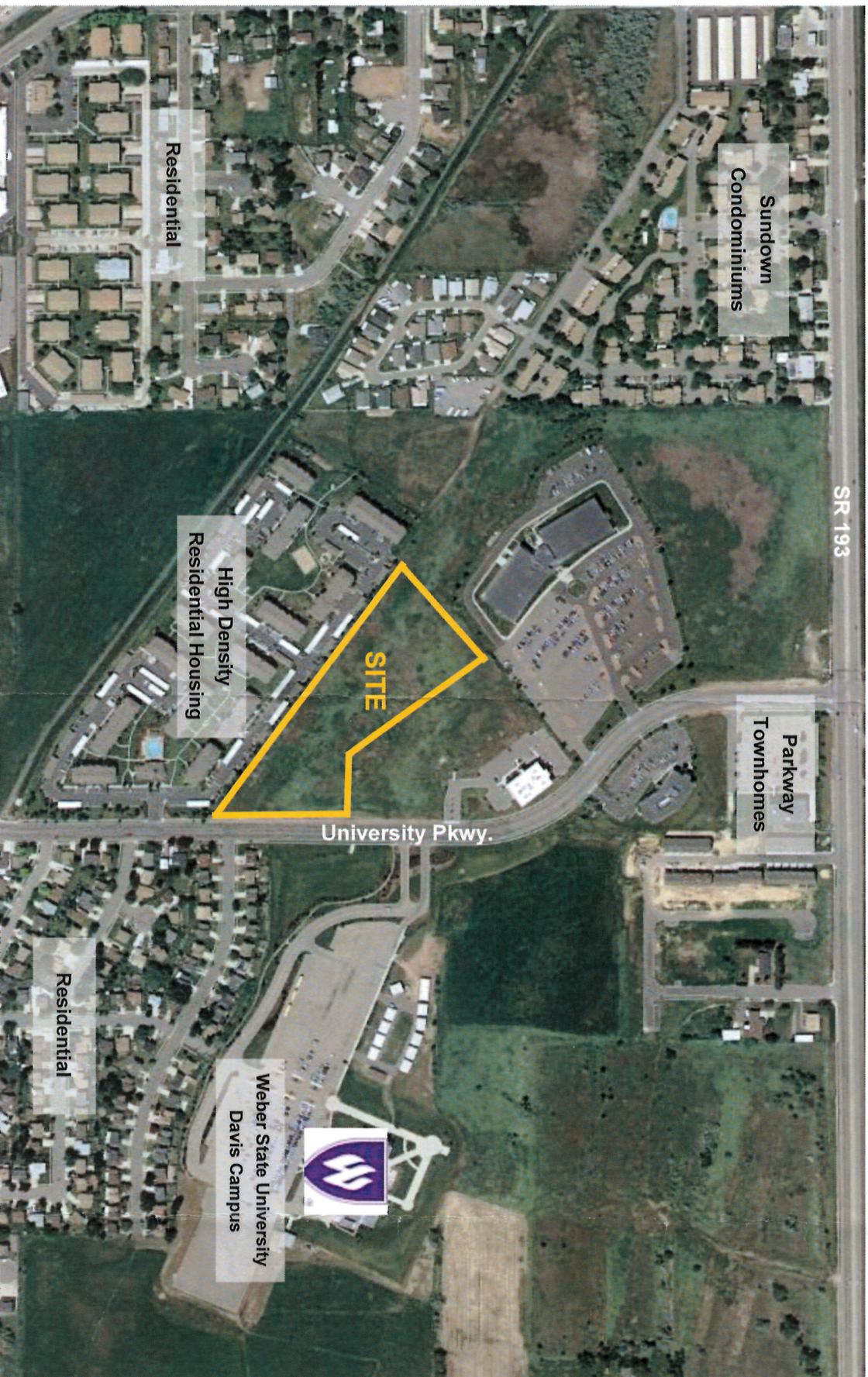


938 S University Parkway

7.09 AC -- Tax ID 09-302-0008

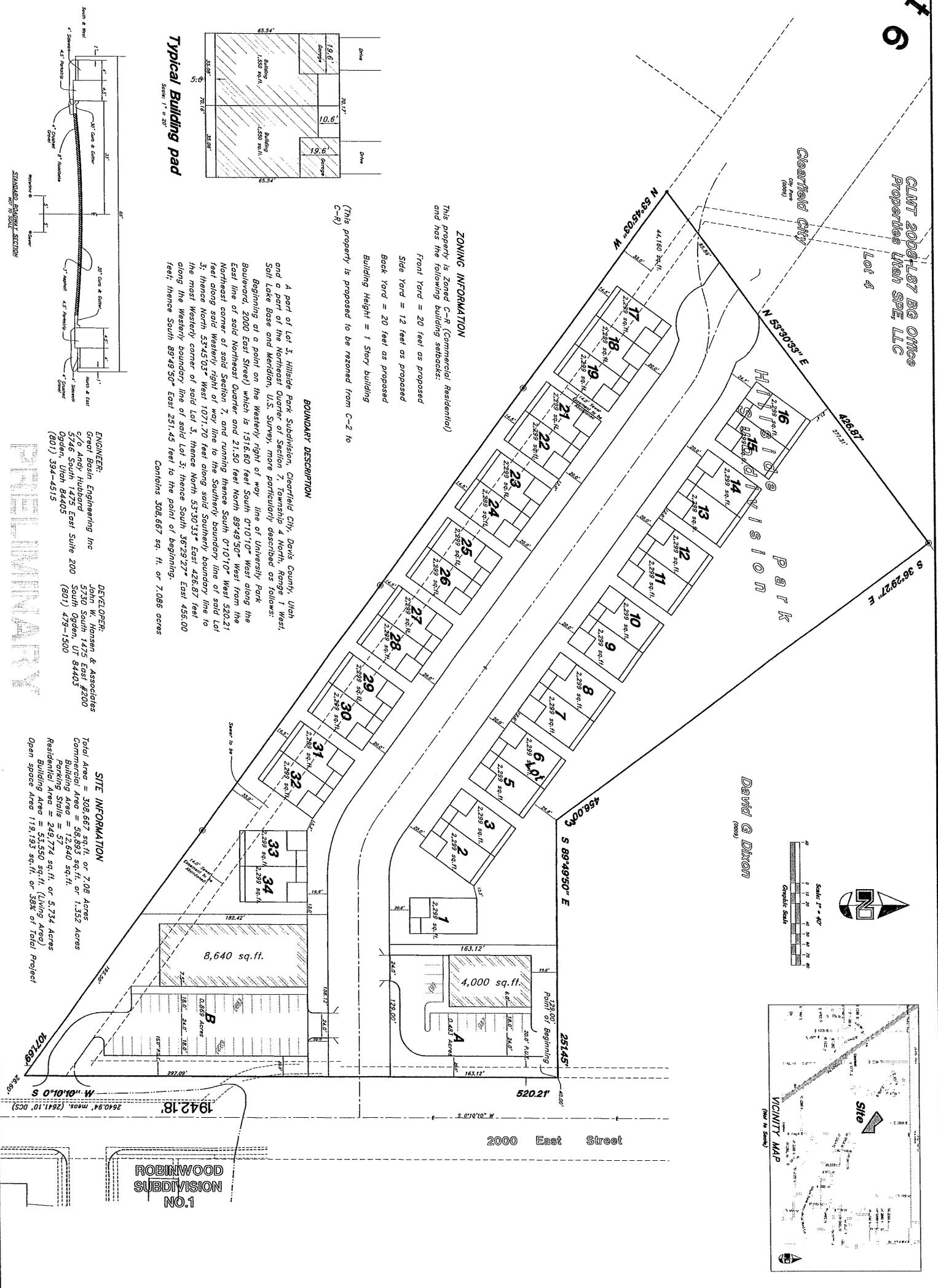
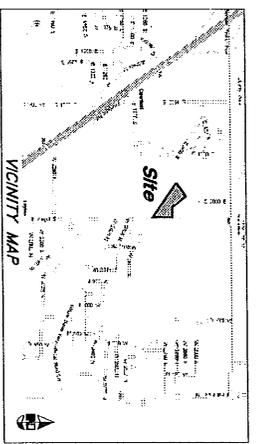
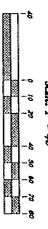


Clearfield City
City Name
(0000)

Lot 4

Hills Division
Park

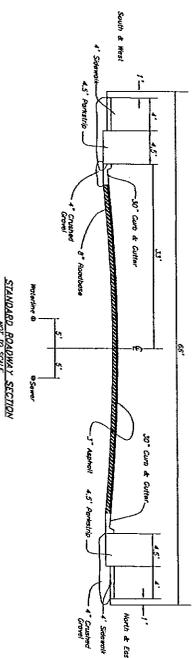
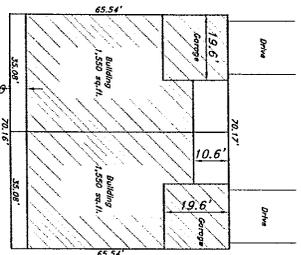
David G Dixon
(0000)



ZONING INFORMATION
This property is Zoned C-R (Commercial Residential) and has the following building setbacks:
Front Yard = 20 feet as proposed
Side Yard = 12 feet as proposed
Back Yard = 20 feet as proposed
Building Height = 1 Story building
(This property is proposed to be rezoned from C-2 to C-R)

BOUNDARY DESCRIPTION
A part of Lot 3, Hillside Park Subdivision, Clearfield City, Davis County, Utah and a part of the Northeast Quarter of Section 7, Township 4 North, Range 1 West, Soil Lake Base and Meridian U.S. Survey, more particularly described as follows:
Beginning at a point on the Western right of way line of University Park Boulevard, 2000 East Street) which is 1516.50 feet South 0°10'10" West from the East line of said Northeast Quarter and 21.50 feet North 89°49'50" West from the Northeast corner of said Section 7, and running thence South 0°10'10" West 520.21 feet along said Western right of way line to the Southern boundary line of said Lot 3, thence North 53°45'03" West 1071.70 feet along said Southern boundary line to the most Western corner of said Lot 3, thence North 53°30'33" East 426.87 feet along the Western boundary line of said Lot 3, thence South 58°29'27" East 456.00 feet, thence South 89°49'50" East 251.45 feet to the point of beginning.
Contains 308,667 sq. ft. or 7.086 acres

Typical Building Pad
Scale: 1" = 20'



ENGINEER:
Great Basin Engineering Inc
c/o Andy Hubbard
5746 South 1475 East Suite 200
Ogden, Utah 84403
(801) 394-4515

DESIGNER:
Hansen & Associates
5730 South 1475 East #200
South Ogden, UT 84403
(801) 479-1500

PRELIMINARY

SITE INFORMATION
Total Area = 308,667 sq.ft. or 7.08 Acres
Commercial Area = 58,893 sq.ft. or 1.332 Acres
Building Area = 12,640 sq.ft.
Parking Stalls = 57
Residential Area = 249,774 sq.ft. or 5.734 Acres
Building Area = 53,350 sq.ft. (Living Area)
Open space Area 119,193 sq.ft. or 38% of Total Project

ROBINWOOD
SUBDIVISION
NO.1

Preliminary Plan

Hansen - Clearfield

Approx. 1000 South University Park Blvd.
Clearfield City, Davis County, Utah
A part of Section 7, T4N, R1W, SLB&M, U.S. Survey



GREAT BASIN ENGINEERING

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MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

REV	DATE	DESCRIPTION

14 JUL 2014
SHEET NO. 1
1:5000 - PLAN

