

Winslow Farr Jr. Farm

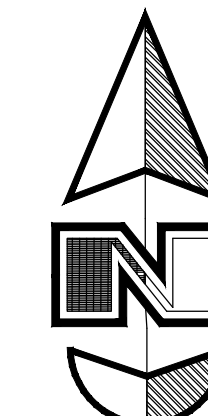
A part of Section 28, T6N, R2W, SLB&M, U.S. Survey

Weber County, Utah

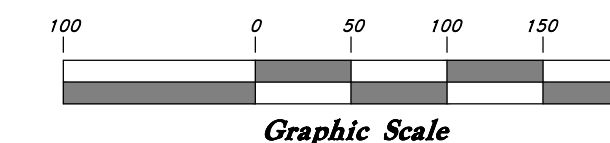
November 2014



VICINITY MAP
(Not to Scale)



Scale: 1" = 100'



LEGEND

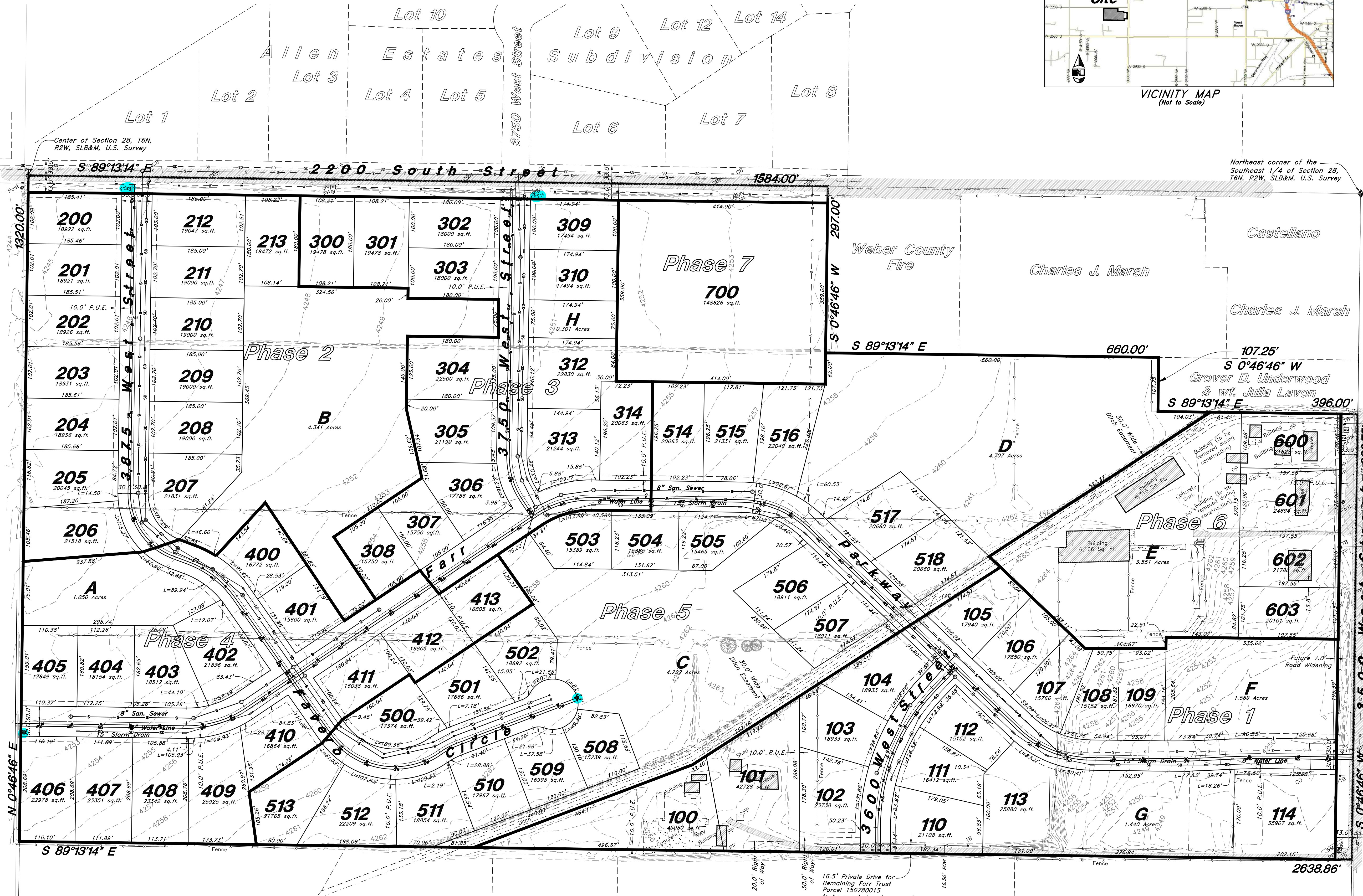
- Centerline
- UCT - Buried Telephone line
- OHT - Overhead Telephone line
- CHP - Overhead Power line
- UCP - Power line
- S - Sanitary Sewer line
- W - Culinary Water line
- G - Gas line
- SD - Storm Drain line
- SW - Secondary Waterline
- LD - Land Drain line
- IW - Irrigation Waterline
- F - Fence
- PM - Power Meter
- P - Post
- WM - Water Meter
- GM - Gas Meter
- TM - Telephone Box
- SM - Sewer Manhole
- DM - Drain Manhole
- WMH - Water Manhole
- CB - 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
- FL - Flowline
- DMH - Drain Manhole
- SE - Spot Elevation
- C - Contour
- Asphalt
- Concrete
- Building
- Catch Basin
- Corrugated Metal Pipe
- Reinforced Concrete Pipe
- Edge of Concrete
- C&G - Retaining Wall
- SMH - Sewer Manhole
- WMH - Water 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
- CONC - Concrete
- Fire Hydrant
- NG - Natural Ground
- Water Valve
- Light Pole
- Power Pole w/guy
- Deciduous Tree
- Coniferous Tree
- Area Reference Point
- Building Columns
- 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 4905700425E 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

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



ZONING INFORMATION

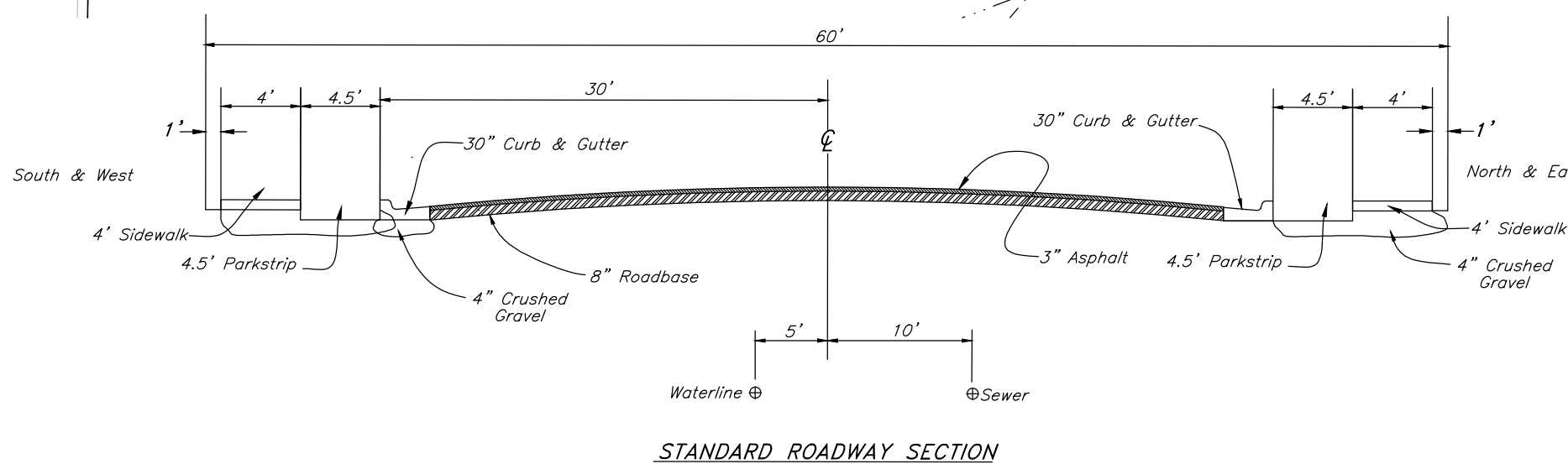
This property is Zoned A-1 (Agricultural) and has the following building setbacks:

- Front Yard = 30 feet
- Side Yard = 10 feet (Dwelling)
Two sides not less than 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	B Open Area Parcels (Parcels A - H)
61.677 Acres	Net Developable Area
34.34%	Total Open Space (30% Required)
30.6%	Provided Bonus Density

MAKE CORRECTIONS
Weber Fire District
01/12/2015 8:29:50 AM



STANDARD ROADWAY SECTION
NOT TO SCALE

GREAT BASIN ENGINEERING
 5746 SOUTH 1475 EAST, SUITE 200, OGDEN, UTAH 84403
 WWW.GREATBASINENGINEERING.COM

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