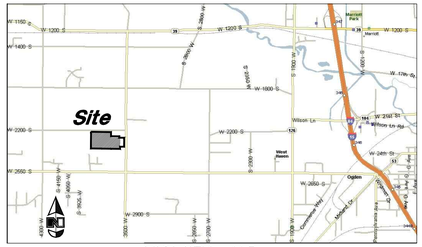
Winslow Farr Jr. Farm

A part of Section 28, T6N, R2W, SLB&M, U.S. Survey
Weber County, Utah
November 2014



VICINITY MAP
(Not to Scale)

Scale: 1" = 100'

100 0 50 100 150 200

Graphic Scale

Lot 1 · Lot 2 · Lot 3 · Lot 4 · Lot 5 · Lot 6 · Lot 7 · Lot 8 · Lot 9 · Lot 10 · Lot 12 · Lot 14
Allen Estates Subdivision
3750 West Street

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

S 89°13'14" E — 2200 South Street — 1584.00'

Northeast corner of the Southeast 1/4 of Section 28, T6N, R2W, SLB&M, U.S. Survey

1320.00'

2640.00' S 0°46'46" W

S 89°13'14" E 660.00'

107.25' S 0°46'46" W

S 89°13'14" E 396.00'

882.75' S 0°46'46" W

3500 West Street

3875 West Street

3750 West Street

3600 West Street

Farr Parkway

Farr Circle

Phase 1 · Phase 2 · Phase 3 · Phase 4 · Phase 5 · Phase 6 · Phase 7

Weber County Fire

Charles J. Marsh

Castellano

Grover D. Underwood & wf. Julia Lavon

Future 7.0' Road Widening

30.0' Wide Ditch Easement

10.0' Wide Ditch Easement

8" San. Sewer · 8" Water Line · 15" Storm Drain

N 0°46'46" E 1320.00'

S 89°13'14" E 2638.86'

16.5' Private Drive for Remaining Farr Trust Parcel 150780015 to be vacated and removed

200 18922 sq.ft.	212 19047 sq.ft.	213 19472 sq.ft.	300 19478 sq.ft.
201 18921 sq.ft.	211 19000 sq.ft.	301 19478 sq.ft.	302 18000 sq.ft.
202 18926 sq.ft.	210 19000 sq.ft.	303 18000 sq.ft.	309 17494 sq.ft.
203 18931 sq.ft.	209 19000 sq.ft.	304 22500 sq.ft.	310 17494 sq.ft.
204 18936 sq.ft.	208 19000 sq.ft.	305 21199 sq.ft.	H 0.301 Acres
205 20045 sq.ft.	207 21831 sq.ft.	306 17786 sq.ft.	312 22830 sq.ft.
206 21518 sq.ft.	400 16772 sq.ft.	307 15750 sq.ft.	313 21244 sq.ft.
A 1.050 Acres	401 15600 sq.ft.	308 15750 sq.ft.	314 20063 sq.ft.
405 17649 sq.ft.	402 21836 sq.ft.	413 16805 sq.ft.	503 15389 sq.ft.
404 18154 sq.ft.	403 18512 sq.ft.	412 16805 sq.ft.	504 15386 sq.ft.
406 22978 sq.ft.	407 23351 sq.ft.	408 23342 sq.ft.	409 25925 sq.ft.
410 16864 sq.ft.	411 16038 sq.ft.	501 17666 sq.ft.	502 18692 sq.ft.
513 21765 sq.ft.	512 22209 sq.ft.	511 18854 sq.ft.	510 17967 sq.ft.
B 4.341 Acres	500 17374 sq.ft.	509 16998 sq.ft.	508 15239 sq.ft.
C 4.222 Acres	505 15465 sq.ft.	506 18911 sq.ft.	507 18911 sq.ft.
514 20063 sq.ft.	515 21331 sq.ft.	516 22049 sq.ft.	D 4.707 Acres
517 20660 sq.ft.	518 20660 sq.ft.	101 42728 sq.ft.	100 45040 sq.ft.
104 18933 sq.ft.	103 18933 sq.ft.	102 23738 sq.ft.	105 17940 sq.ft.
106 17850 sq.ft.	107 15766 sq.ft.	108 15152 sq.ft.	109 16970 sq.ft.
112 15152 sq.ft.	111 16412 sq.ft.	110 21108 sq.ft.	113 25880 sq.ft.
E 3.551 Acres	F 1.569 Acres	G 1.440 Acres	600 21624 sq.ft.
601 24694 sq.ft.	602 21784 sq.ft.	603 20101 sq.ft.	114 35907 sq.ft.

Building 6,166 Sq. Ft. · Building 5,316 Sq. Ft. · Concrete Curb · Fence · Gate · Power Pole w/guy · Building (To be removed during construction) · Building (To be removed during construction)

LEGEND

- ℄ Centerline
- UGT Buried Telephone line
- OHT Overhead Telephone line
- OHP Overhead Power line
- UGP Power line
- S Sanitary Sewer line
- W Culinary Water line
- G Gas line
- SD Storm Drain line
- SW Secondary Waterline
- LD Land Drain line
- IW Irrigation Waterline
- Fence Power Meter
- Power Pole
- Post
- WM Water Meter
- GM Gas Meter
- PM Power Meter
- Telephone Box
- Sewer Manhole
- Drain Manhole
- Water Manhole
- Cleanout Box
- TA Top of Asphalt
- EA Edge of Asphalt
- NG Natural Ground
- LG Lip of Gutter
- SP Service Pole
- LP Light Pole
- PP Power Pole
- TP Telephone Pole
- FH Fire Hydrant
- DIT Flowline of Ditch
- TOE Toe of Slope
- TOP Top of Slope
- CO Cleanout
- FC Fence
- Flowline
- DMH Drain Manhole
- x99.00 Spot Elevation
- Contour
- Asphalt
- Concrete
- Building
- Catch Basin
- C.M.P. Corrugated Metal Pipe
- R.C.P. Reinforced Concrete Pipe
- CONC Edge of Concrete
- RWALL Retaining Wall
- SMH Sewer Manhole
- WV Water Valve
- CB Catch Basin
- DV Diversion Box
- TC Top of Curb
- SW Sidewalk
- GAS Gas line Marker
- GUY Guy Wire
- BLDG Building Corner
- Fire Hydrant
- NG Natural Ground
- Water Valve
- LP Light Pole
- Power Pole w/guy
- Deciduous Tree
- Coniferous Tree
- ARP Area Reference Plat
- COL Building Columns
- LS Landscaping

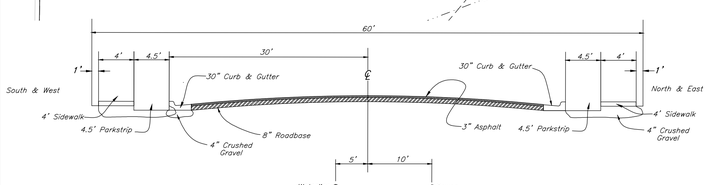
FLOOD PLAIN

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)

NOTES

1. A solid board, chain link, or other climbable fence not less than five feet shall be installed on both sides of existing irrigation ditches or canals that carry five second feet or more of water.

2. Property is being developed under Conservation Ordinance for the A–1 Zone Cluster Subdivisions Ordinance.



STANDARD ROADWAY SECTION
NOT TO SCALE

ZONING INFORMATION

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

Front Yard = 30 feet

Side Yard = 10 feet (Dwelling)
Two sides not be less that 24 feet

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)

SITE INFORMATION

81	Total Lots
71.025 Acres	Total Site
21.181 Acres	8 Open Area Parcels (Parcels A – H)
61.677 Acres	Net Developable Area
34.34%	Total Open Space (30% Required)
30.6%	Provided Bonus Density

ENGINEER:
Great Basin Engineering North
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

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C.(801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

REV | DATE | DESCRIPTION

Schematic 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