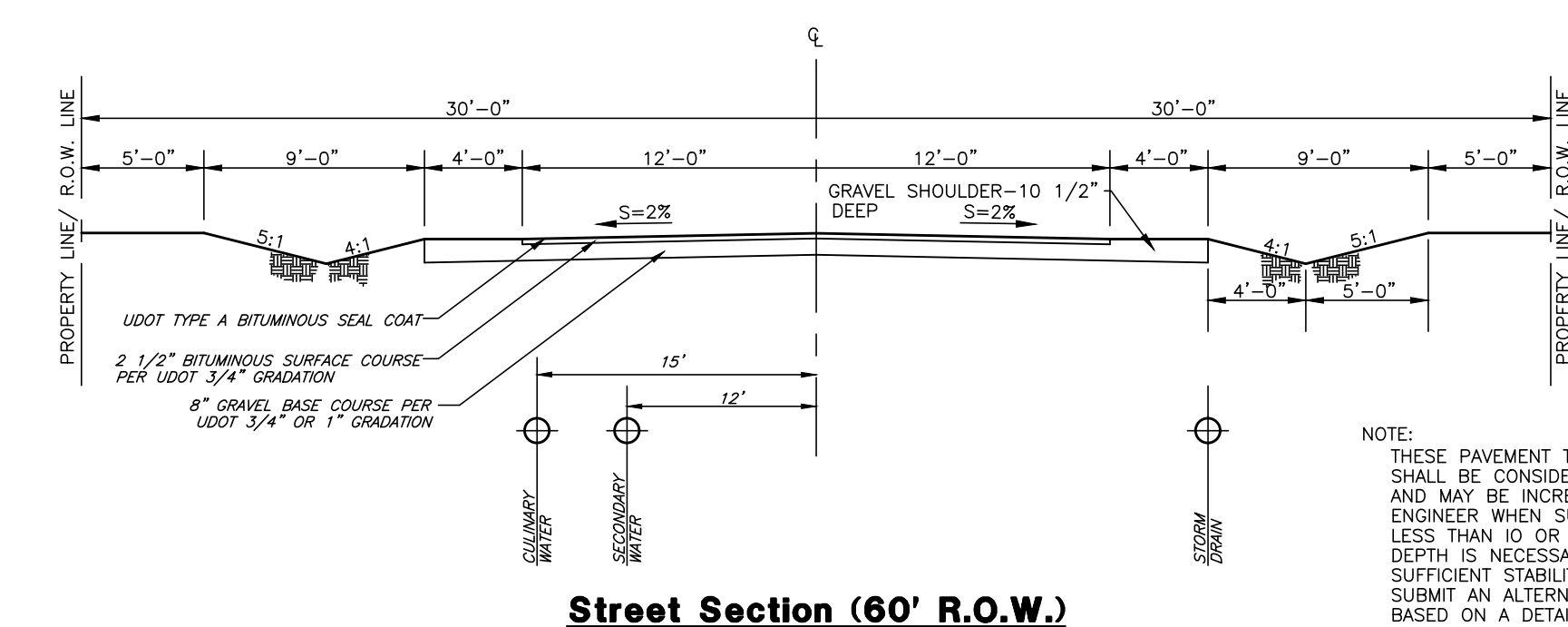




Vicinity Map



Street Section (60' R.O.W.)
SCALE: NONE

NOTE:
THESE PAVEMENT THICKNESSES SHALL BE CONSIDERED AS MINIMUMS AND MAY BE INCREASED BY THE COUNTY ENGINEER WHEN SUBGRADE C.B.R. IS LESS THAN 10 OR WHEN A GREATER DEPTH IS NECESSARY TO PROVIDE SUFFICIENT STABILITY. DESIGNER MAY SUBMIT AN ALTERNATIVE PAVEMENT DESIGN BASED ON A DETAILED SOILS ANALYSIS FOR

Design Specs.

Total Area.....12.34 ac.
 Right-of-Way (outside).....0.58 ac.
 Development Area.....11.76 ac.
 Right-of-Way.....1.44 ac.
 Developable Area.....10.32 ac.
 Open Space.....3.56 ac. (30.27%)
 Base Density.....11.24 lots
 Bonus Density(10%).....12.36 lots
 Total Lots Proposed.....12 lots

Bonus Points Breakdown
 Cluster Development.....15%
 Stub Roads.....10%
 _____ 25% BONUS

SCALE:
1"=50'

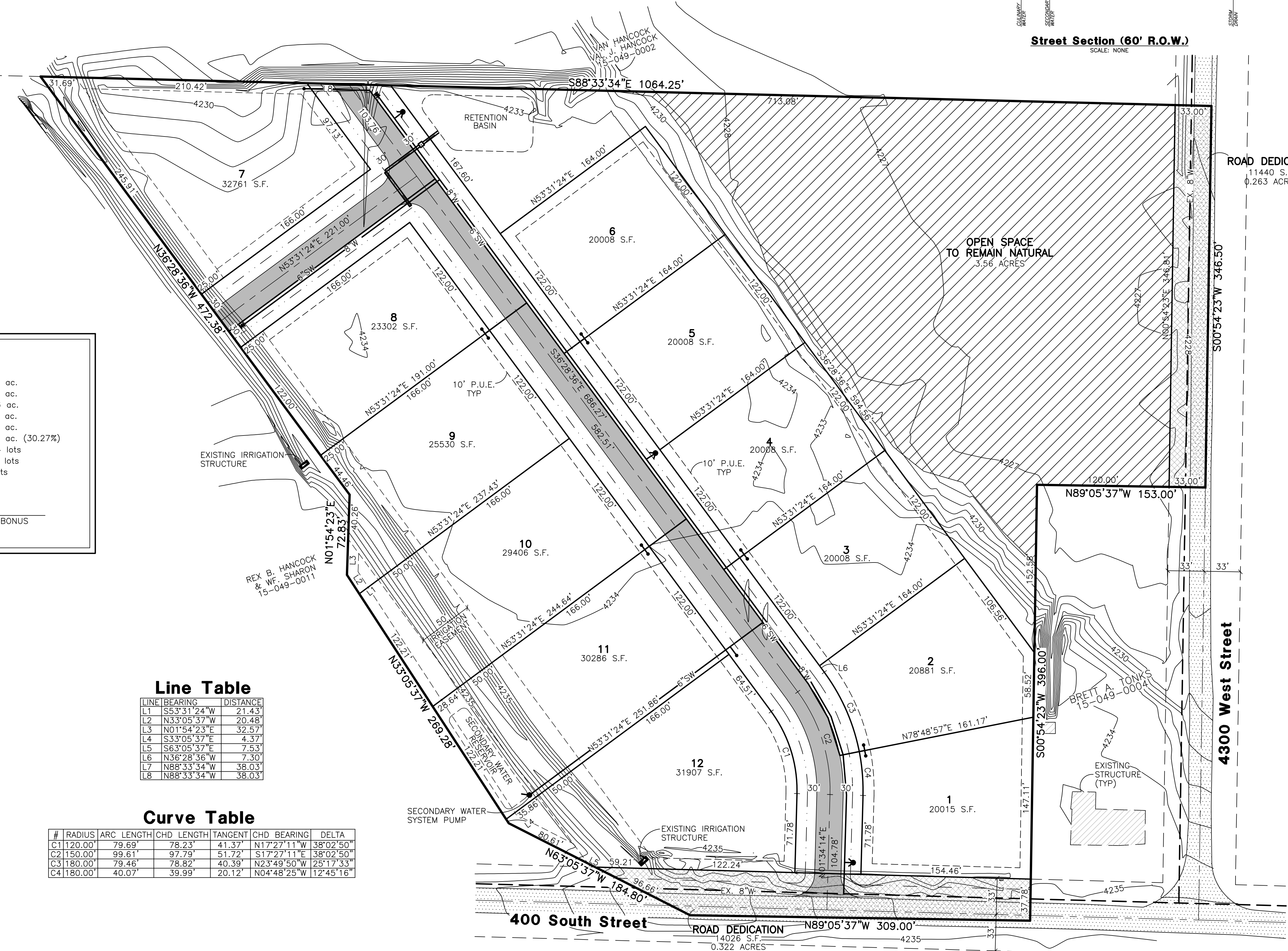
- Legend**
- W — = PROPOSED CULINARY WATER LINE (SIZE VARIES)
 - EXIST W — = EXISTING CULINARY WATER LINE
 - SD — = PROPOSED STORM DRAIN (SIZE VARIES)
 - EXIST SD — = EXISTING STORM DRAIN
 - SW — = PROPOSED SECONDARY WATER LINE
 - EXIST SW — = EXISTING SECONDARY WATER LINE (SIZE VARIES)
 - ⦿ = PROPOSED FIRE HYDRANT
 - ⦿ = PLUG W/ 2" BLOW-OFF
 - ▨ = EXISTING ASPHALT SURFACE
 - ▨ = PROPOSED ASPHALT SURFACE

Line Table

LINE	BEARING	DISTANCE
L1	S53°31'24"W	21.43'
L2	N33°05'37"W	20.48'
L3	N01°54'23"E	32.57'
L4	S33°05'37"E	4.37'
L5	S33°05'37"E	7.53'
L6	N36°28'36"W	7.30'
L7	N88°33'34"W	38.03'
L8	N88°33'34"W	38.03'

Curve Table

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	120.00'	79.69'	78.23'	41.37'	N17°27'11"W	38°02'50"
C2	150.00'	99.61'	97.79'	51.72'	S17°27'11"E	38°02'50"
C3	180.00'	79.46'	78.82'	40.39'	N23°49'50"W	25°17'33"
C4	180.00'	40.07'	39.99'	20.12'	N04°48'25"W	12°45'16"



ROAD DEDICATION
11440 S.F.
0.263 ACRES

ROAD DEDICATION
14026 S.F.
0.322 ACRES

- NOTES:**
1. CONTOURS ARE SHOWN WITH A ONE FOOT INTERVAL.
 2. LOTS WILL HAVE INDIVIDUAL SEPTIC SYSTEMS, AS APPROVED BY WEBER COUNTY HEALTH DEPT.
 3. THE DEVELOPER IS REQUESTING A DEFERRAL OF CURB, GUTTER AND SIDEWALK.
 4. AN IRRIGATION POND WILL BE CONSTRUCTED WITH A PUMP TO PROVIDE PRESSURIZED SECONDARY WATER. A 6" LINE WILL BE INSTALLED IN THE ROAD AND A LATERAL WILL BE PROVIDED FOR EACH LOT.

Henry Flats Cluster Subdivision

Weber County, Utah

Reeve & Associates, Inc.
 900 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403
 TEL: (801) 621-2100 FAX: (801) 621-2666 WWW.REVEE-ASSOC.COM
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION

Henry Flats Cluster Subdivision
 PART OF THE NE 1/4 OF SECTION 17, T.6N., R.2W., S.11B & M., U.S. SURVEY
 WEBER COUNTY, UTAH

Preliminary Submittal

Revised: Sept. 23, 2015

Project Info.

Engineer: N. Reeve
 Designer: C. Cave
 Begin Date: April 28, 2014
 Name: HENRY FLATS CLUSTER SUBDIVISION
 Number: 6272-01

Sheet	1
1	Sheets