

CONCEPT TABULATIONS

TOTAL ACREAGE	±26.27 ACRES
CURRENT ZONE	AV-3
PROPOSED ZONE	A-1

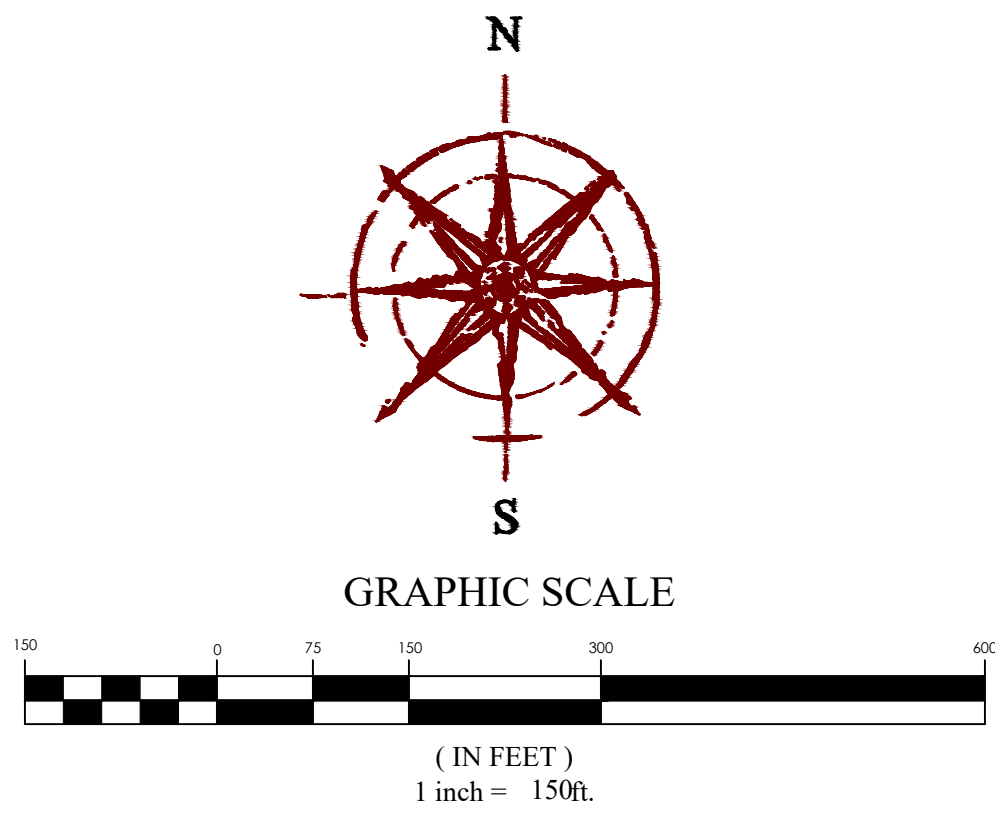
LOT/UNIT COUNT	21
TOTAL DENSITY	0.8 UNITS/ACRE

ZONE & LOT REQUIREMENTS

ZONE	A-1
MIN. LOT SIZE	40,000 SQFT
MIN. LOT WIDTH	150'
FRONT YARD SETBACK	30'
REAR YARD SETBACK	30'
INTERIOR SIDE SETBACK	10'; 24' BETWEEN BUILDINGS
CORNER SIDE SETBACK	20'

CITY STANDARDS

LOCAL STREET R.O.W. WIDTH	60'
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BOREN PROPERTY EAST *concept A*

EDEN, WEBER COUNTY
9/9/2025
25-0291

Note: This plan is for illustrative purposes. Boundaries may be based on information obtained through public data and we can't confirm it's accuracy. It is recommended that a boundary survey be performed to determine actual boundary size and dimensions as well as other potential boundary conflicts.

