	LOT AF	REAS		
LOT #	AREA	LOT#	AREA	
LOT 1	16,097.40 SQ FT (0.37 ACRES)	LOT 13	11,474.95 SQ FT (0.26 ACRES)	TYP. PUE & SETBACKS
LOT 2	34,648.33 SQ FT	LOT 14	10,662.21 SQ FT	PROPERTY ZONE: R-1-6
	(0.80 ACRES)		(0.25 ACRES)	FRONT SETBACK 30.0 FT
LOT 3	13,950.94 SQ FT	LOT 15	10,662.92 SQ FT	SIDE SETBACK 12.0 FT
LOTA	(0.32 ACRES)	LOT 40	(0.25 ACRES)	REAR SETBACK 30.0 FT
LOT 4	12,349.75 SQ FT (0.28 ACRES)	LOT 16	10,663.60 SQ FT (0.25 ACRES)	CORNER SIDE SETBACK 30.0 FT
LOT 5	12,348.80 SQ FT (0.28 ACRES)	LOT 17	10,664.33 SQ FT (0.25 ACRES)	FRONT PUE & DE 10 FT
LOT 6	12,825.42 SQ FT (0.29 ACRES)	LOT 18	10,665.04 SQ FT (0.25 ACRES)	LAND USE TABLE
LOT 7	13,160.3 SQ FT	LOT 19	10,665.74 SQ FT	TOTAL GROSS ACREAGE 435,947 SQ FT (ACRES) (10.00 ACRES)
	(0.30 ACRES)		(0.25 ACRES)	
LOT 8	13,196.17 SQ FT	LOT 20	10,666.45 SQ FT	MINIMUM LOT SIZE 14,000 SQ FT (ACRES) (0.32 ACRES)
	(0.30 ACRES)	-	(0.25 ACRES)	TOTAL NUMBER OF LOTS 25 LOTS
LOT 9	13,196.17 SQ FT	LOT 21	10,662.80 SQ FT	RIGHT OF WAY AREA 103,230 SQ FT
LOT 10	(0.30 ACRES)	LOT 22	(0.25 ACRES)	(ACRES) (2.37 ACRES)
LOT 10	13,196.17 SQ FT (0.30 ACRES)	LOT 22	11,095.40 SQ FT (0.26 ACRES)	
LOT 11	13,170.00 SQ FT	LOT 23	11,335.69 SQ FT	
	(0.30 ACRES)	201 20	(0.26 ACRES)	
LOT 12	13,205.30 SQ FT	LOT 24	11,336.49 SQ FT	
	(0.30 ACRES)		(0.26 ACRES)	
		LOT 25	16,353.61 SQ FT	
			(0.38 ACRES)	
4.01	33.0'	10.01	40.01	33.0'
1.0'	5' 2.5'	18.0'	18.0'	2.5' 7.5' 4.0' 1.0'
		-2.0%	-2.0%	
	4	80		
CURB AND GUTTER CURB AND GU				
└SIDEWALK \ APWA 205.2 'TYPE F' APWA 205.2 'TY				/ SIBE WILL
APWA 231	PARKSTRIP		PARKS	STRIP APWA 231
LEDGE OF EDGE OF PRIGHT-OF-WAY  RIGHT-OF-WAY  TYPICAL 66' CROSS SECTION  RIGHT-OF-WAY				
30.0'				30.0'
1.0' 4.0' 7.5	5' 2.5'	15.0'	15.0'	2.5' 7.5' 4.0' 1.0'
		-2.0%	-2.0%	
	<b>◆</b>			
CURB AND GUTTER CURB AND GUTTER				
└SIDEWALK \ APWA 205.2 'TYPE F'			APWA 205.2 'TYPI	J SIBEVIALITY /
APWA 231	PARKSTRIP		PARKS	STRIP APWA 231
LEDGE OF EDGE OF RIGHT-OF-WAY RIGHT-OF-WAY				
RIGHT-OF-WAY  2 TYPICAL 60' CROSS SECTION  RIGHT-OF-WAY				

## **CAUTION: NOTICE TO CONTRACTOR**

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. IF A CONFLICT IS IDENTIFIED, THE ENGINEER OF RECORD SHOULD BE CONTACTED IMMEDIATELY, PRIOR TO ANY FURTHER WORK BEING DONE RELATED TO THE ISSUE. CONTRACTOR IS TO BEGIN CONSTRUCTION AT LOW SIDE OF ALL GRAVITY LINES.



## 3" ASPHALT CONCRETE . (A.C5.00 GRADE; $\frac{1}{2}$ " MIX) 6" UNTREATED BASE COURSE COMPACTED TO 95% ASTM D-1557 UNDISTRUBED EARTH PAVEMENT SECTION SCALE: NONE CENTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND WEBER COUNTY SURVEY BRASS CAP MONUMENT 5" BELOW GROUND 990.6' (TIE) BASIS OF BEARING S89°11'40"E S'SWLINE TSEC 29

LOT 12 LOT 15 LOT 10

1950 SOUTH

LOT 6

LOT 5

LOT 4

LOT 2

92.

LOT 20

LOT 21

LOT 22

LOT 24

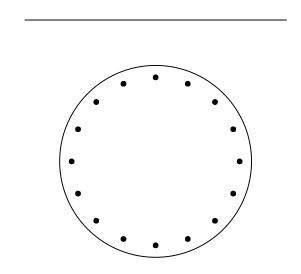
LOT 25

EX FIRE HYDRANT

LOT 1

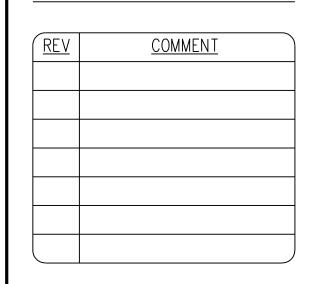
N89°11'53"E \_ 326,79'

1246 E Driggs Ave SLC, UT 84106 isaac@irecivil.com (801) 860-2191



SUBDIVISION RES

CLIENT CONTACT NAME: CHAD BUCK ADDRESS: 2205 SOUTH 400 EAST CLEARFIELD, UTAH 84015 PHONE: (801) 725-3511 EMAIL: CTBHOMES19@GMAIL.COM



SHEET NO.

**C200** 

EAST QUARTER CORNER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SITE PLAN FOUND WEBER COUNTY SURVEY BRASS CAP MONUMENT MARKED "2004" IN RING IN LID

DEVELOPER CTB HOMES 2205 SOUTH 400 EAST CLEARFIELD, UTAH 84015 801-725-3511