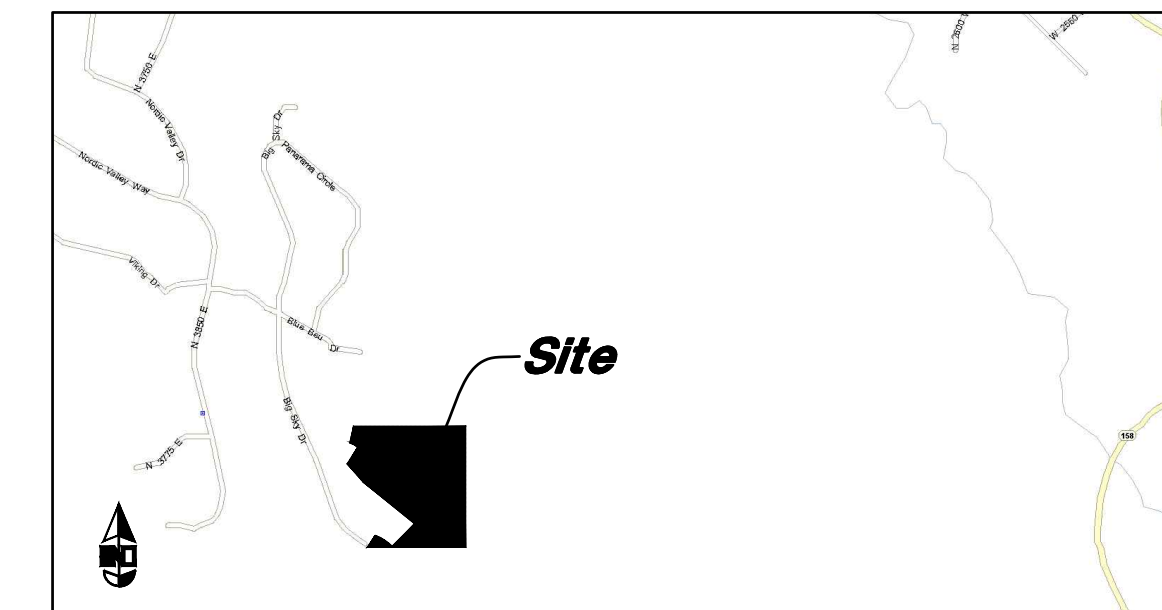
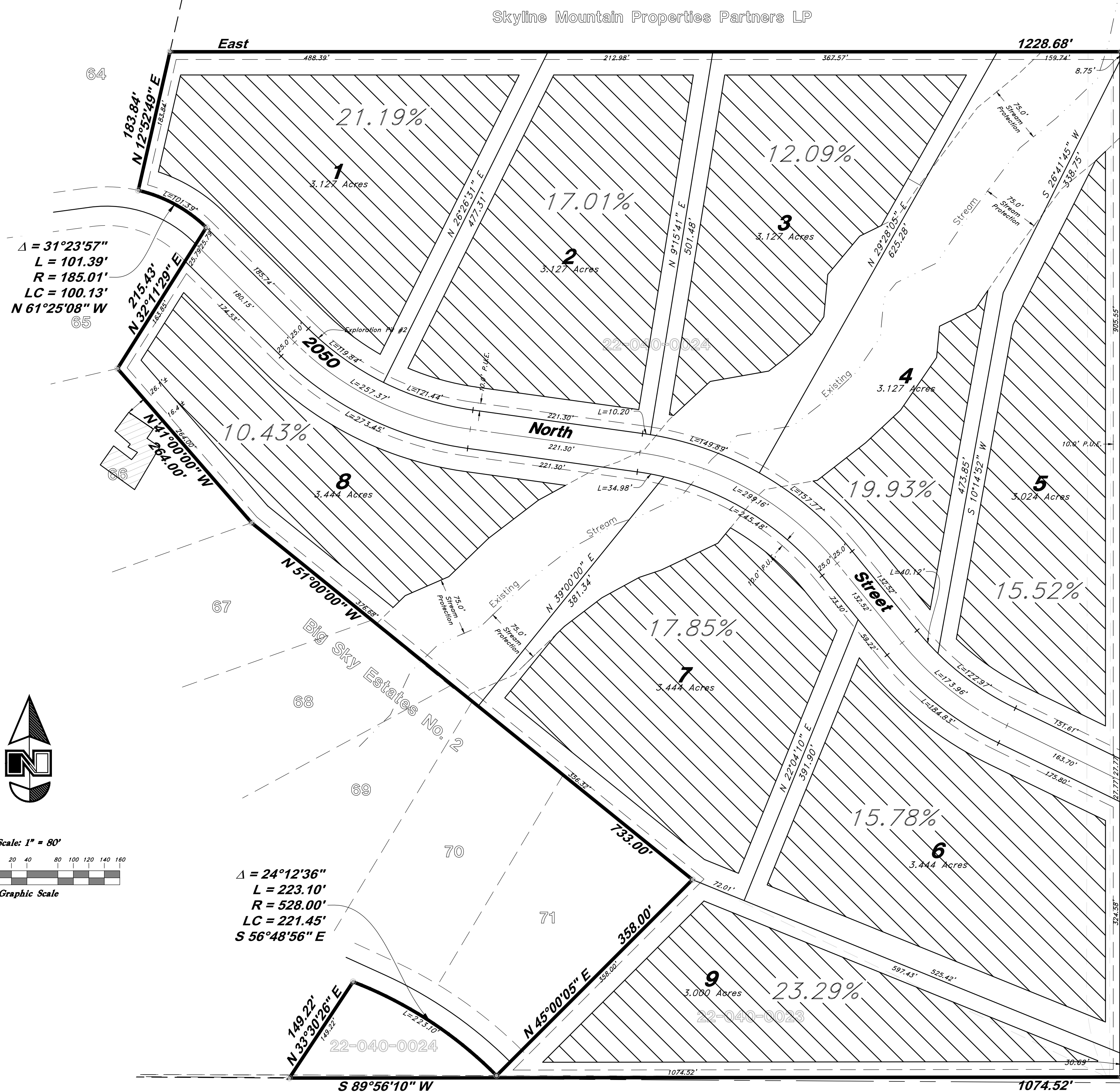


Hidden Creek Estates

Slope Analysis

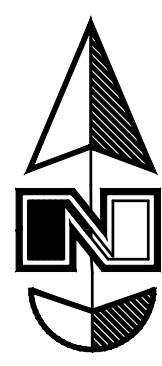


VICINITY MAP
Not to Scale

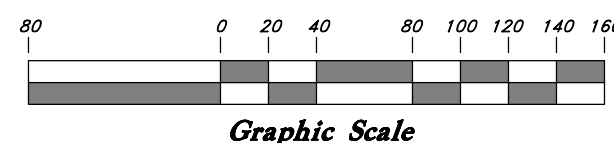


$\Delta = 31^\circ 23' 57''$
 $L = 101.39'$
 $R = 185.01'$
 $LC = 100.13'$
 $N 61^\circ 25' 08'' W$

$\Delta = 24^\circ 12' 36''$
 $L = 223.10'$
 $R = 528.00'$
 $LC = 221.45'$
 $S 56^\circ 48' 56'' E$



Scale: 1" = 80'



ZONING INFORMATION

This property is Zoned FV-3 (Forest Valley) and has the following building setbacks:

Front Yard = 30 feet

Side Yard = 20 feet, except 30 feet on side facing street on corner lot.

Back Yard = 30 feet

Building Height = 1 Story building minimum (35 feet maximum)

BUILDABLE AREA INFORMATION

For each of the nine Lots in this subdivision, the Buildable Area is defined as follows:

Buildable Area: All of the portion of the lot which is outside the required front (30'), side (20'), and rear (30') setbacks, and also outside of the 150 foot wide stream easement.

The average slopes are calculated by the method listed in the "Code of Ordinances Weber County, Utah" (Published in 2013 by Order of the Board of County Commissioners). Under the definition of "Average Percent of Slope" in "Section 101-1-7 - Definitions" of "Title 101 - General Provisions" of "Part II - Land Use Code" of the Code of Ordinances, the following equation is provided:

$(0.00229 \times I \times L) / A = S$, where "S" is the average percent of slope, "I" is the contour interval in feet, "L" is the combined length of all contours within the given area in feet, and "A" is the acreage of the given area.

Please refer to the following table for a summary of the results calculated by using this method:

Lot Number	Buildable Area (ac)	Contour Interval (ft)	Total Length of Contours (ft)	Average Slope (%)
1	2.265	1	20955	21.19
2	2.343	1	17402	17.01
3	2.03	1	10717	12.09
4	0.77	1	6700	19.93
5	2.057	1	13944	15.52
6	2.526	1	11500	10.43
7	2.41	1	18785	17.85
8	1.637	1	11281	15.78
9	1.721	1	17506	23.29

Skyline Mountain Properties Partners LP

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Slope Analysis Exhibit

Hidden Creek Estates

2050 North Big Sky Drive
Weber County, Utah
A part of Section 33, 17N, R1E, S18E, U.S. Survey

22 Oct, 2018

SHEET NO.

1

PRELIMINARY