

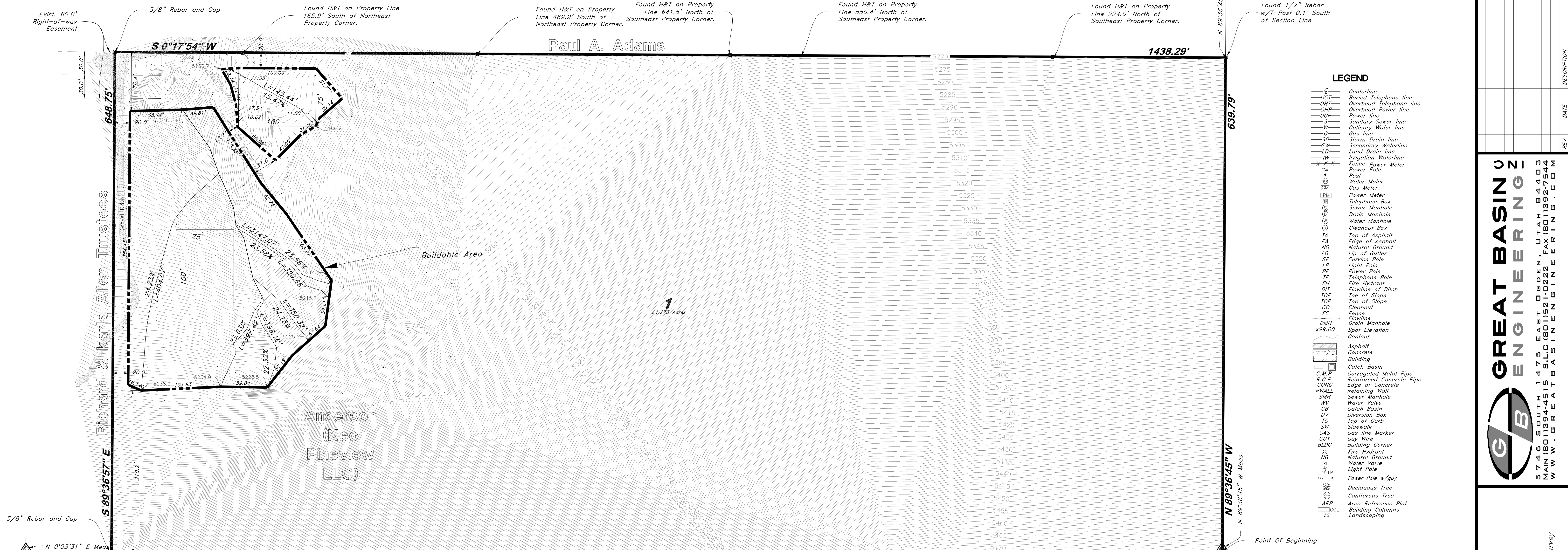
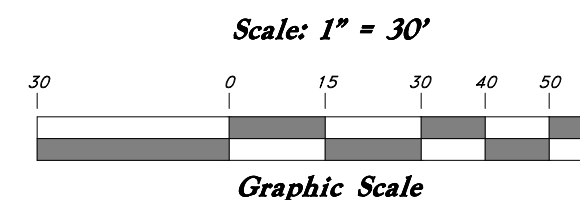
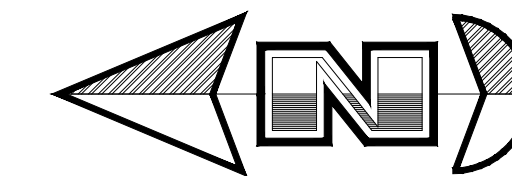
Show the individual or company names and address of the owners of the land immediately adjoining the land to be subdivided. WCO 106-1-5(a)(4)

Show the location of proposed easements. WCO 106-1-5(a)(9); WCO 106-1-8(b)(1)e.

Show the location of percolation test hole. WCO 106-1-5(a)(12)

Preliminary Plan For  
**KEO Homestead**  
 A part of Section 14, T6N, R1E, SLB&M, U.S. Survey  
 Weber County, Utah  
 September 2015

South 1/4 Corner Section 14,  
 Township 6 North, Range 1  
 East, SLB&M (Not Found)



**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
- FP Fence Power Meter
- Post
- Water Meter
- Gas Meter
- Power Meter
- Telephone Box
- Sewer Manhole
- Drain Manhole
- Water Manhole
- Cleanout Box
- TA Top of Asphalt
- EA Edge of Asphalt
- NG Natural Ground
- LC 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
- 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
- Fire Hydrant
- NG Natural Ground
- Water Valve
- Light Pole
- Power Pole w/guy
- Deciduous Tree
- Coniferous Tree
- ARP Area Reference Plat
- Building Columns
- Landscaping

**ZONING INFORMATION**

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

Front Yard = 30 feet

Side Yard = 20 feet (Dwelling)  
 Other Main Building (30 feet)

Side Facing Street on Corner Lot (30 feet)

Back Yard = 30 feet

Building Height = 1 Story building (35 feet maximum)

Is the owner the Developer?

**Owner Information:**  
 Dave Orchard/KEO Pineview  
 2248 Oneida St.  
 Salt Lake City, UT 84109  
 (801) 455-2044

**BOUNDARY DESCRIPTION**

Part of the Southwest Quarter of Section 14, Township 6 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey; Beginning at the Southwest corner of said section 14, and running thence North 0°03'30" West 1438.29 feet along the Section line; thence South 89°36'57" East 648.75 feet; thence South 0°17'54" West 1438.29 feet to the Section line; thence North 89°36'45" West 639.80 feet along said Section line to the point of beginning.

Contains 21.27 acres

**FLOOD PLAIN**

This property lies entirely within flood zone D (unshaded) as shown on the FEMA Flood Insurance Rate Map for Weber County, Utah, Community Panel Number 49057C0243E dated 16 Dec, 2005. Flood Zone D is defined as "Area in which flood hazards are undetermined, but possible." (no shading)

**NOTES**

- 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.
- Roads and bridges shall be designed, constructed and maintained to support an imposed load of 75,000 lbs.

**GREAT BASIN ENGINEERING**

5746 SOUTH 1475 EAST OGDEN, UTAH 84403  
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 WWW.GREATBASINENGINEERING.COM

Preliminary Plan  
**KEO Homestead**  
 Weber County, Utah  
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