

The individual or company names and address of the owners of the land immediately adjoining the land to be subdivided. WCO 106-1-5(a)(4)

A measurable mathematical relationship between the property and the monument from which it is described. WCO 106-1-5(a)(4); WCO 106-1-8(c)(1)(d).

Measured and/or recorded bearings, distances and other controlling data with ties to section corners WCO 106-1-5(a)(4)

Date of the survey noted in the heading (Meaning the date, year and month the survey markers were placed). WCO 106-1-5(a)(2); WCO 106-1-8(c)(1)(c); UCA 17-23-17(3)(b)

Accurately drawn boundaries, showing distance and bearings of all lines traced or established by the survey, and dimensions of all boundary lines of the subdivision. WCO 106-1-5(a)(3); WCO 106-1-5(a)(6); WCO 106-1-8(c)(1)(d); UCA 17-27a-603(1)(b); UCA 17-23-17(3)(d)

SUN CREST MEADOWS

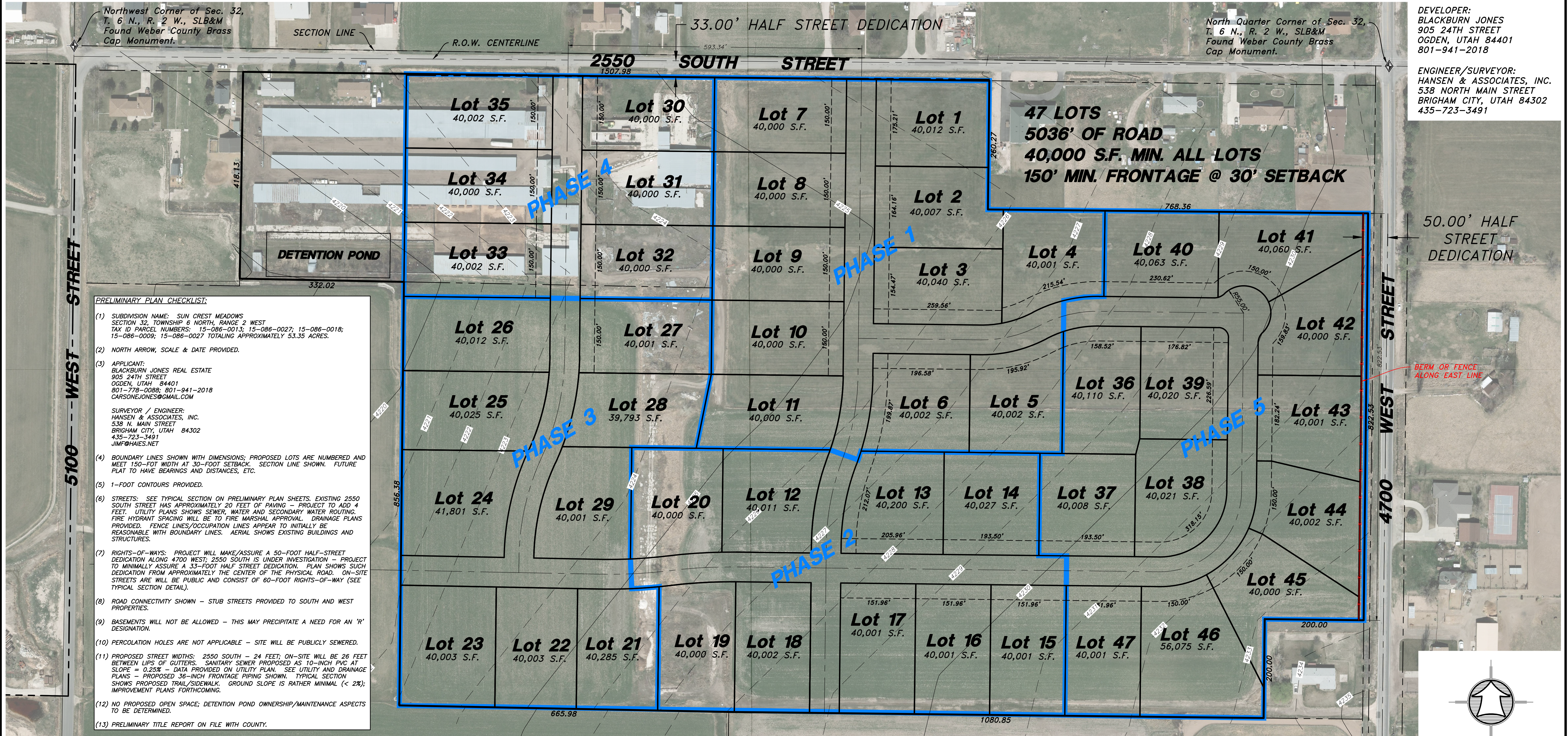
OVERALL PLAN (LOTS & DEDICATIONS)

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

The names, widths, lengths, bearings and curve data on centerlines of proposed streets and alleys. WCO 106-1-5(a)(7); WCO 106-1-8(c)(1)(e); UCA 17-27a-603(1)(b)

The lines, dimensions, bearings, areas, and numbers of all lots and blocks. WCO 106-1-5(a)(7); WCO 106-1-8(c)(1)(e); UCA 17-27a-603(1)(c); UCA 17-23-17(3)(d)

2550 IS STILL BEING ANALYZED BUT WILL NOT BE HELD UP FOR PRELIMINARY.

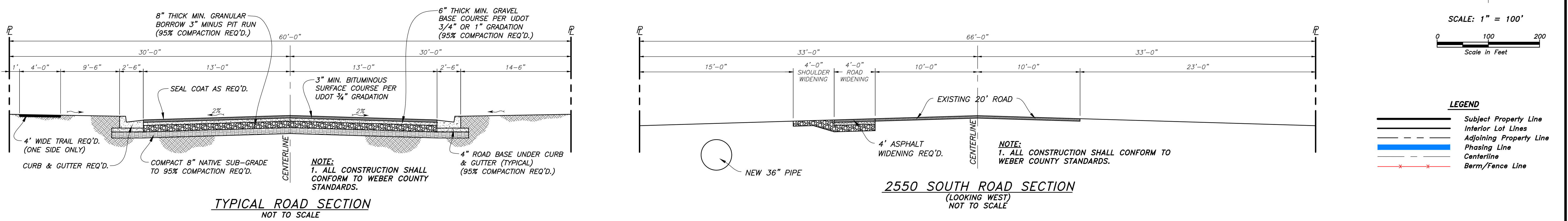


DEVELOPER:
BLACKBURN JONES
905 24TH STREET
OGDEN, UTAH 84401
801-941-2018

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 SHOW 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.



TYPICAL ROAD SECTION
NOT TO SCALE

2550 SOUTH ROAD SECTION
(LOOKING WEST)
NOT TO SCALE

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

Drawn By: MTH	Date: 01/25/17
Designed By:	Checked By:
Approved By:	Scale: 1" = 100'
Drawing File: 16-105 OPT 10a.DWG	JOB NUMBER: 16-105

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

Sheet	1
of	4
Sheets	