

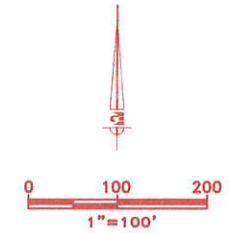
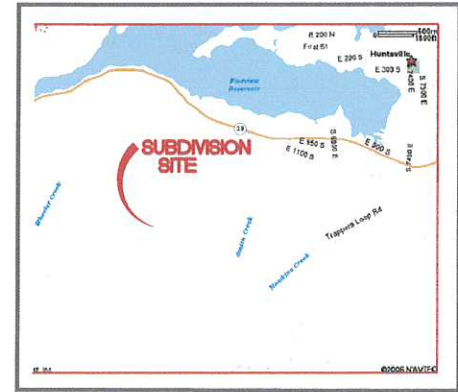
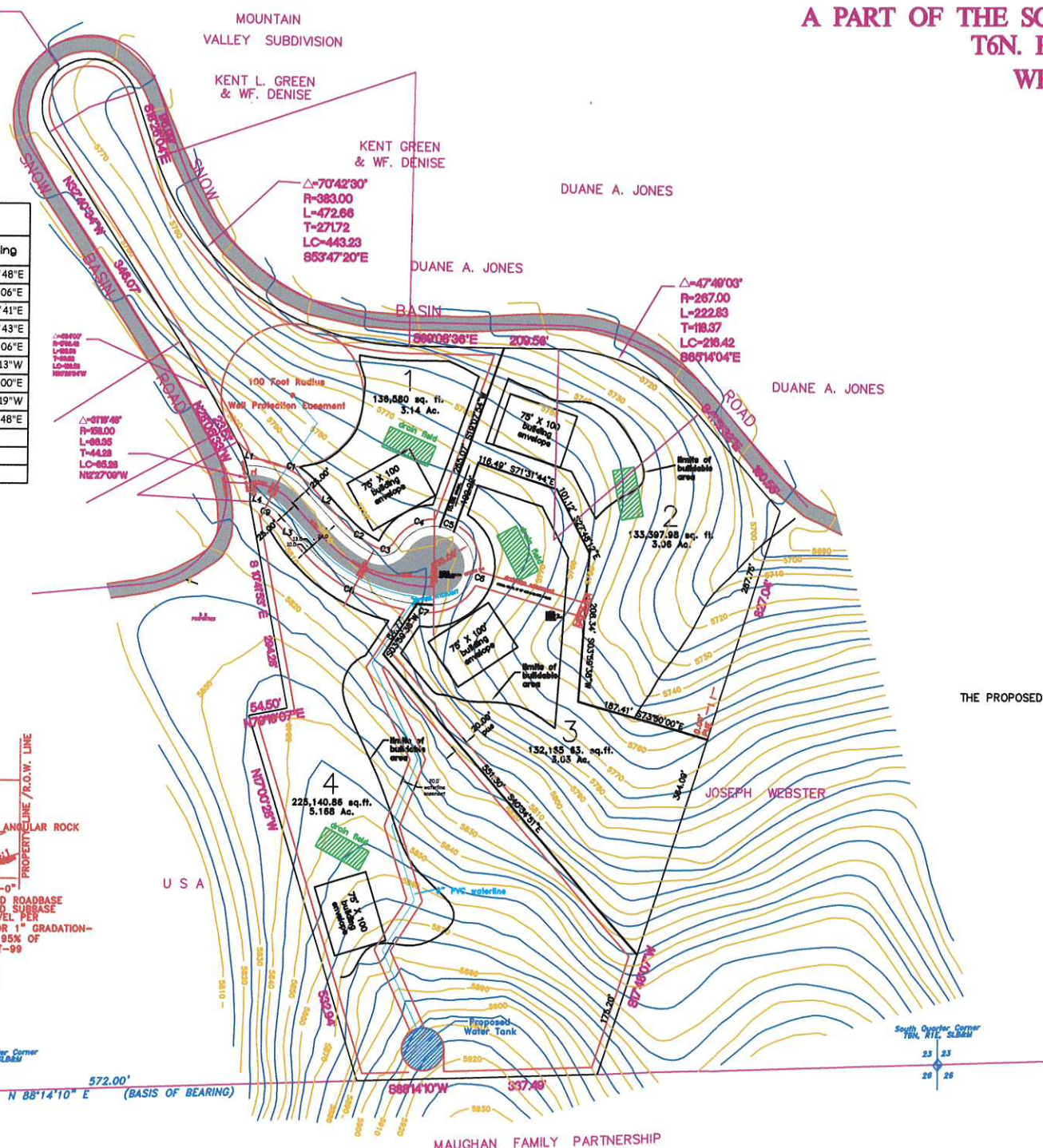
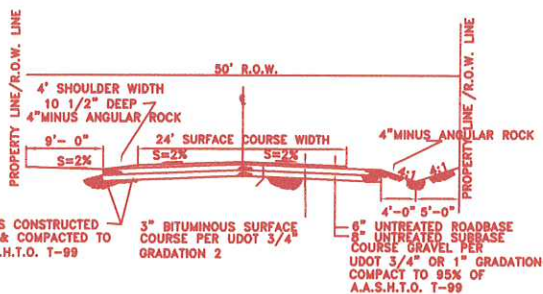
PRELIMINARY PLAN SUNDANCE RIDGE SUBDIVISION

A PART OF THE SOUTHWEST QUARTER OF SECTION 23,
T6N. R1E, SLB&M, U.S. SURVEY
WEBER COUNTY, UTAH
AUGUST 2006

SCALE: 1"=100'	DATE: AUGUST, 2006
REVISIONS	DESCRIPTION
DATE	DESCRIPTION
Sept. '06	Modified lots 2&3 for January
Oct. '06	Change text size
Nov. 8	revised contours-Lot-1&2/3
	DRAWN: bit
	CHECKED: bit
	DWG: c:\bill\seasons\3 acres subdiv\plan.dwg

Curve #	Radius	Delta	Arc Length	Chord length	Bearing
C1	100.00	44°25'54"	77.55	75.62	S64°34'48"E
C2	187.32	20°03'13"	65.56	65.23	S52°13'06"E
C3	30.00	87°17'12"	45.70	41.41	N74°06'41"E
C4	55.00	68°11'17"	65.46	61.66	N64°33'43"E
C5	55.00	20°57'05"	20.11	20.00	S70°52'06"E
C6	55.00	29°36'27"	144.37	106.35	S14°48'13"W
C7	237.32	05°44'01"	23.75	23.74	S87°08'00"E
C8	237.32	42°03'19"	174.19	170.31	N63°14'19"W
C9	50.00	44°25'53"	38.77	37.81	S64°34'48"E

Line #	Length	Bearing
L1	13.12	S86°47'45"E
L2	66.54	S42°21'51"E
L3	66.47	N42°21'51"W
L4	5.00	N86°47'45"W



THE PROPOSED PATHWAY WILL BE SHARED ROADWAY.

ZONING	Forest Valley FV3
MINIMUM LOT SIZE	3 acres
MINIMUM FRONTAGE	150' / 100' at inside curves
SETBACKS:	
•• Front	30'
•• sides	20'
•• rear	30'
MINIMUM BUILDABLE AREA	100' X 75'
MAXIMUM BUILDABLE SLOPE	25%

LOT #	FIRE FLOW	PEAK INSTANTANEOUS		PEAK DAY	
		Required / actual	Required / actual	Required / actual	Required / actual
#1	20 32	30 58	40 59		
#2	20 36	30 62	40 63		
#3	20 36	30 62	40 63		
#4	20 30	30 39	40 40		

Note - Lot #4 will connect to the system near the cul-de-sac and may use a pressure sustaining pump and tank system at the upper building envelope.

Assumptions-
Fire flow - 1500 gpm
Peak instantaneous - 10 gpm @ each connection
Peak day - 5 gpm @ each connection
C factor - 100

BOUNDARY DESCRIPTION

A part of the Southwest Quarter of Section 23, T6N. R1E, SLB&M, U.S. Survey described as follows:

Beginning at a point North 88°14'10" East 572.00 feet along the section line from the southwest corner of said Section 23 and running thence North 17°00'28" West 532.94 feet; thence North 79°15'07" East 54.50 feet; thence North 10°41'53" West 294.28 feet to the Southeastery right-of-way line of Snow Basin Road; thence Northerly and Easterly along said right-of-way line of Snow Basin Road the following ten (10) courses: (1) along the arc of a curve to the left 85.28 feet with a radius of 158.00 feet (LC=North 12°27'09" West 85.28 feet), (2) North 28°06'33" West 23.51 feet, (3) along the arc of a curve to the left 138.56 feet with a radius of 1738.42 feet (LC=North 30°23'34" West 138.52 feet), (4) North 32°40'34" West 346.07 feet, (5) along the arc of a curve to the right 227.14 feet with a radius of 67.00 feet (LC=North 84°28'41" East 132.97 feet), (6) South 18°28'04" East 96.93 feet, (7) along the arc of a curve to the left 472.66 feet with a radius of 383.00 feet (LC=South 53°47'20" East 443.23 feet), (8) South 89°08'36" East 209.56 feet, (9) along the arc of a curve to the right 222.83 feet with a radius of 267.00 feet (LC=South 65°14'04" East 216.42 feet), and (10) South 41°19'32" East 180.55 feet; thence South 17°48'07" West 827.04 feet to the section line; thence South 88°14'10" West 337.49 feet along said section line to the point of beginning.

Contains: 651,255 sq. ft. or 14.95 Acres

NOTICE:

EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

Call BLUE STAKES BEFORE YOU Dig

1-800-882-4111

OWNER/DEVELOPER
DH PROPERTIES DEVELOPMENT
c/o BRANDON FULLER
P.O. BOX 93
EDEN, UTAH 84310

DH PROPERTIES DEVELOPMENT
Sundance Ridge - 4 LOTS
PRELIMINARY PLAN
WEBER COUNTY, UTAH

Bill Flanders, P.E.
131 North 800 West
West Bountiful, Utah 84087
(801) 510-6699
(801) 295-4240

NOTE: ALL CONSTRUCTION TO CONFORM TO WEBER COUNTY STANDARDS AND SPECIFICATIONS.

PRELIMINARY REVIEW SET - DECEMBER 28, 2006

1
3