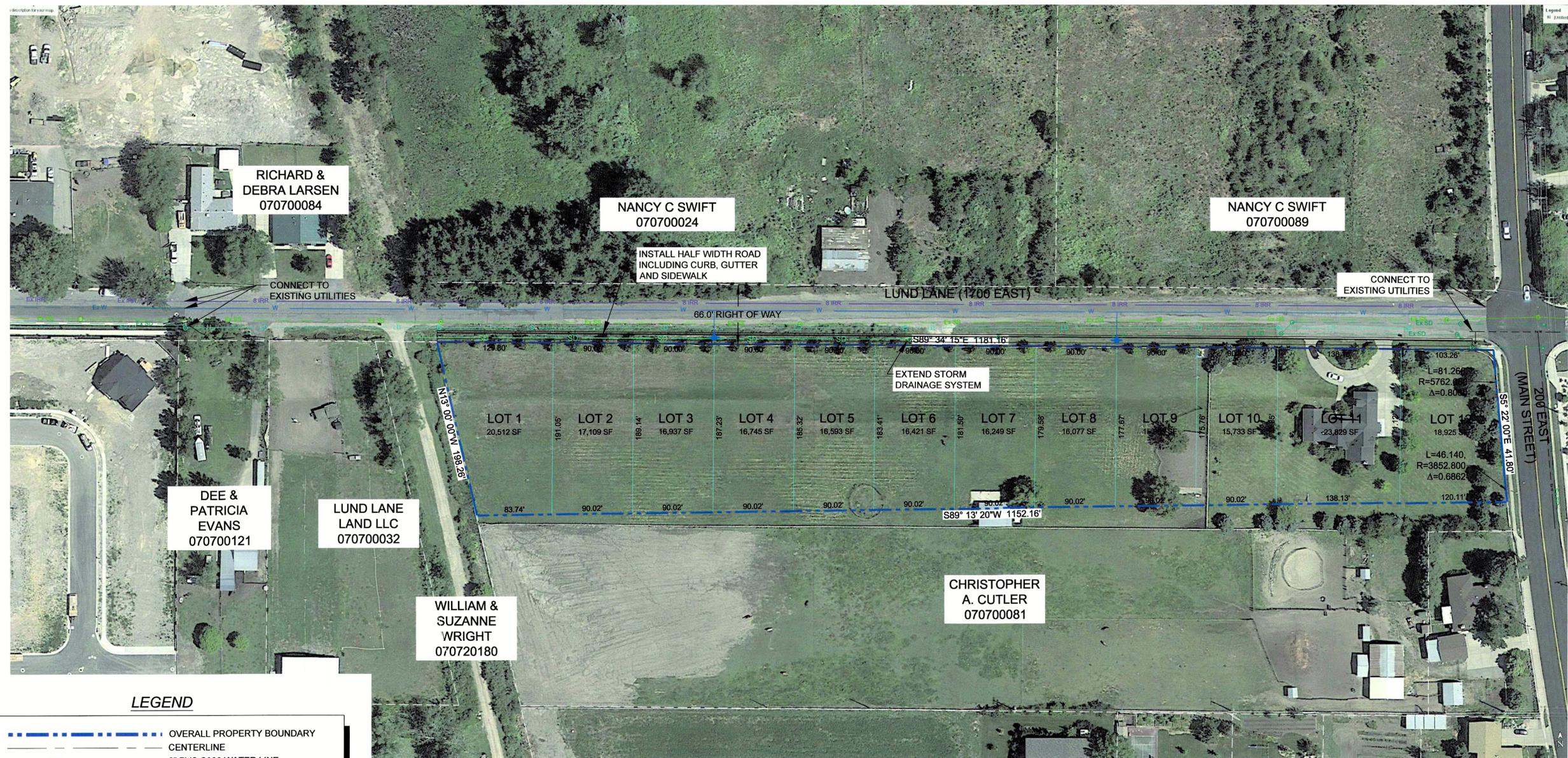
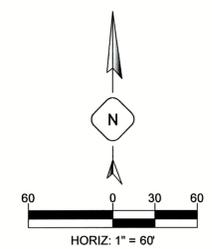


THE MANOR

AT LUND LANE

CENTERVILLE, UTAH



LEGEND

	OVERALL PROPERTY BOUNDARY
	CENTERLINE
	8" PVC C900 WATER LINE
	EXISTING 8" WATER LINE
	8" PVC SDR 35 SEWER LINE
	EXISTING 8" SEWER LINE
	8" PVC SDR 35 LAND DRAIN LINE
	EXISTING 8" LAND DRAIN LINE
	18" RCP CLASS III STORM DRAIN LINE
	EXISTING 18" STORM DRAIN LINE
	8" PVC C900 SECONDARY WATER LINE
	EXISTING 8" SECONDARY WATER LINE
	4" or 5" Ø MANHOLE
	CITY STANDARD FIRE HYDRANT
	8" WATER/SECONDARY WATER VALVE
	INLET BASIN

BOUNDARY DESCRIPTION (PARCEL # 07-07-0070 & 07-07-0071)
 BEGINNING ON THE WEST RIGHT OF WAY LINE OF HIGHWAY 106 AT A POINT NORTH 0°15'20" EAST 184.07 FEET ALONG A 1/4 SECTION LINE AND SOUTH 89°13'20" WEST 248.60 FEET FROM THE CENTER OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN; THENCE SOUTH 89°13'20" WEST 1152.16 FEET TO AN EXISTING FENCE; THENCE ALONG SAID FENCE NORTH 13°00' WEST 198.26 FEET TO THE SOUTH RIGHT OF WAY LINE OF LUND LANE; THENCE ALONG SAID RIGHT OF WAY SOUTH 89°33'40" EAST 1181.16 FEET TO THE WEST RIGHT OF WAY LINE OF HIGHWAY 106; THENCE SOUTHERLY 81.27 FEET ALONG THE ARC OF A 5762.65 FEET RADIUS CURVE TO THE LEFT (LONGCHORD= SOUTH 4°57'45" EAST 81.27 FEET) ALONG SAID RIGHT OF WAY LINE; THENCE SOUTH 5°22' EAST 41.80 FEET ALONG SAID RIGHT OF WAY LINE; THENCE SOUTHERLY 46.14 FEET ALONG THE ARC OF A 3852.80 FEET RADIUS CURVE TO THE LEFT (LONGCHORD= SOUTH 5°42'35" EAST 46.14 FEET) ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

CONTAINS 4.85 ACRES, MORE OR LESS.

FEMA FLOOD INFORMATION
 THE SUBJECT PROPERTY IS LOCATED WITH A FEMA FLOOD PLAIN ZONE X.

ZONING DATA
 CURRENT ZONING = A-L
 PROPOSED ZONING = R-L

NO.	DATE	REVISION

DRAWING IS NOT TO SCALE
 IF BAR DOES NOT MEASURE 1 INCH

CONCEPT PLAN

THE MANOR AT LUND LANE

CENTERVILLE CITY, DAVIS COUNTY, UTAH

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DESIGN:	SPM
DRAWN:	SPM
CHECKED:	SRM
DATE:	2-18-16
SHEET:	C1

February 22, 2016
 Conceptual Sub

L:\ME\15-007 Hawkes Subdivision\00-Cad\01-Concept\Concept 2-17-16.dwg Feb 18, 2016 - 12:02am

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