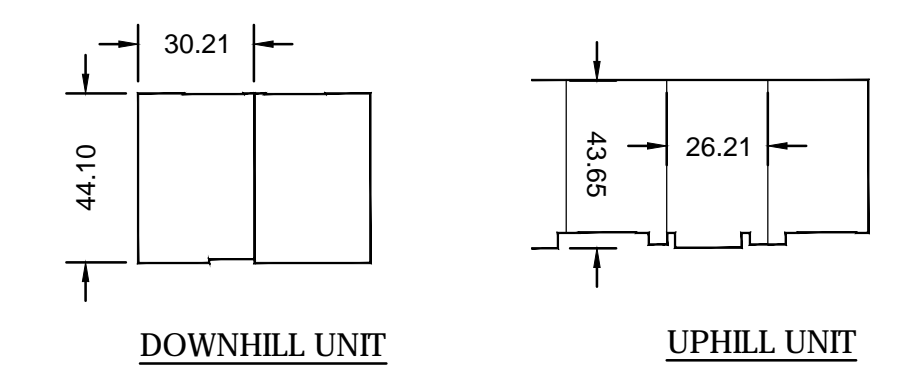
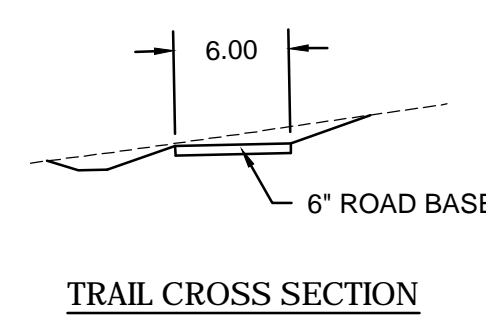
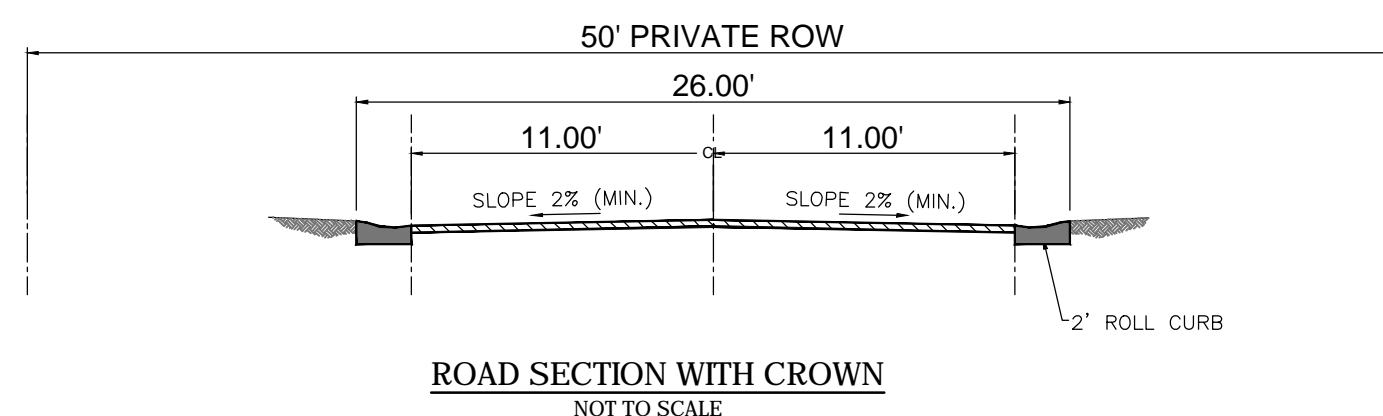
| REVISIONS | DATE | DESCRIPTION |
|-----------|------|-------------|
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SITE PLAN
 THE RETREAT
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| Site Plan Information - Zone F3 | | |
|---------------------------------|-------------|------------|
| Total Parcel Area | 10.75 Acres | Percentage |
| Building Area | 1.84 Acres | 17.1% |
| Roadway Area | 1.40 Acres | 13.1% |
| Landscape/OpenSpace | 7.50 Acres | 69.8% |
| Parking | | |
| 2 Car Garage (2 parking) | 122 | |
| Driveways (2 parking) | 122 | |
| Additional Parking Spaces | 16 | |
| Total Parking | 260 | |
| Townhomes | | |
| Uphill Units | 27 | |
| Downhill Units | 34 | |
| Total Units | 61 | |



10/20/21 - BRENNY KWICK/RETREAT TOWNHOMES DESIGN GROUP/RETREAT PRELIMINARY DESIGN 3-1-19.DWG

THE RETREAT - TOWNHOMES



Slopes Table

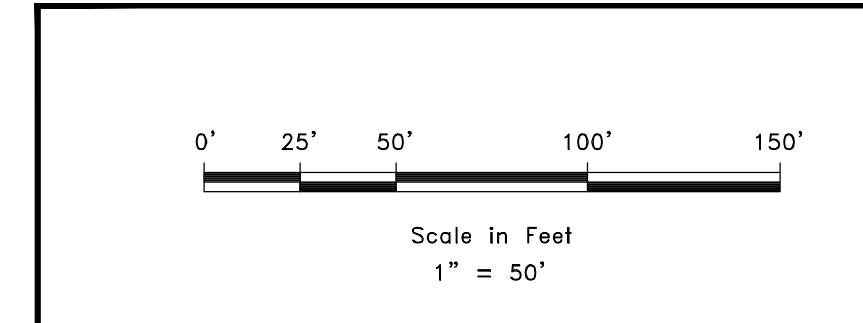
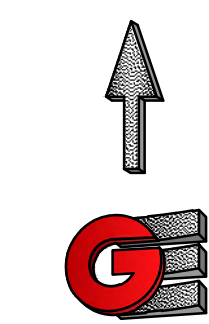
| Number | Minimum Slope | Maximum Slope | Area (ac) | Color |
|--------|---------------|---------------|-----------|-------------|
| 1 | 0.00% | 10.00% | 0.31 | Light Green |
| 2 | 10.00% | 20.00% | 7.30 | Dark Green |
| 3 | 20.00% | 25.00% | 1.79 | Cyan |
| 4 | 25.00% | 30.00% | 0.61 | Yellow |
| 5 | 30.00% | 40.00% | 0.37 | Orange |
| 6 | 40.00% | 1104.05% | 0.37 | Red |

| REVISIONS | DATE | DESCRIPTION |
|-----------|------|-------------|
| | | |
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| | | |

SCALE: 1" = 50'
 DATE: 1-15-19
 DESIGN: JAK
 DRAWN: JAK
 CHECKED: []

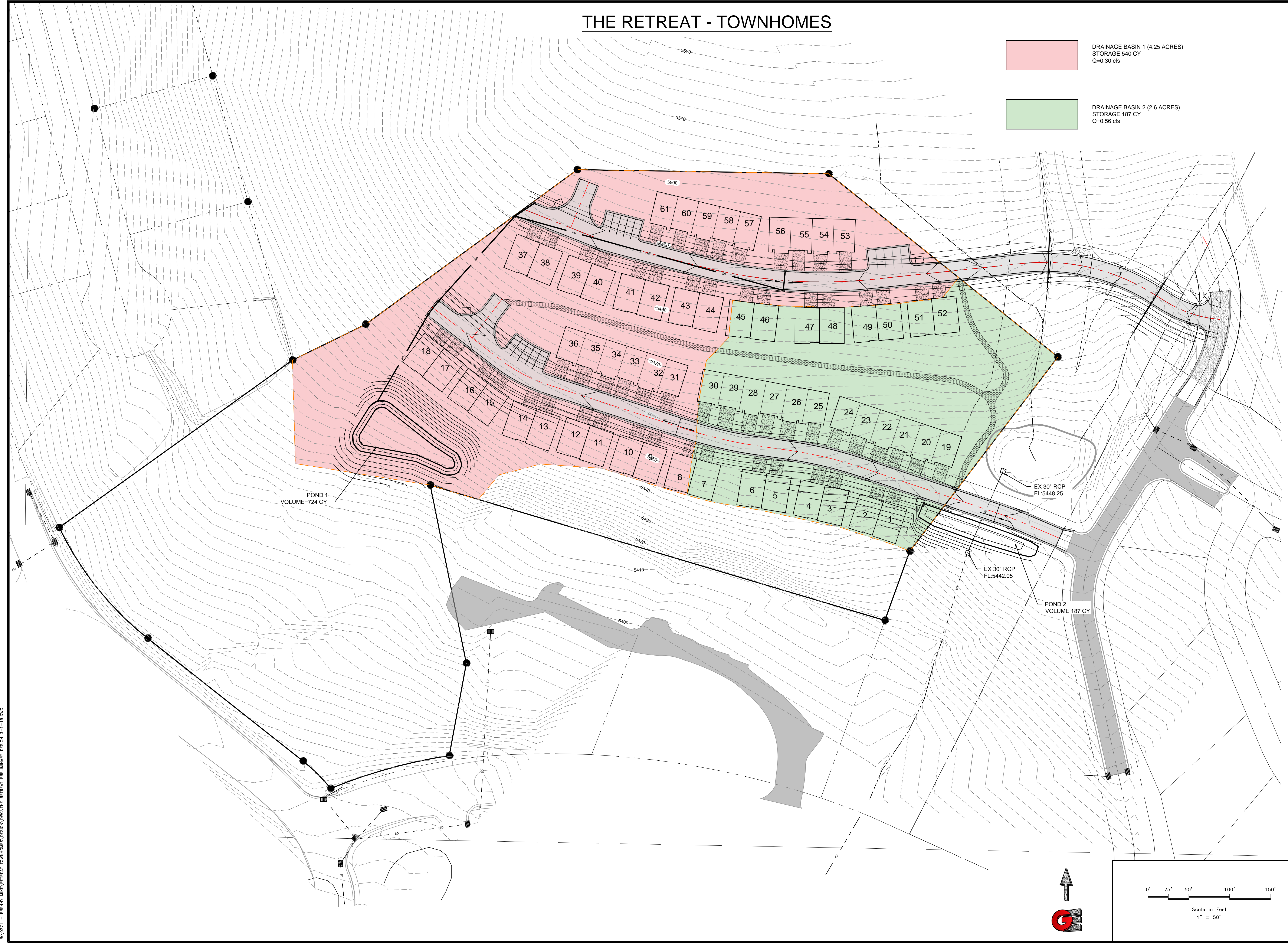
SLOPE ANALYSIS
 THE RETREAT
 TOWNHOMES
 EDEN, WEBER, UTAH

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P:\0271 - BERRY, MIKE, RETREAT, TOWNHOMES\DESIGN\DWG\CONCEPT_5_SLOPE_GREATER_25.DWG

THE RETREAT - TOWNHOMES



- DRAINAGE BASIN 1 (4.25 ACRES)
STORAGE 540 CY
Q=0.30 cfs
- DRAINAGE BASIN 2 (2.6 ACRES)
STORAGE 187 CY
Q=0.56 cfs

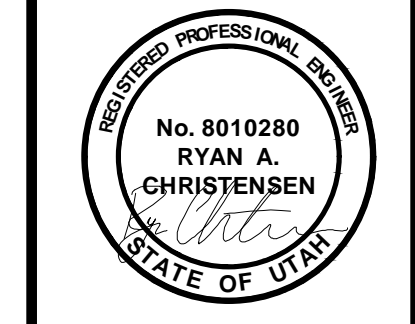
POND 1
VOLUME=724 CY

EX 30" RCP
FL:5448.25

EX 30" RCP
FL:5442.05

POND 2
VOLUME 187 CY

| REVISIONS | DATE | DESCRIPTION |
|-----------|------|-------------|
| | | |
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| | | |



PRELIMINARY GRADING PLAN
THE RETREAT
TOWNHOMES
EDEN, WEBER, UTAH

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P:\0271 - BRENNY MUEY\RETREAT TOWNHOMES\DESIGN\DWG\THE RETREAT - PRELIMINARY DESIGN - 3-1-19.DWG

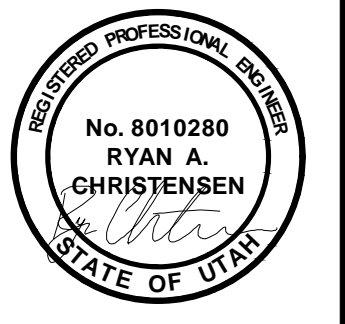
THE RETREAT - TOWNHOMES

KEY NOTES

- ① CONNECT TO EXISTING WATER
- ② 8" DUCTILE IRON WATER
- ③ FIRE HYDRANT
- ④ WATER VALVE
- ⑤ 8" SEWER - SDR 35 PVC
- ⑥ 4" SS MH
- ⑦ STORM DRAIN - RCP
- ⑧ CATCH BASIN
- ⑨ SECONDARY VALVE
- ⑩ EX IRR VALVE
- ⑪ EX WATER VALVE
- ⑫ EX FIRE HYDRANT
- ⑬ EX ELEC BOX
- ⑭ EX SEWER MH
- ⑮ EX CATCH BASIN
- ⑯ EX POWER POLE
- ⑰ PROPOSED CULVERT
- ⑱ PROPOSED SECONDARY WATER STUB

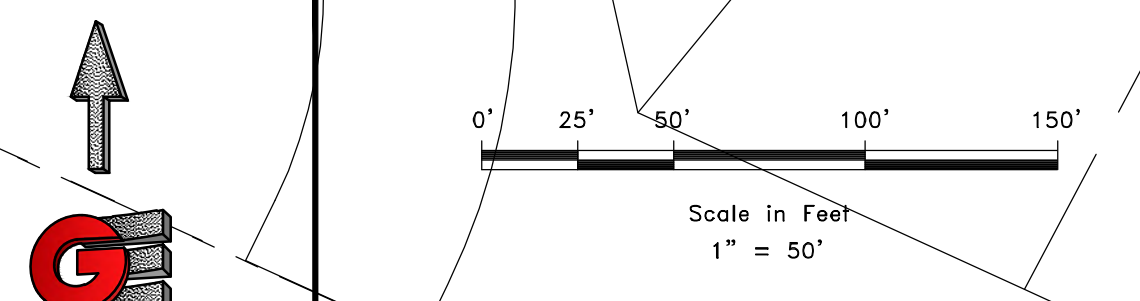


| REVISIONS | DATE | DESCRIPTION |
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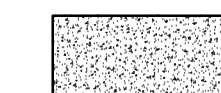
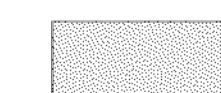


PRELIMINARY UTILITY PLAN
 THE RETREAT
 TOWN HOMES
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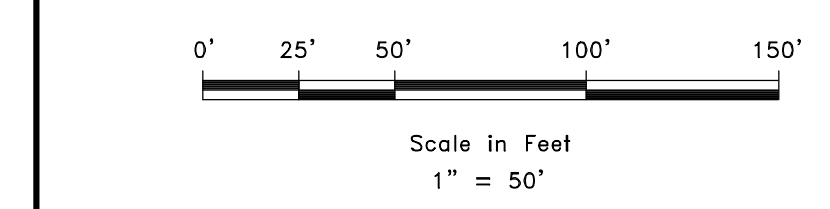
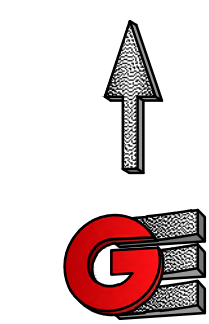
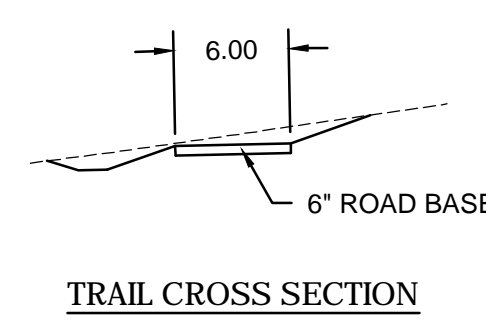
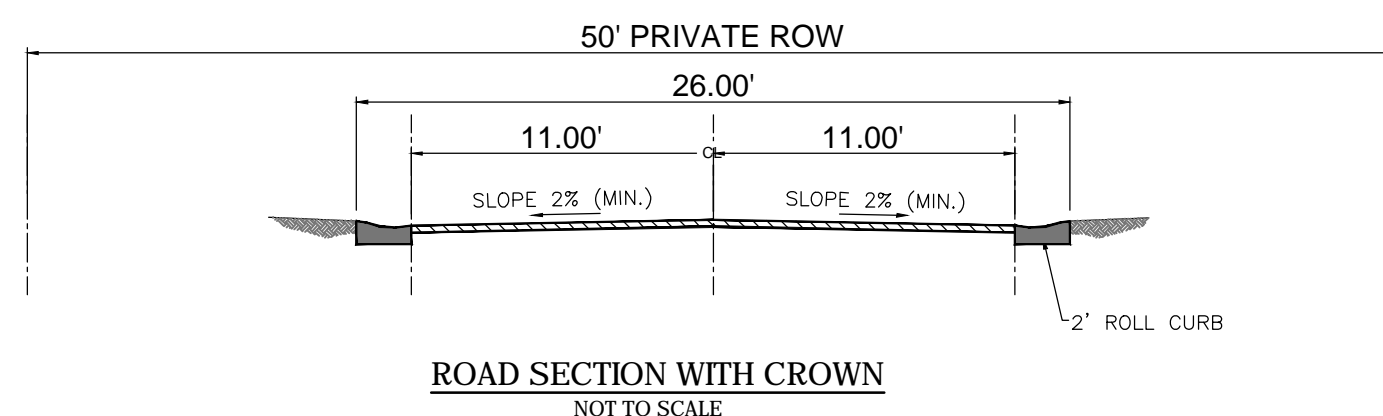
P:\0371 - BRENNY MIKE\RETREAT TOWNHOMES\DESIGN DWG\THE RETREAT - PRELIMINARY DESIGN 3-1-19.DWG

THE RETREAT - TOWNHOMES

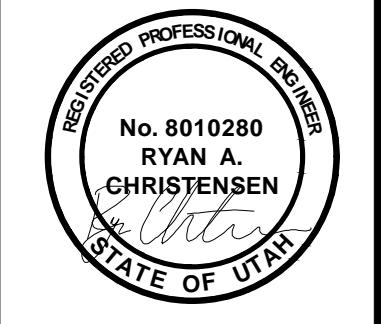
-  PROPOSED CONCRETE DRIVEWAY
-  PROPOSED ASPHALT
-  PROPOSED IRRIGATED LANDSCAPE (19,767 SF)
-  PROPOSED NATIVE LANDSCAPE (DISTURBED AREAS TO BE RE-SEED WITH NATIVE SEED MIX)



| Site Plan Information - Zone F3 | | |
|---------------------------------|------------|------------|
| | Acres | Percentage |
| Total Parcel Area | 10.75 | |
| Building Area | 1.84 | 17.1% |
| Roadway Area | 1.40 | 13.1% |
| Landscape/OpenSpace | 7.50 | 69.8% |
| Parking | | |
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| Townhomes | | |
| Uphill Units | 27 | |
| Downhill Units | 34 | |
| Total Units | 61 | |



| REVISIONS | DATE | DESCRIPTION |
|-----------|------|-------------|
| | | |
| | | |
| | | |



LANDSCAPE PLAN
THE RETREAT
TOWNHOMES
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10/2027 - BRENNY KNEE/RETREAT TOWNHOMES DESIGN/CONTRACT/RETREAT PRELIMINARY DESIGN 3-1-19.DWG