

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

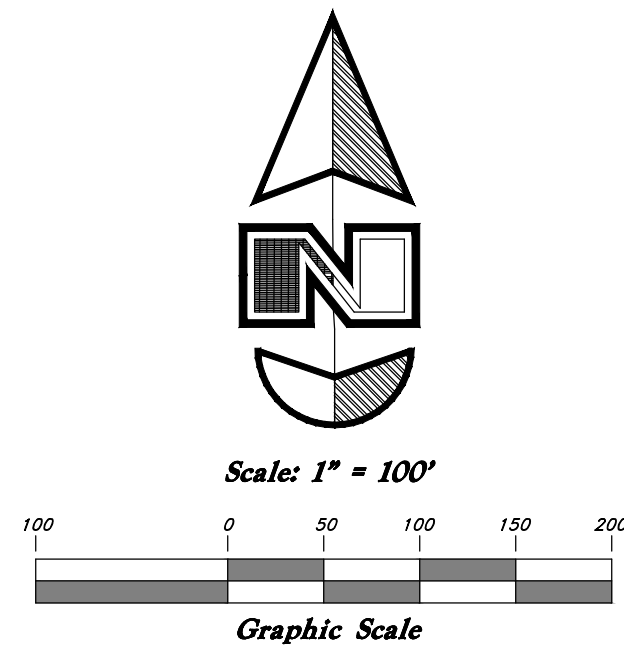
Building Height = 1 Story building (35 feet maximum)

Preliminary Plan for Winslow Farr Jr. Farm

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

Weber County, Utah

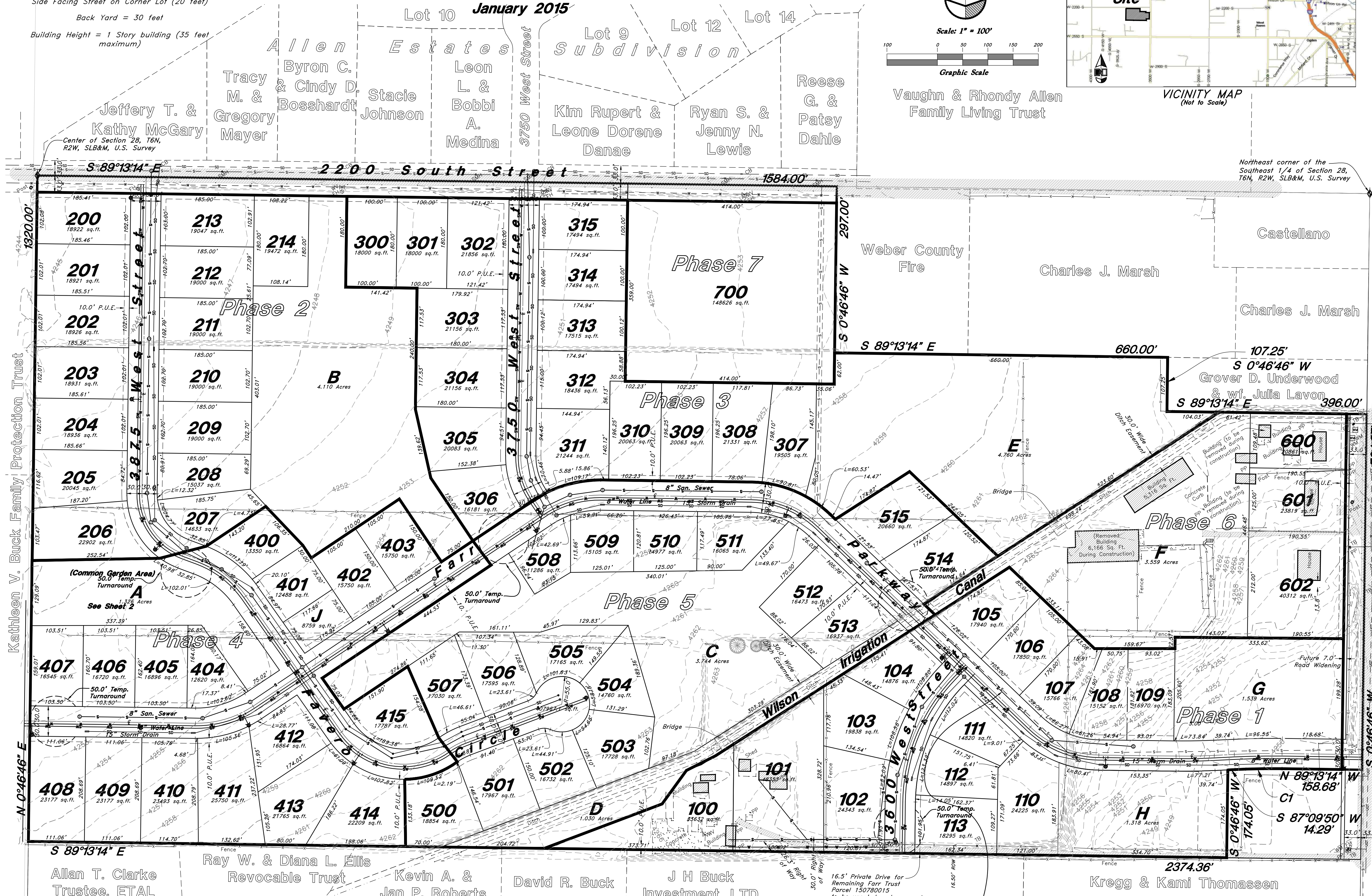
January 2015



VICINITY MAP (Not to Scale)

LEGEND

—C—	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
—X—X—	Fence Power Meter
⊙	Power Pole
⊙	Gas Meter
⊙	Water Meter
⊙	Post
⊙	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
CD	Cleanout
FC	Flowline
DMH	Drain Manhole
x99.00	Spot Elevation
—	Asphalt
—	Concrete
—	Building
—	Catch Basin
—	Corrugated Metal Pipe
—	Reinforced Concrete Pipe
—	Edge of Concrete
—	Retaining Wall
—	Sewer Manhole
—	Water Valve
—	Catch Basin
—	Diversion Box
—	Top of Curb
—	Sidewalk
—	Gas line Marker
—	Guy Wire
—	Building Corner
—	Fire Hydrant
—	Water Valve
—	Light Pole
—	Power Pole w/guy
—	Deciduous Tree
—	Coniferous Tree
—	Area Reference Point
—	Building Columns
—	Landscaping



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.

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.
3. Buildings will be removed as denoted during the construction of the Phase the Building is located in.
4. 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.
5. Roads and bridges shall be designed, constructed and maintained to support an imposed load of 75,000 lbs.

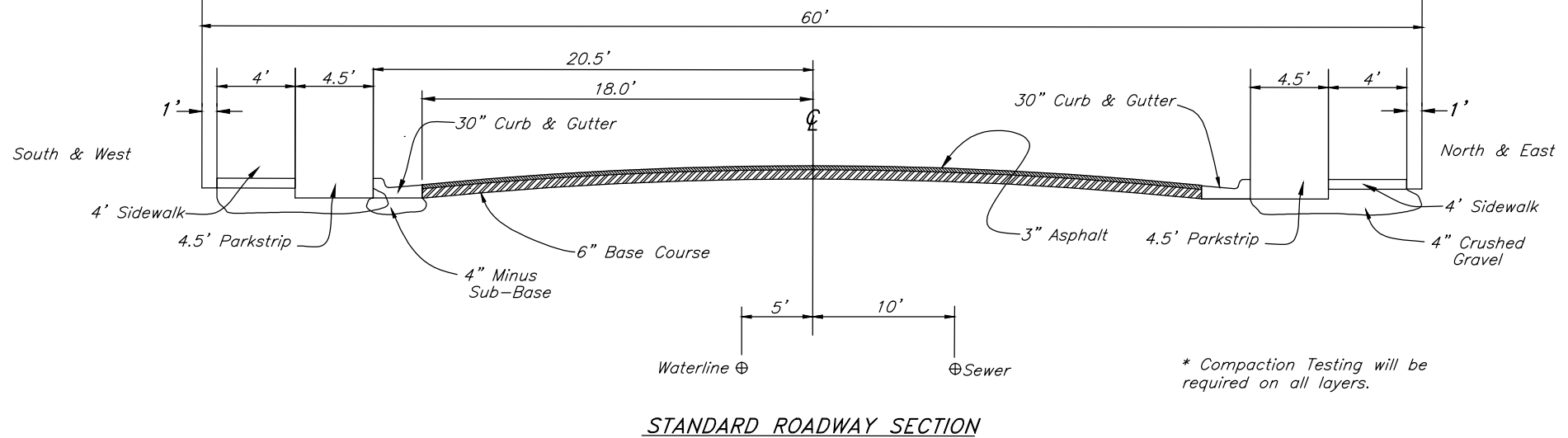
SEWER NOTE
Lots 104-109, 112-113, 506-507, 517-518 will be serviced by new Sewer Line parallel to the Existing Trunk Main Line.

PROPERTY LINE CURVE DATA

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
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



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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