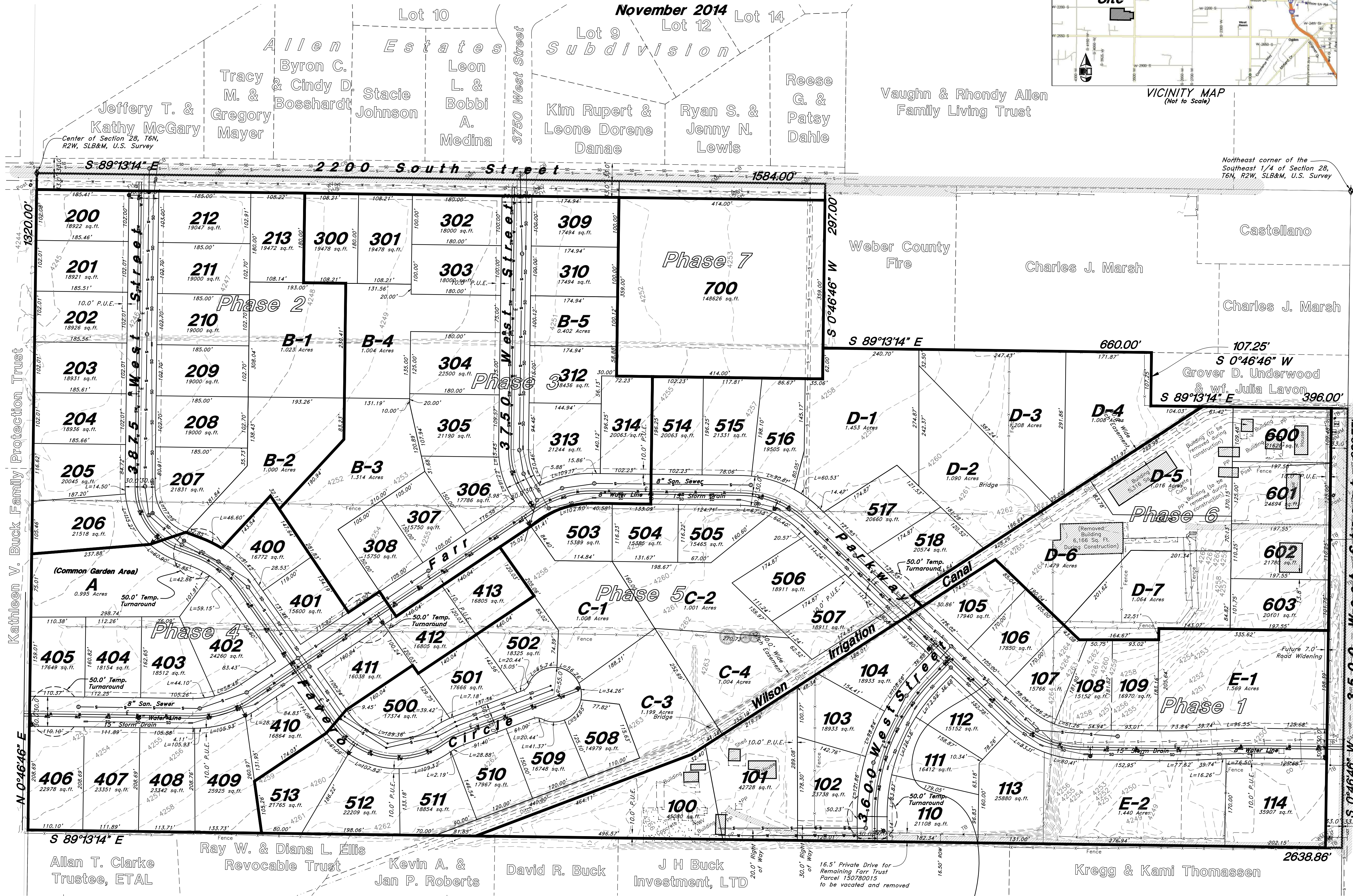
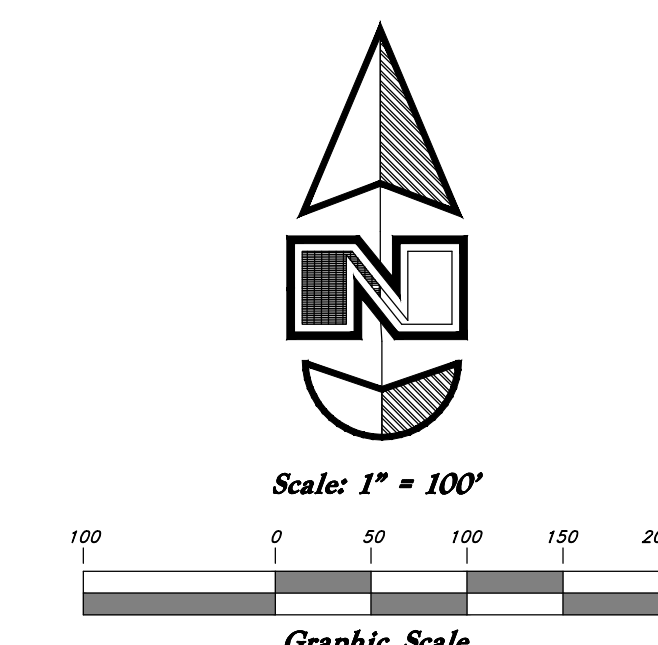


Preliminary Plan for Winslow Farr Jr. Farm

A part of Section 28, T6N, R2W, SLB&M, U.S. Survey

Weber County, Utah

November 2014



LEGEND

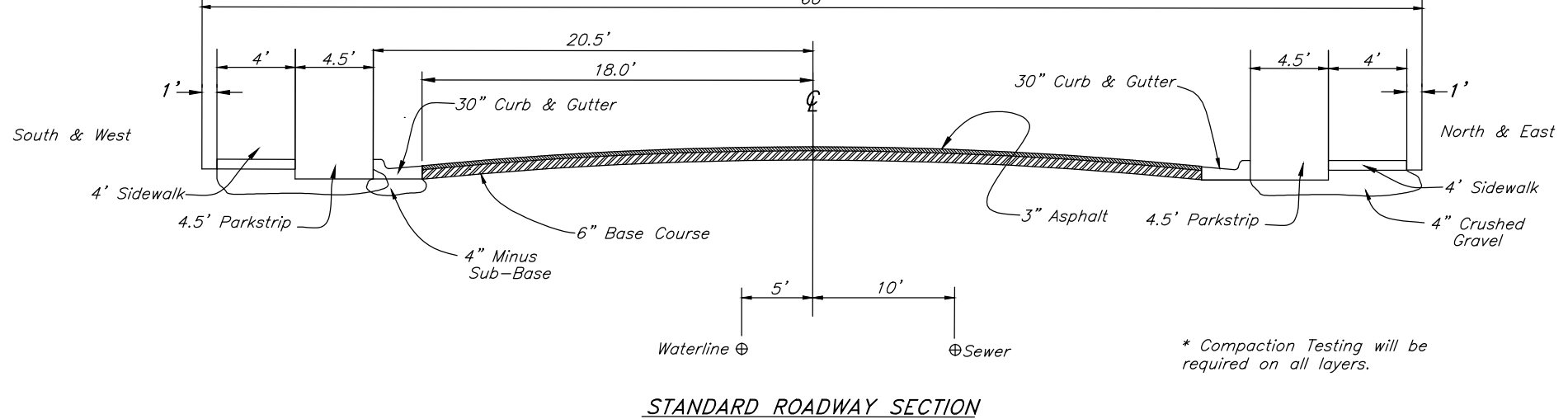
- C- Centerline
- UGT- Buried Telephone line
- OHT- Overhead Telephone line
- OHP- Overhead Power line
- UP- Power line
- S- Sanitary Sewer line
- W- Cullinary Water line
- G- Gas line
- SD- Storm Drain line
- SW- Secondary Waterline
- LD- Land Drain line
- IW- Irrigation Waterline
- X-X- Fence Power Meter Post
- ⊙- Water Meter
- ⊙- Gas Meter
- ⊙- Power Meter
- ⊙- Telephone Box
- ⊙- Sewer Manhole
- ⊙- Drain Manhole
- ⊙- Water Manhole
- ⊙- Cleanout Box
- TA- Top of Asphalt
- EA- Edge of Asphalt
- NG- Natural Ground
- LG- Lip of Gutter
- SP- Service Pole
- LP- Light Pole
- FP- Power Pole
- TP- Telephone Pole
- FH- Fire Hydrant
- DIT- Flowline of Ditch
- TOE- Toe of Slope
- TOP- Top of Slope
- CO- Cleanout
- FC- Fence
- Flowline
- DMH- Drain Manhole
- x99.00- Spot Elevation
- Contour
- Asphalt
- Concrete
- Building
- Catch Basin
- C.M.P.- Corrugated Metal Pipe
- R.C.P.- Reinforced Concrete Pipe
- EDGE- Edge of Concrete
- CONC- Retaining Wall
- SMW- Sewer Manhole
- WY- Water Valve
- CB- Catch Basin
- DY- Diversion Box
- TC- Top of Curb
- SW- Sidewalk
- GAS- Gas line Marker
- GUY- Guy Wire
- BLDG- Building Corner
- ⊙- Fire Hydrant
- ⊙- Natural Ground
- ⊙- Water Valve
- ⊙- Light Pole
- ⊙- Power Pole w/guy
- ⊙- Deciduous Tree
- ⊙- Coniferous Tree
- ARP- Area Reference Plat
- Building Columns
- Landscaping

FLOOD PLAN

This property lies entirely within flood zone X (unshaded) as shown on the FEMA Flood Insurance Rate Map for Weber County, Utah, Community Panel Number 49057C0425E dated 16 Dec, 2005. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance flood plain" (no shading).

NOTES

1. A solid board, chain link, or other climbable fence not less than five feet shall be installed on both sides of existing irrigation ditches or canals that carry five second feet or more of water.
2. Property is being developed under Conservation Ordinance for the A-1 Zone Cluster Subdivisions Ordinance.
3. Buildings will be removed as denoted during the construction of the Phase the Building is located in.
4. All dwelling structures over 5,000 sq. ft. which do not meet the fire flow requirements, shall be equipped with an NFPA 13D compliant fire sprinkler system or be provided with area separations compliant with the IBC/IRC.
5. Roads and bridges shall be designed, constructed and maintained to support an imposed load of 75,000 lbs.



SEWER NOTE

Lots 104-109, 112-113, 506-507, 517-518 will be serviced by new Sewer Line parallel to the Existing Trunk Main Line.

ZONING INFORMATION

This property is Zoned A-1 (Agricultural) and has the following building setbacks:

- Front Yard = 30 feet
- Side Yard = 10 feet (Dwelling)
- Other Main Building (20 feet)
- Side Facing Street on Corner Lot (20 feet)
- Back Yard = 30 feet
- Building Height = 1 Story building (35 feet maximum)

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Preliminary Plan
Winslow Farr Jr. Farm
 2200 South 3500 West
 Weber County, Utah
 A part of Section 28, T6N, R2W, SLB&M, U.S. Survey

25 Nov, 2014
SHEET NO. 1
02N302