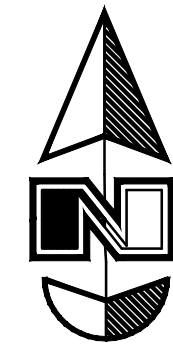
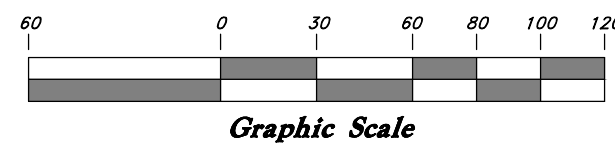


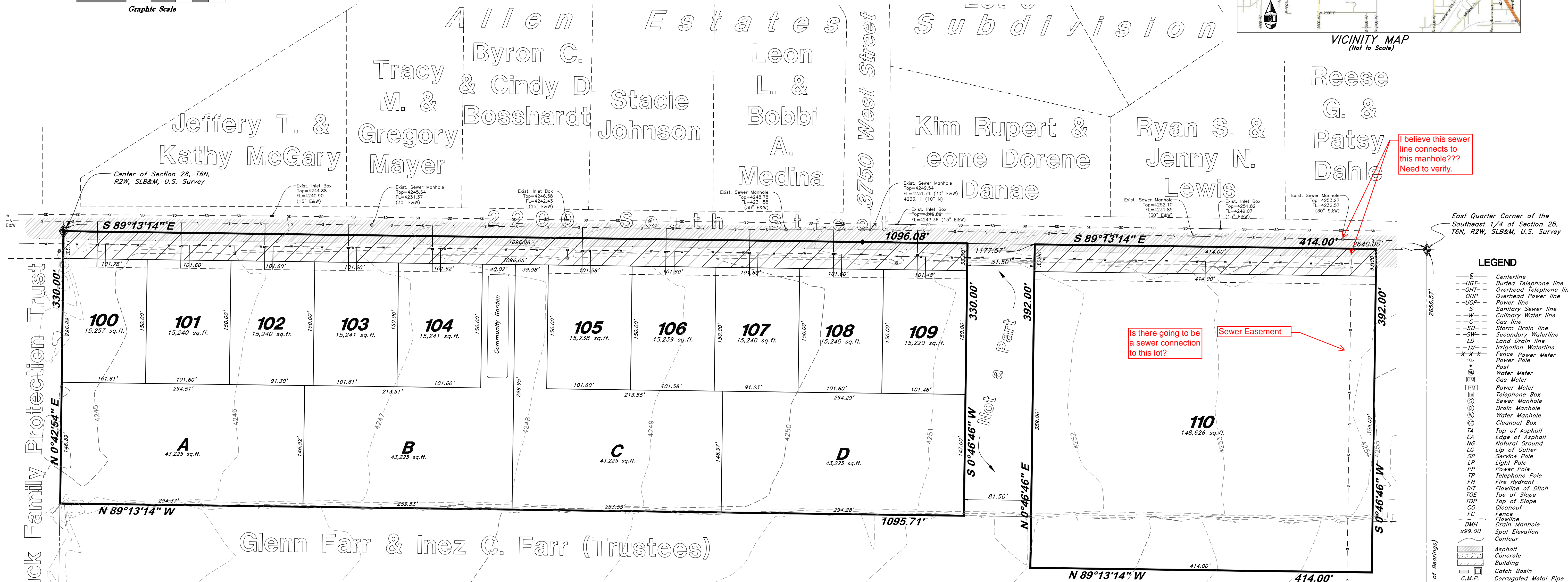
Preliminary Plan for  
**Winslow Farr Jr. Farm - Phase 1**  
 A part of Section 28, T6N, R2W, SLB&M, U.S. Survey  
 Weber County, Utah  
 March 2016



Scale: 1" = 60'



VICINITY MAP  
(Not to Scale)



I believe this sewer line connects to this manhole???  
 Need to verify.

Is there going to be a sewer connection to this lot?

Sewer Easement

East Quarter Corner of the Southeast 1/4 of Section 28, T6N, R2W, SLB&M, U.S. Survey

- LEGEND**
- C Centerline
  - UGT- Buried Telephone line
  - OHT- Overhead Telephone line
  - OHP- Overhead Power line
  - LGP- 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-X- Fence Power Meter
  - PM Power Pole
  - W Water Meter
  - Gas Meter
  - EM Power Meter
  - Telephone Box
  - SMH Sewer Manhole
  - DMH Drain Manhole
  - Water Manhole
  - Cleanout Box
  - EA 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 Flowing of Ditch
  - TOE Toe of Slope
  - TOP Top of Slope
  - CO Cleanout
  - FC Flowing
  - DMH Drain Manhole
  - 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
  - WB 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
  - Light Pole
  - Power Pole w/guy
  - Deciduous Tree
  - Coniferous Tree
  - Area Reference Point
  - Building Columns
  - Landscaping

Glenn Farr & Inez C. Farr (Trustees)

**NOTES**

- 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)
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. 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.
  4. Any roads and bridges shall be designed, constructed and maintained to support an imposed load of 75,000 lbs.

**DESCRIPTIONS**

A part of the Southeast Quarter of Section 28, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Weber County, Utah:

Beginning at the Center of said Section 33 along the Section Line, and running thence South 89°13'14" East 1096.08 feet; thence South 0°46'46" West 330.00 feet; thence North 89°13'14" West 1095.71 feet; thence North 0°42'54" East 330.00 feet to the point of beginning.

Together With:

A part of the Southeast Quarter of Section 28, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Weber County, Utah:

Beginning at a point on the Section Line of said Section 28 which is 1177.57 feet South 89°13'14" East from the Center of said Section 28, and running thence South 89°13'14" East 414.00; thence South 0°46'46" West 392.00 feet; thence North 89°13'14" West 414.00 feet; thence North 0°46'46" East 392.00 feet to the point of beginning.

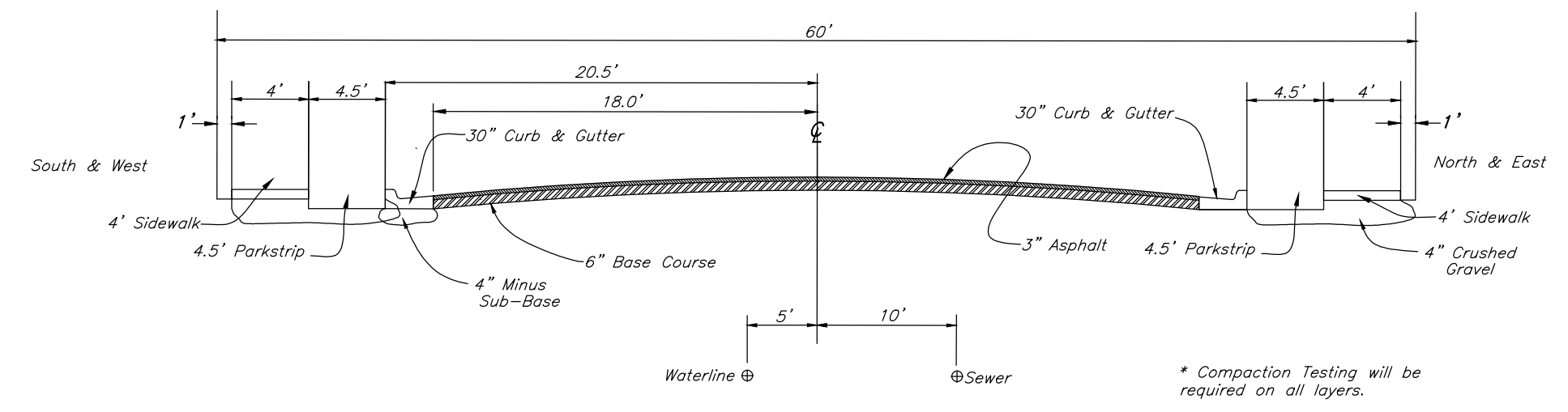
Contains 523,934 Sq. Ft. or 12.028 Acres

**SITE INFORMATION**

11	Total Lots
12.028 Acres	Total Site
3.972 Acres	4 Open Acre Parcels
10.883 Acres	Net Developable Area (Without Roads)
36.50%	Total Open Space (30% Required)
20.0%	Allowed Bonus Density
0.00%	Provided Density

**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)



STANDARD ROADWAY SECTION  
NOT TO SCALE

ENGINEER:  
 Great Basin Engineering, Inc.  
 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, SUITE 200, OGDEN, UTAH 84405  
 WWW.GREATBASINENGINEERING.COM  
 PRELIMINARY Plan  
**Winslow Farr Jr. Farm - Phase 1**  
 2200 South 3500 West  
 Weber County, Utah  
 A part of Section 28, T6N, R2W, SLB&M, U.S. Survey  
**29 Feb, 2016**  
 SHEET NO. **1**  
 02N02

**PRELIMINARY**