

Sandhill Crane Cluster Subdivision

Agricultural Preservation Plan

The best use for the floodplain area is open space, as it will allow for the preservation of the historic context and feel of the area. An Agricultural Preservation Easement would allow for the open space to be preserved into perpetuity as community space and the potential for productive use for livestock or crops.

The open space will wrap around the homesites with a 90-100 foot wide open area on the north or south depending on the lot. This will accomplish two important goals. First, it will provide all the homesites with direct access to the open space. Second, it allows for the berming and grading on the north to protect the lots from the sheetflow.

Permitted Uses

Structures: Only structures used for agricultural or associated purposes may be built on the Agricultural Preservation Parcel. This includes but is not limited to structures used for the purpose of housing crops, animals, equipment, vehicles, tools, feed and implements to support agricultural endeavors. Structures shall not be used for permanent or temporary residential purposes.

Crops and Animals: Permitted crops and animals are limited to only those crops and animals permitted by County zoning and use ordinances then in effect. Notwithstanding the foregoing, animals by type or in numbers that emit odors or whose presence can constitute a nuisance to the residential properties of the Subdivision, as reasonable determined by the HOA, are prohibited.

Waste and Maintenance: All animal or agricultural waste must be regularly removed from the Agricultural Preservation Parcel. Waste may be used as fertilizer, provided the waste is tilled, churned, disced or otherwise integrated into the soil so as not to cause a nuisance to the residential properties.

Agricultural Preservation Use: Except for items stored within appropriate containers or buildings, the Agricultural Preservation Parcel shall be maintained such that trash, refuse, rubbish, inoperable or abandoned equipment, dead animals, scrap lumber or building materials, dirt or fill material, scrap metal, silage, grass clippings, tree clippings, or plant waste are not visible from the street nearest the Agricultural Preservation Parcel. No odor, including smoke from fires ignited for any reason, shall arise from the Agricultural Preservation Parcel so as to render neighboring and adjacent properties unsanitary, unsightly, or offensive. Barbeque grills, fire pits and fire places are allowed.

Ownership: The Parties agree that the Agricultural Preservation Parcel shall be owned by the HOA.

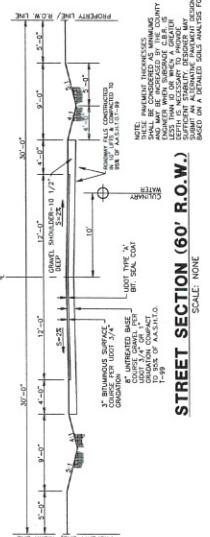
The Agricultural Preservation Parcel is required at all times to conform to the use restriction stated in the Preservation Easement attached.



VICINITY MAP
 SCALE: NONE

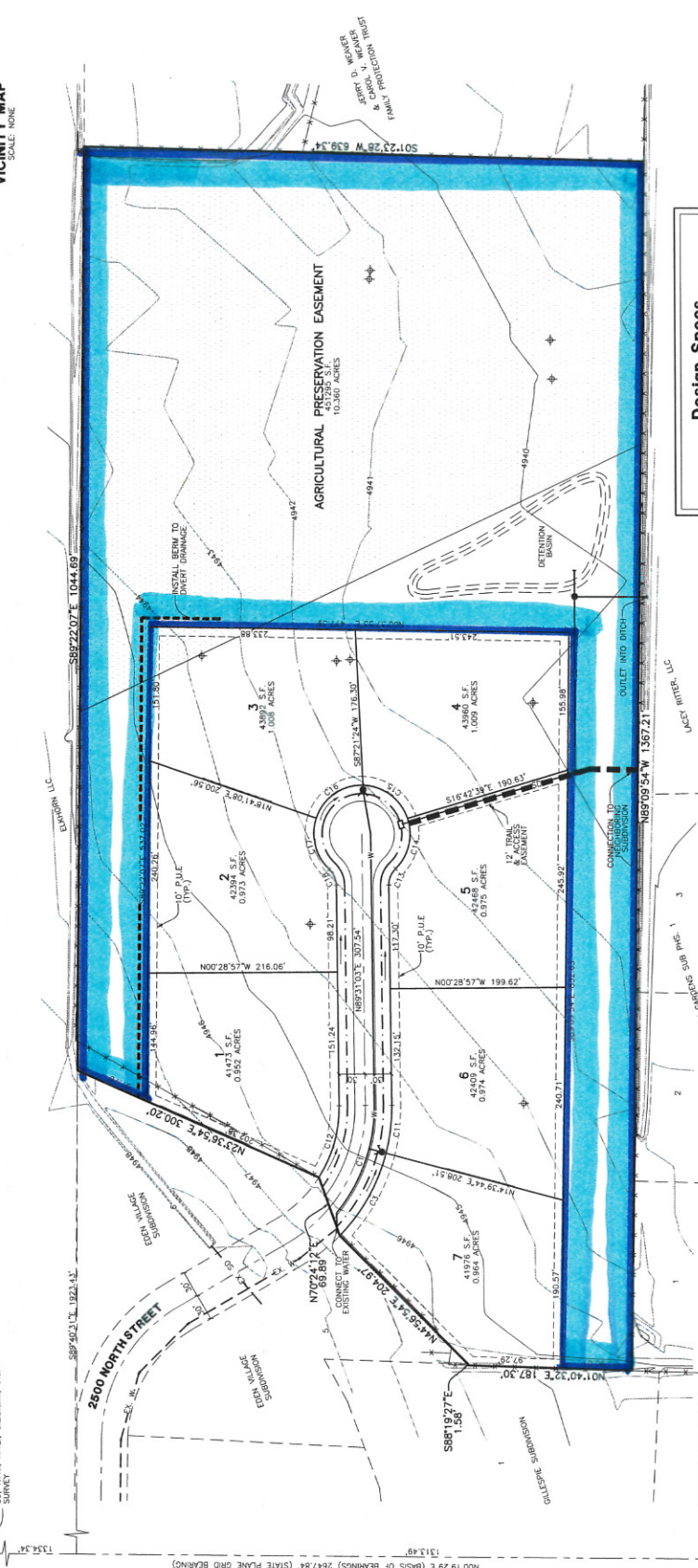
LEGEND

- SECTION CORNER
- PUBLIC UTILITY EASEMENT
- BOUNDARY LINE
- EXISTING PROPERTY
- ADJOINING PROPERTY
- EASEMENTS
- SECTION TIE LINE
- EXISTING FENCELINE
- BEAM
- TRAIL
- PERCOLATION TEST LOCATIONS
- PROPOSED FIRE HYDRANT
- PROPOSED CULINARY WATER LINE (SIZE VARIES)
- EXISTING CULINARY WATER LINE
- EXISTING STORM DRAIN
- FLOOD ZONE "X" WITH SHEET FLOW DEPTH LESS THAN 0.75 FEET
- PROPOSED ASPHALT SURFACE



STREET SECTION (60' R.O.W.)
 SCALE: NONE

NORTHWEST CORNER OF SECTION 35, T.7N., R.1E., S.1B.M., U.S. SURVEY



Design Specs.

Total Area	17.96 Acres
Area of Right-of-Way	0.74 Acres
Developable Area	10.22 Acres (57%)
Number of Lots Possible (at 3/4 ac)	5.74 Lots
Cluster Bonus (30%)	7.48 Lots
Number of Lots Proposed	7 Lots
Bonus Point Breakdown	
Public Access to Open Space & Trail	10%
Agricultural Preservation Easement	10%
Agricultural Preservation Easement	30%

CURVE TABLE

NO.	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT	CHORD BEARING	DELTA
C1	178.75'	128.68'	107.44'	55.63°	S60°13'33"W	50°09'15"
C2	178.75'	128.68'	107.44'	55.63°	S60°13'33"W	50°09'15"
C3	178.75'	128.68'	107.44'	55.63°	S60°13'33"W	50°09'15"
C4	178.75'	128.68'	107.44'	55.63°	S60°13'33"W	50°09'15"
C5	178.75'	128.68'	107.44'	55.63°	S60°13'33"W	50°09'15"
C6	178.75'	128.68'	107.44'	55.63°	S60°13'33"W	50°09'15"
C7	178.75'	128.68'	107.44'	55.63°	S60°13'33"W	50°09'15"
C8	178.75'	128.68'	107.44'	55.63°	S60°13'33"W	50°09'15"

Developer:
 Blake Wohlen
 2080 East Oakridge Circle
 Layton, UT 84040
 (801) 510-6136

Sandhill Crane Cluster Subdivision

Eden District, Weber County, Utah

NOTES:
 1. CONTOURS ARE SHOWN WITH A ONE FOOT INTERVAL.
 THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC. NO CHANGES, RE-PLANNING, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.