

## **HUNTSVILLE TOWN PLANNING COMMISSION**

Public notice is hereby given that the Huntsville Town Planning Commission will hold a Regular Commission Meeting, **Wednesday, June 3<sup>rd</sup>, 2020, 7:00 p.m.**

The meeting will be held electronically on Zoom. The public will have access to this meeting by Zoom link which will be published on the website at [www.huntsvilletown.com](http://www.huntsvilletown.com) the day of the meeting. Public comments are currently being received for this meeting at [clerk@huntsvilletown.com](mailto:clerk@huntsvilletown.com). Please include the date of this meeting in the subject line of your email. All comments will be read during the meeting.

**DATE:** Wednesday, June 3<sup>rd</sup>  
**PLACE:** Electronic Zoom Meeting, see [huntsvilletown.com](http://huntsvilletown.com) for public access  
**TIME:** 7:00 P.M.

The items to be discussed are as follows:

- 1) Roll call.
- 2) Discussion and/or action on Land Use Permit for Phil and Merilee Clawson.  
Parcel #240140013, 7432 East 100 South.
- 3) Discussion and/or action on Subdivision Plan Approval for Pineview Point.  
Parcel #200140013, 7432 E 100 South.
- 4) Public Comment.
- 5) Motion to adjourn.

All interested parties are invited to attend.

Dated this 2<sup>nd</sup> day of June, 2020.

  
Beckki Endicott, Recorder

Posted: Town Hall  
Post Office  
[huntsvilletown.com](http://huntsvilletown.com)  
[pmn.utah.gov](http://pmn.utah.gov)

In compliance with the Americans with Disabilities Act, persons needing assistance with attendance to these meetings should call Beckki Endicott@745-3420, giving at least a 48-hour advance notice. Huntsville Town is an equal opportunity employer.

**MINUTES OF THE HUNTSVILLE TOWN  
PLANNING COMMISSION MEETING**

**MEETING DATE:** June 3<sup>rd</sup>, 2020  
**PLACE:** Electronic Zoom Meeting,  
**TIME:** 7:00 p.m.

| NAME            | TITLE                     | STATUS  |
|-----------------|---------------------------|---------|
| Doug Allen      | Planning Commission Chair | Present |
| Sandy Hunter    | Planning Commissioner     | Present |
| Liz Poulter     | Planning Commissioner     | Present |
| Jeff Larsen     | Planning Commissioner     | Present |
| Larel Parkinson | Planning Commissioner     | Present |
| Steve Songer    | Planning Commissioner     | Present |
| Blake Bingham   | Town Council Liaison      | Excused |
| Beckki Endicott | Recorder                  | Present |
| Bill Morris     | Town Attorney             | Excused |

**Citizens: Phil Clawson, Merilee Clawson, Rex Harris**

1–Roll call: Chairman Doug Allen introduced everyone on Zoom.

2–Discussion and/or action on Land use Permit for Phil and Merilee Clawson, Parcel #24014013, 7432 East 100 South. Chairman Allen started by asking Phil Clawson to tell them about the site plan for his home. **(See Attachment #1)**. Phil described the site plan with a pergola breezeway leading back to an accessory building. Chairman Allen asked if the road west of the home is a deeded road on the site plan. Phil said this is a private access road. Chairman Allen advised him to take it off the plan. Rex also requested that he strike the road from the site plan. Phil Clawson agreed to remove the road.

Chairman Allen also informed Phil Clawson that a bed and breakfast connected by a breezeway would not be in line with our ordinances. PCM Sandy Hunter shared with the Clawson’s the current ordinance regarding the bed and breakfast. She explained to the Clawson’s that the bed and breakfast should be a part of the dwelling in a residential lot. PCM Sandy Hunter stated they allow bed and breakfasts, but they should be under the same roof as the owner. Rex suggested the Clawson’s attach this accessory building to the house. Phil Clawson agreed to connect the accessory building to the house with a continuous foundation, wall structure and roof.

Chairman Allen told the Clawson’s the PC would not be in charge of approving a bed and breakfast. The Town Council would approve that as a business license. PCM Jeff Larsen advised the Clawson’s to go and talk to the Town Council about the licensing for the bed and breakfast.

PCM Steve Songer explained the ordinance for the use of a Bed and Breakfast originated with the idea that you rent a room in an already established home. Rex stated this was a good point. He advised the Clawson’s to take the label of Bed and Breakfast off the accessory building and start with the premise that this is a part of their home. PCM Songer agreed with this action.

Phil Clawson stated he would add the building to the northwest side of the home, essentially forming a “u” shape. He will send a copy of the new site plan to the PC. Rex suggested the PC make a conditional approval based on the description but have Chairman Allen sign the Land Use Permit when the site plan has been updated.

The Clawson’s are agreeing to an addition to the home contiguous with the west on the northwest corner of the house. **PCM Sandy Hunter motioned to approve the site plan for parcel #240140013 for Phil and Merilee Clawson with a 16x24 foot addition on the northwest corner of the home. Setbacks have been met.** PCM Jeff Larsen seconded the motion. All votes aye. Roll Call vote. Votes are reflected below. Motion passes.

|            |  |
|------------|--|
| VOTES:     |  |
| AYES:      | Chairman Doug Allen<br>Commissioner Sandy Hunter<br>Commissioner Jeff Larsen<br>Commissioner Liz Poulter<br>Commissioner Larel Parkinson |
| NAYS:      |  |
| ALTERNATE: | Commissioner Steve Songer  |

3–Discussion and/or action on Subdivision Plan Approval for Pineview Point, parcel #240140013, 6560 East 100 South. Ken Berg is the engineer for Pineview Point. They are seeking final approval on the Subdivision Plan for Pineview Point. They would like to work on the subdivision during the summer and be ready to sell lots in the Fall of 2020. Rex explained the PC has already given the approval for the subdivision. Ken Berg has been working on the details of this plan. **(See Attachment #2)** Rex stated they have engineered utilities, roads and signage. Rex’s recommendation is that this subdivision final plan be approved.

Chairman Allen asked if there was resolution on the question of the back, fence line. Rex stated they have addressed the issue and via the survey confirmed the fence line is the property line. PCM Sandy Hunter described the issue. She stated there is a white fence that is north of the property line between the two properties. Both the Boat Club and Pineview Point agree according to the survey that the fence is north of the property line. PCM Sandy Hunter asked if the white fence was going to come down. Ken Berg responded that the white fence is on the Boat Club’s property and they could do with it what they would like.

Chairman Allen asked about a remodel permit for the existing home in that subdivision. Rex stated that a remodel permit had been issued. Beckki reminded them that a Land Use Permit had been issued. There has not been a building permit issued from Weber County nor Huntsville Town. Rex stated the family will probably come back to the Town for the building permit.

Rex stated the subdivision plan is drawing for a 22-foot wide street. He thinks this will be a good size road with a gentle slope and look really nice. Culinary water is placed on one side of the road and secondary is on the other side. The utilities will be place out towards the property line.

Rex made sure the plan is requiring signs. He felt the location of the road warranted “no parking” and “dead end” signs because it was so close to Cemetery Point.

PCM Steve Songer stated that he is concerned about the exposure to the back yard on lot one. He is wanting to know if we can require landscaping to prevent an eyesore. Rex explained this would be a part of the building permitting process for lot #1.

The PC decided the addresses for the lots. Lot 1 is 125 N 6500 East. Lot #2 is 155 N 6500 East. Lot #3 is 170 N and 6500 East. The existing home is 6500 East and 100 South.

**PCM Liz Poulter motioned to make a recommend the approval of the final subdivision plan of Pineview Point, parcel #200140013, 6560 East 100 South.** PCM Hunter seconded the motion. All vote ayes. Motion passes. Roll Call Vote. Votes are reflected below.

|            |  |
|------------|--|
| VOTES:     |  |
| AYES:      | Chairman Doug Allen<br>Commissioner Sandy Hunter<br>Commissioner Jeff Larsen<br>Commissioner Liz Poulter<br>Commissioner Larel Parkinson |
| NAYS:      |  |
| ALTERNATE: | Commissioner Steve Songer  |

Rex asked Ken Berg if the will serve letters have been obtained from the utility companies.

4-Land Use Coordinator Update: Rex Harris.

Rex asked the Planning Commission to be aware of a Boundary Line Adjustment that is being requested by Gary Probasco and his neighbor, Kevin Anderson. Rex stated that the adjustment was originally drawn as a separate parcel, but Rex advised them to change that as to not create a non-complying lot. Gary has requested they be on the next Planning Commission Agenda.

Erik Stuart has approached Rex for a Land Use Permit for a remodel of their garage. They live just south of Barry Whitehead on 7400 East. Some years past they had a building permit from Weber County. They started building but the building permit expired before they got too far into their project. They plan on building four bedrooms, three baths and a kitchen in the garage. It also has a separate septic tank and drain field. The Stuart’s are coming to the Town about renewing the building permit. Rex has explained to him that Huntsville ordinances require only one single family dwelling on one lot. Rex stated this has all the makings of a second home and provided him with alternate options.

Rex stated he explained to Erik Stuart that at the time of Barry Whitehead’s remodel, they allowed him only one toilet and one sink in his garage. Rex gave Erik the option of either scaling down the plans or attaching the garage to the home. Rex also gave him the option of coming to the Town and request they change the ordinance OR he could go to the Appeal’s Board.

At the time that Rex talked to him, they are interested in finding a way to connect the two structures. PCM Hunter asked how far along they are on the plans that they have been working on. Rex stated he didn't know. Beckki stated she has the inspection report from Weber County that stated the work that was done was in violation and the next inspection should be a rough inspection. Rex told them they needed to come to Planning Commission for a Land Use Permit. Beckki also commented that she has told the Stuart's they need a wastewater certificate.

Larel had a question regarding the Bed and Breakfast regulations. The definition doesn't say anything about a locked door or separation for rental. Larel feels that residents could take advantage of the definition of Bed and Breakfast. There are homes that are renting their basements and by the current definition of Bed and Breakfast, we have made nightly rentals legal. Chairman Allen pointed out that those residents needed a business license. PCM Sandy Hunter made a point that the owner for the B&B needed to be in the home.

PCM Sandy Hunter talked about the Use Table needing updating. The Planning Commission needs to have that on the agenda. Beckki stated she would put that on the agenda. They need to some time thinking about defining recreational facilities and also review the definition of B&B's.

5-Chairman's Report – There was none.

6- Public Comment – There was none.

7-**Chairman Allen motioned to adjourn the meeting.** PCM Liz Poulter seconded the motion. All votes aye. Motion passes.

**Meeting is adjourned at 8:29 p.m.**

  
\_\_\_\_\_  
Beckki Endicott, Recorder

Phillip and Merilee Clawson  
7432 E 100 S  
Huntsville Utah 84317

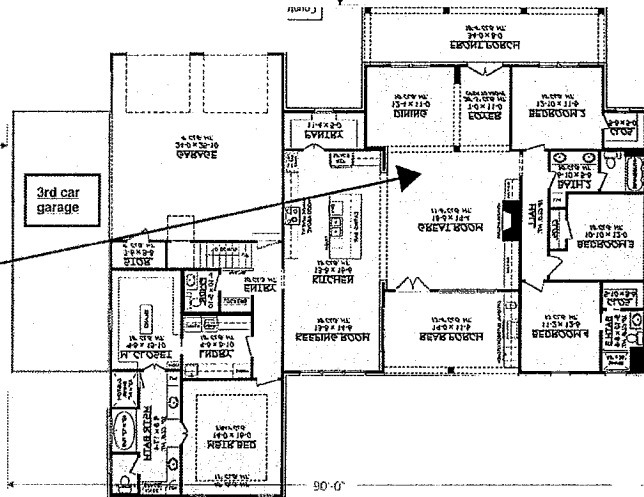
Proposed new home and  
Bed and Breakfast on  
existing lot

Main floor sqft 2760  
Bonus Room sqft 684  
Garage sqft 1350  
Bed and Breakfast sqft 384

Side Set backs are 10 on  
each side  
Front Set back 35' 5"

Concrete Driveway

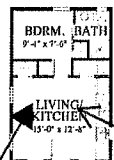
Existing Trees typ



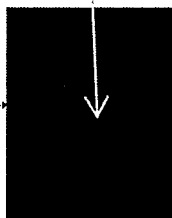
Access Road

Covered Walkway

Bed and Breakfast 16X24



Existing Barn





# LAND USE PERMIT

Huntsville Town Building Inspection  
7309 E. 200 S.  
P.O. Box 267, Huntsville, UT 84317  
(801) 745-3420

Tax ID # 240140013

Address of Structure 7432 East 100 South, Huntsville, UT 84317

Name & Address of Owner/Owners Phil & Merilee Clawson

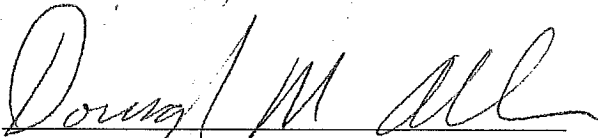
The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: \_\_\_\_\_

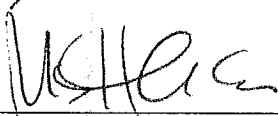
Set Backs Approved: Yes  No

Any special stipulations and conditions of the Site Plan Review: \_\_\_\_\_

See revised site plan - attached. Accessory

Building attached to home

  
Huntsville Planning Commission Chairman

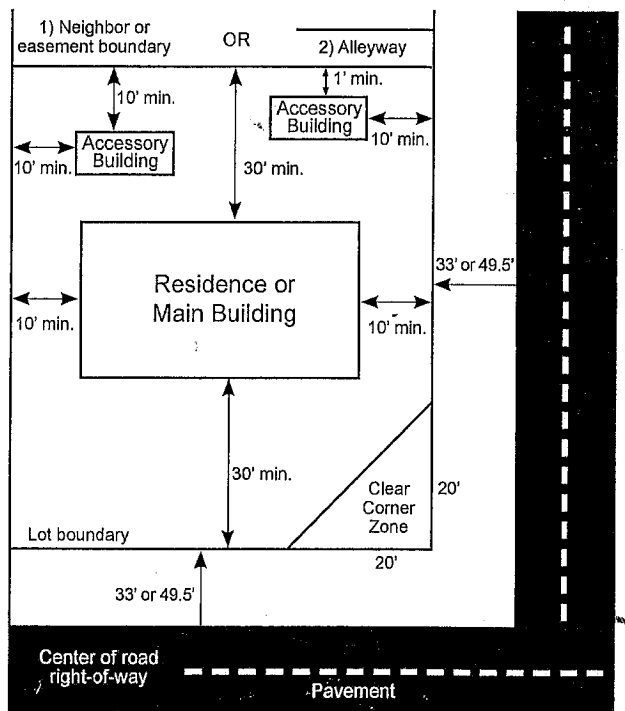


Property Owner Signature

"By signing this form, the applicant agrees that they understand that the Huntsville Town R-1 zone, which their lot is zoned, only allows for one single family dwelling on the lot. The applicant also agrees that they understand that if any changes to their site plan are made after the Land Use Permit is issued, that those changes must be approved by the Planning Commission."

- Minimum lot size = 0.75 acre (32,670 sq. ft.)
- Minimum width = 130 feet (120 feet if bounded by an alleyway)

### Huntsville Town Residential Zone Setbacks



Site Plan 6-2-20

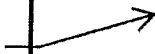
Phillip and Merilee Clawson  
7432 E 100 S  
Huntsville Utah 84317

Proposed new home

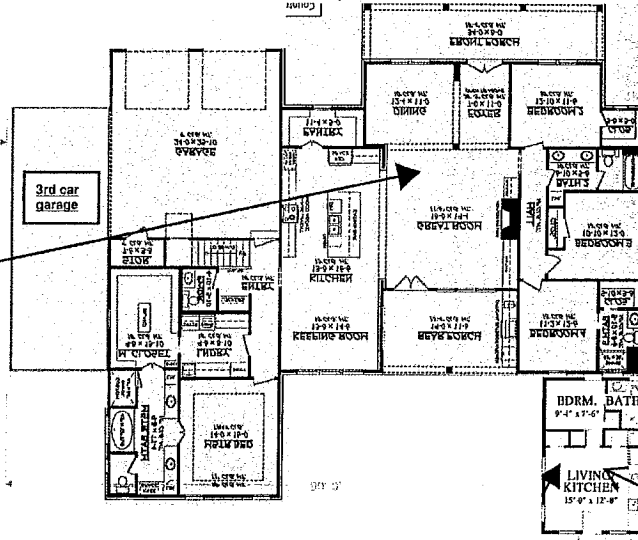
Main floor sqft 3144  
Bonus Room sqft 684  
Garage sqft 1350

Side Set backs are 10 on  
each side  
Front Set back 35' 5"

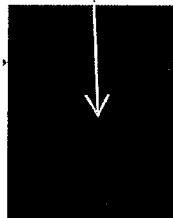
Concrete Driveway



Existing Trees typ



Existing  
Barn





|  |                                   |                                   |   |
|--|-----------------------------------|-----------------------------------|---|
| <b>PINEVIEW POINT, LLC</b><br>1659 EAST 200 SOUTH<br>SUITE 207<br>SALT LAKE CITY, UT 84105 | <b>PINEVIEW POINT SUBDIVISION</b> |                                   | <br>CIVIL ENGINEERING<br>1140 SOUTH 200 WEST<br>SUITE 207<br>SALT LAKE CITY, UT 84115<br>(801) 466-1877 |
| <b>PINEVIEW POINT SUBDIVISION</b>  |                                   | <b>PINEVIEW POINT SUBDIVISION</b> |   |
| <b>FINAL PLANS</b>   |                                   | <b>PINEVIEW POINT SUBDIVISION</b> |   |
| COVER  | SHEET NAME                        | SHEET NUMBER                      |   |
|  |                                   | <b>C0</b>                         |   |

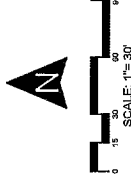
|  |                            |
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| <b>BOUNDARY DESCRIPTION</b><br>BEGINNING AT NORTH CORNER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE AND MERRIDIAN, TO THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE AND MERRIDIAN, TO THE NORTHWEST CORNER OF SAID SECTION 13, AND (2)<br>THENCE SOUTH 89°13'07" WEST, 1330.00 FEET, TO THE POINT OF BEGINNING.<br>AREA = 4.188 ACRES<br>BASE OF BEARING NORTH 89°13'07" WEST, ALONG SECTION LINE FROM THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE AND MERRIDIAN, TO THE NORTHWEST CORNER OF SAID SECTION 13, AND (2)<br>TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE AND MERRIDIAN, TO THE NORTHWEST CORNER OF SECTION 13, AND (2) | <b>VICINITY SKETCH</b><br> |
|--|----------------------------|

|  |  |
|--|--|
| <b>TABULATIONS</b><br>TOTAL AREA = 4.188 AC<br>NET AREA OF SECTION = 0.279 AC<br>NET AREA OF BEARING = 0.455 AC<br>AREA OF NEW ROADS = 3.657 AC<br>TOTAL NUMBER OF LOTS = 4<br>DENSITY = 0.97 DWG/AC<br>NET LOT SIZE = 0.75 AC<br>MESSAGE LOT SIZE = 0.71 AC |  |
|--|--|

|   |   |
|---|---|
| <b>SHEET INDEX</b><br>COVER<br>C0<br>C1<br>C2<br>C3<br>C4<br>C5 | PLANS<br>GENERAL UTIL PLAN<br>GRADING PLAN<br>BOUNDARY PLAN & PROFILE<br>CONSTRUCTION DETAILS<br>SURVEY |
|---|---|

**PINEVIEW  
POINT, LLC**  
1099 EAST 800 SOUTH  
Suite 207  
SALT LAKE CITY, UT 84105

**PINEVIEW  
POINT  
SUBDIVISION**



**berg**  
CIVIL ENGINEERING  
11000 N. HARRISON BLVD. SUITE 400  
SALT LAKE CITY, UT 84143  
PHONE: (801) 464-1777  
FAX: (801) 464-1777

| NO. | REV. | DESCRIPTION | DATE |
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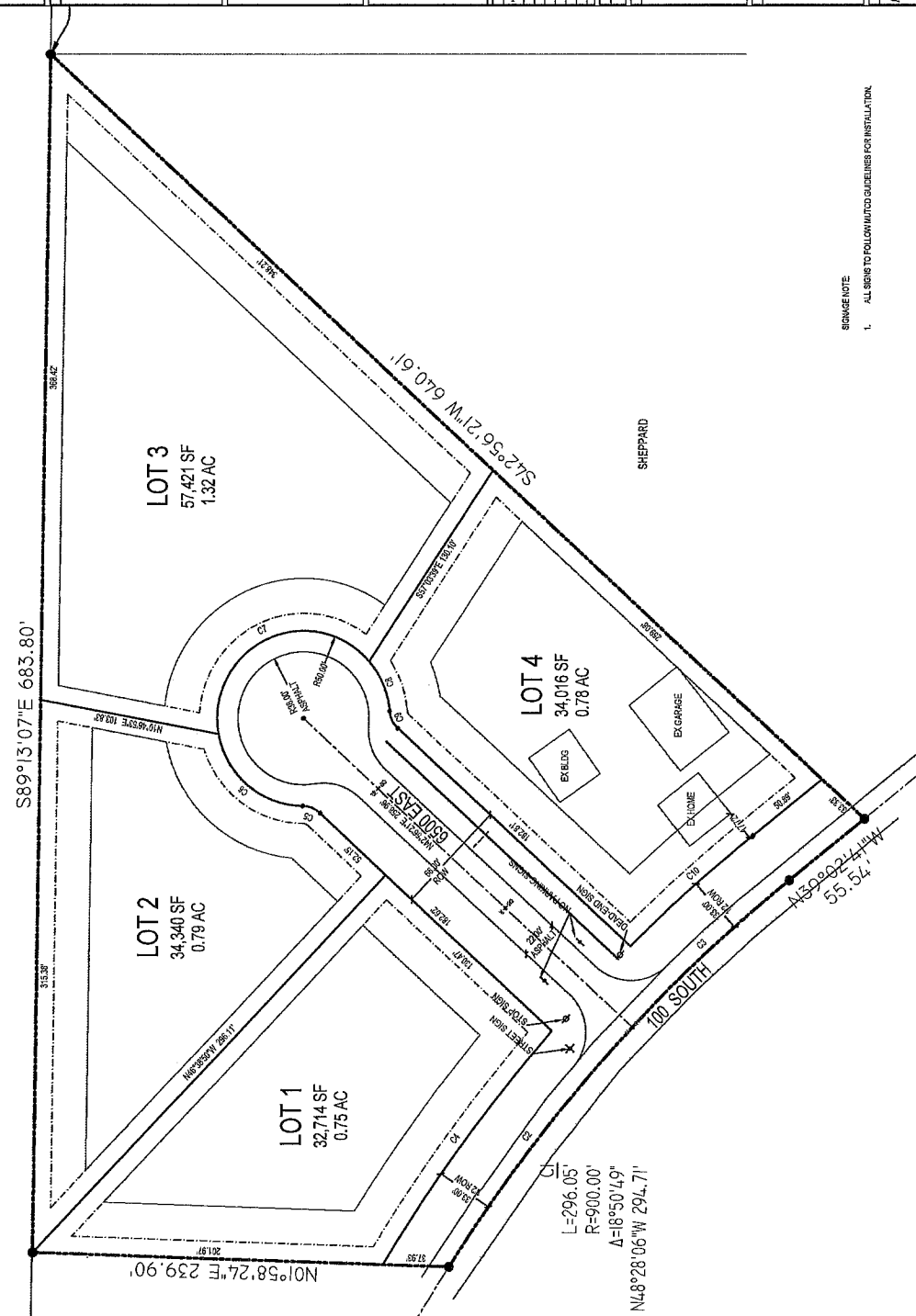
PROJECT: **PINEVIEW  
POINT  
SUBDIVISION**  
SHEET NO.: 65277200

DATE: 5/27/2020  
SHEET NAME: **FINAL  
PLANS**

PRELIMINARY  
FLAT: **C1**

**CURVE TABLE**

| CURVE | PC        | PT        | LENGTH | DELTA | CHORD | BEARING |
|-------|-----------|-----------|--------|-------|-------|---------|
| C1    | 101+00.00 | 101+00.00 | 0.00   | 0.00  | 0.00  | 0.00    |
| C2    | 101+00.00 | 101+00.00 | 0.00   | 0.00  | 0.00  | 0.00    |
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| C4    | 101+00.00 | 101+00.00 | 0.00   | 0.00  | 0.00  | 0.00    |
| C5    | 101+00.00 | 101+00.00 | 0.00   | 0.00  | 0.00  | 0.00    |
| C6    | 101+00.00 | 101+00.00 | 0.00   | 0.00  | 0.00  | 0.00    |
| C7    | 101+00.00 | 101+00.00 | 0.00   | 0.00  | 0.00  | 0.00    |
| C8    | 101+00.00 | 101+00.00 | 0.00   | 0.00  | 0.00  | 0.00    |
| C9    | 101+00.00 | 101+00.00 | 0.00   | 0.00  | 0.00  | 0.00    |
| C10   | 101+00.00 | 101+00.00 | 0.00   | 0.00  | 0.00  | 0.00    |
| C11   | 101+00.00 | 101+00.00 | 0.00   | 0.00  | 0.00  | 0.00    |
| C12   | 101+00.00 | 101+00.00 | 0.00   | 0.00  | 0.00  | 0.00    |
| C13   | 101+00.00 | 101+00.00 | 0.00   | 0.00  | 0.00  | 0.00    |
| C14   | 101+00.00 | 101+00.00 | 0.00   | 0.00  | 0.00  | 0.00    |
| C15   | 101+00.00 | 101+00.00 | 0.00   | 0.00  | 0.00  | 0.00    |
| C16   | 101+00.00 | 101+00.00 | 0.00   | 0.00  | 0.00  | 0.00    |
| C17   | 101+00.00 | 101+00.00 | 0.00   | 0.00  | 0.00  | 0.00    |
| C18   | 101+00.00 | 101+00.00 | 0.00   | 0.00  | 0.00  | 0.00    |
| C19   | 101+00.00 | 101+00.00 | 0.00   | 0.00  | 0.00  | 0.00    |
| C20   | 101+00.00 | 101+00.00 | 0.00   | 0.00  | 0.00  | 0.00    |

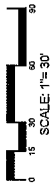


STORAGE NOTE  
1. ALL SIGNS TO FOLLOW MUTCD GUIDELINES FOR INSTALLATION.

**PINEVIEW  
POINT, LLC**  
1688 EAST 800 SOUTH  
Suite 207  
SALT LAKE CITY, UT 84115

DEVELOPER

**PINEVIEW  
POINT  
SUBDIVISION**



**benq**  
CIVIL ENGINEERING  
11000 N. High Street, Suite 400  
Salt Lake City, UT 84127  
Office (801) 487-9277  
Fax (801) 487-9577



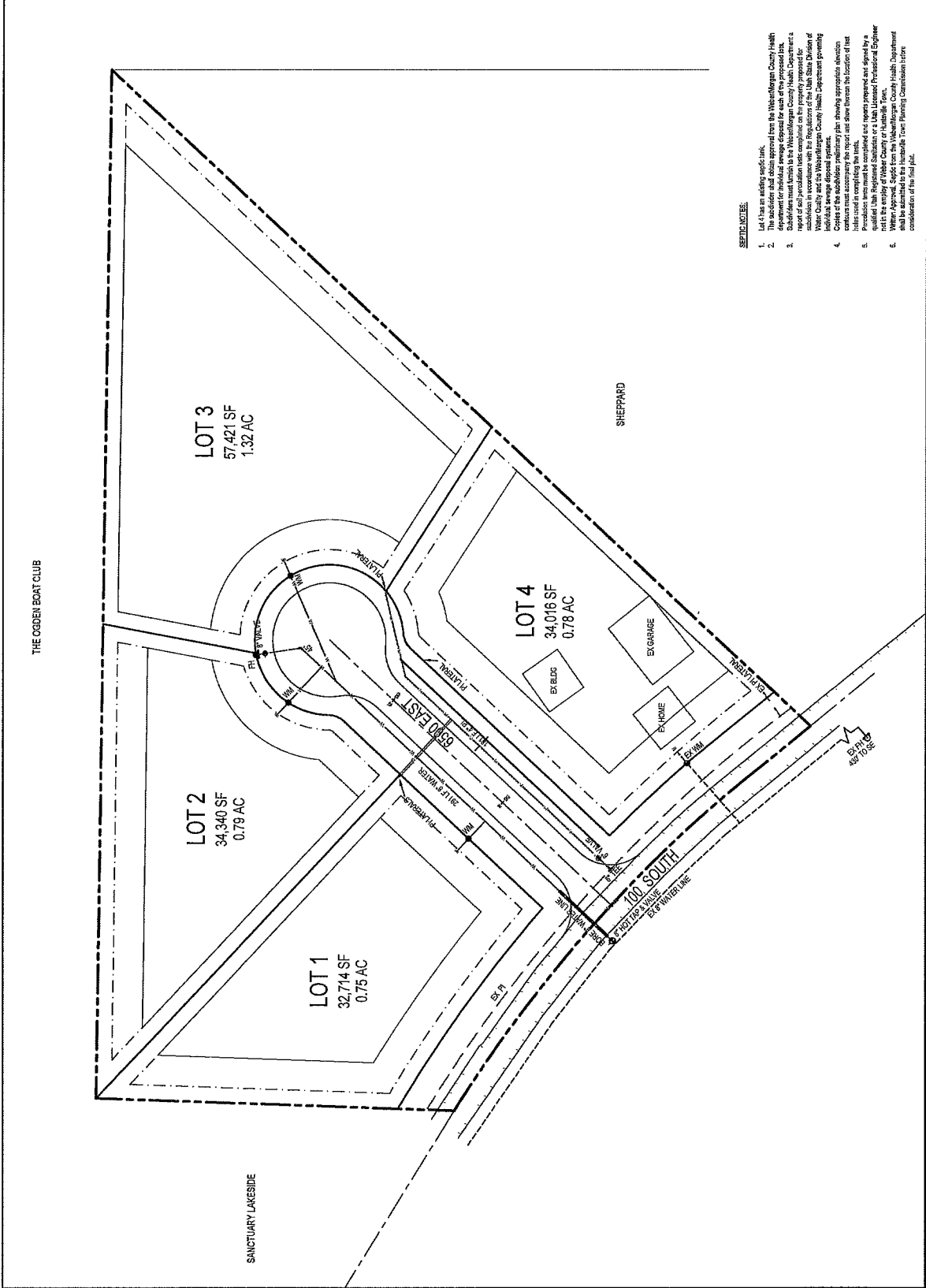
| NO. | DATE      | DESCRIPTION | SCALE  |
|-----|-----------|-------------|--------|
| 1   | 5/27/2020 | PRELIMINARY | 1"=30' |
| 2   |           |             |        |
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**PINEVIEW  
POINT  
SUBDIVISION**

FINAL  
PLANS

SHEET NAME  
**UTILITY  
PLAN**

SHEET NUMBER  
**C2**



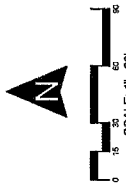
- NOTES:**
1. Lot 4 has an existing septic tank.
  2. The subdivision shall obtain approval from the Wasatch-Cache National Monument for the proposed sewer line crossing the monument boundary.
  3. The subdivision shall provide a detailed report of soil percolation tests completed on the property proposed for subdivision in accordance with the Regulations of the Utah State Division of Water Quality and the Wasatch-Cache National Monument. A copy of the subdivision preliminary plan showing appropriate percolation test results shall be submitted to the Utah State Division of Water Quality.
  4. Copies of the subdivision preliminary plan showing appropriate subdivision information must accompany the report and show the location of the proposed sewer line, manholes, cleanouts, and other utility lines. The subdivision shall also provide a copy of the report to the Utah State Division of Water Quality and the Utah State Department of Environmental Quality. The report shall be submitted to the Utah State Department of Environmental Quality for review and approval.
  5. The subdivision shall provide a copy of the report to the Utah State Department of Environmental Quality for review and approval.
  6. The subdivision shall provide a copy of the report to the Utah State Department of Environmental Quality for review and approval.

# PINEVIEW POINT, LLC

1089 EAST 800 SOUTH  
Suite 201  
SALT LAKE CITY, UT 84105

REQUIREMENT

## PINEVIEW POINT SUBDIVISION



**CIVIL ENGINEERING**  
17005 N. BIRCHWOOD BLVD. SUITE 400  
SALT LAKE CITY, UT 84116  
PHONE (801) 422-2777  
FAX (801) 422-1777

| NO. | DATE | REVISIONS | SCALE | DATE |
|-----|------|-----------|-------|------|
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FINAL CD SHEPPARD 5/27/2009

## PINEVIEW POINT SUBDIVISION

DESCRIPTION

FINAL  
PLANS

SHEET NO. SHEET NAME SHEET NUMBER  
GRADING PLAN C3

THE OGDEN BOAT CLUB

**LOT 3**  
57,421 SF  
1.32 AC

**LOT 2**  
34,340 SF  
0.79 AC

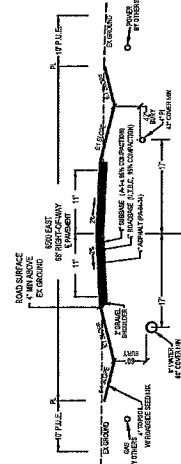
**LOT 1**  
32,714 SF  
0.75 AC

**LOT 4**  
34,016 SF  
0.78 AC

SANCTUARY LAKE SIDE

SHEPPARD

100 SOUTH

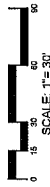


**PINEVIEW  
POINT, LLC**

1089 EAST 900 SOUTH  
Suite 201  
SALT LAKE CITY, UT 84105

REQUIREMENT

**PINEVIEW  
POINT  
SUBDIVISION**



**CIVIL ENGINEERING**  
11038 N. Industrial Blvd. Suite 400  
Salt Lake City, UT 84127  
Phone: (801) 487-1277  
Fax: (801) 487-1877



| NO. | DATE | DESCRIPTION | BY | CHKD. |
|-----|------|-------------|----|-------|
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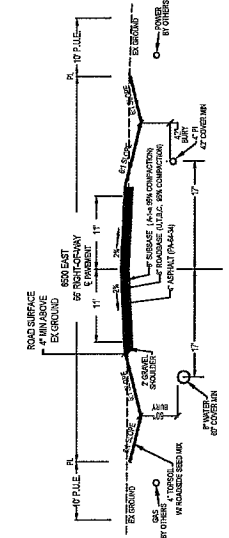
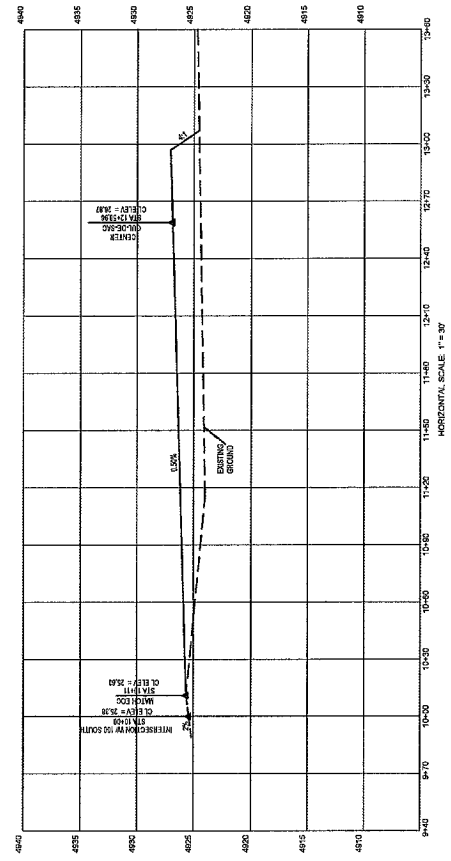
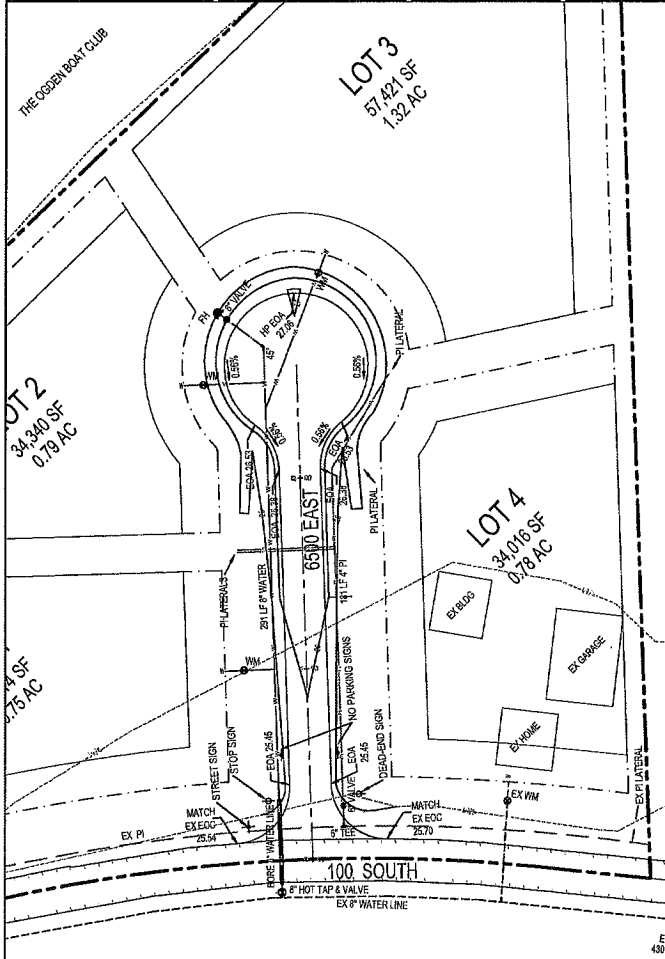
PROJECT: PINEVIEW POINT SUBDIVISION  
DATE: 5/27/2009  
FINAL CD

**PINEVIEW  
POINT  
SUBDIVISION**

DESCRIPTION

FINAL PLANS

|              |           |
|--------------|-----------|
| SHEET NO:    | 6500 EAST |
| SHEET TOTAL: | C4        |



**PINEVIEW  
POINT, LLC**  
1089 EAST 900 SOUTH  
Suite 201  
SALT LAKE CITY, UT 84105

REVISION

**PINEVIEW  
POINT  
SUBDIVISION**

**berg**  
CIVIL ENGINEERING  
11000 N. HARRISON AVE. SUITE 400  
SALT LAKE CITY, UT 84119  
PHONE (801) 487-1277  
FAX (801) 487-1277



| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| 1   |      |             |
| 2   |      |             |
| 3   |      |             |
| 4   |      |             |
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| 6   |      |             |
| 7   |      |             |

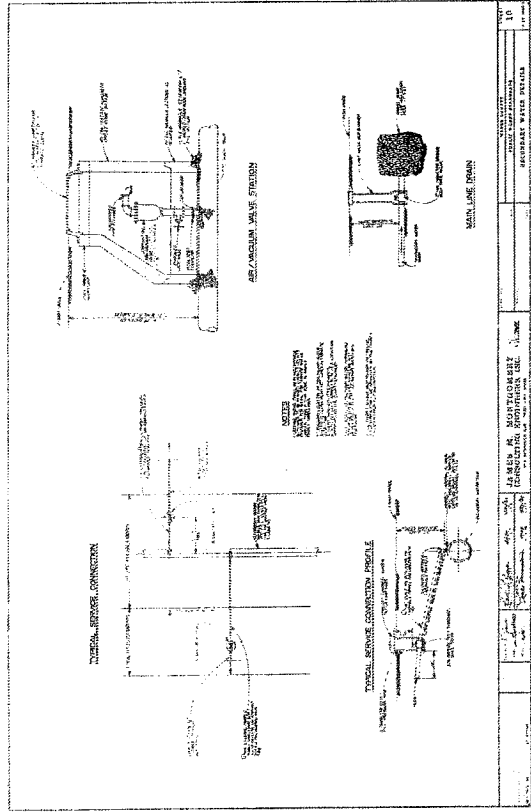
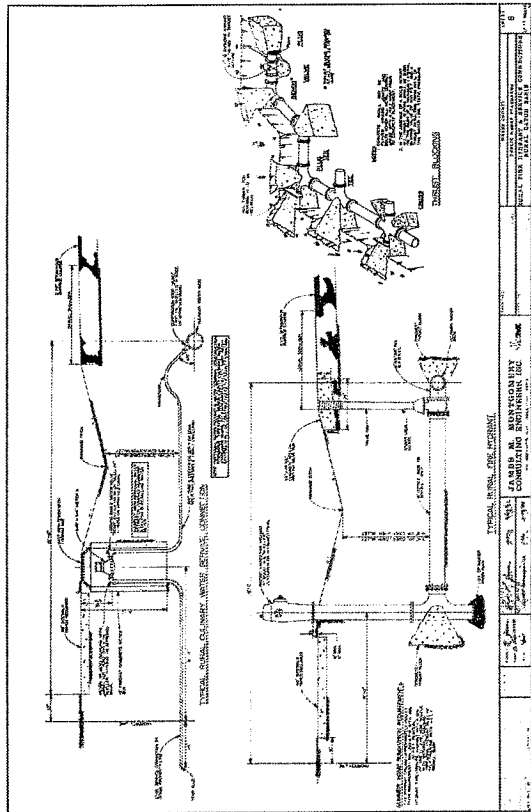
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SHEET NO. \_\_\_\_\_ PROJECT: \_\_\_\_\_

**PINEVIEW  
POINT  
SUBDIVISION**

REVISION

**FINAL  
PLANS**

SHEET NO. \_\_\_\_\_ SHEET TOTAL: 10  
DETAILS C5



TITLE: \_\_\_\_\_  
DATE: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
APPROVED BY: \_\_\_\_\_  
PROJECT: \_\_\_\_\_  
SHEET NO. 10  
SHEET TOTAL: 10