

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)

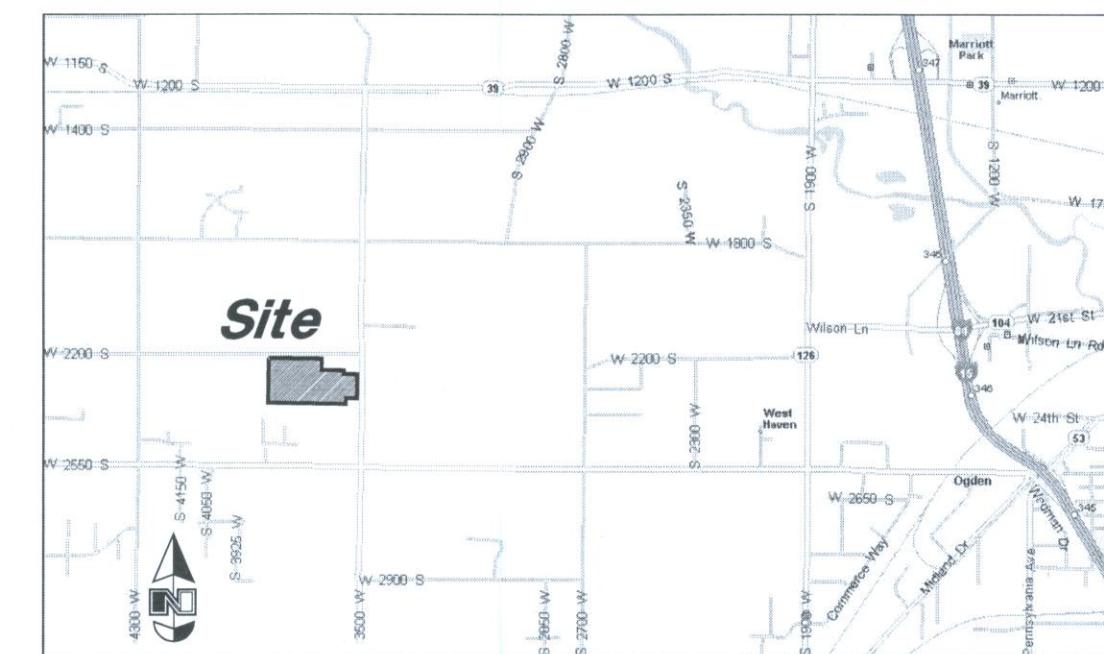
Preliminary Plan for Winslow Farr Jr. Farm

A part of Section 28, T6N, R2W, SLB&M, U.S. Survey
Weber County, Utah
January 2015



Scale: 1" = 100'

Graphic Scale

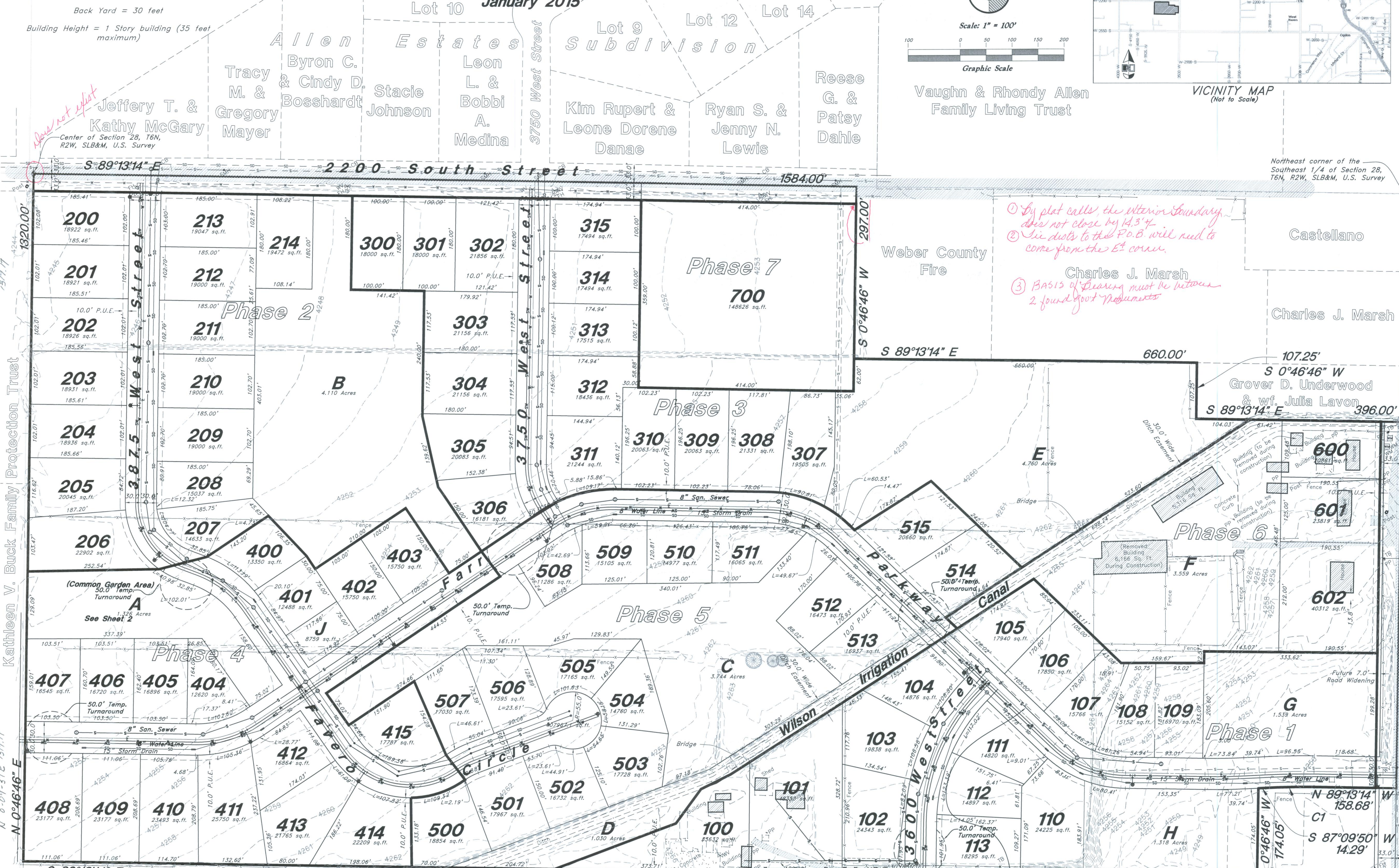


VICINITY MAP (Not to Scale)

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
- Water Meter
- Gas Meter
- Power Meter
- Telephone Box
- Sewer Manhole
- Drain Manhole
- Water Manhole
- Cleanout Box
- Top of Asphalt
- Edge of Asphalt
- Natural Ground
- Lip of Gutter
- Service Pole
- Light Pole
- Power Pole
- Telephone Pole
- Fire Hydrant
- Flowline of Ditch
- Toe of Slope
- Top of Slope
- Cleanout
- Fence
- Flowline
- Drain Manhole
- Spot Elevation
- Contour
- Asphalt
- Concrete
- Building
- Catch Basin
- Corrugated Metal Pipe
- R.C.P.
- Reinforced Concrete Pipe
- CONC
- Retaining Wall
- SMH
- Water Valve
- CB
- Catch Basin
- Diversion Box
- TC
- Top of Curb
- SW
- Gas line Marker
- GUY
- Building Corner
- NG
- Natural Ground
- Water Valve
- Light Pole
- Power Pole w/guy
- Deciduous Tree
- Coniferous Tree
- Area Reference Point
- Building Columns
- Landscaping

*2 No 4/15
Contractually to be done
plus only improvement*



*1) By plot calls, the utility boundary does not close by 14.3' -
2) See notes to the P.O.B. will need to come from the SE corner.
3) Basis of clearing must be between 2 found spot measurements*

BOUNDARY DESCRIPTION

All of Lot 1, Winslow Farr Jr. Subdivision, Weber County, Utah, located in Section 28, Township 6 North, Range 2 West, Salt Lake Base & Meridian.
I FIND NO RECORD OF A LOT 1, WINSLOW FARR JR. SUBDIVISION.

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

- 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.
- Buildings will be removed as denoted during the construction of the Phase the Building is located in.
- All dwelling structures over 5,000 sq. ft. which do not meet the fire flow requirements, shall be equipped with an NFPA 13D compliant fire sprinkler system or be provided with area separations compliant with the IBC/IRC.
- Roads and bridges shall be designed, constructed and maintained to support an imposed load of 75,000 lbs.

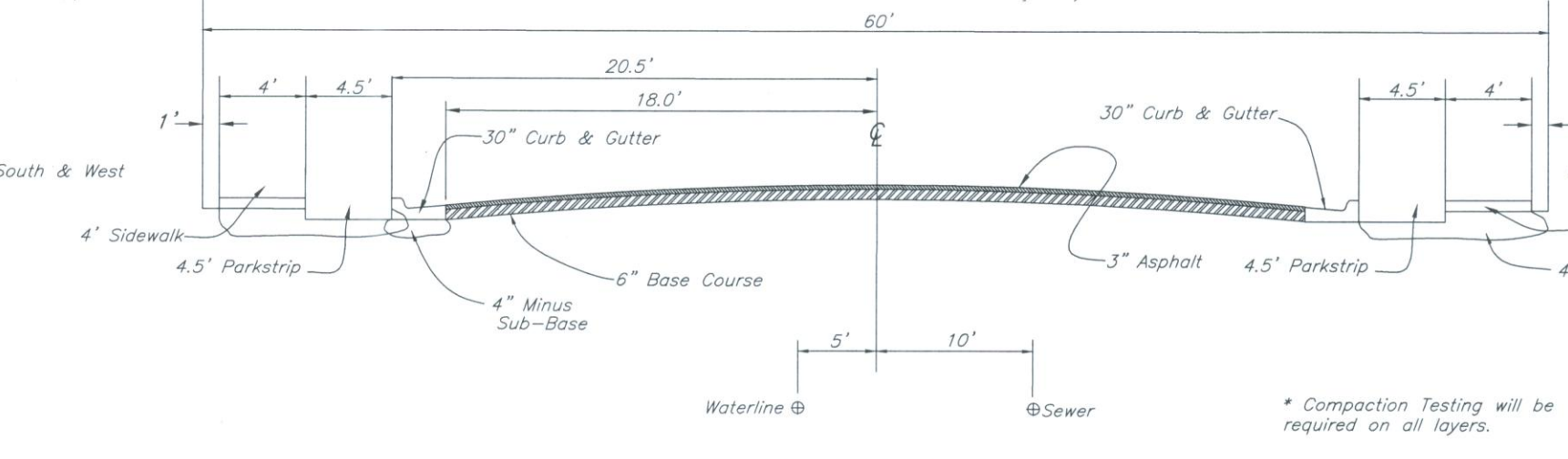
SEWER NOTE
Lots 104-109, 112-113, 506-507, 517-518 will be serviced by new Sewer Line parallel to the Existing Trunk Main Line.

Curve	Delta	Radius	Length	Chord	Chord Bearing
C1	3°36'57"	1470.00'	92.77'	92.75'	S 88°58'18" W

SITE INFORMATION	
81	Total Lots
69.943 Acres	Total Site Area
21.595 Acres	9 Open Acre Parcels
60.758 Acres	Net Developable Area
35.54%	Total Open Space (30% Required)
22.4%	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



STANDARD ROADWAY SECTION NOT TO SCALE

GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST, OGDEN, UTAH 84405
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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

23 Jan, 2015
SHEET NO. **1**
02N302

PRELIMINARY