This is more of a master plan than anything
There is no description, no Tie to a P.O.B
No road data, centerline or offsets, no bearings on anything

This review has been completed under a Preliminary Review only - No drafting can be done

Winslow Farr Jr. Farm

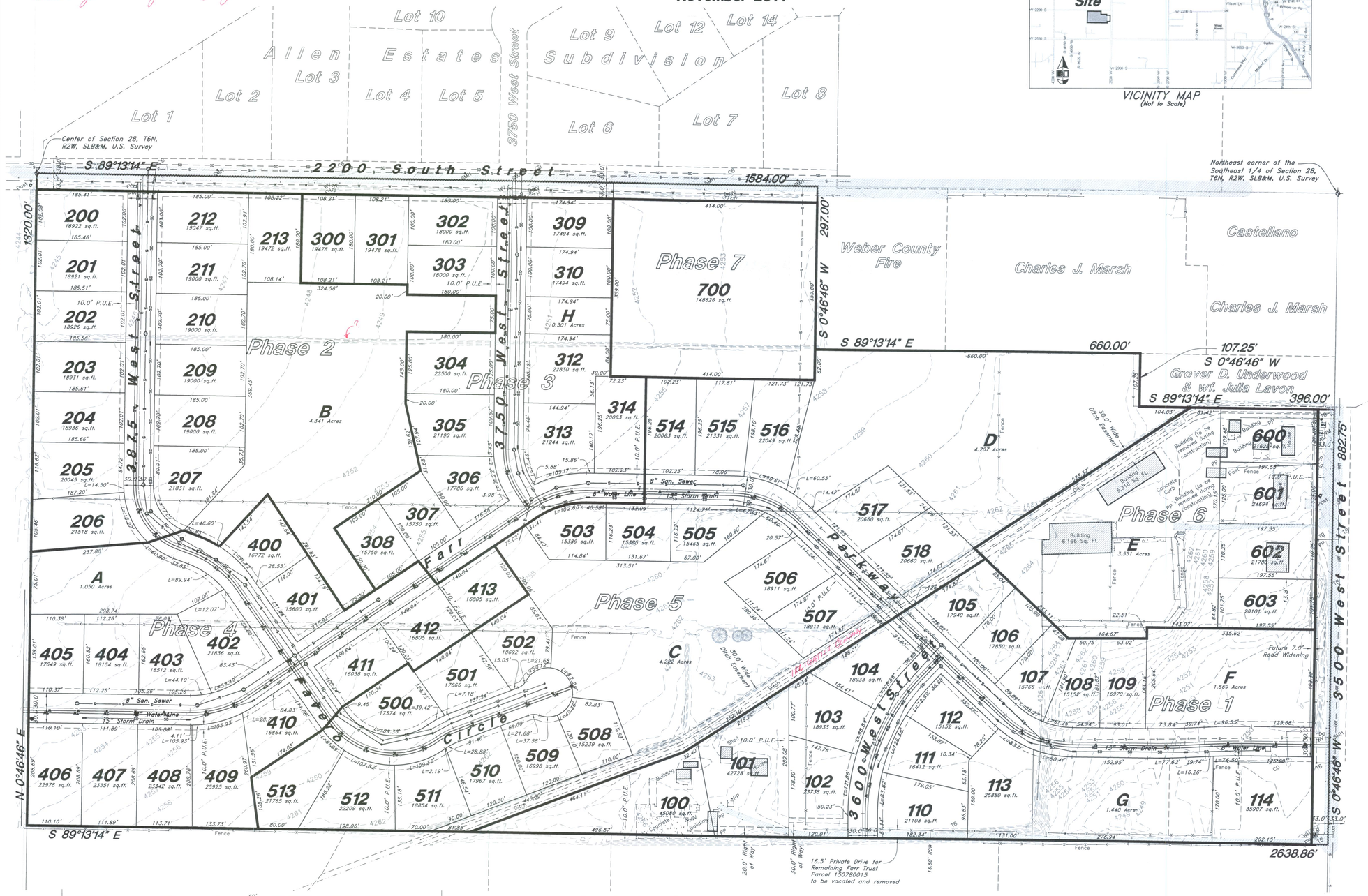
A part of Section 28, T6N, R2W, SLB&M, U.S. Survey
Weber County, Utah
November 2014

VICINITY MAP
(Not to Scale)

Scale: 1" = 100'

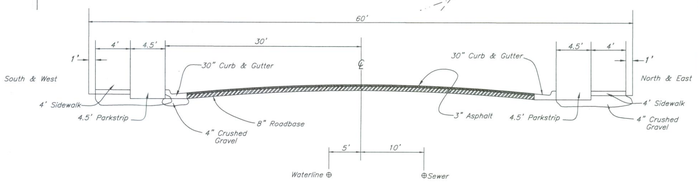
100 0 50 100 150 200

Graphic Scale



LEGEND

—℄—	Centerline
—UGT—	Buried Telephone line
—OHT—	Overhead Telephone line
—OHP—	Overhead Power line
—UGP—	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
●	Post
WM	Water Meter
GM	Gas Meter
PM	Power Meter
TB	Telephone Box
S	Sewer Manhole
D	Drain Manhole
W	Water Manhole
C	Cleanout Box
TA	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	Flowline of Ditch
TOE	Toe of Slope
TOP	Top of Slope
CO	Cleanout
FC	Fence
	Flowline
DMH	Drain Manhole
x99.00	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
WV	Water Valve
CB	Catch Basin
DV	Diversion Box
TC	Top of Curb
SW	Sidewalk
GAS	Gas line Marker
GUY	Guy Wire
BLDG	Building Corner
FH	Fire Hydrant
NG	Natural Ground
WV	Water Valve
LP	Light Pole
	Power Pole w/guy
	Deciduous Tree
	Coniferous Tree
ARP	Area Reference Plat
COL	Building Columns
LS	Landscaping



STANDARD ROADWAY SECTION
NOT TO SCALE

ZONING INFORMATION

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

Front Yard = 30 feet

Side Yard = 10 feet (Dwelling)
Two sides not be less that 24 feet

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)

SITE INFORMATION

81	Total Lots
71.025 Acres	Total Site
21.181 Acres	8 Open Area Parcels (Parcels A – H)
61.677 Acres	Net Developable Area
34.34%	Total Open Space (30% Required)
30.6%	Provided Bonus 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)

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 second feet or more of water.

2. Property is being developed under Conservation Ordinance for the A-1 Zone Cluster Subdivisions Ordinance.

ENGINEER:
Great Basin Engineering North
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

REV	DATE	DESCRIPTION

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

Schematic Plan

Winslow Farr Jr. Farm
2200 South 3500 West
Weber County, Utah
A part of Section 28, T6N, R2W, SLB&M, U.S. Survey

25 Nov, 2014

SHEET NO.
1

02N302