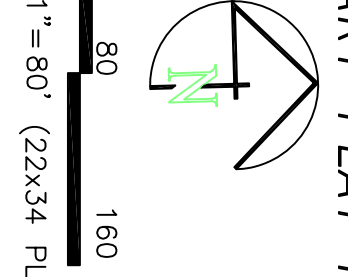


SUNSET MEADOWS

PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASIN AND MERIDIAN WEBER COUNTY, UTAH

PRELIMINARY PLAT PHASE 3

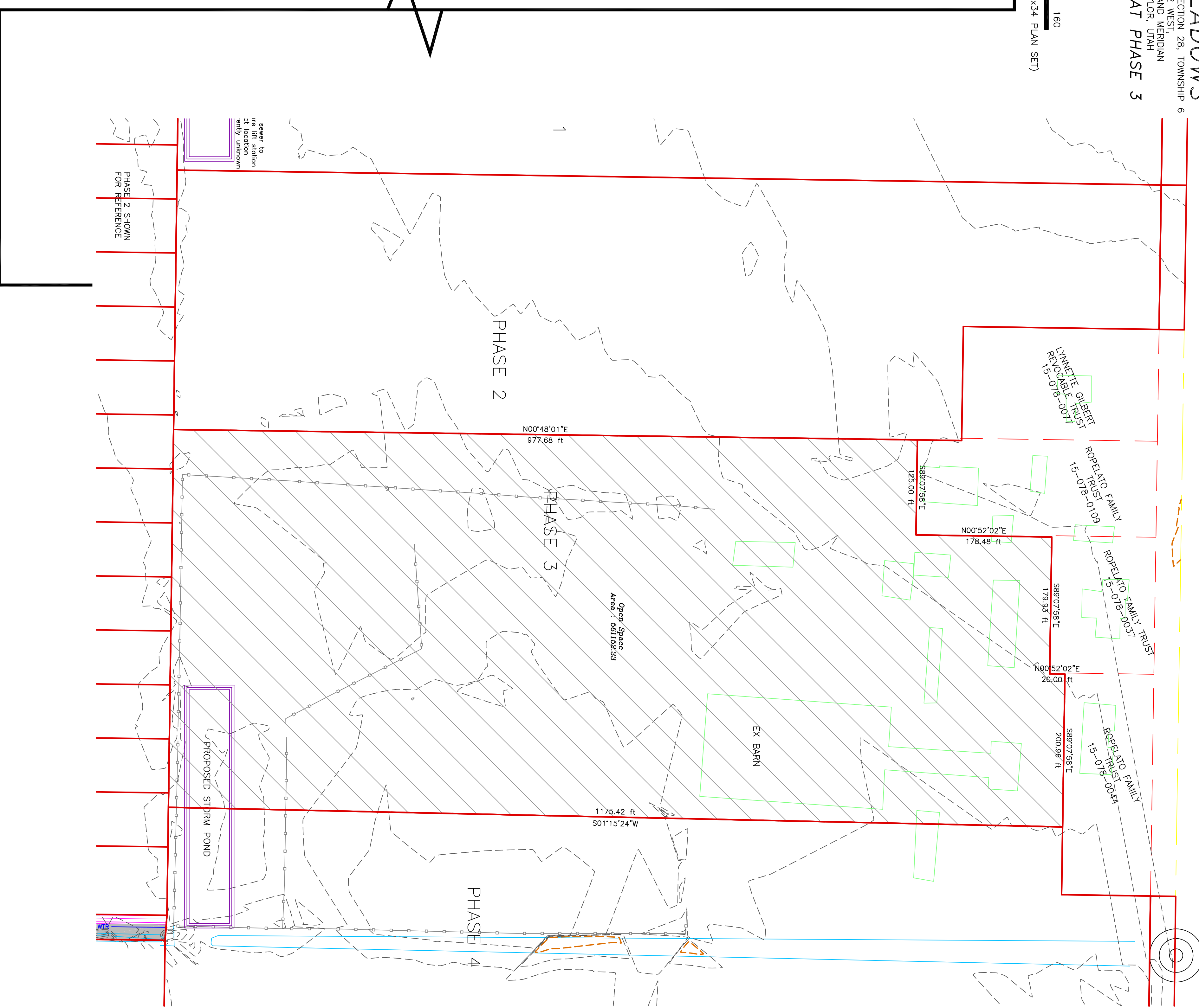
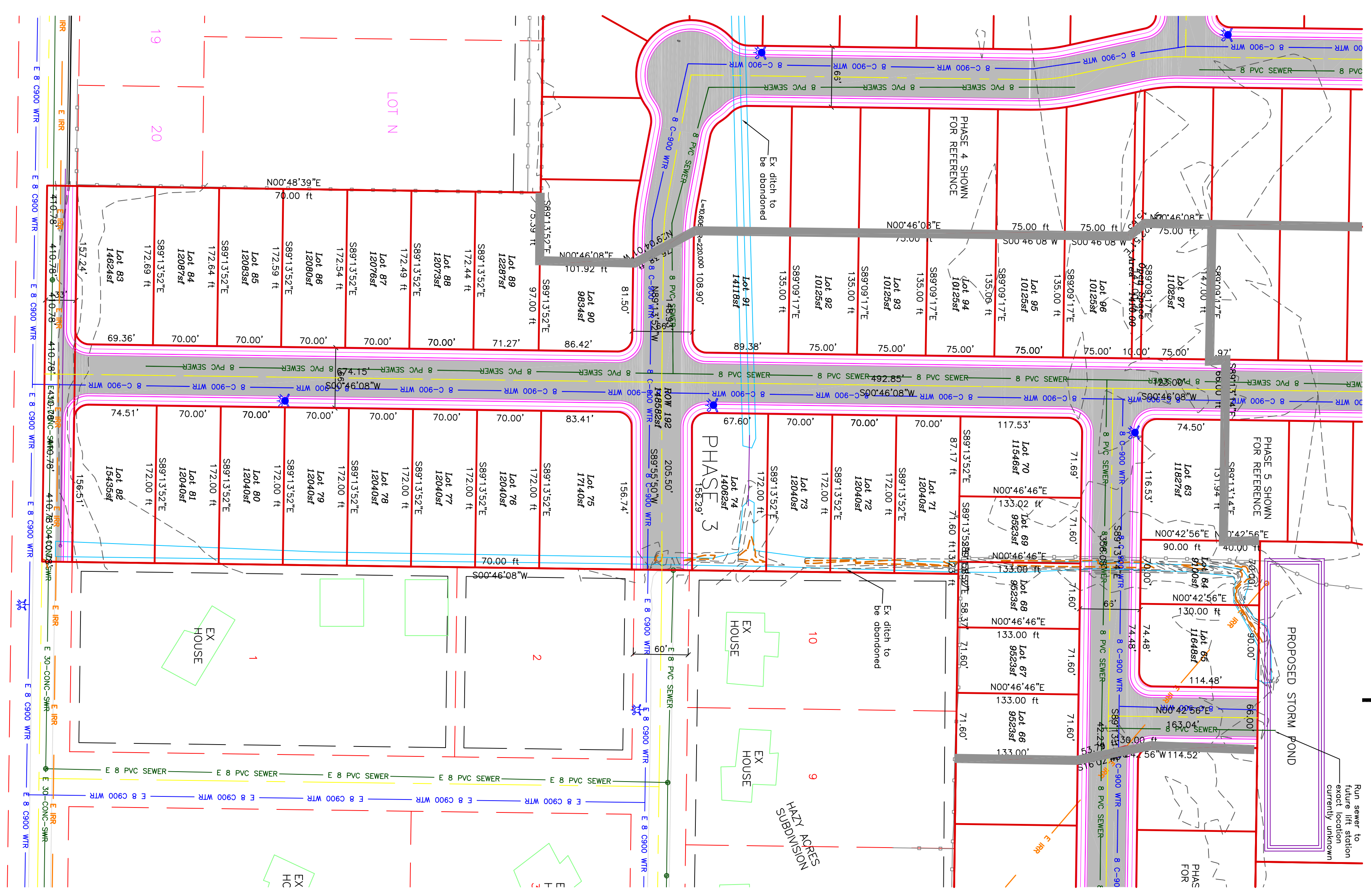
SCALE: 1" = 80' (2Xx34 PLAN SET)



- BOUNDARY LINE
- LOT LINE
- ADJOINING 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 (3')
- EXISTING MINOR CONTOUR (1')
- PRIVATELY OWNED OPEN SPACE

NOTES:
 PHASE 3
 TOTAL AREA: 25.741 ACRES
 PUBLIC R-O-W: 3.411 ACRES
 NET DEVELOPPABLE GROUND: 22.33 ACRES
 OPEN SPACE: 12.915 ACRES (50.17%)
 LOTS: 53

NOTES:
 1- OPEN SPACE WILL BE OWNED BY RIVER VALLEY DEVELOPMENT AND WILL BE LEASED TO A FARMER FOR PUBLIC R-O-W. THE FARMER WILL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PONDS. 2- NO MAINTENANCE WILL BE PROVIDED WITH ANY OPEN SPACE.



PROJECT TITLE
SUNSET MEADOWS

DRAWING TITLE
PRELIMINARY PLAT PHASE 3

DATE: MARCH 2020
 DRAWING NO. 3

No.	REVISIONS/ SUBMISSIONS	DATE

REVIEWED: _____ DRAWN: _____
 CAD FILE: _____ PROJECT NO.: _____

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

