



VICINITY MAP
NO SCALE

ZONE DATA

- PROPOSED ZONE: R-M
FRONT YARD SETBACK: 25 FEET
SIDE YARD SETBACK: 10 FEET MINIMUM ON EACH SIDE, EXCEPT 20 FEET MINIMUM FOR SIDE FRONTING ON A STREET
REAR YARD SETBACK: 25 FEET
LOT WIDTH REQUIREMENTS:
1. A MINIMUM OF TWENTY FIVE PERCENT (25%) OF ALL LOTS WITHIN ANY DEVELOPMENT PHASE MAY BE A MINIMUM OF LOT-17 FEET (50') IN WIDTH AND
2. A MINIMUM OF TWENTY FIVE PERCENT (25%) OF ALL LOTS WITHIN ANY DEVELOPMENT PHASE SHALL BE A MINIMUM OF ONE HUNDRED FEET (100') IN WIDTH AND
3. THE WIDTH OF ALL LOTS WITHIN ANY DEVELOPMENT PHASE SHALL AVERAGE A MINIMUM OF NINETY FEET (90') IN WIDTH.

LEGEND

- BOUNDARY LINE
- LOT LINE
- ADJOINING PROPERTY
- CENTERLINE
- SETBACK LINE
- EXISTENTS

Design Specs.

DAHL PROPERTY AREA: 5.94 AC.
DENSITY: 5.94 AC. X 2.8/AC. = 16 LOTS
TOTAL LOTS PROPOSED: 12 LOTS

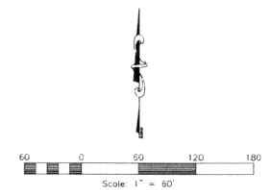


BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING 925.78 FEET NORTH 89°53'21" EAST ALONG THE SECTION LINE AND 1273.14 FEET SOUTH 00°06'30" EAST FROM THE NORTH QUARTER CORNER OF SAID SECTION 34, THENCE NORTH 89°54'44" EAST 243.16 FEET, THENCE SOUTH 00°03'59" WEST 186.52 FEET, THENCE SOUTH 02°44'56" EAST 7.99 FEET, THENCE SOUTH 02°44'06" EAST 63.49 FEET, THENCE SOUTH 02°27'15" WEST 29.03 FEET, THENCE SOUTH 00°36'04" EAST 14.34 FEET, THENCE SOUTH 00°37'13" WEST 31.23 FEET, THENCE NORTH 89°20'14" EAST 67.24 FEET, THENCE NORTH 89°54'14" EAST 101.71 FEET, THENCE SOUTH 00°00'42" WEST 429.75 FEET, THENCE NORTH 89°52'52" WEST 414.25 FEET, THENCE NORTH 00°03'46" EAST 761.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 258,518 SQUARE FEET OR 5.935 ACRES.



Dahl Property

South Weber City, Davis County, Utah



REVISIONS	DESCRIPTION
DATE	

DAHL PROPERTY	CONCEPT PLAN
PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY	

Project Info.
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Planner: C. CAVE
Designer: S. SHUPATH
Date: 8/27/2020
Name: DAHL PROPERTY
Number: 1864-71