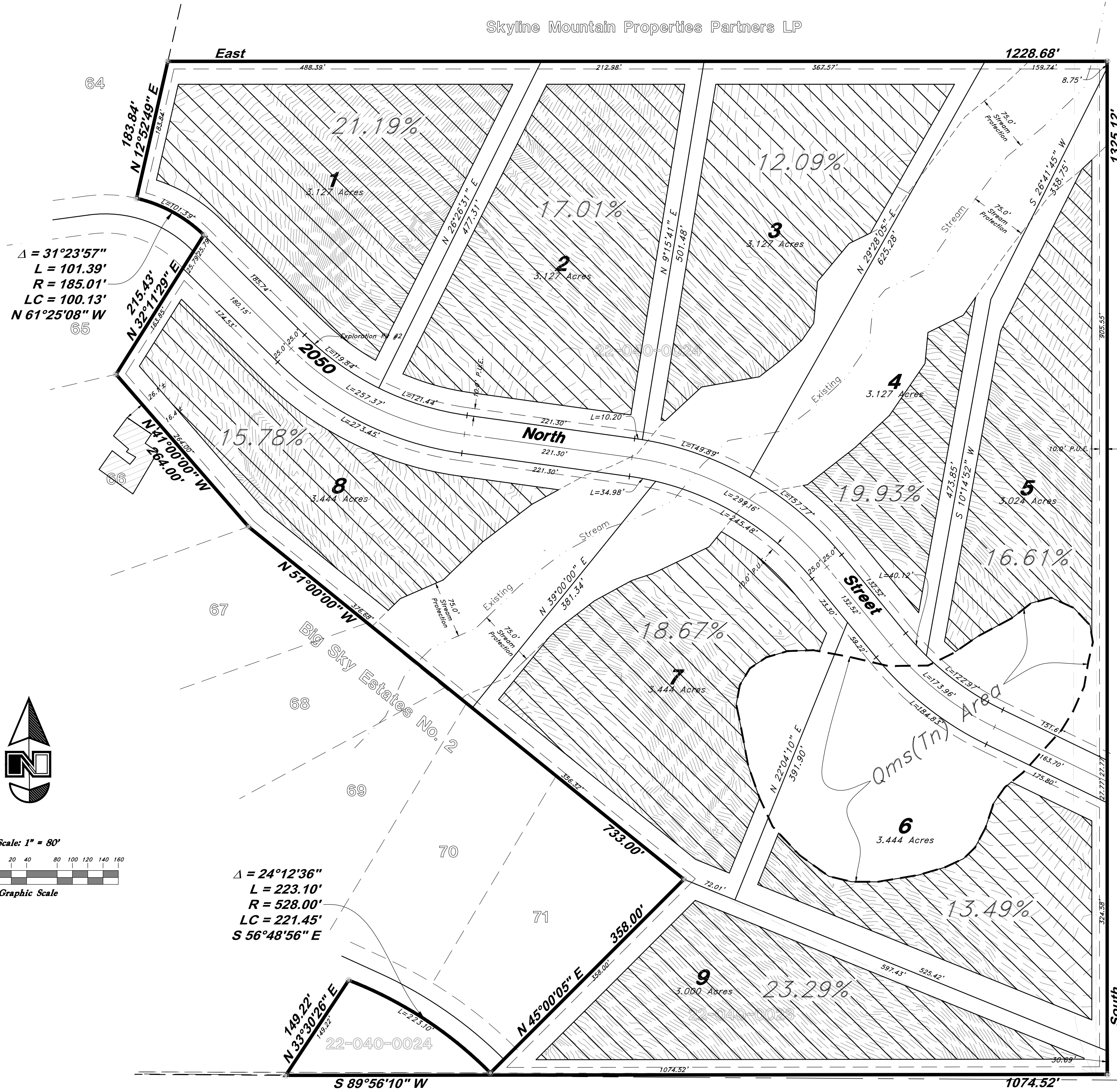


# Hidden Creek Estates

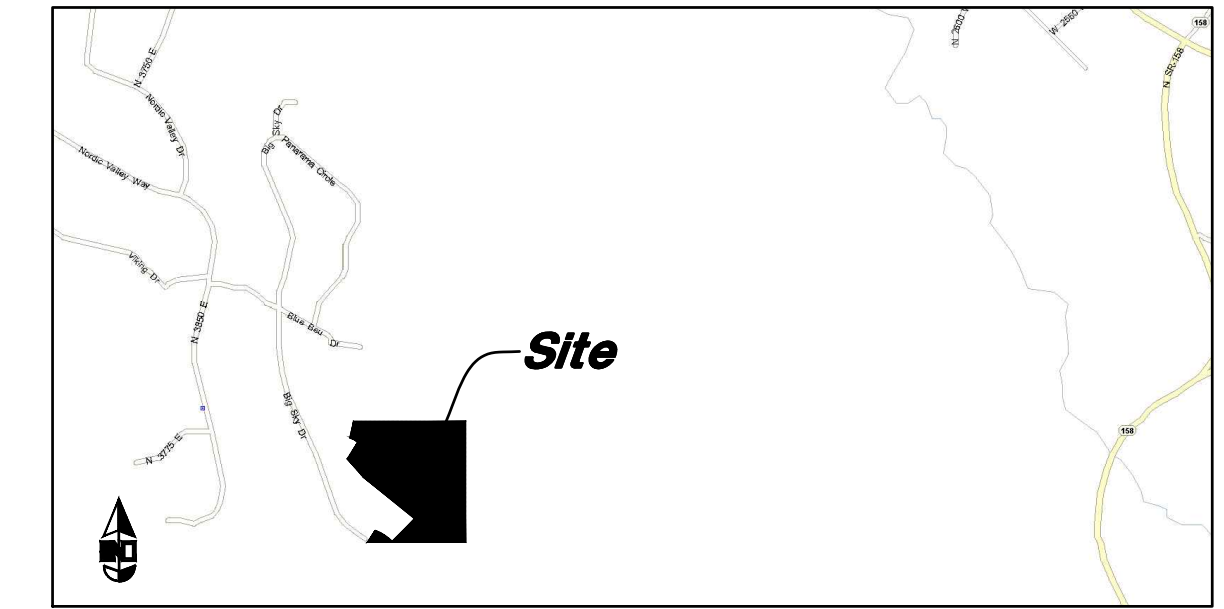
## Slope Analysis

Skyline Mountain Properties Partners LP



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

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



VICINITY MAP  
Not to Scale

### 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 of the following five (5) locations:

1. Front (30'), side (20'), and rear (30') setbacks.
2. 150 foot wide stream easement.
3. Qms(Tn) area described on Figure 3C of the Geologic Hazards Evaluation (Dated Oct 4th 2018)
4. The small area within Lot 5 to the South of the Qms(Tn) area.
5. The western roughly triangular-shaped region of Lot 9.

Note that Buildable Areas are required to be at least 20,000 square feet in size. Each of the nine lots in this subdivision meet this requirement as provided in the table below.

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:

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

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

Lot Number	Buildable Area (ac)	Buildable Area (sf)	Contour Interval (ft)	Total Length of Contours (ft)	Average Slope (%)
1	2.265	98,669	1	20,955	21.19
2	2.343	102,045	1	17,402	17.01
3	2.03	88,411	1	10,717	12.09
4	0.77	33,550	1	6,700	19.93
5	1.657	72,177	1	12,017	16.61
6	1.396	60,788	1	8,225	13.49
7	2.165	94,323	1	17,649	18.67
8	1.637	71,303	1	11,281	15.78
9	1.721	74,986	1	17,506	23.29

Skyline Mountain Properties Partners LP

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**PRELIMINARY**

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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, SLB&M, U.S. Survey

30 Oct, 2018

SHEET NO.

**1**

18N753 - Prelim