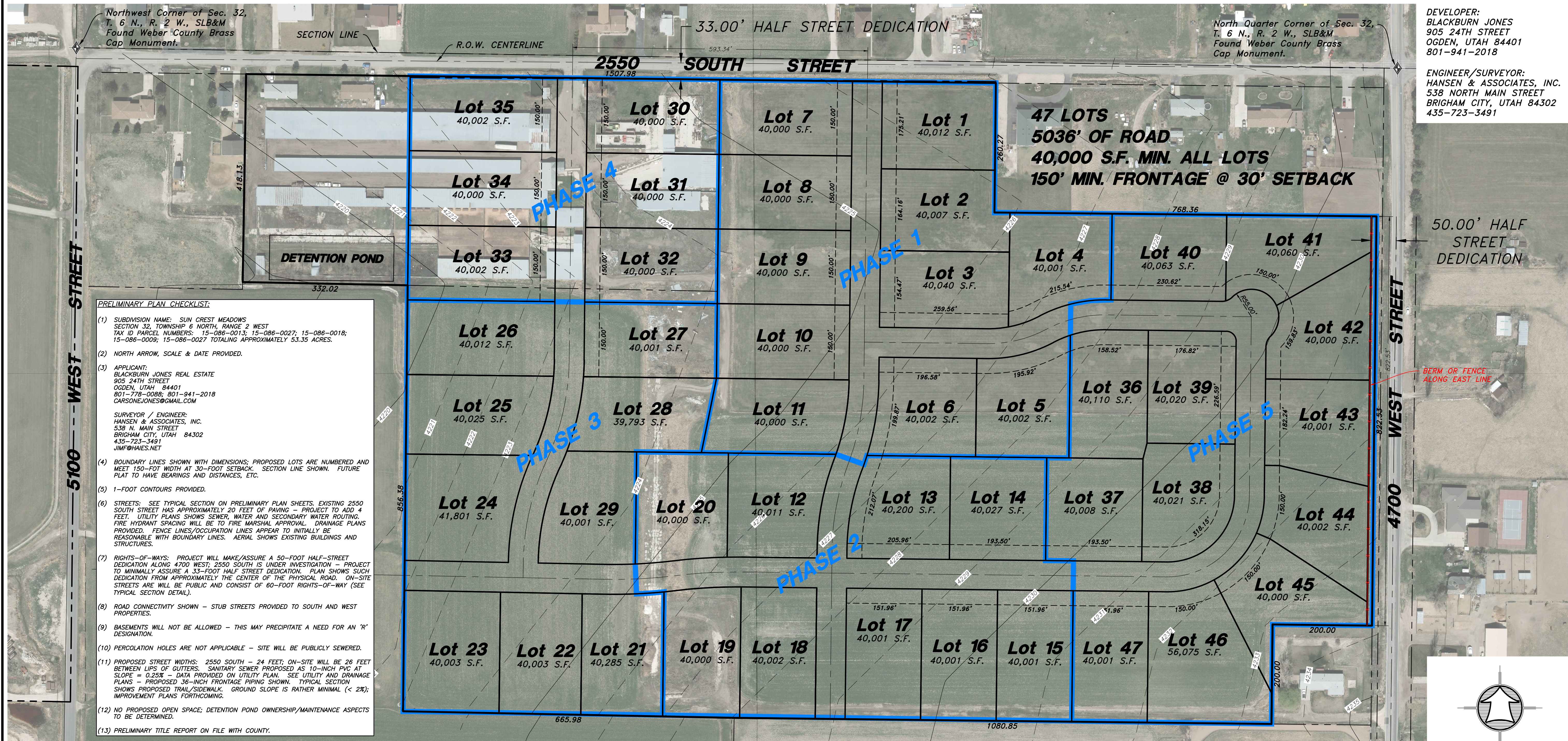


SUN CREST MEADOWS

OVERALL PLAN (LOTS & DEDICATIONS)

2550 NORTH 4900 WEST – TAYLOR, UT 84401
NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 6 NORTH,
RANGE 2 WEST, SALT LAKE BASE & MERIDIAN

The preliminary plan requirement (LUC 106-1-5 (8)) states that the plan should show a "road connectivity plan showing how future roads can connect to provide circulation to future neighborhoods." I will include as a condition of approval, that this development also connect to 4700 West, or provide a denial letter from UDOT.



DEVELOPER:
BLACKBURN JONES
905 24TH STREET
OGDEN, UTAH 84401
801-941-2018

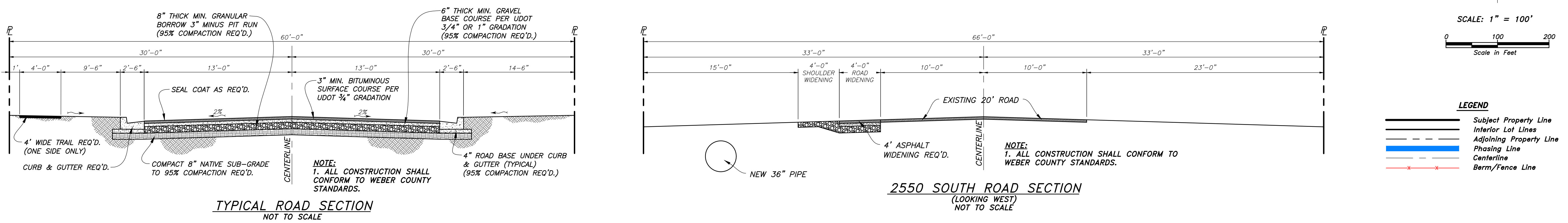
ENGINEER/SURVEYOR:
HANSEN & ASSOCIATES, INC.
538 NORTH MAIN STREET
BRIGHAM CITY, UTAH 84302
435-723-3491

- PRELIMINARY PLAN CHECKLIST:**
- (1) SUBDIVISION NAME: SUN CREST MEADOWS SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST TAX ID PARCEL NUMBERS: 15-086-0013; 15-086-0027; 15-086-0018; 15-086-0009; 15-086-0027 TOTALING APPROXIMATELY 53.35 ACRES.
 - (2) NORTH ARROW, SCALE & DATE PROVIDED.
 - (3) APPLICANT: BLACKBURN JONES REAL ESTATE 905 24TH STREET OGDEN, UTAH 84401 801-778-0088; 801-941-2018 CARSONEJONES@GMAIL.COM
SURVEYOR / ENGINEER: HANSEN & ASSOCIATES, INC. 538 N. MAIN STREET BRIGHAM CITY, UTAH 84302 435-723-3491 JIM@HAIES.NET
 - (4) BOUNDARY LINES SHOWN WITH DIMENSIONS; PROPOSED LOTS ARE NUMBERED AND MEET 150-FOOT WIDTH AT 30-FOOT SETBACK. SECTION LINE SHOWN. FUTURE PLAT TO HAVE BEARINGS AND DISTANCES, ETC.
 - (5) 1-FOOT CONTOURS PROVIDED.
 - (6) STREETS: SEE TYPICAL SECTION ON PRELIMINARY PLAN SHEETS. EXISTING 2550 SOUTH STREET HAS APPROXIMATELY 20 FEET OF PAVING – PROJECT TO ADD 4 FEET. UTILITY PLANS SHOWS SEWER, WATER AND SECONDARY WATER ROUTING. FIRE HYDRANT SPACING WILL BE TO FIRE MARSHAL APPROVAL. DRAINAGE PLANS PROVIDED. FENCE LINES/OCCUPATION LINES APPEAR TO INITIALLY BE REASONABLE WITH BOUNDARY LINES. AERIAL SHOWS EXISTING BUILDINGS AND STRUCTURES.
 - (7) RIGHTS-OF-WAYS: PROJECT WILL MAKE/ASSURE A 50-FOOT HALF-STREET DEDICATION ALONG 4700 WEST; 2550 SOUTH IS UNDER INVESTIGATION – PROJECT TO MINIMALLY ASSURE A 33-FOOT HALF STREET DEDICATION. PLAN SHOWS SUCH DEDICATION FROM APPROXIMATELY THE CENTER OF THE PHYSICAL ROAD. ON-SITE STREETS ARE WILL BE PUBLIC AND CONSIST OF 60-FOOT RIGHTS-OF-WAY (SEE TYPICAL SECTION DETAIL).
 - (8) ROAD CONNECTIVITY SHOWN – STUB STREETS PROVIDED TO SOUTH AND WEST PROPERTIES.
 - (9) BASEMENTS WILL NOT BE ALLOWED – THIS MAY PRECIPITATE A NEED FOR AN 'R' DESIGNATION.
 - (10) PERCOLATION HOLES ARE NOT APPLICABLE – SITE WILL BE PUBLICLY SEWERED.
 - (11) PROPOSED STREET WIDTHS: 2550 SOUTH – 24 FEET; ON-SITE WILL BE 26 FEET BETWEEN LIPS OF GUTTERS. SANITARY SEWER PROPOSED AS 10-INCH PVC AT SLOPE = 0.25% – DATA PROVIDED ON UTILITY PLAN. SEE UTILITY AND DRAINAGE PLANS – PROPOSED 36-INCH FRONTAGE PIPING SHOWN. TYPICAL SECTION SHOWS PROPOSED TRAIL/SIDEWALK. GROUND SLOPE IS RATHER MINIMAL (< 2%); IMPROVEMENT PLANS FORTHCOMING.
 - (12) NO PROPOSED OPEN SPACE; DETENTION POND OWNERSHIP/MAINTENANCE ASPECTS TO BE DETERMINED.
 - (13) PRELIMINARY TITLE REPORT ON FILE WITH COUNTY.

Drawn By: MTH Date: 01/26/17
Designed By:
Checked By:
Approved By:
Scale: 1" = 100'
Drawing File: 16-105 OPT 10a.DWG
JOB NUMBER: 16-105

OVERALL PLAN FOR
SUN CREST MEADOWS
2550 NORTH 4900 WEST
TAYLOR, UT 84401

Sheet
1
of
4
Sheets



LEGEND

- Subject Property Line
- Interior Lot Lines
- Adjoining Property Line
- Phasing Line
- Centerline
- Berm/Fence Line