

SUNSET MEADOWS

PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASELINE AND MERIDIAN WEBER COUNTY, TAYLOR, UTAH

PRELIMINARY PLAT



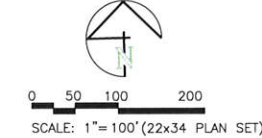
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PROJECT TITLE	DATE
RESPONSEY SUBMISSIONS	
NO.	
REVIEWED	PROJECT NO.:
CAD FILE:	

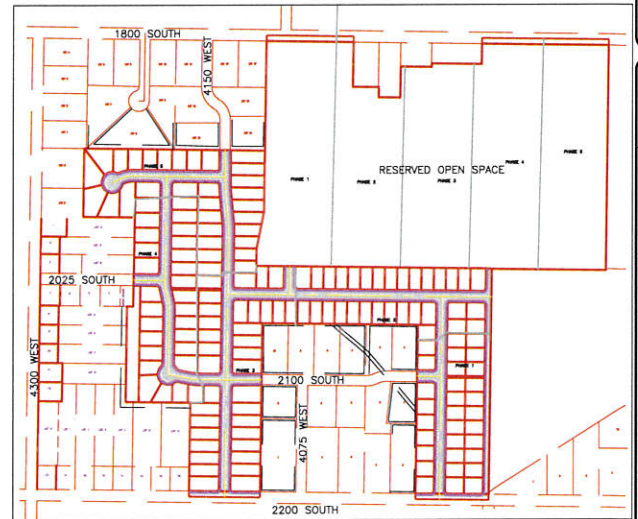
SUNSET MEADOWS
PRELIMINARY PLAT

DATE: MARCH 2020
DRAWING NO.:

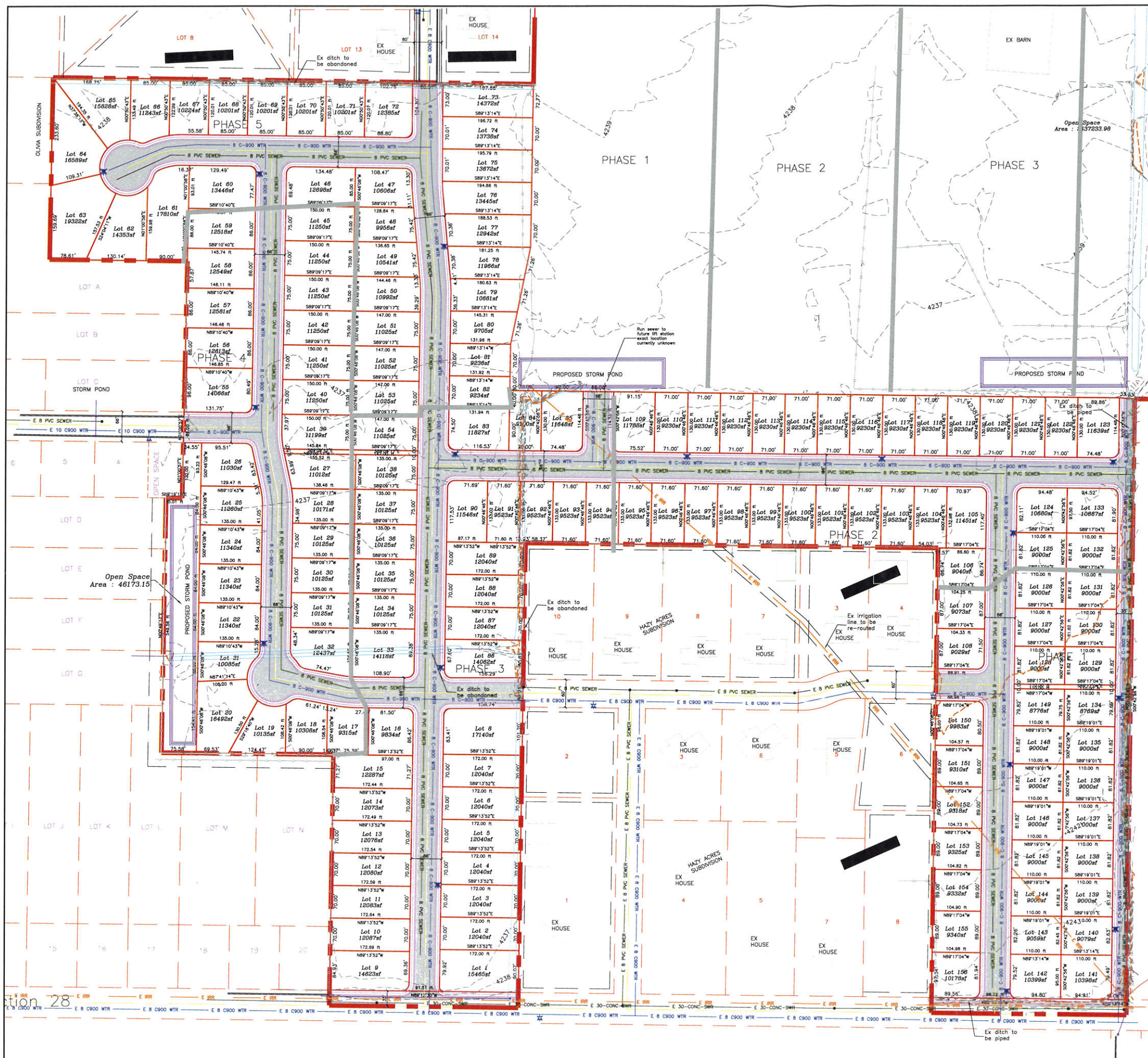
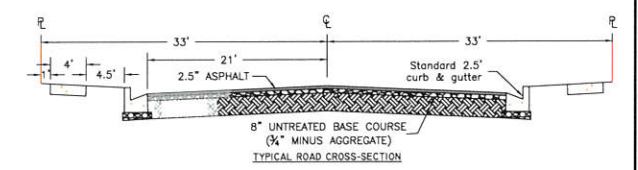


- BOUNDARY LINE
- LOT LINE
- ADJOINER PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING FENCE
- EXISTING WATER AS NOTED
- PROPOSED WATER AS NOTED
- EXISTING SEWER AS NOTED
- PROPOSED SEWER AS NOTED
- EXISTING MAJOR CONTOUR (5')
- EXISTING MINOR CONTOUR (1')

- NOTES:
- TOTAL AREA: 109.62 ACRES
R-O-W AREA IN 1800 SOUTH AND 2200 SOUTH: 1.57 ACRES
PUBLIC R-O-W INSIDE DEVELOPMENT: 12.09 ACRES
NET DEVELOPABLE GROUND: 95.96 ACRES (104 LOTS)
OPEN SPACE: 57.01 ACRES (52.01%)
LOTS: 156
MID BLOCK PATHWAY: 0.12 ACRES
 - PROJECT TO BE BUILT IN MULTIPLE PHASES.
 - DEVELOPER: RIVER VALLEY DEVELOPMENT
470 North Tremonton, Utah 84337



VICINITY MAP
SCALE: 1"=500' (22x34 PLAN SET)



Section 28



SUNSET MEADOWS
 PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 6
 NORTH, RANGE 2 WEST,
 SALT LAKE BASIN AND MERIDIAN
 WEBER COUNTY, TAYLOR, UTAH
 MACKAY PRANG
 REGISTERED PROFESSIONAL ENGINEER
 NO. 38824
 UTAH
 03-19-2020
 STATE OF UTAH

OPEN SPACE PRESERVATION PLAN

NOTES:
 1- OPEN SPACE "A" WILL BE OWNED BY RIVER VALLEY DEVELOPMENT AND
 THIS OPEN SPACE WILL BE USED TO STORE STORM WATER FROM THE
 SUBDIVISION IN SHALLOW PONDS. THE FARMER WILL BE RESPONSIBLE FOR
 THE MAINTENANCE OF SAID PONDS.
 2- OPEN SPACE "B" TO BE USED FOR DETENTION OF STORM WATER
 FROM THE SUBDIVISION. THIS PARCEL WILL BE SOLD TO AN ADJOINER LOT
 OWNER WHO WILL ALSO BE RESPONSIBLE FOR ITS MAINTENANCE. THIS
 PARCEL MAY ADDITIONALLY BE USED FOR AGRICULTURAL PURPOSES GIVEN
 THE INTERITY AND FUNCTION OF THE POND REMAINS INTACT.
 3- NO AMENITIES WILL BE PROVIDED WITH ANY OPEN SPACE.
 4- PHASING OF OPEN SPACE TO BE CONSISTENT WITH APPROVED OPEN
 SPACE PERCENTAGE.

LEGEND:
 PRIVATELY OWNED OPEN SPACE

SCALE: 1"=120' (22x34 PLAN SET)
 0 60 120 240

PROJECT TITLE: SUNSET MEADOWS		DATE: MARCH, 2020	
DRAWING TITLE: OPEN SPACE PRESERVATION PLAN		DRAWING NO.:	
NO. REVISIONS / SUBMISSIONS		DATE	
PREPARED BY:	CHECKED BY:	DESIGNER:	DATE:
DATE:	PROJECT NO.:	PROJECT NO.:	PROJECT NO.:

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