



Lincoln Avenue

36th Street  
(Paved Public Street)

Riverdale Road  
(Paved Public Highway)

Van Kampen  
Investment Co.

CIW  
Investments

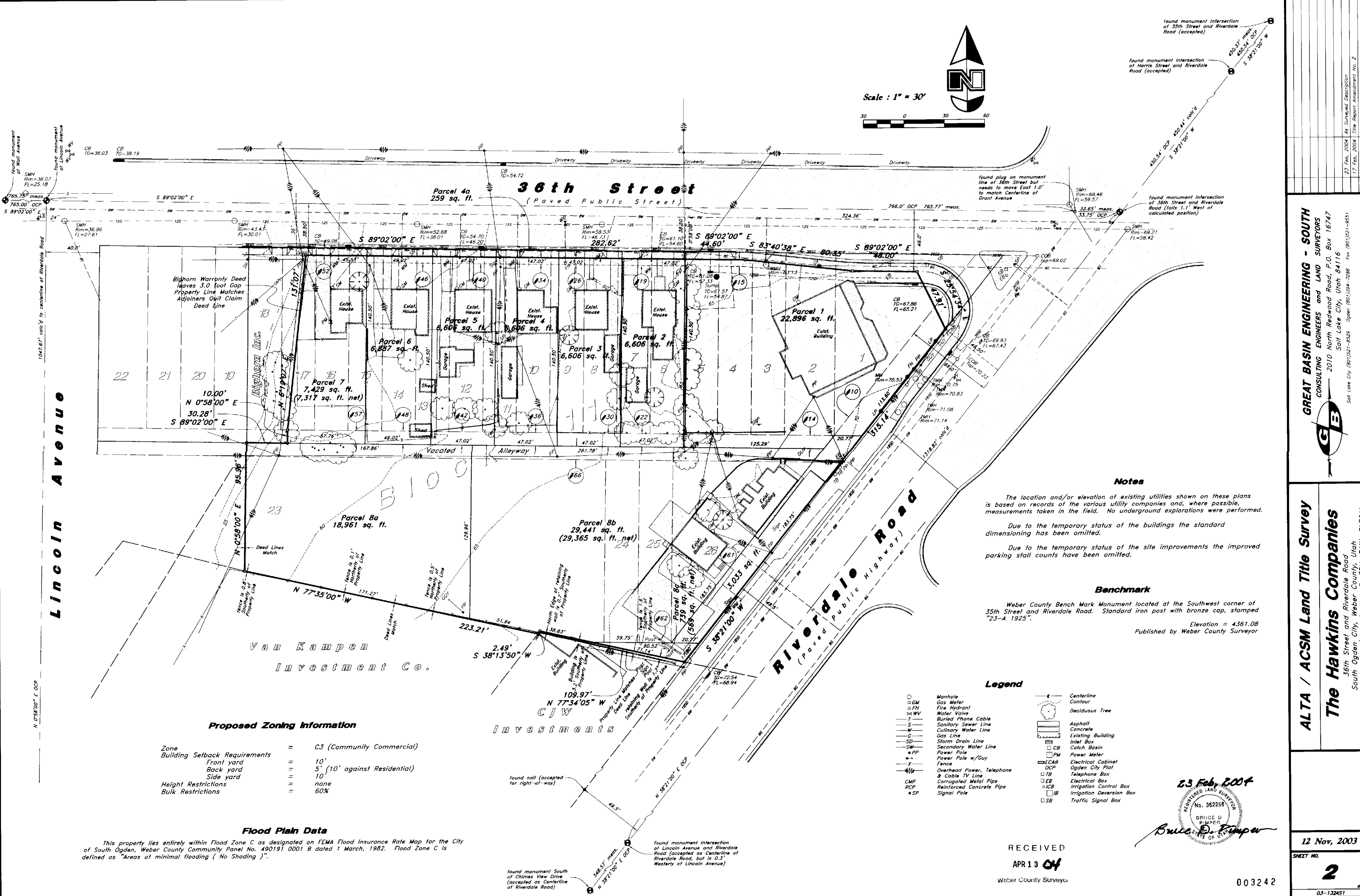
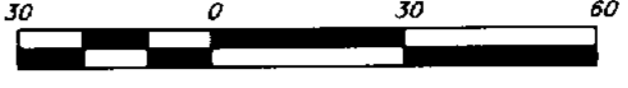
**Proposed Zoning Information**

Zone	=	C3 (Community Commercial)
Building Setback Requirements	=	
Front yard	=	10'
Back yard	=	5' (10' against Residential)
Side yard	=	10'
Height Restrictions	=	none
Bulk Restrictions	=	60%

**Flood Plain Data**

This property lies entirely within Flood Zone C as designated on FEMA Flood Insurance Rate Map for the City of South Ogden, Weber County Community Panel No. 490191 0001 B dated 1 March, 1982. Flood Zone C is defined as "Areas of minimal flooding (No Shading)".

Scale: 1" = 30'



**Notes**

The location and/or elevation of existing utilities shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. No underground explorations were performed.

Due to the temporary status of the buildings the standard dimensioning has been omitted.

Due to the temporary status of the site improvements the improved parking stall counts have been omitted.

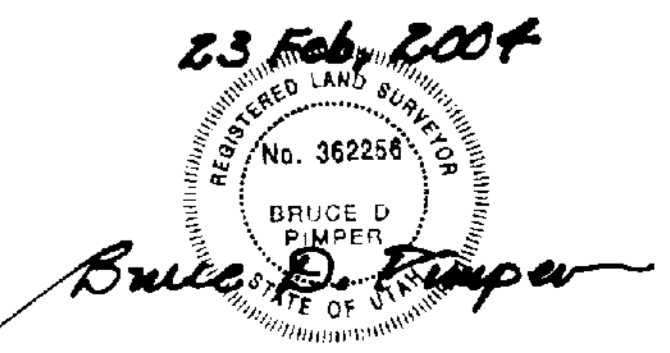
**Benchmark**

Weber County Bench Mark Monument located at the Southwest corner of 35th Street and Riverdale Road. Standard iron post with bronze cap, stamped "23-A 1925".

Elevation = 4361.08  
Published by Weber County Surveyor

**Legend**

- |   |   |   |                   |
|---|---|---|-------------------|
| ○ | Manhole                                   | — | Centerline        |
| □ | Gas Meter                                 | — | Contour           |
| △ | Fire Hydrant                              | — | Deciduous Tree    |
| ▽ | Water Valve                               | — | Asphalt           |
| — | Buried Phone Cable                        | — | Concrete          |
| — | Sanitary Sewer Line                       | — | Existing Building |
| — | Culinary Water Line                       | — | Inlet Box         |
| — | Gas Line                                  | — | CB                |
| — | Storm Drain Line                          | — | PM                |
| — | Secondary Water Line                      | — | ICAB              |
| — | Power Pole                                | — | OCB               |
| — | Power Pole w/Guy                          | — | OCB               |
| — | Fence                                     | — | ICB               |
| — | Overhead Power, Telephone & Cable TV Line | — | IB                |
| — | Corrugated Metal Pipe                     | — | SB                |
| — | Reinforced Concrete Pipe                  | — |                   |
| — | Signal Pole                               | — |                   |



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CONSULTING ENGINEERS and LAND SURVEYORS  
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Salt Lake City, Utah 84116  
Sail Lake City (801)521-8228 Ogden (801)354-2288 Fax (801)521-8551

**ALTA / ACSM Land Title Survey**  
**The Hawkins Companies**  
36th Street and Riverdale Road  
South Ogden City, Weber County, Utah  
A Part of the SE 1/4 of Section 5, T5N, R1W, SLB&M

12 Nov, 2003

SHEET NO.

2

03-132451