

# Winslow Farr Jr. Farm

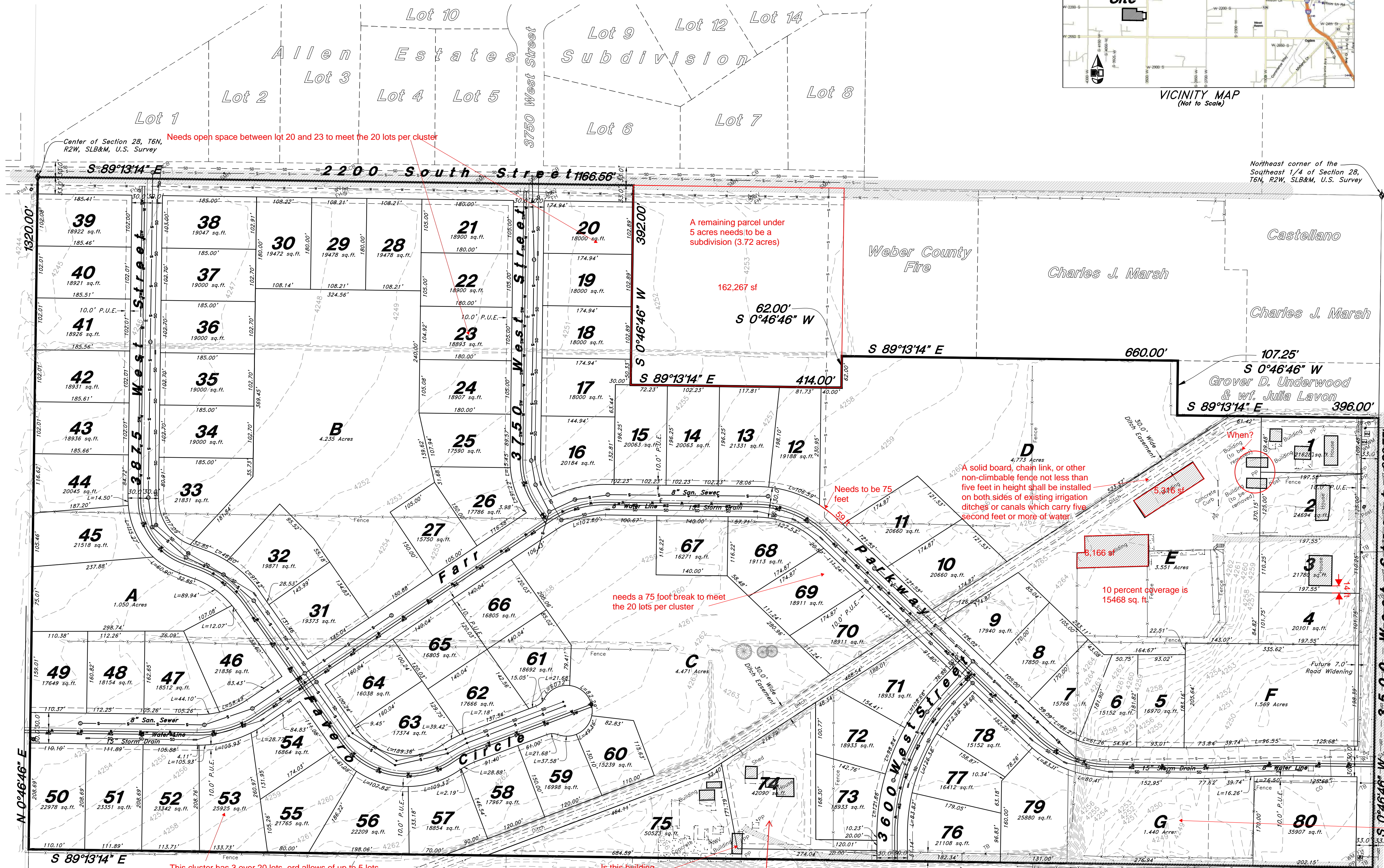
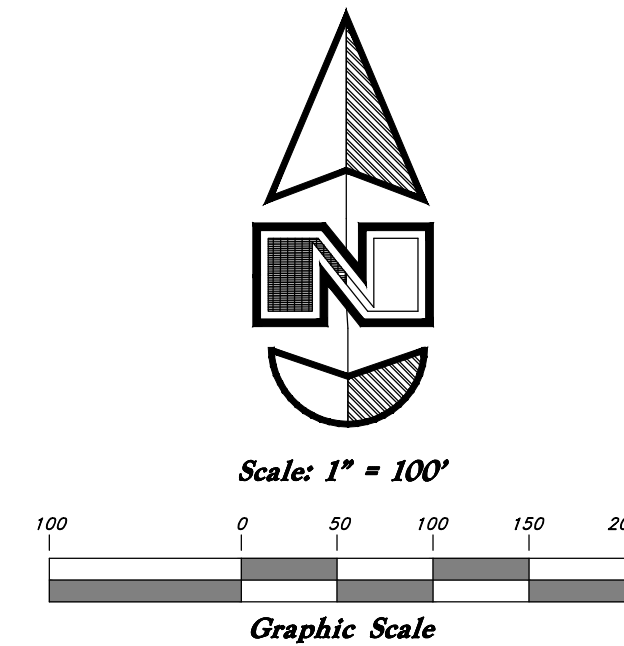
A part of Section 28, T6N, R2W, SLB&M, U.S. Survey

Weber County, Utah

November 2014



VICINITY MAP  
(Not to Scale)



**LEGEND**

- Centerline
- Buried Telephone line
- Overhead Telephone line
- Overhead Power line
- Power line
- Sanitary Sewer line
- Culinary Water line
- Gas line
- Storm Drain line
- Secondary Waterline
- Land Drain line
- Irrigation Waterline
- Fence Power Meter
- Power Pole
- Water Meter
- Gas Meter
- Power Meter
- Telephone Box
- Sewer Manhole
- Water Manhole
- Cleanout Box
- TA Top of Asphalt
- EA Edge of Asphalt
- NG Natural Ground
- LC Lip of Gutter
- SP Service Pole
- LP Light Pole
- PP Power Pole
- Telephone Pole
- FP Fire Hydrant
- Flowline of Ditch
- TOE Toe of Slope
- TOP Top of Slope
- CO Cleanout
- FC Fence
- Flowline
- DMH Drain Manhole
- Spot Elevation
- Contour
- Asphalt
- Concrete
- Building
- Catch Basin
- Corrugated Metal Pipe
- Reinforced Concrete Pipe
- Edge of Concrete
- RWALL Retaining Wall
- SWH Sewer Manhole
- Water Valve
- CB Catch Basin
- TC Diversion Box
- TC Top of Curb
- SW Sidewalk
- GAS Gas line Marker
- GW Guy Wire
- BLDG Building Corner
- Fire Hydrant
- NG Natural Ground
- Water Valve
- Light Pole
- Power Pole w/guy
- Deciduous Tree
- Coniferous Tree
- ARP Area Reference Point
- Building Columns
- LS Landmark

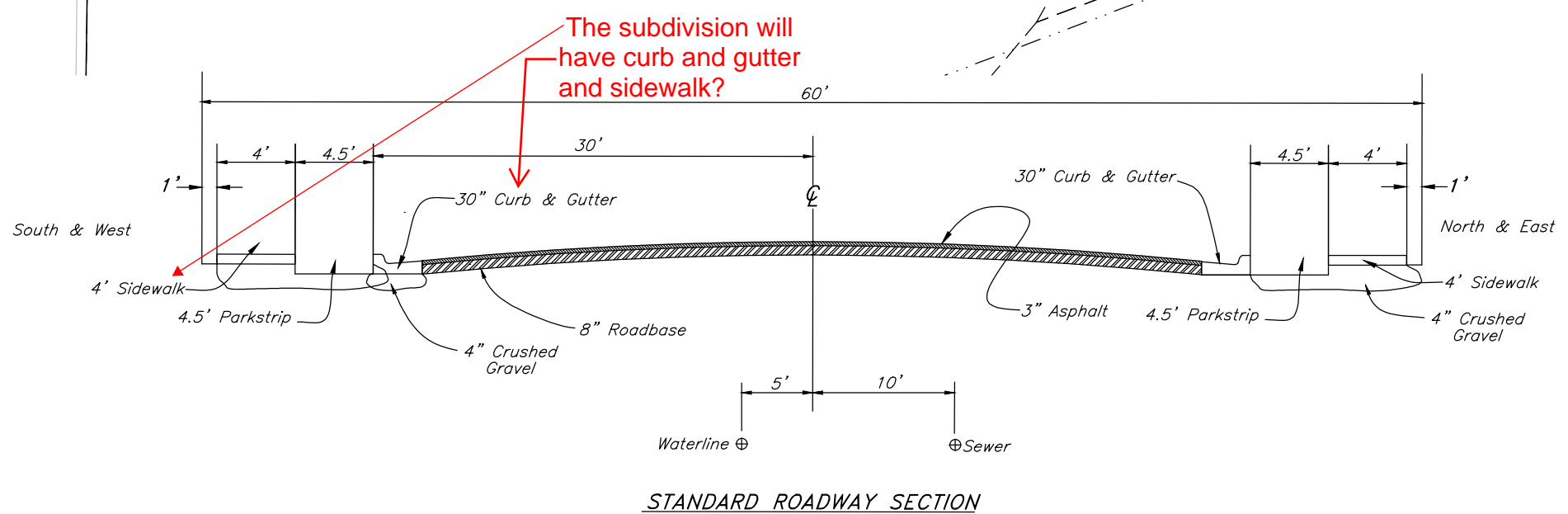
**FLOOD PLAIN**

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).

**SITE INFORMATION**

- 80 Total Lots
- 2,931,561 Total Site Sq. Ft. (67,299 Acres)
- 5 Open Acre Parcels (Parcels A - F)
- 31.34% Total Open Space (30% Required)
- 18.9% Provided Bonus Density

What is the 18.9 percent bonus for? What is the net developable area? Remember roads needs to be taken out.



**NOTE**

Property is being developed under the Conservation Ordinance for the A-1 Zone.

**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)

Cluster Subdivisions Ordinance

the two sides not be less than 24 feet

Need a phasing plan

a. An Open Space Preservation Plan shall accompany an application for preliminary and final approval of a cluster subdivision. The Plan shall include a narrative describing all proposed uses, phasing, and maintenance methods for all open space parcels, and a site plan that shows proposed common areas, individually owned preservation parcels, and the locations of existing and proposed future structures.

i. For open space dedicated as common area parcels, the site plan shall show the location of existing and future structures by identifying the structure's footprint. Structures housing a subdivision utility or serving as a subdivision amenity shall be subject to all applicable standards including all design review and applicable architectural standards found in Title 108 of the Weber County Land Use Code.

ii. For open space dedicated as individually owned preservation parcels, the site plan shall identify locatable building envelopes within which all existing and future buildings must be located.

Who is owning the open space?

**GREAT BASIN ENGINEERING**  
 574 S. SOUTH 1475 EAST, OGDEN, UTAH 84403  
 PARKWAY 1515 S. GLENN, OGDEN, UTAH 84403  
 WWW.GREATBASINENGINEERING.COM

**Preliminary Plan**  
**Winslow Farr Jr. Farm**  
 2200 South 3500 West  
 Weber County, Utah  
 A part of Section 28, T6N, R2W, SLB&M, U.S. Survey

25 Nov, 2014  
SHEET NO. 1  
02N302

PRELIMINARY