# FARMINGTON CITY
# PLANNING COMMISSION

## October 23, 2025

# PLANNING COMMISSION MEETING NOTICE AND AGENDA
## Thursday October 23, 2025

Notice is given that Farmington City Planning Commission will hold a regular meeting at City Hall 160 South Main, Farmington, Utah. A work session will be held at **6:00 PM** prior to the **regular session which will begin at 7:00 PM** in the Council Chambers. The link to listen to the regular meeting live and to comment electronically can be found on the Farmington City website at farmington.utah.gov. Any emailed comments for the listed public hearings, should be sent to crowe@farmington.utah.gov by 5 p.m. on the day listed above.

**SPECIAL EXCEPTION APPLICATION** – *public hearing*

1. Brock Johnston - Rainey Homes – Applicant is requesting a consideration of a Special Exception application, for an approval of up to 20% building height increase for a main dwelling, for the property located at 452 S Daniel Dr., in the AE (Agricultural Estates) zone.

**PROJECT MASTER PLAN/DEVELOPMENT AGREEMENT AND SUBDIVISION APPLICATIONS** – *all 3 public hearings*

2. Schematic Subdivision and Preliminary PUD/Development Agreement for the White Horse Subdivision consisting of 3 lots and 2 subordinate single-family (SSF) lots on approximately 1 acre at 1188 North Main Street for applicants Ben and Colain White.

3. Project Master Plan, Schematic Subdivision, and Development Agreement for The Violet which includes 39 townhomes on approximately 3 acres of property at approximately 1175 North Maker Way for applicant Chase Freebairn with Cole West.

4. Project Master Plan, Concept Site Plan, Schematic Subdivision, and Development Agreement for a gas station on Parcel C3 at the northeast corner of Innovator Drive and 950 North for applicant Spencer Hymas with Galloway.

**OTHER BUSINESS**

5. City Council Reports, Approval of Minutes, Upcoming Items & Trainings.
    a. City Council Report: 10.21.2025
    b. Other

*Please Note: Planning Commission applications may be tabled by the Commission if: 1. Additional information is needed in order to act on the item; OR 2. If the Planning Commission feels, there are unresolved issues that may need additional attention before the Commission is ready to make a motion. No agenda item will begin after 10:00 p.m. without a unanimous vote of the Commissioners. The Commission may carry over Agenda items, scheduled late in the evening and not heard to the next regularly scheduled meeting.*

*Any person wishing to address the Commission for items listed as Public Hearings will be recognized when the Public Hearing for such agenda item is opened. At such time, any person, as recognized by the Chair, may address the Commission regarding an item on this meeting agenda. Each person will have up to three (3) minutes. The Chair, in its sole discretion, may reduce the speaker time limit uniformly to accommodate the number of speakers or improve meeting efficiency.*

*CERTIFICATE OF POSTING I hereby certify that I posted a copy of the foregoing Notice and Agenda at Farmington City Hall, Farmington City website www.farmington.utah.gov and the Utah Public Notice website at www.utah.gov/pmn. Posted on October **17**, 2025. Carly Rowe, Planning Secretary*

# Farmington City
# Planning Commission Staff Report
# October 23, 2025

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## Item 1: Special Exception – Building Height

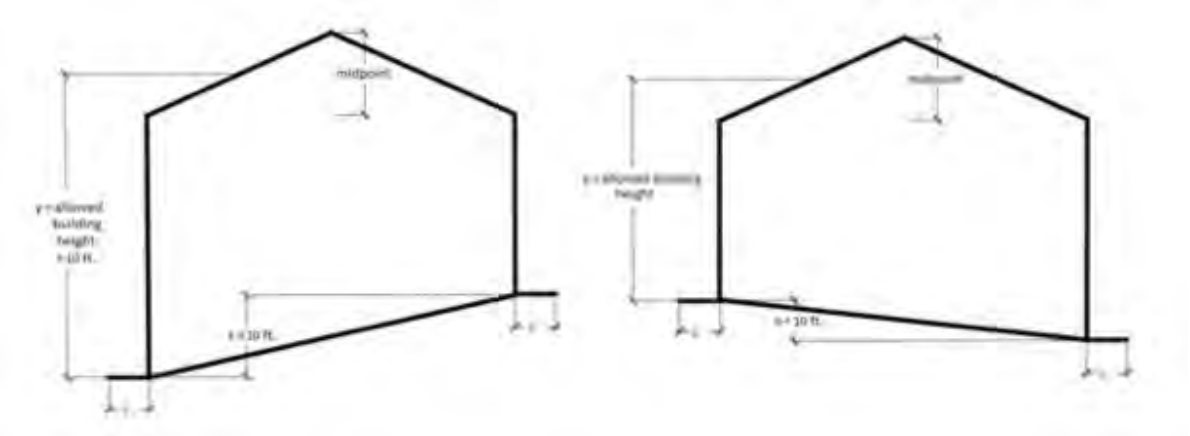
| | |
|---|---|
| Public Hearing: | Yes |
| Application No.: | 25-21 |
| Property Address: | 452 S Daniel Dr |
| General Plan Designation: | NR (Neighborhood Residential) [formerly RRD] |
| Zoning Designation: | AE (Agricultural Estates) |
| Area: | 0.34 ac |
| Number of Lots: | 1 |
| Property Owner: | Rainey Homes Inc |
| Applicant: | Brock Johnston |

Request: *The applicants are seeking approval for a special exception to exceed the maximum building height of 27 feet as specified in 11-10-050 A.*

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**Background Information**

This special exception is for a requested increase in building height up to 32.4 ft for a main single-family residential building. The proposed height of the structure is approximately 31'9". The applicant is requesting a special exception to exceed the maximum building height of 27 feet for main buildings as specified by 11-10-050 A. In Farmington, building height is measured from the finished grade to the midpoint of the highest pitch, or gable (see included diagram). The Planning Commission may consider an increase in height up to 20% of the requirement (32.4 feet total)




In considering the Special Exception, FCC 11-3-045 E identifies the standards of review:

11-3-045 E. Approval Standards: The following standards shall apply to the approval of a special exception:

1. Conditions may be imposed as necessary to prevent or minimize adverse effects upon other property or improvements in the vicinity of the special exception, upon the City as a whole, or upon public facilities and services. These conditions may include, but are not limited to, conditions concerning use, construction, character, location, landscaping, screening, parking and other matters relating to the purposes and objectives of this title. Such conditions shall be expressly set forth in the motion authorizing the special exception.
2. The Planning Commission shall not authorize a special exception unless the evidence presented establishes the proposed special exception:
   a. Will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity;
   b. Will not create unreasonable traffic hazards;
   c. Is located on a lot or parcel of sufficient size to accommodate the special exception.

**Suggested Motion**

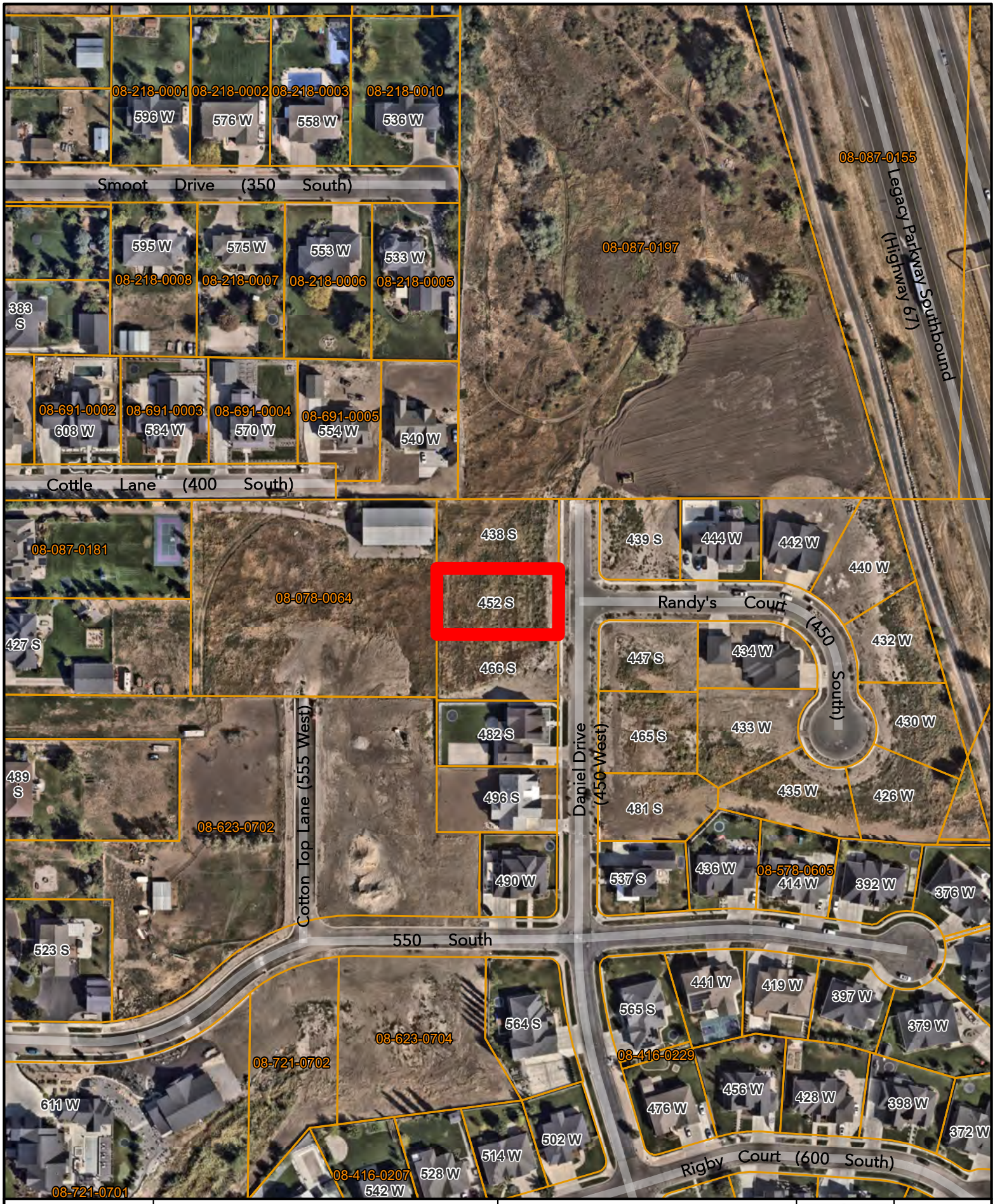
Move that the Planning Commission approve the special exception for an increased building height of up to 32.4 ft for the dwelling at 452 S Daniel Dr, subject to all applicable Farmington City development standards and ordinances.

**Findings**:

1. Increased height would not reasonably be detrimental to the traffic or safety of the persons residing or working in the vicinity.
2. The project is located on a parcel of sufficient size to accommodate the special exception.

**Supplemental Information**

1. Vicinity Map
2. Site plan
3. Building plans




FARMINGTON
MORE TIME FOR LIVING

# VICINITY MAP

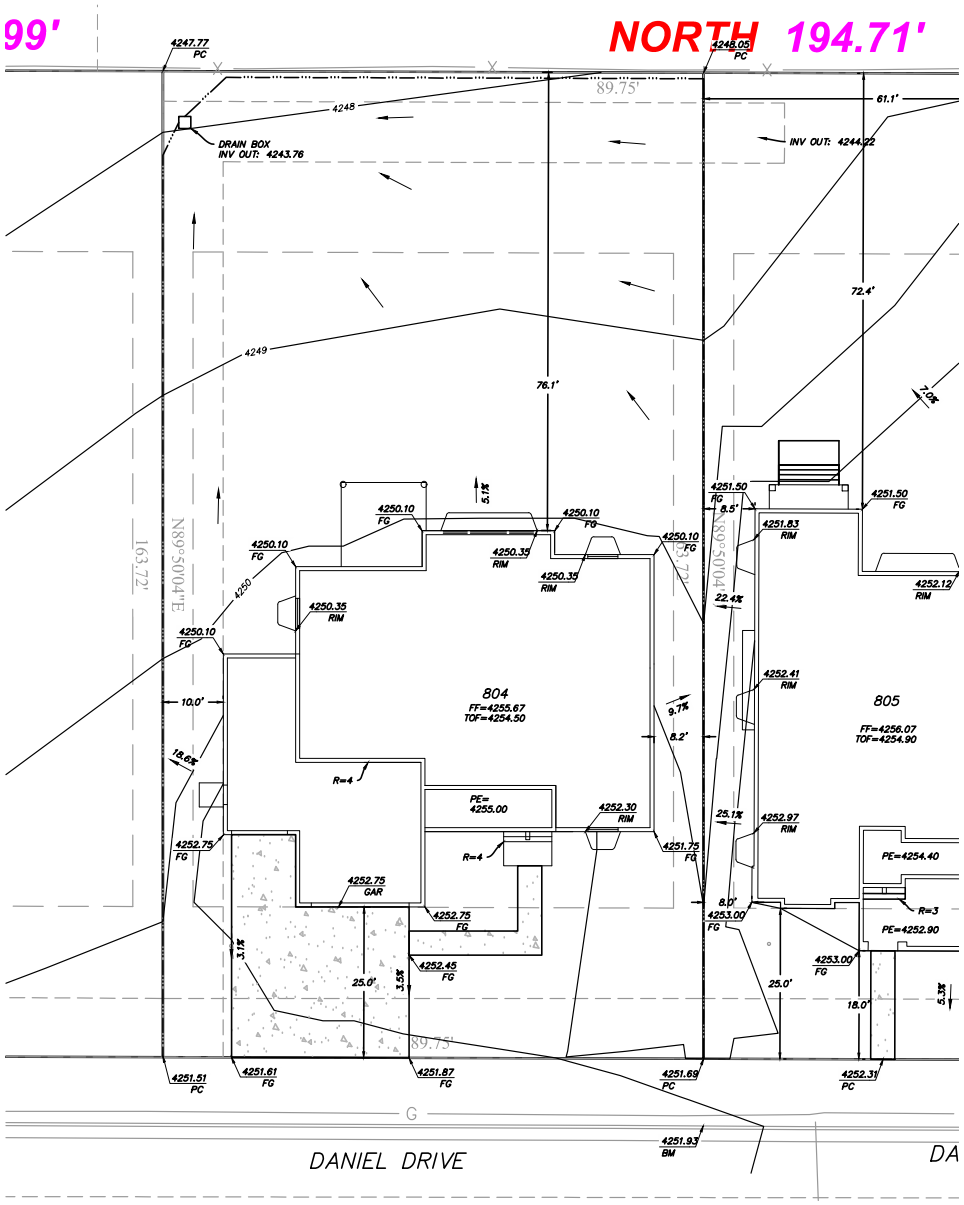
452 S Daniel Dr

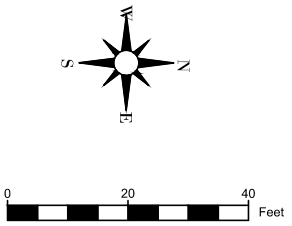
0 75 150 225 300 Feet

0 10 20 30 40 Meters

N W FC E S

Disclaimer: This map was produced by Farmington City GIS and is for reference only. The information contained on this map is believed to be accurate and suitable for limited uses. Farmington City makes no warranty as to the accuracy of the information contained for any other purposes.



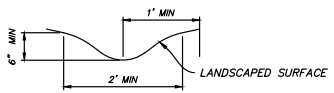

ADDITIONAL NOTES:

1. All storm water and dirt will be kept on site during construction until final landscaping is done. The General Contractor will be held responsible for keeping dirt/mud on site during bad weather and for cleaning up after subcontractors.
2. The grade away from foundation walls shall fall a minimum of 6 inches within the first 10 ft. (5%)
3. Street curb and gutter will be inspected and cleaned of all mud and dirt at the end of every day.
4. Gravel bags (or equivalent BMP) to be placed and maintained around any storm drain inlet adjacent to or immediately downstream from site during construction.
5. Berms or swales may be required along property lines to prevent storm water flow onto adjacent lots. Final grading shall blend with adjacent lots.
6. A lined concrete washout area must be provided at the site for all concrete, paint, stucco, or masonry work. Washout on the ground is prohibited.

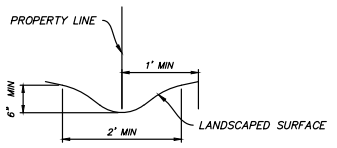
NOTES:

1. EXCAVATION MATERIALS ASSOCIATED WITH THIS AREA ARE CONSIDERED TO BE "COMMON" CUT AND FILL.
2. THE NUMBER OF STEPS SHOWN IN AN ENGINEER'S ESTIMATE AND IS FOR GRAPHICAL PURPOSES ONLY, IT MAY OR MAY NOT BE THE ACTUAL NUMBER OF STEPS REQUIRED.
3. ALL LIFTS ARE TO BE PLACED AT AN AVERAGE OF 6-INCHES IN DEPTH, WITH NO LIFT GREATER THAN 8-INCHES.
4. CONTOURS ARE 12" INTERVALS.
5. BUILDING FOOTPRINTS SHOWN ON THESE PLANS REPRESENT DIMENSIONS AND LINE WORK FOR GENERAL REFERENCE ONLY. THE BUILDER IS RESPONSIBLE FOR THE CORRECT BUILDING FOOTPRINT DIMENSIONS AND LINE WORK AND IS TO ENSURE FOUNDATION CONSTRUCTION PLANS MATCH THIS LINE WORK.
6. FINISHED GROUND ELEVATIONS ARE TO BE 3" BELOW WINDOW WELL ELEVATION.
7. IF NOT STATED ON THE PLANS, THE CONTRACTOR SHALL ESTABLISH FINISHED GRADE 6-INCHES FROM T.O.F. AND A MINIMUM OF 6-INCHES DROP IN THE NEXT 10 FEET FROM THE FINISHED GRADE AT THE FOUNDATION WALL.
8. ALL STATED GRADES ARE MINIMUM GRADES.
9. UNLESS STATED PLANS ADJACENT LOT FINISHED FLOOR ELEVATION ARE NOT KNOWN
10. IF NOT STATED ON THE PLANS, THE CONTRACTOR SHALL ESTABLISH FINISH GRADES 6' FROM TOP OF FOUNDATION AND A MINIMUM OF 6" OF DROP FROM THE FINISHED GRADE AT FOUNDATION WALL 10' FROM FOUNDATION.
11. ALL UNCOVERED PORCHES SHALL SLOPE AWAY FROM HOUSE AT MINIMUM 2%

| LOT INFORMATION | |
|---|---|
| ADDRESS | 626 S. 570 W. |
| LOT SIZE | 14,694 SF |




DRAINAGE SWALE DETAIL 1




DRAINAGE SWALE DETAIL ON PROPERTY LINE 2

LEGEND

SWALE
DOWNSPOUT
EXISTING CONTOURS

ABBREVIATIONS:

FF – MIN. FINISHED FLOOR
TOF – MIN. TOP OF FOUNDATION
BW – BOTTOM OF WALL
TW – TOP OF WALL
BOG – BACK OF GARAGE
DW – DRIVEWAY
GAR – GARAGE
FG – FINISHED GROUND
DRE – DRAINAGE EASEMENT
SB – SETBACK
DE – DECK ELEVATION
GB – GRADE BREAK
TOB – TOP OF BASEMENT SLAB
FL – FLOW LINE
HP – HIGH POINT
LP – LOW POINT
HP – HIGH POINT
PE – PORCH ELEVATION
PC – PROPERTY CORNER
PL – PROPERY LINE
EP – EDGE OF PAVEMENT
TBC – TOP BACK OF CURB
SW – SIDEWALK
PUE – PUBLIC UTILITIES EASEMENT
BOW – BACK OF WALK

| DRAWING TRACKING | | | |
|---|---|---|---|
| NO. | BY | DATE | DESCRIPTION: |
| 1 | RJH | 07/14/2025 | SUBMITTAL TO RAINEY |
| 2 | RJH | 08/25/2025 | SUBMITTAL TO RAINEY |
| | | | |
| | | | |

RAINEY HOMES
MILLER MEADOWS LOT 804

PREPARED FOR: RAINEY HOMES

DATE SUBMITTED:

PERIGEE CONSULTING
CIVIL • STRUCTURAL • SURVEY
8000 SOUTH 1000 WEST, SUITE 100
WEST JORDAN, UT 84088
801.810.8004 TEL 801.810.8001 FAX
WWW.PERIGEECIVIL.COM

DATE:
TIME:
NETWORK:
PATH:
DWG NAME:
LAYOUT:
DESIGNER:
MGR:

SHEET NUMBER

OF SHEETS

JOB NUMBER

XREFS:

# RAINEY HOMES
# THE PROVIDENCE



## REVISIONS

OCTOBER 2, 2025 (RER)

SEPTEMBER 17, 2025 (RER)
SEPTEMBER 12, 2025 (RER)
AUGUST 28, 2025 (RER)
AUGUST 21, 2025 (RER)
JULY 29, 2025 (BW)

## SHEET INDEX


CS – COVER SHEET
SP – SITE PLAN
G-1.0 – GENERAL NOTES
A-1.0 – ELEVATIONS
A-2.0 – FOUNDATION PLAN
A-2.1 – BASEMENT PLAN
A-2.2 – MAIN FLOOR FRAMING
A-2.3 – MAIN FLOOR PLAN
A-2.4 – UPPER FLOOR FRAMING
A-2.5 – UPPER FLOOR PLAN
A-2.6 – ROOF FRAMING LAYOUT
E-1.0 – BASEMENT ELECTRICAL PLAN
E-1.1 – MAIN ELECTRICAL PLAN
E-1.2 – UPPER ELECTRICAL PLAN
D-1.0 – PLAN-SPECIFIC DETAILS
D-1.1 – PLAN-SPECIFIC DETAILS
S1 – STRUCTURAL DETAILS
S2 – STRUCTURAL DETAILS


## PROJECT NOTES

- UNLESS NOTED OTHERWISE, ALL DETAILS, SECTIONS AND NOTES SHOWN ON CONTRACT DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR CONDITIONS ELSEWHERE.
- ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE CONTRACT DRAWINGS AND OR SPECIFICATIONS SHALL BE BROUGHT TO THE CONTRACTOR OR ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED
- THE CONTRACTOR SHALL VERIFY ALL JOBSITE CONDITIONS AND RELATED DIMENSIONS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE TO THE LATEST EDITION OF THE IRC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF AND SAFETY IN AND AROUND THE JOB SITE AND OF ADJACENT PROPERTIES.
- CONTRACTOR AND OR OWNER SHALL KEEP LOADS ON THE STRUCTURE WITHIN THE LIMITS OF THE DESIGN BOTH DURING AND AFTER CONSTRUCTION.
- COMPLIANCE WITH CODES AND ORDINANCES GOVERNING THE WORK SHALL BE MADE AND ENFORCED BY THE GENERAL CONTRACTOR
- GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION
- NOTE THAT ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE
- MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION OF MATERIALS SHALL BE FOLLOWED.
- WORKMANSHIP THROUGHOUT SHALL BE OF THE BEST QUALITY OF THE TRADE INVOLVED AND THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF THE VARIOUS TRADES TO EXPEDITE THE JOB IN A SMOOTH AND CONTINUOUS PROCESS.

## BUILDING INFORMATION

MILLER MEADWOS, LOT 804
635 S. DANIEL DRIVE
FARMINGTON, UTAH 84025

SQUARE FOOTAGES:

| | | |
|---|---|---|
| FINISHED BASEMENT | – | 1913 SQ. FT. |
| UNFINISHED BASEMENT | – | 478 SQ. FT. |
| BASEMENT TOTAL | – | 2391 SQ. FT. |
| MAIN FLOOR | – | 2391 SQ. FT. |
| UPPER FLOOR | – | 953 SQ. FT. |
| FINISHED FLR TOTAL | – | 5257 SQ. FT. |
| TOTAL SQ FOOTAGE | – | 5735 SQ. FT. |
| GARAGE TOTAL | – | 873 SQ. FT. |
| COVERED DECK TOTAL | – | 193 SQ. FT. |
| PORCH TOTAL | – | 148 SQ. FT. |

## LEGAL INFORMATION

THESE PLANS ARE ISSUED TO RAINEY HOMES FOR THE CONSTRUCTION OF ONE SINGLE-FAMILY HOME BUILDING OCCUPANCY R-3/U1 (RESIDENTIAL) TYPE OF CONSTRUCTION V-N.

RAINEY HOMES MAINTAINS THE INTELLECTUAL RIGHTS TO THIS PROPERTY.

THESE PLANS MAY NOT BE USED FOR THE CONSTRUCTION OF ANY BUILDING EXCEPT THE ONE FOR WHICH THESE PLANS WERE ORIGINALLY ISSUED. SUCH USE WILL INDICATE AN UNAUTHORIZED USE OF COPYRIGHTED MATERIAL.

RAINEY HOMES WILL PROVIDE ADDITIONAL COPIES OF THESE PLANS FOR A MODEST PRINTING FEE IF REQUIRED. RAINEY HOMES MAY ALSO PERMIT ADDITIONAL BUILDINGS TO BE BUILT FROM THESE PLANS FOR A MODEST ROYALTY FEE.

DUPLICATION OF THESE PLANS IN ANY FORM IS ILLEGAL WITHOUT WRITTEN AUTHORIZATION OF RAINEY HOMES.

## PROFESSIONALS

RAINEY HOMES

DESIGNER:
RAINEY HOMES
259 EAST 500 SOUTH
BOUNTIFUL, UTAH 84010
(801) 927-3000
CONTACT: BOB WOOD

York Engineering

ENGINEER:
YORK ENG.
4883 WEST OLD HIGHWAY ROAD
MORGAN, UTAH
(801) 876-3501
CONTACT: JACOB WILDING

RAINEY HOMES

GENERAL CONTRACTOR :
RAINEY HOMES
259 EAST 500 SOUTH
BOUNTIFUL, UTAH 84010
(801) 927-3000
CONTACT: CORTNEY GLEN

THE PROVIDENCE
RAINEY HOMES – BOUNTIFUL, UTAH

FLASHING NOTE: FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT IT TO THE EXTERIOR. FLASHING SHALL BE INSTALLED AT THE PERIMETERS OF EXTERIOR DOOR AND WINDOW ASSEMBLIES, PENETRATIONS, TERMINATIONS OF EXTERIOR WALL ASSEMBLIES, EXTERIOR WALL INTERSECTIONS WITH ROOFS, CHIMNEYS, PORCHES, DECKS, BALCONIES, AND SIMILAR PROJECTIONS AND AT BUILT-IN GUTTERS AND SIMILAR LOCATIONS WHERE MOISTURE COULD ENTER THE WALL. FLASHING WITH PROJECTED FLANGES SHALL BE INSTALLED ON BOTH SIDES AND THE ENDS OF COPINGS, UNDER SILLS AND CONTINUOUSLY ABOVE PROJECTED TRIM. A FLASHING SHALL BE INSTALLED AT THE INTERSECTION OF THE FOUNDATION TO STUCCO, MASONRY, SIDING OR BRICK VENEER. THE FLASHING SHALL BE ON AN APPROVED CORROSION-RESISTANT FLASHING WIHT A ¼" DRIP LEG EXTENDING PAST THE EXTERIOR SIDE OF THE FOUNDATION.




# FRONT ELEVATION

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

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RAINEY HOMES
259 EAST 500 SOUTH
BOUNTIFUL, UTAH 84010 (801)927-3000

THE PROVIDENCE
MILLER MEADOWS, LOT 804
FARMINGTON UTAH

SHEET:
A-1.0




FLASHING NOTE: FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT IT TO THE EXTERIOR. FLASHING SHALL BE INSTALLED AT THE PERIMETERS OF EXTERIOR DOOR AND WINDOW ASSEMBLIES, PENETRATIONS, TERMINATIONS OF EXTERIOR WALL ASSEMBLIES, EXTERIOR WALL INTERSECTIONS WITH ROOFS, CHIMNEYS, PORCHES, DECKS, BALCONIES, AND SIMILAR PROJECTIONS AND AT BUILT-IN GUTTERS AND SIMILAR LOCATIONS WHERE MOISTURE COULD ENTER THE WALL. FLASHING WITH PROJECTED FLANGES SHALL BE INSTALLED ON BOTH SIDES AND THE ENDS OF COPINGS, UNDER SILLS AND CONTINUOUSLY ABOVE PROJECTED TRIM. A FLASHING SHALL BE INSTALLED AT THE INTERSECTION OF THE FOUNDATION TO STUCCO, MASONRY, SIDING OR BRICK VENEER. THE FLASHING SHALL BE ON AN APPROVED CORROSION-RESISTANT FLASHING WHIT A ¾" DRIP LEG EXTENDING PAST THE EXTERIOR SIDE OF THE FOUNDATION.

# LEFT ELEVATION

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

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259 EAST 500 SOUTH
BOUNTIFUL, UTAH 84010 (801)927-3000

THE PROVIDENCE
MILLER MEADOWS, LOT 804
FARMINGTON UTAH

SHEET:
A-1.2

FLASHING NOTE: FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT IT TO THE EXTERIOR. FLASHING SHALL BE INSTALLED AT THE PERIMETERS OF EXTERIOR DOOR AND WINDOW ASSEMBLIES, PENETRATIONS, TERMINATIONS OF EXTERIOR WALL ASSEMBLIES, EXTERIOR WALL INTERSECTIONS WITH ROOFS, CHIMNEYS, PORCHES, DECKS, BALCONIES, AND SIMILAR PROJECTIONS AND AT BUILT-IN GUTTERS AND SIMILAR LOCATIONS WHERE MOISTURE COULD ENTER THE WALL. FLASHING WITH PROJECTED FLANGES SHALL BE INSTALLED ON BOTH SIDES AND THE ENDS OF COPINGS, UNDER SILLS AND CONTINUOUSLY ABOVE PROJECTED TRIM. A FLASHING SHALL BE INSTALLED AT THE INTERSECTION OF THE FOUNDATION TO STUCCO, MASONRY, SIDING OR BRICK VENEER. THE FLASHING SHALL BE ON AN APPROVED CORROSION-RESISTANT FLASHING WITH A ¼" DRIP LEG EXTENDING PAST THE EXTERIOR SIDE OF THE FOUNDATION.




# REAR ELEVATION

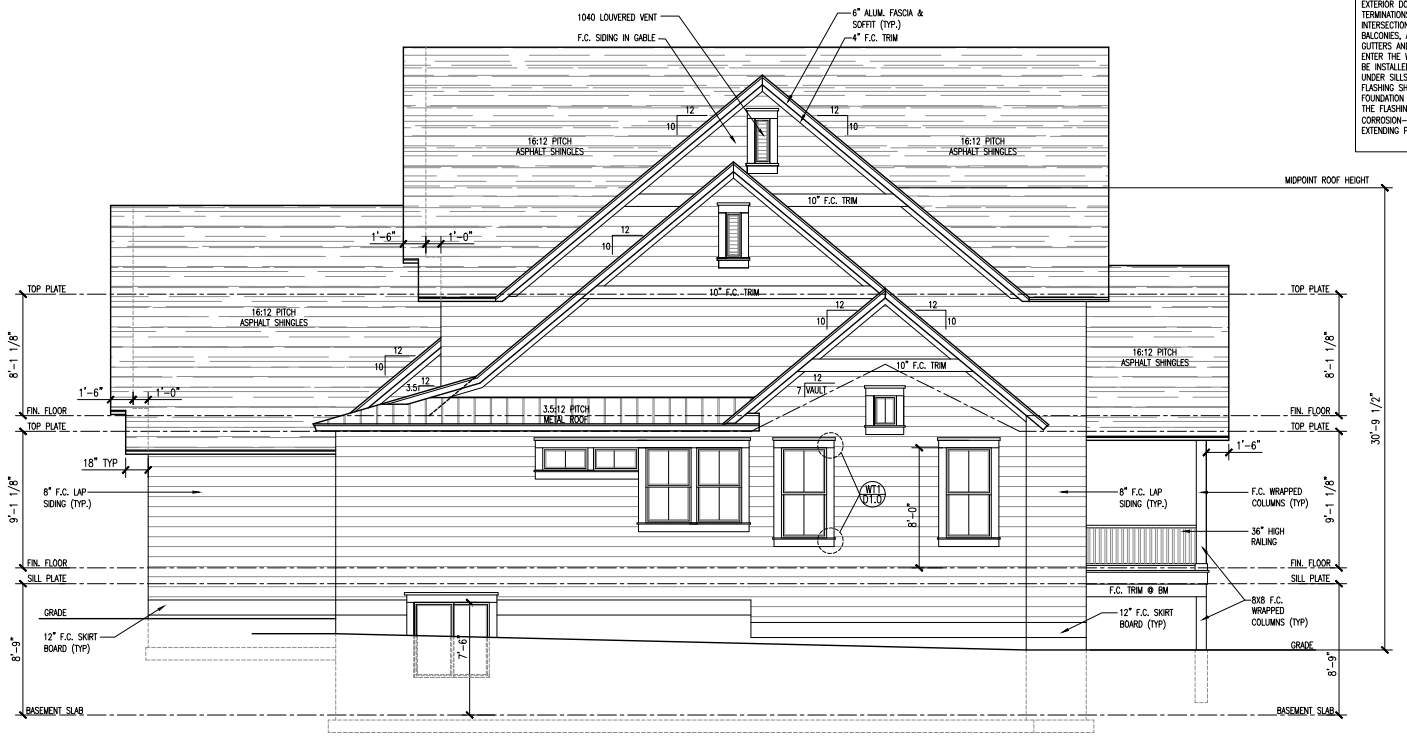
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

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RAINEY HOMES
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BOUNTIFUL, UTAH 84010 (801)927-3000

THE PROVIDENCE
MILLER MEADOWS, LOT 804
FARMINGTON UTAH

SHEET:
A-1.1




# RIGHT ELEVATION

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

**FLASHING NOTE:** FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT IT TO THE EXTERIOR. FLASHING SHALL BE INSTALLED AT THE PERIMETERS OF EXTERIOR DOOR AND WINDOW ASSEMBLIES, PENETRATIONS, TERMINATIONS OF EXTERIOR WALL ASSEMBLIES, EXTERIOR WALL INTERSECTIONS WITH ROOFS, CHIMNEYS, PORCHES, DECKS, BALCONIES, AND SIMILAR PROJECTIONS AND AT BUILT-IN GUTTERS AND SIMILAR LOCATIONS WHERE MOISTURE COULD ENTER THE WALL. FLASHING WITH PROJECTED FLANGES SHALL BE INSTALLED ON BOTH SIDES AND THE ENDS OF COPINGS, UNDER SILLS AND CONTINUOUSLY ABOVE PROJECTED TRIM. A FLASHING SHALL BE INSTALLED AT THE INTERSECTION OF THE FOUNDATION TO STUCCO, MASONRY, SIDING OR BRICK VENEER. THE FLASHING SHALL BE ON AN APPROVED CORROSION-RESISTANT FLASHING WHIT A ¼" DRIP LEG EXTENDING PAST THE EXTERIOR SIDE OF THE FOUNDATION.

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RAINEY HOMES
259 EAST 500 SOUTH
BOUNTIFUL, UTAH 84010 (801)927-3000

# THE PROVIDENCE

MILLER MEADOWS, LOT 804
FARMINGTON UTAH

SHEET:
A-1.3

# Farmington City
# Planning Commission Staff Report
# October 23, 2025

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## Item 2: White Horse Preliminary Planned Unit Development (PUD)

| | |
|---|---|
| Public Hearing: | Yes |
| Application No.: | 25-16 |
| Property Address: | 1188 N Main St |
| General Plan Designation: | NR (Neighborhood Residential) |
| Zoning Designation: | LR-F |
| Area: | 0.95 acres |
| Number of Lots: | 5 |
| Property Owner: | Benjamin and Colain White |
| Applicant: | Benjamin and Colain White |

Request: *The applicants are seeking a recommendation for approval for the White Horse Subdivision consisting of 3 lots and 2 subordinate single-family lots (SSF) on 0.95 acres in the LR-F zone.*

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**Background Information**

This proposed subdivision is located in the LR-F zone, which has a minimum conventional lot size of 20,000 sf and an alternative lot size of 10,000 sf. This 0.95-acre parcel has existing structures, but could yield up to 2 lots conventionally, and three lots with the alternate lot size. This creates a difference of 1 additional lot that must be accounted for using open space, moderate income housing, transfer of development rights (TDR), historic preservation or some other public benefit. The applicant has applied for a planned unit development, which states that proposal in the LR zone shall be 2.5 acre minimum. However, per 11-27-120 A, proposals may be considered in areas smaller than 2.5 acres based on specific conditions related to site. Smaller PUDs are "encouraged in the older historical parts of the City" (11-27-120).

Part of the PUD requirements include a minimum 10% open space, with alternatives as listed above. This proposal lists historic preservation of the existing dwelling at 1188 N Main St. The State Historic Preservation Office lists the 1960 structure as "eligible/contributing". If approved, the open space requirement is satisfied by the preservation of the home, allowing for the use of smaller alternative lot size per 11-12-070 (10,000 sf lots in the LR zone). With the base number of lots established, the application also proposes 2 subordinate single-family (SSF) lots – Lots 2 and 4. Lots 2 and 4 are part of the DADU parcels of Lots 1 and 5. A DADU Parcel is defined as "area of ground which contains only two lots, each with a dwelling, and which, if combined together as one lot, including the structures thereon, meets the building lot, building placement, building height, parking standards, and other requirements of the underlying zone". Once the DADU parcel is separate, its components are the SSF lot and main lot. SSF lots are similar to detached accessory dwelling units (DADU), with the main

difference being that the DADU may be split off to provide ownership opportunities as part of the City's moderate-income housing strategy. The idea is that smaller units and smaller lots are more accessible to entry-level home buyers. SSF lots may not be separated from the main DADU parcel until a certificate of occupancy or deed restriction is recorded. Said deed restriction requires that the property owner must live on site for a minimum of two years to prohibit the use of the SSF as an investment property. The DADU parcel minimum size must 10,000 sf:

Lot 1 and 2: 9717 sf [main lot] + 3074 sf [SSF] = 12791 sf [DADU parcel]
Lot 4 and 5: 5489 sf [SSF] + 6511 sf [main lot] = 12000 sf (DADU parcel]

It is important to note that detached accessory dwelling units are already a permitted use as accessory buildings in the LR zone. Meaning that Lot 1 and 5 would be able to build detached accessory dwelling units according to 11-11-060 (Accessory Buildings and Structures) without Planning Commission permission. Under this proposal the Planning Commission is granting permission for the creation of for-sale detached accessory dwellings. Other requirements that separate DADUs from SSFs can be found in 11-28-200. SSFs must also have separate utilities and off-street parking. As part of the submittal, the applicant has included potential building footprints. In keeping with 11-11-060, the SSF dwellings may not be more than 25% of the required rear yard of the entire DADU parcel. Lot 2 doesn't appear to meet this requirement, so it is up the Planning Commission to include that flexibility in the PUD master plan.

**Suggested Motion**

Move that the Planning Commission recommend the City Council approve the schematic subdivision plan and preliminary PUD master plan for the White Horse PUD, subject to all applicable Farmington City development standards and ordinances, and the following conditions:

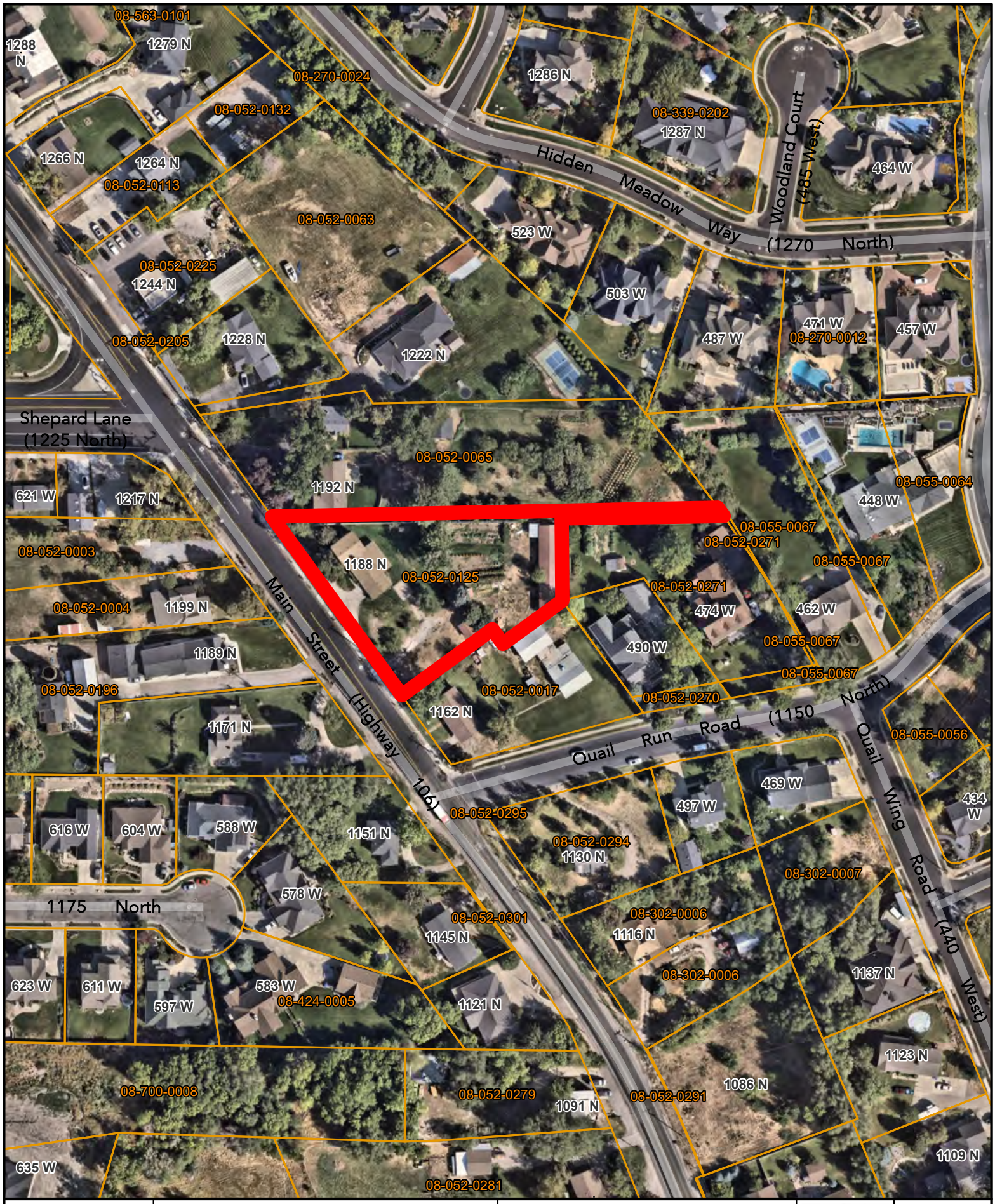
1. All remaining DRC requirements must be addressed, including Fire Department requirements.
2. Access and utility easements are recorded on the driveway portion of Lot 3
3. Any work on Main St is subject to UDOT permitting.
4. All other requirements of 11-28-200 pertaining to SSFs are addressed.

**Findings**:

1. The project meets the purpose of the Planned Unit Development Chapter, which allows flexibility for infill lots.
2. The creation of SSF lots aligns with the City's Moderate Income Housing Plan.
3. The creation of SSF lots has a similar impact to that of the already permitted detached accessory dwelling unit use.
4. Access to Lots 2 and 4 are granted access via Lot 3 as part of approval.

**Supplemental Information**

1. Vicinity Map
2. Development Agreement
3. Preliminary PUD Master Plan, including schematic subdivision plan




FARMINGTON
MORE TIME FOR LIVING

# VICINITY MAP

1188 N Main St

0 60 120 180 240 Feet

0 10 20 30 40 Meters

N W FC E S

Disclaimer: This map was produced by Farmington City GIS and is for reference only. The information contained on this map is believed to be accurate and suitable for limited uses. Farmington City makes no warranty as to the accuracy of the information contained for any other purposes.

When Recorded Mail to:
Farmington City Attorney
160 S. Main Street
Farmington, UT 84025

# DEVELOPMENT AGREEMENT FOR THE WHITE HORSE SUBDIVISION

**THIS DEVELOPMENT AGREEMENT** (the "Agreement") is made and entered into as of the ____ day of _____, 2025, by and between **FARMINGTON CITY**, a Utah municipal corporation, hereinafter referred to as the "City," and **BEN AND COLAIN WHITE**, hereinafter referred to as the "Developer."

## RECITALS:

A. Developer owns approximately 0.95 acres of land located within the City, identified as Parcel 08-052-0125 in the records of the Davis County Recorder, which property is more particularly described in **Exhibit "A"** attached hereto and by this reference made a part hereof (the "Property").

B. Developer desires to develop a project on the Property to be known as the White Horse Subdivision (the "Project"). Developer has submitted an application to the City seeking approval of a Planned Unit Development and density based off of the alternative lot size for the applicable zone in accordance with the City's Laws.

C. The Property is presently zoned under the City's zoning ordinance as LR-F (Large Residential - Foothill). The Property is subject to all City ordinances and regulations including the provisions of the City's General Plan, the City's zoning ordinances, the City's engineering development standards and specifications and any permits issued by the City pursuant to the foregoing ordinances and regulations (collectively, the "City's Laws") unless otherwise exempted herein.

D. Persons and entities hereafter developing the Property or any portions of the Project thereon shall accomplish such development in accordance with the City's Laws, and the provisions set forth in this Agreement. This Agreement contains certain requirements and conditions for design and/or development of the Property and the Project in addition to or in lieu of those contained in the City's Laws.

## AGREEMENT

**NOW, THEREFORE**, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Developer hereby agree as follows:

**1. Incorporation of Recitals.** The above Recitals are hereby incorporated into this Agreement.

**2. Property Affected by this Agreement.** The legal description of the Property contained within the Project boundaries to which the Agreement applies is attached as Exhibit A and incorporated by reference.

**3. Compliance with Current City Ordinances.** Unless specifically addressed in this Agreement, Developer agrees that any development of the Property shall comply with city ordinances in existence on the date of execution of this Agreement. If the City adopts different ordinances in the future, Developer shall have the right, but not the obligation, to elect to submit a development application under such future ordinances, in which event the development application will be governed by such future ordinances.

**4. Developer Obligations.** Developer agrees to the following provisions as a condition for being granted the zoning approval sought:

(a) Preservation of Home. As a condition to qualify for Alternative Standards, as stated in §11-11-050 of the Farmington Municipal Code, Developer has agreed to preserve the existing home on the property as identified in Exhibit C for a period of no less than 25 years from the date of this Agreement. Preserve in this case shall mean that the home will not be entirely demolished, and any alterations or changes to the building's exterior shall maintain its eligibility to be listed on the National Historic Register of Historic Places.

(b) Development According to Preliminary Plan. Developer agrees to develop the Property as provided in plans presented by the Developer to the Farmington City Council, as designated in Exhibit B.

**5. City Obligations.** City agrees to maintain the public improvements dedicated to the City following satisfactory completion thereof and acceptance of the same by the City, and to provide standard municipal services to the Project. The City shall provide all public services to the Project, with the exception of secondary water and sewer, and to maintain the public improvements, including roads, intended to be public upon dedication to the City and acceptance in writing by the City; provided, however, that the City shall not be required to maintain any privately-owned areas or improvements that are required to be maintained by a private party or a homeowner's association in the Project.

**6. Payment of Fees.** Developer shall pay to the City all required fees in a timely manner. Fees shall be paid in those amounts which are applicable at the time of payment of all such fees, pursuant to and consistent with standard City procedures and requirements, adopted by City.

**7. Indemnification and Insurance.** Developer hereby agrees to indemnify and hold the City and its officers, employees, representatives, agents and assigns harmless from any and all liability, loss, damage, costs or expenses, including attorneys' fees and court costs, arising from or as a result of the death of any person or any accident, injury, loss or damage whatsoever caused to any person or to property of any person which shall occur within the Property or any

portion of the Project or occur in connection with any off-site work done for or in connection with the Project or any phase thereof which shall be caused by any acts or omissions of the Developer or its assigns or of any of their agents, contractors, servants, or employees at any time. Developer shall furnish, or cause to be furnished, to the City a satisfactory certificate of insurance from a reputable insurance company evidencing general public liability coverage for the Property and the Project in a single limit of not less than One Million Dollars ($1,000,000) and naming the City as an additional insured.

**8. Right of Access.** Representatives of the City shall have the reasonable right of access to the Project and any portions thereof during the period of construction to inspect or observe the Project and any work thereon.

**9. Assignment.** If the Developer intends to assign this Agreement and the property to a third party after receiving entitlements. The Developer may assign this Agreement, with all rights and interests herein only with prior written approval by the City, which shall not be unreasonably withheld and which is intended to assure the financial capability of the assignee. Any future assignee shall consent in writing to be bound by the terms of this Agreement as a condition precedent to the assignment.

**10. Responsibility for On-Site Improvements.** The Developer warrants and provides assurances that all landscaping, private drives, and amenities located within the Project shall be maintained by Developer, its agents, a private association of homeowners, building owners, or a combination of the foregoing. All costs of landscaping, private drive and amenity maintenance, replacement, demolition, cleaning, snow removal, or demolition, shall be borne exclusively by Developer. The City shall have no maintenance responsibility in relation to the Project and shall only plow and maintain public roads that are designated as public on the plat. This section survives termination under Subsection 18(b) of this Agreement, unless specifically terminated in writing.

**11. Onsite Improvements.** At the time of final plat recordation for the Project, the Developer shall be responsible for the installation and dedication to the City of onsite water, sewer and storm water drainage improvements sufficient for the development of the Project in accordance with City Code.

**12. Notices.** Any notices, requests and demands required or desired to be given hereunder shall be in writing and shall be served personally upon the party for whom intended, or if mailed, by certified mail, return receipt requested, postage prepaid, to such party at its address shown below:

To Developer: _____
_____
_____
_____

To the City: Farmington City
Attn: City Manager
160 South Main Street
Farmington, Utah 84025

**13. Default and Limited Remedies.** In the event any party fails to perform its obligations hereunder or to comply with the terms hereof, within sixty (60) days after giving written notice of default, the non-defaulting party shall have the following rights and remedies available at law and in equity, including injunctive relief and specific performance, but excluding the award or recovery of any damages. Any delay by a Party in instituting or prosecuting any such actions or proceedings or otherwise asserting its rights under this Article shall not operate as a waiver of such rights. In addition, the Parties have the following rights in case of default, which are intended to be cumulative:

(a) The right to withhold all further approvals, licenses, permits or other rights associated with the Project or any development described in this Agreement until such default has been cured.

(b) The right to draw upon any security posted or provided in connection with the Project.

(c) The right to terminate this Agreement.

**14. Agreement to Run with the Land.** This Agreement shall be recorded against the Property as described in Exhibit A hereto and shall be deemed to run with the land and shall be binding on all successors and assigns of the Developer in the ownership and development of any portion of the Project.

**15. Vested Rights.** The City and Developer intend that this Agreement be construed to grant the Developer all vested rights to develop the Project in fulfillment of the terms and provisions of this Agreement and the laws and ordinances that apply to the Property as of the effective date of this Agreement. The Parties intend that the rights granted to Developer under this Agreement are contractual and in addition to those rights that exist under statute, common law and at equity. If the City adopts different ordinances in the future, Developer shall have the right, but not the obligation, to elect to submit a development application under such future ordinances, in which event the development application will be governed by such future ordinances. By electing to submit a development application under a new future ordinance, however, Developer shall not be deemed to have waived its right to submit or process other development applications under the City Code that applies as of the effective date of this Agreement.

**16. Amendment.** The Parties or their successors in interest, may, by written agreement, choose to amend this Agreement at any time. The amendment of the Agreement relating to any substantial rights or obligations shall require the prior approval of the City Council.

**17. Termination**.

(a) Notwithstanding anything in this Agreement to the contrary, it is agreed by the Parties that if the Project is not completed within seven (7) years from the date of this Agreement or if Developer does not comply with the provisions of this Agreement, the City shall have the right, but not the obligation at the sole discretion of the City, which discretion shall not be unreasonably applied, to terminate this Agreement and to not approve any additional phases for the Project. Such termination may be effected by the City giving written notice of intent to terminate to the Developer. Whereupon, the Developer shall have sixty (60) days during which the Developer shall be given the opportunity to correct any alleged deficiencies and to take appropriate steps to complete the Project. If Developer fails to satisfy the concerns of the City with regard to such matters, the City shall be released from any further obligations under this Agreement and the same shall be terminated.

(b) Upon the completion of all contemplated buildings and improvements identified in this Agreement, including all applicable warranty periods for publicly dedicated infrastructure, the terms of this Agreement shall terminate upon thirty days' written notice to either Party. The non-noticing Party shall, within thirty days of receipt of the notice, provide to the noticing Party its written objection and identify the remaining construction or obligation which has not been fulfilled. Objections to termination under this subsection must be asserted in good faith.

**18. Attorneys' Fees.** In the event of any lawsuit between the parties hereto arising out of or related to this Agreement, or any of the documents provided for herein, the prevailing party or parties shall be entitled, in addition to the remedies and damages, if any, awarded in such proceeding, to recover their costs and a reasonable attorneys fee.

**19. General Terms and Conditions.**

(a) **Entire Agreement.** This Agreement together with the Exhibits attached thereto and the documents referenced herein, and all regulatory approvals given by the City for the Property and/or the Project, contain the entire agreement of the parties and supersede any prior promises, representations, warranties or understandings between the parties with respect to the subject matter hereof which are not contained in this Agreement and the regulatory approvals for the Project, including any related conditions.

(b) **Headings.** The headings contained in this Agreement are intended for convenience only and are in no way to be used to construe or limit the text herein.

(c) **Non-Liability of City Officials, Employees and Others.** No officer, representative, agent, or employee of the City shall be personally liable to the Developer, or any successor-in-interest or assignee of the Developer in the event of any default or breach by the City or for any amount which may become due Developer, or its successors or assigns, for any obligation arising under the terms of this Agreement unless it is established that the officer, representative, agent or employee acted or failed to act due to fraud or malice.

(d) **Referendum or Challenge.** Both Parties understand that any legislative action by the City Council is subject to referral or challenge by individuals or groups of citizens, including zone changes. The Developer agrees that the City shall not be found to be in breach of this Agreement if such a referendum or challenge against the underlying zone change is successful. In such case, this Agreement is void at inception.

(e) **Ethical Standards.** The Developer represents that it has not: (a) provided an illegal gift or payoff to any officer or employee of the City, or former officer or employee of the City, or to any relative or business entity of an officer or employee of the City; (b) retained any person to solicit or secure this contract upon an agreement or understanding for a commission, percentage, brokerage or contingent fee, other than bona fide employees of bona fide commercial agencies established for the purpose of securing business; (c) breached any of the ethical standards set forth in Utah Code Ann. § 10-3-1301 et seq. and 67-16-3 et seq.; or (d) knowingly influenced, and hereby promises that it will not knowingly influence, any officer or employee of the City or former officer or employee of the City to breach any of the ethical standards set forth in State statute or City ordinances.

(f) **No Officer or Employee Interest.** It is understood and agreed that no officer or employee of the City has or shall have any pecuniary interest, direct or indirect, in this Agreement or the proceeds resulting from the performance of this Agreement. No officer, manager, employee or member of the Developer, or any member of any such persons' families shall serve on any City board or committee or hold any such position which either by rule, practice, or action nominates, recommends, or supervises the Developer's operations, or authorizes funding or payments to the Developer. This section does not apply to elected offices.

(g) **Binding Effect.** This Agreement shall inure to the benefit of, and be binding upon, the parties hereto and their respective heirs, representatives, officers, agents, employees, members, successors and assigns.

(h) **Integration.** This Agreement contains the entire Agreement with respect to the subject matter hereof and integrates all prior conversations, discussions or understandings of whatever kind or nature and may only be modified by a subsequent writing duly executed by the parties hereto.

(i) **No Third-Party Rights.** The obligations of Developer set forth herein shall not create any rights in and/or obligations to any persons or parties other than the City. The parties hereto alone shall be entitled to enforce or waive any provisions of this Agreement.

(j) **Recordation.** This Agreement shall be recorded by the City against the Property in the office of the Davis County Recorder, State of Utah.

(k) **Relationship.** Nothing in this Agreement shall be construed to create any partnership, joint venture or fiduciary relationship between the parties hereto.

(l) **Severability**. If any portion of this Agreement is held to be unenforceable or invalid for any reason by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

(m) **Governing Law & Venue.** This Agreement and the performance hereunder shall be governed by the laws of the State of Utah. Any action taken to enforce the provisions of this Agreement shall have exclusive venue in the Second District Court of the State of Utah, Farmington Division.

(Execution on Following Pages)

**IN WITNESS WHEREOF**, the parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first herein above written.

**DEVELOPER**

**BEN AND COLAIN WHITE**

_____ _____

Ben White Colain White

_____

Signature

STATE OF UTAH )
: ss.
COUNTY OF _____ )

On this ____ day of _____, 20___, personally appeared before me, Ben White and Colain White, who being by me duly sworn, did say that they represent the Developer, and that the foregoing instrument was signed on behalf of said Developer.

_____

Notary Public

**FARMINGTON CITY**

By _____
Brett Anderson, Mayor

Attest:

_____
DeAnn Carlile
City Recorder

STATE OF UTAH )
: ss.
COUNTY OF DAVIS )

On this ____ day of _____, 20___, personally appeared before me, Brett Anderson, who being by me duly sworn, did say that he is the Mayor of Farmington City, a Utah municipal corporation, and that the foregoing instrument was signed on behalf of the City for the purposes therein stated.

_____
Notary Public

Approved as to Form:

_____
Paul H. Roberts
City Attorney

**EXHIBIT "A"**

**PROPERTY DESCRIPTION**

1188 North Main Street – Farmington, UT 84025

Davis County Parcel ID # 08-052-0125

Legal Description:

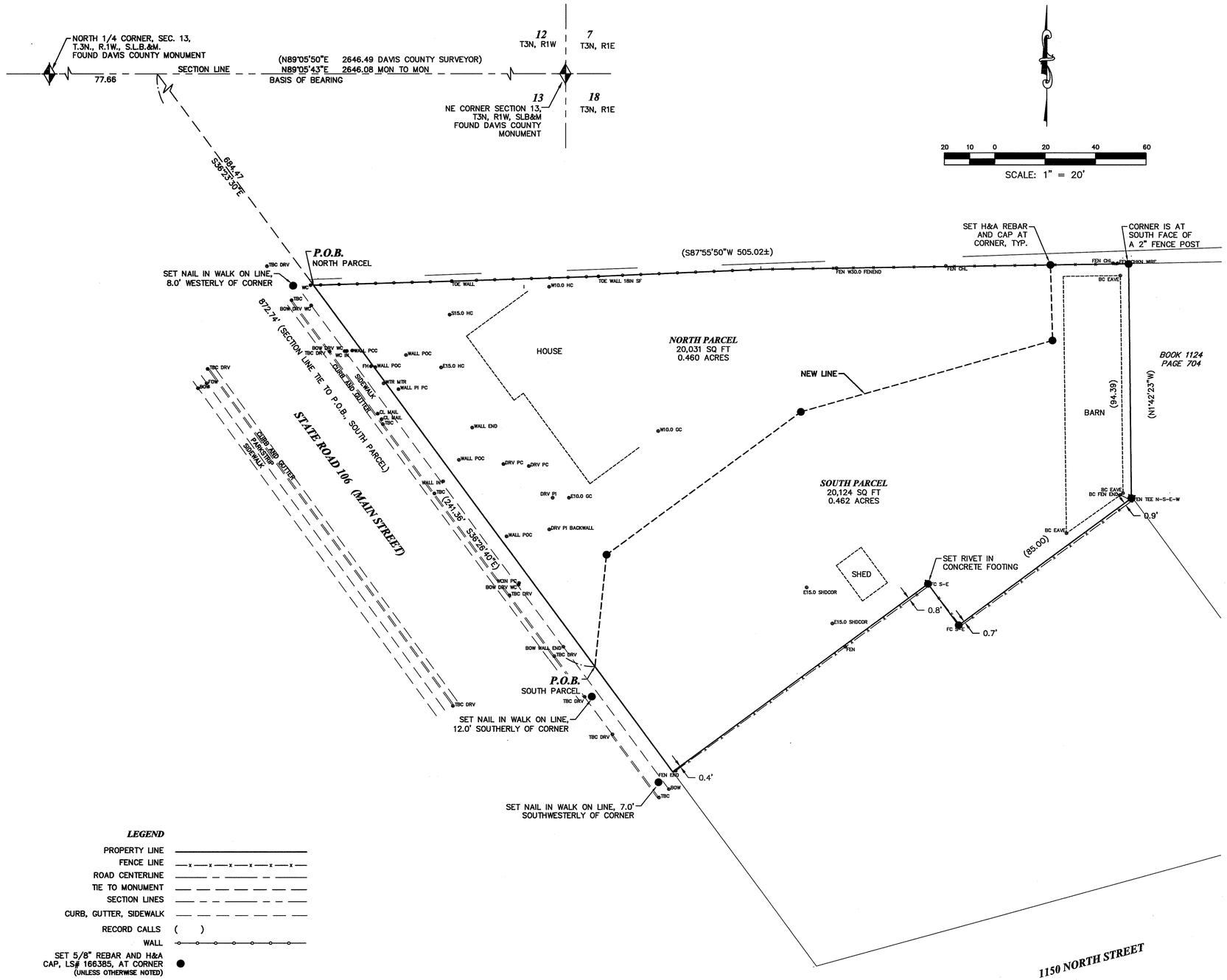
BEG 681.73 FT S 36^26'40" E ALG E LINE OF A HWY FR ITS PT OF INTERSECTION WITH N LINE OF SEC AT A PT N 89^05'50" E 80.53 FT, M/L, ALG SD SEC LINE & S 36^26'40" E 681.73 FT ALG SD HWY FR N 1/4 COR OF SEC 13-T3N-R1W, SLM; & RUN TH S 36^26'40" E 241.36 FT ALG SD HWY; TH N 53^33'20" E 125.70 FT; TH S 36^26'40" E 20.47 FT; TH N 53^33'20" E 85.0 FT; TH N 1^42'23" W 94.39 FT; TH N 88^48'37" E 184.80 FT TO THE W'LY LINE OF FORMER BERR R/W; TH NW'LY 6.29 FT ALG SD R/W ALG ARC OF AN 1885.1 FT RAD CURVE TO LEFT TO A PT N 87^55'50" E OF POB; TH S 87^55'50" W 505.02 FT, M/L, TO POB.

CONT. 0.95 ACRES.

**EXHIBIT B**

**DEVELOPMENT PLAN**

6381




### CERTIFICATE

I, VON R. HILL, A PROFESSIONAL LAND SURVEYOR ACCORDING TO THE LAWS OF THE STATE OF UTAH, DO CERTIFY THAT I HAVE SURVEYED THE PARCEL OF GROUND SHOWN HEREON ACCORDING TO UTAH STATE CODE 17-23-17.

PROFESSIONAL LAND SURVEYOR No. 166385 VON R. HILL STATE OF UTAH

### NARRATIVE

THE PURPOSE OF THE SURVEY WAS TO DIVIDE THE PROPERTY. THIS WAS DONE BASED UPON MONUMENTS SHOW. THE NORTHERLY AND EASTERLY LINES OF THE OVERALL PARCEL WERE DETERMINED FROM PRIOR DEEDS THAT WERE CREATED FROM THE OVERALL PARCEL THAT ONCE EXISTED. THE NORTH LINE IS SET ALONG A WALL AND FENCE LINE. THE HIGHWAY (MAIN STREET) WAS DETERMINED FROM INFORMATION FROM THE DAVIS COUNTY SURVEYOR'S OFFICE.

### DESCRIPTIONS

EXISTING DESCRIPTION

PARCEL NO. 09-052-0125

BEGINNING 681.73 FEET SOUTH 36°26'40" EAST ALONG THE EAST LINE OF A HIGHWAY FROM ITS POINT OF INTERSECTION WITH NORTH LINE OF SECTION, AT A POINT NORTH 89°05'50" EAST 80.53 FEET, MORE OR LESS ALONG SAID SECTION LINE AND SOUTH 36°26'40" EAST 681.73 FEET ALONG SAID HIGHWAY FROM THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 36°26'40" EAST 241.36 FEET ALONG SAID HIGHWAY;
THENCE NORTH 53°33'20" EAST 125.70 FEET;
THENCE SOUTH 36°26'40" EAST 20.47 FEET;
THENCE NORTH 53°33'20" EAST 85.0 FEET;
THENCE NORTH 01°42'23" WEST 94.39 FEET;
THENCE NORTH 88°48'37" EAST 184.80 FEET TO THE WESTERLY LINE OF THE FORMER BAMBURGER RAILROAD RIGHT OF WAY;
THENCE NORTHWESTERLY 6.29 FEET ALONG SAID RIGHT OF WAY ALONG THE ARC OF AN 1885.1-FOOT RADIUS CURVE TO THE LEFT TO A POINT NORTH 87°55'50" EAST OF POINT OF BEGINNING;
THENCE SOUTH 87°55'50" WEST 505.02 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

NEW DESCRIPTION NORTH PARCEL

BEGINNING 684.47 FEET SOUTH 36°23'30" EAST ALONG THE EAST LINE OF A HIGHWAY FROM ITS POINT OF INTERSECTION WITH NORTH LINE OF SECTION, AT A POINT NORTH 89°05'43" EAST 77.66 FEET, ALONG SAID SECTION LINE AND SOUTH 36°23'30" EAST 684.47 FEET ALONG SAID HIGHWAY FROM THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 36°23'30" EAST 188.27 FEET ALONG SAID HIGHWAY;
THENCE NORTH 5°51'29"EAST 44.62 FEET;
THENCE NORTH 53°33'20"EAST 95.62 FEET;
THENCE NORTH 74°05'12"EAST 103.62 FEET;
THENCE NORTH 1°38'32"WEST 30.00 FEET TO AN EXISTING FENCELINE;
THENCE SOUTH 89°06'50"WEST 114.86 FEET ALONG SAID FENCELINE TO AN EXISTING WALL;
THENCE ALONG SAID WALL THE FOLLOWING THREE COURSES:
SOUTH 87°29'41"WEST 64.36 FEET;
SOUTH 88°07'41"WEST 58.07 FEET;
SOUTH 88°22'28"WEST 54.81 FEET TO THE POINT OF BEGINNING.
CONTAINING 20,031 SQUARE FEET, OR 0.460 ACRES.

NEW DESCRIPTION SOUTH PARCEL

BEGINNING 872.74 FEET SOUTH 36°23'30" EAST ALONG THE EAST LINE OF A HIGHWAY FROM ITS POINT OF INTERSECTION WITH NORTH LINE OF SECTION, AT A POINT NORTH 89°05'43" EAST 77.66 FEET, ALONG SAID SECTION LINE AND SOUTH 36°23'30" EAST 872.74 FEET ALONG SAID HIGHWAY FROM THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 36°23'30" EAST 51.99 FEET ALONG SAID HIGHWAY;
THENCE NORTH 53°33'20" EAST 125.70 FEET;
THENCE SOUTH 36°26'40" EAST 20.47 FEET;
THENCE NORTH 53°33'20" EAST 85.00 FEET;
THENCE NORTH 0°49'23"WEST 93.24 FEET TO AN EXISTING FENCELINE;
THENCE SOUTH 89°06'50"WEST 30.90 FEET ALONG SAID FENCELINE;
THENCE SOUTH 1°38'32"EAST 30.00 FEET;
THENCE SOUTH 74°05'12"WEST 103.62 FEET;
THENCE SOUTH 53°33'20"WEST 95.62 FEET;
THENCE SOUTH 5°51'29"WEST 44.62 FEET TO THE POINT OF BEGINNING.
CONTAINING 20,186 SQUARE FEET, OR 0.463 ACRES.


HILL & ARGYLE, Inc.
Engineering and Surveying
181 North 200 West, Suite #4, Bountiful, Utah 84010
(801) 298-2236 Phone, (801) 298-5983 Fax


SURVEY REQUESTED BY
KEVIN BARKDULL

LOCATED IN THE NE QUARTER OF SECTION 13, T3N, R1W, SLB&M
FARMINGTON CITY, DAVIS COUNTY, UTAH

| | | |
|---|---|---|
| DRAWN: | SHM | DATE: 3/6/12 |
| APPROVED: | VRH | DATE: 4/23/13 |
| REVISED | SHM | DATE: 04/10/13 |
| | JRC | 04/11/13 |
| | JRC | 04/16/13 |
| | JRC | 04/22/13 |
| | SHM | 04/24/13 |

SHEET 1 OF 1
SHEET NAME: Boundary
DRAWING NAME: Boundary
PROJECT NO.: 12-119

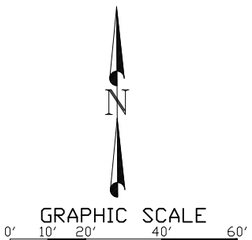

RECEIVED JUL - 2 2013
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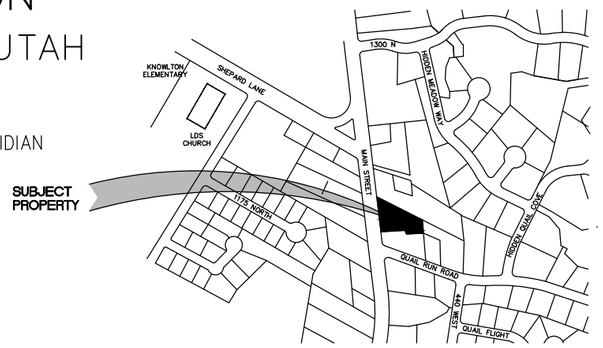
# WHITE HORSE SUBDIVISION

## IN FARMINGTON, DAVIS COUNTY, UTAH

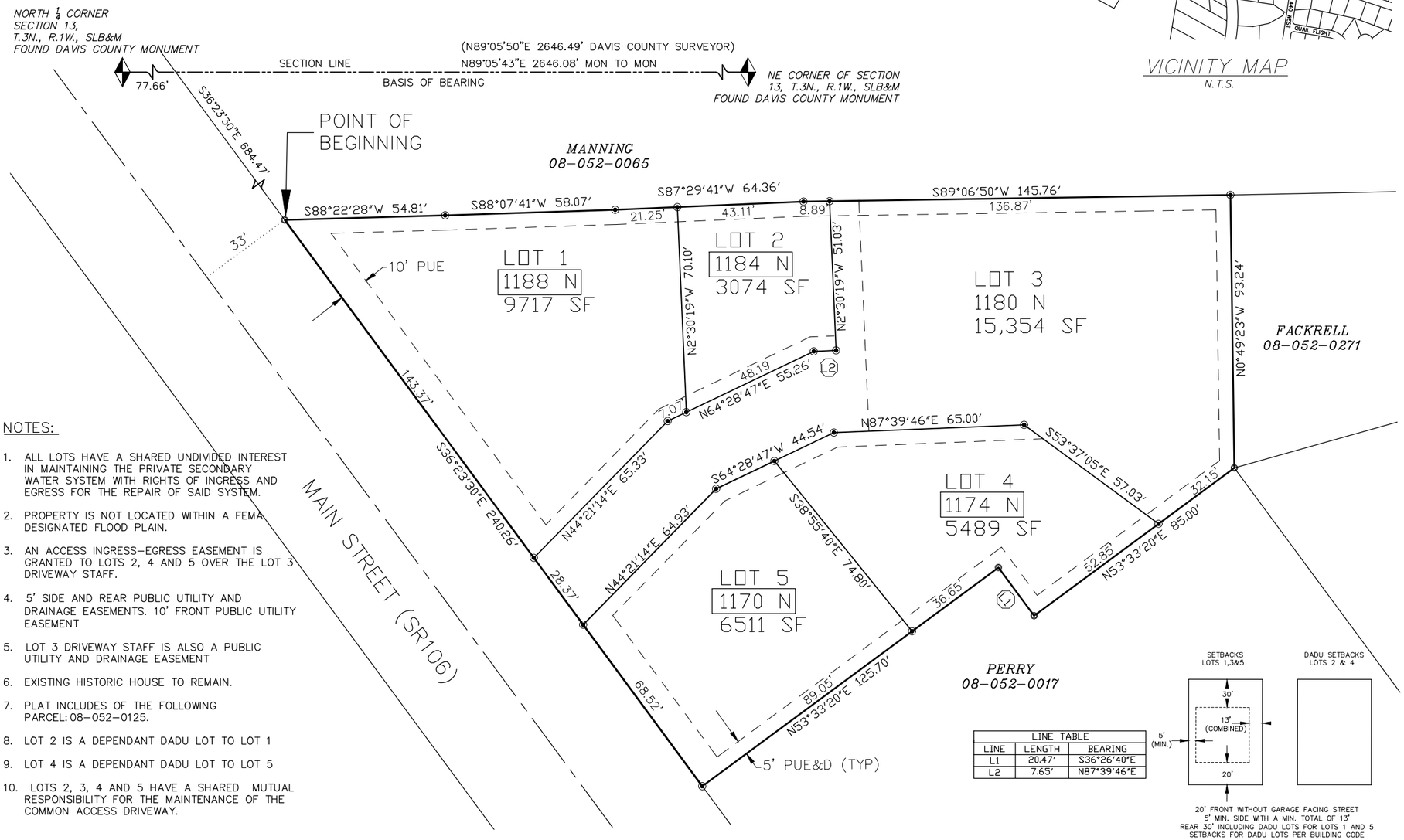
SEPTEMBER 2025

LOCATED IN THE NORTHEAST QUARTER OF SECTION 13
TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN




VICINITY MAP
N.T.S.




| LINE TABLE | | |
|---|---|---|
| LINE | LENGTH | BEARING |
| L1 | 20.47' | S36°26'40"E |
| L2 | 7.65' | N87°39'46"E |




20' FRONT WITHOUT GARAGE FACING STREET
5' MIN. SIDE WITH A MIN. TOTAL OF 13'
REAR 30' INCLUDING DADU LOTS FOR LOTS 1 AND 5
SETBACKS FOR DADU LOTS PER BUILDING CODE

## NOTES:

1. ALL LOTS HAVE A SHARED UNDIVIDED INTEREST IN MAINTAINING THE PRIVATE SECONDARY WATER SYSTEM WITH RIGHTS OF INGRESS AND EGRESS FOR THE REPAIR OF SAID SYSTEM.
2. PROPERTY IS NOT LOCATED WITHIN A FEMA DESIGNATED FLOOD PLAIN.
3. AN ACCESS INGRESS-EGRESS EASEMENT IS GRANTED TO LOTS 2, 4 AND 5 OVER THE LOT 3 DRIVEWAY STAFF.
4. 5' SIDE AND REAR PUBLIC UTILITY AND DRAINAGE EASEMENTS. 10' FRONT PUBLIC UTILITY EASEMENT
5. LOT 3 DRIVEWAY STAFF IS ALSO A PUBLIC UTILITY AND DRAINAGE EASEMENT
6. EXISTING HISTORIC HOUSE TO REMAIN.
7. PLAT INCLUDES OF THE FOLLOWING PARCEL: 08-052-0125.
8. LOT 2 IS A DEPENDANT DADU LOT TO LOT 1
9. LOT 4 IS A DEPENDANT DADU LOT TO LOT 5
10. LOTS 2, 3, 4 AND 5 HAVE A SHARED MUTUAL RESPONSIBILITY FOR THE MAINTENANCE OF THE COMMON ACCESS DRIVEWAY.

## SURVEYOR'S CERTIFICATE

I, , a Registered Professional Land Surveyor, holding certificate number , as prescribed by the laws of the State of Utah, and do hereby certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described herewith, and have subdivided said tract of land into lots and streets to be hereafter known as,

WHITE HORSE SUBDIVISION.

and that the same has been surveyed and staked on the ground as shown on this plat.

Signed on this _____ day of _____, 2025.

## BOUNDARY DESCRIPTION

A parcel of land located in the Northeast Quarter of Section 13, Township 3 North, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning 684.47 feet South 36°23'30" East along the east line of a street from its point of intersection with the north line of Section, at a point North 89°05'43" East 77.66 feet, along said Section line and South 36°23'30" East 684.47 feet along said street from the North Quarter Corner of Section 13, Township 3 North, Range 1 West, Salt Lake Base and Meridian and running thence South 36°23'30" East 240.26 feet along said street right of way; thence North 53°33'20" East 125.70 feet; thence South 36°26'40" East 20.47 feet; thence North 53°33'20" East 85.00; thence North 0°49'23" West 93.24 feet; thence South 89°06'50" West 145.76 feet; thence South 87°29'41" West 64.36 feet; thence South 88°07'41" West 58.07 feet; thence South 88°22'28" West 54.81 to the Point of Beginning.
Contains 40,154 square feet (0.92 Acres) more or less.

## OWNER'S DEDICATION

Know all men by these present that we, the undersigned owners of the described tract of land below, having caused the same to be subdivided into lots and public streets to hereafter be known as

WHITE HORSE SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of lands owned on this plat as intended for public use, and do warrant, defend, and save the City harmless against any easements or other encumbrances on the dedicated streets which will interfere with the City's use, operation, and maintenance of the streets and do further dedicate the easements as shown for public utility and drainage purposes including construction, maintenance and operation of the public service lines and drainage as may be authorized by Davis County.

In witness thereof we have hereunto set our hands this day of _____, 2025.

BENJAMIN S WHITE

COLAIN L WHITE

## ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____)

On this_____day of_____, 20___, personally appeared before me, the undersigned Notary public, in and for said County of Davis in said State of Utah, the signers of the above Owner's dedication who acknowledged to me that Benjamin S White and Colain L White signed it freely and voluntarily and for the use and purposes therein mentioned.

My commission expires:

NOTARY PUBLIC
RESIDING IN DAVIS COUNTY

## LEGEND:

- BOUNDARY LINE
- CENTERLINE
- SECTION LINE
- PUBLIC UTILITY AND DRAINAGE EASEMENT
- SECTION CORNER FOUND
- SECTION CORNER (NOT FOUND)
- SET 5/8" REBAR AND CAP MARKED IN CURB REFERENCED TO FRONT CORNERS
- FOUND PROPERTY MARKER
- (Bearing & Distance) (RECORD AND DEED DATA)
- L1 LINE DATA NUMBER
- 1188 N ADDRESS

# WHITE HORSE SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 13,
TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
FARMINGTON CITY, DAVIS COUNTY, UTAH

OWNER:

BEN WHITE
1188 N MAIN STREET
FARMINGTON, UT 84025
801.309.7229

**BENCHLAND WATER DISTRICT**
APPROVED THIS _____ DAY OF _____A.D. 20_____BY BENCHLAND WATER DISTRICT.
_____ DISTRICT MANAGER

**CENTRAL DAVIS SEWER DISTRICT**
APPROVED THIS _____ DAY OF _____A.D. 20_____BY CENTRAL DAVIS SEWER DISTRICT.
_____ BY:

**PLANNING COMMISSION**
APPROVED THIS _____ DAY OF _____A.D. 20_____BY THE FARMINGTON CITY PLANNING COMMISSION.
_____ FARMINGTON PLANNING COMMISSION CHAIR

**CITY ENGINEER'S APPROVAL**
APPROVED THIS _____ DAY OF _____A.D. 20_____BY THE FARMINGTON CITY ENGINEER.
_____ FARMINGTON CITY ENGINEER

**CITY ATTORNEY'S APPROVAL**
APPROVED THIS _____ DAY OF _____A.D. 20_____BY THE FARMINGTON CITY ATTORNEY.
_____ FARMINGTON CITY ATTORNEY

**CITY COUNCIL APPROVAL**
APPROVED THIS _____ DAY OF _____A.D. 20_____BY THE FARMINGTON CITY COUNCIL.
_____ MAYOR
_____ ATTEST: CITY RECORDER

**DAVIS COUNTY RECORDER**
RECORDED NO._____
STATE OF UTAH, COUNTY OF DAVIS
RECORDED AND FILED AT THE REQUEST OF _____
DATE: _____ TIME: _____ BOOK NO. _____ PAGE NO. _____
FEE($) _____ DAVIS COUNTY RECORDER

## NOTES:

1. ANY MODIFICATION TO THIS CONSTRUCTION PACKAGE OR TO THE CONSTRUCTION SCHEDULE SHALL APPROVED BY THE ENGINEER. PRIOR TO SAID APPROVAL, ALL IMPROVEMENT DRAWINGS SHALL BE APPROVED BY THE ENGINEER.

2. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND LICENSES REQUIRED FOR THE CONSTRUCTION AND COMPLETION OF THE PROJECT, AND SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS AND CONDITIONS OF ALL PERMITS AND APPROVAL APPLICABLE TO THIS PROJECT. THE CONTRACTOR SHALL ENSURE THAT THE NECESSARY RIGHT-OF-WAY, EASEMENTS, AND/OR PERMITS ARE SECURED PRIOR TO CONSTRUCTION.

4. THE CONTRACTOR SHALL, AT THE TIME OF BIDDING, AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH.

5. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, FLAGMEN, BARRICADES OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY AND TRAFFIC CONTROL. THE CONTRACTOR SHALL PREPARE, SUBMIT AND OBTAIN APPROVAL FROM THE GOVERNING AGENCY FOR TRAFFIC CONTROL.

6. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTORS' USE DURING CONSTRUCTION.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION.

8. CONTRACTOR AGREES THAT :

A. THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH DAYS' WORK.

B. THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER.

C. THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT SAFE AND ORDERLY MANNER AT ALL TIMES.

9. THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OF WORKERS.

10. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY AND ITS EMPLOYEES 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 CITY.

11. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL. USE OF HYDRANT WATER WITHOUT A HYDRANT METER FOR DUST CONTROL IS NOT ALLOWED. CONTRACTOR IS ALSO RESPONSIBLE FOR ALL NECESSARY STORM WATER AND EROSION CONTROL PERMITS AND COMPLIANCE.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE GOVERNING AGENCY'S SPECIFICATIONS.

### SURFACE IMPROVEMENTS:

1. ALL MANHOLE RIMS, LAMP POLES, VALVES AND MONUMENT BOXES, ETC. SHALL BE ADJUSTED TO FINISH GRADE AFTER STREET PAVING, UNLESS OTHERWISE NOTED. PLASTIC FORMS (APWA PLAN 360) IS THE PREFERRED METHOD TO RAISE MANHOLES TO GRADE. SHIMMING OF MANHOLE LIDS WITH STICKS, ROCKS AND SIMILAR MATERIALS WILL NOT BE ACCEPTABLE.

2. ASPHALT MIX DESIGN SHALL MEET THE XXXXXXXXXXXXXXXPG58-28 ½" GRADATION APWA MIX DESIGN SPECIFICATION WITH A MAXIMUM 12% RECYCLED ASPHALT CONTENT.

3. SAWCUT ALL EXISTING ASPHALT EDGES IN NEAT STRAIGHT LINES BEFORE PLACING NEW ASPHALT.

4. CONTRACTOR SHALL PERFORM ALL WORK PER REGULATORY AGENCY'S STANDARDS UNLESS SPECIFICALLY NOTED TO THE CONTRARY.

5. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL FOR THE DURATION OF THE PROJECT. THIS INCLUDES NIGHTS, HOLIDAYS AND WEEKENDS.

9. OWNER WILL PROVIDE CONSTRUCTION SURVEY STAKING FOR SANITARY SEWER AND WATER.

### UNDERGROUND UTILITIES:

1. THE INFORMATION SHOWN ON THE PLANS WITH REGARD TO THE EXISTING UTILITIES AND/OR IMPROVEMENTS WAS DERIVED FROM FIELD INVESTIGATIONS AND/OR RECORD INFORMATION. THE ENGINEER DOES NOT GUARANTEE THESE LOCATIONS TO BE EITHER TRUE OR EXACT. PRIOR TO CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY ALL EXISTING IMPROVEMENTS AND TO EXPOSE ALL EXISTING UNDERGROUND UTILITIES RELATED TO THE PROJECT, INCLUDING BUT NOT LIMITED TO, SEWER, STORM DRAIN, WATER, IRRIGATION, GAS, ELECTRICAL, ETC. AND SHALL NOTIFY THE ENGINEER IN WRITING FORTY-EIGHT (48) HOURS IN ADVANCE OF EXPOSING THE UTILITIES, SO THAT THE EXACT LOCATION AND ELEVATION CAN BE VERIFIED AND DOCUMENTED. THE COST ASSOCIATED TO PERFORM THIS WORK SHALL BE INCLUDED IN THE VARIOUS ITEMS OF WORK. IF LOCATION AND/OR ELEVATION DIFFERS FROM THAT SHOWN ON THE DESIGN PLANS, PROVISIONS TO ACCOMMODATE NEW LOCATION/ELEVATION MUST BE MADE PRIOR TO CONSTRUCTION.

2. 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. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 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. THE 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 INDUSTRIAL COMMISSION OF UTAH SAFETY ORDERS SECTION 68 – EXCAVATIONS, AND SECTION 69 – TRENCHES, ALONG WITH ANY LOCAL CODES OR ORDINANCES.

4. PRIOR TO OPENING AN EXCAVATION, EFFORT SHALL BE MADE TO DETERMINE WHETHER UNDERGROUND INSTALLATIONS; I.E. SEWER, WATER, FUEL, ELECTRIC LINES, ETC., WILL BE ENCOUNTERED AND IF SO, WHERE SUCH UNDERGROUND INSTALLATIONS ARE LOCATED. WHEN THE EXCAVATION APPROACHES THE APPROXIMATE LOCATION OF SUCH AN INSTALLATION, THE EXACT LOCATION SHALL BE DETERMINED BY CAREFUL PROBING OR HAND DIGGING; AND, WHEN IT IS UNCOVERED, ADEQUATE PROTECTION SHALL BE PROVIDED FOR THE EXISTING INSTALLATION. ALL KNOWN OWNERS OF UNDERGROUND FACILITIES IN THE AREA CONCERNED SHALL BE ADVISED OF PROPOSED WORK AT LEAST 48 HOURS PRIOR TO THE START OF ACTUAL EXCAVATION.

### GENERAL WATER SYSTEM REQUIREMENTS:

1. 10'-0" MIN. EDGE TO EDGE HORIZONTAL CLEARANCE IS REQUIRED BETWEEN WATER AND SEWER PIPE LINES.

2. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE 6" ABOVE THE SEWER LATERAL AS MEASURED FROM THE BOTTOM TO TOP OF PIPES. THIS SEPARATION SHALL BE MAINTAINED FOR AT LEAST 10'-0" EITHER SIDE OF CROSS POINT.

3. UTAH DIVISION OF DRINKING WATER APPROVAL IS REQUIRED TO LOOP ANY WATER PIPE LINE UNDER A SANITARY SEWER PIPE LINE.

4. ALL THRUST BLOCKS MUST BE INSPECTED BY CITY PRIOR TO CONCRETE PLACEMENT.

5. ALL FITTINGS MUST BE INSPECTED BY CITY PUBLIC WORKS PRIOR TO BACKFILL.

6. A THREE (3') FOOT SEPARATION IS REQUIRED BETWEEN WATER SERVICE LATERAL TAPS.

7. ALL BENDS, TEES VALVES AND OTHER FITTINGS SHALL BE INSTALLED WITH CONCRETE AND MEGALUG TYPE RESTRAINT AND SHALL BE GREASED AND WRAPPED WITH 8 MIL POLYETHYLENE.

8. PRESSURE TEST ALL WATER LINES FOR A MINIMUM OF 2 HOURS AT 200 PSI PRESSURE.

9. ALL NEW HYDRANTS SHALL BE MUELLER SUPER CENTURION

10. DISINFECTION SHALL BE IN ACCORDANCE WITH APWA STANDARD SPECIFICATIONS, STATE OF UTAH RULE 309-520, AWWA A100 WATER WELLS, AWWA C651 DISINFECTION OF WATER MAINS, AWWA C652 DISINFECTION OF WATER STORAGE FACILITIES AND AWWA C654 DISINFECTION OF WELLS

11. A MINIMUM FOUR FOOT DEPTH OF BURY FROM TOP OF PIPE TO GROUND SURFACE IS REQUIRED UNLESS SPECIFICALLY STATED OTHERWISE.

12. DISCHARGING SUPER CHLORINATED WATER INTO THE SANITARY SEWER SYSTEM REQUIRES ADVANCE WRITTEN PERMISSION FROM CENTRAL DAVIS SEWER DISTRICT.

13. ALL MATERIALS INCLUDING PIPE, GASKETS, LUBRICANTS AND O-RINGS SHALL BE ANSI-CERTIFIED AS MEETING THE REQUIREMENTS OF NSF STANDARD 61 AND STAMPED WITH THE NSF LOGO.

14. PIPES AND PIPE FITTINGS CONTAINING MORE THAN 8% LEAD AND LEAD-TIP GASKETS SHALL NOT BE USED. REPAIRS TO LEAD-JOINT PIPE SHALL BE MADE USING ALTERNATIVE METHODS.

15. PIPE, PIPE JOINTS, FITTINGS, VALVES AND HYDRANTS SHALL CONFORM TO NSF STANDARD 61 OR STANDARD 14, AND APPLICABLE ANSI/AWW STANDARDS C104-A21.4-03 THROUGH C550-05 AND C900-7 THROUGH C950-07.

16. DO NOT DROP PIPE INTO TRENCH. PIPE ACCIDENTALLY OR INTENTIONALLY DROPPED SHALL BE REMOVED FROM THE JOBSITE REGARDLESS WHETHER THERE IS VISIBLE DAMAGE OR NOT.

17. OPEN ENDS OF ALL PIPELINES UNDER CONSTRUCTION SHALL BE SEALED AND SAFELY SECURED AT THE END OF EACH WORK DAY.

18. ALL WATER SERVICE LATERALS INCLUDING PIPING, METER, METER SETTER AND CONNECTION TO PRIVATE PROPERTY OWNER'S SYSTEM SHALL CONFORM TO THE CURRENT PLUMBING CODE ADOPTED BY THE STATE OF UTAH. PLUMBING PIPES AND FITTINGS SHALL BE CERTIFIED TO MEET NSF/ANSI 372 OR NSF/ANSI 61, ANNEX G. CAP SERVICE FUTURE SERVICE LINES IF NOT IMMEDIATELY CONNECTED.

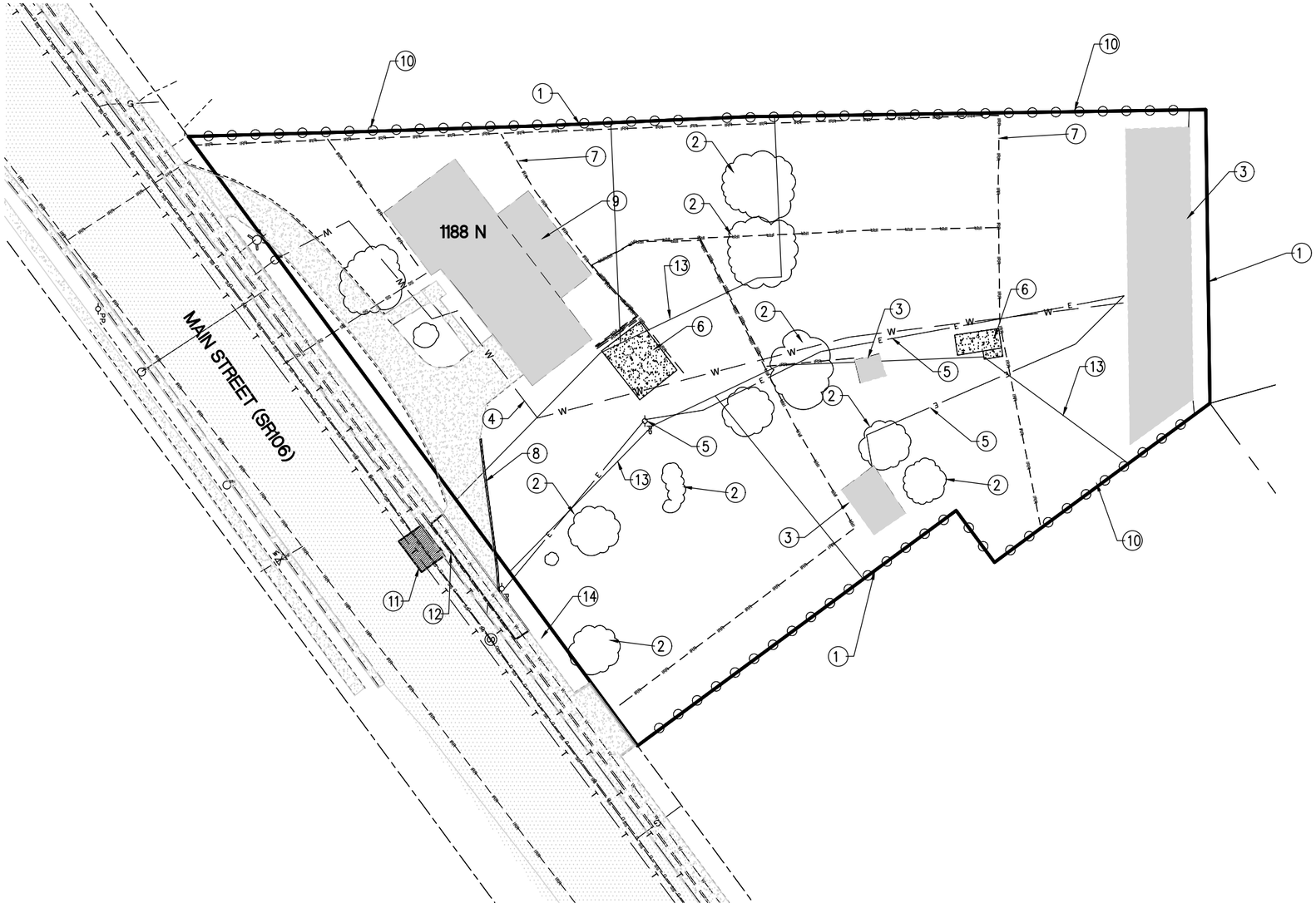
19. PVC PIPE SHALL BE INSTALLED PER ASTM D2774 RECOMMENDED PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PRESSURE PIPING AND PVC PIPE, AND AWWA MANUAL OF PRACTICE M23, 2002.

20. CONTRACTOR TO LOOP EXISTING WATER LATERALS AS NECESSARY TO INSTALL NEW PIPE.

LICENSED PROFESSIONAL ENGINEER
No.183501
BENJAMIN S. WHITE
9-8-2025
STATE OF UTAH




| | |
|---|---|
| Owner: BEN WHITE | Project No. **2025-1** |
| Project Name: WHITE HORSE SUBDIVISION<br>1188 N MAIN STREET<br>FARMINGTON, UT | Date: 9/8/2025 |
| Sheet Title: SITE PLAN | Sheet No. **C1.0** |




N

GRAPHIC SCALE
0' 10' 20' 40' 60'
Scale: 1"=20'

## KEY NOTES: (#)

1. PROPERTY LINE
2. DEMOLISH TREE
3. DEMOLISH BUILDING
4. CUT AND CAP 1" WATER LINE
5. DEMOLISH OVERHEAD AND UNDERGROUND ELECTRICAL INCLUDING POLE
6. DEMOLISH CONCRETE PAD
7. CUT AND CAP IRRIGATION SPRINKLERS AS NEEDED
8. DEMOLISH RETAINING WALL
9. PROTECT EXISTING HOUSE
10. PROTECT EXISTING FENCING AND WALL
11. SAWCUT AND REMOVE ASPHALT. UDOT PERMIT REQUIRED TO WORK WITHIN STREET RIGHT OF WAY
12. SAWCUT AND REMOVE CONCRETE CURB AND SIDEWALK.
13. PROPOSED LOT LINE
14. EXISTING DRIVE APPROACH TO BE ABANDONED

LICENSED PROFESSIONAL ENGINEER
No.183501
BENJAMIN S. WHITE
9-8-25
STATE OF UTAH

Owner: BEN WHITE

Project Name: WHITE HORSE SUBDIVISION

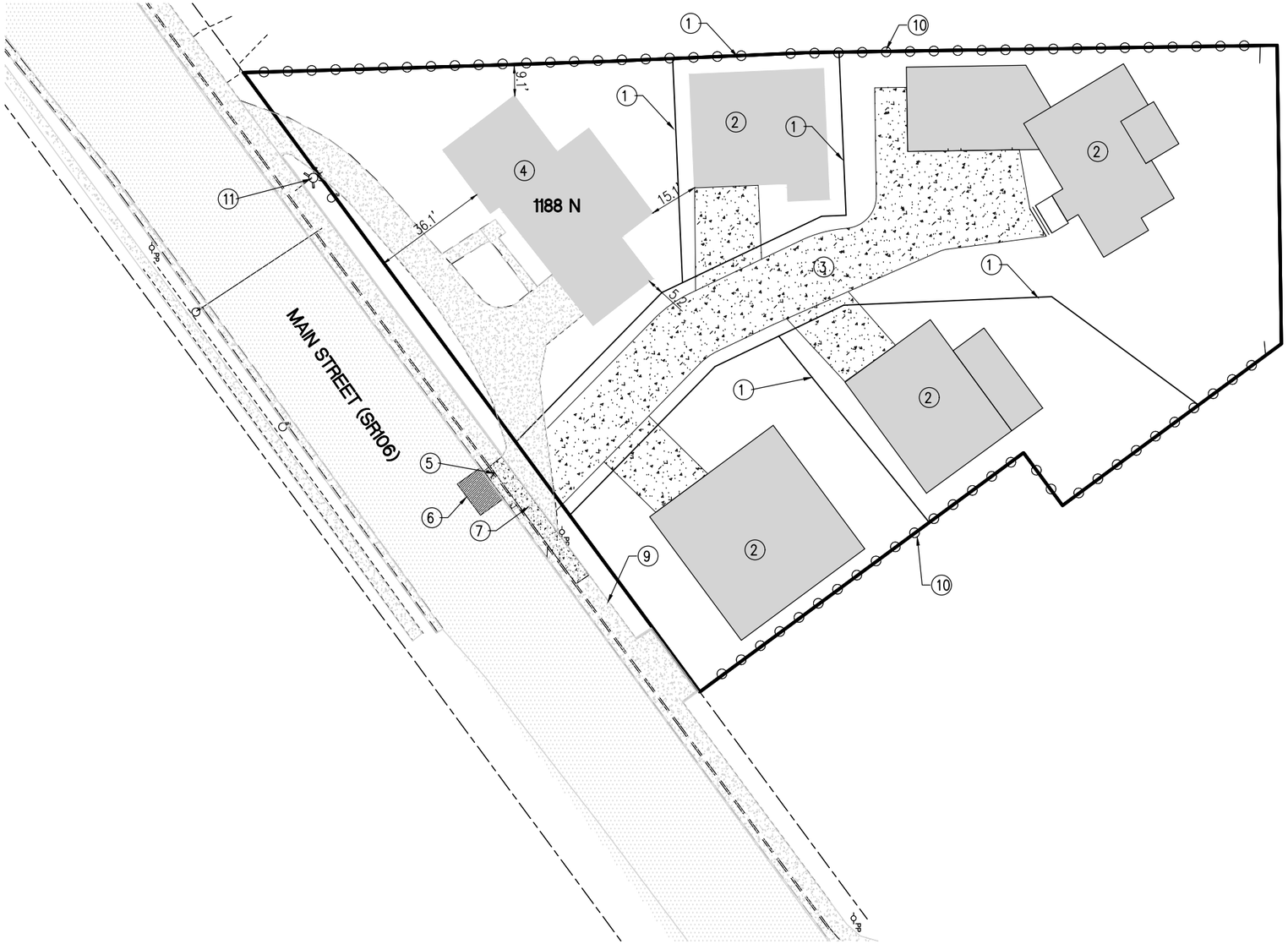
1188 N MAIN STREET
FARMINGTON, UT

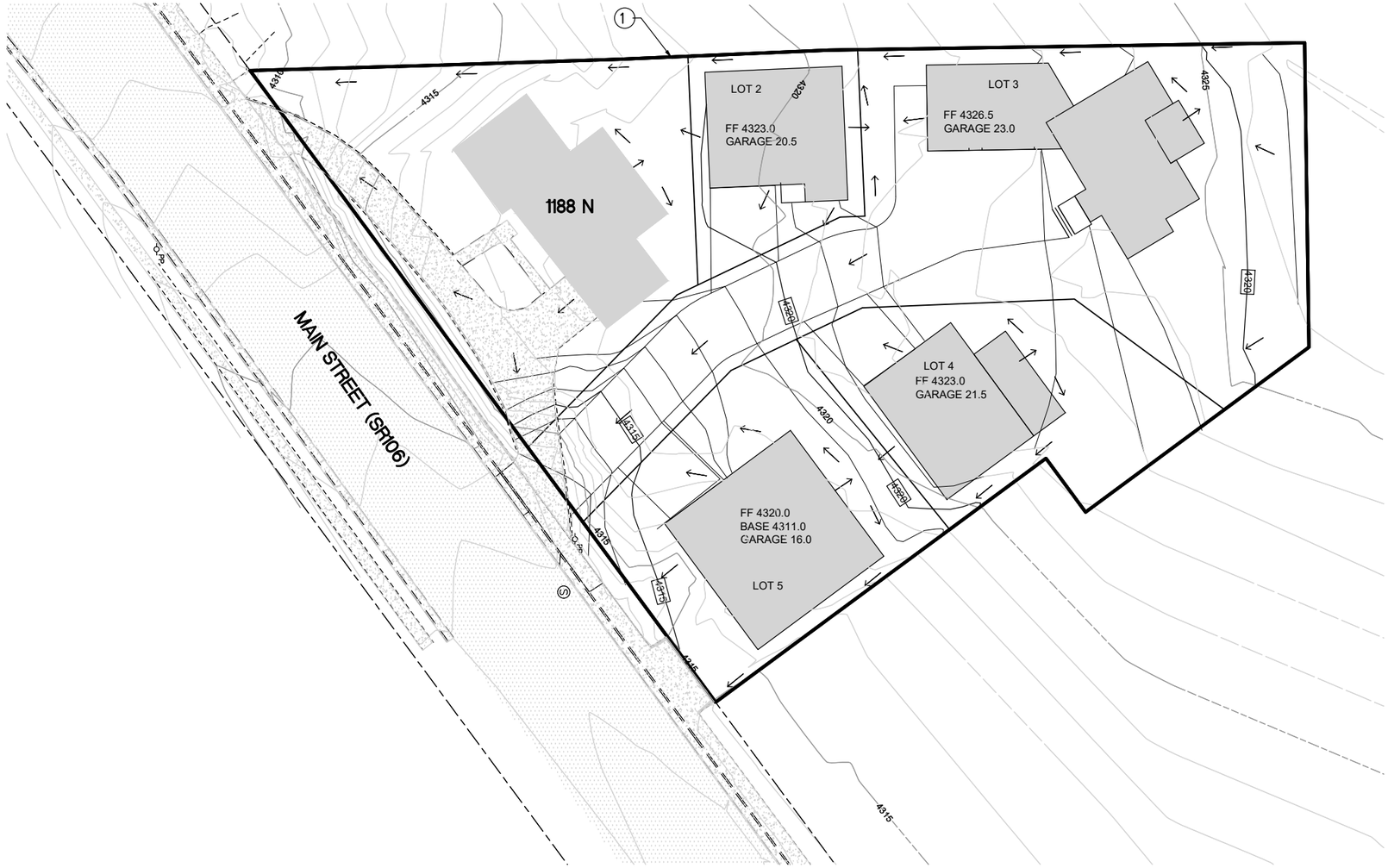
Sheet Title: EXISTING SITE AND DEMOLISTION PLAN

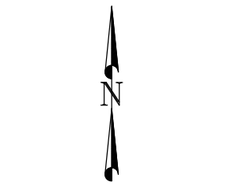
Project No. **2025-1**

Date: 9/8/2025

Sheet No.
**C2.0**


1188 N
MAIN STREET (SR106)
9.1'
36.1'
15.1'
5'
5'
5




## KEY NOTES: (#)

1. PROPERTY LINE
2. MATCH EXISTING ELEVATIONS ALONG PROPERTY LINES, SIDEWALKS AND DRIVEWAYS

## LEGEND:

| | |
|---|---|
| 4315 | PROPOSED CONTOUR ELEVATION |
| ← | DOWNHILL DIRECTION OF STORMWATER FLOW |
| FF | MAIN FLOOR ELEVATION |
| GARAGE | GARAGE FLOOR ELEVATION |
| BASE | BASEMENT FLOOR ELEVATION |




Owner: BEN WHITE

Project Name: WHITE HORSE SUBDIVISION

1188 N MAIN STREET
FARMINGTON, UT

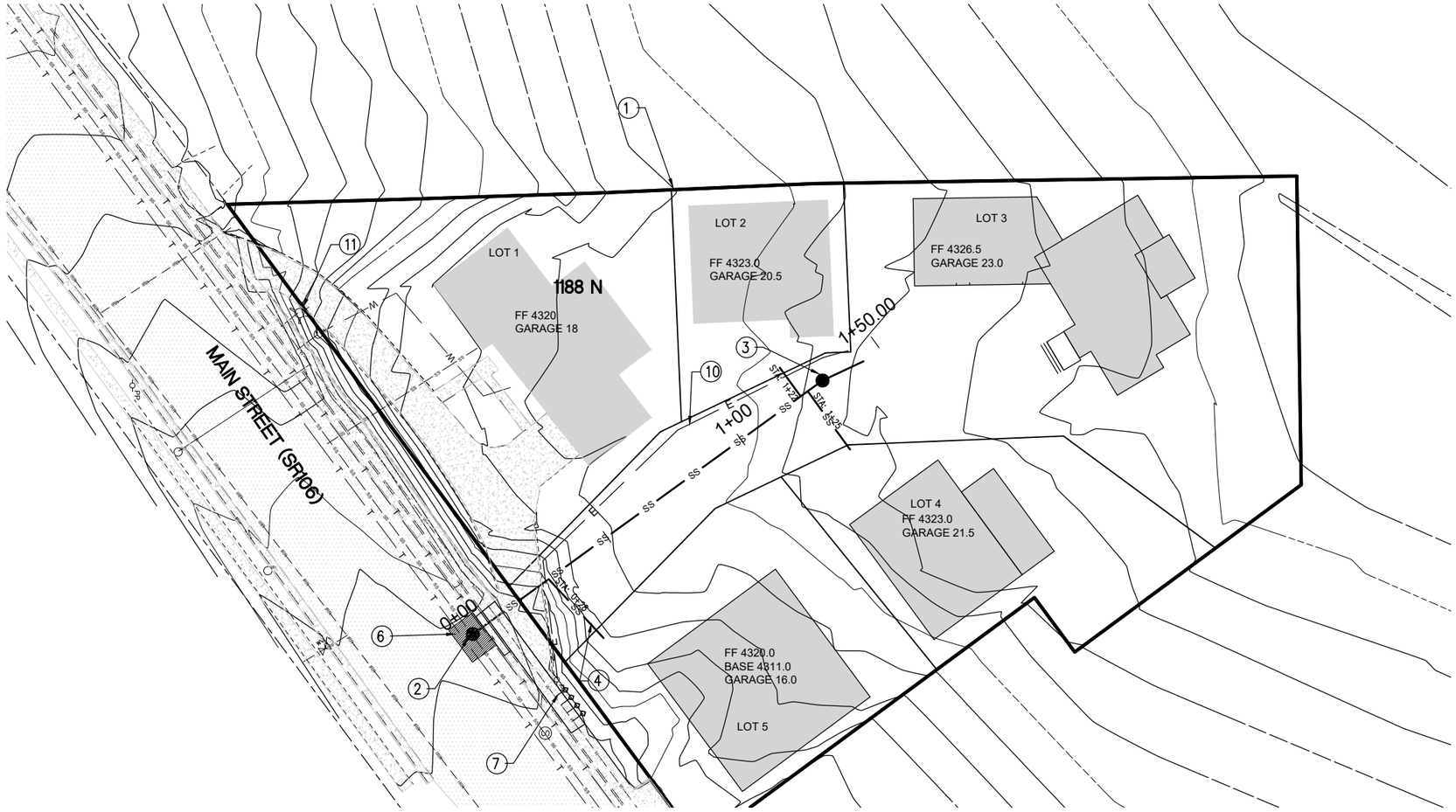
Sheet Title: GRADING PLAN

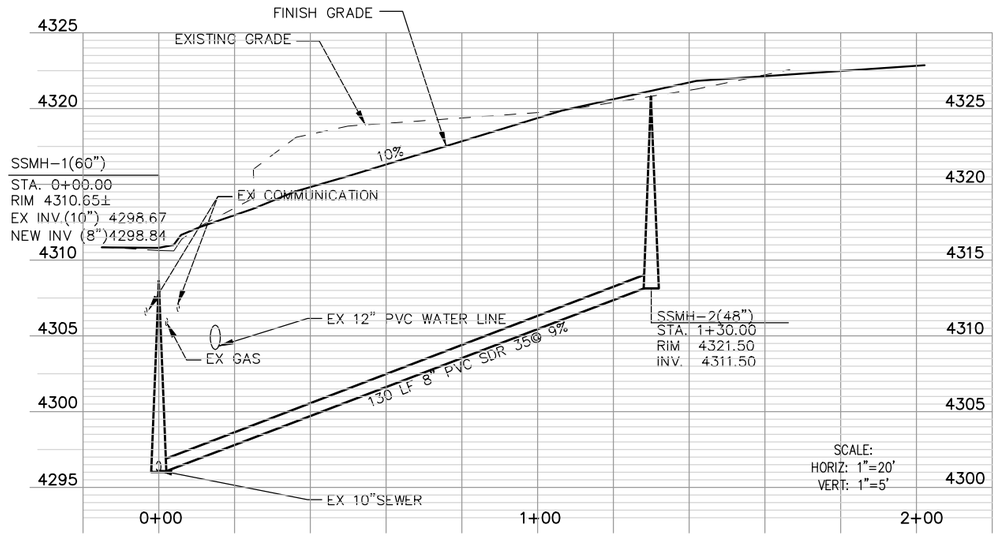
Project No. **2025-1**

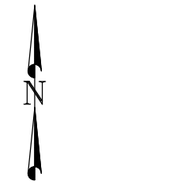
Date: 9/8/2025

Sheet No.

**C4.0**




GRAPHIC SCALE
0' 10' 20' 40' 60'
Scale: 1" = 20'

## KEY NOTES: (#)

1. PROPERTY LINE
2. NEW 60"ø CAST IN PLACE MANHOLE PER CDSD PLAN 203
3. NEW 48"ø PRECAST MANHOLE PER CDSD PLAN 201
4. NEW SEWER LATERAL PER CDSD PLAN 207 (TYP)
5. SEWER TRENCH PER CDSD PLAN 101
6. PATCH ASPHALT, REPLACE CURB AND SIDEWALK AS SHOWN ON SITE PLAN PER FARMINGTON CITY AND UDOT STANDARDS
7. NEW WATER LATERAL PER CITY DETAIL 521SP (TYP OF 4)
8. WATER LINE TRENCH PER CITY DETAIL 565SP
9. SEE SITE PLAN FOR ASPHALT, CURB AND SIDEWALK REPAIR REQUIREMENTS
10. NEW UNDERGROUND ELECTRICAL
11. EXISTING FIRE HYDRANT

LICENSED PROFESSIONAL ENGINEER
No.183501
BENJAMIN S. WHITE
9-8-2025
STATE OF UTAH

Owner: BEN WHITE

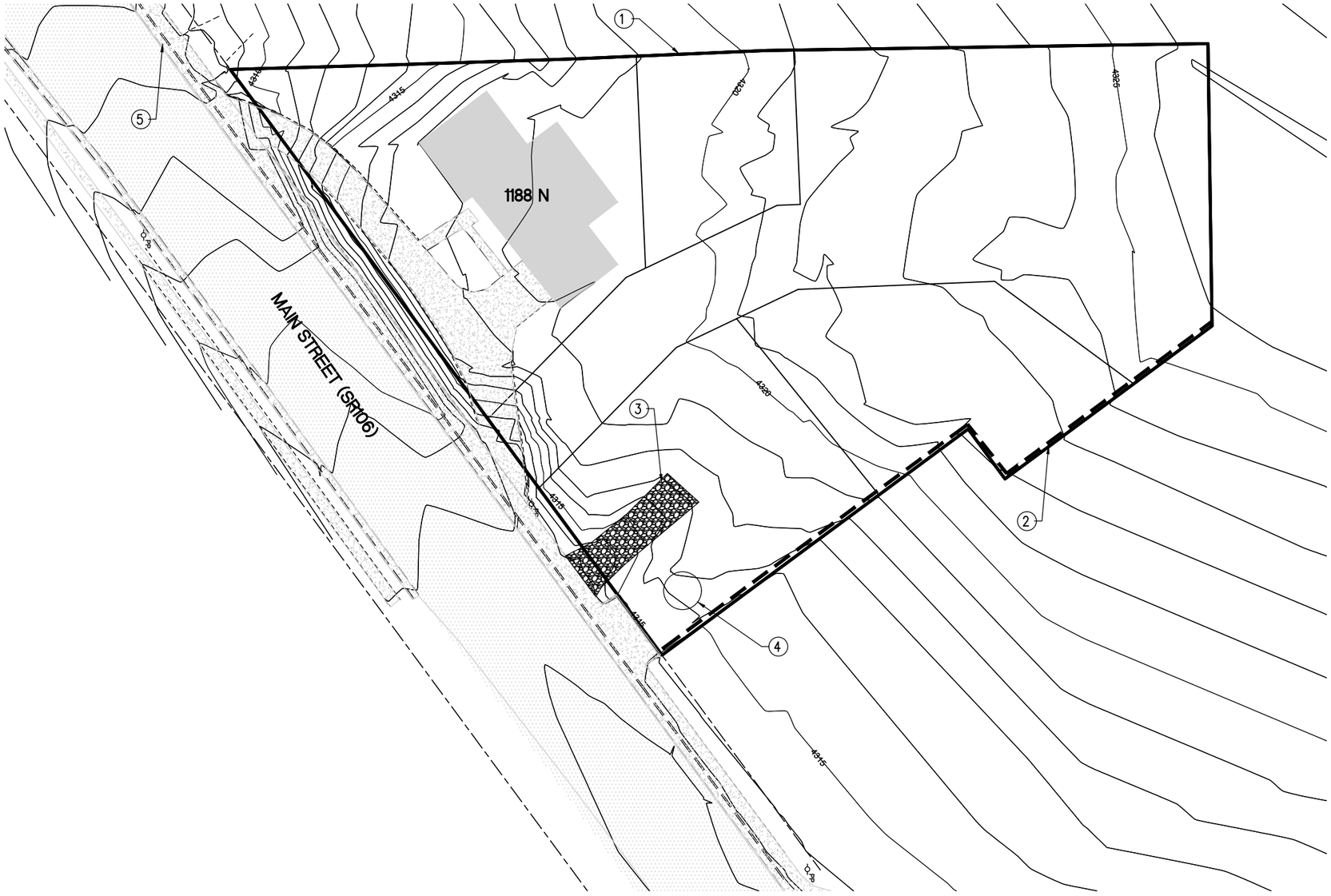
Project Name: WHITE HORSE SUBDIVISION
1188 N MAIN STREET
FARMINGTON, UT

Sheet Title: UTILITY PLAN

Project No. **2025-1**

Date: 9/8/2025

Sheet No.
**C5.0**




N

GRAPHIC SCALE
0' 10' 20' 40' 60'
Scale: 1"=20'

## KEY NOTES: (#)

1. PROPERTY LINE
2. INSTALL SILT FENCE PER DETAIL 910A
3. STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 917
4. PROVIDE CONCRETE WASHOUT PER DETAIL 931B
5. INSTALL INLET PROTECTION PER DETAIL 918F AT THE NEAREST DOWNSTREAM INLET
6. PROVIDE DUST CONTROL IN ACCORDANCE WITH DETAIL 913
7. KEEP STREET CLEAN AT ALL TIMES

LICENSED PROFESSIONAL ENGINEER
No.183501
BENJAMIN S. WHITE
9-8-2025
STATE OF UTAH

Owner: BEN WHITE

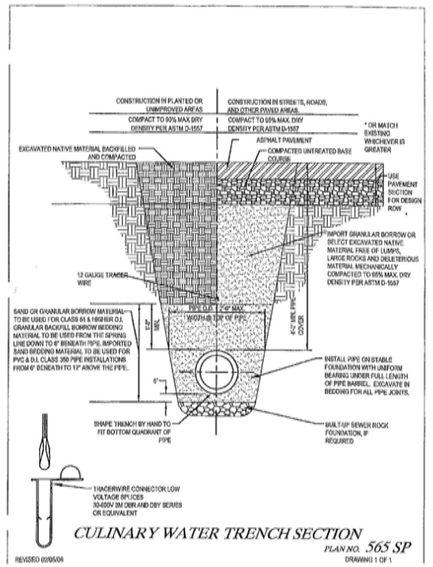
Project Name: WHITE HORSE SUBDIVISION
1188 N MAIN STREET
FARMINGTON, UT

Sheet Title: EROSION CONTROL PLAN

Project No. **2025-1**

Date: 9/8/2025

Sheet No.
**C6.0**

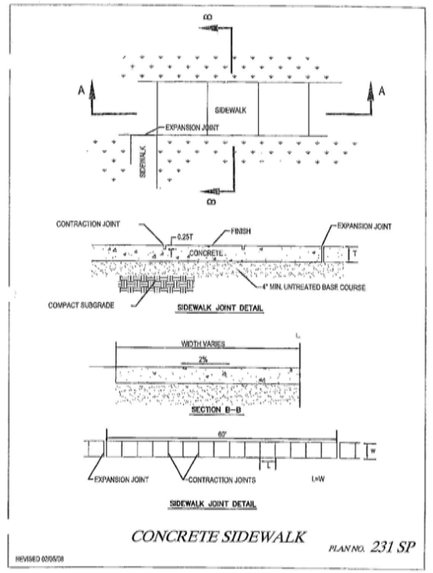



## CULINARY WATER TRENCH SECTION

PLAN NO. 565 SP

DRAWING 1 OF 1

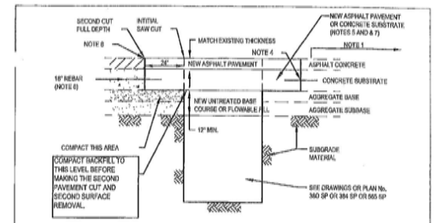
REVISED 02/05/08




## CONCRETE SIDEWALK

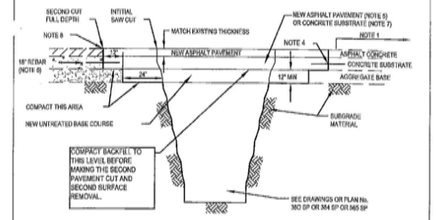
PLAN NO. 231 SP

REVISED 02/05/08




## SHALLOW EXCAVATION COMPOSITE PAVEMENT

(12" OR LESS FROM PAVEMENT SURFACE TO BOTTOM OF EXCAVATION)



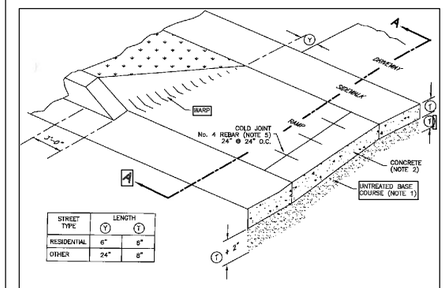

## DEEP EXCAVATION COMPOSITE PAVEMENT

## ASPHALT CONCRETE "T" PATCH

PLAN NO. 255 SP

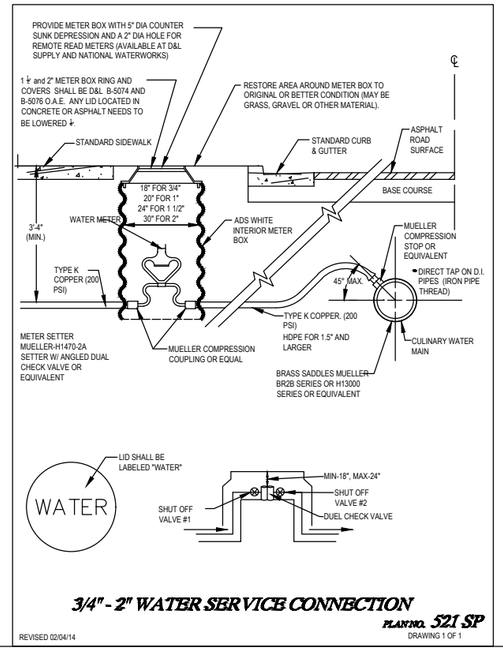
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REVISED 10/15/10







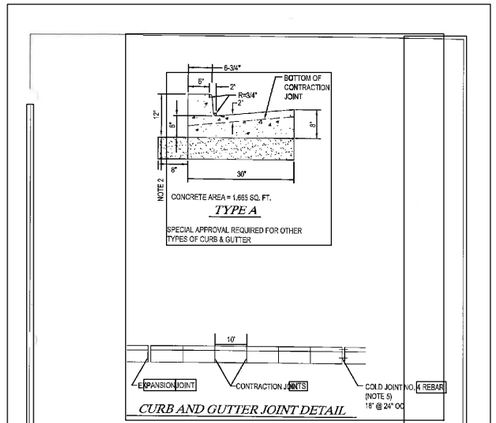


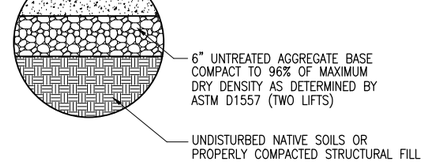

## 3/4" - 2" WATER SERVICE CONNECTION

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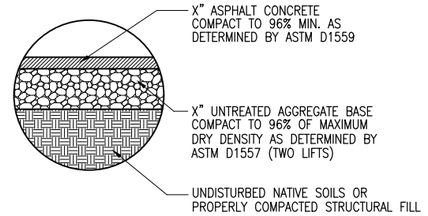
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REVISED 02/04/14



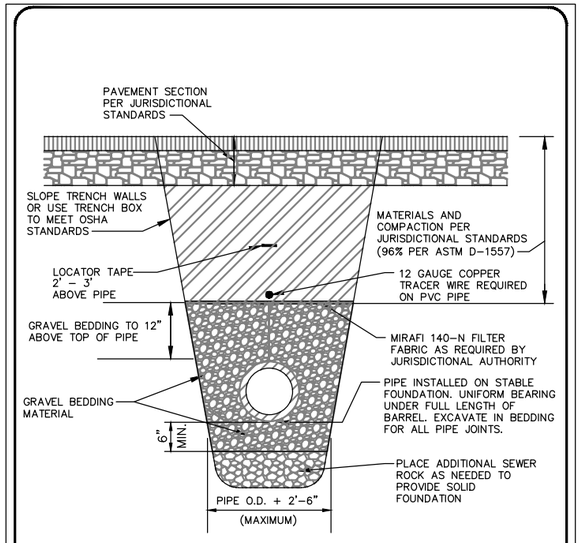

## CONCRETE DRIVEWAY SECTION

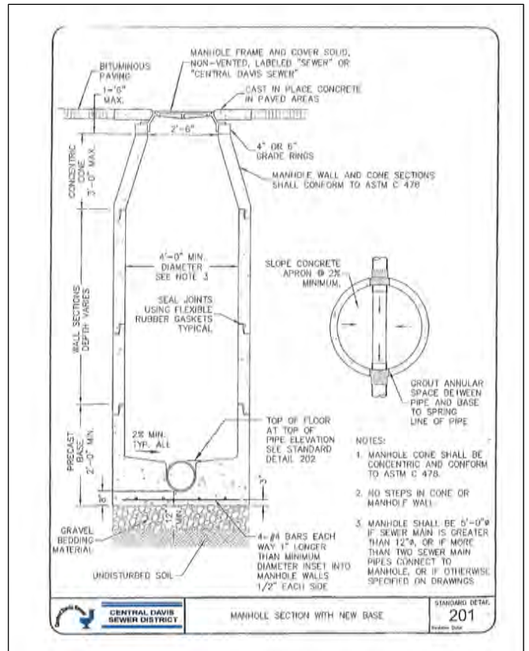


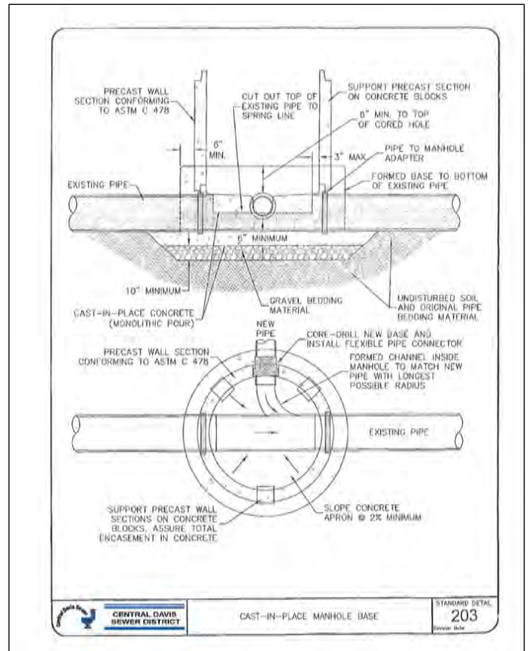

## ASPHALT PAVEMENT SECTION

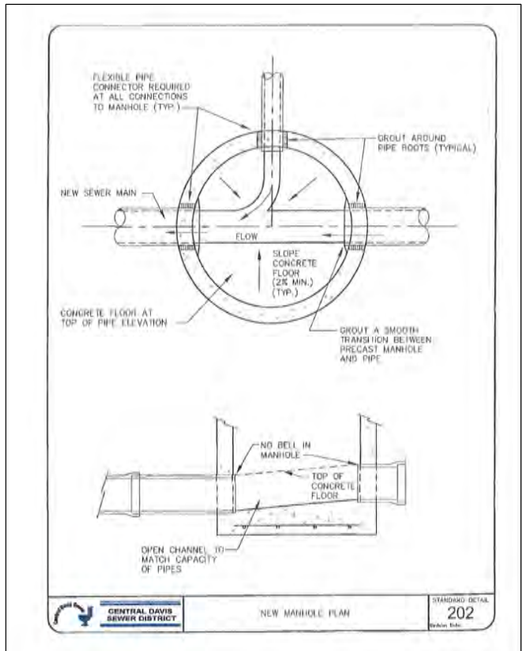
LICENSED PROFESSIONAL ENGINEER
No.183501
BENJAMIN S. WHITE
9-8-2025
STATE OF UTAH

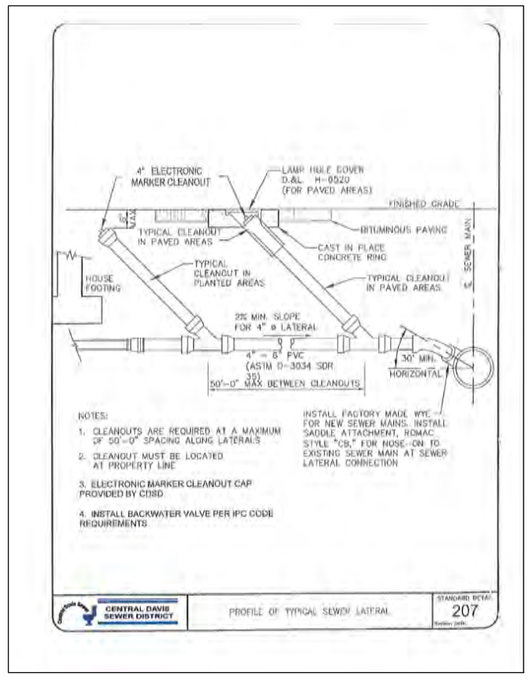
| | | | |
|---|---|---|---|
| Owner: | BEN WHITE | Project No. | **2025-1** |
| | | Date: | 9/8/2025 |
| Project Name: | WHITE HORSE SUBDIVISION | | |
| | 1188 N MAIN STREET<br>FARMINGTON, UT | Sheet No. | **C7.1** |
| Sheet Title: | FARMING TON DETAILS | | |




LICENSED PROFESSIONAL ENGINEER
No.183501
BENJAMIN S. WHITE
9-8-2025
STATE OF UTAH

Owner: BEN WHITE

Project Name: WHITE HORSE SUBDIVISION
1188 N MAIN STREET
FARMINGTON, UT

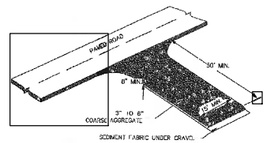
Sheet Title: SEWER DETAILS

Project No. **2025-1**

Date: 9/8/2025

Sheet No.
**C7.2**

## 917 BMP: Stabilized Construction Entrance




**Description:**
A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surface.

**Applications:**
At any point of ingress or egress at a construction site where adjacent traveled way is paved. Generally applies to sites over 2 acres unless special conditions exist.

**Installation/Application Criteria:**
- Clear and grub area and grade to provide maximum slope of 2%.
- Compact subgrade and place filter fabric if desired (recommended for entrances to remain for more than 3 months).
- Place coarse aggregate, 3-6" size, to a minimum depth of 6 inches.

**Limitations:**
- Requires periodic top dressing with additional stones.
- Should be used in conjunction with street sweeping on adjacent public right-of-way.

**Maintenance:**
- Inspect daily for loss of gravel or sediment buildup.
- Inspect adjacent roadway for sediment deposit and clean by sweeping or shoveling.
- Repair entrance and replace gravel as required to maintain control in good working condition.
- Expand stabilized area as required to accommodate traffic and prevent erosion at driveways

**Objectives**
- [x] Housekeeping Practices
- [ ] Contain Waste
- [ ] Minimize Disturbed Areas
- [ ] Stabilize Disturbed Areas
- [ ] Protect Slopes/Channels
- [x] Control Site Perimeter
- [ ] Control Internal Erosion

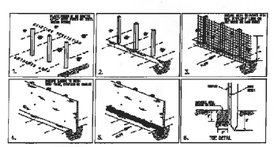
**Targeted Pollutants**
- [■] Sediment
- [ ] Nutrients
- [ ] Toxic Materials
- [ ] Oil & Grease
- [ ] Floatable Materials
- [ ] Other Waste

- [■] High Impact
- [ ] Medium Impact
- [ ] Low or Unknown Impact

**Implementation Requirements**
- [■] Capital Costs
- [x] O&M Costs
- [x] Maintenance
- [ ] Training

■ High ☒ Medium ☐ Low

## 910A BMP: Silt Fence



**Description:**
A temporary sediment barrier consisting of entrenched filter fabric stretched across and secured to supporting posts.

**Application:**
- Perimeter control: place barrier at downgradient limits of disturbance
- Sediment barrier: place barrier at toe of slope or soil stockpile
- Protection of existing waterways: place barrier at top of stream bank
- Inlet protection: place fence surrounding catchbasins

**Installation/Application Criteria:**
- Place posts 8 feet apart on center along contour (or use preassembled unit) and drive 2 feet minimum into ground. Excavate an anchor trench immediately upgradient of posts.
- Secure wire mesh (14 gage min. With 6 inch openings) to upslope side of posts.
- Attach with heavy duty 1 inch long wire staples, tie wires or hog rings.
- Cut fabric to required width, unroll along length of barrier and drape over barrier. Secure fabric to mesh with twine, staples, or similar, with trailing edge extending into anchor trench.
- Backfill trench over filter fabric to anchor.

**Limitations:**
- Recommended maximum drainage area of 0.5 acre per 100 feet of fence
- Recommended maximum upgradient slope length of 150 feet
- Recommended maximum uphill grade of 2:1 (50%)
- Recommended maximum flow rate of 0.5 cfs
- Ponding should not be allowed behind fence

**Maintenance:**
- Inspect immediately after any rainfall and at least daily during prolonged rainfall.
- Look for runoff bypassing ends of barriers or undercutting barriers.
- Repair or replace damaged areas of the barrier and remove accumulated sediment.
- Reanchor fence as necessary to prevent shortcutting.
- Remove accumulated sediment when it reaches ½ the height of the fence.

**Objectives**
- [ ] Housekeeping Practices
- [ ] Contain Waste
- [ ] Minimize Disturbed Areas
- [ ] Stabilize Disturbed Areas
- [x] Protect Slopes/Channels
- [x] Control Site Perimeter
- [x] Control Internal Erosion

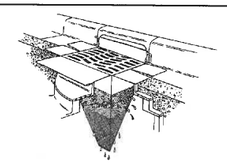
**Targeted Pollutants**
- [■] Sediment
- [ ] Nutrients
- [ ] Toxic Materials
- [ ] Oil & Grease
- [ ] Floatable Materials
- [ ] Other Waste

- [■] High Impact
- [☒] Medium Impact
- [ ] Low or Unknown Impact

**Implementation Requirements**
- [☒] Capital Costs
- [☒] O&M Costs
- [☒] Maintenance
- [ ] Training

■ High Impact
☒ Medium Impact
☐ Low or Unknown Impact
■ High ☒ Medium ☐ Low

## 918F BMP: Inlet Protection – Silt Bags



**Description:**
Collect and trap sediment and debris entering catch basins from either grated or curb inlets. Insert is made of fabric and is placed in the drain inlet around the perimeter of the grate. Runoff passes through the bag before discharging into the drain outlet pipe. Overflow holes are usually provided to pass larger flows without causing a backwater at the grate. Certain manufactured products include polymers intended to increase pollutant removal effectiveness.

**Application:**
- Storm drain inlet boxes

**Installation/Application Criteria:**
- Regular Maintenance is necessary
- Evaluation of the device chosen should be balanced with cost
- Hydraulic capacity controls effectiveness
- Most useful in small drainage areas (<1Acre)
- Ideal in combination with other BMP's

**Limitations:**
- Cost
- Maintenance required to prevent plugging and remain effective

**Maintenance:**
Inspection after all storm events and as required between events

**Objectives**
- [x] Housekeeping Practices
- [ ] Contain Waste
- [ ] Minimize Disturbed Areas
- [ ] Stabilize Disturbed Areas
- [ ] Protect Slopes/Channels
- [ ] Control Site Perimeter
- [ ] Control Internal Erosion

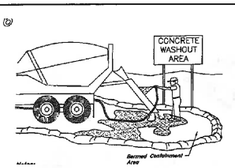
**Targeted Pollutants**
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- [ ] Nutrients
- [ ] Toxic Materials
- [ ] Oil & Grease
- [■] Floatable Materials
- [ ] Other Waste

- [■] High Impact
- [☒] Medium Impact
- [ ] Low or Unknown Impact

**Implementation Requirements**
- [☒] Capital Costs
- [☒] O&M Costs
- [■] Maintenance
- [☒] Training

■ High Impact
☒ Medium Impact
☐ Low or Unknown Impact
■ High ☒ Medium ☐ Low

## 931B BMP: Concrete Waste Management




**Description:**
Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors.

**Application:**
This technique is applicable to all types of sites

**Installation/Application Criteria:**
- Store dry materials under cover, away from drainage areas.
- Minimize excess mixing of fresh concrete, mortar or cement on-site.
- Perform washout of concrete trucks off-site or in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped on-site, except in designated areas.
- When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area
- Train employees and subcontractors in proper concrete management.
- No spraying off of trucks in the street; windshield, wheels, outside of drum, etc.

**Limitations:**
Off-site washout of concrete wastes may not always be possible.

**Maintenance:**
- Inspect subcontractors to ensure that concrete wastes are being properly managed.
- If using a temporary pit, dispose of hardened concrete on a regular basis.

**Objectives**
- [ ] Housekeeping Practices
- [☒] Contain Waste
- [ ] Minimize Disturbed Areas
- [ ] Stabilize Disturbed Areas
- [ ] Protect Slopes/Channels
- [ ] Control Site Perimeter
- [ ] Control Internal Erosion

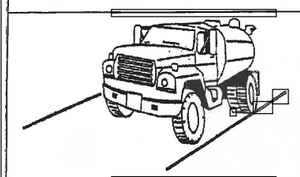
**Targeted Pollutants**
- [ ] Sediment
- [ ] Nutrients
- [ ] Toxic Materials
- [ ] Oil & Grease
- [ ] Floatable Materials
- [■] Other Waste

- [■] High Impact
- [☒] Medium Impact
- [ ] Low or Unknown Impact

**Implementation Requirements**
- [ ] Capital Costs
- [ ] O&M Costs
- [☒] Maintenance
- [☒] Training

■ High ☒ Medium ☐ Low

## 913 BMP: Dust Controls



**Description:**
Dust control measures are used to stabilize soil from wind erosion, and reduce dust by construction activities.

**Application:**
Dust control is useful in any process area, loading and unloading area, material handling areas, and transfer areas where dust is generated. Street sweeping is limited to areas that are paved.

**Installation/Application Criteria:**
- Mechanical dust collection systems are designed according to the size of dust particles and the amount of air to be processed. Manufacturers' recommendations should be followed for installation (as well as the design of the equipment).
- Two kinds of street sweepers are common: brush and vacuum. Vacuum sweepers are more efficient and work best when the area is dry.
- Mechanical equipment should be operated according to the manufacturers' recommendations and should be inspected regularly.

**Limitations:**
- Is generally more expensive than manual systems.
- May be impossible to maintain by plant personnel (the more elaborate equipment).
- Is labor and equipment intensive and may not be effective for all pollutants (street sweepers).

**Maintenance:**
If water sprayers are used, dust-contaminated waters should be collected and taken for treatment. Areas will probably need to be resprayed to keep dust from spreading.

**Objectives**
- [☒] Housekeeping Practices
- [ ] Contain Waste
- [☒] Minimize Disturbed Areas
- [☒] Stabilize Disturbed Areas
- [ ] Protect Slopes/Channels
- [ ] Control Site Perimeter
- [ ] Control Internal Erosion

**Targeted Pollutants**
- [■] Sediment
- [ ] Nutrients
- [ ] Toxic Materials
- [ ] Oil & Grease
- [ ] Floatable Materials
- [ ] Other Waste

- [■] High Impact
- [☒] Medium Impact
- [ ] Low or Unknown Impact

**Implementation Requirements**
- [☒] Capital Costs
- [ ] O&M Costs
- [☒] Maintenance
- [☒] Training

■ High ☒ Medium ☐ Low

LICENSED PROFESSIONAL ENGINEER
No.183501
BENJAMIN S. WHITE
9-8-2025
STATE OF UTAH

| | |
|---|---|
| Owner: BEN WHITE | Project No. **2025-1** |
| Project Name: WHITE HORSE SUBDIVISION<br>1188 N MAIN STREET<br>FARMINGTON, UT | Date: 9/8/2025 |
| Sheet Title: EROSION CONTROL DETAILS | Sheet No. **C7.3** |

**EXHIBIT C**

**HISTORIC HOME**

**Property Record # 21659**
**Historic Property Name:**
**County Name: DAVIS COUNTY**
**City Name: FARMINGTON**
**Address: 1188 N MAIN ST**
**NRHP Evaluation: ELIGIBLE/CONTRIBUTING**
**National Register Status: Not Listed**
**National Register List Date:**
**Construction Year:1960 Year 2:**
**Original Use: SINGLE DWELLING Original Use 2:**
**Plan Type: SPLIT ENTRY WITH GARAGE**
**Style: RANCH/RAMBLER (GEN.) Secondary Style:**
**Construction Material: STRIATED BRICK**
**Secondary Construction Material:**
**Building Height: 1.5**
**Comments:**
**RLS: 7/2022 ILS: / General Survey: /**
**Architect: -**



# Farmington City
# Planning Commission Staff Report
## October 23, 2025

---

**Item 3: Consideration of a Project Master Plan (PMP) and schematic subdivision plat for theViolet.**

| | |
|---|---|
| Public Hearing: | Yes |
| Application No.: | S-5-25, |
| Property Address: | Approximately 1520 West 500 North (parcel 08-569-0305) |
| General Plan Designation: | Office Mixed Use (OMU) & Neighborhood Mixed Use (NMU) |
| Existing Zone: | GMU (General Mixed Use) with preexisting entitlements from prior agreements |
| Area: | Approx. 2.5 Acres |
| Number of Lots: | 39 townhomes |
| Property Owner/Applicant: | Park Lane Commons, LLC / Cole West |

---

The subject property is located in the GMU zoning district which in itself does not permit townhome or residential development without the use of Section 11-18-140 and approval of a development agreement; however, this site is part of the Park Lane Commons Master Plan (2014) and is subject to prior agreements and entitlements which per the finding of City staff allows for residential development on this site. (See included attachments and excerpts from the Park Lane Commons approved Master Plan and description of allowed uses in area E&H).

The site is on the south side of Shepard Creek on the east side of Maker Way. The new City park is to the west and the adjoining neighbor to the east is the Legacy Assisted Living facility.

Development within this area is subject to the 2014 version of the City code per existing agreements. Based on this entitlement, the project is not required to provide moderate income housing. Within the Mixed-Use zoning districts the development is considered via section 11-18-140 (11-18-114... 2014) where approval is granted through a development agreement which in the case of this project accounts for a few design standards from which the project needs flexibility.

The project is designed to put front doors along the public street and garage access is located on the interior. The project has individually platted lots access from a private street with common areas around the dwellings buildable area. Within the common area is a trail along the south side of Shepard Creek is identified in the North Station Area Plan which would lead to the trails in the park across the street to the west and the exiting Shepard Creek trail section to the northeast.

A couple of parking stalls are provided within the project for guest parking in addition to the on-street parking (3 stalls) available on Maker Way or shoulder parking on the new east-west street on the south side of the project.

Per 11-18-100 (6), on street parking located along the frontage of a lot may be credited toward meeting the parking requirement of that use. (11-18-110 (6)... 2014)

As designed, there is a single point of access on the south side of the project. Construction of the project would include the completion of a public street between Maker Way and Market Street. Per Farmington City's Subdivision Standards, no dead-end street shall serve as access for more than 24 dwellings. Consideration for a 2nd access point may be considered on the southeast part of the project connecting 'Street D' to 'Street A' (See recommended motion). As designed snow can be pushed to the ends of the private streets and garbage collection is anticipated via cans along the curb both within the private street network and along 'Street A'.

The Planning Commission is tasked with making a recommendation to the City Council who will have final say on whether or not to approve the development agreement. Should the Council approve the project, it would return to the Planning Commission at a future date after additional engineering review for consideration of Preliminary Plat approval.

**Suggested Motions**

Motion to recommend approval of the Development Agreement and Schematic Subdivision plans for theViolet, subject to all applicable Farmington City standards and ordinances, and that all Development Review Committee conditions are met subject to the following changes or conditions:

- The street network provides for a secondary point of access satisfying the ordinance limit of no more than 24 units on a dead-end street. This access should be in addition to any emergency access that may be required to manage the length of 'Street D' north of its' intersection with 'Street B'.
- A public access easement be provided over the trail along Shepard Creek.

Findings:

1. The Subdivision design align with the North Station Area Master Plan, the General Land Use Plan and original Park Lane Commons master plan from prior agreements.
2. With the proposed changes, the project will enhance safety and access.

**Supplemental Information**

1. Vicinity Map
2. Pages from Existing Agreements
3. Development Agreement & PMP




FARMINGTON
MORE TIME FOR LIVING

# VICINITY MAP

The Violet

0 75 150 225 300 Feet

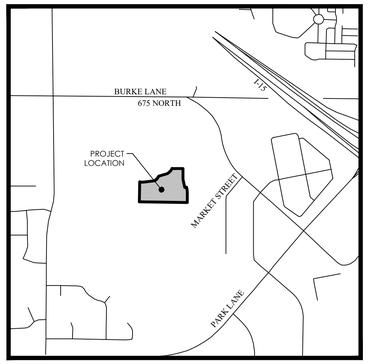
0 10 20 30 40 Meters

N W FC E S

Disclaimer: This map was produced by Farmington City GIS and is for reference only. The information contained on this map is believed to be accurate and suitable for limited uses. Farmington City makes no warranty as to the accuracy of the information contained for any other purposes.

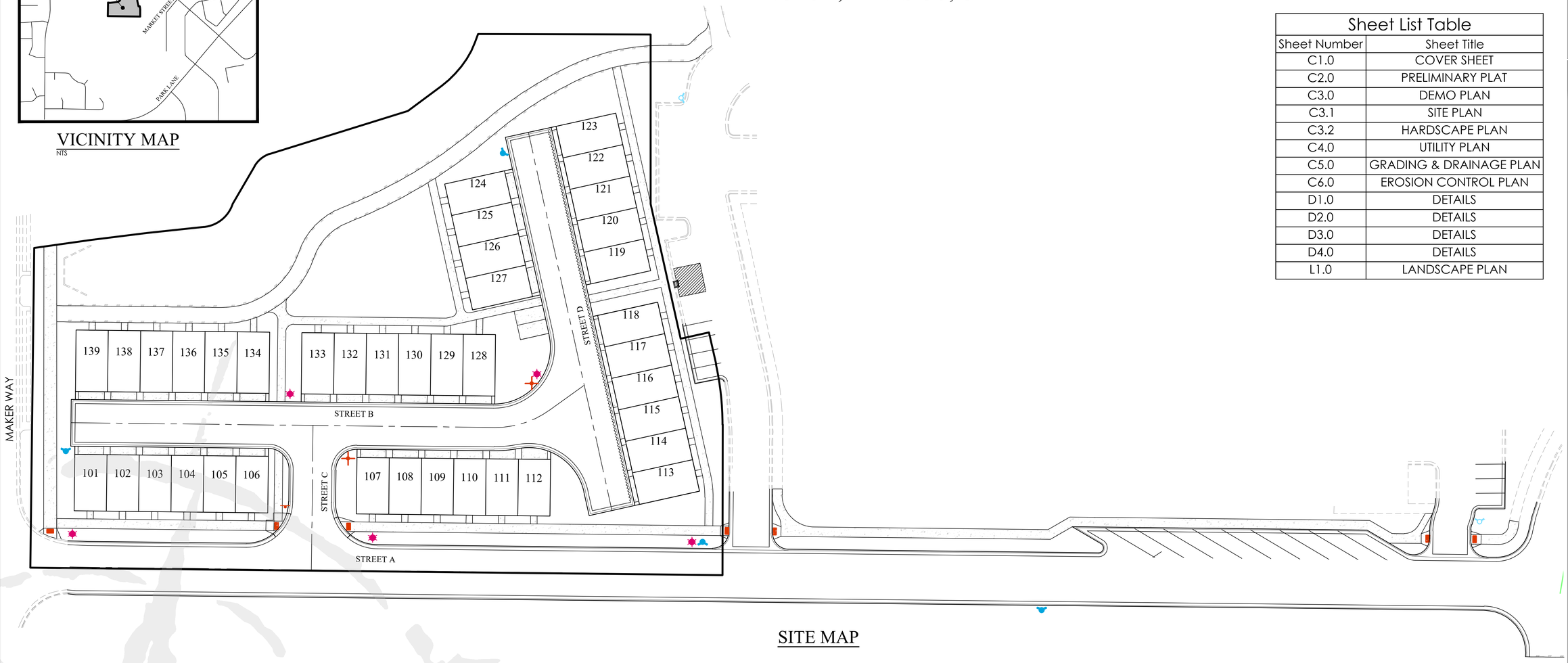
# THE VIOLET

PREPARED FOR:
COLE WEST
LOCATED IN:
FARMINGTON, DAVIS CO, UT




VICINITY MAP
NTS

| Sheet List Table | |
|---|---|
| Sheet Number | Sheet Title |
| C1.0 | COVER SHEET |
| C2.0 | PRELIMINARY PLAT |
| C3.0 | DEMO PLAN |
| C3.1 | SITE PLAN |
| C3.2 | HARDSCAPE PLAN |
| C4.0 | UTILITY PLAN |
| C5.0 | GRADING & DRAINAGE PLAN |
| C6.0 | EROSION CONTROL PLAN |
| D1.0 | DETAILS |
| D2.0 | DETAILS |
| D3.0 | DETAILS |
| D4.0 | DETAILS |
| L1.0 | LANDSCAPE PLAN |




SITE MAP

## GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.

2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.

3. ALL CONSTRUCTION SHALL ADHERE TO FARMINGTON CITY STANDARD PLANS AND SPECIFICATIONS.

4. ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.

5. THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH. D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

## NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

## ENGINEER'S NOTES TO CONTRACTOR

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.

2. CONTRACTOR AGREES THAT HE 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; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE 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.

3. UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

4. ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

## CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: RYLAN HUFF
SURVEY MANAGER: JUSTIN LUNDBERG

OWNER/DEVELOPER
COLE WEST
610 N 800 W
CENTERVILLE, UTAH 84014
(866) 744-2489
CONTACT: CHASE FREEBAIRN

**BENCHMARK**
EAST QUARTER CORNER OF SECTION 14
TOWNSHIP 3 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4254.03
DATUM: NAVD88

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

N
S

GRAPHIC SCALE
30 0 15 30 60 120
( IN FEET )
1 inch = 30 ft.

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6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
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THE VIOLET
FARMINGTON, DAVIS CO, UTAH
COVER SHEET

COVER SHEET

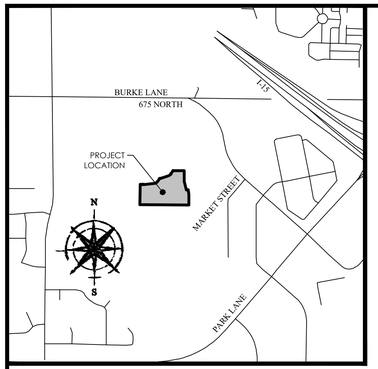
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| Scale: | 1"=30' | Drawn: | OJD |
| Date: | 09/12/25 | Job #: | 24-0306 |
| Sheet: | C1.0 | | |

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# THE VIOLET

## VACATING AND AMENDING ALL OF PARCEL A, PARK LANE COMMONS - PHASE 3

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 14, T3N, R1W, SALT LAKE BASE & MERIDIAN
FARMINGTON CITY, DAVIS COUNTY, UTAH




VICINITY MAP
N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS
- LIMITED COMMON AREA

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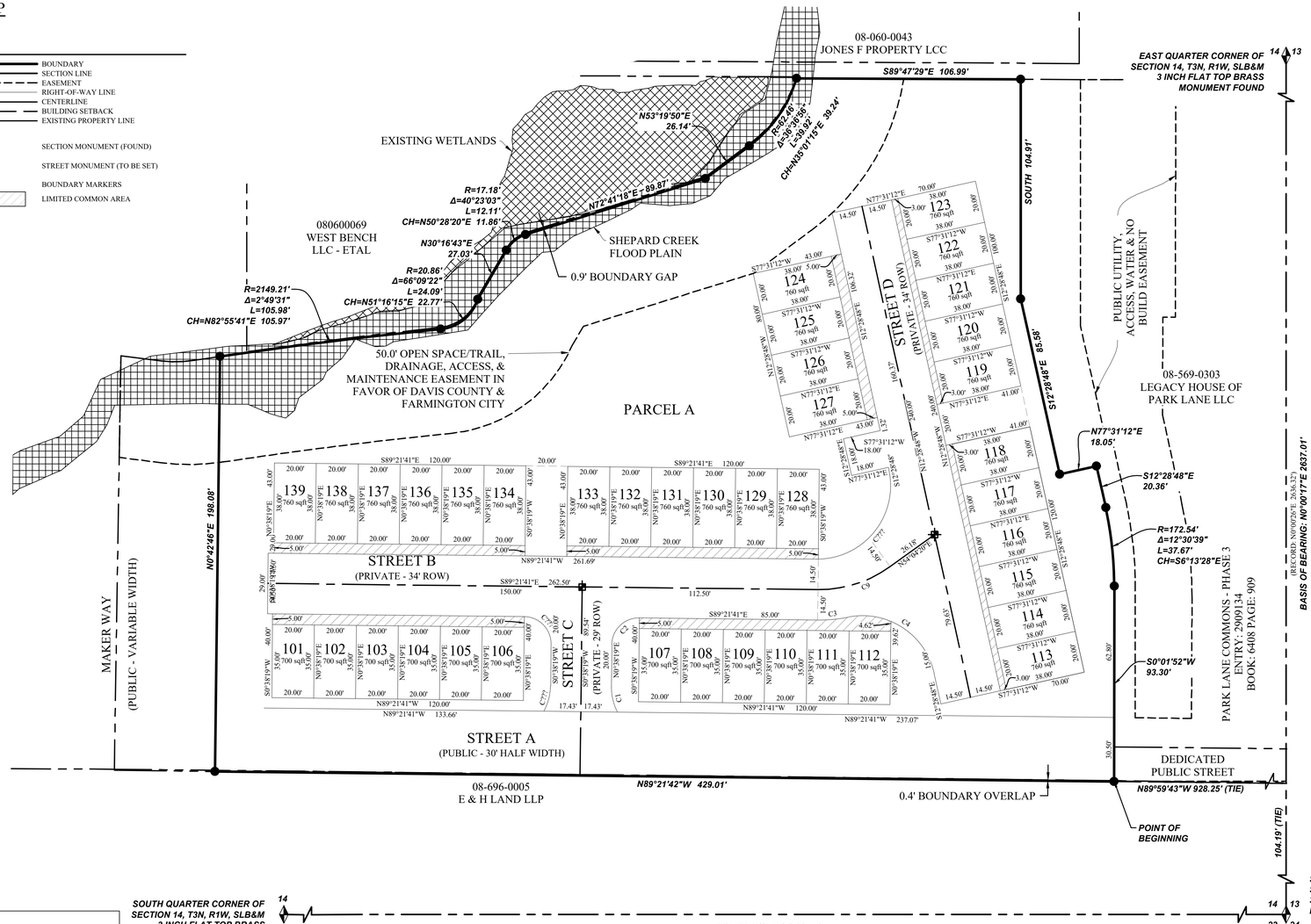
GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )
1 inch = 30 ft.

| Curve Table | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | DELTA | LENGTH | CHORD DIRECTION | CHORD LENGTH |
| C1 | 26.00 | 27°29'10" | 12.47 | N13°06'16"W | 12.35 |
| C2 | 13.00 | 90°00'00" | 20.42 | N45°38'19"E | 18.38 |
| C3 | 72.00 | 11°43'29" | 14.73 | N84°46'35"E | 14.71 |
| C4 | 35.00 | 88°36'22" | 54.13 | S56°46'59"E | 48.89 |
| C9 | 57.50 | 36°33'59" | 36.70 | N72°21'20"E | 36.08 |

| Line Table | | |
|---|---|---|
| LINE | DIRECTION | LENGTH |




NOTES
1. 5/8 X 24" RE BAR & CAP (FOCUS ENG) TO BE SET AT ALL REAR LOT CORNERS.
2. PARCEL A TO BE DEDICATED TO THE HOA AS COMMON SPACE.
3. OWNERS AND POTENTIAL PURCHASERS OF PROPERTY LEGALLY DESCRIBED BY THIS PLAT( THE "PROPERTY") SHOULD FAMILIARIZE THEMSELVES WITH ALL NOTES, LOT INFORMATION, EASEMENTS, AND OTHER PERTINENT INFORMATION CONTAINED ON THIS PLAT, IN ADDITION TO ANY AGREEMENTS AND DOCUMENTS CURRENTLY AND LATER RECORDED AGAINST THE PROPERTY. FAILURE TO COMPLY AND ADHERE TO THESE ITEMS COULD RESULT IN FINANCIAL LOSS OR CHANGES IN EXPECTED PROPERTY USE.
4. ALL COMMON AREAS AND PRIVATE ROADWAYS SHALL SERVE AS UTILITY EASEMENTS FOR PRIVATE, SHARED UTILITIES, INCLUDING WATER, SEWER, STORM DRAIN, AND SURFACE DRAINAGE, EFFECTUATED BY THE RECORDING OF THE PLAT AND SHALL BE MAINTAINED BY THE VIOLET OWNERS ASSOCIATION, INC.
5. PURSUANT TO UTAH CODE ANN. § 54-3-27 THE RECORDING OF THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN EFFECTUATED BY THE RECORDING OF THIS PLAT.
6. ALL PROPERTIES ARE SUBJECT TO THE RULES AND REGULATION AS SET FORTH IN THE CC&R'S FOR THE VIOLET OWNERS ASSOCIATION, INC. SAID CC&R'S WERE RECORDED _____, 202_ AS ENTRY NO. _____ IN BOOK _____ AT PAGE _____, OF THE OFFICE OF THE COUNTY RECORDER.
7. THE VIOLET OWNERS ASSOCIATION, INC. SHALL MAINTAIN ALL UTILITIES INSTALLED AND MAINTAINED FOR THE BENEFIT OF THE OWNERS COLLECTIVELY, INCLUDING UTILITY LINES SERVICING MORE THAN A SINGLE LIVING UNIT. INDIVIDUAL OWNERS SHALL MAINTAIN ALL UTILITY LINES THAT SERVICE ONLY THEIR SINGLE LIVING UNIT.
8. PRIVATE ROADS ARE TO BE USED AS PUBLIC ACCESS AND UTILITY EASEMENTS.

## SURVEYOR'S CERTIFICATE

I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold Licence No. 12554439 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, streets, parcel and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

FOR REVIEW ONLY

Justin Lundberg
Professional Land Surveyor
Licence No. 12554439

Date

## BOUNDARY DESCRIPTION

All of Parcel A, PARK LANE COMMONS - PHASE 3, according to the official plat thereof, recorded as Entry #2909134 in Book 6408 at Page 909 in the Davis County Recorder's Office, also being a part of the Southeast Quarter of Section 14, Township 3 North, Range 1 West, Salt Lake Base & Meridian, located in Farmington City, Davis County, Utah, more particularly described as follows:

Beginning at a point located on the southerly boundary line of said Park Lane Commons, said point also being located N0°00'17"E 104.19 feet along the Section line and N89°59'43"W 928.25 feet from the Southeast Corner of Section 14, Township 3 North, Range 1 West, Salt Lake Base & Meridian; running thence along said plat N89°21'42"W 429.01 feet; thence N00°42'46"E 198.08 feet; thence Easterly along the arc of a non-tangent curve to the right having a radius of 2,149.21 feet (radius bears: S08°29'04"E) a distance of 105.98 feet through a central angle of 02°49'31" Chord: N82°55'41"E 105.97 feet; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 20.86 feet (radius bears: N05°39'04"W) a distance of 24.09 feet through a central angle of 66°09'22" Chord: N51°16'15"E 22.77 feet; thence N30°16'43"E 27.03 feet; thence Northeasterly along the arc of a non-tangent curve to the right having a radius of 17.18 feet (radius bears: S59°43'12"E) a distance of 12.11 feet through a central angle of 40°23'03" Chord: N50°28'20"E 11.86 feet; thence N72°41'18"E 89.87 feet; thence N53°19'50"E 26.14 feet; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 62.46 feet (radius bears: N36°40'17"W) a distance of 39.92 feet through a central angle of 36°36'56" Chord: N35°01'15"E 39.24 feet; thence S89°47'29"E 106.99 feet to the westerly lot line of Lot 303 of aforementioned PARK LANE COMMONS - PHASE 3; thence along said Lot 303 the following six (6) courses: (1) South 104.91 feet; thence (2) S12°28'48"E 85.58 feet; thence (3) N77°31'12"E 18.05 feet; thence (4) S12°28'48"E 20.36 feet; thence (5) Southerly along the arc of a non-tangent curve to the right having a radius of 172.54 feet (radius bears: S77°31'13"W) a distance of 37.67 feet through a central angle of 12°30'39" Chord: S06°13'28"E 37.60 feet; thence (6) S00°01'52"W 93.30 feet to the point of beginning.

Contains: 2.54 Acres +/-

## OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, STREETS, PARCEL AND EASEMENTS AS SHOWN ON THIS PLAT, AND NAME SAID TRACT

THE VIOLET
VACATING AND AMENDING ALL OF PARCEL A, PARK LANE COMMONS - PHASE 3

AND DO HEREBY DEDICATE, GRANT AND CONVEY TO FARMINGTON CITY, DAVIS COUNTY, UTAH, ALL EASEMENTS AS SHOWN ON THIS PLAT AS PUBLIC UTILITY EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY FARMINGTON CITY.

SIGNED THIS _____ DAY OF _____, 20____

C. W. URBAN

HOA OWNER'S DEDICATION AND CONSENT TO RECORD

The Violet Owners Association, Inc., a Utah non-profit company, the undersigned association of unit owners, acting for and on behalf of, and pursuant to the authorization of such owners of the described tract of land to be hereafter known as theVIOLET, does hereby dedicate for the perpetual use of the public all streets and other common area property as reflected and shown on this plat to be dedicated for public use in accordance with the Utah Community Association Act. HOA Owner(s) hereby consent(s) and give(s) approval to the recording of this plat for all purposes shown herein.

DATED this _____ day of _____, 20__.

THE VIOLET OWNERS ASSOCIATION, INC.
a Utah non-profit corporation

By: _____
Print Name: Colin Wright
Title: Manager of CW The Violet, LLC, Declarant

Notary Acknowledgment

STATE OF UTAH )
:ss
COUNTY OF DAVIS )

On this _____ day of _____, in the year 2025, before me _____, a notary public, personally appeared Colin Wright, the Manager of CW The Violet, LLC, the Declarant of The Violet Owners Association, Inc., and proved on the basis of satisfactory evidence to be the person whose name is subscribed to in the foregoing HOA Owner's Dedication and Consent to Record regarding theVIOLET was signed by him on behalf of said CW The Violet, LLC, and acknowledged that he executed the same.

Commission Number _____
My Commission Expires _____

Print Name: _____
A Notary Public Commissioned in Utah

## LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES:_____ _____
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No._____ _____
PRINTED FULL NAME OF NOTARY

OWNER/DEVELOPER
COLE WEST
610 N 800 W
CENTERVILLE, UTAH 84014
(866) 744-2489
CONTACT: CHASE FREEBAIRN

| WEBER BASIN WATER CONSERVANCY DISTRICT | CENTRAL DAVIS SEWER DISTRICT | PLANNING COMMISSION | CITY ENGINEER | CITY ATTORNEY | CITY COUNCIL | RECORDED # _____ |
|---|---|---|---|---|---|---|
| APPROVED THIS _____ DAY OF _____, A.D., 20____. BY THE WEBER BASIN WATER CONSERVANCY DISTRICT. | APPROVED THIS _____ DAY OF _____, A.D., 20____ BY THE CENTRAL DAVIS SEWER DISTRICT. | APPROVED THIS _____ DAY OF _____ 20____, BY THE FARMINGTON CITY PLANNING COMMISSION. | APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 20____. | APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 20____. | PRESENTED TO THE FARMINGTON CITY COUNCIL THIS ____ DAY OF _____, 20____. AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. | STATE OF UTAH, COUNTY OF DAVIS RECORDED AND FILED AT THE REQUEST OF _____ |
| _____ REPRESENTATIVE | _____ REPRESENTATIVE | _____ CHAIRMAN, PLANNING COMMISSION | _____ FARMINGTON CITY ENGINEER | _____ FARMINGTON CITY ATTORNEY | _____ MAYOR<br>ATTEST _____ CITY RECORDER | DATE _____ TIME _____ BOOK _____ PAGE _____<br>$ _____ FEE<br>_____ COUNTY RECORDER |

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2025\24-0308 the amelia\design\24-0308 dwg\sheets\24-0 PRELIMINARY PLAT.dwg

EXISTING FENCE TO BE REMOVED

PROPERTY BOUNDARY

EXISTING WATER METER TO BE REMOVED FOR CULINARY WATER CONNECTION

EXIST. FENCE TO BE REMOVED

EXISTING UTILITIES TO REMAIN UNLESS OTHERWISE SPECIFIED BY THESE PLANS

EXISTING CURB, GUTTER, AND ASPHALT IN SHADED AREA TO BE REMOVED

EXISTING STORM DRAIN LINE TO BE REMOVED

EXISTING STORM DRAIN STRUCTURES TO BE REMOVED AND RELOCATED

EXISTING STORM DRAIN LINE TO BE REMOVED

EXIST. LIGHT POLE TO REMAIN

PROPERTY BOUNDARY

EXISTING STORM DRAIN INLET TO BE PROTECTED IN PLACE

EXIST. LIGHT POLE TO REMAIN

REMOVE EXISTING STORM DRAIN INLET AND PIPES

EXISTING STORM DRAIN INLET TO BE PROTECTED IN PLACE

EXISTING STORM DRAIN STRUCTURE TO REMAIN PLUG EXISTING EAST HOLE WITH GROUT

EXIST. FIRE HYDRANT TO BE RELOCATED

EXISTING CURB, GUTTER, SIDEWALK, AND ASPHALT IN SHADED AREA TO BE REMOVED

EXISTING STORM DRAIN LINE TO BE REMOVED

EXISTING STORM DRAIN STRUCTURE TO BE REMOVED AND RELOCATED

REMOVE 95 LF OF EXISTING SEWER FOR NEW CONNECTION

REMOVE 107 LF OF EXISTING WATER LINE FOR NEW CONNECTION POINT

MATCHLINE

MATCHLINE

## LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METI
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION

EXISTING CURB, GUTTER, AND ASPHALT TO BE REMOVED AREA: 11,157 SQFT

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GRAPHIC SCALE

( IN FEET )
1 inch = 20 ft.

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

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# THE VIOLET
FARMINGTON, DAVIS CO, UTAH

DEMO PLAN

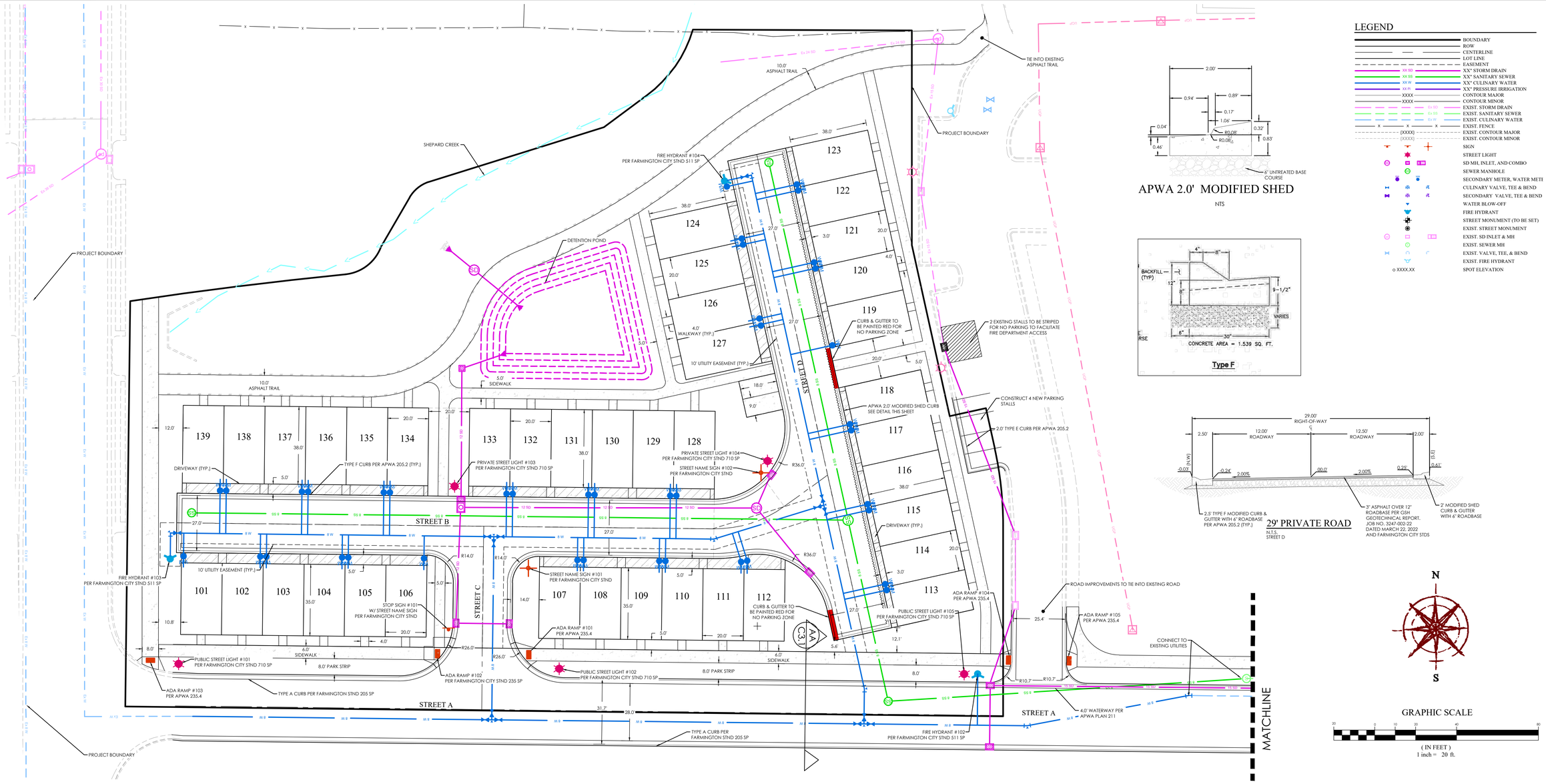
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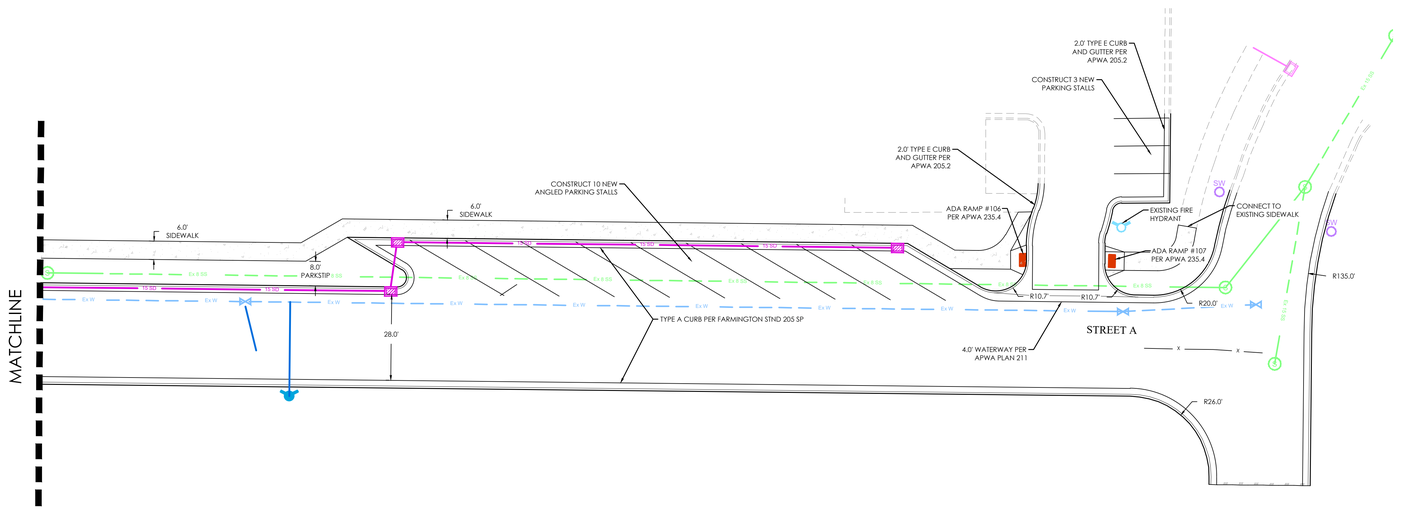
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DEMO PLAN

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## APWA 2.0' MODIFIED SHED

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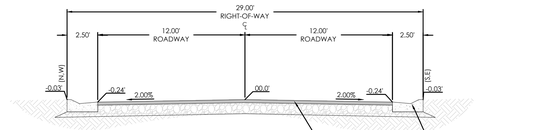
## 29' PRIVATE ROAD

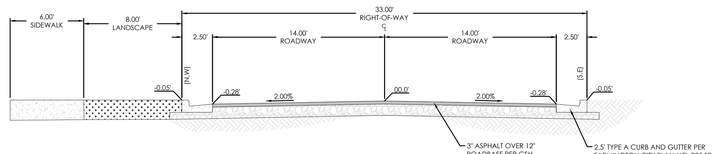
N.T.S.
STREET D




## 29' PRIVATE ROAD

N.T.S.
STREET B




## AA SECTION

N.T.S.

## LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
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- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION




GRAPHIC SCALE

20 0 10 20 40 60

( IN FEET )
1 inch = 20 ft.

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# THE VIOLET

FARMINGTON, DAVIS CO., UTAH

SITE PLAN

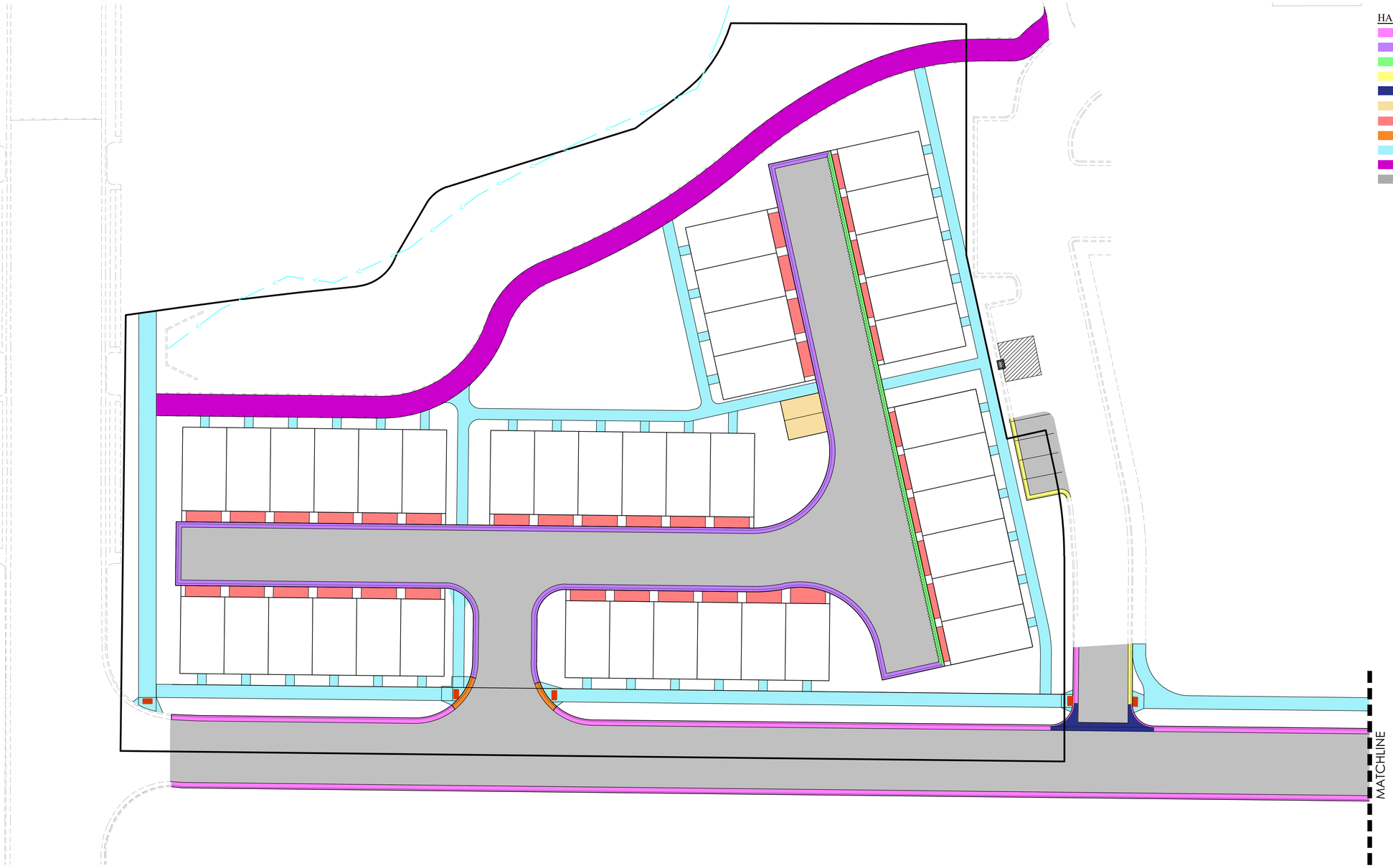
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SITE PLAN

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

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## HARDSCAPE LEGEND

- 2.5' HIGH BACK CURB PER FARMINGTON STND 205 SP
- 2.5' TYPE F MOUNTABLE CURB PER APWA 205.2
- 2.0' MODIFIED SHED CURB PER DETAIL
- 2.0' HIGHBACK TYPE 3 CURB PER APWA 205.2
- 4.0' WATERWAY PER APWA 211
- ADA PARKING 5.5" CONCRETE OVER 5" ROAD BASE
- DRIVEWAY 6" CONCRETE OVER 6" ROAD BASE
- TRANSITION ZONE
- SIDEWALK 6" CONCRETE OVER 4" UNTREATED BASE COURSE
- 10.0' TRAIL 3" ASPHALT 12" UNTREATED BASE COURSE
- DRIVE AISLE 3" ASPHALT 12" UNTREATED BASE COURSE

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GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

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FARMINGTON, DAVIS CO, UTAH
HARDSCAPE PLAN

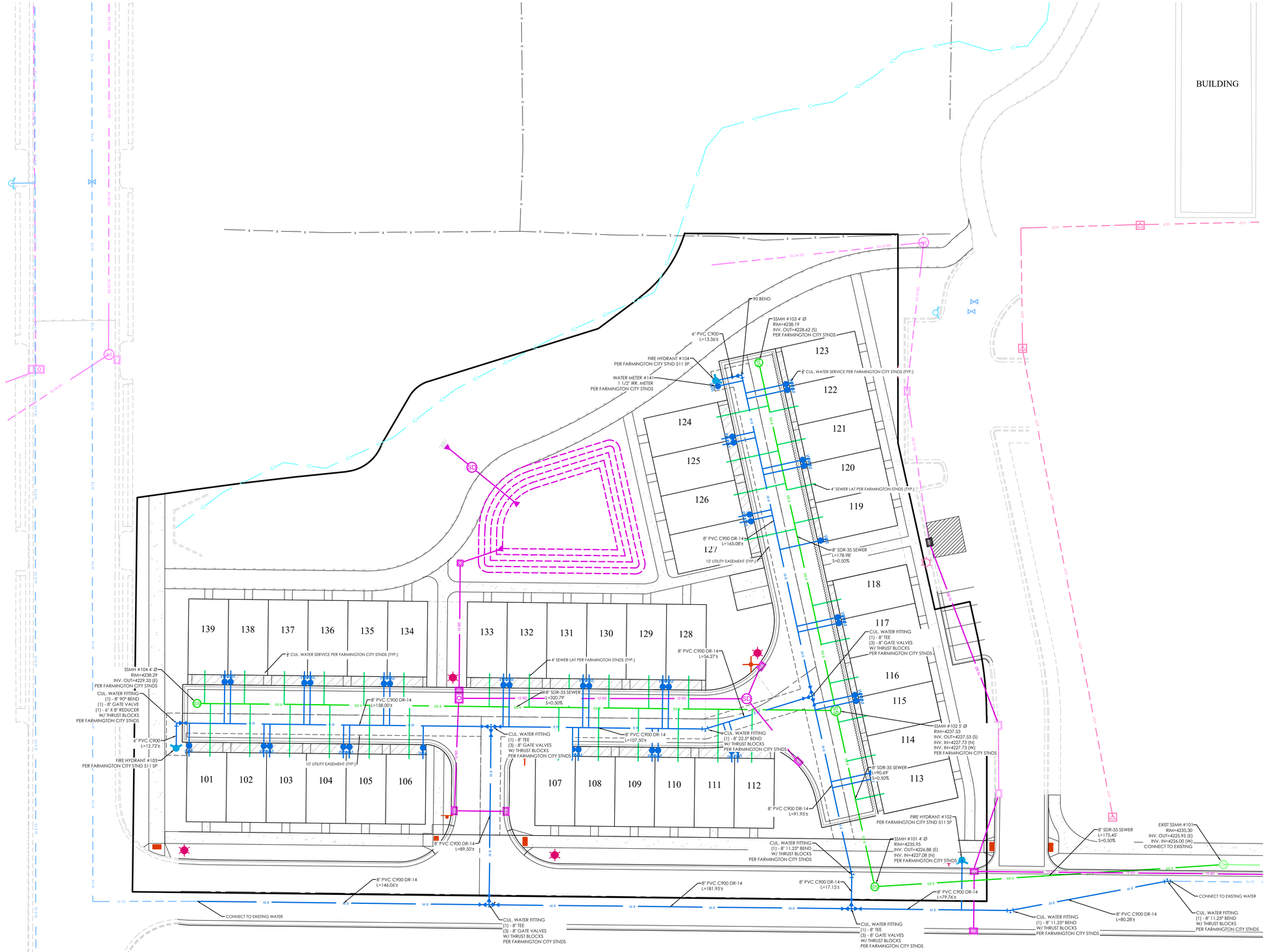
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HARDSCAPE PLAN

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## LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
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- STREET LIGHT
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- SEWER MANHOLE
- SECONDARY METER, WATER METI
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
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- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION

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GRAPHIC SCALE

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# THE VIOLET
FARMINGTON, DAVIS CO., UTAH
UTILITY PLAN

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UTILITY PLAN

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## DRAINAGE POND DATA:

TOP OF POND ELEV: 4236.25'
HIGH WATER ELEV: 4235.25'
BOTTOM OF POND ELEV: 4232.25'
REQUIRED VOLUME: 7,049 CF
DESIGNED VOLUME: 7,886 CF

## LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION

## Detention Pond

**Project:** The Violet
**Location** Farmington, Utah
**Date:** 4/25/2025
**Designer:** Rylan Huff

FOCUS ENGINEERING & SURVEYING

**100-Year Detention Sizing**

### Design Criteria

Intensity Table: Per NOAA Atlas 14
**Return Period:** **100 year** **Storm Duration:** **24 hr**
**Allowable Discharge:** **0.20 cfs/acre** Per Farmington City Standards

### Allowable Discharges

Storm Drain Discharge: 0.35 cfs
Other Discharge: 0.00 cfs
**Total Discharge:** **0.346 cfs**

### Weighted "C" Value

| *Surface Type* | *Area (sf)* | *"C" Value* | *C*A* |
|---|---|---|---|
| Building | 27,300 | 0.95 | 25,935 |
| Drives | 0 | 0.90 | 0 |
| Roadway and Sidewalk | 25,135 | 0.90 | 22,622 |
| Landscape | 22,817 | 0.15 | 3,423 |
| Totals | 75,252 | | 51,979 |
| **Weighted "C" Value** | | **0.69** | |

### Drainage Calculations

| Duration | Intensity | Runoff C | Area | Rainfall | Accumulated Flow | Allowable Discharge | Discharge | Required Storage |
|---|---|---|---|---|---|---|---|---|
| *min* | *in/hr* | | Ac | cfs | cf | cfs | cf | cf |
| 15.0 | 4.53 | 0.69 | 1.73 | 5.41 | 4,865 | 0.35 | 311 | 4,554 |
| 30.0 | 3.05 | 0.69 | 1.73 | 3.64 | 6,551 | 0.35 | 622 | 5,929 |
| 60.0 | 1.89 | 0.69 | 1.73 | 2.26 | 8,119 | 0.35 | 1,244 | 6,875 |
| 120.0 | 1.11 | 0.69 | 1.73 | 1.32 | 9,537 | 0.35 | 2,488 | 7,049 |
| 180.0 | 0.76 | 0.69 | 1.73 | 0.91 | 9,782 | 0.35 | 3,732 | 6,050 |
| 360.0 | 0.40 | 0.69 | 1.73 | 0.48 | 10,413 | 0.35 | 7,463 | 2,950 |
| 720.0 | 0.24 | 0.69 | 1.73 | 0.28 | 12,166 | 0.35 | 14,926 | -2,760 |
| 1440.0 | 0.14 | 0.69 | 1.73 | 0.16 | 13,918 | 0.35 | 29,852 | -15,934 |

***Maximum Storage Requirement:*** **7,049**
*Maximum Storage Requirement (ac-ft):* 0.16

***Detention Basin Design***

Storage Requirement: 7,049 *cf*
Allowable Depth: 4.0 *ft*
Retention Pond Volume: 7,886 *cf*
Roadway Sump Storage: 0 *cf*

**Total Storage** **7,886** ***DETENTION ADEQUATE***

***Orifice Design***

Restriction Rate 0.20 CFS/ACRE
Allowable Outfall Rate Q (cfs) 0.35

Orifice Sizing: h = 4 ft
C = 0.6
A = 0.036 sf
dia. = 2.56 inches

**Orifice Size=** **2.6** **inch**

N

S

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

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

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MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-es.com

FOR REVIEW ONLY

# THE VIOLET

FARMINGTON, DAVIS CO, UTAH

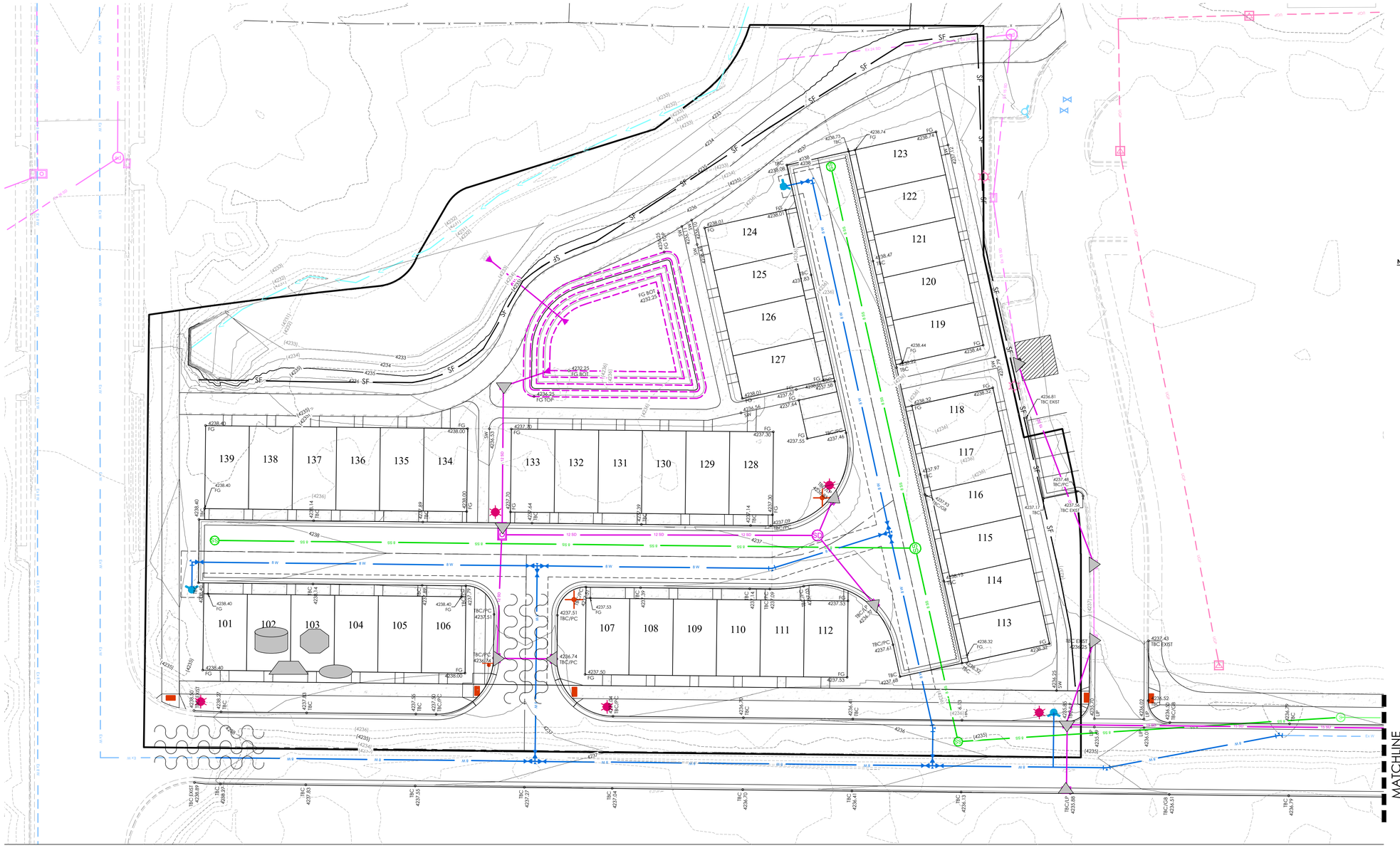
GRADING & DRAINAGE PLAN

| REVISION BLOCK | | |
|---|---|---|
| # | DATE | DESCRIPTION |
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
| 4 | ---- | ---- |
| 5 | ---- | ---- |

GRADING & DRAINAGE PLAN

| | | | |
|---|---|---|---|
| Scale: | 1"=20' | Drawn: | OJD |
| Date: | 09/12/25 | Job #: | 24-0306 |
| Sheet: | C5.0 | | |

I:_2024\24-0306 the amelia\design\24-0306.dwg\sheets\C5.0 GRADING & DRAINAGE PLAN.dwg




## EROSION CONTROL LEGEND

- CONSTRUCTION ENTRANCE
- MATERIALS STORAGE
- FUEL TANKS
- CONCRETE WASHOUT
- TRASH BIN
- PORTABLE TOILET
- CONSTRUCTION TRAILER
- INLET PROTECTION
- SURFACE WATERS
- OUTFALL
- SILT FENCE OR BERM
- CUTBACK CURB
- FIBER ROLL

**NOTES:**

1. ALL STORM WATER AND DIRT WILL BE KEPT ON SITE DURING CONSTRUCTION UNTIL FINAL LANDSCAPING IS DONE. THE GENERAL CONTRACTOR WILL BE HELD RESPONSIBLE FORE KEEPING DIRT/MUD ON SITE DURING BAD WEATHER AND FOR CLEANING UP AFTER SUBCONTRACTORS.
2. THE GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FT. (5%)
3. STREET CURB AND GUTTER WILL BE INSPECTED AND CLEANED OF ALL MUD AND DIRT AT THE END OF EVERY DAY.
4. GRAVEL BAGS (OR EQUIVALENT BMP) TO BE PLACED AND MAINTAINED AROUND ANY STORM DRAIN INLET ADJACENT TO OR IMMEDIATELY DOWNSTREAM FROM SITE DURING CONSTRUCTION.
5. BERMS OR SWALES MAY BE REQUIRED ALONG PROPERTY LINES TO PREVENT STORM WATER FLOW ONTO ADJACENT LOTS. FINAL GRADING SHALL BLEND WITH ADJACENT LOTS.
6. A LINED CONCRETE WASHOUT ARE MUST BE PROVIDED AT THE SITE FOR ALL CONCRETE, PAINT, STUCCO, OR MASONRY WORK. WASHOUT ON THE GROUND IS PROHIBITED.
7. A STATE OF UTAH CGP UPDES PERMIT IS REQUIRED BEFORE AY DIRT MOVING ACTIVITIES OCCUR ON SITE.
8. A FARMINGTON CITY EXCAVATION PERMIT IS REQUIRED PRIOR TO ANY LAND DISTURBANCE OCCURRING FOR THIS PROJECT.
9. ALL BMP'S ARE PER FARMINGTON CITY PREFERRED BMP LIST. SEE SHEET D4.0 FOR BMP DETAILS.

N

S

GRAPHIC SCALE

30 0 10 20 40 60

( IN FEET )
1 inch = 20 ft.

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

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FOR REVIEW ONLY

# THE VIOLET

FARMINGTON, DAVIS CO, UTAH

EROSION CONTROL PLAN

| REVISION BLOCK | | |
|---|---|---|
| # | DATE | DESCRIPTION |
| 0 | ---- | ---- |
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
| 4 | ---- | ---- |
| 5 | ---- | ---- |

EROSION CONTROL PLAN

| | | | |
|---|---|---|---|
| Scale: | 1"=20' | Drawn: | OJD |
| Date: | 09/12/25 | Job #: | 24-0306 |
| Sheet: | C6.0 | | |

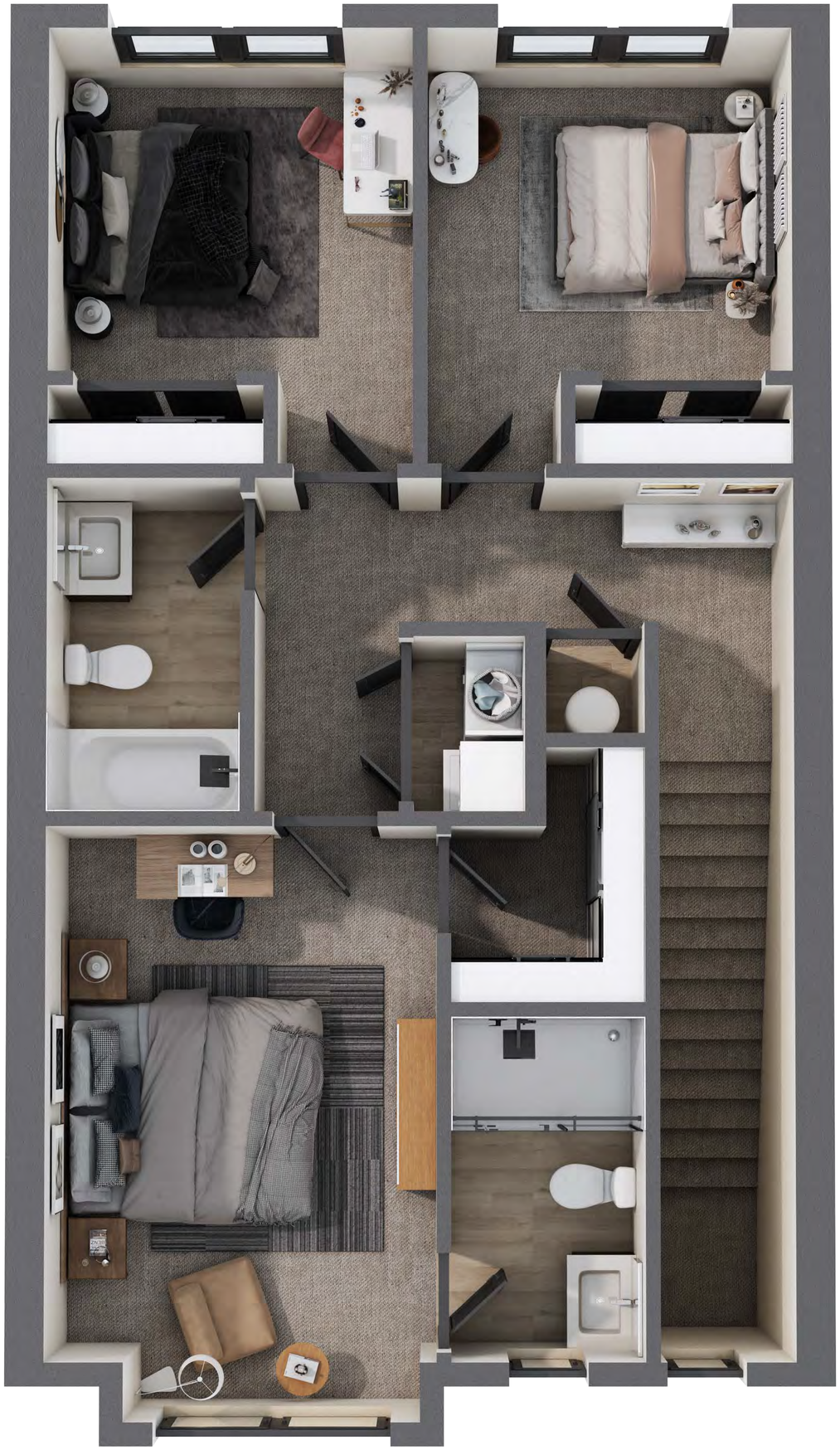
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PORSCHE
ANH 7852







# theLANA - 4-Plex

## Provo, Utah



FRONT PERSPECTIVE



REAR PERSPECTIVE

## ABBREVIATION LEGEND

| | | | | | |
|---|---|---|---|---|---|
| # | NUMBER | E.S. | EACH SIDE | OF. | OUTSIDE FACE |
| @ | AT | EW. | EACH WAY | O.H. | OVERHEAD |
| ℄ | CENTER LINE | EXIST. | EXISTING | OHD. | OVERHEAD DOOR |
| ø | DIAMETER | EXPAN. | EXPANSION | OPP. | OPPOSITE |
| ∠ | ANGLE | EXT. | EXTERIOR | PART. | PARTITION |
| A.B. | ANCHOR BOLT | F.D. | FLOOR DRAIN | P.C.F. | POUNDS PER CUBIC FOOT |
| ABV. | ABOVE | FND. | FOUNDATION | PERP. | PERPENDICULAR |
| ADJ. | ADJUSTABLE | F.E. | FIRE EXTINGUISHER | PL. | PLATE |
| AFF | ABOVE FINISH FLOOR | F.E.C. | FIRE EXTINGUISHER CABINET | P.L.F. | POUNDS PER LINEAR FOOT |
| A.I.A. | AMERICAN INSTITUTE OF ARCHITECTS | F.F. | FINISH FLOOR | PNTD. | PAINTED |
| ALUM. | ALUMINUM | F.R. | FIRE RATED | PROJ. | PROJECTION |
| APPROX. | APPROXIMATE | FLR. | FLOOR | P.S.F. | POUNDS PER SQUARE FOOT |
| ARCH. | ARCHITECT/ARCHITECTURAL | FT. | FEET | P.S.I. | POUNDS PER SQUARE INCH |
| A.S.T.M. | AMERICAN SOCIETY FOR TESTING MATERIALS | FTG. | FOOTING | QTY. | QUANTITY |
| BD. | BOARD | GA. | GAGE/GAUGE | R. | RADIUS |
| BITUM. | BITUMINOUS | GALV. | GALVANIZED | REINF. | REINFORCED |
| BLDG. | BUILDING | GND. | GROUND | REQ'D | REQUIRED |
| BM. | BENCH MARK | GYP. BD. | GYPSUM WALL BOARD | RM. | ROOM |
| B.O.F. | BOTTOM OF | HORIZ. | HORIZONTAL | R.O. | ROUGH OPENING |
| BOT. | BOTTOM | HR. | HOUR | S.C.R. | SOLID CORE |
| B.P. | BASE PLATE | HT. | HEIGHT | S.D.I. | STEEL DECK INSTITUTE |
| BRG. | BEARING | HVAC | HEATING/VENTILATION/ AIR CONDITIONING | SHR. | SHOWER |
| BTWN. | BETWEEN | HYD | HYDRANT | SHT. | SHEET |
| C.J. | CONTROL JOINT | I.D. | INSIDE DIAMETER | SIM. | SIMILAR |
| CLG. | CEILING | I.F. | INSIDE FACE | SPECIF. | SPECIFICATION |
| CLR. | CLEAR | IN. | INCHES | STD. | STANDARD |
| CMU | CONCRETE MASONRY UNIT | INFO. | INFORMATION | STIFF. | STIFFENER |
| COL. | COLUMN | INSUL. | INSULATION | STR. | STRUCTURAL |
| CONC. | CONCRETE | JT. | JOINT | SUPER. | SUPERVISOR |
| CONT. | CONTINUOUS | MAINT. | MAINTENANCE | SUSP. | SUSPENDED |
| CONST. | CONSTRUCTION | MANUF. | MANUFACTURER | THRU | THROUGH |
| COORD. | COORDINATE | MAX. | MAXIMUM | T.O. | TOP OF |
| C.T.J | CONTRACTION JOINT | MAT. | MATERIAL | T.O.A. | TOP OF ASPHALT |
| D. | DEEP | MECH. | MECHANICAL | T.O.C. | TOP OF CURB |
| DEPT. | DEPARTMENT | MFR. | MANUFACTURER | T.O.F. | TOP OF FOOTING |
| DET. | DETAIL | MIN. | MINIMUM | T.O.S. | TOP OF SLAB OR SIDEWALK |
| DIA. | DIAMETER | MISC. | MISCELLANEOUS | T.O.W. | TOP OF WALL |
| DTL. | DETAIL | M.O. | MASONRY OPENING | TYP. | TYPICAL |
| DWG/S. | DRAWINGS | N. | NORTH | U.N.O. | UNLESS NOTED OTHERWISE |
| EA. | EACH | N.I.C. | NOT IN CONTACT | VERT. | VERTICAL |
| EF. | EACH FACE | N.T.S. | NOT TO SCALE | W. | WITH |
| E.J. | EXPANSION JOINT | O.C. | ON CENTER | WD. | WOOD |
| ELEV. | ELEVATION | O.D. | OUTSIDE DIAMETER | WWF. | WELDED WIRE FABRIC |
| EQ. | EQUAL | | | | |

## CODE ANALYSIS

**CODE: 2021 IRC, 2021 IFC**

**FIRE SEPERATION**
REFER TO FLOOR PLANS AND SHEET A501 FOR DETAILS

| **WALLS:** | **RATING** |
|---|---|
| **SHARED WALLS:** | 2 HOURS |
| R302.2.2 | |
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| TABLE R302.1(1) | X<5'=1 HOUR |

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**FIRE PROTECTION**
FIRE SPRINKLERS: NOT REQUIRED

## SHEET INDEX



| | |
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| G002 | Site Plan |
| A001 | Architectural Foundation Plan |
| A100 | Overall Floor Plans |
| A101 | Enlarged Floor Plan - Level 1 |
| A102 | Enlarged Floor Plan - Level 2 |
| A103 | Enlarged Floor Plan - Level 3 |
| A200 | Roof Plan |
| A300 | Exterior Elevations |
| A301 | Exterior Elevations |
| A302 | Exterior Perspectives |
| A400 | Building Sections |
| A401 | Stair and Wall Sections |
| A500 | Fire Separation Details |
| A501 | Architectural Details |
| A502 | Architectural Details |
| E100 | Electrical Plans |
| S1 | Footing & Foundation Plan |
| S2 | Main Floor Framing Plan |
| S3 | Upper Level Framing Plan |
| S4 | Roof Framing Plan |
| SD1 | Structural Details |
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| SD3 | Structural Notes & Schedules |
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Exterior Perspectives

DRAWING NUMBER

A302

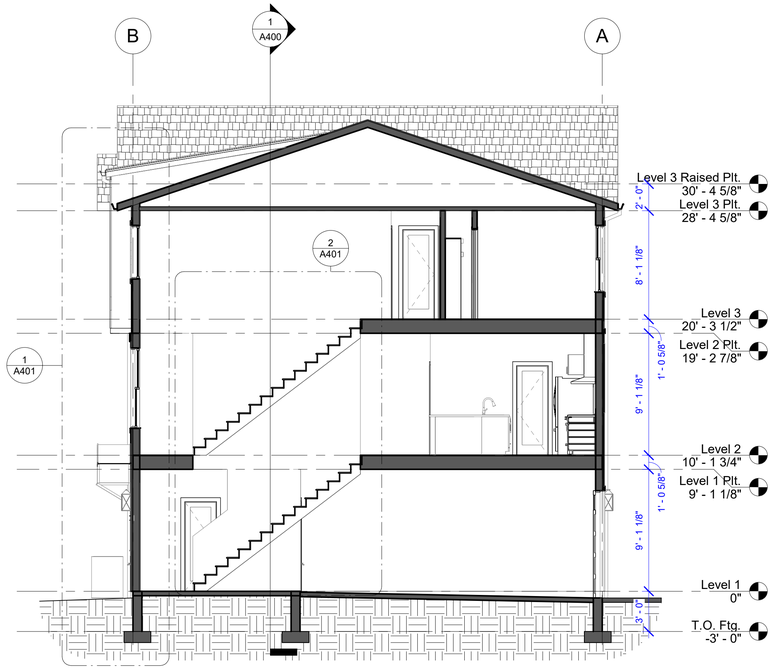
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**1** Width Section
3/16" = 1'-0"




**2** Depth Section
3/16" = 1'-0"

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Building Sections

DRAWING NUMBER
A400

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Project Number

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## Provo, Utah



FRONT PERSPECTIVE



REAR PERSPECTIVE

### ABBREVIATION LEGEND

| | | | | | |
|---|---|---|---|---|---|
| # | NUMBER | E.S. | EACH SIDE | OF. | OUTSIDE FACE |
| @ | AT | EW. | EACH WAY | O.H. | OVERHEAD |
| ℄ | CENTER LINE | EXIST. | EXISTING | OHD. | OVERHEAD DOOR |
| ⌀ | DIAMETER | EXPAN. | EXPANSION | OPP. | OPPOSITE |
| A.B. | ANCHOR BOLT | F.D. | FLOOR DRAIN | PERT. | PERTAINING |
| ABV. | ABOVE | F.D. | FOUNDATION | P.C.F. | POUNDS PER CUBIC FOOT |
| ADJ. | ADJUSTABLE | F.E. | FIRE EXTINGUISHER | PERP. | PERPENDICULAR |
| AFF. | ABOVE FINISH FLOOR | F.E.C. | FIRE EXTINGUISHER CABINET | PL. | PLATE |
| A.I.A. | AMERICAN INSTITUTE OF ARCHITECTS | F.F. | FINISH FLOOR | P.L.F. | POUNDS PER LINEAR FOOT |
| ALUM. | ALUMINUM | FIN. | FINISH | PROT. | PROTECTION |
| APPROX. | APPROXIMATE | FLR. | FLOOR | P.S.F. | POUNDS PER SQUARE FOOT |
| ARCH. | ARCHITECTURAL | FT. | FEET | | |
| A.S.T.M. | AMERICAN SOCIETY FOR TESTING MATERIALS | FTG. | FOOTING | P.S.I. | POUNDS PER SQUARE INCH |
| | | GA. | GAUGE | PT. | POINT |
| BD. | BOARD | GALV. | GALVANIZED | RAD. | RADIUS |
| BITUM. | BITUMINOUS | GND. | GROUND | REINF. | REINFORCED |
| BLDG. | BUILDING | GYP. BD. | GYPSUM WALL BOARD | REQ'D | REQUIRED |
| B.M. | BENCH MARK | HDW. | HARDWARE | RM. | ROOM |
| B.O. | BOTTOM OF | HORIZ. | HORIZONTAL | R.O. | ROUGH OPENING |
| BOT. | BOTTOM | HR. | HOUR | SCHED. | SCHEDULE |
| B.P. | BASE PLATE | HT. | HEIGHT | S.D.I. | STEEL DECK INSTITUTE |
| BRG. | BEARING | HVAC | HEATING/VENTILATION/ AIR CONDITIONING | SHR. | SHOWER |
| BTWN. | BETWEEN | | | SHT. | SHEET |
| CER. | CERAMIC | HYD | HYDRANT | SIM. | SIMILAR |
| CLG. | CEILING | I.D. | INSIDE DIAMETER | SPEC. | SPECIFICATION |
| CLR. | CLEAR | I.F. | INSIDE FACE | STD | STANDARD |
| CMU. | CONCRETE MASONRY UNIT | IN. | INCHES | STIFF. | STIFFENER |
| COL. | COLUMN | INFO. | INFORMATION | STR. | STRUCTURAL |
| CONC. | CONCRETE | INSUL. | INSULATION | SUPER. | SUPERINTENDENT |
| CONT. | CONTINUOUS | LAV. | LAVATORY | SUSP. | SUSPENDED |
| CONST. | CONSTRUCTION | MAINT. | MAINTENANCE | THRU. | THROUGH |
| COORD. | COORDINATE | MANUF. | MANUFACTURER | T.O. | TOP OF |
| C.J. | CONSTRUCTION JOINT | MAX. | MAXIMUM | T.O.A. | TOP OF ASPHALT |
| DBL. | DOUBLE | MECH. | MECHANICAL | T.O.C. | TOP OF CURB |
| DEPT. | DEPARTMENT | MFR. | MANUFACTURER | T.O.F. | TOP OF FOOTING |
| DET. | DETAIL | MIN. | MINIMUM | T.O.S. | TOP OF SLAB |
| DIA. | DIAMETER | MISC. | MISCELLANEOUS | T.O.W. | OR SIDEWALK |
| DN. | DOWN | M.O. | MASONRY OPENING | | TOP OF WALL |
| DWGS. | DRAWINGS | MTL. | METAL | U.N.O. | UNLESS NOTED |
| EA. | EACH | N.I.C. | NOT IN CONTACT | | OTHERWISE |
| EF. | EACH FACE | N.T.S. | NOT TO SCALE | VERT. | VERTICAL |
| EJ. | EXPANSION JOINT | O.C. | ON CENTER | W/. | WITH |
| ELEV. | ELEVATION | O.D. | OUTSIDE DIAMETER | W/O | WITHOUT |
| EQ. | EQUAL | | | WWF. | WELDED WIRE FABRIC |

## CODE ANALYSIS

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Exterior Perspectives

DRAWING NUMBER

A302

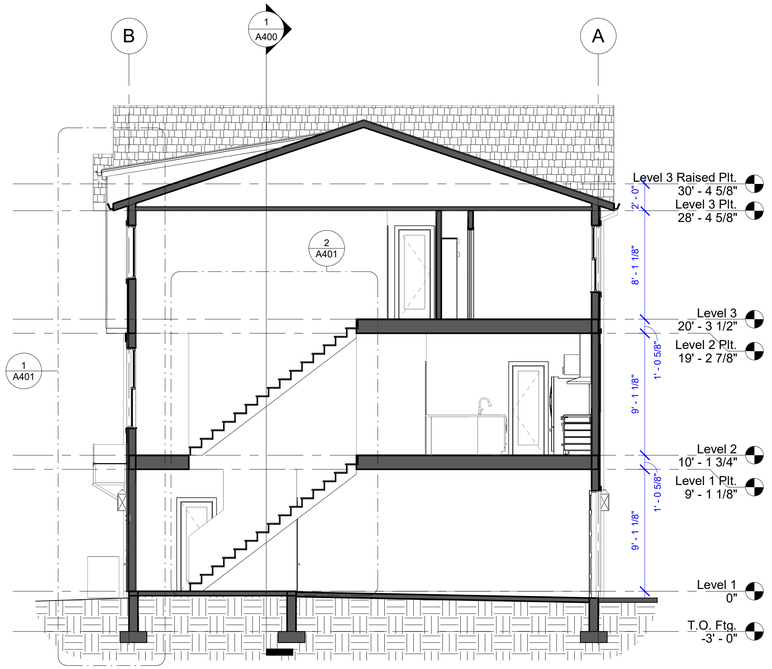
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# theLANA - 6-Plex

## Provo, Utah



FRONT PERSPECTIVE



REAR PERSPECTIVE

## ABBREVIATION LEGEND

| | | | | | |
|---|---|---|---|---|---|
| # | NUMBER | E.S. | EACH SIDE | OF. | OUTSIDE FACE |
| @ | AT | EW. | EACH WAY | O.H. | OVERHEAD |
| ℄ | CENTER LINE | EXIST. | EXISTING | OHD. | OVERHEAD DOOR |
| ~ | DIAMETER | EXPAN. | EXPANSION | OPP. | OPPOSITE |
| ∠ | ANGLE | F.D. | FLOOR DRAIN | PERT. | PERTAINING |
| AB. | ANCHOR BOLT | F.D. | FLOOR DRAIN | P.C.F. | POUNDS PER CUBIC FOOT |
| ABV. | ABOVE | FND. | FOUNDATION | PERP. | PERPENDICULAR |
| ADJ. | ADJUSTABLE | F.E. | FIRE EXTINGUISHER | PL. | PLATE |
| AFF. | ABOVE FINISH FLOOR | F.E.C. | FIRE EXTINGUISHER CABINET | P.L.F. | POUNDS PER LINEAR FOOT |
| A.I.A. | AMERICAN INSTITUTE OF ARCHITECTS | F.F. | FINISH FLOOR | PLYWD. | PLYWOOD |
| ALUM. | ALUMINUM | FIN. | FINISH | PROT. | PROTECTION |
| APPROX. | APPROXIMATE | FLR. | FLOOR | P.S.F. | POUNDS PER SQUARE FOOT |
| ARCH. | ARCHITECTURAL/ARCHITECTURE | FT. | FEET | SQ. | SQUARE FOOT |
| A.S.T.M. | AMERICAN SOCIETY FOR TESTING MATERIALS | FTG. | FOOTING | P.S.I. | POUNDS PER SQUARE INCH |
| BD. | BOARD | GA. | GAUGE/GAUGE | QUAN. | QUANTITY |
| BITUM. | BITUMINOUS | GALV. | GALVANIZED | RAD. | RADIUS |
| BLDG. | BUILDING | GND. | GROUND | REINF. | REINFORCED |
| BM. | BENCH MARK | GYP. BD. | GYPSUM WALL BOARD | REQ'D | REQUIRED |
| B.O. | BOTTOM OF | HDW. | HARDWARE | RM. | ROOM |
| BOT. | BOTTOM | HORIZ. | HORIZONTAL | R.O. | ROUGH OPENING |
| B.P. | BASE PLATE | HR. | HOUR | SCHED. | SCHEDULE |
| BRG. | BEARING | HT. | HEIGHT | S.D.I. | STEEL DECK INSTITUTE |
| BTWN. | BETWEEN | HVAC | HEATING/VENTILATION/ AIR CONDITIONING | SHR. | SHOWER |
| CER. | CERAMIC | HYD | HYDRANT | SHT. | SHEET |
| CLG. | CEILING | I.D. | INSIDE DIAMETER | SIM. | SIMILAR |
| CLR. | CLEAR | I.F. | INSIDE FACE | SPEC. | SPECIFICATION |
| CMU. | CONCRETE MASONRY UNIT | IN'S | INCHES | STD. | STANDARD |
| COL. | COLUMN | INFO. | INFORMATION | STIFF. | STIFFENER |
| CONC. | CONCRETE | INSUL. | INSULATION | STR. | STRUCTURAL |
| CONT. | CONTINUOUS | LAV. | LAVATORY | SUPPR. | SUPPRESSION |
| CONST. | CONSTRUCTION | MAINT. | MAINTENANCE | SUSP. | SUSPENDED |
| COORD. | COORDINATE | MANUF. | MANUFACTURER | THRU. | THROUGH |
| C.J. | CONSTRUCTION JOINT | MAX. | MAXIMUM | T.O. | TOP OF |
| DBL. | DOUBLE | MECH. | MECHANICAL | T.O.A. | TOP OF ASPHALT |
| DEPT. | DEPARTMENT | MFR. | MANUFACTURER | T.O.C. | TOP OF CURB |
| DET. | DETAIL | MIN. | MINIMUM | T.O.F. | TOP OF FOOTING |
| DIA. | DIAMETER | MISC. | MISCELLANEOUS | T.O.S. | TOP OF SLAB |
| DN. | DOWN | M.O. | MASONRY OPENING | T.O.W. | TOP OF WALL |
| DWGS. | DRAWINGS | MTL. | METAL | U.N.O. | UNLESS NOTED OTHERWISE |
| EA. | EACH | N.I.C. | NOT IN CONTACT | VERT. | VERTICAL |
| EF. | EACH FACE | N.T.S. | NOT TO SCALE | W. | WITH |
| EJ. | EXPANSION JOINT | O.C. | ON CENTER | WD. | WOOD |
| ELEV. | ELEVATION | O.D. | OUTSIDE DIAMETER | WWF. | WELDED WIRE FABRIC |
| EQ. | EQUAL | | | | |

## CODE ANALYSIS

**CODE: 2021 IRC, 2021 IFC**

**FIRE SEPERATION**
REFER TO FLOOR PLANS AND SHEET A501 FOR DETAILS

| **WALLS:** | **RATING** |
|---|---|
| **SHARED WALLS:** R302.2.2 | 2 HOURS |
| **EXTERIOR WALLS:** TABLE R302.1(1) | X>5'=0 HOURS<br>X<5'=1 HOUR |

**OPENINGS:**

X<3': NOT ALLOWED
3'-5': 25% MAX AREA
X>5': UNLIMITED

**PARAPETS:**
ALL SHARED PARAPETS TO BE CONSTRUCTED PER THE EXCEPTION DESCRIBED UNDER SECTION R302.2.2

**PROJECTIONS:**
ALL PROJECTIONS LOCATED 2'-5' OF ADJACENT BUILDING OR PROPERTY LINE TO CARRY 1 HOUR RATING ON UNDERSIDE PER TABLE R302.1(1)

**FIRE PROTECTION**
FIRE SPRINKLERS: NOT REQUIRED

## SHEET INDEX



| | |
|---|---|
| G000 | Cover Sheet |
| G001 | General Notes |
| G002 | Site Plan |
| A001 | Architectural Foundation Plan |
| A100 | Overall Floor Plans |
| A101 | Enlarged Floor Plan - Level 1 |
| A102 | Enlarged Floor Plan - Level 2 |
| A103 | Enlarged Floor Plan - Level 3 |
| A200 | Roof Plan |
| A300 | Exterior Elevations |
| A301 | Exterior Elevations |
| A302 | Exterior Perspectives |
| A400 | Building Sections |
| A401 | Stair and Wall Sections |
| A500 | Fire Separation Details |
| A501 | Architectural Details |
| A502 | Architectural Details |
| E100 | Electrical Plans |
| S1 | Footing & Foundation Plan |
| S2 | Main Floor Framing Plan |
| S3 | Upper Level Framing Plan |
| S4 | Roof Framing Plan |
| SD1 | Structural Details |
| SD2 | Structural Details |
| SD3 | Structural Notes & Schedules |
| SD4 | Structural Details |




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Cover Sheet

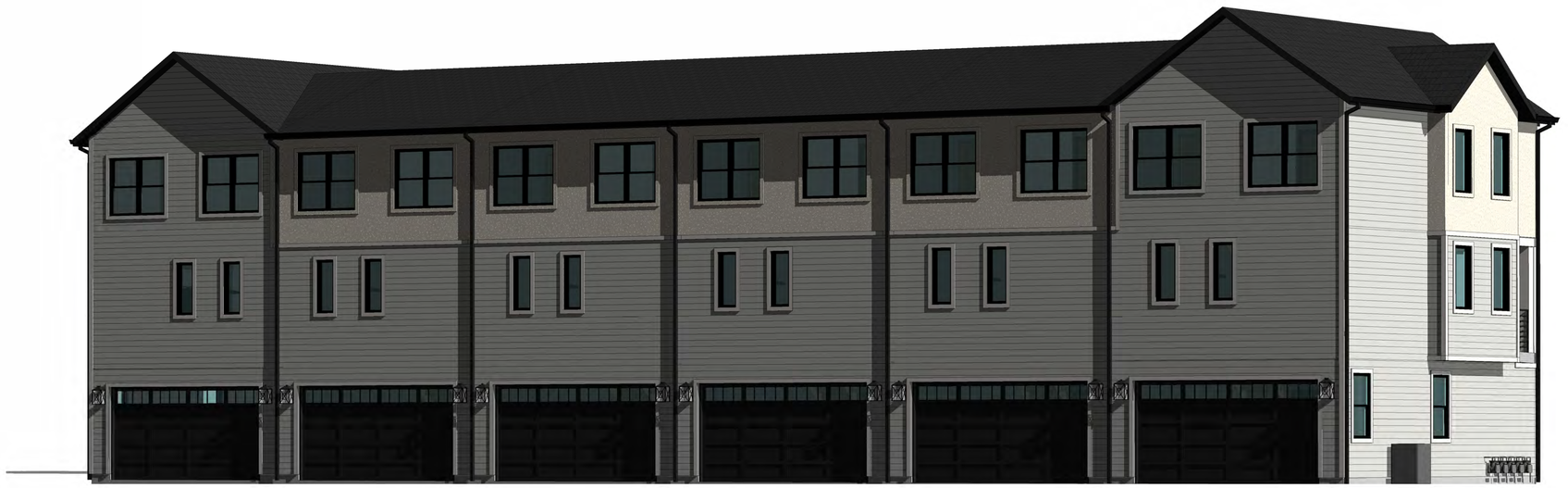
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Exterior Perspectives

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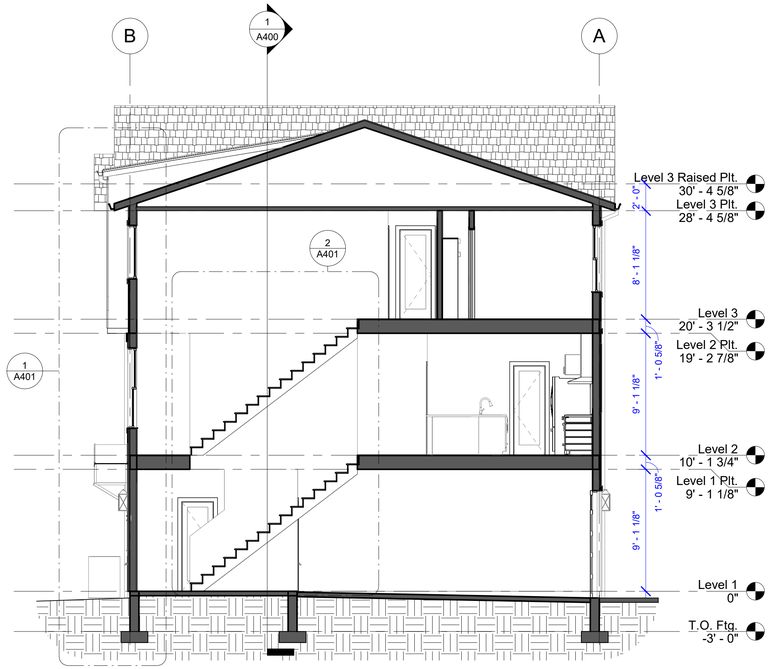
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Building Sections

DRAWING NUMBER
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Project Number

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Park Lane Commons
Farmington, Utah

MAY 2014

PARK LANE COMMONS

PROJECT SUMMARY

| AREA | USE |
|---|---|
| LOT 101 | TMU |
| D | |
| B | TMU |
| A | TMU |
| F | GMU |
| E&H | GMU |
| I | OMU |
| | OPEN SPACE* |

* OPEN SPACE RELATED TO CREEK AND TRAIL IMPROVEMENTS. SEE DEVELOPMENT AGREEMENT

0 100 200 400 800

THE HAWS COMPANIES

ARCHITECTURAL nexus

EXHIBIT A

Exhibit C-A




ART 2.0A

YESCO
DESIGN
1605 South Brannan Rd
Salt Lake City, UT 84104
801.487.8481
www.yesco.com
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Revisions

Approval

Project Info.
FARMINGTON UT

Date: 6-17-2014

PARK LANE COMMON
42107 R7

ART 2.0

1.1.1.1. Area Lot 10] (TMU Zone) [Controlled by existing PMP]
- 324 residential apartment complex.

1.1.1.2. Area D (TMU)
- To have a separate PMP for developing this area.

1.1.1.3. Area B (TMU)
- A mixed use commercial area with retail, office, medical, restaurant, convenience food and services.

1.1.1.4. Area A (TMU)
- A mixed use commercial area with retail, medical, office, restaurant, convenience food and services.

1.1.1.5. Area F (GMU)
- A mixed use commercial area with retail, office, restaurant, medical, convenience food and services.

1.1.1.5. Area E&H (GMU)
- A mixed use commercial area with retail, office, motel, restaurant, residential, medical, assisted living, education, convenience food and other related uses as allowed by the Ordinance.

1.1.1.6. Area I (OMU)
- A mixed use commercial area with medical, office, restaurant, medical, elderly care facilities, life skills and addiction recovery facilities, educational & training facilities, motel, assisted living, retail and other uses allowed by the Ordinance.

1.1.1.7 Area OS
- A 50 ft. area each side of centerline of Shepard Creek to provide for the construction of a pedestrian trail.

1.2. Structures. Structures are currently planned to be one story up to four stories in massing with multiple varied building types, the height may be increased as allowed under the Ordinance. Major structures will be oriented in a manner designed to balance vehicular and pedestrian use, with parking oriented in the front of structures as generally illustrated on the Site Plan. Building forms will define streets, pedestrian pathways, open

# A SUPPLEMENTAL DEVELOPMENT AGREEMENT FOR THEVIOLET

**THIS DEVELOPMENT AGREEMENT** (this "Agreement") is made and entered into as of the ____ day of _____ 2025 by and between **FARMINGTON CITY**, a Utah municipal corporation, hereinafter referred to as the "City," and **COLE WEST, LLC**, a Utah limited liability company, hereinafter referred to, collectively with its assignees, as "Developer."

## RECITALS:

A. The City, entered into a Supplemental Development Agreement for the Park Lane Commons Project (the "Original Agreement") which provided a general outline for the development of approximately 46 acres of land (the "Original Project").

B. Developer owns approximately 2.55 acres of land which is the subject of this Agreement (the "Property"), which Property is more particularly described in Exhibit A, attached hereto and incorporated herein by reference, and which comprises a part of the 46 acres of property governed by the Original Agreement.

C. The Property is subject to the City's laws, including without limitation, Section 11-18-140 of the City's Zoning Ordinance, pursuant to which this Agreement may be utilized to commit the understanding of the parties relating to development of the property.

D. On _____, 2025, concurrent with the approval of this Agreement, the City approved a Project Master Plan (the "PMP") for the Property in accordance with Chapter 18 of the City's Zoning Ordinance. The approved PMP is attached hereto as Exhibit B and incorporated herein by reference. The purposes of the PMP include, among other things, the establishment of alternative development standards applicable to the respective areas of the Property, as set forth in the PMP.

E. The parties recognize that the development of the Property may result in tangible benefits to the City through the stimulation of development in the area, including the development of amenities that may enhance the general welfare of citizens and property owners in the vicinity of the Property and is therefore willing to enter into this agreement subject to the terms and conditions set forth herein.

## AGREEMENT

**NOW, THEREFORE**, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Developer hereby agree as follows:

1. **Incorporation of Recitals.** The above Recitals are hereby incorporated into this Agreement.

2. **Effective Date**. This Agreement shall be effective upon the execution by both Parties. The City may only execute this Agreement after receiving authorization from the City Council.

3. **Alternative Development Standards.** The uses of the Property and the respective areas of the Property designated for each such use shall be as set forth in the PMP. To the extent the PMP conflicts with provisions of the City's code, the PMP shall control. Specific development standards and processing shall be as follows:

a. Lot or Block size shall be allowed as included in the PMP.

b. Architecture for buildings shall be consistent with elevations included in the PMP.

c. Building elevations shall be consistent with the provisions of the PMP. Elevations shall generally incorporate high quality materials and finishes as shown in the PMP.

d. Where applicable, lot frontage design and site layout may vary from the standards in Chapter 11-18 of the City Code but must be consistent with the PMP, being a reduction in the amount of required building fronting a street.

e. It is anticipated that the detailed uses of the Property and additional alternative development standards not presently contemplated by the PMP may be finalized with the approvals of final site plans and/or permits to be issued by the City and as part of the approval process of the further land use applications. To the extent such approvals require the approval of additional alternative development standards not presently contemplated by the PMP, such standards shall not be approved without a public hearing before the Planning Commission and City Council and final approval from the City Council.

4. **Developer Obligations:**

a. Developer shall cause an easement to be recorded as part of the subdivision plat for the Property which grants public access to the 10 foot asphalt trail identified in the PMP. The Trail shall be maintained by Developer or an owners' association once established.

b. 'Street A' as identified in the PMP shall be improved by Developer as shown in Exhibit C including full curb, gutter, and sidewalk improvements on the north side of the right of way as well as curb and gutter on the south side of the street. Installation of a portion of this street may require coordination with neighboring property owners.

i. The on Street Parking shown in Exhibit C which is on the north side of 'Street A' and adjacent to Parcel 08-569-0303

shall have a concrete waterway installed which separates the parking stalls from the travel lanes. The area north of the water way stalls including the asphalt parking spaces, curb, gutter, and sidewalk will not be maintained by City. Prior to installation and approval of final plat, City requires that an agreement be in place with a party who will assume responsibility for maintenance of these stalls.

5. **Assignment.** Developer shall not assign this Agreement or any rights or interests herein without prior written approval by the City, which approval shall not be unreasonably withheld, conditioned or delayed. Any future assignee shall consent in writing to be bound by the terms of this Agreement as a condition precedent to the assignment. This Agreement may be assigned to a subsidiary or affiliate of the Developer without prior notice.

6. **Notices.** Any notices, requests and demands required or desired to be given hereunder shall be in writing and shall be served personally upon the party for whom intended, or if mailed, by certified mail, return receipt requested, postage prepaid, to such party at its address shown below:

To Developer: Cole West, LLC
Attn: Colin Wright
610 N 800 W
Centerville, UT 84014

To the City: Farmington City
Attn: City Manager
160 South Main Street
Farmington, Utah 84025-0160

7. **Entire Agreement.** This Agreement together with the Exhibits attached thereto and the documents referenced herein, and all regulatory approvals given by the City for the Property, contain the entire agreement of the parties and supersede any prior promises, representations, warranties or understandings between the parties with respect to the subject matter hereof which are not contained in this Agreement and the regulatory approvals for the Property, including any related conditions.

8. **Construction.** Words in any gender are deemed to include the other genders. The singular is deemed to include the plural and vice versa, as the context may require. The headings contained in this Agreement are intended for convenience only and are in no way to be used to construe or limit the text herein. Use of the word "including" shall mean "including but not limited to", "including without limitation", or words of similar import.

9. **Non-Liability of City Officials, Employees and Others.** No officer, representative, agent, or employee of the City shall be personally liable to Developer, or any successor-in-interest

or assignee of Developer in the event of any default or breach by the City or for any amount which may become due Developer, or its successors or assigns, for any obligation arising under the terms of this Agreement, unless it is established that the officer, representative, agent or employee acted or failed to act due to fraud or malice.

10. **No Third-Party Rights.** The obligations of Developer set forth herein shall not create any rights in and/or obligations to any persons or parties other than the City. The parties hereto alone shall be entitled to enforce or waive any provisions of this Agreement.

11. **Recordation.** This Agreement shall be recorded by the City against the Property in the office of the Davis County Recorder, State of Utah.

12. **Relationship.** Nothing in this Agreement shall be construed to create any partnership, joint venture or fiduciary relationship between the parties hereto.

13. **Term.** This Agreement shall become effective upon the Effective Date and shall continue in full force and effect from such date until the date that is thirty (30) years after the City's completion of construction of the arterial and principal roads shown in the PMP, unless terminated earlier pursuant to Section 16 below.

14. **Termination.** Notwithstanding the foregoing, if Developer has not commenced development activities (which includes applying for building permits, clearing and grubbing the land, and seeking site plan approvals) on the Property within five (5) years of the date of this Agreement, the City may request Developer to provide the City with reasonable plans and assurances that Developer will develop the Property in accordance with this Agreement. In such event, Developer shall have 120 days after receiving such request from the City to provide the City with such information. If Developer fails to respond to such request within such time period, or responds within such time period with plans and assurances that are unacceptable to the City in the City's reasonable discretion, the City may terminate this Agreement by giving written notice to Developer within sixty (60) days following the termination of the 120-day response period described above.

15. **Severability**. If any portion of this Agreement is held to be unenforceable or invalid for any reason by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

16. **Amendment.** This Agreement may be amended only in writing signed by the parties hereto.

**IN WITNESS WHEREOF**, the parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first hereinabove written.

**"CITY"**

**FARMINGTON CITY**

ATTEST:

_____ By:_____

City Recorder Mayor

APPROVED AS TO FORM:

_____

City Attorney

**CITY ACKNOWLEDGMENT**

STATE OF UTAH )
:ss.
COUNTY OF DAVIS )

On the _____ day of _____, 2025, personally appeared before me Brett Anderson, who being duly sworn, did say that he is the Mayor of **FARMINGTON CITY**, a municipal corporation of the State of Utah, and that the foregoing instrument was signed in behalf of the City by authority of its governing body and said Brett Anderson acknowledged to me that the City executed the same.

_____

Notary Public

**"DEVELOPER"**

**COLE WEST, LLC**

By: _____
, Manager

**DEVELOPER ACKNOWLEDGMENT**

STATE OF UTAH )
:ss.
COUNTY OF DAVIS )

On the _____day of _____, 2025, personally appeared before me _____ _____, who being by me duly sworn did say that he is a manager of **Cole West, LLC**, and that the foregoing instrument was signed in behalf of said limited liability company by virtue of the authority granted to such manager under the operating agreement of said limited liability company, and he acknowledged to me that said limited liability company executed the same.

_____
Notary Public

**ATTACHED EXHIBITS:**

EXHIBIT "A" – LEGAL DESCRIPTION OF THE PROPERTY
EXHIBIT "B" – PMP (PROJECT MASTER PLAN)
EXHIBIT "C" – STREET A PARKING STALL IMPROVEMENTS

EXHIBIT “A”

**Legal Description of the Property:**
ALL OF PARCEL A, PARK LANE COMMONS - PHASE 3. CONT. 2.75800 ACRES. LESS & EXCEPT THAT PART OF SD PARCEL "A" CONV IN QCD RECORDED 07/31/2024 AS E# 3581329 BK 8553 PG 1364, DESC AS FOLLOWS: A TRACT OF LAND FOR THE PURPOSE OF A VARIABLE WIDTH R/W ACQUISITION LOC IN FARMINGTON, DAVIS COUNTY, UTAH, WITHIN PARCEL 08-569-0304 & IN THE SE 1/4 OF SEC 14-T3N-R1W, SLB&M, SD TRACT BEING FURTHER DESC AS FOLLOWS, TO WIT: BEG AT A PT WH IS N 00^20'36" W, A DIST OF 110.02 FT ALG THE E'LY LINE OF SEC 14 & N 89^39'24" W, A DIST OF 1405.26 FT FR THE SE COR OF SEC 14-T3N-R1W, SLB&M TO THE POB AT A PT ON THE SW'LY PPTY COR OF 08-569-0304; TH ALG THE W'LY & N'LY PPTY LINE THE FOLLOWING FOUR (4) COURSES: 1) N 01^15'43" E, A DIST OF 197.76 FT; 2) TH S 82^21'30" E, A DIST OF 19.10 FT; 3) TH NW'LY ALG A CURVE TO THE LEFT HAVING A RADIUS OF 58.50 FT, A CENTRAL ANGLE OF 16^06'06" & A LENGTH OF 16.44 FT (CHORD BEARS N 89^35'27" E 16.39 FT (DEED READS CHORD BEARS S 89^35'27" W 16.39 FT)); 4) TH NW'LY ALG A CURVE TO THE RIGHT HAVING A RADIUS OF 2149.21 FT, A CENTRAL ANGLE OF 0^15'43" & A LENGTH OF 9.83 FT (CHORD BEARS N 81^40'16" E 9.83 FT); TH LEAVING SD PPTY LINE S 00^21'53" W, A DIST OF 197.56 FT TO S'LY PPTY LINE; TH N 89^00'00" W, ALG PPTY LINE, A DIST OF 48.15 FT TO THE POB.

CONT. 0.210 ACRES TOTAL ACREAGE 2.548 ACRES (CORRECTIONS MADE FOR TAXING PURPOSES)

**Image**

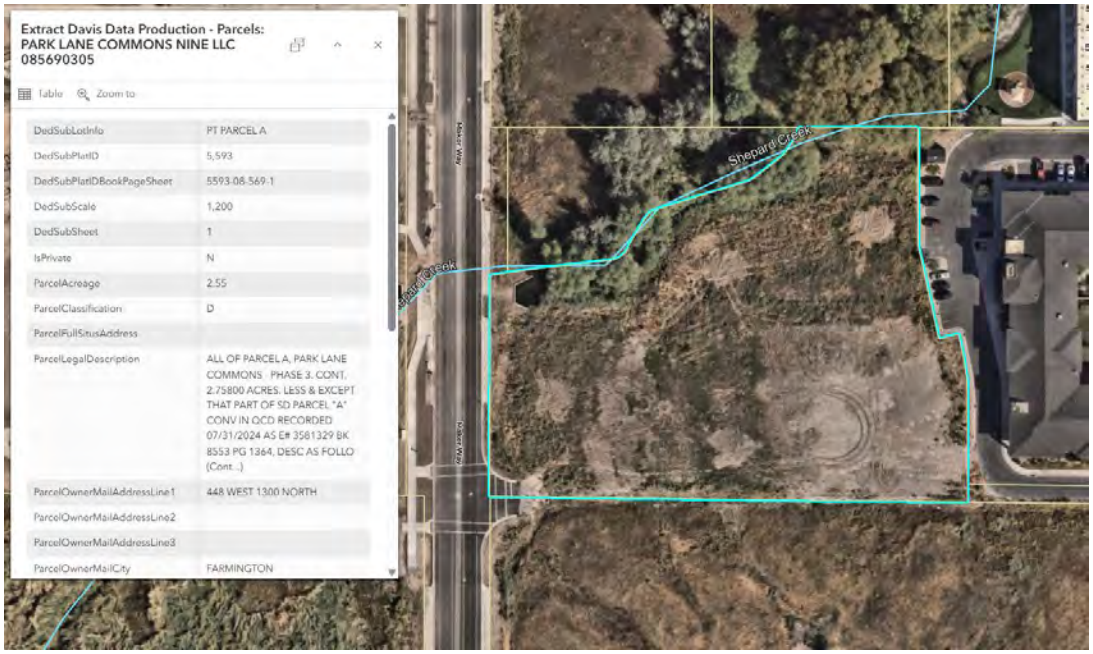
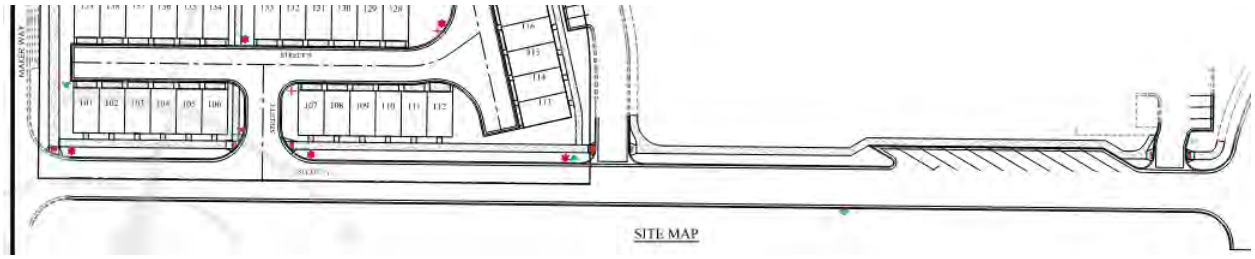
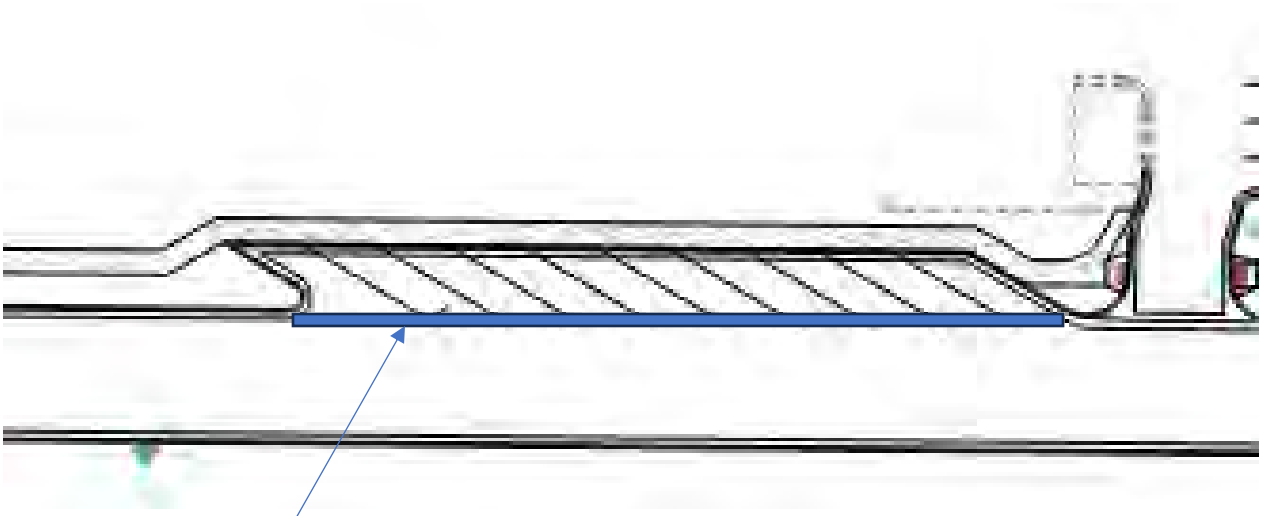


EXHIBIT “B”
Project Master Plan PMP

EXHIBIT “C”
‘Street A’ Design



Concrete Waterway

# Farmington City
# Planning Commission Staff Report
## October 09, 2025

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**Item 4: Consideration of a sub PMP/Development Agreement for the Concept Site Plans and Schematic Plat for C3, QuikTrip, including sign details.**

| | |
|---|---|
| Public Hearing: | Yes |
| Application No.: | 25-20 |
| Property Address: | Near North Station Lane and Innovator Drive |
| General Plan Designation: | Office Mixed Use (OMU) & Neighborhood Mixed Use (NMU) |
| Existing Zone: | OMU (Office Mixed Use) with preexisting entitlements from prior agreements |
| Area: | Approx. 2.14 Acres |
| Number of Lots: | 1 Commercial Lot |
| Property Owner/Applicant: | Stack Development / QuikTrip |

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**General Background Information**

Recently the Planning Commission reviewed the schematic details of commercial development near the subject property. The exiting entitlement in place applicable to this site require that it be developed as a commercial property. The site is at the northeast corner of the intersection of North Station Lane (950 N) and Innovator Drive just off the I-15 and Shepard Lane Interchange currently under construction. QuikTrip, a gas station/convenience store, is under contract with Stack to locate on this property.

The use fits the underlying zoning and existing entitlements as a permitted use (see 11-18-050 'Vehicle service/convenience store (including gasoline sales but no auto repair)). However, it is necessary to go before the Planning Commission and city council for consideration of a Development Agreement in order to address some building design and site envelope variations from the OMU zoning district. The larger vision for the area anticipates more auto focused uses north of North Station Lane (950 N), but the zoning designation requires that this type of design be allowed only through legislation consideration of a development agreement.

The OMU zone includes a heavy form based element which seeks to create more pedestrian friendly design and urban form. To do this buildings are required to be positioned close to the street/sidewalk and be scaled and oriented so as to block parking areas to a large degree. The amount of space required for the type of use and nature of the use limit the ability to meet the letter of the law with the city's requirements. The applicant has worked with staff and made changes to meet the intent of the code and position their building up against the primary street looking to the recently opened Maverik in Farmington as an example approved under the same process.

**Notably the site plan requires approval of the following as a variation from the typical standards of the Mixed-Use Districts which are addressed by the Development Agreement.**
**Following is a list of key topics the applicant is seeking to be addressed with the new Development Agreement and PMP.**

1. Lot Width: OMU Standard … 200 feet. Proposed… approx. 300 feet.

2. Building Siting: 60%Clarifies the height limit for the R1 area granting an option Maintaining 200 ft. of 2 story buildings to the west before transitioning to higher structures if rental units are pursued, with an option of increasing in height faster if for sale townhome units are built instead.
3. Deviation from architectural standards including a reduction in required ground level fenestration.
4. Approved plan for signage including monument signs.

The Planning Commission is tasked with making a recommendation to the City Council who will have the final say in what may be developed. If the PMP/DA is approved, based on the size of the project, final site plan approval falls under the purview of city staff.

**Suggested Motion**

Motion to recommend approval of the PMP/Development Agreement, concept site plan, sign details, and schematic subdivision QuikTrip as included in the staff report, subject to all applicable Farmington City standards and ordinances, and that all Development Review Committee conditions are met.

Finding:

1. The stated schematic subdivision plans align with the North Station Area Master Plan, the General Land Use Plan and original Stack Development Agreement from 2020.
2. The stated concept site plan, elevations, and signage align with the North Station Area Master Plan, the General Land Use Plan and original Stack Development Agreement from 2020.

**Supplemental Information**

1. Vicinity Map and Context Map
2. Master Plat
3. Development Agreement with PMP for C3 Commercial - Concept Site Plan, and Schematic Plat, Elevations, and Signage Details




FARMINGTON
MORE TIME FOR LIVING

# VICINITY MAP

Stack Parcel C3

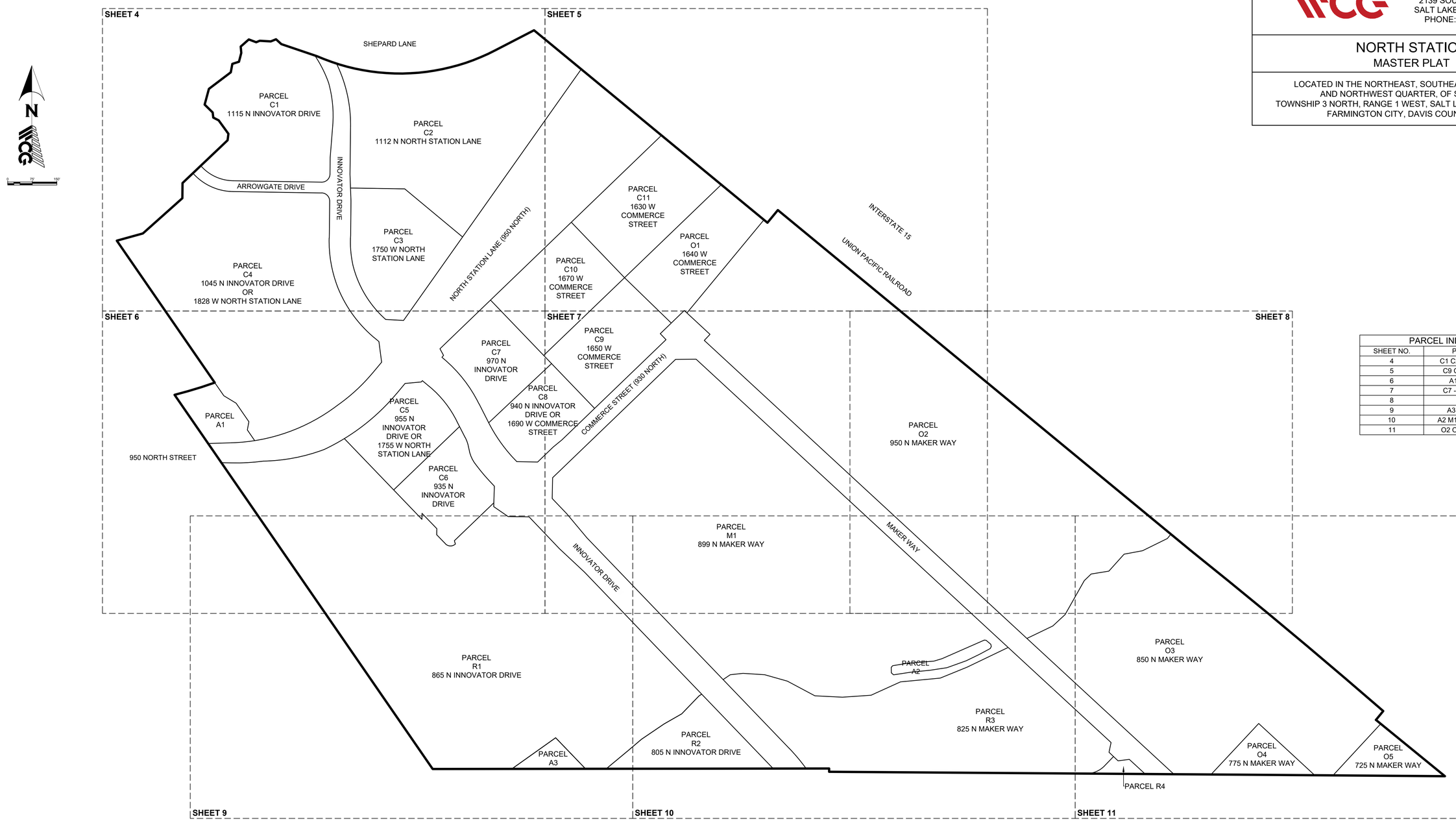
0 100 200 300 400 Feet

0 25 50 75 100 Meters

N W FC E S

Disclaimer: This map was produced by Farmington City GIS and is for reference only. The information contained on this map is believed to be accurate and suitable for limited uses. Farmington City makes no warranty as to the accuracy of the information contained for any other purposes.

# SHEET INDEX MAP




| PARCEL INDEX | |
|---|---|
| SHEET NO. | PARCEL NO. |
| 4 | C1 C2 C3 C4 C7 C10 |
| 5 | C9 C10 C11 O1 O2 |
| 6 | A1 C3 - C10 R1 |
| 7 | C7 - C10 M1 O2 R1 |
| 8 | O2 O3 M1 |
| 9 | A3 C6 M1 R1 R2 |
| 10 | A2 M1 02 03 R1 R2 R3 |
| 11 | O2 O3 O4 O5 R3 R4 |

LEGEND

SUBDIVISION BOUNDARY LINE

PARCEL LINE

SHEET 3 of 11


WALL CONSULTANT GROUP
2139 SOUTH 1260 WEST
SALT LAKE CITY, UT 84119
PHONE: 801-449-1173


# NORTH STATION
## MASTER PLAT

LOCATED IN THE NORTHEAST, SOUTHEAST, SOUTHWEST,
AND NORTHWEST QUARTER, OF SECTION 14,
TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
FARMINGTON CITY, DAVIS COUNTY, UTAH


File Path:G:\Shared drives\2023 Projects\23-355 Farmington North - Stack Development\09_Data\Right of Way-Boundary\23355_Farmington_Master Plat_20250421.dwg Sep 12, 2025 - 7:38am

NORTH STATION LANE
(PUBLIC ROAD)

325.51'
236.48'
PUBLIC SIDEWALK TO BE COMPLETED BY OTHERS AS PART OF OVERALL DEVELOPMENT
QT VERTICAL MONUMENT SIGN, MV15-E2PQQ-CC-105, 18'-1 1/4" HT X 7'-6" W X 104.2 SF
18.42'
61.07'
S35°30'37"W
311.85'
N05°45'50"W
54.25'

PARCEL C3, NORTH STATION
MASTER PLAT - NOT OF RECORD
±2.140 AC (±93,229 S.F.)
G4 (P-123)
STORE NO.: 7484
6,445 S.F.
BLDG. HT = 20'-0"

DINING TABLE (X5)
LANDSCAPE AREAS
PAVED PATIO AREA
EMERGENCY EXIT ONLY
ICE KIOSK
DINING TABLE
ADA DINING TABLE
WALK UP WINDOW
5' RADIUS PROTECTOR (TYP.)
ADA SIGNAGE
ADA PARKING W/ VAN ACCESSIBLE SPACE
ADA MPD'S ESO (RE: FUEL)
ESO (RE: FUEL)
3' RADIUS PROTECTOR (TYP.)
CURB & GUTTER (TYP.)
AIR STATION
DUMPSTER ENCLOSURE (RE: ARCH)
TANK EXCAVATION AREA (CSI TANKS)
DETENTION POND
PUBLIC SIDEWALK TO BE COMPLETED BY OTHERS AS PART OF OVERALL DEVELOPMENT

S50°04'15"E
229.61'
S88°51'17"E
165.29'
40.06'
N1°53'57"W
104.00'
N0°53'57"E
9.72'
N2°05'34"E

EXCEPTION #38
20' ACCESS EASEMENT
ENTRY NO. 3324104
BOOK 7652 AT PAGE 2702
EXCEPTION #44
ENTRY NO. 3497262
BK 8089 AT PG 527
L=198.68', R=325.50'
CB = N30°42'42"W
CD = 195.61'
EXCEPTION #37
20' ACCESS EASEMENT
ENTRY NO. 3163559
BOOK 7275 AT PAGE 1102
L=80.04', R=325.42'
CB = N04°52'58"W
CD = 79.84'
EXCEPTION #36
20' WATERLINE EASEMENT
ENTRY NO. 3163558
BOOK 7275 AT PAGE 1098
EXCEPTION #40
ACCESS EASEMENT
ENTRY NO. 3497257
BOOK 8089 AT PAGE 499
EXCEPTION #42
10' ACCESS EASEMENT
ENTRY NO. 3497259
BOOK 8089 AT PAGE 513

SHEPARD LANE
(PUBLIC ROAD)

BLDG #5
6,490 SF
PARCEL C4 6
47,610 SQ FT
1.09 ACRES
50 STALLS ~7 70 1000
PARCEL
23,529 S
0.54 ACI
10 STALLS ~4 08 1(
75 STALLS ~3 95 1000
PARCEL C4 2
68,902 SQ FT
1.58 ACRES
126 STALLS ~8 98 1000
PARCEL C4 3
67,058 SQ FT
1.54 ACRES
44 STALLS ~7 93 1000
PARCEL C4 1

30 15 0 30 60

## SITE LEGEND

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- MOUNTABLE CURB W/RADIUS PROTECTOR
- (7) PARKING SPACE INDICATOR
- AREA LIGHT
- MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
- TFR TRANSFORMER
- FUEL SYSTEM ACCESS MANWAY

PROJECT NO.: QKT007484

Galloway
1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220
GallowayUS.com

# QuikTrip No. 7484

INTERSECTION SHEPARD LANE & NORTH STATION LANE
FARMINGTON, UT

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| | |
|---|---|
| PROTOTYPE: | P-123 (08/15/25) |
| DIVISION: | 83 |
| VERSION: | 001 |
| DESIGNED BY: | KDB |
| DRAWN BY: | KDB |
| REVIEWED BY: | TJE |

| REV | DATE | DESCRIPTION |
|---|---|---|

ORIGINAL ISSUE DATE: XX/XX/25

SHEET TITLE:
PRLIMINARY SITE PLAN

SHEET NUMBER:
2

FILE LOCATION:H:\Q\Quiktrip\QKT007484-Farmington, UT\OCIV\2-Plan\89_7484 - Civil.dwg TAB NAME:Site (Prelim) USER:Kylie_Bailey SAVED:10/1/2025 3:58 PM PLOTTED:10/1/2025 3:59 PM

CONTRACTOR TO INSTALL CAST-IN-PLACE TRANSFORMER PAD IN ACCORDANCE WITH ROCKY MNT. POWER CO. SPECIFICATIONS

INSTALL ±18 L.F. OF CONDUITS FOR ELECTRICAL SERVICE. (CONDUIT COUNT PER ROCKY MNT. POWER REQUIREMENTS RE:ELECTRICAL)

TYP

VENT

246 LF 6" SDR35 PVC @ 2.0% MIN. (TYP.)

GREASE INTERCEPTOR PER FARMINGTON CITY SPECIFICATIONS (RE: PLUMBING PLANS) TOP=281.87

FFE 4282.00

CONTRACTOR SHALL COORDINATE ALL UTILITY INSTALLATIONS TO AVOID CONFLICTS AT CROSSINGS

ROOF DRAIN

4" CLEANOUT (TYP.)

RE: STRUCTURAL & ELEC PLANS FOR SITE LIGHTING DETAILS.

EXIST. SDDI (NO GRATE COVER)
RIM = 4276.93
12" RCP INV IN (E) = 4274.65
18" RCP INV OUT (S) = 4274.63

6" CLEANOUT

2" DOMESTIC SERVICE W/ 1 1/2" METER

1 1/4" IRRIGATION SERVICE W/ 1" METER

EXIST. SDDI
RIM = 4275.13
SILT COVERED
UNABLE TO VERIFY

PUBLIC SIDEWALK TO BE COMPLETED WITH OVERALL DEVELOPMENT

±175 LF 2" PEX WATER SERVICE

CORE DRILL INTO EXISTING SS MANHOLE PER CITY SPECIFICATIONS

EXIST. SDDI
RIM = 4275.23
SILT COVERED
UNABLE TO VERIFY

EXIST. SDDI
RIM = 4275.18
SILT COVERED
UNABLE TO VERIFY

EXIST. SMH
RIM = 4275.66
12" PVC INV IN (NW) = 4265.66
12" PVC INV OUT (SE) = 4265.55

CANOPY ROOF DRAIN

ROOF DRAIN

APWA CURB INLET

STORM SEWER LINE

APWA CURB INLET

APWA CURB INLET

FLARED END SECTION

DETENTION POND

APWA AREA INLET

APWA CURB INLET

SHEPARD LANE
(PUBLIC ROAD)

EXIST. SDDI RIM = 4276.52
EXIST. SDMH RIM = 4276.77
24" RCP INV OUT (SE) = 4272.22
24" RCP INV IN (NW) = 4273.01

EXIST. SSMH
RIM = 4278.30
12" PVC INV IN (N) = 4266.95
12" PVC INV OUT (SE) = 4266.68

EXIST. SDDI RIM = 4279.42
EXIST. SDMH RIM = 4279.62
24" RCP INV IN (N) = 4275.74
24" RCP INV OUT (S) = 4275.54

PARCEL
68,902 SQ
1.58 ACR

## UTILITY LEGEND (NEW)

- WTR — WATER LINE
- SS — SANITARY SEWER LINE
- UGET — UNDERGROUND ELECTRIC LINE
- UGT — UNDERGROUND TELEPHONE LINE
- ST — STORM PIPE (≤ 10")
- STORM PIPE (≥ 12")
- XXXX — MAJOR CONTOUR
- XXXX — MINOR CONTOUR
- CONCRETE CURB AND GUTTER
- LIGHT POLE – 6' MIN. CLEAR FROM F/C (TRAVEL CENTER PARKING – 15' MIN. CLEAR)

## UTILITY GENERAL NOTES

UTILITY INSTALLATION CONSIDERATIONS

PRIOR TO THE CONSTRUCTION OF, OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, OR ANY OTHER ELEVATION SENSITIVE UTILITY, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTIONS AND ALL UTILITY CROSSINGS. THE CONTRACTOR SHALL INFORM THE ENGINEER AND THE OWNER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. THE ENGINEER AND OWNER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER AND OWNER ARE NOT NOTIFIED OF A DESIGN CONFLICT.

AS POSSIBLE, ALL PROPOSED UTILITIES SHALL BE ROUTED THROUGH PERVIOUS AREAS – SPECIFICALLY AVOIDING ON-SITE PAVED AREAS DESIGNATED FOR PARKING, ACCESS, AND VEHICULAR TRAFFIC FLOW.

REFER TO THIS SHEET FOR LOCATION, AND SHEETS #### THRU #### FOR TRENCHING, BACKFILL, AND PLACEMENT DETAILS.

N

20 10 0 20 40

PROJECT NO.: QKT007484

Galloway
1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220
GallowayUS.com

# QuikTrip No. 7484

INTERSECTION SHEPARD LANE & NORTH STATION LANE
FARMINGTON, UT

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| PROTOTYPE: | P-123 (08/15/25) |
| DIVISION: | 83 |
| VERSION: | 001 |
| DESIGNED BY: | KDB |
| DRAWN BY: | KDB |
| REVIEWED BY: | TJE |

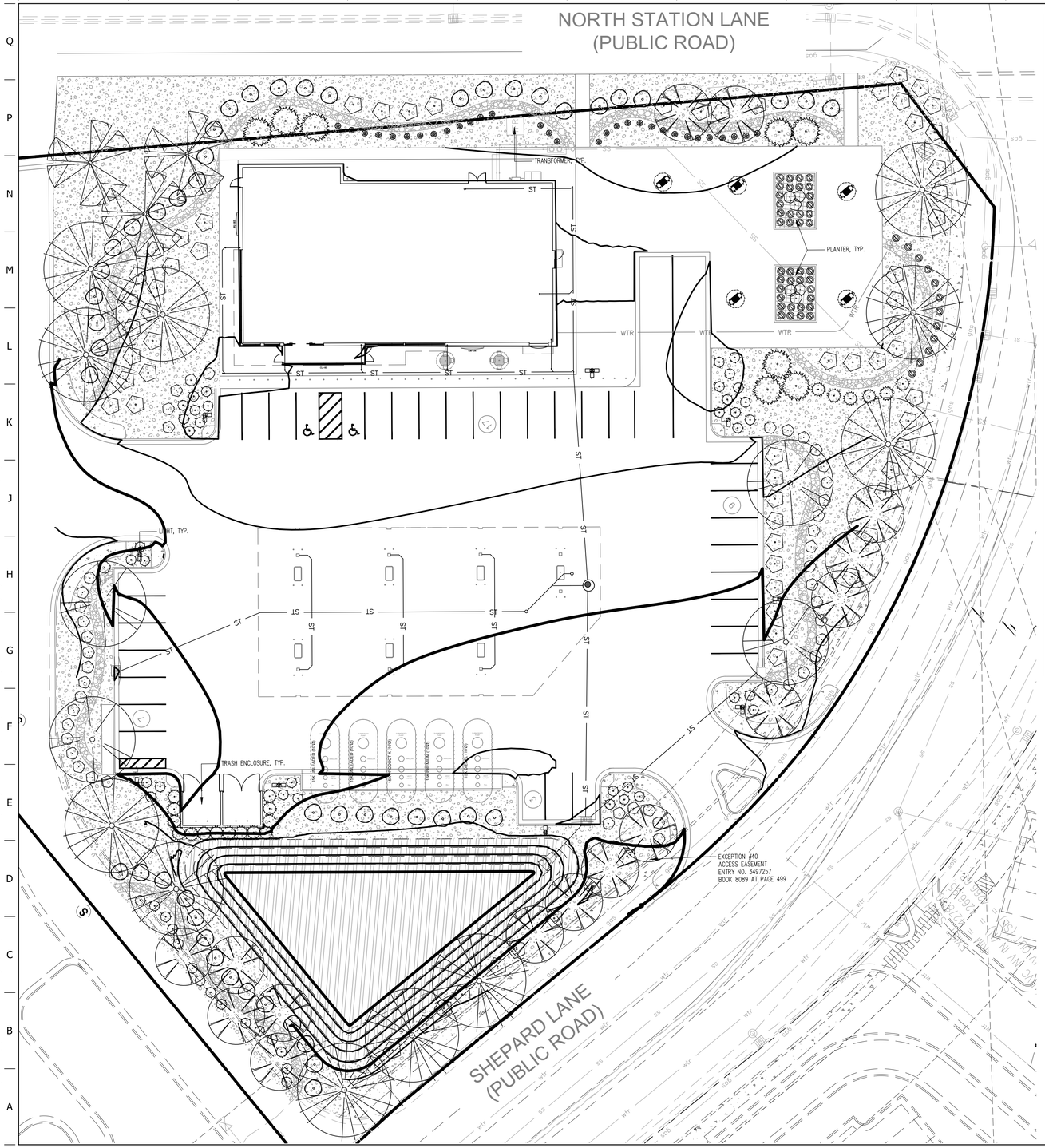
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ORIGINAL ISSUE DATE: XX/XX/25

SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
4

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## PLANT SCHEDULE

| SYMBOL | CODE | QTY | COMMON / BOTANICAL NAME | CONT. | CAL / SIZE | HT. X SPD. | WATER USE |
|---|---|---|---|---|---|---|---|
| **DECIDUOUS TREES** | | | | | | | |
| | ULPA | 11 | LACEBARK ELM<br>ULMUS PARVIFOLIA | B&B | 2" CAL | 40`X35` | MODERATE |
| | TICO | 4 | LITTLELEAF LINDEN<br>TILIA CORDATA | B&B | 2" CAL | 40`X30` | MODERATE |
| | GLTD | 15 | STREET KEEPER HONEYLOCUST<br>GLEDITSIA TRIACANTHOS INERMIS 'DRAVES' TM | B&B | 2" CAL | 45`X20` | LOW |
| | ZESN | 3 | ZELKOVA - VILLAGE GREEN<br>ZELKOVA SERRATA | B&B | 2" CAL | 40`X30` | MODERATE |
| **EVERGREEN TREES** | | | | | | | |
| | PIGL | 8 | BLACK HILLS SPRUCE<br>PICEA GLAUCA 'DENSATA' | B&B | 2" CAL | 20`X10` | MODERATE |
| SYMBOL | CODE | QTY | COMMON / BOTANICAL NAME | CONT. | HT. X SPD. | WATER USE | |
| **DECIDUOUS SHRUBS** | | | | | | | |
| | RIAL | 20 | ALPINE CURRANT<br>RIBES ALPINUM | #5 CONT. | 5`X5` | LOW | |
| | PBEP | 69 | PAWNEE BUTTES SAND CHERRY<br>PRUNUS BESSEYI 'PAWNEE BUTTES' | #5 CONT. | 1.5`X6` | VERY LOW | |
| | PEAT | 53 | RUSSIAN SAGE<br>PEROVSKIA ATRIPLICIFOLIA | #5 CONT. | 4`X4` | VERY LOW | |
| **EVERGREEN SHRUBS** | | | | | | | |
| | ARCP | 51 | PANCHITO MANZANITA<br>ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' | #5 CONT. | 2`X4` | MODERATE | |
| | CYPU | 50 | SPANISH GOLD BROOM<br>CYTISUS PURGANS 'SPANISH GOLD' | #5 CONT. | 4`X6` | VERY LOW | |
| **ORNAMENTAL GRASSES** | | | | | | | |
| | HESE | 52 | BLUE AVENA<br>HELICTOTRICHON SEMPERVIRENS | #1 CONT. | 2.5`X2.5` | VERY LOW | |
| | CAAK | 31 | KARL FOERSTER FEATHER REED GRASS<br>CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' | #1 CONT. | 5`X2` | LOW | |
| SYMBOL | CODE | QTY | COMMON / BOTANICAL NAME | TYPE | | | |
| **MULCH** | | | | | | | |
| | RMULCH | 27,193 SF | 2"-4" ROCK COBBLE MULCH<br>2"-4" ROCK COBBLE MULCH | MULCH | | | |
| | RMULCH2 | 2,171 SF | 4"-6" ROCK COBBLE MULCH<br>4"-6" ROCK COBBLE MULCH | MULCH | | | |
| | WMULCH | 532 SF | WOOD MULCH<br>WOOD MULCH | MULCH | | | |
| **SOD/SEED** | | | | | | | |
| | SEED4 | 6,521 SF | RIPARIAN/DETENTION NATIVE SEED<br>RIPARIAN/DETENTION NATIVE SEED | SEED | | | |

20 10 0 20 40

PROJECT NO.: QKT007484

Galloway
515 South 700 East, Suite 3F
Salt Lake City, UT 84102
801.953.1357
GallowayUS.com

# QuikTrip No. 7484

INTERSECTION SHEPARD LANE & NORTH STATION LANE
FARMINGTON, UT

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| | |
|---|---|
| PROTOTYPE: | P-116 (12/01/23) |
| DIVISION: | 83 |
| VERSION: | 001 |
| DESIGNED BY: | NEW |
| DRAWN BY: | NEW |
| REVIEWED BY: | ACJ |

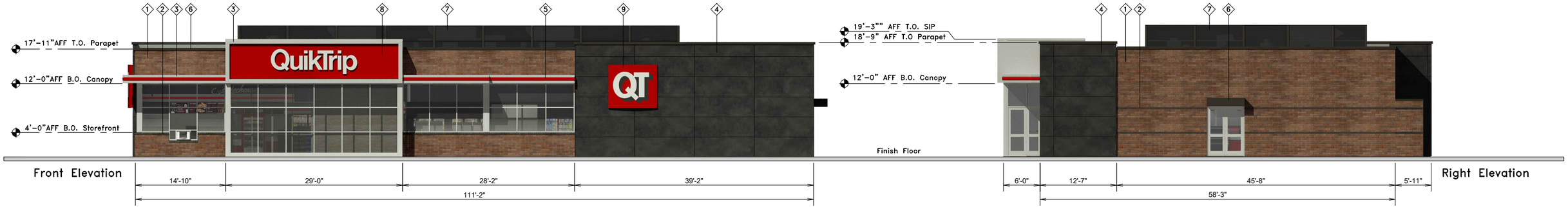
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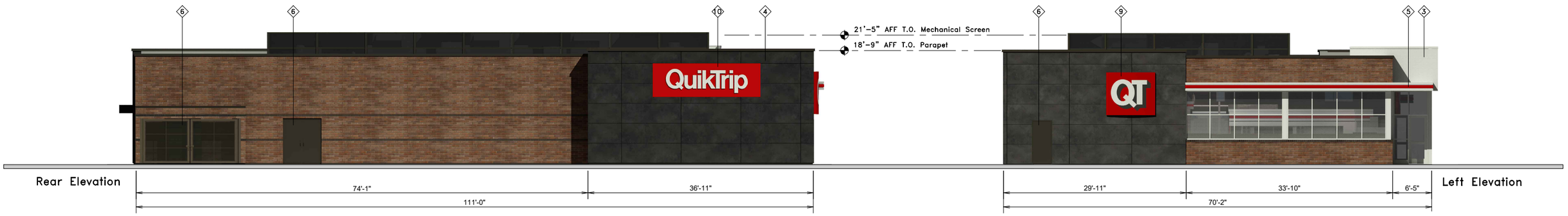
ORIGINAL ISSUE DATE: XX/XX/25

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
6

FILE LOCATION:H:\Q\Quiktrip\QKT007484--Farmington, UT\PLA\2--Plan\QKT7484 -- Landscape.dwg TAB NAME:Landscape USER:Lillyan_Priest SAVED:9/30/2025 11:48 AM PLOTTED:9/30/2025 11:52 AM



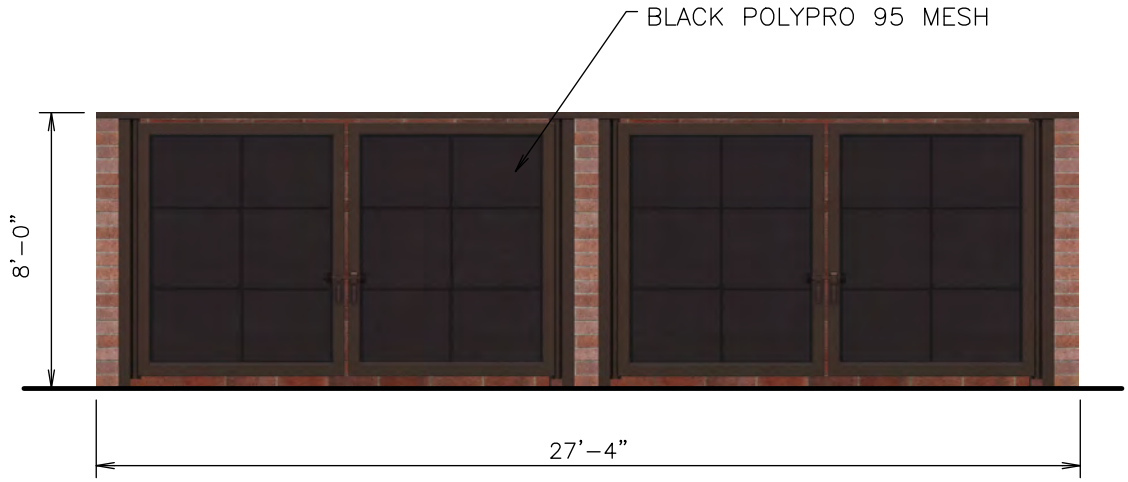

QuikTrip.
4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

| Store # | | Address: | City, State: |
|---|---|---|---|
| 7484 | G4 Building Elevations | NEC Shepard Lane & Maker Way | Farmington, UT |

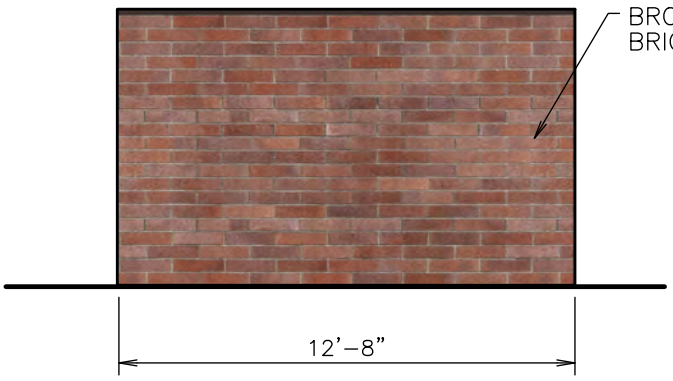
| Serial # | Scale: | Issue Date: | Drawn By: | Rev/Notes: |
|---|---|---|---|---|
| 89-7484-G4 | 1/16"=1'-0" | 09.10.25 | JK | |

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| # | FINISH | MANUFACTURER | SPECIFICATION |
|---|---|---|---|
| 1 | BRONZESTONE | INTERSTATE BRICK | ATLAS STRUCTURAL BRICK |
| 2 | MIDNIGHT | INTERSTATE BRICK | ATLAS STRUCTURAL BRICK |
| 3 | BRUSHED ALUMINUM | REYNOBOND | FASCIA |
| 4 | OSSIDO NERO | CROSSVILLE | STONE PANELS |
| 5 | RED POLYCARBONATE | ALLEN INDUSTRIES | ILLUMINATED BAND |
| 6 | QT BROWN | SHERWIN - WILLIAMS | METAL/PAINT |
| 7 | BLACK | ALL COURT FABRICS | POLYPRO 95 MESH |
| 8 | CL-60 | ALLEN INDUSTRIES | ILLUMINATED SIGNAGE |
| 9 | IDB-56 | ALLEN INDUSTRIES | ILLUMINATED SIGNAGE |
| 10 | IDB-56 | ALLEN INDUSTRIES | ILLUMINATED SIGNAGE |




FRONT ELEVATION




SIDE ELEVATION

SPECIFICATIONS:

QuikTrip

4705 S. 129th E. Ave. – Tulsa, OK 74134-7008
P.O. Box 3475 – Tulsa, OK 74101-3475
p:918.615.7700

# Trash Enclosure

## Double Polypro 95 Mesh Doors

| NOTES | | | DRAWN BY | ISSUE DATE 05.26.22 |
|---|---|---|---|---|

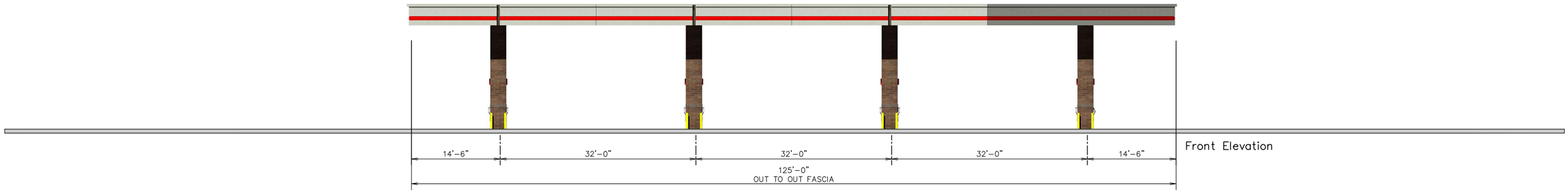
| SQUARE FOOTAGE | | | |
|---|---|---|---|
| TYPEFACE | INSIDE CAN | ENTIRE SIGN | |

SCALE:

1/4" = 1'-0"

SERIAL NUMBER:

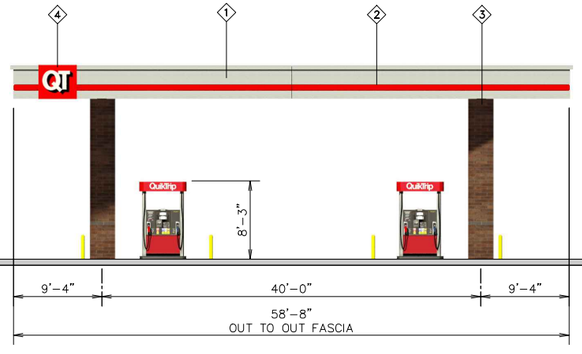
STORE NUMBER:



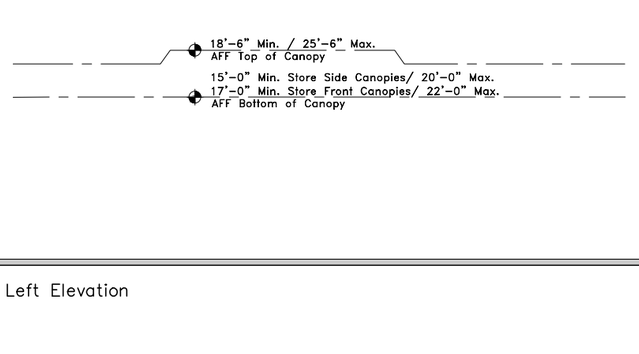

Front Elevation

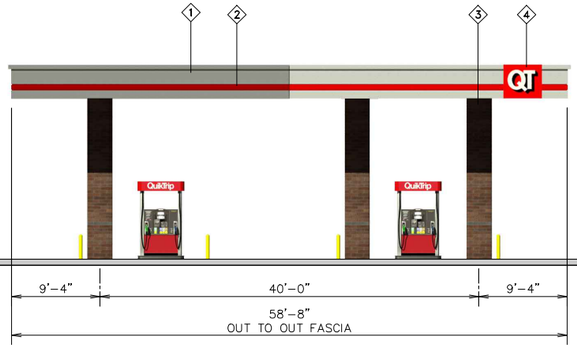



Rear Elevation




Left Elevation




Right Elevation

QuikTrip

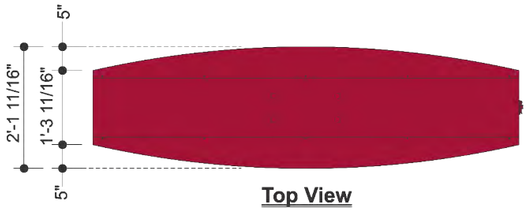
4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

| Store # | | Address: | City, State: |
|---|---|---|---|
| 7484 | G4 Double Stack 8 Canopy | NEC Shepard Lane & Maker Way | Farmington, UT |

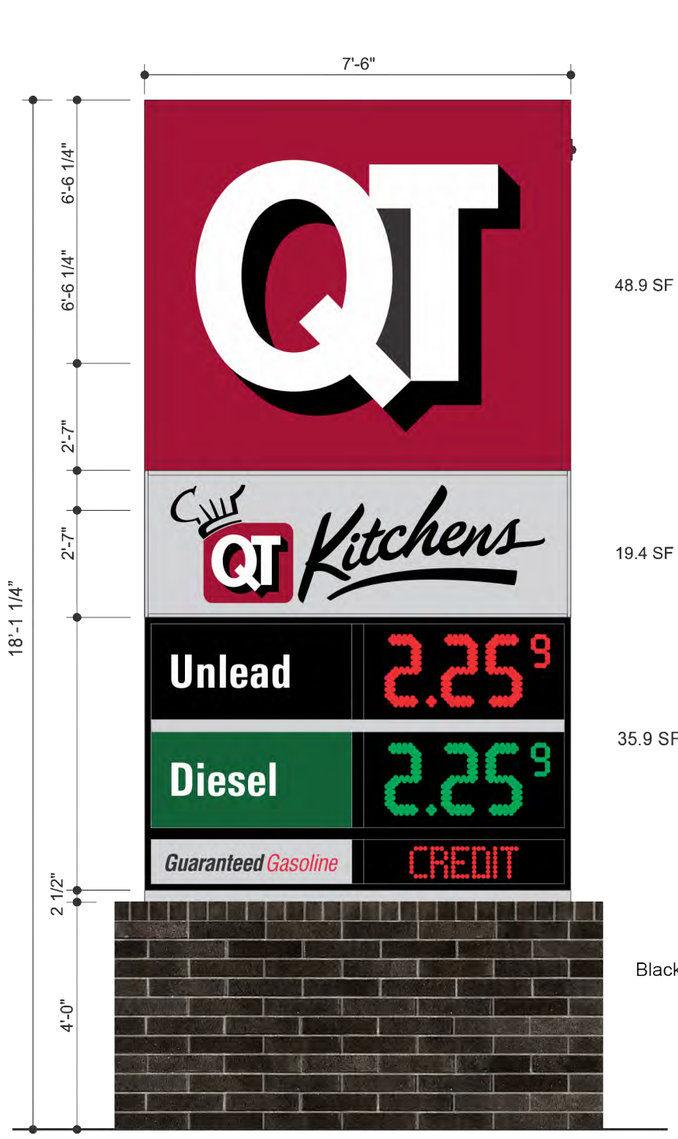
| Serial # | Scale: | Issue Date: | Drawn By: | Rev/Notes: |
|---|---|---|---|---|
| 89-7484-GD08 | 1/16"=1'-0" | 09.12.25 | JK | |

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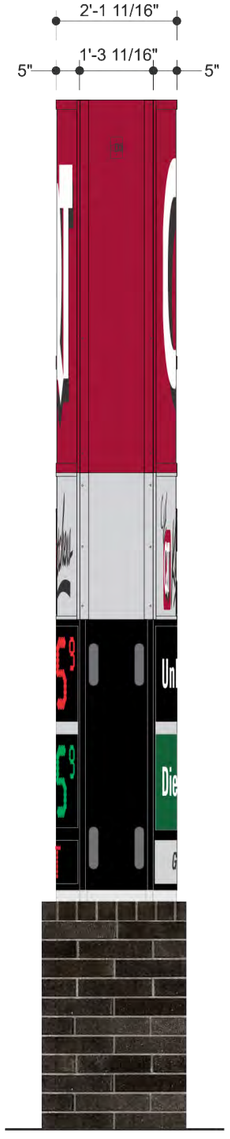
| # | FINISH | MANUFACTURER | SPECIFICATION |
|---|---|---|---|
| 1 | BRUSHED ALUMINUM | REYNOBOND | CANOPY |
| 2 | RED POLYCARBONATE | ALLEN INDUSTRIES | ILLUMINATED BAND |
| 3 | BRONZESTONE | INTERSTATE BRICK | ATLAS STRUCTURAL BRICK |
| 4 | IDC-14 | ALLEN INDUSTRIES | ILLUMINATED SIGN |




Top View




Front Elevation
Scale: 3/8" = 1'-0"




Side Elevation
Scale: 3/8" = 1'-0"

# MV15-E2PGQ-CC-105
## Vertical Monument Sign

- QT Logo
- Three (2) Product LED Gas Price Sign with Cash & Credit
- QT Kitchens
- Guaranteed Gasoline
- 105 Square Feet Sign Area

**Notes:**
1.) Engineering provided by QT.
2.) Steel supports provided by sign installer.

### Color Specifications

All Paint Finishes to be Akzo Nobel

- Opaque Silver
- Translucent White
- Black - Low Gloss
- Matte White (Interior of Sign)
- Match 3M Cardinal Red #3632-53
- Match PMS 349C

Regarding Fabrication Fit & Finish of All QT Signs:

- Visible fabrication seams and welded joints are to be sanded smooth, filled and finished to QT specifications.
- Any visible fasteners are to be countersunk and have painted heads.
- Face retainers must fit flush and have even, minimal seams.
- Any variation from this directive must be brought to the attention of the QT Quality Control Manager without delay.

Allen Industries
FILE NUMBER:E212503
Listed Electric Sign Complies with UL48
CSA C22.2 No.207
E212503 AI1 017510
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.
GROUNDED ELECTRICAL CONNECTIONS

Item **MV15-E2PGQ-CC-105**

**Project Information**

Client
**QuikTrip**

| Sales | Design | Project Manager |
|---|---|---|
| **House** | **CT** | **James Gentry** |

**Date / Description**

| | |
|---|---|
| 11/18/21 | Issue Date |
| 01/23/21 | 1 Rev. 1 |
| | 2 |
| | 3 |
| | 4 |
| | 5 |
| | 6 |
| | 7 |
| | 8 |
| | 9 |

**Notes**

**Store #**

# 7484

**Declaration**

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Allen Industries
YOUR BRAND AT ITS BEST™
1-800-967-2553
www.allenindustries.com

**A SUPPLEMENTAL**
**DEVELOPMENT AGREEMENT**
**FOR C3 - QuikTrip**

**THIS DEVELOPMENT AGREEMENT** (this "Agreement") is made and entered into as of the ____ day of _____ 2025 by and between **FARMINGTON CITY**, a Utah municipal corporation, hereinafter referred to as the "City," and **STACK FARMINGTON LAND, LLC**, a Utah limited liability company, hereinafter referred to, collectively with its assignees, as "Developer."

**RECITALS:**

A. City and Developer, Stack Farmington Land LLC, on December 4, 2020, entered into a Development Agreement for North Farmington Station (the "Original Agreement") which provided a general outline for the development of approximately 128 acres of land owned or controlled by either Stack Farmington Land, LLC or Wasatch Farmington Holdings (the "Project").

B. Developer still owns approximately 101 acres of land, of which 2.14 acres is the subject of this Agreement (the "Property"), which Property is more particularly described in Exhibit A, attached hereto and incorporated herein by reference, and which comprises a part of the 128 acres of property governed by the Original Agreement.

C. The Property is subject to the City's laws, including without limitation, Section 11-18-140 of the City's Zoning Ordinance, pursuant to which this Agreement may be utilized to commit the understanding of the parties relating to development of the property.

D. On _____, 2025, concurrent with the approval of this Agreement, the City approved a Project Master Plan (the "PMP") for the Property in accordance with Chapter 18 of the City's Zoning Ordinance. The approved PMP is attached hereto as Exhibit B and incorporated herein by reference. The purposes of the PMP include, among other things, the establishment of alternative development standards applicable to the respective areas of the Property, as set forth in the PMP.

E. The parties recognize that the development of the Property may result in tangible benefits to the City through the stimulation of development in the area, including the development of amenities that may enhance the general welfare of citizens and property owners in the vicinity of the Property and is therefore willing to enter into this agreement subject to the terms and conditions set forth herein.

## AGREEMENT

**NOW, THEREFORE**, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Developer hereby agree as follows:

1. **Incorporation of Recitals.** The above Recitals are hereby incorporated into this Agreement.

2. **Effective Date**. This Agreement shall be effective upon the execution by both Parties. The City may only execute this Agreement after receiving authorization from the City Council.

3. **Alternative Development Standards.** The uses of the Property and the respective areas of the Property designated for each such use shall be as set forth in the PMP. To the extent the PMP conflicts with provisions of the City's code, the PMP shall control. Specific development standards and processing shall be as follows:

a. Lot or Block size shall be allowed as included in the PMP.

b. Architecture for buildings shall be consistent with elevations included in the PMP.

c. Building elevations shall be consistent with the provisions of the PMP. Elevations shall generally incorporate high quality materials and finishes as shown in the PMP.

d. Where applicable, lot frontage design and site layout may vary from the standards in Chapter 11-18 of the City Code but must be consistent with the PMP, being a reduction in the amount of required building fronting a street.

e. Signage: Signs shall be allowed is shown in the PMP including the monument sign not to exceed the height or square footage as shown. Design and materials shall be consistent with the PMP.

f. It is anticipated that the detailed uses of the Property and additional alternative development standards not presently contemplated by the PMP may be finalized with the approvals of final site plans and/or permits to be issued by the City and as part of the approval process of the further land use applications. To the extent such approvals require the approval of additional alternative development standards not presently contemplated by the PMP, such standards shall not be approved without a public hearing before the Planning Commission and City Council and final approval from the City Council.

4. **Assignment.** Developer shall not assign this Agreement or any rights or interests herein without prior written approval by the City, which approval shall not be unreasonably withheld, conditioned or delayed. Any future assignee shall consent in writing to be bound by the

terms of this Agreement as a condition precedent to the assignment. This Agreement may be assigned to a subsidiary or affiliate of the Developer without prior notice.

5. **Notices.** Any notices, requests and demands required or desired to be given hereunder shall be in writing and shall be served personally upon the party for whom intended, or if mailed, by certified mail, return receipt requested, postage prepaid, to such party at its address shown below:

To Developer: Stack Real Estate, LLC
Attn: Trevor Evans
2801 North Thanksgiving Way, Ste. 100
Lehi, UT 84043

To the City: Farmington City
Attn: City Manager
160 South Main Street
Farmington, Utah 84025-0160

6. **Entire Agreement.** This Agreement together with the Exhibits attached thereto and the documents referenced herein, and all regulatory approvals given by the City for the Property, contain the entire agreement of the parties and supersede any prior promises, representations, warranties or understandings between the parties with respect to the subject matter hereof which are not contained in this Agreement and the regulatory approvals for the Property, including any related conditions.

7. **Construction.** Words in any gender are deemed to include the other genders. The singular is deemed to include the plural and vice versa, as the context may require. The headings contained in this Agreement are intended for convenience only and are in no way to be used to construe or limit the text herein. Use of the word "including" shall mean "including but not limited to", "including without limitation", or words of similar import.

8. **Non-Liability of City Officials, Employees and Others.** No officer, representative, agent, or employee of the City shall be personally liable to Developer, or any successor-in-interest or assignee of Developer in the event of any default or breach by the City or for any amount which may become due Developer, or its successors or assigns, for any obligation arising under the terms of this Agreement, unless it is established that the officer, representative, agent or employee acted or failed to act due to fraud or malice.

9. **No Third-Party Rights.** The obligations of Developer set forth herein shall not create any rights in and/or obligations to any persons or parties other than the City. The parties hereto alone shall be entitled to enforce or waive any provisions of this Agreement.

10. **Recordation.** This Agreement shall be recorded by the City against the Property in the office of the Davis County Recorder, State of Utah.

11. **Relationship.** Nothing in this Agreement shall be construed to create any partnership, joint venture or fiduciary relationship between the parties hereto.

12. **Term.** This Agreement shall become effective upon the Effective Date and shall continue in full force and effect from such date until the date that is thirty (30) years after the City's completion of construction of the arterial and principal roads shown in the PMP, unless terminated earlier pursuant to Section 16 below.

13. **Termination.** Notwithstanding the foregoing, if Developer has not commenced development activities (which includes applying for building permits, clearing and grubbing the land, and seeking site plan approvals) on the Property within five (5) years of the date of this Agreement, the City may request Developer to provide the City with reasonable plans and assurances that Developer will develop the Property in accordance with this Agreement. In such event, Developer shall have 120 days after receiving such request from the City to provide the City with such information. If Developer fails to respond to such request within such time period, or responds within such time period with plans and assurances that are unacceptable to the City in the City's reasonable discretion, the City may terminate this Agreement by giving written notice to Developer within sixty (60) days following the termination of the 120-day response period described above.

14. **Severability**. If any portion of this Agreement is held to be unenforceable or invalid for any reason by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

15. **Amendment.** This Agreement may be amended only in writing signed by the parties hereto.

**IN WITNESS WHEREOF**, the parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first hereinabove written.

**"CITY"**

**FARMINGTON CITY**

ATTEST:

_____ By:_____
City Recorder Mayor

APPROVED AS TO FORM:

_____
City Attorney

**CITY ACKNOWLEDGMENT**

STATE OF UTAH )
:ss.
COUNTY OF DAVIS )

On the _____ day of_____, 2025, personally appeared before me Brett Anderson, who being duly sworn, did say that he is the Mayor of **FARMINGTON CITY**, a municipal corporation of the State of Utah, and that the foregoing instrument was signed in behalf of the City by authority of its governing body and said Brett Anderson acknowledged to me that the City executed the same.

_____
Notary Public

**"DEVELOPER"**

**STACK FARMINGTON HOLDINGS, LLC**

By: _____
, Manager

**DEVELOPER ACKNOWLEDGMENT**

STATE OF UTAH )
:ss.
COUNTY OF DAVIS )

On the _____day of _____, 2025, personally appeared before me _____ _____, who being by me duly sworn did say that he is a manager of **Stack Farmington Land, LLC**, and that the foregoing instrument was signed in behalf of said limited liability company by virtue of the authority granted to such manager under the operating agreement of said limited liability company, and he acknowledged to me that said limited liability company executed the same.

_____
Notary Public

**ATTACHED EXHIBITS:**

EXHIBIT “A” – LEGAL DESCRIPTION OF THE PROPERTY
EXHIBIT “B” – PMP (PROJECT MASTER PLAN)

EXHIBIT “A”

Legal Description of the Property:
All of Parcels: C3 of the North Station Master Plat

C3 - 2.14 acres

Image

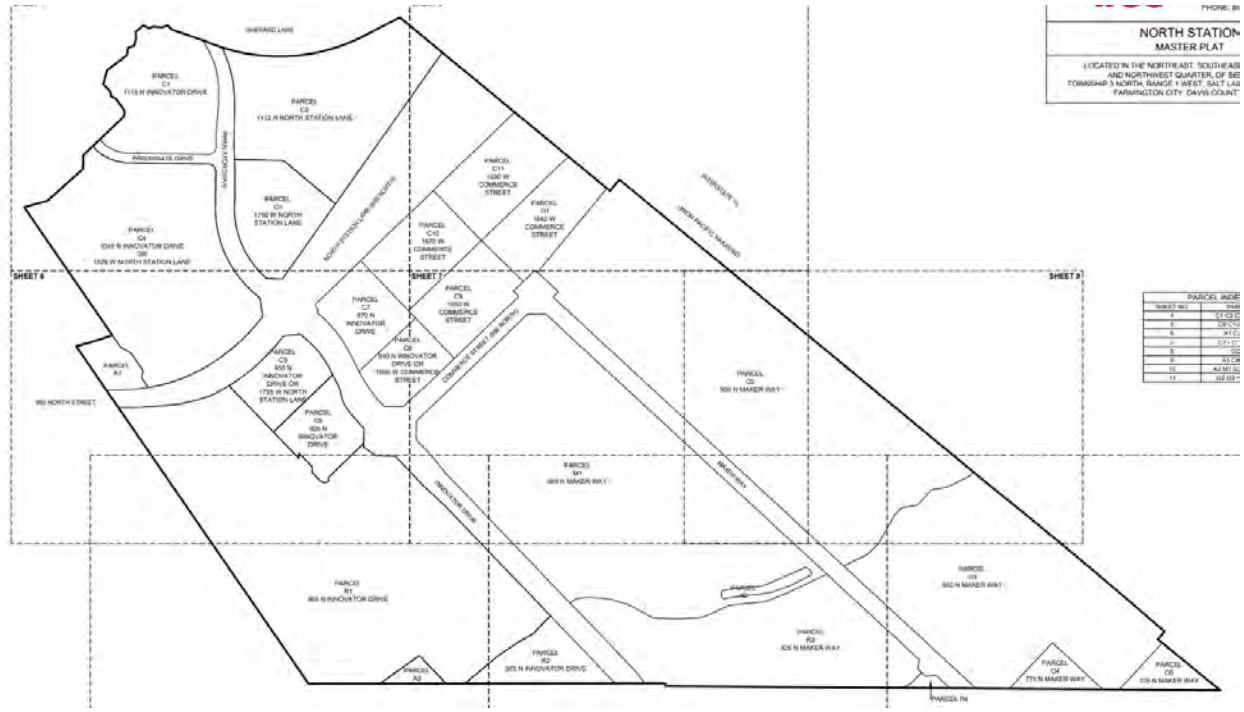


EXHIBIT “B”
Project Master Plan PMP

160 SOUTH MAIN
FARMINGTON, UT 84025
FARMINGTON.UTAH.GOV

# CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is given that the Farmington City Council will hold a regular meeting on **Tuesday, October 21st, 2025** at City Hall 160 South Main, Farmington, Utah. A work session will be held at 6:00 pm in Conference Room 3 followed by the regular session at 7:00 pm.in the Council Chambers. The link to listen to the regular meeting live and to comment electronically can be found on the Farmington City website www.farmington.utah.gov. If you wish to email a comment for any of the listed public hearings, you may do so to dcarlile@farmington.utah.gov

## WORK SESSION – 6:00 p.m.

- STACK discussion
- Mosquito Abatement District-Davis Proposed Tax Increase
- Discussion of regular session items upon request

## REGULAR SESSION – 7:00 p.m.

**CALL TO ORDER:**
- Invocation – Scott Isaacson, Councilmember
- Pledge of Allegiance – Brett Anderson, Mayor

**BUSINESS:**
- Acceptance or Denial of Annexation Petition submitted by Michael Falk, parcel 070710096, approximate address 1420 S 450 E.
- Consideration of the Stack Master Subdivision Plat and a sub PMP/Development Agreement for the Concept Site Plans and Schematic Plats for R1, C1, C4, and C6 including sign details.
- Sales and Franchise Tax Revenue Bond Parameters
- Consider Approval of Quote for Verkada System
- Amendments to Overnight Winter Parking Ordinance

**SUMMARY ACTION:**
1. Approval of Minutes for 10.07.25
2. Monthly Financial Report

**GOVERNING BODY REPORTS:**
- City Manager Report
- Mayor Anderson & City Council Reports

**ADJOURN**

**CLOSED SESSION –** Minute motion adjourning to closed session, for reasons permitted by law.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations due to a disability, please contact DeAnn Carlile, City recorder at 801-939-9206 at least 24 hours in advance of the meeting.

*I hereby certify that I posted a copy of the foregoing Notice and Agenda at Farmington City Hall, Farmington City website www.farmington.utah.gov and the Utah Public Notice website at www.utah.gov/pmn. Posted on October 16th. 2025 by DeAnn Carlile, City Recorder*