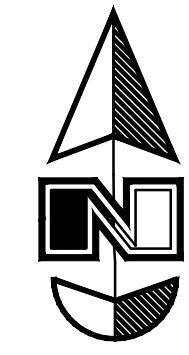
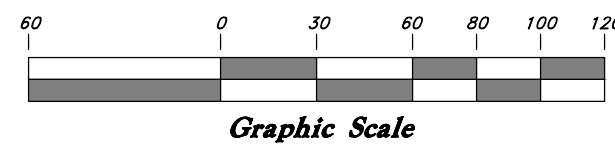


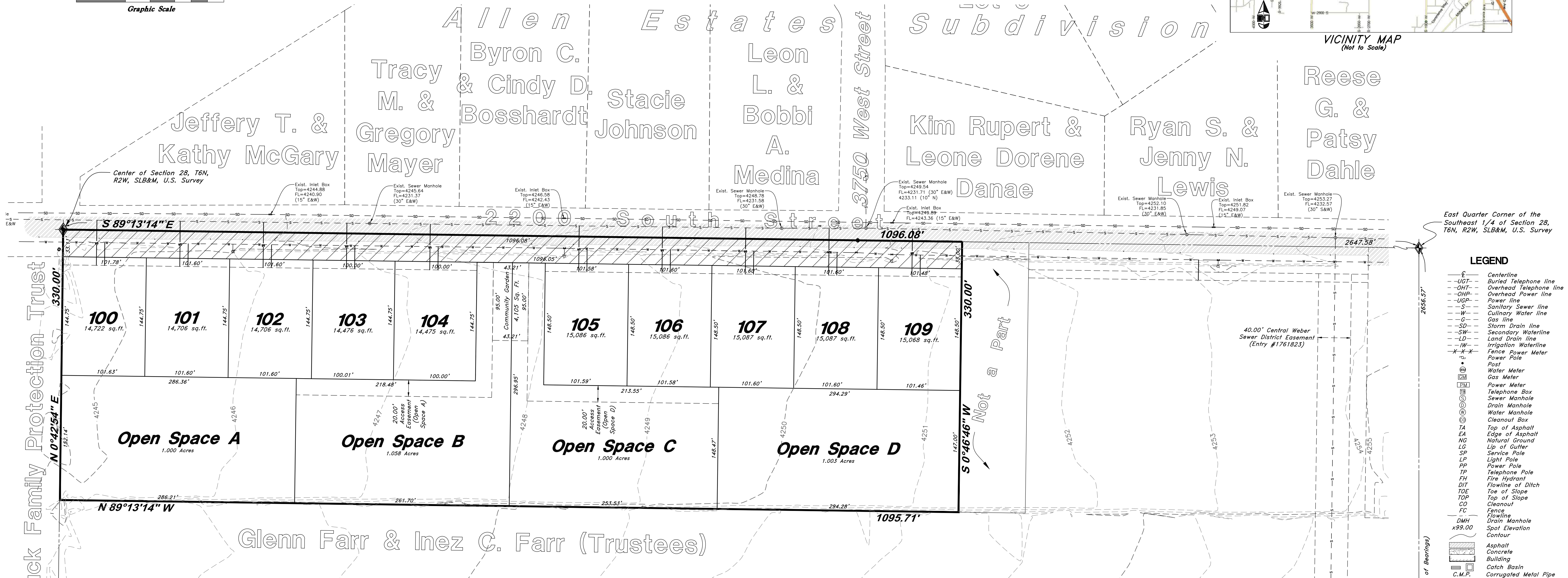
Sketch Plan for  
**Favero's Legacy Subdivision**  
 A part of Section 28, T6N, R2W, SLB&M, U.S. Survey  
 Weber County, Utah  
 May 2016



Scale: 1" = 60'



VICINITY MAP  
(Not to Scale)



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
- Edge of Asphalt
- Natural Ground
- Lip of Gutter
- Service Pole
- Light Pole
- Power Pole
- Telephone Pole
- Fire Hydrant
- Flowline of Ditch
- Toe of Slope
- Top of Slope
- Cleanout
- Flowing
- Drain Manhole
- Spot Elevation
- Contour
- Asphalt
- Concrete
- Building
- Catch Basin
- Corrugated Metal Pipe
- Reinforced Concrete Pipe
- Edge of Concrete
- Retaining Wall
- Sewer Manhole
- Water Valve
- Catch Basin
- Diversion Box
- Top of Curb
- Sidewalk
- Gas line Marker
- Guy Wire
- Building Corner
- Fire Hydrant
- Natural Ground
- Water Valve
- Light Pole
- Power Pole w/guy
- Deciduous Tree
- Coniferous Tree
- Area Reference Point
- Building Columns
- Landscaping

Glenn Farr & Inez C. Farr (Trustees)

**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

**ZONING INFORMATION**

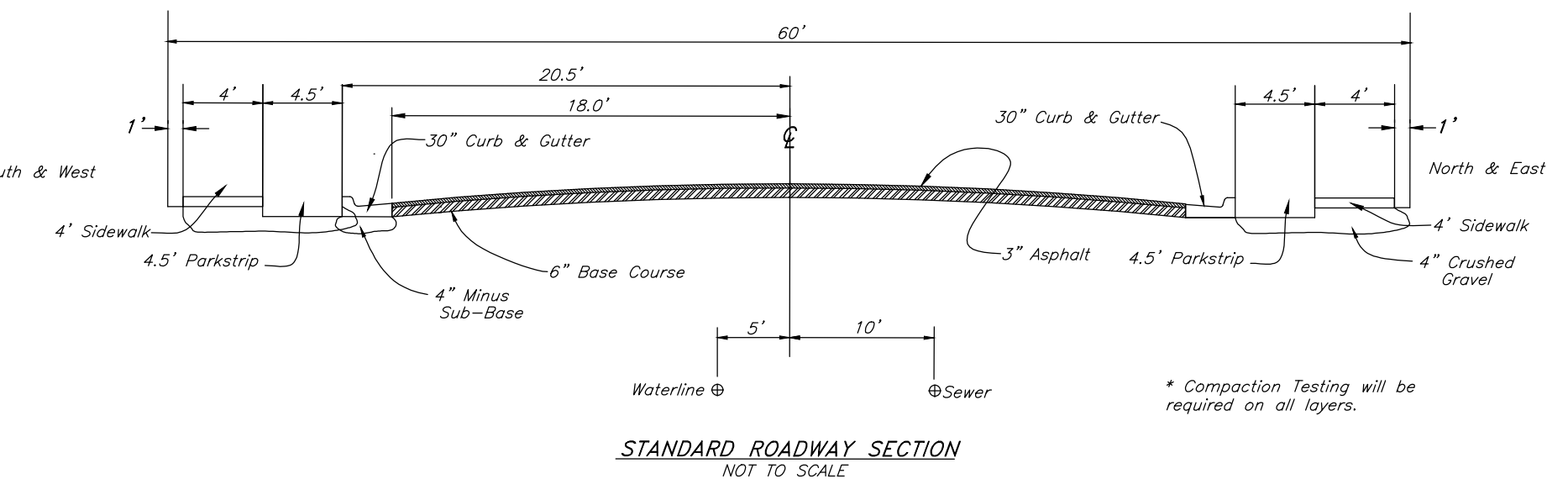
This property is Zoned A-1 (Agricultural for dwellings) and has the following building setbacks:  
 Front Yard = 20 feet  
 Other Main = 30 feet  
 Side Yard = 8 feet (Dwelling)  
 Other Main Building (20 feet)  
 Side Facing Street on Corner Lot (20 feet)  
 Rear Yard = 20 feet  
 Other Main = 30 feet  
 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

**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)



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

**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. 1