

SUNSET MEADOWS

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

PRELIMINARY PLAT PHASE 4&5

SCALE: 1" = 80' (22x34 PLAN SET)

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

NOTES:

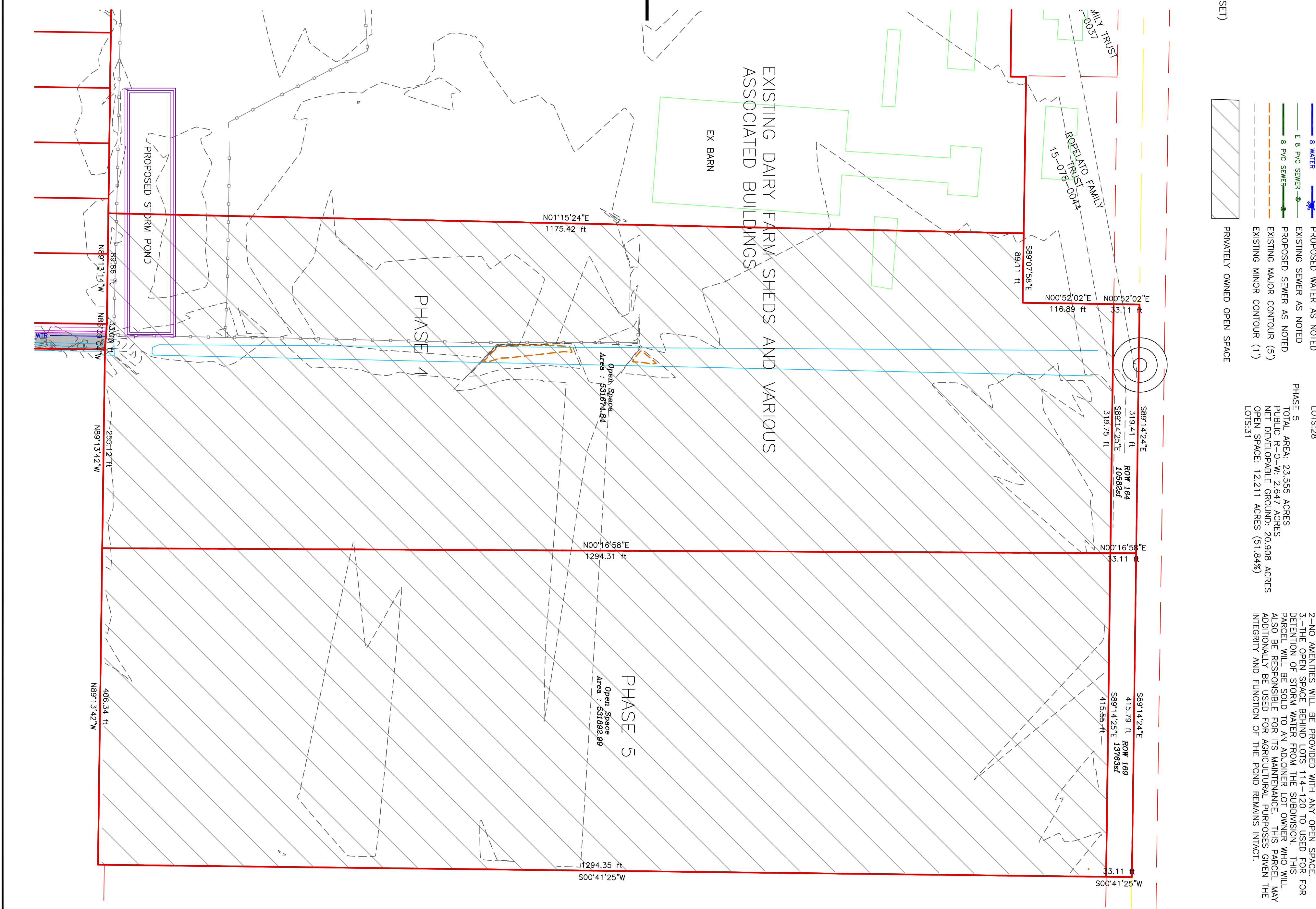
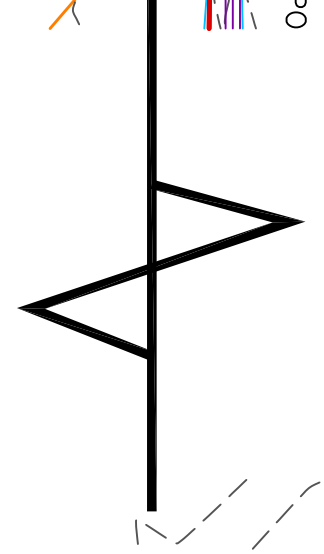
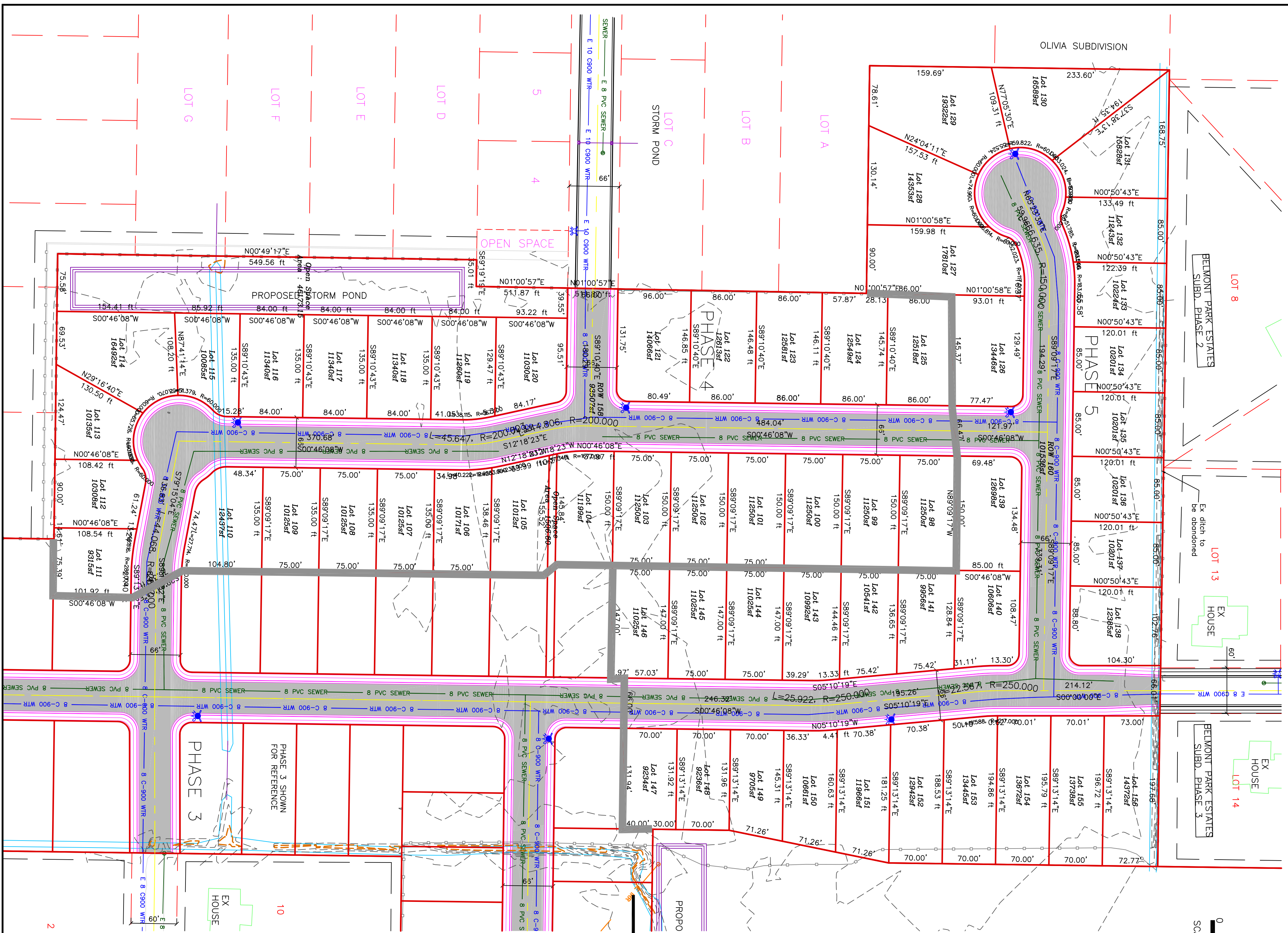
PHASE 4
 AREA: 23,028 ACRES
 PUBLIC R-O-W: 2,380 ACRES
 NET DEVELOPABLE GROUND: 20,648 ACRES
 OPEN SPACE: 13,266 ACRES (57.61%)
 LOTS: 28

PHASE 5
 TOTAL AREA: 23,555 ACRES
 PUBLIC R-O-W: 2,647 ACRES
 NET DEVELOPABLE GROUND: 20,908 ACRES
 OPEN SPACE: 12,211 ACRES (51.84%)
 LOTS: 31

NOTES:

1- OPEN SPACE WILL BE OWNED BY RIVER VALLEY DEVELOPMENT AND WILL BE LEASED TO A FARMER FOR AGRICULTURAL PURPOSES. A PART OF THIS OPEN SPACE WILL BE USED TO STORE STORM WATER FROM THE SUBDIVISION IN SHALLOW POUNDS. STORM WATER WILL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PONDS.

2- NO AVEENITES WILL BE PROVIDED WITH ANY OPEN SPACE FOR RETENTION OF STORM WATER FROM THE SUBDIVISION AND THIS DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THIS PARCEL. THIS PARCEL MAY ADDITIONALLY BE USED FOR AGRICULTURAL PURPOSES GIVEN THE INTEGRITY AND FUNCTION OF THE POND REMAINS INTACT.



PROJECT TITLE
SUNSET MEADOWS

DRAWING TITLE
PRELIMINARY PLAT PHASE 4&5

DATE: MARCH 2020

No.	REVISIONS/ SUBMISSIONS	DATE

REVIEWED: _____ DRAWN: _____

CAD FILE: _____ PROJECT NO.: _____

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CONSTRUCTION DOCUMENTS THAT ARE DISTRIBUTED FOR BIDDING PURPOSES SHALL NOT BE RETURNED AND SHALL BE DESTROYED WITHIN 30 DAYS AFTER THE BID OPENING BY THE PLAN HOLDER.

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