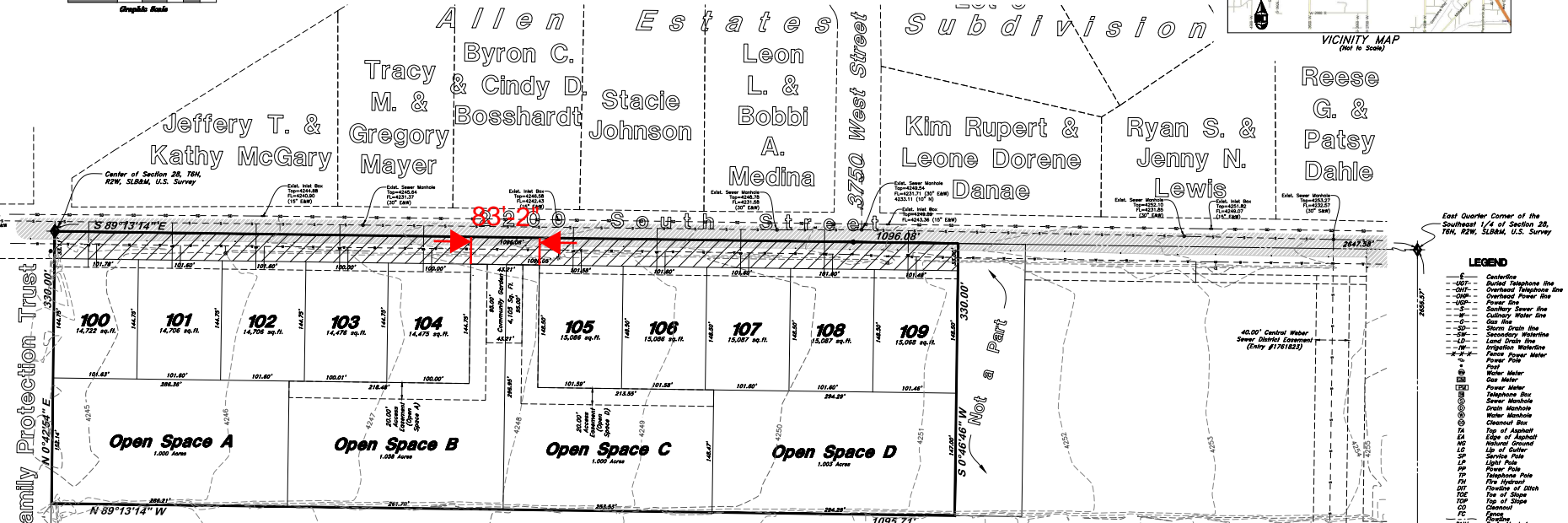
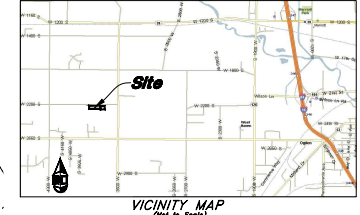
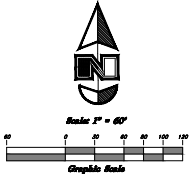


# Preliminary Plan Sketch Plan for Cluster Favero's Legacy Subdivision

A part of Section 28, T6N, R2W, SLB&M, U.S. Survey  
Weber County, Utah  
May 2016



Kathleen V. Buck Family Protection Trust  
N 0°42'56.4" E  
330.07'

- East Quarter Corner of the Southeast 1/4 of Section 28, T6N, R2W, SLB&M, U.S. Survey
- LEGEND**
- Centerline
  - Overhead Telephone line
  - Overhead Power line
  - Power line
  - Cullinary Sewer line
  - Cullinary Water line
  - Gas line
  - Storm Drain line
  - Secondary Waterline
  - Land Drain line
  - Irrigation Waterline
  - Fossil Power Meter
  - Meter Pole
  - Meter
  - Meter Meter
  - Gas Meter
  - Power Meter
  - Telephone Box
  - Sewer Manhole
  - Drain Manhole
  - Water Manhole
  - Catchment Box
  - Top of Asphalt
  - Edge of Asphalt
  - Lip of Curb
  - Storm Pole
  - Light Pole
  - Fire Hydrant
  - Telephone Pole
  - Fire Hydrant
  - Flange of Ditch
  - Top of Slope
  - Top of Slope
  - Culvert
  - Flange
  - Manhole
  - Spot Elevation
  - Asphalt
  - Concrete
  - Building
  - Catch Basin
  - Compacted Metal Pipe
  - Reinforced Concrete Pipe
  - Edge of Concrete
  - Sewer Manhole
  - Building Foot
  - Meter Valve
  - Catch Basin
  - Diverter Bar
  - Top of Ditch
  - Gas Line Marker
  - Building Corner
  - Fire Hydrant
  - Natural Ground
  - Light Pole
  - Power Pole 4/60
  - Deciduous Tree
  - Coniferous Tree
  - Area Reference Plot
  - Landscaping

Glenn Farr & Inez C. Farr (Trustees)

**ZONING INFORMATION**

This property is Zoned A-1 (Agricultural for dwellings) and has the following building setbacks:

- Front Yard = 20 feet
- Other Main = 30 feet
- Side Yard = 8 feet (Dwelling)
- Other Main Building (20 feet)
- Side Facing Street on Corner Lot (20 feet)
- Rear Yard = 20 feet
- Other Main = 30 feet
- Building Height = 1 Story building (40 feet maximum)

- NOTES**
- A solid board, chain link, or other climbable fence not less than five feet shall be installed on both sides of existing irrigation ditches or canals that carry five cubic feet per second or more of water.
  - Property is being developed under Conservation Ordinance for the A-1 Zone Cluster Subdivisions Ordinance.
  - All dwelling structures over 5,000 sq. ft. which do not meet the fire flow requirements, shall be equipped with an NFPA 13D compliant fire sprinkler system or be provided with area separations compliant with the IBC/IRC.
  - All roads and bridges shall be designed, constructed and maintained to support an imposed load of 75,000 lbs.

**DESCRIPTIONS**

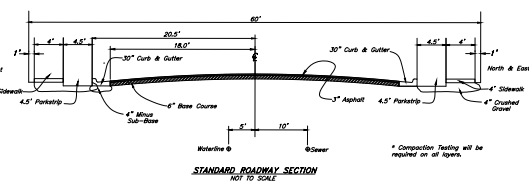
A part of the Southeast Quarter of Section 28, Township 6 North, Range 2 West, Soil Lake Base and Meridian, U.S. Survey, Weber County, Utah:

Beginning at the Center of said Section 28 along the Section Line, and running thence South 89°13'14" East 1096.08 feet; thence South 0°42'54" West 330.00 feet; thence North 89°13'14" West 1095.71 feet; thence North 0°42'54" East 330.00 feet to the point of beginning. Contains 361,646 Sq. Ft. or 8.302 Acres

Southeast Corner of the Southeast 1/4 of Section 28, T6N, R2W, SLB&M, U.S. Survey

**FLOOD PLAN**

This property lies entirely within flood zone X (unshaded) as shown on the FEMA Flood Insurance Rate Map for Weber County, Utah, Community Panel Number 400520445, dated 16 Dec, 2005. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance flood plain" (no shading).



**SITE INFORMATION**

10	Total Lots
8.302	Acres Total Site
4.081 Acres	5 Open Space Parcels
7.468	Acres Not Developable Area (Without Roads)
54.0X	Total Open Space (30X Required)
25.0X	Requested Bonus Density
25.0X	Additional Lot Density Shows

**ENGINEER:**  
Great Basin Engineering, Inc.  
c/o Andy Hubbard  
5748 South 1375 East Suite 200  
Ogden, Utah 84403  
(801) 294-4315

**DEVELOPER:**  
2049 Shuff Bluffs Drive  
Suite 101 Mt. Watten  
(801) 644-3708

**Sketch Plan**

**Winslow Farr Jr. Farm - Phase 1**

2000 South 3500 West  
Section 28, T6N, R2W, SLB&M, U.S. Survey  
A part of Section 28, T6N, R2W, SLB&M, U.S. Survey

**GREAT BASIN ENGINEERING**

5748 SOUTH 1375 EAST, OGDEN, UTAH 84403  
MAIN (801) 394-4315, S.L.C. (801) 951-0222, FAX (801) 392-7844  
WWW.GREATBASINENGINEERING.COM

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4 May, 2016 City Comments  
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8 Apr, 2016 City Comments  
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**29 Feb, 2016**

SHEET NO.  
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