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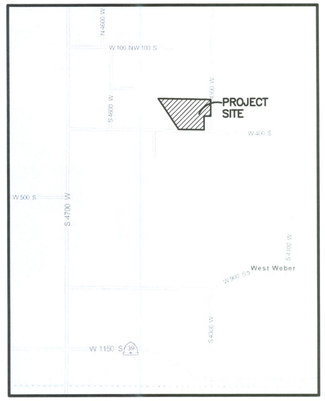
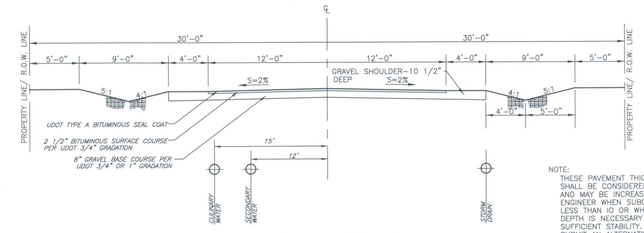
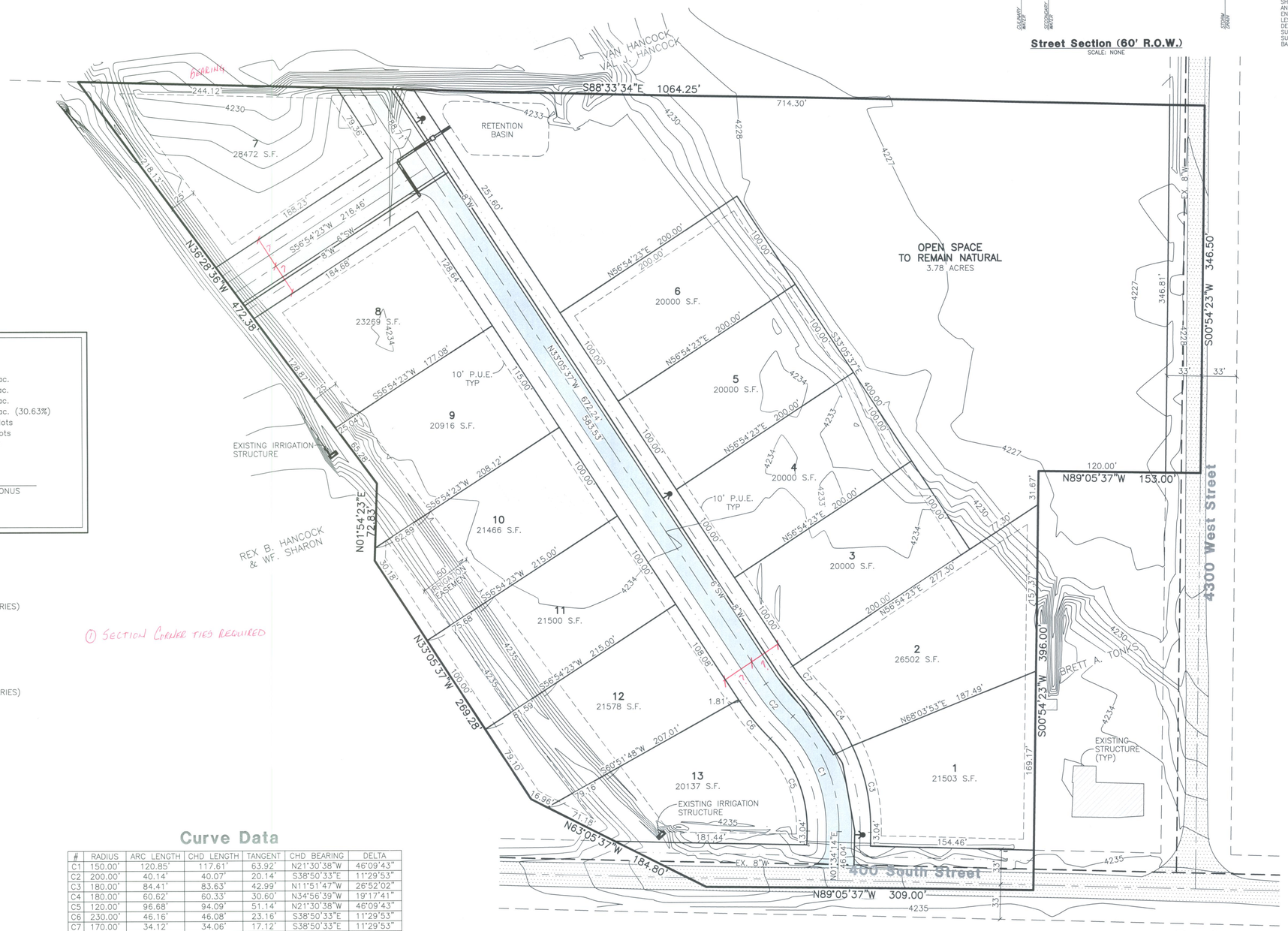


Vicinity Map



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



Design Specs.

Total Area	12.34 ac.
Right-of-Way	2.05 ac.
Developable Area	10.29 ac.
Open Space	3.78 ac. (30.63%)
Base Density	11.21 lots
Bonus Density(20%)	13.45 lots
Total Lots Proposed	13 lots
Bonus Points Breakdown	
Cluster Development	15%
Stub Roads	10%
	25% BONUS

SCALE: 1"=50'

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)
- —x— = EXISTING FENCE LINE
- = PROPOSED FIRE HYDRANT
- = PROPOSED SANITARY SEWER MANHOLE
- = PROPOSED GATE VALVE
- = PLUG W/ 2" BLOW-OFF
- = PROPOSED STORM DRAIN MANHOLE
- = PROPOSED SINGLE GRATE CATCH BASIN WITH BICYCLE-SAFE GRATE
- = PROPOSED REDUCERS
- = PLUG & BLOCK
- = AIR-VAC ASSEMBLY
- = EXISTING ASPHALT SURFACE
- = PROPOSED ASPHALT SURFACE

Curve Data

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	150.00'	120.85'	117.61'	63.92'	N21°30'38"W	46°09'43"
C2	200.00'	40.14'	40.07'	20.14'	S38°50'33"E	11°29'53"
C3	180.00'	84.41'	83.63'	42.99'	N11°51'47"W	26°52'02"
C4	180.00'	60.62'	60.33'	30.60'	N34°56'39"W	19°17'41"
C5	120.00'	96.68'	94.09'	51.14'	N21°30'38"W	46°09'43"
C6	230.00'	46.16'	46.08'	23.16'	S38°50'33"E	11°29'53"
C7	170.00'	34.12'	34.06'	17.12'	S38°50'33"E	11°29'53"

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

Reeve & Associates, Inc.
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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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