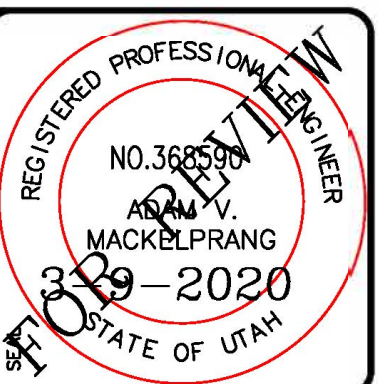
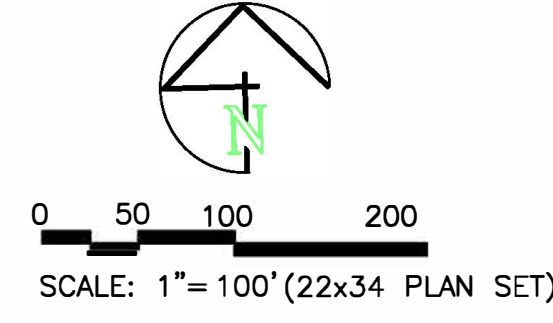


**SUNSET MEADOWS**  
 PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 6  
 NORTH, RANGE 2 WEST,  
 SALT LAKE BASELINE AND MERIDIAN  
 WEBER COUNTY, TAYLOR, UTAH  
**PRELIMINARY PLAT**



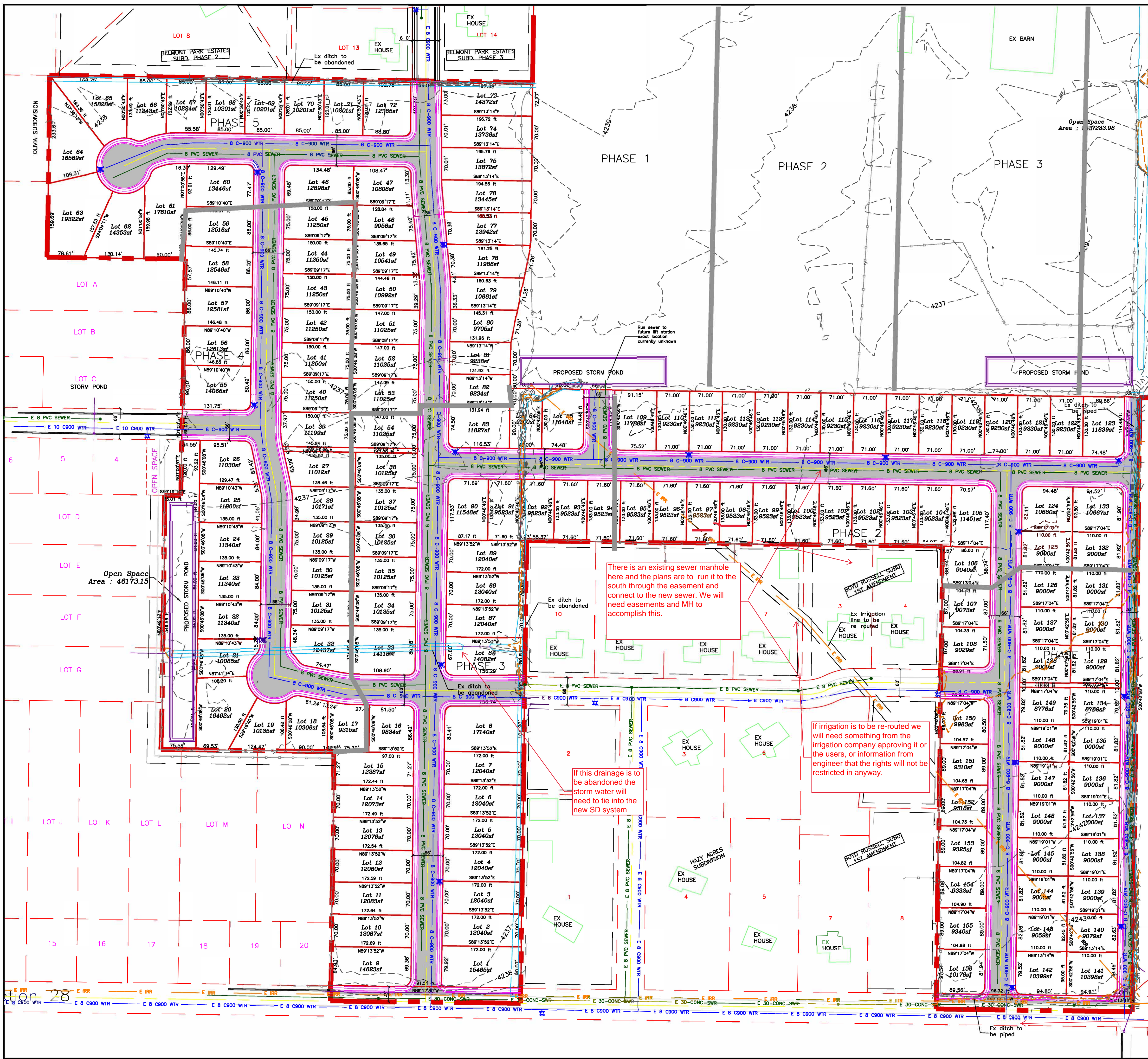
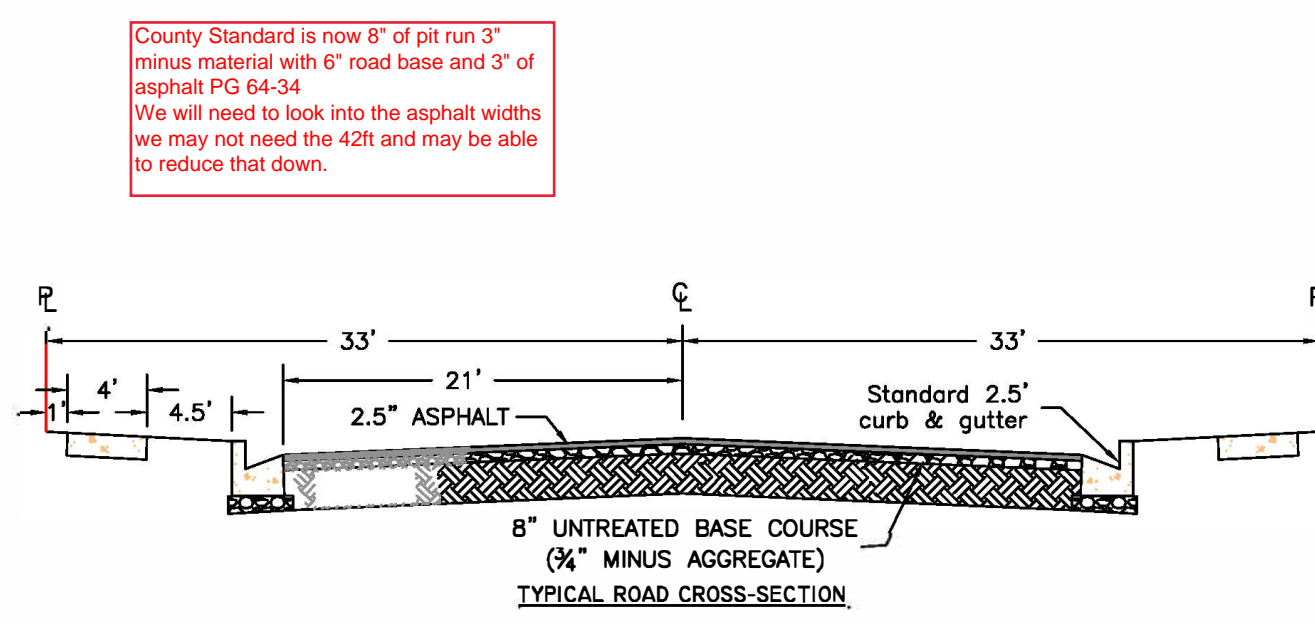
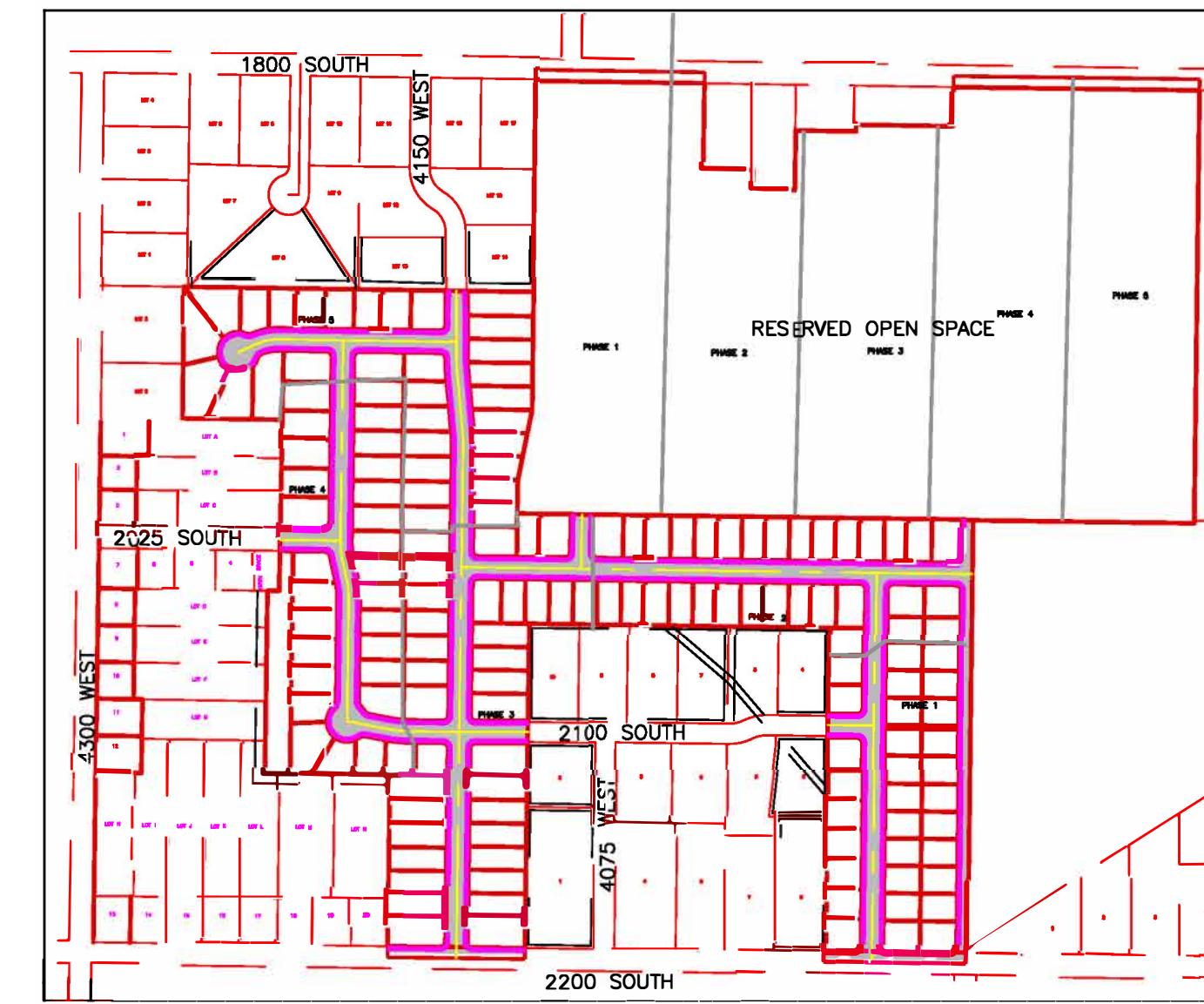
**ALLIANCE CONSULTING ENGINEERS**  
 150 EAST 200 NORTH SUITE P  
 LOGAN, UTAH 84321  
 (435)755-5121  
 alliancelog@yaho.com

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 DATE: MARCH 2020  
 DRAWN BY: [Blank]  
 PROJECT NO.: [Blank]  
 CADD FILE: [Blank]



- BOUNDARY LINE
- LOT LINE
- ADJOINER PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING FENCE
- EXISTING WATER AS NOTED
- PROPOSED WATER AS NOTED
- EXISTING SEWER AS NOTED
- PROPOSED SEWER AS NOTED
- EXISTING MAJOR CONTOUR (5')
- EXISTING MINOR CONTOUR (1')

- NOTES:**
- TOTAL AREA: 109.62 ACRES  
 R-O-W AREA IN 1800 SOUTH AND 2200 SOUTH: 1.57 ACRES  
 PUBLIC R-O-W INSIDE DEVELOPMENT: 12.09 ACRES  
 NET DEVELOPABLE GROUND: 95.96 ACRES (104 LOTS)  
 OPEN SPACE: 57.01 ACRES (52.01%)  
 LOTS: 156
  - MID BLOCK PATHWAY: 0.12 ACRES
  - PROJECT TO BE BUILT IN MULTIPLE PHASES.  
 DEVELOPER: RIVER VALLEY DEVELOPMENT  
 470 North 2450 West  
 Tremonton, Utah 84337



There is an existing sewer manhole here and the plans are to run it to the south through the easement and connect to the new sewer. We will need easements and MH to accomplish this.

If this drainage is to be abandoned the storm water will need to tie into the new SD system

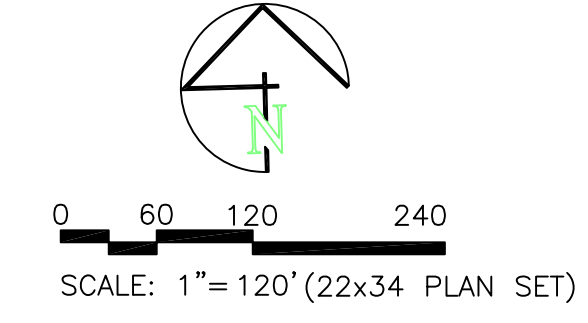
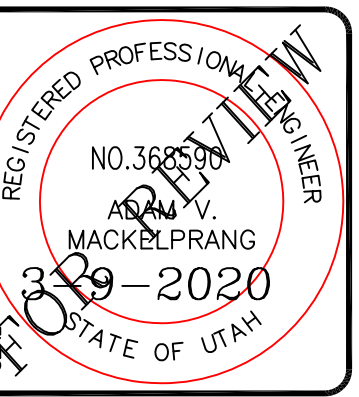
If irrigation is to be re-routed we will need something from the irrigation company approving it or the users, or information from engineer that the rights will not be restricted in anyway.

Work with Hooper Irrigation.

**SUNSET MEADOWS**  
 PRELIMINARY PLAT

DATE: MARCH 2020  
 DRAWN BY: [Blank]

**SUNSET MEADOWS**  
 PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 6  
 NORTH, RANGE 2 WEST,  
 SALT LAKE BASELINE AND MERIDIAN  
 WEBER COUNTY, TAYLOR, UTAH  
**OPEN SPACE PRESERVATION PLAN**



**NOTES:**

- 1- OPEN SPACE "A" WILL BE OWNED BY RIVER VALLEY DEVELOPMENT AND WILL BE LEASED TO A FARMER FOR AGRICULTURAL PURPOSES. A PART OF THIS OPEN SPACE WILL BE USED TO STORE STORM WATER FROM THE SUBDIVISION IN SHALLOW PONDS. THE FARMER WILL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PONDS.
- 2- OPEN SPACE "B" TO BE USED FOR DETENTION OF STORM WATER FROM THE SUBDIVISION. THIS PARCEL WILL BE SOLD TO AN ADJOINER LOT OWNER WHO WILL ALSO BE RESPONSIBLE FOR ITS MAINTENANCE. THIS PARCEL MAY ADDITIONALLY BE USED FOR AGRICULTURAL PURPOSES GIVEN THE INTEGRITY AND FUNCTION OF THE POND REMAINS INTACT.
- 3- NO AMENITIES WILL BE PROVIDED WITH ANY OPEN SPACE.
- 4- PHASING OF OPEN SPACE TO BE CONSISTENT WITH APPROVED OPEN SPACE PERCENTAGE.



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No.	REVISIONS / SUBMISSIONS	DATE

REVIEWED: \_\_\_\_\_ DRAWN: \_\_\_\_\_  
 CAD FILE: \_\_\_\_\_ PROJECT NO.: \_\_\_\_\_

**SUNSET MEADOWS**  
**OPEN SPACE PRESERVATION PLAN**

DATE: MARCH, 2020  
 DRAWING No. **2**

