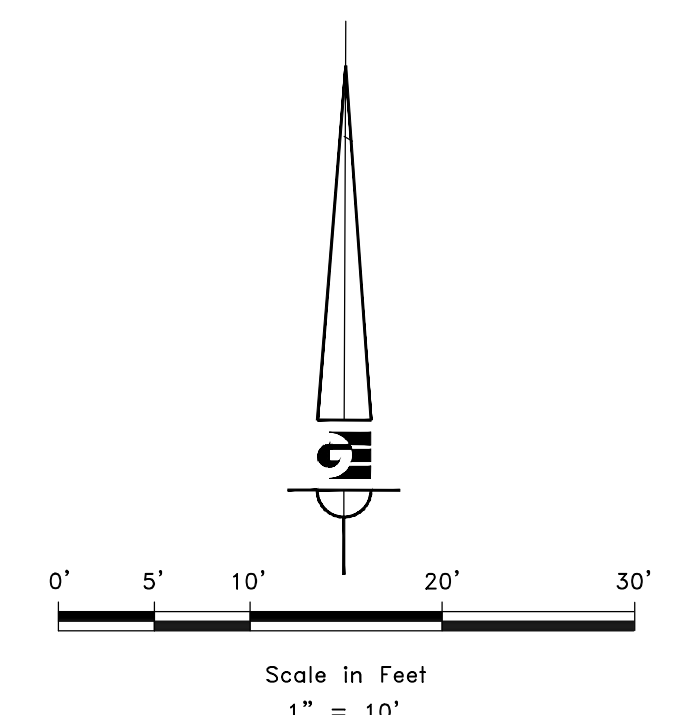
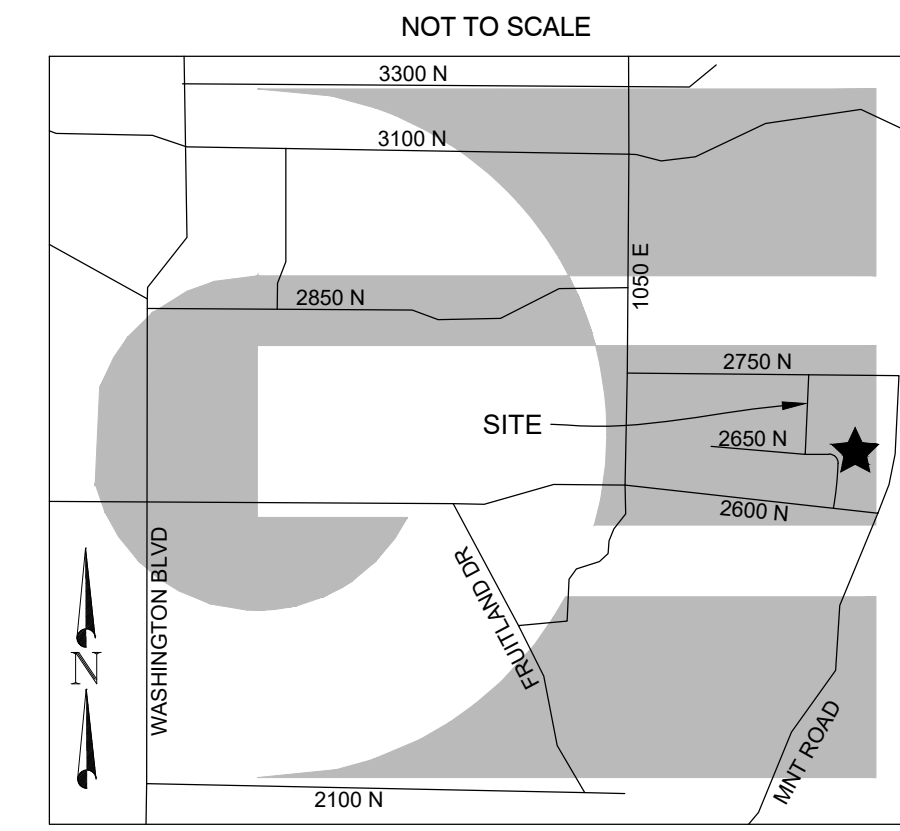


BOUNDARY DESCRIPTION

ALL OF LOT 704R, NORTHAMPTON ESTATES SUBDIVISION PHASE 7, NORTHOGDEN CITY, WEBER COUNTY, UTAH.

VICINITY MAP

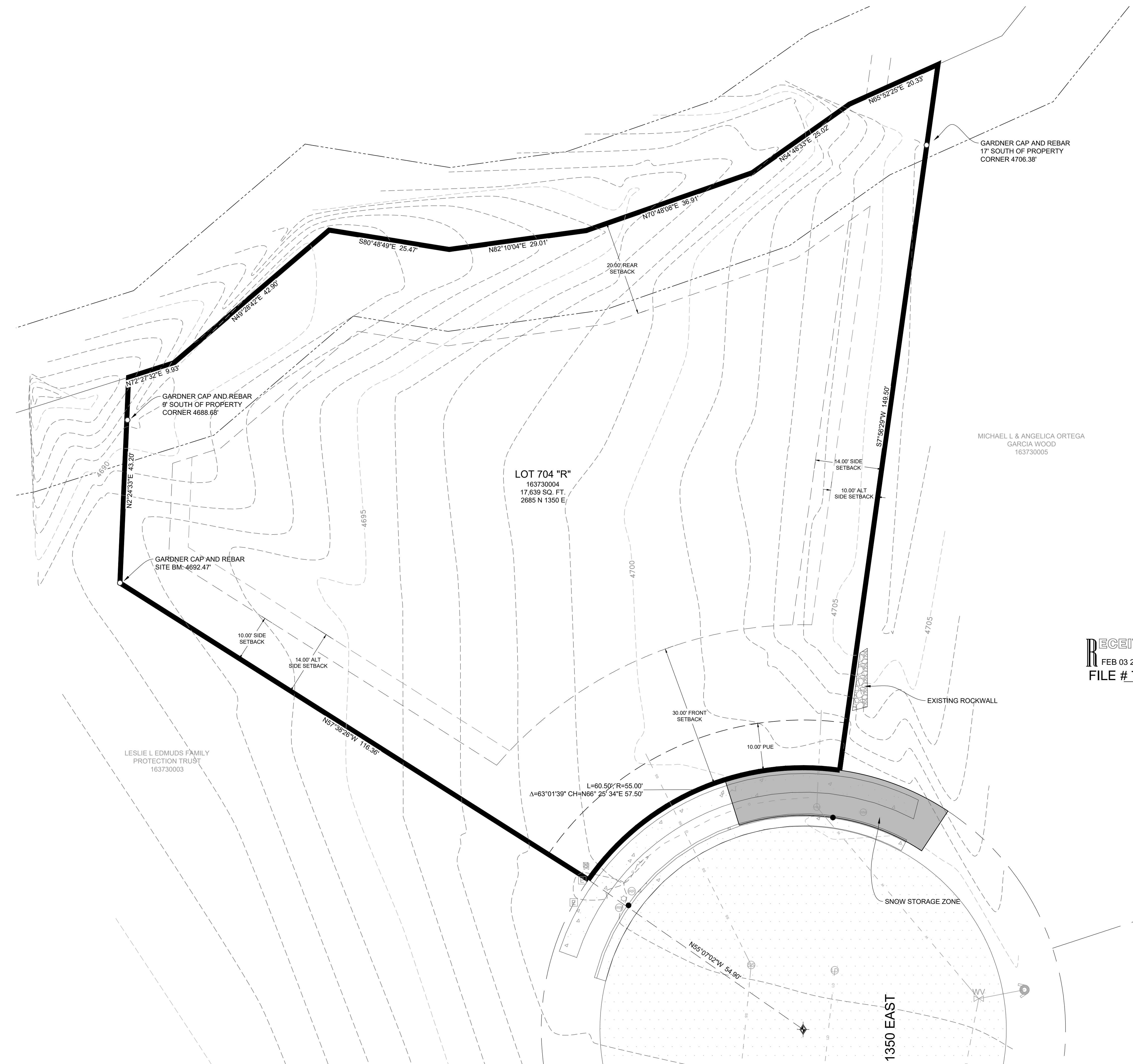


STREET CENTERLINE MONUMENT AS NOTED

- LEGEND**
- ◊ SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
 - FOUND CURB NAIL
 - SUBJECT PROPERTY BOUNDARY
 - - - ADJACENT PARCEL
 - - - SETBACK LINE
 - - - EASEMENT
 - - - 5' CONTOURS
 - - - 1' CONTOURS
 - - - EXISTING SEWER LINE
 - - - EXISTING WATER LINE
 - - - EXISTING SECONDARY WATER LINE
 - - - EXISTING GAS LINE
 - ⊕ SEWER MANHOLE
 - ⊕ LANDRAIN MANHOLE
 - ⊕ SEWER MANHOLE
 - ⊕ WATER METER
 - ⊕ WATER VALVE
 - ⊕ COMMUNICATIONS BOX
 - ⊕ POWER BOX
 - ⊕ IRRIGATION VALVE
 - ▭ EXISTING CONCRETE
 - ▭ EXISTING ASPHALT

NOTES:

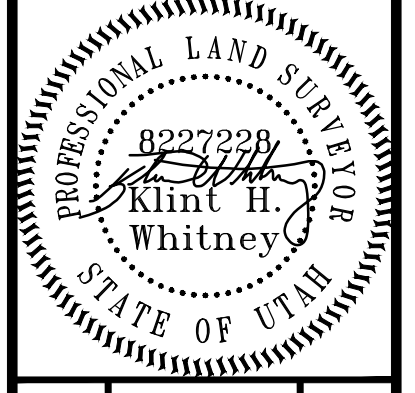
1. SITE BENCHMARK IS MARKED BY CAP AND REBAR AT THE SOUTHWEST PROPERTY CORNER SET BY HANSEN WITH AN ELEVATION OF 4,553.67'
2. VERTICAL DATUM: NAVD 88
3. UTILITIES WERE DETERMINED BY FIELD MEASUREMENTS.
4. ZONE IS R-1-10 NORTH OGDEN CITY SITE DEVELOPMENT STANDARDS 11-7B-4
5. SETBACKS: FRONT 30', SIDE 10', MAXIMUM 24' BOTH SIDES, REAR 20'. DEVELOPER / ARCHITECT SHALL VERIFY SETBACKS PRIOR TO CONSTRUCTION OR ADDITIONS.
6. THE DEVELOPER SHALL BE RESPONSIBLE TO GRADE EACH LOT SUCH THAT RUNOFF WATER IS DIRECTED TO FRONTING ROADS OR SWALES THAT ENSURE THE RUNOFF FROM EACH LOT DOES NOT DRAIN INTO NEIGHBORING LOTS OR PROPERTIES.
7. HOMES WILL BE LIMITED TO A MAXIMUM SIZE OF 8,200 SQUARE FEET PER THE NORTH VIEW FIRE DISTRICT UNLESS AN APPROVED INTERIOR FIRE SPRINKLER SYSTEM IS INSTALLED.
8. NO STRUCTURES NEEDING TO BE REGULARLY ACCESSED BY THE CITY, SUCH AS MAILBOXES, TO BE ERECTED WITHIN THE 40.00' SNOW STORAGE ZONE.
9. THE PROPERTY OWNERS ADJACENT TO THE CREEK ARE RESPONSIBLE TO MAINTAIN THE FLOWS IN THE DRAINAGE CHANNEL. A STREAM ALTERATION PERMIT FROM THE STATE OF UTAH IS REQUIRED FOR MODIFICATIONS MADE TO THE CHANNEL INCLUDING BUT NOT LIMITED TO UTILITY CROSSINGS, SPANNING STRUCTURES SUCH AS BRIDGES, PIPING THE CHANNEL, REMOVING VEGETATION, RELOCATING THE CHANNEL AND REGRADING THE CHANNEL. THIS RESTRICTION APPLIES TO THE AREA WITHIN TWO TIMES THE BANKFULL WIDTH MEASURED FROM THE BANKFULL EDGE OF WATER IN A DIRECTION PERPENDICULAR TO THE FLOW AND AWAY FROM THE CHANNEL UP TO A MAXIMUM OF 30 FEET.
10. "R" DESIGNATION RESTRICTS LOT OWNERS FROM ALTERING THE NATURAL FLOW OF AND ACTIVE STREAM WITHOUT PROPER STATE AND CITY PERMITTING AND APPROVAL.



RECEIVED
FEB 03 2022
FILE # 7125

SCALE: 1" = 10'
DATE: 7/1/20
DESIGN: _____
DRAWN: KHW
CHECKED: KHW
DWG.: R2001 - MISC SURVEY 1178 - AARON VENEZIA SURVEYING AND LAND SURVEYING

REVISIONS	DESCRIPTION
DATE	



PROPERTY SURVEY FOR AARON VENEZIA
NORTH OGDEN, UTAH
LOCATED IN THE SOUTH HALF OF SECTION 27,
TOWNSHIP 7 NORTH, RANGE 1 WEST, S.L.B. AND M.

GARDNER ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
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