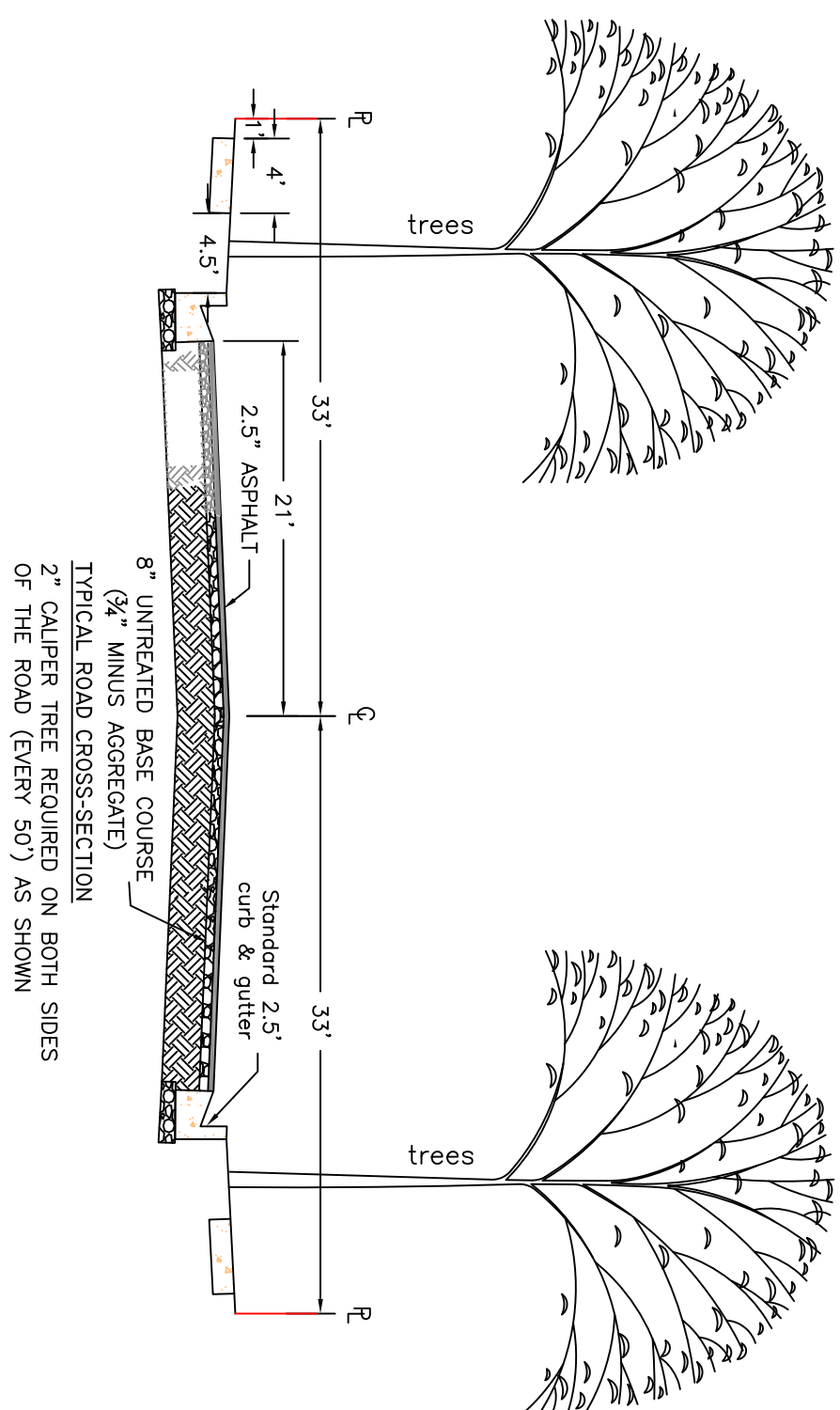
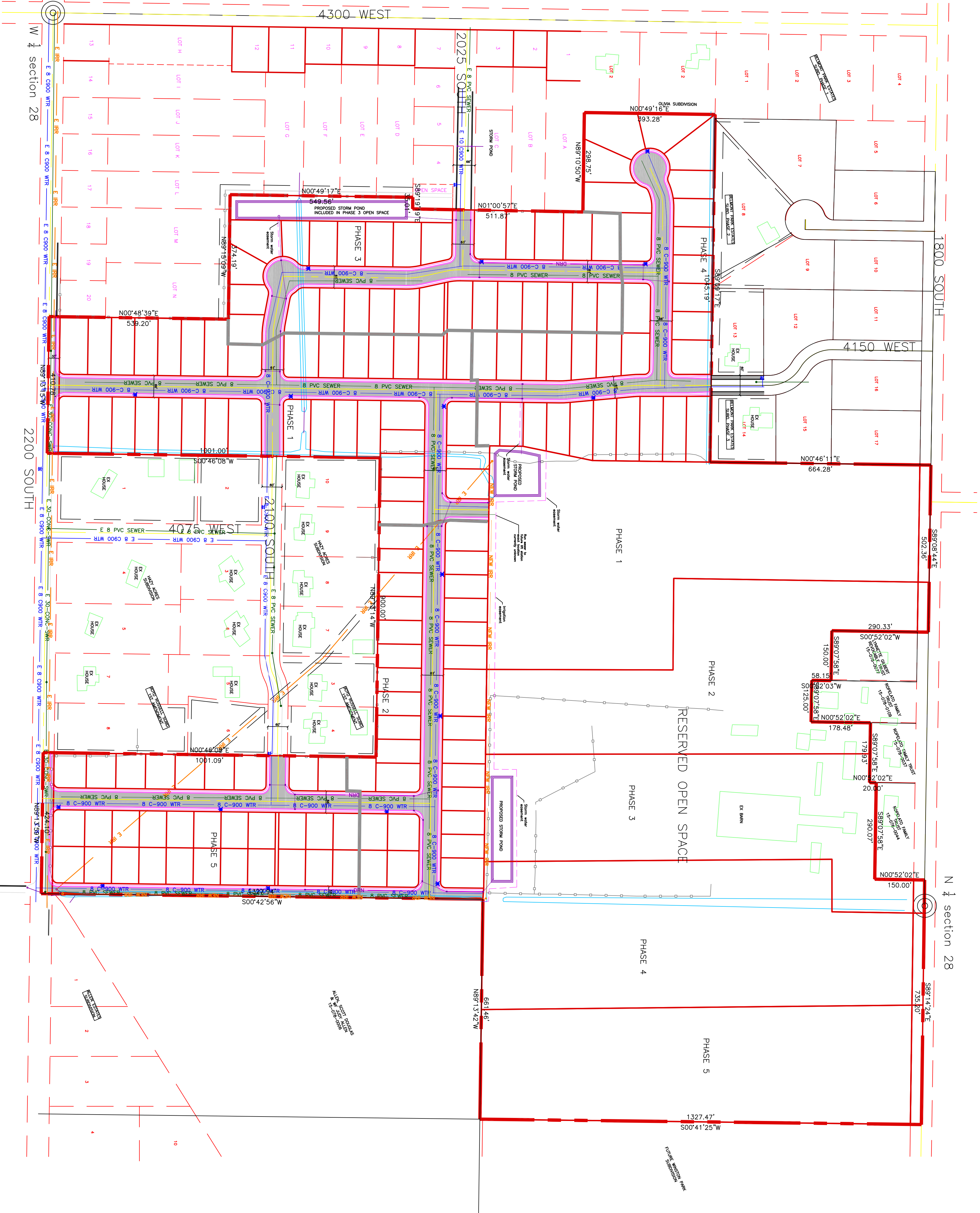
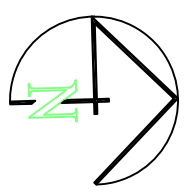


- NOTES:
- TOTAL AREA: 109.62 ACRES
R-O-W AREA IN 1800 SOUTH AND 2200 SOUTH: 1.57 ACRES
NET DEVELOPABLE GROUND: 98.96 ACRES (104 LOTS)
OPEN SPACE: 57.09 ACRES (52.08%)
LOTS: 156
 - MID BLOCK PATHWAY: 0.12 ACRES PHASES.
 - PROPOSED UTILITY DEVELOPMENT
470 North 2450 West
Tremonton, Utah 84337

THE MEADOWS
A CLUSTER SUBDIVISION
PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 6
NORTH, RANGE 2 WEST,
SALT LAKE BASIN AND MERIDIAN
WEBER COUNTY, TAYLOR, UTAH
PRELIMINARY PLAT MASTERPLAN

0 80 160 320
SCALE: 1"=160' (22x34 PLAN SET)



PROJECT TITLE
THE MEADOWS
A CLUSTER SUBDIVISION

DRAWING TITLE
PRELIMINARY PLAT MASTERPLAN

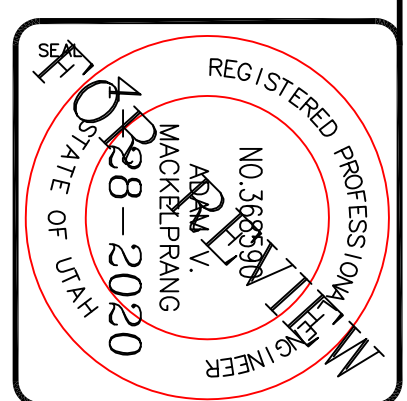
DATE: MARCH 2020
DRAWING NO. 1

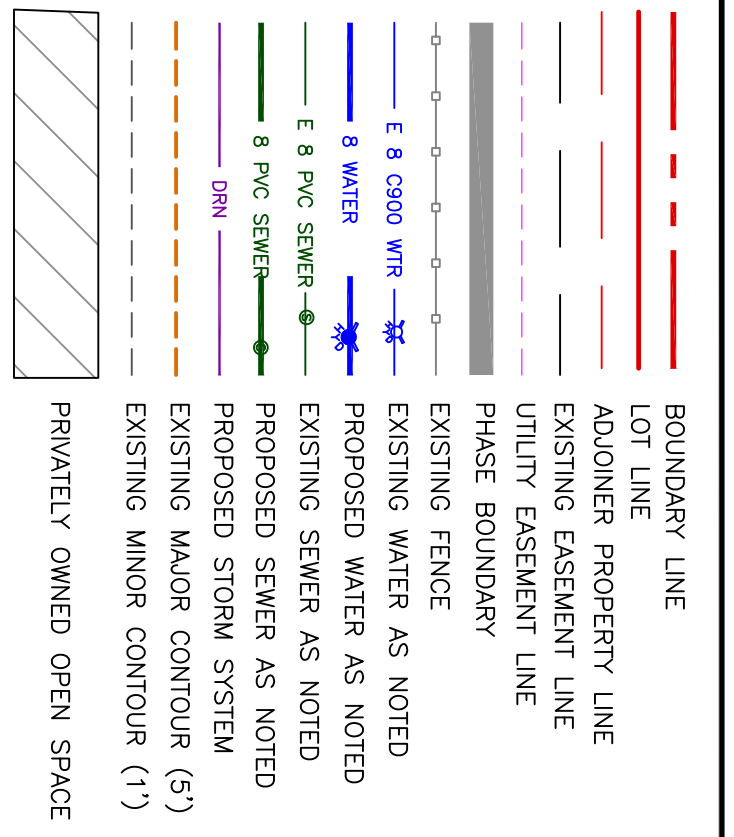
No.	REVISIONS/ SUBMISSIONS	DATE

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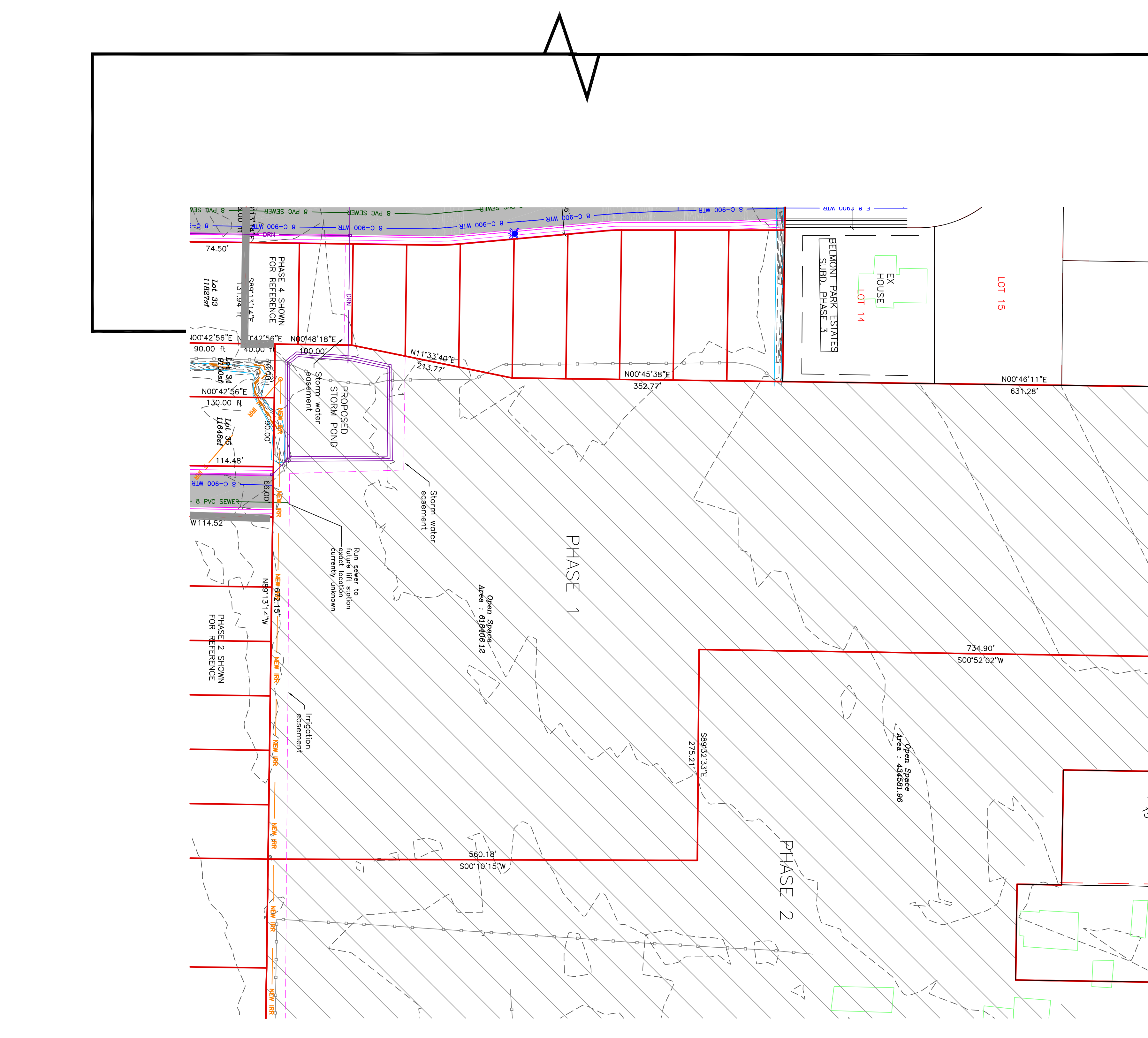
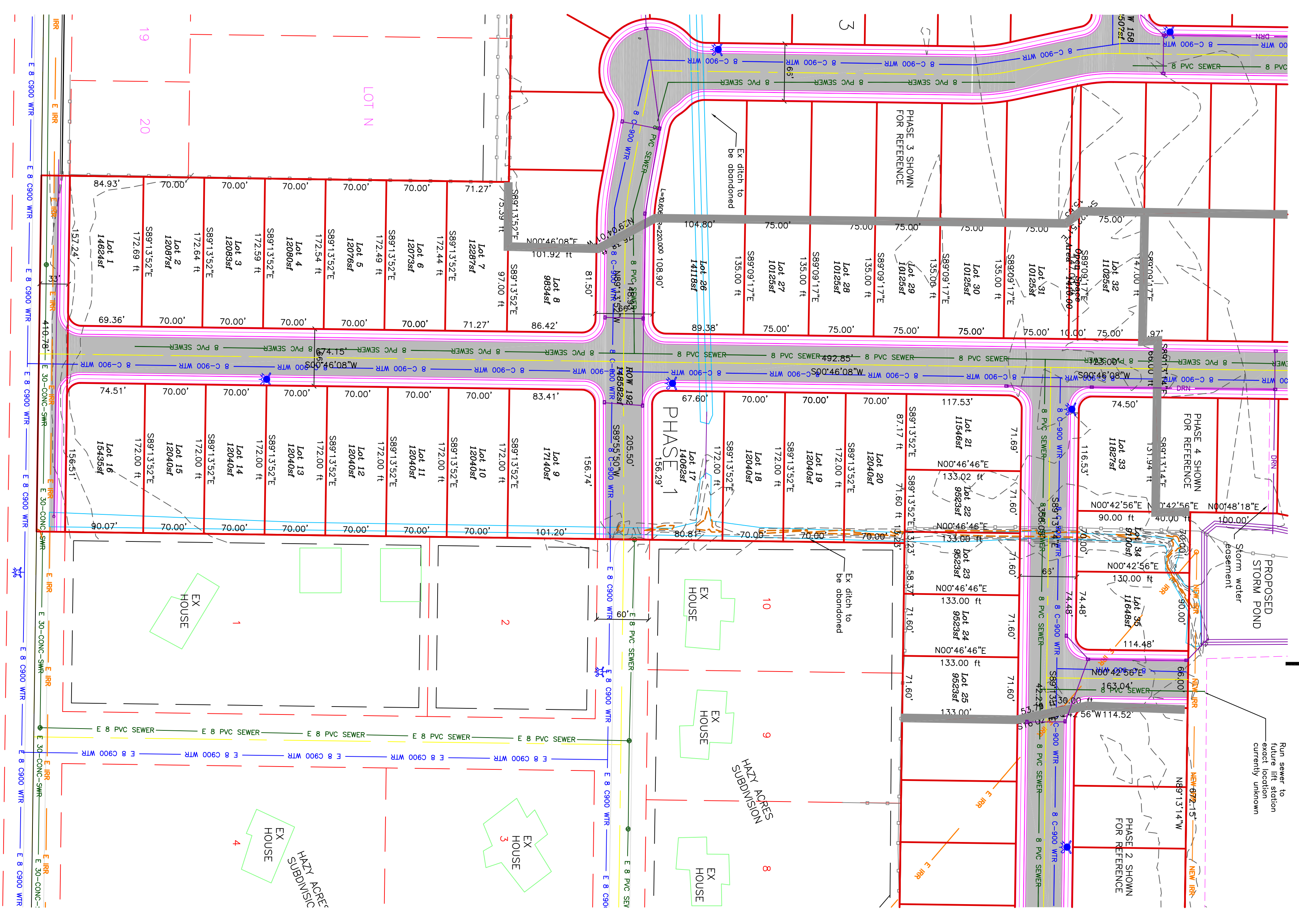
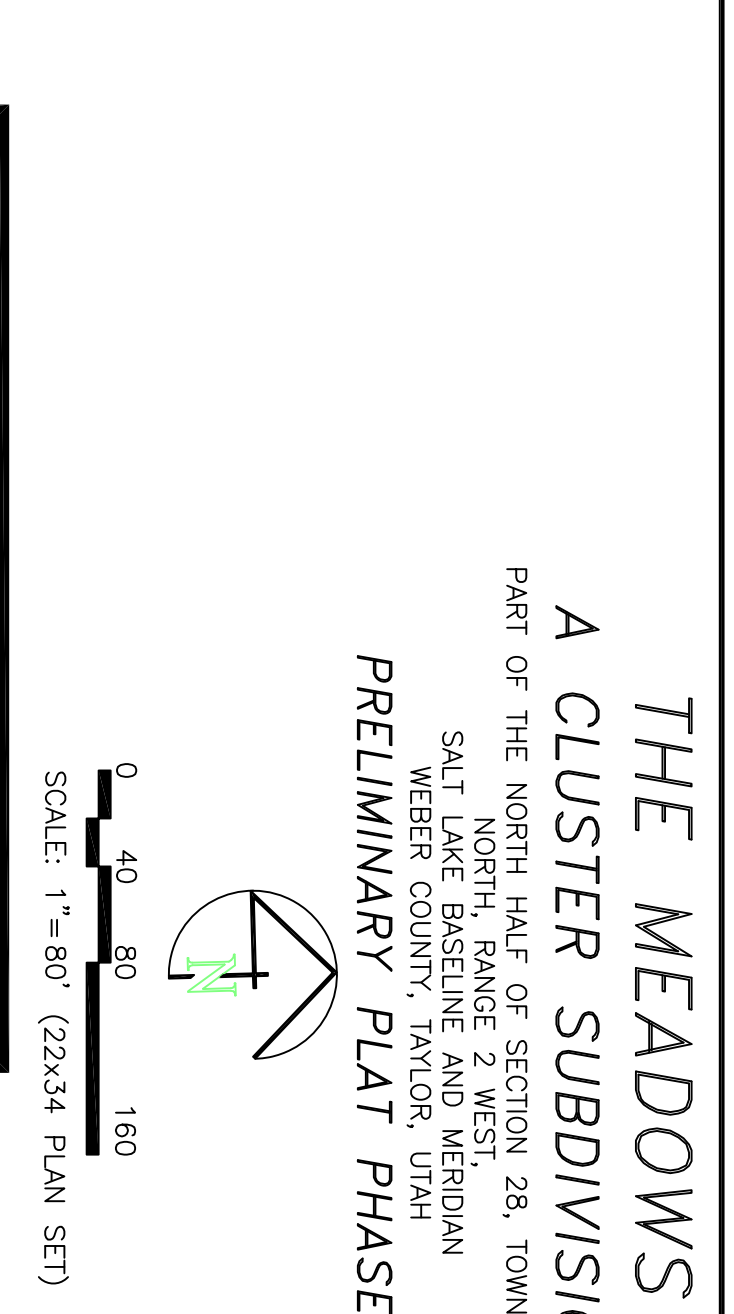
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150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435)755-5121
alliancelogan@yahoo.com





NOTES:
 PHASE 1
 TOTAL AREA: 27.322 ACRES
 PUBLIC R-O-W: 3.678 ACRES
 NET DEVELOPABLE GROUND: 23.644 ACRES
 OPEN SPACE: 14.229 ACRES (62.08%)
 LOTS: 33

NOTES:
 1 - OPEN SPACE WILL BE OWNED BY RIVER VALLEY DEVELOPMENT AND WILL BE LEASED TO A FARMER FOR THE PURPOSE OF STORING STORM WATER FROM THE SUBDIVISION IN SHALLOW PONDS. THE FARMER WILL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PONDS.
 2 - NO AMENITIES WILL BE PROVIDED WITH ANY OPEN SPACE.



PROJECT TITLE
THE MEADOWS
 A CLUSTER SUBDIVISION

DRAWING TITLE
PRELIMINARY PLAT PHASE 1

DATE: MARCH 2020
 DRAWING NO. 2

No.	REVISIONS/ SUBMISSIONS	DATE

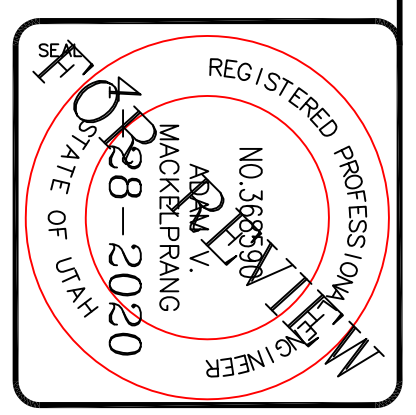
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THE MEADOWS A CLUSTER SUBDIVISION

PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASIN AND MERIDIAN WEBER COUNTY, TAYLOR, UTAH
PRELIMINARY PLAT PHASE 2&5

SCALE: 1"=80' (22X34 PLAN SET)

- BOUNDARY LINE
- ADJOINER PROPERTY LINE
- EXISTING EASEMENT LINE
- UTILITY EASEMENT LINE
- PHASE BOUNDARY
- EXISTING FENCE
- PROPOSED WATER AS NOTED
- EXISTING WATER AS NOTED
- 8" PVC SEWER
- 8" C-900 WTR
- PROPOSED SEWER AS NOTED
- PROPOSED STORM SYSTEM
- EXISTING MAJOR CONTOUR (5')
- EXISTING MINOR CONTOUR (1')
- PRIVATELY OWNED OPEN SPACE

NOTES:

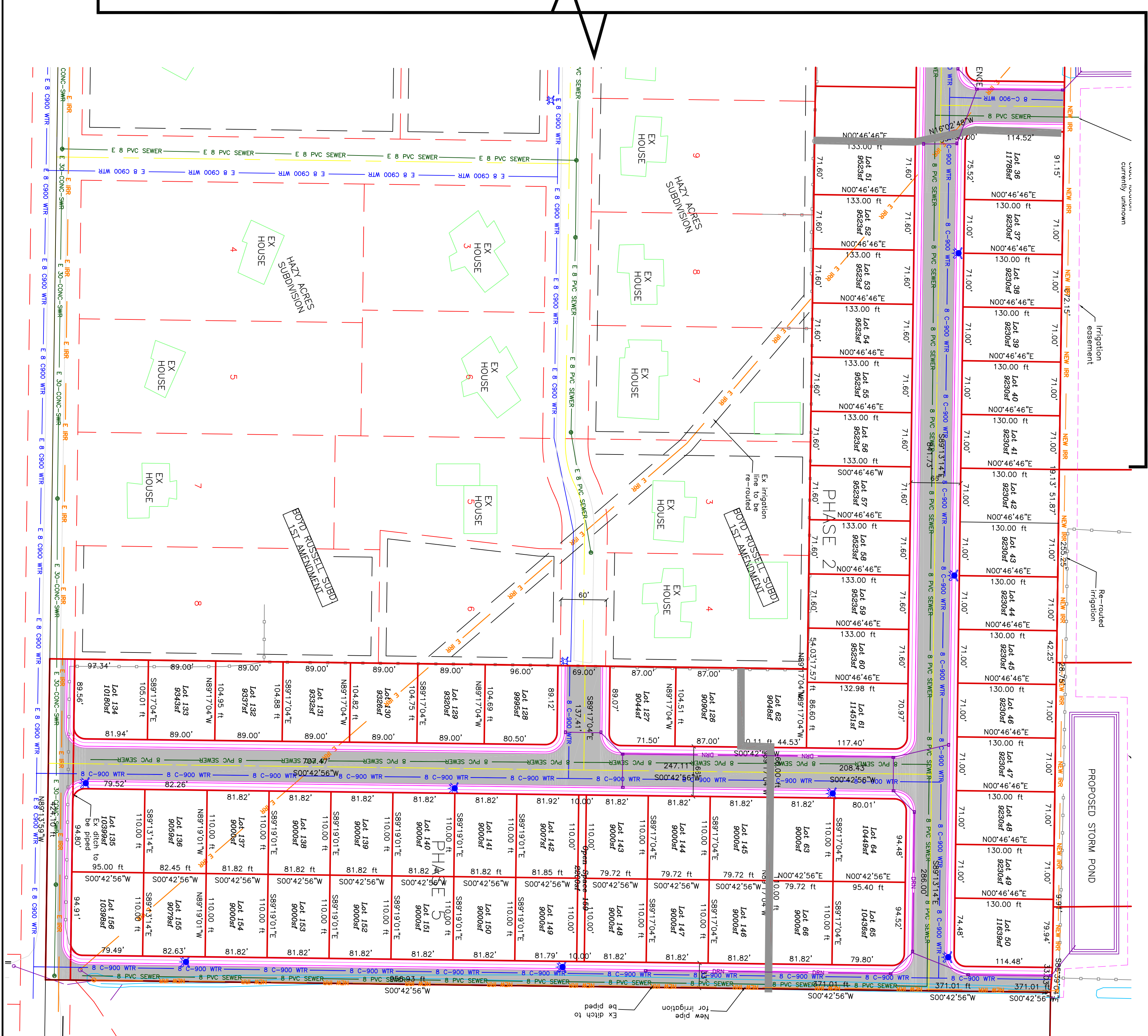
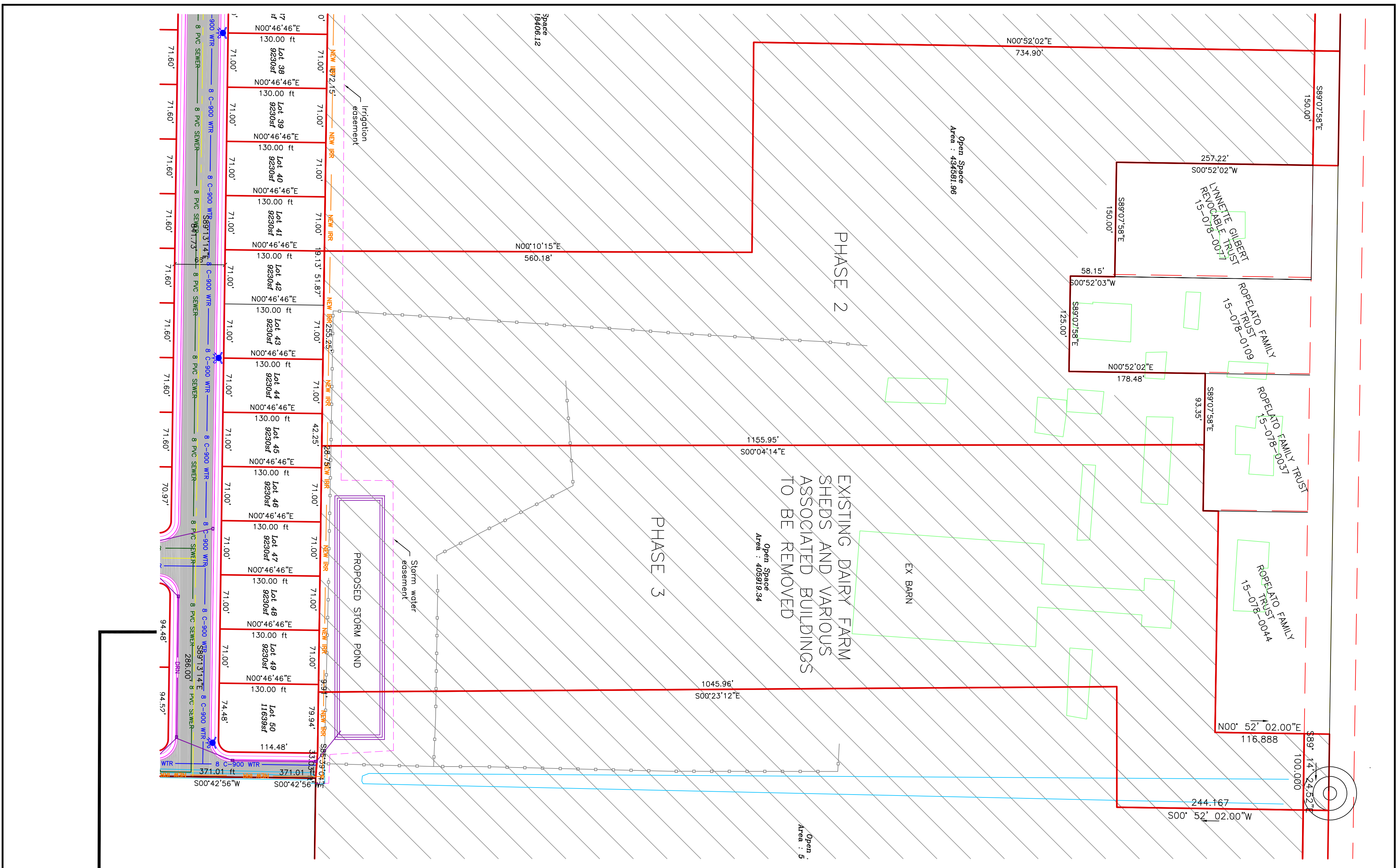
PHASE 2 TOTAL AREA: 19,192 ACRES
PUBLIC R-0-W: 2,333 ACRES
NET DEVELOPABLE GROUND: 16,859 ACRES
OPEN SPACE: 9,977 ACRES (52.99%)
LOTS: 31

PHASE 5 TOTAL AREA: 19,700 ACRES
PUBLIC R-0-W: 2,665 ACRES
NET DEVELOPABLE GROUND: 16,835 ACRES
OPEN SPACE: 10,271 ACRES (52.14%)
LOTS: 31

NOTES:

1- OPEN SPACE 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 AND MAINTAIN FARM EQUIPMENT AND SUPPLIES. THE FARMER WILL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID POND(S).

2- NO AMENITIES WILL BE PROVIDED WITH ANY OPEN SPACE.



PROJECT TITLE
**THE MEADOWS
A CLUSTER SUBDIVISION**

DRAWING TITLE
PRELIMINARY PLAT PHASE 2&5

DATE: MARCH 2020
DRAWING NO. 3

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PROJECT NO.: _____

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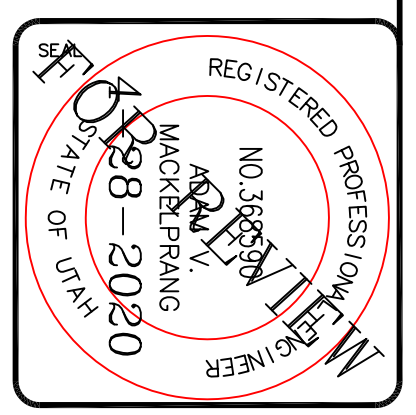
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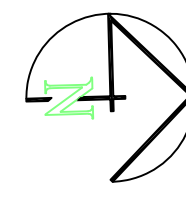


THE MEADOWS

A CLUSTER SUBDIVISION

PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 6
SALT LAKE COUNTY, UTAH

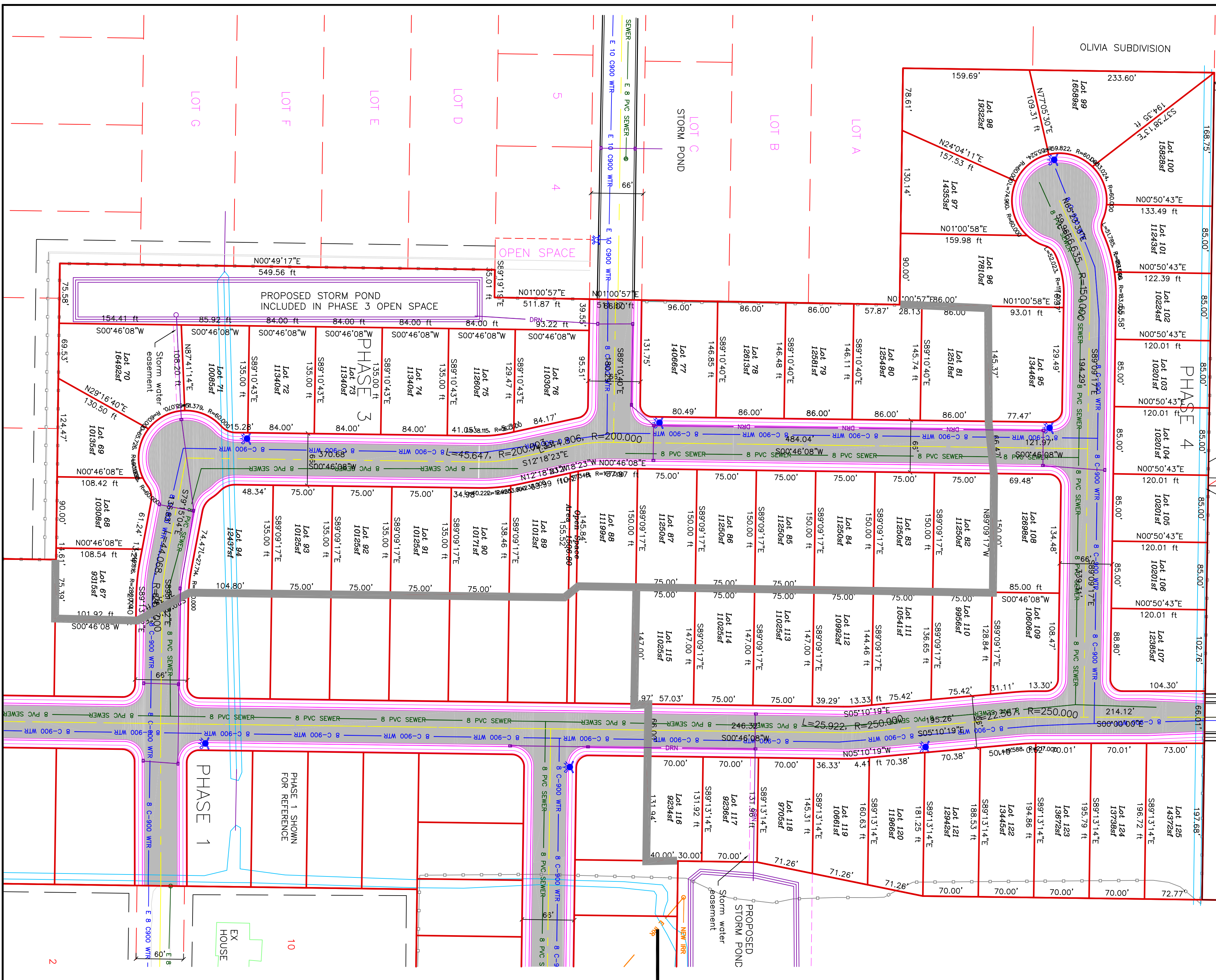
PRELIMINARY PLAT PHASE 4&5



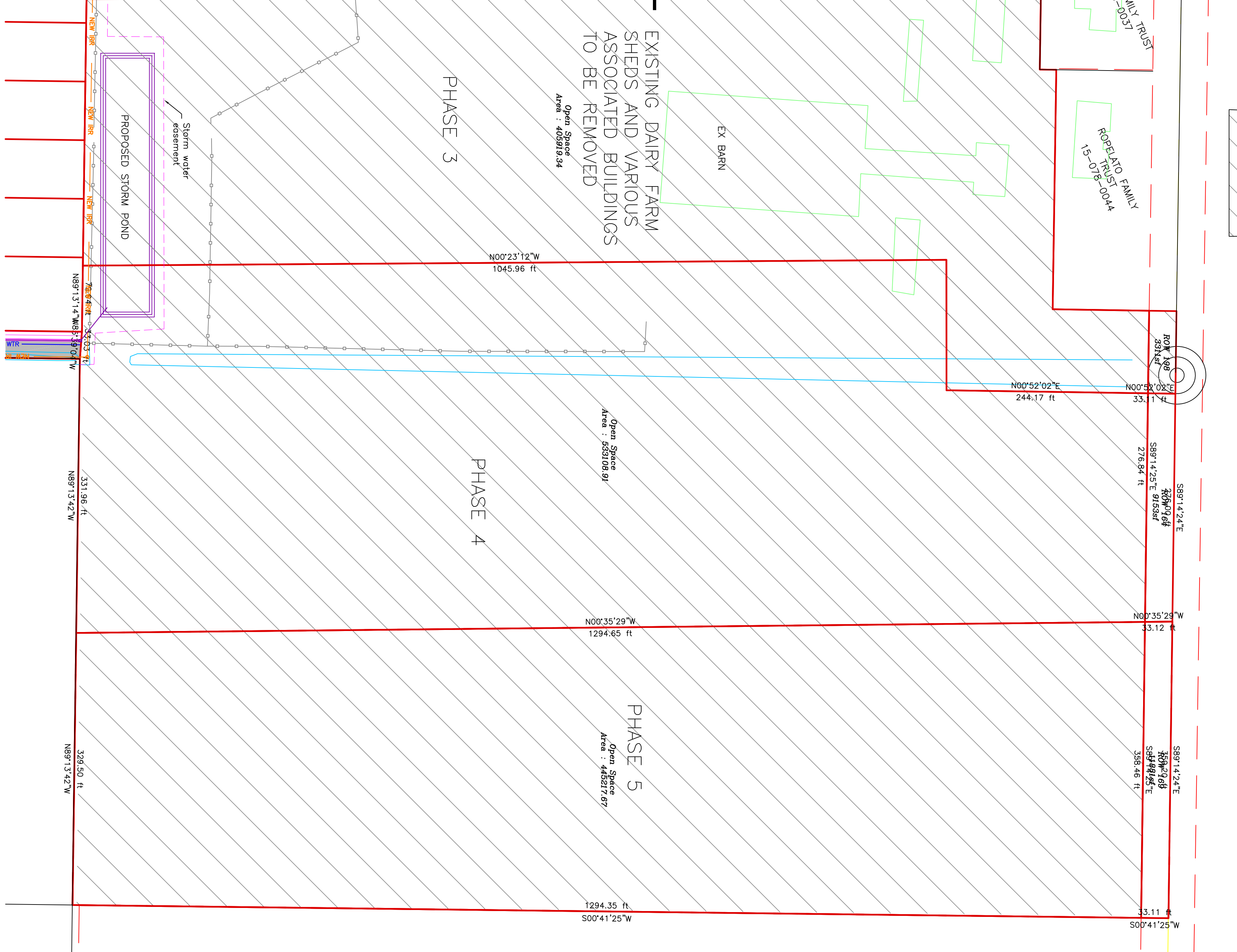
SCALE: 1" = 80' (23x34 PLAN SET)

- BOUNDARY LINE
- LOT LINE
- ADJOINER PROPERTY LINE
- EXISTING EASEMENT LINE
- UTILITY EASEMENT LINE
- PHASE BOUNDARY
- EXISTING FENCE
- EXISTING WATER AS NOTED
- PROPOSED WATER AS NOTED
- EXISTING SEWER AS NOTED
- PROPOSED SEWER AS NOTED
- EXISTING STORM SYSTEM
- PROPOSED STORM SYSTEM
- EXISTING MAJOR CONTOUR (5')
- EXISTING MAJOR CONTOUR (1')
- PRIVATELY OWNED OPEN SPACE

- NOTES:**
- PHASE 3
AREA: 19,974 ACRES
PUBLIC R-O-W: 2,223 ACRES
NET DEVELOPABLE GROUND: 17,751 ACRES
OPEN SPACE: 10,413 ACRES (52.13%)
LOTS: 28
- PHASE 4
TOTAL AREA: 23,477 ACRES
PUBLIC R-O-W: 2,541 ACRES
NET DEVELOPABLE GROUND: 20,936 ACRES
OPEN SPACE: 12,238 ACRES (52.13%)
LOTS: 51
- NOTES:**
- 1- OPEN SPACE 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. THE FARMER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PONDS.
 - 2- NO AVEINUES WILL BE PROVIDED WITH ANY OPEN SPACE DETENTION OF STORM WATER FROM THE SUBDIVISION. THE FARMER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID POND. THIS PARCEL MAY ADDITIONALLY BE USED FOR AGRICULTURAL PURPOSES GIVEN THE INTEGRITY AND FUNCTION OF THE POND REMAINS INTACT.



EXISTING DAIRY FARM
SHEDS AND VARIOUS
ASSOCIATED BUILDINGS
TO BE REMOVED



PROJECT TITLE
THE MEADOWS
A CLUSTER SUBDIVISION

DRAWING TITLE
PRELIMINARY PLAT PHASE 4&5

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