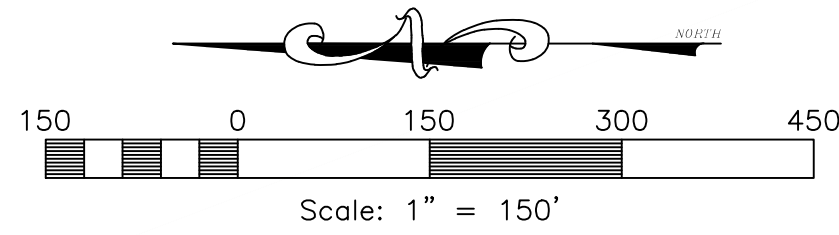




VICINITY MAP
SCALE: NONE

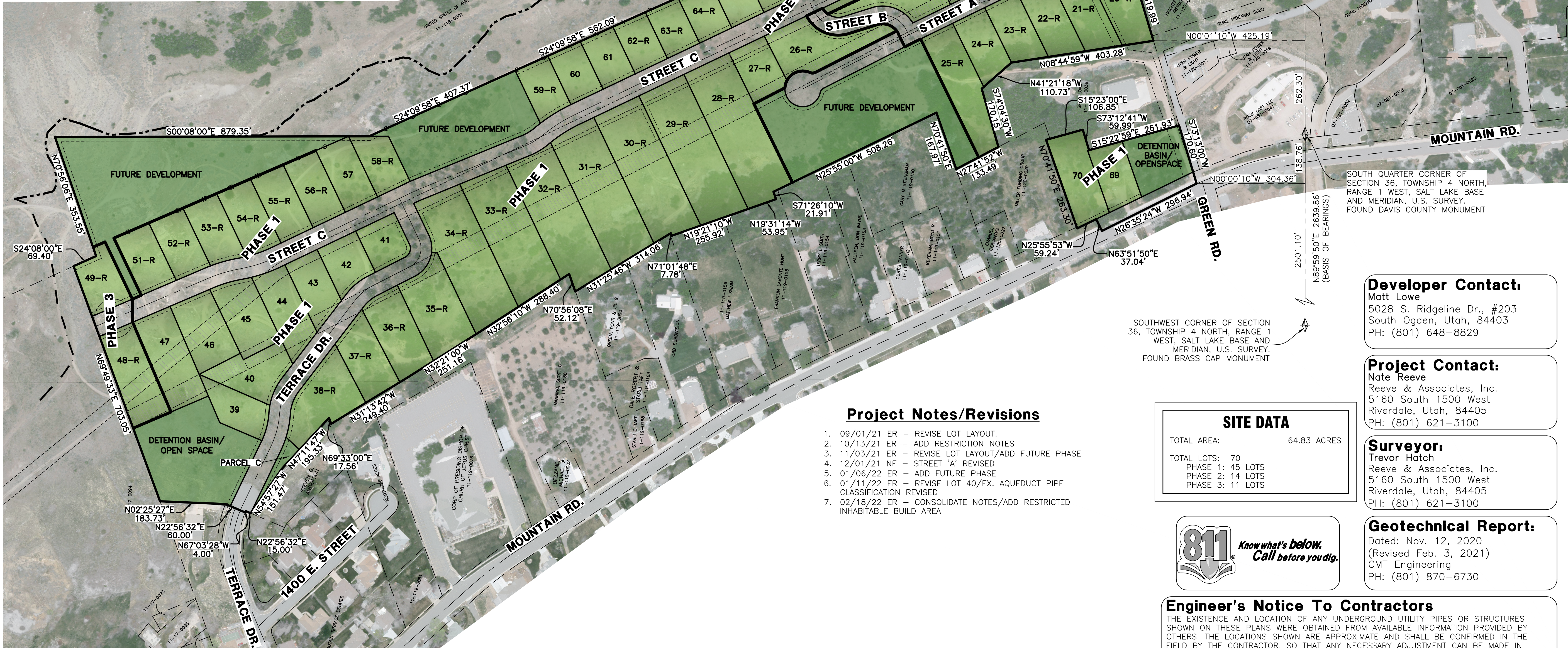


LEGEND

- = SECTION CORNER
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = ROAD CENTERLINE
- = SECTION TIE LINE
- = EXISTING TRAIL
- = PROPOSED TRAIL
- = EASEMENTS
- = 40' AQUIFER EASEMENT
- = 50' POWER EASEMENT

SHEET INDEX

- Sheet 1 - Cover/Index Sheet
- Sheet 2 - Dimension Plan
- Sheet 3 - Dimension Plan
- Sheet 4 - Dimension Plan



Project Notes/Revisions

- 09/01/21 ER - REVISE LOT LAYOUT.
- 10/13/21 ER - ADD RESTRICTION NOTES
- 11/03/21 ER - REVISE LOT LAYOUT/ADD FUTURE PHASE
- 12/01/21 NF - STREET 'A' REVISED
- 01/06/22 ER - ADD FUTURE PHASE
- 01/11/22 ER - REVISE LOT 40/EX. AQUEDUCT PIPE CLASSIFICATION REVISED
- 02/18/22 ER - CONSOLIDATE NOTES/ADD RESTRICTED INHABITABLE BUILD AREA

SITE DATA

TOTAL AREA: 64.83 ACRES
TOTAL LOTS: 70
PHASE 1: 45 LOTS
PHASE 2: 14 LOTS
PHASE 3: 11 LOTS



Engineer's Notice To Contractors

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

Developer Contact:

Matt Lowe
5028 S. Ridgeline Dr., #203
South Ogden, Utah, 84403
PH: (801) 648-8829

Project Contact:

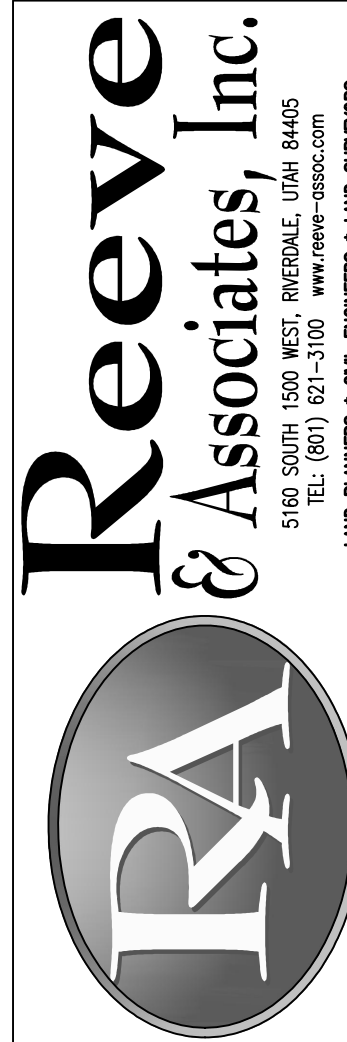
Nate Reeve
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH: (801) 621-3100

Surveyor:

Trevor Hatch
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH: (801) 621-3100

Geotechnical Report:

Dated: Nov. 12, 2020
(Revised Feb. 3, 2021)
CMT Engineering
PH: (801) 870-6730



REVISIONS
DATE DESCRIPTION

Rock Loft Ridge Subdivision

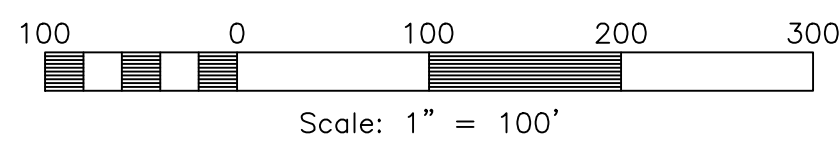
PART OF THE SOUTHEAST QUARTER OF SECTION 36, T4N., R.1W. S.L.B.&M., U.S. SURVEY
FRUIT HEIGHTS CITY, DAVIS COUNTY, UTAH

Preliminary Plat



Project Info.

Engineer: J. NATE REEVE, P.E.
Drafter: E. ROCHE
Begin Date: 11-03-2021
Name: ROCK LOFT RIDGE SUBDIVISION
PRELIMINARY
Number: 4825-12



Line Table

LINE	BEARING	DISTANCE
L1	S64°28'W	26.97'
L2	S17°15'35"E	83.12'
L3	N63°54'13"E	15.07'
L4	N24°47'18"E	76.90'
L5	N24°47'18"E	74.84'

Curve Table

#	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT	CHORD BEARING	DELTA ANGLE
C1	269.00'	14.97'	14.97'	7.49'	S65°53'51"E	3°11'20"
C2	220.00'	3.51'	3.51'	1.75'	S64°45'34"E	0°54'46"
C3	220.00'	80.67'	80.22'	40.79'	S75°43'13"E	21°00'35"
C4	180.00'	21.58'	21.57'	10.80'	S82°47'24"E	6°52'13"
C5	180.00'	84.13'	83.37'	42.85'	S65°57'54"E	26°46'46"
C6	250.00'	95.65'	95.07'	48.42'	S75°15'50"E	21°55'19"
C7	150.00'	88.10'	86.83'	45.36'	S69°24'E	33°38'59"
C8	280.00'	41.63'	41.59'	20.85'	S68°33'45"E	8°31'09"
C9	280.00'	65.50'	65.35'	32.90'	S79°31'25"E	13°24'10"
C10	120.00'	70.48'	69.47'	36.29'	S69°24'E	33°38'59"
C11	180.00'	80.16'	79.50'	40.75'	S39°49'05"E	25°30'52"
C12	150.00'	66.80'	66.25'	33.96'	S39°49'05"E	25°30'52"
C13	120.00'	53.44'	53.00'	27.17'	S39°49'05"E	25°30'52"
C14	430.00'	17.96'	17.96'	8.98'	S21°56'30"E	2°23'37"
C15	430.00'	79.76'	79.65'	39.99'	S15°25'52"E	10°37'40"
C16	370.00'	25.28'	25.28'	12.65'	S12°04'29"E	3°54'53"
C17	370.00'	74.27'	74.15'	37.26'	S19°46'58"E	11°30'04"
C18	400.00'	90.91'	90.71'	45.65'	S16°37'41"E	13°01'16"
C19	400.00'	107.62'	107.30'	54.14'	S17°49'31"E	15°24'58"
C20	370.00'	84.09'	83.91'	42.23'	S16°37'41"E	13°01'16"
C21	430.00'	27.76'	27.76'	13.89'	S11°59'02"E	3°41'58"
C22	430.00'	87.93'	87.78'	44.12'	S19°40'30"E	11°42'59"
C23	530.00'	14.24'	14.24'	7.12'	S24°45'49"E	1°32'22"
C24	530.00'	15.94'	15.94'	7.97'	S23°07'57"E	1°43'22"
C25	500.00'	28.47'	28.46'	14.24'	S23°54'08"E	3°15'44"
C26	470.00'	26.76'	26.76'	13.38'	S23°54'08"E	3°15'44"
C27	28.00'	43.24'	39.07'	27.26'	N71°17'49"W	88°28'21"
C28	58.00'	89.56'	80.92'	56.47'	N71°17'49"W	88°28'21"
C29	88.00'	86.24'	82.83'	46.94'	N55°08'14"W	56°09'10"
C30	85.00'	49.64'	48.98'	25.50'	N80°37'36"E	32°19'12"
C31	150.00'	45.81'	45.63'	23.09'	S31°01'14"E	17°29'55"
C32	480.00'	19.04'	19.03'	9.52'	S38°38'01"E	2°16'20"
C33	480.00'	100.23'	100.05'	50.30'	S31°30'56"E	11°57'51"
C34	180.00'	54.97'	54.76'	27.70'	S31°01'14"E	17°29'55"
C35	450.00'	111.81'	111.53'	56.20'	S32°39'06"E	14°14'11"
C36	210.00'	64.14'	63.89'	32.32'	S31°01'14"E	17°29'55"
C37	420.00'	6.21'	6.21'	3.11'	S39°20'45"E	0°50'52"
C38	420.00'	98.14'	97.92'	49.30'	S32°13'40"E	13°23'19"

**MATCH LINE
SEE SHEET 3**

**MATCH LINE
SEE SHEET 3**

Legend

	= BOUNDARY LINE		PT	= EXISTING POWER TOWER
	= LOT LINE		PP	= EXISTING POWER POLE
	= ADJOINING PROPERTY		GW	= GUY WIRE
	= ROAD CENTERLINE		P.U.E.	= PUBLIC UTILITY EASEMENT
	= EX. POWER LINE			= BUILDABLE AREA FOR INHABITABLE STRUCTURE
	= EASEMENT			= 40' AQUIFER EASEMENT
	= PROPOSED 6' CHAIN LINE FENCE			= POWER EASEMENT
	= PROPOSED DEBRIS FENCE			= RESTRICTED AREA PER CMT ENGINEERING HAZARD MAP
	= EXISTING AQUEDUCT			

Rock Loft Ridge Estates Subdivision

Fruit Heights City, Davis County, Utah



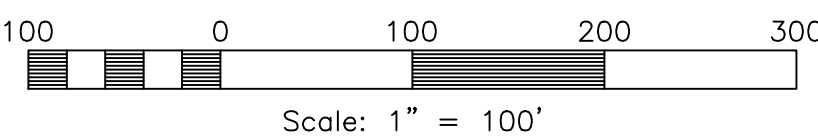
REVISIONS	DESCRIPTION
DATE	

Rock Loft Ridge Subdivision
PART OF THE SOUTHEAST QUARTER OF SECTION 36, T.4N., R.1W. S.L.B.&M., U.S. SURVEY
FRUIT HEIGHTS CITY, DAVIS COUNTY, UTAH

Preliminary Plat



Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: E. ROCHE
Begin Date: 11-03-2021
Name: ROCK LOFT RIDGE SUBDIVISION
PRELIMINARY
Number: 4825-12

MATCH LINE
SEE SHEET 2MATCH LINE
SEE SHEET 2MATCH LINE
SEE SHEET 4MATCH LINE
SEE SHEET 4

Line Table

LINE	BEARING	DISTANCE
L1	S64°28'W	26.97'
L2	S17°15'35"E	83.12'
L3	N63°54'13"E	15.07'
L4	N24°47'18"E	76.90'
L5	N24°47'18"E	74.84'

Curve Table

#	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT	CHORD BEARING	DELTA ANGLE
C39	100.00'	139.61'	128.55'	83.90'	N22°44'10"E	79°59'32"
C40	75.00'	106.98'	98.14'	64.88'	S23°36'12"W	81°43'35"
C41	50.00'	22.01'	21.83'	11.18'	S48°23'18"W	25°12'58"
C42	50.00'	46.29'	44.65'	24.95'	S09°15'37"W	53°02'24"
C43	100.00'	131.71'	122.39'	77.38'	S20°28'19"W	75°27'49"
C44	75.00'	106.24'	97.58'	64.24'	S23°19'19"W	81°09'48"
C45	50.00'	61.25'	57.50'	35.14'	S17°50'11"W	70°11'33"
C57	120.00'	115.78'	111.34'	62.84'	S53°10'28"E	55°16'55"
C58	150.00'	144.73'	139.18'	78.55'	S53°10'28"E	55°16'55"
C59	180.00'	173.67'	167.01'	94.27'	S53°10'28"E	55°16'55"
C60	120.00'	115.74'	111.30'	62.82'	S53°11'06"E	55°15'38"
C61	150.00'	144.67'	139.13'	78.52'	S53°11'06"E	55°15'38"
C62	180.00'	173.61'	166.96'	94.22'	S53°11'06"E	55°15'38"
C63	180.00'	9.91'	9.91'	4.95'	N27°07'53"W	3°09'12"
C64	179.34'	115.02'	113.06'	59.56'	N47°00'40"W	36°44'40"
C65	180.00'	15.02'	15.01'	7.51'	N67°42'16"W	4°46'50"
C66	180.00'	33.68'	33.63'	16.89'	N75°27'18"W	10°43'15"
C74	20.00'	17.45'	16.90'	9.33'	N51°59'16"W	49°59'41"
C75	50.00'	76.14'	69.00'	47.66'	N33°21'30"W	87°15'13"
C76	50.00'	72.21'	66.09'	44.04'	N51°38'21"E	82°44'28"
C77	50.00'	21.63'	21.46'	10.99'	S74°35'46"E	24°47'18"
C78	50.00'	74.36'	67.69'	45.98'	S19°35'56"E	85°12'24"
C79	20.00'	17.45'	16.90'	9.33'	S01°59'34"E	49°59'41"

Buildable Area Table

LOT	BUILDABLE AREA
12	7533 S.F.
13	8761 S.F.
14	8989 S.F.
15	6340 S.F.
24-R	8877 S.F.
25-R	10773 S.F.
26-R	11669 S.F.
27-R	8121 S.F.
28-R	37796 S.F.
29-R	30641 S.F.
30-R	29751 S.F.
61	7825 S.F.
62-R	7634 S.F.
63-R	7443 S.F.
64-R	7287 S.F.
65-R	7204 S.F.
66-R	7121 S.F.
67-R	7039 S.F.
68-R	6976 S.F.
69-R	16910 S.F.

Legend

	= BOUNDARY LINE
	= LOT LINE
	= ADJOINING PROPERTY
	= ROAD CENTERLINE
	= EX. POWER LINE
	= EASEMENT
	= PROPOSED 6' CHAIN LINE FENCE
	= PROPOSED DEBRIS FENCE
	= EXISTING AQUEDUCT
	= EXISTING POWER TOWER
	= EXISTING POWER POLE
	= GUY WIRE
	= PUBLIC UTILITY EASEMENT
	= BUILDABLE AREA FOR INHABITABLE STRUCTURE
	= 40' AQUIFER EASEMENT
	= POWER EASEMENT
	= RESTRICTED AREA PER CMT ENGINEERING HAZARD MAP

Rock Loft Ridge Estates Subdivision

Fruit Heights City, Davis County, Utah

Notes

- "NOTICE IS HEREBY PROVIDED THAT THE LOTS IDENTIFIED HEREIN WILL BE SUBJECT TO ONE OR MORE GEOLOGICAL HAZARDS, INCLUDING, WITHOUT LIMITATION, A SURFACE FAULT RUPTURE, LIQUEFACTION, SEISMIC STABILITY, SLOPE STABILITY, LANDSLIDE, DEBRIS FLOW, OR ROCKFALL, THAT MAY PRESENT A RISK TO LIFE OR PROPERTY. FRUIT HEIGHTS CITY HAS REQUIRED A SUBDIVISION LEVEL STUDY AND REPORT RELATED TO GEOLOGICAL HAZARDS ON THE PROPERTY. A SUBDIVISION LEVEL STUDY AND REPORT [CMT ENGINEERING (2021): GEOTECHNICAL AND GEOLOGICAL STUDY, ROCK LOFT RIDGE ESTATES SUBDIVISION, DATED FEBRUARY 3, 2021, AND CMT HAZARDS PLAN (COLLECTIVELY, THE "REPORT")] HAS BEEN PREPARED FOR THE PROPERTY WHICH ADDRESSES THE NATURE OF THE HAZARDS AND THE POTENTIAL EFFECTS ON THE DEVELOPMENT OF THE PROPERTY AND THE OCCUPANTS THEREOF IN TERMS OF RISK AND POTENTIAL DAMAGE. THE REPORT AND CONDITIONS FOR DEVELOPMENT OF THE PROPERTY ARE ON FILE WITH FRUIT HEIGHTS CITY AND AVAILABLE FOR PUBLIC INSPECTION. THE REPORT OR ANY GEOLOGIC HAZARDS STUDY AREA MAPS REPRESENT ONLY THOSE POTENTIALLY HAZARDOUS AREAS KNOWN TO THE DEVELOPER OR FRUIT HEIGHTS CITY AND SHOULD NOT BE CONSTRUED TO INCLUDE ALL POSSIBLE POTENTIAL HAZARD AREAS. THE DEVELOPMENT, OR APPROVAL OF THE DEVELOPMENT, SHALL NOT CREATE ANY LIABILITY ON THE PART OF FRUIT HEIGHTS CITY, ANY FRUIT HEIGHTS CITY OFFICER, FRUIT HEIGHTS CITY REVIEWER, OR FRUIT HEIGHTS CITY EMPLOYEE THEREOF, FOR ANY DAMAGES FROM GEOLOGICAL HAZARDS ON THE PROPERTY. LOT OWNERS ACKNOWLEDGE THAT EACH HAS RECEIVED, READ, AND UNDERSTANDS, OR HAS HAD THE OPPORTUNITY TO RECEIVE, READ, AND UNDERSTAND, THE REPORT. LOT OWNERS FURTHER ACKNOWLEDGE THAT HE/SHE HAS BEEN NOTIFIED OF ALL POTENTIAL GEOLOGICAL HAZARDS KNOWN TO FRUIT HEIGHTS CITY OR THE DEVELOPER, AND THAT DETAILED DESCRIPTIONS OF THE POTENTIAL GEOLOGICAL HAZARDS ON THE PROPERTY, INCLUDING BUT NOT LIMITED TO THE REPORT AND ALL SOILS, GROUND AND SURFACE WATER STUDIES, ANALYSES AND REPORTS KNOWN TO FRUIT HEIGHTS CITY AND DEVELOPER, HAVE BEEN MADE AVAILABLE TO THE LOT OWNERS AT THE LOT OWNER'S REQUEST. ON THESE BASES, EACH LOT OWNER, BY ACCEPTANCE OF TITLE TO A LOT, HEREBY WAIVES, RELEASES, AND AGREES TO INDEMNIFY FRUIT HEIGHTS CITY AGAINST ALL CLAIMS OF ANY NATURE, INCLUDING BUT NOT LIMITED TO COSTS AND ATTORNEYS' FEES, ARISING OUT OF, RELATED TO, OR RESULTING FROM ANY OF THE FOREGOING CONDITIONS OR THE GEOLOGICAL HAZARDS ON THE PROPERTY. ADDITIONALLY, EACH LOT OWNER AGREES AND UNDERSTANDS THAT THEY WILL BE REQUIRED TO SUBMIT A REPORT PREPARED BY A FRUIT HEIGHTS CITY APPROVED GEOTECHNICAL COMPANY THAT THEIR HOME AND BUILDING PLANS COMPLY WITH THE CMT REPORT DATED FEBRUARY 3, 2021, PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS WITHIN THE PROJECT. THESE REPORTS WILL BE REVIEWED BY THE CITY'S DESIGNATED THIRD PARTY REVIEWER AND THE COST OF THE CITY REVIEW SHALL BE PAID BY EACH LOT OWNER. ALSO, THE LOT OWNER WILL BE RESPONSIBLE TO COMPLY WITH ANY SITE VISITS AND INSPECTIONS AS CALLED OUT BY THE REQUIRED REPORT. THESE SITE VISITS AND INSPECTIONS BY THE GEOTECHNICAL COMPANY WILL BE REQUIRED TO BE DOCUMENTED AND SUBMITTED TO THE CITY PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY ON ANY HOME OR STRUCTURE IN THE PROJECT.
- DECLARANT HEREBY DECLARES THAT THE LOTS 20-25 AND 28-38 SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIVE COVENANTS (COLLECTIVELY, THE "RESTRICTIVE COVENANT"): (i) NO BUILDINGS, STRUCTURES, LANDSCAPING (WHICH REQUIRES IRRIGATION), OR OTHER IMPROVEMENTS SHALL BE INSTALLED OR CONSTRUCTED WITHIN THE RESTRICTED AREA; (ii) THE ORIGINAL NATURAL GRADE OF THE RESTRICTED AREA SHALL NOT BE ALTERED OR MODIFIED IN ANYWAY WHATSOEVER; (iii) THE GROUND LEVEL, SLOPE, PITCH, OR DRAINAGE PATTERNS OF THE RESTRICTED AREA, AS FIXED BY THE ORIGINAL NATURAL GRADE, SHALL NOT BE ALTERED OR MODIFIED IN ANYWAY WHATSOEVER; AND, (iv) NO OWNER OR OWNERS OF THE LOT SHALL, OR SHALL PERMIT, THE DISTURBANCE, ALTERATION, MOVEMENT, OR REMOVAL OF THE 6' MARKER(S) IDENTIFYING THE RESTRICTED AREA. THE 6' MARKERS SHALL BE LOCATED ON EACH SIDE BOUNDARY AND HAVE A SIGN THAT STATES THE AREA IS RESTRICTED FOR "GRADING AND DISTURBANCE AND THAT THE SIGN MUST NOT BE REMOVED". ADDITIONALLY, NO FENCES SHALL BE INSTALLED WITHIN THE RESTRICTED AREA. IF A HOMEOWNER WANTS TO INSTALL A FENCE UP TO THE RESTRICTED AREA, THEN A GATE WILL BE INSTALLED FOR MAINTENANCE AND FIRE ACCESS TO THE RESTRICTED AREA. THE RESTRICTIVE COVENANT IS PERPETUAL AND IS INTENDED TO BE READ AS BROADLY AS POSSIBLE TO REQUIRE APPROVAL BY THE CITY AND OR ITS DESIGNATED GEOTECHNICAL CONSULTANT BEFORE ANY WORK DONE OR ACTION TAKEN IN VIOLATION OF THE RESTRICTIVE COVENANT IS PERFORMED WITHIN THE RESTRICTED AREA. IF A HOMEOWNER VIOLATES ANY OF THE ABOVE RULES FOR THE RESTRICTED AREA, THEN THE HOA AGREES TO LEVY A FINE AND THE HOA AGREES TO PERFORM REMEDIATION ON THE SITE AND RECOUP THE COST FROM THE LOT OWNER.
- GRANT OF EASEMENT. DEVELOPER AND DECLARANT HEREBY CONVEYS, DECLARES, AND GRANTS FOR THE BENEFIT OF THE ASSOCIATION AND THE CITY, AND THEIR RESPECTIVE AGENTS AND EMPLOYEES A PERPETUAL, EXCLUSIVE, AND CONTINUOUS EASEMENT OVER, UPON, AND ACROSS THE RESTRICTED AREA, FOR THE INGRESS AND EGRESS TO INSPECT THE RESTRICTED AREA FOR COMPLIANCE WITH THE GEOTECHNICAL AND GEOLOGICAL STUDY, ROCK LOFT RIDGE ESTATES SUBDIVISION, DATED FEBRUARY 3, 2021 (THE "ACCESS EASEMENT"). THE ACCESS EASEMENT INCLUDES THE RIGHT TO INGRESS AND EGRESS OVER THE LOT, AS NECESSARY, TO ACCESS THE RESTRICTED AREA. DEVELOPER AND DECLARANT EITHER HAS OR WILL PLACE SIX FOOT (6') TALL MARKERS ON THE LOT TO IDENTIFY THE RESTRICTED AREA. THE RESTRICTED AREA WILL BE CLEARLY MARKED ON THE FINAL PLAT AND THE LANGUAGE IN THIS SECTION WILL BE INSERTED AS A PLAT NOTE ON THE FINAL PLAT.
- THE CITY OR ITS THIRD-PARTY GEOTECHNICAL ADVISOR SHALL HAVE THE RIGHT TO GO ONTO ANY LOT FOR PURPOSES OF INSPECTING THE LOT TO MAKE SURE IT IS IN COMPLIANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL AND GEOLOGICAL STUDY, ROCK LOFT RIDGE ESTATES SUBDIVISION, DATED FEBRUARY 3, 2021. THIS RIGHT WILL CONTINUE IN PERPETUITY. THIS ACCESS RIGHT SHALL NOT CREATE A RESPONSIBILITY FOR THE CITY OR ITS REPRESENTATIVES TO ENSURE COMPLIANCE WITH THE REPORT SINCE THIS RESPONSIBILITY IS SOLELY PLACED ON THE LOT AND/OR HOMESITE OWNER.
- LOTS 35-38, 48, 49, 51-56, 58, 59, & 62-75 ARE RESTRICTED PER GEO TECHNICAL REPORT.
- ACCESS TO LOT 50. IT IS AGREED AND UNDERSTOOD THAT LOT 50 WILL BE ACCESSED BY A 27 FOOT WIDE PRIVATE DRIVEWAY. LOT 50 WILL NOT HAVE ANY PUBLIC ROADWAY FRONTAGE.

Reeve & Associates, Inc.

RA

5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeve-assoc.com
LAND SURVEYORS • CIVIL ENGINEERS • TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION
DATE	

Rock Loft Ridge Subdivision

PART OF THE SOUTHEAST QUARTER OF SECTION 36, T.4N., R.7W., S.L.B.&M., U.S. SURVEY

FRUIT HEIGHTS CITY, DAVIS COUNTY, UTAH

Preliminary Plat



Project Info.

Engineer: J. NATIE REEVE, P.E.

Drafter: E. ROCHE

Begin Date: 11-03-2021

Name: ROCK LOFT RIDGE SUBDIVISION

PRELIMINARY

Number: 4825-12

3

4 Total Sheets

Curve Table

#	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT	CHORD BEARING	DELTA ANGLE
C46	225.00'	17.84'	17.84'	8.93'	S23°49'28"E	4°32'39"
C47	225.00'	24.57'	24.55'	12.30'	S18°25'28"E	6°15'21"
C48	250.00'	47.12'	47.05'	23.63'	S20°41'47"E	10°48'
C49	275.00'	48.01'	47.95'	24.07'	S21°05'42"E	10°00'11"
C50	275.00'	3.82'	3.82'	1.91'	S15°41'42"E	0°47'49"
C51	20.00'	17.45'	16.90'	9.33'	S40°17'38"E	49°59'41"
C52	50.00'	68.11'	62.97'	40.52'	S26°16'01"E	78°02'56"
C53	50.00'	49.92'	47.87'	27.26'	S41°21'41"W	57°12'26"
C54	50.00'	59.78'	56.28'	34.05'	N7°54'47"W	68°30'13"
C55	50.00'	66.52'	61.72'	39.23'	N03°25'W	76°13'48"
C56	20.00'	17.45'	16.90'	9.33'	N09°42'03"E	49°59'41"
C67	280.00'	11.79'	11.79'	5.90'	S24°20'53"E	2°24'48"
C68	220.00'	248.22'	235.26'	139.20'	S06°46'05"W	64°38'45"
C69	250.00'	282.07'	267.34'	158.18'	S06°46'05"W	64°38'45"
C70	280.00'	304.13'	289.39'	169.01'	S07°58'29"W	62°13'57"
C71	140.00'	119.16'	115.59'	63.46'	S14°42'29"W	48°45'58"
C72	100.00'	85.11'	82.57'	45.33'	S14°42'29"W	48°45'58"
C73	60.00'	51.07'	49.54'	27.20'	S14°42'29"W	48°45'58"

Line Table

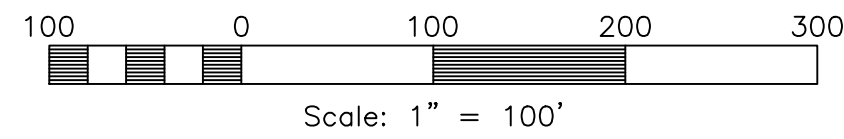
LINE	BEARING	DISTANCE
L1	S64°28'W	26.97'
L2	S17°15'35"E	83.12'
L3	N63°54'13"E	15.07'
L4	N24°47'18"E	76.90'
L5	N24°47'18"E	74.84'

Legend

	= BOUNDARY LINE
	= LOT LINE
	= ADJOINING PROPERTY
	= ROAD CENTERLINE
	= EX. POWER LINE
	= EASEMENT
	= PROPOSED 6' CHAIN LINE FENCE
	= PROPOSED DEBRIS FENCE
	= EXISTING AQUEDUCT
	= EXISTING POWER TOWER
	= EXISTING POWER POLE
	= GUY WIRE
	= PUBLIC UTILITY EASEMENT
	= BUILDABLE AREA FOR INHABITABLE STRUCTURE
	= 40' AQUIFER EASEMENT
	= POWER EASEMENT
	= RESTRICTED AREA PER OMT ENGINEERING HAZARD MAP

Buildable Area Table

LOT	BUILDABLE AREA
1	8773 S.F.
2	9456 S.F.
3	8861 S.F.
4	7620 S.F.
5	7649 S.F.
6	8331 S.F.
7	7548 S.F.
8	7545 S.F.
9	7542 S.F.
10	7539 S.F.
11	7536 S.F.
16	5864 S.F.
17	6824 S.F.
18	7426 S.F.
19	13491 S.F.
20-R	13611 S.F.
21-R	9403 S.F.
22-R	10551 S.F.
23-R	9220 S.F.
69	9440 S.F.
70	13543 S.F.

MATCH LINE
SEE SHEET 3MATCH LINE
SEE SHEET 3

REVISIONS	DESCRIPTION
DATE	



Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: E. ROCHE
Begin Date: 11-03-2021
Name: ROCK LOFT RIDGE SUBDIVISION PRELIMINARY
Number: 4825-12

Rock Loft Ridge Estates Subdivision

Fruit Heights City, Davis County, Utah