

PARKSIDE P.R.U.D. PHASE 2A

A PLANNED RESIDENTIAL UNIT DEVELOPMENT LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, AND THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH MAY 2020



NOTES

- 1. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49057C0229F WITH AN EFFECTIVE DATE OF DECEMBER 16,
- 2. "N" DESIGNATION DESIGNATES THAT RESTRICTED LOTS MAY HAVE TO COMPLETE ADDITIONAL GEOLOGIC AND/OR
- GEOTECHNICAL INVESTIGATION PRIOR TO APPLYING FOR A BUILDING PERMIT WITH WEBER COUNTY.

 3. REBAR AND CAP TO BE SET AT REAR LOT CORNERS. CURB NAIL TO BE SET IN CURB AT FRONT LOT LINE
- 4. ALL AREAS NOT WITHIN THE BOUNDARIES OF THE FOURTEEN (14) NUMBERED LOTS ARE COMMON AREAS AND FACILITIES, CERTAIN OF WHICH AREAS ARE MARKED AS "CA" HEREON PROVIDED, HOWEVER, APPURTENANT TO THE LOTS ARE PEREPETUAL EASEMENTS FOR THE ENCROACHMENT OF EAVES OF THE BUILDINGS. THE
- DRIVEWAYS ARE RESERVED FOR THE USE OF THE LOT TO WHICH IT IS APPURTENANT.

 5. NIGHTLY RENTALS ARE ALLOWED.

 6. PARKSIDE P.R.U.D. PHASE 1 IS LOCATED WITHIN A NATURAL HAZARDS AREA. A GEOTECHNICAL INVESTIGATION HAS BEEN PERFORMED BY GSH ENGINEERING JOB NUMBER 1661-08N-16 DATED JULY 25, 2016. LOTS IDENTIFIED WITH AN "N" WILL REQUIRE FURTHER GEOLOGIC AND GEOTECHNICAL INVESTIGATIONS PRIOR TO SUBMITTING AN
- WITH AN "N" WILL REQUIRE FURTHER GEOLOGIC AND GEOTECHNICAL INVESTIGATIONS PRIOR TO SUBMITTING AN APPLICATION FOR A LAND USE AND BUILDING PERMIT. THE FINAL REPORT IS AVAILABLE FOR PUBLIC REVIEW AT THE WEBER COUNTY PLANNING DIVISION OFFICE.

 7. THE APPROVED MINIMUM SINGLE FAMILY BUILDING SETBACKS ARE:
 FRONT 15.00' FROM RIGHT-OF-WAY LINE
- SIDE-7.5 FEET FROM SUBDIVISION BOUNDARY LINE

 8. FILL EASEMENT WILL BE VACATED WHEN A CERTIFICATE OF OCCUPANCY IS GIVEN AND THE PROPERTY OWNER UNDERSTANDS THAT WITH THE DESIGN OF THE HOME WILL BE STRUCTURALLY HOLDING BACK THE FILL FOR THE ROADWAY, THIS SHOULD BE

REAR - 20.00' FROM SUBDIVISION BOUNDARY LINE
INTERIOR SIDE NO CLOSER THE 15.00 FEET TO ADJACENT LOT
SIDE FACING STREET ON CORNER LOT - 15.00 FEET FROM RIGHT-OF-WAY LINE

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWELVE (12) LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY LEWIS HOMES. THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 89°12'43" EAST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE RIGHT-OF-WAY OF PADDLEFORD DRIVE WAS ESTABLISHED BY HONORING THE EXISTING DEDICATED PLATS CONTAINING AND ADJOINING PADDLEFORD DRIVE.

			CURVE TA	BLE	
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	107.46	200.00	30°47'05"	S55° 16' 15"W	106.17
C2	74.16	200.00	21°14'47"	S60° 02' 24"W	73.74
С3	172.95	300.00	33°01'54"	S65° 55' 58"W	170.57
C4	183.70	350.00	30°04'22"	S67° 24' 44"W	181.60
C5	120.89	225.00	30°47'05"	S55° 16' 15"W	119.44
C6	64.89	175.00	21°14'47"	S60° 02' 24"W	64.52
C7	187.37	325.00	33°01'54"	S65° 55' 58"W	184.78
C8	173.59	325.00	30°36'13"	S67° 08' 49"W	171.54
С9	94.03	175.00	30°47'05"	N55° 16' 15"E	92.90
C10	83.43	225.00	21°14'47"	N60° 02' 24"E	82.96
C11	158.54	275.00	33°01'54"	N65° 55' 58"E	156.35
C12	53.31	375.00	8°08'43"	N78° 22' 34"E	53.27
C13	36.14	25.00	82°49'09"	S64° 17' 13"E	33.07
C14	36.14	25.00	82°49'09"	S18° 31' 56"W	33.07
C15	46.51	375.00	7°06'23"	S56° 23' 19"W	46.48
C16	50.56	240.00	12°04'09"	S50° 41' 36"W	50.46
C17	42.37	240.00	10°06'54"	S65° 36' 21"W	42.31
C18	51.33	160.00	18°22'49"	S58° 36' 26"W	51.11
C19	12.90	340.00	2°10'28"	S50° 30' 15"W	12.90
C20	50.03	340.00	8°25'50"	S58° 30' 11"W	49.98
C21	60.53	340.00	10°12'03"	S70° 30' 55"W	60.45
C22	24.55	340.00	4°08'11"	S80° 22' 50"W	24.54
C23	69.45	310.00	12°50'08"	S76° 01' 51"W	69.30
C24	72.04	310.00	13°18'54"	S59° 59' 53"W	71.88
C25	40.37	390.00	5°55'52"	N56° 58' 35"E	40.35
C26	14.45	10.00	82°49'09"	N18° 31' 56"E	13.23
C27	14.45	10.00	82°49'09"	S64° 17' 13"E	13.23
C28	38.40	390.00	5°38'31"	N77° 07' 28"E	38.39
C29	1.04	390.00	0°09'09"	N82° 22' 21"E	1.04
C30	12.77	260.00	2°48'51"	N81° 02' 30"E	12.77
C31	79.21	260.00	17°27'19"	N67° 22' 50"E	78.90
C32	25.91	260.00	5°42'34"	N52° 16' 18"E	25.90
C33	32.73	240.00	7°48'46"	N53° 19' 24"E	32.70
C34	40.27	240.00	9°36'47"	N65° 51' 24"E	40.22
C35	22.87	160.00	8°11'19"	N66° 34' 08"E	22.85
C37	46.20	163.24	16°12'59"	S39° 30' 58"W	46.05
C38	91.13	320.50	16°17'28"	S61° 09' 51"W	90.82
C39	89.61	439.11	11°41'34"	S76° 11' 29"W	89.46

