

VALLEY VIEW HILLS SUBDIVISION PHASE 2
LOCATED IN THE EAST HALF OF SECTION 22,
TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
OCTOBER 2023

BUILDABLE AREA NOTES

1. BUILDING STRUCTURES IN THIS SUBDIVISION IS ONLY PERMITTED WITHIN THE AREAS SHOWN AND DEFINED HEREON AS "BUILDABLE AREA".

BUILDABLE AREA PER LOT

LOT 4 - 65,930 SQUARE FEET
LOT 5 - 69,448 SQUARE FEET
LOT 6 - 75,940 SQUARE FEET
LOT 7 - 199,002 SQUARE FEET
LOT 8 - 11,650 SQUARE FEET
LOT 9 - 38,190 SQUARE FEET

SOIL NOTES

1. WASTEWATER SITE AND SOILS EVALUATION #14914
5590 OLD SNOWBASIN ROAD HUNTSVILLE, UTAH 84317
- EXPLORATION PIT #1 (UTM ZONE 12 NAD 83 0431549 E 4566305 N)
0-16" LOAM, BLOCKY TO GRANULAR STRUCTURE
16-38" CLAY LOAM, BLOCKY TO GRANULAR STRUCTURE, FEW RED MOTTLES OBSERVED IN HORIZON
38-72" SANDY CLAY LOAM, BLOCKY STRUCTURE, <5% GRAVEL
- EXPLORATION PIT #2 (UTM ZONE 12 NAD 83 041408 E 4566100 N)
0-20" SANDY LOAM GRANULAR STRUCTURE, <5% GRAVEL
20-41" SANDY LOAM, BLOCKY STRUCTURE, <5% GRAVEL
41-82" SANDY LOAM, MASSIVE STRUCTURE, <5% GRAVEL
82-92" COARSE SANDY LOAM, MASSIVE STRUCTURE
- EXPLORATION PIT #3 (UTM ZONE 12 NAD 83 0431596 E 4566189 N)
0-27" SANDY LOAM GRANULAR STRUCTURE, <5% GRAVEL
27-42" SANDY LOAM, BLOCKY STRUCTURE, <5% GRAVEL
42-91" LOAM, MASSIVE STRUCTURE, <5% GRAVEL
- EXPLORATION PIT #4 (UTM ZONE 12 NAD 83 0431545 E 4566396 N)
0-21" SANDY LOAM, GRANULAR STRUCTURE
21-90" SANDY CLAY LOAM, MASSIVE STRUCTURE, 15% GRAVEL
- EXPLORATION PIT #5 (UTM ZONE 12 NAD 83 0431605 E 4565755 N)
0-34" SANDY LOAM, GRANULAR STRUCTURE, 10%-15% FINE-MEDIUM GRAVEL, HORIZON A
34-49" SANDY LOAM, WEAK GRANULAR STRUCTURE, 10% FINE GRAVEL (MORE FINE SAND IN THIS LAYER THAN HORIZON A) HORIZON B
49-72" CLAY LOAM, BLOCKY STRUCTURE, 10% FINE TO MEDIUM GRAVELS (LOTS OF SAND AND SILTS)
- EXPLORATION PIT #6 (UTM ZONE 12 NAD 83 0431335 E 4566515 N)
0-26" SANDY LOAM, GRANULAR STRUCTURE, <5% GRAVEL
26-40" SANDY LOAM, BLOCKY STRUCTURE, 10% GRAVEL
40-90" GRAVELLY COARSE LOAMY SAND, GRANULAR TO SINGLE GRAIN STRUCTURE, 75% GRAVEL

LEGEND

0' 50' 100' 200' 300'

Scale in Feet
1" = 100'

WEBER COUNTY MONUMENT AS NOTED
SET 24" REBAR AND CAP
MARKED GARDNER ENGINEERING

SUBDIVISION BOUNDARY
LOT LINE
ADJACENT PARCEL
SECTION LINE
PRIVATE RIGHT-OF-WAY
EXISTING FENCE LINE
WELL PROTECTION ZONE
BUILDABLE AREA

DEVELOPER:
PARKER VENABLE
2601 W 500 S
MALAD, IDAHO 83252
801-941-3427

S2
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COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____
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AT _____ IN BOOK _____ OF OFFICIAL
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GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
5150 SOUTH 875 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

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LOT 7
CONT. 15.537 ACRES
SOUTH

EXPLORATION
PIT 3
LOT 8
CONT. 5.519 ACRES
SOUTH

BUILDABLE AREA NOTES

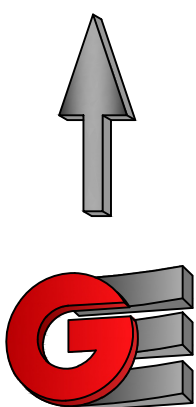
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LOT 9 - 38,190 SQUARE FEET

COMMON AREA C
CONT. 4.292 ACRES

LOT 9
CONT. 6.315 ACRES
SOUTH



0' 50' 100' 200' 300'

Scale in Feet
1" = 100'

LEGEND

◆ WEBER COUNTY MONUMENT AS NOTED
○ SET 24" REBAR AND CAP
MARKED GARDNER ENGINEERING

SUBDIVISION BOUNDARY
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ADJACENT PARCEL
SECTION LINE
PRIVATE RIGHT OF WAY
EXISTING FENCE LINE
WELL PROTECTION ZONE
NON-BUILDABLE AREA

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LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
L1	24.71	N51° 56' 05"W	L36	44.24	N35° 36' 56"W	L71	31.93	S50° 36' 59"W
L2	27.75	N51° 56' 05"W	L37	46.06	N25° 58' 51"W	L72	94.67	S14° 36' 44"E
L3	104.07	N37° 06' 43"W	L38	48.77	N8° 57' 48"E	L73	27.18	N90° 00' 00"W
L4	106.65	N38° 19' 48"W	L39	21.55	N20° 30' 56"E	L74	104.66	N33° 42' 37"W
L5	28.76	N29° 13' 01"W	L40	67.27	N20° 30' 56"E	L75	99.59	N2° 23' 16"W
L6	41.03	N11° 43' 23"W	L41	34.54	N43° 40' 16"E	L76	71.62	S79° 59' 58"E
L7	30.47	N1° 42' 01"W	L42	117.54	N54° 38' 49"E	L77	20.12	N89° 19' 12"E
L8	56.58	N1° 42' 01"W	L43	179.66	N59° 04' 32"E	L78	240.03	S73° 43' 19"W
L9	49.96	N6° 08' 19"E	L44	62.66	N62° 16' 21"E	L79	70.65	N43° 41' 07"W
L10	70.70	N12° 10' 15"E	L45	388.79	N90° 00' 00"E	L80	187.68	N62° 10' 10"W
L11	85.28	N7° 35' 27"E	L46	311.36	S42° 41' 43"W	L81	197.73	N26° 46' 38"W
L12	67.16	N4° 43' 26"E	L47	162.95	N79° 32' 52"W	L82	154.01	N48° 55' 15"W
L13	58.87	N20° 29' 40"W	L48	123.68	N32° 37' 07"W	L83	159.87	N2° 31' 32"E
L14	80.13	N40° 36' 44"W	L49	107.10	N27° 22' 50"E	L84	107.08	N49° 58' 09"W
L15	67.82	N40° 14' 00"W	L50	132.11	S86° 08' 13"W	L85	76.93	N28° 09' 38"E
L16	94.49	N13° 15' 36"W	L51	57.92	N4° 48' 58"W	L86	340.77	S64° 20' 51"E
L17	53.30	N4° 55' 11"E	L52	82.26	S88° 12' 41"W	L87	174.13	S12° 17' 31"W
L18	47.50	N3° 32' 21"W	L53	64.83	N56° 19' 48"W	L88	186.11	S27° 17' 40"E
L19	79.28	N23° 34' 09"W	L54	151.94	N86° 07' 28"W	L89	187.08	S84° 27' 04"E
L20	64.24	N34° 58' 19"W	L55	165.31	N38° 17' 24"W	L90	38.43	N47° 44' 53"E
L21	32.79	N34° 58' 19"W	L56	105.92	S76° 56' 17"E	L91	219.68	N4° 52' 45"W
L22	61.07	N38° 19' 15"W	L57	344.95	N88° 41' 49"E	L92	161.56	S73° 15' 04"E
L23	34.83	N38° 19' 15"W	L58	95.98	S56° 21' 50"E	L93	287.60	S3° 44' 49"W
L24	71.83	N36° 58' 13"W	L59	152.95	S0° 24' 21"W	L94	55.63	S1° 42' 01"E
L25	83.60	N45° 55' 29"W	L60	108.17	S71° 31' 20"W	L95	62.37	S36° 53' 27"E
L26	133.73	N34° 48' 52"W	L61	155.95	N26° 47' 45"W	L96	52.42	N81° 52' 33"E
L27	73.50	N11° 12' 58"W	L62	56.12	S79° 23' 18"W	L97	117.89	S2° 05' 33"W
L28	46.07	N10° 54' 06"W	L63	123.06	N23° 03' 01"W	L98	97.34	N73° 35' 47"W
L29	6.02	N21° 25' 52"W	L64	269.60	N85° 38' 25"W	L99	71.01	S3° 22' 59"E
L30	34.71	N21° 25' 52"W	L65	68.08	N15° 04' 40"E	L100	62.68	S66° 03' 13"W
L31	51.33	N11° 30' 47"W	L66	249.20	N86° 08' 13"E	L101	159.01	N35° 33' 30"W
L32	77.27	N4° 17' 05"E	L67	252.09	S66° 46' 14"E	L102	74.98	N56° 19' 48"W
L33	73.15	N3° 35' 14"W	L68	108.02	S26° 18' 48"E	L103	103.95	N36° 53' 27"E
L34	24.69	N7° 20' 59"W	L69	114.59	S0° 24' 21"W	L104	120.59	S46° 25' 08"E
L35	94.00	N7° 20' 59"W	L70	62.50	S0° 24' 21"W	L105	88.41	N48° 50' 08"E

R:\2207 - PARKER VENABLE\001 - SNOW BASIN\SURVEY\DWG\SNOW BASIN SUB PLAT PHASE 2 V2.DWG

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2601 W 500 S
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