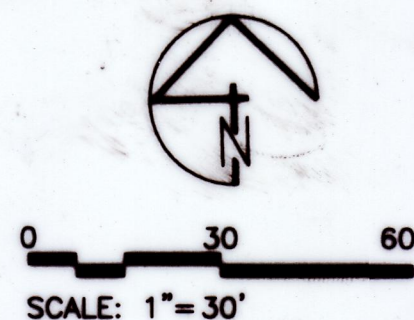




LEGEND

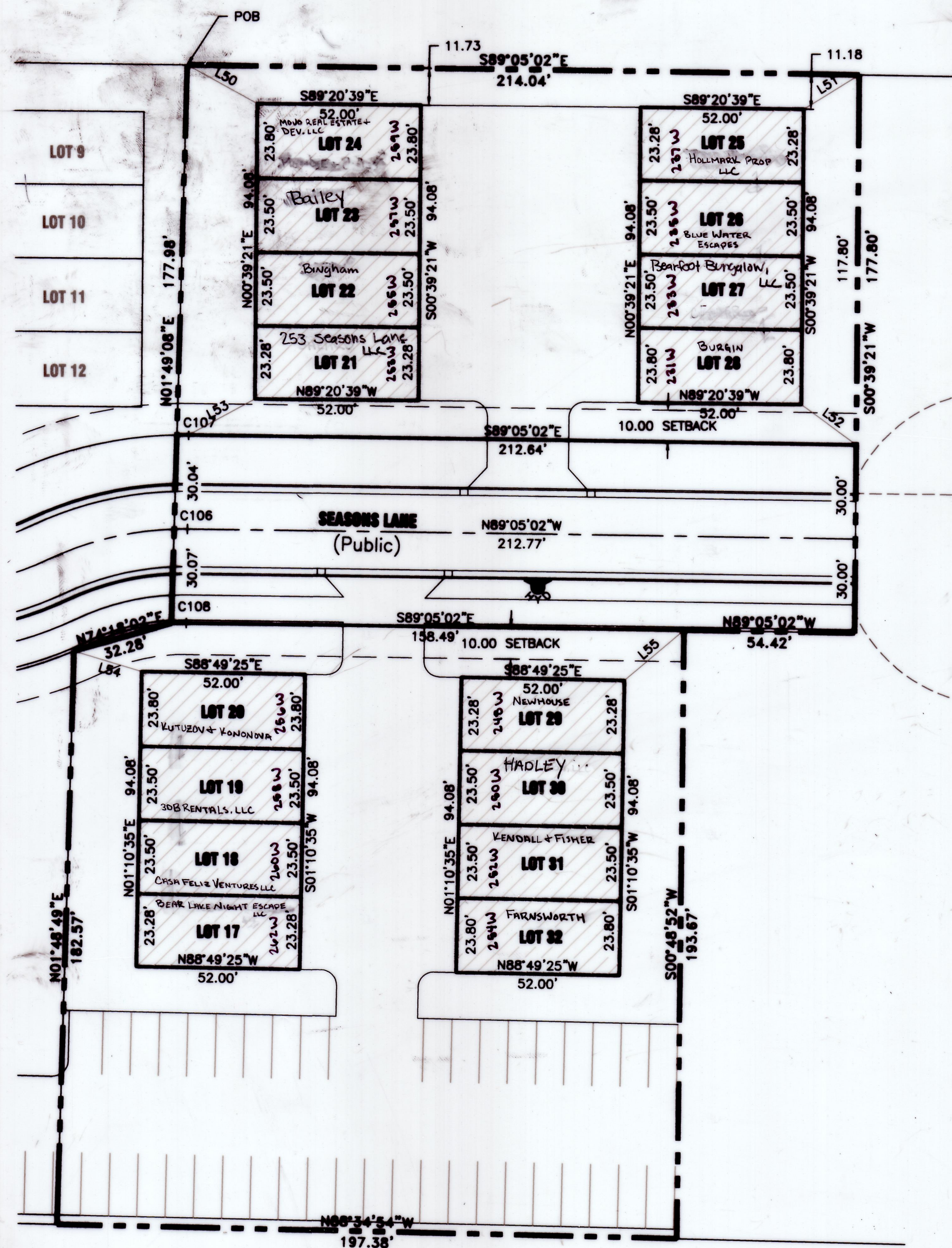
	BOUNDARY LINE
	FOUND REBAR AS NOTED
	REBAR W/ PLASTIC CAP MARKED PELS 275617
	SETBACK LINE
	PROPOSED FH
	PRIVATE
	COMMON AREA (SEE NOTE 5)

NOTES

- CURRENT ZONING: C3/ C1
ADJOINING PROPERTY ZONING: C3/ C1
- PROJECT IS NOT LOCATED IN A MAPPED FLOODPLAIN.
- ALL COMMON AREAS ARE CONSIDERED TO BE AN EASEMENT FOR ALL UTILITY, IRRIGATION, ELECTRICAL AND DRAINAGE PURPOSES EXCLUDING THE CLUB HOUSE.
- ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR A CULINARY WATER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, TELEPHONE SERVICE, CABLE TELEVISION SERVICE, GRADING AND LANDSCAPING, STORM DRAINAGE SYSTEMS, CURBS AND GUTTERS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, SIGNAGE, STREET LIGHTING AND OTHER IMPROVEMENTS SHALL BE PAID FOR BY THE SUBDIVIDER. EXPENSES FOR ONSITE SANITARY SEWER SHALL BE PAID FOR BY THE SUBDIVIDER.
- ALL OTHER AREAS CONTAINED WITHIN THE PROJECT, BUT NOT SHOWN WITH DIAGONAL STRIPES OR SHADING ARE CONSIDERED COMMON AREA, INCLUDING PARKING, STORM WATER DETENTION AND DRAINAGE EASEMENT AREA.
- ALL PATIOS, DRIVEWAYS, DECKS AND BALCONIES ON EACH UNIT CONTAINED WITHIN THE PROJECT ARE CONSIDERED LIMITED COMMON AREAS. THEY ARE SET ASIDE AND RESERVED FOR THE USE OF THE RESPECTIVE UNIT TO WHICH THEY ARE ATTACHED AND/OR APPURTENANT.
- BYLAWS AND CC&R'S HAVE BEEN RECORDED IN CONJUNCTION WITH THIS PLAT.
- COMMON AREA/ OPEN SPACE TO BE MAINTAINED BY HOA
- LANDSCAPE PLAN TO BE SUBMITTED WITH FINAL PLANS
- STORM WATER TO BE RETAINED ON SITE IN SEVERAL PONDS AS SHOWN ON THE CONSTRUCTION PLANS
- EACH PHASE WILL END WITH A TEMPORARY TURN-AROUND

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C106	4.26	100.00	2°26'35"	S89°41'40"W	4.26
C107	3.79	130.00	1°40'13"	N89°55'09"W	3.79
C108	4.74	70.00	3°52'47"	S88°58'34"W	4.74

LINE TABLE		
LINE	LENGTH	BEARING
L50	29.94	S85°31'17"E
L51	27.34	S66°46'58"W
L52	28.02	N62°30'09"W
L53	28.47	N66°33'03"E
L54	22.52	S73°08'09"E
L55	19.63	S35°22'09"W



SHEET

1



ALLIANCE CONSULTING
ENGINEERS

150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435) 755-5121

PROJECT

BEAR LAKE ESCAPE, PUD,
PHASE 2
A PLANNED UNIT DEVELOPMENT
PART OF THE NORTHWEST QUARTER OF SECTION 21,
TOWNSHIP 14 NORTH, RANGE 5 EAST,
SALT LAKE BASIN AND MERIDIAN
100 NORTH, 250 WEST
GARDEN CITY, UTAH
RICH COUNTY
FINAL PLAT

SCALE

1"=30'

DATE

2-28-2020

DRAWN BY

BGL

DRAWING