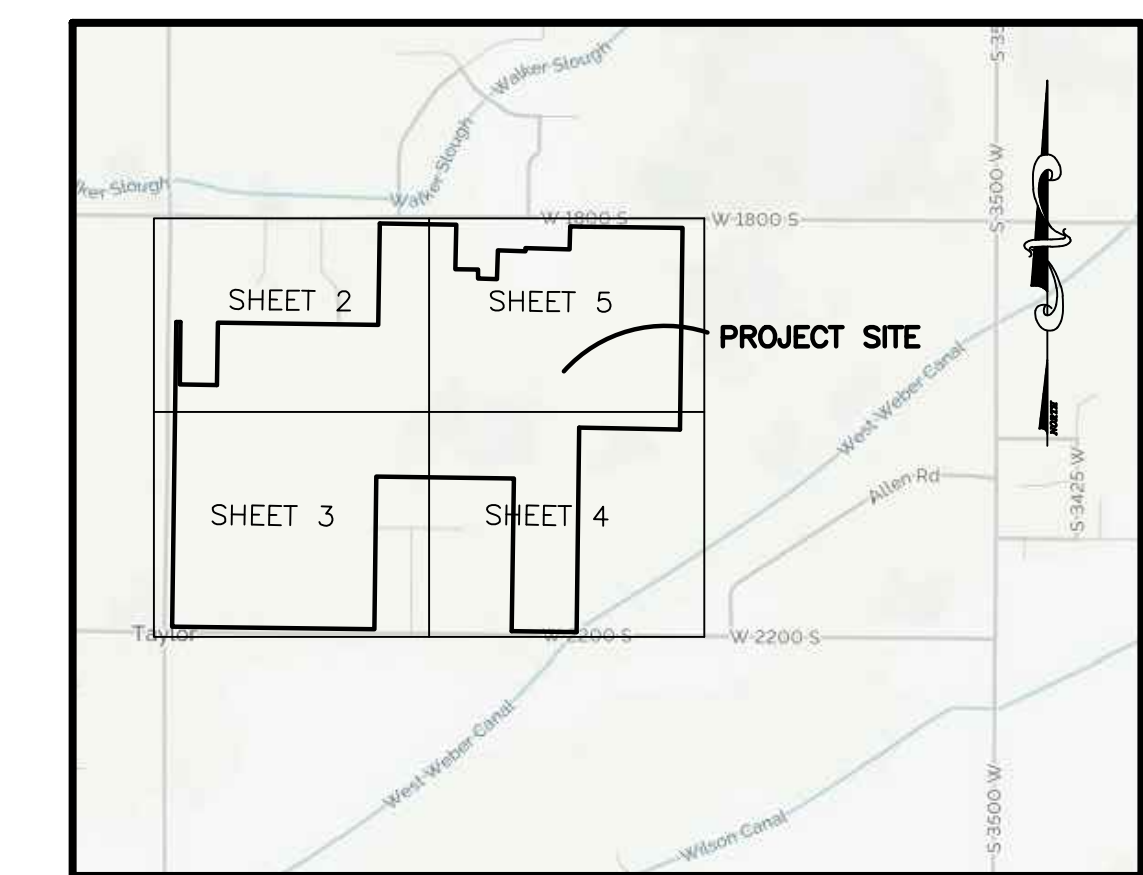
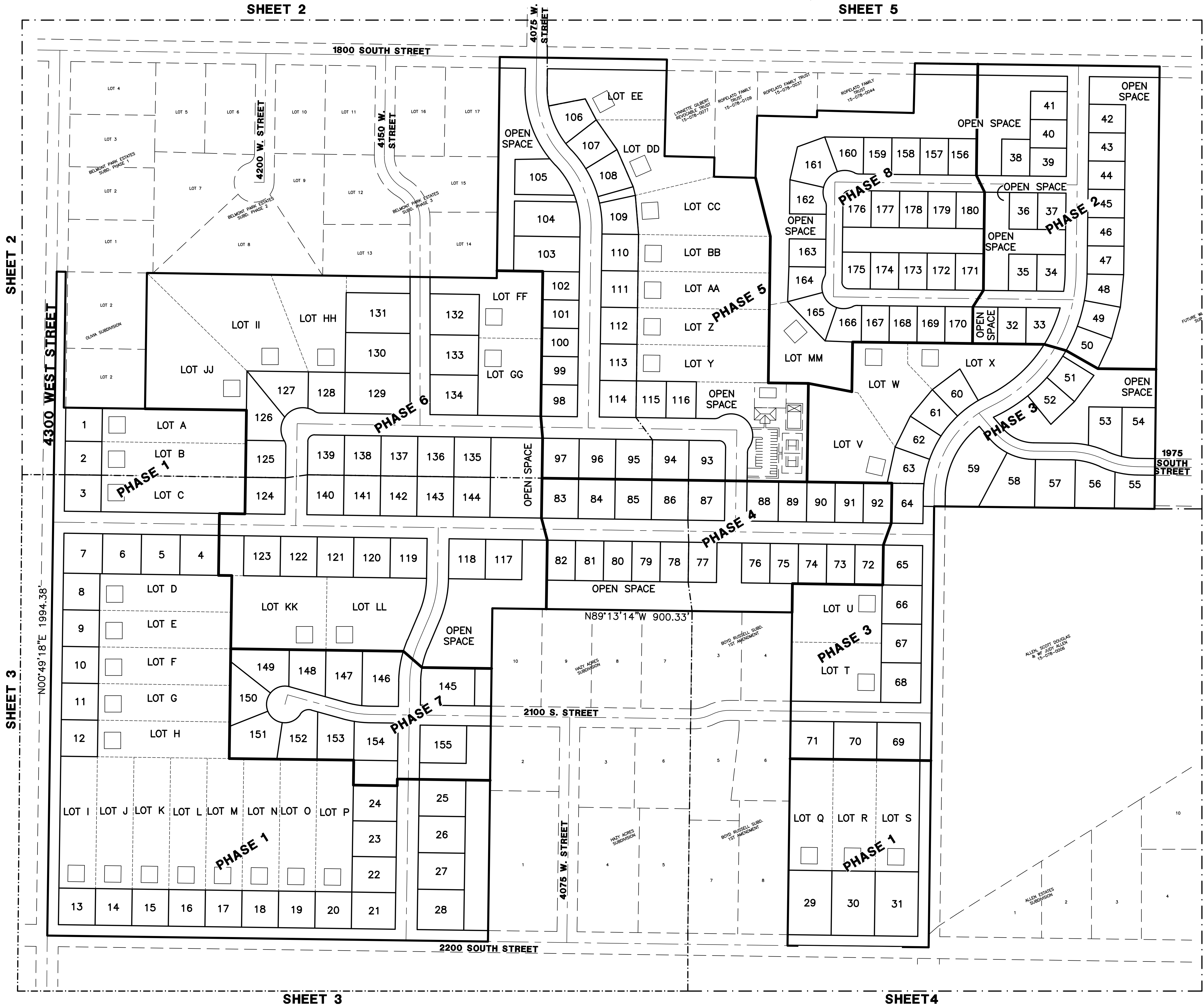
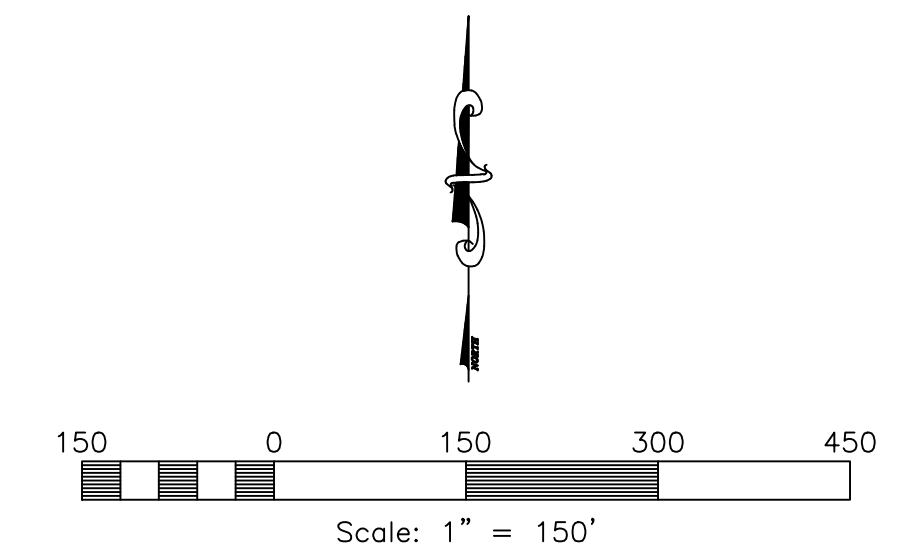


# SUNSET EQUESTRIAN Cluster Subdivision

WEBER COUNTY, UTAH



Vicinity Map  
NOT TO SCALE



- Sheet Index**
- Sheet 1 - Cover Sheet
  - Sheet 2 - Open Space/Preservation Plan
  - Sheet 3 - Open Space/Preservation Plan
  - Sheet 4 - Open Space/Preservation Plan
  - Sheet 5 - Open Space/Preservation Plan

- Legend**
- = BOUNDARY LINE
  - = LOT LINE
  - = ADJOINING PROPERTY
  - = EASEMENTS
  - = BUILDING EVELOPE

**Design Specs.**

Total Area.....	134.58 ac.
Right-of-Way.....	20.71 ac.
Developable Area.....	113.87 ac.
Open Space.....	60.84 ac. (45.2%)
Base Density.....	124.00 lots
Bonus Density	
10% Purpose and Intent	
20% Street Trees and Lighting	
15% Public Access to Open Space	
20% Extra Open Space	
Total Lots Proposed.....	180 lots
Agriculture Parcels.....	40 parcels

**Engineer's Notice To Contractors**

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

**Developer Contact:**  
 Fieldbrook Properties, Inc.  
 Chris Haertel/Doug Nosler  
 Irvine, CA 92618  
 PH: (949) 453-9279

Blue Stakes Location Center  
**Call: Toll Free**  
**1-800-662-4111**  
 Two Working Days Before You Dig

**Reeve & Associates, Inc.**  
 5160 SOUTH 1500 WEST RIVERDALE, UTAH 84405  
 TEL: (801) 821-3100 FAX: (801) 821-2666 WWW.REEVE-ASSOCIATES.COM  
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
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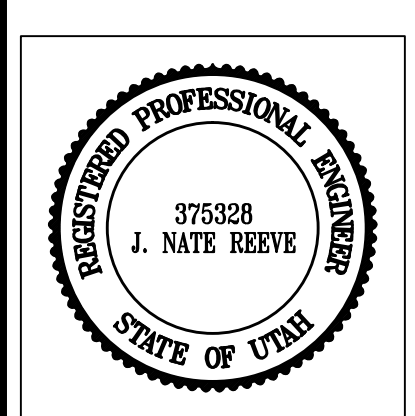
REVISIONS

DATE	DESCRIPTION
08/23/17	ER Layout Revised

Revised: 08-23-17

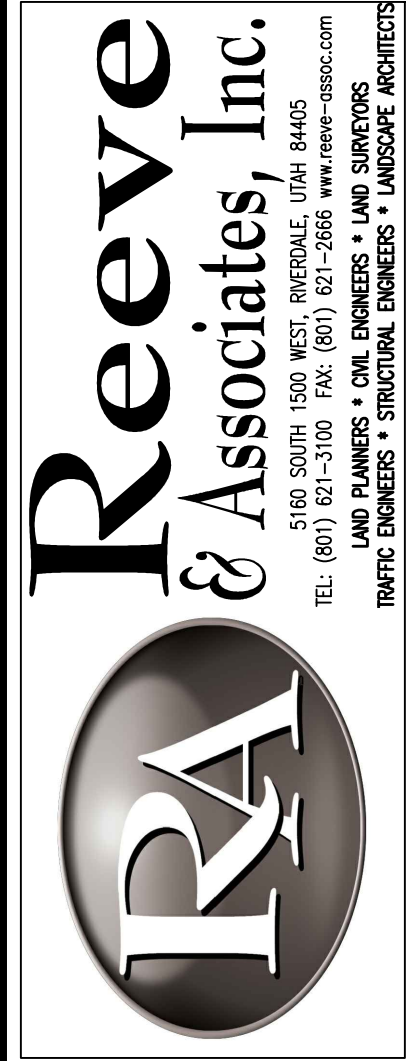
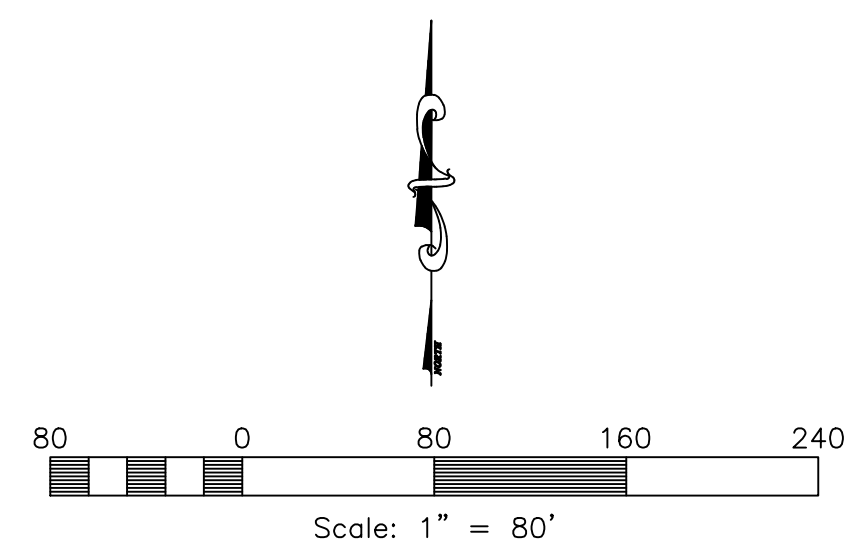
Sunset Equestrian Cluster Subdivision

Cover/Index Sheet



**Project Info.**

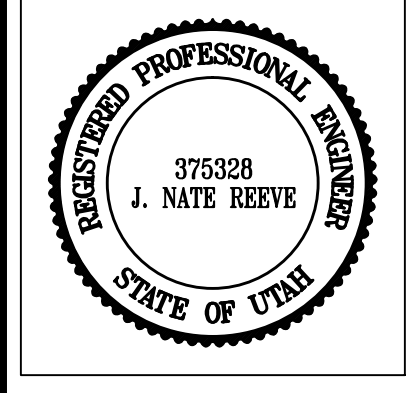
Engineer: N. REEVE  
 Drafter: E. ROCHE  
 Begin Date: 6-15-17  
 Name: SUNSET EQUESTRIAN CLUSTER SUBDIVISION  
 Number: 5336-05



REVISIONS	DESCRIPTION
DATE	REVISION
08/23/17	ER Layout Revised

**Sunset Equestrian Cluster Subdivision**  
WEBER COUNTY, UTAH

**Open Space Preservation Plan**



**Project Info.**

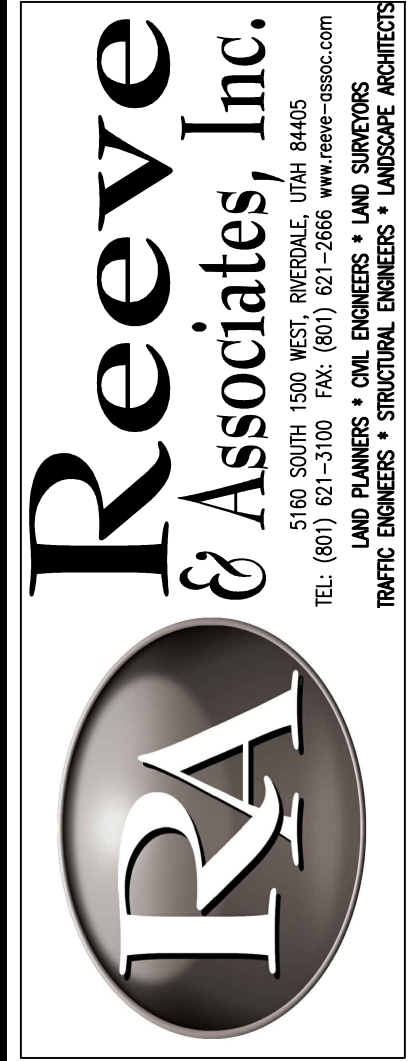
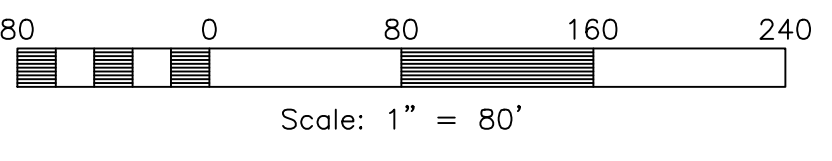
Engineer: N. REEVE  
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 Begin Date: 6-15-17  
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 Number: 5336-05

1/4/2016 | E:\3336\05\Preliminary\Open Space\_A3\_Preservation\_Plan.dwg

**MATCH LINE**  
SEE SHEET 2

**MATCH LINE**  
SEE SHEET 4

**MATCH LINE**  
SEE SHEET 2



REVISIONS	DESCRIPTION
DATE	BY
08/23/17	ER
	Layout
	Revised

**Sunset Equestrian Cluster Subdivision**  
WEBER COUNTY, UTAH

**Open Space Preservation Plan**

Revised: 08-23-17

**Project Info.**

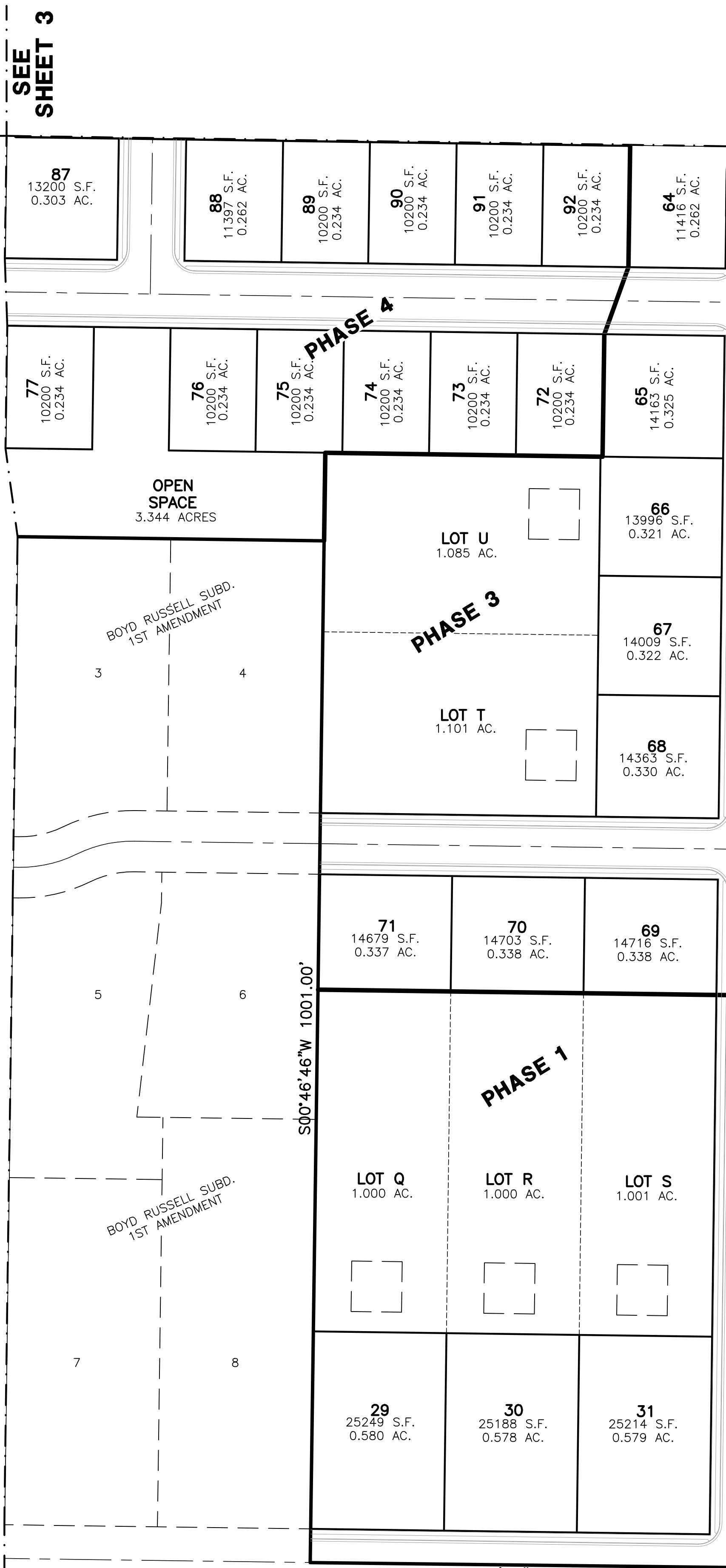
Engineer:	N. REEVE
Drafter:	E. ROCHE
Begin Date:	6-15-17
Name:	SUNSET EQUESTRIAN CLUSTER SUBDIVISION
Number:	5336-05

MATCH LINE  
SEE SHEET 5

MATCH LINE  
SEE SHEET 3

MATCH LINE  
SEE SHEET 5

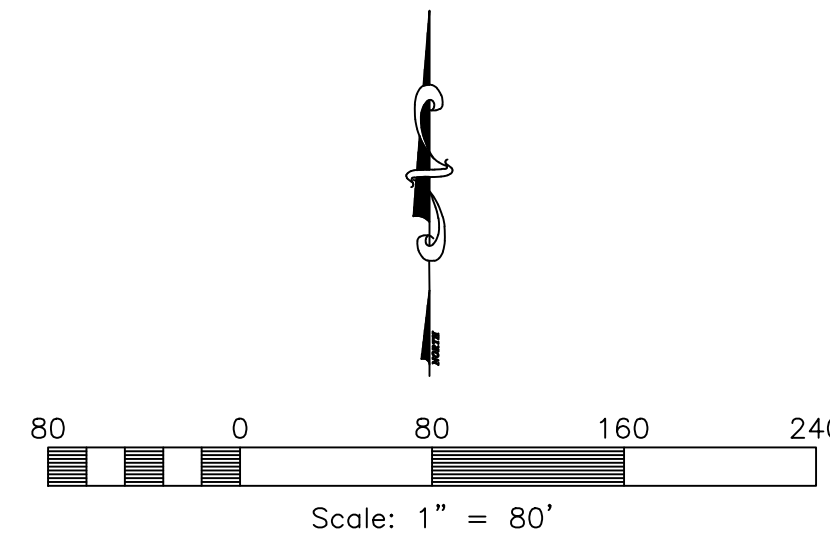
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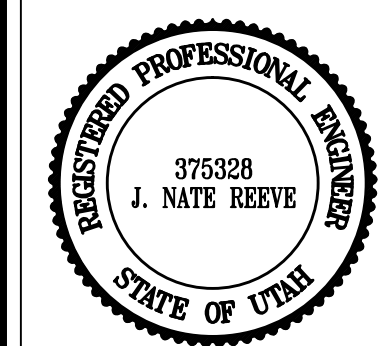
3900 WEST STREET

2200 SOUTH STREET

ALLEN, SCOTT DOUGLAS  
& WF JUDY ALLEN  
15-078-0006



Revised: 08-23-17



**Project Info.**  
 Engineer: N. REEVE  
 Drafter: E. ROCHE  
 Begin Date: 6-15-17  
 Name: SUNSET EQUESTRIAN CLUSTER SUBDIVISION  
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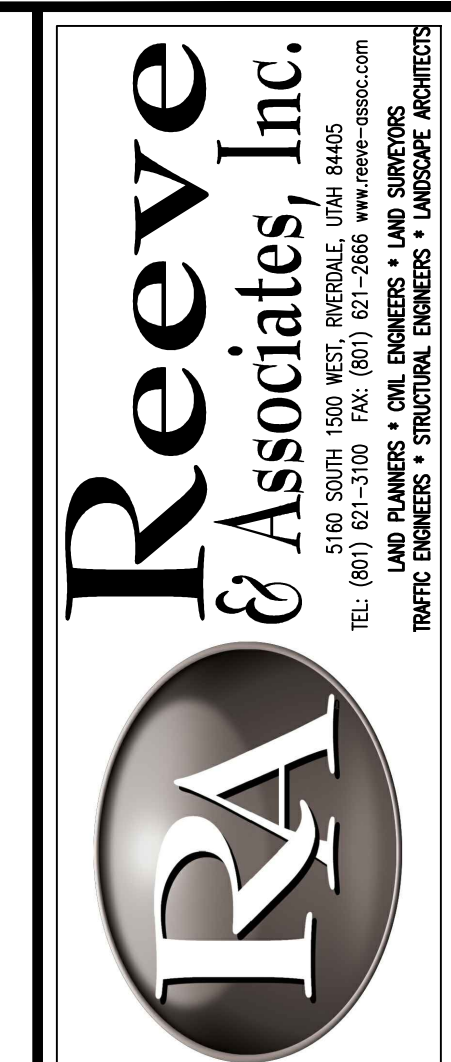
Sheet **5**  
 4 Sheets

Sunset Equestrian  
 Cluster Subdivision  
 WEBER COUNTY, UTAH

Open Space Preservation Plan

REVISIONS	DESCRIPTION
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08/23/17	ER
	Layout
	Revised

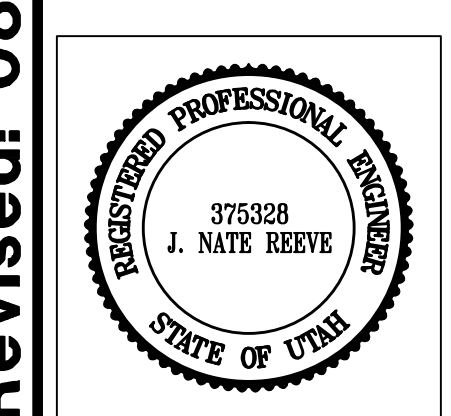
**IRA & Associates, Inc.**  
 5160 SOUTH 1500 WEST RIVERDALE, UTAH 84405  
 TEL: (801) 821-3100 FAX: (801) 821-2666 www.reeve-assoc.com  
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REVISIONS	DESCRIPTION
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**Sunset Equestrian Cluster Subdivision**  
WEBER COUNTY, UTAH

**Open Space Preservation Plan**

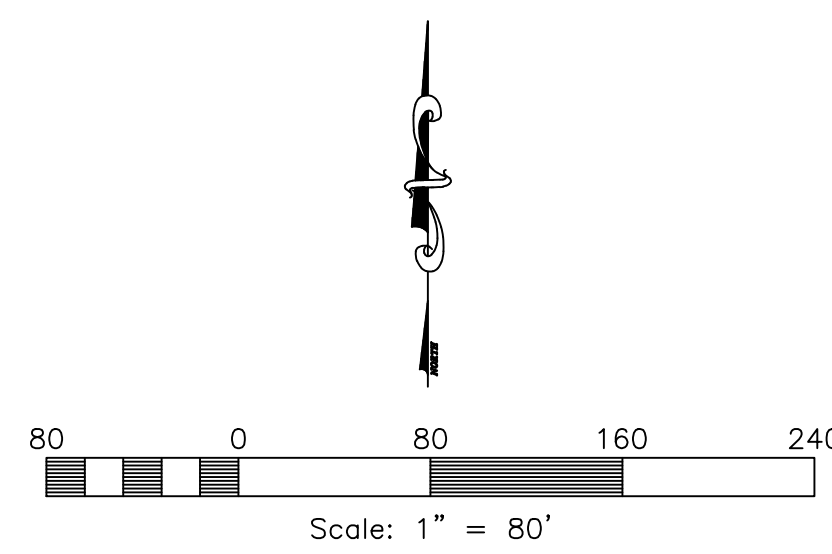
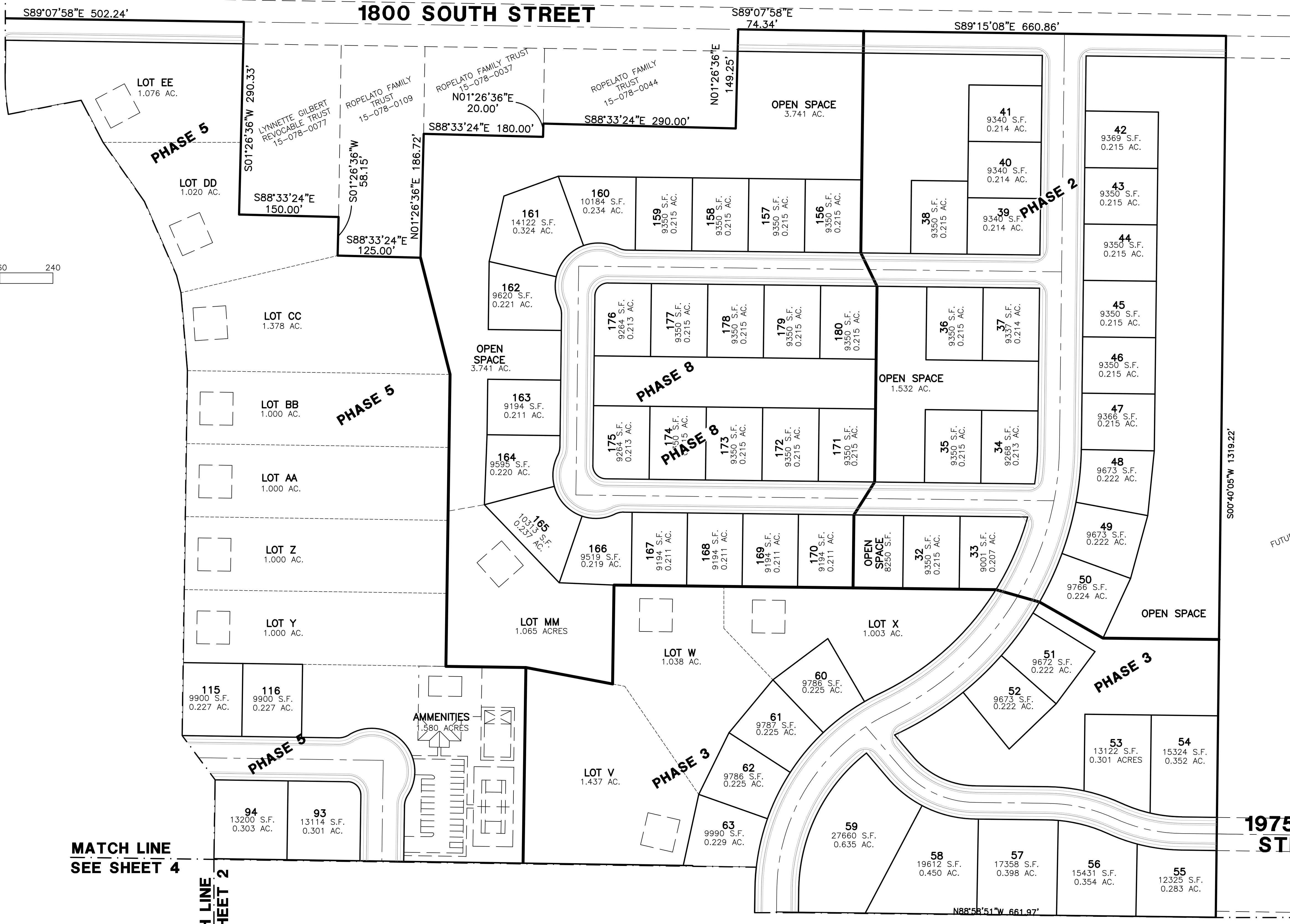


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Sheet	<b>5</b>
	Sheets

MATCH LINE  
SEE SHEET 2



MATCH LINE  
SEE SHEET 4

MATCH LINE  
SEE SHEET 2

MATCH LINE  
SEE SHEET 4

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