

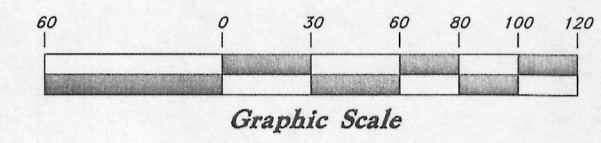
# Sketch Plan for Giovanni's Legacy PRUD

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

East Quarter Corner of Section 28,  
T6N, R2W, SLB&M, U.S. Survey  
(Found Brass Cap Monument)



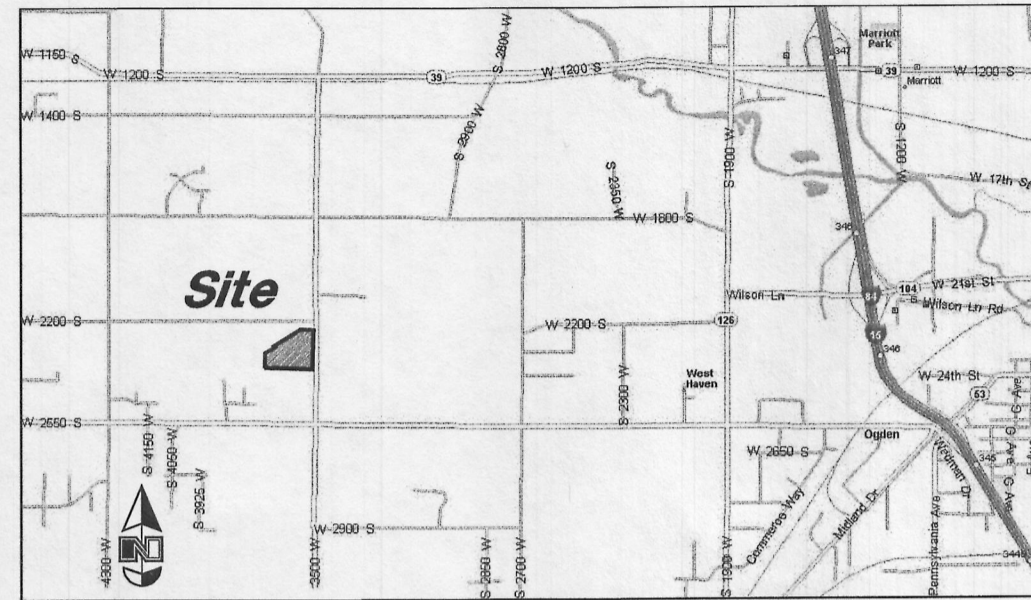
Scale: 1" = 60'



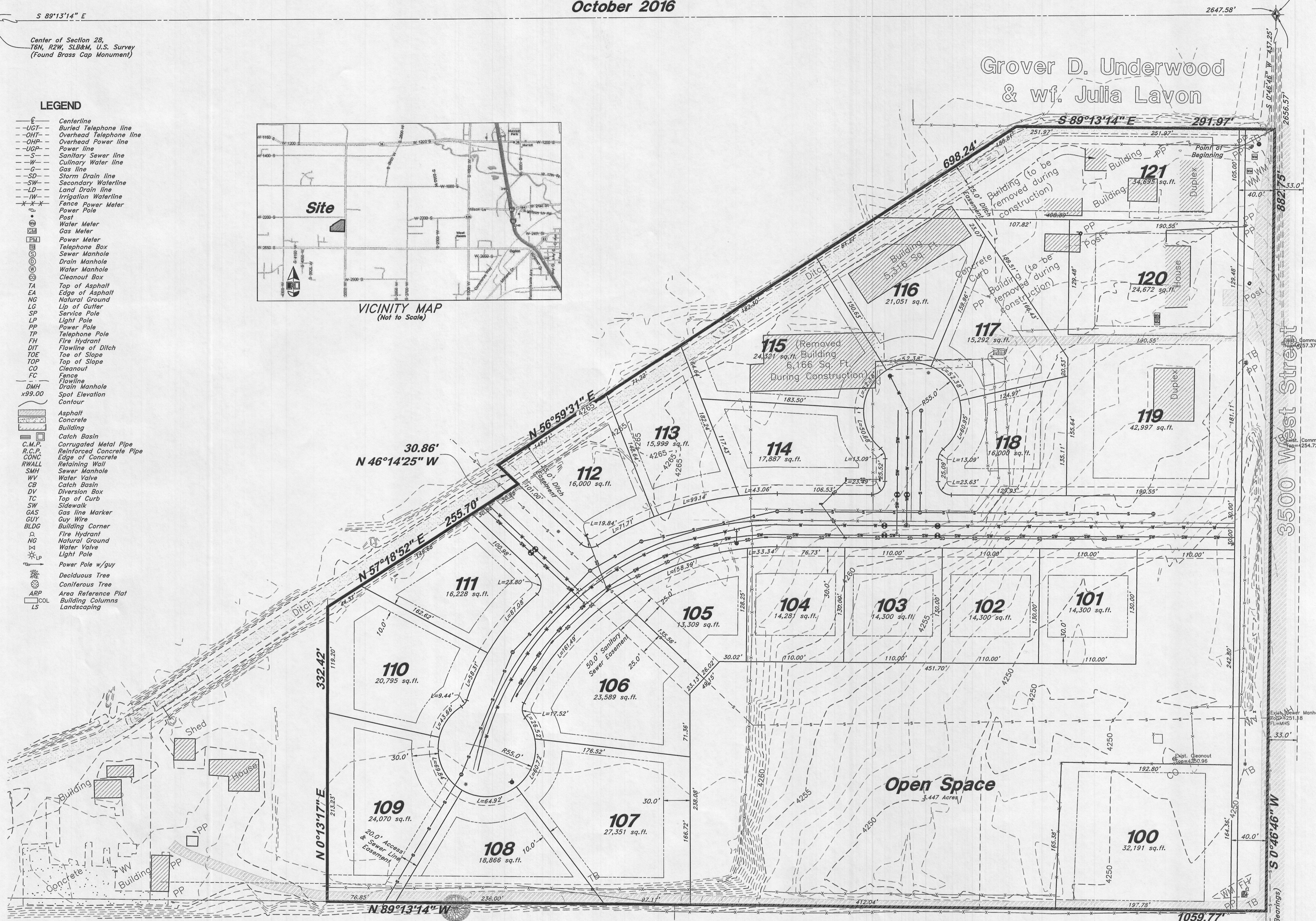
Center of Section 28,  
T6N, R2W, SLB&M, U.S. Survey  
(Found Brass Cap Monument)

## LEGEND

- C— Centerline
- UGT— Buried Telephone line
- OHT— Overhead Telephone line
- OHP— Overhead Power line
- UGP— Power line
- S— Sanitary Sewer line
- W— Culinary Water line
- G— Gas line
- SD— Storm Drain line
- SW— Secondary Waterline
- LD— Land Drain line
- IW— Irrigation Waterline
- F— Fence
- PM— Power Meter
- W— Water Meter
- G— Gas Meter
- FM— Power Meter
- TB— Telephone Box
- SMH— Sewer Manhole
- DMH— Drain Manhole
- W— Water Manhole
- CB— Catch Basin
- EA— Edge of Asphalt
- NG— Natural Ground
- LG— Lip of Gutter
- SP— Service Pole
- LP— Light Pole
- TP— Telephone Pole
- FH— Fire Hydrant
- DIT— Ditch
- TOE— Top of Slope
- TOP— Top of Slope
- CO— Cleanout
- FC— Fence
- DMH x99.00— Spot Elevation
- C— Contour
- A— Asphalt
- R.C.P.— Reinforced Concrete Pipe
- C.M.P.— Corrugated Metal Pipe
- C.C.P.— Concrete Pipe
- C.C.— Edge of Concrete
- R.W.— Retaining Wall
- SMH— Sewer Manhole
- W— Water Valve
- CB— Catch Basin
- DV— Diversion Box
- TC— Top of Curb
- SW— Sidewalk
- GUY— Gas line Marker
- GUY— Guy Wire
- BLDG— Building Corner
- FH— Fire Hydrant
- NG— Natural Ground
- W— Water Valve
- LP— Light Pole
- PP— Power Pole w/guy
- D— Deciduous Tree
- C— Coniferous Tree
- ARP— Area Reference Plat
- COL— Building Columns
- LS— Landscaping



VICINITY MAP  
(Not to Scale)



**ZONING INFORMATION**  
This property is Zoned A-1 (Agricultural) and has the following building setbacks:  
Front Yard = 30 feet  
Side Yard = 10 feet ( Dwelling )  
Other Main Building ( 20 feet )  
Side Facing Street on Corner Lot ( 20 feet )  
Back Yard = 30 feet  
Building Height = 1 Story building ( 35 feet maximum )

**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 49057C0423E dated 15 Dec. 2005. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance flood plain" (no shading)

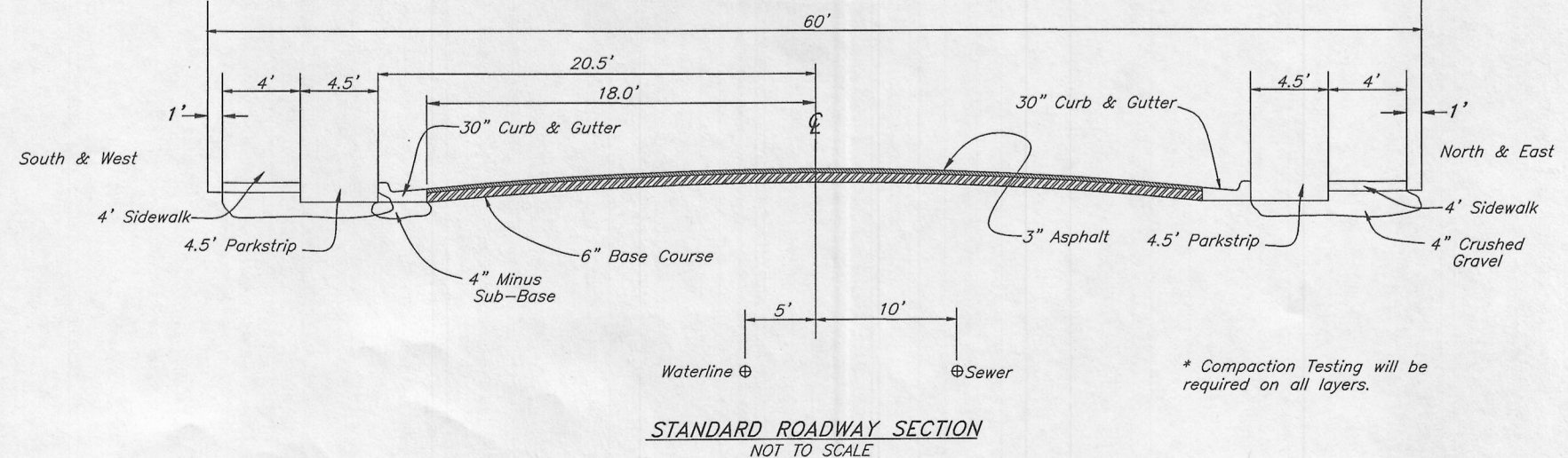
- NOTES**
1. A solid board, chain link, or other climbable fence not less than five feet shall be installed on both sides of existing irrigation ditches or canals that carry five second feet or more of water.
  2. Property is being developed under Conservation Ordinance for the A-1 Zone Cluster Subdivisions Ordinance.
  3. Buildings will be removed as denoted during the construction of the Phase the Building is located in.
  4. 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.
  5. Roads and bridges shall be designed, constructed and maintained to support an imposed load of 75,000 lbs.

**PRELIMINARY DESCRIPTION**  
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 a point on the Westerly Right of Way Line of 3500 West Street, said point being 437.25 feet South 0°46'46" West from the East Quarter Corner of said Section 28; and running thence South 0°46'46" West 882.75 feet; thence North 89°13'14" West 1059.77 feet; thence North 0°13'17" East 332.42 feet; thence North 57°18'52" East 255.70 feet; thence North 46°14'25" West 30.86 feet; thence North 56°59'31" 698.24 feet; thence South 89°13'14" East 291.97 feet to the Westerly Right of Way Line of 3500 West Street and the point of beginning.

Contains 733,453 Sq. Ft. or 16.838 Acres

J H Buck Investment, LTD

Kregg & Kami Thomassen



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 Favara  
2049 Bluff Ridge Drive  
Syracuse, UT 84075  
(801) 644-3706

Southeast Corner of the  
Section 28, Township 6 North,  
Range 2 West, Salt Lake Base  
and Meridian, U.S. Survey,  
Weber County, Utah  
(Found Brass Cap Monument)

# SKETCH PLAN

**GREAT BASIN ENGINEERING**  
 5746 SOUTH 1475 EAST OGDEN, UTAH 84403  
 MAIN (801) 394-4515 S.L.C (801) 521-0222 FAX (801) 392-7544  
 WWW.GREATBASINENGINEERING.COM

**Sketch Plan**  
**Giovanni's Legacy PRUD**  
 Weber County, Utah  
 A part of Section 28, T6N, R2W, SLB&M, U.S. Survey