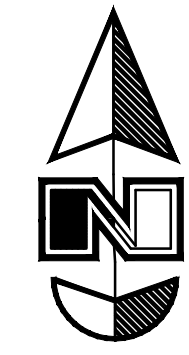
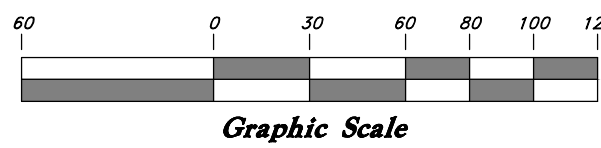


Sketch Plan for
Favero's Legacy Subdivision
 A part of Section 28, T6N, R2W, SLB&M, U.S. Survey
 Weber County, Utah
 May 2016



Scale: 1" = 60'



VICINITY MAP
(Not to Scale)

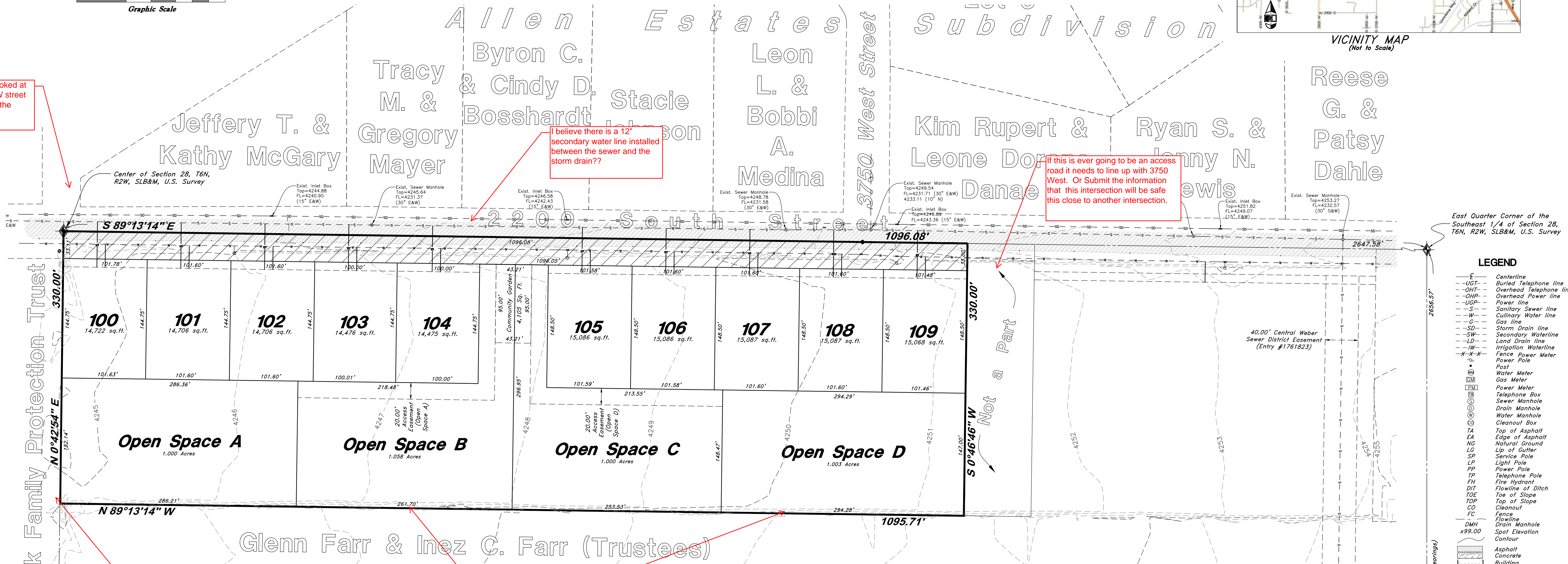
This needs to be looked at to see if the 3900 W street needs to extend to the South??

I believe there is a 12" secondary water line installed between the sewer and the storm drain??

If this is ever going to be an access road it needs to line up with 3750 West. Or Submit the information that this intersection will be safe this close to another intersection.

I believe there is drainage that comes down this area. There will need to be an easement, depending on the ROW.

Is there an irrigation ditch here? If the property to the south floods irrigates will the open space need to be protected from it?



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

- LEGEND**
- Centerline
 - Buried Telephone line
 - Overhead Telephone line
 - Overhead Power line
 - Power line
 - Sanitary Sewer line
 - Culinary Water line
 - Gas line
 - Storm Drain line
 - Secondary Waterline
 - Land Drain line
 - Irrigation Waterline
 - Fence Power Meter
 - Power Pole
 - Post Water Meter
 - Gas Meter
 - Power Meter
 - Telephone Box
 - Sewer Manhole
 - Drain Manhole
 - Water Manhole
 - Cleanout Box
 - Top of Asphalt
 - EA Edge of Asphalt
 - NG Natural Ground
 - LG Lip of Gutter
 - SP Service Pole
 - LP Light Pole
 - PP Power Pole
 - TP Telephone Pole
 - FH Fire Hydrant
 - DIT Flowline of Ditch
 - TOE Toe of Slope
 - TOP Top of Slope
 - CO Cleanout
 - FC Fence
 - Flowing
 - Drain Manhole
 - Spot Elevation
 - Contour
 - Asphalt
 - Concrete
 - Building
 - Catch Basin
 - C.M.P. Corrugated Metal Pipe
 - R.C.P. Reinforced Concrete Pipe
 - CONC Edge of Concrete
 - RWALL Retaining Wall
 - SMH Sewer Manhole
 - WB Water Valve
 - CB Catch Basin
 - DV Diversion Box
 - TC Top of Curb
 - SW Sidewalk
 - GAS Gas line Marker
 - GUY Guy Wire
 - BLDG Building Corner
 - Fire Hydrant
 - NG Natural Ground
 - Water Valve
 - Light Pole
 - Power Pole w/guy
 - Deciduous Tree
 - Coniferous Tree
 - Area Reference Point
 - Building Columns
 - Landscaping

NOTES

1. 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.
2. Property is being developed under Conservation Ordinance for the A-1 Zone Cluster Subdivisions Ordinance.
3. 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.
4. 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, Salt 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°46'46" 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

FLOOD PLAIN

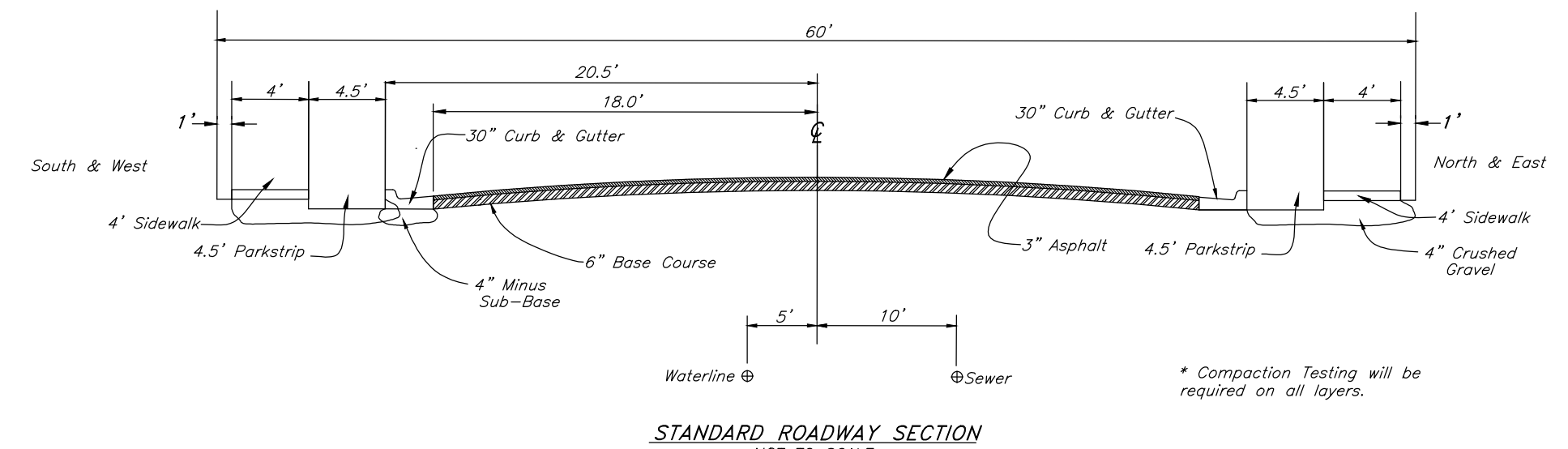
This property lies entirely within flood zone X (unshaded) as shown on the FEMA Flood Insurance Rate Map for Weber County, Utah, Community Panel Number 49057C0425E dated 16 Dec, 2005. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance flood plain" (no shading)

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)

SITE INFORMATION

10	Total Lots
8.302	Acres Total Site
4.061 Acres	5 Open Space Parcels
7.468	Acres Net Developable Area (Without Roads)
54.0%	Total Open Space (30% Required)
25.0%	Requested Bonus Density
25.0%	Additional Lot Density Shown



STANDARD ROADWAY SECTION
NOT TO SCALE

ENGINEER:
 Great Basin Engineering, Inc.
 c/o Andy Hubbard
 5746 South 1475 East Suite 200
 Ogden, Utah 84405
 (801) 394-4515

DEVELOPER:
 Bob Favero
 2049 Bluff Ridge Drive
 Syracuse, UT 84075
 (801) 644-3706

REV	DATE	DESCRIPTION
1	6 Apr. 2016	City Comments
2	4 May, 2016	City Comments

GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST, SUITE 200, OGDEN, UTAH 84405
 WWW.GREATBASINENGINEERING.COM

Sketch Plan

Winslow Farr Jr. Farm - Phase 1

2200 South 3500 West
 Weber County, Utah
 A part of Section 28, T6N, R2W, SLB&M, U.S. Survey

29 Feb, 2016

SHEET NO.