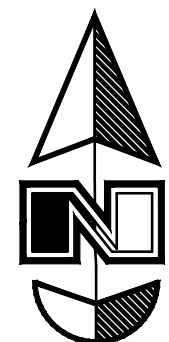


Sketch Plan For Favero's Legacy Cluster Subdivision

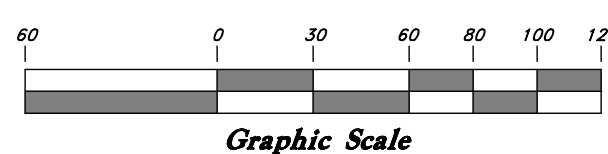
A part of Section 28, T6N, R2W, SLB&M, U.S. Survey

Weber County, Utah

July 2016



Scale: 1" = 60'



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)

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

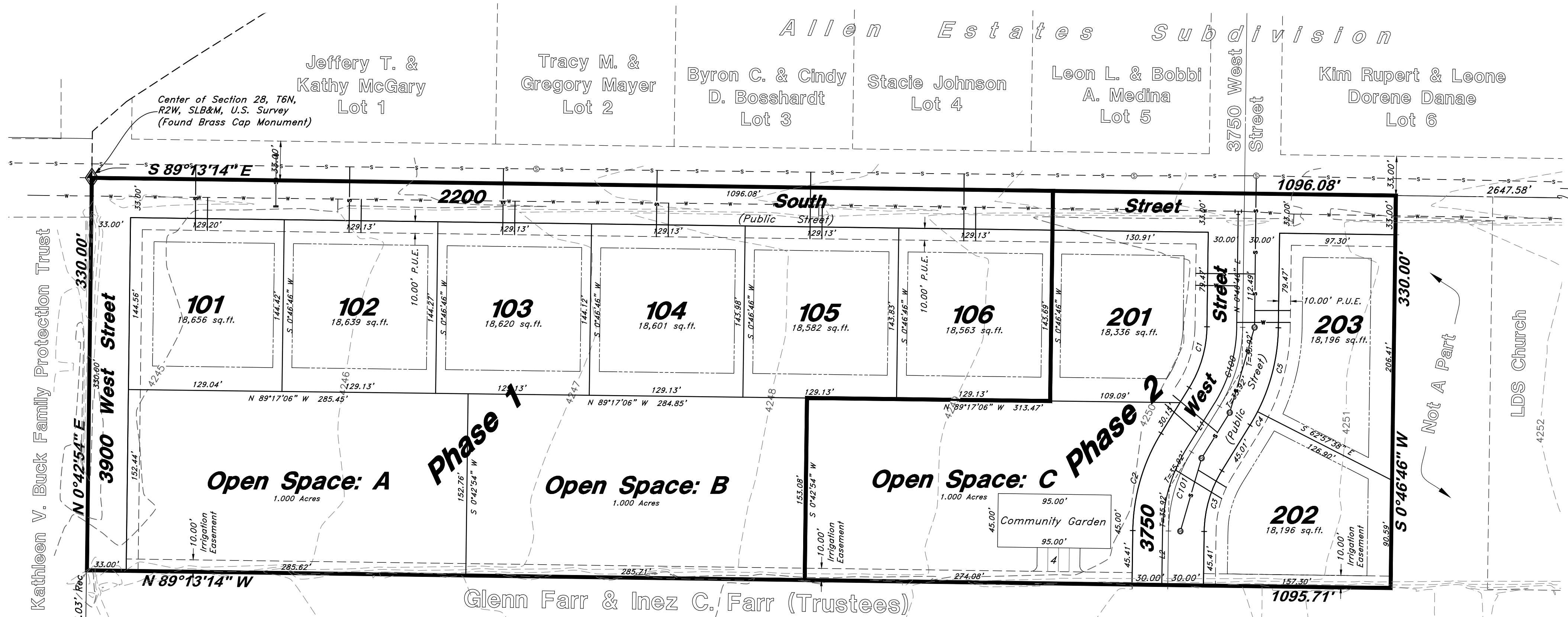


VICINITY MAP
(Not to Scale)

Legend

(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Cleanout
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Fire Department Connection
- Post Indicator Valve
- Exist. Water Valve
- Water Valve
- Sanitary Sewer
- Culinary Water
- Gas Line
- Irrigation Line
- Storm Drain
- Telephone Line
- Secondary Waterline
- Power Line
- Fire Line
- Land Drain
- Power pole
- Power pole w/guy
- Light Pole
- Fence
- Flowline of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- Polyvinyl Chloride
- Top of Asphalt
- Edge of Asphalt
- Centerline
- Flowline
- Finish Floor
- Top of Wall
- Top of Curb
- Top of Concrete
- Natural Ground
- Finish Grade
- Match Existing
- Fire Department Connection
- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Existing Concrete
- New Concrete
- Demo'd Road Base
- Spill Curb & Gutter
- Tree



East Quarter Corner of the Southeast 1/4 of Section 28, T6N, R2W, SLB&M, U.S. Survey (Found Brass Cap Monument)

Southeast Corner of the Southeast 1/4 of Section 28, T6N, R2W, SLB&M, U.S. Survey (Found Brass Cap Monument)

ZONING INFORMATION

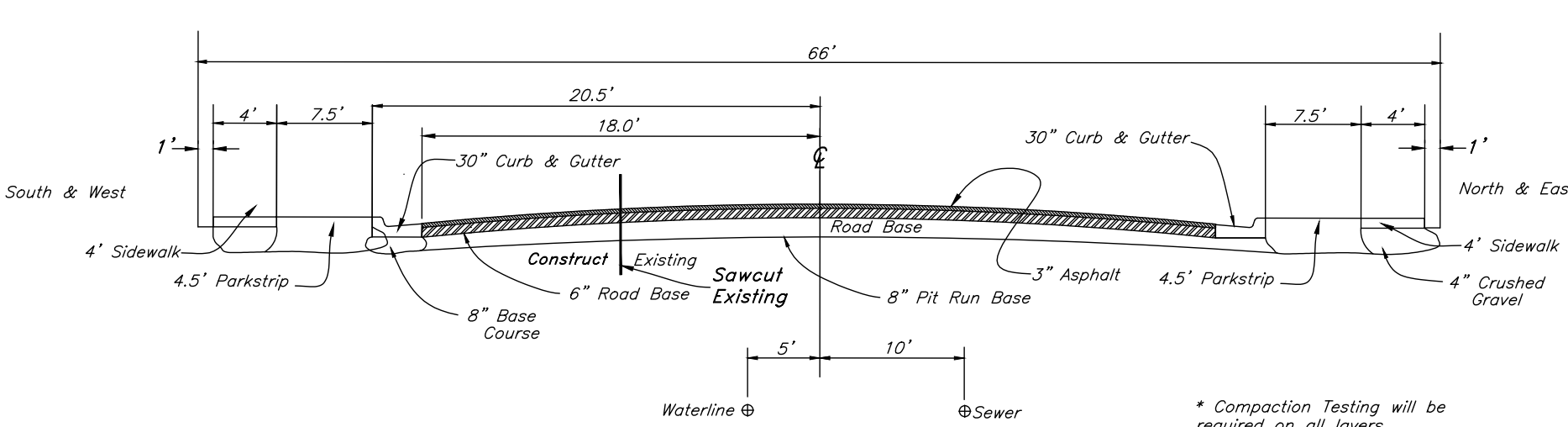
This property is Zoned A-1 (Agricultural for dwellings) and has the following building setbacks:

- 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)

GREAT BASIN ENGINEERING
 5746 SOUTH 1475 EAST, OGDEN, UTAH 84403
 WWW.GREATBASINENGINEERING.COM

CURVE DATA					
Curve	Delta	Radius	Length	Chord	Chord Bearing
C1	30°53'40"	100.00	53.92	53.27'	N 16°13'37" E
C2	30°53'40"	160.00	86.27	85.23'	N 16°13'37" E
C3	30°53'40"	100.00	53.92	53.27'	N 16°13'37" E
C4	4°38'05"	160.00	12.94	12.94'	N 29°21'24" E
C5	26°15'35"	160.00	73.33	72.69'	N 13°54'34" E
C100	30°53'40"	130.00	70.10	69.25'	N 16°13'37" E
C101	30°53'40"	130.00	70.10	69.25'	N 16°13'37" E

LINE DATA		
Line	Bearing	Length
L1	N 31°40'22" E	45.01
L2	N 0°46'46" E	45.41



REQUESTED BONUSSES

10%	Intent of Ordinance
15%	Community Garden

OVERALL SITE INFORMATION

9	Total Lots
8.302 Acres	Total Site
1.482 Acres	Area in Streets
6.820 Acres	Net Developable Area (Without Streets)
3.000 Acres	3 Open Space Parcels
44.0%	Total Open Space (30% Required)
25.0%	Requested Bonus Density
21.3%	Additional Lot Density Shown

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

TENTATIVE FINAL

Sketch Plan
Favero's Legacy Subdivision
 2200 South 3500 West
 Weber County, Utah
 A part of Section 28, T6N, R2W, SLB&M, U.S. Survey

13 July, 2016
 SHEET NO. 1
 02N302