

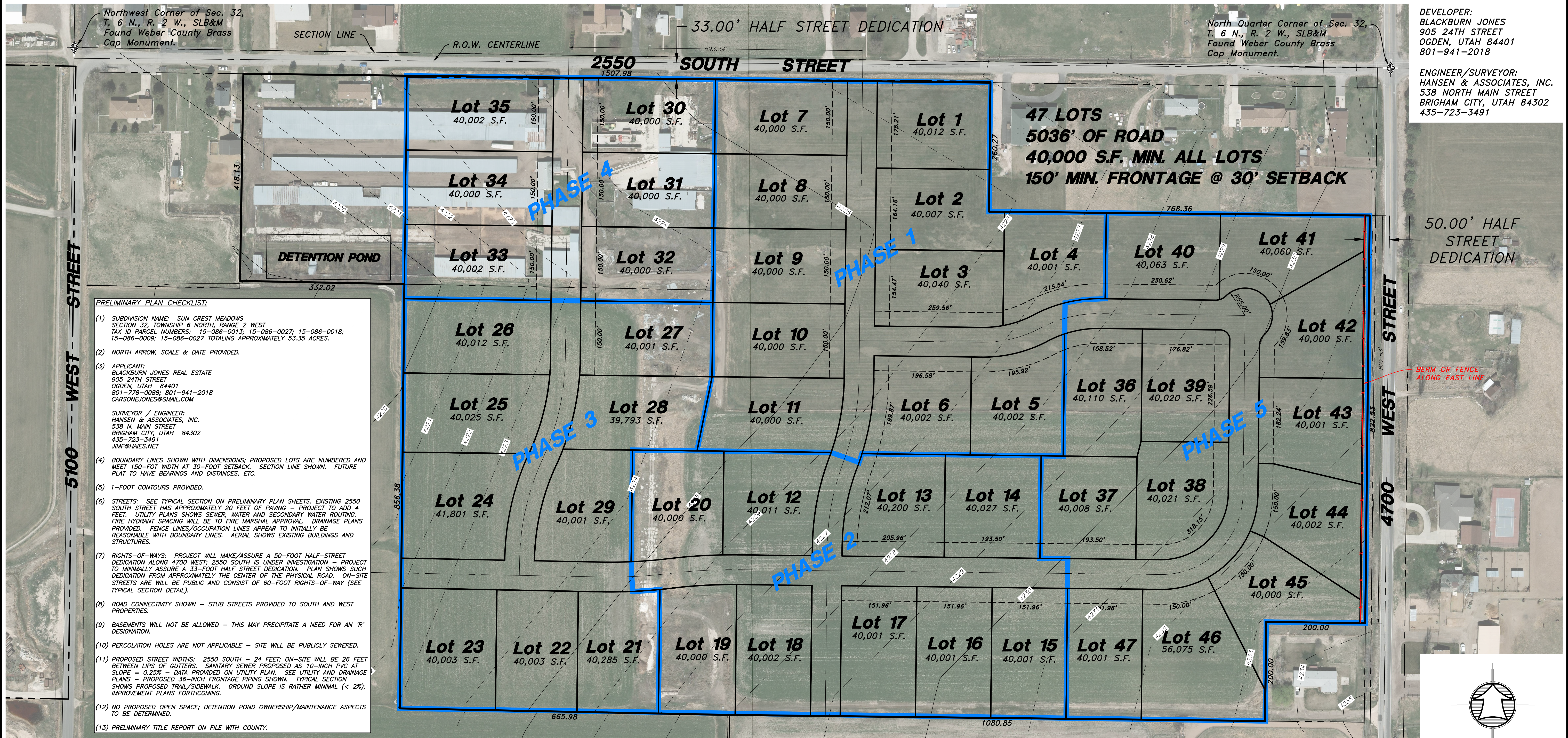
# SUN CREST MEADOWS

## OVERALL PLAN (LOTS & DEDICATIONS)

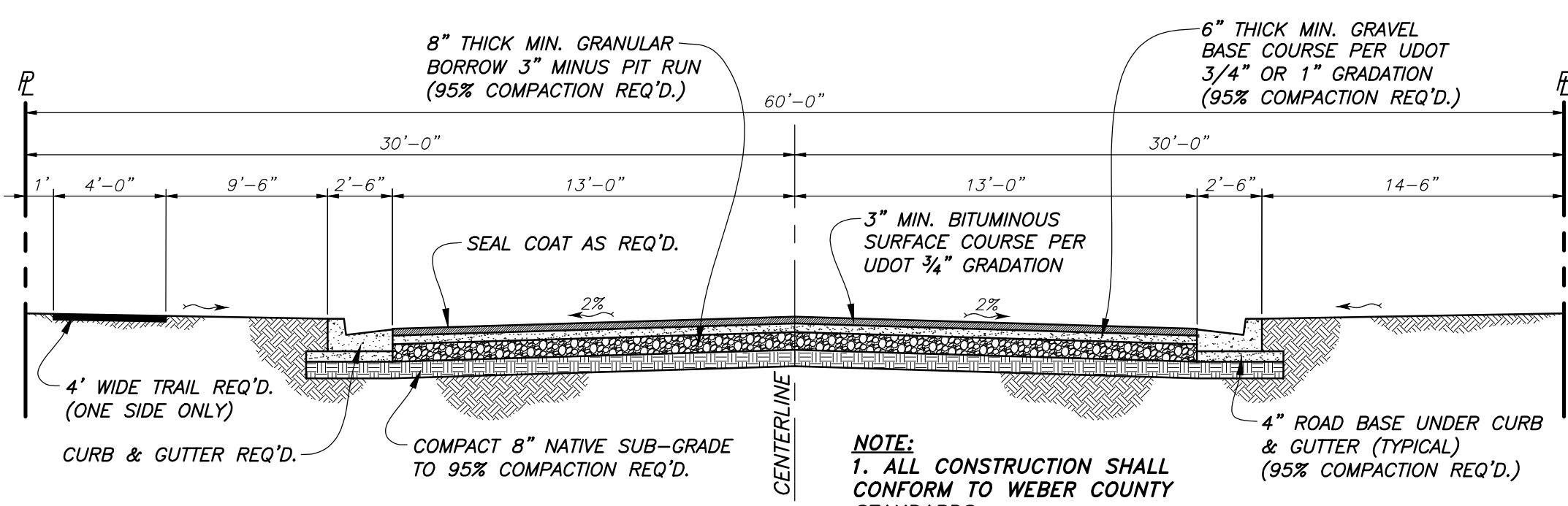
2550 NORTH 4900 WEST – TAYLOR, UT 84401  
NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 6 NORTH,  
RANGE 2 WEST, SALT LAKE BASE & MERIDIAN

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

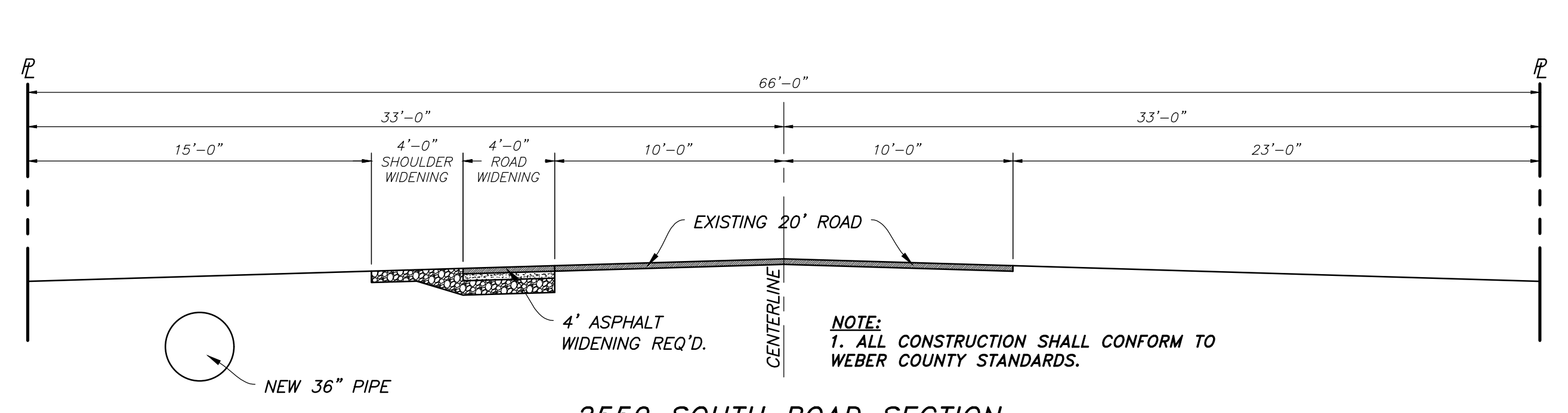
ENGINEER/SURVEYOR:  
HANSEN & ASSOCIATES, INC.  
538 NORTH MAIN STREET  
BRIGHAM CITY, UTAH 84302  
435-723-3491



- 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.



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

SCALE: 1" = 100'  
0 100 200  
Scale in Feet

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
<b>HANSEN &amp; ASSOCIATES, INC.</b> Consulting Engineers and Land Surveyors 538 North Main Street, Brigham City, Utah 84302 Visit us at www.haies.net Brigham City, Utah (435) 723-3491 (801) 399-4905 (435) 752-8272	
<b>HANSEN &amp; ASSOCIATES, INC.</b>	
OVERALL PLAN FOR <b>SUN CREST MEADOWS</b> 2550 NORTH 4900 WEST TAYLOR, UT 84401	
Sheet	1
of	4
Sheets	