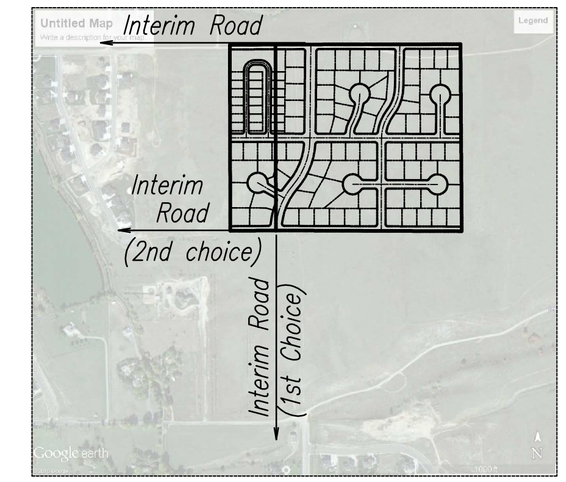

SECONDARY ACCESS

Notes:

The area to be developed is approximately 48 acres, with 5 acres being held aside for a senior PUD. The remaining area of 43 acres will be developed under the bonus density option. This allows for 86 lots at the value of 2 lots per acre.

The stormwater will be transported by curb and gutter that will direct runoff to various pond location as shown. It is anticipated that stormwater will infiltrate in to the existing ground at a high rate.

The culinary water will first be by gravity in the sections below the water tank. In order to develop the higher lots, a pressure reducing station will be added as the upper water mains will need to connect to the existing main at a location above the watertank.

Secondary access will be through interim roads off the site. One will go west along Canyon Road from the northwest corner of the development to the existing improved road. The second will come out from the southwest corner of the development. This road will either head south through to Proffitt parcel to 200 South, or it will head west through the Proffitt parcel to the existing subdivision. The Proffitt family is in agreement with either location. However, it should be noted that the south exit will require a signed right of way dedication and construction easement from Steve Thurston.

Job Number	Sheet
16-005	1 of 1

Date	Scale	Designed by	Drawn By
Sept 19, 2016	1" = 80'	D.T.	D.T.

Revisions

OPTION 16 LAYOUT

JUNIPER RIDGE ESTATES

HYDE PARK, UTAH

PROFESSIONAL ENGINEER No. 318871 DAN B TURNER STATE OF UTAH LICENSED

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