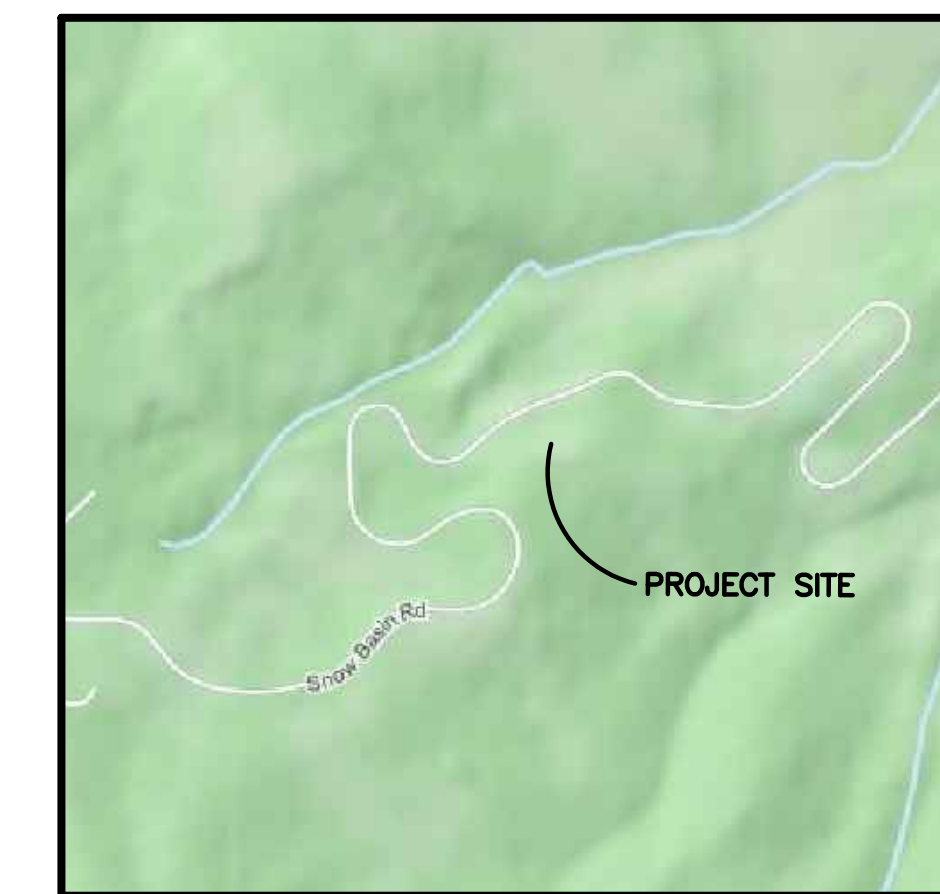


Project Narrative/Notes/Revisions

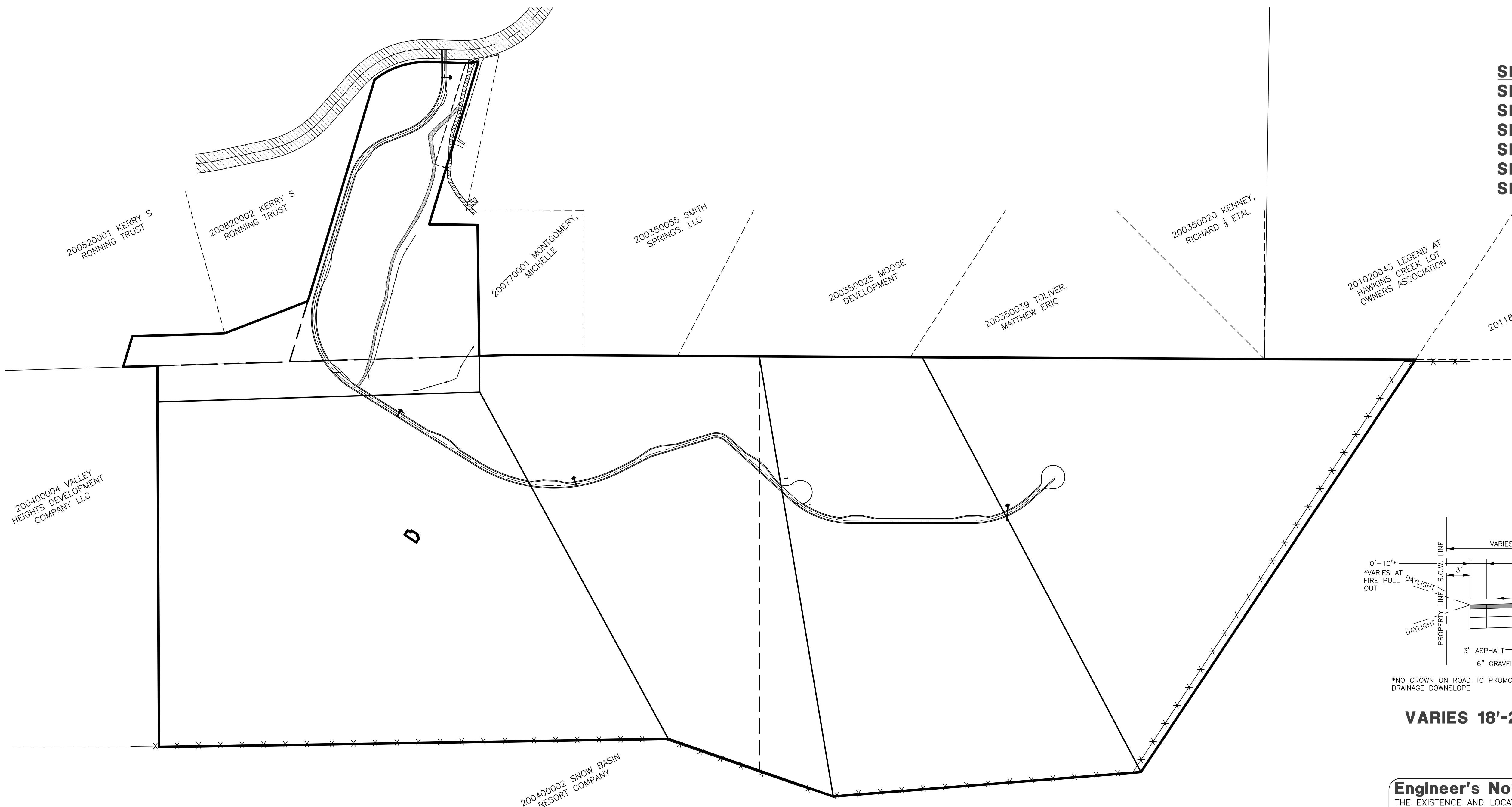
- 12/21/17 JM - COMPLETED DESIGN FOR CLIENT & CITY REVIEW.
- 03/08/18 JM - ROAD ALIGNMENT CHANGED PER CITY REVIEW.
- 03/14/18 JM - OPTION B COMPLETED.

Sunrise Oaks, LLC Improvement Plans

Weber County, Utah
December 2017



Vicinity Map
NOT TO SCALE



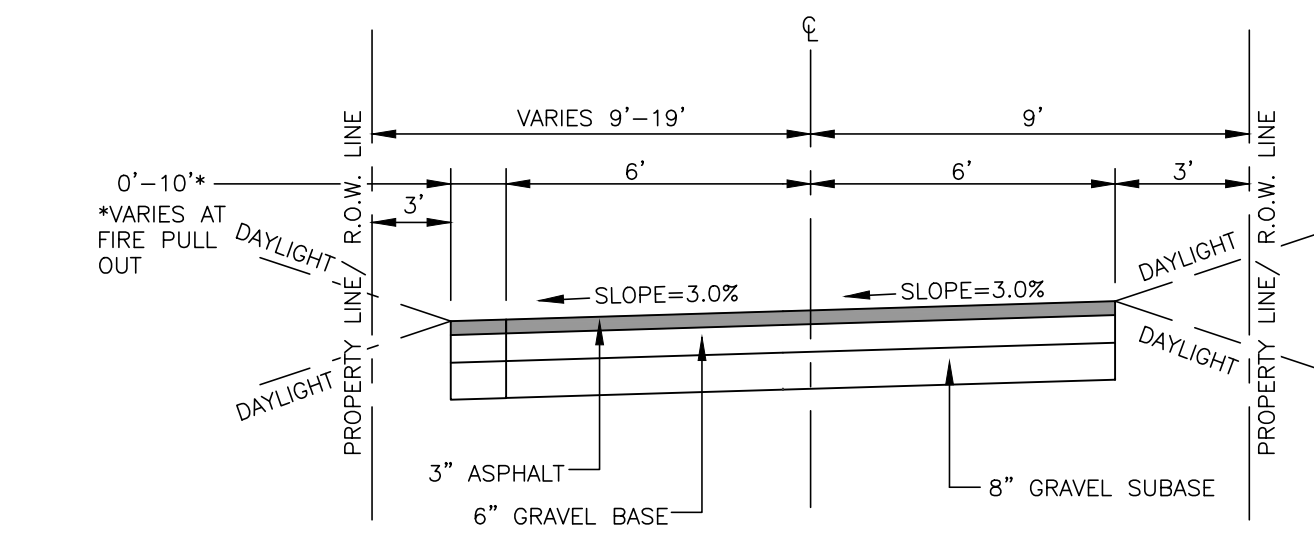
Sheet Index

- Sheet 1 - Cover/Index Sheet
- Sheet 2 - 100+00.00 - 111+00.00
- Sheet 3 - 111+00.00 - 123+00.00
- Sheet 4 - 123+00.00 - 135+00.00
- Sheet 5 - 135+00.00 - 141+00.00
- Sheet 6 - Overall Grading Plan

REVISIONS	DESCRIPTION

DAYLIGHT TO EXISTING SLOPE CONDITIONS.

SLOPE RANGE	GROUND COVER NEEDED
1. 0 - 3:1	SEEDING
2. 3:1 - 2:1	RIP RAP
3. 2:1 - 1:1	ROCK RETAINING WALL



VARIES 18'-28' PRIVATE DRIVE SECTION

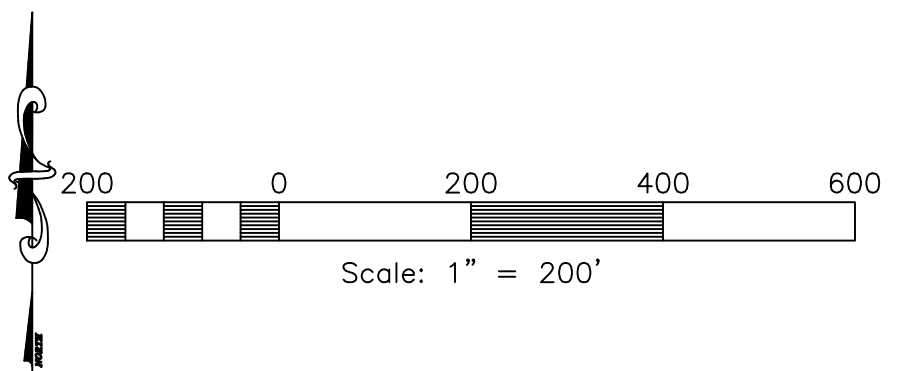
SCALE: NONE

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:
 Brandon Hammon
 Sunrise Oaks, LLC
 428 E 200 S
 Salt Lake City, UT 84111
 dghainer@gmail.com

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) 661-1000 FAX: (801) 661-2666 WWW.REEVE-ASSOCIATES.COM
IRA
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

Sunrise Oaks, LLC
 WEBER COUNTY, UTAH
Cover/Index Sheet

REGISTERED PROFESSIONAL ENGINEER
 375328
 NATE REEVE
 3-14-18
 STATE OF UTAH

Project Info.
 Engineer: J. NATE REEVE
 Drafter: J. MEYERS
 Begin Date: December 2017
 Name: Sunrise Oaks Road Option B
 Number: 6640-01

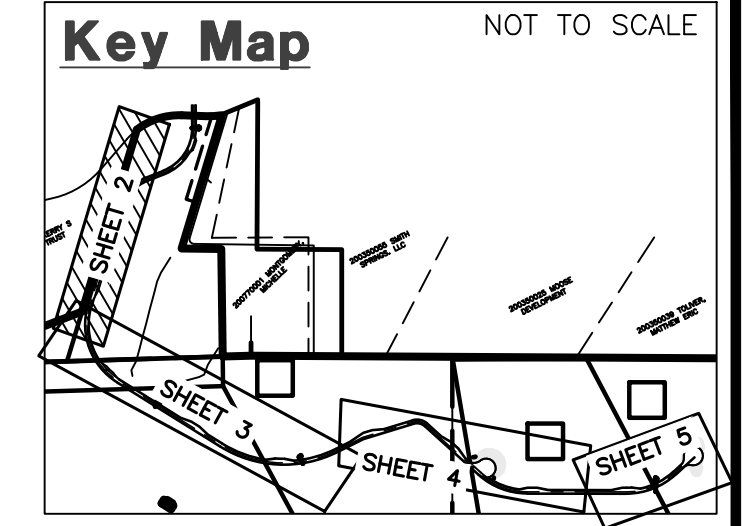
Sheet **1** of **6** Sheets

1/4/2016 10:45 AM J:\meiners | G:\6640 Sunrise Oaks LLC\01 - Old Snow Basin Road\improvements\Site Plan Option B.dwg

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

Construction Notes:

- = DAYLIGHT LESS THAN 3:1
 - = DAYLIGHT 3:1 - 2:1
 - = DAYLIGHT 2:1 - 1:1
- DAYLIGHT TO EXISTING SLOPE CONDITIONS.
- | | |
|--------------|---------------------|
| SLOPE RANGE | GROUND COVER NEEDED |
| 1. 0 - 3:1 | SEEDING |
| 2. 3:1 - 2:1 | RIP RAP |
| 3. 2:1 - 1:1 | ROCK RETAINING WALL |



Reeve & Associates, Inc.
 5160 SOUTH 1500 WEST RIVERDALE, UTAH 84405
 TEL: (801) 661-1000 FAX: (801) 661-2666 www.reeve-assoc.com
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION

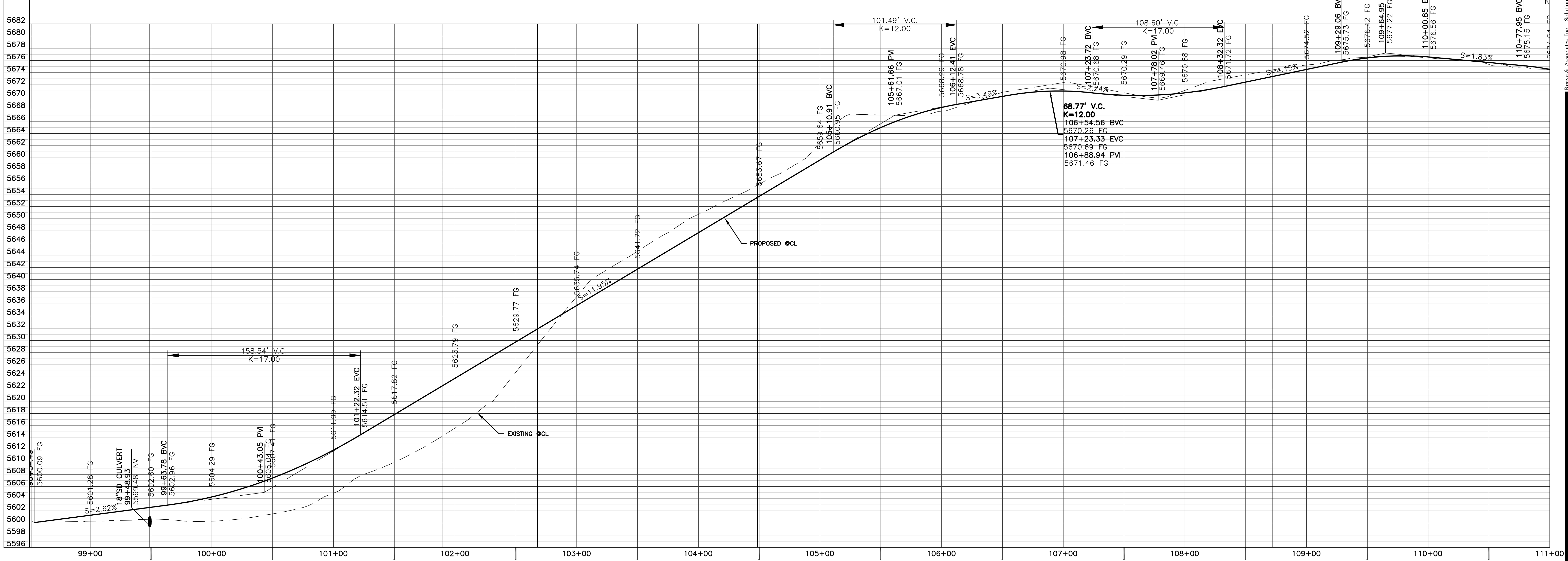
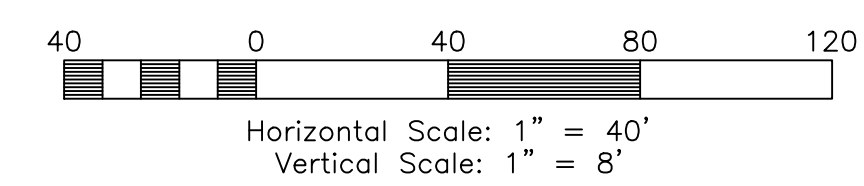
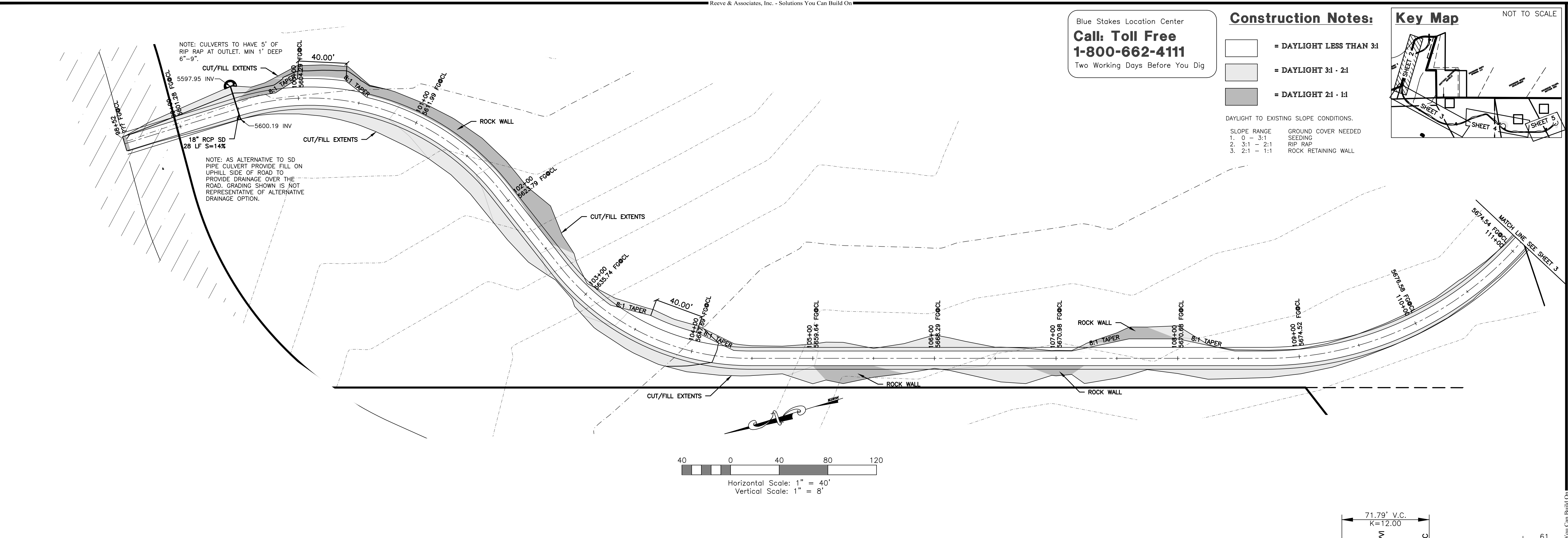
Sunrise Oaks, LLC
 WEBER COUNTY, UTAH

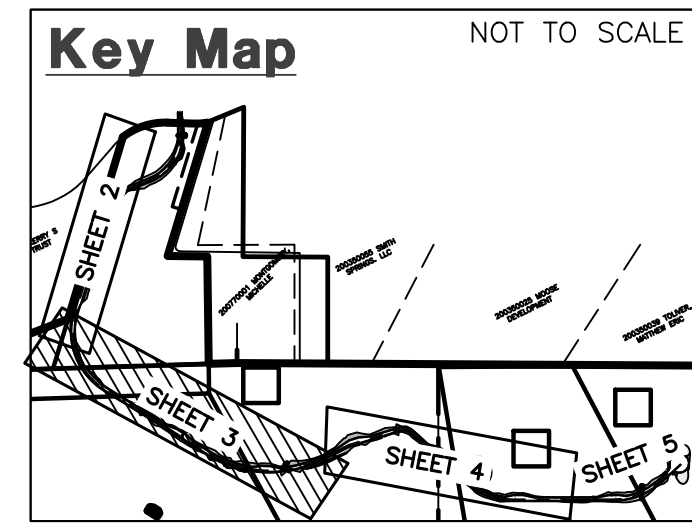
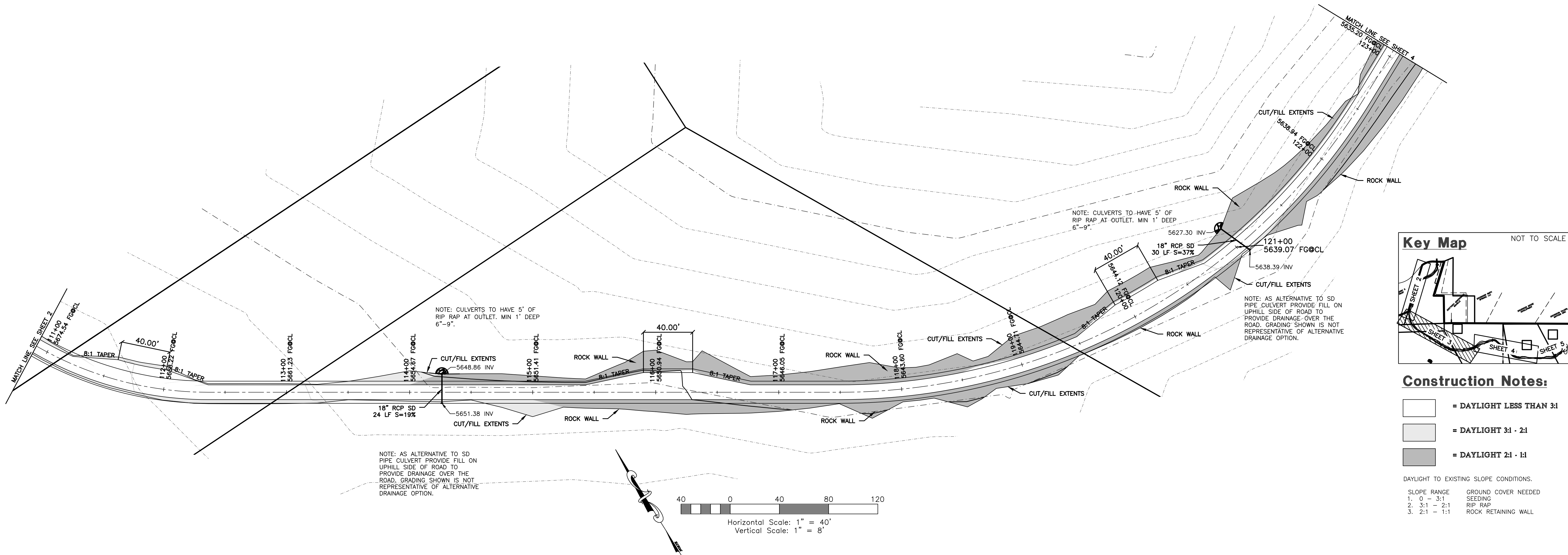
100+00.00 - 111+00.00



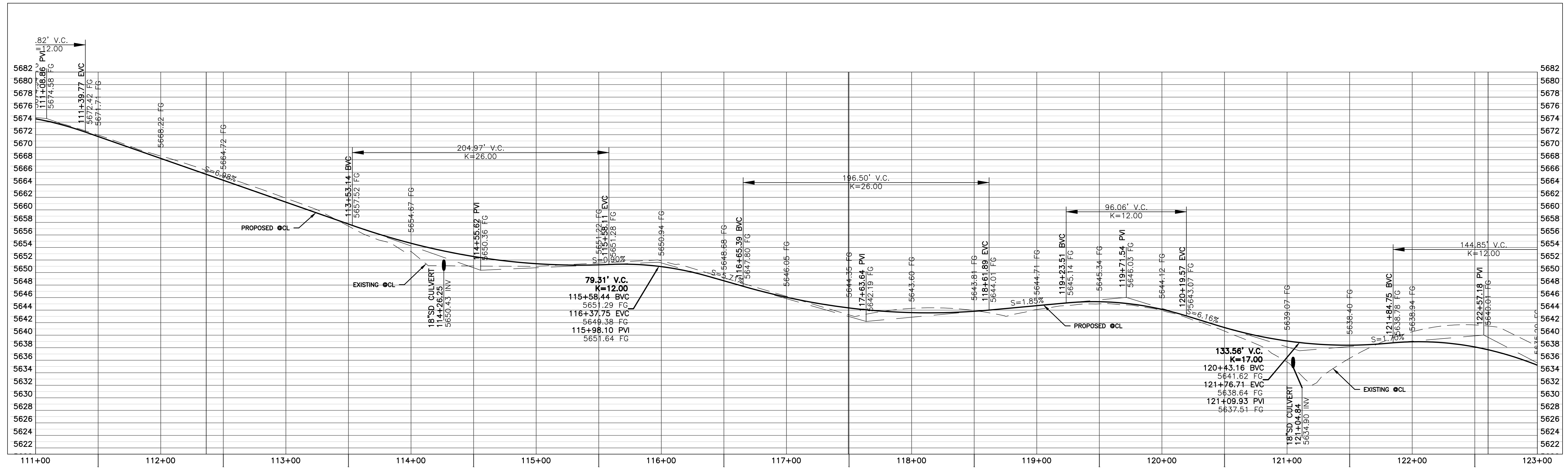
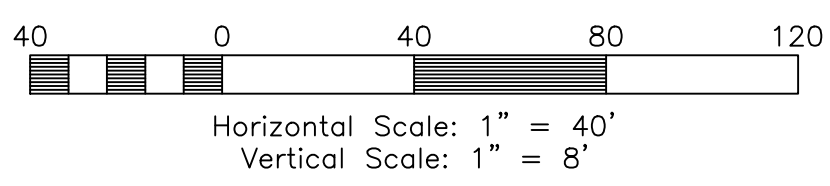
Project Info.
 Engineer: J. NATE REEVE
 Drafter: J. MEYERS
 Begin Date: December 2017
 Name: Sunrise Oaks Road Option B
 Number: 6640-01

1/4/2016 | jmeyers | G:\6640 Sunrise Oaks LLC\01 - Old Snow Basin Road\improvements\Site Plan_option_b.rvt





- Construction Notes:**
- = DAYLIGHT LESS THAN 3:1
 - = DAYLIGHT 3:1 - 2:1
 - = DAYLIGHT 2:1 - 1:1
- DAYLIGHT TO EXISTING SLOPE CONDITIONS.
- | | |
|--------------|---------------------|
| SLOPE RANGE | GROUND COVER NEEDED |
| 1. 0 - 3:1 | SEEDING |
| 2. 3:1 - 2:1 | RIP RAP |
| 3. 2:1 - 1:1 | ROCK RETAINING WALL |

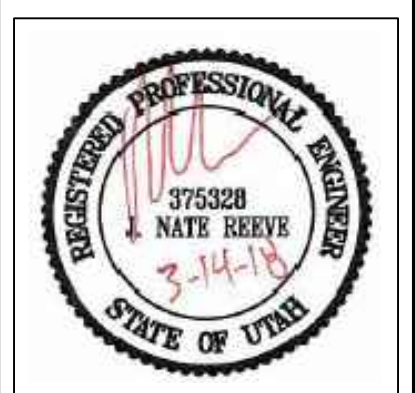


Blue Stakes Location Center
Call: Toll Free
1-800-662-4111
 Two Working Days Before You Dig

Reeve & Associates, Inc.
 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
 TEL: (801) 661-1000 FAX: (801) 661-2666 www.reeve-associates.com
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION

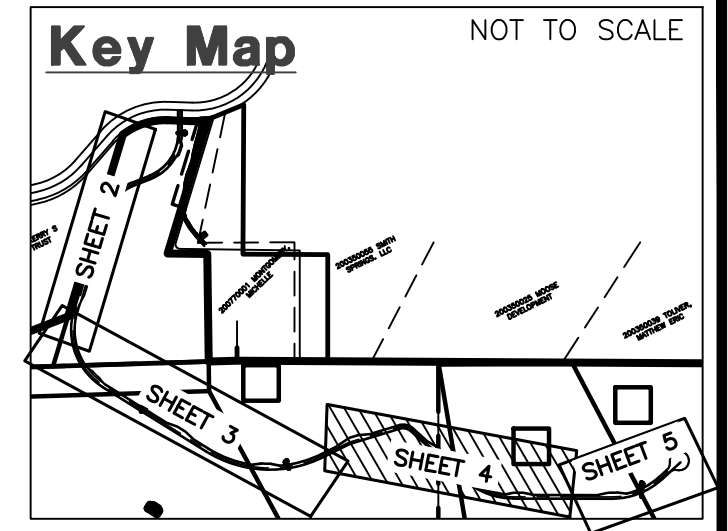
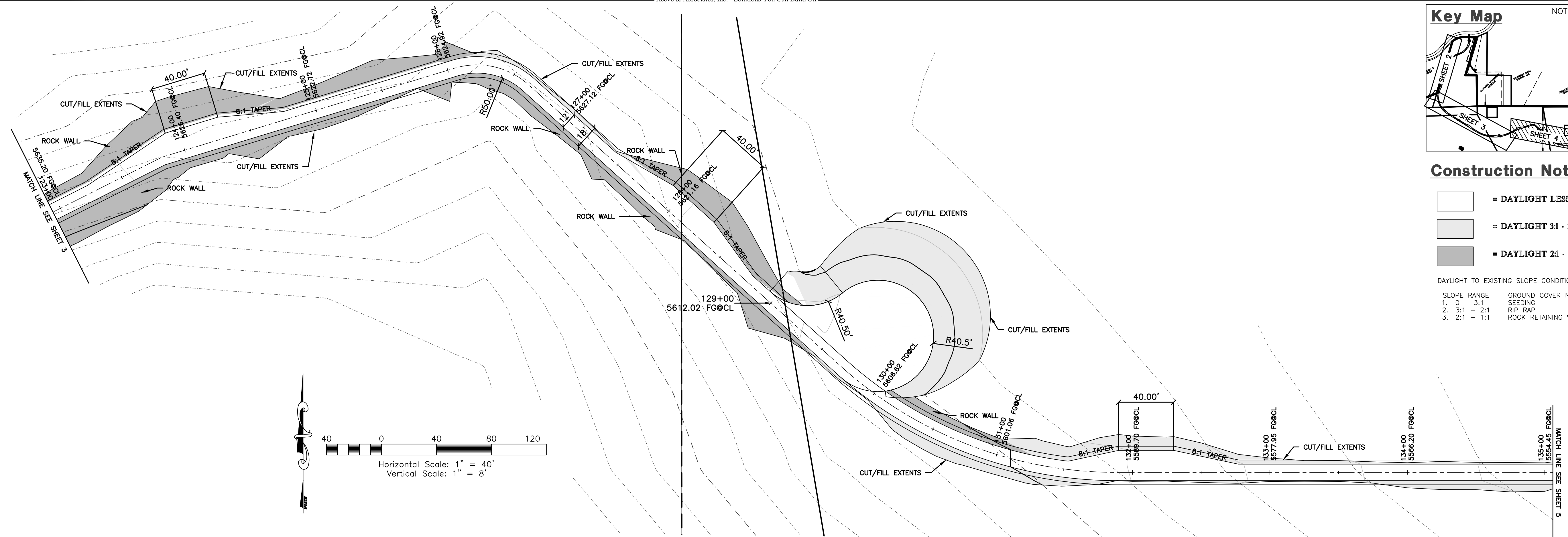
Sunrise Oaks, LLC
 WEBER COUNTY, UTAH
111+00.00 - 123+00.00



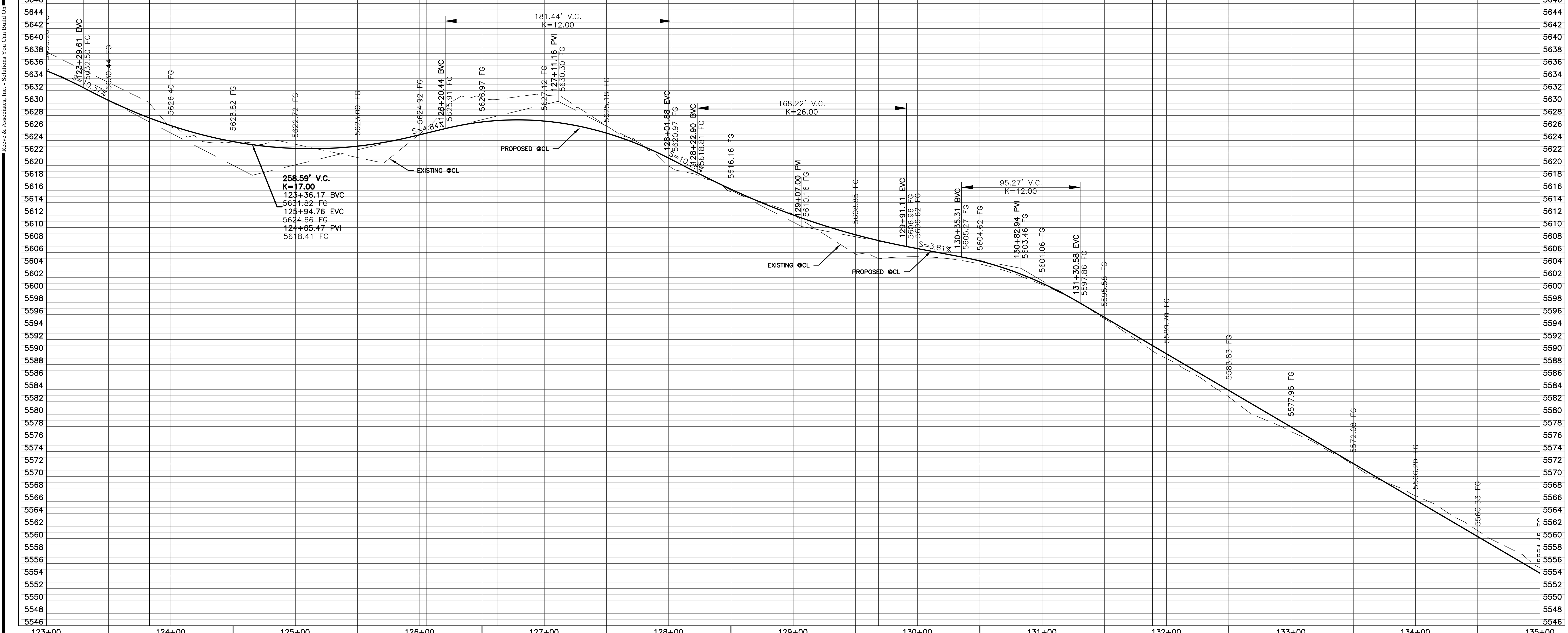
Project Info.
 Engineer: J. NATE REEVE
 Drafter: J. MEYERS
 Begin Date: December 2017
 Name: Sunrise Oaks Road Option B
 Number: 6640-01

Sheet **3** of **6** Sheets

1/4/2016 | jmeyers | G:\6640 Sunrise Oaks LLC\01 - Old Snow Basin Road\improvements\Site Plan option b.dwg



- Construction Notes:**
- = DAYLIGHT LESS THAN 3:1
 - = DAYLIGHT 3:1 - 2:1
 - = DAYLIGHT 2:1 - 1:1
- DAYLIGHT TO EXISTING SLOPE CONDITIONS.
- | | |
|--------------|---------------------|
| SLOPE RANGE | GROUND COVER NEEDED |
| 1. 0 - 3:1 | SEEDING |
| 2. 3:1 - 2:1 | RIP RAP |
| 3. 2:1 - 1:1 | ROCK RETAINING WALL |



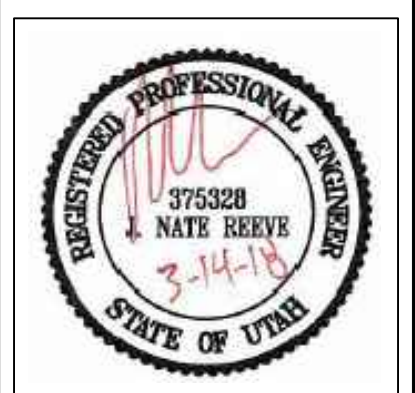
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

Reeve & Associates, Inc.
 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
 TEL: (801) 621-1000 FAX: (801) 621-2666 www.reeve-assoc.com
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION
DATE	

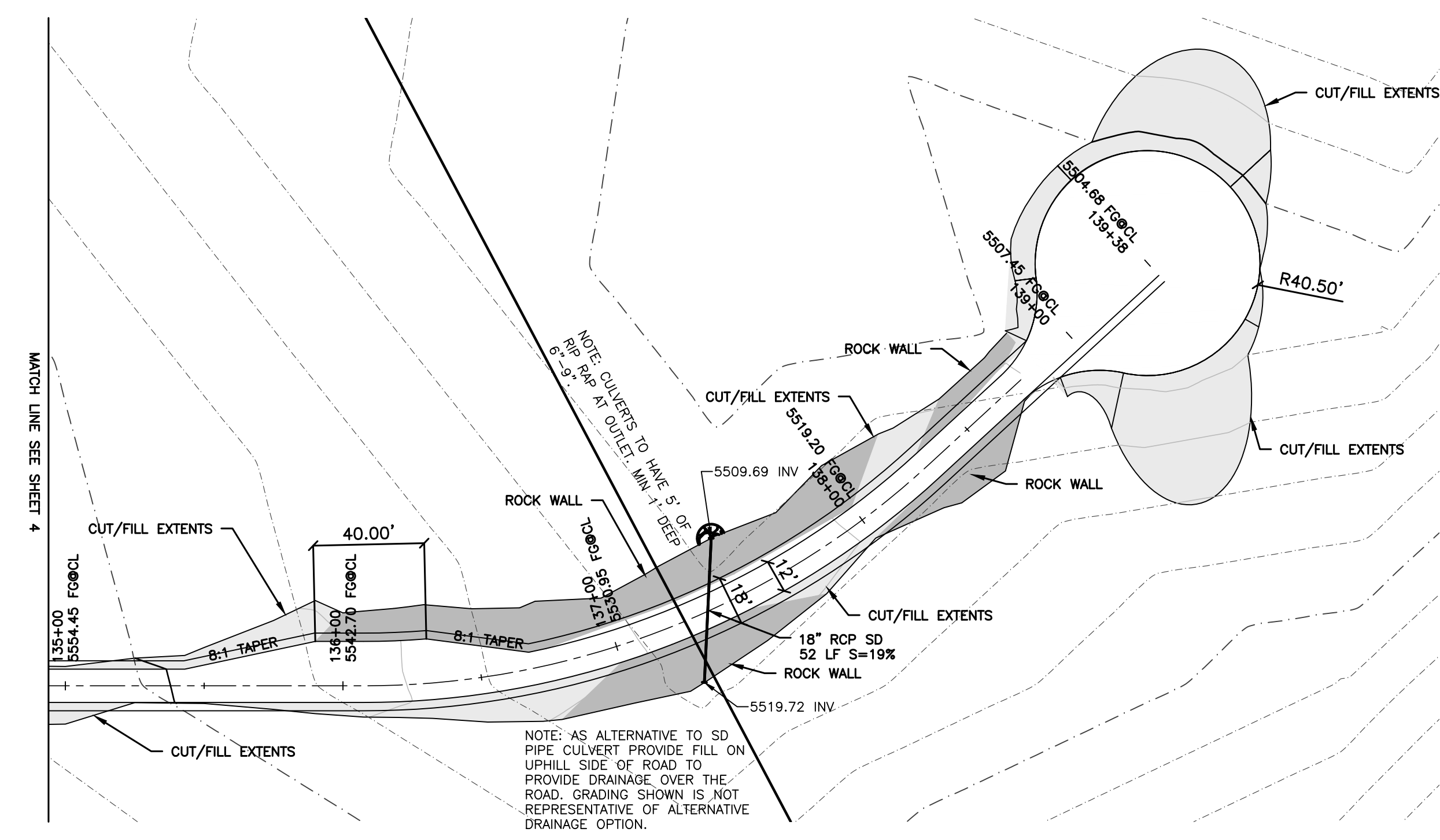
Sunrise Oaks, LLC
 WEBER COUNTY, UTAH

123+00.00 - 135+00.00

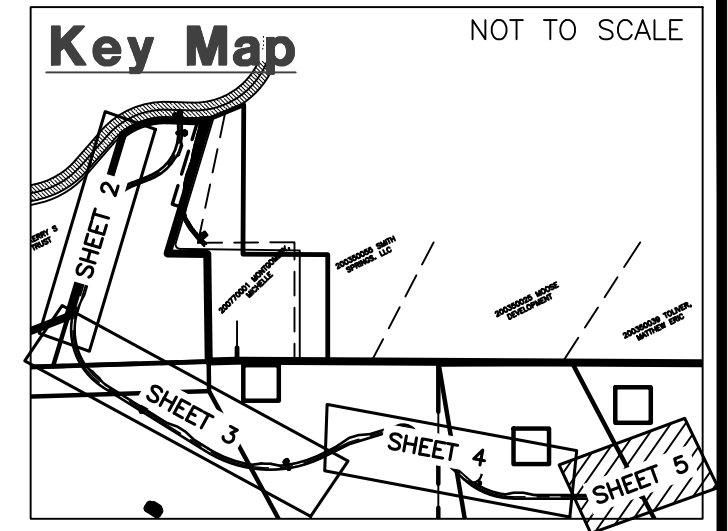
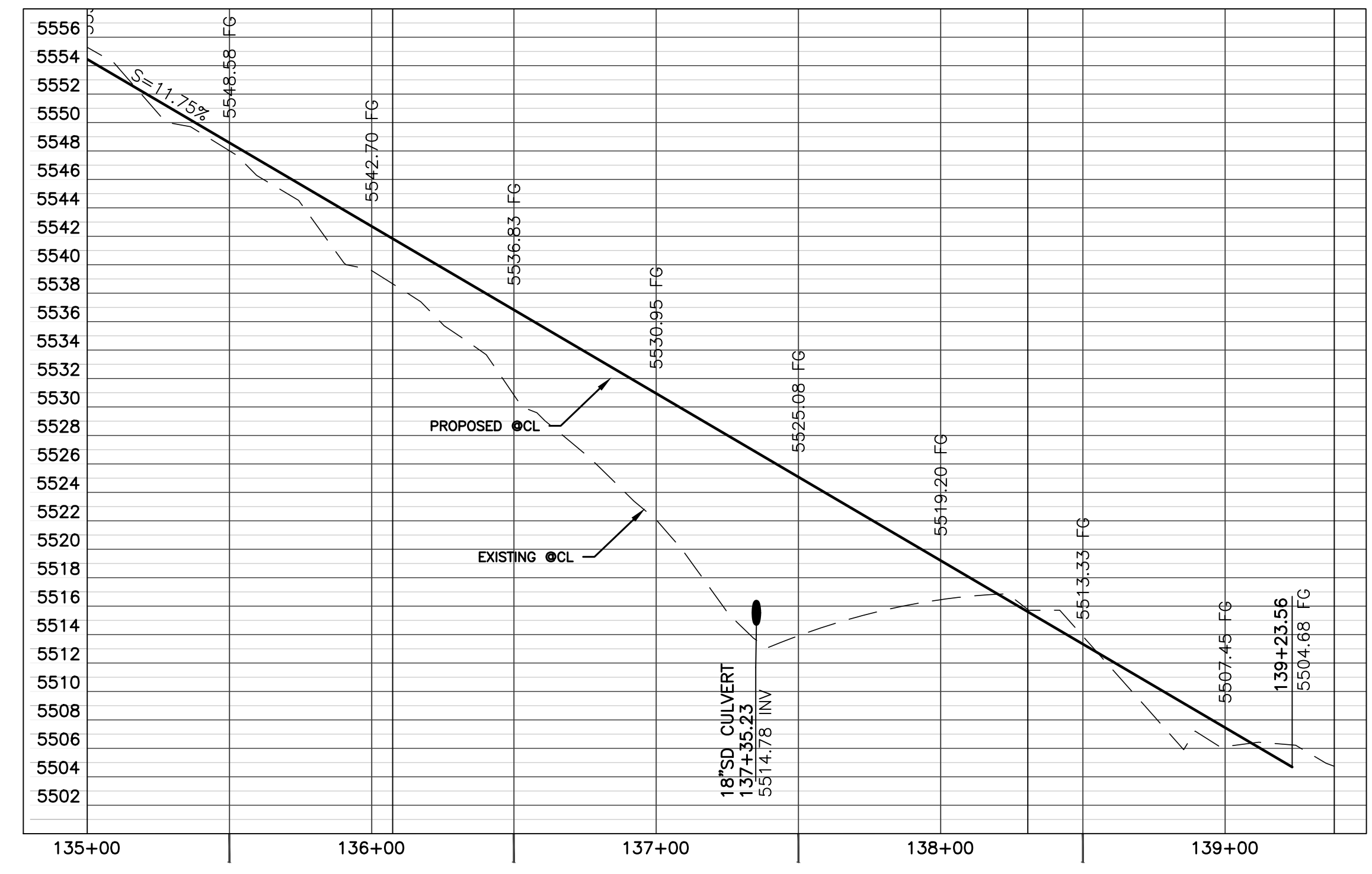
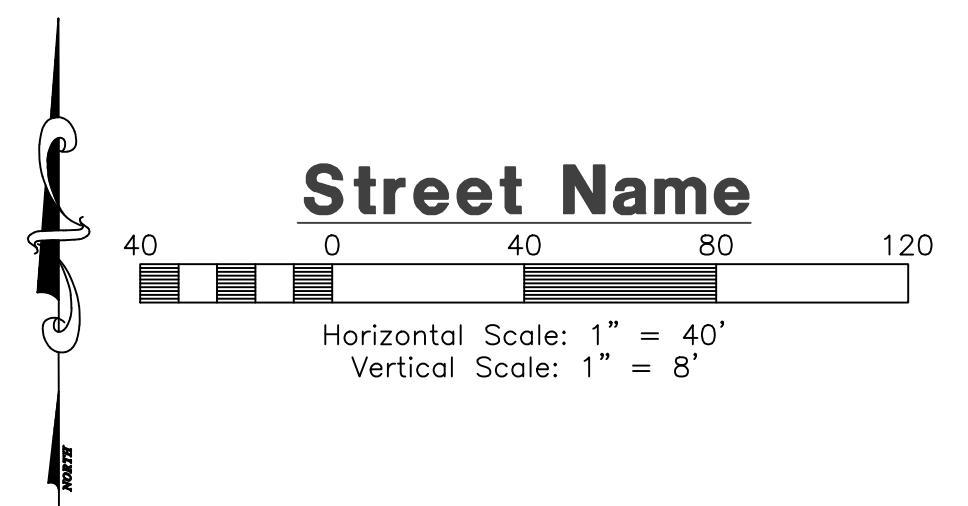


Project Info.

Engineer:	J. NATE REEVE
Drafter:	J. MEYERS
Begin Date:	December 2017
Name:	Sunrise Oaks Road Option B
Number:	6640-01



NOTE: AS ALTERNATIVE TO SD PIPE CULVERT PROVIDE FILL ON UPHILL SIDE OF ROAD TO PROVIDE DRAINAGE OVER THE ROAD. GRADING SHOWN IS NOT REPRESENTATIVE OF ALTERNATIVE DRAINAGE OPTION.



Construction Notes:

- = DAYLIGHT LESS THAN 3:1
- = DAYLIGHT 3:1 - 2:1
- = DAYLIGHT 2:1 - 1:1

DAYLIGHT TO EXISTING SLOPE CONDITIONS.

SLOPE RANGE	GROUND COVER NEEDED
1. 0 - 3:1	SEEDING
2. 3:1 - 2:1	RIP RAP
3. 2:1 - 1:1	ROCK RETAINING WALL

Reeve & Associates, Inc.
 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
 TEL: (801) 621-2100 FAX: (801) 621-2666 www.reeve-assoc.com
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCOPE ARCHITECTS

REVISIONS	DESCRIPTION

Sunrise Oaks, LLC
 WEBER COUNTY, UTAH

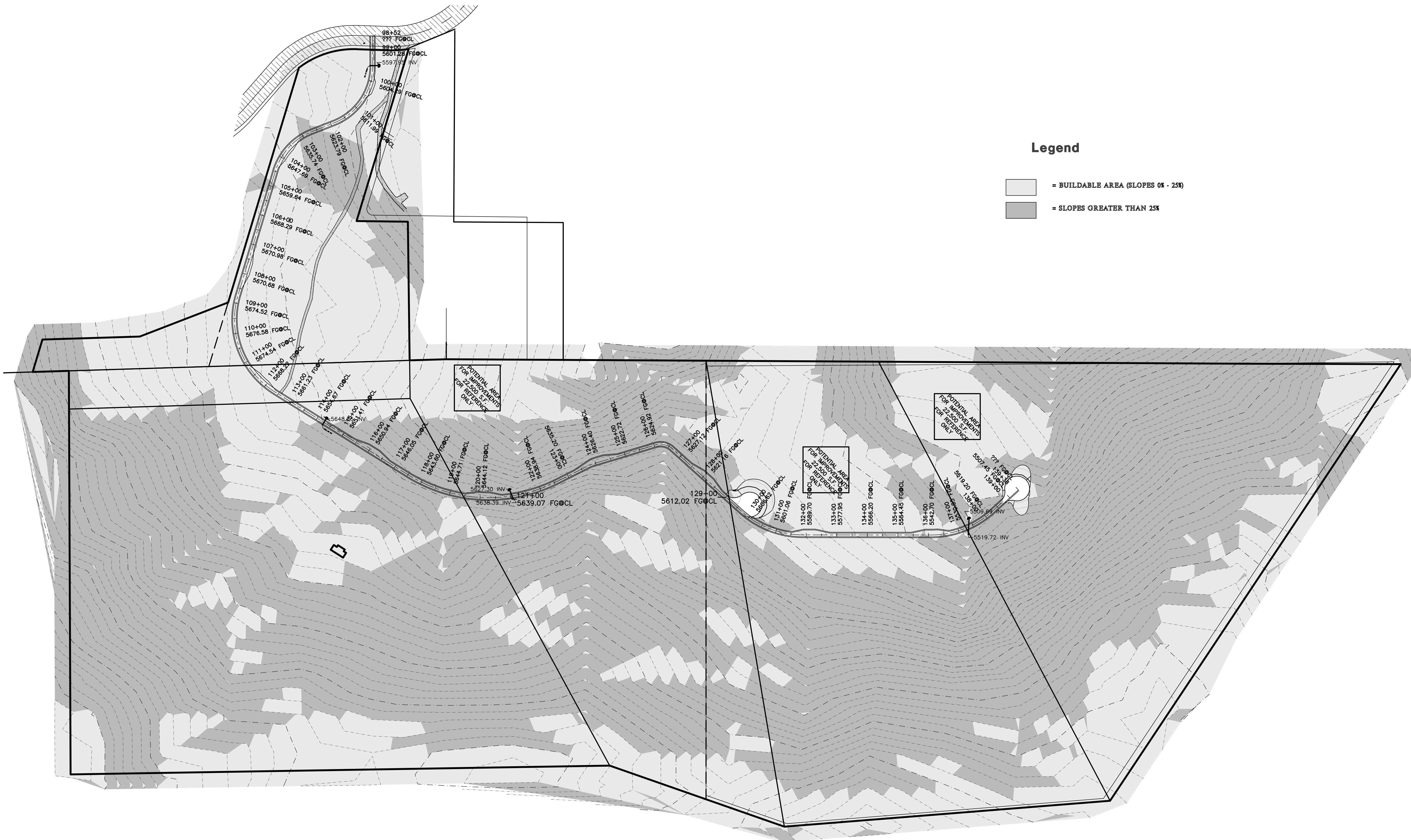
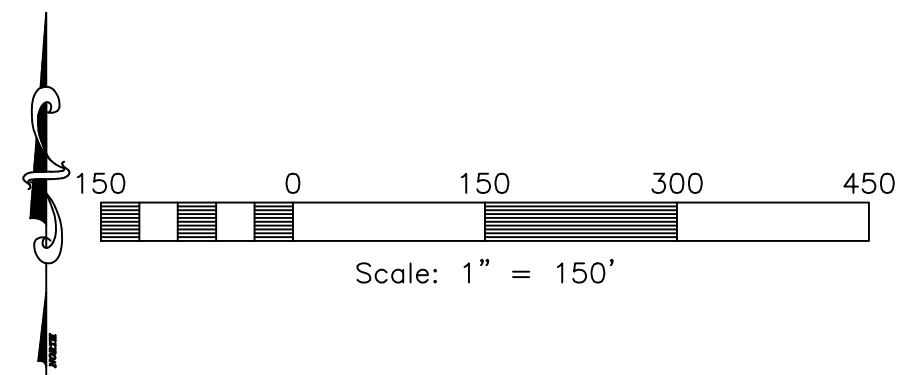
135+00.00 - 141+00.00



Project Info.

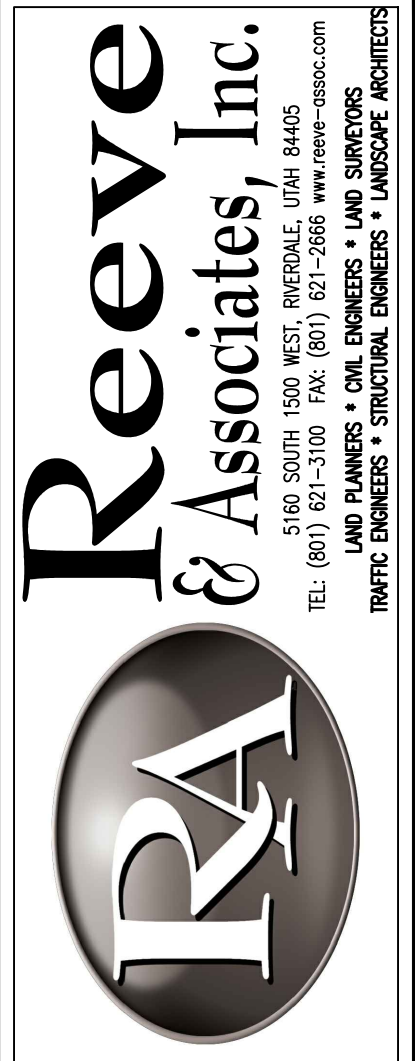
Engineer:	J. NATE REEVE
Drafter:	J. MEYERS
Begin Date:	December 2017
Name:	Sunrise Oaks Road Option B
Number:	6640-01

Sheet	6
5	Sheets



Legend

- = BUILDABLE AREA (SLOPES 0% - 25%)
- = SLOPES GREATER THAN 25%



Reeve & Associates, Inc.
 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
 TEL: (801) 621-1000 FAX: (801) 621-2666 www.reeve-assoc.com
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION
DATE	

Sunrise Oaks, LLC
 WEBER COUNTY, UTAH
Overall Grading Plan



Project Info.
 Engineer: J. NATE REEVE
 Drafter: J. MEYERS
 Begin Date: December 2017
 Name: Sunrise Oaks Road Option B
 Number: 6640-01

Sheet **6** of **6** Sheets

1/4/2016 | jmeyers | G:\6640 Sunrise Oaks LLC\01 - Old Snow Basin Road\improvements\Site Plan option b.dwg