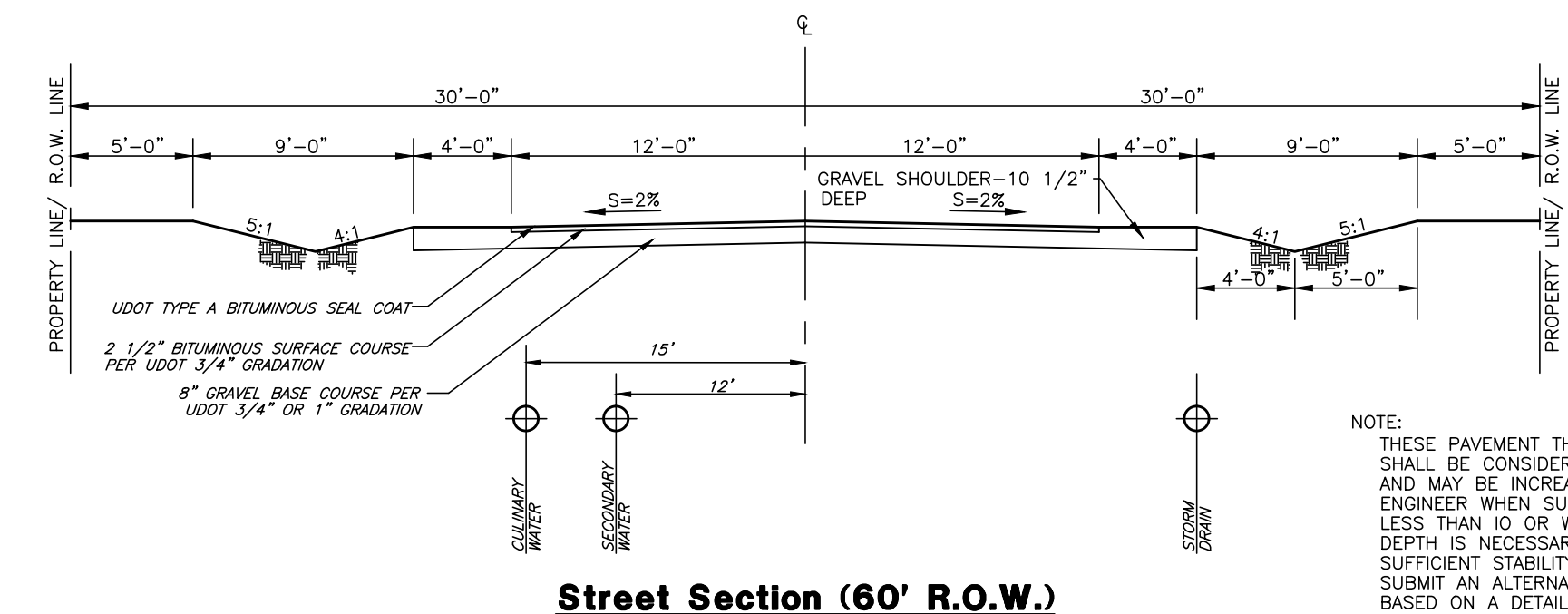




Vicinity Map



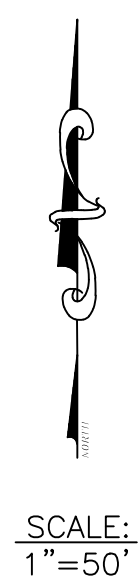
Street Section (60' R.O.W.)  
SCALE: NONE

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



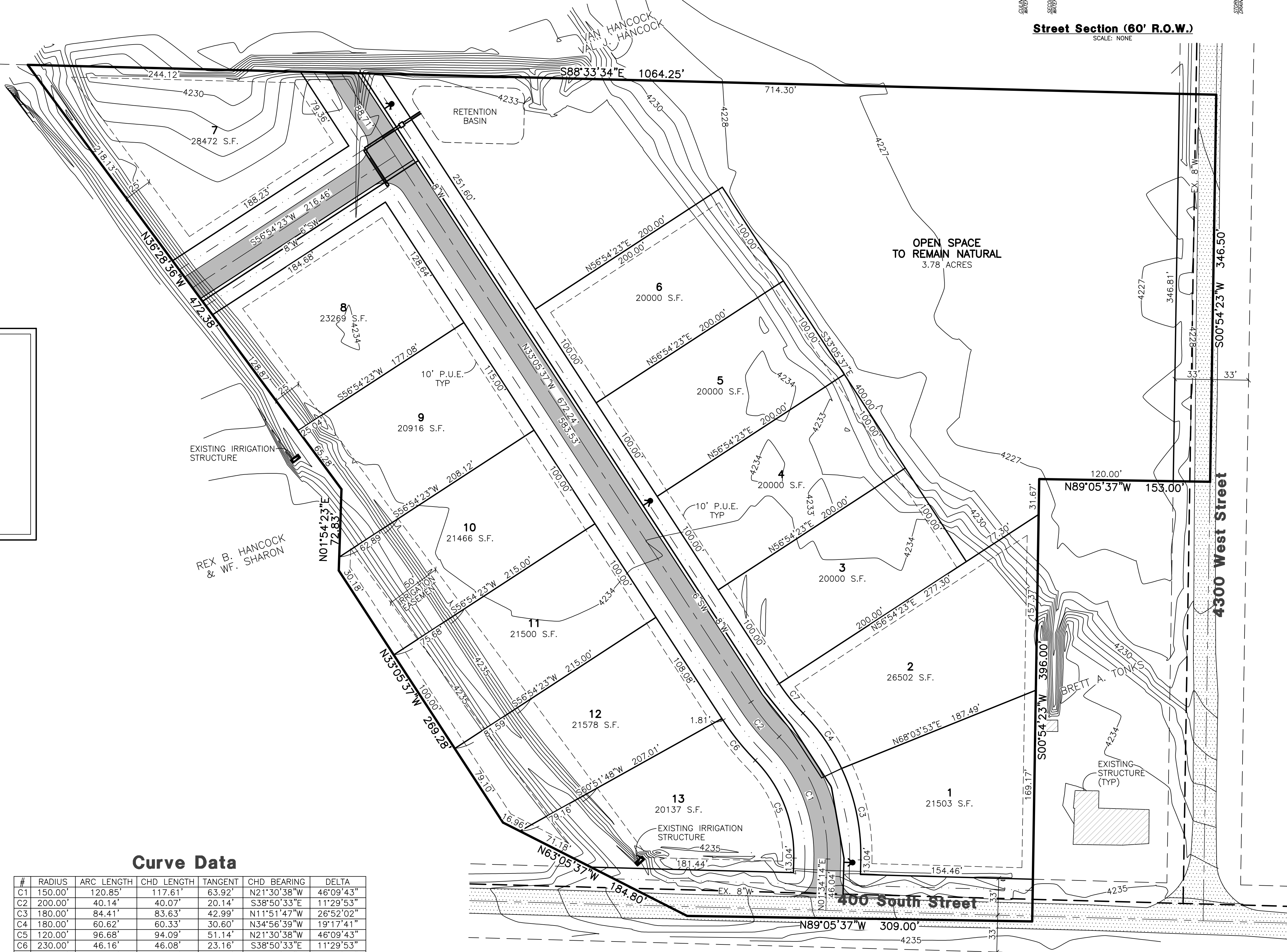
**Legend**

- 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

**Reeve & Associates, Inc.**  
 900 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403  
 TEL: (801) 621-3100 FAX: (801) 621-1666 www.reeve-assoc.com  
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
 WATER ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION	DATE

**Henry Flats Cluster Subdivision**  
 PART OF THE NE 1/4 OF SECTION 17, T.6N., R.2W., S.11B & 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	<b>1</b>
<b>1</b>	Sheets