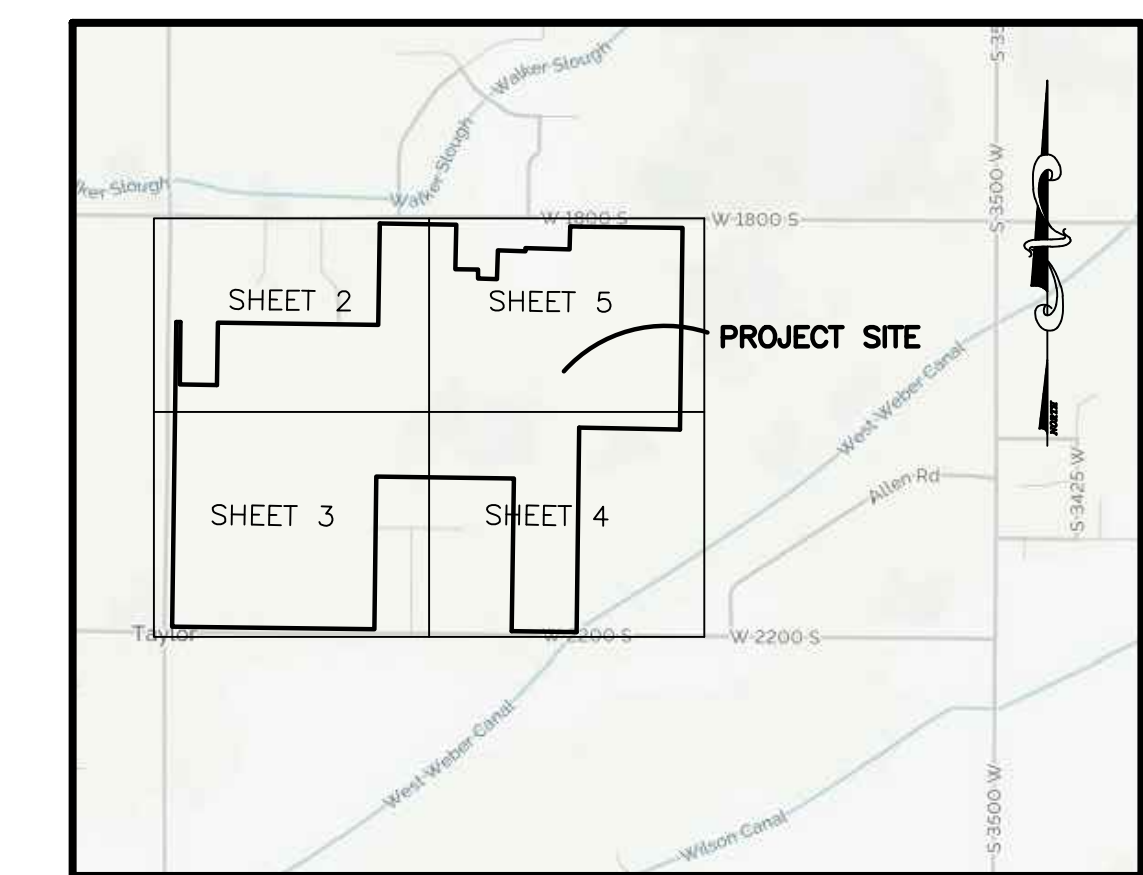
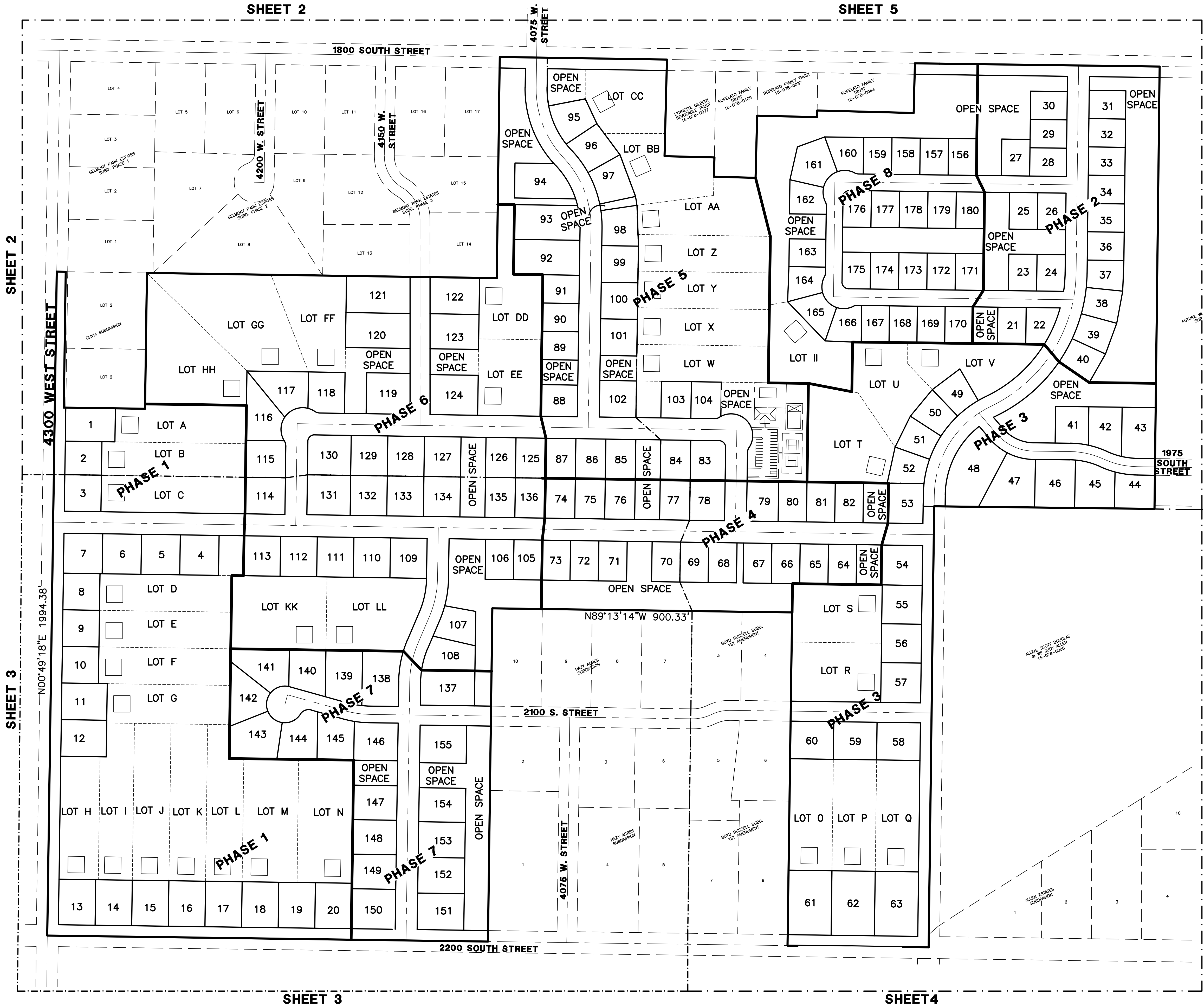
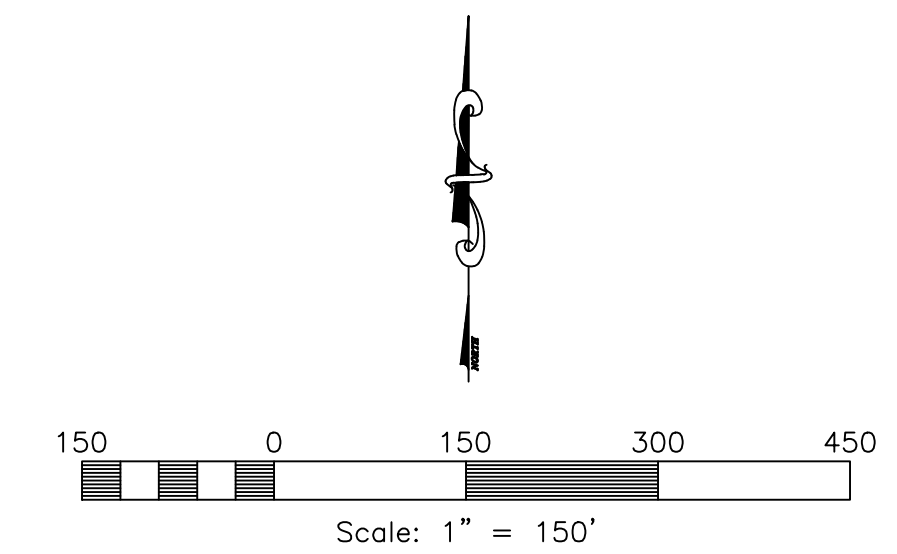


SUNSET EQUESTRIAN Cluster Subdivision

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..... | 37 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

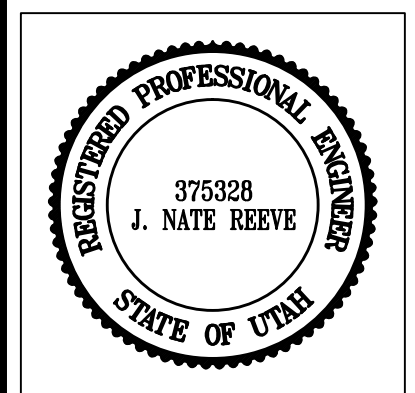
Blue Stakes Location Center
Call: Toll Free
1-800-662-4111
Two Working Days Before You Dig

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5160 SOUTH 1500 WEST RIVERDALE, UTAH 84405
TEL: (801) 821-3100 FAX: (801) 821-2666 WWW.REEVE-ASSOCIATES.COM
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REVISIONS

| DATE | DESCRIPTION |
|----------|-------------------|
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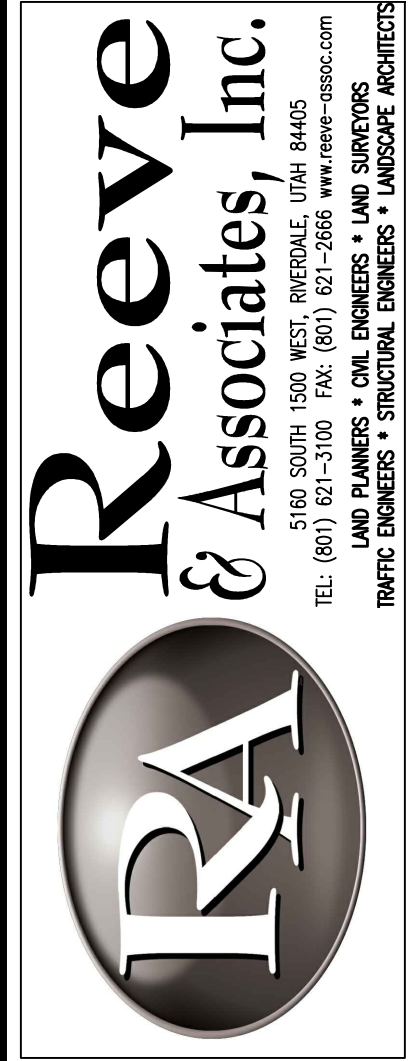
Sunset Equestrian Cluster Subdivision
WEBER COUNTY, UTAH
Cover/Index Sheet



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

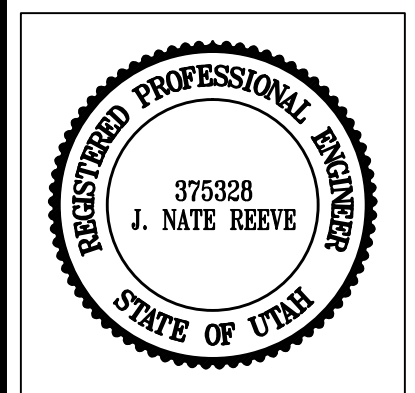
1/4/2016 | eroche | c:\3336\05 - Saddlerback Village, Weber County\05\Preliminary\Open Space_Ag Preservation Plan_11-28-17.dwg | Reeve & Associates, Inc. - Solutions You Can Build On

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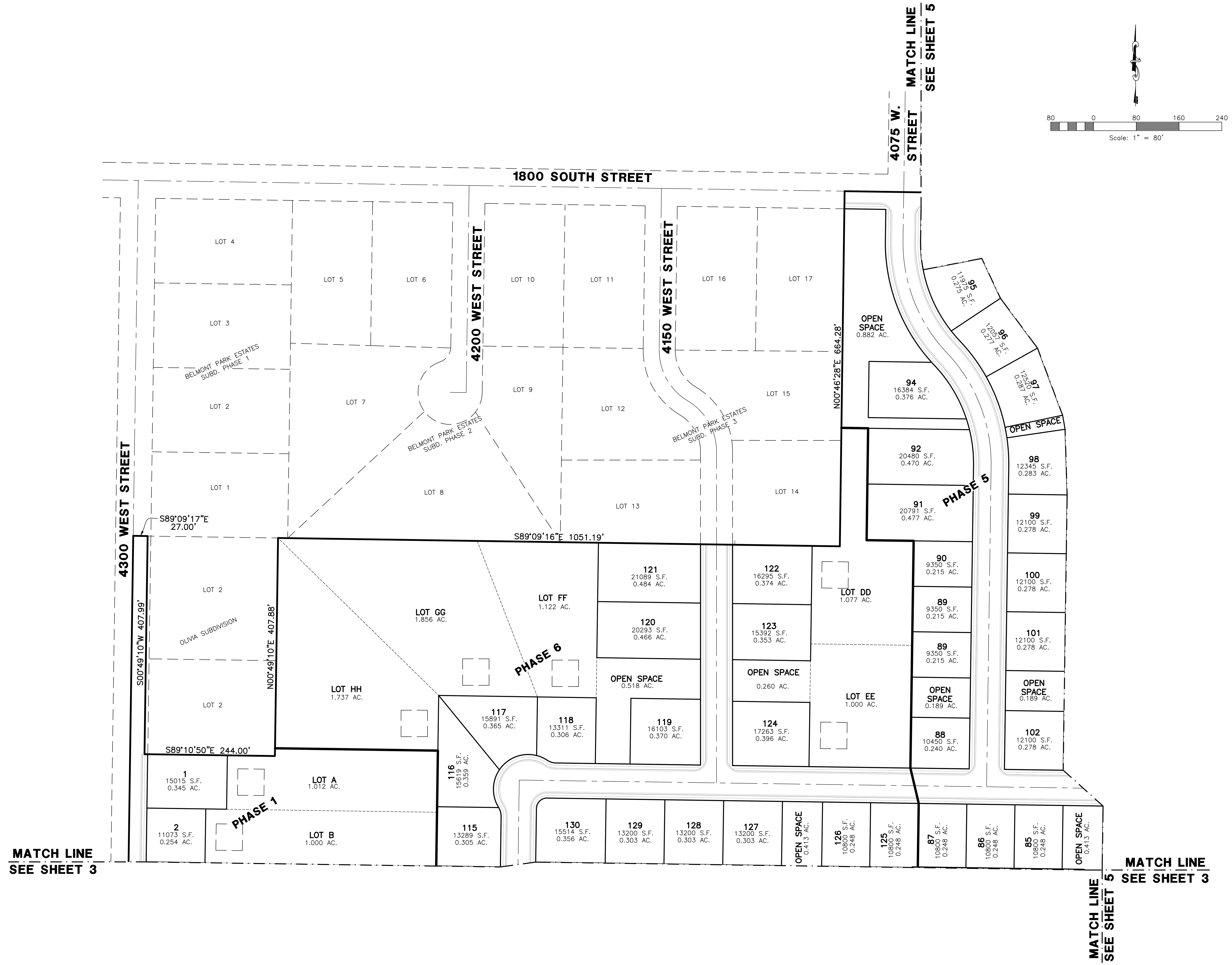
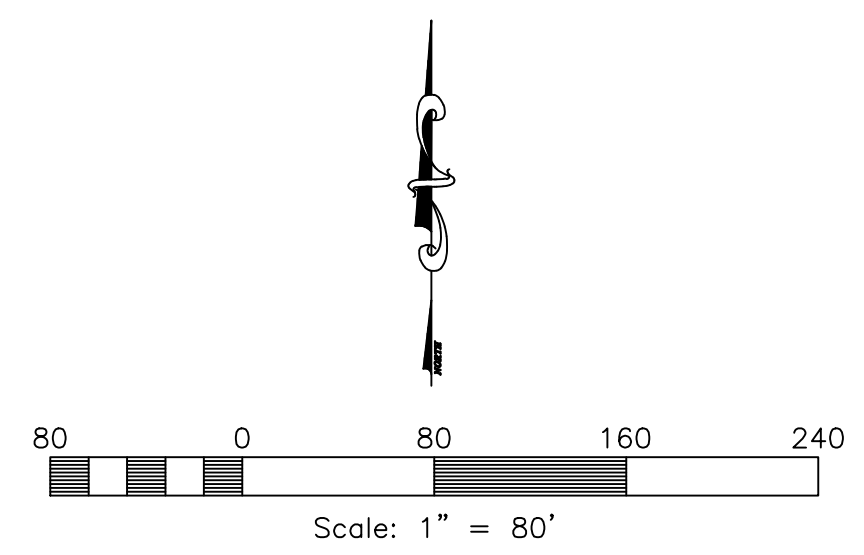
Sunset Equestrian Cluster Subdivision
WEBER COUNTY, UTAH
Open Space Preservation Plan



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| Sheet | 5 |
| 2 | Sheets |

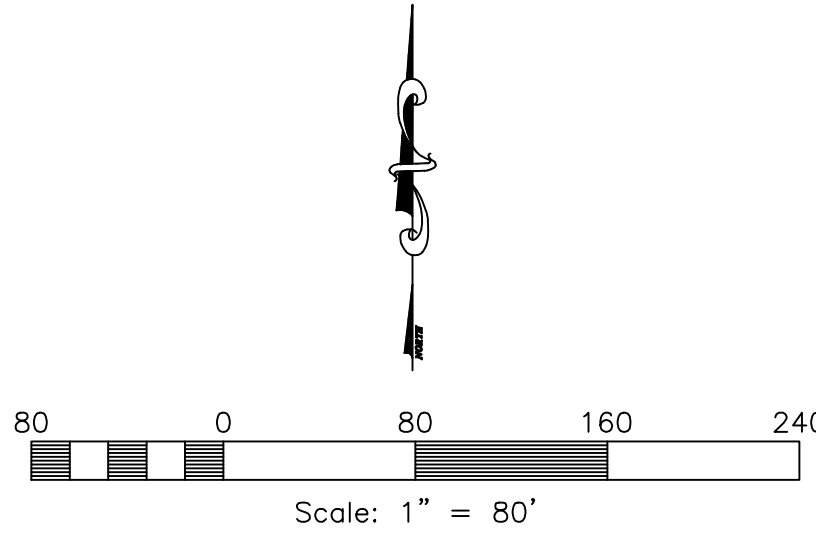


MATCH LINE
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MATCH LINE
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MATCH LINE
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4300 WEST STREET

N00°49'18"E 1994.38'



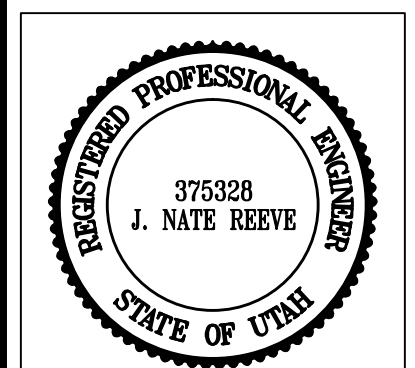
MATCH LINE
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|-----------|-------------|
| DATE | BY |
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| | Revised |

Sunset Equestrian Cluster Subdivision
WEBER COUNTY, UTAH

Open Space Preservation Plan



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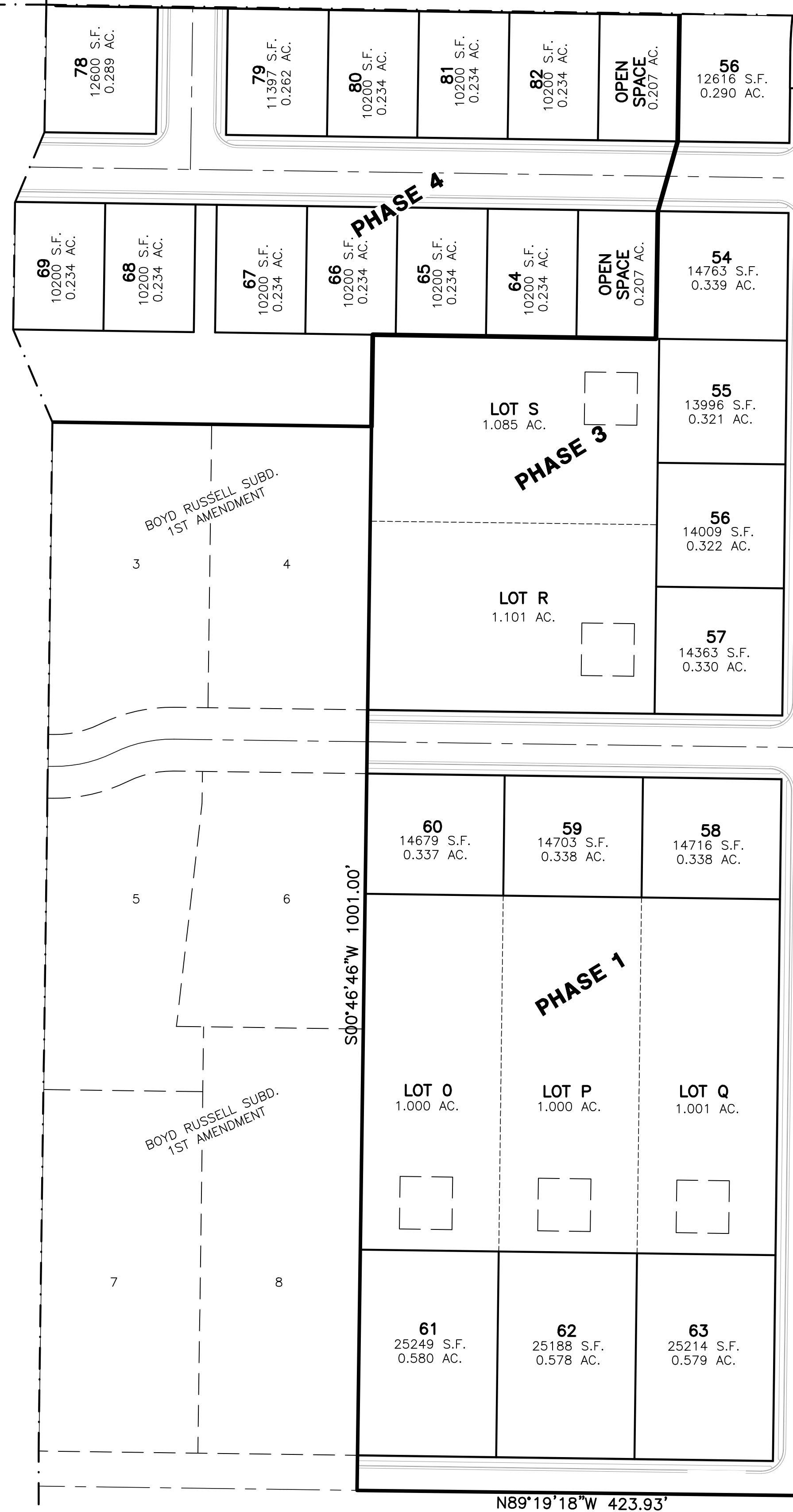
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| 3 | Sheets |

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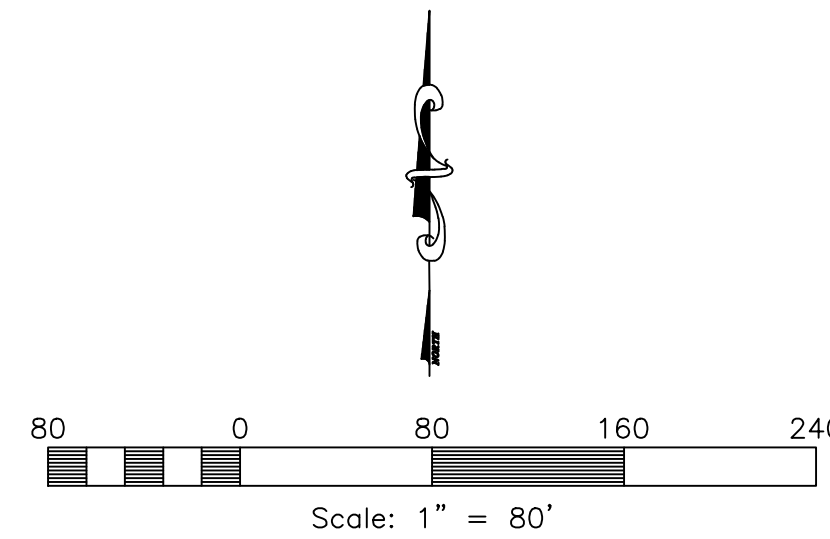
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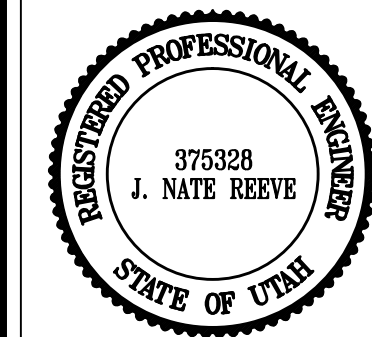
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ALLEN, SCOTT DOUGLAS
& WF JUDY ALLEN
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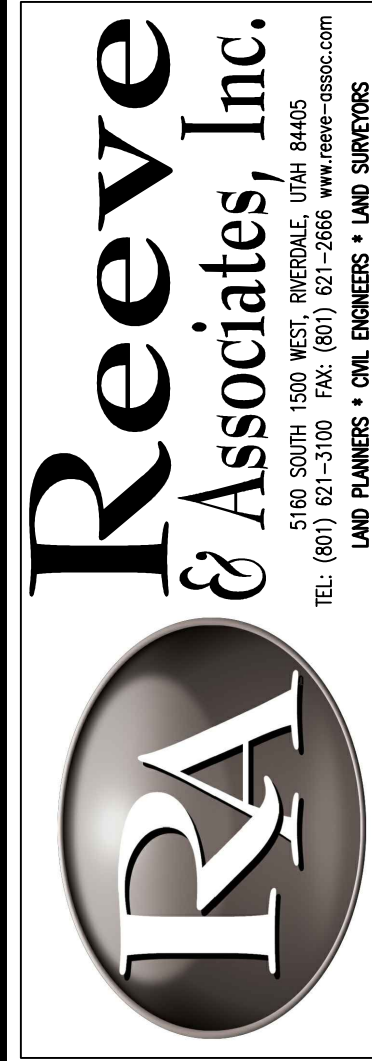


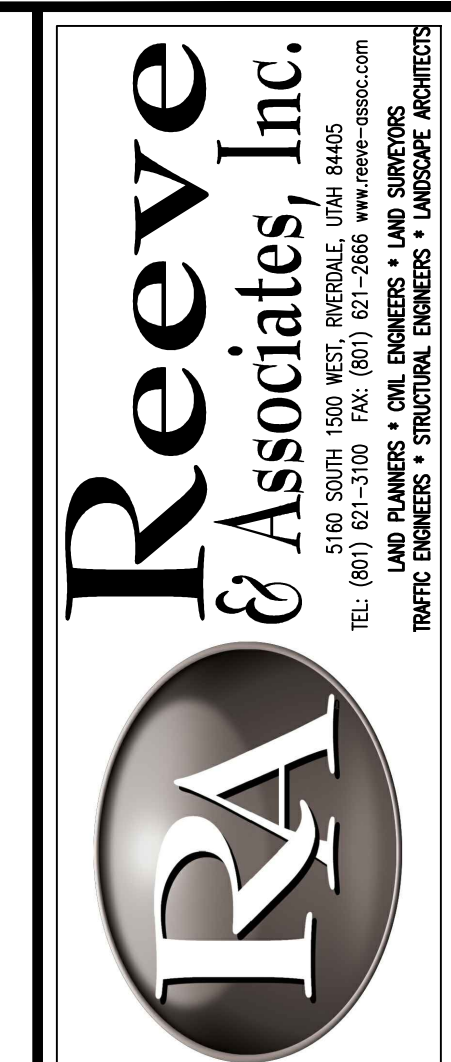
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Sheet 4 of 5 Sheets

Sunset Equestrian Cluster Subdivision
 WEBER COUNTY, UTAH
Open Space Preservation Plan

| REVISIONS | DESCRIPTION |
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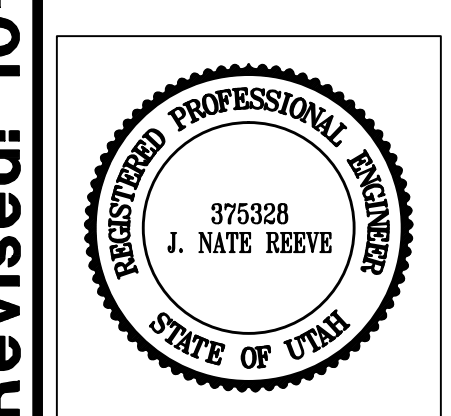




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Sunset Equestrian Cluster Subdivision
WEBER COUNTY, UTAH

Open Space Preservation Plan

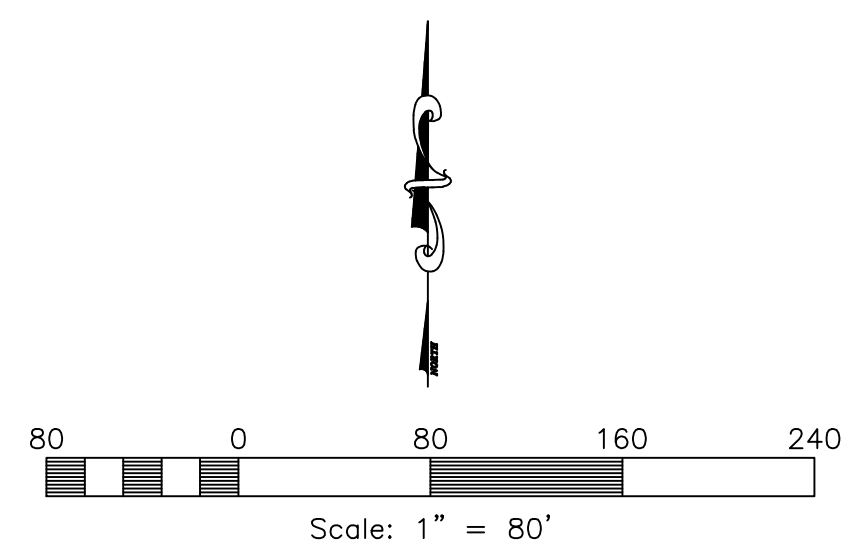
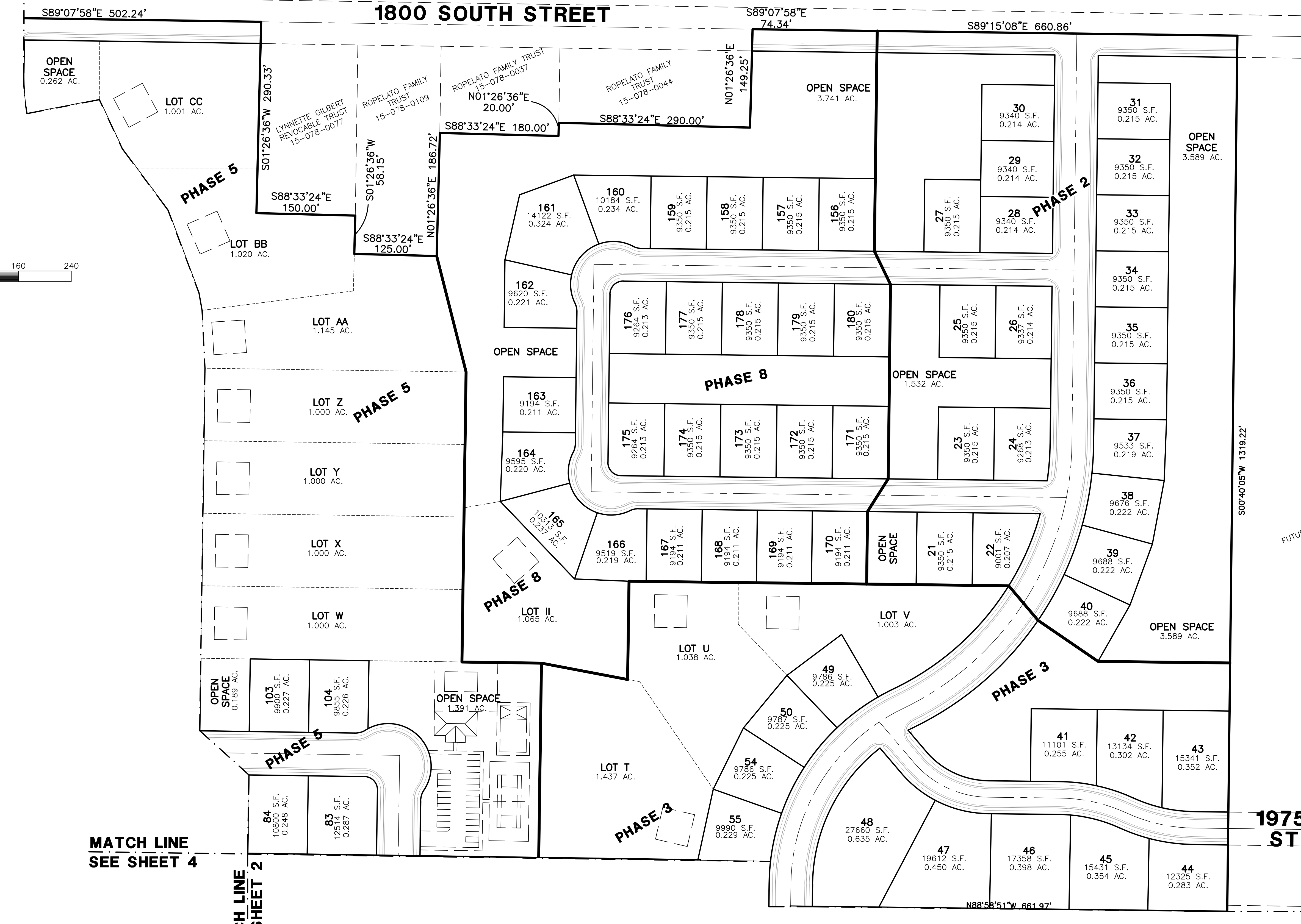


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| Sheet | 5 |
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MATCH LINE
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MATCH LINE
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