Meeting Procedures

Outline of Meeting Procedures:

- The Chair will call the meeting to order, read the opening meeting statement, and then introduce the item.
- The typical order is for consent items, old business, and then any new business.
- Please respect the right of other participants to see, hear, and fully participate in the proceedings. In this regard, anyone who becomes disruptive, or refuses to follow the outlined procedures, is subject to removal from the meeting.

Role of Staff:

- Staff will review the staff report, address the approval criteria, and give a recommendation on the application.
- The Staff recommendation is based on conformance to the general plan and meeting the ordinance approval criteria.

Role of the Applicant:

- The applicant will outline the nature of the request and present supporting evidence.
- The applicant will address any questions the Planning Commission may have.

Role of the Planning Commission:

- To judge applications based upon the ordinance criteria, not emotions.
- The Planning Commission's decision is based upon making findings consistent with the ordinance criteria.

Public Comment:

- The meeting will then be open for either public hearing or comment. Persons in support of and in opposition to the application or item for discussion will provide input and comments.
- The commission may impose time limits for comment to facilitate the business of the Planning Commission.

Planning Commission Action:

- The Chair will then close the agenda item from any further public comments. Staff is asked if they have further comments or recommendations.
- A Planning Commissioner makes a motion and second, then the Planning Commission deliberates the issue. The Planning Commission may ask questions for further clarification.
- The Chair then calls for a vote and announces the decision.

Commenting at Public Meetings and Public Hearings

Public comment may NOT be heard during Administrative items, the Planning Division Project Manager may be reached at 801-399-8371 before the meeting if you have questions or comments regarding an item.

Address the Decision Makers:

- When commenting please step to the podium and state your name and address.
- Please speak into the microphone as the proceedings are being recorded and will be transcribed to written minutes.
- All comments must be directed toward the matter at hand.
- All questions must be directed to the Planning Commission.
- The Planning Commission is grateful and appreciative when comments are pertinent, well organized, and directed specifically to the matter at hand.

Speak to the Point:

- Do your homework. Obtain the criteria upon which the Planning Commission will base their decision. Know the facts. Don't rely on hearsay and rumor.
- The application is available for review in the Planning Division office.
- Speak to the criteria outlined in the ordinances.
- Don't repeat information that has already been given. If you agree with previous comments, then state that you agree with that comment.
- Support your arguments with relevant facts and figures.
- Data should never be distorted to suit your argument; credibility and accuracy are important assets.
- State your position and your recommendations.

Handouts:

- Written statements should be accurate and either typed or neatly handwritten with enough copies (10) for the Planning Commission, Staff, and the recorder of the minutes.
- Handouts and pictures presented as part of the record shall be left with the Planning Commission.

Remember Your Objective:

- Keep your emotions under control, be polite, and be respectful.
- It does not do your cause any good to anger, alienate, or antagonize the group you are standing in front of.

WESTERN WEBER PLANNING COMMISSION MEETING

MEETING AGENDA

October 14, 2025

Pre-meeting 4:30/Regular meeting 5:00 p.m.

- **Pledge of Allegiance**
- **Roll Call:**

1. **Minutes: August 12, 2025, September 9, 2025 and September 16, 2025**

Petitions, Applications, and Public Hearings:

2. **Administrative items**

2.1 DR 2025-12: Request for approval on a design review application to construct two new buildings with parking and landscaping.
Applicant Brett Preslar; Staff Presenter: Felix Lleverino

2.2 DR 2025-07: Request for design review approval for a 23,800 square-foot fabrication shop located at 8052 W 900 S, Ogden, UT, 84404 in the Manufacturing (M-1) Zone.
Applicant: Nate Christensen; Staff Presenter: Tammy Aydelotte

3. **Legislative Items**

3.1 ZDA2025-03: A public hearing, discussion, and possible decision regarding an amendment to the zoning map that would expand the boundary of the C-2 zone within the property located at approximately 1402 South 4700 West. The expansion of the C-2 zone boundary is intended to cover the entire 2.06-acre parcel.
Applicant: Dale Jordan; Staff Presenter - Felix Lleverino

3.2 ZMA2025-05: A public hearing, discussion, and possible decision regarding an applicant to rezone the Halcyon Estates subdivision from the Agricultural (A-1) zone to the Residential (R1-15) zone.
Applicant: Keith Ward; Staff: Charlie Ewert

4. Public Comment for Items not on the Agenda:
5. Remarks from Planning Commissioners:
6. Planning Director Report:
7. Remarks from Legal Counsel

Adjourn to Work session:

WS1: A discussion on a General Plan Amendment to the Water Conservation goals.
Presenter: Felix Lleverino.

The regular meeting will be held in the Weber County Commission Chambers, in the Weber Center, 1st Floor, 2380 Washington Blvd., Ogden, Utah.

Public comment may not be heard during administrative items. Please contact the Planning Division Project Manager at 801-399-8371before the meeting if you have questions or comments regarding an item.

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8371

Minutes of the Meeting of the Western Weber Planning Commission for August 12, 2025, Weber County Commission Chambers, 2380 Washington Boulevard 1st Floor, the time of the meeting commencing at 5:00 p.m.

Western Weber Planning Commissioners Present: Andrew Favero (Chair), Casey Neville (Vice Chair), Wayne Andreotti, Cami Jo Clontz, Jed McCormick, Emily Rogers, and Sara Wichern

Staff Present: Charlie Ewert, Principal Planner; Felix Lleverino, Planner; Liam Keogh, Legal Counsel; Tiffany Snider, Office Specialist.

Roll Call: Chair Favero conducted roll call and indicated all Commissioners were present; he introduced new Commissioner Emily Rogers and thanekd her for her willingness to volunteer for this role. .

1. Updates: Inland Port in West Weber; presenters Stephanie Pack and Stephanie Russell

Scott Wolford, Vice President of Business Development for the Utah Inland Port Authority, provided the Commission with an update regarding recent activities associated with the Inland Port project; the Utah Inland Port Authority is spearheading the development, which aims to provide increased industrial space, infrastructure improvements, and economic benefits for the region. Mr. Wolford and Stephanie Russell, Weber County Economic Development Director, discussed the creation of a tax increment financing structure that will freeze the existing property tax base for 25 years while allowing for the reinvestment of any increased tax revenues back into the area. This funding mechanism is designed to support infrastructure development, which is crucial given the anticipated growth in the region.

Commissioners expressed interest in ensuring that the types of industries attracted to the area align with community goals, particularly regarding job diversity and wage levels. The Inland Port Authority is actively pursuing advanced manufacturing and low-energy industries, with a focus on attracting companies that can provide high-wage jobs and contribute positively to the local economy.

2. Minutes: May 13, June 3, and June 10, 2025

Chair Favero introduced the minutes of the May 13, June 3, and June 10, 2025 meetings. Commissioner Wichern referenced the June 10 meeting minutes and indicated that all comments that were cited as having come from Commissioner Clontz actually came from herself. Chair Favero asked staff to correct the errors and declared the minutes approved as amended.

3. Consent items:
3.1 CUP 2025-13: Request for approval of a conditional use permit for a new sewer lift station and water storage called the Promontory Lift Station and Promontory Water Storage located at 6137 W 900 S, Unincorporated Ogden.

Commissioner Wichern moved to pull application CUP 2025-13 from the consent agenda. Vice Chair Neville seconded the motion; all voted in favor.

Chair Favero declared the item is not an administrative item, rather than a consent item.

A staff memo from Planner Lleverino explained the applicant is requesting approval for a conditional use permit to allow for the construction of an emergency water storage tank and regional sewer lift station within the M-T zone. Both pieces of infrastructure are required under the Promontory Commerce Center development agreement between BlackPine and Weber County. The application is being processed as an administrative review due to the approval procedures in Uniform Land Use Code of Weber County, Utah (LUC) §108-1-2 which requires the planning commission to review and approve applications for conditional use permits and design reviews. The memo summarized staff's review of the application to determine compliance with the following:

- General Plan;
- Zoning guidelines;
- Conditional use standards; and
- Design review recommendations.

The memo and concluded staff recommends approval of this conditional use application subject to the applicant meeting the conditions of approval in this staff report and any other conditions required by the Planning Commission. This recommendation is subject to all review agency requirements and is based on the following condition:

1. Any work within the ROW will need an excavation permit.

This recommendation is based on the following findings:

- The proposed use is allowed in the M-T Zone and meets the appropriate site development standards.
- The criteria for issuance of a conditional use permit have been met because mitigation of potential detrimental effects can be accomplished.

Commissioner Wichern inquired as to the service area for the water tank and lift station. Economic Development Director Russell explained Public Infrastructure Districts (PIDs) are created by State statute and the guiding documents for the PID list the entities that will be receiving the infrastructure improvements once they are built. The sewer lift station will go to the Central Weber Sewer District and the water tank will go to West Warren Water District. Commissioner Wichern asked if that means that any property owner living in the boundaries of those service districts will benefit from the improvements. Ms. Russell answered yes. She stated that the development agreement governing the project indicates that the lift station must be a 'regional' system. Ultimately, as the development in the inland port occurs, anyone seeking to connect to that new infrastructure will pursue that connection through the governing body for the respective district.

Commissioner Andreotti inquired as to the size of the properties where the lift station and water tank will be built. Ms. Russell stated the lift station and sewer line will be located within the 12th Street right of way and the water tank will consume approximately 0.6 acres of land on the Promontory Commerce Center project area. The parcel of property that will be dedicated to the West Warren Water District for the water tank will be larger than 0.6 acres.

Commissioner Wichern moved to approve CUP 2025-13, a conditional use permit for a new sewer lift station and water storage called the Promontory Lift Station and Promontory Water Storage located at 6137 W 900 S, Unincorporated Ogden, based on the findings and subject to the conditions listed in the staff report. Commissioner Andreotti seconded the motion. Commissioners Andreotti, Clontz, McCormick, Rogers, Wichern, Vice Chair Neville, and Chair Favero voted aye. (Motion carried on a vote of 7-0).

4. Administrative items:

4.1 4.1 LVM070725: Consideration and action on a request for preliminary subdivision approval of the Martini Legacy Subdivision Phases 1, 2. A proposal to develop a 40-acre parcel into 116 single-family lots. Staff Presenter: Felix Lleverino

Planning Director Grover advised the Commission on their responsibility when dealing with Administrative applications. He noted that the format of Planning Commission meetings has changed; applicants will now present first, after which the Commission will hear from Planning staff.

Chair Favero invited input from the applicant.

Dave Laloli, 2273 N. 2825 W., Plain City, introduced the Martini Legacy Subdivison, which received zoning approval in June of this year. He noted that 1400 South will be the main access point for the subdivision, but he also discussed other connection points to the subdivision on 4300 West and 1800 South through existing subdivisions. The project will have 116 lots, 114 of which are new, and it complies with all zoning regulations to his understanding.

Vice Chair Neville asked if 1400 South will be improved all the way to 3500 West on the half of the road closest to the subdivision. Mr. Laloli answered yes.

Planner Lleverino then reviewed his staff memo, which summarized the request for preliminary approval of the Martini Legacy Subdivision, phases 1 and 2. The development plan subdivides a 40-acre parcel into 116 single-family dwelling lots. The streets throughout the development will be made public, complete with curb, gutter, sidewalk, and street trees. The proposal has been reviewed against the zoning development agreement, the current subdivision ordinance, and the standards in the R1-15 zone. As part of the preliminary plan requirements and approval procedure, the preliminary plan must be presented to the Planning Commission for their recommendation.

Mr. Lleverino summarized staff's review of the application to determine compliance with the following:

- General Plan;
- Zoning guidelines;
- Culinary water, pressurized irrigation water, and sanitary sewer regulations;
- Geotechnical study recommendations;
- Neighborhood connectivity;
- Required contributions to the Parks District;
- Additional standards and development agreement; and
- Recommendations from review agencies.

Mr. Lleverino then concluded staff recommends preliminary approval of the Martini Legacy Subdivision Phases one and two, consisting of 116 single-family lots. This recommendation is based on all review agency requirements and the following conditions:

1. Taylor West Weber Water District shall provide a capacity assessment letter or a final will-serve letter before final approval from the Planning Division
2. Hooper Irrigation shall provide a capacity assessment letter or final will-serve letter before final recommendation from the Planning Division.
3. Proof of satisfactory contribution towards parks and open space is required before each phase is recorded.
4. The civil drawings shall include trees and ground cover materials within the shoulder of the pathway.
5. Developer is required to show compliance with the recorded development agreement.
6. The civil drawings shall comply with all Weber County Engineering requirements.

The following findings are the basis for the staff recommendation:

1. Martini Legacy Phases one and two conforms to the West Central Weber County General Plan.
2. The lot area and width design are compatible with the concept plan and development agreement.
3. The proposal will not be detrimental to public health, safety, or welfare.
4. The proposal will not deteriorate the environment of the general area to negatively impact surrounding properties and uses.

Commissioner Wichern asked if curb and gutter will be installed on both the north and south side of 1400 South as part of this project, or just the south side. Mr. Lleverino answered just the south side. Commissioner Wichern asked if County Engineering has reviewed the application and civil drawings yet. Mr. Lleverino answered yes and indicated they have provided some feedback and comments. Commissioner Wichern stated the markings on the drawings identifying access points that are compliant with the Americans with Disabilities Act (ADA) are dated and should be updated. Mr. Lleverino stated he will follow up with County Engineering on that matter.

Vice Chair Neville stated the project includes a water detention basin, but it was his understanding the County was trying to move away from including detention basins from projects. Mr. Lleverino stated that is the case for retention basins, but detention basins will be included if required. Vice Chair Neville asked who determines if a detention basin would be needed, to which Mr. Lleverino answered County Engineering.

The Commission engaged in brief high-level discussion about miscellaneous elements of the preliminary plat, such as pathways in the project; connectivity to existing subdivisions and building through streets;

Vice Chair Neville moved to approve LVM070725, a request for preliminary subdivision approval of the Martini Legacy Subdivision Phases 1, 2. A proposal to develop a 40-acre parcel into 116 single-family lots, based on the findings and recommendations of review agencies, and subject to the conditions listed in the staff report. Commissioner McCormick seconded the motion. Commissioners Andreotti, Clontz, McCormick, Rogers, Wichern, Vice Chair Neville, and Chair Favero voted aye. (Motion carried on a vote of 7-0).

5. Public Comment for Items not on the Agenda:

Douglas Hansen, 164 S. 3600 W., West Weber, stated that as the Planning Commission is considering subdivision applications, they should be requiring the developer to address how their project will impact neighboring properties. This is not necessary just

existing subdivisions or developments, but also undeveloped properties that will be impacted by any type of development. He cited the River Bend development in West Weber and noted that he has spoken to a neighboring property owner of that development and has learned he has been impacted significantly in terms of water delivery challenges. Unfortunately, that matter was not addressed when the subdivision was initially approved and the individual was forced to deal with the developer after the fact to have the problem mitigated. Additionally, the open space in that same subdivision is now a weed farm and when those weeds go to seed, they drift into the neighboring property owner's farmland and contaminate his crops. He also touched on issues with drainage in other subdivisions and recommended that the Planning Commission ask developers about these types of matters in the future. Developers should be approaching adjacent property owners to discuss their project with them before any approval is given. He discussed the Gibson subdivision and the extensive discussion the Commission had about some of the bridges that will span the Weber River in the project. He has learned that one of those bridges will impact his family's property, but the developer had not researched that matter before seeking approval from the Commission. This will need to be addressed and resolved by the developer. The final instance he cited impacted his brother's property; a project area map that was prepared by a developer did not match the survey of the area and the adjacent property owners were forced to address the issue to ensure development in the proper envelope of land.

6. Remarks from Planning Commissioners:

Vice Chair Neville thanked Mr. Hansen for his comments and stated he appreciates the input, but some of the suggestions made are not within the Planning Commission's scope to address. He feels that the County Engineering staff should be reviewing some of the matters dealing with water infrastructure and water delivery, as well as proper drainage from a project area. Planning Director Grover agreed and stated that some recent adjustments to State land use laws have eliminated some of the authority of Planning Commissions and planning staff; for example, the County can no longer require an escrow or financial guarantee for open space unless it is within the public right of way. The County can cite a property owner for allowing noxious weeds to grow, but it is difficult to address poor maintenance of open space areas in cluster subdivisions without an escrow or financial guarantee. Chair Favero stated that is why it is his opinion that it is more productive to develop the open space for something more productive. Mr. Grover agreed and added another alternative would be to have the open space be part of the parks district, so they can take care of the maintenance of the open space.

Commissioner Wichern also thanked Mr. Hansen for his comments. She addressed his concerns about water delivery and drainage and encouraged all property owners to pay attention to development activity that is occurring around them and reach out to developers or County Engineering to ask for proper protection. She then noted that there are warranty periods for developments and if an issue is raised within the warranty period, it will be easier to address them. She wished the County Engineer could anticipate all of the issues that could occur upon development of a piece of land, but that is not always possible, and she encouraged everyone to pay close attention to what is happening around them. Chair Favero agreed and stated that many negative circumstances could be mitigated by simple communication between neighboring property owners. Commissioner Wichern then stated planning activities occur in the community based upon guidance from the General Plan; many plans for different properties will not come to fruition, but it is important to have land use plans in place for the future of Western Weber County.

Commissioner Andreotti stated he is also concerned about failure of property owners to properly maintain their land, resulting in noxious weeds that migrate to other properties; he would like to see increased enforcement of the ordinances in place to address that matter. The group discussed opportunities for addressing noxious weeds in development agreements for projects in the community.

Mr. Grover then addressed Mr. Hansen's comment about the bridges in the Gibson subdivision; the plans for that project are in the conceptual stage, but the actual details of where the bridges will end and how they will be constructed will still be worked through.

7. Planning Director Report:

There was no report from the Planning Director.

8. Remarks from Legal Counsel:

There were no remarks from Legal Counsel.

The meeting adjourned to work session at 6:17 p.m.

WS1: Discussion on a narrowed list of commercial uses permitted in the C-2 zone for parcel number 15-054-0075, property address 1402 South 4700 West. The owner, Dale Jordan, would like to adjust the zone boundary to occupy the entire parcel.

Dale Jordan referred to the previous discussion of his property at the last Planning Commission work session; he has a narrow strip of property that runs around the outside of his larger property that is not zoned C-2, and it is difficult to develop or market the property. He would like for all of his property to have the same zoning designation for continuity and flexibility. The Commission reviewed the layout of Mr. Jordan's property to determine the size of the portion of the property that is not zoned C-2. They discussed the potential changes to the property if the entire property were zoned C-2 and reviewed the list of land uses permitted in the zone and questioned Mr. Jordan about his future plans, if any, for the property. Mr. Jordan stated he does not have any certain development plans but wants flexibility. The Commission discussed commercial development potential of the areas surrounding the subject property and also compared Mr. Jordan's property with commercial properties in other areas of the County that are somewhat similar; they ultimately concluded to review the use tables for the C-2 and C-1 zones and directed the applicant and staff to move forward with his zoning application. They also indicated a desire for a development agreement to accompany any zone change in order to restrict any uses that may be undesirable for the area.

Respectfully Submitted,
Cassie Brown
Weber County Planning Commission

Minutes of the Work Session Meeting of the Western Weber Planning Commission for September 9, 2025, Weber County Commission Chambers, 2380 Washington Boulevard 1st Floor, the time of the meeting commencing at 5:00 p.m.

Western Weber Planning Commissioners Present: Andrew Favero (Chair), Wayne Andreotti, Jed McCormick, Emily Rogers

Staff Present: Rick Grover, Planning Director; Felix Lleverino, Planner; Tiffany Snider, Office Specialist.

Roll Call: Chair Favero conducted roll call and indicated Vice Chair Neville and Commissioners Clontz and Wichern were excused; all Commissioners were present.

WS1: Discussion regarding a general plan amendment to chapters five and eight, water conservation topic. The amendments are made in accordance with the Water Conservation Stakeholder Committee recommendations and the requirements of State Code 17-27a-403 (a) (v). Staff Presenter - Felix Lleverino.

Planner Lleverino reported on work that has been underway for the past four months to consider water conservation planning and development of a water conservation element to be included in the General Plan. A stakeholder committee made up of representatives of public utility service providers and water entities has been assembled to evaluate water issues in the community. He facilitated a high-level review of a document containing proposed amendments to the General Plan; the document identifies water conservation goals and action items that can be used to measure goal achievement. There was high level discussion among the Commission and Planning staff regarding costs associated with some of the identified goals and the community's ability to achieve the goals; applying different water-wise standards to residential properties than commercial properties; mapping historical water rights in the community; encouraging cooperation among public service entities and stakeholders;

Mr. Lleverino indicated Planning staff will use the feedback provided by the Commission to update the proposed General Plan amendment; the issue will be discussed again in another work session meeting before moving to public hearing and possible action.

The work session adjourned at 5:52 p.m.

Respectfully Submitted,
Cassie Brown
Weber County Planning Commission

Minutes of the Meeting of the Western Weber Planning Commission for September 16, 2025, Weber County Commission Chambers, 2380 Washington Boulevard 1st Floor, the time of the meeting commencing at 5:00 p.m.

Western Weber Planning Commissioners Present: Andrew Favero (Chair), Casey Neville (Vice Chair), Cami Jo Clontz, Jed McCormick, and Sara Wichern

Staff Present: Rick Grover, Planning Director; Charlie Ewert, Principal Planner; Felix Lleverino, Planner; Liam Keogh, Legal Counsel; Tiffany Snider, Office Specialist.

Roll Call: Chair Favero conducted roll call and indicated Commissioners Andreotti and Rogers were excused; all other Commissioners were present.

1. Minutes: July 8 and 15, 2025

Chair Favero introduced the minutes of the July 8 and 15, 2025 meetings. There were no suggested edits to the minutes and Chair Favero declared them approved as presented.

2. Legislative items:
2.1 ZDA2025-03: A public hearing, discussion, and possible decision regarding an amendment to the zoning map that would expand the boundary of the C-2 zone within the property located at approximately 1402 South 4700 West. The expansion of the C-2 zone boundary is intended to cover the entire 2.06-acre parcel. *Staff Presenter - Felix Lleverino. Applicant: Dale Jordan*.

Planning Director Grover explained when the Planning Commission is acting as a recommending body to the County Commission, it is acting in a legislative capacity and has wide discretion. Examples of legislative actions are general plan, zoning map, and land use code amendments. Legislative actions require that the Planning Commission give a recommendation to the County Commission. For this circumstance, criteria for recommendations in a legislative matter require a review for compatibility with the general plan and existing ordinances.

Chair Favero invited the applicant to summarize his application.

Dale Jordan discussed the unique nature of the property, which consists of two tracts totaling 2.06 acres in size. The two different parcels have different zoning designations: A-2 and C-2. He would like for both parcels to have the same zoning designation for purposes of continuity of development or marketability of the property. He discussed the history of the property, focusing on the work he has done on the property since he acquired it.

Planner Lleverino reviewed his staff memo regarding the application; the applicant is seeking a rezone from the A-2 Zone to the C-2 Zone. The planning commission informally reviewed this request and the associated concept development plan in a work session at the end of the August 2025 planning commission meeting. At the time, the planning commission and staff offered the applicant feedback and recommended adjustments for the proposal. A complete staff review of the proposal was conducted a few days later in which staff offered the applicant formal written comments and recommendations that might help garner a favorable recommendation from the planning commission for the rezone. The applicant has been attentive at resolving concerns expressed by the planning commission and staff regarding the proposal. The attached development agreement including a list of permitted uses substantially addresses review comments and recommendations. With a few minor adjustments and considerations, staff feels the proposal and development are ready for a recommendation. This parcel is situated on the corner of 4700 West and 1400 South Streets. The Western Weber General Plan Future Streets and Transit map indicates that 4700 West Street will become a 132-foot-wide right-of-way and that 1400 South Street will be an 80' right-of-way. Residential development taking place one block to the east is required to dedicate the appropriate area for an 80-foot right-of-way. The development standard from the development agreement and the C-2 zone code are in place to ensure that right-of-way improvements are constructed when site improvements are made and when commercial expansions are made. Depending on the type of use, the planning commission and planning staff will review site expansion proposal through the Conditional Use Permit and the Design Review process. At this time the owner has no plans to expand the commercial uses, this zoning map amendment request is simply to expand the boundary of the C-2 zone within this property to cover the entire parcel. The only outstanding concern that poses a possible threat to the viability of the development plan is related to commercial activity that could disturb the neighboring

home to the east of this property, the planning staff removed a series of commercial uses that could pose a disturbance to the home on the adjoining parcel. The planning staff have taken the full list of permitted uses allowed in the C-2 zone and removed several uses that have a high likelihood of resulting in a nuisance. The development agreement and narrowed list of allowed uses are confined to this parcel. This rezone, if approved, is recommended to be accompanied with a development agreement. Through this development agreement the planning commission may modify the application of commercial uses and site development standards. As was expressed in our August work session, impact to the neighboring home could be avoided by including property restrictions such as limiting certain uses and making added restrictions to the site development standards. While the developer does not intend to further develop the site, it would be his preference to use the site development in the C-2 zone code which allows a zero side and rear yard setback with a maintenance agreement. The owner feels this would help keep the property marketable and would maintain the existing, longstanding allowances. Mr. Lleverino then summarized staff's review of the application to determine compliance with the following:

- General Plan;
- Zoning guidelines;
- Street plans;
- Police and Fire protection standards; and
- Stormwater, water supply, wastewater, and refuse collection standards.

Mr. Lleverino concluded that after reviewing the proposal within the intended context of the Western Weber General Plan, it is staff's opinion that this rezone will help advance the vision and goals of the plan. Staff is recommending approval of the rezone. This recommendation is offered with the following considerations, which are intended to be incorporated into a zoning development agreement:

1. Site Development Requirements:
    a. Chapter 108-2 Architectural, Landscape, and Screening Standards shall apply to this site.
    b. Site development shall take place in accordance with the standards of the C-2 zone code, Chapter 104-20.
    c. Permitted and conditional uses allowed within the property are limited to the list attached under page 29 of the development agreement. See Exhibit D.

This recommendation is offered with the following findings:

1. After the considerations listed in this recommendation are applied through a development agreement, the proposal generally supports and is anticipated by the vision, goals, and objectives of the Western Weber General Plan.
2. The project is beneficial to the overall health, safety, and welfare of the community, as provided in detail in the Western Weber General Plan.
3. A negotiated development agreement is the most reliable way for both the county and the applicant to realize mutual benefit.

Commissioner McCormick asked if Mr. Jordan will be required to work with the neighboring property owner to determine the type of fence that will be installed on the lot line, as well as secure approval of the setbacks that will apply to the commercial property. Mr. Lleverino answered yes and indicated that there will be a maintenance agreement between the property owners that will govern maintenance of the fence or other screening mechanism installed on the lot line.

Vice Chair Neville thanked Mr. Lleverino for his review of the use table for the C-2 zone and for recommending uses that should not be allowed on the subject property, or would require conditional approval, via the draft development agreement; one other issue the Planning Commission has discussed regarding the application is the ability to require some road improvements as part of the rezone. Mr. Lleverino stated that requirement could also be included in the development agreement.

Vice Chair Neville moved to open the public hearing. Commissioner Wichern seconded the motion; all voted in favor. Commissioners Andreotti and Rogers were not present when this vote was taken.

Robert McFarland, 1389 S. 4700 W., stated sewer access is currently a half mile away from the subject property and he asked how sewer connection will be achieved.

Laurie McFarland, 1389 S. 4700 W., stated she understands the Commission has discussed changes to the road in front of her home; the State of Utah has already contacted her and her husband about their plans to widen that road and install underground infrastructure. She will lose part of her property to that project. Currently the building that is located on the subject property is

so close to the road and when anyone is parked in front of the building, someone travelling on 1400 South, approaching the intersection at 4700 West, cannot see oncoming traffic. She feels those are the types of issues that need to be addressed as part of this rezone. She stated 4700 West has gotten busier than ever with increased traffic and the current configuration of the property creates dangerous conditions at the intersection. She stated she understands the desire to change the zoning to C-2 and the types of land uses that can be built on the property, but she would like confirmation of what types of development are planned for the property. She is worried that different types of commercial uses could have a negative impact on the area, which is still a residential neighborhood.

Vice Chair Neville moved to close the public hearing. Commissioner McCormick seconded the motion; all voted in favor. Commissioners Andreotti and Rogers were not present when this vote was taken.

Chair Favero acknowledged that the sewer is a distance away from the property and he asked Mr. Lleverino to address Ms. McFarland's concerns about the potential commercial uses of the property. Mr. Lleverino stated that there is a broad range of commercial uses that could be built on the property if the zone change is approved; currently the property has two septic systems and there will be some limitations on commercial development based upon that matter.

Commissioner Wichern asked if new commercial development is allowed to use a septic system, to which Mr. Lleverino answered yes.

Chair Favero then noted that the General Plan identifies the future land use of the area as form-based zoning, which means that a building built on the property could possibly be built right next to the road shoulder. Mr. Lleverino stated that is correct, but any development would need to comply with safe sight distances and triangles for development near an intersection.

Planning Director Grover also addressed Ms. McFarland's comments and stated staff carefully reviewed the use table for the C-2 zone and attempted to craft language in the development agreement that would prohibit certain commercial uses that could negatively impact the residential neighborhood. Commissioner Wichern stated that it is important to clarify that any commercial development will impact a residential neighborhood, but some are more advantageous than others and that was the spirit of the language in the development agreement.

Mr. Jordan stated he will carefully consider the impact any commercial development could have on neighboring property owners; he has been in the area for some time and wants to contribute positively to the community.

Chair Favero asked Mr. Jordan to address the Commission's request for language to be included in the development agreement to require road improvements on 1400 South and 4700 West upon further development of the property; a deed restriction would be placed on the plat at the time of the zone change to require those road improvements to accommodate traffic. This is something the Commission has asked of all developments on 1400 South. Mr. Jordan stated he cannot respond to that matter at this time and needs to seek counsel before making any commitment regarding road improvements. Mr. Lleverino stated that Mr. Jordan would be responsible for improvement of his half of the roadway and it is important that he anticipates potential right-of-way expansion along his property. The County will take a fair and balanced approach when determining the improvements that would be required. Mr. Jordan stated that because of the location of the building that is currently on the property, he cannot agree to expansion of the right-of-way. Commissioner Wichern clarified that the road improvements would only be required if the property is further developed. Mr. Jordan stated that he understands that, but the existing building would need to be torn down to expand the right-of-way. He stated it may be in his best interest for the Commission to table action on the application this evening until he can research the implications of the Commission's request for road improvements. Mr. Lleverino summarized the review process Planning staff would perform to determine any road or sidewalk improvements that would be required on 1400 South or 4700 West at the time a development application is made. The Commission discussed the need to protect the future of the property and its surroundings from a public safety perspective; they determined to table action on the application to give Mr. Jordan additional time to meet with Planning staff and Count Engineering, as well as any private counsel he chooses, before asking for a recommendation from the Planning Commission to the County Commission.

Commissioner Wichern moved to table action on application ZDA2025-03, an amendment to the zoning map that would expand the boundary of the C-2 zone within the property located at approximately 1402 South 4700 West. The expansion of the C-2 zone boundary is intended to cover the entire 2.06-acre parcel. Motion is based on the findings and subject to the conditions listed in the staff report. Commissioner McCormick seconded the motion. Commissioners Clontz, McCormick, Wichern, Vice Chair Neville,

and Chair Favero voted aye. (Motion carried on a vote of 5-0). Commissioners Andreotti and Rogers were not present when this vote was taken.

3. Public Comment for Items not on the Agenda:

There were no public comments.

4. Remarks from Planning Commissioners:

Vice Chair Neville thanked community members for participating in tonight's meeting. He also thanked Mr. Jordan for the manner in which he communicated with the Commission regarding his application.

5. Planning Director Report:

Planning Director Grover commended the Commission for their handling of the zoning application from Mr. Jordan. He then discussed upcoming training opportunities for the Commission.

6. Remarks from Legal Counsel:

There were no remarks from Legal Counsel.

The meeting adjourned at 5:48 p.m.

Respectfully Submitted,
Cassie Brown
Weber County Planning Commission

Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	File Number: DR 2025-12 - Request for approval on a design review application to construct two new buildings with parking and landscaping.
Agenda Date:	Tuesday, October 14, 2025
Applicant:	Brett Preslar, Representative, Nick Thiros, Owner

Property Information

Approximate Address:	2367 Rulon White Blvd, Ogden, UT 84401
Project Area:	2 acres
Zoning:	Manufacturing (M-1)
Existing Land Use:	Manufacturing
Proposed Land Use:	Manufacturing
Parcel ID:	19-060-0014
Township, Range, Section:	T7N, R2W Section 36

Adjacent Land Use

North:	Manufacturing	**South:**	Manufacturing
East:	Manufacturing	**West:**	Manufacturing

Staff Information

Report Presenter:	**Felix Lleverino** flleverino@webercountyutah.gov 801-399-8767
Report Reviewer:	TA

Applicable Ordinances

- Title 101 Chapter 1 General Provisions, Section 7 Definitions
- Title 104 Chapter 21 (M-1 Zone)
- Title 108 Chapter 1 (Design Review)
- Title 108 Chapter 7 (Parking Lot Design and Maintenance)

Summary and Background

The applicant is requesting approval from the planning commission to construct two new structures within lot 12 of the Weber Industrial Park, Plat A. All new commercial and industrial zones require that upon site changes and additions, the planning commission is designated as the land use authority to approve site improvements and building expansions that exceed 10,000 square feet and disturb an area greater than one acre. The property is currently occupied by one 5,000 SF building that serves as a warehouse. The current parking area is designed with 14 parking spaces. The current landscaping consist of turf grass in the park strips and shrubs along the building front. The west side of the site is occupied by a 150’ Cell tower permitted under CUP1996-11.

The building is design details see Exhibit A. A review of the site plan finds that the architectural drawings, and landscape plan display comply with applicable ordinance.

No business signage is proposed at this time.

The section below provides further analysis by staff for applicable topics from the conditional use permit and design review criteria.

Analysis

General Plan: The proposal furthers the goals and principals of the Western Weber General Plan by making site improvements to building architecture and landscaping.

Zoning: The subject property is located within the Manufacturing (M-1) Zone. The purpose of the M-1 Zone can be further described in LUC §104-21-1 as follows:

> *The purpose of the Manufacturing (M-1) Zone is to provide a light manufacturing zone in areas that will accommodate the need for light intensity type manufacturing and its associated accessory uses, some of which may have an environmental impact requiring public review and regulation.*

Site Development Standards: The new 7-unit, 16,455 square foot structure on the north side of the property complies with the minimum yard setbacks of the M-1 zone. As does the 3-unit, 3,908 square foot structure on the south site of the lot.

The M-1 zone does have a maximum coverage by buildings of 80 percent. The existing and new structures do not exceed the maximum.

New Structures for Flex Space: The planned structure will be made available to the public for business operations. The type and size of business may vary as tenants change. Each new tenant will be required to undergo at minimum a design review before adding signage and before business operations may begin.

Parking: Section 108-8-4 specifies that a warehouse generally requires two spaces per three employees. Based on that minimum requirement, if you figure two spaces per unit, the total recommended number of spaces is 22 spaces. The total number of parking spaces across the existing and new accommodations totals 32 spaces. The Planning Commission may adjust the parking standards if they determine that an adjustment is equitable and warranted.

Screening: light office and warehousing does not require additional screening from neighboring properties specifically because the architectural and screening standards are not applicable in the M-1 zone under code section 108-2-3 (a) (3). The property trash dumpster will be located in a place that is easily accessible and will be enclosed in a manner that is completely screened from the street or public view.

Landscaping: This proposal includes an irrigation plan and landscape plan that intended to beautify the landscaping within the lot with a mix of drip irrigation and sprinkler irrigation to irrigate the various species of trees and shrubs. This plan proposed to rehabilitate the existing turf grass and trees while adding more trees and ground covering with weed barrier to reduce the amount of water needed. The Water-wise Landscape code contains provisions for non-conforming landscaping. The total amount of turf-grass within the property is 6,600 SF, which falls below the maximum from the water-wise landscape code. Further, the total existing and proposed landscaped area falls below the maximum 20,000 square feet of nonconforming landscaping.

Design Review: The planning commission review of this proposal for general design, layout and appearance of the building remains orderly and harmonious with the surrounding vicinity. As part of this review, consideration of applicable matters based on the proposed use and impose conditions to mitigate deficiencies where the plan is found deficient. The matters for consideration are as follows:

a) Considerations relating to traffic safety and traffic congestion.
b) Considerations relating to outdoor advertising.
c) Considerations relating to landscaping.
d) Considerations relating to buildings and site layout.
e) Considerations relating to utility easements, drainage, and other engineering questions.
f) Considerations relating to prior development concept plan approval associated with any rezoning agreement, planned commercial or manufacturing rezoning, or planned residential unit development approval.

Review Agencies: The Weber County Engineering Department has posted conditional approval with several comments regarding utilities, site design, and permitting. The Fire District comments are listed below:

1. Perhaps the county can weigh in on this. Is there any way the parking lot can connect to Hemmingway Street so it's a pull-through instead of a turnaround?
2. Fire access roads must be located within 150 feet of all portions of the facility and all exterior walls.
3. A hydrant may need to be added. Please show the location of the closest hydrant.

The Planning Staff is recommending approval of this proposal.

Staff Recommendation

Staff recommends approval of the Thiros Design Review Application DR 2025-12. This recommendation is conditioned upon all review agency requirements, and the following conditions:

1. Written approval of the design shall not be issued until the all review agency requirements have been met, specifically the comments from the county Engineering and Fire District.

This recommendation is based on the following findings:

1. The construction of new buildings within this legally platted subdivision lot is permitted under the land use code.
2. The proposal complies with applicable requirements from the M-1 zone.
3. The proposal demonstrates compliance with the applicable land use codes.

Exhibits

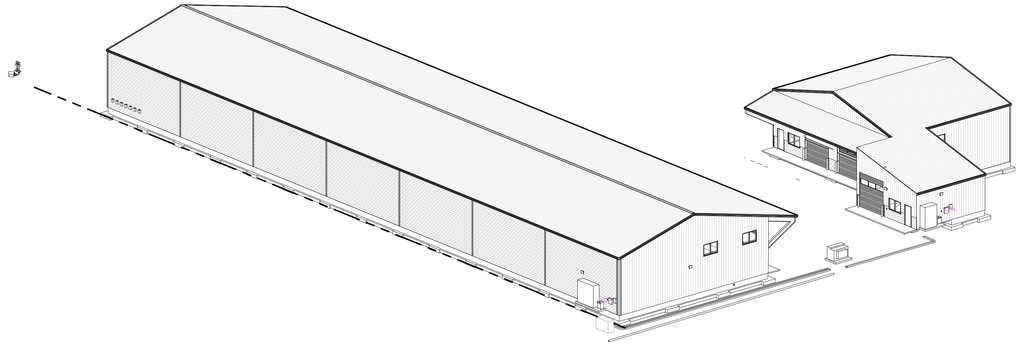
A. Plans
B. Landscaping Plan

Map 1


2423
2397
2382
2367
1500
RULON WHITE BLVD
W 2350 N
2250
2349
2350 N ST
1509
N 1500 W
2233

Exhibit A – Plans

KEVERI BUILDINGS
2367 RULON WHITE DRIVE, WEBER COUNTY, UTAH



Case, Lowe and Hart, Inc.
2484 Washington Blvd. Ste 510
Ogden, Utah 84401

ARW Engineers
1594 West Park Circle
Ogden, Utah 84404

Reeve & Associates
5160 1560 West
Riverdale, Utah 84405



VICINITY MAP

DRAWING INDEX

G001	TITLE SHEET
G002	CODE REVIEW & LIFE SAFETY
C1	COVER/INDEX SHEET
C2	NOTES/LEGEND
C3	EXISTING/DEMOLITION PLAN
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C5	GRADING/UTILITY PLAN
C6	CIVIL DETAILS
C7	STORM WATER POLLUTION PREVENTION PLAN EXHIBIT
C8	STORM WATER POLLUTION PREVENTION PLAN DETAILS
C9	LANDSCAPING PLAN
C10	IRRIGATION PLAN
C11	IRRIGATION DETAILS
S001	STRUCTURAL NOTES
S002	SCHEDULES
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A003	COM CHECK
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A103	UPPER WINDOW PLANS
A104	ROOF PLAN
A201	EXTERIOR ELEVATIONS- NORTH BUILDING
A202	EXTERIOR ELEVATIONS- SOUTH BUILDING
A301	SECTIONS
A501	DETAILS
A601	DOOR SCHEDULE AND TYPES
M001	MECHANICAL LEGEND, NOTES AND SCHEDULES
M101	MECHANICAL PLAN
M501	MECHANICAL DETAILS
P001	PLUMBING LEGEND, NOTES AND SCHEDULES
P101	PLUMBING PLAN
E-001	ELECTRICAL LEGEND, SCHEDULES & DETAILS
ES101	ELECTRICAL SITE PLAN
EL101	ELECTRICAL LIGHTING PLAN
EP101	ELECTRICAL POWER PLAN
EP601	ELECTRICAL SCHEDULES & DIAGRAMS
EP701	ELECTRICAL PANEL SCHEDULES
EP702	ELECTRICAL PANEL SCHEDULES
EP703	ELECTRICAL PANEL SCHEDULES
EP704	ELECTRICAL PANEL SCHEDULES

CLH ARCHITECTS ENGINEERS
Case, Lowe & Hart, Inc. • 2484 Washington Blvd.
Suite 510 • Ogden, Utah 84401-2346
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CONSULTANTS

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STATE OF UTAH
STEVEN J. PETERSON
6803295-0301
LICENSED ARCHITECT
8/13/25

KEVERI BUILDINGS
2367 RULON WHITE BLVD
WEBER COUNTY, UTAH

MARK	DATE	DESCRIPTION

ISSUE:	3/16/2022
PROJECT NO:	21180
CAD DWG FILE:	
DRAWN BY:	KDL
CHK'D BY:	SJP

PERMIT AND BID SET
16 MARCH 2022

SHEET TITLE

TITLE SHEET

G001

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NORTH BULIDING

APPLICABLE CODES:

2021	International Building Code	2020	National Electrical Code
2021	International Mechanical Code	2017	American National Standard
2021	International Fuel Code		Accessible and Usable Buildings and Facilities
2021	International Plumbing Code		ICC/ANSI A117.1-2017
2021	International Fire Code	2015	ADAAG
2021	International Energy Conservation Code		
2021	International Existing Building Code		

Project Description
Core and shell metal building for future tentant rental.

OCCUPANCY GROUP:
S-1 (IBC Section 311)
CHANGE IN USE: No

BUILDING HEIGHTS AND AREAS:
ALLOWABLE BUILDING HEIGHT AND NUMBER OF STORIES (IBC 504)
Allowable Height (IBC Table 504.3): 55 ft — Allowable Number of Stories (IBC Table 504.4): 2
ACTUAL BUILDING HEIGHT AND NUMBER OF STORIES
Actual Height: 28 ft — Actual Number of Stories: 1
ALLOWABLE FLOOR AREA (IBC Table 506.2):
17,500
ACTUAL FLOOR AREA:
16,430 sf
AREA MODIFICATION:
Frontage Increase (IBC 506.3.3): 21%
17,500 sf x 21% = 3,675 sf
ADJUSTED ALLOWABLE FLOOR AREA:
19,175 sf

CONSTRUCTION TYPE:
IIB
FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (IBC Table 601):

Primary Structural Frame:	0 hrs
Bearing Walls - Exterior:	0 hrs
Bearing Walls - Interior:	0 hrs
Nonbearing Walls - Exterior (IBC Table 602):	0 hrs
Nonbearing Walls - Interior:	0 hrs
Floor Construction:	0 hrs
Roof Construction:	0 hrs
Tenant Partition	1 hrs

FIRE PROTECTION (IBC 903):
FIRE SPRINKLERS REQUIRED: No
FIRE SPRINKLERS PROVIDED: No

PORTABLE FIRE EXTINGUISHERS:
Building will have installed Portable Fire Extinguishers per Section 906 and NFPA 10.

OCCUPANT LOAD:
55 (see OCCUPANT LOAD TABLE)

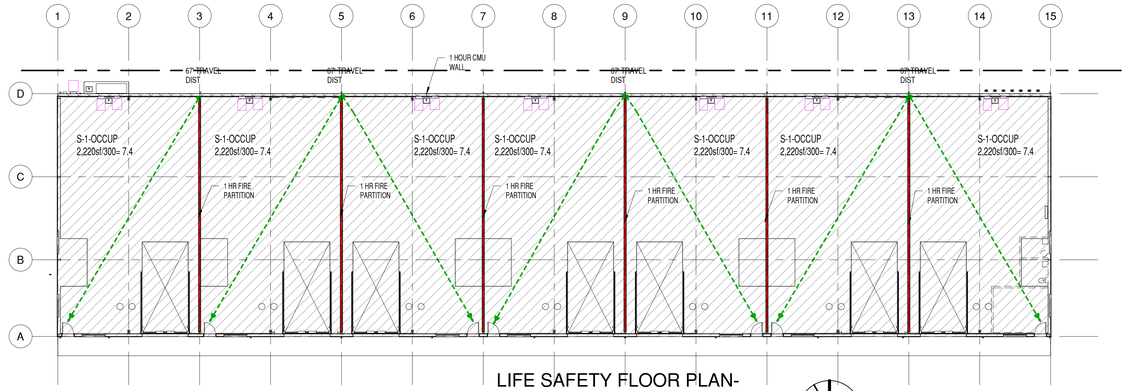
MEANS OF EGRESS:
EXIT WIDTH REQUIRED (IBC 1005):
104 occupants x .2 = 11
EXIT WIDTH PROVIDED:
224
NUMBER OF EXITS REQUIRED (IBC 1006):
2 exits
NUMBER OF EXITS PROVIDED:
7 exits
MAXIMUM COMMON PATH OF EGRESS TRAVEL (IBC TABLE 1006.2.1):
NA

LONGEST COMMON PATH OF EGRESS TRAVEL PROVIDED:
NA
ALLOWABLE EXIT ACCESS TRAVEL DISTANCE REQUIRED (IBC TABLE 1017.2):
Occupancy S-1 = 200 ft

LONGEST EXIT ACCESS TRAVEL DISTANCE PROVIDED:
68 ft

OCCUPANT LOAD TABLE:
MAXIMUN FLOOR ALLOWANCES (IBC Table 1004.1.2)

OCCUPANCY	FUNCTION OF SPACE	AREA (sf)	ACCESSORY	FACTOR	OCCUPANTS
B	OFFICE	16430	Y/N	300	54.77
				SUB TOTAL:	54.77
				TOTAL:	55



D2 LIFE SAFETY FLOOR PLAN- NORTH BUILDING
1/16" = 1'-0"
0 4' 8' 16'

SOUTH BULIDING

APPLICABLE CODES:

2021	International Building Code	2020	National Electrical Code
2021	International Mechanical Code	2017	American National Standard
2021	International Fuel Code		Accessible and Usable Buildings and Facilities
2021	International Plumbing Code		ICC/ANSI A117.1-2017
2021	International Fire Code	2015	ADAAG
2021	International Energy Conservation Code		
2021	International Existing Building Code		

Project Description
Core and shell metal building for future tentant rental. One bay will be completed for maintenance use.

OCCUPANCY GROUP:
S-1 (IBC Section 311)
CHANGE IN USE: No

BUILDING HEIGHTS AND AREAS:
ALLOWABLE BUILDING HEIGHT AND NUMBER OF STORIES (IBC 504)
Allowable Height (IBC Table 504.3): 55 ft — Allowable Number of Stories (IBC Table 504.4): 2
ACTUAL BUILDING HEIGHT AND NUMBER OF STORIES
Actual Height: 28 ft — Actual Number of Stories: 1
ALLOWABLE FLOOR AREA (IBC Table 506.2):
17,500sf
ACTUAL FLOOR AREA:
3,870

CONSTRUCTION TYPE:
IIB
FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (IBC Table 601):

Primary Structural Frame:	0 hrs
Bearing Walls - Exterior:	0 hrs
Bearing Walls - Interior:	0 hrs
Nonbearing Walls - Exterior (IBC Table 602):	0 hrs
Nonbearing Walls - Interior:	0 hrs
Floor Construction:	0 hrs
Roof Construction:	0 hrs
Tenant Partition	1 hrs

FIRE PROTECTION (IBC 903):
FIRE SPRINKLERS REQUIRED: No
FIRE SPRINKLERS PROVIDED: No

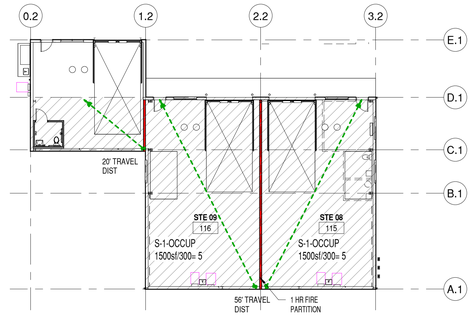
PORTABLE FIRE EXTINGUISHERS:
Building will have installed Portable Fire Extinguishers per Section 906 and NFPA 10.

OCCUPANT LOAD:
12 (see OCCUPANT LOAD TABLE)

MEANS OF EGRESS:
EXIT WIDTH REQUIRED (IBC 1005):
104 occupants x .2 = 2.4
EXIT WIDTH PROVIDED:
64
NUMBER OF EXITS REQUIRED (IBC 1006):
2 exits
NUMBER OF EXITS PROVIDED:
2 exits
MAXIMUM COMMON PATH OF EGRESS TRAVEL (IBC TABLE 1006.2.1):
NA

LONGEST COMMON PATH OF EGRESS TRAVEL PROVIDED:
NA
ALLOWABLE EXIT ACCESS TRAVEL DISTANCE REQUIRED (IBC TABLE 1017.2):
Occupancy S-1 = 200 ft

LONGEST EXIT ACCESS TRAVEL DISTANCE PROVIDED:
68 ft



C5 LIFE SAFETY FLOOR PLAN- SOUTH BUILDING
1/16" = 1'-0"
0 4' 8' 16'

OCCUPANT LOAD TABLE:
MAXIMUN FLOOR ALLOWANCES (IBC Table 1004.1.2)

OCCUPANCY	FUNCTION OF SPACE	AREA (sf)	ACCESSORY	FACTOR	OCCUPANTS
S-1	Storage	3420	Y/N	300	11.4
				SUB TOTAL:	11.4
				TOTAL:	12

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CONSULTANTS

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STATE OF UTAH — STEVEN J. PETERSON 6803295-0301 — LICENSED ARCHITECT
8/13/25

KEVERI BUILDINGS

2367 RULON WHITE BLVD
WEBER COUNTY, UTAH

MARK	DATE	DESCRIPTION

ISSUE:	3/16/2022
PROJECT NO:	21180
CAD DWG FILE:	
DRAWN BY:	KDL
CHK'D BY:	SJP

PERMIT AND BID SET
16 MARCH 2022

SHEET TITLE

CODE REVIEW & LIFE SAFETY

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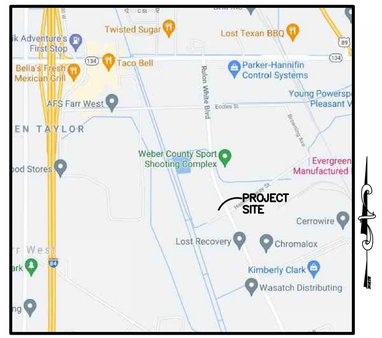
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Project Narrative/Notes/Revisions

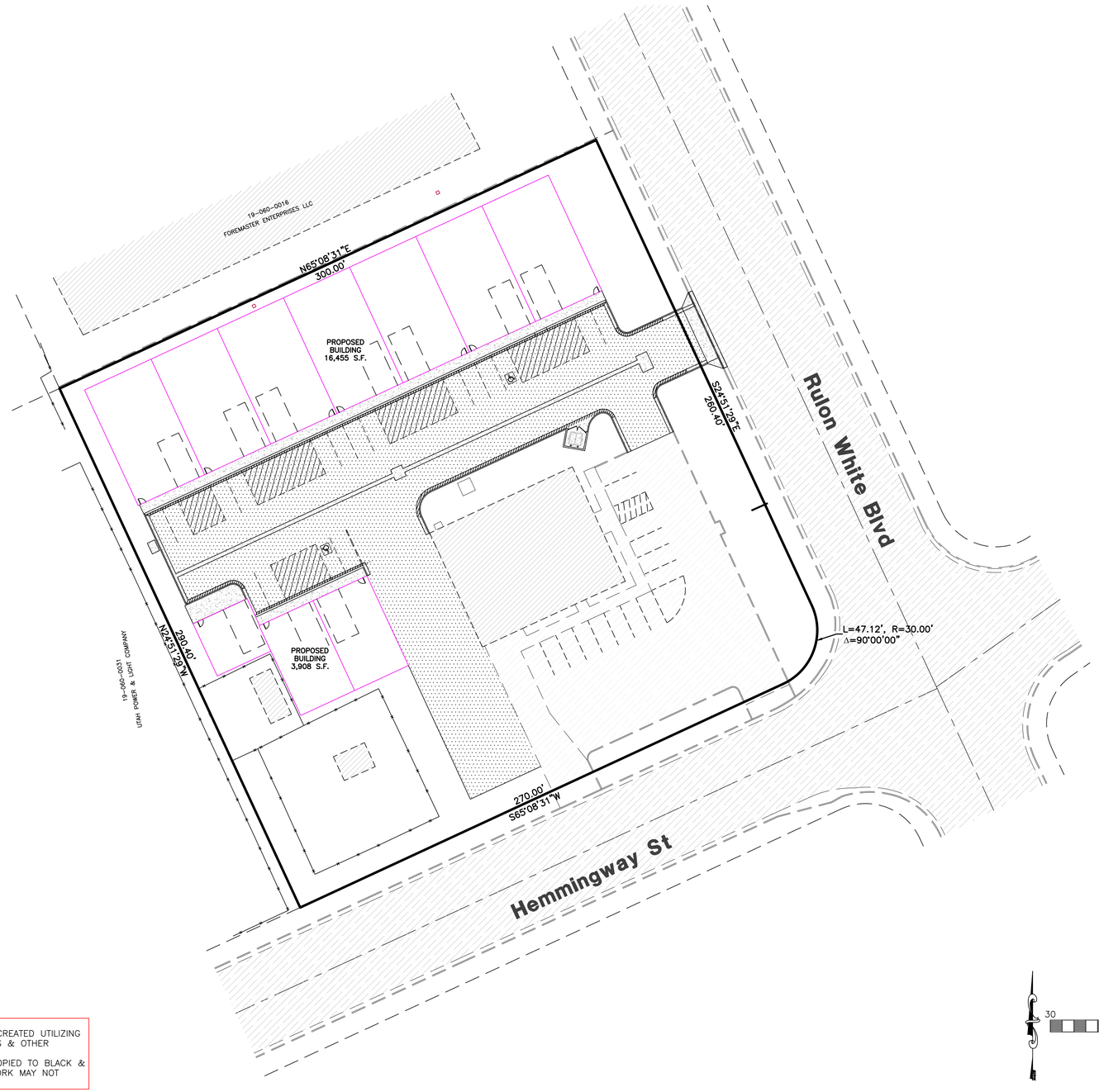
1. 08/25/2021 JM – COMPLETED DESIGN FOR CLIENT & CITY REVIEW.
2. 03/22/2022 JM – UPDATED PER NEW BUILDING FOOTPRINT.
3. 11/10/2022 JM – UPDATED PER CLIENT COMMENTS.

Farah Building
2367 Rulon White Blvd
Improvement Plans

WEBER COUNTY, UTAH
AUGUST 2021



Vicinity Map
NOT TO SCALE



30 0 30 60 90
Scale: 1" = 30'

NOTICE:
THESE PLANS WERE CREATED UTILIZING COLORS FOR UTILITIES & OTHER INFRASTRUCTURE.
IF PRINTED IN, OR COPIED TO BLACK & WHITE, SOME LINE WORK MAY NOT SHOW UP PROPERLY.

Sheet Index

Sheet 1 - Cover/Index Sheet
Sheet 2 - Notes/Legend
Sheet 3 - Existing/Demolition Plan
Sheet 4 - Proposed Site Plan
Sheet 5 - Grading/Utility Plan
Sheet 6 - Civil Details
Sheet 7 - Storm Water Pollution Prevention Plan Exhibit
Sheet 8 - Storm Water Pollution Prevention Plan Details
Sheet 9 - Landscape Plan
Sheet 10 - Irrigation Plan
Sheet 11 - Irrigation Details

Engineer's Notice To Contractors

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

Elevation Datum:

Site Benchmark:
THE BASIS OF BEARING FOR THIS PLAT IS THE SECTION LINE BETWEEN THE NORTH QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS: S89°54'02"E.

811 Know what's below. Call before you dig.

Architect:

Case Low & Hart, INC
2484 Washington Blvd, ste 510
Ogden Utah 84401
PH: (801) 399-5821

Geotechnical Report:

Surveyor:

Trevor Hatch
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH: (801) 621-3100

Landscape Architect:

Nathan Peterson
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH: (801) 621-3100

Developer Contact:

Project Contact:

Jeremy Draper
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH: (801) 621-3100

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Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeve.co
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS

DATE	DESCRIPTION
08/25/21 JM	DESIGN COMPLETED.
03/22/22 JM	NEW FOOTPRINT.

Farah Building
2367 Rulon White Blvd
WEBER COUNTY, UTAH

Cover/Index Sheet

REGISTERED PROFESSIONAL ENGINEER
9038480
JEREMY A. DRAPER
11/18/2022
STATE OF UTAH

Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: J. MEYERS
Begin Date: AUGUST 2021
Name: FARAH BUILDING
Number: 6528-55

1
11 Total Sheets

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General Notes:

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: GOVERNING UTILITY MUNICIPALITY, GOVERNING CITY OR COUNTY (IF UN-INCORPORATED), INDIVIDUAL PRODUCT MANUFACTURERS, AMERICAN PUBLIC WORKS ASSOCIATION (APWA), AND THE DESIGN ENGINEER. THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
2. CONTRACTOR TO STRICTLY FOLLOW GEOTECHNICAL RECOMMENDATIONS FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, RETAINING WALLS AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH THE PROJECT GEOTECHNICAL ENGINEER.
3. TRAFFIC CONTROL, STRIPING &' SIGNAGE TO CONFORM TO CURRENT GOVERNING AGENCIES TRANSPORTATION ENGINEER'S MANUAL AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
4. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
5. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
6. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
7. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
8. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
9. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
10. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD, INCLUDING OBTAINING REQUIRED INSPECTIONS.
11. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
12. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND.
13. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH BY THE GEOTECHNICAL ENGINEER.
14. CATCH SLOPES SHALL BE GRADED AS SPECIFIED ON GRADING PLANS.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLAGGING, CAUTION SIGNS, LIGHTS, BARRICADES, FLAGMEN, AND ALL OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
16. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED AND SHALL BE BONDABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.
17. CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY HIMSELF BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS HE MAY PREFER OF THE LOCATIONS OF THE PROPOSED WORK AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK. IF, DURING THE COURSE OF HIS EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO HIM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, HE SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING HIS BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE AN ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, HE HAS RELIED AND IS RELYING ON HIS OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON HIS OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO, THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT HE HAS NOT RELIED SOLELY UPON OWNER- OR ENGINEER-FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING HIS BID.
18. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
19. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, AND/OR GOVERNING AGENCIES.
20. CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.
21. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
22. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
23. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
24. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
25. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
26. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE HIGHEST QUALITY ARE TO BE USED.
27. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THE TRUE INTENT AND PURPOSE OF THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNSAFE CONDITIONS, HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.
28. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO TIE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.
29. CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4 FEET OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH LOCAL, STATE AND NATIONAL SAFETY CODES, ORDINANCES. OR REQUIREMENTS FOR EXCAVATION AND TRENCHES.
30. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE

Utility Notes:

1. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE SERVICE, GAS SERVICE, CABLE, POWER, INTERNET.
2. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS USING A COMBINATION OF ON-SITE SURVEYS (BY OTHERS). PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE IN THE FIELD, THEIR MAIN AND SERVICE LINES 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
3. CONTRACTOR SHALL POT HOLE ALL UTILITIES TO DETERMINE IF CONFLICTS EXIST PRIOR TO BEGINNING ANY EXCAVATION. NOTIFY ENGINEER OF ANY CONFLICTS. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF EXISTING UTILITIES TO WHICH NEW UTILITIES WILL BE CONNECTED. PRIOR TO COMMENCING ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE REQUIRED PROCEDURES.
4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT HIS EXPENSE.
5. ALL VALVES AND MANHOLE COVERS SHALL BE RAISED OR LOWERED TO MEET FINISHED GRADE.
6. CONTRACTOR SHALL CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE.
7. CONTRACTOR SHALL GROUT AT CONNECTION OF PIPE TO BOX WITH NON-SHRINKING GROUT, INCLUDING PIPE VOIDS LEFT BY CUTTING PROCESS, TO A SMOOTH FINISH.
8. CONTRACTOR SHALL GROUT WITH NON-SHRINK GROUT BETWEEN GRADE RINGS AND BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX.
9. SILT AND DEBRIS IS TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
10. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
11. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DE-WATERED CONDITIONS.
12. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
13. MAINTAIN A MINIMUM 18" VERTICAL SEPARATION DISTANCE BETWEEN ALL UTILITY CROSSINGS.
14. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
15. ALL BOLTED FITTINGS MUST BE GREASED AND WRAPPED.
16. UNLESS SPECIFICALLY NOTED OTHERWISE, MAINTAIN AT LEAST 2 FEET OF COVER OVER ALL STORM DRAIN LINES AT ALL TIMES (INCLUDING DURING CONSTRUCTION).
17. ALL WATER LINES SHALL BE INSTALLED A MINIMUM OF 60" BELOW FINISHED GRADE.
18. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, PIPE EDGE TO PIPE EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, THE SEWER LINE AND WATER LINE SHALL BE LAID IN SEPARATE TRENCHES AND THE BOTTOM OF THE WATER LINE SHALL BE AT LEAST 18" ABOVE THE TOP OF THE SEWER LINE.
19. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
20. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
21. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.
22. THRUST BLOCKS & RESTRAINED JOINTS WITH MEGA-LUG ADAPTERS REQUIRED ON ALL BENDS AND FITTINGS USING BLUE BOLTS. PROTECT ALL BOLTS FROM BEING ENCASED IN CONCRETE. INSTALL PER MANUFACTURER RECOMMENDATIONS.

Notice to Contractor:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON RECORDS OF THE VARIOUS UTILITY COMPANIES AND/OR MUNICIPALITIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

THE CONTRACTOR AGREES THAT THEY SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEERS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

NOTE:
1. SAWCUT EXISTING ASPHALT INSIDE FROM OUTER EDGE FOR TACK SEAL OF NEW ASPHALT
2. CONTRACTOR TO VERIFY 2% MIN. AND 5% MAX SLOPE FROM EDGE OF ASPHALT TO LIP OF GUTTER

Survey Control Note:

THE CONTRACTOR OR SURVEYOR SHALL BE RESPONSIBLE FOR FOLLOWING THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) MODEL STANDARDS FOR ANY SURVEYING OR CONSTRUCTION LAYOUT TO BE COMPLETED USING REEVE & ASSOCIATES, INC. SURVEY DATA OR CONSTRUCTION IMPROVEMENT PLANS. PRIOR TO PROCEEDING WITH CONSTRUCTION STAKING, THE SURVEYOR SHALL BE RESPONSIBLE FOR VERIFYING HORIZONTAL CONTROL FROM THE SURVEY MONUMENTS AND FOR VERIFYING ANY ADDITIONAL CONTROL POINTS SHOWN ON AN ALTA SURVEY, IMPROVEMENT PLAN, OR ANY ELECTRONIC DATA PROVIDED. THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE PLAN, AND VERIFY THEM AGAINST NO LESS THAN FIVE (5) EXISTING HARD IMPROVEMENT ELEVATIONS INCLUDED ON THESE PLANS OR ON ELECTRONIC DATA PROVIDED. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR SHALL IMMEDIATELY CONTACT REEVE & ASSOCIATES, INC. AND RESOLVE THE DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION STAKING.

Erosion Control General Notes:

THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GOVERNING AGENCIES ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTIES. ALSO, INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST. CONTRACTOR TO LOCATE A NEARBY HYDRANT FOR USE AND TO INSTALL TEMPORARY METER. CONSTRUCTION WATER COST TO BE INCLUDED IN BID.

WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT OPEN FOR 14 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS. THE CONTRACTOR IS REQUIRED BY STATE AND FEDERAL REGULATIONS TO PREPARE A STORM WATER POLLUTION PREVENTION PLAN AND FILE A "NOTICE OF INTENT" WITH THE GOVERNING AGENCIES.

Maintenance:

ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL PROJECT CLOSE-OUT.

THE CONTRACTOR'S RESPONSIBILITY SHALL INCLUDE MAKING BI-WEEKLY CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE DOCUMENTED AND COPIES OF THE INSPECTIONS KEPT ON SITE.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF BARRIER.

SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.

EXPOSED SLOPES:

ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:
- A) SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED
- B) TRACKING STRAW PERPENDICULAR TO SLOPES
- C) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

Legend

= PROPOSED SECONDARY WATER LATERAL	= PROPOSED WATER METER	PP	= POWER/UTILITY POLE
= PROPOSED LAND DRAIN LATERAL	= EXISTING WATER METER	P.U.E.	= PUBLIC UTILITY EASEMENT
= PROPOSED WATER LATERAL	= PROPOSED CATCH BASIN	RCP	= REINFORCED CONCRETE PIPE
= PROPOSED SEWER LATERAL	= EXISTING CATCH BASIN	RIM	= RIM OF MANHOLE
= PROPOSED CULINARY WATER LINE	= DRAINAGE SWALE	R.O.W.	= RIGHT-OF-WAY
= EXISTING CULINARY WATER LINE	= PLUG W/ 2" BLOW-OFF	SD	= STORM DRAIN
= PROPOSED SECONDARY WATER LINE	= PLUG & BLOCK	SS	= SANITARY SEWER
= EXISTING SECONDARY WATER LINE	= STREET LIGHT	TBC	= TOP BACK OF CURB
= PROPOSED SANITARY SEWER LINE	= SIGN	TOA	= TOP OF ASPHALT
= EXISTING SANITARY SEWER LINE	BLDG = BUILDING	TOC	= TOP OF CONCRETE
= PROPOSED STORM DRAIN LINE	C&G = CURB & GUTTER	TOFF	= TOP OF FINISHED FLOOR
= EXISTING STORM DRAIN LINE	CB = CATCH BASIN	TOI	= TOP OF PUMP ISLAND
= PROPOSED LAND DRAIN LINE	C.F. = CUBIC FEET	TSW	= TOP OF SIDEWALK
= EXISTING LAND DRAIN LINE	C.F.S. = CUBIC FEET PER SECOND	W	= CULINARY WATER
= PROPOSED IRRIGATION LINE	FC = FENCE CORNER	WM	= WATER METER
= EXISTING IRRIGATION LINE	FF = FINISH FLOOR		= EXISTING ROADWAY PAVEMENT
= FENCE LINE	FFE = FINISH FLOOR ELEVATION		= PROPOSED ASPHALT PAVEMENT
= PROPOSED FIRE HYDRANT	FG = FINISHED GRADE		
= EXISTING FIRE HYDRANT	FH = FIRE HYDRANT		= PROPOSED CONCRETE
= PROPOSED MANHOLE	FL = FLOW LINE		
= EXISTING MANHOLE	GB = GRADE BREAK		= PROPOSED GRAVEL
= PROPOSED SEWER CLEAN-OUT	INV = INVERT	4800	= EXISTING CONTOUR GRADE
= PROPOSED GATE VALVE	L.F. = LINEAR FEET	*4800*	= PROPOSED CONTOUR GRADE
= EXISTING GATE VALVE	NG = NATURAL GRADE		

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
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TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS

DATE	DESCRIPTION
08/25/21	JM DESIGN COMPLETED.
03/22/22	JM NEW FOOTPRINT.

Farah Building
2367 Rulon White Blvd
WEBER COUNTY, UTAH

Notes/Legend

REGISTERED PROFESSIONAL ENGINEER
5638480
JEREMY A. DRAPER
11/18/2022
STATE OF UTAH

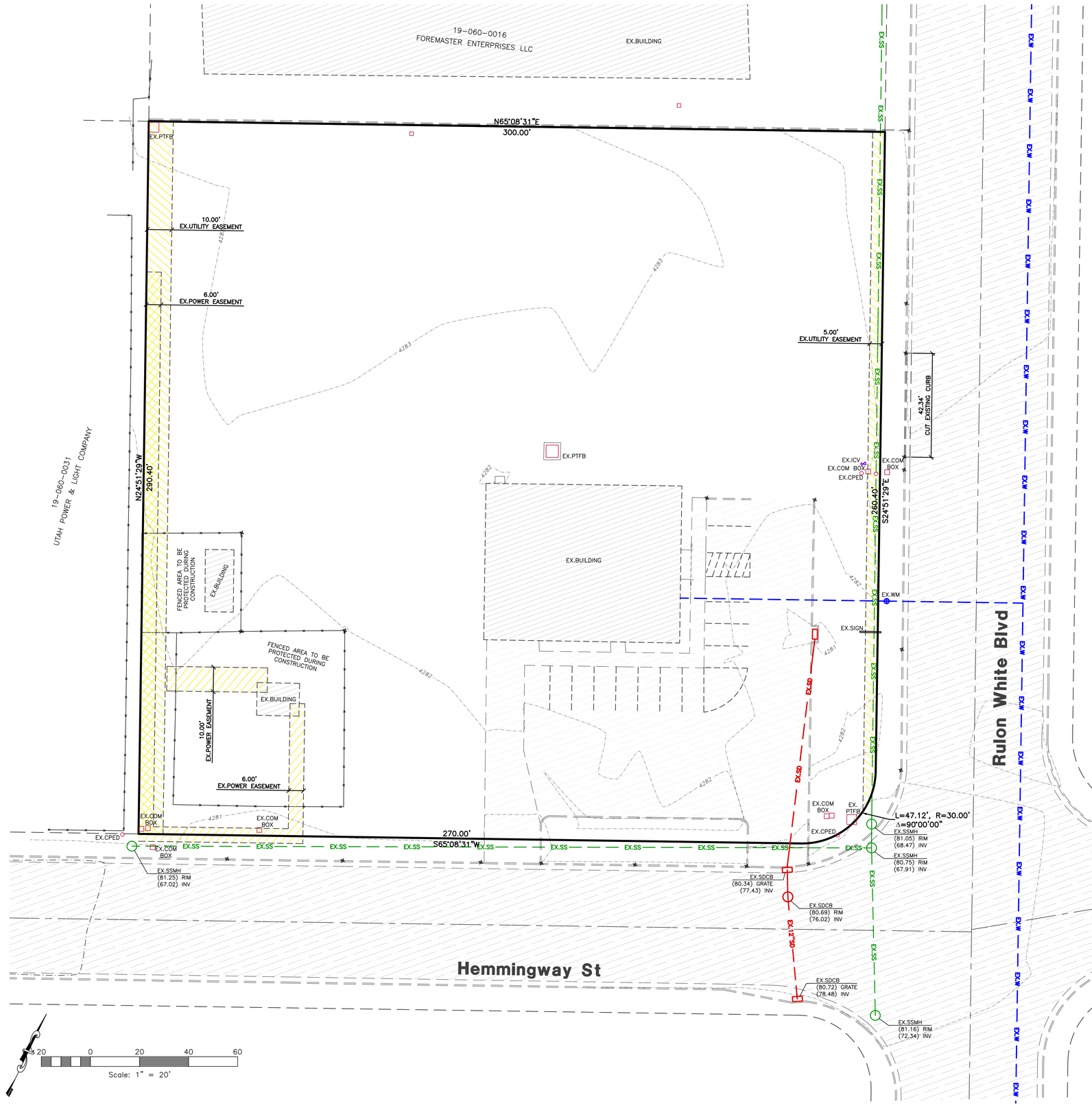
Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: J. MEYERS
Begin Date: AUGUST 2021
Name: FARAH BUILDING
Number: 6528-55

2
11 Total Sheets

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20 0 20 40 60
Scale: 1" = 20'

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03/22/22 JM	NEW FOOTPRINT.

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WEBER COUNTY, UTAH

Existing/Demolition Plan

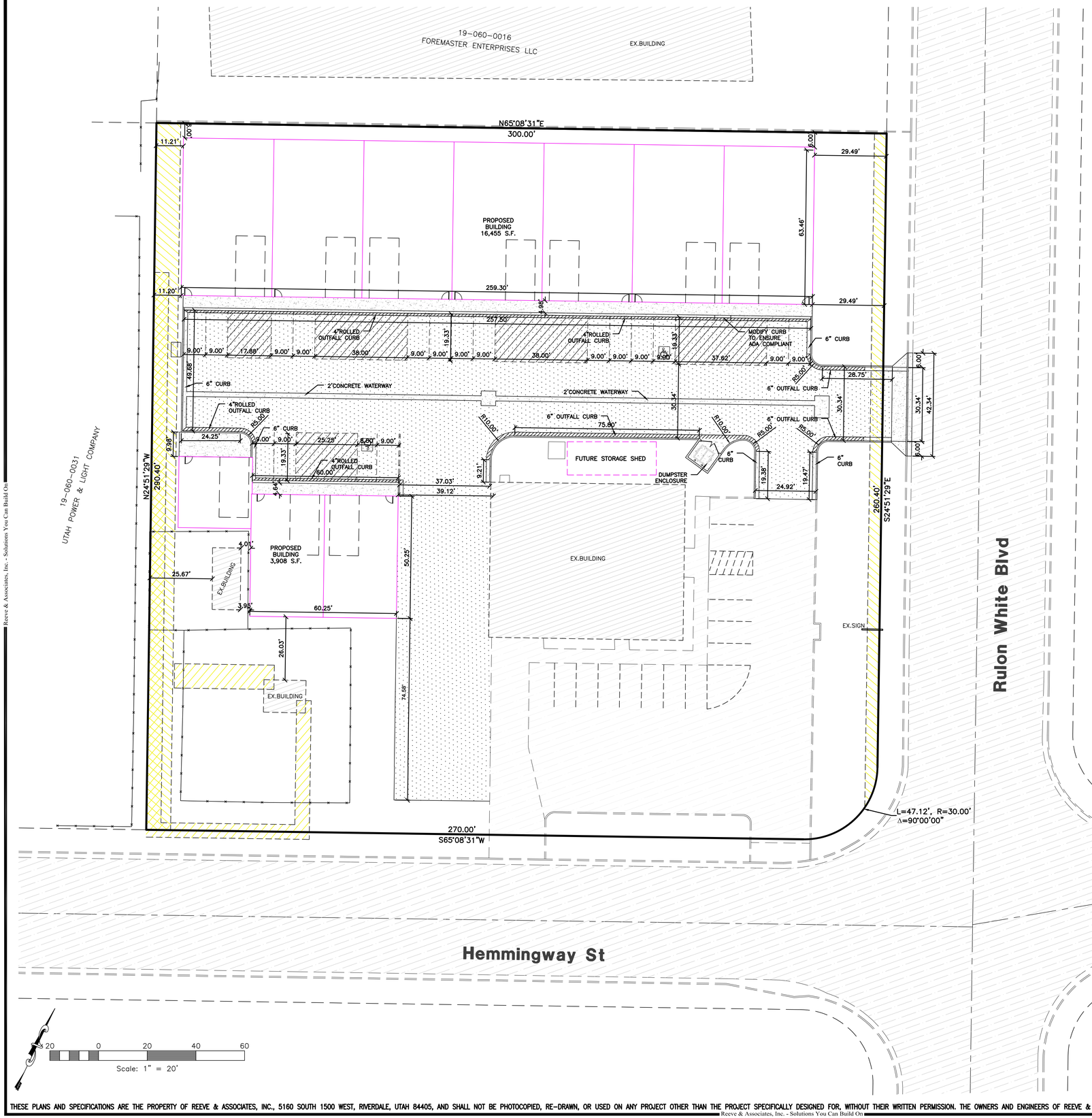
REGISTERED PROFESSIONAL ENGINEER
5838480
JEREMY A. DRAPER
11/18/2022
STATE OF UTAH

Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: J. MEYERS
Begin Date: AUGUST 2021
Name: FARAH BUILDING
Number: 6528-55

3
11 Total Sheets

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SITE DATA

PARKING:	17 STALLS PROVIDED (1 ADA)	
PARCEL AREA:	86,927 S.F. (2.00 ACRES)	
BUILDING AREA:	24,608 S.F.	27.4%
ASPHALT AREA:	30,444 S.F.	35.0%
LANDSCAPE AREA:	23,786 S.F.	27.4%
GRAVEL AREA:	8,089 S.F.	9.3%

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WEBER COUNTY, UTAH

Proposed Site Plan

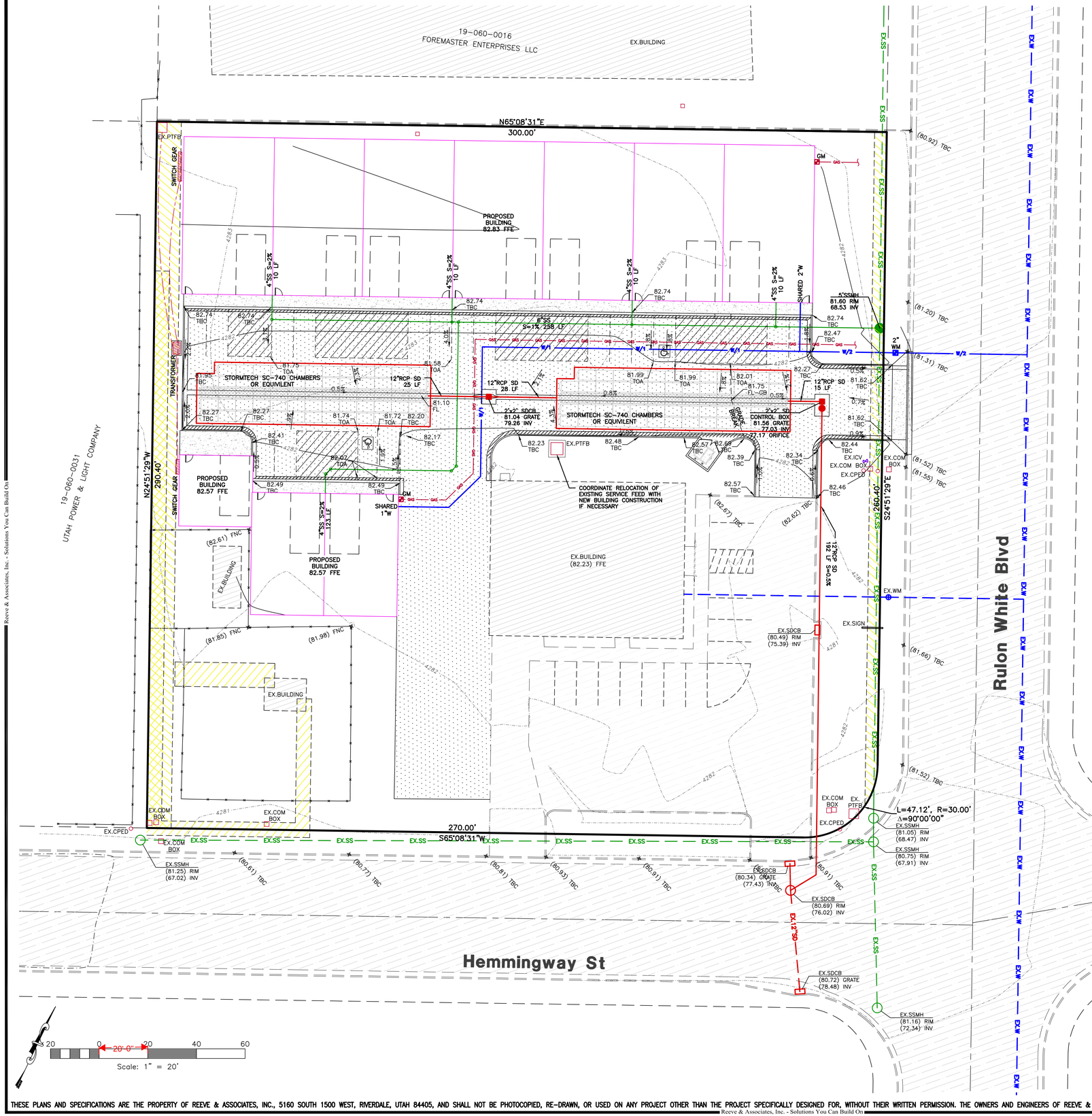
REGISTERED PROFESSIONAL ENGINEER
5838480
JEREMY A. DRAPER
11/18/2022
STATE OF UTAH

Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: J. MEYERS
Begin Date: AUGUST 2021
Name: FARAH BUILDING
Number: 6528-55

4
11 Total Sheets

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Storm Runoff Calculations

Farah Property
6528-55 8/24/2021 JFL

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the Weber County, UT area taken from the NOAA Atlas 14 database. Calculations have been completed for the 100-yr 24-hr storm event. Storm water runoff has been calculated for a fully developed site and limited to a release rate of 0.1 cfs/acre.

The calculations are as follows:

Drainage Area:

Total Area = 2.00 acre or 86,927 ft²

Runoff Coefficients

35% Paved Area	30,444	C = 0.9
28% Roof	24,608	C = 0.9
9% Gravel	8,089	C = 0.8
27% Landscaped Area	23,786	C = 0.2
Weighted Runoff Coefficient		C = 0.70

LID Retention:

80th Percentile Rainfall Event	0.48	in
Is the site Feasible for LID?	Yes	
Site Imperviousness	0.63	
NRCS Soil Group	C/D	
Rv Equation	0.83i^1.122	
R_v	0.50	
V_{goal}	1729	c.f.

Volume of Run-off for 100-year Storm Event:

C = 0.70
I = See Below in/hr
A = 86926.86 ft²
Q(out) = 0.20 ft³/s (0.1 cfs per acre)

time (min)	time (sec)	i (in./hr.)	Q (cfs)	Vol. in (cf)	Vol. out (cf)	Difference (cf)
0	0	0.00	0.00	0	0	0
5	300	6.76	9.51	2853	60	2793
10	600	5.14	7.23	4339	120	4219
15	900	4.24	5.96	5368	180	5189
30	1800	2.86	4.02	7242	359	6883
60	3600	1.77	2.49	8964	718	8246
120	7200	0.98	1.37	9896	1437	8459
180	10800	0.67	0.94	10134	2155	7979
360	21600	0.37	0.52	11304	4310	6994
720	43200	0.23	0.32	13857	8621	5236
1440	86400	0.13	0.18	15315	17242	-1926

Orifice Sizing:

Given: Q = 0.20 cfs
2g = 64.4 ft/s²
H = 2.75 ft
Cd = 0.62 for circular openings
R = SQRT(Q/pi/(0.7*(64.4*H)^0.5))
R = 0.09 feet
1.05 inches
D = 2.11 inches
A = 3.48 inches ^2 0.0242 ft ^2

SUMMARY:

The required 100-yr storage volume is	**8,459**	**cubic feet**
The required LID Retention volume is	**1,729**	**cubic feet**
Orifice size is	**3.0**	**inches**

NOTICE:
THESE PLANS WERE CREATED UTILIZING COLORS FOR UTILITIES & OTHER INFRASTRUCTURE.
IF PRINTED IN, OR COPIED TO BLACK & WHITE, SOME LINE WORK MAY NOT SHOW UP PROPERLY.

811 Know what's below. Call before you dig.

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Farah Building
2367 Rulon White Blvd
WEBER COUNTY, UTAH

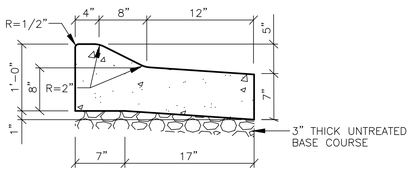
Grading/Utility Plan

5
11 Total Sheets

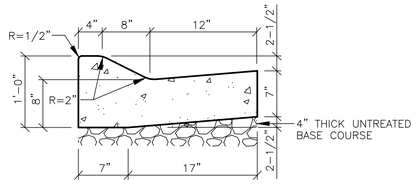
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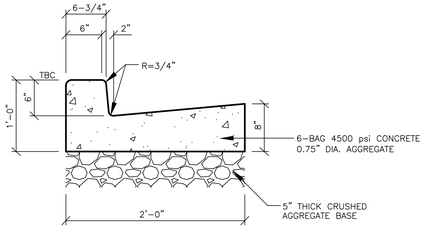
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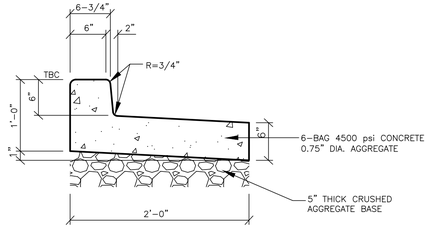
24"Outfall Mountable Curb & Gutter
SCALE: NONE



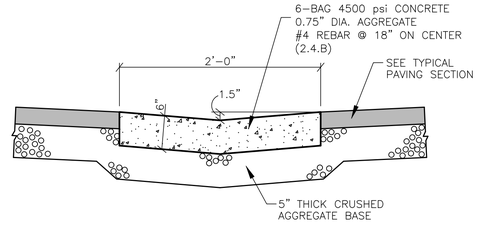
24"Mountable Curb & Gutter
SCALE: NONE



24" On-Site 'L' Type Curb & Gutter
SCALE: NONE

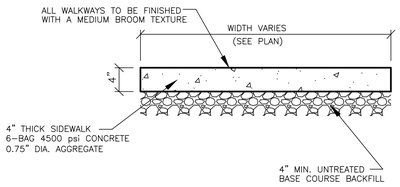


24" On-Site Outfall 'L' Curb & Gutter
SCALE: NONE



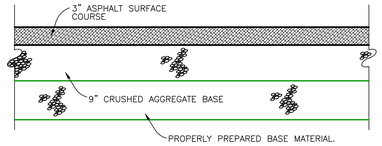
(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT; GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

2' Concrete Waterway
SCALE: NONE



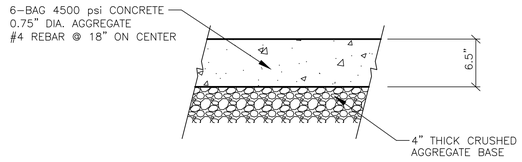
(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT; GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

Concrete Walkway
SCALE: NONE



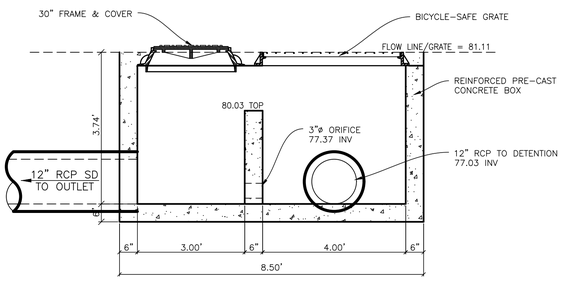
(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT; GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

Typical On-Site Asphalt Paving
SCALE: NONE

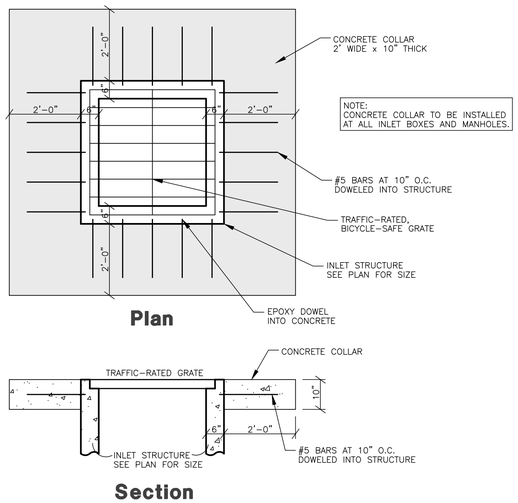


(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT; GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

Dumpster Enclosure Concrete Pad
SCALE: NONE



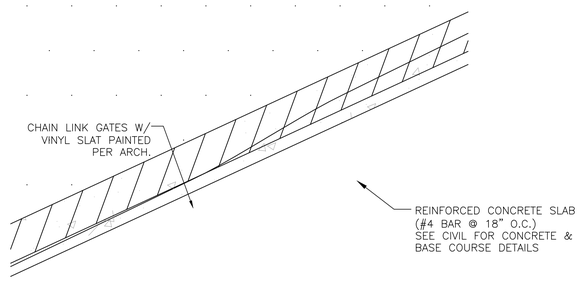
Control Box
SCALE: NONE



Plan

Section

Concrete Collar Detail
SCALE: NONE

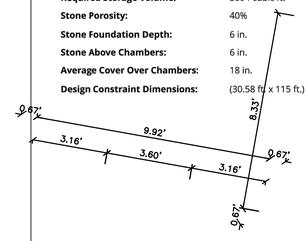


Dumpster Enclosure Concrete Pad
SCALE: NONE

ADS

User Inputs

Chamber Model:	SC-740
Outlet Control Structure:	Yes
Project Name:	Farah
Engineer:	Jacob Leatham
Project Location:	Utah
Measurement Type:	Imperial
Required Storage Volume:	5094 cubic ft.
Stone Porosity:	40%
Stone Foundation Depth:	6 in.
Stone Above Chambers:	6 in.
Average Cover Over Chambers:	18 in.
Design Constraint Dimensions:	(30.58 ft. x 115 ft.)



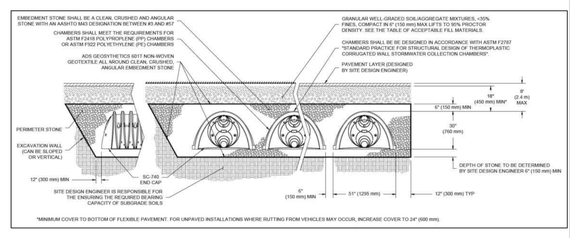
Results

System Volume and Bed Size

Installed Storage Volume:	5215.57 cubic ft.
Storage Volume Per Chamber:	45.90 cubic ft.
Number Of Chambers Required:	64
Number Of End Caps Required:	10
Chamber Rows:	5
Maximum Length:	100.05 ft.
Maximum Width:	25.25 ft.
Approx. Bed Size Required:	2466.43 square ft.

System Components

Amount Of Stone Required:	210.92 cubic yards
Volume Of Excavation (Not Including Fill):	319.72 cubic yards
Non-woven Geotextile Required (excluding Isolator Row):	774.66 square yards
Non-woven Geotextile Required (Isolator Row):	100.39 square yards
Total Non-woven Geotextile Required:	875.05 square yards
Woven Geotextile Required (excluding Isolator Row):	23.75 square yards
Woven Geotextile Required (Isolator Row):	62.74 square yards
Total Woven Geotextile Required:	86.49 square yards



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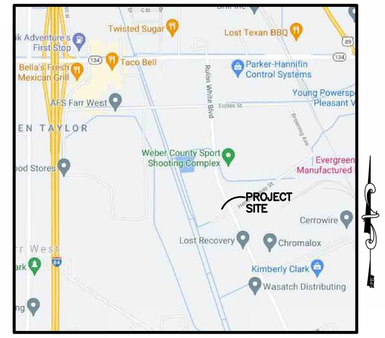
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Farah Building
2367 Rulon White Blvd
Storm Water Pollution Prevention Plan Exhibit

WEBER COUNTY, UTAH
AUGUST 2021





Vicinity Map
NOT TO SCALE

PORTABLE TOILET

INLET PROTECTION TYP. (SEE DETAIL)

SILT FENCE (SEE DETAIL)

STREETS TO BE SWEPT WITHIN 1000 FEET OF CONSTRUCTION ENTRANCE DAILY IF NECESSARY

ALL VEHICLES EXITING SITE TO PROCEED THROUGH CONSTRUCTION ENTRANCE TO REDUCE AMOUNTS OF SEDIMENT TRACKED ONTO ROADWAYS.

50'x20' CONSTRUCTION ENTRANCE W/8" CLEAN GRAVEL

CONCRETE WASH AREA (SEE DETAIL) OR AS SELECTED BY CONTRACTOR

Construction Activity Schedule

- PROJECT LOCATION.....???? CITY, ???? COUNTY, (state)
- PROJECT BEGINNING DATE.....MONTH YEAR
- BMP'S DEPLOYMENT DATE.....MONTH YEAR
- STORM WATER MANAGEMENT CONTACT / INSPECTOR.....CONTACT NAME (000) 000-0000
- SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER

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Storm Water Pollution Prevention Plan Exhibit

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Notes:

1. Describe all BMP's to protect storm water inlets:
   All storm water inlets to be protected by straw wattle barriers, or gravel bags (see detail).

2. Describe BMP's to eliminate/reduce contamination of storm water from:
   a. Equipment / building / concrete wash areas:
      To be performed in designated areas only and surrounded with silt fence barriers.
   b. Soil contaminated by soil amendments:
      If any contaminates are found or generated, contact environmental engineer and contacts listed.
   c. Areas of contaminated soil:
      If any contaminates are found or generated, contact environmental engineer and contacts listed.
   d. Fueling area:
      To be performed in designated areas only and surrounded with silt fence.
   e. Vehicle maintenance areas:
      To be performed in designated areas only and surrounded with silt fence.
   f. Vehicle parking areas:
      To be performed in designated areas only and surrounded with silt fence.
   g. Equipment storage areas:
      To be performed in designated areas only and surrounded with silt fence.
   h. Materials storage areas:
      To be performed in designated areas only and surrounded with silt fence.
   i. Waste containment areas:
      To be performed in designated areas only and surrounded with silt fence.
   j. Service areas:
      To be performed in designated areas only and surrounded with silt fence.

3. BMP's for wind erosion:
   Stockpiles and site as needed to be watered regularly to eliminate / control wind erosion

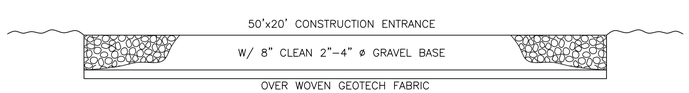
4. Construction Vehicles and Equipment:
   a. Maintenance
      - Maintain all construction equipment to prevent oil or other fluid leaks.
      - Keep vehicles and equipment clean, prevent excessive build-up of oil and grease.
      - Regularly inspect on-site vehicles and equipment for leaks, and repair immediately.
      - Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment on-site.
      - Segregate and recycle wastes, such as greases, used oil or oil filters, antifreeze, cleaning solutions, automotive batteries, hydraulic, and transmission fluids.
   b. Fueling
      - If fueling must occur on-site, use designated areas away from drainage.
      - Locate on-site fuel storage tanks within a bermed area designed to hold the tank volume.
      - Cover retention area with an impervious material and install in in a manner to ensure that any spills will be contained in the retention area. To catch spills or leaks when removing or changing fluids.
      - Use drip pans for any oil or fluid changes.
   c. Washing
      - Use as little water as possible to avoid installing erosion and sediment controls for the wash area.
      - If washing must occur on-site, use designated, bermed wash areas to prevent waste water discharge into storm water, creeks, rivers, and other water bodies.
      - Use phosphate-free, biodegradable soaps.
      - Do not permit steam cleaning on-site.

5. Spill Prevention and Control
   a. Minor Spills:
      Minor spills are those which are likely to be controlled by on-site personnel. After contacting local emergency response agencies, the following actions should occur upon discovery of a minor spill:
      - Contain the spread of the spill.
      - If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (i.e. absorbent materials, cat litter, and / or rags).
      - If the spill occurs in dirt areas, immediately contain the spill by constructing an earth dike. Dig up and properly dispose of contaminated soil.
      - If the spill occurs during rain, cover the impacted area to avoid runoff.
      - Record all steps taken to report and contain spill.
   b. Major Spills:
      On-site personnel should not attempt to control major spills until the appropriate and qualified emergency response staff have arrived at the site. For spills of federal reportable quantities, also notify the National Response Center at (800) 424-8802. A written report should be sent to all notified authorities. Failure to report major spills can result in significant fines and penalties.

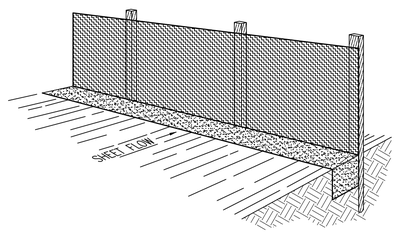
6. Post Roadway / Utility Construction
   a. Maintain good housekeeping practices.
   b. Enclose or cover building material storage areas.
   c. Properly store materials such as paints and solvents.
   d. Store dry and wet materials under cover, away from drainage areas.
   e. Avoid mixing excess amounts of fresh concrete or cement on-site.
   f. Perform washout of concrete trucks offsite or in designated areas only.
   g. Do not wash out concrete trucks into storm drains, open ditches, streets or streams.
   h. Do not place material or debris into streams, gutters or catch basins that stop or reduce the flow of runoff water.
   i. All public streets and storm drain facilities shall be maintained free of building materials, mud and debris caused by grading or construction operations. Roads will be swept within 1000' of construction entrance daily, if necessary.
   j. Install straw wattle around all inlets contained within the development and all others that receive runoff from the development.

7. Erosion Control Plan Notes
   a. The contractor will designate an emergency contact that can be reached 24 hours a day 7 days a week.
   b. A stand-by crew for emergency work shall be available at all times during potential rain or snow runoff events. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain or runoff is eminent.
   c. Erosion control devices shown on the plans and approved for the project may not be removed without approval of the engineer of record. If devices are removed, no work may continue that have the potential of erosion without consulting the engineer of record. If deemed necessary erosion control should be reestablished before this work begins.
   d. Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of the slope at the conclusion of each working day. this should be confirmed by survey or other means acceptable to the engineer of record.
   e. All silt and debris shall be removed from all devices within 24 hours after each rain or runoff event.
   f. Except as otherwise approved by the inspector, all removable protective devices shown shall be in place at the end of each working day and through weekends until removal of the system is approved.
   g. All loose soil and debris, which may create a potential hazard to offsite property, shall be removed from the site as directed by the engineer of record of the governing agency.
   h. The placement of additional devices to reduce erosion damage within the site is left to the discretion of the engineer of record.
   i. Desilting basins may not be removed or made inoperable without the approval of the engineer of record and the governing agency.
   j. Erosion control devices will be modified as need as the project progresses and plans of these changes submitted for approval by the engineer of record and the governing agency.

8. Conduct a minimum of one inspection of the erosion and sediment controls every two weeks. Maintain documentation on site.
   a. Part III.D.4 of general permit UTRC00000 identifies the minimum inspection requirements.
   b. Part II.D.4.C identifies the minimum inspection report requirements.
   c. Failure to complete and/or document storm water inspections is a violation of part III.D.4 of Utah General Permit UTR 300000.

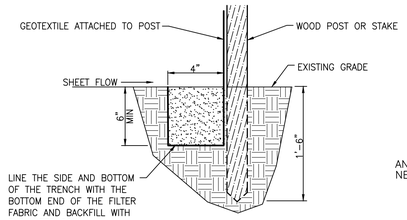


Cross Section 50' x 20' Construction Entrance



Perspective View

Figure 2



Section

INSTALLATION
The silt fence should be installed prior to major soil disturbances in the drainage area. The fence should be placed across the slope along a line of uniform elevation wherever flow of sediment is anticipated. Table 1 shows generally-recommended maximum slope lengths (slope spacing between fences) at various site grades for most silt fence applications.

TABLE 1:
Recommended Maximum Slope Lengths for Silt Fence
(Richardson & Middlebrooks, 1991)

Slope Steepness (%)	Max. Slope Length m (ft)
<2%	30.5m (100ft)
2-5%	22.9m (75ft)
5-10%	15.2m (50ft)
10-20%	7.6m (25ft)
>20%	4.5m (15ft)

PREFABRICATED SILT FENCE ROLLS
*Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
*Unroll the silt fence, positioning the post against the downstream wall of the trench.
*Adjacent rolls of silt fence should be joined be nesting the end post of one fence into the other. Before nesting the end posts, rotate each post until the geotextile is wrapped completely around the post, then abut the end posts to create a tight seal as shown in Figure 1.
*Drive posts into the ground until the required fence height and/or anchorage depth is obtained.
*Bury the loose geotextile at the bottom of the fence in the upstream trench and backfill with natural soil, tamping the backfill to provide good compaction and anchorage. Figure 2 illustrates a typical silt fence installation and anchor trench placement.

FIELD ASSEMBLY:
*Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
*Drive wooden posts, or steel posts with fastening projections, against the downstream wall of the trench. Maximum post spacing should be 2.4-3.0m (8-10ft). Post spacing should generally be less than three (3) times the height of the fence.
*If a steel or plastic mesh is required to reinforce the geotextile, it shall have a minimum mesh opening of 15.2cm (6").
*Fasten the mesh to the upslope side of the posts using heavy duty wire staples, tie wires or hog strings. Extend the mesh into the bottom of the trench.
*The geotextile shall then be stapled or wired to the posts. An extra 20-50cm (8-20") of geotextile shall extend into the trench.

INSPECTION
*Inspect the silt fence daily during periods of rainfall, immediately after significant rainfall event and weekly during periods of no rainfall. Make any repairs immediately.
*When sediment deposits behind the silt fence are one-third of the fence height, remove and properly dispose of the silt accumulations. Avoid damage to the fabric during cleanout.

REMOVAL
*Silt fence should not be removed until construction ceases and the upslope area has been properly stabilized and/or revegetated.

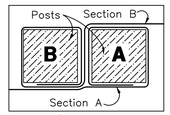
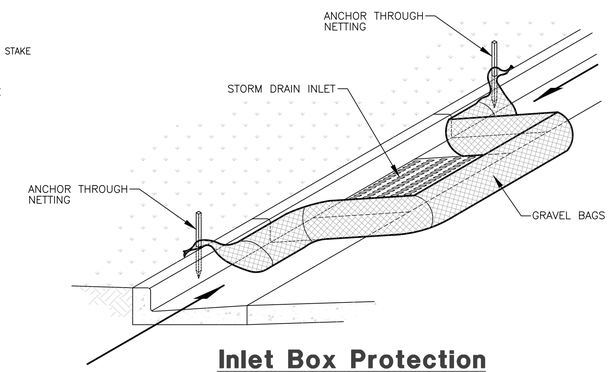


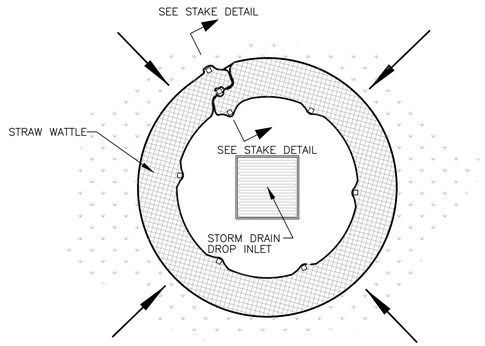
Figure 1:
Top View of
Roll-to-Roll Connection

Silt Fence Detail

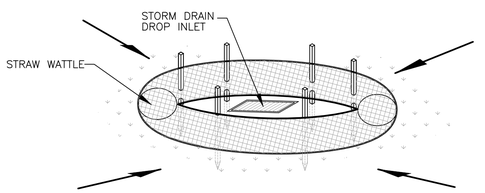
SCALE: NONE



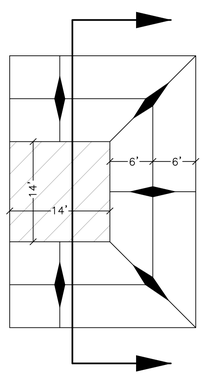
Inlet Box Protection

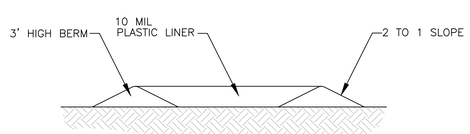


Plan View



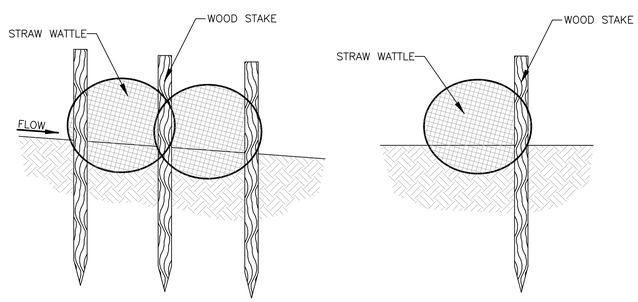
Drop Inlet Protection





Concrete Washout Area w/ 10 mil Plastic Liner

SCALE: NONE



Stake Detail

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TEL: (801) 621-3100 www.reeve.co

REVISIONS

DATE	DESCRIPTION
08/25/21 JM	DESIGN COMPLETED.
03/22/22 JM	NEW FOOTPRINT.

Farah Building
2367 Rulon White Blvd
WEBER COUNTY, UTAH

Storm Water Pollution Prevention Plan Details

REGISTERED PROFESSIONAL ENGINEER
5638480
JEREMY A. DRAPER
11/18/2022
STATE OF UTAH

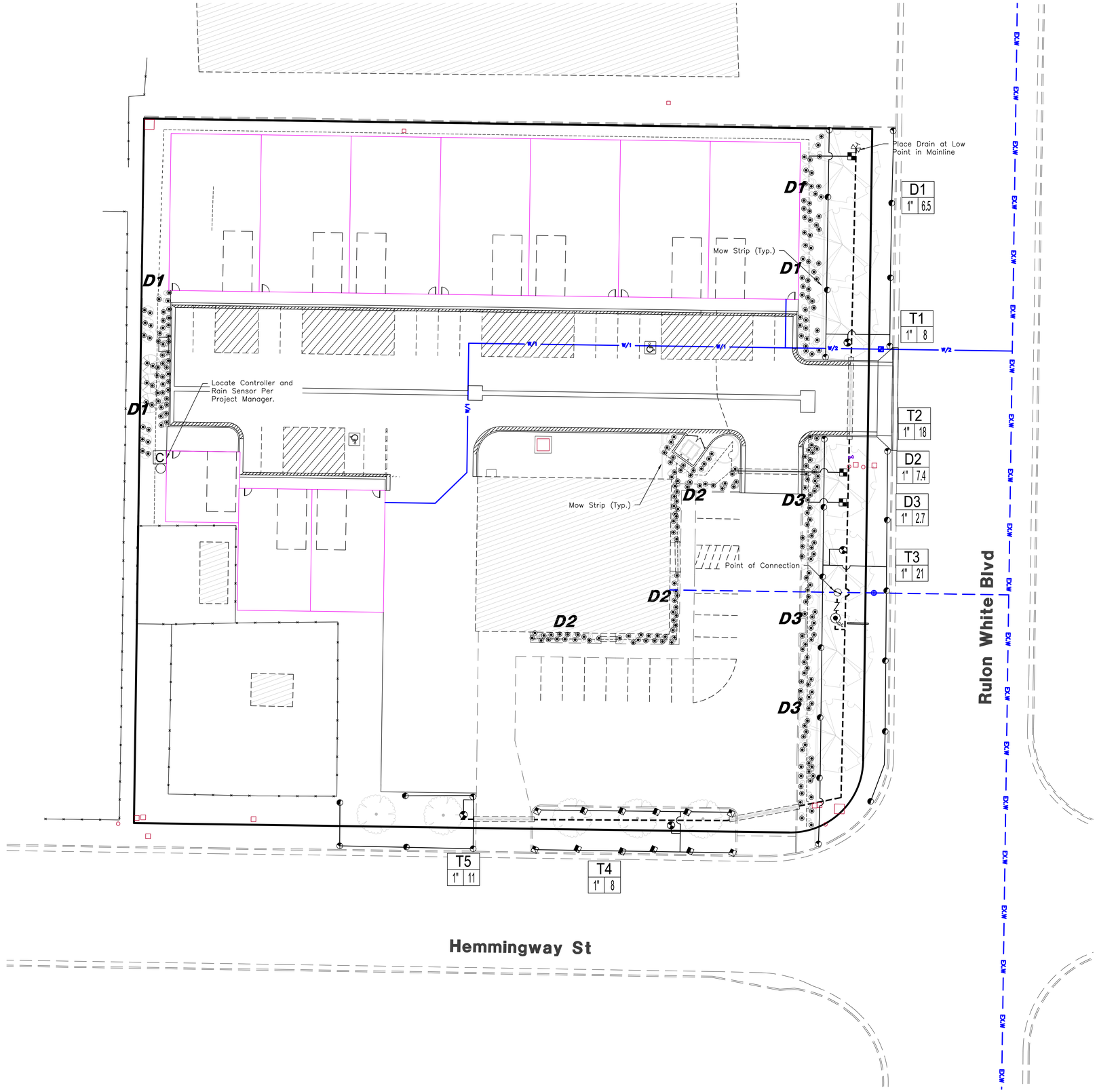
Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: J. MEYERS
Begin Date: AUGUST 2021
Name: FARAH BUILDING
Number: 6528-55

8
11 Total Sheets

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IRRIGATION SCHEDULE

RADIUS SPRAY	SYMBOL QU. HALF FULL	PSI	MANUFACT.	CATALOG #	DESCRIPTION HEAD; NOZZLE
5'		30	RAINBIRD	1804–SAM–PRS	SPRAY; 5' MPR
8'		30	RAINBIRD	1804–SAM–PRS	SPRAY; 8' MPR
10		30	RAINBIRD	1804–SAM–PRS	SPRAY; 10' MPR
12'		30	RAINBIRD	1804–SAM–PRS	SPRAY; 12' MPR
15'		30	RAINBIRD	1804–SAM–PRS	SPRAY; 15' MPR
4'X15'		30	RAINBIRD	1804–SAM–PRS	SPRAY; 15RCS/LCS
4'X30'		30	RAINBIRD	1804–SAM–PRS	SPRAY; 15SST

ROTATOR	ADJ. FULL			HEAD; NOZZLE
13'–21'	40	RAINBIRD	1804–SAM–PRS	SPRAY; HUNTER MP2000 90–210
13'–21'	40	RAINBIRD	1804–SAM–PRS	SPRAY; HUNTER MP2000 210–270
13'–21'	40	RAINBIRD	1804–SAM–PRS	SPRAY; HUNTER MP2000 270–360
22–30'	40	RAINBIRD	1804–SAM–PRS	SPRAY; HUNTER MP3000 90–210
22–30'	40	RAINBIRD	1804–SAM–PRS	SPRAY; HUNTER MP3000 210–270
22–30'	40	RAINBIRD	1804–SAM–PRS	SPRAY; HUNTER MP3000 270–360
5'X15'	40	RAINBIRD	1804–SAM–PRS	SPRAY; HUNTER MPLCS515/MPRCS515
5'X30'	40	RAINBIRD	1804–SAM–PRS	SPRAY; HUNTER MPSS530 SIDE STRIP

EQUIP.	SYMBOL	MANUFACT.	CATALOG #	DESCRIPTION
		FORD	BC11–444SWM–NL	STOP AND WASTE
		WILKINS STRONGBOX	975XL2 SBBC–30AL	BACKFLOW PREVENTION ASSEMBLY ALUMINUM BACKFLOW ENCLOSURE
		RAINBIRD	MODEL 44LRC	1" QUICK COUPLING VALVE
		FORD	B111–333–NL 3/4"	MANUAL DRAIN VALVE ASSEMBLY
	C	RAINBIRD	ESP LXME	120 VAC–INDOOR/OUTDOOR CONTROLLER
	R	RAINBIRD	WR2–RC	WIRELESS RAIN SENSOR
		RAINBIRD	XCZ–100–PRB–COM	DRIP REMOTE CONTROL VALVE
		RAINBIRD	PEB SERIES	REMOTE CONTROL VALVE

PIPE	SYMBOL		CATALOG #	DESCRIPTION
1.5"		SCH. 40	PVC MAIN LINE	PRESSURIZED IRRIGATION MAIN LINE
		SCH. 40	PVC LATERAL LINE	IRRIGATION LINE; SIZE AS FOLLOWS: 3/4" (0–8 gpm), 1" (8–12 gpm), 1 1/4" (12–22 gpm), 1 1/2" (22–30 gpm), 2" (30–50 gpm)
		SCH. 40	PVC SLEEVE	2 X DIA. – USE UNDER PAVEMENT

DRIP	SYMBOL	MANUFACT.	CATALOG #	DESCRIPTION
		RAINBIRD	XB–T–20–PC	XERIBUG DRIP EMITTERS, 2 GAL/HOUR 1 EMITTER PER 1 GALLON PLANT 2 EMITTERS PER 5 GALLON PLANT 4 EMITTERS PER TREE (OUTSIDE TURF AREAS)
		PVC/POLY	DRIP LATERAL LINE	1/2"–3/4" LATERAL SUPPLY LINE

LABELS

T1 (1.5" | 21) — TURF VALVE NUMBER; GALLONS PER MINUTE; VALVE SIZE

D1 (1" | 5) — DRIP VALVE NUMBER; GALLONS PER MINUTE; VALVE SIZE

D1 — DRIP IRRIGATION ZONE NUMBER

20 0 20 40 60

Scale: 1" = 20'

NOTICE:
THESE PLANS WERE CREATED UTILIZING COLORS FOR UTILITIES & OTHER INFRASTRUCTURE.
IF PRINTED IN, OR COPIED TO BLACK & WHITE, SOME LINE WORK MAY NOT SHOW UP PROPERLY.

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TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS
DESCRIPTION | DATE

Farah Building
2367 Rulon White Blvd
WEBER COUNTY, UTAH

Irrigation Plan

LICENSED LANDSCAPE ARCHITECT
SEAL 6618611
NATHAN C. PETERSON
11/10/2022
STATE OF UTAH

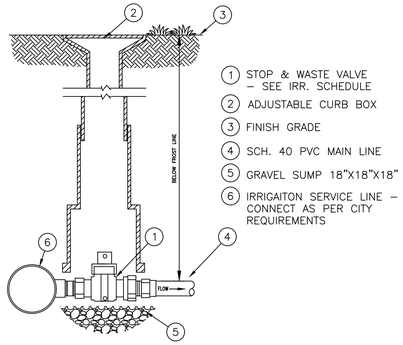
Project Info.
Engineer: NATHAN PETERSON
Drafter: N. PETERSON
Begin Date: AUGUST 2021
Name: FARAH BUILDING
Number: 6528–55

10
11 Total Sheets

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE–DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

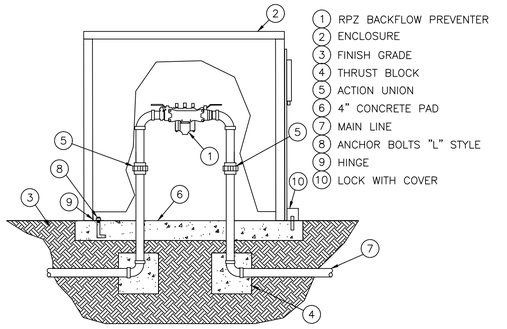
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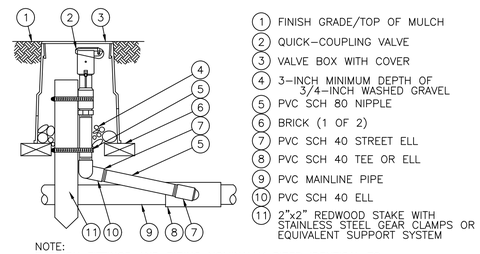
STOP & WASTE ASSEMBLY

N.T.S.



BACKFLOW PREVENTER

N.T.S.



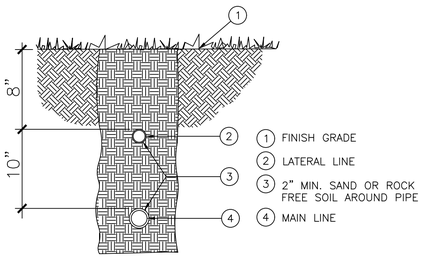
NOTE:
FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

QUICK COUPLING VALVE

N.T.S.

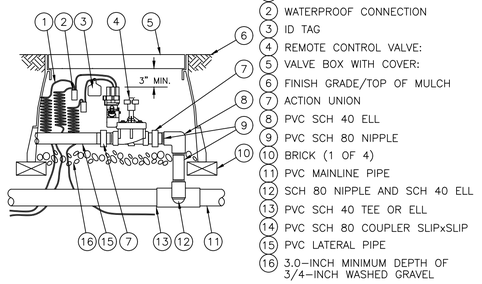
IRRIGATION NOTES

1. This irrigation plan is diagrammatic and equipment locations are approximate. Equipment and piping may be shown outside landscape areas for graphic purposes only.
2. Place sleeves where piping crosses under paved areas prior to being paved. Sleeves shall be twice the diameter of the largest irrigation line to be sleeved.
3. The intention of the Contracting Officer's rep and consultant is to have constructed, under the construction contract, a complete project ready for use. The general contractor and his sub–contractors should view these documents accordingly. Any apparent question, incomplete area, areas of discrepancy or contradiction in these documents should be brought to the attention of the Contracting Officer's rep prior to bidding. By submitting a bid on this project, the bidder certifies that he has fully informed himself of the requirements of the construction drawings, as they relate to his work, and has read and understands the notes and specifications. Also, that any questions, incomplete areas, discrepancies or contradictions have been brought to the attention of the Contracting Officer's rep and that they have been resolved.
4. Willful installation of this work when it is obvious there exists job/site conditions or discrepancies on the plans that are detrimental to the project and that should be brought to the attention of the Contracting Officer's rep will be back–charged to the installer. The installer assumes full responsibility to correct the work at his own expense if he fails to give the required notification for resolution.
5. Existing landscape outside the limits of disturbance shall be protected and repaired, if damaged, at no additional cost to the owner.
6. Refer to irrigation schedule and details for more information.
7. Hand trenching only shall occur within the drip line of existing trees. Machine trenching is strictly prohibited.
8. Consult with General Contractor, in conjunction with the design team, before cutting through tree roots 2" or larger.
9. Spray, rotor and rotary heads are intended to provide head to head coverage with minimal over–spray onto non–irrigated areas.
10. Quantities provided are for convenience only. The contractor is required to verify quantities and adjust bid and construction accordingly. If major discrepancies exist, notify Contracting Officer's rep immediately.
11. Water pressure shall be verified on site by landscape contractor.
12. See Irrigation schedule for lateral line sizing, typical for all irrigated areas.



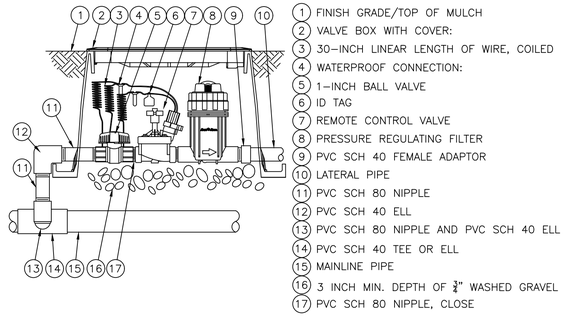
TRENCH SECTION

N.T.S.



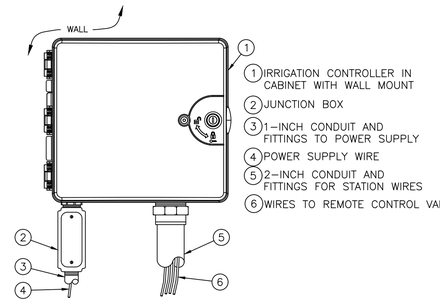
REMOTE CONTROL VALVE

N.T.S.



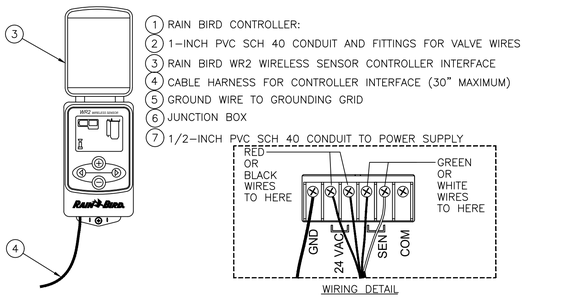
REMOTE CONTROL DRIP VALVE

N.T.S.



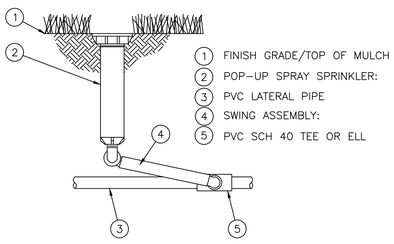
IRRIGATION CONTROLLER

N.T.S.



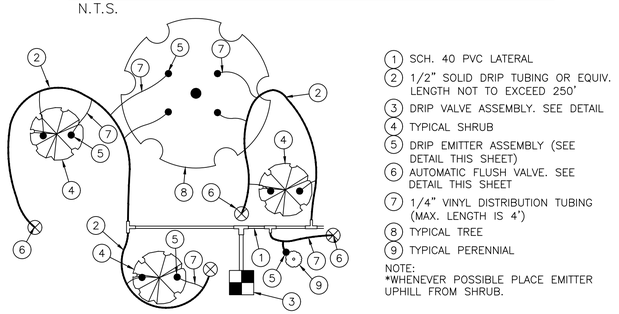
WIRELESS RAIN SENSOR

N.T.S.



POP–UP SPRAY HEAD

N.T.S.



NOTE:
*WHENEVER POSSIBLE PLACE EMITTER UPHILL FROM SHRUB.

DRIP ZONE LAYOUT

N.T.S.

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TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS

DATE	DESCRIPTION

Farah Building
2367 Rulon White Blvd
WEBER COUNTY, UTAH

Irrigation Details

LICENSED LANDSCAPE ARCHITECT
6431661
NATHAN C. PETERSON
11/19/2022
STATE OF UTAH

Project Info.
Engineer: NATHAN PETERSON
Drafter: N. PETERSON
Begin Date: AUGUST 2021
Name: FARAH BUILDING
Number: 6528–55

11
11 Total Sheets

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STRUCTURAL NOTES :

A. GENERAL

1. THE STRUCTURAL NOTES ARE INTENDED TO COMPLEMENT THE PROJECT SPECIFICATIONS WHICH ARE PART OF THE CONSTRUCTION DOCUMENTS. SPECIFIC NOTES AND DETAILS ON THE DRAWINGS SHALL GOVERN OVER THE STRUCTURAL NOTES AND TYPICAL DETAILS.
2. THESE DRAWINGS (AND, WHERE APPLICABLE, ACCOMPANYING WRITTEN SPECIFICATIONS) ARE THE ONLY CONTRACT DOCUMENTS PROVIDED BY ARW ENGINEERS FOR THE PROJECT REPRESENTED HEREIN. NOTHING IN ANY DIGITAL MODEL OR DIGITAL FILE RELATED TO THIS PROJECT SHALL BE TAKEN TO SUPERSEDE ANY INFORMATION SHOWN IN THESE DRAWINGS (INCLUDING, BUT NOT LIMITED TO, DIMENSIONS, SIZES, ETC).
3. THE ARCHITECTURAL DRAWINGS ARE THE PRIME CONTRACT DRAWINGS. THE STRUCTURAL DRAWINGS ARE SUPPLEMENTARY TO AND MUST BE USED IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS AND OTHER CONSULTANTS DRAWINGS. ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND STRUCTURAL ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED. IN CASE OF CONFLICT, FOLLOW THE MOST STRINGENT REQUIREMENT AS DIRECTED BY THE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.
4. SEE SPECIFICATIONS FOR REQUIRED SUBMITTALS. SUBMITTALS SHALL BE MADE IN A TIMELY MANNER AS INDICATED IN SPECIFICATIONS. REVIEW OF SUBMITTALS BY ARW ENGINEERS IS FOR GENERAL COMPLIANCE ONLY AND IS NOT INTENDED AS APPROVAL. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SIZES, DIMENSIONS, AND ELEVATIONS ON SUBMITTALS AS RELATED TO DESIGN DOCUMENTS. PREPARATION OF SHOP DRAWINGS FOR STRUCTURAL ELEMENTS WILL REQUIRE INFORMATION (I.E. DIMENSIONS, ETC.) FOUND IN THE ARCHITECTURAL, STRUCTURAL, AND OTHER CONSULTANTS DRAWINGS.
5. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE. IF ACTUAL CONDITIONS DIFFER FROM THOSE SHOWN ON CONTRACT DOCUMENTS, CONTRACTOR SHALL NOTIFY ARCHITECT PRIOR TO FABRICATION OR CONSTRUCTION OF ANY AFFECTED ELEMENTS.
6. THE CONTRACTOR SHALL COORDINATE AND VERIFY ALL LOCATIONS AND SIZES OF MECHANICAL EQUIPMENT OR OTHER EQUIPMENT BEFORE FABRICATING AND ERECTING STRUCTURAL ELEMENTS. SIZES AND LOCATIONS THAT DIFFER FROM THOSE SHOWN ON THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT.
7. THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST TO THE ARCHITECT FOR ARCHITECT AND/OR ENGINEER APPROVAL BEFORE PROCEEDING WITH ANY CHANGES, MODIFICATIONS, OR SUBSTITUTIONS.
8. OBSERVATION VISITS TO THE SITE BY ARW ENGINEERS FIELD REPRESENTATIVES SHALL NEITHER BE CONSTRUED AS INSPECTION, NOR APPROVAL OF CONSTRUCTION.
9. DURING AND AFTER CONSTRUCTION, BUILDER AND/OR OWNER SHALL KEEP LOADS ON STRUCTURE WITHIN THE LIMITS OF DESIGN LOADS AS NOTED IN THESE DOCUMENTS.
10. TYPICAL OR SIMILAR DETAILS AND SECTIONS SHALL APPLY WHERE SPECIFIC DETAILS ARE NOT SHOWN. TYPICAL OR SIMILAR DETAILS REFER TO THE CONDITION ADDRESSED AND ARE NOT NECESSARILY DETAILS LABELED "TYPICAL" OR "SIMILAR" IN THE PLANS AND DOCUMENTS.
11. DRAWINGS AND DETAILS HAVE BEEN PREPARED WITH THE INTENT TO VISUALLY REPRESENT INFORMATION PROVIDED IN SCALED FORM; HOWEVER CONTRACTOR/SUPPLIERS SHOULD NOT SCALE PLANS OR DETAILS FOR DIMENSIONAL INFORMATION.
12. THE CONTRACTOR SHALL PROVIDE ADEQUATE TEMPORARY SHORING AND BRACING FOR ALL STRUCTURAL ELEMENTS UNTIL THE ENTIRE STRUCTURAL SYSTEM IS COMPLETED. DESIGN OF ALL SHORING AND BRACING IS BY OTHERS AT NO ADDITIONAL COST TO THE OWNER.
13. ENGINEER SHALL NOT BE RESPONSIBLE FOR ACTIVITIES UNDER CONTROL OF THE CONSTRUCTION CONTRACTOR SUCH AS CONSTRUCTION SITE SAFETY, MEANS, METHODS AND SEQUENCING OF CONSTRUCTION. ENGINEER SHALL NOT BE RESPONSIBLE FOR FABRICATION, ERECTION AND CONSTRUCTION REQUIREMENTS AS PRESCRIBED BY OSHA OR OTHER REGULATORY AGENCIES REGARDLESS OF INDICATIONS IN THESE DOCUMENTS.
14. NOTICE OF COPYRIGHT: THESE STRUCTURAL DRAWINGS ARE HEREBY COPYRIGHTED BY ARW ENGINEERS, ALL RIGHTS RESERVED. THESE DOCUMENTS DEFINE A STRUCTURE AND ARE INSTRUMENTS OF SERVICE, FOR ONE USE ONLY. REPRODUCTION AND DISTRIBUTION OF THESE DRAWINGS IS ONLY ALLOWED AS REQUIRED FOR REGULATORY AGENCIES AND FOR CONVEYANCE OF INFORMATION TO PARTIES INVOLVED IN THE CONSTRUCTION OF THIS PROJECT. THESE DOCUMENTS SHALL NOT BE REPRODUCED OR COPIED, IN PART OR WHOLE BY ANY PARTY FOR USE IN PREPARATION OF SHOP DRAWINGS OR OTHER SUBMITTALS.
15. WHERE THE WORD "SHALL" OCCURS IN THESE DRAWINGS AND ANY ACCOMPANYING SPECIFICATIONS, IT IS CONSIDERED A MANDATORY OBLIGATION AND SYNONYMOUS WITH THE PHRASE "HAS DUTY TO".

B. STATEMENT OF SPECIAL INSPECTIONS AND SPECIAL INSPECTIONS

1. THE DESIGNATED SEISMIC/WIND SYSTEMS AND SEISMIC/WIND-FORCE-RESISTING SYSTEMS THAT ARE SUBJECT TO SPECIAL INSPECTIONS IN ACCORDANCE WITH IBC SECTION 1705.11 AND 1705.12 ARE IDENTIFIED IN THE SPECIAL INSPECTION SCHEDULE ON SHEET S002
2. SPECIAL INSPECTIONS AND TESTING ARE TO BE PROVIDED AS REQUIRED BY IBC SECTIONS 1704 THROUGH 1705 AND OTHER APPLICABLE SECTIONS OF THE IBC. THE TYPE AND FREQUENCY OF TESTING AND SPECIAL INSPECTIONS SHALL BE AS NOTED IN THE SPECIAL INSPECTION SCHEDULE, JOB SPECIFICATIONS, AND ACCORDANCE WITH IBC SECTION 110 AND CHAPTER 17. CONTRACTOR SHALL COORDINATE AND COOPERATE WITH REQUIRED INSPECTIONS.
3. ALL TESTING AND SPECIAL INSPECTION SHALL BE PROVIDED BY A QUALIFIED INDEPENDENT SPECIAL INSPECTION AGENCY IN ACCORDANCE WITH IBC 1704 AND AS OUTLINED IN THE JOB SPECIFICATIONS. REPORTS OF FINDINGS OR DISCREPANCIES SHALL BE NOTED AND FORWARDED TO THE CONTRACTOR, ARCHITECT, ENGINEERS, AND BUILDING OFFICIAL IN A TIMELY MANNER.
4. STRUCTURAL OBSERVATION VISITS SHALL BE PERFORMED BY A REPRESENTATIVE FROM ARW ENGINEERS IN ACCORDANCE WITH THE CONTRACT AS NEEDED TO OBSERVE THE CONSTRUCTION OF CRITICAL BUILDING ELEMENTS (I.E. FOOTINGS, BRACED FRAMES, MOMENT FRAMES, DRAG STRUTS AND THEIR CONNECTIONS, COLLECTORS, AND ROOF AND FLOOR DIAPHRAGMS). STRUCTURAL OBSERVATION REPORTS FOR EACH VISIT SHALL BE SENT DIRECTLY TO THE ARCHITECT FOR DISTRIBUTION TO THE CONTRACTOR AND BUILDING OFFICIAL. STRUCTURAL OBSERVATION VISITS SHALL NEITHER BE CONSTRUED AS SPECIAL INSPECTION NOR APPROVAL OF COMPLETED CONSTRUCTION.
5. IN ACCORDANCE WITH IBC 1704.4, THE CONTRACTOR SHALL SUBMIT A WRITTEN CONTRACTOR'S STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND OWNER.

C. BASIS OF DESIGN

1. GOVERNING BUILDING CODE : INTERNATIONAL BUILDING CODE (IBC) 2021
   RISK CATEGORY : II
2. FOOTING AND FOUNDATIONS WERE DESIGNED BASED ON REACTIONS PROVIDED BY: ----------
3. WIND DESIGN (PER CMU DESIGN) :
   a. BASIC WIND SPEED (3 SECOND GUST) : 103 MPH
   b. WIND EXPOSURE : C
   c. COMPONENT AND CLADDING DESIGN WIND PRESSURE SHALL BE AS REQUIRED PER ASCE 7-16.
4. SEISMIC DESIGN (PER CMU DESIGN) :
   a. SEISMIC IMPORTANCE FACTOR, I_E : 1.0
   b. SITE CLASS : D (DEFAULT)
   c. MAPPED SPECTRAL RESPONSE ACCELERATIONS : S_S = 1.474 , S_1 = 0.534
   d. SPECTRAL RESPONSE COEFFICIENTS : S_{DS} = 0.796 , S_{D1} = 0.511
   e. SEISMIC DESIGN CATEGORY : D
   f. OUT-OF-PLANE FORCE, F_P : 0.32 WP

D. FOUNDATION

1. GENERAL
   a. DESIGN SOIL PRESSURE : 1500 PSF
   b. ALL FOOTINGS SHALL BE PLACED ON MECHANICALLY COMPACTED FILL COMPACTED TO NOT LESS THAN 95% OF MODIFIED PROCTOR DENSITY (ASTM D-1557).
   c. UNLESS NOTED OTHERWISE, ALL CONCRETE SLABS ON EARTH SHALL BEAR ON STRUCTURAL FILL COMPACTED TO 90% OF MODIFIED PROCTOR DENSITY (ASTM D-1557).
   d. TOP OF FOOTING ELEVATIONS SHOWN ON THE FOOTING AND FOUNDATION PLAN ARE BASED ON PRELIMINARY GRADING INFORMATION AND SHALL BE VERIFIED PRIOR TO CONSTRUCTION. STEPS WHERE SHOWN ARE AT APPROXIMATE LOCATIONS. ACTUAL STEP LOCATIONS SHALL BE AT THE CONTRACTOR'S DISCRETION BASED UPON FIELD CONDITIONS. ALL EXTERIOR FOUNDATIONS SHALL BEAR A MINIMUM OF 30 INCHES BELOW LOWEST ADJACENT FINAL GRADE.
   e. ALL WALLS (EXCEPT CANTILEVERED RETAINING WALLS) SHALL BE ADEQUATELY BRACED AGAINST LATERAL MOVEMENT PRIOR TO BACKFILLING. DESIGN AND ERECTION OF BRACING/SHORING SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. BRACING SHALL REMAIN IN PLACE UNTIL SUPPORTING STRUCTURAL ELEMENTS ARE IN PLACE AND HAVE ATTAINED FULL STRENGTH.
   f. UNLESS NOTED OTHERWISE, ALL FOOTINGS AT COLUMNS SHALL BE CENTERED BELOW COLUMNS.
   g. UNLESS NOTED OTHERWISE, ALL FOOTINGS SHALL HAVE VERTICAL FACES FORMED WITH STANDARD FORMING MATERIALS (WOOD, METAL, ETC.) WITH PRIOR APPROVAL OF ARCHITECT AND ENGINEER. CONCRETE FOR FOOTINGS CAN BE PLACED IN EXCAVATED SOIL "FORMS" PROVIDED THAT THE DIMENSIONS ARE INCREASED 3" ON ALL SIDE.

E. CONCRETE

1. ALL CONCRETE MIX DESIGNS SHALL COMPLY WITH ***THE PROJECT SPECIFICATIONS AND*** THE REQUIREMENTS LISTED BELOW :
   a. FOOTINGS, GRADE BEAMS, FOUNDATION WALLS :
      1. WHERE THE TOP OF THE ELEMENT IS EXPOSED OR IS LOCATED WITHIN ***30"*** OF THE LOWEST ADJACENT GRADE (EXPOSURE CATEGORY F2) :
         a. 28 DAY COMPRESSIVE STRENGTH : 4500 PSI
         b. MAXIMUM W/C RATIO : 0.45
         c. MAXIMUM AGGREGATE SIZE : 1"
         d. AIR CONTENT : SEE SCHEDULE BELOW
      2. WHERE THE TOP OF THE ELEMENT IS NOT EXPOSED OR IS NOT LOCATED WITHIN ***30"*** OF THE LOWEST ADJACENT GRADE (EXPOSURE CATEGORY F0) :
         a. 28 DAY COMPRESSIVE STRENGTH : 3000 PSI
   b. INTERIOR SLABS ON GRADE (EXPOSURE CATEGORY F0) :
      1. 28 DAY COMPRESSIVE STRENGTH : 3500 PSI
   c. TOTAL AIR CONTENT FOR CONCRETE EXPOSED TO CYCLES OF FREEZING AND THAWING SHALL BE DETERMINED IN ACCORDANCE WITH THIS SCHEDULE. TOLERANCE ON AIR CONTENT AS DELIVERED SHALL BE +/- 1.5 PERCENT.

NOMINAL MAXIMUM AGGREGATE SIZE, IN.	TARGET AIR CONTENT, PERCENT F1	F2 AND F3
3/8	6	7.5
1/2	5.5	7
3/4	5	6
1	4.5	6
1-1/2	4.5	5.5
2	4	5
3	3.5	4.5

2. WATER USED IN MIXING CONCRETE SHALL CONFORM TO ASTM C1602.
3. NO PIPES, DUCTS, SLEEVES, ETC. SHALL BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER. NO ALUMINUM PRODUCTS SHALL BE EMBEDDED IN CONCRETE. PENETRATIONS THRU STRUCTURAL CONCRETE ELEMENTS MUST BE APPROVED BY THE ENGINEER AND SHALL BE BUILT INTO THE ELEMENT PRIOR TO CONCRETE PLACEMENT.
4. REFER TO ARCHITECTURAL DRAWINGS FOR MOLDS, GROOVES, ORNAMENTS, ETC. TO BE CAST IN TO CONCRETE, AND FOR EXTENT AND LOCATION OF DEPRESSIONS, CURBS, RAMPS, ETC.
5. UNLESS NOTED OTHERWISE, MINIMUM REINFORCING IN ALL CONCRETE FOUNDATION WALLS SHALL BE AS FOLLOWS:

THICKNESS	TOP & BOTTOM BARS	VERTICAL	HORIZONTAL
8"	(2) #5	#4 AT 18"O.C.	#4 AT 12"O.C.

   UNLESS NOTED OTHERWISE, CONCRETE SLABS ON EARTH SHALL BE REINFORCED AS FOLLOWS:
   4" THICK - #3 AT 18"O.C. EACH WAY
   REINFORCING SHALL BE CONTINUOUSLY SUPPORTED AT 36"O.C. MAXIMUM SPACING.
6. UNLESS NOTED OTHERWISE, FOR NON-DETAILED OPENINGS IN CONCRETE WALLS LARGER THAN 12" AND SMALLER THAN 24" IN ANY DIRECTION ADD (2) #5 BARS ON ALL SIDES IN ADDITION TO REGULAR WALL REINFORCING AND EXTEND 24" EACH WAY BEYOND OPENING. IF 24" IS NOT AVAILABLE ON EVERY SIDE, NOTIFY STRUCTURAL ENGINEER FOR FURTHER DIRECTION. OPENINGS SHALL HAVE A MINIMUM OF 12" OF CONCRETE ABOVE THE OPENING, TYP.
7. CONSTRUCTION JOINTS NOT SHOWN ON THE PLANS SHALL BE MADE AND LOCATED SO AS TO NOT IMPAIR THE STRENGTH OF THE STRUCTURE AND AS APPROVED BY THE STRUCTURAL ENGINEER. PROVIDE 2 X 4 (SHAPED) KEYWAY IN ALL VERTICAL AND HORIZONTAL JOINTS UNLESS NOTED OR DETAILED OTHERWISE. ALL STEEL REINFORCING SHALL BE CONTINUOUS THROUGH COLD JOINTS UNLESS NOTED OTHERWISE. SEE TYPICAL DETAILS FOR COLD/CONSTRUCTION JOINTS FOR SLABS ON GRADE.
8. WHERE NEW CONCRETE IS PLACED AGAINST PREVIOUSLY HARDENED CONCRETE, THE JOINT SHALL BE CLEAN AND FREE OF LAITANCE. IMMEDIATELY BEFORE NEW CONCRETE IS PLACED, CONSTRUCTION JOINTS SHALL BE PREWETTED AND STANDING WATER REMOVED. WHERE NOTED IN SPECIFIC DETAILS, HARDENED CONCRETE SHALL BE ROUGHENED TO 1/4" AMPLITUDE AND A BONDING AGENT SHALL BE APPLIED TO THE JOINT PRIOR TO PLACING NEW CONCRETE.

F. ANCHOR BOLTS/EMBEDDED BOLTS

1. ALL ANCHOR BOLTS SHALL HAVE ASTM A-563 HEAVY HEX NUT AND ASTM F-436 WASHERS AT STANDARD OR OVERSIZED HOLES PER AISC SPECIFICATION TABLE J3.3. WHERE HOLE SIZES DO NOT COMPLY WITH THE LIMITATIONS FOR OVERSIZED HOLES THE STRUCTURAL ENGINEER SHALL BE NOTIFIED TO DETERMINE STEEL PLATE WASHER REQUIREMENTS. ANCHOR BOLTS SHALL COMPLY WITH THE FOLLOWING :
   a. AT ALL OTHER ANCHOR BOLTS (UNLESS NOTED OTHERWISE) - ASTM F1554 GRADE 36 HEADED BOLTS. (ASTM A36 THREADED ROD MAY BE USED WITH DOUBLE NUT AND WASHER.)
2. EMBEDDED BOLTS IN MASONRY SHALL BE (UNLESS NOTED OTHERWISE) ASTM A-307 GRADE HEADED BOLTS.
3. SEE TYPICAL ANCHOR BOLT DETAIL FOR DEFINITIONS OF EMBEDMENT LENGTH, ETC.
4. FURNISH TEMPLATES AND OTHER DEVICES AS NECESSARY FOR PRESETTING ALL BOLTS PRIOR TO PLACING CONCRETE AND/OR GROUT.
5. IF THREADED RODS ARE USED AS PERMITTED ABOVE, THEY SHALL BE CLEAR OF SOIL AND DIRT.
6. WHERE REQUIRED FOR ERECTION, HOLES LARGER THAN OVERSIZED MAY BE PERMITTED WITH THE USE OF STEEL PLATE WASHERS AT THE DISCRETION OF THE STRUCTURAL ENGINEER.

G. ADHESIVE/MECHANICAL ANCHORS

1. WITHOUT WRITTEN APPROVAL OF THE ENGINEER, CONTRACTOR SHALL NOT SUBSTITUTE POST-INSTALLED ANCHORS WHERE CAST-IN-PLACE ANCHORS ARE SPECIFIED IN THE DRAWINGS.
2. WHERE STRUCTURAL DETAILS SPECIFY SPECIFIC BRANDS AND/OR TYPES OF ADHESIVES OR ANCHORS, SUBSTITUTIONS OF OTHER BRANDS AND/OR TYPES IS NOT ALLOWED, WITHOUT WRITTEN APPROVAL OF THE ENGINEER.
3. SUBSTITUTION REQUESTS FOR ALTERNATE PRODUCTS SHALL BE APPROVED IN WRITING BY THE STRUCTURAL ENGINEER OF RECORD PRIOR TO USE. SUBSTITUTION REQUESTS SHALL INCLUDE AN ICC ESR OR IAPMO REPORT AND SUPPORTING CALCULATIONS INDICATING COMPLIANCE WITH DESIGN INTENT.
4. ALL ADHESIVE/MECHANICAL ANCHORS SHALL BE INSTALLED, INCLUDING HOLE DRILLING AND PREPARATION, IN ACCORDANCE WITH AN APPROVED INDEPENDENT EVALUATION REPORT (ICC-ES, IAPMO, OR APPROVED EQUAL), AS INDICATED BELOW, AND IN ACCORDANCE WITH ALL MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS (MPII).
5. ADHESIVE ANCHORS SHALL BE INSTALLED IN CONCRETE HAVING A MINIMUM AGE OF 21 DAYS AT TIME OF ANCHOR INSTALLATION. ADHESIVE ANCHORS SHALL NOT BE FULLY LOADED UNTIL CONCRETE HAS REACHED DESIGN STRENGTH.
6. UNLESS APPROVED BY THE ENGINEER OF RECORD, CONCRETE AND DRILLED ANCHOR HOLES SHALL BE DRY AND FREE OF WATER FOR 24 HOURS PRIOR TO ADHESIVE INSTALLATION. CONTACT THE ENGINEER OF RECORD FOR GUIDANCE IF THE CONTRACTOR CHOOSES TO INSTALL IN WET OR DAMP HOLES.
7. CONCRETE TEMPERATURE AT THE TIME OF INSTALLATION SHALL BE MONITORED BY THE CONTRACTOR. CONTRACTOR SHALL COMPLY WITH ALL MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS (MPII) RELATIVE TO SUBSTRATE TEMPERATURE.
8. INSTALLATION OF ADHESIVE ANCHORS HORIZONTALLY OR UPWARDLY INCLINED TO SUPPORT SUSTAINED TENSION LOADS SHALL BE PERFORMED BY PERSONNEL CERTIFIED BY AN APPLICABLE CERTIFICATION PROGRAM. CERTIFICATION SHALL INCLUDE WRITTEN AND PERFORMANCE TESTS IN ACCORDANCE WITH THE ACI/CRSI ADHESIVE ANCHOR INSTALLER CERTIFICATION PROGRAM, OR EQUIVALENT IN ACCORDANCE WITH ACI 318-11 D.9.2.2. PROOF OF CURRENT CERTIFICATION SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO INSTALLATION. CONTINUOUS SPECIAL INSPECTION SHALL BE PROVIDED FOR THESE ANCHORS.
9. UNLESS NOTED OTHERWISE, ALL ADHESIVE ANCHORS INTO CONCRETE SHALL BE:
   a. HILTI HIT-RE 500V3 (ESR-3814), OR HILTI HIT-HY 200-A (ESR-3187).
   b. SIMPSON SET-3G (ESR-4057), OR AT-XP (ER-0263).
   c. DEWALT PURE 110+ (ESR-3298), OR AC200+ GOLD (ESR-4027-COLD WEATHER).
10. UNLESS NOTED OTHERWISE, ALL ADHESIVE ANCHORS INTO MASONRY SHALL BE:
    a. HILTI HIT-HY 270 (ESR-4143).
    b. SIMPSON SET-XP (ER-0265), OR AT-XP (ER-0281).
    c. DEWALT AC100+ GOLD (ESR-3200).
11. UNLESS NOTED OTHER WISE, ALL MECHANICAL ANCHORS INTO CONCRETE SHALL BE:
    a. HILTI KWIK BOLT TZ (ESR-1917).
    b. SIMPSON STRONG-BOLT 2 (ESR-3037).
12. UNLESS NOTED OTHERWISE, ALL MECHANICAL ANCHORS INTO MASONRY SHALL BE:
    a. HILTI KWIK HUS-EZ (ESR-3056).
    b. SIMPSON STRONG BOLT 2 WEDGE ANCHOR (ER-0240).
    c. DEWALT SCREWBOLT+ (ESR-4042).
13. UNLESS NOTED OTHERWISE, ALL SCREW ANCHORS INTO CONCRETE SHALL BE:
    a. SIMPSON TITEN HD (ESR-2713).
    b. DEWALT SCREWBOLT+ (ESR-3889).
    c. HILTI KWIK HUS-EZ (ESR-3027).
14. UNLESS NOTED OTHERWISE, ALL SCREW ANCHORS INTO MASONRY SHALL BE:
    a. SIMPSON TITEN HD (ESR-1056).
    b. DEWALT SCREWBOLT+ (ESR-1678).
    c. HILTI KWIK HUS EZ (ESR-3056).
15. ALL MASONRY CELLS WITHIN 8" OF THE ANCHOR SHALL BE SOLID GROUTED.
16. THE TESTING LABORATORY WILL PERFORM VISUAL INSPECTION OF ANCHORS AND DOWELS AS SPECIFIED IN THE SPECIAL INSPECTION SCHEDULE AND THE APPROVED INDEPENDENT EVALUATION REPORT. TENSION TESTING CAN BE REQUIRED AT THE DIRECTION OF THE STRUCTURAL ENGINEER OF RECORD OR THE SPECIAL INSPECTOR.
17. IF REINFORCEMENT IS ENCOUNTERED DURING DRILLING, ABANDON THAT HOLE AND SHIFT THE ANCHOR LOCATION TO AVOID THE REINFORCEMENT. PROVIDE A MINIMUM SPACE OF (2) ANCHOR HOLE DIAMETERS OR 1 INCH, WHICH EVER IS LARGER, OF SOUND CONCRETE/MASONRY BETWEEN THE ANCHOR AND THE ABANDONED HOLE. FILL THE ABANDONED HOLE WITH NON-SHRINK GROUT. AT CONTRACTORS OPTION, LOCATE EXISTING REINFORCEMENT PRIOR TO DRILLING/CORING. IF THE ANCHOR OR DOWEL CANNOT BE SHIFTED AS NOTED ABOVE, THE ENGINEER WILL DETERMINE A NEW LOCATION.
18. LOCATE REINFORCEMENT AND CONFIRM FINAL ANCHOR LOCATIONS PRIOR TO FABRICATING PLATES, MEMBERS, OR OTHER STEEL ASSEMBLIES ATTACHED WITH MECHANICAL ANCHORS.

H. REINFORCING STEEL

1. REINFORCING BAR STRENGTH REQUIREMENTS:
   a. ALL REINFORCING BARS EXCEPT AS INDICATED IN NOTE b, SHALL CONFORM TO ASTM STANDARD A-615 GRADE 60 AND ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM STANDARD A-1064 AND SHALL BE SUPPLIED IN FLAT SHEETS. ADEQUATELY TIE AND SUPPORT ALL REINFORCING STEEL AS SPECIFIED BY ACI 117, TO MAINTAIN EXACT REQUIRED POSITION.
2. HEADED SHEAR STUD ASSEMBLIES SHALL CONFORM TO ASTM A1044.
3. STEEL DISCONTINUOUS FIBER REINFORCEMENT SHALL BE DEFORMED AND CONFORM TO ASTM A820 AND SHALL HAVE A LENGTH TO DIAMETER RATIO NOT SMALLER THAN 50 AND NOT GREATER THAN 100.
4. HEADED DEFORMED BARS SHALL CONFORM TO ASTM A970. OBSTRUCTIONS OR INTERRUPTIONS OF THE BAR DEFORMATIONS, IF ANY, SHALL NOT EXTEND MORE THAN 2 BAR DIAMETERS FROM THE BEARING FACE OF THE HEAD.
5. ALL REINFORCING STEEL SHALL BE TIED IN PLACE AND ADEQUATELY SUPPORTED PRIOR TO PLACING CONCRETE. WET STABBING OF ANY REINFORCING STEEL IS NOT PERMITTED, UNLESS SPECIFICALLY DETAILED OTHERWISE OR APPROVED BY THE ENGINEER.
6. ALL FIELD BENT DOWELS SHALL BE GRADE 40 WITH SPACING INDICATED REDUCED BY 1/3.
7. UNLESS NOTED OTHERWISE, REINFORCEMENT SHALL HAVE THE FOLLOWING CONCRETE COVERAGE :
   a. CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH ..... 3"
   b. EXPOSED TO EARTH OR WEATHER :
      1. #6 & LARGER ..... 2"
      2. #5 & SMALLER .....1-1/2"
   c. NOT EXPOSED TO WEATHER OR EARTH :
      1. SLABS, WALLS, JOISTS, #11 & SMALLER ..... 3/4"
      2. BEAMS, COLUMNS: MAIN REINFORCING OR TIES ..... 1-1/2"
   d. SLAB ON GRADE:
      1. PLACE REINFORCING AT CENTER OF SLAB UNLESS INDICATED OTHERWISE.
8. EXCEPT WHERE NOTED ON PLANS OR DETAILS CONTINUOUS REINFORCEMENT SHALL BE SPLICED AT POINTS OF MINIMUM STRESS BY LAPPING PER THE REBAR LAP SCHEDULE.
9. REINFORCING STEEL MAY BE SPLICED WITH MECHANICAL COUPLERS THAT HAVE A TENSION CAPACITY OF AT LEAST 125% OF THE STRENGTH OF THE BAR. MECHANICAL COUPLERS SHALL BE A POSITIVE CONNECTING TYPE COUPLER, AND SHALL BE INSTALLED IN ACCORDANCE WITH AN APPROVED ICC RESEARCH REPORT. WHERE THESE ARE USED, SPLICES ON ADJACENT BARS SHALL BE STAGGERED AT LEAST 24 INCHES ALONG THE LENGTH OF THE BARS.
10. ALL VERTICAL REINFORCING IN STRUCTURAL ELEMENTS ABOVE SHALL BE SPLICED WITH MATCHING DOWELS EMBEDDED WITHIN THE FOOTINGS OR STRUCTURE BELOW. SPLICE LENGTHS SHALL COMPLY WITH REBAR LAP SCHEDULE. DOWELS INTO FOOTINGS SHALL TERMINATE WITH A STANDARD HOOK, AND SHALL EXTEND TO WITHIN 4" OF THE BOTTOM OF THE FOOTING, BUT NEED NOT EXTEND MORE THAN 20" INTO FOOTING. FOR MASONRY CONSTRUCTION SEE STRUCTURAL NOTE ***P.6.A***.
11. DO NOT WELD REINFORCING EXCEPT AS NOTED ON PLANS, WHERE REINFORCING IS WELDED, USE ASTM A-706 REINFORCING.
12. REINFORCING BARS, TIES, AND TENDONS SHALL BE SUPPORTED BY NYLON CONES, PLASTIC-COATED TIE-WIRES, OR PLASTIC-COATED CHAIRS. REINFORCING IN FOOTINGS IS PERMITTED TO BE SUPPORTED ON CONCRETE DOBIES.
13. UNLESS NOTED OTHERWISE, HOOKS, STIRRUPS, TIES, AND OTHER BENDS IN REINFORCING STEEL SHALL MEET THE STANDARDS SET FORTH IN ACI 318/318R-14. UNLESS OTHERWISE PERMITTED BY THE ENGINEER, ALL REINFORCEMENT SHALL BE BENT COLD. REINFORCEMENT PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT, EXCEPT AS SHOWN ON THESE DRAWINGS OR OTHERWISE PERMITTED BY THE ENGINEER.
14. UNLESS SPECIFICALLY NOTED AND/OR DETAILED IN THE STRUCTURAL DRAWINGS CONDUIT SHALL NOT BE IN CONTACT WITH REINFORCING STEEL.

J. MASONRY

1. ALL HOLLOW MASONRY UNITS SHALL CONFORM TO ASTM C-90.
   f'm (MINIMUM, FACTORED) 2,000 PSI
   MINIMUM UNIT STRENGTH 2,009 PSI (TESTED IN ACCORDANCE WITH ASTM C-140)
   ACCEPTABLE RANGE OF UNIT WEIGHT : 105 PCF TO 125 PCF
2. ALL GROUT (SITE MIXED OR PRE-MIXED) SHALL CONFORM TO ASTM C-476 OR SECTION 2.2A OF TMS 602-16. GROUT SHALL BE PLACED WITH SUFFICIENT WATER FOR POURING WITHOUT SEGREGATION. DO NOT USE MORTAR FOR GROUT. MECHANICALLY VIBRATE ALL GROUT.
3. GROUT STOPS SHALL BE AN APPROVED PRODUCT DESIGNED AND MANUFACTURED FOR USE AS A GROUT STOP. GROUT STOP SUBMITTALS SHALL BE SUBMITTED TO THE ARCHITECT AND ENGINEER FOR REVIEW. OTHER GROUT STOP MATERIALS SUCH AS ASPHALT IMPREGNATED MATERIALS ARE NOT PERMITTED.
4. MORTAR SHALL BE TYPE S AND SHALL CONFORM TO ASTM C 270.
5. ALL MASONRY WORK SHALL CONFORM TO CHAPTER 21 OF THE IBC.
6. UNLESS NOTED OTHERWISE, MINIMUM REINFORCING IN ALL 8" MASONRY WALLS SHALL BE AS FOLLOWS :
   a. VERTICAL : #5 BARS IN GROUTED CELLS ADJACENT TO ALL OPENINGS GREATER THAN 24 INCHES WIDE, ON EACH SIDE OF CONTROL JOINTS, AT ENDS OF WALL, AND AT A MAXIMUM SPACING OF 24" THROUGHOUT THE WALL. AT CORNERS, PROVIDE A MINIMUM OF (4) VERTICAL BARS AT "T" JOINTS AND (3) VERTICAL BARS AT "L" JOINTS. SEE THE TYPICAL DETAIL / SCHEDULE FOR MORE INFORMATION. ALL VERTICAL REINFORCEMENT SHALL BE DOWELED INTO THE FOUNDATION WALL UNLESS SPECIFICALLY DETAILED OTHERWISE.
   b. HORIZONTAL : (2) #4 BARS IN 8" DEEP "H" BLOCK BOND BEAM UNITS AT 48"O.C. AND AT FLOORS, ROOF. BELOW OPENINGS, AND TOP OF WALL. BOND BEAMS AT ROOF SHALL SLOPE TO MATCH SLOPING ROOF. SEE THE MASONRY REINFORCING SCHEDULE FOR MASONRY BEAMS ABOVE OPENINGS.
7. SEE THE MASONRY REINFORCING SCHEDULE FOR OPENINGS WHICH EXCEED 32 INCHES IN EITHER DIRECTION.
8. ALL BLOCK CELLS CONTAINING REINFORCING, BOLTS, OR ANCHORS SHALL BE GROUTED SOLID.
9. PROVIDE (1) #5 (MINIMUM), IN GROUTED SPACE, ON ALL SIDES AND ADJACENT TO EVERY OPENING WHICH EXCEEDS 24" IN EITHER DIRECTION. HORIZONTAL BARS SHALL EXTEND 24" BEYOND THE CORNERS OF THE OPENING AND VERTICAL BARS SHALL EXTEND TO TOP OF WALL. VERTICAL REINFORCING SHALL BE PROVIDED AT ENDS, CORNERS AND EACH SIDE OF CONTROL JOINTS. SEE TYPICAL DETAILS FOR OPENINGS WHICH EXCEED 32" IN EITHER DIRECTION.
10. SOLID GROUTING OF MASONRY IS UNACCEPTABLE EXCEPT AS SPECIFICALLY NOTED ON PLANS AND SCHEDULES.
11. WHERE WALLS ARE NOT GROUTED SOLID, EACH GROUT POUR SHALL TERMINATE FLUSH WITH THE TOP OF THE UPPERMOST UNIT EXCEPT AT CELLS WITH VERTICAL REINFORCING WHERE GROUT SHALL BE 1-1/2" BELOW TOP OF UNIT TO PROVIDE CONSTRUCTION KEY. WHERE WALLS ARE GROUTED SOLID, EACH GROUT POUR SHALL TERMINATE 1-1/2" BELOW TOP OF UNIT.
12. GROUT POURS SHALL NOT EXCEED 5'-0" UNLESS HIGH LIFT GROUTING PROCEDURES ARE FOLLOWED.
13. THE USE OF HIGH LIFT GROUTING PROCEDURES REQUIRE THE APPROVAL OF THE ARCHITECT AND ENGINEER AND SHALL NOT EXCEED THE MAXIMUM HEIGHTS GIVEN IN TABLE 3.2.1 OF TMS 402-

SPECIAL INSPECTION SCHEDULE [1, 2]

ESTABLISHED PER 2021 IBC SECTION 110 AND CHAPTER 17

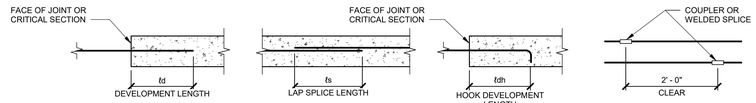
ITEM	CONTINUOUS[3]	PERIODIC[3]	REFERENCE	COMMENTS
PRE-FAB CONSTRUCTION (IBC 1704.2)			REFERENCE NOTES P1 & P2	P1. SPECIAL INSPECTION IS NOT REQUIRED WHERE THE WORK IS DONE ON THE PREMISES OF A FABRICATOR REGISTERED AND APPROVED TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION, PROVIDED THE FABRICATOR COMPLIES WITH IBC. P2. INSPECTION FOR PREFABRICATED CONSTRUCTION SHALL BE THE SAME AS IF THE MATERIAL USED IN THE CONSTRUCTION TOOK PLACE ON SITE. SPECIAL INSPECTION WILL NOT BE REQUIRED DURING PREFABRICATION IF THE APPROVED AGENCY CERTIFIES THE CONSTRUCTION AND FURNISHES EVIDENCE OF COMPLIANCE. (SEE NOTE 2).
CONCRETE CONSTRUCTION (IBC 1705.3)			SEE IBC TABLE 1705.3 - REF. NOTE C1	C1. SPECIAL INSPECTION IS NOT REQUIRED FOR CONC. ISOLATED SPREAD FOOTINGS, CONTINUOUS FOOTINGS, NON-STRUCTURAL SLABS, FOUNDATION WALLS, PATIOS, DRIVEWAYS, AND SIDEWALKS PROVIDED THE REQUIREMENTS OF IBC 1705.3 ARE MET. C2. PERIODIC SPECIAL INSPECTION IS ALLOWED FOR VERIFICATION OF THE WELDABILITY OF REINFORCING STEEL RESISTING FLEXURAL AND AXIAL FORCES IN INTERMEDIATE AND SPECIAL MOMENT FRAMES, BOUNDARY ELEMENTS OF SPECIAL REINFORCED CONCRETE SHEAR WALLS, AND SHEAR REINFORCEMENT. PERIODIC SPECIAL INSPECTION IS ALLOWED FOR WELDING OF OTHER ASTM A 706 REINFORCING STEEL NOT INCLUDED IN THE CONTINUOUS SPECIAL INSPECTION REQUIREMENTS NOTED ABOVE. C3. PERFORM AIR, SLUMP AND TEMP. TESTS WHEN CONCRETE SAMPLES ARE CAST. C4. PERIODIC SPECIAL INSPECTION IS REQUIRED FOR VERIFICATION OF IN-SITU CONCRETE STRENGTH FOR POST-TENSIONED CONCRETE PRIOR TO TENSIONING TENDONS OR REMOVING SHORING OR FORMS. C5. EPOXY AND EXPANSION ANCHORS INTO MASONRY OR CONCRETE MAY BE USED ONLY WHEN APPROVED BY ARCHITECT. AND/OR ENGINEER USING AN APPROVED PRODUCT WITH CURRENT PUBLISHED ICC RESEARCH REPORT NUMBERS. COORDINATE CONTINUOUS/PERIODIC SPECIAL INSPECTION REQUIREMENTS WITH ICC REPORT.
REINFORCING STEEL PLACEMENT		●		
WELDING OF REINFORCING STEEL	●	●	REFERENCE NOTE C2	
EMBEDDED BOLTS & PLATES	●			
VERIFYING REQUIRED DESIGN MIX		●		
CONCRETE PLACEMENT / SAMPLING	●		REFERENCE NOTE C3	
CURING TEMPERATURE / TECHNIQUES		●		
VERIFICATION OF IN-SITU STRENGTH		●	REFERENCE NOTE C4	
EPOXY / EXPANSION ANCHOR PLACEMENT	●	●	REFERENCE NOTE C5	
MASONRY CONSTRUCTION (IBC 1705.4)			SEE TMS 402/ACI 550 TABLE 1.19.2 (NON-ESSENTIAL)	M1. PERIODIC SPECIAL INSPECTION IS ALLOWED FOR VERIFICATION OF THE WELDABILITY OF REINFORCING STEEL OTHER THAN ASTM A 706 IN ACCORDANCE WITH ANSI / AWS D1.4. CONTINUOUS SPECIAL INSPECTION IS REQUIRED FOR REINFORCING STEEL RESISTING FLEXURAL AND AXIAL FORCES IN INTERMEDIATE AND SPECIAL MOMENT FRAMES, BOUNDARY ELEMENTS OF SPECIAL REINFORCED CONCRETE SHEAR WALLS, AND SHEAR REINFORCEMENT. PERIODIC SPECIAL INSPECTION IS ALLOWED FOR WELDING OF OTHER ASTM A 706 REINFORCING STEEL NOT INCLUDED IN THE CONTINUOUS SPECIAL INSPECTION REQUIREMENTS NOTED ABOVE. M2. CONTINUOUS SPECIAL INSPECTION IS REQUIRED FOR ESSENTIAL FACILITIES (TMS 602-16/ACI 530.1 TABLE 3). M3. EPOXY AND EXPANSION ANCHORS INTO MASONRY OR CONCRETE MAY BE USED ONLY WHEN APPROVED BY ARCHITECT AND/OR ENGINEER USING AN APPROVED PRODUCT WITH CURRENT PUBLISHED ICC RESEARCH REPORT NUMBERS. COORDINATE CONTINUOUS/PERIODIC SPECIAL INSPECTION REQUIREMENTS WITH ICC REPORT.
AS MASONRY CONSTRUCTION BEGINS, VERIFY:				
SITE PREPARED MORTAR		●		
MORTAR JOINTS		●		
REINFORCEMENT / CONNECTORS		●		
INSPECTION SHALL VERIFY:				
SIZE & LOCATION OF STRUCTURAL ELEMENTS		●		
TYPE, SIZE, & LOCATION OF ANCHORS		●	REFERENCE NOTE M2	
SIZE, GRADE & TYPE OF REINFORCEMENT		●		
WELDING OF REINFORCING BARS	●		REFERENCE NOTE M1	
HOT OR COLD WEATHER PROTECTION		●		
MEASUREMENT OF PRE-STRESSING FORCE		●	REFERENCE NOTE M2	
PRIOR TO GROUTING, VERIFY:				
CLEAN GROUT SPACE		●	REFERENCE NOTE M2	
PLACEMENT OF REINFORCEMENT CONNECTORS, TENDONS AND ANCHORS.		●		
PROPORTIONS OF SITE PREPARED GROUT		●		
CONSTRUCTION OF MORTAR JOINTS		●		
GROUT PLACEMENT	●			
PREPARATION OF TEST SPECIMENS / PRISMS	●			
COMPLIANCE W/ CONST. DOCS. / SUBMITTALS		●		
EPOXY / EXPANSION ANCHOR PLACEMENT	●	●	REFERENCE NOTE M3	
VERIFICATION OF f'm		●		
SELF CONSOLIDATING GROUT:				
VERIFY SLUMP FLOW AND VSI	●			
SOILS (IBC 1705.6)			REFERENCE NOTE F1	F1. SPECIAL INSPECTION OF SOILS SHALL REFERENCE THE APPROVED SOILS REPORT TO DETERMINE COMPLIANCE. F2. WHERE SOILS REPORT IS NOT PROVIDED SPECIAL INSPECTIONS ARE REQUIRED TO VERIFY THAT THE IN-PLACE DRY DENSITY OF THE COMPACTED FILL IS NOT LESS THAN 90 PERCENT OF THE MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT DETERMINED IN ACCORDANCE WITH ASTM D 1557.
VERIFY ADEQUATE MATERIALS BELOW FOOTINGS		●	REFERENCE NOTE F1	
EXCAVATIONS EXTEND TO PROPER DEPTH AND REACH PROPER MATERIAL		●	REFERENCE NOTE F2	
CLASSIFY & TEST CONTROLLED FILL MATERIALS		●	REFERENCE NOTE F2	
PERFORM MATERIALS, DENSITIES, AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF CONTROLLED FILL.	●		REFERENCE NOTE F1	
PROPERLY PREPARED SITE AND SUB-GRADE PRIOR TO FILL		●	REFERENCE NOTE F1	

GENERAL SPECIAL INSPECTION NOTES :

1. THE ITEMS MARKED WITH A "●" IN THE SPECIAL INSPECTION SCHEDULE SHALL BE INSPECTED IN ACCORDANCE WITH IBC CHAPTER 17 BY A CERTIFIED SPECIAL INSPECTOR FROM AN ESTABLISHED TESTING AGENCY. FOR MATERIAL SAMPLING AND TESTING REQUIREMENTS, REFER TO THE MATERIAL SAMPLING AND TESTING SECTION, THE PROJECT SPECIFICATIONS, AND THE SPECIFIC GENERAL NOTES SECTIONS. THE TESTING AGENCY SHALL SEND COPIES OF ALL STRUCTURAL TESTING AND INSPECTON REPORTS DIRECTLY TO THE ARCHITECT, ENGINEER, CONTRACTOR, AND BUILDING OFFICIAL. ANY ITEMS WHICH FAIL TO COMPLY WITH THE APPROVED CONSTRUCTION DOCUMENTS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR FOR CORRECTION. IF DISCREPANCIES ARE NOT CORRECTED, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL, ARCHITECT, AND ENGINEER PRIOR TO COMPLETION OF THAT PHASE OF WORK. SPECIAL INSPECTION TESTING REQUIREMENTS APPLY EQUALLY TO ALL BIDDER DESIGNED COMPONENTS.
2. ANY CONSTRUCTION OR MATERIAL THAT HAS FAILED INSPECTION SHALL BE SUBJECT TO REMOVAL AND REPLACEMENT.
3. CONTINUOUS SPECIAL INSPECTION MEANS THE FULL-TIME OBSERVATION OF WORK REQUIRING SPECIAL INSPECTION BY AN APPROVED SPECIAL INSPECTOR WHO IS PRESENT IN THE AREA WHERE THE WORK IS BEING PERFORMED. PERIODIC SPECIAL INSPECTION MEANS THE PART-TIME OR INTERMITTENT OBSERVATION OF WORK REQUIRING SPECIAL INSPECTION BY AN APPROVED SPECIAL INSPECTOR WHO IS PRESENT IN THE AREA WHERE THE WORK HAS BEEN OR IS BEING PERFORMED AND AT THE COMPLETION OF THE WORK. (IBC SECTION 202)

2021 IBC CONCRETE REBAR LAP SPLICE SCHEDULE (60KSI REBAR)

FOR CONCRETE APPLICATIONS (ACI 318 - 19)



BAR LOCATION	CONCRETE TYPE	CONCRETE STRENGTH	CONCRETE REINFORCING & SPLICE LENGTHS (IN) BAR SIZE #3 ld	ls	ldh	#4 ld	ls	ldh	#5 ld	ls	ldh	#6 ld	ls	ldh	#7 ld	ls	ldh	#8 ld	ls	ldh	#9 ld	ls	ldh	#10 ld	ls	ldh	#11 ld	ls	ldh	COMMENTS
VERT. WALL BARS, FILL ON METAL DECK	NWC	3000 PSI	17	22	6	22	29	6	28	36	8	33	43	11	48	62	14	55	72	16	62	81	20	70	91	23	78	101	27	
HORIZ. WALL BARS, FOOTING TOP BARS	NWC	3000 PSI	22	29	6	29	38	6	36	47	8	43	56	11	63	82	14	72	94	16	81	105	20	91	118	23	101	131	27	
BEAM BOTTOM BARS, COLUMN BARS	NWC	3000 PSI	17	22	6	22	29	10	28	36	13	33	43	17	48	62	21	55	72	26	62	81	31	70	91	37	78	101	43	
FOOTING BOTTOM BARS, SLAB ON GRADE	NWC	3000 PSI	12	16	6	14	18	6	17	22	8	20	26	11	29	38	14	33	43	16	38	49	20	42	55	23	46	61	27	
SLAB TOP BARS[5] BEAM TOP BARS	NWC	3000 PSI	22	29	6	29	38	10	36	47	13	43	56	17	63	82	21	72	94	26	81	105	31	91	118	37	101	131	43	

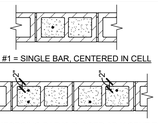
BAR LOCATION	CONCRETE TYPE	CONCRETE STRENGTH	CONCRETE REINFORCING & SPLICE LENGTHS (IN) BAR SIZE #3 ld	ls	ldh	#4 ld	ls	ldh	#5 ld	ls	ldh	#6 ld	ls	ldh	#7 ld	ls	ldh	#8 ld	ls	ldh	#9 ld	ls	ldh	#10 ld	ls	ldh	#11 ld	ls	ldh	COMMENTS
VERT. WALL BARS, FILL ON METAL DECK	NWC	4000 PSI	15	20	6	19	25	6	24	31	8	29	38	10	42	55	13	48	62	13	54	70	18	61	79	22	67	87	26	
HORIZ. WALL BARS, FOOTING TOP BARS	NWC	4000 PSI	19	25	6	25	33	6	31	40	8	37	48	10	54	70	13	62	81	15	70	91	18	79	103	22	87	113	26	
BEAM BOTTOM BARS, COLUMN BARS	NWC	4000 PSI	15	20	6	19	25	9	24	31	12	29	38	16	42	55	20	48	62	24	54	70	29	61	79	35	67	87	41	
FOOTING BOTTOM BARS, SLAB ON GRADE	NWC	4000 PSI	12	16	6	12	16	6	15	20	8	18	23	10	25	33	13	29	38	15	33	43	18	37	48	22	41	53	26	
SLAB TOP BARS[5] BEAM TOP BARS	NWC	4000 PSI	19	25	6	25	33	9	31	40	12	37	48	16	54	70	20	62	81	24	70	91	29	79	103	35	87	113	41	

BAR LOCATION	CONCRETE TYPE	CONCRETE STRENGTH	CONCRETE REINFORCING & SPLICE LENGTHS (IN) BAR SIZE #3 ld	ls	ldh	#4 ld	ls	ldh	#5 ld	ls	ldh	#6 ld	ls	ldh	#7 ld	ls	ldh	#8 ld	ls	ldh	#9 ld	ls	ldh	#10 ld	ls	ldh	#11 ld	ls	ldh	COMMENTS
VERT. WALL BARS, FILL ON METAL DECK	NWC	4500 PSI	14	18	6	18	23	6	23	30	8	27	35	10	40	52	12	45	59	15	51	66	18	57	74	21	64	83	25	
HORIZ. WALL BARS, FOOTING TOP BARS	NWC	4500 PSI	18	23	6	24	31	6	30	39	8	35	46	10	51	66	12	59	77	15	66	86	18	74	96	21	82	107	25	
BEAM BOTTOM BARS, COLUMN BARS	NWC	4500 PSI	14	18	6	18	23	9	23	30	12	27	35	16	40	52	20	45	59	24	51	66	29	57	74	34	64	83	40	
FOOTING BOTTOM BARS, SLAB ON GRADE	NWC	4500 PSI	12	16	6	12	16	6	13	17	8	16	21	10	23	30	12	26	34	15	29	38	18	33	43	21	36	47	25	
SLAB TOP BARS[5] BEAM TOP BARS	NWC	4500 PSI	18	23	6	24	31	9	30	39	12	35	46	16	51	66	20	59	77	24	66	86	29	74	96	34	82	107	40	

NOTES :
1. MECHANICAL COUPLERS MAY BE USED IN LIEU OF LAP SPLICES SHOWN. SEE STRUCTURAL NOTES FOR MINIMUM COUPLER CAPACITY. WHERE MECHANICAL COUPLERS ARE USED, STAGGER ADJACENT SPLICES A MINIMUM OF 24" AS INDICATED ABOVE.
2. WHERE EPOXY COATING IS USED, LENGTHS INDICATED IN THIS SCHEDULE SHALL BE INCREASED BY 50%. HOOKED DEVELOPMENT LENGTHS (ldh) SHALL INCREASE BY 20%.
3. WHEN SPLICING BARS OF DIFFERENT SIZES, USE LAP SPLICE LENGTH OF LARGER BARS UNO.
4. SPLICE BARS LARGER THAN #11 USING MECHANICAL COUPLERS.
5. SLAB TOP BARS ONLY FOR SLABS 12" OR GREATER IN THICKNESS.

2021 IBC MASONRY REBAR LAP SPLICE SCHEDULE

FOR MASONRY APPLICATIONS (TMS 402/602 - 16)



BAR LOCATION	MASONRY REINFORCING & SPLICE LENGTHS (IN) (f'm = 1500psi) BAR SIZE #3 CASE # 1	2	#4 CASE # 1	2	#5 CASE # 1	2	#6 CASE # 1	2	#7 CASE # 1	2
BEAM / WALL HORIZONTAL	19"		26"		32"		38"		45"	
WALL VERTICAL COLUMN AND JAMB	12"	16"	14"	29"	22"	45"	43"	54"	59"	63"

BAR LOCATION	MASONRY REINFORCING & SPLICE LENGTHS (IN) (f'm = 2000psi) BAR SIZE #3 CASE # 1	2	#4 CASE # 1	2	#5 CASE # 1	2	#6 CASE # 1	2	#7 CASE # 1	2
BEAM / WALL HORIZONTAL	19"		26"		32"		38"		45"	
WALL VERTICAL COLUMN AND JAMB	12"	14"	12"	25"	19"	40"	37"	54"	51"	63"

BAR LOCATION	MASONRY REINFORCING & SPLICE LENGTHS (IN) (f'm = 2500psi) BAR SIZE #3 CASE # 1	2	#4 CASE # 1	2	#5 CASE # 1	2	#6 CASE # 1	2	#7 CASE # 1	2
BEAM / WALL HORIZONTAL	19"		26"		32"		38"		45"	
WALL VERTICAL COLUMN AND JAMB	12"		12"	22"	17"	36"	33"	54"	46"	63"

NOTES :
1. MECHANICAL COUPLERS MAY BE USED IN LIEU OF LAP SPLICES SHOWN. SEE STRUCTURAL NOTES FOR MINIMUM COUPLER CAPACITY. WHERE MECHANICAL COUPLERS ARE USED, STAGGER ADJACENT SPLICES A MINIMUM OF 24" AS INDICATED ABOVE.
2. DEVELOPMENT LENGTHS SHALL BE INCREASED BY 50% WHERE EPOXY COATED REBAR IS USED.
3. WHEN SPLICING BARS OF DIFFERENT SIZES, USE LAP SPLICE LENGTH OF LARGER BARS UNO.
4. ALL REBAR #8 AND LARGER IN MASONRY SHALL BE SPLICED USING MECHANICAL SPLICES. SEE STRUCTURAL NOTES FOR MINIMUM COUPLER CAPACITY.

LEGEND OF SYMBOLS AND ABBREVIATIONS

AB	=	ANCHOR BOLT		FOOTING MARK
ABV	=	ABOVE		TOP OF FOOTING ELEV.
ARCH	=	ARCHITECT		SECTION MARK
BLW	=	BELOW		SHEET NUMBER
BN	=	BOUNDARY NAILING		TOP OF FOUNDATION WALL OR COLUMN PIER ELEV.
BS	=	BOUNDARY SCREW	S S	FOOTING STEP
BRB	=	BUCKLING RESTRAINED BRACE		MASONRY WALL
BRBF	=	BUCKLING RESTRAINED BRACE FRAME		DEPRESS FDN./WALL AND POUR FLOOR SLAB OVER AT MASONRY FOUNDATION WALL
CJP	=	COMPLETE JOINT PENETRATION		DEPRESS FDN./WALL AND POUR FLOOR SLAB OVER AT CONCRETE FOUNDATION WALL
CL	=	CENTERLINE		MASONRY BEAM
CMU	=	CONCRETE MASONRY UNIT		CONCRETE BEAM
COL	=	COLUMN	ELEVATION	
CONC	=	CONCRETE	L	FRAMING ANGLE SEE TYPICAL DETAIL
CP	=	CONCRETE PIER	C	FRAMING CHANNEL SEE TYPICAL DETAIL
DC	=	DEMAND CRITICAL	L	ITEMS, DETAILS, & SYSTEMS WHICH ARE PART OF THE LATERAL FORCE RESISTING SYSTEM.
DIA / Ø	=	DIAMETER	KB	KICKER BRACE
DBA	=	DEFORMED BAR ANCHOR		
DBE	=	DECK BEARING ELEVATION		
ELEV	=	ELEVATION		
EN	=	EDGE NAILING		
EOD	=	EDGE OF DECK		
FDN	=	FOUNDATION		
FTG	=	FOOTING		
FFE	=	FINISHED FLOOR ELEVATION		
GB	=	CONCRETE GRADE BEAM		
HSA	=	HEADED STUD ANCHOR		
JBE	=	JOIST BEARING ELEVATION		
KB	=	KICKER BRACE		
MAX	=	MAXIMUM		
MB	=	MASONRY BEAM		
MC	=	MASONRY COLUMN		
MECH	=	MECHANICAL		
MEZZ	=	MEZZANINE		
MIN	=	MINIMUM		
MJ	=	MASONRY JAMB		
MW	=	MASONRY WALL		
NS, FS	=	NEAR SIDE, FAR SIDE		
OAE	=	OR APPROVED EQUAL		
OPP	=	OPPOSITE		
PAF	=	POWDER ACTUATED FASTENER		
PL	=	PLATE		
REINF	=	REINFORCING		
REQ'D	=	REQUIRED		
SIM	=	SIMILAR		
SSH	=	STEEL STUD HEADER		
SSJ	=	STEEL STUD JAMB		
SSS	=	STEEL STUD SILL		
SSW	=	STEEL STUD WALL		
TOB	=	TOP OF BEAM ELEVATION		
TOC	=	TOP OF CONCRETE SLAB		
TOF	=	TOP OF FOOTING		
TOG	=	TOP OF GIRDER ELEVATION		
TOM	=	TOP OF MASONRY		
TOS	=	TOP OF STEEL ELEVATION		
TYP	=	TYPICAL		
UNO	=	UNLESS NOTED OTHERWISE		

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KEVERI BUILDINGS

2367 RULON WHITE BLVD
WEBER COUNTY, UTAH

MARK	DATE	DESCRIPTION

ISSUE:	3/21/2022
PROJECT NO:	21180
CAD DWG FILE:	
DRAWN BY:	LEE
CHK'D BY:	SLE

PERMIT AND BID SET

08-20-2025

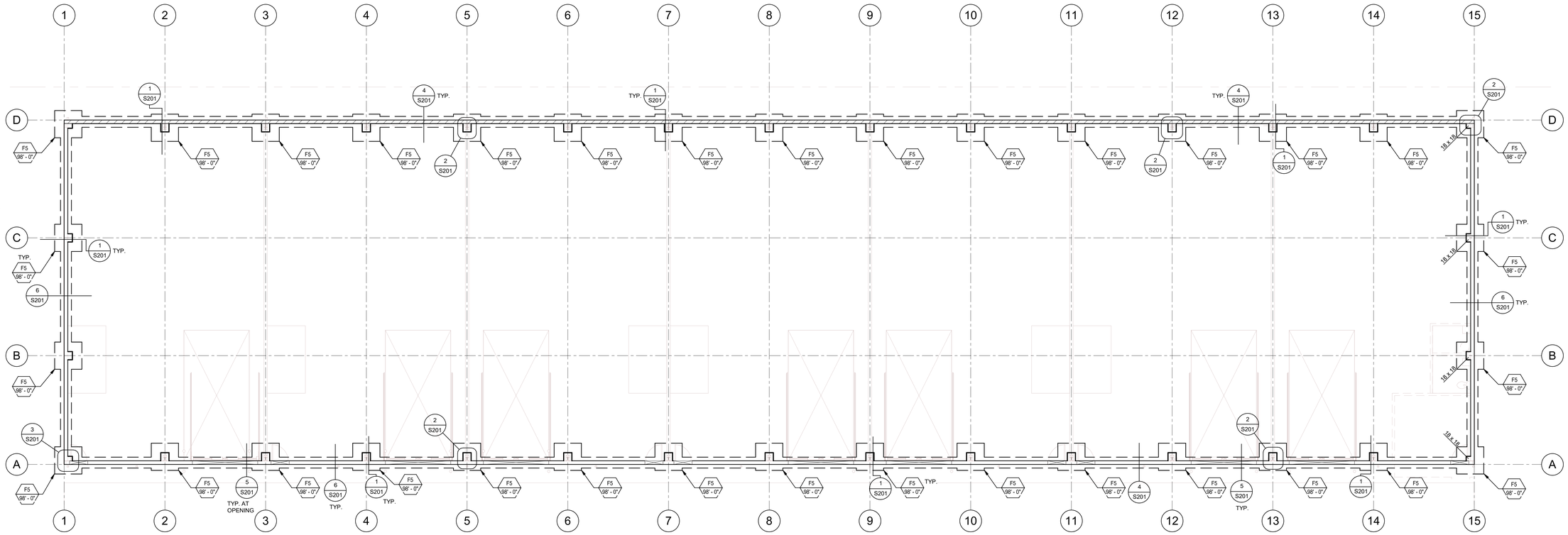
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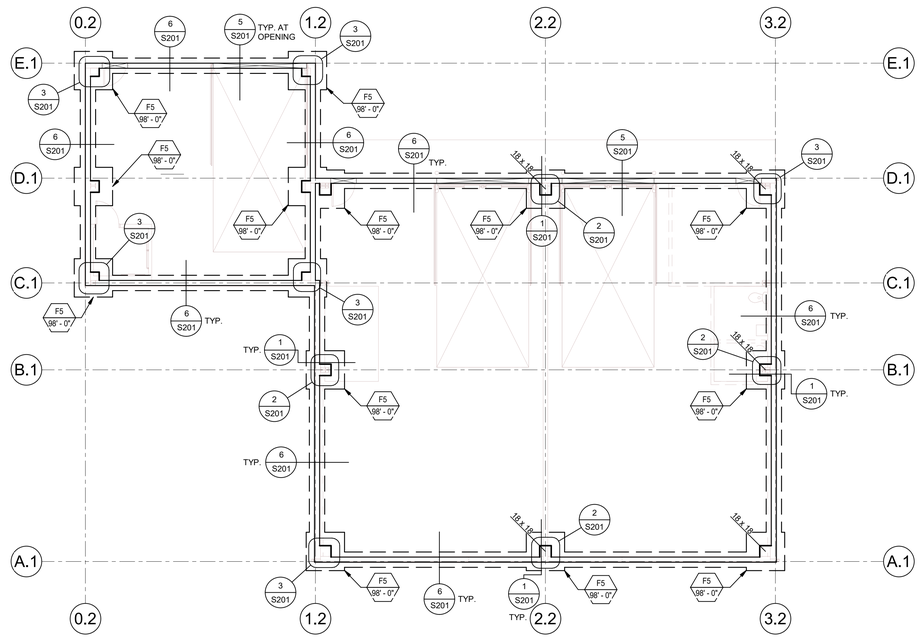
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BUILDING B - FOOTING AND FOUNDATION PLAN

SCALE : 1/8" = 1'-0"

A S101



FOOTING AND FOUNDATION PLAN

SCALE : 1/8" = 1'-0"

B S101

NOTE: FOOTINGS AND FOUNDATION SIZES SHOWN ARE PRELIMINARY ONLY AND ARE NOT FOR CONSTRUCTION. FOOTINGS WILL BE REVISED ONCE REACTIONS ARE PROVIDED TO ARW ENGINEERS BY METAL BUILDING MANUFACTURER.

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PROFESSIONAL STRUCTURAL ENGINEER
Shane L. Ericksen
No. 4857290
8-20-25
STATE OF UTAH

KEVERI BUILDINGS

2367 RULON WHITE BLVD
WEBER COUNTY, UTAH

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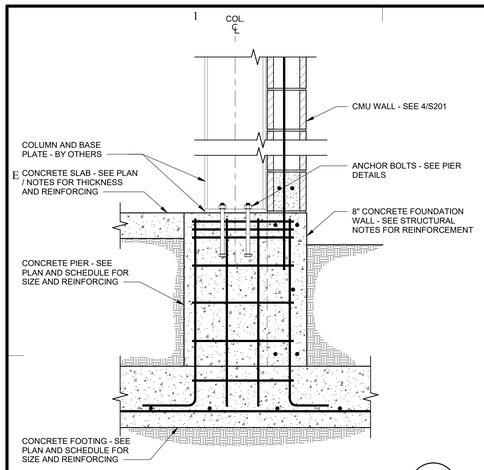
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FOOTING AND FOUNDATION PLAN

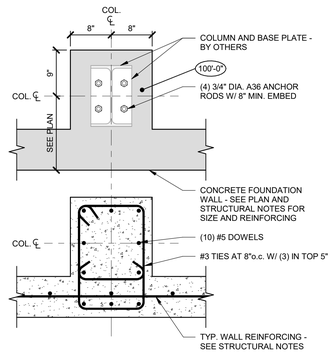
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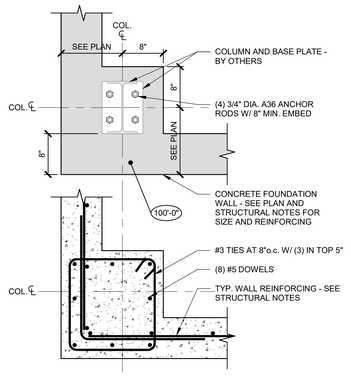
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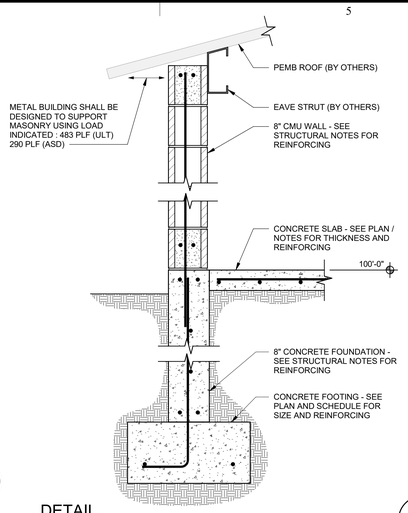
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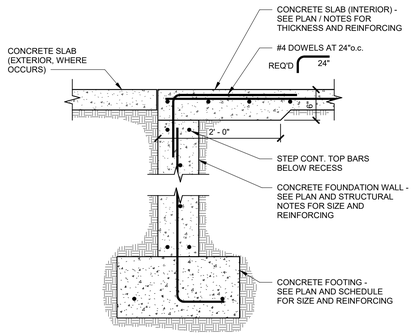
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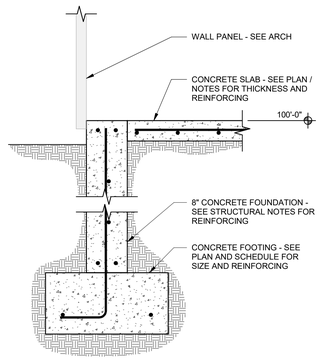
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DETAIL — SCALE : NONE — 4 / S201



CONCRETE FOUNDATION @ OPENING — SCALE : NONE — 5 / S201



DETAIL — SCALE : NONE — 6 / S201

NOTE: FOOTINGS AND FOUNDATION SIZES SHOWN ARE PRELIMINARY ONLY AND ARE NOT FOR CONSTRUCTION. FOOTINGS WILL BE REVISED ONCE REACTIONS ARE PROVIDED TO ARW ENGINEERS BY METAL BUILDING MANUFACTURER.

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PROFESSIONAL STRUCTURAL ENGINEER — Shane L. Ericksen — No. 4857290 — 8-20-25 — STATE OF UTAH

KEVERI BUILDINGS

2367 RULON WHITE BLVD
WEBER COUNTY, UTAH

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DETAILS

S201

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ARCHITECTURAL NOTES

1. THE ARCHITECTURAL DRAWINGS ARE THE PRIMARY CONTRACT DOCUMENTS. ANY CONFLICTS BETWEEN ARCHITECTURAL DRAWINGS AND EXISTING CONDITIONS AND/OR DRAWINGS OF OTHER DISCIPLINES SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT.
2. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO AY WORK. ITEMS AND DIMENSIONS BETWEEN EXISTING AND NEW PORTIONS OF THE PROJECT SHALL BE VERIFIED TO ENSURE COORDINATION.
3. THE CONTRACTOR SHALL SUBMIT ANY PROPOSED CHANGES OR MODIFICATIONS OF THE CONTRACT DOCUMENTS, IN WRITING, TO THE ARCHITECT BEFORE PROCEEDING WITH ANY ACTION.
4. WHERE SPECIFIC DETAILS ARE NOT PROVIDED, TYPICAL OR SIMILAR INDUSTRY STANDARD DETAILS SHALL APPLY. IF FURTHER DETAIL IS REQUIRED CONTACT ARCHITECT.
5. DETAILS ARE PROVIDED FOR VISUAL REPRESENTATION OF DESIGN INTENT. OFTEN THE DETAILS ARE BASED ON A BASIS-OF-DESIGN PRODUCT AND/OR MATERIAL AND MAY BE DIAGRAMMATIC IN NATURE.
6. IF A DIFFERENT PRODUCT OR MATERIAL FROM THAT INDICATED ON THE DRAWINGS OR SPECIFICATIONS IS SUBSTITUTED, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALTERNATE DETAILS AS REQUIRED FOR THE ARCHITECT TO REVIEW.
7. GENERALLY, DIMENSIONS SHOWN OF ARCHITECTURAL DRAWINGS ARE TAKEN FROM THE CORE STRUCTURE FACE (IE. CONCRETE WALL=FACE OF WALL; STUD WALL=FACE OF STUD).
8. ANY ADDITIONAL BLOCKING, BRACING, TRIM, FLASHING, SEALANTS, ETC. REQUIRED FOR INSTALLATION OF COMPLETE SYSTEMS_ PERTAINING TO DOORS, WINDOWS, OPENINGS, PENETRATIONS, ETC. ARE EXPECTED TO BE PROVIDED AND INSTALLED BY THE CONTRACTOR.
9. ASSUME ALL GYP. BD. WALLS TO HAVE TOPSET RUBBER BASE INSTALLED UNLESS NOTED OTHERWISE.
10. PROVIDE SEALANT OR TRIM AS APPROPRIATE WHERE DISSIMILAR MATERIALS COME IN CONTACT.
11. PROVIDE FLOORING TRANSITION WHERE DISSIMILAR FLOORING MATERIALS OCCUR.
12. PAINT ALL MISCELLANEOUS SURFACES, SUPPORTS, METALS, ETC. IF PERMANENTLY ATTACHED TO PAINTED SURFACE OR EXPOSED TO THE ELEMENTS.

SYMBOLS

1 View Name 1/8" = 1'-0"	VIEW TITLE
0 1" 2"	GRAPHIC SCALE
	NORTH ARROW w/ TRUE NORTH
0	GRID INDICATOR
1 A101 SIM	SECTION CALLOUT
1 A101 SIM	DETAIL CALLOUT
1 A101 SIM	DETAIL CALLOUT
Ref 1 A101 Ref 1	ELEVATION CALLOUT
Name Elevation	LEVEL / ELEVATION CALLOUT
100'-0"	SPOT ELEVATION CALLOUT
1:12	ROOF SLOPE INDICATOR
Room name 101	ROOM TAG
101A	DOOR TAG
A	WALL TAG
11	WINDOW TAG
A	DEMOLITION KEYNOTE
E	FIRE RISER

ABBREVIATIONS

&	AND	JAN	JANITOR
L	ANGLE	JST	JOIST
@	AT	JT	JOINT
#	POUND OR NUMBER	K.O.	KNOCK OUT
AC	ACOUSTICAL	LAM	LAMINATE
A.F.F.	ABOVE FINISH FLOOR	LAV	LAVATORY
ALUM	ALUMINUM	MAX	MAXIMUM
APPROX	APPROXIMATE	MAS	MASONRY
ARCH	ARCHITECTURAL	MECH	MECHANICAL
ASPH	ASPHALT	MEMB	MEMBRANE
BD	BOARD	MTL	METAL
BITUM	BITUMINOUS	MFTR	MANUFACTURER
BLDG	BUILDING	MH	MANHOLE
BLKG	BLOCKING	MIN	MINIMUM
BRG	BEARING	MISC	MISCELLANEOUS
BTM	BOTTOM	M.O.	MASONRY OPENING
C	TOP OF FINISH CONCRETE	MTD	MOUNTED
C.I.	CAST IRON	N	NORTH
C.J.	CONTROL JOINT	N.I.C.	NOT IN CONTRACT
C.L.	CENTER LINE	NO or #	NUMBER
C.LG	CEILING	NOM	NOMINAL
CLR	CLEAR	N.T.S.	NOT TO SCALE
C.M.U.	CONCRETE MASONRY UNIT	O.C.	ON CENTER
C.O.	CLEAN OUT	O.D.	OUTSIDE DIAMETER (DIM)
C.O.T.G.	CLEAN OUT AT GRADE	OFF	OFFICE
COL	COLUMN	OH	OVERHEAD
CONC	CONCRETE	OPNG	OPENING
CONN	CONNECTION	OPP	OPPOSITE
CONSTR	CONSTRUCTION	PL	PLATE
CONT	CONTINUOUS	PLAM	PLASTIC LAMINATE
C.T.	CERAMIC TILE	PLYWD	PLYWOOD
CTR	CENTER	P.O.C.	POINT OF CONNECTION
D.C.W.	DOMESTIC COLD WATER	PNL	PANEL
D.H.W.	DOMESTIC HOT WATER	PR	PAIR
D.F.	DRINKING FOUNTAIN	PT	POINT
DTL	DETAIL	Q.T.	QUARRY TILE
DIA	DIAMETER	RAD	RADIUS
DIM	DIMENSION	R.D.	ROOF DRAIN
DISP	DISPENSER	REF	REFERENCE
DN	DOWN	REINF	REINFORCED
DRN	DRAIN	REQD	REQUIRED
DS	DOWNSPOUT	RESIL	RESILIENT
DWG	DRAWING	RFG	ROOFING
E	EAST	RM	ROOM
EA	EACH	RS	RESINOUS FLOORING
E.I.F.S.	EXTERIOR INSULATION FINISH SYSTEM	R.O.	ROUGH OPENING
E.J.	EXPANSION JOINT	S	SOUTH
EL	ELEVATION	SCH	SCHEDULE
ELEC	ELECTRICAL	SECT	SECTION
ENGR	ENGINEER	SHT	SHEET
EQ	EQUAL	SIM	SIMILAR
EQUIP	EQUIPMENT	SPECS	SPECIFICATION
(E)	EXISTING	SQ	SQUARE
EXP	EXPANSION	S.S.	SANITARY SEWER
EXT	EXTERIOR	S.ST	STAINLESS STEEL
F.A.	FIRE ALARM	STD	STANDARD
F.D.	FLOOR DRAIN	STL	STEEL
FDN	FOUNDATION	STOR	STORAGE
F.E.	FIRE EXTINGUISHER	STR	STRUCTURAL
F.E.C.	FIRE EXTINGUISHER CABINET	SUSP	SUSPENDED
FIN	FINISH	SYM	SYMMETRICAL
FLR	FLOOR	SYS	SYSTEM
FLASH	FLASHING	TLT	TOILET (ROOM)
FLUOR	FLUORESCENT	TRTD	TREATED (PRESERVATIVE
F.O.	FACE OF	T & B	TOP & BOTTOM
F.R.	FIRE RATED	T.O.	TOP OF
FT	FOOR OR FEET	TRANS	TRANSFORMER
FTG	FOOTING	TYP	TYPICAL
FUT	FUTURE	U.N.O.	UNLESS NOTED OTHERWISE
GA	GAUGE	UT	URINAL
GALV	GALVANIZED	VERT	VERTICAL
GND	GROUND	VEST	VESTIBULE
GR	GRADE	W	WEST
G.W.B.	GYPSUM WALL BOARD	w/	WITH
GYP	GYPSUM	WC	WATER CLOSET
H.B.	HOSE BIBB	WD	WOOD
HC	HANDICAP	W/O	WITHOUT
H.M.	HOLLOW METAL	WP	WATERPROOF
HORIZ	HORIZONTAL		
HGT	HEIGHT		
I.D.	INSIDE DIAMETER (DIM)		
IN	INCH, INCHES		
INSUL	INSULATION		
INT	INTERIOR		

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STATE OF UTAH · STEVEN J. PETERSON · 6930295-0301 · LICENSED ARCHITECT

8/13/25

KEVERI BUILDINGS

2367 RULON WHITE BLVD
WEBER COUNTY, UTAH

MARK	DATE	DESCRIPTION

ISSUE:	3/16/2022
PROJECT NO:	21180
CAD DWG FILE:	
DRAWN BY:	KDL
CHK'D BY:	SJP

PERMIT AND BID SET

16 MARCH 2022

SHEET TITLE

ARCHITECTURAL NOTES

A001

8/13/2025 4:35:30 PM

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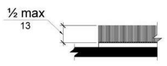


Figure 302.2
Carpet Pile Height

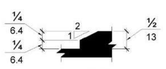


Figure 303.3
Beveled Change in Level



Figure 303.2
Vertical Change in Level

300 CHANGE IN LEVEL

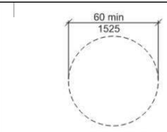


FIGURE 304.3
SIZE OF TURNING SPACE

304 TURNING SPACE

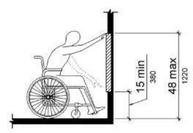


Figure 308.2.1
Unobstructed Forward Reach

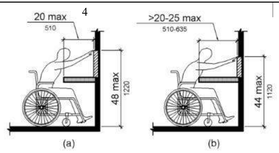


Figure 308.2.2
Obstructed High Forward Reach

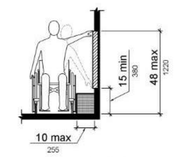


Figure 308.3.1
Unobstructed Side Reach

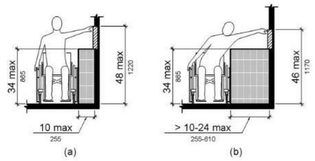


Figure 308.3.2
Obstructed High Side Reach

308 REACH RANGES

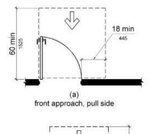


Figure 404.2.4.1
Maneuvering Clearances at Manual Swinging Doors and Gates

Figure 404.2.4.1
Maneuvering Clearances at Manual Swinging Doors and Gates

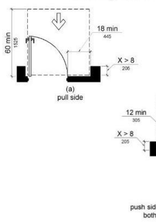


Figure 404.2.4.3
Maneuvering Clearances at Recessed Doors and Gates

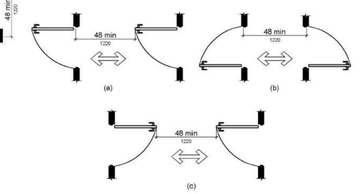


Figure 404.2.6
Doors in Series and Gates in Series

404 DOORS, DOORWAYS AND GATES

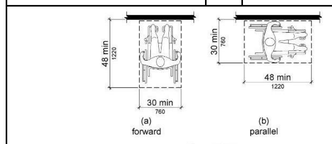


Figure 305.5
Position of Clear Floor or Ground Space

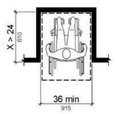


Figure 305.7.1
Maneuvering Clearance in an Alcove, Forward Approach

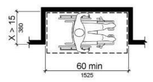


Figure 305.7.2
Maneuvering Clearance in an Alcove, Parallel Approach

305 GROUND SPACE

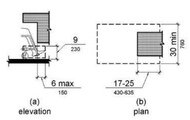


Figure 306.2
Toe Clearance

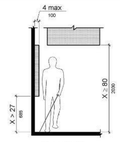


Figure 307.2
Limits of Protruding Objects

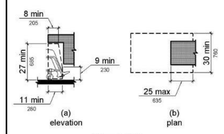


Figure 306.3
Knee Clearance

306 KNEE AND TOE CLEARANCE

307 PROTRUDING OBJECTS

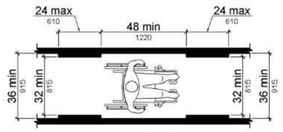


Figure 403.5.1
Clear Width of an Accessible Route

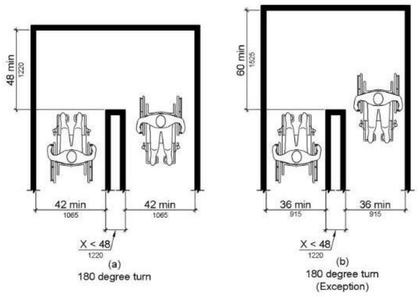
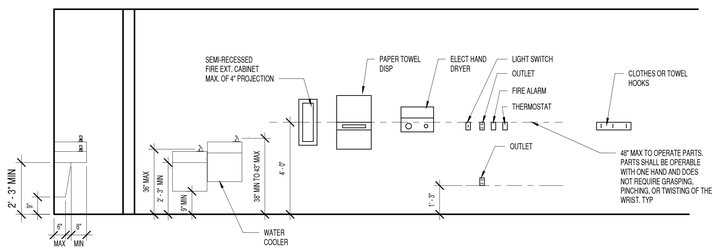
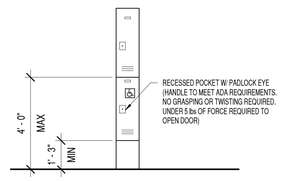


Figure 403.5.2
Clear Width at Turn

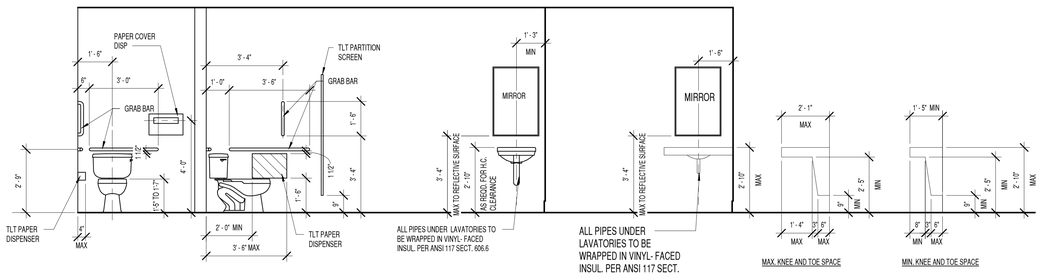
403 WALKING SURFACES

DF WATER FLOW-
THE SPOUT SHALL PROVIDE A FLOW OF WATER 4" HIGH MIN AND SHALL BE LOCATED 5" MAX FROM THE FRONT OF THE UNIT. THE ANGLE OF THE WATER STREAM SAHLL BE MEASUITED HORIZ RELATIVE TO THE FRONT OF THE UNIT. WHERE SPOUTS ARE LOCATED LESS THAN INCHES OF THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 30 DEGREES MAX. WHERE SPOUTS ARE LOCATED BETWEEN 5" AND 5" MAX FROM THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 15 DEGREES MAX.





803 LOCKERS



A3 ADA TOILET MOUNTING HEIGHT
3/8" = 1'-0"

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STATE OF UTAH
STEVEN J. PETERSON
6803295-0301
LICENSED ARCHITECT
8/13/25

KEVERI BUILDINGS

2367 RULON WHITE BLVD
WEBER COUNTY, UTAH

MARK	DATE	DESCRIPTION

ISSUE:	3/16/2022
PROJECT NO:	21180
CAD DWG FILE:	
DRAWN BY:	Author
CHK'D BY:	Checker

PERMIT AND BID SET
16 MARCH 2022

SHEET TITLE

ADA INFORMATION

A002

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COMcheck-Web™

Compliance Certificate

Project Information

Energy Code:	2021 IECC
Project Title:	21180 Keveri Building
Location:	North Ogden, Utah
Climate Zone:	5b
Project Type:	New Construction
All Electric:	false
Is Renewable:	false
Has Battery:	false
Has Charger:	false
Has Heat Pump	false

Construction Site: **Owner/Agent:** **Designer/Contractor:**

Notes:

Energy Credits

Description	Credit
Reduced lighting power	13.3
Reduced lighting power	55.7

Credits: 10.0 Required 69.0 Proposed

Building Area

Description	Floor Area
1-South Building (Warehouse) : Nonresidential	3420
2-North Building (Warehouse) : Nonresidential	14334

Envelope Compliance Certificate

Project Information

Energy Code:	2021 IECC
Project Title:	21180 Keveri Building
Location:	North Ogden, Utah
Climate Zone:	5b
Project Type:	New Construction
Vertical Glazing / Wall Area:	0.061

Construction Site: **Owner/Agent:** **Designer/Contractor:**

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor
Roof:Roof 1, Liner System without Thermal Blocks, [Bldg. Use 1 - South Building]	3870	30.00	0.00	0.044	0.035
Roof:Roof, Liner System without Thermal Blocks, [Bldg. Use 2 - North Building]	16402	30.00	0.00	0.044	0.035
Floor:Floor 1, Vertical 2 ft., [Bldg. Use 1 - South Building] (c)	310	---	10.00	0.540	0.520
Floor:Floor, Vertical 2 ft., [Bldg. Use 2 - North Building] (c)	638	---	10.00	0.540	0.520
NORTH					
Ext Wall: Ext Wall- North, Single Layer Mineral Fiber (compressed at grit), [Bldg. Use 1 - South Building]	1440	13.00	13.00	0.052	0.050
Window: Window A (3) Low, Perf. Specs.: Product ID Kawneer 4325, SHGC 0.28, PF 0.92, VT 0.62, [Bldg. Use 1 - South Building] (b)	144	---	---	0.300	0.360
Door: Door HM (3) 3x7, Swinging, [Bldg. Use 1 - South Building]	63	---	---	0.350	0.370
Door: Door OH (3) 12x14, Garage door < 14% glazing, [Bldg. Use 1 - South Building]	504	---	---	0.290	0.310
Ext Wall: Ext Wall - North Wainscot, Normal Density, Furring: None, [Bldg. Use 1 - South Building]	360	---	11.40	0.073	0.090
Ext Wall: Ext Wall North, Normal Density, Furring: None, [Bldg. Use 2 - North Building]	5180	---	11.40	0.073	0.090
EAST					
Ext Wall: Ext Wall- East, Single Layer Mineral Fiber (compressed at grit), [Bldg. Use 1 - South Building]	1800	13.00	13.00	0.052	0.050
Window: Window A (3) High, Perf. Specs.: Product ID Kawneer 4325, SHGC 0.28, PF 3.00, VT 0.62, [Bldg. Use 1 - South Building] (b)	144	---	---	0.300	0.360
Window: Window A (2) High, Perf. Specs.: Product ID Kawneer 4325, SHGC 0.28, PF 3.00, VT 0.62, [Bldg. Use 1 - South Building] (b)	96	---	---	0.300	0.360
Ext Wall: Ext Wall East, Single Layer Mineral Fiber (compressed at grit), [Bldg. Use 2 - North Building]	1427	13.00	13.00	0.052	0.050
Window: Window- A (2) High, Perf. Specs.: Product ID Kawneer 4325, SHGC 0.28, VT 0.62, [Bldg. Use 2 - North Building] (b)	96	---	---	0.300	0.360
SOUTH					
Ext Wall: Ext Wall- South, Single Layer Mineral Fiber (compressed at grit), [Bldg. Use 1 - South Building]	1800	13.00	13.00	0.052	0.050

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor
Ext Wall: Ext Wall South, Single Layer Mineral Fiber (compressed at grit), [Bldg. Use 2 - North Building]	4144	13.00	13.00	0.052	0.050
Window: Window- A (7) Low, Perf. Specs.: Product ID Kawneer 4325, SHGC 0.28, PF 0.92, VT 0.62, [Bldg. Use 2 - North Building] (b)	336	---	---	0.300	0.360
Window: Window- A (7) High, Perf. Specs.: Product ID Kawneer 4325, SHGC 0.28, PF 3.00, VT 0.62, [Bldg. Use 2 - North Building] (b)	336	---	---	0.300	0.360
Door: Door 3x7 (7) HM, Swinging, [Bldg. Use 2 - North Building]	147	---	---	0.350	0.370
Door: Door 12x 14 (7) OH, Garage door < 14% glazing, [Bldg. Use 2 - North Building]	1176	---	---	0.290	0.310
Ext Wall: Ext Wall -South Wainscot, Normal Density, Furring: Other, [Bldg. Use 2 - North Building]	1036	0.00	11.40	0.073	0.090
WEST					
Ext Wall:Ext Wall - West, Single Layer Mineral Fiber (compressed at grit), [Bldg. Use 1 - South Building]	1800	13.00	13.00	0.052	0.050
Ext Wall: Ext Wall West, Single Layer Mineral Fiber (compressed at grit), [Bldg. Use 2 - North Building]	1427	13.00	13.00	0.052	0.050
Window: Window- A (2) High, Perf. Specs.: Product ID Kawneer 4325, SHGC 0.28, VT 0.62, [Bldg. Use 2 - North Building] (b)	96	---	---	0.300	0.360

(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.
(b) Fenestration product performance must be certified in accordance with NFRC and requires supporting documentation.
(c) Slab-On-Grade proposed and budget U-factors shown in table are F-factors.

Envelope PASSES: Design 0.1% better than code

Envelope Compliance Statement

Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed envelope systems have been designed to meet the 2021 IECC requirements in COMcheck-Web and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Steve J Peterson, AIA 8/13/2024

Name - Title **Signature** **Date**

Interior Lighting Compliance Certificate

Project Information

Energy Code:	2021 IECC
Project Title:	21180 Keveri Building
Location:	North Ogden, Utah
Climate Zone:	5b
Project Type:	New Construction

Construction Site: **Owner/Agent:** **Designer/Contractor:**

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts
1-Space (Warehouse Storage:Medium/Bulky/Pallet Material)	3420	0.33	1128.6
2-North BUilding (Warehouse Storage:Medium/Bulky/Pallet Material)	14334	0.33	4730.22
Total Allowed Watts:			7989

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
1-Space (Warehouse Storage:Medium/Bulky/Pallet Material)				
T-1: T-1: LED:	0	10	47	470
2-North BUilding (Warehouse Storage:Medium/Bulky/Pallet Material)				
T-1: T-1: LED:	0	14	47	658
Total Proposed Watts:				1128

Proposed Interior Lighting Controls

Fixture	Lighting Control
1-Space (Warehouse Storage:Medium/Bulky/Pallet Material)	
T-1: T-1: LED:	Interior Timeswitch, Manual Control
2-North BUilding (Warehouse Storage:Medium/Bulky/Pallet Material)	
T-1: T-1: LED:	Interior Timeswitch, Manual Control

Interior Lighting PASSES: Design 86% better than code

Interior Lighting Compliance Statement

Compliance Statement: The proposed interior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2021 IECC requirements in COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Marc Gould, PE 8/13/2025

Name - Title **Signature** **Date**

Mechanical Compliance Certificate

Project Information

Energy Code:	2021 IECC
Project Title:	21180 Keveri Building
Location:	North Ogden, Utah
Climate Zone:	5b
Project Type:	New Construction

Construction Site: **Owner/Agent:** **Designer/Contractor:**

Mechanical Systems List

Quantity	Component	Description
HVAC Systems		
10	UH-1-10 (Single Zone w/ PerimeterSystem):	Heating: 1 each - Unit Heater (UH-1-10), Gas, Capacity = 30 kBtu/h Proposed Efficiency = 80.00% Ec, Required Efficiency: 80.00 % Ec Fan System: Unspecified
Water Heaters		
1	EWH-1:	Electric Storage Water Heater, Capacity: 2 gallons No minimum efficiency requirement applies

Mechanical Compliance Statement

Compliance Statement: The proposed mechanical design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed mechanical systems have been designed to meet the 2021 IECC requirements in COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Brian Grisenti, PE 8/13/2025

Name - Title **Signature** **Date**

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KEVERI BUILDINGS

2367 RULON WHITE BLVD
WEBER COUNTY, UTAH

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DRAWN BY:	Author
CHK'D BY:	Checker

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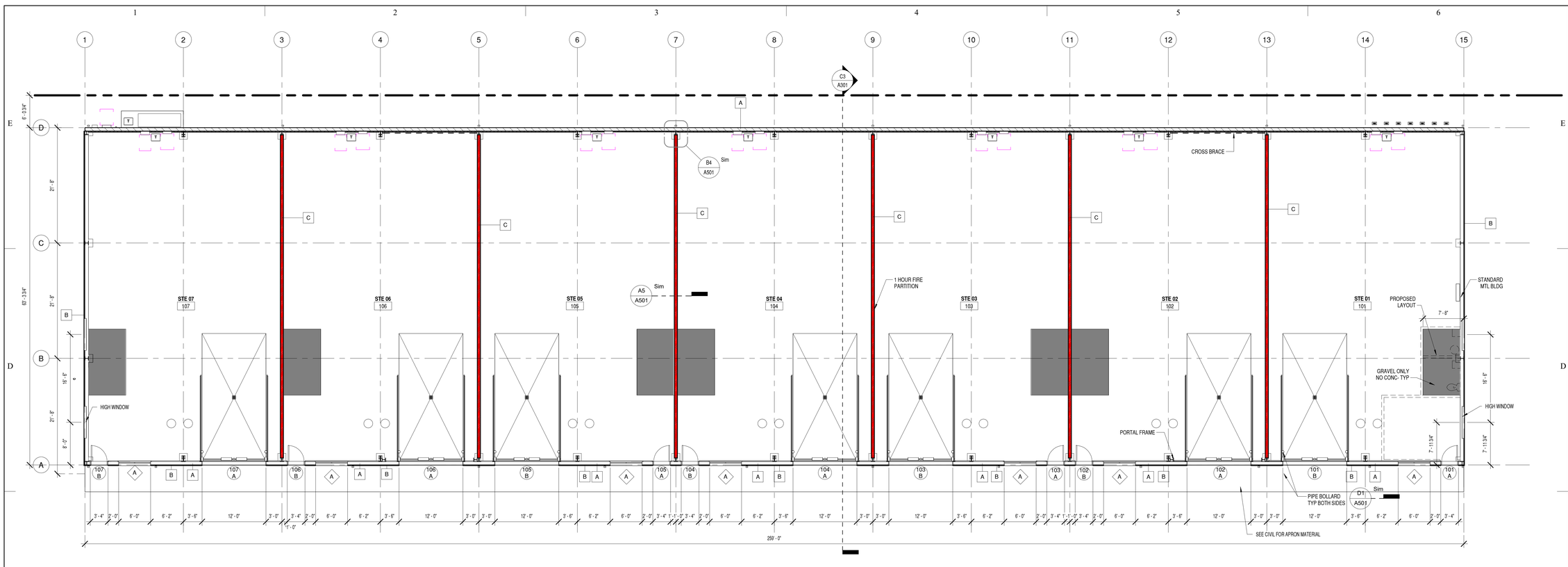
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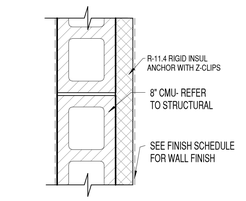
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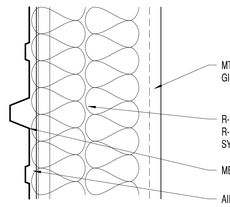
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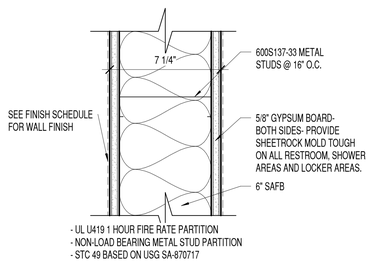
D1 FLOOR PLAN- NORTH BLDG
1/8" = 1'-0"



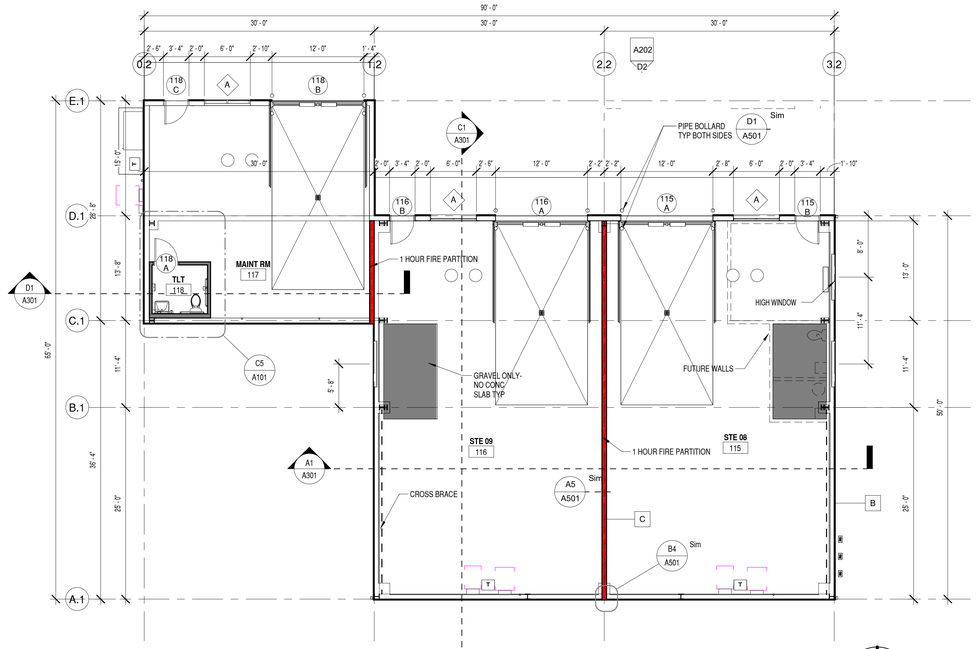
C1 WALL TYPE "A"
1 1/2" = 1'-0"



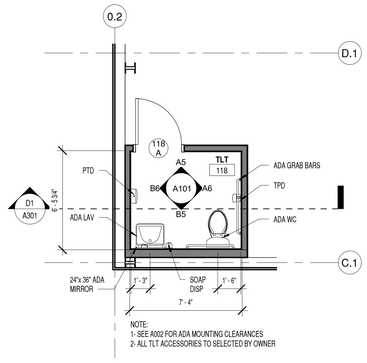
B1 WALL TYPE "B"
3" = 1'-0"



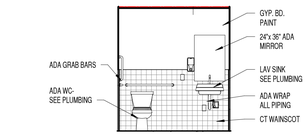
A1 WALL TYPE "C"
3" = 1'-0"



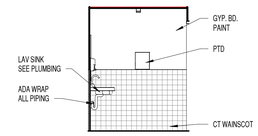
A4 FLOOR PLAN- SOUTH BLDG
1/8" = 1'-0"



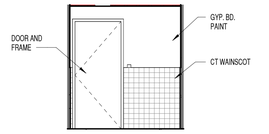
C5 ENLARGED TLT PLAN
1/4" = 1'-0"



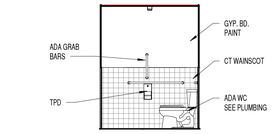
B5 INTERIOR ELEVATION
1/4" = 1'-0"



B6 INTERIOR ELEVATION
1/4" = 1'-0"



A5 INTERIOR ELEVATION
1/4" = 1'-0"



A6 INTERIOR ELEVATION
1/4" = 1'-0"

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CHK'D BY:	SJP

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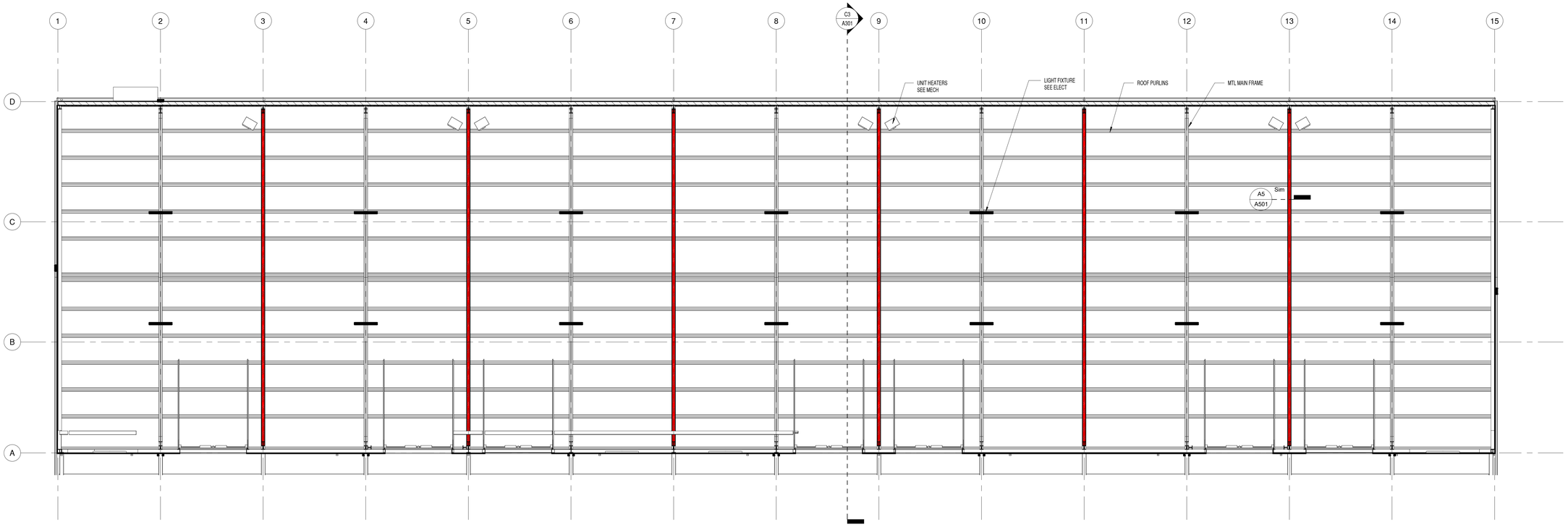
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FLOOR PLANS

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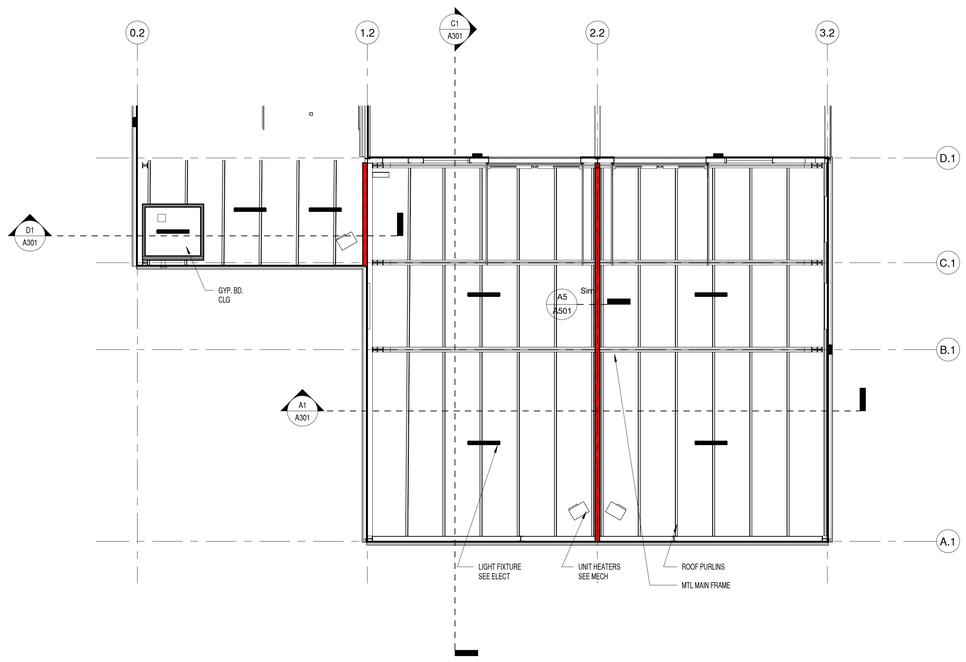
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REFLECTED CEILING PLAN-
BLDG 1

C1 1/8" = 1'-0"

0 4' 8' 16'



REFLECTED CEILING PLAN-
BLDG 2

A1 1/8" = 1'-0"

0 4' 8' 16'

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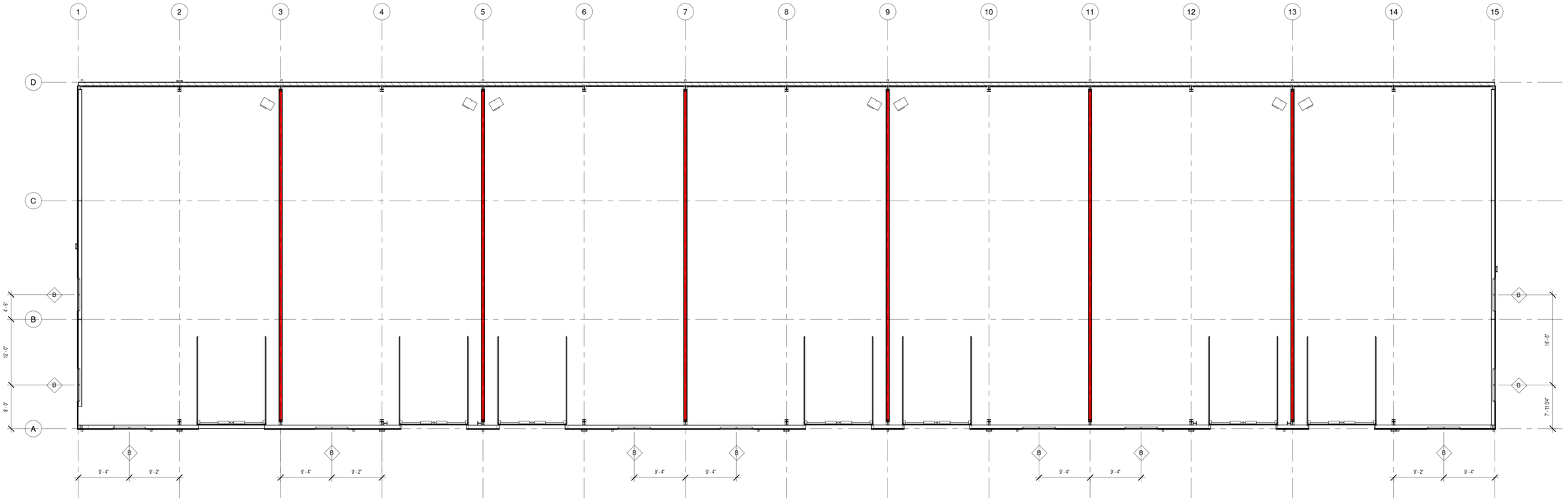
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REFLECTED CEILING PLAN

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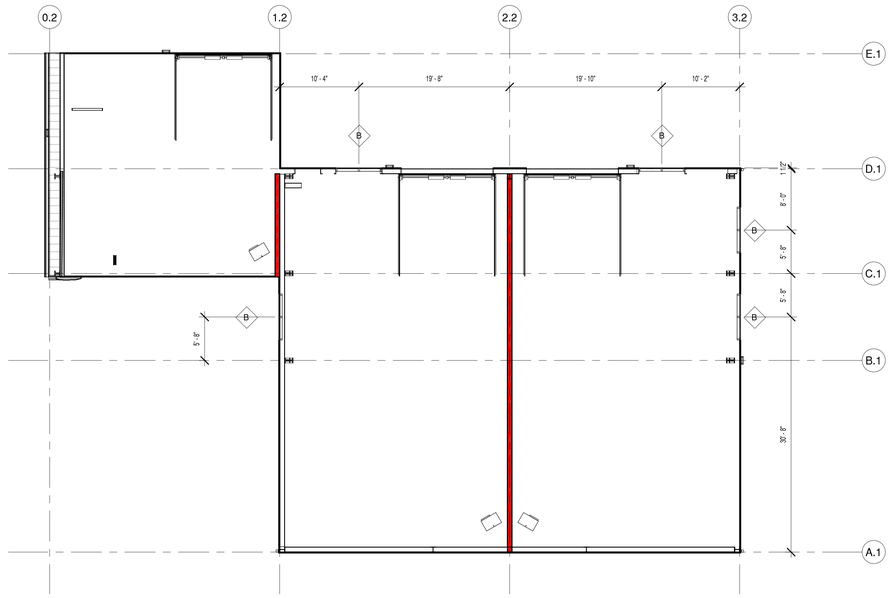
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C1 UPPER WINDOW- NORTH BLDG

1/8" = 1'-0"

0 4' 8' 16'



A4 UPPER WINDOW- SOUTH BLDG

1/8" = 1'-0"

0 4' 8' 16'

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CHK'D BY:	Checker

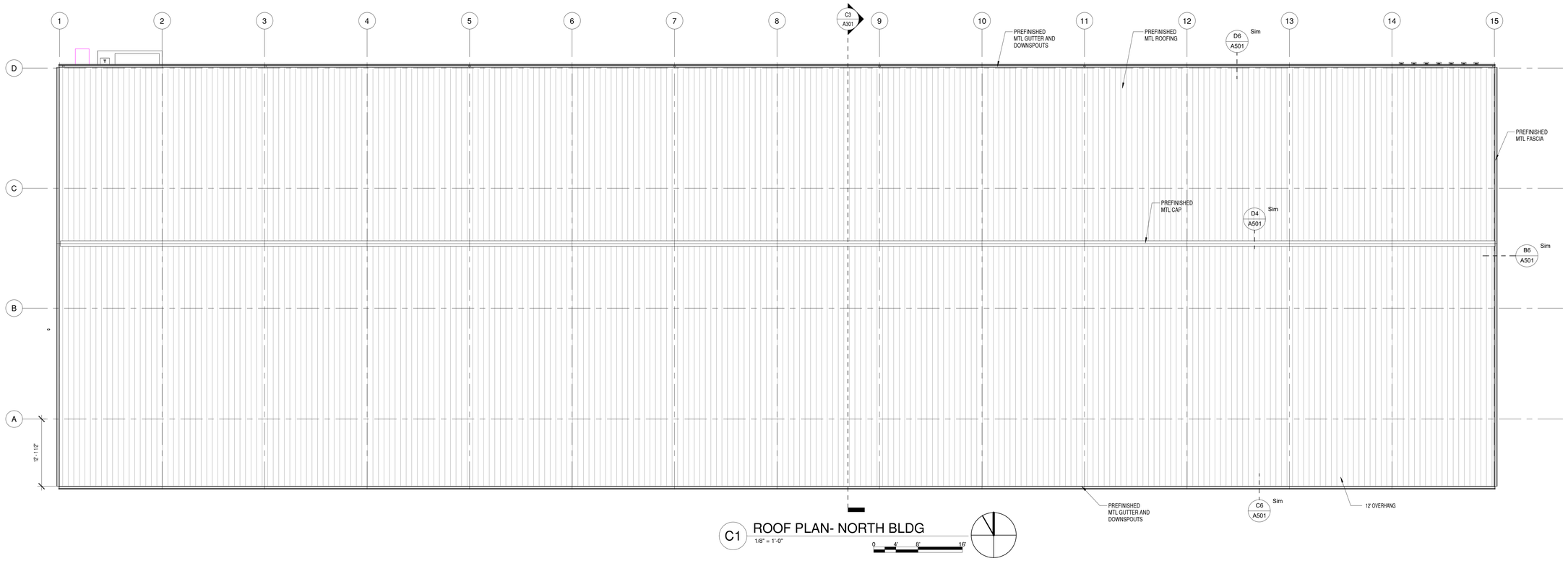
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16 MARCH 2022

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UPPER WINDOW PLANS

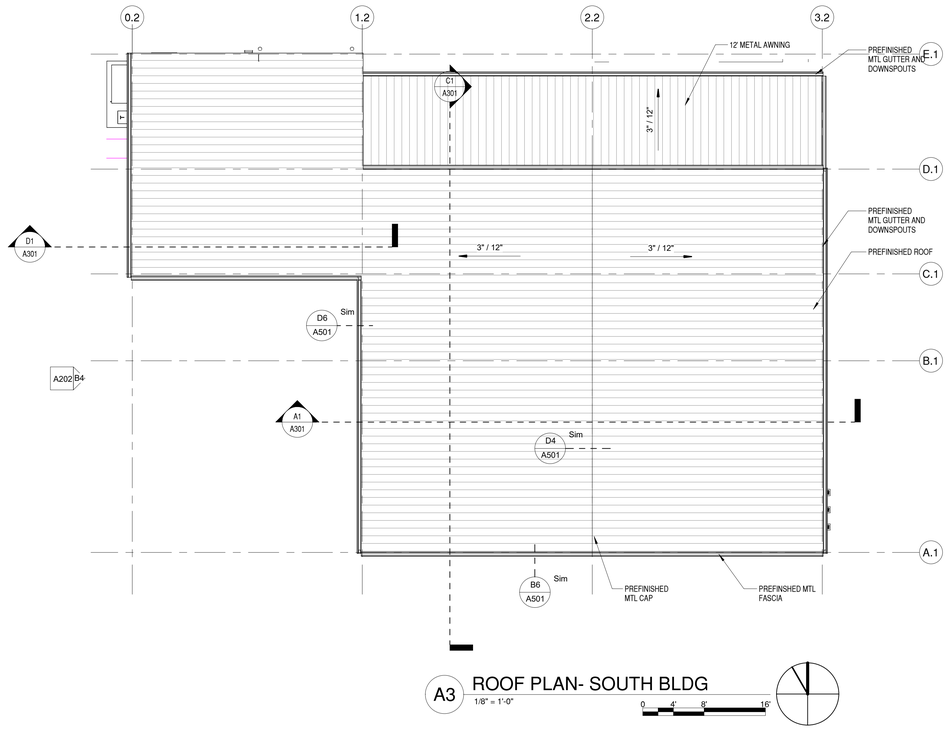
A103



C1 ROOF PLAN- NORTH BLDG

1/8" = 1'-0"

0 4' 8' 16'



A3 ROOF PLAN- SOUTH BLDG

1/8" = 1'-0"

0 4' 8' 16'

8/13/2025 4:35:34 PM

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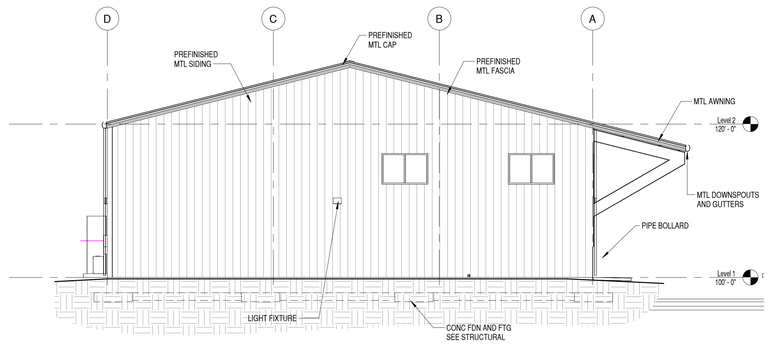
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ROOF PLAN

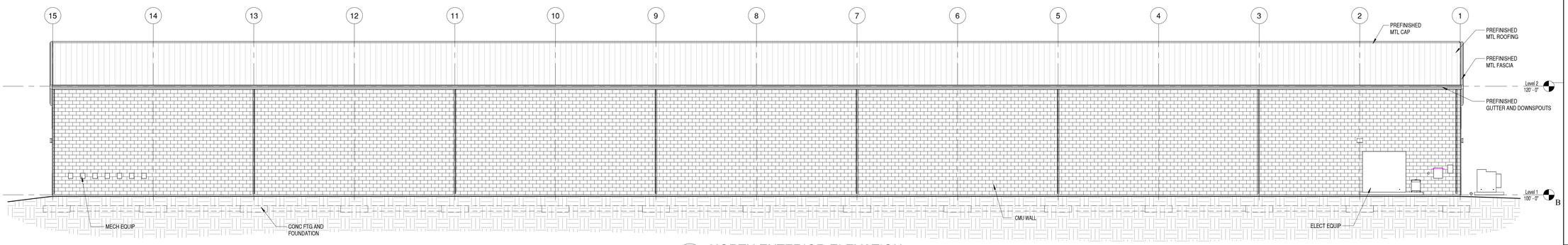
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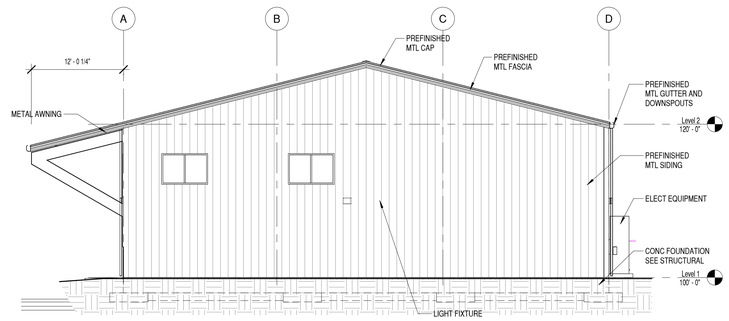
E1 SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"



C2 WEST EXTERIOR ELEVATION
1/8" = 1'-0"



B1 NORTH EXTERIOR ELEVATION
1/8" = 1'-0"



A1 EAST EXTERIOR ELEVATION
1/8" = 1'-0"

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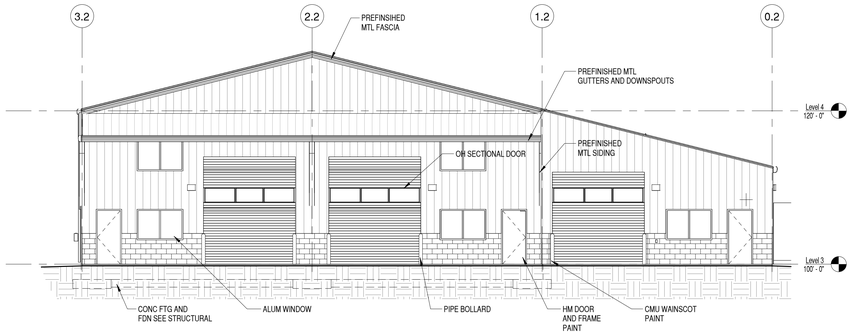
SHEET TITLE

EXTERIOR ELEVATIONS- NORTH BUILDING

A201

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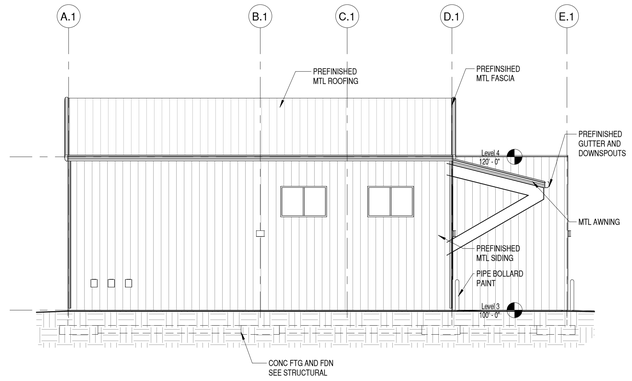
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D2 NORTH EXTERIOR ELEVATION

1/8" = 1'-0"

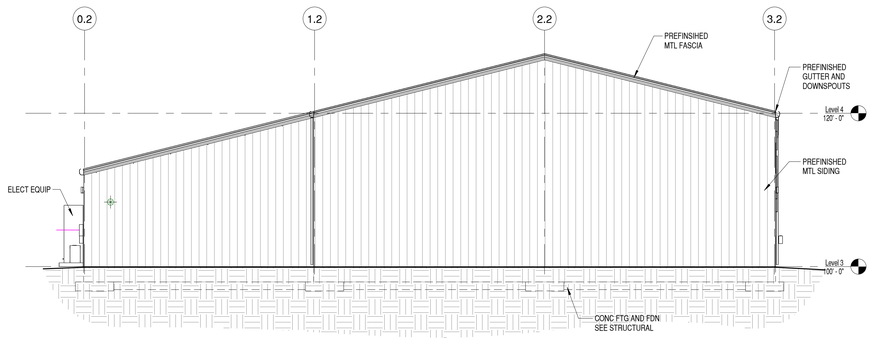
0 4' 8' 16'



D4 EAST EXTERIOR ELEVATION

1/8" = 1'-0"

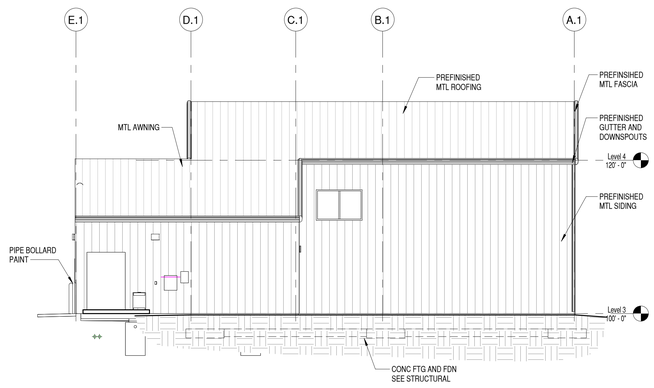
0 4' 8' 16'



B2 SOUTH EXTERIOR ELEVATION

1/8" = 1'-0"

0 4' 8' 16'



B4 WEST EXTERIOR ELEVAION

1/8" = 1'-0"

0 4' 8' 16'

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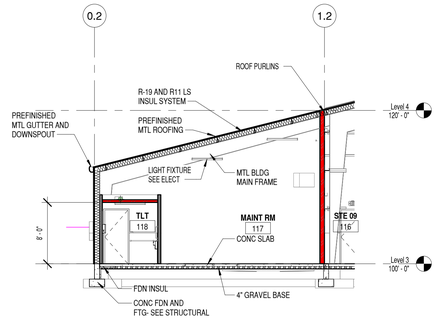
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EXTERIOR ELEVATIONS- SOUTH BUILDING

A202

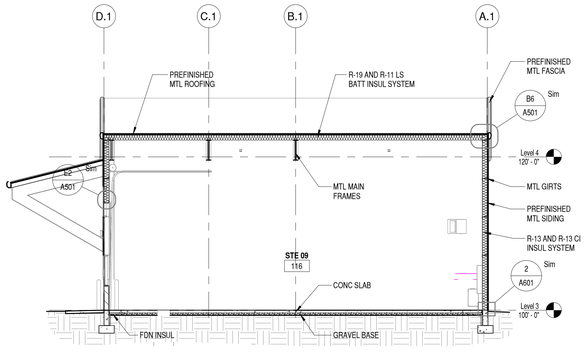
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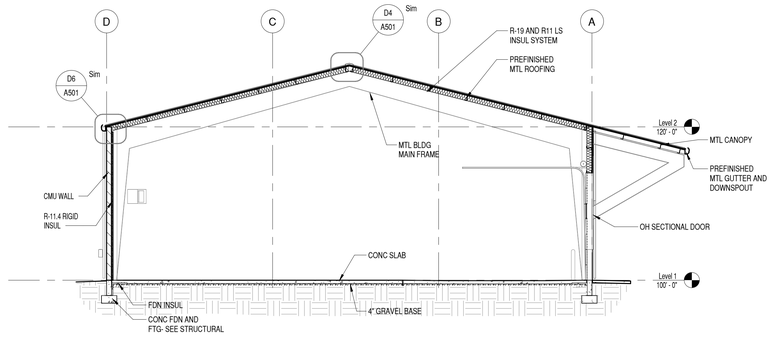
BUILDING SECTION- NORTH BLDG

D1 1/8" = 1'-0"



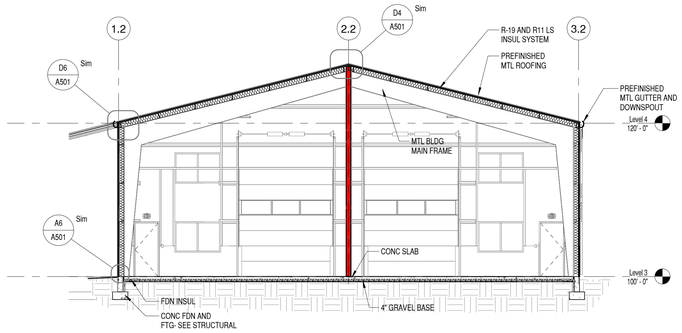
BUILDING SECTION- SOUTH BLDG

C1 1/8" = 1'-0"



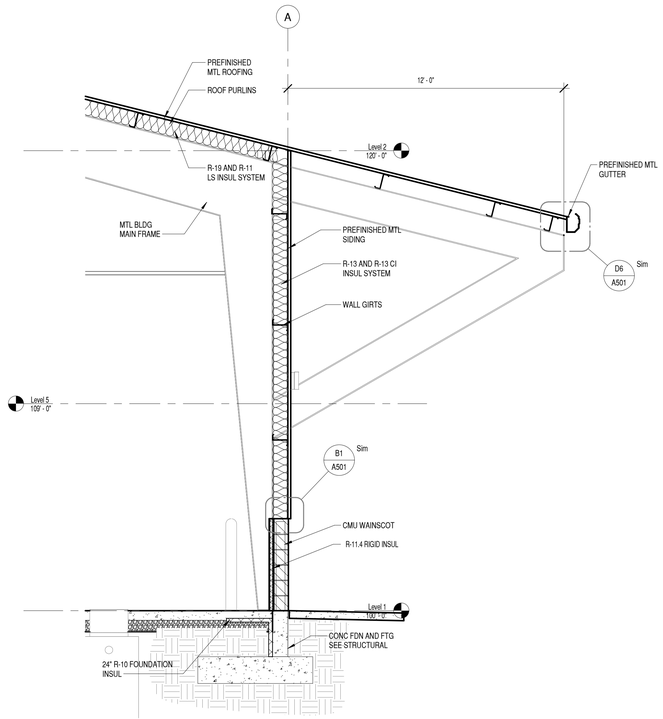
BUILDING SECTION- NORTH BLDG

C3 1/8" = 1'-0"



BUILDING SECTION- SOUTH BLDG

A1 1/8" = 1'-0"



WALL SECTION

A4 3/8" = 1'-0"

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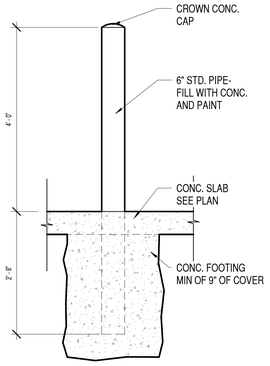
SHEET TITLE

SECTIONS

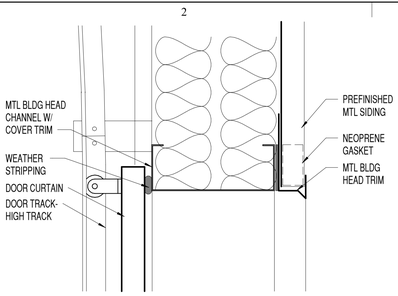
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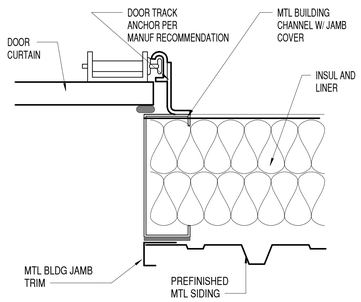
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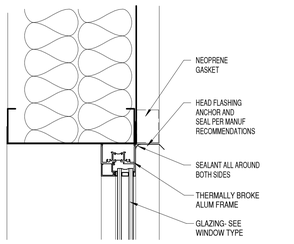
D1 STEEL PIPE BOLLARD
3/4" = 1'-0"



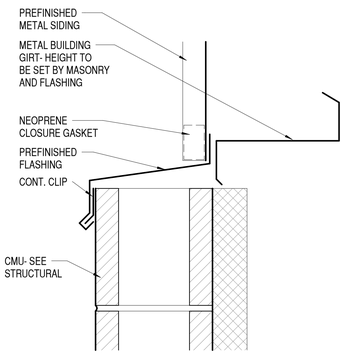
E2 DETAIL
3" = 1'-0"



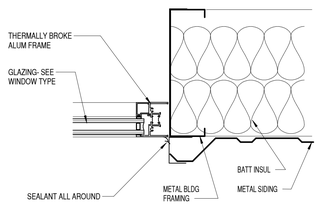
D2 DETAIL
3" = 1'-0"



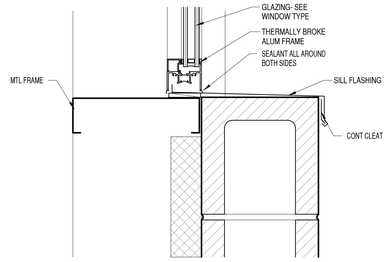
C2 WINDOW HEAD- METAL SIDING
3" = 1'-0"



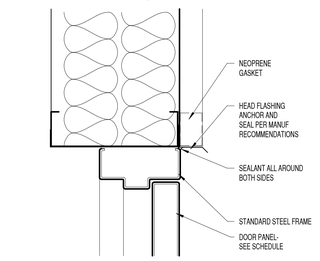
B1 TOP OF MASONRY
3" = 1'-0"



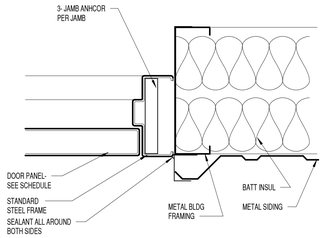
B2 WINDOW JAMB- METAL SIDING
3" = 1'-0"



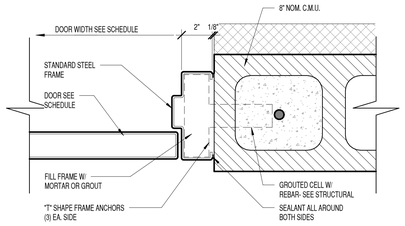
A2 WINDOW SILL- CMU
3" = 1'-0"



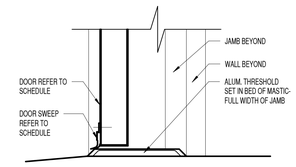
E3 DOOR HEAD- METAL SIDING
3" = 1'-0"



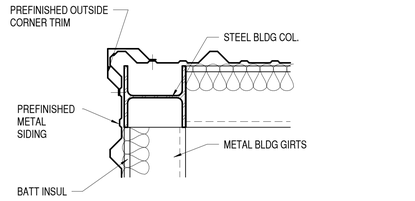
D3 DOOR JAMB- METAL SIDING
3" = 1'-0"



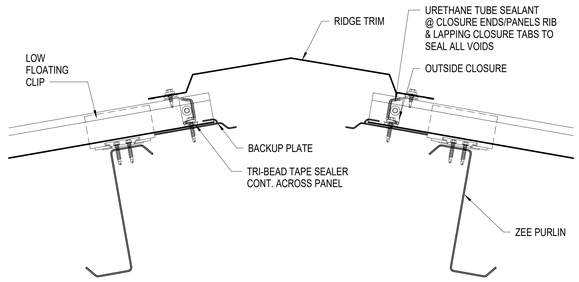
C3 DOOR JAMB- CMU PARTITION
3" = 1'-0"



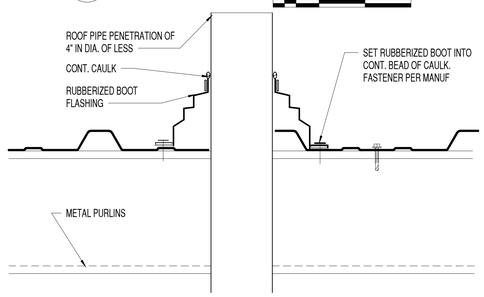
B3 DOOR THRESHOLD
3" = 1'-0"



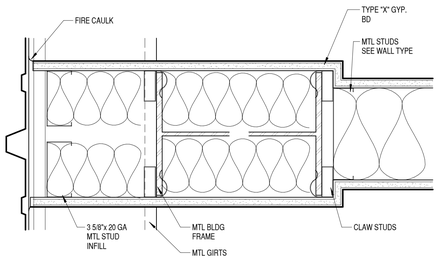
E5 EXTERIOR CORNER
1 1/2" = 1'-0"



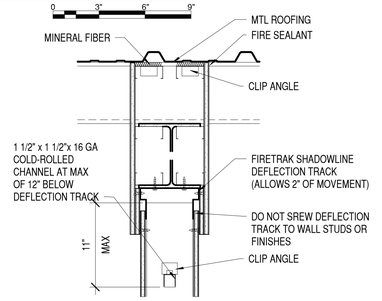
D4 ROOF CAP
3" = 1'-0"



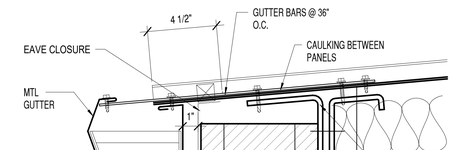
C4 ROOF PENTRATION
3" = 1'-0"



B4 FIRE WALL AT FRAMES
3" = 1'-0"

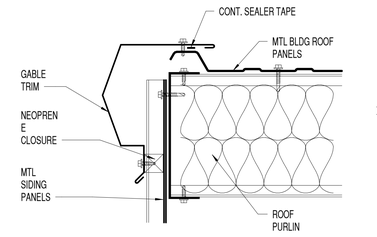


A5 1 HOUR FIRE TRACK
1 1/2" = 1'-0"

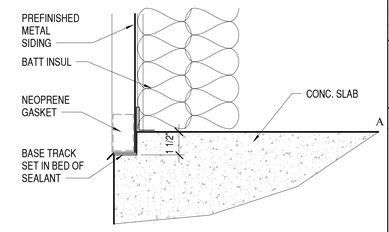


D6 MTL BLDG GUTTER- CMU
3" = 1'-0"

C6 MTL BLDG GUTTER
3" = 1'-0"



B6 END WALL FASCIA
3" = 1'-0"



A6 BASE OF WALL
3" = 1'-0"

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STATE OF UTAH
STEVEN J. PETERSON
6930295-0301
LICENSED ARCHITECT
8/13/25

KEVERI BUILDINGS

2367 RULON WHITE BLVD
WEBER COUNTY, UTAH

MARK	DATE	DESCRIPTION

ISSUE:	3/16/2022
PROJECT NO:	21180
CAD DWG FILE:	
DRAWN BY:	KDL
CHK'D BY:	SJP

PERMIT AND BID SET
16 MARCH 2022

SHEET TITLE
DETAILS

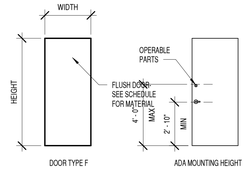
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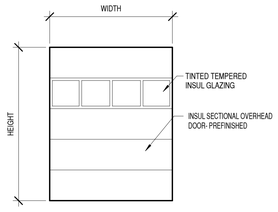
DOOR SCHEDULE

DOOR NUMBER	TYPE	DOOR				FRAME		DETAILS			GLAZING	FIRE RATING	COMMENTS	HINGES						LOCKSETS									STOPS		DOOR SEAL					MISC.					
		MATERIAL	WIDTH	HEIGHT	THICKNESS	TYPE	MATERIAL	HEAD	JAMB	THRESHOLD				NUMBER	PIVOTS	BALL BEARING	BRONZE/BRASS	STAINLESS STEEL	N.R. PINS	ENTRANCE	EXIT DEVICE	OFFICE	PASSAGE	PRIVACY	STORE ROOM	FLUSH BOLTS	SURFACE BOLTS	WALL STOP	FLOOR STOP	SMOKE STRIP	WEATHER STRIP	ASTRAGAL	SWEEP	THRESHOLD	CLOSER	PUSH/PULL	COORDINATOR	KICK PLATE	ARMOR PLATE
101 A	F	HM	3' - 0"	7' - 0"		G1	HM	A3/A501	C3-D3/A501	B3/A501	-			3		X		X	X	X								X			X		X	X	X			X	
101 B	OH	INSUL MTL	12' - 0"	14' - 0"	2"		STL	E2/A501	D2/A501		TINTED TEMPERED INSUL		ALL DOOR HARDWARE BY DOOR MANUF																											
102 A	OH	INSUL MTL	12' - 0"	14' - 0"	2"		STL	E2/A501	D2/A501		TINTED TEMPERED INSUL		ALL DOOR HARDWARE BY DOOR MANUF																											
102 B	F	HM	3' - 0"	7' - 0"		G1	HM	A3/A501	C3-D3/A501	B3/A501	-			3		X		X	X	X								X			X		X	X	X			X	
103 A	F	HM	3' - 0"	7' - 0"		G1	HM	A3/A501	C3-D3/A501	B3/A501	-			3		X		X	X	X								X			X		X	X	X			X	
103 B	OH	INSUL MTL	12' - 0"	14' - 0"	2"		STL	E2/A501	D2/A501		TINTED TEMPERED INSUL		ALL DOOR HARDWARE BY DOOR MANUF																											
104 A	OH	INSUL MTL	12' - 0"	14' - 0"	2"		STL	E2/A501	D2/A501		TINTED TEMPERED INSUL		ALL DOOR HARDWARE BY DOOR MANUF																											
104 B	F	HM	3' - 0"	7' - 0"		G1	HM	A3/A501	C3-D3/A501	B3/A501	-			3		X		X	X	X								X			X		X	X	X			X	
105 A	F	HM	3' - 0"	7' - 0"		G1	HM	A3/A501	C3-D3/A501	B3/A501	-			3		X		X	X	X								X			X		X	X	X			X	
105 B	OH	INSUL MTL	12' - 0"	14' - 0"	2"		STL	E2/A501	D2/A501		TINTED TEMPERED INSUL		ALL DOOR HARDWARE BY DOOR MANUF																											
106 A	OH	INSUL MTL	12' - 0"	14' - 0"	2"		STL	E2/A501	D2/A501		TINTED TEMPERED INSUL																													
106 B	F	HM	3' - 0"	7' - 0"		G1	HM	A3/A501	C3-D3/A501	B3/A501	-			3		X		X	X	X								X			X		X	X	X			X	
107 A	OH	INSUL MTL	12' - 0"	14' - 0"	2"		STL	E2/A501	D2/A501		TINTED TEMPERED INSUL		ALL DOOR HARDWARE BY DOOR MANUF																											
107 B	F	HM	3' - 0"	7' - 0"		G1	HM	A3/A501	C3-D3/A501	B3/A501	-			3		X		X	X	X								X			X		X	X	X			X	
115 A		INSUL MTL	12' - 0"	14' - 0"	2"		STL	E2/A501	D2/A501		TINTED TEMPERED INSUL		ALL DOOR HARDWARE BY DOOR MANUF																											
115 B	F	HM	3' - 0"	7' - 0"		G1	HM	A3/A501	C3-D3/A501	B3/A501	-			3		X		X	X	X								X			X		X	X	X			X	
116 A		INSUL MTL	12' - 0"	14' - 0"	2"		STL	E2/A501	D2/A501		TINTED TEMPERED INSUL		ALL DOOR HARDWARE BY DOOR MANUF																											
116 B	F	HM	3' - 0"	7' - 0"		G1	HM	A3/A501	C3-D3/A501	B3/A501	-			3		X		X	X	X								X			X		X	X	X			X	
118 A			3' - 0"	7' - 0"																																				
118 B		INSUL MTL	12' - 0"	12' - 0"	2"		STL	E2/A501	D2/A501		TINTED TEMPERED INSUL		ALL DOOR HARDWARE BY DOOR MANUF																											
118 C	F	HM	3' - 0"	7' - 0"		G1	HM	A3/A501	C3-D3/A501	B3/A501				3		X		X	X	X									X		X		X	X	X	X				

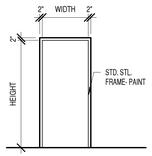


DOOR TYPE F

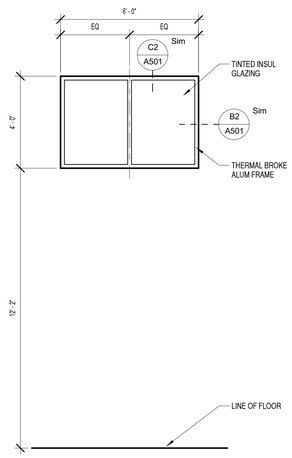
ADA MOUNTING HEIGHT



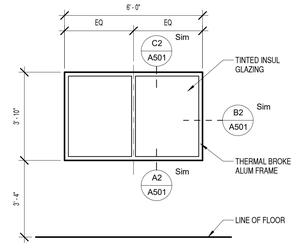
DOOR TYPE OH



FRAME TYPE G1



A5 WINDOW TYPE "B"
3/8" = 1'-0"



A6 WINDOW TYPE "A"
3/8" = 1'-0"

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STATE OF UTAH
STEVEN J PETERSON
6930295-0301
LICENSED ARCHITECT
8/13/25

KEVERI BUILDINGS

2367 RULON WHITE BLVD
WEBER COUNTY, UTAH

MARK	DATE	DESCRIPTION

ISSUE:	3/16/2022
PROJECT NO:	21180
CAD DWG FILE:	
DRAWN BY:	KDL
CHK'D BY:	SJP

PERMIT AND BID SET
16 MARCH 2022

SHEET TITLE

DOOR SCHEDULE AND TYPES

A601

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GAS UNIT HEATER SCHEDULE

MARK	MANUFACTURER & MODEL	AREA SERVED	CFM	THROW (FT)	SUPPLY FAN HP		HEATING COIL					ELECTRICAL			DIMENSIONS LxWxH (IN)	WEIGHT (LBS)	NOTES
					HP	RPM	INPUT MBH	OUTPUT MBH	EFF (%)	FUEL	PRESSURE (" WC)	VOLTS/ PHASE	MCA	MOCP			
UH-1 THRU UH-10	MODINE HDS030AS0111S	STE 1-9	505	25	1/15	1550	30	24	80	NG	6-7	115/1	20	4.7	27x22x13	55	1,2,3

NOTES:
1. HEATING INPUT AND OUTPUT VALUES ARE ADJUSTED TO ELEVATION OF 4400' ABOVE SEA LEVEL.
2. INCLUDE 3" HORIZONTAL CONCENTRIC VENT & COMBUSTION AIR KIT.
3. CONTROLLED BY HEAT-ONLY THERMOSTAT MOUNTED 4' AFF IN LOCATION SHOWN ON DRAWINGS.

LOUVER SCHEDULE

MARK	MANUFACTURER & MODEL	SYSTEM SERVED	CFM	FACE VELOCITY (FPM)	FREE AREA (SF)	PRESSURE DROP (" WC)	DIMENSIONS HxWxD (IN)	MATERIAL	FINISH	NOTES
L-1	GREENHECK ESD-635-14-14	EH-1	200	571	0.4	0.05	14 X 14	ALUMINUM	SEE ARCH FOR COLOR	

EXHAUST FAN SCHEDULE

MARK	MANUFACTURER & MODEL	DESCRIPTION	AREA SERVED	CFM	STATIC PRESSURE (IN WC)	RPM	SOUND RATING (dBA)	ELECTRICAL		WEIGHT (LBS)	NOTES
								WATTS	VOLTS/PHASE		
EF-1	GREENHECK SP-LP0511	CEILING MOUNT	RESTROOM	60	0.48	831	36	11	115 / 1	10	CONTROLED WITH LIGHT/ OCCUPANCY SENSOR

MECHANICAL LEGEND

SYMBOL	DESCRIPTION
	LIQUID REFRIGERANT
	SUCTION REFRIGERANT
OR	MANUAL VOLUME CONTROL DAMPER
OR	EXHAUST AIR DUCT - UP / DOWN
OR	RETURN/OUTSIDE AIR DUCT - UP / DOWN
OR	SUPPLY AIR DUCT - UP / DOWN
	MITERED ELBOW W/ TURNING VANES
OR	FLEX DUCT (MAX. LENGTH 4 FT.)
	GATE VALVE
	BALL VALVE
	CALIBRATED BALANCING VALVE
	PRESSURE REDUCING VALVE (PRV)
	CHECK VALVE
	STRAINER WITH BLOWDOWN
	CONCENTRIC REDUCER
	ECCENTRIC REDUCER
	BLIND FLANGE OR CAP
	PIPING DOWN
	PIPING UP
	PIPING TEE DOWN
	FLANGE
	UNION
	PUMP
T	THERMOSTAT
	EQUIPMENT SYMBOL
DET# SHT#	DETAIL SYMBOL
M1	SHEET KEYNOTE
	POINT OF CONNECTION
	POINT OF DISCONNECTION
	AIRFLOW DIRECTION
AFF	ABOVE FINISH FLOOR
(E)	EXISTING
N.I.C.	NOT IN CONTRACT
N.O.	NORMALLY OPEN
N.C.	NORMALLY CLOSED
TYP	TYPICAL

MECHANICAL GENERAL NOTES:

1. ALL EQUIPMENT MANUFACTURES SHOWN AS A BASIS OF DESIGN. NOT INTENDED TO SOLE SOURCE EQUIPMENT MANUFACTURER.
2. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST STATE ADOPTED EDITION OF THE INTERNATIONAL MECHANICAL CODE AND SMACNA.
3. MECHANICAL PLANS ARE DIAGRAMMATIC ONLY. CONTRACTOR SHALL COORDINATE THEIR WORK WITH OTHER TRADES, AND ACTUAL JOB SITE CONDITIONS. CONTRACTOR TO FIELD VERIFY QUANTITIES AND DIMENSIONS.
4. CONTRACTOR TO PROVIDE ALL NECESSARY MATERIALS, DUCTWORK, HANGERS, FITTINGS, OFFSETS, INSULATION AND ACCESSORIES LOGICALLY REQUIRED FOR A COMPLETE FUNCTIONAL AIR DELIVERY SYSTEM.
5. MOUNT BOTTOM OF THERMOSTAT 48 INCHES ABOVE FINISHED FLOOR. RUN WIRING FROM THERMOSTAT LOCATION TO AIR HANDLER AND TERMINATE TO PROVIDE FOR A FULLY FUNCTIONAL SYSTEM. REFER TO THE CONTROL DRAWINGS FOR SPECIFICS.
6. ALL PIPING THAT COMES IN CONTACT WITH A DISSIMILAR METAL TO BE PROTECTED AGAINST GALVANIC CORROSION.
7. SEISMIC SUPPORTS ARE NOT REQUIRED FOR HVAC DUCTWORK IF DUCTS ARE SUSPENDED FROM HANGARS 12 INCH OR LESS IN LENGTH.

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LICENSED PROFESSIONAL ENGINEER
NO. 170389
MARK S. BOE
STATE OF UTAH
3/16/2022

KEVERI BUILDING

2367 RULON WHITE BLVD
WEBER COUNTY, UTAH

MARK	DATE	DESCRIPTION

ISSUE:	3/16/2022
PROJECT NO:	21180
CAD DWG FILE:	
DRAWN BY:	GM, JAC
CHK'D BY:	MTS

PERMIT AND BID SET
16 MARCH 2022

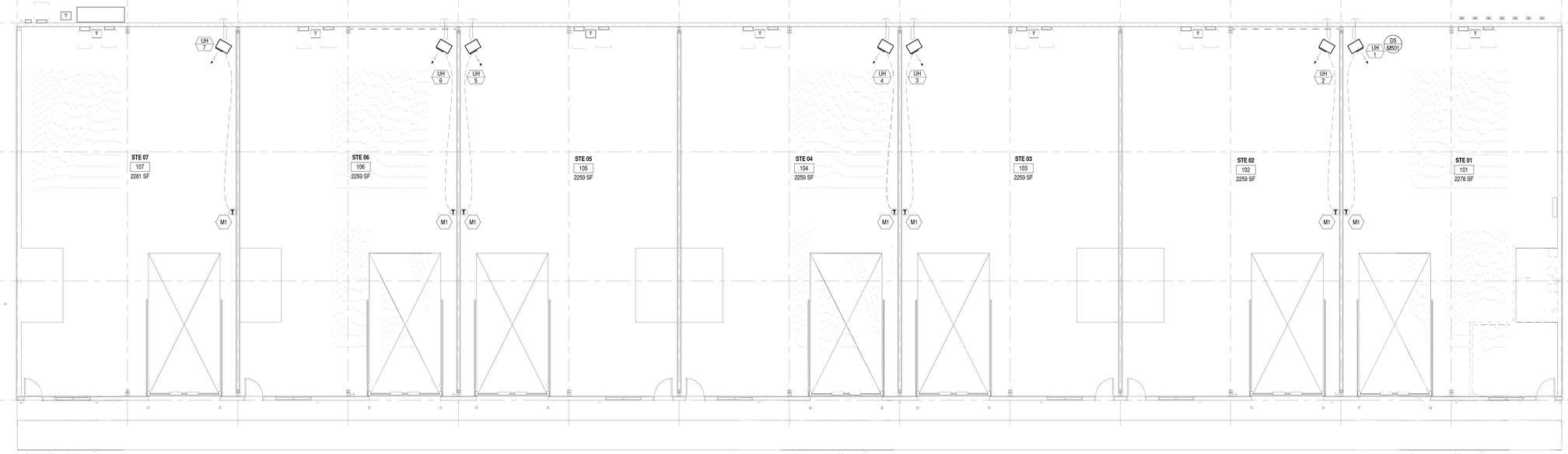
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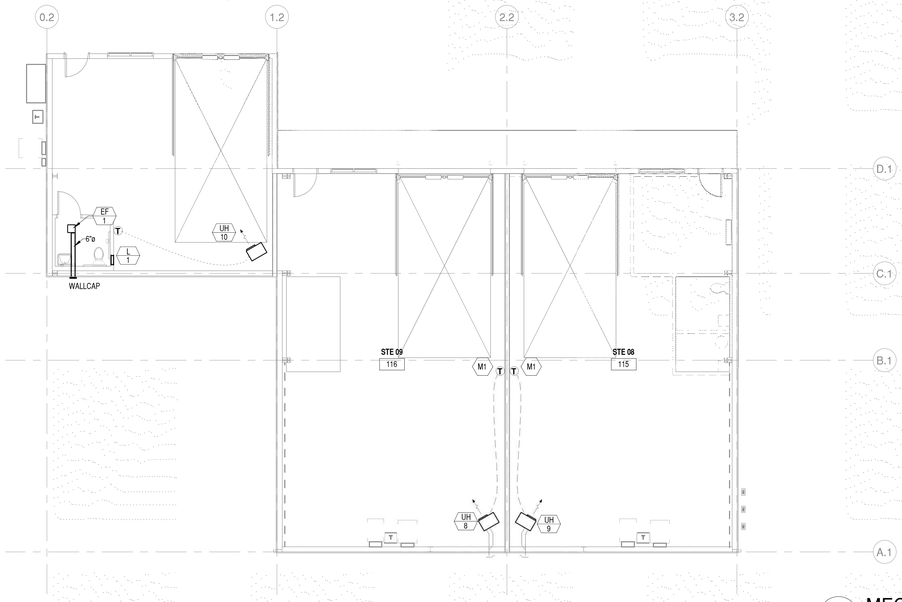
MECHANICAL LEGEND, NOTES AND SCHEDULES

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MECHANICAL KEYED NOTES

MARK	NOTE
M1	MOUNT T-STAT 4' AFF.

A1 MECHANICAL PLAN
1/8" = 1'-0"

0 4" 8" 16"

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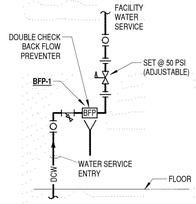
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MECHANICAL PLAN

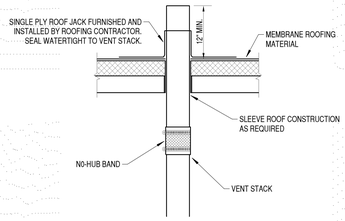
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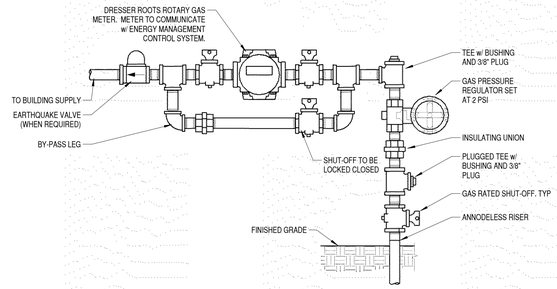
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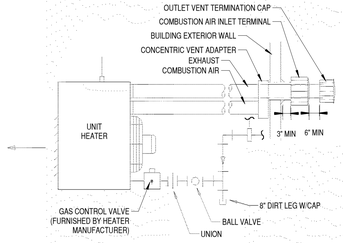
D1 PRV STATION DETAIL
NO SCALE



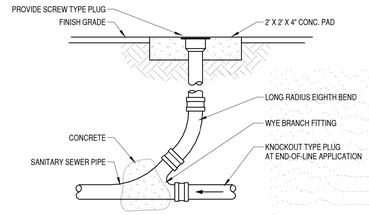
D2 PLUMBING VENT THROUGH ROOF DETAIL
NO SCALE



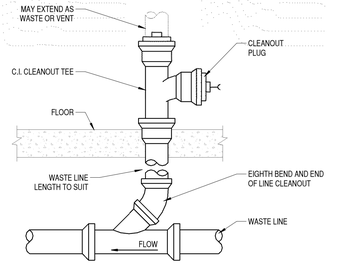
D4 GAS SERVICE DETAIL
NO SCALE



D5 GAS CONNECTION TO UNIT HEATER DETAIL
NO SCALE



C4 SANITARY SEWER CLEANOUT DETAIL
NO SCALE



C5 TYPICAL WALL CLEANOUT DETAIL
NO SCALE

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LICENSED PROFESSIONAL ENGINEER
NO. 170389
MARK
S. BOE
STATE OF UTAH
3/16/2022

KEVERI BUILDINGS

2367 RULON WHITE BLVD
WEBER COUNTY, UTAH

MARK	DATE	DESCRIPTION

ISSUE:	3/16/2022
PROJECT NO:	21180
CAD DWG FILE:	
DRAWN BY:	GM, JAC
CHK'D BY:	MTS

PERMIT AND BID SET
16 MARCH 2022

SHEET TITLE

MECHANICAL DETAILS

M501

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PLUMBING FIXTURE SCHEDULE

MARK	DESCRIPTION	MANUFACTURER & MODEL	GPM	CONNECTIONS				NOTES
				CW	HW	WASTE	VENT	
BFP-1	BACKFLOW PREVENTER	WATTS ULF4007M2QTS	-	1 1/4"	-	-	-	DOUBLE CHECK VALVE ASSEMBLY, LEAD FREE, STRAINER, UNIONS, QUARTER TURN BALL VALVES
BFP-2	BACKFLOW PREVENTER	WATTS ULF007M1QTS	-	2"	-	-	-	DOUBLE CHECK VALVE ASSEMBLY, LEAD FREE, STRAINER, UNIONS, QUARTER TURN BALL VALVES
LAV-1	WALL HUNG LAVATORY - ADA	AMERICAN STANDARD 0124.131	1	1/2"	1/2"	1 1/2"	1 1/2"	AMERICAN STANDARD 6055.105 LV10 BATTERY POWERED SENSOR FAUCET, 4" DECK PLATE, AMERICAN STANDARD 605XTMV MIXING VALVE, CONCEALED ARM SUPPORT, PROTECTIVE ADA WRAP ON PIPES
FD-1	HEAVY DUTY FLOOR DRAIN	JAY R SMITH 2255C04-G	-	-	-	4"	2"	15" LARGE CAPACITY HEAVY DUTY FLOOR DRAIN WITH SEDIMENT BUCKET PROVIDE WITH GALVINIZED CAST IRON TOP
WC-1	FLOOR MOUNTED TANK WATER CLOSET	AMERICAN STANDARD 211CA.104	1.28 GPF	1/2"		3"	1 1/2"	WHITE ELONGATED BOWL, EVER CLEAN SURFACE FINISH, AMERICAN STANDARD STOP SEAT (5325.010), HANDLE TO BE ON WIDE SIDE
WCO	WALL CLEANOUT	J.R. SMITH 4472T	-	-	-	MATCH LINE SIZE	-	PROVIDE WALL ACCESS

PIPING MATERIAL AND INSULATION SCHEDULE

SYMBOL	SYSTEM	PIPING	INSULATION					NOTES
		MATERIAL	INDOOR			OUTDOOR		
			MATERIAL	JACKET - CONCEALED	JACKET - EXPOSED	MATERIAL	JACKET	
DCW DHW DHR	DOMESTIC WATER	COPPER PEX HDPE	PRE-FORMED MINERAL FIBER	ASJ	PVC	PRE-FORMED MINERAL FIBER	ALUMINUM	
G	NATURAL GAS	STEEL POLYETHYLENE						INSTALL WITH TRACER WIRE/TAPE BELOW GRADE
SS V	SANITARY SEWER AND VENT	CAST IRON SOLID WALL PVC						

MINIMUM PIPE INSULATION THICKNESS TABLE

FLUID DESIGN OPERATING TEMP RANGE (°F)	VAPOR BARRIER RATING (PERMS)	INSULATION CONDUCTIVITY		NOMINAL PIPE OR TUBE SIZE (IN)				
		CONDUCTIVITY (BTU-IN/(H-FT2-°F))	MEAN RATING TEMP (°F)	<1"	1" TO <1 1/2"	1 1/2" TO <4"	4" TO <8"	>8"
201-250	-	0.27-0.30	150	2.5	2.5	2.5	3.0	3.0
141-200	-	0.25-0.29	125	1.5	1.5	2.0	2.0	2.0
105-140	-	0.21-0.28	100	1.0	1.0	1.5	1.5	1.5
40-60	<0.05	0.21-0.27	75	0.5	0.5	1.0	1.0	1.0
<40	<0.02	0.20-0.26	50	0.5	1.0	1.0	1.0	1.5

ELECTRIC WATER HEATER SCHEDULE

MARK	MANUFACTURER & MODEL	SYSTEM SERVED	TANK CAPACITY (GAL.)	NO. OF ELEMENTS	HEATING KW	RECOVERY @ 100°F RISE (GPH)	VOLTS / PHASE	WEIGHT (LBS)	DIMENSIONS HxWxD (IN)	NOTES
EWH-1	AO SMITH EPU-2-5	SINK	2.5	1	1.5	2	120/1	17	14.5 X 12 X 11	

SAND OIL INTERCEPTOR

MARK	MANUFACTURER & MODEL	CAPACITY (GAL)	INVERT INLET (in")	DIMENSIONS (L X W X H) (in")	NOTES
SOI-1 THRU SOI-10	ZURN Z250H	250	18	66 X 31 x 50	PROVIDE WITH H-20 TRAFFIC RATED TOPS

PLUMBING LEGEND

SYMBOL	DESCRIPTION
	DOMESTIC COLD WATER PIPING (DCW)
	DOMESTIC HOT WATER PIPING (DHW)
	RECIRCULATING HOT WATER PIPING (DHR)
	VENT PIPING
	SANITARY SEWER PIPING (ABOVE GROUND)
	SANITARY SEWER PIPING (UNDERGROUND)
TP	TRAP PRIMER PIPING
CD	CONDENSATE DRAIN
G	NATURAL GAS PIPING
	DIRECTION OF FLOW
BF	BACKFLOW PREVENTER
	WATER HAMMER ARRESTER
	TRAP PRIMER DEVICE
	FLOOR CLEANOUT
	GATE VALVE
	BALL VALVE
F	PRESSURE REDUCING VALVE (PRV)
	CONCENTRIC REDUCER
OR	ECCENTRIC REDUCER
	BLIND FLANGE OR CAP
	PIPING TEE DOWN
	PIPING TEE UP
	PIPING ELBOW UP
	PIPING ELBOW DOWN
	UNION OR FLANGE
OR	FLOOR DRAIN OR FLOOR SINK
	PUMP
	WALL CLEANOUT
	POINT OF CONNECTION
	POINT OF DISCONNECTION
DET# SHT#	DETAIL CALLOUT
H	HUMIDISTAT
XX-1	PLUMBING FIXTURE CALLOUT
AFF	ABOVE FINISH FLOOR
CO	CLEANOUT
COTG	CLEANOUT TO GRADE
(E)	EXISTING
FCO	FLOOR CLEANOUT
N.I.C.	NOT IN CONTRACT
TYP	TYPICAL
VTR	VENT THRU ROOF
WCO	WALL CLEANOUT

PLUMBING GENERAL NOTES:

1. ALL EQUIPMENT MANUFACTURERS SHOWN AS A BASIS OF DESIGN. NOT INTENDED TO SOLE SOURCE EQUIPMENT MANUFACTURER.

2. THE CONTRACTOR SHALL NOT SHUT-OFF (PUT OUT OF SERVICE) ANY SYSTEM SERVICES WITHOUT FIRST COORDINATING ALL DOWNTIME WITH THE OWNERS PERSONNEL. UTILITY INTERRUPTIONS REQUIRED TO ACCOMMODATE NEW CONNECTIONS MAY REQUIRE ODD HOUR WORK.

3. PIPE ROUTING IS APPROXIMATE, DIAGRAMMATIC AND IS NOT TO BE SCALED. WHERE ALTERNATE ROUTING, OFFSETS AND TRANSITIONS ARE REQUIRED FOR COORDINATION OF ALL WORK, THE CONTRACTOR SHALL MAKE CHANGES WITHOUT ADDITIONAL COSTS.

4. THE CONTRACTOR SHALL CLOSELY COORDINATE NEW PLUMBING WITH ALL ELECTRICAL, MECHANICAL, ARCHITECTURAL AND STRUCTURAL MEMBERS.

5. ALL PIPING AND PLUMBING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL PLUMBING CODE, NATIONAL FIRE CODE AND INTERNATIONAL FUEL GAS CODE.

6. GAS PIPING, INCLUDING TAP AND SERVICES, SHALL BE INCLUDED. COORDINATEMETER LOCATION WITH LOCAL AUTHORITY. REGULATOR TO BE PIETRO FIORENTINI GOVERNER UNLESS OTHERWISE INDICATED.

7. WHEN CONNECTING NEW PIPING TO EXISTING, CONTRACTOR TO MATCH EXISTING PIPING MATERIAL UNLESS OTHERWISE NOTED.

8. PRIME AND PAINT ALL EXPOSED PIPES AND PIPE SUPPORT.

9. ALL EXTERIOR SUPPORTS, BRACES, ANCHORS, ETC. WITH OPEN ENDS TO BE CAPPED AND SEALED WEATHERTIGHT.

10. ROOF FLASHING MATERIALS: UNLESS NOTED ELSEWHERE, PROVIDE ROOF FLASHING AS REQUIRED/RECOMMENDED BY ROOFING AND/OR PIPING MANUFACTURERS.

11. PIPING SEISMIC SUPPORTS SHALL NOT BE REQUIRED IF PIPING IS SUPPORTED BY ROD HANGERS; 12 INCH OR LESS IN LENGTH FROM TOP OF THE PIPE TO THE SUPPORTING STRUCTURE. PIPING WITH ROD HANGERS; OVER 12 INCHES IN LENGTH FROM THE TOP OF THE PIPE TO THE SUPPORT STRUCTURE WILL BE REQUIRED TO BE SEISMICALLY RESTRAINED.

12. BACKFLOW PREVENTER MUST BE LEAD FREE AND TESTED WITHIN 10 DAYS OF INITIAL USAGE AND ANNUALLY THEREAFTER. PASSING TEST REPORTS SHALL BE RETURNED INTO AUTHORITY HAVING JURISDICTION NO LATER THAN 30 DAYS OF INITIAL PASSING TEST OR PRIOR TO OCCUPANCY (WHICH EVER COMES FIRST). BACKFLOW PREVENTER SHALL NOT BE INSTALLED HIGHER THAN 60 INCH AND NOT LOWER THAN 10 INCH ABOVE FINISHED FLOOR.

13. ALL WETTED SURFACES OF POTABLE WATER PIPES, PIPE FITTINGS, PLUMBING FITTINGS AND FIXTURES MEET A WEIGHTED AVERAGE LEAD CONTENT OF NO MORE THAN 0.25 PERCENT PER ANSI 61 AND ANSI 372.

14. EXISTING UTILITY LOCATIONS AND SIZES ARE ESTIMATED. CONTRACTOR TO FIELD VERIFY.

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3/16/2022

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WEBER COUNTY, UTAH

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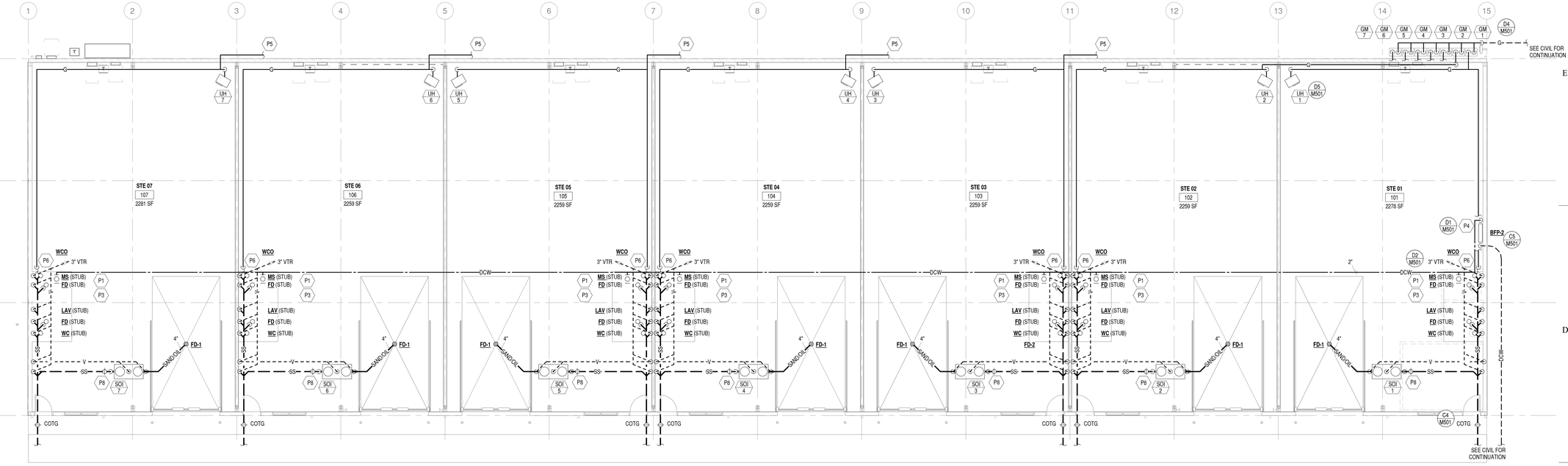
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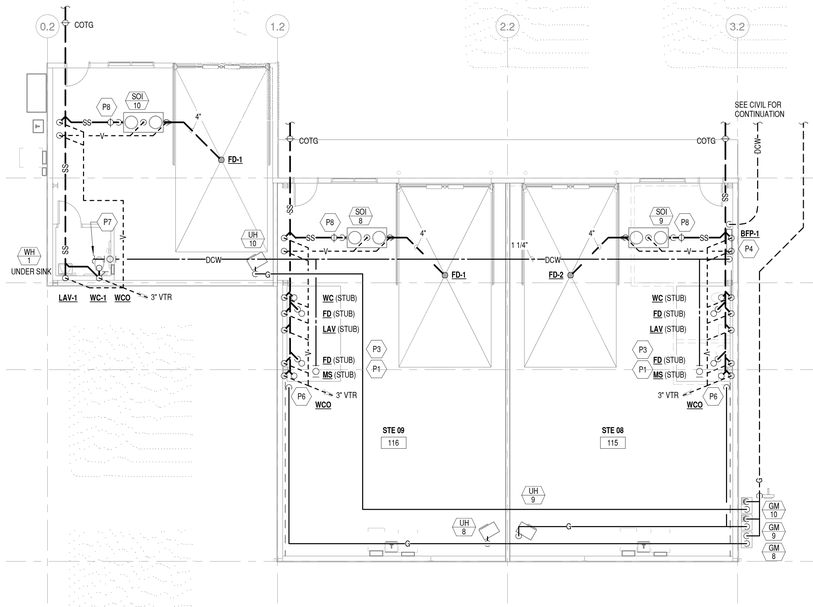
PLUMBING LEGEND, NOTES AND SCHEDULES

P001

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A1 PLUMBING PLAN
1/8" = 1'-0"

0 4' 8' 16'

PLUMBING KEYED NOTES

MARK	NOTE
P1	STUB UP AND CAP SS 12" AFF.
P3	DROP DCW PIPE TO 6' AFF, TERMINATE WITH BALL VALVE AND CAP FOR FUTURE USE.
P4	PROVIDE PRV AND BACKFLOW PREVENTER.
P5	CONNECT TO GAS METER.
P6	DROP GAS PIPE TO 6' AFF, TERMINATE WITH GAS RATED BALL VALVE AND CAP FOR FUTURE USE.
P7	ROUTE WATER TO WH-1 AND TO ALL THE FIXTURES.
P8	PROVIDE COTG AND P-TRAP.

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PLUMBING PLAN

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LIGHTING

- FIXTURE - RECESSED, SURFACE OR PENDANT MOUNT, NUMBER INDICATES FIXTURE TYPE
- FIXTURE - RECESSED OR SURFACE MOUNT WITH EMERGENCY BATTERY PACK, NUMBER INDICATES FIXTURE TYPE
- NUMBER INDICATES FIXTURE TYPE, NL (NIGHT LIGHT) POWERED AT ALL TIMES
- FIXTURE - CHAIN, RECESSED, SURFACE OR PENDANT HUNG NUMBER INDICATES FIXTURE TYPE
- SMALL LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE, NUMBER INDICATES TYPE OF FIXTURE
- EXIT LIGHT, TOP MOUNTED, DARKENED AREA REPRESENTS LETTERED FACE
- EXIT LIGHT, WALL MOUNTED, DARKENED AREA REPRESENTS LETTERED FACE
- EXIT LIGHT, TOP MOUNTED, ARROW INDICATES DIRECTION OF EGRESS
- EXIT LIGHT, WALL MOUNTED, ARROW INDICATES DIRECTION OF EGRESS
- EXIT LIGHT, WALL MOUNTED, ARROW INDICATES DIRECTION OF EGRESS, WITH EMERGENCY LIGHT
- PHOTO-CELL CONTROL
- POLE LIGHT SINGLE FIXTURE, NUMBER INDICATES LIGHT FIXTURE NUMBER
- POLE LIGHT DOUBLE FIXTURE, NUMBER INDICATES LIGHT FIXTURE NUMBER

SWITCHES (+48" UNLESS NOTED)

- SINGLE POLE SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- OCCUPANCY SENSOR WALL SWITCH
- LED DIMMER / OCCUPANCY / DAYLIGHT SWITCH
- MOTION SENSOR ANALOG
- MOTION SENSOR SLAVE ANALOG
- 1 POLE, DOUBLE THROW SWITCH, SPRING RETURN
- DIGITAL TIMER SWITCH - 0-1 HR

CIRCUITING

- WIRING CONCEALED IN CEILING, WALL OR FLOOR
- WIRING EXISTING
- CROSSLINES INDICATE NUMBER OF #12 CONDUCTORS. GROUND IS REPRESENTED BY CROSSLINE WITH DOT ON TOP. OTHER CONDUCTORS AND CONDUIT AS INDICATED.
- BRANCH CIRCUIT HOMERUN TO PANELBOARD; NUMBER OF ARROWS INDICATE NUMBER OF CIRCUITS. LETTER AND NUMBER NOTATION IDENTIFIES PANEL AND CIRCUIT NUMBER(S). (A-1,3)
- FLEXIBLE CONDUIT

PANELBOARDS AND POWER EQUIPMENT

- FLUSH MOUNTED PANELBOARD AND CABINET
- SURFACE MOUNTED PANELBOARD AND CABINET
- SWITCHBOARD OR DISTRIBUTION PANELBOARD (AS NOTED)
- SAFETY DISCONNECT SWITCH - UNFUSED
- FUSED DISCONNECT
- MOTOR OUTLET, HORSEPOWER AS INDICATED
- PUSHBUTTON STATION
- REFERS TO MECHANICAL OR OWNERS EQUIPMENT ITEM SEE SCHEDULES

RECEPTACLES (+18" UNLESS NOTED)

- SINGLE RECEPTACLE, NEMA 5-20R, GROUNDING TYPE
- DUPLEX RECEPTACLE, NEMA 5-20R, GROUNDING TYPE
- THERMOSTAT

ONE-LINE DIAGRAM

- TRANSFORMER
- FUSE
- MOLDED CASE CIRCUIT BREAKER
- CURRENT TRANSFORMER, NUMBER AS INDICATED (3)
- CIRCUIT BREAKER TRIP SETTING / CIRCUIT BREAKER FRAME SIZE (200 AT / 225 AF)
- SURGE ARRESTER
- CONDUIT & CONDUCTOR CALLOUT (X)

EXTERIOR (NEW)

- UNDERGROUND DUCT LINE
- PRIMARY CIRCUIT (EP)
- SECONDARY CIRCUIT (UG)
- 4/0 BARE COPPER GROUND WIRE PLACED IN OR ALONGSIDE FOOTINGS (G)
- TRANSFORMER (T)
- METER (M)
- HANDHOLE (H)
- COMMUNICATION MANHOLE (C)
- ELECTRICAL MANHOLE
- POWER POLE

ABBREVIATIONS

EX1	KEYED NOTE CALLOUT - LETTERS & NUMBERS AS INDICATED
3R	NEMA 3R ENCLOSURE
A	AMPERE
AFF	ABOVE FINISHED FLOOR
AIC	AMPERES INTERRUPTING CAPACITY
APPROX	APPROXIMATELY
BC	BARE COPPER
C	CONDUIT
CB	CIRCUIT BREAKER
CKT	CIRCUIT
CO	CONDUIT ONLY
CU	COPPER
(E)	EXISTING
EMT	ELECTRICAL METALLIC TUBING
FA	FIRE ALARM
FLR	FLOOR
FT	FEET
GFI	GROUND FAULT CIRCUIT-INTERRUPTER
GND or GRD	GROUND
IN	INCHES
KVA	KILOVOLT AMPERE
LED	LIGHT EMITTING DIODE
MAX	MAXIMUM
MIN	MINIMUM
(N)	NEW
NEC	NATIONAL ELECTRICAL CODE
NEMA	NATIONAL ELECTRICAL MANUFACTURING ASSOCIATION
NIC	NOT IN CONTRACT
O.C.	ON CENTER
RM	ROOM
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
V	VOLT
W	WATT
w/	WITH
WP	WEATHERPROOF
+12"	MOUNTING HEIGHT ABOVE FINISHED FLOOR OR GRADE

LIGHT FIXTURE SCHEDULE

NO	DESCRIPTION	VOLTS	MTG.	LENS	FINISH	LAMPS					BALLAST/DRIVER				MANUFACTURER & CATALOG NUMBER (NO SUBSTITUTIONS WITHOUT PRIOR APPROVAL) NOTE COMMISSION ALL LIGHTING CONTROLS	DETAILS
						TYPE			NO. OF LAMPS	LAMP TYPE	TYPE			NO. PER LUMINAIRE	INPUT WATTS	
						F	H	L			S	E	0			
T-1	LED STRIP W/ EM BATTERY	120	CEILING SUSPENDED	ACRYLIC	WHITE			*	1	LED 4000K		*		1	36	LITHONIA CLX L48 5000LM SEF FDL WD 120 GZ10 40K 80CRI PS1050	
T-2	LED WALL PACK	120	WALL +15'	ACRYLIC	BRONZE			*	1	LED 4000K		*		1	47	LITHONIA WPX2 LED 40K MVOLT DDBXD M2	
T-3	LED STRIP	120	CEILING SUSPENDED +10'	ACRYLIC	WHITE			*	1	LED 4000K		*		1	36	LITHONIA CLX L48 5000LM SEF FDL WD 120 GZ10 40K 80CRI	
	EXIT LIGHT W/ EM BATTERY	120	WALL +8'	ACRYLIC	WHITE			*	1	LED		*		1	1	LITHONIA EXRG EL M6	

EQUIMENT SCHEDULE

CRKT.	EQUIP. NO.	DESCRIPTION	VOLTS	PHASE	WATTS HP	BRK	STARTER	CONTROL		PILOT		CONTACTS		CONTROL TRANS.	REMARKS
							SIZE	H.O.A	P.B.	GRN	RED	N.O.	N.C.		
	UH-1	UNIT HEATER	120	1	300 W	20	S								MOTOR RATED SWITCH
L200-13,15	EH-1	ELECTRIC HEATER	208	1	3300 W	30	S								MOTOR RATED SWITCH
L200-11	EWH-1	ELECTRIC WATER HEATER	120	1	1500 W	30	S								MOTOR RATED SWITCH
L200-4	EF-1	EXHAUST FAN	120	1	11 W	20									

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LICENSED PROFESSIONAL ENGINEER 35668 MARC L GOULD STATE OF UTAH
08/13/2025

KEVERI BUILDINGS

2367 RULON WHITE BLVD
WEBER COUNTY, UTAH

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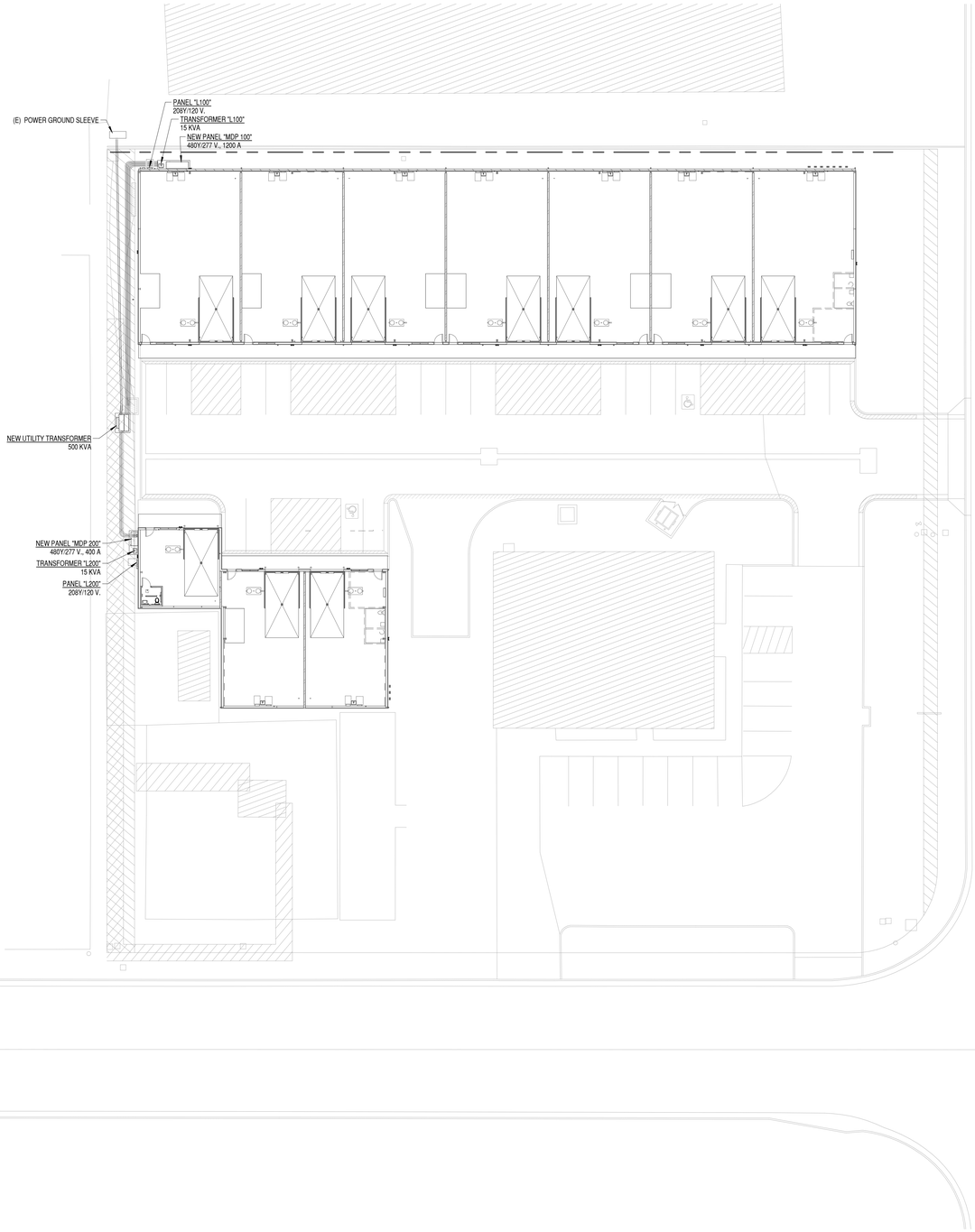
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ELECTRICAL LEGEND, SCHEDULES & DETAILS

E-001

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A1 ELECTRICAL SITE PLAN
1" = 20'-0"
0 20' 40'

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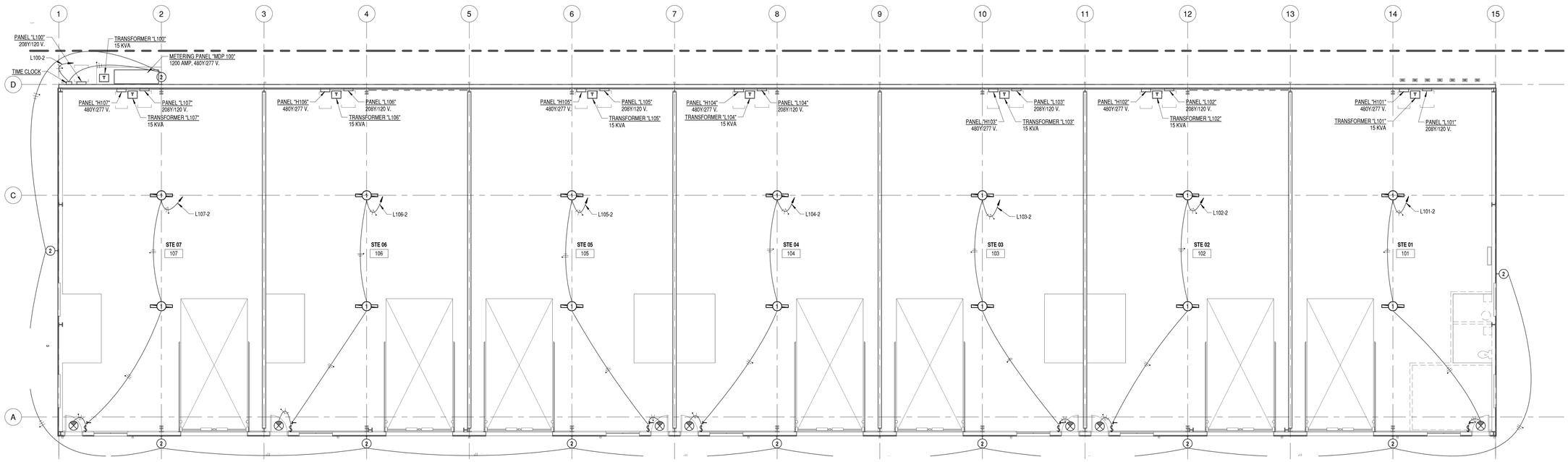
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ELECTRICAL SITE PLAN

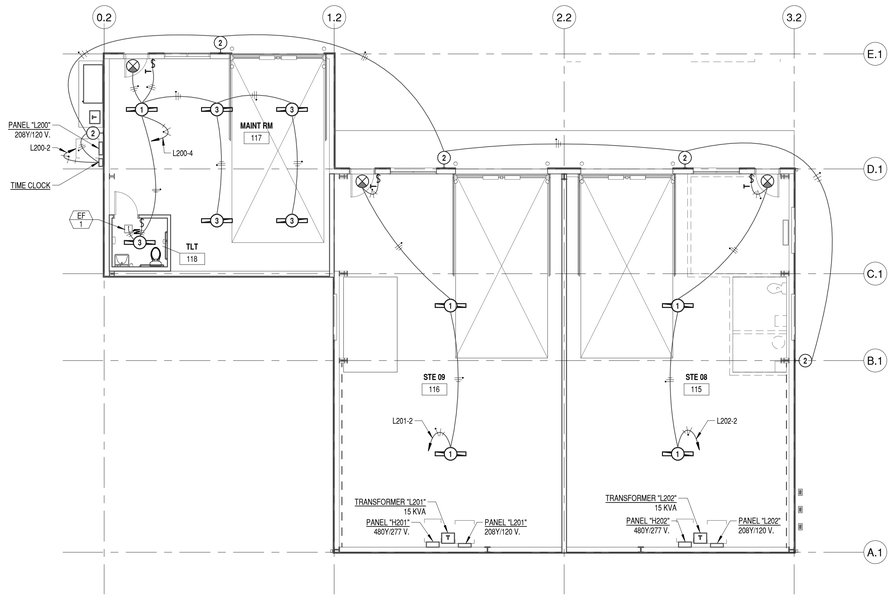
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C1 ELECTRICAL LIGHTING PLAN - NORTH BUILDING

1/8" = 1'-0"

0 4' 8' 16'



A1 ELECTRICAL LIGHTING PLAN - SOUTH BUILDING

1/8" = 1'-0"

0 4' 8' 16'

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ELECTRICAL LIGHTING PLAN

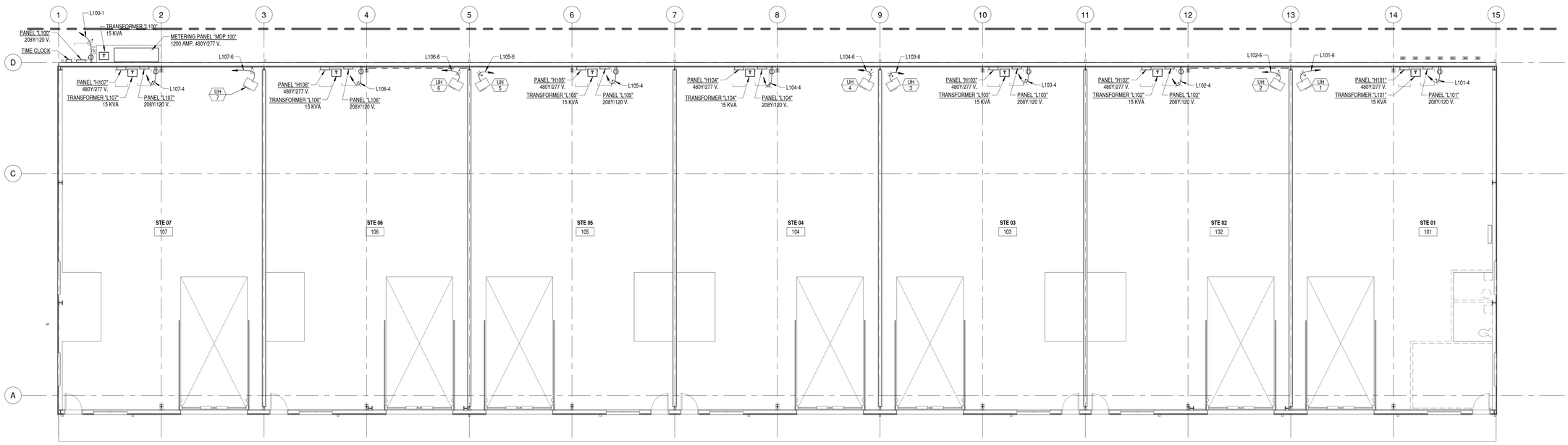
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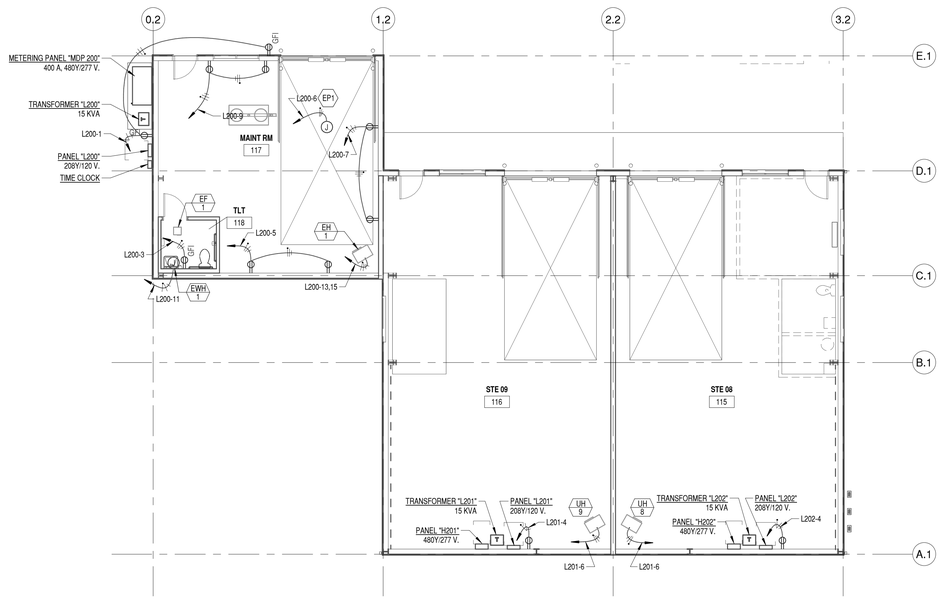
ELECTRICAL POWER KEYED NOTES

MARK	NOTE
EP1	POWER FOR DOOR OPENER. PROVIDE ALL REQUIRED POWER, CONTROL & SAFETY CONTROLS AS NECESSARY FOR DOOR OPENER INSTALLATION.



C1 ELECTRICAL POWER PLAN - NORTH BUILDING

1/8" = 1'-0"



A1 ELECTRICAL POWER PLAN - SOUTH BUILDING

1/8" = 1'-0"

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PROJECT NO:	21180
CAD DWG FILE:	
DRAWN BY:	J.M.S.
CHK'D BY:	M.L.G.

PERMIT AND BID SET
16 MARCH 2022

SHEET TITLE

ELECTRICAL POWER PLAN

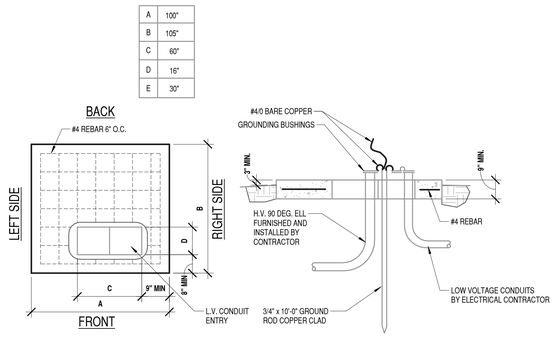
EP101

CONDUIT AND CONDUCTOR SCHEDULE (COPPER)

TYPE	AMPS (1)	CONDUIT SIZE (3)	CONDUCTOR			NOTES
			QTY	SIZE (1)	GND (2)	
1	20	0.75	2	12	12	-
2	20	0.75	3	12	12	-
3	20	0.75	4	12	12	-
4	30	0.75	2	10	10	-
5	30	0.75	3	10	10	-
6	30	0.75	4	10	10	-
7	40	0.75	2	8	10	-
8	40	0.75	3	8	10	-
9	40	0.75	4	8	10	-
10	55	0.75	2	6	8	-
11	55	0.75	3	6	8	-
12	55	1	4	6	8	-
13	70	1	2	4	8	-
14	70	1	3	4	8	-
15	70	1.25	4	4	8	-
16	85	1.25	2	3	8	-
17	85	1.25	3	3	8	-
18	85	1.25	4	3	8	-
19	95	1.25	3	2	6	-
20	95	1.25	4	2	6	-
21	110	1.25	3	1	6	-
22	110	1.5	4	1	6	-
23	150	1.5	3	1/0	6	-
24	150	2	4	1/0	6	-
25	175	2	3	2/0	6	-
26	175	2	4	2/0	6	-
27	200	2	3	3/0	6	-
28	200	2	4	3/0	6	-
29	230	2.5	3	4/0	4	-
30	230	2.5	4	4/0	4	-
31	255	2.5	3	250	4	-
32	255	2.5	4	250	4	-
33	310	2.5	3	350	3	-
34	310	3	4	350	3	-
35	380	3	3	500	3	-
36	380	4	4	500	3	-
37	400	2 EA 2	3	3/0	3	-
38	400	2 EA 2	4	3/0	3	-
39	420	3	3	600	2	-
40	420	4	4	600	2	-
41	460	2 EA 2	3	4/0	2	-
42	460	2 EA 2.5	4	4/0	2	-
43	510	2 EA 2.5	3	250	1	-
44	510	2 EA 2.5	4	250	1	-
45	620	2 EA 2.5	3	350	1/0	-
46	620	2 EA 3	4	350	1/0	-
47	760	2 EA 3	3	500	1/0	-
48	760	2 EA 4	4	500	1/0	-
49	820	2 EA 3	3	600	2/0	-
50	820	2 EA 4	4	600	2/0	-
51	855	3 EA 2.5	3	300	2/0	-
52	855	3 EA 3	4	300	2/0	-
53	1000	3 EA 3	3	400	2/0	-
54	1000	3 EA 3	4	400	2/0	-
55	1140	3 EA 3	3	500	3/0	-
56	1140	3 EA 4	4	500	3/0	-
57	1240	4 EA 2.5	3	350	3/0	-
58	1240	4 EA 3	4	350	3/0	-
59	1260	3 EA 3	3	600	3/0	-
60	1260	3 EA 4	4	600	3/0	-
61	1675	5 EA 3	4	400	4/0	-
62	1680	4 EA 4	4	600	4/0	-
63	2010	6 EA 3	4	400	250	-
64	2100	5 EA 4	4	600	250	-
65	2520	6 EA 4	4	600	350	-
66	2660	7 EA 4	4	500	350	-
67	2940	7 EA 4	4	600	400	-
68	3040	8 EA 4	4	500	400	-
69	4180	11 EA 4	4	500	500	-
70	4200	10 EA 4	4	600	500	-

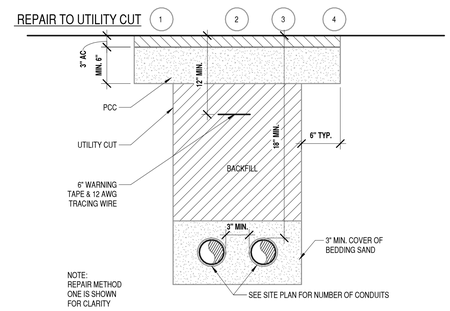
NOTES:

1. CONDUCTOR SIZE USING NEC TABLE 310-16; 60 DEG. C UP TO #1 AWG PER NEC 310.15(B)(16)
2. SIZED USING NEC TABLE 250.122
3. CONDUIT SIZED FOR THHN OR THWN OR THWN-2 IN RNC (SCH 40)



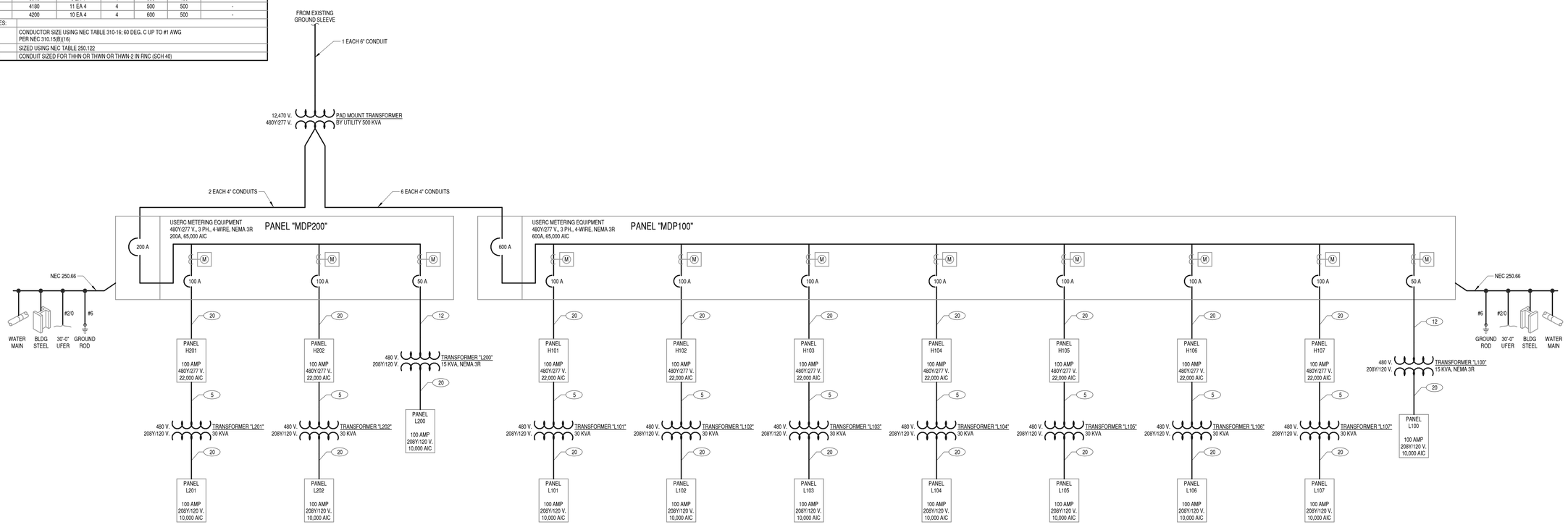
TYPICAL TRANSFORMER PAD INSTALLATION

D4 NONE



TYPICAL UNDERGROUND CONDUIT

D5 NONE



ELECTRICAL POWER RISER DIAGRAM

A1 NONE

CLH ARCHITECTS ENGINEERS
Case, Lowe & Hart, Inc. • 2484 Washington Blvd. Suite 510 • Ogden, Utah 84401-2346
801-399-5821 • www.clhac.com

CONSULTANTS

STAMP

LICENSED PROFESSIONAL ENGINEER
35668
MARC L GOULD
STATE OF UTAH
08/13/2025

KEVERI BUILDINGS

2367 RULON WHITE BLVD
WEBER COUNTY, UTAH

MARK	DATE	DESCRIPTION

ISSUE:	3/16/2022
PROJECT NO:	21180
CAD DWG FILE:	
DRAWN BY:	J.M.S.
CHK'D BY:	M.L.G.

PERMIT AND BID SET

16 MARCH 2022

SHEET TITLE

ELECTRICAL SCHEDULES & DIAGRAMS

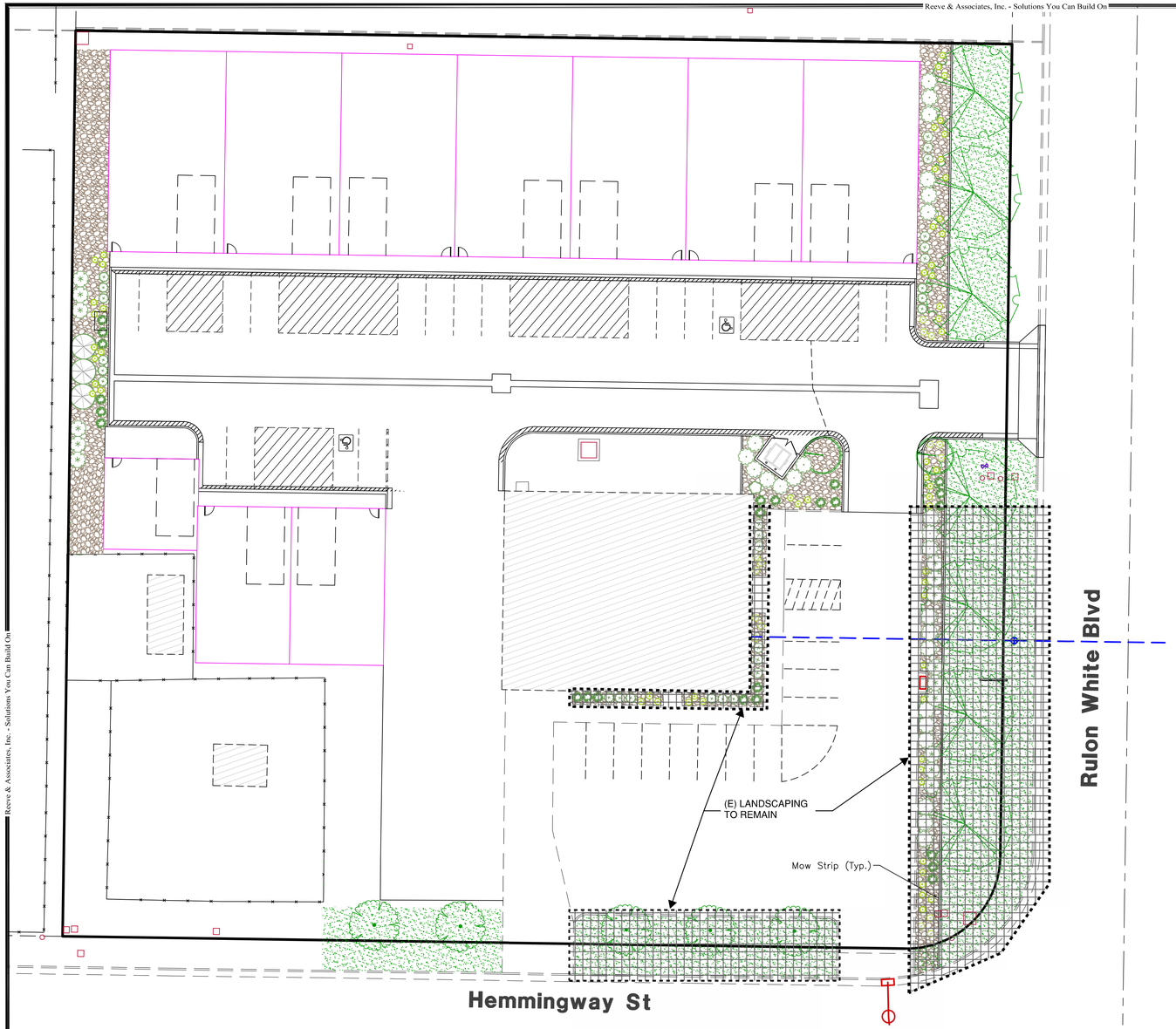
EP601

8/13/2025 4:20:42 PM

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Exhibit B – Landscape Plan

Reeve & Associates, Inc. - Solutions You Can Build On



PLANT TABLE

TREES				
Quantity	Symbol	Scientific Name	Common Name	Size
2		Acer platanoides 'Crimson Sentry'	Crimson Sentry Norway Maple	1.5" cal.
5		Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	1.5" cal.
7		Zelkova serrata 'Village Green'	Village Green Zelkova	1.5" cal.

SHRUBS				
Quantity	Symbol	Scientific Name	Common Name	Size
18		Buddleia x weyeriana 'Sungold'	Sungold Butterfly Bush	5 gal.
11		Cornus sericea 'Baileyi'	Baileyi Dogwood	5 gal.
25		Euonymus alatas 'Compacta'	Dwarf Burning Bush	1 gal.
12		Nandina domestica	Heavenly Bamboo	1 gal.
24		Pinus mugo 'Slowmound'	Slowmound Mugo Pine	1 gal.
1		Symphoricarpos alba	Common Snowberry	1 gal.
15		Spiraea bumalda 'Gold Mound'	Gold Mound Spirea	1 gal.

PERENNIALS				
Quantity	Symbol	Scientific Name	Common Name	Size
41		Achillea millefolium 'Paprika'	Paprika Yarrow	1 gal.
15		Bergenia cordifolia "Rose"	Rose Bergenia	1 gal.
18		Rudbeckia fulgida 'Goldsturm'	Goldsturm Black Eyed Susan	1 gal.

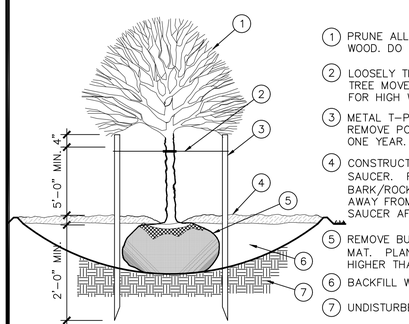
OTHER		
Symbol	Description	Size/Type
	Turf Grass – Sod Kentucky Bluegrass Mix – 3 Species Minimum	Sod
	Gravel Mulch Place mulch over 5 ounce Professional weed barrier cloth in all planting beds. Contractor to provide samples to owner for approval prior to delivery.	1" Diameter 3" Depth
	Concrete Mow Strip	6"x6"

20 0 20 40 60

Scale: 1" = 20'

NOTICE:
THESE PLANS WERE CREATED UTILIZING COLORS FOR UTILITIES & OTHER INFRASTRUCTURE.
IF PRINTED IN, OR COPIED TO BLACK & WHITE, SOME LINE WORK MAY NOT SHOW UP PROPERLY.

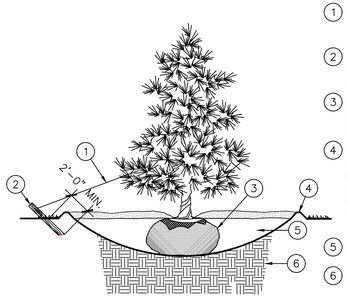
811 Know what's below. Call before you dig.



1. PRUNE ALL DEAD AND INJURED WOOD. DO NOT CUT LEADER.
2. LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS.
3. METAL T-POSTS, 2 PER TREE. REMOVE POSTS & TIES AFTER ONE YEAR.
4. CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH. BRUSH AWAY FROM TRUNK. REMOVE SAUCER AFTER ONE YEAR.
5. REMOVE BURLAP/PACKAGING MAT. PLANT TREES 2"–3" HIGHER THAN GRADE.
6. BACKFILL WITH NATIVE SOIL
7. UNDISTURBED SOIL

NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.

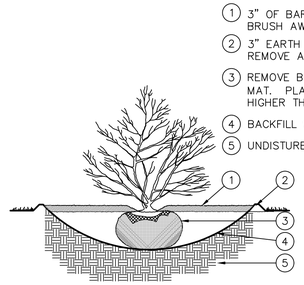
DECIDUOUS TREE PLANTING
NTS



1. LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS
2. 4' x 2" x 2" STAKE AND GUY WIRE (ONE EA. TREE) REMOVE STAKES AFTER ONE YEAR
3. REMOVE BURLAP/PACKAGING MAT. PLANT TREES 2"–3" HIGHER THAN GRADE
4. CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH – BRUSH MULCH AWAY FROM TRUNK. REMOVE SAUCER AFTER ONE YEAR
5. BACKFILL WITH NATIVE SOIL
6. UNDISTURBED SOIL

NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.

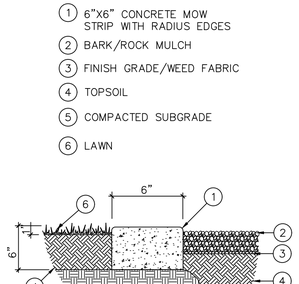
CONIFEROUS TREE PLANTING
NTS



1. 3" OF BARK/ROCK MULCH. BRUSH AWAY FROM STEM
2. 3" EARTH BERM SAUCER. REMOVE AFTER ONE YEAR
3. REMOVE BURLAP/PACKAGING MAT. PLANT SHRUBS 2"–3" HIGHER THAN GRADE.
4. BACKFILL WITH NATIVE SOIL
5. UNDISTURBED SOIL

NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.

SHRUB PLANTING
NTS



1. 6"X6" CONCRETE MOW STRIP WITH RADIUS EDGES
2. BARK/ROCK MULCH
3. FINISH GRADE/WEED FABRIC
4. TOPSOIL
5. COMPACTED SUBGRADE
6. LAWN

CONCRETE MOW STRIP
NTS

PLANTING NOTES

1. This planting plan is diagrammatic and plant locations are approximate.
2. Field survey, stake, and string the layout and locations of site construction features for approval before actual construction. The layout shall conform to the exact location and grades of the intended work to be done.
3. Coordinate all aspects of the planting plans with the irrigation system and call the attention of the owners representative to any conflict in placement of plants in relation to sprinkler heads, lines and valves at the time the landscape installation phase takes place.
4. Finish grade of soil in lawn areas shall be 2" below pads, walks, paving, headers and curbs to accommodate sod. Grades in areas when seeded shall be 1" lower than adjacent edge.
5. Native topsoil shall be stockpiled and stored on site whenever possible for use in landscape areas.
6. All sod areas shall receive a minimum 4" depth of native topsoil and shrub beds shall receive a minimum of 8" of native topsoil.
7. Imported topsoil, when required, shall come from a reputable source, have a loam consistency and be free of weeds and debris.
8. Face each shrub to give the most pleasing look as seen from a line perpendicular to the wall or walk to/from which it is viewed.
9. Edging or Curbing shall be installed as shown on the plan to separate grass from shrub beds.
10. Shrub beds shall drain properly to prevent standing water from occurring. Call improperly draining planters or planting beds to the attention of the owners representative before planting. Provide positive drainage away from all structures and walls. Slope landscape areas 2% minimum.
11. Place mulch in all shrub beds and perennial areas. See schedule for depth and type. Do not crowd out small perennial plants with excessive mulch.
12. Provide a 3' minimum diameter circle "tree ring" around trees that are placed within lawn areas. Place a 3" min. depth of mulch. Use shredded bark mulch or match mulch being used for shrub beds.
13. The contractor shall maintain all work until work is complete and accepted by the Owner. The contractor shall maintain and guarantee all work for a period of THIRTY DAYS from the date of final acceptance by the Owner. Maintenance shall include mowing, weeding, fertilizing and irrigating.

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeve.co
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS
DATE DESCRIPTION

Farah Building
2367 Rulon White Blvd
WEBER COUNTY, UTAH

Landscape Plan

LICENSED LANDSCAPE ARCHITECT
6431661
NATHAN C. PETERSON
11/10/2022
STATE OF UTAH

Project Info.
Engineer: NATHAN PETERSON
Drafter: N. PETERSON
Begin Date: AUGUST 2021
Name: FARAH BUILDING
Number: 6528-55

9
11 Total Sheets

Reeve & Associates, Inc. - Solutions You Can Build On

Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Request for approval of a design review for the construction of 23,800 square-foot fabrication building.
Agenda Date:	Tuesday, October 14, 2025
Applicant:	Nate Christensen
File Number:	DR 2025-07

Property Information

Approximate Address:	8052 West 900 South, Ogden, UT, 84404
Project Area:	5.44 acres
Zoning:	Manufacturing Zone (M-1)
Existing Land Use:	Industrial
Proposed Land Use:	(same)
Parcel ID:	10-174-0001
Township, Range, Section:	T6N, R3W, Section 15 SW Qtr

Adjacent Land Use

North:	Residential	**South:**	900 South Street
East:	Vacant	**West:**	Residential

Staff Information

Report Presenter:	Tammy Aydelotte taydelotte@webercountyutah.gov 801-399-8794

Applicable Ordinances

- Title 101 Chapter 1 General Provisions, Section 7 Definitions
- Title 104 Chapter 21 Manufacturing (M-1) Zone
- Title 108 Chapter 1 (Design Review)
- Title 108 Chapter 7 (Parking Lot Design and Maintenance)

Background and Summary

The applicant is requesting approval of a design review application to construct a 23,800 square-foot fabrication building in the M-1 located on 900 South Street. The proposed architecture of the structure appears to conform to a manufacturing use. The applicant is proposing galvalume, burnished slate, and white vertical siding. The south elevation proposes a stone façade along the front.

Analysis

General Plan: The proposal in not contrary to the Western Weber Planning Area General Plan (2022).

Zoning: The subject property is located within the Manufacturing (M-1) Zone. The purpose of the M-1 Zone can be further described in Land Use Code Section 104-21-1 (b) as follows:

> *The purpose of the Manufacturing (M-1) Zone is to provide a light manufacturing zone in areas that will accommodate the need for light intensity type manufacturing and its associated accessory uses, some of which may have an environmental impact requiring public review and regulation.*

The applicable standards (Section 104-21-5) are as follows:

- Minimum front yard setback: 30 feet
- Minimum side yard (when a corner lot – the side facing the street) setback: 20 feet

- Minimum rear yard setback: (none)
- Maximum building height: (none)

The site plan indicates conformity to all minimum setbacks, except the side yard facing 2100 N. The submitted plans show an 18' setback, which will need to be revised. This appears in the conditions of approval listed below. The maximum building height of this proposal is 60'.

Design Review: Buildings in manufacturing zones are largely exempt from architectural standards and design requirements related to aesthetics. However, the property owner/developer have taken steps to ensure that the general design, layout, and appearance of the building remain aesthetically pleasing to the uses permitted in the Manufacturing (M-1) Zone.. As part of this review, the Planning Commission shall consider the applicable matters based on the proposed use and impose conditions to mitigate deficiencies. The matters for consideration are as follows:

Considerations relating to traffic safety and traffic congestion: The proposed parking lot will accommodate 26 passenger vehicles. This includes one proposed ADA stall on the south side parking lot along 900 South Street. Applicant is proposing two accesses off of 900 South street. Engineering has not expressed concerns over this.

Considerations relating to landscaping, buildings and site layout. The applicant is still working on a putting together a zero scape plan for this site. Recommendation for approval will be conditioned upon submittal of a satisfactory landscaping plan for this manufacturing site.

Considerations relating to utility easements, drainage, and other engineering questions. The applicant will need to adhere to all conditions of the Engineering Division including recommendations regarding retention ponds and pollution prevention methods.

Review Agencies: In addition to the comments and requirements of the Planning Department, Weber County Engineering has provided comment and conditions as well. Weber Fire District has issued approval and will offer a more detailed review upon submission of a building permit application. Planning Staff has included these conditions of approval that must be completed before the land use permit is issued.

Staff Recommendation

Staff recommends approval of file # DR 2025-07, a request for Design Review approval for a 23,800 fabrication building in the M-1 Zone, located at 8052 West, 900 South, Ogden, UT, 84401. This recommendation is conditioned upon all review agency requirements, and the following conditions:

1. All review agency requirements must be addressed and completed before the written approval of the design review is issued.
2. A landscape plan shall be submitted prior to written approval of this design review application.
3. Occupancy shall not occur until all improvements, including landscaping, have either been installed or guaranteed.
4. That the building's setbacks conform to Code requirements.

The following findings are the basis for Staff's recommendation:

5. This proposal is listed as a permitted use within the M-1 Zone.
6. This proposal conforms to the Land Use Code of Weber County, Utah.
7. The owners will obtain the appropriate permits before construction begins.

Exhibits

A. Application and Narrative
B. Site Plan & Elevations

Map 1

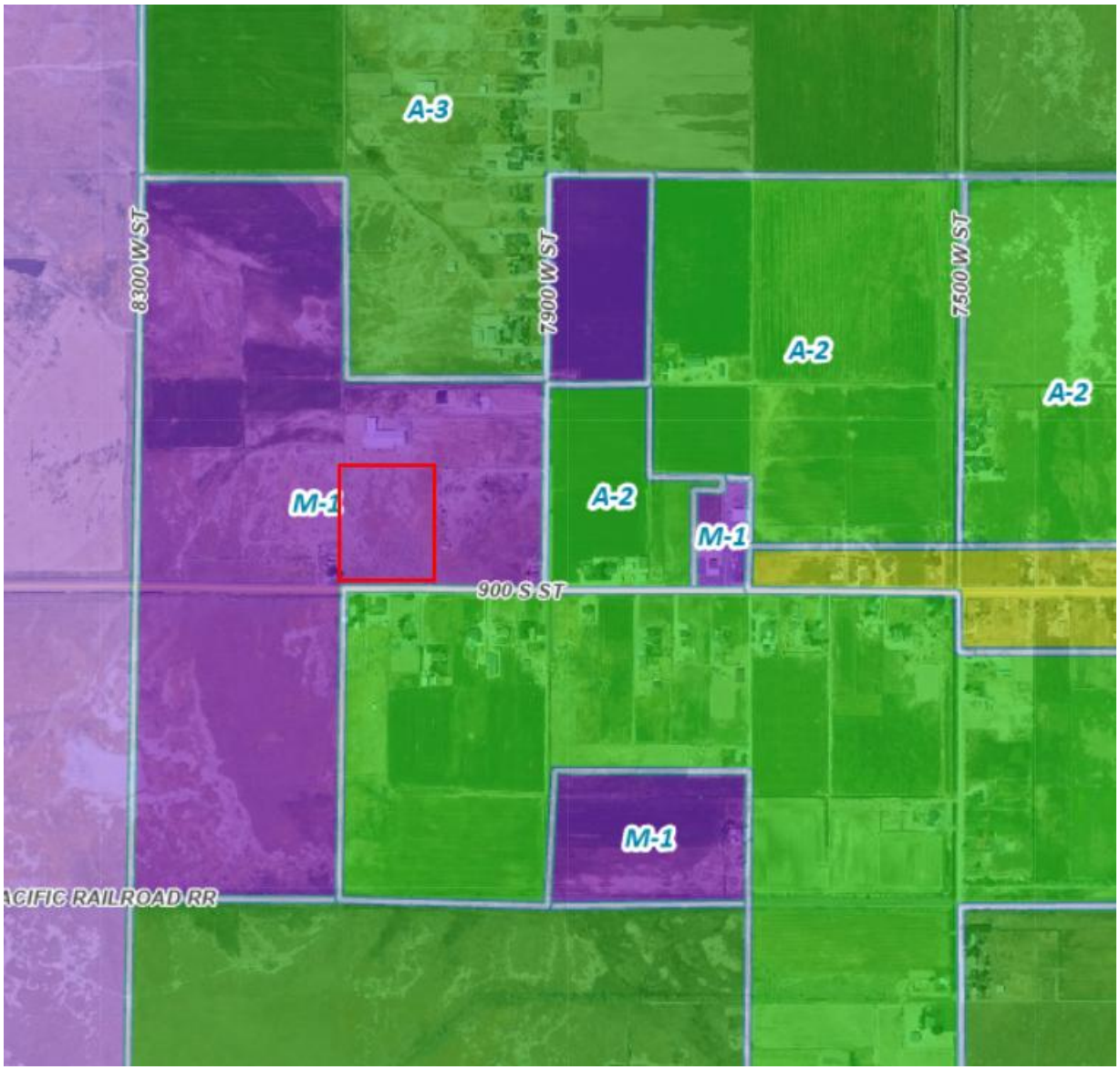

A-3
8300 W ST
7900 W ST
7500 W ST
A-2
A-2
M-1
A-2
M-1
900 S ST
M-1
ACIFIC RAILROAD RR

Exhibit A – Application and Narrative

Christensen-Nate-Design Reviews

Add Follower | Change Status | Change Review Due Date | Edit Project

Address:	8052 West 900 South, Ogden, UT, 84404	**Project Status:**	Accepted
Maps:	Google Maps	**Status Date:**	7/7/2025
Project Type:	Design Reviews	**File Number:**	DR 2025-07
Sub Type:	Design Reviews	**Project Manager**	Tammy Aydelotte
Created By:	Jim Flint		
Created On:	6/5/2025		

Application | Documents 12 | Comments 2 | Reviews 2 | Followers 14 | History | Reminder 0 | Payments 1 | Internal 0

Application

Add Building | Add Parcel | Edit Application | Add a Contractor | Print | Building Permit

Project Description 23,800 SF fabrication shop on a 5.44 acre parcel in western Weber County

Property Address
8052 West 900 South
Ogden, UT, 84404

Property Owner
Nate Christensen
801-706-1921
nchristensen@bowenco.com

Representative
Jim Flint
435-723-3491
jimf@haies.net

Accessory Dwelling Unit	False
Current Zoning	M-1
Subdivision Name	Jamesidney Subdivision First Amendment
Number of new lots being created	0
Lot Number	3
Lot Size	5.44 acres
Frontage	319.99 feet
Culinary Water Authority	West Warren-Warren Water
Secondary Water Provider	Not Applicable
Sanitary Sewer Authority	Not Applicable
Nearest Hydrant Address	8052 West 900 South
Signed By	Representative, Jim Flint

Parcel Number

Remove 101740001 - County Map

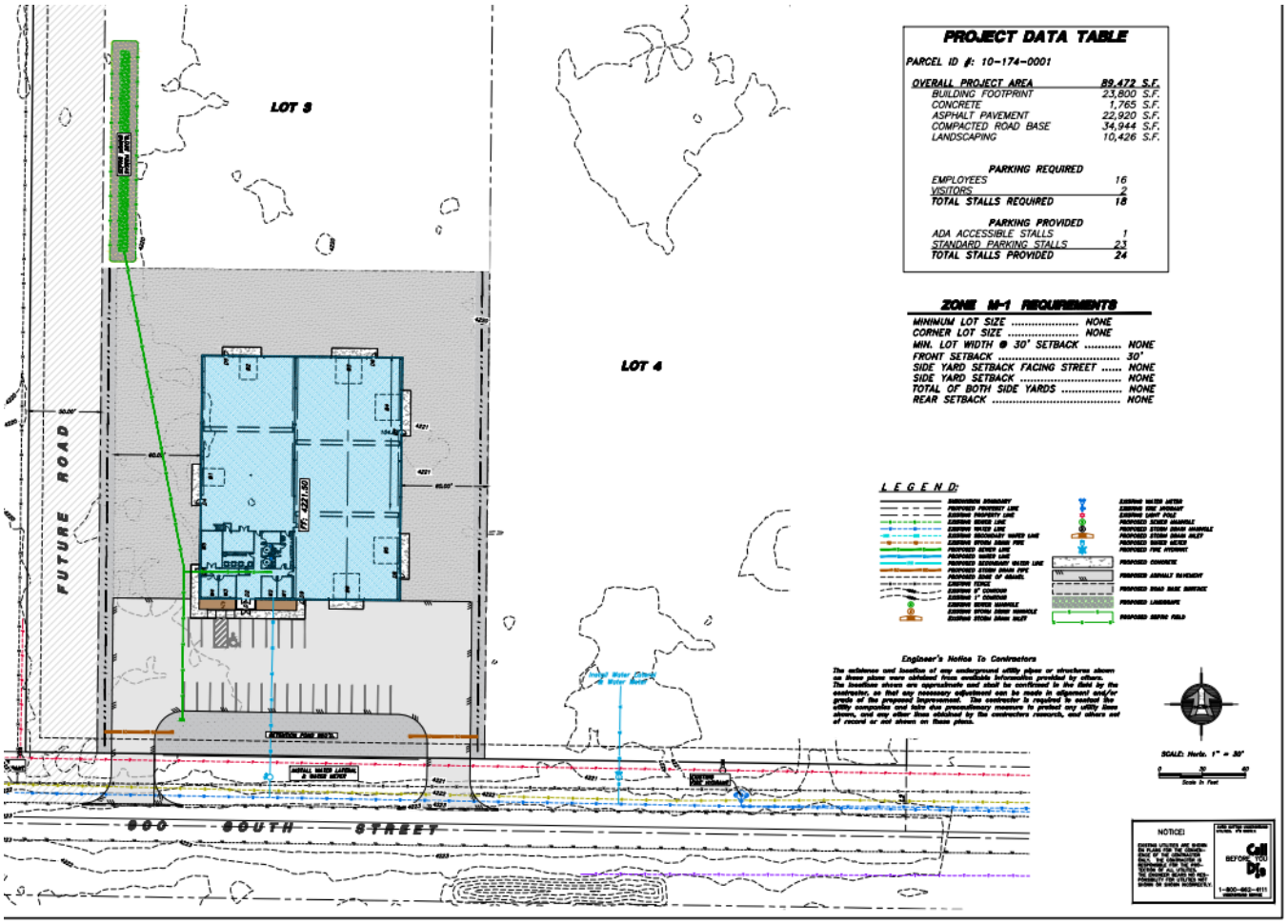
BOWEN
FABRICATION

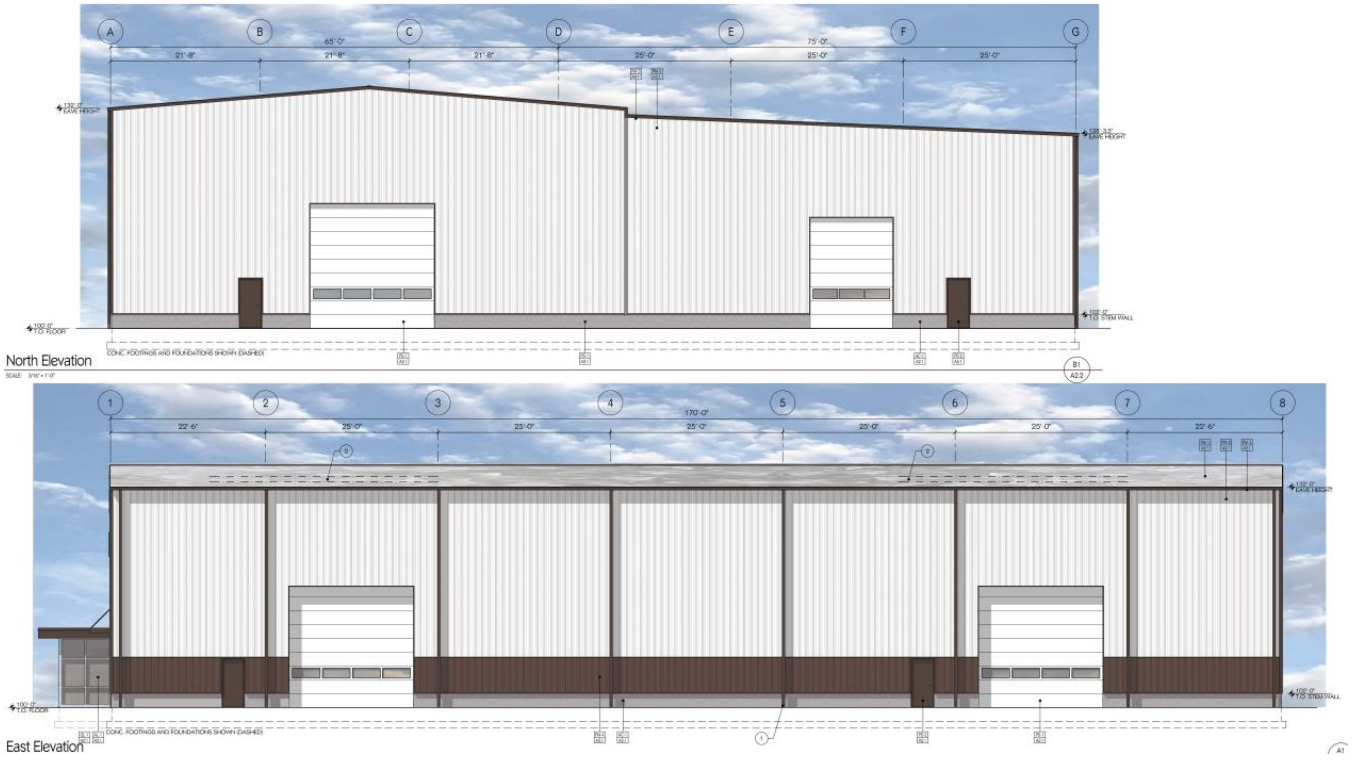
To Whom it may concern,

We are a small fabrication shop that is looking to build a new shop out in West Warren. We have been in business for 16 years now. We build anything from airport equipment to mining equipment and anything in between. We keep a clean yard and are good neighbors.

Thanks, Nate

Exhibit B -Site Plan & Elevations






KEY NOTE:
No. DESCRIPTION
1 EXTEND DOWNSPOUT TO UNDER GROUND STORM DRAINAGE SYSTEM REFER TO DETAIL C3/G1.2 COORDINATE WITH CIVIL DRAWINGS PLAN.
2 COMPLETE SNOW GUARD RAIL SYSTEM.
3 METAL PLATE CUT-OUT COMPANY NAME AND LOGO AS DIRECTED BY OWNER, SEPARATE PERMIT REQUIRED FOR SIGNAGE.
4 "EYE BROW" OPEN FRAME AWNINGS TO EXTEND 36" FROM FACE OF WALL.
BOWEX
CONC. FOOTINGS AND FOUNDATIONS SHOWN (DASHED)
South Elevation
SCALE: 3/16" = 1'-0"
CONC. FOOTINGS AND FOUNDATIONS SHOWN (DASHED)
West Elevation

801-399-8791
2380 Washington Blvd. Ste 240, Ogden, UT. 84401
www.webercountyutah.gov/planning/

WEBER COUNTY
PLANNING DIVISION

MEMO

Date: October 14, 2025

To: Western Weber Planning Commission

From: Felix Lleverino

Re: A public meeting to discuss comments from the Western Weber Planning Commission. This public meeting will focus on the topics of ROW improvements, timing of those improvements, right-of-way dedication, and legal nonconforming structures. This meeting is a continuation of a discussion that took place on September 16, 2025, on a request to expand the C-2 zone boundary to occupy the entire 2.06-acre parcel that is located at 1402 South 4700 West.

The Planning Division has received an application from the land owner named Dale Jordan, who would like to utilize the entire 2.06-acre parcel for commercial uses and alleviate confusion regarding ambiguity about where exactly the zone boundary lies. This owner and future owners would be able to develop the land in conformity with the Commercial, C-2 zone code and all other applicable land use codes. The current zone of the property that is outside of the C-2 zone boundary and within the parcel is Agricultural (A-1), which permits residential, agricultural, and limited agricultural-related commercial uses. The property is currently occupied by several structures, including a 1,600 SF home, a 2,200 SF storage building, and a second 1800 SF storage building. This memo aims to provide a solution to the proximity of existing structures to the public roads and the potential non-conforming setbacks that will result following ROW expansions to 4700 West Street, a UDOT ROW, and 1400 South Street, a county public ROW.

The proposed development agreement language in Exhibit A is written by the county planning staff in cooperation with the land owner. Exhibit B displays an example of land area occupied by future right-of-way expansion and the location of the existing grandfathered structures.

801-399-8791
2380 Washington Blvd. Ste 240, Ogden, UT. 84401
www.webercountyutah.gov/planning/

WEBER COUNTY
PLANNING DIVISION

Exhibit A

Street Right-of-Way Dedication. Master Developer agrees to dedicate or, if allowed by the County, otherwise reserve the Project's street rights-of-way as public thoroughfares at no cost to the County.

Minimum Requirements. Each street right-of-way shall meet the minimum applicable width specifications illustrated in **Exhibit E – Cross Section**.

Nonconforming setbacks. All existing structures that do not conform to the minimum front yard setbacks are considered legal nonconforming.

Expansions to legal nonconforming buildings shall conform to **Chapter 108-12 Non-complying Structures** of the Weber County Code.

The owner is within their rights to seek fair compensation from the public entity at the time when physical public right-of-way improvements become necessary for the areas occupied by an existing nonconforming structure.

Any new structure shall be located outside of the 66-foot half-width right-of-way on 4700 West and the 40-foot half-width right-of-way on 1400 South.

The appropriate right-of-way dedication shall be made with any new subdivision, design review, or conditional use permit for all frontages of the property except the frontage occupied by legal nonconforming buildings.

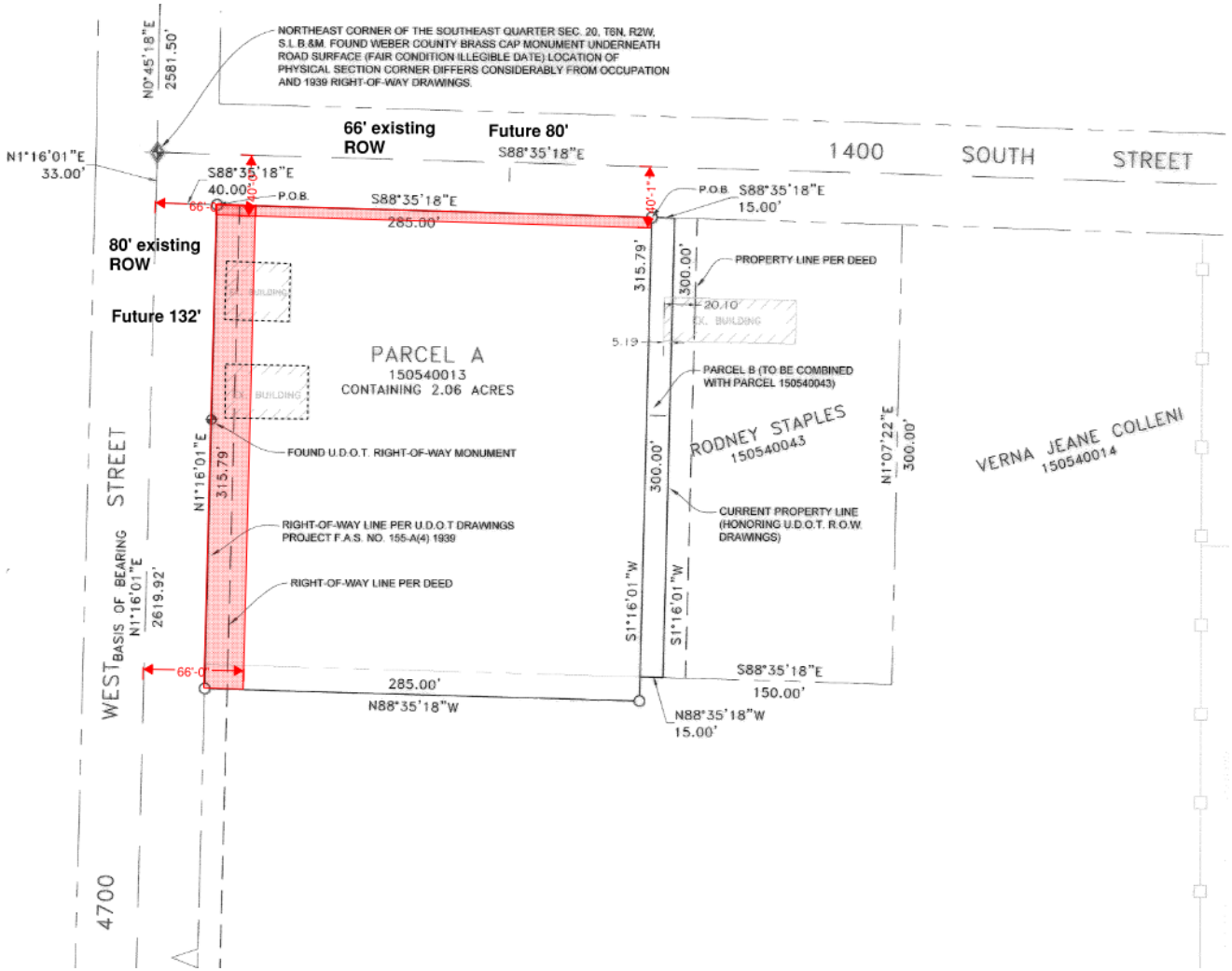
All new structures and site improvements, from the date of this agreement, shall be placed in a manner that does not obstruct the clear-view sight triangle for intersections and driveways as directed by the County Engineering Department.

Complete street requirements stated in Section 8.4 of this development agreement are required in all other areas that do not contain legal nonconforming structures.

2380 Washington Blvd. Ste 240, Ogden, UT. 84401
www.webercountyutah.gov/planning/

WEBER COUNTY
PLANNING DIVISION

Exhibit B



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: File #ZMA2025-05, an application to rezone the Halcyon Estates Subdivision, located at approximately 1700 South, 4150 West, from the A-1 zone to the R1-15 zone.
Agenda Date: October 14, 2025
Applicant: Keith Ward
File Number: ZMA2025-05
Frontier Project Link: https://frontier.co.weber.ut.us/p/Project/Index/23966

Property Information

Approximate Address: 1700 South, 4150 West, Unincorporated West Weber
Current Zone(s): A-1 Zone
Proposed Zone(s): R1-15 Zone

Adjacent Land Use

North: Anselmi Acres Subdivision
South: Residential
East: Residential
West: Bristol Farms Subdivision

Staff Information

Report Presenter: Charlie Ewert
cewert@webercountyutah.gov
801-399-8763
Report Reviewer: RG

Applicable Ordinances

§Title 102, Chapter 5 Rezone Procedures.
§Title 104, Chapter 2 Agricultural Zones.
§Title 104, Chapter 12 Residential Zones.

Legislative Decisions

When the Planning Commission is acting as a recommending body to the County Commission, it is acting in a legislative capacity and has wide discretion. Examples of legislative actions are general plan, zoning map, and land use code amendments. Legislative actions require that the Planning Commission give a recommendation to the County Commission. For this circumstance, criteria for recommendations in a legislative matter require a review for compatibility with the general plan and existing ordinances.

Summary and Background

This report addresses a request for a **General Plan Amendment, Rezone, and Development Agreement** for the **Halcyon Estates Subdivision** in Western Weber County.

- **General Plan Amendment**: Changes the future land use designation of a 10-acre open space parcel from **Parks/Recreation** to **Medium-to-Large Sized Residential Lots**.
- **Rezone**: Changes zoning for the entire subdivision—including the 10-acre parcel and existing lots—from **Agricultural (A-1)** to **Residential (R1-15)**. This aligns zoning with existing lot sizes and prevents nonconformities if the 10-acre parcel is developed.
- **Development Agreement**: Applies only to the 10-acre parcel to guide development in line with R1-15 standards and county policies.

Key Considerations:

- The proposed zoning better reflects existing development patterns and supports the **Western Weber General Plan**.
- The applicant proposes a **$7,500 per-lot contribution** (existing and new lots) to support local parks and recreation.
- Connectivity is generally acceptable; however, the Planning Commission may consider whether additional trail connections are appropriate.
- Required services and infrastructure are either available or will be upgraded through development.

Staff Recommendation:
Approval, subject to a development agreement that includes:

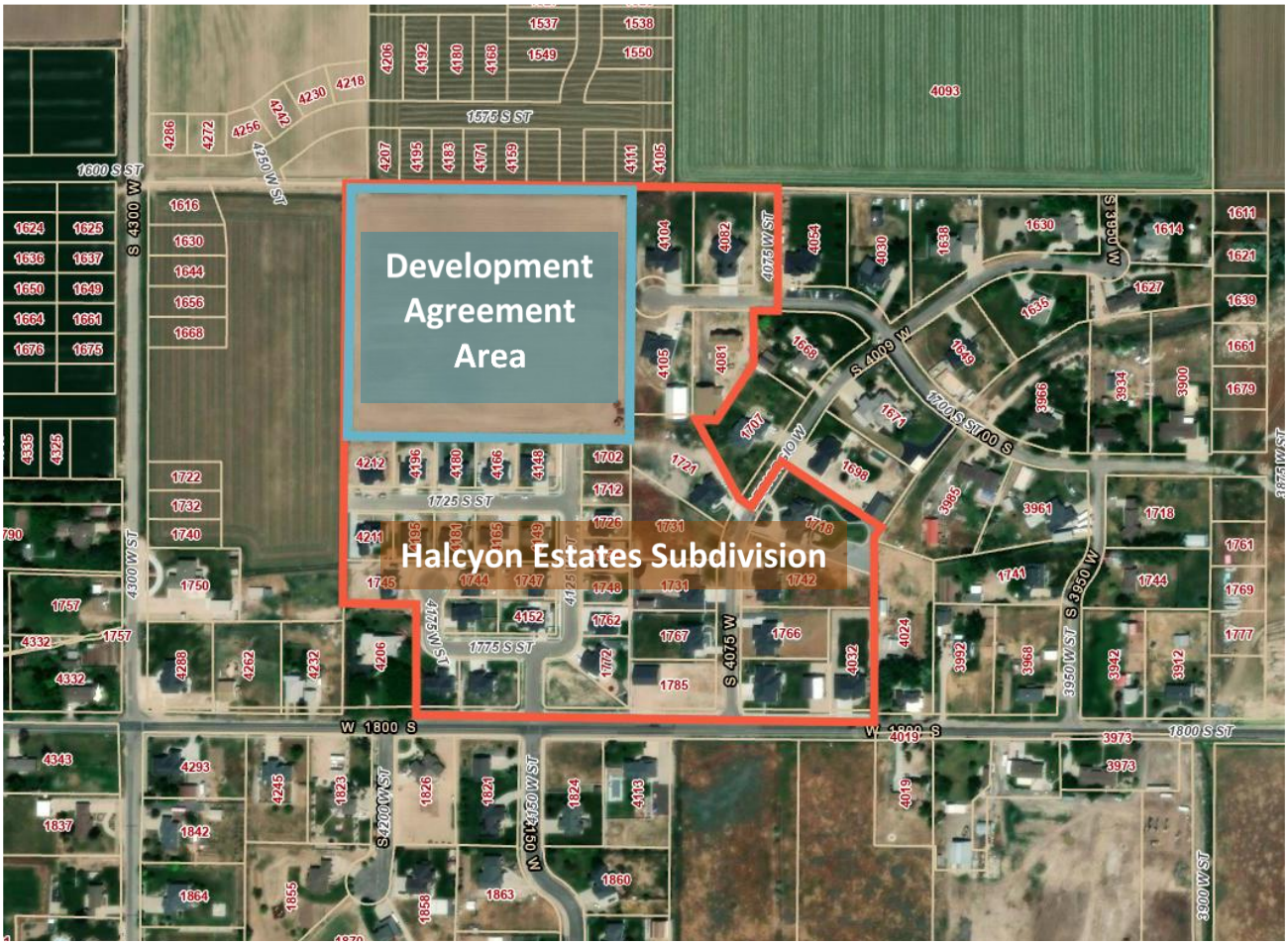
1. Use of the county's standard development agreement template.
2. Street tree installation (or donation) consistent with county standards.
3. Upgrading sidewalk along 1800 South to a multi-use pathway (as ROW allows).

Findings:

- The proposal aligns with the general plan's vision for smart growth and compatible development.
- It mitigates impacts through funding and infrastructure improvements.
- The development agreement ensures mutual public and private benefit.

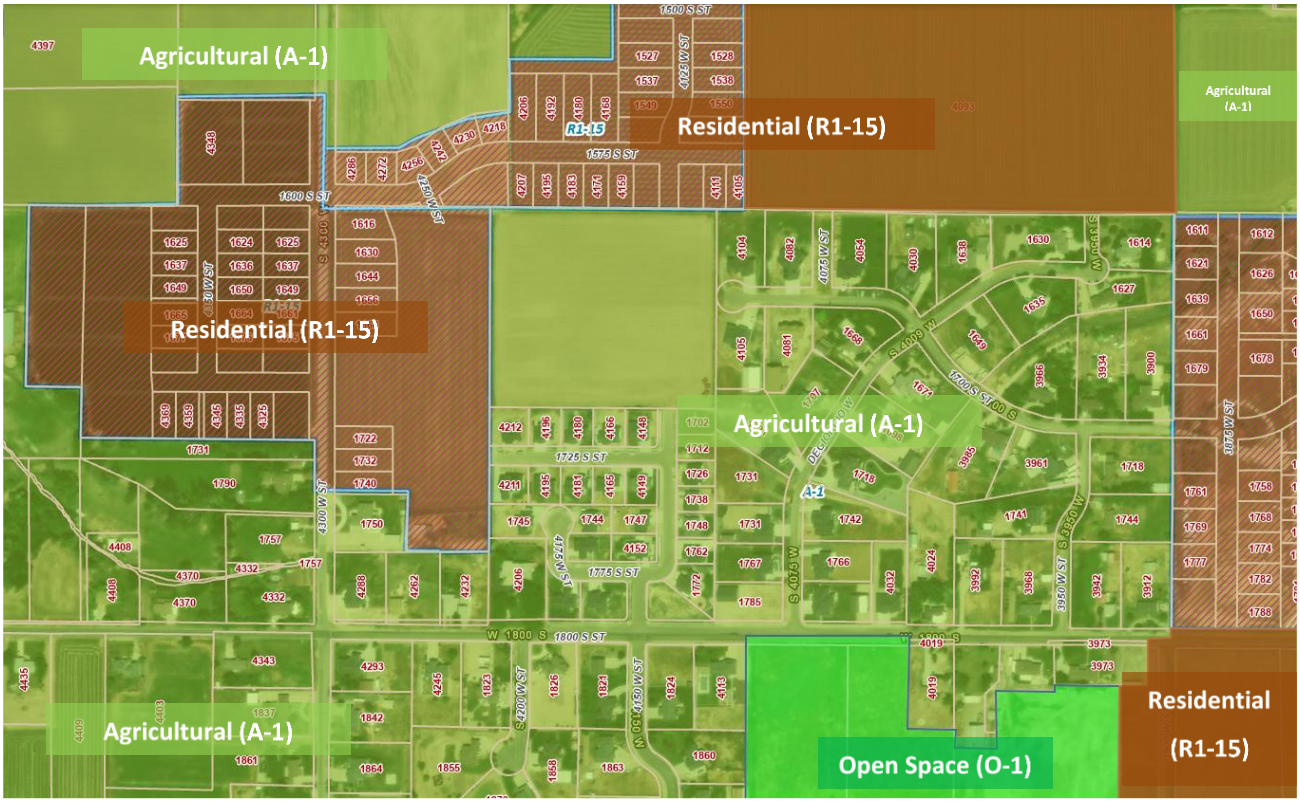
Policy Analysis

Figure 1: Halcyon Estates Subdivision (Existing)



This report is regarding a general plan amendment, rezone, and development agreement for the Halcyon Estates Subdivision. The proposed general plan amendment is intended to change the future land use designation of Halcyon Estates' current 10-acre open space parcel from parks/recreation to Medium-to-Large Sized Residential Lots. The rezone is to change the zone for the lots and current open space of the Halcyon Estates subdivision from agricultural (A-1) to residential (R1-15), and the development agreement is intended to apply only to the 10-acre current open space parcel to guide future development under the R1-15 zone.

Figure 2: Current Zoning Map of Area.



Existing Halcyon Estates Lots. The existing lots in the Halcyon Estates development were platted as part of a PRUD development in which lot sizes approved were significantly smaller than that required by the zone in exchange for agricultural open space. If not including the open space area, the current lots are more in compliance with the R1-15 zone than they are the A-1 zone. Thus, a rezone of the existing lots from A-1 to R1-15 should benefit those existing lot owners.

Figure 1 shows the existing subdivision configuration. The applicant desires to rezone the 10-acre area labeled "development agreement area." The Halcyon Estates Subdivision was platted in part as a lot-averaged subdivision and in other part as a PRUD, each allowing smaller lots in exchange for larger lots and/or open space. Consequently, the majority of the lots therein are smaller than the minimum allowed by the A-1 zone. **Figure 2** illustrates the current zone map for the immediate area.

If the subject 10-acre open space parcel is allowed to be rezoned and developed under the R1-15 zone as proposed by the applicant, its conversion from open space to developed lots will make each of the other lots nonconforming in the A-1 zone. To avoid this, Staff is further recommending should the applicant's request be deemed favorable that the county rezone all of the lots within Halcyon Estates Subdivision to the R1-15 zone. **Figure 3** illustrates how that would appear on the area's zone map. The existing lots appear to be consistent with the minimum development standards of the R1-15 zone. If there are any lawfully permitted uses already established in the A-1 zone that are not allowed in the R1-15 zone, then those rights will be grandfathered and run with the specific property.

Figure 3: Proposed Zoning Map and the Subject Parcel(s).

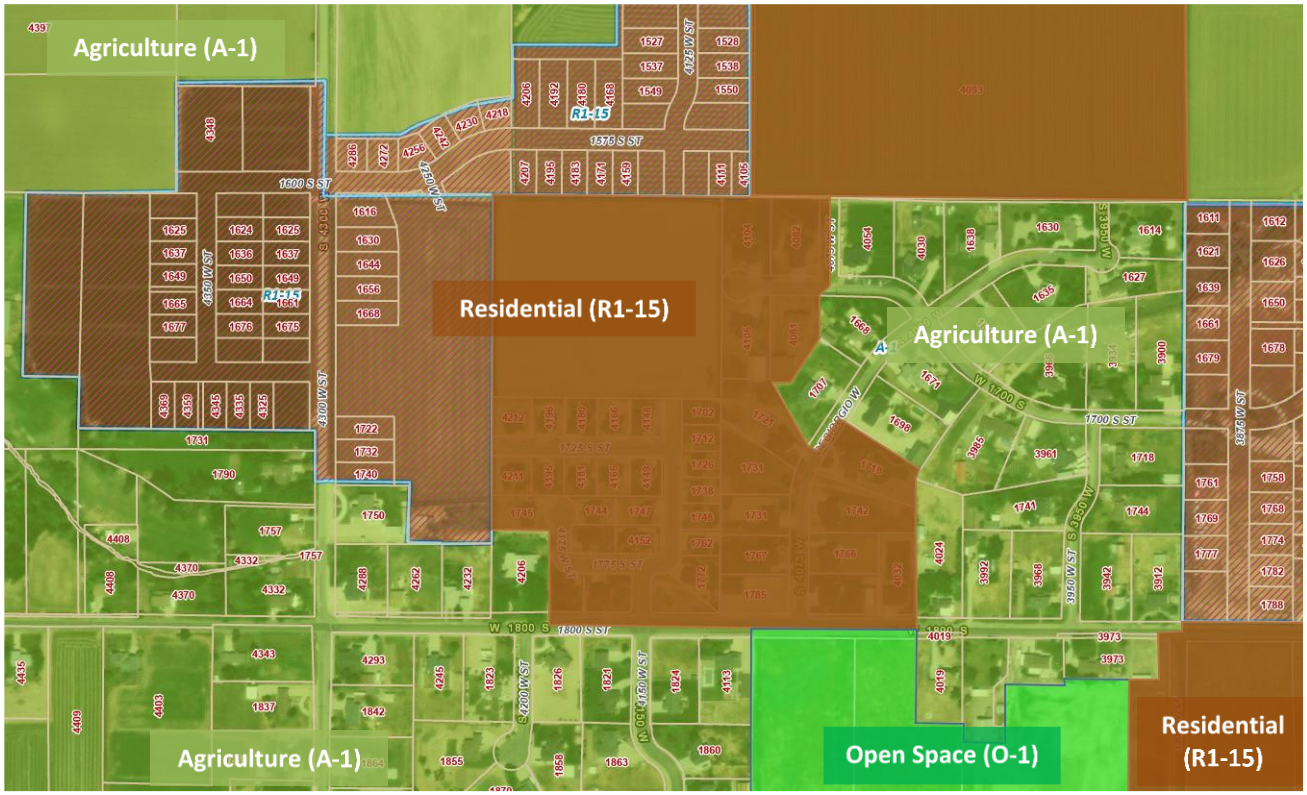


Figure 4 illustrates the applicant's proposed conceptual development configuration within the context of other existing and planned developments in the area.

Zoning Analysis

The current zone of the subject property is A-1. The purpose and intent of the A-1 zone is as follows:

> *The AV-3 Zone and A-1 Zone are both an agricultural zone and a low-density rural residential zone. The purpose of the AV-3 Zone and A-1 Zone is to:*
>
> - *Designate low-intensity farm areas, which are anticipated to develop in a rural residential development pattern;*
> - *Set up guidelines to continue agricultural pursuits, including the keeping of farm animals; and*
> - *Direct orderly low-density residential development in a continuing rural environment.*

The proposed zone for the subject property is the R1-15 Zone. The purpose of the R1-15 Zone is:

> *"… to provide regulated areas for Single-Family Dwelling uses at three different low-density levels. The R1 zone includes the R1-15, R1-12, and R1-10 zones. […]"*[1]

The R1-15 Zone is intended to support single-family lots that are an average of 15,000 square feet in area. The R1-15 zone was specifically designed to support the residential directives that the Western Weber General Plan prescribes for this area.

Weber County Code has six general decision criteria for determining whether a rezone is merited. They are as follows:

[1] Weber County Code Section 104-12-1.

a. *Whether the proposed amendment is consistent with goals, objectives, and policies of the County's general plan.*
b. *Whether the proposed amendment is compatible with the overall character of existing development in the vicinity of the subject property, and if not, consideration of the specific incompatibilities within the context of the general plan.*
c. *The extent to which the proposed amendment may adversely affect adjacent property.*
d. *The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, stormwater drainage systems, water supplies, wastewater, and refuse collection.*
e. *Whether the proposed rezone can be developed in a manner that will not substantially degrade natural/ecological resources or sensitive lands.*
f. *Whether proposed traffic mitigation plans will prevent transportation corridors from diminishing below an acceptable level of service.*

The following is an analysis of the proposal in the context of this criteria.

(a) Whether the proposed amendment is consistent with goals, objectives, and policies of the County's general plan.

As a legislative decision, a rezone should advance the goals of the general plan, or at the very least, not be detrimental to them without good cause. The general plan is only a guiding document and not mandatory to follow, however, because it sets the desired future community outcome, any desired deviation from it should be done with caution.

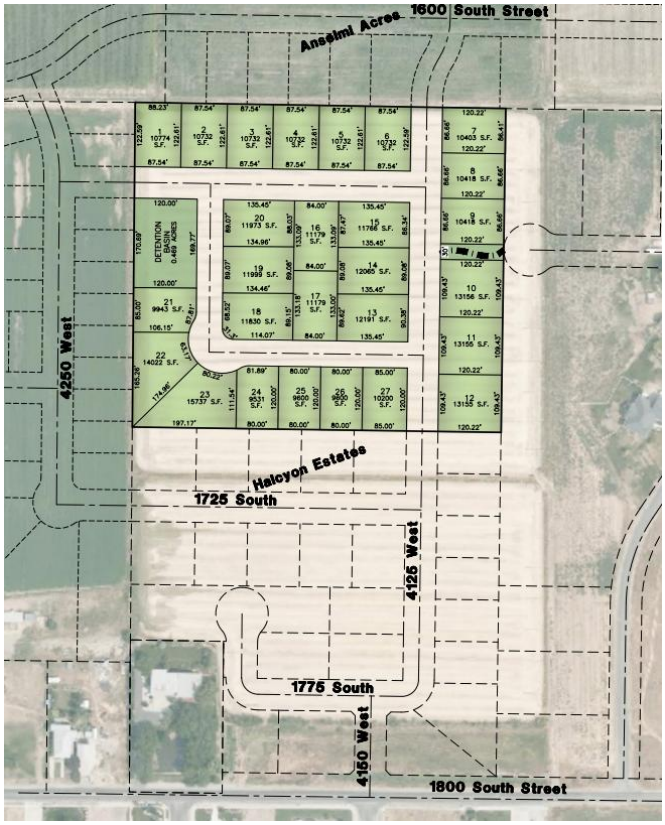
The community character vision is the filter through which all interpretation and understanding of the plan should be run. This is the vision to which all other visions and goals within the plan are oriented. It reads as follows:

> *"While the pressure to grow and develop will persist, there is a clear desire for growth to be carefully and deliberately designed in a manner that preserves, complements, and honors the agrarian roots of the community. To do this, Weber County will promote and encourage the community's character through public space and street design standards, open space preservation, and diversity of lot sizes and property uses that address the need for places for living, working, and playing in a growing community."*[2]

The plan prioritizes the implementation of smart growth principles as development occurs. It encourages the county to utilize the rezone process as an opportunity to help developers and land owners gain the benefits of the rezone while implementing for the public the benefits of these principles. Because the general plan is *general* in nature, no one principle is absolutely mandatory except when adopted into the development code. Similarly, allowing a property to be rezoned is also not mandatory. Both the developer and the County have the ability to substantially gain if a rezone is well negotiated.

The applicant's request is coupled with an application to amend the general plan. The plan amendment is isolated to an update to the maps for the area. **Figure 5** illustrates the future land use

Figure 4: Applicant's Concept Plan



[2] Western Weber General Plan (p. 21)

map as it is presented in the current general plan, with the subject property outlined in black. The subject 10-acres is designated on the future land use map for park/recreation open space. To honor the plan and grant the rezone, the map should be updated to redesignate the property to the medium-to-large residential lots.

Figure 5: General Plan's Future Land Use Map

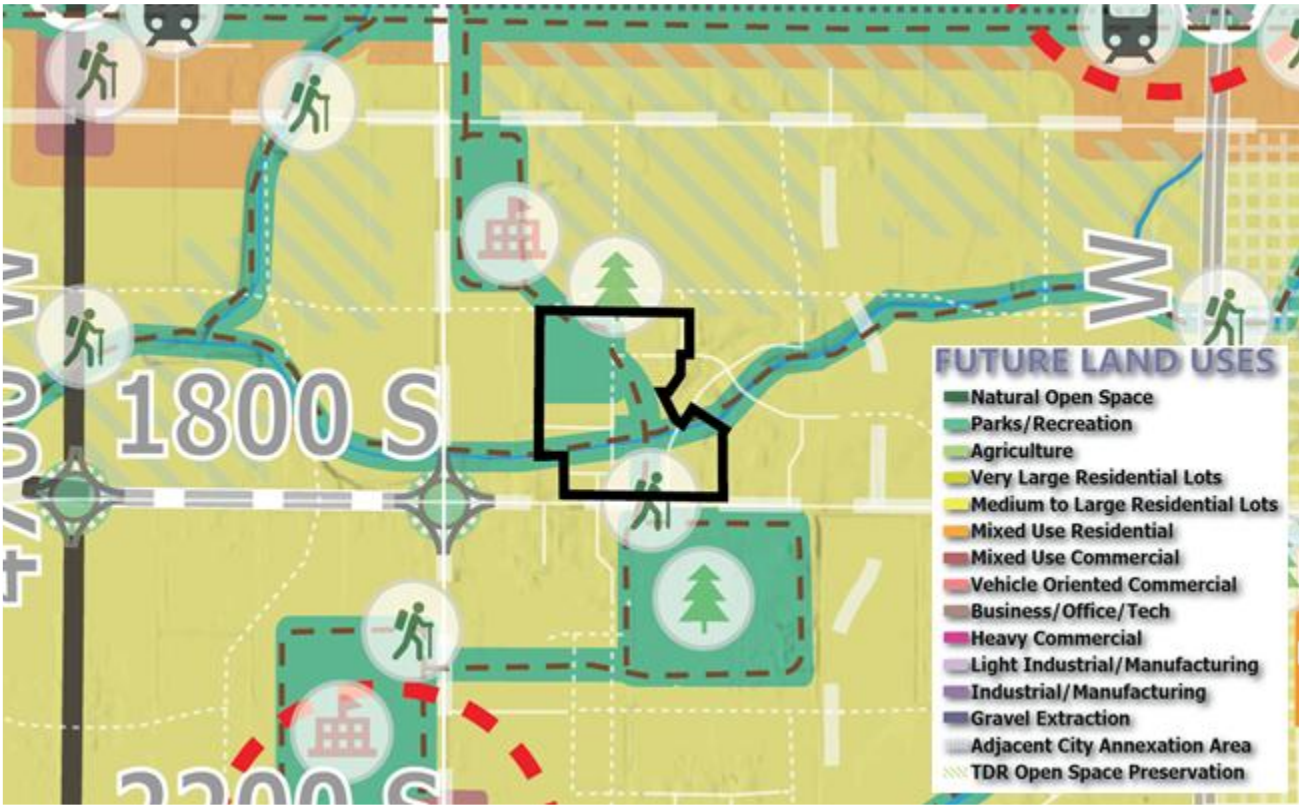


Figure 6: *Proposed* General Plan's Future Land Use Map



Figure 6 illustrates how the map could be changed to enable this request. It also has been updated by staff to illustrate new streets, newly planned streets, and new pathways in the vicinity.

General Plan Smart Growth Principles

The general plan lists both basic and exemplary smart growth principles. The seven basic smart growth standards are:

1. Street connectivity.
2. Pathway and trail connectivity.
3. Open space and recreation facilities.
4. Dark sky considerations.
5. Culinary and secondary water conservation planning.
6. Emission and air quality.

The proposal's compliance with each of these standards are further provided in this report.

The following nine bullet points is a list of the general plan's exemplary smart growth principles. A staff analysis regarding how they may relate to this potential project follows each bullet point (*in italics*). Some of these principles are similar to the basic smart growth principles aforementioned, but are designed to provide optimal community benefits.

- Provision for a wide variety of housing options.
    - *While this proposal is anticipated to be exclusively single-family residential, the flexible lot standards of the R1-15 zone and connectivity incentivized subdivision will help the developer create a wide variety of lot sizes. Smaller lots will be more affordable than the larger lots, which in turn will allow the developer to market to prospective single-family homeowners that are at different stages of life.*
- Use of lot-averaging to create smaller lots/housing that responds to the needed moderate income housing.
    - *The applicant has not proposed any moderate income housing for the development. It should be noted that the variety of lot sizes will result in smaller lots, as small as 6,000 square feet. This will help provide the market with a larger supply of smaller lots, which in turn will help curb the inflating housing costs the area has been experiencing. If the planning commission desires the developer to specifically provide deed-restricted moderate income housing within the development, the requirement can be inserted into the proposed development agreement.*
- Strong trail network with excellent trail connectivity that prioritizes bicycling and pedestrians over vehicles.
    - *The applicant's proposed concept plan (Figure 4) stubs a street to three of the four sides of the 10-acre parcel. Each stub connects to either an existing of previously approved street stub. On the fourth side, an earlier phase of Halcyon Estates subdivision did not plat a stub street to the property line. Instead it platted a cul-de-sac with the outer arc of the cul-de-sac right-of-way tangentially intersecting with the subject 10-acre property line. The applicant has asserted that acquiring the right-of-way to convert the cul-de-sac to the property as a street stub is not likely based on preliminary discussions he has had with those adjoining land owners. Instead, the applicant is proposing a 10-wide paved pedestrian pathway to connect to the cul-de-sac, run between two lots, and connect to the streets within the proposed development. The planning commission should consider whether this is an acceptable alternative to a street connection.*
    - *While the proposed concept offers reasonable connectivity given the developments approved on all four if its sides, exemplary connectivity might include a pathway connection between lots in the southwest corner of the development, connecting to the neighboring Bristol Farms development. If required, this pathway would run between future lots (currently unplatted) in Bristol Farms. If the planning commission requires it, this connection would need to be acquired by the applicant from the Bristol Farms developer. This retrofitting is similar to requirements applied to Winston Park and Taylor Landing rezoness.*
- Strong street connectivity and neighborhood connections that avoid the use of cul-de-sacs or deadends.

- *As can be reviewed on the concept plan, the applicant has done well to not use cul-de-sacs or dead-end streets within the 10-acre proposal.*

- Large and meaningful open space areas with improved parks, recreation, etc.
    - *There is little room on the 10-acre property to both develop a neighborhood and create meaningful recreational open space areas. Instead, the applicant has volunteered $7,500 (2024 value) per lot. The applicant's contribution applies not only for the 30-ish lots that can be created on the 10-acre piece, but also to the 39 lots previously platted in other phases of the Halcyon project.*
- Homes that have higher efficiency ratings than required by local building codes.
    - *The county commission has acknowledged support for enhanced air-quality measures, as explained in the general plan. However, so far they have not been inclined to impose any specific measure to single-family residences that is above and beyond existing codes.*
- Homes that have solar-paneled rooftops and watt-smart compliant batteries.
    - *Similar to building efficiencies, providing energy independence when possible is integral in a smart-growth community. Rooftop solar panels, as well as power storage capabilities such as a solar-charged battery is specifically discussed in the general plan. The county commission supports finding innovative ways to encourage homeowners to generate their own power, but given the cost, complications, and ever-evolving technology, they have not been inclined to require it yet.*
- Provisions that create attractive communities for the long term and that create a distinctive sense of place.
    - *This project will blend well with the previously approved developments surrounding it.*
- Use of transferable development rights from agricultural lands identified for protection.
    - *The property is not located on land that is currently covered by an agricultural protection area or easement.*

(b) Whether the proposed amendment is compatible with the overall character of existing development in the vicinity of the subject property, and if not, consideration of the specific incompatibilities within the context of the general plan.

The proposal is effectively the same type of development that exists or has been approved on all four sides of the 10-acre property.

(c) The extent to which the proposed amendment may adversely affect adjacent property.

When considering how this rezone might adversely affect adjacent property, there are a wide array of factors at play. These include impacts on private property rights and nuisances, as well as other factors such as impacts on a landowner's desires for their neighborhood and the intrinsic values they've imbued into that neighborhood.

First and foremost, the Planning Commission should prioritize fact-based adverse impacts. Then consider the perception-based impacts.

If rezoned, the development is likely change the view and sense of openness of neighboring property owners. Otherwise the development offers no greater impact to the community than those developments that surround it. Impacts for larger system improvements, like streets and stormwater facilities, will be compensated by the collection of impact fees for each new home in the development.

From an intrinsic perspective, current neighbors who have grown accustomed to the quiet rural nature of the immediate area may find the increase in development intensity unpleasant and contrary to the current reasons they reside in the area. Even though residents in the area do not own a property right that ensures their neighbor's property will not change, they may find dismay in the perception that changes beyond their control could upend their desired future for the area. This could lead to their eventual self-determined displacement from the neighborhood.

(d) The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, stormwater drainage systems, water supplies, wastewater, and refuse collection.

The County's currently adopted development regulations are designed to specifically require the developer to address their impact on local levels of service. The applicant will be responsible for mitigating any material degradation of levels of service.

Roadways/Traffic.

Figure 6 shows the existing and planned streets for the area. If approved, the project will provide the previously planned street connections to surrounding developments as well as at least one pathway connection.

With any increased development, there will be an uptick in traffic demand on the area's collector streets. As aforementioned, the county collects impact fees to help offset this impact. Segments of the streets that provide primary access to the property from the greater area have been improved to accommodate this traffic as a result of development on the adjacent property, with ample lane width, shoulder area, curb, gutter, and sidewalks. Other segments of the same streets are still in the form of a rural street and lack sufficient width, and drainage and active transportation facilities. Improvements are either being made or will be made in the near future to certain of those segments on 1400 South and 1800 South. Those improvements are intended to help keep consistent levels of service.

Police and Fire Protection

It is not anticipated that this development will generate a greater per capita demand for police and fire protection than typical single-family residential development.

Stormwater Drainage Systems

This is not usually a requirement of rezoning, and is better handled at the time specific construction drawings are submitted. This occurs during subdivision application review.

Water Supply

The project is within the Taylor-West Weber Water District. The developer will be required to install water infrastructure as per their requirements at the time the subdivision is constructed.

Wastewater

The project is proposed to be served by sewer that will be collected by Central Weber Sewer Improvement District.

Refuse Collection

It is expected at this time that this development will be served by the county's typical contracted garbage collection service. If different, this can be better fleshed out during subdivision review.

(e) Whether the proposed rezone can be developed in a manner that will not substantially degrade natural/ecological resources or sensitive lands.

There are no known natural or ecological resources on the subject 10 acres. It has been historically used for farming.

(f) Whether proposed traffic mitigation plans will prevent transportation corridors from diminishing below an acceptable level of service.

This topic is addressed earlier in this report.

Staff Recommendation

After reviewing the proposal within the intended context of the Western Weber General Plan, it is staff's opinion that this rezone will help advance the vision and goals of the plan. Staff is recommending approval of the rezone. This recommendation is offered with the following considerations, which are intended to be incorporated into a zoning development agreement:

1. Use the county's template development agreement, including any applicable street and pathway cross section.
2. Install the minimum number of street trees to meet the requirements of the county's template development agreement everywhere in the subject 10-acre development and in the parkstrip in front of existing lots within Halcyon Estates that have owners that desire the trees (including any HOA owned land). Where not desired by the lot owner(s), donate the trees that would otherwise be required in the parkstrip to the Park District for planting in the Taylor Landing Park. The total number of trees required shall follow the standards established in the county's template development agreement.
3. Replace 1800 South street's existing sidewalk with a minimum 10-foot wide paved or concrete pathway, or as wide as the existing public right-of-way allows.

Staff's recommendation is offered with the following findings:

1. After the considerations listed in this recommendation are applied through a development agreement, and including any standard requirement of the county's template development agreement, this proposal generally supports and is anticipated by the vision, goals, and objectives of the Western Weber General Plan.
2. The applicant is volunteering to donate $7,500 per existing and new residential lot within his development to the park district for the purpose of expansion/enhancement of parks a recreation for the entire community.
3. The project is beneficial to the overall health, safety, and welfare of the community, as provided in detail in the Western Weber General Plan.
4. A negotiated development agreement is the most reliable way for both the county and the applicant to realize mutual benefit.

Model Motion

The model motions herein are only intended to help the planning commissioners provide clear and decisive motions for the record. Any specifics provided here are completely optional and voluntary. Some specifics, the inclusion of which may or may not be desired by the motioner, are listed to help the planning commission recall previous points of discussion that may help formulate a clear motion. Their inclusion here, or any omission of other previous points of discussion, are not intended to be interpreted as steering the final decision.

Motion for positive recommendation as-is:

I move we forward a positive recommendation to the County Commission for File #ZMA2025-05, an application to rezone the Halcyon Estates Subdivision, located at approximately 1700 South, 4150 West, from the A-1 zone to the R1-15 zone, provided in this staff report.

I do so with the following findings:

Example findings:

1. *Feel free to use staff's findings if relevant.*
2. *The changes are supported by the Western Weber General Plan.*
3. *The proposal serves as an instrument to further implement the vision, goals, and principles of the Western Weber General Plan*
4. *The changes will enhance the general health and welfare of Western Weber residents.*
5. *[_____ add any other desired findings here _____].*

Motion for positive recommendation with changes:

I move we forward a positive recommendation to the County Commission for File #ZMA2025-05, an application to rezone the Halcyon Estates Subdivision, located at approximately 1700 South, 4150 West, from the A-1 zone to the R1-15 zone, provided in this staff report, but with the following additional edits and corrections:

Example of ways to format a motion with changes:

1. *Example: Add a requirement for roadside beautification, water wise vegetation, and street art/décor to the development agreement for the two collector streets in the development. Include decorative night sky friendly street lighting at reasonable intervals. Require the creation of a homeowner's association to operate and maintain.*
2. *Example: Amend staff's consideration item # [ ]. It should instead read: [desired edits here].*
3. *Etc.*

I do so with the following findings:

Example findings:

1. *Feel free to use staff's findings if relevant.*
2. *The proposed changes are supported by the General Plan. [Add specifics explaining how.]*
3. *The proposal serves as an instrument to further implement the vision, goals, and principles of the General Plan*
4. *The changes will enhance the general health, safety, and welfare of residents.*
5. *[Example: allowing short-term rentals runs contrary to providing affordable long-term rental opportunities]*
6. *Etc.*

Motion to recommend denial:

I move we forward a recommendation for denial to the County Commission for File #ZMA2025-05, an application to rezone the Halcyon Estates Subdivision, located at approximately 1700 South, 4150 West, from the A-1 zone to the R1-15 zone. I do so with the following findings:

Examples findings for denial:

- *Example: The proposal is not adequately supported by the General Plan.*
- *Example: The proposal is not supported by the general public.*
- *Example: The proposal runs contrary to the health, safety, and welfare of the general public.*
- *Example: The area is not yet ready for the proposed changes to be implemented.*
- *[_____ add any other desired findings here _____].*

Exhibits

Exhibit A: Application.
Exhibit B: County's Template Development Agreement.

General Plan Amendment Narrative: Halcyon Estates

A Proposal for Community Enhancement and Responsible Growth in Weber County

Date: May 22, 2025

To: Members of the Weber County Planning Commission and Planning Staff

From: Keith Ward, Wakeless Holdings, LLC

Subject: Request for General Plan Amendment for Halcyon Estates Open Space – Fostering Community Benefits and Aligning with County Vision

Dear Planning Commission Members,

We appreciate this opportunity to present a thoughtful proposal for a General Plan Amendment concerning a 10-acre parcel currently designated as open space within the Halcyon Estates development in Taylor. Our proposal seeks to rezone this land from its current agricultural designation to RE-15, allowing for the development of residential lots. We are confident that this amendment represents a significant betterment for Weber County and its residents, transforming an underutilized parcel into a vibrant extension of the community while providing tangible benefits that align with the County's strategic goals.

From Vision to Adaptation: A Brief History

Our journey with Halcyon Estates began with a vision for a unique private lake community. However, unforeseen geotechnical challenges, identified through thorough due diligence by GeoStrata Engineering, rendered the original lake concept unfeasible due to high associated risks.

In response, we proactively collaborated with Weber County Planning staff to adapt our approach. This led to the successful development of Halcyon Estates under the Planned Residential Unit Development (PRUD) ordinances, a testament to our commitment to responsible development and partnership with the County. During the PRUD approval process and the concurrent development of the new General Plan, it was indicated by planning staff that the designated open space could be considered for future residential zoning.

Community Engagement: Listening and Responding

We believe that responsible development includes engaging with the existing community. To this end, we have actively solicited input from current Halcyon Estates residents regarding the future of this open space. This engagement included:

- **Direct Outreach:** Door-to-door conversations conducted on two separate weekends.
- **Community Forum:** A virtual meeting held via Zoom to discuss various aspects, including park strip trees and potential future development.

While, as anticipated, a range of opinions exists, we have received written support from residents who see the potential for positive growth (documentation attached). We are committed to continuing this dialogue and addressing community feedback.

Proposed Betterment: A Strategic Enhancement for Weber County

Our request to amend the General Plan and rezone the 10-acre open space parcel for RE-15 residential development is rooted in a desire to create substantial public and County-wide benefits:

1. **Increased Housing Opportunities & Tax Base:** Developing this parcel into residential lots will help address the ongoing demand for quality housing in Weber County. This, in turn, will **expand the property tax base**, providing additional revenue to support essential county services, infrastructure, and schools, benefiting all taxpayers. Leaving the land as a 10-acre agricultural parcel offers minimal tax revenue in comparison.
2. **Significant Contribution to Parks and Trails – A Legacy for Western Weber County:** Recognizing the importance of recreational amenities, and in alignment with the County General Plan's vision for parks and trails in western Weber County, we propose a significant financial contribution:
    - **$7,500 per new lot developed** in the rezoned area will be donated to the Weber County Parks Department. This funding is to support the development and enhancement of regional parks and trail systems, directly benefiting the broader community.
    - Furthermore, we will contribute **$7,500 for each of the existing 24 lots** in Halcyon Estates , demonstrating our long-term commitment to the County's general plan and vision.
3. **Resolving the Tree Issue:** In collaboration with the Weber County Parks Department and to address the Planning Commission's interest in increasing the tree canopy within the existing Halcyon Estates, we will organize and support a "Community Plant a Tree Day." This initiative will beautify the neighborhood and contribute to a healthier environment.
4. **Efficient Land Use:** Developing this parcel, which is already situated within an established residential area and contiguous with existing infrastructure, represents efficient and logical land use. It avoids the challenges often associated with developing isolated agricultural lands and leverages existing services.

Conclusion: A Partnership for a Thriving Weber County

We believe this proposal offers a compelling case for amending the General Plan and rezoning the 10 acres. Weber County stands to gain new, quality homes, a significantly increased tax base, substantial funding for vital regional parks and trails, and an enhanced local environment through community tree planting.

This is more than just a request for rezoning; it is an opportunity to transform an underutilized open space into a valuable community asset that better serves the tax-paying public and aligns with Weber County's vision for responsible growth and enhanced quality of life.

We thank you for your time and thoughtful consideration. We are eager to discuss this proposal further and answer any questions you may have.

Sincerely,

Keith Ward

Exhibit B – County's Template Development Agreement

(Next Page)

DEVELOPMENT AGREEMENT

Between

WEBER COUNTY, UTAH

and

[Master Developer Name]

Commented [A1]:
Note to staff:

After editing this document for a specific development, run a compare (Review>Compare) with this template to verify edits do not accidentally omit items or change references.

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DEVELOPMENT AGREEMENT

Development Name

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THIS DEVELOPMENT AGREEMENT ("Agreement") is entered into by and between Weber County, Utah ("County") and *[Master Developer Name]* ("Master Developer"), known together herein as the "Parties."

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RECITALS

WHEREAS, The Master Developer desires and intends to develop a *residential* subdivision (the "Project") in the unincorporated area of Weber County known as *West-Central Weber*;

Commented [A5]: Variable

Commented [A6]: Variable

WHEREAS, The Master Developer's objective is to develop in a manner that complements the character of the community and is financially successful;

WHEREAS, The County's objective is to only approve development that supports and advances the health, safety, and welfare of the community, as generally described in the general plan and as otherwise determined appropriate by the Board of County Commissioners;

WHEREAS, Development of the Property pursuant to this Agreement will result in benefits to the County by providing orderly growth, sustainable development practices, street and pathway connectivity, provisions for open space, dark sky lighting, and assurances to the County that the Property will be developed in accordance with this Agreement;

WHEREAS, Entering into this Agreement will result in significant benefits to the Master Developer by providing assurances to Master Developer that it will have the ability to develop the Property in accordance with this Agreement;

WHEREAS, Master Developer and the County have cooperated in the preparation of this Agreement;

WHEREAS, Prior to the execution of this Agreement, the Property's zone is/was *[Prior Zone]* and Master Developer desires to rezone the Property to the *[Proposed Zone]* zone consistent with the terms and provisions contained herein;

Commented [A7]: Variable

Commented [A8]: Variable

WHEREAS, The parties desire to enter into this Agreement as a legislative means to specify the rights and responsibilities of the Master Developer to develop the Property as part of the Project as expressed in this Agreement and the rights and responsibilities of the County to allow and regulate such development pursuant to the requirements of the Agreement; and

WHEREAS, The Project will be located on land referred to herein as the "Property". The Property is as more specifically described in **Exhibit A – Property Legal Description** and illustrated in **Exhibit B – Property Graphic Depiction**. A Concept Plan showing the general location and layout of the Project is contained in **Exhibit C – Concept Plan**.

NOW, THEREFORE, in consideration of the recitals (which are incorporated into the Agreement by this reference), the mutual covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

AGREEMENT TERMS

1. Incorporation of Recitals and Exhibits.

The foregoing Recitals and **Exhibits A-*[X]*** are hereby incorporated into this Agreement.

Commented [A9]: Variable.

2. Effective Date, Expiration, Termination.

2.1. Effective Date. The Effective Date of this Agreement is the latter of:

2.1.1. The last date upon which it is signed by any of the Parties hereto;

2.1.2. The recordation of this Agreement; or

2.1.3. The recordation of the rezone ordinance to which this Agreement is associated and inextricably linked.

2.2. Expiration and Zone Reversion.

2.2.1. Expiration of Agreement Related To Development of the Property. The expiration of this Agreement as it relates to the development of the Property or the establishment of new uses on the Property shall be as provided in **Section 2.2.3** of this Agreement, unless earlier terminated or modified by written amendment as set forth herein, or unless the use is abandoned as governed by the Code. In the case of abandonment, this Agreement shall terminate on the date abandonment has been determined. Upon expiration or termination of this Agreement, the portion of the Property that has not been developed as set forth in this Agreement, including any parcel or portion of parcel that could be further developed, shall thereafter be governed as follows:

2.2.1.1. the rights and responsibilities set forth herein related to establishing new development on the Property or establishing new uses on the Property shall terminate; at which time the rights and responsibilities of the Prior Zone shall govern remaining development or the establishment of new uses on the Property; and

2.2.1.2. the portion of the Property that has not been developed as set forth in this Agreement shall automatically revert to the Prior Zone without further Notice, unless the legislative body decides to keep the existing zone or rezone the Property in any other manner. The Parties agree that should zone reversion occur, the process due and provided for the adoption of this Agreement and related rezone accomplishes the process due for the zone map to be reverted to the Prior Zone, and any future owners of any portion of the Property are hereby on notice accordingly. Existing development and uses lawfully established under this Agreement prior to expiration or termination shall be deemed nonconforming rights, as governed by the Code and the Act.

2.2.1.3. After the expiration or termination of this agreement, the legislative body may make changes to the zoning provisions established in **Section 2.2.1.1** and **Section 2.2.1.2** pursuant to their typical legislative authority.

2.2.2. Expiration of Agreement Related to Ongoing Performance Responsibilities. Notwithstanding the expiration or termination of this Agreement, all ongoing operations, performance, and maintenance responsibilities such as, but not limited to, compliance with requirements pertaining to outdoor lighting, landscaping, noise, berming, buffering, screening, parks, pathways, or building or architectural designs shall remain in effect as legislatively adopted land use provisions that govern any development that has occurred on the Property pursuant to this Agreement. After the expiration or termination of this Agreement, typical legislative action shall be required to make changes thereto. This provision shall not be interpreted to be a restriction on the County's legislative power to act otherwise if deemed appropriate at that time by the legislative body.

2.2.3. Term. This agreement expires *[ten years]* after the Effective Date.

2.2.3.1. Reserved.

Commented [CE10]: Ensure the rezone ordinance template addresses this.

Commented [A11]: Variable

Commented [A12]:
Variable. Insert project-specific details.

2.2.3.1 Automatic Renewal. *If prior to the expiration of this agreement Master Developer has not been notified of any Default, or if any Default has been satisfactorily cured or is in the process of being satisfactorily cured as provided herein, then this Agreement shall be automatically extended for an additional ____ years.*

2.2.3.2. ***Reserved.***

Commented [A13]: Reserving for future use. I.E. recurring renewals, etc.

2.3. Termination. This Agreement may be terminated by mutual written agreement of the Parties to this Agreement. This Agreement automatically terminates, without notice, in the following circumstances:

2.3.1. The term of this Agreement expires and is not extended as provided above;

2.3.2. The Project is abandoned or the use is discontinued, as provided for by Weber County Code **Chapter 108-12**.

2.3.3. The Master Developer defaults on any provision of this Agreement and the default is not resolved as specified in **Section 13** of this Agreement; or

2.3.4. The provisions of **Section 5.4** of this agreement take effect.

3. Definitions and Interpretation.

For purposes of this Agreement, the following terms, phrases, words, and their derivations shall have the meaning given herein where capitalized; words not defined herein shall have the same meaning as provided by the Code, if applicable. When consistent with the context, words used in the present tense include the future, words in the plural number include the singular number, words in the singular number include the plural number, and the use of any gender shall apply to all genders whenever the context requires. The words "shall" and "will" are mandatory and the word "may" is permissive. References to governmental officials or entities refer to those officials or entities and their Successors. If specific provisions of law referred to herein are renumbered, then the reference shall be read to refer to the renumbered provision.

3.1. **Act** means the County Land Use, Development, and Management Act, Utah Code Ann. **§§17-27a-101**, et seq.

3.2. **Approval Date.** "Approval Date" means the date the Board of County Commissioners approved this Agreement.

3.3. **Agreement** means this Development Agreement between the County and Master Developer, approved by the Board of County Commissioners, and executed by the undersigned, including all of this Agreement's exhibits.

3.4. **Applicant** means a person or entity submitting a Development Application, a Modification Application or a request for an Administrative Decision.

3.5. **Assignee** means a person or entity that assumes the rights and responsibilities of Master Developer pursuant to a valid assignment, as provided in **Section 11.4** of this Agreement.

3.6. **Board of County Commissioners** means the elected County Commission of Weber County.

3.7. **Building Permit** means the County's building permit or building permit review process, as specified in the Code of Ordinances of Weber County.

3.8. **Buildout** means the completion of all of the development on all of the Property for all of the Project.

3.9. **Code** means the County's Code containing its land use regulations adopted pursuant to the Act.

3.10. **Concept Plan** means **Exhibit C – Concept Plan**, a conceptual plan for the Project which is hereby approved by the County as part of this Agreement. The Concept Plan sets forth general guidelines for the proposed future development of the Property.

3.11. **County** means Weber County, a political subdivision of the State of Utah.

3.12. **County Consultants** means those outside consultants employed by the County in various

specialized disciplines such as traffic, hydrology, legal, or drainage for reviewing certain aspects of the development of the Project.

3.13. **Default** means a material breach of this Agreement.

3.14. **Design Review** means the County's design review process, as specified in the Code.

3.15. **Development Application** means an application to the County for development of a portion of the Project including a Subdivision, a Design Review, a Building Permit, or any other permit, certificate, or other authorization from the County required for development of the Project.

3.16. **Development Standards** means a set of standards approved by the County as a part of the approval of the Concept Plan and this Agreement controlling certain aspects of the design and construction of the development of the Property including setbacks, building sizes, height limitations, parking and signage; and, the design and construction standards for buildings, roadways, and other Improvements.

3.17. **Effective Date.** "Effective Date" has the meaning set forth in **Section 2** of this Agreement.

3.18. **Force Majeure Event** means any event beyond the reasonable control of the affected Party that directly prevents or delays the performance by such Party of any obligation arising under this Agreement, including an event that is within one or more of the following categories: condemnation; expropriation; invasion; plague; drought; landslide; tornado; hurricane; tsunami; flood; lightning; earthquake; fire; explosion; epidemic; pandemic; quarantine; war (declared or undeclared), terrorism or other armed conflict; material physical damage to the Project caused by third parties; riot or similar civil disturbance or commotion; material or supply delay; other acts of God; acts of the public enemy; blockade; insurrection, riot or revolution; sabotage or vandalism; embargoes; and, actions of governmental or judicial authority.

3.19. **Impact Fees** means those fees, assessments, or payments of money imposed by the County as a condition on development activity as specified in Utah Code Ann., §§ 11-36a-101, et seq.

3.20. **Improvements** means those improvements of public or private infrastructure which are specified in this Agreement, by the Code, or as a condition of the approval of a Development Application because they are necessary for development of the Property, such as local roads or utilities.

3.21. **Master Developer** means *[name of Master Developer]* or its Assignees as provided in **Section 11.4** of this Agreement.

3.22. **Modification Application** means an application to amend this Agreement.

3.23. **Non-County Agency** means a governmental entity, quasi-governmental entity, or water or sanitary sewer authority, other than those of the County, which has jurisdiction over the approval of any aspect of the Project.

3.24. **Notice** means any notice to or from any Party to this Agreement that is either required or permitted to be given to another Party.

3.25. **Outsourc[e][ing]** means the process of the County contracting with County Consultants to provide technical support in the review and approval of the various aspects of a Development Application as is more fully set out in this Agreement.

3.26. **Owner** means *the same as Master Developer.*

3.27. **Parcel** means any parcel of land within the Property created by any means other than a Subdivision plat, upon which development is not approved.

3.28. **Parties** means the Master Developer and the County, including their Successors.

3.29. **Pathway** means a 10-foot wide multi-use paved pathway that complies with **Exhibit E – Street**

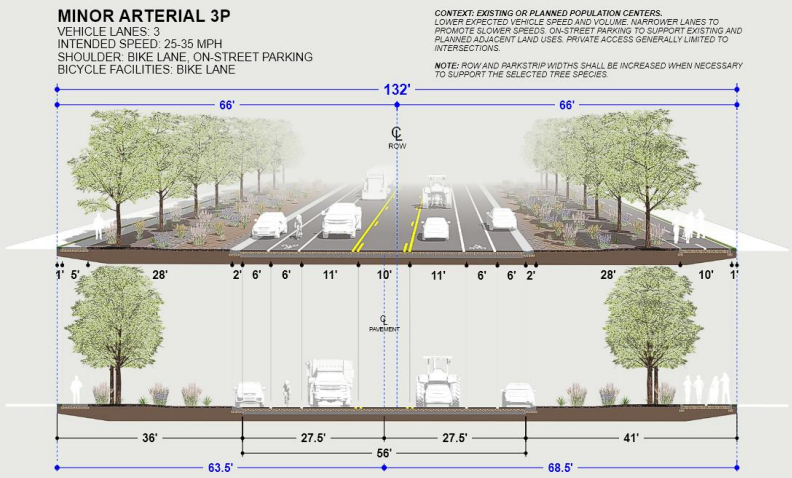
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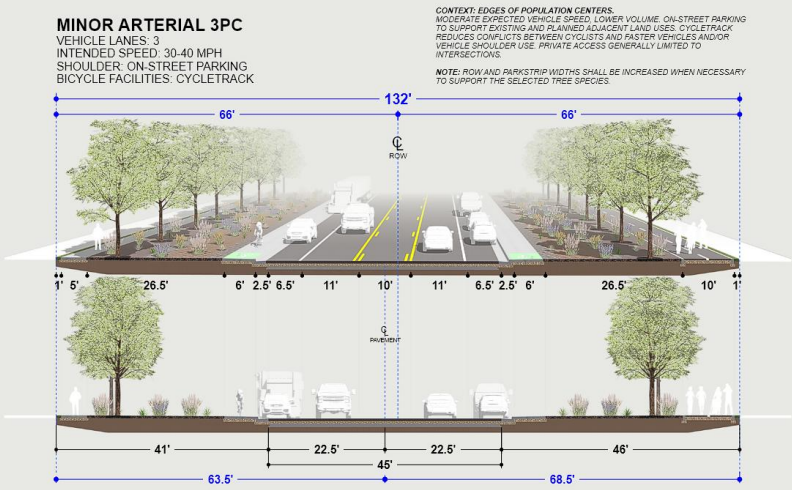
Commented [A15]: Variable. If owner is different, consider the following text or similar:

Owner *means the owner of the Property as of the Effective Date of this Agreement. If different than Master Developer, the owner's execution of this Agreement constitutes the owner's agreement to be held jointly responsible for Master Developer's responsibilities pursuant to this Agreement, and any reference to Master Developer is also a reference to the owner.*

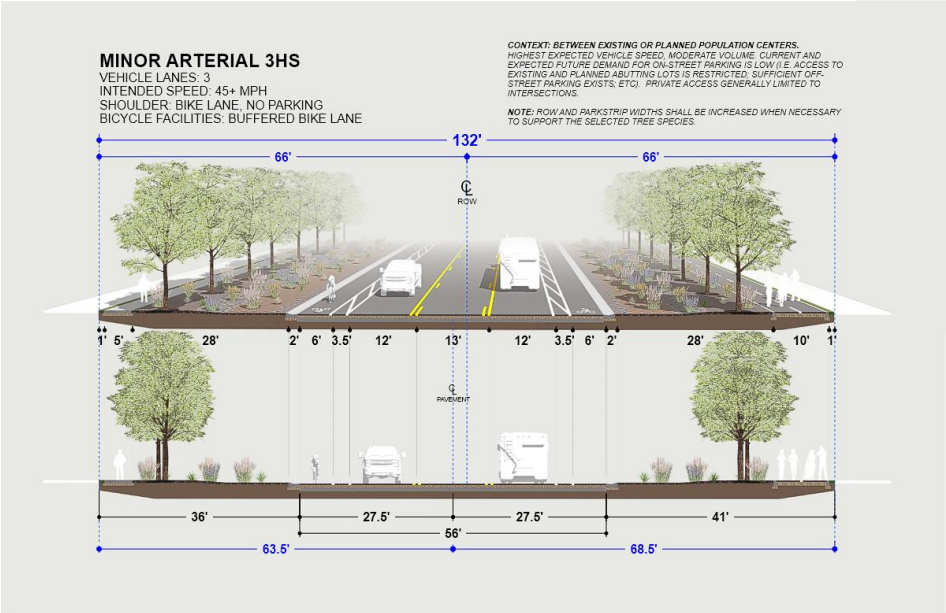
Commented [A16R15]: (Courtlan) I don't see "Owner" (capitalized) used anywhere but the signature block. Is that right? If so, then this definition could just be omitted and replaced with "Reserved" if the Master Developer is the Owner, right?

Cross Sections or

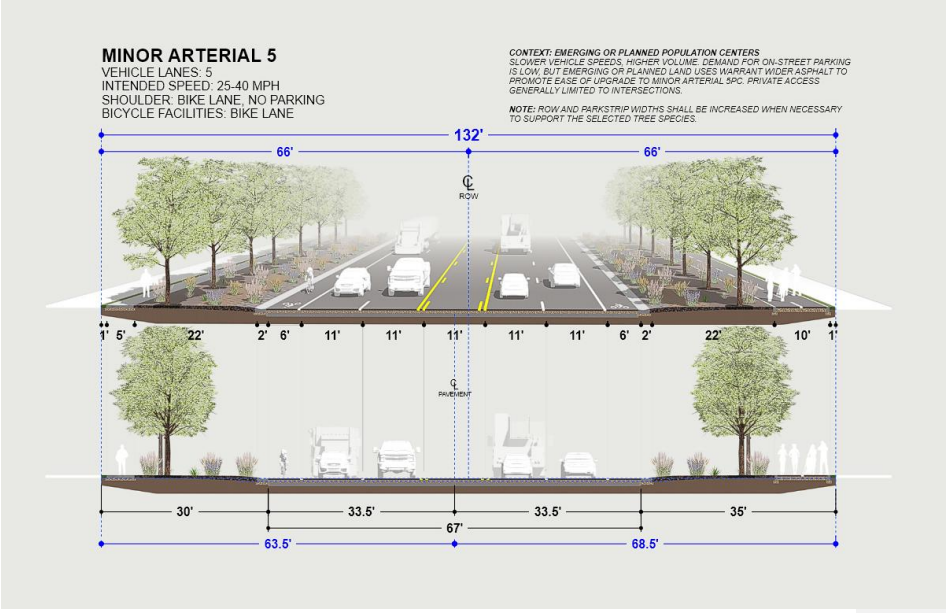




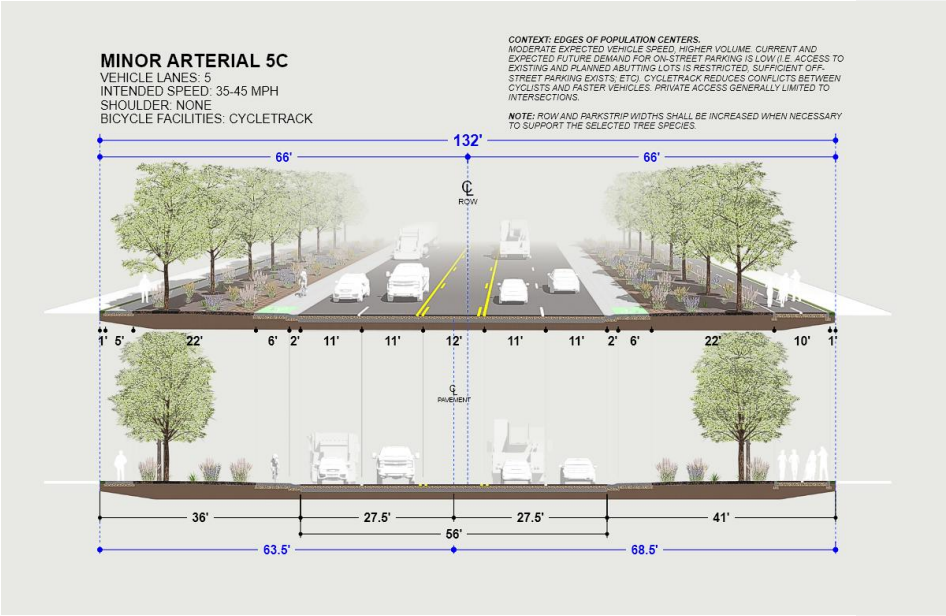
3.30.


MINOR ARTERIAL 3HS
VEHICLE LANES: 3
INTENDED SPEED: 45+ MPH
SHOULDER: BIKE LANE, NO PARKING
BICYCLE FACILITIES: BUFFERED BIKE LANE
CONTEXT: BETWEEN EXISTING OR PLANNED POPULATION CENTERS.
HIGHEST EXPECTED VEHICLE SPEED, MODERATE VOLUME. CURRENT AND EXPECTED FUTURE DEMAND FOR ON-STREET PARKING IS LOW (I.E. ACCESS TO EXISTING AND PLANNED ABUTTING LOTS IS RESTRICTED; SUFFICIENT OFF-STREET PARKING EXISTS; ETC). PRIVATE ACCESS GENERALLY LIMITED TO INTERSECTIONS.
NOTE: ROW AND PARKSTRIP WIDTHS SHALL BE INCREASED WHEN NECESSARY TO SUPPORT THE SELECTED TREE SPECIES.
132'
66'
66'
ROW
1' 5' 28' 2' 6' 3.5' 12' 13' 12' 3.5' 6' 2' 28' 10' 1'
PAVEMENT
36' 27.5' 27.5' 41'
56'
63.5' 68.5'

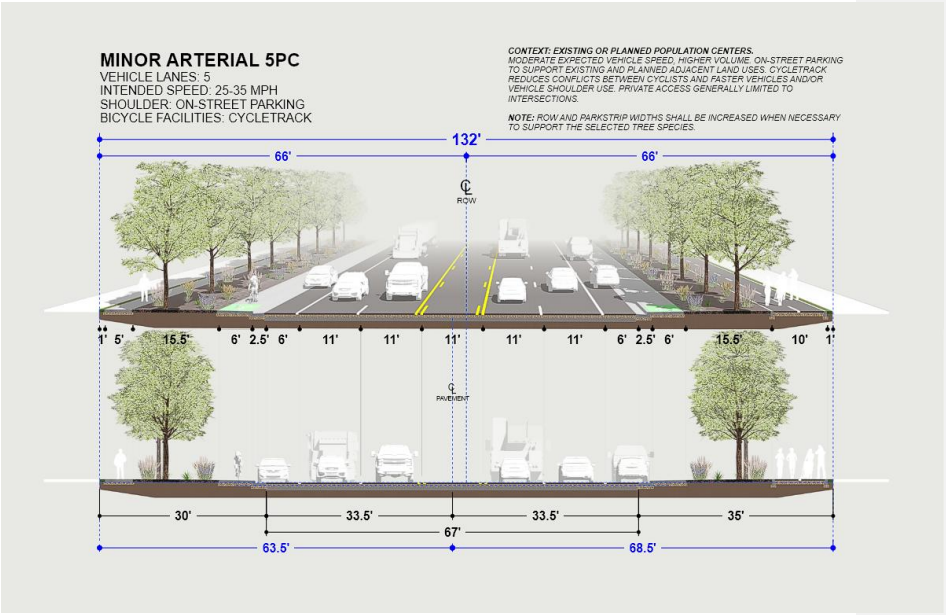
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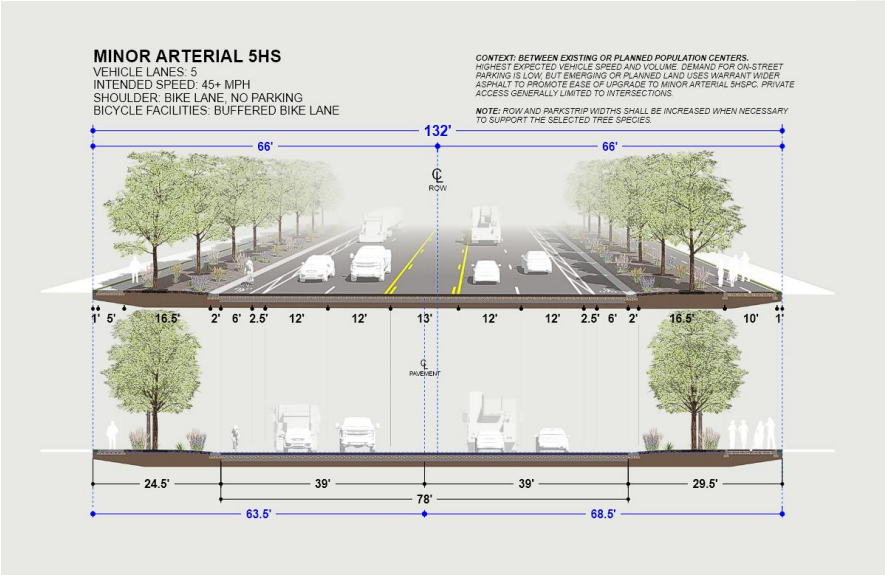

MINOR ARTERIAL 5
VEHICLE LANES: 5
INTENDED SPEED: 25-40 MPH
SHOULDER: BIKE LANE, NO PARKING
BICYCLE FACILITIES: BIKE LANE
CONTEXT: EMERGING OR PLANNED POPULATION CENTERS
SLOWER VEHICLE SPEEDS, HIGHER VOLUME. DEMAND FOR ON-STREET PARKING IS LOW, BUT EMERGING OR PLANNED LAND USES WARRANT WIDER ASPHALT TO PROMOTE EASE OF UPGRADE TO MINOR ARTERIAL 5PC. PRIVATE ACCESS GENERALLY LIMITED TO INTERSECTIONS.
NOTE: ROW AND PARKSTRIP WIDTHS SHALL BE INCREASED WHEN NECESSARY TO SUPPORT THE SELECTED TREE SPECIES.
132'
66'
66'
ROW
1' 5' 22' 2' 6' 11' 11' 11' 11' 11' 6' 2' 22' 10' 1'
PAVEMENT
30' 33.5' 33.5' 35'
67'
63.5' 68.5'

3.32.

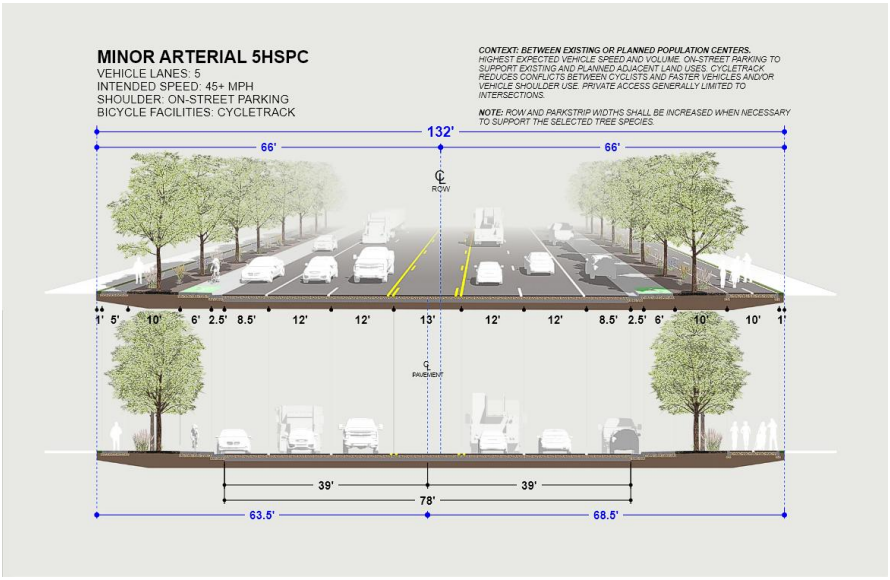

MINOR ARTERIAL 5C
VEHICLE LANES: 5
INTENDED SPEED: 35-45 MPH
SHOULDER: NONE
BICYCLE FACILITIES: CYCLETRACK
CONTEXT: EDGES OF POPULATION CENTERS.
MODERATE EXPECTED VEHICLE SPEED, HIGHER VOLUME. CURRENT AND EXPECTED FUTURE DEMAND FOR ON-STREET PARKING IS LOW (I.E. ACCESS TO EXISTING AND PLANNED ABUTTING LOTS IS RESTRICTED, SUFFICIENT OFF-STREET PARKING EXISTS, ETC). CYCLETRACK REDUCES CONFLICTS BETWEEN CYCLISTS AND FASTER VEHICLES. PRIVATE ACCESS GENERALLY LIMITED TO INTERSECTIONS.
NOTE: ROW AND PARKSTRIP WIDTHS SHALL BE INCREASED WHEN NECESSARY TO SUPPORT THE SELECTED TREE SPECIES.
132'
66'
66'
ROW
1' 5' 22' 6' 2' 11' 11' 12' 11' 11' 2' 6' 22' 10' 1'
PAVEMENT
36' 27.5' 27.5' 41'
56'
63.5' 68.5'

3.33.


MINOR ARTERIAL 5PC
VEHICLE LANES: 5
INTENDED SPEED: 25-35 MPH
SHOULDER: ON-STREET PARKING
BICYCLE FACILITIES: CYCLETRACK
CONTEXT: EXISTING OR PLANNED POPULATION CENTERS.
MODERATE EXPECTED VEHICLE SPEED, HIGHER VOLUME. ON-STREET PARKING TO SUPPORT EXISTING AND PLANNED ADJACENT LAND USES. CYCLETRACK REDUCES CONFLICTS BETWEEN CYCLISTS AND FASTER VEHICLES AND/OR VEHICLE SHOULDER USE. PRIVATE ACCESS GENERALLY LIMITED TO INTERSECTIONS.
NOTE: ROW AND PARKSTRIP WIDTHS SHALL BE INCREASED WHEN NECESSARY TO SUPPORT THE SELECTED TREE SPECIES.
132'
66'
66'
ROW
1' 5' 15.5' 6' 2.5' 6' 11' 11' 11' 11' 11' 6' 2.5' 6' 15.5' 10' 1'
PAVEMENT
30' 33.5' 33.5' 35'
67'
63.5' 68.5'



3.34.



Major Arterial Streets shall be labeled with an "F" on the Master Plan and shall be designed per the department of transportation specifications.

3.35. Exhibit F – Non-Street-Adjacent Pathway Cross Section of this Agreement and any other requirements of the County Engineer.

3.36. **Phase or Phasing** means the development of a portion of the Project at a point in a logical sequence as determined by Master Developer but in compliance with the Code and this Agreement.

3.37. **Planning Commission** means the Planning Commission for the area in which the Property is located.

3.38. **Prior Zone** means the zone in effect prior to the rezone to which this Agreement is linked.

3.39. **Project** means the development to be constructed on the Property pursuant to this Agreement with the associated public and private facilities and all of the other aspects approved as part of this Agreement including its exhibits.

3.40. **Property** means the land area on which the Project will be sited, as more specifically described in **Exhibit A – Property Legal Description** and **Exhibit B – Property Graphic Depiction.**

3.41. **Proposed Taxing Entity or Proposed Tax** means the proposed inclusion of the Property within a taxing entity's area, or within the area of a specific tax, when the Property was not subject to the taxing entity or tax at the time this Agreement was executed, and when the taxing entity or tax is proposed to compensate for the provision of at least one public service or Improvement resulting from the growth and development of the Property or the general area. A Proposed Taxing Entity or Proposed Tax includes but is not limited to the proposed inclusion of the Property into a municipality, special service district, special district, assessment area, or any similar entity or tax.

Commented [CE17]: Add "community forestry and public spaces tax in this agreement and check it against these provisions

3.42. **Public Landscaping** means landscaping Improvements within street rights-of-way, in required Public Park Open Space, and on other properties owned by a public entity or required to be open to the public.

3.43. **Public Park Open Space** means the area intended to meet the minimum 10 acres per 1,000 residents of public open space, whether improved or unimproved as may be specified in this Agreement.

3.44. **Routine and Uncontested** means simple and germane to the Project or Property, having very little chance of affecting the general character of the area, and not anticipated to generate meaningful concern from the public.

3.45. **Smart Watering Controller** is an automatic landscape watering controller that can connect to the internet to automatically adjust watering schedules or amounts based on local weather and environmental conditions, such as an Orbit B-Hyve smart controller or a Rainbird ESP smart controller.

3.46. **Subdeveloper** means an entity not "related" (as determined by Internal Revenue Service regulations) to Master Developer which purchases a Parcel for Subdivision platting prior to development thereon.

3.47. **Subdivision** means the division of any portion of the Project into a subdivision pursuant to the Act and/or the Code.

3.48. **Subdivision Application** means the application to create a Subdivision.

3.49. **Successor** means a person or entity that succeeds to a Party's rights and responsibilities under this Agreement by any means, whether in whole or in part, and whether directly or indirectly. It does not include a purchaser or other transferee to whom Master Developer or its Successor conveys a lot within an approved subdivision.

4. Conflicting Provisions

The Code shall apply to each Development Application except as the County's Vested Laws are expressly modified by this Agreement (including any written provision in exhibits thereto). For any conflict between the exhibits and this Agreement, this Agreement shall prevail. For any conflict between exhibits and each other, the most restrictive for Master Developer shall apply. The Parties agree that the graphic depiction of the Project provided in **Exhibit C – Concept Plan** is conceptual in nature and designed to illustrate the general layout and configuration of the Project's streets, clusters of lots, trails, open spaces, and other amenities to which Master Developer shall be entitled. By nature of being conceptual, these exhibits may not show all specifics necessary for the Project to comply with all County's Vested Laws, which shall not be interpreted to be an exception to County's Vested Laws.

5. Vested Rights and Reserved Legislative Powers.

5.1. **Vested Rights.** Master Developer shall have the Vested Right to develop and construct the Project on the Property in accordance with the *R1-15 zone* and in accordance with **Section 8** of this Agreement (the Vested Rights), subject to compliance with the terms and conditions of this Agreement and other applicable Code provisions in effect as of the Approval Date. The Parties intend that the rights granted to the Master Developer under this Agreement are contractual and also those rights that exist under statute, common law, and at equity.

Commented [CE18]: Variable

5.2. **Existing Laws.** Except as otherwise specified in this Agreement, the Parties hereby mutually volunteer to the application of the Code, except **Title 102**, in effect at the time of the Approval Date herein, to the Project until this Agreement is terminated or expires. The Code is incorporated into this Agreement by reference.

5.3. **Exceptions to Vested Rights.** The Parties understand and agree that the Project may be required to comply with future changes to the Code that do not limit or interfere with the vested rights granted pursuant to the terms of this Agreement. The following are examples for illustrative purposes of a non-exhaustive list of the type of future laws that may be enacted by the County that would be applicable to the Project:

5.3.1. **County Discretion to Apply Future Laws.** County has full discretion to either apply or not apply any future law or adopted standard provided it does not explicitly conflict with any specific provision of this Agreement, except as may be allowed by **Section 5.5** of this agreement.

5.3.2. **Written Agreement.** The Parties may mutually agree, in writing, to the application of future laws to the Project.

5.3.3. **Compliance with State and Federal Laws.** Future laws which are generally applicable to all properties in the County and which are required to comply with State and Federal laws and regulations affecting the Project.

5.3.4. **Safety Code Updates.** Future laws that are updates or amendments to existing building, plumbing, mechanical, electrical, dangerous buildings, drainage, or similar construction or safety related codes, such as the International Building Code (IBC), International Residential Code (IRC), the American Public Works Association (APWA) Specifications, American Association of State Highway and Transportation Officials (AASHTO) Standards, the Manual of Uniform Traffic Control Devices (MUTCD), the National Association of City Transportation Officials (NACTO) or similar standards that are generated by a nationally or statewide recognized construction/safety organization, or by the State or Federal governments and are required to meet legitimate concerns related to public health, safety, or welfare;

5.3.5. **Taxes.** Taxes, or modifications thereto, so long as such taxes are lawfully imposed and

charged uniformly by the County to all properties, applications, persons and entities similarly situated;

5.3.6. **Fees.** Changes to the amounts of fees for the processing of Development Applications that are generally applicable to all development within the County, or a portion of the County as specified in the lawfully adopted fee schedule, and which are adopted pursuant to State law; and

5.3.7. **Impact Fees**. Impact Fees or modifications thereto which are lawfully adopted, imposed, and collected.

5.4. **Future Laws.** The Parties agree that this Agreement and the associated rezone offers mutual benefits based on existing laws. As such, a future law or binding judicial decision that limits or interferes with any of Master Developer's material responsibilities herein could prevent the County from realizing such expected benefits in a manner that, had the future law or binding judicial decision existed at the time of consideration, might have dissuaded the County from executing this Agreement or granting the associated rezone. Therefore, the Parties agree that if a future law is implemented or a binding judicial decision is issued that gives Master Developer the right or ability to avoid, limit, or interfere with any responsibility specified in this Agreement, Master Developer hereby waives the new right or ability in favor of maintaining the applicability and integrity of this Agreement. In the event the new right or ability is such that Master Developer's waiver still limits or interferes with the responsibility or the applicability thereof, then this Agreement automatically terminates as provided in **Section 2**. However, the termination shall be void and both Parties shall proceed as if no termination occurred if the County stipulates, in writing, to such.

5.5. **Reserved Legislative Powers.** Master Developer acknowledges that the County is restricted in its authority to limit its police powers by contract and that the limitations, reservations, and exceptions set forth herein are intended to reserve to the County all of its police power that cannot be so limited. Notwithstanding the retained power of the County to enact such legislation under its police powers, any such legislation shall only be applied to modify the Vested Rights of Master Developer based upon policies, facts, and circumstances meeting the compelling, countervailing public interest exception to the Vested Rights doctrine in the State of Utah as codified in Utah Code §17-27a-508, and case law interpreting the same. Any such proposed change affecting the Vested Rights of the Project shall be of general application to all development activity in similarly situated unincorporated areas of the County; and unless in good faith the County declares an emergency, Master Developer shall be entitled to prior written notice and an opportunity to be heard with respect to the proposed change and its applicability to the Project under the compelling, countervailing public interest exception to the Vested Rights doctrine.

6. Project Description.

A *[residential subdivision]* within the *[new]* zone *that complies with the connectivity requirements of Code* ***Section 106-2-1.020***.

Commented [A19]: Variable.

Commented [A20]: Variable. Enter new zone.

Commented [A21]: Variable. Explain what is unique about this development in relation to others.

7. Project Location and Illustration.

The Project is located on the Property as described in **Exhibit A – Property Legal Description**, and illustrated in **Exhibit B – Property Graphic Depiction**.

8. Development Standards.

8.1. **Project Density.** In exchange for the benefits offered by the Master Developer in this Agreement, County agrees to allow no more than the following amount of dwelling units in the Project.

8.1.1. *[___]* total single-family dwelling units.

8.1.2. *[___]* [project-specific] units.

8.1.3. *[Additional project-specific details.]*

8.2. **Phasing.** The County acknowledges that Master Developer, Assignees of Master Developer, and/or Subdevelopers who have purchased Parcels of the Property may submit multiple applications from time-to-time to develop and/or construct portions of the Concept Plan for the Project in Phases. Allowance for Phasing is subject to the following and any other Phasing provision in this Agreement:

8.2.1. **Construction Drawings Required.** Phasing is only allowed if each Phase is based on an approved final plat that succeeds an approved preliminary plat/plan. A final plat for a Phase shall not be submitted or accepted until after a complete set of construction drawings for the entire preliminary plat has been approved by the County Engineer. The construction drawings shall include all required Improvements of this Agreement and the Code.

8.2.2. **Streets and Pathways.** Each Phase shall provide for the logical extension of Improvements of the public road and pathways system as conceptually represented in the Concept Plan;

8.2.3. **Project Improvements.** Each Phase shall provide logical extension of Improvements through and throughout the Project as approved by the County in compliance with the terms of this Agreement and other applicable provisions of the Code.

8.2.4. **Public Park Open Space.** Each Phase shall include its proportionate share of Public Park Open Space area and Improvements including, if applicable, pathways and trailheads. Each Phase shall provide for the platting and installing of a proportionate share of Public Park Open Space area and Improvements, even if such area or Improvements are not within or immediately adjacent to the subject Phase. Developer may propose which Public Park Open Space area and Improvements are provided for each Phase; however, the County has full discretion to require other Public Park Open Space area and Improvements if the County determines it is in the best interest of the community.

8.3. **Street Connectivity.** Master Developer hereby volunteers and agrees to follow the minimum street and pathway connectivity standards as provided in **Section 106-2-1.020** of the Code. The County also agrees that the conceptual street layout illustrated in **Exhibit C – Concept Plan** satisfactorily complies with that code section.

8.4. **Street Right-of-Way Dedication.** Master Developer agrees to dedicate or, if allowed by the County, otherwise reserve the Project's street rights-of-way, as illustrated and labeled in **Exhibit C – Concept Plan**, as public thoroughfares at no cost to the County.

8.4.1. **Minimum Requirements.** Each street right-of-way shall meet the minimum applicable width specifications illustrated in **Exhibit E – Street Cross Sections**.

8.4.2. **Project-Specific Right-of-Way Dedication.**

8.4.2.1. **Reserved.**

8.4.2.2. **Reserved.**

8.5. **Street Improvements.** Streets in or immediately adjacent to the Project shall be designed and

Commented [CE22]: Alternative:

Project Density. *In exchange for the benefits offered by the Master Developer in this Agreement, County agrees to allow Master Developer to create a residential subdivision at the density allowed by the Code for the R1-15 zone. Using the density allowed by the R1-15 zone, County agrees to allow the Property's entire acreage, including that in the O-1 zone, to be included in the density calculation.*

Commented [A23]: Variable. Enter "reserved" for this paragraph if not applicable.

Commented [A24]: Variable. Enter "reserved" for this paragraph if not applicable.

Commented [A25]: Variable. Enter the other type(s) of residential units allowed in the development.

Commented [A26]: Variable. Insert project-specific details. Add as many sections below as may be needed.

Commented [A27]: Variable. Enter "reserved" for this paragraph and delete subsections if subsections within are "reserved."

Commented [A28]: Variable. Insert project-specific details.

Commented [A29]: Variable. Insert project-specific details. Add as many subsections below as may be needed.

installed by the Master Developer in accordance with their corresponding street cross sections depicted in **Exhibit E – Street Cross Sections** and as more specifically provided as follows.

8.5.1. Reserved.

8.5.2. Project-Specific Street Improvements. Project-specific street Improvements include Improvements required to street rights-of-way that are adjacent to the Project, and to offsite streets as follows.

8.5.2.1. Reserved.

8.5.2.2. Reserved.

8.5.3. Sidewalks. Master Developer agrees that all public sidewalks in the project or along adjacent public rights-of-way shall be no less than five-feet wide.

8.5.4. Driveway Accesses along Collector or Arterial Streets. Master Developer agrees that no lot will be platted to provide driveway access to any collector or arterial street. County agrees to allow these lots to front these streets if they are provided access by means other than these streets.

8.5.5. Corridor Fencing along Collector or Arterial Streets. Master Developer agrees to install a fence or wall ("Corridor Fence") that is at least six-feet high where the rear or side of a lot abuts or is otherwise adjacent to and visible from a collector or arterial street. The height of the Corridor Fence shall be reduced where necessary to not inhibit the clear-view triangle of an intersection.

8.5.5.1. Corridor Fence Design. Corridor Fences of these streets shall be designed to provide visual breaks in the horizontal and vertical fence planes at least every 20 feet, such as a column or similar, and the Corridor Fence shall have a base and a cap distinctly different from the body. Examples of Corridor Fences is provided in **Exhibit G – Corridor Fence Design Examples.**

8.5.5.2. Corridor Fence to Match Others in Area. If in compliance with this part or unless allowed otherwise by the Planning Director, the Corridor Fence material, color, and general design shall match other Corridor Fences installed or previously approved along the same street corridor.

8.5.5.3. Corridor Fence Alternative Design. Alternative fencing along these streets may be approved by the Planning Director if it provides similar or better visual qualities and materials.

8.5.5.4. Prohibited Corridor Fence Material. A Corridor Fence shall not be made of vinyl.

8.5.5.5. Corridor Fence Maintenance. Unless delegated to a community association, the immediately adjoining landowner is responsible for the maintenance and repair of their lot or parcel's portion of the Corridor Fence.

8.5.5.6. Project-Specific Fence or Wall Requirements.

8.5.5.6.1. Reserved.

8.5.5.6.2. Reserved.

8.5.6. Street Trees. All streets shall be lined with shade trees in the parkstrip. Trees lining an adjacent and parallel sidewalk or pathway shall suffice for the street's trees.

8.5.6.1. Tree Canopy. Except as otherwise provided herein, the trees shall be planted in intervals and of a species such that the expected tree crown will

Commented [A30]: Saving space for future use if needed.

Commented [A31]: Variable. Enter "reserved" for this section if not applicable.

Commented [A32]: Variable. Insert project-specific details.

*[**Example:** _____ **Street.** Master Developer shall escrow the total value to acquire and construct _____ Street to county standards and in a manner that connects this development to the existing portion of _____ Street to the West. This escrow shall be reevaluated and updated/replenished by the Master Developer annually to compensate for market fluctuations and inflation.]*

Commented [A33]: Variable. Insert project-specific details. Add as many subsections below as may be needed.

Commented [A34]: Variable. Enter "reserved" for this paragraph and delete subsections if subsections within are "reserved."

Commented [A35]: Variable. Insert project-specific details.

Commented [A36]: Variable. Insert project-specific details. Add as many sections below as may be needed.

converge with the expected tree crown of the trees adjacent. The expected tree crown shall be the average crown of the tree species at maturity. County shall allow for reasonable gaps between expected tree crowns to accommodate driveways, streets, intersection clear-view triangles, and other right-of-way accommodations as determined appropriate by County. A reasonable gap is the width or expected width of the accommodation(s).

8.5.6.2. Tree Selection. At least two different tree varieties selected from County's adopted tree list shall be used and dispersed in a manner that avoids transmission of pests/disease, or as may otherwise be specified by a an arborist certified by the International Society of Arborists, such that the trees have optimal chance of long-term survival.

8.5.6.3. Tree Size. No tree with a caliper less than two inches, as measured at the top of the root collar, shall be planted.

8.5.6.4. Certificate of Occupancy. No final certificate of occupancy for a dwelling unit shall be granted or effective until after the installation of all proposed trees, which shall clearly be in good health, in the parkstrip to which the lot is abutting.

8.5.7. Street Tree Installation and Maintenance Alternatives. Developer has the following two installation and maintenance alternatives options for street trees, or some combination if mutually agreeable by the Developer and Planning Director:

8.5.7.1. Master Developer Controlled:

8.5.7.1.1. Planting. Tree planting shall be in accordance with best practices. Care shall be taken when planting a tree or when placing anything at the base of the tree so that the root's soils are not compacted.

8.5.7.1.2. Tree Watering. Master Developer agrees to provide each street tree with a watering mechanism tied either to a homeowner's association master meter, or tied directly to the meter providing secondary water to the lot fronting the street Improvements. County may allow alternative tree watering methods if Master Developer:

8.5.7.1.2.1. can provide a watering plan that the County determines sufficient and appropriate for the health of the tree; and

8.5.7.1.2.2. volunteers to be responsible for tree care, pursuant to **Section 8.5.7.1.3**, for an additional two years after the end of the warranty period.

8.5.7.1.3. Tree Care. Master Developer agrees to be responsible for tree health throughout the duration of the warranty period, after which the owner of the lot fronting the Improvements is responsible for the tree's health.

8.5.7.2. County Controlled:

8.5.7.2.1. At Master Developer's expense, County shall contract with an arborist certified by the International Society of Arborists to install the trees. Master Developer shall provide a cash escrow for the full estimated cost of the installation as is typically required, including reasonable

contingency costs and reasonable costs for tree replacements based on the average rate of establishment failure within the first year. If requested by the County, Master Developer agrees to periodically increase the escrow or reimburse the County to cover reasonable costs resulting from increases in labor and materials and/or inflation. Master Developer further agrees that County has full authority to draw from this escrow at any time to pay for the installation of street trees. For this alternative, County agrees to waive the required warranty period for the trees.

8.5.7.2.2. Master Developer agrees on behalf of itself and future lot owners that no final certificate of occupancy shall be issued for any building until after the required trees and appropriate and operating irrigation mechanisms for the trees are installed. County shall have full authority, based on recommendations from its tree professional, to determine what an appropriate and operating irrigation mechanism is.

8.5.7.2.3. If no appropriate and operating irrigation mechanism is provided, Master Developer agrees to compensate County for reasonable costs to routinely irrigate installed trees by whatever reasonable means necessary. County may recoup this cost from the adjoining lot owner if unable to recoup from Master Developer.

8.5.7.2.4. Master Developer shall provide each lot owner notice upon each lot sale of the tree installation program, including the owner's responsibility for long-term irrigation and tree maintenance pursuant to the Code.

8.5.8. Public Landscaping. The following are required for required landscaping within public rights-of-way and along public pathways:

8.5.8.1. Other Landscaping. Plantings in addition to street and pathway trees may be placed within parkstrips and along pathways by the Master Developer or homeowners, to be operated and maintained either by the adjoining owner or a homeowners association.

8.5.8.2. Construction Drawings to Include Landscaping. Each Development Application submitted shall provide a detailed Public Landscape plan that, at a minimum, shows landscaping materials proposed to be used, the proposed location, species, including the measurements of each tree's mature crown, and the method of vegetation irrigation.

8.5.8.3. Quality Control. For best practices quality control, planting shall be conducted based on the recommendations from, and under the supervision of, an arborist certified by the International Society of Arborists. Written confirmation that best practices and provisions of this Agreement pertaining to Public Landscaping were followed for each planting or installation shall be provided to the County from the arborist, along with the certification number of the arborist, prior to the release of any financial guarantee for the Public Landscaping.

8.5.9. Offsite or Project-Specific Street Improvements. Master Developer agrees to

Commented [A37]: Insert park strip landscaping reqs into street x sections and remove from here:

Except around the base of a tree (root area), Master Developer shall place six-inch plus angular rock, 10-inches deep, in each parkstrip, with a weed barrier beneath.

Commented [A38]: Variable. Enter "reserved" for this section if not applicable.

construct, or cause to be constructed, the following.

8.5.9.1. Reserved.

8.5.9.2. Reserved.

8.5.9.3. Reserved.

8.5.9.4. Reserved.

8.5.10. Secondary Egress.

8.5.10.1. Master Developer agrees that as the project is platted and constructed, street Improvements shall be installed such that at no time shall there be more than 15 lots or dwelling units on a single access street or route of streets before a second egress is installed. The second egress shall not loop back on any part of the single access street or route of streets.

8.5.10.2. Project-Specific Egress Requirements.

8.5.10.2.1. Reserved.

8.5.10.2.2. Reserved.

8.6. Non-Public Landscaping to be Water-Wise. Except within a publicly accessible park, if applicable, all lots within the development will implement water-wise landscaping measures as follows.

8.6.1. Water-wise landscaping. All lots within the development will implement water wise landscaping measures as follows:

8.6.1.1. Landscaping Pursuant to a Yard Landscape Plan. A yard landscape plan shall be submitted with each building permit application for a primary structure and be in compliance with **Exhibit H – Waterwise Yard Landscape Plan Requirements**.

8.6.1.2. Reserved.

8.6.2.

8.6.3. Smart Watering Controller. A smart watering controller shall be installed and prewired for at least six irrigation zones. Pre-wiring includes the installation of a smart watering controller mounted near a 120 volt power outlet, and sufficient control wiring to reach the intended location of the valve box(es). The controller shall be installed on the lot prior to issuance of a certificate of occupancy.

8.6.4. Project-Specific Water-Wise Requirements.

8.6.4.1. The requirements of this Section 8.6 shall not apply to a lot or area that is xeriscaped and no sprinkler or flood watering is used.

8.6.4.2. Reserved.

8.6.4.3. Reserved.

8.7. Utilities.

8.7.1. Burying Utilities. Master Developer agrees to underground all utilities, both existing and proposed, within the Property and within any right-of-way adjacent to the Property in a manner that complies with adopted standards. This shall include but is not limited to canals, ditches, stormwater infrastructure, and existing overhead utilities. Long distance high voltage power transmission lines are exempt from this requirement.

8.7.2. Sanitary Sewer. Prior to issuance of the first Building Permit for the Project, Master

Commented [A39]: Variable. Reserved for substandard street provisions.

8.5.7.1. Substandard Streets. *The Parties agree that _____ is a substandard street pursuant to the Code Section 108-7-19. As such, Master Developer agrees to comply with _____.*

Commented [A40]:
Use this if developer has offered a significant upsizing contribution such as extensive lengths of upsized streets that would not otherwise be generally expected to get the rezone.

8.5.7.2 Street Upsize Compensation. *County agrees to compensate, in a manner mutually determined appropriate by the Parties, Master Developer for the incremental or additive cost of upsizing street facilities. For example, if an upsize to a street increases Master Developer's costs by 10% but adds 50% more capacity, the County shall only be responsible to compensate Master Developer for the 10% cost increase. The County has the right to choose the acceptable compensation method including but not limited to reimbursement agreements, payback agreements, pioneering agreements, and impact fee credits and reimbursements. Such compensation method and, i*

Commented [A41]: Variable. Insert project-specific details.

Example: _____ Street Right of Way Reimbursement. The Master Developer and County

Commented [A42]: Variable. Insert project-specific details. Add as many sections below as may be needed.

Commented [A43]: Variable. Enter "reserved" for this paragraph and delete subsections if subsections within are "reserved."

Commented [A44]: Variable. Insert project-specific details.

Commented [A45]: Variable. Insert project-specific details. Add as many sections below as may be needed.

Commented [CE46]: Alternative:

8.6.1 Water-wise landscaping. Except within a publicly accessible park, if applicable, all lots within the development will implement water-wise landscaping

Commented [A47]: Variable. Enter "reserved" for this paragraph and delete subsections if subsections within are "reserved."

Commented [A48]: Variable. Insert project-specific details.

Commented [A49]: Variable. Insert project-specific details. Add as many sections below as may be needed.

Developer shall have the right and the obligation to construct or cause to be constructed a sewer collection and conveyance system.

8.7.2.1. No Sewer Service from County. *[Insert language from note if county will not provide sewer service of any kind.]*

8.7.2.2. Sewer Collection Service from County. *[Insert language from note if county will provide sewer service of some kind.]*

8.7.2.3. Sewer Treatment. Master Developer recognizes that County is not a provider for sewer treatment services. Master Developer shall arrange sewer treatment services for the Project with a provider prior to submittal of a Development Application. If within an existing sewer district's adopted future annexation area, Master Developer agrees to annex the Property into the sewer district boundaries, if the sewer district allows it, prior to submittal of a Development Application. If the sewer district does not allow the annexation, County agrees that Master Developer may pursue other sewer treatment options that do not involve the County.

8.7.2.1. Gravity Sewer Collection Lines. Master Developer agrees to install, or cause to be installed, a gravity sanitary sewer collection system to, throughout, and across the Property. The system shall stub to all lots or parcels within the Project that needs or will in the future need a sewer connection, and to adjacent properties in locations approved by the County Engineer, including, if applicable, offsite parcels to which **Section 36-1-1** of the Code applies. It shall be of sufficient size and at sufficient depth necessary to convey the anticipated future volume of sewage of the area, or lift station if applicable, at buildout, from the Project area to the lift station, as generally shown on the County's sewer master plan or as otherwise required by the County Engineer. The system shall be constructed to the specifications of the County.

8.7.2.2. Reserved. *[see note.]*

***8.7.2.3.* Reserved.** *[see note.]*

8.7.2.4. Project-Specific Sanitary Sewer Requirements.

8.7.2.4.1. Reserved.

8.7.2.4.2. Reserved.

8.7.3. Culinary and Secondary Water. Master Developer recognizes that the County does not provide culinary or secondary water to the area and has no obligation to help Master Developer gain access to water services. Prior to issuance of the first Building Permit for the Project, Master Developer shall have the right and the obligation to construct or cause to be constructed culinary water and pressurized secondary water Improvements to and across the Property. Master Developer agrees to secure both culinary and secondary water from an existing culinary and secondary water provider in the area.

8.7.4. Stormwater. Master Developer shall have the right and obligation to install a storm water drainage and detention system sufficient to support the storm water and drainage needs of the Project and adjacent public streets. The system shall be sized to support the anticipated storm water and drainage needs of the Project at full build-out such that multiple new drainage or detention facilities are avoided if possible in the future. The County Engineer has discretion to require the storm water facilities to be sized to accommodate the general area's anticipated storm water and drainage needs at the area's buildout or as otherwise recommended by the stormwater master plan. Unless

Commented [A50]: Insert if true:

No Service from County. *Master Developer recognizes that the County does not provide sewer services for the area and has no obligation to help Master Developer or any subdeveloper gain access to a sewer service.*

Commented [A51]: ***Sewer Collection Service from County.*** *County agrees to allow the Project to be connected to County's sewer collection system, provided compliance with this Agreement and the Code; and provided compliance with County standards, which may be updated from time-to-time.*

Commented [A52]: ***8.7.2.5 Sewer Lift Station and Pressurized Collection Lines.*** *Master Developer agrees to install, or cause to be installed, a sewer lift station on the property, or in the general vicinity as generally shown on the County's sewer master plan, and a pressurized sanitary sewer main to convey the lift station area's anticipated future volume of sewage to an existing gravity-flow sewer main. The facilities shall be sized to serve the entire lift station area, as shown on the County's sewer master plan or as otherwise required by the County Engineer.*

Commented [A53]:
Use this if developer has offered a significant upsizing contribution such as a regional lift station or extensive lengths of upsized pipes that would not otherwise be generally expected to get the rezone.

8.7.2.6 Sewer Upsize Compensation. *County agrees to compensate, in a manner mutually determined appropriate by the Parties, Master Developer for the incremental or additive cost of upsizing sewer facilities. For example, if an upsize to a pipe increases Master Developer's costs by 10% but adds 50% more capacity, the County shall only be responsible to compensate Master Developer for the 10% cost increase. The County has the right to choose the acceptable compensation method including but not limited to reimbursement agreements, payback agreements, pioneering agreements, and impact fee credits and reimbursements. Such compensation method and, if necessary, agreement(s) are not a part of this Agreement.*

Commented [A54]: Variable. Enter "reserved" for this paragraph and delete subsections if subsections within are "reserved."

otherwise allowed by the County Engineer, the storm water from the Project shall be sufficiently treated, as approved by County Engineer, before discharging into the Weber River or other water body.

8.7.4.1. **Stormwater Storage Ownership and Maintenance.** The County reserves the right to require the maintenance of a stormwater storage facility to be the responsibility of a homeowner's or landowner's association in the event the County Engineer determines that the proposed facility presents an inordinate demand for services.

8.7.4.2. **Reserved.** *[see note.]*

8.7.4.3. **Project-Specific Stormwater Requirements.**

8.7.4.3.1. **Reserved.**

8.7.4.3.2. **Reserved.**

8.7.5. **Project-Specific Utility Requirements.**

8.7.5.1. **Reserved.**

8.7.5.2. **Reserved.**

8.8. **Parks and Open Space.** Master Developer agrees to help the County reach its goal of providing at least ten acres of Public Park Open Space per 1,000 persons. Master Developer understands that the creation and/or preservation of parks and open space is a critical part of the County's consideration for this Agreement, the associated rezone, and the additional density given. Further, the Parties agree that the per-dwelling unit cost to build parks to this standard in 2024 dollars equals approximately $7,500.00. Given this, Master Developer agrees to provide, at no cost to the County, for the following parks, open space, and trails amenities:

8.8.1. ***Parks Financial Donation.*** *Master Developer agrees to donate $7,500, adjusted by the annual rate of inflation, per residential lot to the County or, if required by the County, the [Park District] ("Park District"). The inflation-adjusted amount will be calculated using the "Consumer Price Index for All Urban Consumers: All Items," using $7,500.00 in 2024 dollars as the baseline. Master Developer agrees that this is a donation offered of the Master Developer's own free will as part of the consideration for this Agreement and associated rezone, which is a voluntary development choice made by Master Developer in lieu of developing using the Prior Zone. As such, this donation is not a fee or exaction imposed by the County or Park District. Master Developer agrees to remit these funds prior to recordation of a subdivision plat. No building division or planning division application will be accepted or approved, and any that are approved shall be void, until the County receives this donation or a written confirmation of receipt of it from the Park District, if applicable.*

8.8.2. ***Park Dedication.*** *Master Developer agrees to dedicate a minimum of one acre per every 34 residential lots as Public Park Open Space, with the open space rounded up to the nearest whole acre, if applicable. Open space provided by Master Developer in excess of the minimum required Public Park Open Space is not governed by this* ***Section 8.8.2****. unless more specifically provided in this Agreement. The minimum required Public Park Open Space shall comply with the following.*

8.8.2.1. ***Dedication Method.*** *Unless specified otherwise in this Agreement, the minimum acreage per lot shall be dedicated to the County by means of subdivision plat dedication. County may require it be dedicated to the [Park District] ("Park District") instead. County may allow the acreage to be transferred in fee or easement if County determines it appropriate.*

Commented [A55]:
Use this if developer has offered a significant upsizing contribution such as a large community basin or extensive lengths of oversized piping. Etc.

8.7.4.2 Stormwater Upsize Compensation. *County agrees to compensate, in a manner mutually determined appropriate by the Parties, Master Developer for the incremental or additive cost of upsizing stormwater facilities. For example, if an upsize to a pipe increases Master Developer's costs by 10% but adds 50% more capacity, the County shall only be responsible to compensate Master Developer for the 10% cost increase. The County has the right to choose the acceptable compensation method including but not limited to reimbursement agreements, payback agreements, pioneering agreements, and impact fee credits and reimbursements. Such compensation method and, if necessary, agreement(s) are not a part of this Agreement.*

Commented [A56]: Variable. Insert project-specific details.

Commented [A57]: Variable. Insert project-specific details. Add as many sections below as may be needed.

Commented [A58]: Variable. Enter "reserved" for this paragraph and delete subsections if subsections within are "reserved."

Commented [A59]: Variable. Insert project-specific details.

Commented [A60]: Variable. Insert project-specific details. Add as many sections below as may be needed.

Commented [A61]: Review with Parks

Commented [A62]: Variable. Enter "reserved" for this section if not applicable. Use either donation or dedication. Or both if being proposed and acceptable to the Park District.

Commented [A63]: Variable. Update as needed.

Commented [A64]: Variable.

Commented [A65]: Variable. Enter "reserved" for this section if not applicable. Use either donation or dedication. Or both if being proposed and acceptable to the Park District.

Commented [A66]: Variable.

8.8.2.2. Deferred Conveyance. *County may defer dedication or conveyance, including any required Improvements, for any of the minimum required Public Park Open Space only if deferral is in the best interest of the public. This deferral shall be by means of a separate mutually acceptable agreement, recorded to the property to run with the land, and shall specify the terms of the deferral.*

8.8.2.3. Publicly Accessible Private Parks. *When allowed, the acreage of a private park that is continuously open for public use may be counted toward the minimum required Public Park Open Space, provided compliance with the following.*

8.8.2.3.1. *Master Developer shall provide County with a written recommendation on this matter from the Park District.*

8.8.2.3.2. *The private park shall be open for use by the general public from sunrise until dusk or 9:00 PM daily, whichever is earlier, excluding reasonable closures for emergencies, maintenance, replacement, or repair; and*

8.8.2.3.3. *The private park shall be operated and maintained by a professional management company that is funded by the owners in the Project.*

8.8.2.4. Follow Concept Plan*. The configuration of Public Park Open Space shall be as generally represented in the Concept Plan. Open space shown on the Concept Plan shall be interpreted as Public Park Open Space unless clearly labeled otherwise, or unless rejected by the County and Park District.*

8.8.2.5. Phasing Public Park Open Space Dedication. *Each subdivision plat within the Property shall plat and dedicate no less than its pro-rata share of Public Park Open Space acreage per lot, but never less than one acre until all proposed Public Park Open Space is platted.*

8.8.2.6. Weber River Corridor Park. *Unless specified otherwise herein, the width of the Weber River Corridor Park shall be no less than 300 feet from ordinary high water edge of the Weber River, and shall span the entirety of the Property along the river.*

8.8.2.7. Other Waterways. *County may require open space corridors along creeks, sloughs, canals, or other waterways or former waterways specified in the general plan or others that can provide valuable public open space or pathway connectivity to be dedicated.*

8.8.2.8. Project-Specific Parks or Open Space Dedication.

8.8.2.8.1. Reserved.

8.8.2.8.2. Reserved.

8.8.3. ***Public Park Open Space Improvements.*** *Master Developer agrees, unless specified in this Agreement otherwise, that the Public Park Open Space acreage shall be developed as an improved park.*

8.8.3.1. Minimum Park Improvements Required. *Unless agreed otherwise by the Parties and, if applicable, the Park District, Master Developer shall provide the following minimum Improvements for the Public Park Open Space.*

8.8.3.1.1. Parking. *Eight off-street parking spaces per acre of improved*

Commented [A67]: Variable. Enter “reserved” for this section if not applicable.

Commented [A68]: Variable.

Commented [A69]: Variable. Enter “reserved” for this section if not applicable.

Commented [A70]: Variable. Insert project-specific details.

Commented [A71]: Variable. Insert project-specific details. Add as many subsections below as may be needed.

Commented [A72]: Variable. Enter “reserved” for this section and delete all subsections if all subsections are “reserved.”

Commented [A73]: See park district’s proposed amendments.

park area.

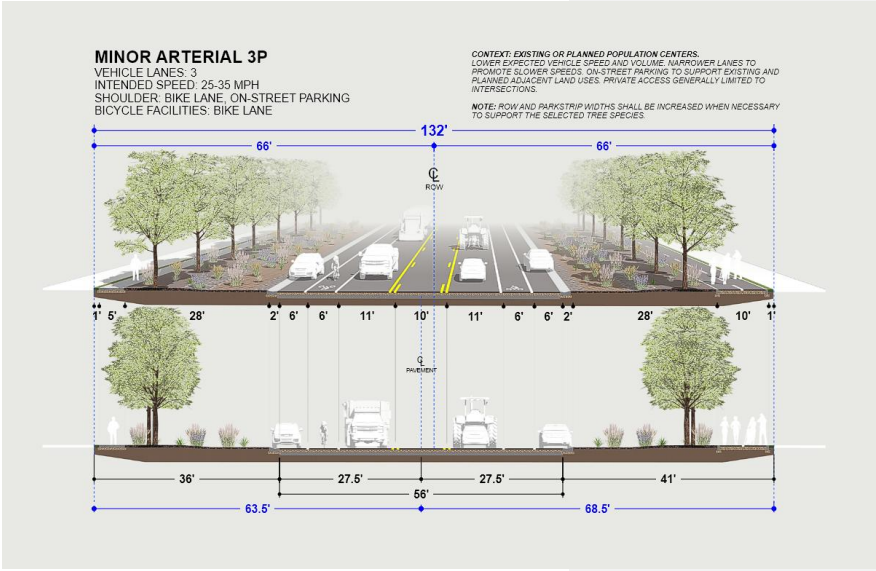
8.8.3.1.2. ***ADA Access.*** *ADA accessibility from parking areas to all restrooms, ramps, benches, and along the paved pathway.*

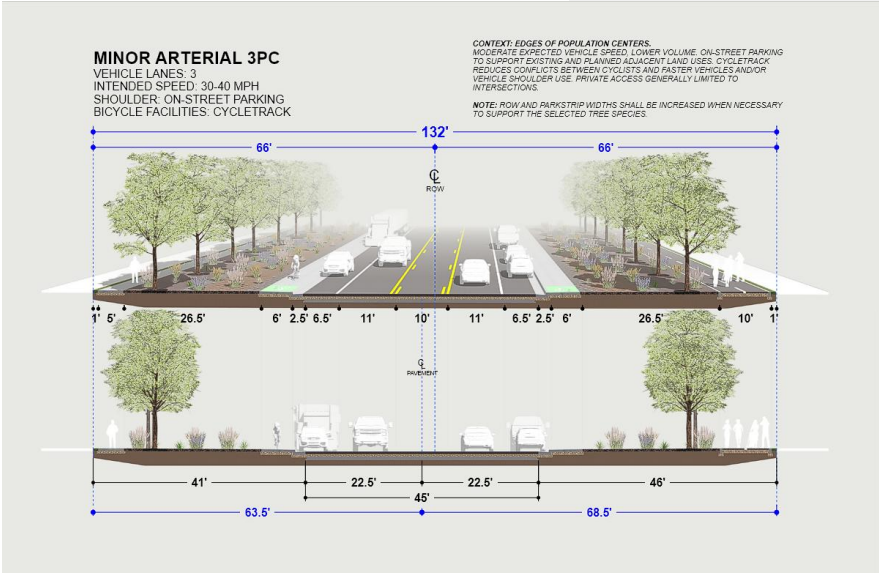
8.8.3.1.3. ***Restroom.*** *One restroom building with no less than two private toilet rooms.*

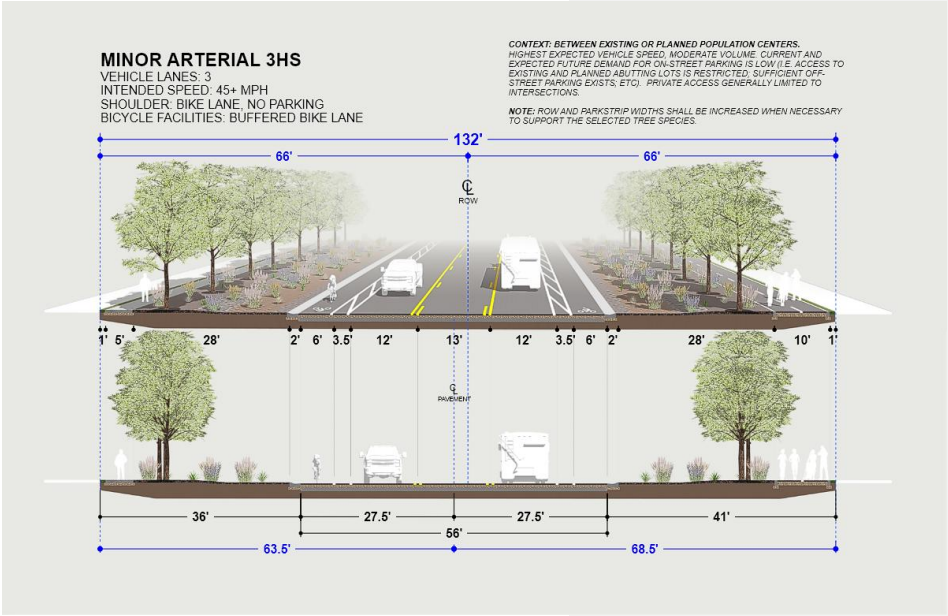
8.8.3.1.4. ***Pavilion.*** *325 square feet of covered pavilion area per acre of developed park. There shall be no less than two picnic tables with attached benches for every 325 square feet of pavilion area (fractions may be rounded down to the nearest whole number). Restrooms and storage/mechanical area may be connected to the pavilion structure, but are not counted as pavilion area.*

8.8.3.1.5. ***Playground.*** *600 square feet of playground area per each acre of developed park with typical playground ground cover. At least 10 percent of the playground area shall be playground equipment. Playground equipment area shall be measured from the outside boundary of the footprint of the playground equipment when viewed from above.*

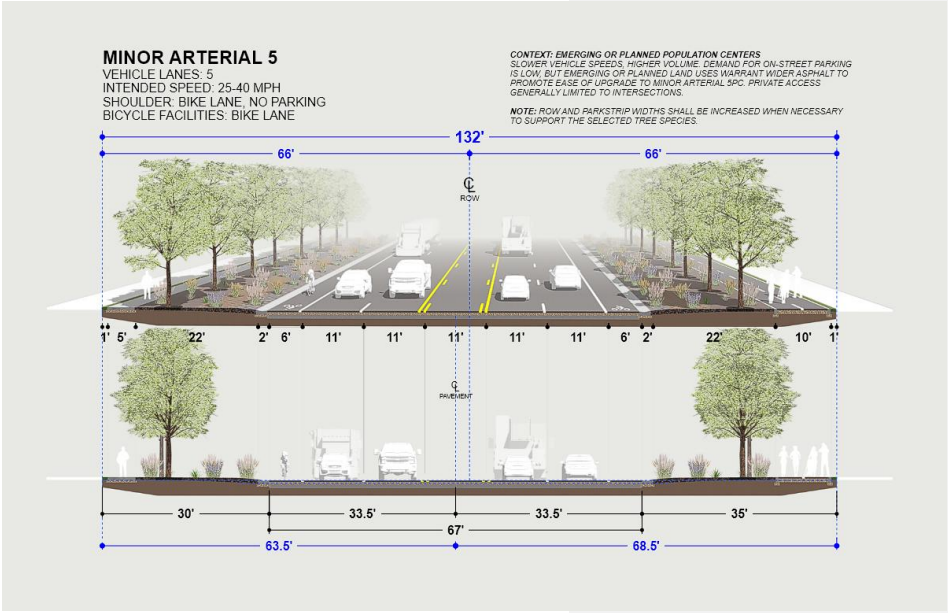
8.8.3.1.6. ***Park Perimeter Pathway.*** *The perimeter of the park shall be encircled with a Pathway, the standards for which are depicted in*



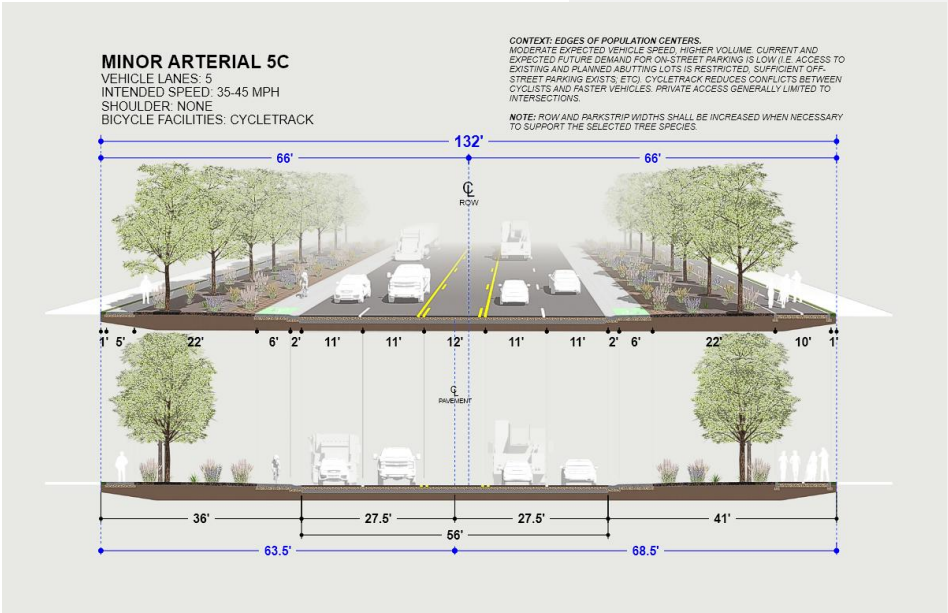

MINOR ARTERIAL 3PC
VEHICLE LANES: 3
INTENDED SPEED: 30-40 MPH
SHOULDER: ON-STREET PARKING
BICYCLE FACILITIES: CYCLETRACK
CONTEXT: EDGES OF POPULATION CENTERS.
MODERATE EXPECTED VEHICLE SPEED, LOWER VOLUME. ON-STREET PARKING TO SUPPORT EXISTING AND PLANNED ADJACENT LAND USES. CYCLETRACK REDUCES CONFLICTS BETWEEN CYCLISTS AND FASTER VEHICLES AND/OR VEHICLE SHOULDER USE. PRIVATE ACCESS GENERALLY LIMITED TO INTERSECTIONS.
NOTE: ROW AND PARKSTRIP WIDTHS SHALL BE INCREASED WHEN NECESSARY TO SUPPORT THE SELECTED TREE SPECIES.
132'
66'
66'
ROW
1'
5'
26.5'
6'
2.5'
6.5'
11'
10'
11'
6.5'
2.5'
6'
26.5'
10'
1'
PAVEMENT
41'
22.5'
22.5'
46'
45'
63.5'
68.5'


MINOR ARTERIAL 3HS
VEHICLE LANES: 3
INTENDED SPEED: 45+ MPH
SHOULDER: BIKE LANE, NO PARKING
BICYCLE FACILITIES: BUFFERED BIKE LANE
CONTEXT: BETWEEN EXISTING OR PLANNED POPULATION CENTERS.
HIGHEST EXPECTED VEHICLE SPEED, MODERATE VOLUME. CURRENT AND EXPECTED FUTURE DEMAND FOR ON-STREET PARKING IS LOW (I.E. ACCESS TO EXISTING AND PLANNED ABUTTING LOTS IS RESTRICTED; SUFFICIENT OFF-STREET PARKING EXISTS; ETC). PRIVATE ACCESS GENERALLY LIMITED TO INTERSECTIONS.
NOTE: ROW AND PARKSTRIP WIDTHS SHALL BE INCREASED WHEN NECESSARY TO SUPPORT THE SELECTED TREE SPECIES.
132'
66'
66'
ROW
1'
5'
28'
2'
6'
3.5'
12'
13'
12'
3.5'
6'
2'
28'
10'
1'
PAVEMENT
36'
27.5'
27.5'
41'
56'
63.5'
68.5'

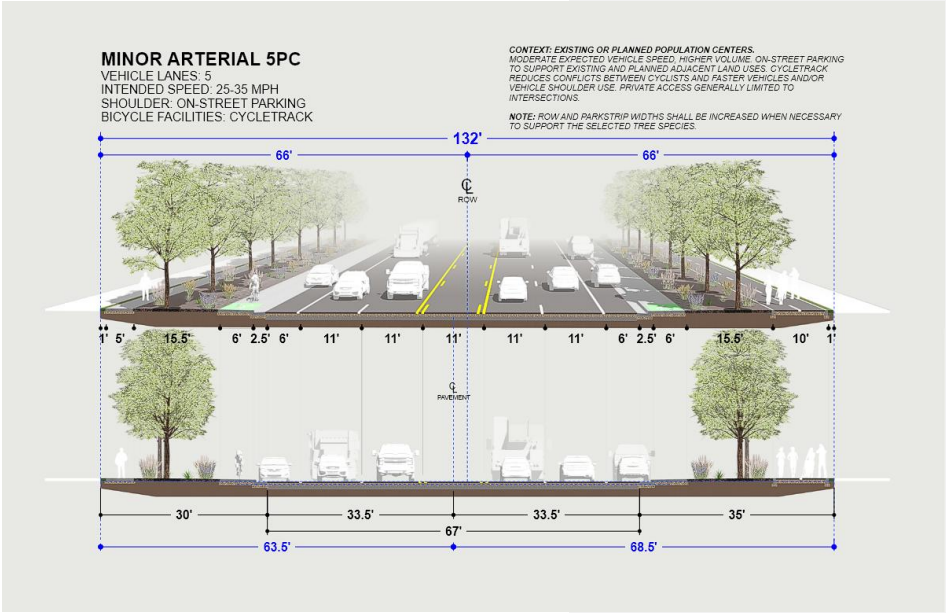
8.8.3.1.7.


MINOR ARTERIAL 5
VEHICLE LANES: 5
INTENDED SPEED: 25-40 MPH
SHOULDER: BIKE LANE, NO PARKING
BICYCLE FACILITIES: BIKE LANE
CONTEXT: EMERGING OR PLANNED POPULATION CENTERS
SLOWER VEHICLE SPEEDS, HIGHER VOLUME. DEMAND FOR ON-STREET PARKING IS LOW, BUT EMERGING OR PLANNED LAND USES WARRANT WIDER ASPHALT TO PROMOTE EASE OF UPGRADE TO MINOR ARTERIAL 5PC. PRIVATE ACCESS GENERALLY LIMITED TO INTERSECTIONS.
NOTE: ROW AND PARKSTRIP WIDTHS SHALL BE INCREASED WHEN NECESSARY TO SUPPORT THE SELECTED TREE SPECIES.
132'
66'
66'
ROW
1' 5' 22' 2' 6' 11' 11' 11' 11' 11' 6' 2' 22' 10' 1'
PAVEMENT
30' 33.5' 33.5' 35'
67'
63.5' 68.5'

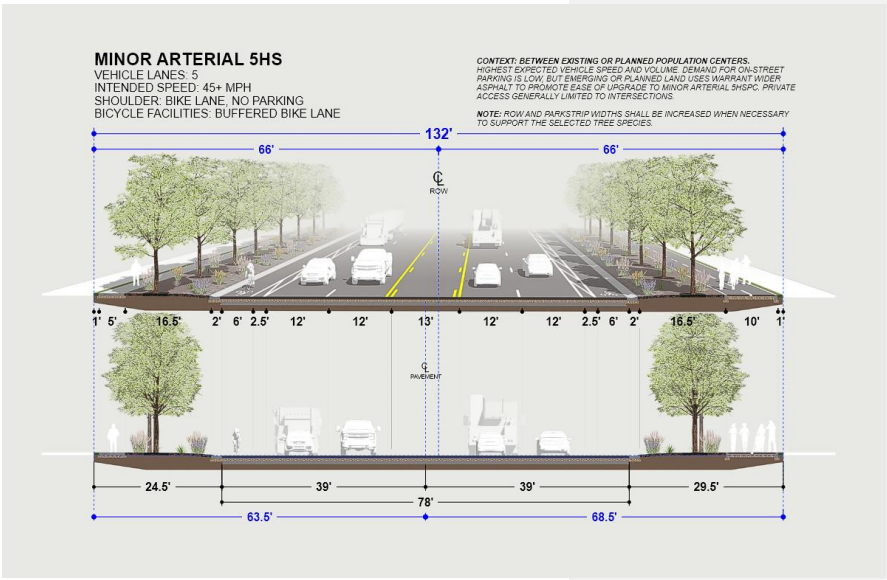
8.8.3.1.8.


MINOR ARTERIAL 5C
VEHICLE LANES: 5
INTENDED SPEED: 35-45 MPH
SHOULDER: NONE
BICYCLE FACILITIES: CYCLETRACK
CONTEXT: EDGES OF POPULATION CENTERS.
MODERATE EXPECTED VEHICLE SPEED, HIGHER VOLUME. CURRENT AND EXPECTED FUTURE DEMAND FOR ON-STREET PARKING IS LOW (I.E. ACCESS TO EXISTING AND PLANNED ABUTTING LOTS IS RESTRICTED, SUFFICIENT OFF-STREET PARKING EXISTS; ETC). CYCLETRACK REDUCES CONFLICTS BETWEEN CYCLISTS AND FASTER VEHICLES. PRIVATE ACCESS GENERALLY LIMITED TO INTERSECTIONS.
NOTE: ROW AND PARKSTRIP WIDTHS SHALL BE INCREASED WHEN NECESSARY TO SUPPORT THE SELECTED TREE SPECIES.
132'
66'
66'
ROW
1' 5' 22' 6' 2' 11' 11' 12' 11' 11' 2' 6' 22' 10' 1'
PAVEMENT
36' 27.5' 27.5' 41'
56'
63.5' 68.5'

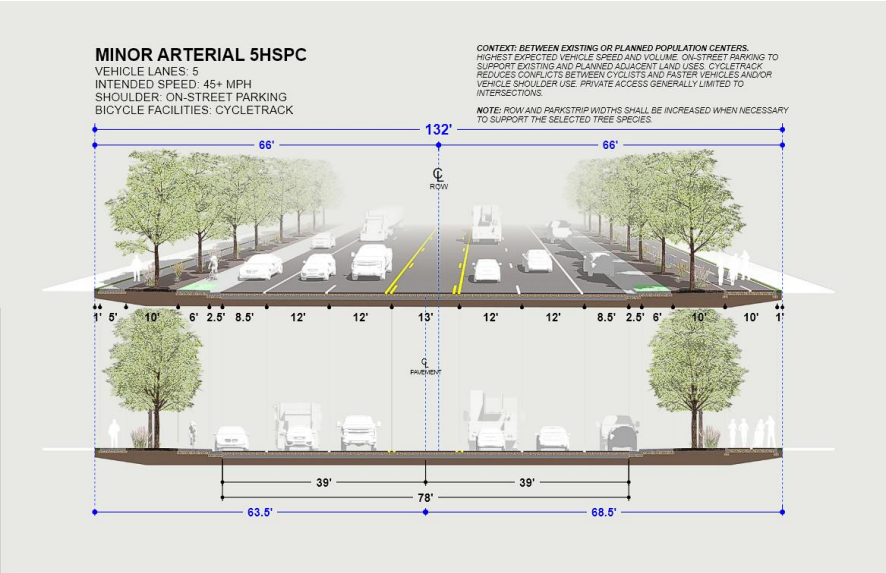
8.8.3.1.9.



8.8.3.1.10.



8.8.3.1.11.



Major Arterial Streets shall be labeled with an "F" on the Master Plan and shall be designed per the department of transportation specifications.

8.8.3.1.12. **Exhibit F – Non-Street-Adjacent Pathway Cross Section**, *or if adjacent to a street,* ***Exhibit E – Street Cross Sections.***

8.8.3.1.12.1. ***Benches.*** *At least one pathway-adjacent bench shall be installed every 500 feet along the pathway.*

8.8.3.1.12.2. ***Bench Shade Trees.*** *At least one shade tree shall be installed per bench, planted adjacent to the bench in a manner that will cast the most shade onto the bench throughout the summer.*

8.8.3.1.13. ***Park District Standards.*** *If the improved park is to be dedicated to the Park District, then all improvements must conform to the Park District's established standards.*

8.8.3.1.14. ***Additional Project Specific Improvements.*** *Master Developer shall additionally provide the project specific improvements established in* ***Section 8.8.4*** *below, if any.*

8.8.3.2. ***Park Detail Submittal.*** *With each subdivision plat or improvement drawings, provide site specific detail of the Park(s). The detail shall provide:*

8.8.3.2.1. *The location, configuration, and construction detail of required Improvements; and*

8.8.3.2.2. *Tree location, species, average mature crown-width, and required planting and irrigation methods.*

8.8.3.2.3. *Other proposed landscaping and other Improvements.*

8.8.3.2.4. *Tabulations that demonstrate compliance with required Improvements and associated acreage.*

8.8.3.3. ***Public Park Open Space Financial Guarantee.*** *Public Park Open Space Improvements shall be included in the subdivision's financial guarantee regardless of ownership. Prior to the release of any financial guarantee for Public Park Open Space Improvements, Master Developer shall provide County with a letter of acceptance from the Park District or other allowed park owner, if applicable.*

8.8.3.4. ***Public Park Open Space Water.*** *Master Developer shall provide sufficient water (rights/shares, quantities, and pressure) to provide for the Public Park Open Space's culinary and secondary water needs. Unless allowed by the County otherwise, prior to recordation of the first plat in the Project, all of the right/shares needed to serve the entire Public Park Open Space needs shall be transferred to the Park District or other allowed park owner at the time the Public Park Open Space acreage is dedicated or otherwise transferred to the Park District or other allowed park owner. If the Park District or other allowed Park owner requires the rights/shares to be transferred to another entity instead, such as the applicable water service provider for the Park, the Master Developer shall do so.*

8.8.3.5. ***Weber River Corridor and/or Other Natural Park Areas.*** *The County reserves the right to waive any of the requirements in* ***Section 8.8.3.1*** *for a Public Park Open Space area that has a location or features that make it*

desirable to preserve in a relatively natural state, as generally guided by the general plan.

8.8.3.5.1. ***Weber River Corridor.*** *As a supplement to the provisions of* ***Section 8.8.2.6****, Master Developer shall provide a pathway within the Weber River Corridor Park in a manner acceptable to the County and Parks District.*

8.8.3.5.2. ***Other Waterways.*** *As a supplement to the provisions of* ***Section 8.8.2.7****, County may require open space pathways and other Improvements that support the health of the open space corridor.*

8.8.3.5.3. ***Improvements and Expense.*** *For this acreage, County may require any restoration, reclamation, revegetation or other similar Improvements or efforts it deems necessary, provided those Improvements or efforts have the same or lower estimated expenses of what would otherwise be required if the Public Park Open Space acreage was improved to the required minimum standards of this Agreement.*

8.8.3.5.4. ***Removal of Vegetation and Hydroseeding.*** *At a minimum, all invasive plant species shall be removed from the Public Park Open Space acreage and, unless required otherwise, any ground not already fully vegetated shall be hydro-seeded with a native seed mix and erosion control methods shall be implemented in accordance with best practices.*

8.8.3.5.5. ***Quality Control.*** *For best practices quality control, all efforts shall be conducted based on the recommendations from, and under the general supervision of, a landscape architect, arborist, or a similarly qualified professional. Written confirmation that best practices were followed shall be provided to the County from the professional prior to the release of any financial guarantee for the work.*

8.8.3.6. ***Phasing of Public Park Open Space Improvements.*** *Unless provided otherwise in this Agreement, Public Park Open Space Improvements may be Phased with the rest of the Project's Phasing plan as long as:*

Commented [A74]: Variable. Enter "reserved" for this section if not applicable.

8.8.3.6.1. ***Approved Construction Drawings.*** *All required final construction drawings for the entire Project, including all Public Park Open Space Improvements, have been approved by the County Engineer;*

8.8.3.6.2. ***Successive Improvements.*** *All Phases provide sufficient Improvements necessary for the successive construction of Improvements proposed in other Phases; and*

8.8.3.6.3. ***Completed prior to C/O.*** *A Phase's minimum required per-acre park Improvements specified in* ***Section 8.8.3.1*** *are installed, accepted, and open for public use prior to issuance of the first certificate of occupancy in the Phase.*

8.8.3.7. ***Public Park Open Space Maintenance.*** *Master Developer agrees to operate and maintain or cause to be operated and maintained the Public Park Open Space acreage until* .

Commented [A75]: Variable. Enter "reserved" for this section if not applicable.

Commented [A76]: Variable.

8.8.4. Project-Specific Public Park Open Space Improvements and Considerations. Master Developer agrees to provide the following Project-specific Public Park Open Space Improvements and considerations.

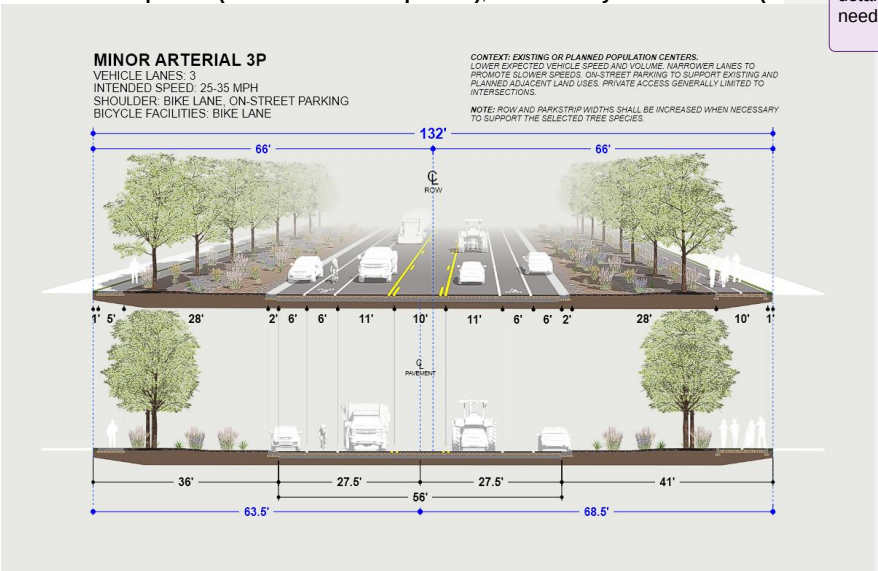
8.8.4.1. Reserved. *[see note.]*

8.8.4.2. Reserved. *[see note.]*

8.8.4.3. Reserved.

8.9. Pathways and Trailheads. Master Developer agrees to help the County's reach its goal of providing a walkable community wherein neighborhoods are interlinked to each other and to community destinations. Master Developer understands that the creation and interconnection of trails/pathways is a critical part of the County's consideration for this Agreement, the associated rezone, and the additional density given. As such, Master Developer agrees to install or cause to be installed the pathways as generally configured on the attached Concept Plan (**Exhibit C – Concept Plan**) and as otherwise specified as follows.

8.9.1. Pathway and Trailhead Dedication. Master Developer agrees to dedicate the minimum area required for proposed pathways and, if applicable, trailheads. The minimum required pathway right-of-way shall comply with the configuration in the attached **Concept Plan (Exhibit C – Concept Plan)**, and **Pathway Cross Section (**



Commented [CE77]: Variable. Use if "Park Dedication" is used above and if improvements are/will be required.

Enter "reserved" for this section if not applicable/being used.

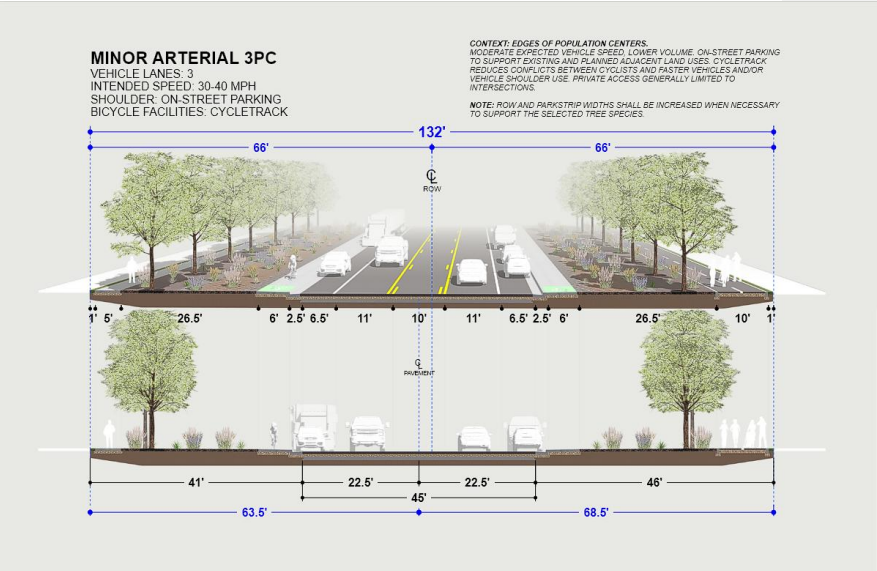
Commented [A78]: Variable. Enter "reserved" for this section if not applicable. Enter specific improvements if applicable:

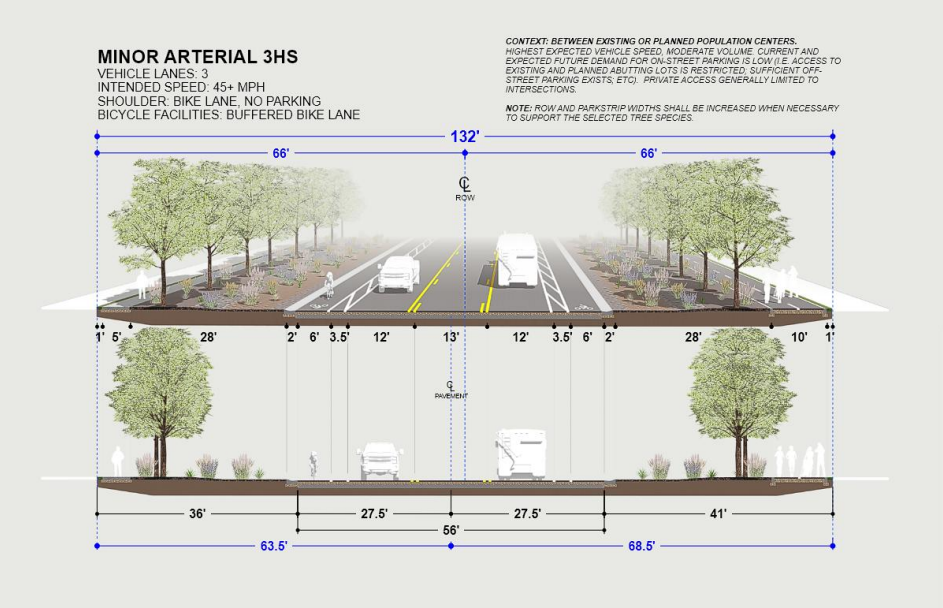
8.8.4.1. Specific Improvements. *[Enter details here.]* Split into subsections if multiple specifics.

Commented [A79]: Variable. Enter "reserved" for this section if not applicable. Enter specific improvements if applicable:

8.8.4.2. Phasing Alternative. *[Enter details here.]* Split into subsections if multiple subjects.

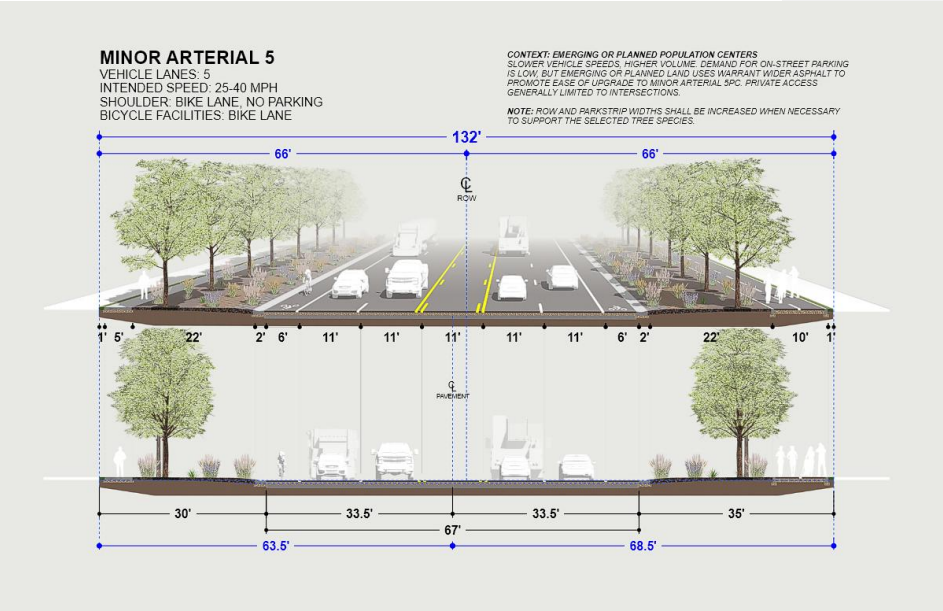
Commented [A80]: Variable. Insert project-specific details. Add as many subsections below as may be needed.


MINOR ARTERIAL 3PC
VEHICLE LANES: 3
INTENDED SPEED: 30-40 MPH
SHOULDER: ON-STREET PARKING
BICYCLE FACILITIES: CYCLETRACK
CONTEXT: EDGES OF POPULATION CENTERS.
MODERATE EXPECTED VEHICLE SPEED, LOWER VOLUME. ON-STREET PARKING TO SUPPORT EXISTING AND PLANNED ADJACENT LAND USES. CYCLETRACK REDUCES CONFLICTS BETWEEN CYCLISTS AND FASTER VEHICLES AND/OR VEHICLE SHOULDER USE. PRIVATE ACCESS GENERALLY LIMITED TO INTERSECTIONS.
NOTE: ROW AND PARKSTRIP WIDTHS SHALL BE INCREASED WHEN NECESSARY TO SUPPORT THE SELECTED TREE SPECIES.
132'
66'
66'
ROW
1'
5'
26.5'
6'
2.5'
6.5'
11'
10'
11'
6.5'
2.5'
6'
26.5'
10'
1'
PAVEMENT
41'
22.5'
22.5'
46'
45'
63.5'
68.5'

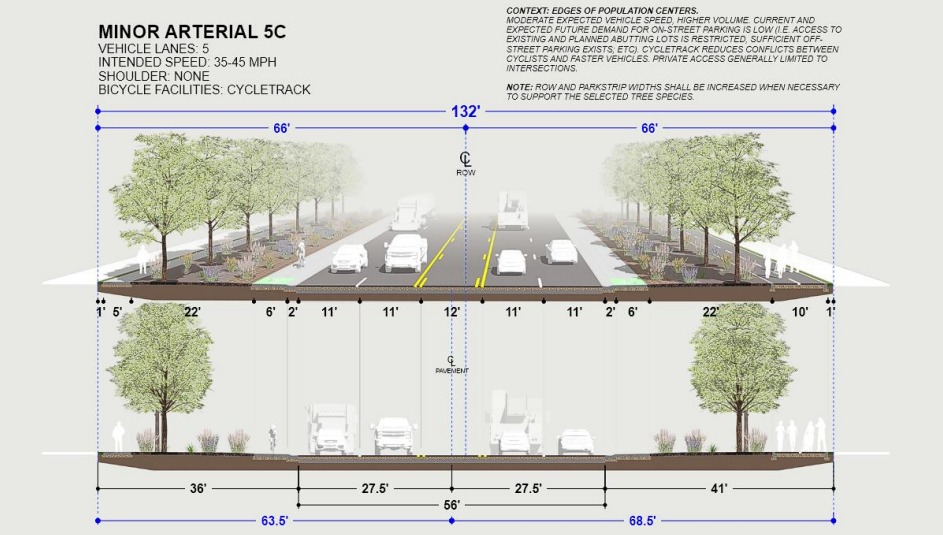

MINOR ARTERIAL 3HS
VEHICLE LANES: 3
INTENDED SPEED: 45+ MPH
SHOULDER: BIKE LANE, NO PARKING
BICYCLE FACILITIES: BUFFERED BIKE LANE
CONTEXT: BETWEEN EXISTING OR PLANNED POPULATION CENTERS.
HIGHEST EXPECTED VEHICLE SPEED, MODERATE VOLUME. CURRENT AND EXPECTED FUTURE DEMAND FOR ON-STREET PARKING IS LOW (I.E. ACCESS TO EXISTING AND PLANNED ABUTTING LOTS IS RESTRICTED; SUFFICIENT OFF-STREET PARKING EXISTS; ETC). PRIVATE ACCESS GENERALLY LIMITED TO INTERSECTIONS.
NOTE: ROW AND PARKSTRIP WIDTHS SHALL BE INCREASED WHEN NECESSARY TO SUPPORT THE SELECTED TREE SPECIES.
132'
66'
66'
ROW
1'
5'
28'
2'
6'
3.5'
12'
13'
12'
3.5'
6'
2'
28'
10'
1'
PAVEMENT
36'
27.5'
27.5'
41'
56'
63.5'
68.5'

8.9.2.

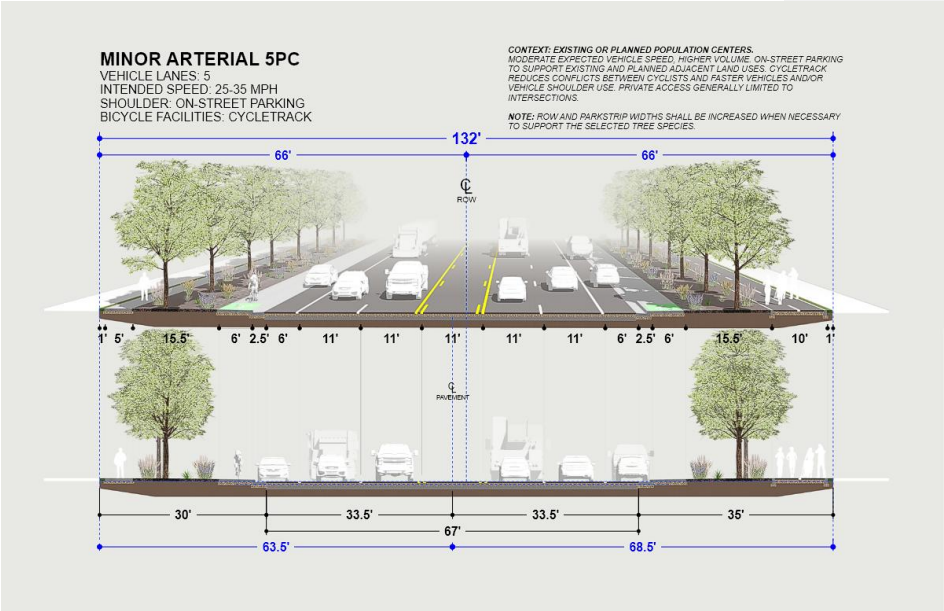
8.9.3.


MINOR ARTERIAL 5
VEHICLE LANES: 5
INTENDED SPEED: 25-40 MPH
SHOULDER: BIKE LANE, NO PARKING
BICYCLE FACILITIES: BIKE LANE
CONTEXT: EMERGING OR PLANNED POPULATION CENTERS
SLOWER VEHICLE SPEEDS, HIGHER VOLUME. DEMAND FOR ON-STREET PARKING IS LOW, BUT EMERGING OR PLANNED LAND USES WARRANT WIDER ASPHALT TO PROMOTE EASE OF UPGRADE TO MINOR ARTERIAL 5PC. PRIVATE ACCESS GENERALLY LIMITED TO INTERSECTIONS.
NOTE: ROW AND PARKSTRIP WIDTHS SHALL BE INCREASED WHEN NECESSARY TO SUPPORT THE SELECTED TREE SPECIES.
132'
66'
66'
ROW
1' 5' 22' 2' 6' 11' 11' 11' 11' 11' 6' 2' 22' 10' 1'
PAVEMENT
30'
33.5'
33.5'
35'
67'
63.5'
68.5'

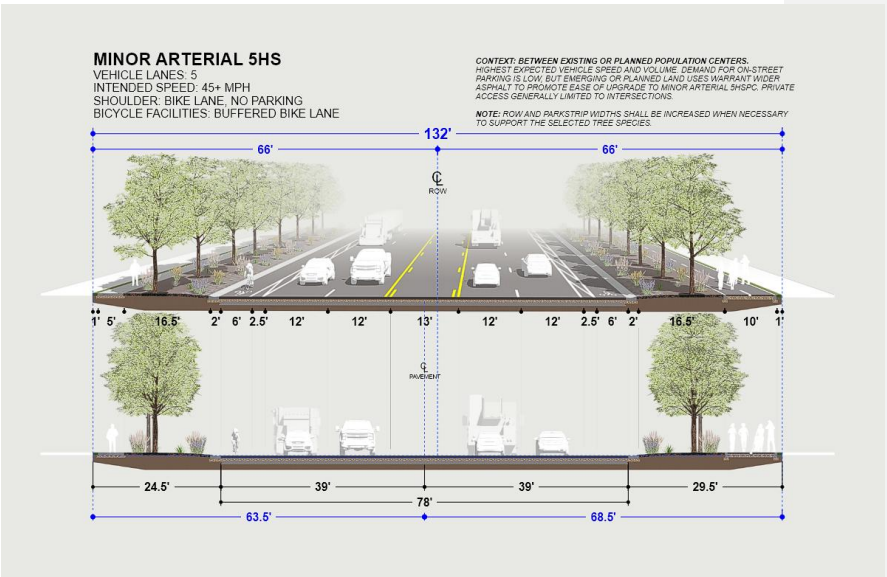
8.9.4.

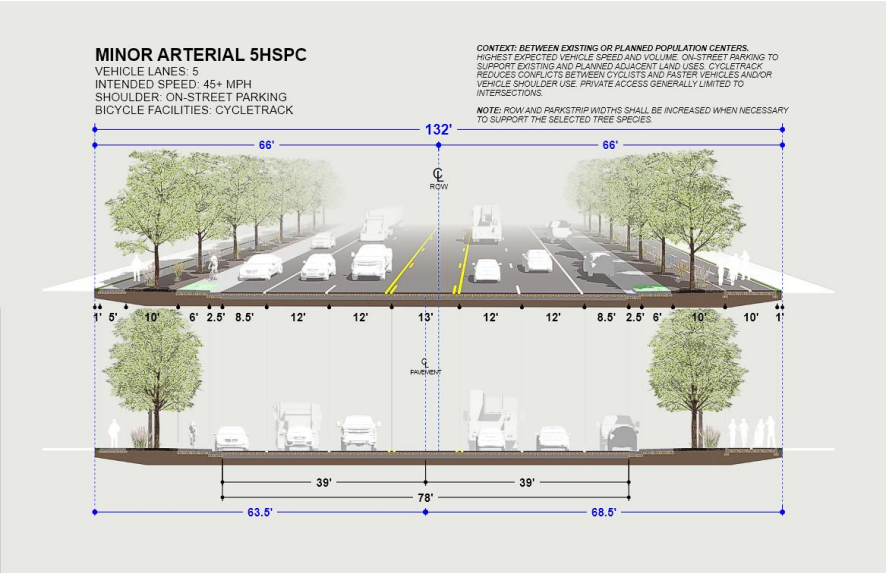

MINOR ARTERIAL 5C
VEHICLE LANES: 5
INTENDED SPEED: 35-45 MPH
SHOULDER: NONE
BICYCLE FACILITIES: CYCLETRACK
CONTEXT: EDGES OF POPULATION CENTERS.
MODERATE EXPECTED VEHICLE SPEED, HIGHER VOLUME. CURRENT AND EXPECTED FUTURE DEMAND FOR ON-STREET PARKING IS LOW (I.E. ACCESS TO EXISTING AND PLANNED ABUTTING LOTS IS RESTRICTED, SUFFICIENT OFF-STREET PARKING EXISTS; ETC). CYCLETRACK REDUCES CONFLICTS BETWEEN CYCLISTS AND FASTER VEHICLES. PRIVATE ACCESS GENERALLY LIMITED TO INTERSECTIONS.
NOTE: ROW AND PARKSTRIP WIDTHS SHALL BE INCREASED WHEN NECESSARY TO SUPPORT THE SELECTED TREE SPECIES.
132'
66'
66'
ROW
1' 5' 22' 6' 2' 11' 11' 12' 11' 11' 2' 6' 22' 10' 1'
PAVEMENT
36'
27.5'
27.5'
41'
56'
63.5'
68.5'

8.9.5.


MINOR ARTERIAL 5PC
VEHICLE LANES: 5
INTENDED SPEED: 25-35 MPH
SHOULDER: ON-STREET PARKING
BICYCLE FACILITIES: CYCLETRACK
CONTEXT: EXISTING OR PLANNED POPULATION CENTERS.
MODERATE EXPECTED VEHICLE SPEED. HIGHER VOLUME. ON-STREET PARKING TO SUPPORT EXISTING AND PLANNED ADJACENT LAND USES. CYCLETRACK REDUCES CONFLICTS BETWEEN CYCLISTS AND FASTER VEHICLES AND/OR VEHICLE SHOULDER USE. PRIVATE ACCESS GENERALLY LIMITED TO INTERSECTIONS.
NOTE: ROW AND PARKSTRIP WIDTHS SHALL BE INCREASED WHEN NECESSARY TO SUPPORT THE SELECTED TREE SPECIES.
132'
66'
66'
ROW
1' 5' 15.5' 6' 2.5' 6' 11' 11' 11' 11' 11' 6' 2.5' 6' 15.5' 10' 1'
PAVEMENT
30'
33.5'
33.5'
35'
67'
63.5'
68.5'

8.9.6.


MINOR ARTERIAL 5HS
VEHICLE LANES: 5
INTENDED SPEED: 45+ MPH
SHOULDER: BIKE LANE, NO PARKING
BICYCLE FACILITIES: BUFFERED BIKE LANE
CONTEXT: BETWEEN EXISTING OR PLANNED POPULATION CENTERS.
HIGHEST EXPECTED VEHICLE SPEED AND VOLUME. DEMAND FOR ON-STREET PARKING IS LOW, BUT EMERGING OR PLANNED LAND USES WARRANT WIDER ASPHALT TO PROMOTE EASE OF UPGRADE TO MINOR ARTERIAL 5HSPC. PRIVATE ACCESS GENERALLY LIMITED TO INTERSECTIONS.
NOTE: ROW AND PARKSTRIP WIDTHS SHALL BE INCREASED WHEN NECESSARY TO SUPPORT THE SELECTED TREE SPECIES.
132'
66'
66'
ROW
1' 5' 16.5' 2' 6' 2.5' 12' 12' 13' 12' 12' 2.5' 6' 2' 16.5' 10' 1'
PAVEMENT
24.5'
39'
39'
29.5'
78'
63.5'
68.5'



Major Arterial Streets shall be labeled with an "F" on the Master Plan and shall be designed per the department of transportation specifications.

8.9.7. Exhibit F – Non-Street-Adjacent Pathway Cross Section, or if adjacent to a street, **Exhibit E – Street Cross Sections**). The minimuym required trailhead dedication shall comply with **Exhibit I – Trailhead Conceptual Design and Improvements.** Pathway right-of-way and trailhead area shall count toward the minimum required Public Park Open Space area specified in **Section 8.8.2** of this Agreement. Dedication of pathway rights-of-way and trailhead area shall comply with that section, with the term "Park" being supplanted with the term "pathway" or "trailhead" as may be contextually applicable, except that the per-lot pro-rata share of pathway right-of-way shall be based on the amount of linear feet of pathway that can be constructed within such right-of-way and not solely on acreage.

8.9.8. **Pathway Improvements.** Unless specified in this Agreement otherwise, Master Developer agrees that each proposed pathway right-of-way, pursuant to **Exhibit C – Concept Plan**, or required pathway right-of-way shall be developed as an improved pathway.

8.9.8.1. **Required Pathways.** Regardless of what is displayed in **Exhibit C – Concept Plan**, a street-adjacent pathway shall be installed along each major residential, collector, and arterial street within or immediately adjacent to the Property.

8.9.8.2. **Pathway Trees.** Each pathway and sidewalk within the Project or along adjoining pathway rights-of-way shall be lined with shade trees. Pathway trees shall follow the same standards as set forth in **Section 8.5.6**. However, County agrees that if the Park District desires to have ownership, operation, or maintenance responsibility for a pathway right-of-way in or adjacent to the Project, Master Developer's responsibility for tree health ends after County has been notified, in writing, by the Park District that the Park District will assume said ownership, operation, or maintenance responsibility.

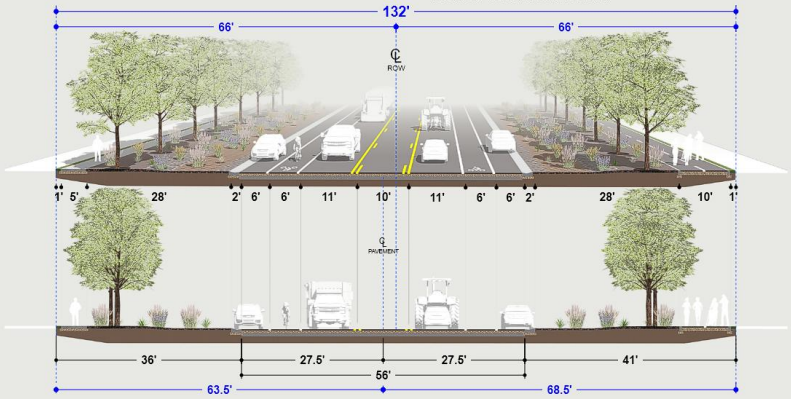
8.9.8.3. **Non-Street Adjacent Pathway Landscaping.** For a pathway that is not adjacent to a street, Master Developer shall place three-inch plus rock, six-inches deep, on the shoulders of each pathway, with a permeable weed barrier beneath. Alternatively, County agrees that Master Developer may install alternative planting and landscaping as long as it is operated and maintained by a homeowner's association. Refer to

MINOR ARTERIAL 3P

VEHICLE LANES: 3
INTENDED SPEED: 25-35 MPH
SHOULDER: BIKE LANE, ON-STREET PARKING
BICYCLE FACILITIES: BIKE LANE

CONTEXT: EXISTING OR PLANNED POPULATION CENTERS.
LOWER EXPECTED VEHICLE SPEED AND VOLUME. NARROWER LANES TO PROMOTE SLOWER SPEEDS. ON-STREET PARKING TO SUPPORT EXISTING AND PLANNED ADJACENT LAND USES. PRIVATE ACCESS GENERALLY LIMITED TO INTERSECTIONS.

NOTE: *ROW AND PARKSTRIP WIDTHS SHALL BE INCREASED WHEN NECESSARY TO SUPPORT THE SELECTED TREE SPECIES.*

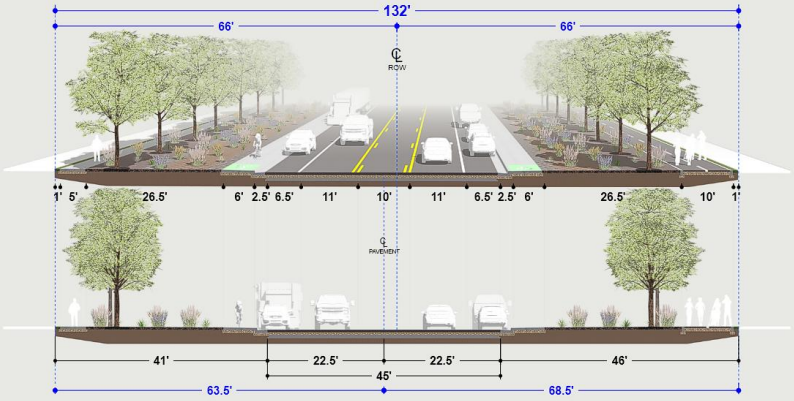


MINOR ARTERIAL 3PC

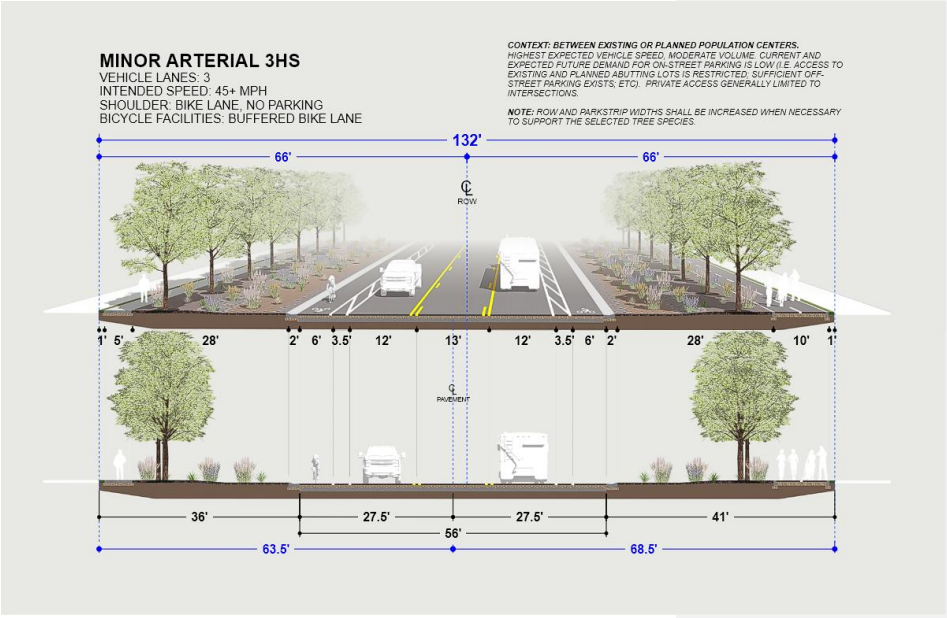
VEHICLE LANES: 3
INTENDED SPEED: 30-40 MPH
SHOULDER: ON-STREET PARKING
BICYCLE FACILITIES: CYCLETRACK

CONTEXT: EDGES OF POPULATION CENTERS.
MODERATE EXPECTED VEHICLE SPEED. LOWER VOLUME. ON-STREET PARKING TO SUPPORT EXISTING AND PLANNED ADJACENT LAND USES. CYCLETRACK REDUCES CONFLICTS BETWEEN CYCLISTS AND FASTER VEHICLES AND/OR VEHICLE SHOULDER USE. PRIVATE ACCESS GENERALLY LIMITED TO INTERSECTIONS.

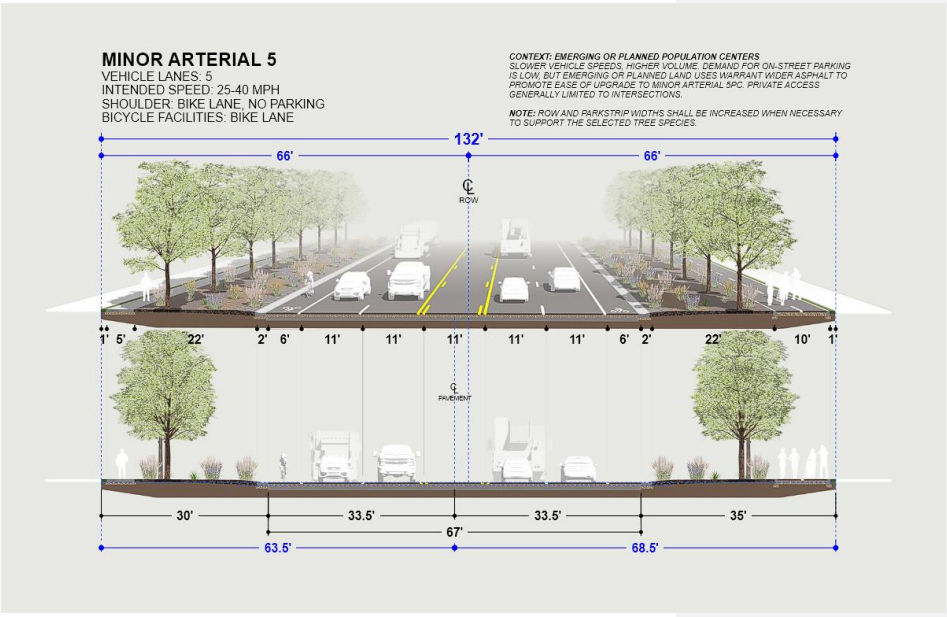
NOTE: *ROW AND PARKSTRIP WIDTHS SHALL BE INCREASED WHEN NECESSARY TO SUPPORT THE SELECTED TREE SPECIES.*



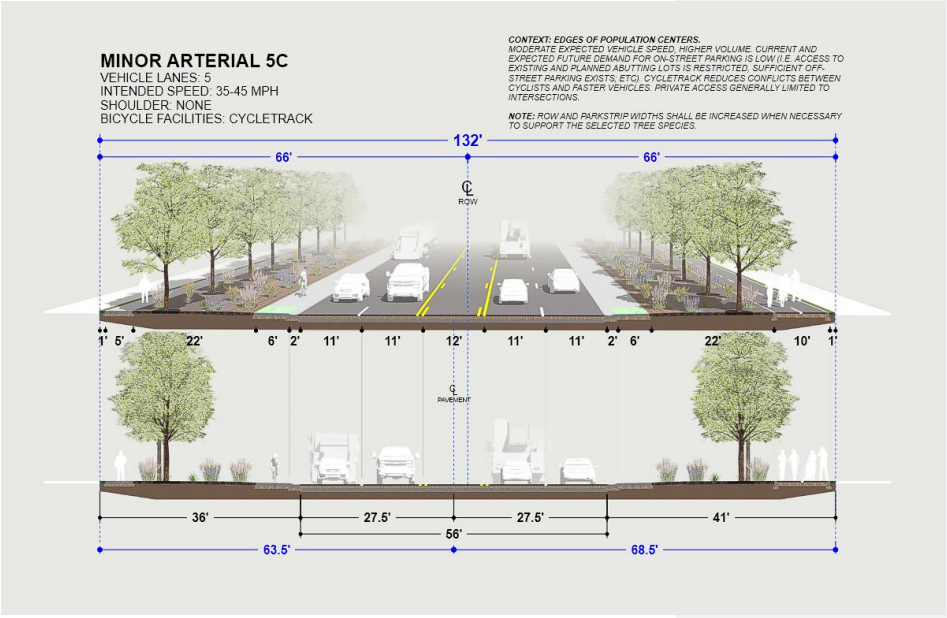
8.9.8.4.


MINOR ARTERIAL 3HS
VEHICLE LANES: 3
INTENDED SPEED: 45+ MPH
SHOULDER: BIKE LANE, NO PARKING
BICYCLE FACILITIES: BUFFERED BIKE LANE
CONTEXT: BETWEEN EXISTING OR PLANNED POPULATION CENTERS.
HIGHEST EXPECTED VEHICLE SPEED, MODERATE VOLUME. CURRENT AND EXPECTED FUTURE DEMAND FOR ON-STREET PARKING IS LOW (I.E. ACCESS TO EXISTING AND PLANNED ABUTTING LOTS IS RESTRICTED, SUFFICIENT OFF-STREET PARKING EXISTS; ETC). PRIVATE ACCESS GENERALLY LIMITED TO INTERSECTIONS.
NOTE: ROW AND PARKSTRIP WIDTHS SHALL BE INCREASED WHEN NECESSARY TO SUPPORT THE SELECTED TREE SPECIES.
132'
66'
66'
ROW
1'
5'
28'
2'
6'
3.5'
12'
13'
12'
3.5'
6'
2'
28'
10'
1'
PAVEMENT
36'
27.5'
27.5'
41'
56'
63.5'
68.5'

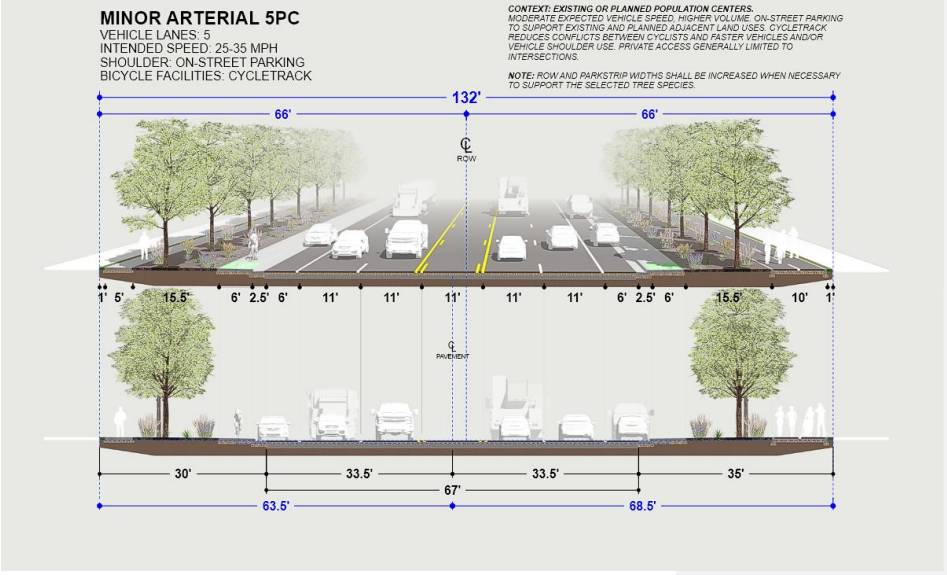
8.9.8.5.

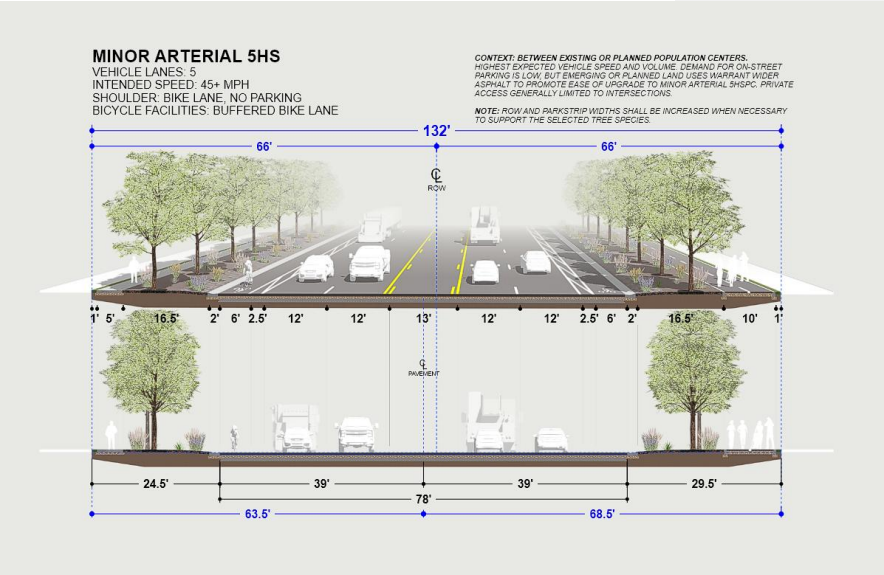

MINOR ARTERIAL 5
VEHICLE LANES: 5
INTENDED SPEED: 25-40 MPH
SHOULDER: BIKE LANE, NO PARKING
BICYCLE FACILITIES: BIKE LANE
CONTEXT: EMERGING OR PLANNED POPULATION CENTERS
SLOWER VEHICLE SPEEDS, HIGHER VOLUME. DEMAND FOR ON-STREET PARKING IS LOW, BUT EMERGING OR PLANNED LAND USES WARRANT WIDER ASPHALT TO PROMOTE EASE OF UPGRADE TO MINOR ARTERIAL 5PC. PRIVATE ACCESS GENERALLY LIMITED TO INTERSECTIONS.
NOTE: ROW AND PARKSTRIP WIDTHS SHALL BE INCREASED WHEN NECESSARY TO SUPPORT THE SELECTED TREE SPECIES.
132'
66'
66'
ROW
1'
5'
22'
2'
6'
11'
11'
11'
11'
11'
6'
2'
22'
10'
1'
PAVEMENT
30'
33.5'
33.5'
35'
67'
63.5'
68.5'

8.9.8.6.

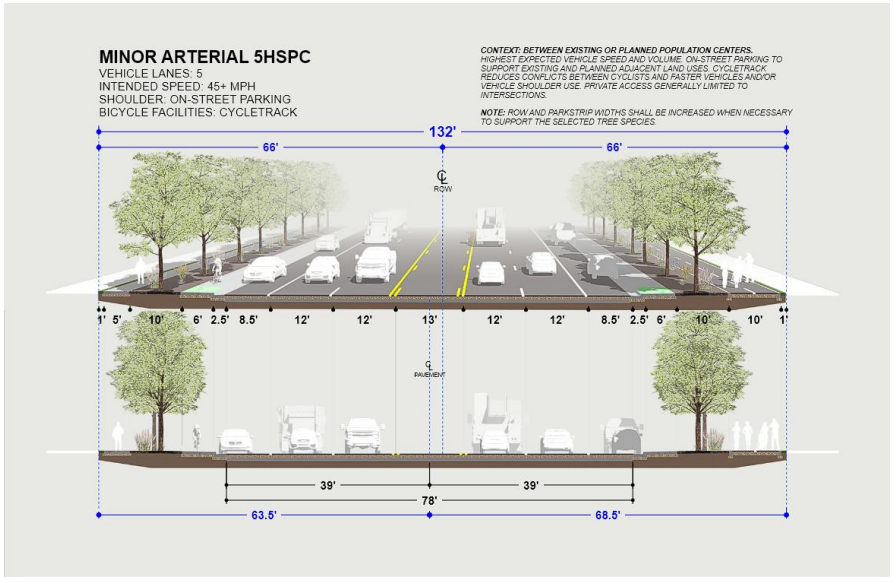

MINOR ARTERIAL 5C
VEHICLE LANES: 5
INTENDED SPEED: 35-45 MPH
SHOULDER: NONE
BICYCLE FACILITIES: CYCLETRACK
CONTEXT: EDGES OF POPULATION CENTERS.
MODERATE EXPECTED VEHICLE SPEED, HIGHER VOLUME. CURRENT AND EXPECTED FUTURE DEMAND FOR ON-STREET PARKING IS LOW (I.E. ACCESS TO EXISTING AND PLANNED ABUTTING LOTS IS RESTRICTED, SUFFICIENT OFF-STREET PARKING EXISTS, ETC). CYCLETRACK REDUCES CONFLICTS BETWEEN CYCLISTS AND FASTER VEHICLES. PRIVATE ACCESS GENERALLY LIMITED TO INTERSECTIONS.
NOTE: ROW AND PARKSTRIP WIDTHS SHALL BE INCREASED WHEN NECESSARY TO SUPPORT THE SELECTED TREE SPECIES.
132'
66'
66'
ROW
1' 5' 22' 6' 2' 11' 11' 12' 11' 11' 2' 6' 22' 10' 1'
PAVEMENT
36' 27.5' 27.5' 41'
56'
63.5' 68.5'

8.9.8.7.


MINOR ARTERIAL 5PC
VEHICLE LANES: 5
INTENDED SPEED: 25-35 MPH
SHOULDER: ON-STREET PARKING
BICYCLE FACILITIES: CYCLETRACK
CONTEXT: EXISTING OR PLANNED POPULATION CENTERS.
MODERATE EXPECTED VEHICLE SPEED, HIGHER VOLUME. ON-STREET PARKING TO SUPPORT EXISTING AND PLANNED ADJACENT LAND USES. CYCLETRACK REDUCES CONFLICTS BETWEEN CYCLISTS AND FASTER VEHICLES AND/OR VEHICLE SHOULDER USE. PRIVATE ACCESS GENERALLY LIMITED TO INTERSECTIONS.
NOTE: ROW AND PARKSTRIP WIDTHS SHALL BE INCREASED WHEN NECESSARY TO SUPPORT THE SELECTED TREE SPECIES.
132'
66'
66'
ROW
1' 5' 15.5' 6' 2.5' 6' 11' 11' 11' 11' 11' 6' 2.5' 6' 15.5' 10' 1'
PAVEMENT
30' 33.5' 33.5' 35'
67'
63.5' 68.5'



8.9.8.8.



Major Arterial Streets shall be labeled with an "F" on the Master Plan and shall be designed per the department of transportation specifications.

8.9.8.9. Exhibit F – Non-Street-Adjacent Pathway Cross Section for a depiction of these pathways.

8.9.8.10. Construction Drawings to Include Landscaping. Each subdivision's improvement plans shall provide a detailed Public Landscape plan that, at a minimum, shows landscaping materials proposed to be used, the proposed location, species, including the measurements of each tree's mature crown, and the method of vegetation irrigation.

8.9.8.11. Pathway Crossing of Residential Street. Wherever a pathway intersects with a residential street, Master Developer agrees to install or cause to be installed the following in accordance with NACTO and other applicable best practice standards:

8.9.8.11.1. Raised Crosswalk. A raised crossing with a zebra-style crosswalk. The raised crossing shall be constructed of concrete and be designed as a six-inch high ramped speed table with six-foot ramps or greater if required by the County Engineer. The top (horizontal) of the speed table shall be at least ten-feet wide. Notification signage shall be posted in advance of the speed table.

8.9.8.11.2. Curb Extensions. Curb extensions (bulb-outs) shall be installed for pathway street crossings on both sides of the applicable street. A curb extension (bulb-out) shall be constructed to constrict a residential street width to no greater than 24 feet, or 36 feet if the street has or is planned to have an on-street bike lane. The County Engineer has discretion to modify this width if the street's design is different than the County's standard. Each curb extension shall be marked with a traffic delineator as prescribed by the County Engineer or County Roads Supervisor. If Master Developer is not responsible for other street Improvements on the opposite side of a street, the following minimum curb extension requirements shall be installed on that side.

8.9.8.11.2.1. Each end of the curb extension shall at least provide a temporary means of directing drainage to the intended or expected drainage collection system or swale;

8.9.8.11.2.2. The curb extension shall provide pedestrians a convenient and safe transition from the crossing to whatever historic pedestrian facility exists there. If no formal NACTO-standard pedestrian facility exists on that side, Master Developer shall post a "Crossing Temporarily Closed" sign at the entrance of the crosswalk, or as otherwise required by the County Engineer or Roads Supervisor.

8.9.8.11.2.3. The County Engineer or Roads Supervisor may require other Improvements that minimize potential safety risks of the curb-

extension, such as but not limited to, additional curbing, guardrail, signage, drainage and street shoulder Improvements. If required, Master Developer hereby agrees to install such Improvements.

8.9.8.12. **Pathway Crossing of Collector or Arterial Street.** On a collector or minor arterial street, the raised crosswalk (speed table) and curb extensions pursuant to **Section 8.9.8.11** shall be installed in a manner as approved by the County or UDOT unless required otherwise by the County Engineer, UDOT, or the local fire authority. Regardless of whether a speed table or curb extension (bulb-out) is required, zebra style crosswalk is required, as is a double-sided battery powered user-activated rapid flashing beacon on both sides of the crossing in accordance with installation best practices, and crosswalk notification signage in advance of the crosswalk on both sides of the street. The rapid flashing beacons shall be hardwired to each other through underground conduit.

8.9.8.13. **Project Specific Pathway Improvements.**

8.9.8.13.1. **Reserved.**

8.9.8.13.2. **Reserved.**

8.9.9. **Trailhead Improvements.** Unless specified in this Agreement otherwise, Master Developer agrees that each required trailhead shall be developed as an improved trailhead as generally illustrated in **Exhibit I – Trailhead Conceptual Design and Improvements**. At a minimum, the trailhead shall provide the following:

8.9.9.1. **Quantity.** Master Developer agrees to construct two trailheads in the locations as generally illustrated in **Exhibit C – Concept Plan**.

8.9.9.2. **Parking**. Paved access and a vehicle parking lot sufficient to provide off-street parking spaces for at least ____ typical passenger vehicles and ____ large vehicles or vehicles with trailers. The parking lot shall be configured in a manner that it can be expanded by others later.

8.9.9.3. **Amenities.** The trailhead shall at a minimum have the following amenities.

8.9.9.3.1. A bicycle fix-it stand.

8.9.9.3.2. A drinking fountain or water bottle filling station.

8.9.9.3.3. A bench.

8.9.9.4. **Restroom.** At least X sewered restroom building(s) with no less than two single-use toilet facilities each.

8.9.9.5. **ADA Access.** ADA accessibility from parking areas to all restrooms, ramps, benches, and along the paved pathway.

8.9.9.6. **Trailhead Utilities.** The following minimum trailhead utilities shall be installed.

8.9.9.6.1. Water supply connections for and sufficient water rights or shares necessary to provide for the culinary and secondary water needs of the trailhead.

Commented [A81]: Variable. Enter “reserved” for this paragraph and delete subsections if subsections within are “reserved.”

Commented [A82]: Variable. Insert project-specific details.

Commented [A83]: Variable. Insert project-specific details. Add as many subsections below as may be needed.

Commented [A84]: Variable. Enter “reserved” for this section if all sections herein would otherwise be reserved.

Commented [A85]: Variable. Enter “reserved” for this section if not applicable.

Commented [A86]: Variable

Commented [A87]: Variable. Enter “reserved” for this section if not applicable.

8.9.9.6.2. Sewer connection sufficient for the sewer needs of the trailhead.

8.9.9.6.3. Electrical connections sufficient for the electrical needs of the trailhead.

8.9.9.6.4. Sufficient water rights or shares necessary to provide for the culinary and secondary water needs of each trailhead.

8.9.9.7. Project Specific Trailhead Improvements and Considerations.

8.9.9.7.1. Reserved.

8.9.9.7.2. Reserved.

8.10. Environmental and Air Quality Standards. The Parties agree to implement the community's overall goal of minimizing development impacts on the environment to a reasonable degree practicable. As such, Master Developer agrees, on behalf of itself and all successive owners of the Project or of lots within the Project, to exceed minimum requirements of applicable building and construction codes and conventions by ensuring each dwelling unit is equipped with the following prior to receiving a final certificate of occupancy.

8.10.1. Energy Efficiency. All buildings will be designed to an energy efficiency rating that is one climate zone colder than the area's designated climate zone. Gas-heated furnaces and water heaters shall have an efficiency rating of 95 percent or greater.

8.10.2. Reserved.

8.10.3. Reserved.

8.10.4. Reserved.

8.10.5. Project-Specific Environmental and Air Quality Standards.

8.10.5.1. Reserved.

8.10.5.2. Reserved.

8.11. Outdoor Lighting. Master Developer agrees that all outdoor lighting within the Project will be dark-sky friendly and as such will be governed by the County's Outdoor Lighting Ordinance, Chapter 108-16 of the Code.

8.12. Building Development or Design Requirements. Unless otherwise provided herein, Master Developer agrees to comply with the building design standards of [*citation*].

8.12.1. Reserved.

8.12.2. Project-Specific Architectural Design Requirements.

8.12.2.1. Reserved. *[see note.]*

8.12.2.2. Reserved.

9. Amendments, Modifications, and Revisions.

This Agreement may be amended by mutual agreement of the Parties only if the amendment is in writing and approved and signed by Master Developer and County (an "Amendment"). The following sections specify what Project changes can be undertaken without the need for amendment of the Development Agreement, and what changes require Amendment to this Agreement.

Commented [A88]: Variable. Enter "reserved" for this paragraph and delete subsections if subsections within are "reserved."

Commented [A89]: Variable. Insert project-specific details. Example:

8.9.3.7.1. Before or simultaneous to platting the _____ lot or residential dwelling unit, Master Developer shall complete the required trailhead improvements for the first trailhead.

Commented [A90]: Variable. Insert project-specific details. Add as many subsections below as may be needed.

Commented [A91]: ***8.10.2 Pre-Wire for Solar Power.*** *Each dwelling shall be pre-wired for roof-mounted photovoltaic solar panels. The pre-wiring shall include all components necessary to create a complete system excluding the following components: Solar panel(s) and equipment or components needed to roof-mount; power inverter(s); power converter(s); charge controller(s); batteries; meters, monitoring devices, and similar. If the County Building Official determines that there are extenuating circumstances peculiar to the building, the Building Official may waive any or all of* ...

Commented [A92]: ***8.10.3 Installation of Excluded Solar Components.*** *Master Developer agrees to install all solar components excluded from Section* ...

Commented [A93]: ***8.10.4 Pre-Wire for Electric Vehicles.*** *Each dwelling unit's garage shall be prewired to support at least a level 2 electric vehicle* ...

Commented [A94]: Variable. Enter "reserved" for this paragraph and delete subsections if subsections within are "reserved."

Commented [A95]: Variable. Insert project-specific details.

Commented [A96]: Variable. Insert project-specific details. Add as many subsections below as may be needed.

Commented [A97]: Variable. Enter "reserved" for this paragraph if no design standards are applicable.

Commented [A98]: Example:

-R1, R2, and R3 = Section 104-12-4(a) ...

Commented [A99]: Variable. Enter "reserved" for this paragraph and delete subsections if subsections within are "reserved."

Commented [A100]: Reserved for project specific architectural designs. ...

Commented [A101]: Variable. Insert project-specific details. Add as many sections below as may be needed. ...

9.1. Who may Submit Modification Applications. Only the County and Master Developer or an Assignee that succeeds to all of the rights and obligations of Master Developer under this Agreement (and not including a Subdeveloper) may submit a Modification Application.

9.2. Modification Application Contents and Process.

9.2.1. Contents. Modification Applications shall:

9.2.1.1. Identification of Property. Identify the property or properties affected by the Modification Application.

9.2.1.2. Description of Effect. Describe the effect of the Modification Application on the affected portions of the Project.

9.2.1.3. Identification of Non-County Agencies. Identify any Non-County agencies potentially having jurisdiction over the Modification Application.

9.2.1.4. Map. Provide a map of any affected property and all property within one thousand feet (1000') showing the present or intended uses and density of all such properties.

9.2.1.5. Fee. Modification Applications shall be accompanied by a fee in an amount reasonably estimated by the County to cover the costs of processing the Modification Application.

9.2.2. County Cooperation in Processing Modification Applications. The County shall cooperate reasonably in promptly and fairly processing Modification Applications.

9.2.3. Planning Commission Review of Modification Applications.

9.2.3.1. Review. All aspects of a Modification Application required by law to be reviewed by the Planning Commission shall be considered by the Planning Commission as soon as reasonably possible in light of the nature and/or complexity of the Modification Application.

9.2.3.2. Recommendation. The Planning Commission's vote on the Modification Application shall be only a recommendation and shall not have any binding effect on the consideration of the Modification Application by the Board of County Commissioners.

9.2.4. Board of County Commissioners' Review of Modification Application. After the Planning Commission, if required by law, has made or been deemed to have made its recommendation of the Modification Application the Board of County Commissioners shall consider the Modification Application.

9.3. Project Facility Repair, Maintenance, and Replacement. Master Developer shall be permitted to repair, maintain and replace the Project and its components consistent with the terms of this Agreement without amending the Agreement.

9.4. Authorized Changes, Enlargements, or Alterations. As set forth below, County staff may review and approve certain minor changes, enlargements or adjustments ("Changes") to the Project in their respective administrative capacities. The following types of Changes are considered minor, provided that no such Changes shall directly or indirectly result in significantly greater impacts than those contemplated in the approval of this Agreement.

9.4.1. Changes Necessary to Comply with Other Laws. Any resulting changes as a consequence of obtaining or complying with a federal, state, or local permit or approval; provided that the changes are Routine and Uncontested and the application thereof

does not materially affect the County's original intent, findings, or conditions on the Project in a manner that would have likely resulted in a different decision on this Agreement, as determined by the Planning Division Director.

9.4.2. Landscaping Changes. Any changes to this Agreement's landscaping designs, guidelines, standards, plantings, materials and installation of the same anywhere in the project.

9.4.3. De Minimis Changes. Other de Minimis changes requested by the Master Developer, which are reasonably consistent with the intent of this agreement and the R1-15 Zone, and are Routine and Uncontested.

10. Miscellaneous Provisions.

10.1. Certificate of Occupancy Requirements. The following are required prior to issuance of a certificate of occupancy.

10.1.1. Reserved.

10.1.2. Reserved.

10.1.3. Reserved.

10.1.4. Reserved.

10.1.5. Reserved.

10.1.6. Installation of dark-sky friendly outdoor lighting, as specified in **Section 8.11** of this Agreement.

10.2. Financial Guarantee Requirements. Master Developer agrees to be governed by the financial guarantee provisions in **Section 106-4-3** of the Code in effect at the time of the Approval Date. In addition to required Improvements listed in the Code, Master Developer further agrees that the financial guarantee shall include all required Improvements specified in this Agreement. Prior to the release or partial release of certain financial guarantee funds, the following are required.

10.2.1. Written confirmation of implementation of landscape best practices from a qualified professional, as specified in **Section 8.8.3.5.5**.

10.2.2. Written confirmation of implementation of landscape best practices from a qualified professional, as specified in **Section 8.5.8.3**.

10.2.3. Written letter of acceptance for Public Park Open Space Improvements, as specified in **Section 8.8.3.3**.

10.3. Financial Guarantee for Public Landscaping, Public Park Open Space, and Trailheads. Master Developer agrees to provide a financial guarantee to the County for required landscaping on public property, for required Public Park Open Space Improvements, and for required trailhead improvements. The financial guarantee shall follow the same standards and processes as provided in **Section 10.2** of this Agreement.

10.4. Building Development or Design Requirements. Unless otherwise provided herein, Master Developer agrees to comply with the building design standards of the *[specify]* zone (*[reference code section]*).

10.4.1. Reserved.

10.4.2. Project-Specific Architectural Design Requirements.

Commented [CE102]: Installation of street trees, as specified in **Section 8.5.6.1.7** of this Agreement.

Commented [CE103]: Installation of a smart watering controller, as specified in **Section 8.6.1** of this Agreement.

Commented [A104]: Installation of a pre-wired solar panel and battery backup system, as specified in **Section 8.10.2** and/or **Section 8.10.3** of this Agreement.

Commented [A105]: Installation of a pre-wired dedicated electric vehicle charging circuit, as specified in **Section 8.10.4** of this Agreement.

Commented [CE106]: Installation of a furnace that is at least 95% efficient, and installation of a smart thermostat, as specified in **Section 8.10.1** of this Agreement.

Commented [A107]: Variable. Enter "reserved" for this paragraph if no design standards are applicable.

Commented [A108]: Example:

-R1, R2, and R3 = Section 104-12-4(a)
-FB zone = Section 104-22…
-Etc.

Commented [A109]: Variable. Enter "reserved" for this paragraph and delete subsections if subsections within are "reserved."

10.4.2.1. **Reserved.** *[see note.]*

10.4.2.2. **Reserved.**

10.5. Reserved.

10.6. Future Taxes, Services, and Districts.

10.6.1. **District(s).** Master Developer agrees to annex the Property into any local taxing district if the purpose of that district is to provide any service necessary for the development of the property pursuant to this Agreement and the Code. Annexation shall occur prior to final plat recordation. If the project will be Phased, the entire preliminary plat/plan shall be annexed into said district(s) prior to recordation of the first plat.

10.6.2. **Municipal Services Tax.** Master Developer agrees that the County may impose additional tax to the Property to better accommodate for the municipal services demand of the Project, provided that the tax is reasonably necessary to provide the service(s).

10.6.3. **Restriction on Right to Protest Future Tax or Taxing Entity.** If the Property is ever within the boundaries of a Proposed Taxing Entity or Proposed Tax, and the process for applying the Proposed Taxing Entity or Proposed Tax to the Property includes the right for affected landowners to file a protest in a manner that could hinder the application of the Proposed Taxing Entity or Proposed Tax to the Property, Master Developer hereby waives the right to file the protest, and agrees that any protest filed is void. Master Developer does so on behalf of itself and all future owners who may obtain any interest in the Property. Future owners are hereby on notice that the right is waived. This provision applies unless the County Commission agrees, in writing, with and to the protest.

10.7. Expert Review for Development Applications. If the County subjects the Development Application to a review by County Consultants then payment of the reasonable and actual costs of the County Consultants' review shall be the responsibility of Applicant.

10.8. Parcel Sales. Master Developer may obtain approval of a Subdivision that does not create any individually developable lots in the Parcel without being subject to any requirement in the Code to complete or provide security for the Improvements at the time of the Subdivision except that the County may require as a part of the Subdivision of the Parcel the construction of perimeter Improvements such as curb and gutter, sidewalks and fire hydrants if reasonably necessary given the location of the Parcel Sale in relation to other development and the respective timing of the completion of such developments. The responsibility for completing and providing security for completion of any Improvements in the Parcel shall be that of the Master Developer or a Subdeveloper upon a further Subdivision of the Parcel that creates individually developable lots. The provisions of the foregoing notwithstanding, no division shall be made that disproportionately splits the public spaces or public Improvements anticipated by this Agreement or the Code without first providing adequate security in a manner satisfactory to County to ensure those public improvements or spaces are provided.

10.9. Provision of Services. The County agrees to provide all County services to the Project that it provides from time-to-time to other residents and properties within the County including, but not limited to, police and other emergency services. Such services shall be provided to the Project at the same levels of services, on the same terms and at the same rates as provided to other residents and properties in the County.

11. General Provisions.

Commented [A110]: Reserved for project specific architectural designs.

Specific Design. *The exterior of [dwellings, buildings, etc.] within the Project shall be as illustrated in Exhibit J – Architectural Design Requirements. If, after being presented with an alternative that is designed by a licensed architect, the Planning Director determines that the alternative provides an equal or better design, the Planning Director may allow the use of the alternative design.*

Commented [A111]: Variable. Insert project-specific details. Add as many sections below as may be needed.

Example:

For each unit abutting _____ Street, each patio home building shall face away from _____ Street. The rear of these buildings shall be designed to appear to the common lay-person as a single-family dwelling. This shall be accomplished by, among other means, avoiding repetitive or otherwise redundant configurations of walls, wall massing, wall planes, windows sizes and locations, rooflines, chimneys, patios, door sizes and locations and other related design elements. Unless approved otherwise by the Planning Director after being presented with an alternative that, in the director's sole discretionary discernment, is better, this shall necessitate custom interior layouts that do not repeat from unit to unit, nor from building to building. The rear setback of these units (from _____ South) shall be 30 feet.

Commented [A112]: ***10.5 Housing Affordability Provisions.*** *In an effort to provide the planning area some level of housing affordability, the following requirements of this Agreement, when applicable, shall be waived as they apply to any lot or unit that has a recorded deed restriction for moderate income housing, as defined by State Code, or that restricts the floor area of the residence (excluding basements and garages, if applicable) to no greater than 1,000 square feet. The deed restrict shall be in favor of, and in a form as acceptable to, the Weber Housing Authority.*

10.5.1. *Street trees for the lot's or unit's street frontage pursuant to Section 8.5.6.1;*

10.5.2. *Parkstrip landscaping for the lot's or unit's street frontage pursuant to Section 8.5.6.2;*

10.5.3. *Water-wise requirements pursuant to Section 8.6;*

10.5.4. *Parks financial donation, pursuant to Section 8.8.1;*

10.5.5. *The required per lot or unit Public Park Open Space dedication, pursuant to Section 8.8.2;*

10.5.6. *The required Public Park Open Space Improvements, pursuant to Section 8.8.3, to be* ...

11.1. Entire Agreement. This Agreement, and all exhibits thereto, is the entire agreement between the Parties and may not be amended or modified except either as provided herein or by a subsequent written amendment signed by all parties.

11.2. Headings. The captions used in this Agreement are for convenience only and are not intended to be substantive provisions or evidences of intent.

11.3. No Third Party Rights/No Joint Venture. This Agreement does not create a joint venture relationship, partnership or agency relationship between the County and Master Developer. Further, the parties do not intend this Agreement to create any third-party beneficiary rights. The parties acknowledge that this Agreement refers to a private development and that the County has no interest in, responsibility for or duty to any third parties concerning any Improvements to the Property unless the County has accepted the dedication of such Improvements at which time all rights and responsibilities for the dedicated public improvement shall be the County's.

11.4. Assignability. The rights and responsibilities of Master Developer under this Agreement may be assigned as provided below by Master Developer with the consent of the County as provided herein.

11.4.1. Partial Assignment. ***Assignment is only allowed if in whole. No partial assignment of the Project or Property is allowed.***

11.4.2. Sales not an Assignment. Master Developer's selling or conveying a lot in any approved Subdivision or Parcels or any other real estate interest within the Project, to builders, users, or Subdevelopers, shall not be deemed to be an "assignment" subject to the above-referenced approval by the County. Despite the selling or conveyance, Master Developer still maintains all rights, responsibilities, and obligations of this Agreement relative to development on the sold or conveyed property.

11.4.3. Related Party Transfer. Master Developer's transfer of all or any part of the Property to any entity "related" to Master Developer (as defined by regulations of the Internal Revenue Service), Master Developer's entry into a joint venture for the development of the Project or Master Developer's pledging of part or all of the Project as security for financing shall also not be deemed to be an "assignment" subject to the above-referenced approval by the County unless specifically designated as such an assignment by the Master Developer. Master Developer shall give the County Notice of any event specified in this subsection within ten (10) days after the event has occurred. Such Notice shall include providing the County with all necessary contact information for the newly responsible Party.

11.4.4. Notice. Master Developer shall give Notice to the County of any proposed assignment and provide such information regarding the proposed Assignee that the County may reasonably request in making the evaluation permitted under this Section. Such Notice shall include the following.

11.4.4.1. All necessary contact information for the proposed Assignee.

11.4.4.2. The entry number of this Agreement on file in the Office of the Weber County Recorder, and entry number to any successive amendments thereto or other agreements that may affect this Agreement or amendments thereto.

11.4.4.3. A verbatim transcription of this **Section 11.4**. "Assignability," or future amendment thereof, if applicable.

11.4.5. Grounds for Denying Assignment. The County may only withhold its consent for the

Commented [A113]:
Insert if partial assignment will be allowed:

*"**Partial Assignment.** If any proposed assignment is for less than all of Master Developer's rights and responsibilities, then the assignee shall be responsible for the performance of each of the obligations contained in this Agreement to which the assignee succeeds. Upon any such approved partial assignment, Master Developer shall be released from any future obligations as to those obligations which are assigned but shall remain responsible for the performance of any obligations that were not assigned."*

reasons listed herein.

11.4.5.1. If the County is not reasonably satisfied of the proposed Assignee's ability to perform the obligations of Master Developer proposed to be assigned;

11.4.5.2. If the County has reasonable concern that the assignment will separate the Project in a manner that creates unreasonable additional demand for any type of governmental service, including additional demand for coordination amongst Assignees or other administrative review services not otherwise anticipated at the time of the execution of this Agreement; or

11.4.5.3. If the County has reasonable concern that the assignment will separate the Project in a manner that negates the purpose of master planning the Project area as one complete development.

11.4.6. Assignee Bound by this Agreement. An Assignee shall be bound by the assigned terms and conditions of this Agreement.

11.5. Binding Effect. Except as otherwise specified in this Agreement, this Agreement shall be binding upon the Parties and their respective Successors, as well as all other persons or entities acquiring all or any portion of the Project, any lot, parcel or any portion thereof within the Property, or any interest therein, whether by sale, operation of law, devise, or in any manner whatsoever.

11.6. No Waiver. Failure of any Party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such Party to exercise at some future date any such right or any other right it may have unless the Party has waived the right in writing.

11.7. Severability. If any provision of this Agreement is held by a court of competent jurisdiction to be invalid for any reason, the parties consider and intend that this Agreement shall be deemed amended to the extent necessary to make it consistent with such decision and the balance of this Agreement shall remain in full force and affect.

11.8. Appointment of Representatives. To further the commitment of the parties to cooperate in the implementation of this Agreement, the County and Master Developer each shall designate and appoint a representative to act as a liaison between the County and its various departments and the Master Developer. The initial representative for the County shall be the Planning Division Director and the initial representative for Master Developer shall be the presiding member of **[name of entity].** The parties may change their designated representatives by Notice.

Commented [A114]: Variable

11.9. Mutual Drafting. Each Party has participated in negotiating and drafting this Agreement and therefore no provision of this Agreement shall be construed for or against either Party based on which Party drafted any particular portion of this Agreement.

11.10. Utah Law. This Agreement is entered into under the laws of the State of Utah, and the Parties hereto intend that Utah law shall apply to the interpretation hereof.

11.11. Authority. Each Party represents and warrants that it has the respective power and authority, and is duly authorized, to enter into this Agreement on the terms and conditions herein stated, and to execute, deliver and perform its obligations under this Agreement.

11.12. Duty to Act Reasonably and in Good Faith. Unless otherwise expressly provided, each Party shall act reasonably in giving consent, approval, or taking any other action under this Agreement. The Parties agree that each of them shall at all times act in good faith in order to carry out the terms of this Agreement and each of them covenants that it will not at any time voluntarily engage in any actions which frustrate the purpose and intent of the Parties to develop the Project in conformity with the terms and conditions specified in this Agreement.

11.13. Communication and Coordination. The Parties understand and agree that the process described in this Agreement depends upon timely and open communication and cooperation between the Parties. The Parties agree to use best efforts to communicate regarding issues, changes, or problems that arise in the performance of the rights, duties and obligations hereunder as early as possible in the process, and not wait for explicit due dates or deadlines. Each Party agrees to work cooperatively and in good faith toward resolution of any such issues.

11.14. Force Majeure. Any prevention, delay or stoppage of the performance of any obligation under this Agreement which is due to strikes, labor disputes, inability to obtain labor, materials, equipment or reasonable substitutes therefor; acts of nature, governmental restrictions, regulations or controls, judicial orders, enemy or hostile government actions, wars, civil commotions, fires or other casualties or other causes beyond the reasonable control of the Party obligated to perform hereunder shall excuse performance of the obligation by that Party for a period equal to the duration of that prevention, delay or stoppage.

11.15. Incorporation of Recitals and Introductory Paragraph. The Recitals contained in this Agreement, and the introductory paragraph preceding the Recitals, are hereby incorporated into this Agreement as if fully set forth herein.

11.16. Subjection and Subordination. Each person or entity that holds any beneficial, equitable, or other interest or encumbrances in all or any portion of Project at any time hereby automatically, and without the need for any further documentation or consent, subjects and subordinates such interests and encumbrances to this Agreement and all amendments hereof. Each such person or entity agrees to provide written evidence of that subjection and subordination within 15 days following a written request for the same from, and in a form reasonably satisfactory to Master Developer or the County

11.17. Severability. If any term or provision of this Agreement, or the application of any term or provision of this Agreement to a particular situation, is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining terms and provisions of this Agreement, or the application of this Agreement to other situations, shall continue in full force and effect unless amended or modified by mutual consent of the Parties.

11.18. Other Necessary Acts. Each of the Parties shall execute and deliver to the other any further instruments and documents as may be reasonably necessary to carry out the objectives and intent of this Agreement.

11.19. Agreement Recordation Deadline. This agreement and its associated rezone shall be considered abandoned and become null and void if not presented to the County for recordation within one year of the Approval Date.

12. Notices.

12.1. Written Notice. Any notice, demand, or other communication ("Notice") given under this Agreement shall be in writing and given personally or by registered or certified mail (return receipt requested). A courtesy copy of the Notice may be sent by facsimile transmission or email.

12.2. Addresses. Notices shall be given to the Parties at their addresses set forth as follows in this Section.

If to the County:

Weber County Commission

2380 Washington Blvd, Ste #360
Ogden, UT 84401

With copies to:

Weber County Attorney
2380 Washington BLVD, Ste. #230
Ogden, UT 84401

Weber County Planning Director
2380 Washington BLVD, Ste. #240
Ogden, UT 84401

If to Master Developer:

Commented [A115]: Variable

12.3. Effectiveness Of Notice. Except as otherwise provided in this Agreement, each Notice shall be effective and shall be deemed delivered on the earlier of:

12.3.1. Physical Delivery. Its actual receipt, if delivered personally, by courier service, or by facsimile provided that a copy of the facsimile Notice is mailed or personally delivered as set forth herein on the same day and the sending Party has confirmation of transmission receipt of the Notice).

12.3.2. Electronic Delivery. Its actual receipt if delivered electronically by email provided that a copy of the email is printed out in physical form and mailed or personally delivered as set forth herein on the same day and the sending Party has an electronic receipt of the delivery of the Notice

12.3.3. Mail Delivery. On the day the Notice is postmarked for mailing, postage prepaid, by First Class or Certified United States Mail and actually deposited in or delivered to the United States Mail. Any Party may change its address for Notice under this Agreement by giving written Notice to the other Party in accordance with the provisions of this Section.

13. Default and Remedies.

13.1. Notice of Default. If Master Developer or a Subdeveloper or the County fails to perform their respective obligations hereunder or to comply with the terms hereof, the Party believing that a Default has occurred shall provide Notice to the other Party.

13.1.1. Contents of the Notice of Default. The Notice of Default shall:

13.1.1.1. Claim of Default. Specify the claimed event of Default, including the approximate date of when the event is determined to have begun;

13.1.1.2. Identification of Provisions. Identify with particularity the provisions of any applicable law, rule, regulation or provision of this Agreement that is claimed to be in Default;

13.1.1.3. Specify Materiality. Identify why the Default is claimed to be material; and

13.1.1.4. Optional Proposed Cure. If the County chooses, in its discretion, propose a method and time for curing the Default which shall be of no less than sixty

(60) days duration.

13.2. Dispute Resolution Process.

13.2.1. Conference. In the event of any dispute relating to this Agreement, the Parties, upon the request of either Party, shall meet within fourteen (14) calendar days to confer and seek to resolve the dispute ("Conference"). The Conference shall be attended by the following parties: (a) the County shall send department director(s) and County employees and contractors with information relating to the dispute, and (b) Master Developer shall send Master Developer's representative and any consultant(s) with technical information or expertise related to the dispute. The Parties shall, in good faith, endeavor to resolve their disputes through the Conference.

13.2.2. Mediation. If this Conference process does not resolve the dispute within the 7-day Conference period, the Parties shall in good faith submit the matter to mediation. The Parties shall send the same types of representatives to mediation as specified for the "Conference" process. The mediation shall take place within forty-five (45) days of the Parties submitting the dispute to mediation. If the dispute is not able to be resolved through the mediation process in the 45-day period, the Parties may pursue their legal remedies in accordance with Utah and local law.

13.3. Remedies. If the parties are not able to resolve the Default by "Meet and Confer" then the parties may have the following remedies:

13.3.1. Code Enforcement. The Master Developer's failure to comply with this agreement constitutes a violation of the Land Use Code of Weber County, and is subject to the enforcement provisions and remedies thereof.

13.3.2. Legal Remedies. The rights and remedies available at law and in equity, including injunctive relief and specific performance, but not damages.

13.3.3. Enforcement of Security. The right to draw on any security posted or provided in connection with the Project and relating to remedying of the particular Default.

13.3.4. Withholding Further Development Approvals. The right to withhold all further reviews, approvals, licenses, Building Permits and/or other permits for development of the Project in the case of a Default by Master Developer until the Default has been cured.

13.3.5. Extended Cure Period. If any Default cannot be reasonably cured within sixty days, then such cure period shall be extended so long as the defaulting Party can provide evidence that it is pursuing a cure with reasonable diligence.

13.3.6. Cumulative Rights. The rights and remedies set forth herein shall be cumulative.

13.4. Venue. Any action to enforce this Agreement shall be brought only in the Second Judicial District Court for the State of Utah, Weber County.

14. Entire Agreement.

This Agreement, together with all exhibits hereto, constitutes the entire Agreement between the Parties with respect to the subject matter of this Agreement. This Agreement is specifically intended by the Parties to supersede all prior agreements between them or recorded to the property, whether written or oral.

15. Covenants Running with the Land

The provisions of this Agreement shall constitute real covenants, contract and property rights, and equitable servitudes, which shall run with all of the land subject to this Agreement. Notwithstanding anything in this Agreement to the contrary, the owners of individual units or lots, as opposed to Subdivided plats or Parcels, in the Project shall (1) only be subject to the burdens of this Agreement to the extent applicable to their particular unit or lot; and (2) have no right to bring any action under this Agreement as a third-party beneficiary or otherwise.

16. Counterparts.

This Agreement may be executed in several counterparts and all so executed shall constitute one agreement binding on all the Parties, notwithstanding that each of the Parties are not signatory to the original or the same counterpart. Further, executed copies of this Agreement delivered by facsimile or by e-mail shall be deemed originally signed copies of this Agreement.

IN WITNESS HEREOF, the Parties hereto, having been duly authorized, have executed this Agreement.

(Signatures on following pages)

SIGNATURES

"County"
Weber County, a body corporate and politic of the State of Utah

Signed by: _____ on: _____
Commission Chair *Signature Date*

Commission Approval Date:_____
Approval Date
(as defined in this Agreement)

ATTEST: _____

Ricky D. Hatch, CPA
Weber County Clerk/Auditor

"Master Developer"

_____

By: _____

Print Name: _____

Title: _____

DATE: _____

Master Developer Acknowledgment

State of Utah)

)ss.

County of Davis)

On the _____ day of _____, 20__, personally appeared before me _____, who being by me duly sworn, did say that he is the_____of_____, a limited liability company, and that the foregoing instrument was signed in behalf of said limited liability company by authority of its members or its articles of organization; and said person acknowledged to me that said limited liability company executed the same.

_____ _____

My Commission Expires: Notary Public, residing in

"Owner"

Commented [A116]: Variable. Omit if Master Developer and Owner are the same.

_____

By: _____

Print Name: _____

Title: _____

DATE: _____

Owner Acknowledgment

State of Utah)

)ss.

County of Davis)

On the _____ day of _____, 20__, personally appeared before me _____, who being by me duly sworn, did say that he is the_____of_____, a limited liability company, and that the foregoing instrument was signed in behalf of said limited liability company by authority of its members or its articles of organization; and said person acknowledged to me that said limited liability company executed the same.

_____ _____

My Commission Expires: Notary Public, residing in

Exhibit A – Property Legal Description

(Need from Applicant – Verify with GIS)

Exhibit B – Property Graphic Depiction

Insert aerial imagery with border around Property.

Exhibit C – Concept Plan

The following illustration represents the conceptual configuration of the project. The Parties understand that de minimis deviations from this configuration may be allowed to better consider actual site conditions, pursuant to **Section 9.4** of this Agreement. Any conflict contained within this agreement shall be interpreted to apply the stricter requirement. Master Developer agrees that any omission of required information shall be interpreted in a manner best suited to benefit the general public, as determined by the County, regardless of how it may affect the Project.

Requirements of a concept plan. A concept plan shall comply with the following. The final agreement should replace this text box with the concept plan.

- **Survey.** The surveyed boundary lines of the Property and, if multiple zones, the boundaries of the zones, showing measured and/or recorded bearings, distances, and other controlling data with ties to section corners. Survey boundaries shall match the legal description(s) of **Exhibit A – Property Legal Description.**
- **Street and Pathway Layout and Configuration.**
    - **Connectivity Plan.** Conceptually illustrate the Project streets and how they align or connect to eachother and to other streets on the perimeter of the Project. Also include in dashed lines a concept for how streets *might* align or connect with other streets outside of the Property.
    - **Street Labels**. All streets shall be labeled accordingly.
        - Minor Residential Streets shall be labeled with an "A."
        - Major Residential Streets shall be labeled with a "B."
        - Minor Collector Streets shall be labeled with a "C."
        - Major Collector Streets shall be labeled with an "D."
        - Minor Arterial Streets shall be labeled with an "E."
        - Major Arterial Streets shall be labeled with an "F."
- **Public Park Open Space.** Conceptually illustrate the Public Park Open Space acreage.
    - Label and shade, in a unique hue of green, the acreage intended to be improved park.
    - Label and shade, in a unique hue of green, the acreage intended to be natural park.
    - Label and shade, in a unique hue of green, the acreage intended to be pathway right-of-way.
    - Provide an open space table that shows:
        - Total Public Park Open Space acreage;
        - Improved park acreage;
        - Natural park acreage;
        - Pathway right-of-way acreage (except that acreage already counted within improved or natural park area); and
        - Linear feet of pathway that is not street-adjacent.
- **Lots.** Conceptually illustrate the general configuration of lot area. Unless otherwise required by the county, each lot or unit need not be illustrated, but rather each area that will contain lots and the configuration thereof.
- **Other.** Conceptually illustrate areas that are likely to be used for other purposes not specified above, such as area for utilities, water reservoirs, lift stations, pump houses, etc.

Exhibit D – Associated Rezone Area

Insert depiction of the rezone.

Exhibit E – Street Cross Sections

Notes:

Each street may need ½ width Project boundary variant.

Specified materials and thicknesses are typical and may be varied by County Engineer to improve longevity due to atypical or unique site-specific characteristics.

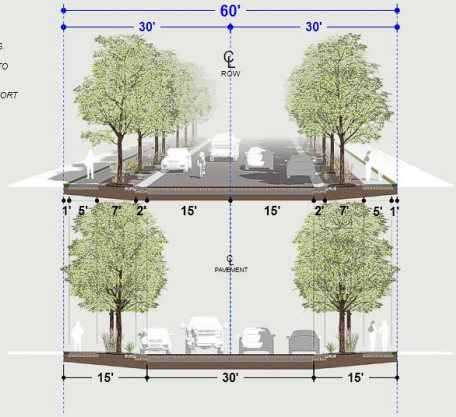
Minor Residential Streets shall be labeled with an "A" on the Master Plan.

MINOR RESIDENTIAL
VEHICLE LANES: 2 (UNMARKED)
INTENDED SPEED: 25 MPH
SHOULDER: ON-STREET PARKING
BICYCLE FACILITIES: ON-STREET (UNMARKED)

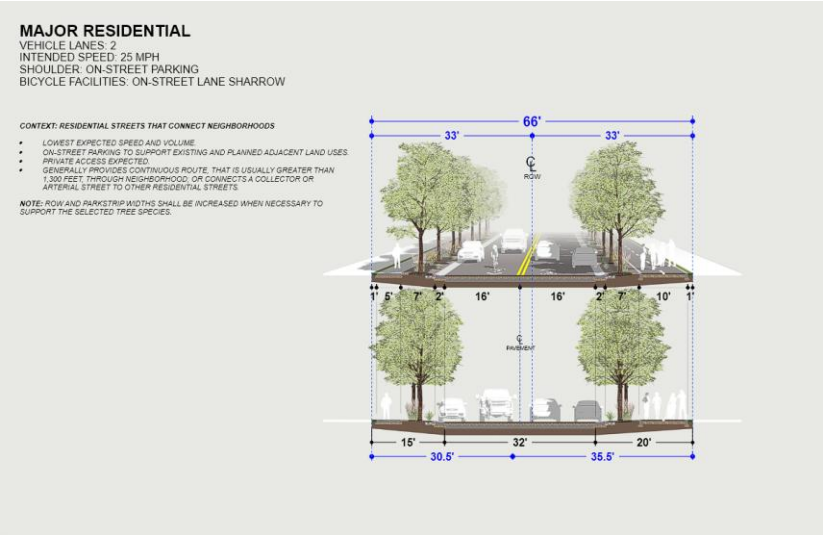
CONTEXT: RESIDENTIAL STREETS WITH LIMITED LENGTH

- *LOWEST EXPECTED SPEED AND VOLUME.*
- *ON-STREET PARKING TO SUPPORT EXISTING AND PLANNED ADJACENT LAND USES.*
- *PRIVATE ACCESS EXPECTED.*
- *DOES NOT PROVIDE SIGNIFICANT CONNECTIONS THROUGH NEIGHBORHOOD OR TO COLLECTOR OR ARTERIAL STREETS.*

***NOTE:** ROW AND PARKSTRIP WIDTHS SHALL BE INCREASED WHEN NECESSARY TO SUPPORT THE SELECTED TREE SPECIES.*



Major Residential Streets shall be labeled with a "B" on the Master Plan.



Minor Collector Streets shall be labeled with a "C" on the Master Plan.

[Select the applicable cross section that fits the context of the development. If multiples of the same type will be used, be sure each have a corresponding identification on the Master Plan]

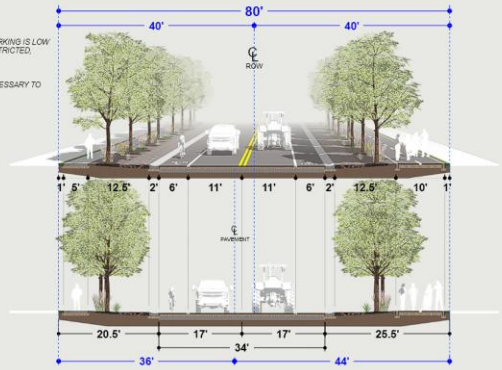
MINOR COLLECTOR - 2

VEHICLE LANES: 2
INTENDED SPEED: 30-40 MPH
SHOULDER: BIKE LANE, NO PARKING
BICYCLE FACILITIES: BIKE LANE

CONTEXT: BETWEEN EXISTING OR PLANNED POPULATION CENTERS.

- *LOW/MODERATE EXPECTED SPEED, LOWER VOLUME.*
- *CURRENT AND EXPECTED FUTURE DEMAND FOR ON-STREET PARKING IS LOW (I.E. ACCESS TO EXISTING AND PLANNED ABUTTING LOTS IS RESTRICTED, SUFFICIENT OFF-STREET PARKING EXISTS, ETC).*
- *PRIVATE ACCESS GENERALLY LIMITED TO INTERSECTIONS.*

NOTE: *ROW AND PARKSTRIP WIDTHS SHALL BE INCREASED WHEN NECESSARY TO SUPPORT THE SELECTED TREE SPECIES.*



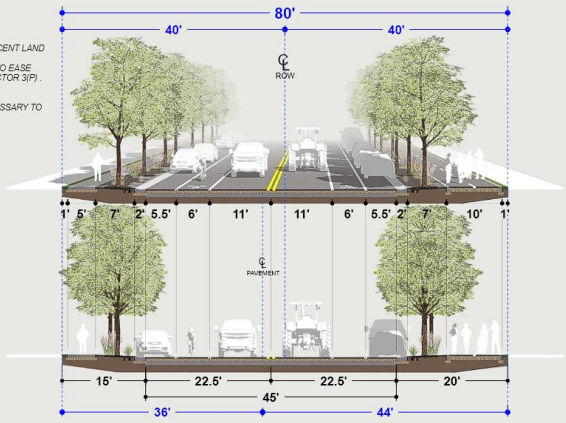
MINOR COLLECTOR - 2P

VEHICLE LANES: 2
INTENDED SPEED: 30-40 MPH
SHOULDER: BIKE LANE, ON-STREET PARKING
BICYCLE FACILITIES: BIKE LANE

CONTEXT: EXISTING OR PLANNED POPULATION CENTERS AND EDGES.

- *LOW/MODERATE EXPECTED SPEED, LOWER VOLUME.*
- *ON-STREET PARKING TO SUPPORT EXISTING AND PLANNED ADJACENT LAND USES.*
- *EMERGING OR PLANNED LAND USES WARRANT WIDER ASPHALT TO EASE FUTURE UPGRADE TO MINOR COLLECTOR 3(P) OR MAJOR COLLECTOR 3(P).*
- *PRIVATE ACCESS GENERALLY LIMITED TO INTERSECTIONS.*

NOTE: *ROW AND PARKSTRIP WIDTHS SHALL BE INCREASED WHEN NECESSARY TO SUPPORT THE SELECTED TREE SPECIES.*

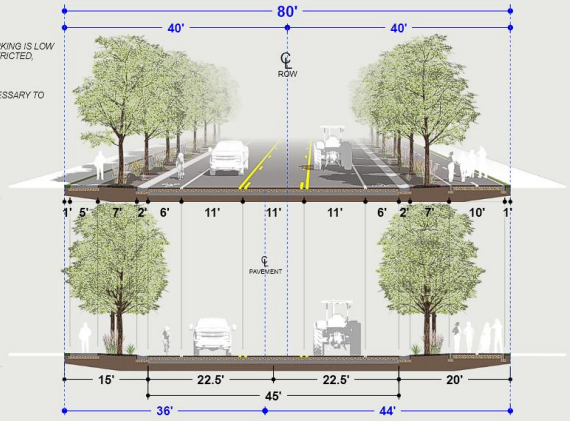


MINOR COLLECTOR - 3
VEHICLE LANES: 3
INTENDED SPEED: 30-40 MPH
SHOULDER: BIKE LANE, NO PARKING
BICYCLE FACILITIES: BIKE LANE

CONTEXT: BETWEEN EXISTING OR PLANNED POPULATION CENTERS.

- *LOW/MODERATE EXPECTED SPEED, MODERATE VOLUME.*
- *CURRENT AND EXPECTED FUTURE DEMAND FOR ON-STREET PARKING IS LOW (I.E. ACCESS TO EXISTING AND PLANNED ABUTTING LOTS IS RESTRICTED, SUFFICIENT OFF-STREET PARKING EXISTS; ETC).*
- *PRIVATE ACCESS GENERALLY LIMITED TO INTERSECTIONS.*

NOTE: *ROW AND PARKSTRIP WIDTHS SHALL BE INCREASED WHEN NECESSARY TO SUPPORT THE SELECTED TREE SPECIES.*

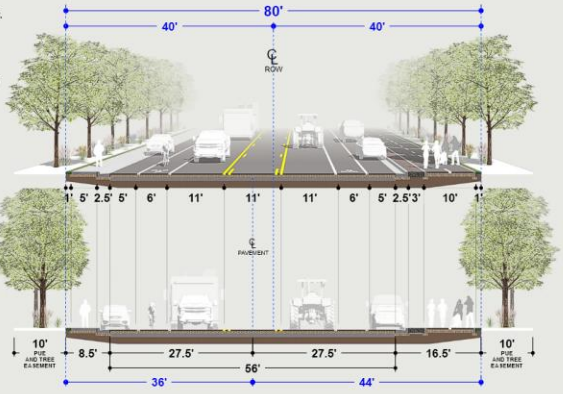


MINOR COLLECTOR - 3P
VEHICLE LANES: 3
INTENDED SPEED: 30-40 MPH
SHOULDER: BIKE LANE, ON-STREET PARKING
BICYCLE FACILITIES: BIKE LANE

CONTEXT: EXISTING OR PLANNED POPULATION CENTERS AND EDGES.

- *LOW/MODERATE EXPECTED SPEED, MODERATE VOLUME.*
- *ON-STREET PARKING TO SUPPORT EXISTING AND PLANNED ADJACENT LAND USES.*
- *PRIVATE ACCESS GENERALLY LIMITED TO INTERSECTIONS.*

NOTE: *USE WHEN UPGRADING ROW TO MAJOR COLLECTOR 3P IS NOT FEASIBLE.*



Major Collector Streets shall be labeled with an "D" on the Master Plan.

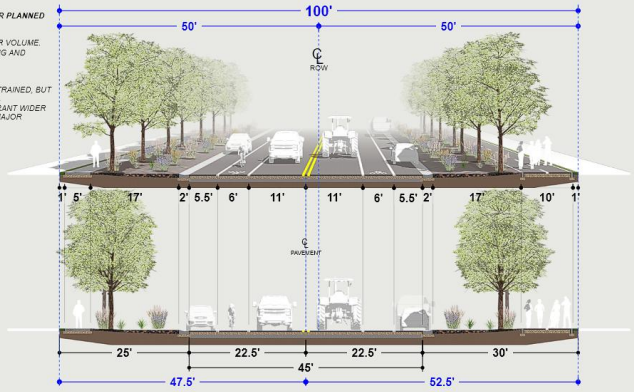
[Select the applicable cross section that fits the context of the development. If multiples of the same type will be used, be sure each have a corresponding identification on the Master Plan]

MAJOR COLLECTOR - TEMP 2 LANE

VEHICLE LANES: 2
INTENDED SPEED: 30-40 MPH
SHOULDER: BIKE LANE AND ON-STREET PARKING
BICYCLE FACILITIES: BIKE LANE

CONTEXT: BETWEEN AND EDGES OF EXISTING OR PLANNED POPULATION CENTERS.

- *LOW/MODERATE EXPECTED SPEED, LOWER VOLUME.*
- *ON-STREET PARKING TO SUPPORT EXISTING AND PLANNED ADJACENT LAND USES.*
- *PRIVATE ACCESS GENERALLY LIMITED TO INTERSECTIONS.*
- *STREET LENGTH GEOGRAPHICALLY CONSTRAINED, BUT PLANNED TO BE EXTENDED IN LONG TERM.*
- *EMERGING OR PLANNED LAND USES WARRANT WIDER ASPHALT TO EASE FUTURE UPGRADE TO MAJOR COLLECTOR 3.*
- *PRIVATE ACCESS GENERALLY LIMITED TO INTERSECTIONS.*

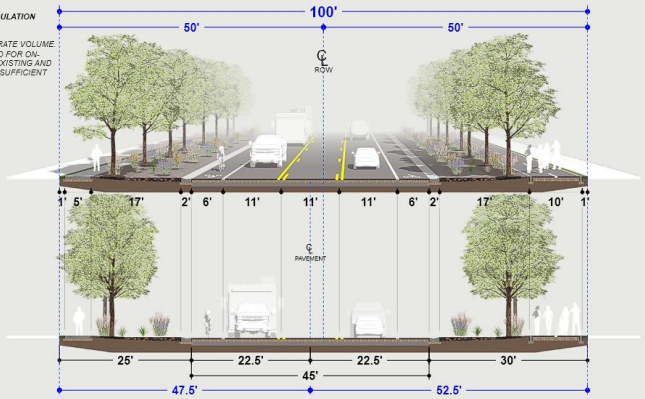


MAJOR COLLECTOR - 3

VEHICLE LANES: 3
INTENDED SPEED: 30-40 MPH
SHOULDER: BIKE LANE, NO PARKING
BICYCLE FACILITIES: BIKE LANE

CONTEXT: BETWEEN EXISTING OR PLANNED POPULATION CENTERS.

- *LOW/MODERATE EXPECTED SPEED, MODERATE VOLUME.*
- *CURRENT AND EXPECTED FUTURE DEMAND FOR ON-STREET PARKING IS LOW (I.E. ACCESS TO EXISTING AND PLANNED ABUTTING LOTS IS RESTRICTED, SUFFICIENT OFF-STREET PARKING EXISTS, ETC).*
- *PRIVATE ACCESS GENERALLY LIMITED TO INTERSECTIONS.*



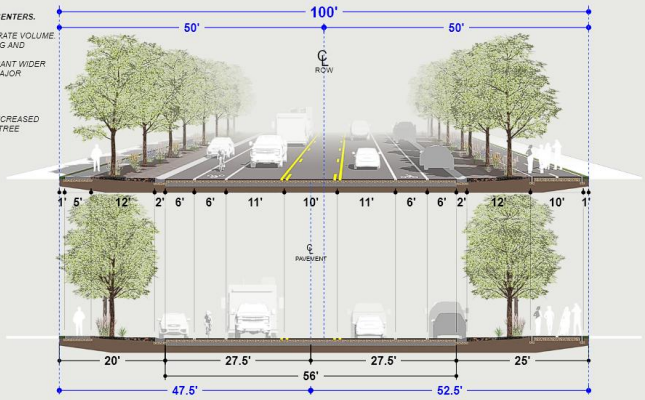
MAJOR COLLECTOR - 3P

VEHICLE LANES: 3
INTENDED SPEED: 30-40 MPH
SHOULDER: BIKE LANE, ON-STREET PARKING
BICYCLE FACILITIES: BIKE LANE

CONTEXT: EXISTING OR PLANNED POPULATION CENTERS.

- *LOW/MODERATE EXPECTED SPEED, MODERATE VOLUME.*
- *ON-STREET PARKING TO SUPPORT EXISTING AND PLANNED ADJACENT LAND USES.*
- *EMERGING OR PLANNED LAND USES WARRANT WIDER ASPHALT TO EASE FUTURE UPGRADE TO MAJOR COLLECTOR 5(C).*
- *PRIVATE ACCESS GENERALLY LIMITED TO INTERSECTIONS.*

***NOTE:** ROW AND PARKSTRIP WIDTHS SHALL BE INCREASED WHEN NECESSARY TO SUPPORT THE SELECTED TREE SPECIES.*



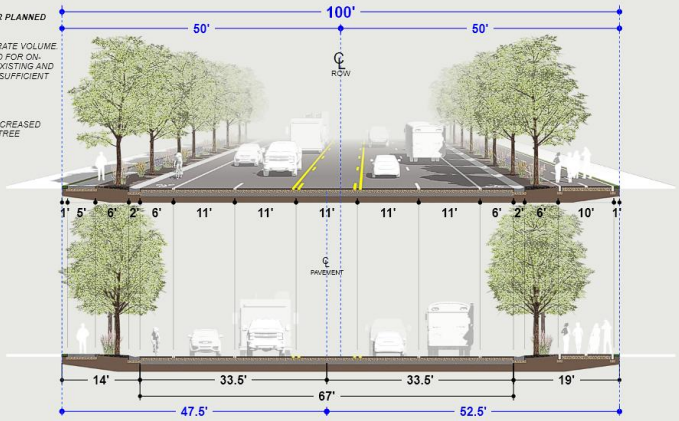
MAJOR COLLECTOR - 5

VEHICLE LANES: 5
INTENDED SPEED: 30-40 MPH
SHOULDER: BIKE LANE, NO PARKING
BICYCLE FACILITIES: BIKE LANE

CONTEXT: BETWEEN AND EDGES OF EXISTING OR PLANNED POPULATION CENTERS.

- *LOW/MODERATE EXPECTED SPEED, MODERATE VOLUME.*
- *CURRENT AND EXPECTED FUTURE DEMAND FOR ON-STREET PARKING IS LOW (I.E. ACCESS TO EXISTING AND PLANNED ABUTTING LOTS IS RESTRICTED, SUFFICIENT OFF-STREET PARKING EXISTS, ETC).*
- *PRIVATE ACCESS GENERALLY LIMITED TO INTERSECTIONS.*

***NOTE:** ROW AND PARKSTRIP WIDTHS SHALL BE INCREASED WHEN NECESSARY TO SUPPORT THE SELECTED TREE SPECIES.*



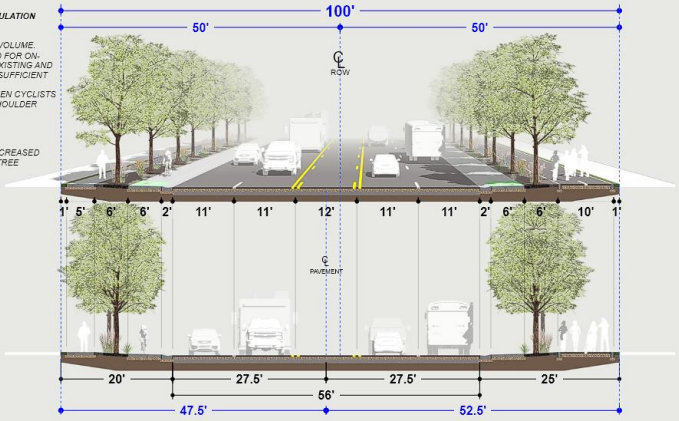
MAJOR COLLECTOR - 5C

VEHICLE LANES: 5
INTENDED SPEED: 35-45 MPH
SHOULDER: NONE
BICYCLE FACILITIES: CYCLETRACK

CONTEXT: BETWEEN EXISTING OR PLANNED POPULATION CENTERS.

- *MODERATE EXPECTED SPEED, MODERATE VOLUME.*
- *CURRENT AND EXPECTED FUTURE DEMAND FOR ON-STREET PARKING IS LOW (I.E. ACCESS TO EXISTING AND PLANNED ABUTTING LOTS IS RESTRICTED, SUFFICIENT OFF-STREET PARKING EXISTS, ETC).*
- *CYCLETRACK REDUCES CONFLICTS BETWEEN CYCLISTS AND FASTER VEHICLES AND/OR VEHICLE SHOULDER USE.*
- *PRIVATE ACCESS GENERALLY LIMITED TO INTERSECTIONS.*

***NOTE:** ROW AND PARKSTRIP WIDTHS SHALL BE INCREASED WHEN NECESSARY TO SUPPORT THE SELECTED TREE SPECIES.*



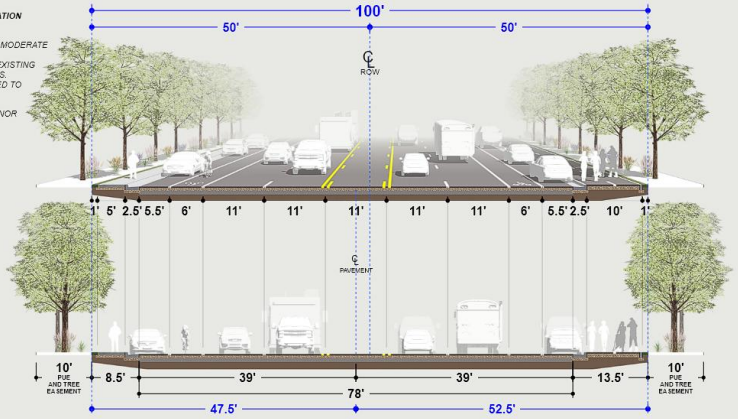
MAJOR COLLECTOR - 5P

VEHICLE LANES: 5
INTENDED SPEED: 30-40 MPH
SHOULDER: BIKE LANE AND ON-STREET PARKING
BICYCLE FACILITIES: BIKE LANE

CONTEXT: EXISTING OR PLANNED POPULATION CENTERS.

- *LOW/MODERATE EXPECTED SPEED, MODERATE VOLUME.*
- *ON-STREET PARKING TO SUPPORT EXISTING AND PLANNED ADJACENT LAND USES.*
- *PRIVATE ACCESS GENERALLY LIMITED TO INTERSECTIONS.*

***NOTE:** USE WHEN UPGRADING ROW TO MINOR ARTERIAL 5PC IS NOT FEASIBLE.*



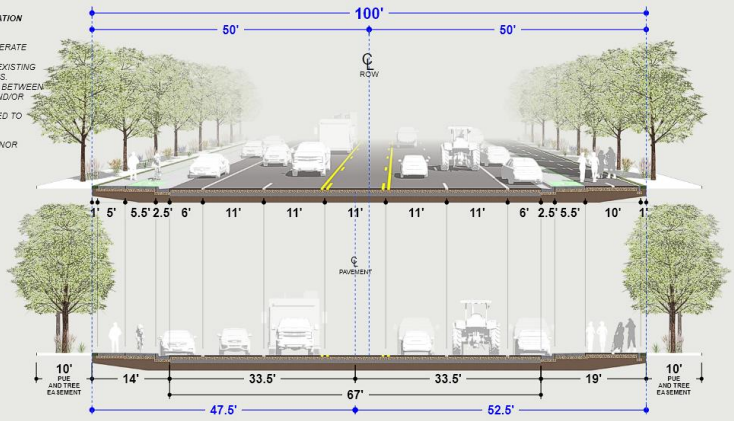
MAJOR COLLECTOR - 5PC

VEHICLE LANES: 5
INTENDED SPEED: 35-45 MPH
SHOULDER: ON-STREET PARKING
BICYCLE FACILITIES: CYCLETRACK

CONTEXT: EXISTING OR PLANNED POPULATION CENTERS AND EDGES.

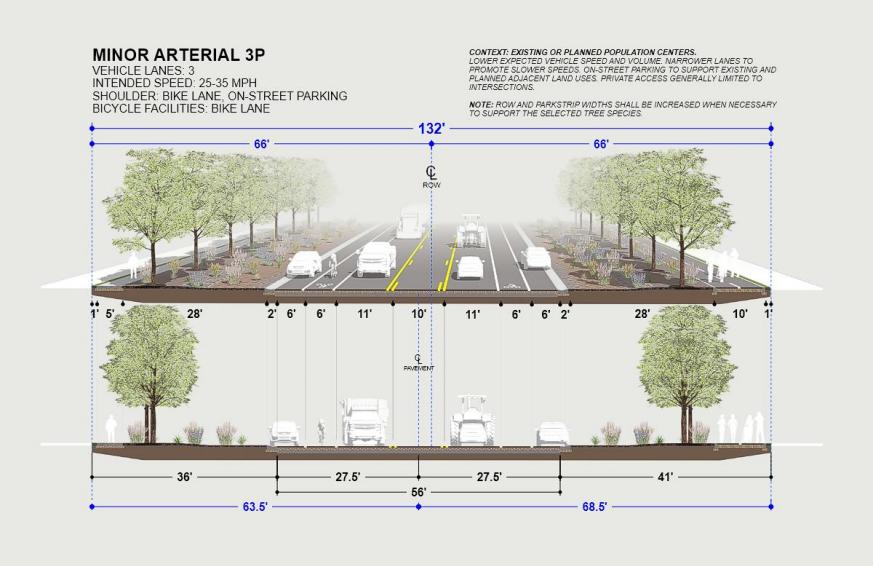
- *MODERATE EXPECTED SPEED, MODERATE VOLUME.*
- *ON-STREET PARKING TO SUPPORT EXISTING AND PLANNED ADJACENT LAND USES.*
- *CYCLETRACK REDUCES CONFLICTS BETWEEN CYCLISTS AND FASTER VEHICLES AND/OR VEHICLE SHOULDER USE.*
- *PRIVATE ACCESS GENERALLY LIMITED TO INTERSECTIONS.*

***NOTE:** USE WHEN UPGRADING ROW TO MINOR ARTERIAL 5PC IS NOT FEASIBLE.*



Minor Arterial Streets shall be labeled with an "E" on the Master Plan and shall be designed per the department of transportation specifications.

[Select the applicable cross section that fits the context of the development. If multiples of the same type will be used, be sure each have a corresponding identification on the Master Plan]

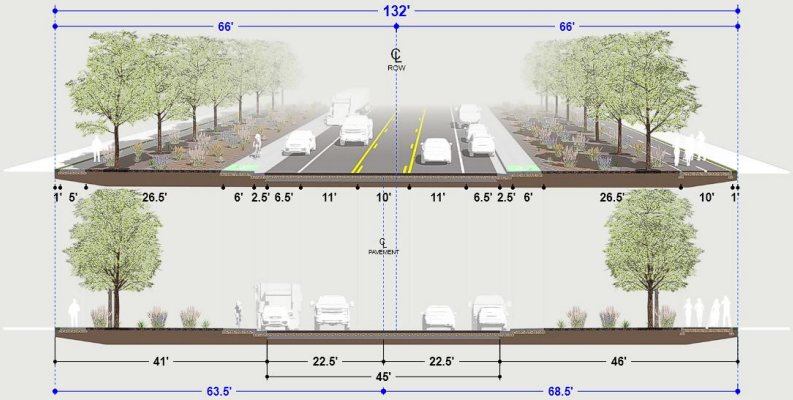


MINOR ARTERIAL 3PC

VEHICLE LANES: 3
INTENDED SPEED: 30-40 MPH
SHOULDER: ON-STREET PARKING
BICYCLE FACILITIES: CYCLETRACK

CONTEXT: EDGES OF POPULATION CENTERS.
MODERATE EXPECTED VEHICLE SPEED, LOWER VOLUME. ON-STREET PARKING TO SUPPORT EXISTING AND PLANNED ADJACENT LAND USES. CYCLETRACK REDUCES CONFLICTS BETWEEN CYCLISTS AND FASTER VEHICLES AND/OR VEHICLE SHOULDER USE. PRIVATE ACCESS GENERALLY LIMITED TO INTERSECTIONS.

NOTE: *ROW AND PARKSTRIP WIDTHS SHALL BE INCREASED WHEN NECESSARY TO SUPPORT THE SELECTED TREE SPECIES.*

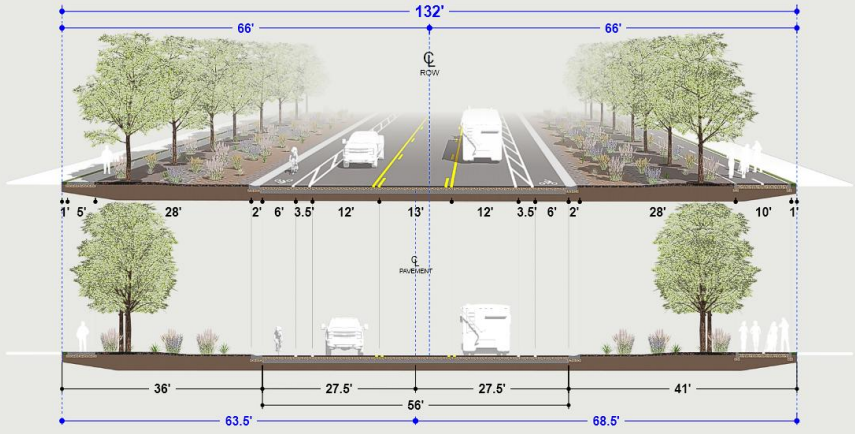


MINOR ARTERIAL 3HS

VEHICLE LANES: 3
INTENDED SPEED: 45+ MPH
SHOULDER: BIKE LANE, NO PARKING
BICYCLE FACILITIES: BUFFERED BIKE LANE

CONTEXT: BETWEEN EXISTING OR PLANNED POPULATION CENTERS.
HIGHEST EXPECTED VEHICLE SPEED, MODERATE VOLUME. CURRENT AND EXPECTED FUTURE DEMAND FOR ON-STREET PARKING IS LOW (I.E. ACCESS TO EXISTING AND PLANNED ABUTTING LOTS IS RESTRICTED, SUFFICIENT OFF-STREET PARKING EXISTS, ETC). PRIVATE ACCESS GENERALLY LIMITED TO INTERSECTIONS.

NOTE: *ROW AND PARKSTRIP WIDTHS SHALL BE INCREASED WHEN NECESSARY TO SUPPORT THE SELECTED TREE SPECIES.*

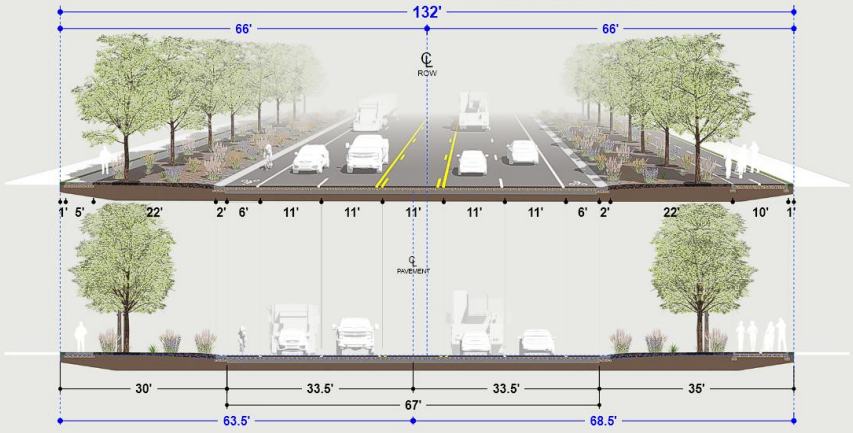


MINOR ARTERIAL 5

VEHICLE LANES: 5
INTENDED SPEED: 25-40 MPH
SHOULDER: BIKE LANE, NO PARKING
BICYCLE FACILITIES: BIKE LANE

CONTEXT: EMERGING OR PLANNED POPULATION CENTERS
SLOWER VEHICLE SPEEDS, HIGHER VOLUME. DEMAND FOR ON-STREET PARKING IS LOW, BUT EMERGING OR PLANNED LAND USES WARRANT WIDER ASPHALT TO PROMOTE EASE OF UPGRADE TO MINOR ARTERIAL 5PC. PRIVATE ACCESS GENERALLY LIMITED TO INTERSECTIONS.

NOTE: *ROW AND PARKSTRIP WIDTHS SHALL BE INCREASED WHEN NECESSARY TO SUPPORT THE SELECTED TREE SPECIES.*

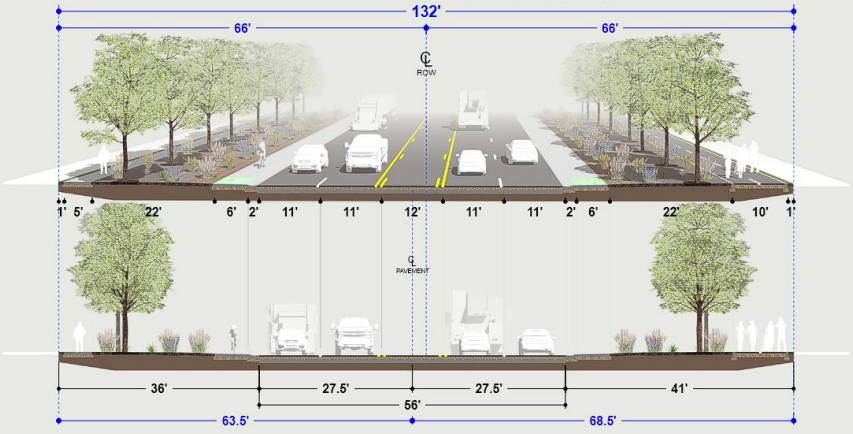


MINOR ARTERIAL 5C

VEHICLE LANES: 5
INTENDED SPEED: 35-45 MPH
SHOULDER: NONE
BICYCLE FACILITIES: CYCLETRACK

CONTEXT: EDGES OF POPULATION CENTERS.
MODERATE EXPECTED VEHICLE SPEED, HIGHER VOLUME. CURRENT AND EXPECTED FUTURE DEMAND FOR ON-STREET PARKING IS LOW (I.E. ACCESS TO EXISTING AND PLANNED ABUTTING LOTS IS RESTRICTED, SUFFICIENT OFF-STREET PARKING EXISTS, ETC). CYCLETRACK REDUCES CONFLICTS BETWEEN CYCLISTS AND FASTER VEHICLES. PRIVATE ACCESS GENERALLY LIMITED TO INTERSECTIONS.

NOTE: *ROW AND PARKSTRIP WIDTHS SHALL BE INCREASED WHEN NECESSARY TO SUPPORT THE SELECTED TREE SPECIES.*

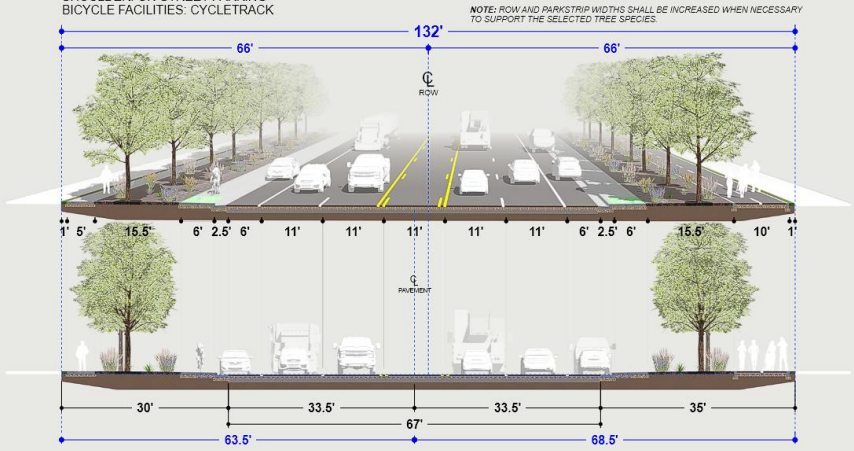


MINOR ARTERIAL 5PC

VEHICLE LANES: 5
INTENDED SPEED: 25-35 MPH
SHOULDER: ON-STREET PARKING
BICYCLE FACILITIES: CYCLETRACK

CONTEXT: EXISTING OR PLANNED POPULATION CENTERS. *MODERATE EXPECTED VEHICLE SPEED, HIGHER VOLUME. ON-STREET PARKING TO SUPPORT EXISTING AND PLANNED ADJACENT LAND USES. CYCLETRACK REDUCES CONFLICTS BETWEEN CYCLISTS AND FASTER VEHICLES AND/OR VEHICLE SHOULDER USE. PRIVATE ACCESS GENERALLY LIMITED TO INTERSECTIONS.*

NOTE: *ROW AND PARKSTRIP WIDTHS SHALL BE INCREASED WHEN NECESSARY TO SUPPORT THE SELECTED TREE SPECIES.*

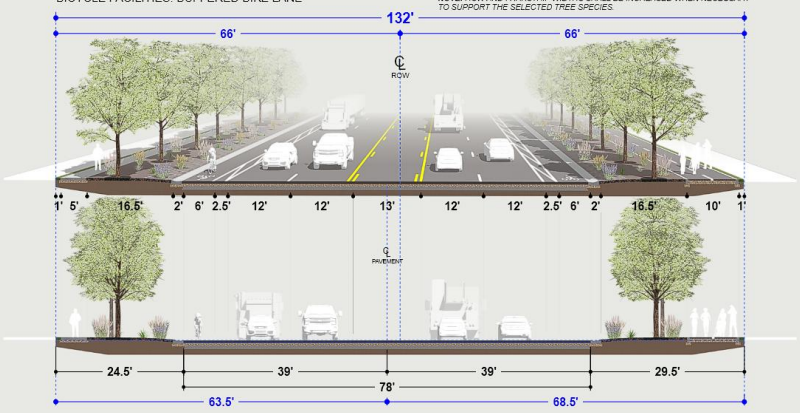


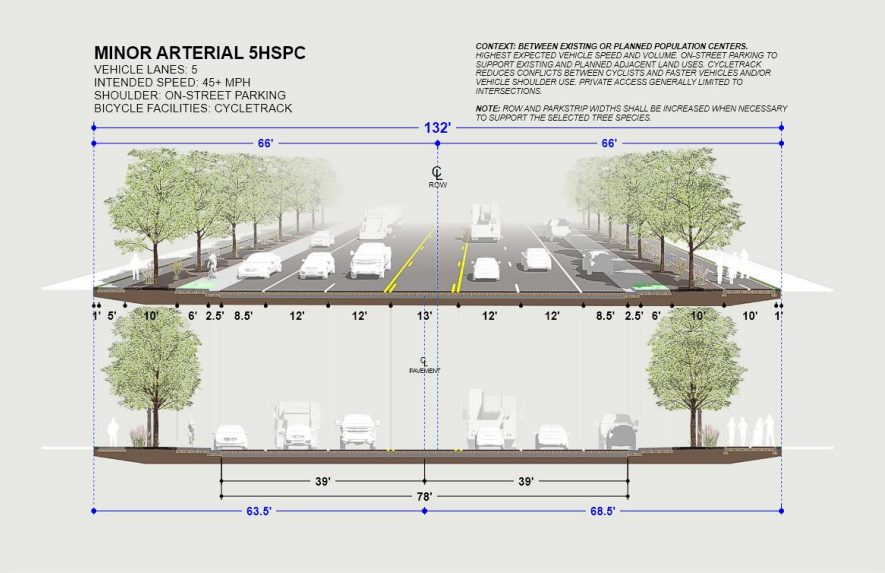
MINOR ARTERIAL 5HS

VEHICLE LANES: 5
INTENDED SPEED: 45+ MPH
SHOULDER: BIKE LANE, NO PARKING
BICYCLE FACILITIES: BUFFERED BIKE LANE

CONTEXT: BETWEEN EXISTING OR PLANNED POPULATION CENTERS. *HIGHEST EXPECTED VEHICLE SPEED AND VOLUME. DEMAND FOR ON-STREET PARKING IS LOW, BUT EMERGING OR PLANNED LAND USES WARRANT WIDER ASPHALT TO PROMOTE EASE OF UPGRADE TO MINOR ARTERIAL 5HSPC. PRIVATE ACCESS GENERALLY LIMITED TO INTERSECTIONS.*

NOTE: *ROW AND PARKSTRIP WIDTHS SHALL BE INCREASED WHEN NECESSARY TO SUPPORT THE SELECTED TREE SPECIES.*





Major Arterial Streets shall be labeled with an "F" on the Master Plan and shall be designed per the department of transportation specifications.

Exhibit F – Non-Street-Adjacent Pathway Cross Section

Notes:

County Engineer may require concrete instead of asphalt. If concrete, pathway joints shall be saw-cut. If asphalt, both edges of the pathway shall be bounded by a concrete ribbon that is at least six inches wide and 12 inches deep.

See County Code **Section 106-2-1.020** for alternative right of way width standards.



Exhibit G – Corridor Fence Design Examples



Exhibit H – Waterwise Yard Landscape Plan Requirements

The yard landscape plan shall be created by a landscape architect licensed in the State of Utah. The architect shall certify that the plan is designed, using a combination of planting and watering methods, to use 50 percent less outdoor water than expected for a typical residential lot in Weber County.

Weber Basin Water Conservancy District estimates the typical quarter-acre (10,890 square-foot) residential lot has an expected outdoor water use of 0.38 acre feet (119,385 gallons) annually. This equates to approximately 11.37 gallons per square foot of the total lot area (both landscaped area and non-landscaped area). 50 percent less is 5.68 gallons per square-foot annually.

Thus, the yard landscape plan's landscaping and watering methods shall be certified by the landscape architect to allow no more than 5.68 gallons of water per square-foot of total lot area for each lot up to 10,890 square feet (up to 59,693 gallons). For lots greater than 10,890 square feet, the applicant's architect shall certify that the plan allows for no more than 59,693 total gallons of water per year. Care shall be taken to reduce use of sprinklers where possible.

Exhibit I – Trailhead Conceptual Design and Improvements

Insert conceptual trailhead design here. Enter "reserved" in exhibit title if not applicable.

Exhibit J – Architectural Design Requirements

Insert building designs or specific design standards here. Enter "reserved" in exhibit title if not applicable.