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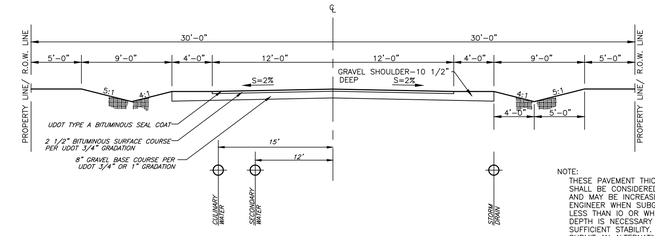
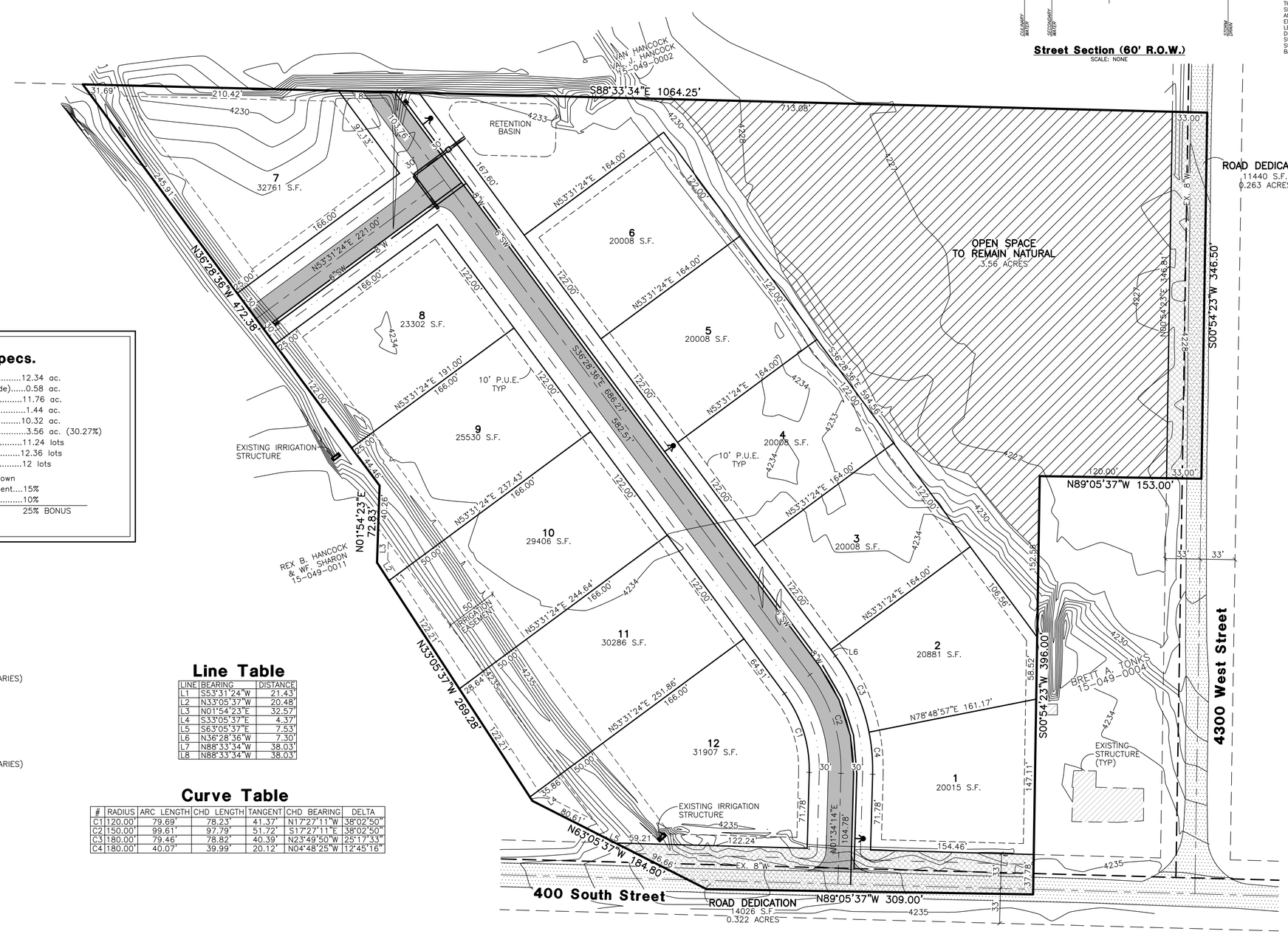
Vicinity Map



Street Section (60' R.O.W.)
SCALE: NONE

NOTE:
THESE PAVEMENT THICKNESSES SHALL BE CONSIDERED AS MINIMUMS AND MAY BE INCREASED BY THE COUNTY ENGINEER WHEN SUBGRADE C.B.R. IS LESS THAN 10 OR WHEN A GREATER DEPTH IS NECESSARY TO PROVIDE SUFFICIENT STABILITY. DESIGNER MAY SUBMIT AN ALTERNATIVE PAVEMENT DESIGN BASED ON A DETAILED SOILS ANALYSIS FOR



SCALE:
1"=50'

Design Specs.

Total Area	12.34 ac.
Right-of-Way (outside)	0.58 ac.
Development Area	11.76 ac.
Right-of-Way	1.44 ac.
Developable Area	10.32 ac.
Open Space	3.56 ac. (30.27%)
Base Density	11.24 lots
Bonus Density(10%)	12.36 lots
Total Lots Proposed	12 lots
Bonus Points Breakdown	
Cluster Development	15%
Stub Roads	10%
	25% BONUS

Legend

- W = PROPOSED CULINARY WATER LINE (SIZE VARIES)
- EXIST W = EXISTING CULINARY WATER LINE
- SD = PROPOSED STORM DRAIN (SIZE VARIES)
- EXIST SD = EXISTING STORM DRAIN
- SW = PROPOSED SECONDARY WATER LINE
- EXIST SW = EXISTING SECONDARY WATER LINE (SIZE VARIES)
- = PROPOSED FIRE HYDRANT
- = PLUG W/ 2" BLOW-OFF
- = EXISTING ASPHALT SURFACE
- = PROPOSED ASPHALT SURFACE

Line Table

LINE	BEARING	DISTANCE
L1	S53°31'24"W	21.43'
L2	N33°05'37"W	20.48
L3	N01°54'23"E	32.57'
L4	S33°05'37"E	4.37'
L5	S63°05'37"E	7.53'
L6	N36°28'36"W	7.30'
L7	N88°33'34"W	38.03'
L8	N88°33'34"W	38.03'

Curve Table

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	120.00'	79.69'	78.23'	41.37'	N17°27'11"W	38°02'50"
C2	150.00'	99.61'	97.79'	51.72'	S17°27'11"E	38°02'50"
C3	180.00'	79.46'	78.82'	40.39'	N23°49'50"W	25°17'33"
C4	180.00'	40.07'	39.99'	20.12'	N04°48'25"W	12°45'16"

NOTES:
1. CONTOURS ARE SHOWN WITH A ONE FOOT INTERVAL.
2. LOTS WILL HAVE INDIVIDUAL SEPTIC SYSTEMS, AS APPROVED BY WEBER COUNTY HEALTH DEPT.
3. THE DEVELOPER IS REQUESTING A DEFERRAL OF CURB, GUTTER AND SIDEWALK.
4. AN IRRIGATION POND WILL BE CONSTRUCTED WITH A PUMP TO PROVIDE PRESSURIZED SECONDARY WATER. A 6" LINE WILL BE INSTALLED IN THE ROAD AND A LATERAL WILL BE PROVIDED FOR EACH LOT.

Henry Flats Cluster Subdivision

Weber County, Utah

Developer:
PAANC LLC
Travis Wallace
3872 W. 2550 S.
Taylor, UT 84401
(801) 540-9011

Revised: June 3, 2015

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LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS
DATE | DESCRIPTION

Henry Flats Cluster Subdivision
PART OF THE NE 1/4 OF SECTION 17, T.6N., R.2W., S.L.B & M., U.S. SURVEY
WEBER COUNTY, UTAH

Preliminary Submittal

Project Info.
Engineer: N. Reeve
Designer: C. Cave
Begin Date: April 28, 2014
Name: HENRY FLATS CLUSTER SUBDIVISION
Number: 6272-01

Sheet 1 of 1 Sheets

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