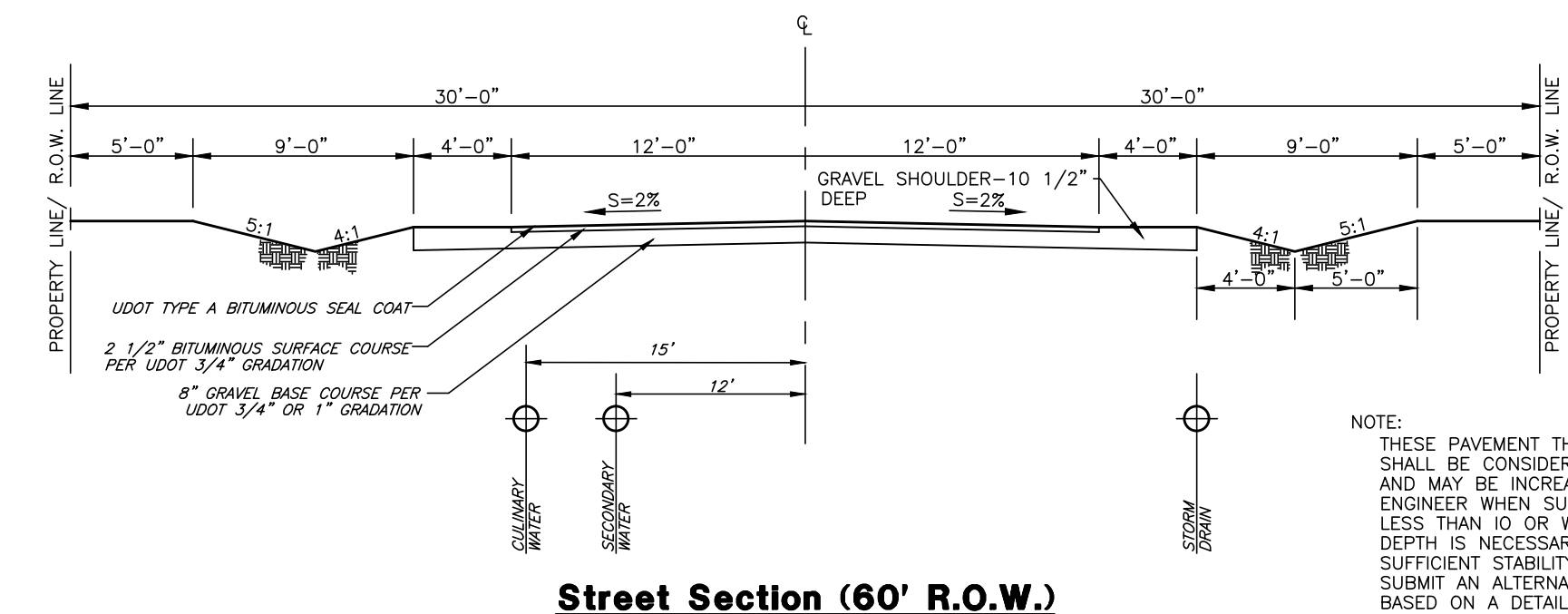




Vicinity Map



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

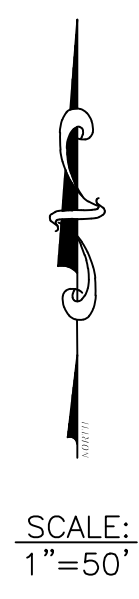
NOTE: THESE PAVEMENT THICKNESSES SHALL BE CONSIDERED AS MINIMUMS AND MAY BE INCREASED BY THE COUNTY ENGINEER WHEN SUBGRADE C.B.R. IS LESS THAN 10 OR WHEN A GREATER DEPTH IS NECESSARY TO PROVIDE SUFFICIENT STABILITY. DESIGNER MAY SUBMIT AN ALTERNATIVE PAVEMENT DESIGN BASED ON A DETAILED SOILS ANALYSIS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

- As per preliminary plat requirements, this office has the following comments.
1. Show ties to monuments to locate subdivision
 2. Show names of engineer and surveyor
 3. Show 2' contour interval

Design Specs.

Total Area.....12.34 ac.
 Right-of-Way.....2.05 ac.
 Developable Area.....10.29 ac.
 Open Space.....3.78 ac. (30.63%)
 Base Density.....11.21 lots
 Bonus Density(20%).....13.45 lots
 Total Lots Proposed.....13 lots

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



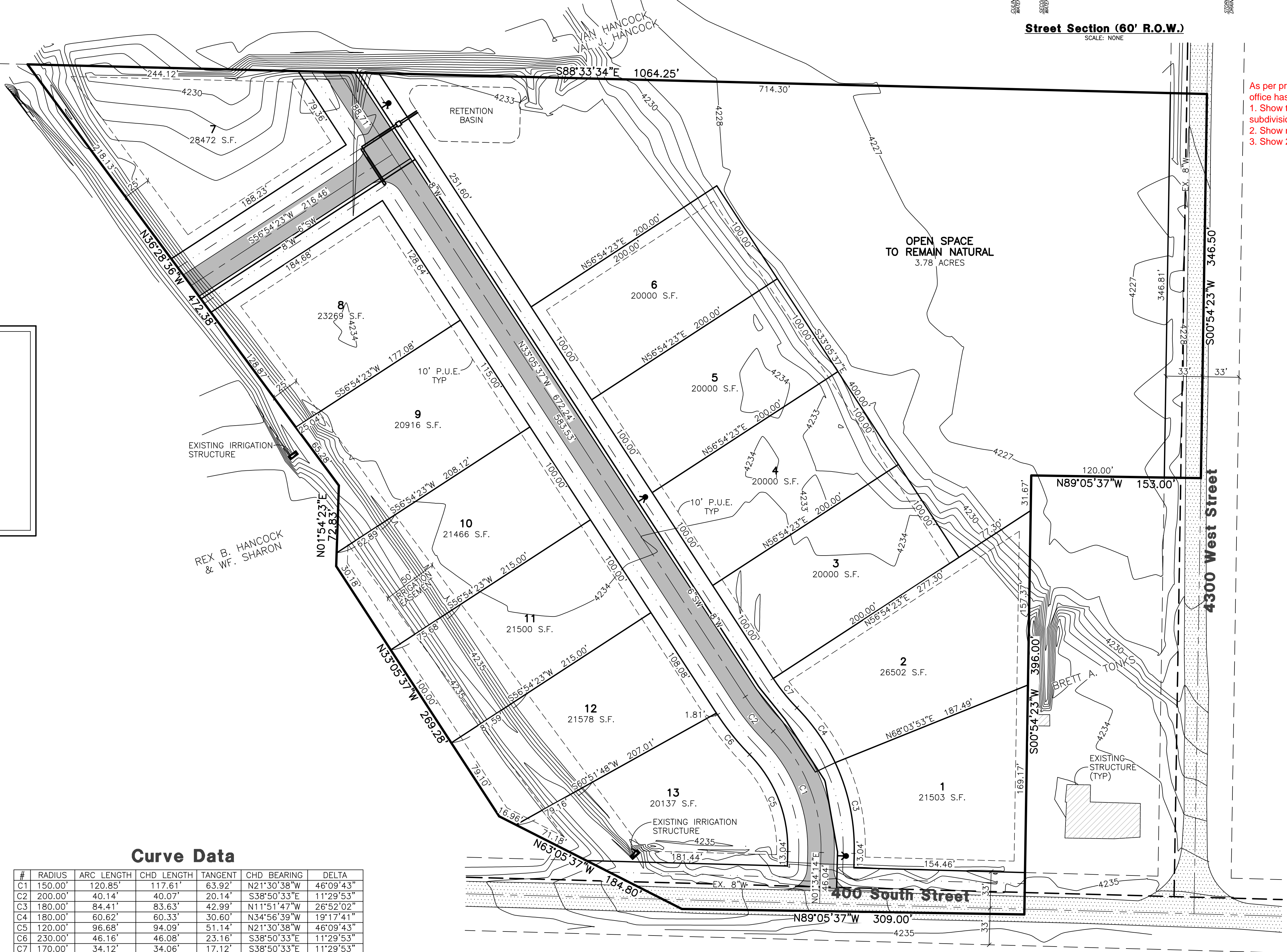
Legend

- 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)
- X — = EXISTING FENCE LINE
- = PROPOSED FIRE HYDRANT
- = PROPOSED SANITARY SEWER MANHOLE
- ⊥ = PROPOSED GATE VALVE
- ⊕ = PLUG W/ 2" BLOW-OFF
- = PROPOSED STORM DRAIN MANHOLE
- = PROPOSED SINGLE GRATE CATCH BASIN WITH BICYCLE-SAFE GRATE
- ◀ = PROPOSED REDUCERS
- ⊕ = PLUG & BLOCK
- ⊕ = AIR-VAC ASSEMBLY
- ▨ = EXISTING ASPHALT SURFACE
- = PROPOSED ASPHALT SURFACE

Curve Data

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	150.00'	120.85'	117.61'	63.92'	N21°30'38"W	46°09'43"
C2	200.00'	40.14'	40.07'	20.14'	S38°50'33"E	11°29'53"
C3	180.00'	84.41'	83.63'	42.99'	N11°51'47"W	26°52'02"
C4	180.00'	60.62'	60.33'	30.60'	N34°56'39"W	19°17'41"
C5	120.00'	96.68'	94.09'	51.14'	N21°30'38"W	46°09'43"
C6	230.00'	46.16'	46.08'	23.16'	S38°50'33"E	11°29'53"
C7	170.00'	34.12'	34.06'	17.12'	S38°50'33"E	11°29'53"

- 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) 621-3100 FAX: (801) 621-1666 www.reeve-assoc.com
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
 WATER ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION	DATE

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

Project Info.

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

Developer:

PAANC LLC
 Travis Wallace
 3872 W. 2550 S.
 Taylor, UT 84401
 (801) 540-9011