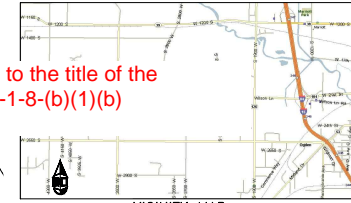
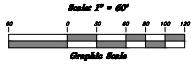


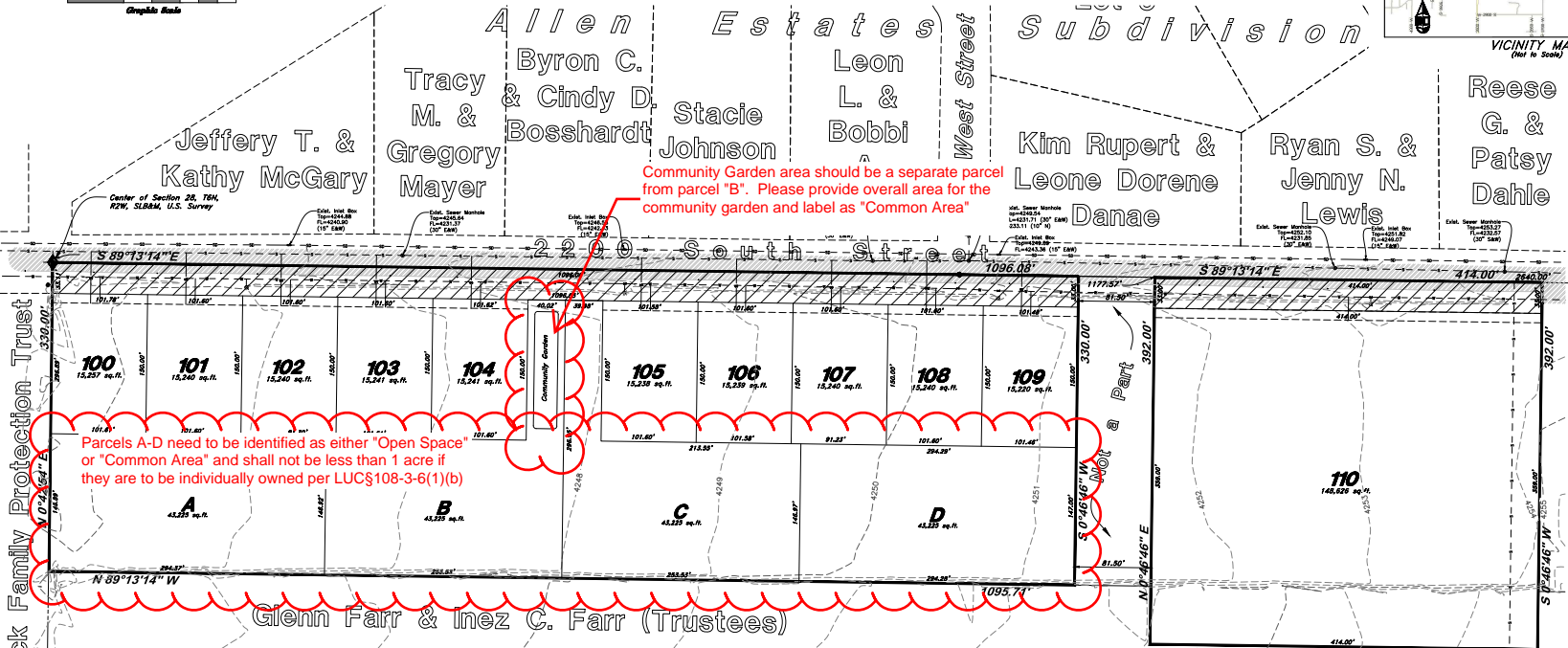
Preliminary Plan for Winslow Farr Jr. Farm - Phase 1

A part of Section 28, T6N, R2W, SLB&M, U.S. Survey
Weber County, Utah
March 2016

add "Cluster Subdivision" to the title of the subdivision per LUC§106-1-8-(b)(1)(b)



VICINITY MAP
Not to Scale



Community Garden area should be a separate parcel from parcel "B". Please provide overall area for the community garden and label as "Common Area"

Parcels A-D need to be identified as either "Open Space" or "Common Area" and shall not be less than 1 acre if they are to be individually owned per LUC§108-3-6(1)(b)

Per LUC §108-3-7 Lot Development Standards, the yard setbacks have been reduced from the A-1 zone and the average building height has been increased.

ZONING INFORMATION

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

- Front Yard = 30 feet
- Side Yard = 30 feet (Dwelling)
- Other Main Building (20 feet)
- Side Facing Street on Corner Lot (20 feet)
- Back Yard = 20 feet
- Building Height = 1 Story building (20 feet maximum)

NOTES

- A solid board, chain link, or other suitable 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.
- Property is being developed under Conservation Ordinance for the A-1 Zone Cluster Subdivisions Ordinance.
- All dwelling structures over 5,000 sq. ft. which do not meet the fire code requirements, shall be equipped with an NFPA 13D compatible fire sprinkler system or be provided with area separations compliant with the IBC/IRC.
- Any roads and bridges shall be designed, constructed and maintained to support an imposed load of 75,000 lbs.

Should this state "five cubic feet per second"? It doesn't make sense as currently written.

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 1096.00 feet; thence South 0°46'56" West 330.00 feet; thence North 89°13'14" West 414.00 feet; thence North 0°42'54" East 330.00 feet to the point of beginning.

Are these parcels "Open Space" or "Common Space"? Please label as such

SITE INFORMATION

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

Please label as "Requested bonus density"

Kathleen V. Buck Family Protection Trust

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

LEGEND

- Centerline
- Overhead Telephone line
- Overhead Power line
- Culinary Sewer line
- Culinary Water line
- Gas line
- Storm Drain line
- Secondary Waterline
- Land Drain line
- Irrigation Waterline
- Power Pole
- Water Meter
- Gas Meter
- Power Meter
- Telephone Box
- Sewer Manhole
- Drain Manhole
- Water Manhole
- Cleanout Box
- Top of Asphalt
- Bottom of Asphalt
- Edge of Asphalt
- Edge of Concrete
- Light Pole
- Fire Hydrant
- Telephone Pole
- Top of Slope
- Bottom of Slope
- Top of Slope
- Bottom of Slope
- Finished
- Unfinished
- Spot Elevation
- Asphalt
- Concrete
- Building
- Computed Metal Pipe
- Reinforced Concrete Pipe
- Edge of Concrete
- Reinforcing Wall
- Retaining Wall
- Water Valve
- Check Valve
- Direction Valve
- Top of Tank
- Gas Line Marker
- Building Corner
- Top of Natural Ground
- Bottom of Natural Ground
- Light Pole
- Power Pole 4/80
- Deciduous Tree
- Coniferous Tree
- Area Reference Point
- Landscaping

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 40050426, 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:
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DEVELOPER:
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PRELIMINARY

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Preliminary Plan
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 2200 South 3500 West
 OGDEN, UTAH 84403
 A part of Section 28, T6N, R2W, SLB&M, U.S. Survey