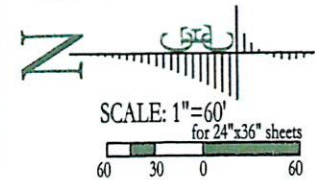


~~MERRILL'S MOUNTAIN ESTATE - PRELIMINARY AMENDED PLAT~~

~~A CLUSTER SUBDIVISION~~

A PART OF THE WEST HALF OF SECTION 14,  
TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN  
WEBER COUNTY, UTAH

January 2007



*Contour / TOPO  
MAP only  
Ignore lot layout*

**DESIGN SPECIFICATIONS**

|  |              |
|--|--------------|
| Total Acres:                               | 21.72 acres  |
| 40% or greater grade (undevelopable area): | -2.64 acres  |
| Gross Acreage:                             | 19.08 acres  |
| Open Space Requirement (60%):              | multiply 60% |
|  | 11.448 acres |

**DENSITY CALCULATIONS**

|                                      |                    |
|--------------------------------------|--------------------|
| Adjusted Gross Acreage:              | 19.08 acres        |
| Area of Right of Way:                | -1.39 acres        |
| Density allowed (zone=3 acres):      | divide by 3        |
|                                      | 5.896 lots allowed |
| Cluster Bonus (maximum allowed=30%): | multiply 30%       |
| Lots allowed:                        | 7.665 lots allowed |

|                                       |             |
|---------------------------------------|-------------|
| Proposed Open Space:                  | 12.08 acres |
| Developable Area (25% or less grade): | 6.032 acres |
| Number of Proposed Lots:              | 7 lots      |
| Forest Valley Zone:                   | FV-3        |

**BONUS POINTS**

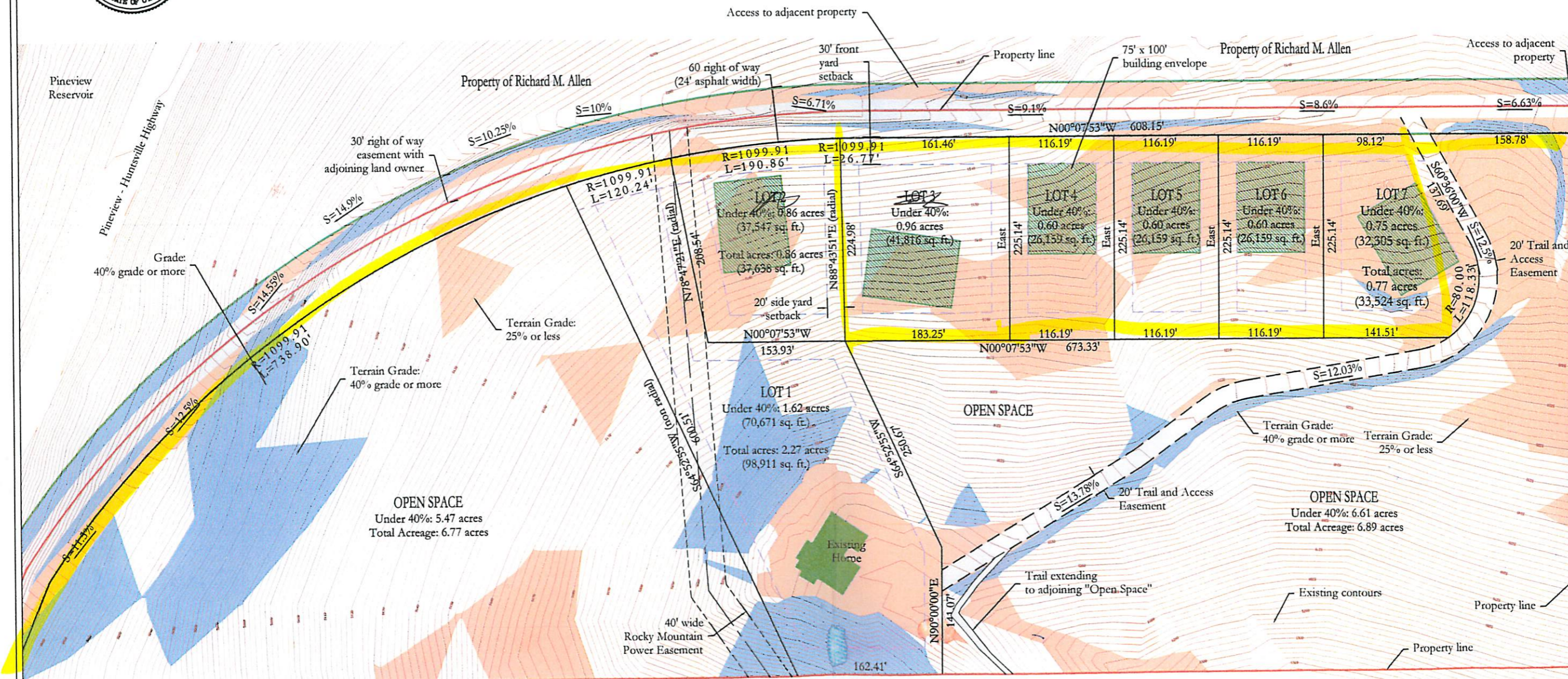
|   |        |
|---|--------|
| Development of a Cluster Subdivision:   | 10%    |
| Public Access to Open Space & Trail:  | 10%    |
| 5% Excess of Open Space:  | 5%     |
| Preservation of wildlife habitat in open space:   | 10%    |
| Providing road stubs (east & south):  | 5-20%  |
| Open Space is contiguous to permanently preserved open space on an adjoining property (west): | 5%     |
| Total Possible Cluster Bonus Points:  | 45-60% |

**NOTE:**

Lots 3 through 6 do not contain any terrain over 40% grade.

**LEGEND:**

- Lot lines
- Boundary Line
- Right of way line
- Setbacks (30' front & rear / 20' sideyard)
- Existing Contours
- 75'x100' Building Envelope
- Terrain grade less than 25%
- Terrain grade more than 40%
- Asphalt Roadway / Trail



**CIVIL ENGINEERING CONSULTANTS, PLLC.**  
5141 SOUTH 1500 WEST  
RIVERDALE, UT 84405  
801.866.0550

| NO. | DATE | BY | REVISIONS |
|-----|------|----|-----------|
|     |      |    |           |
|     |      |    |           |
|     |      |    |           |

DATE: JANUARY 2007  
DRAWN: JLN  
DESIGNED: NSN

PROJECT / LOCATION:  
**MERRILL MOUNTAIN ESTATES**  
**CLUSTER SUBDIVISION**  
TITLE:  
**PRELIMINARY PLAT**

CLIENT:  
**BOB MERRILL**  
PROJECT NUMBER:  
bm06001  
FILE:  
bm06001 7lot-21 dec 06  
SHEET:  
1 of 1



Custom Jobs  
Web only  
I draw at least