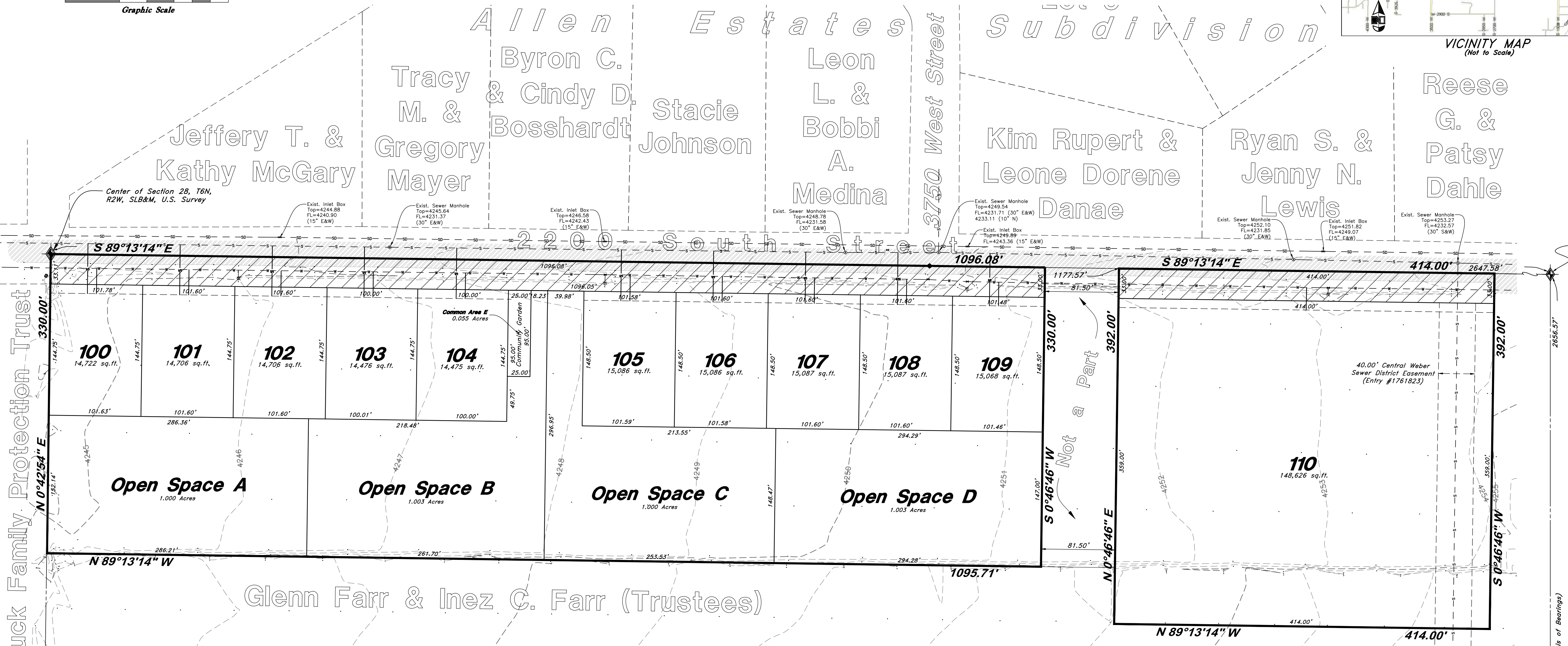
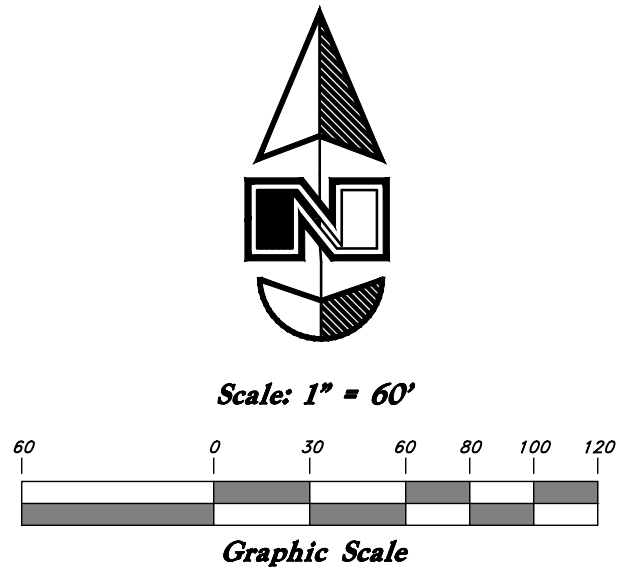


Preliminary Plan for
Winslow Farr Jr. Farm - Phase 1
A Cluster Subdivision
A part of Section 28, T6N, R2W, SLB&M, U.S. Survey
Weber County, Utah
April 2016



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

- LEGEND**
- Centerline
 - Buried Telephone line
 - Overhead Telephone line
 - Overhead Power line
 - Sanitary Sewer line
 - Culinary Water line
 - Gas line
 - Storm Drain line
 - Secondary Waterline
 - Land Drain line
 - Irrigation Waterline
 - Fence Power Meter
 - Post
 - 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
 - Reinforced Concrete Pipe
 - Edge of Concrete
 - Retaining Wall
 - Sewer Manhole
 - Water Valve
 - Catch Basin
 - Division Box
 - Top of Curb
 - Sidewalk
 - Gas
 - Gas line Marker
 - Guy Wire
 - Building Corner
 - Fire Hydrant
 - 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

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 cubic feet per second 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. All 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 28 along the Section Line, and running thence South 89°13'14" East 1096.08 feet; thence South 0°46'46" West 392.00 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 feet; 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

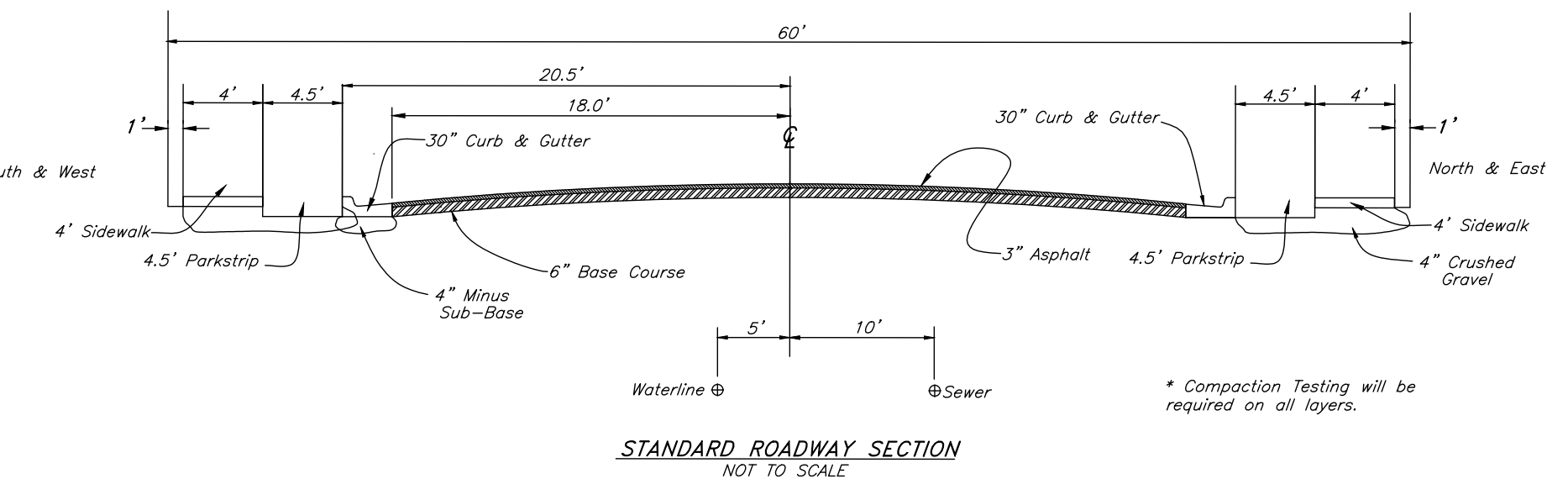
11	Total Lots
12.028 Acres	Total Site
4.006 Acres	4 Open Space Parcels
0.055 Acres	1 Common Area Parcel
10.883 Acres	Net Developable Area (Without Roads)
36.81%	Total Open Space (30% Required)
20.0%	Requested Bonus Density
0.00%	Additional Lot Density Shown

ZONING INFORMATION

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

- Front Yard = 20 feet
- Side Yard = 8 feet (Dwelling)
Other Main Building (20 feet)
- Side Facing Street on Corner Lot (20 feet)
- Rear Back Yard = 20 feet
- Building Height = 1 Story building (40 feet maximum)

Please add "Other Main (30 feet)" to the Front & Rear Yard setbacks



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)

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

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

02N302