Planning Commission Staff Report

EK Bailey Headquarters

Site Plan

November 6, 2025

BASIC INFORMATION

Applicant: Bailey V Properties, LLC

Location: Approx. 3280 N Highway 89 | Weber County Parcel(s): 19-016-0111; 19-016-0046; 19-016-0050; and Parcel 19-016-0051 (Pleasant View City Owned to be acquired pending City approval.)

Zone: MP-1 (Planned Manufacturing)

PLANNING COMMISSION REVIEW

The Planning Commission will discuss and consider approval of a site plan for the development of a business/office building including employee and visitor parking and a yard and shop area for equipment used in daily operations of a construction business headquarters located at approximately 3280 N Highway 89.

The applicants have a minor subdivision application that is running concurrently with this site plan application. The subdivision is to combine the parcels included in this memo into one lot. This qualifies as a minor subdivision as it includes four or less lots, is located on an existing dedicated right of way, meets the requirements of the zone and all other requirements for minor subdivision. The approval authority for a minor subdivision is the Development Review Committee.

The requested site plan includes

- Two level office space of approximately 46,285 square feet of office/storage space and an additional 25,200 square feet of shop area.

STAFF REVIEW

The proposed site plan includes an approximately .96 acre parcel that is owned by Pleasant View City and is in the process of being acquired by EK Bailey as part of a property swap with the City. The terms of the transaction would include the improvement of the frontage along Highway 89 as well as a new entrance into the City sports park from the EKB parking lot and shared parking access. The City Council has approved acquiring an appraisal to determine the value of the parcel prior to approval of the transaction. Approval of the site plan is contingent upon the completion of this acquisition.

18.32.010 Purpose and Intent.

A. The intent of the planned manufacturing zone is to permit the establishment of a well-designed complex of manufacturing facilities for the community or region which will minimize traffic congestion on public streets in the vicinity, and which shall best fit the general environment and land use pattern of the area to be served. The protective standards contained in this chapter are intended to minimize any adverse effect of the planned manufacturing zone on nearby property values by achieving maximum compatible integration of land uses, by preserving the aesthetic qualities of the area, and to provide for safe efficient use of the planned manufacturing zone and its built-in control processes which would be highly beneficial in protecting the established surrounding environment, especially residential uses in abutting residential zones.

B. The type of planned manufacturing zone provided for in this chapter is MP-1, Light Industrial Use zone. (Ord. 91-2, 6/11/91)

18.32.040 Site Development Standards.

A. Area, width, yard, and height regulations, none for buildings except that no building or structure shall be located closer than fifty feet to any state highway or twenty feet to any other street or residential zone boundary.

B. No building or structure or group of buildings with their accessory buildings shall cover more than eighty percent of the area of the lot. (Ord. 91-2, 6/11/91)

Staff Comment: The proposed building is located more than the required fifty (50) feet from Highway 89 and is located more than twenty (20) feet to the neighboring RE-20 residential zone.

18.32.060 Site Plan Approval Required

A. A site plan shall be submitted to the planning commission which shows the location of main and accessory buildings on the site and in relation to one another, the traffic circulation features within the site, the height, bulk, and character of building, the provision for off-street parking space, the provision of driveways for ingress and egress, the provision for other open space on the site and the display of signs. Each of the foregoing features shall be in accordance with the site plan (or subsequent amendment thereof) of the proposed development approved by the planning commission prior to the issuance of a building permit.

B. A site plan shall include landscaping, fences, and walls designed to further the purpose of the regulations for commercial, manufacturing, and multiple housing zones and such features shall be provided and maintained as a condition of the establishment and the maintenance of any use to which they are appurtenant.

C. In considering any site plan, the planning commission shall endeavor to assure safety and convenience of traffic movement, both within the area covered and in relation to access streets, harmonious and beneficial relation among the buildings and uses in the area covered, and satisfactory harmonious relation between such area and contiguous land and buildings and adjacent neighborhoods, and that the requirements of this ordinance have been met.

D. In approving site plans, the planning commission may act on a site plan submitted to it or may act on its own initiative in processing and approving a site plan, including any conditions or requirements designated or specified therein or in connection therewith. (Ord. 91-2, 6/11/91)

E. All outdoor storage shall be screened from view through the use of solid fencing, a minimum of six (6) feet high and shall be an accessory use to the principle use. Fencing and walls shall be made of high quality, durable materials that require minimal maintenance. Slatted chain link fencing is only permitted when not adjacent to public roads and/or rights-of-ways. When fencing is located along the front building setback lines and side yards that face public streets slatted chain link fencing is not permitted, and other solid fencing material is required. Acceptable material includes, but not limited to tilt-up concrete, masonry block, brick, stone, metal, composite/recycled materials or other manufactured materials or combination of materials commonly used for fencing.
F. A petitioner may submit data from a traffic engineer, civil engineer or qualified engineering professional regarding the specific land use, number of employees, and other relevant factors. The Planning Commission may consider this additional information when determining the total required number of parking stalls for a site plan and may adopt an alternative total required number of parking stalls that aligns with the unique needs of the use. (Ord.2024-23, dated 11/26/24 and Ord.2015-2, dated 3/10/15)

Staff Comment:

- *The submitted civil plans / site plan shows the proposed building, parking, driveways, traffic flow, and open space on the site.*
- *The parking includes approximately 97 standard stalls. The site plan does not currently indicate the number and location of handicapped stalls.*
- *The proposed ingress and egress from Highway 89 includes a southbound deceleration lane into the site for ingress and left turn and right turn lanes for egress.*
- *A cross-access agreement will be granted for ingress and egress across a portion of the property running along the east side for perpetual use. This cross-access agreement includes access to the City sports park to the north of the site and shared use of EK Bailey parking lot as overflow for events after business hours.*
- *Engineer's memo and plans with engineer and staff comments are attached for additional required corrections.*
- *Landscaping showing no secondary irrigation to be used. Secondary will serve letters are pending requirements as explained in the attached intent letter from Pine View.*

STAFF RECOMMENDATION

Staff recommend approval of the site plan amendment, contingent on the following requirements being met.

1) City Council approval and completion of property swap and acquisition of City property.
2) Completing the requirements necessary to secure secondary water will serve.
3) Provide ALTA survey which was not included with application due to the incorrect application submittal checklist provided to the applicant.
4) The applicant is to address and resolve all engineer and public works redlines on site plans.
5) DRC approval of the minor subdivision application and recordation of plat with Weber County following property acquisition approval.

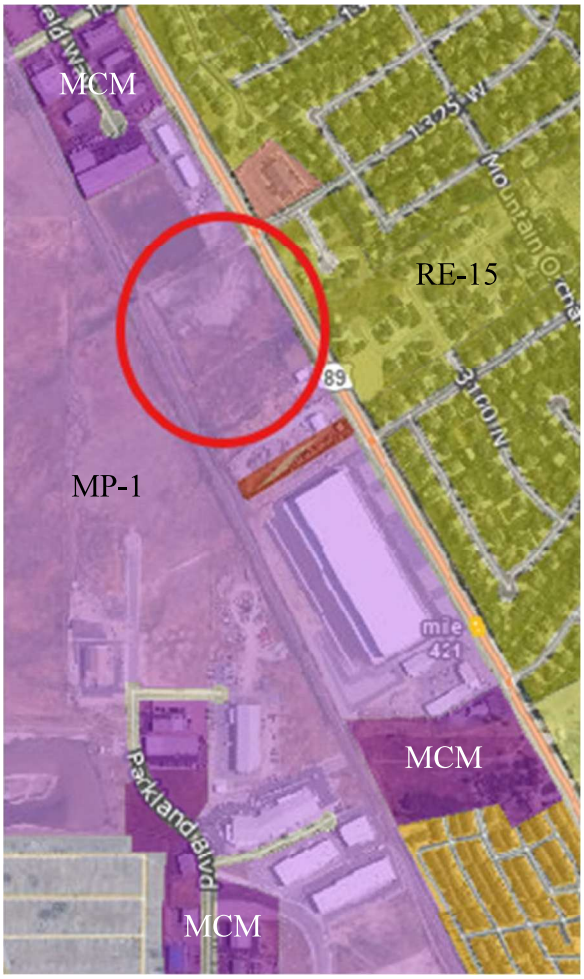
STAFF CONTACT

Tammy Eveson, Planner I
teveson@pleasantviewut.gov
801-782-8529

ATTACHMENTS

1) Vicinity Map / Zoning Map
2) Application
3) Plans / Site Plan with Red lines
4) Engineer's memo

ATTACHMENT 1) Vicinity Map / Zoning Map



ATTACHMENT 2) Application

ATTACHMENT 3) Site Plan

EKB HEADQUARTERS
PROJECT DATA

PROJECT OVERVIEW:
THE PROJECT CONSISTS OF THE CONSTRUCTION OF A COMMERCIAL BUILDING WITH ADJACENT PARKING AND YARD AREAS.

CONSTRUCTION NOTES:
ALL CONSTRUCTION TO BE TO PLEASANT VIEW CITY STANDARDS. IN THE EVENT THERE IS NO APPLICABLE STANDARD, CONTACT PROJECT ENGINEER / CITY ENGINEER. CONTRACTOR MUST ATTEND PRE-CONSTRUCTION CONFERENCE WITH CITY PRIOR TO COMMENCING WORK.

PRIOR TO CONSTRUCTION, CONTRACTOR TO LOCATE ALL EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR UNCOVERING AND VERIFICATION OF ALL EXISTING UTILITIES.

SOILS TESTING TO BE PERFORMED ON PROJECT, ESPECIALLY FOR TRENCH RESTORATION. OWNER FUNDAMENTALLY WILL BE PAYING FOR SOILS TESTING.

GRADING NOTES:
ALL RUNOFF WILL SURFACE FLOW INTO THE CURB & GUTTER SURROUNDING THE SITE. THE EAST PORTION OF THE SITE WILL FLOW INTO CURB & GUTTER WHICH WILL THEN FLOW INTO THE STORM DRAIN SYSTEM. THE WEST PORTION OF THE SITE WILL SURFACE FLOW TO THE STORM DRAIN POND AT THE WEST END OF THE PROPERTY.

OBTAIN APPROPRIATE SWPPP PERMIT PRIOR TO COMMENCEMENT OF WORK.

IMPORTANT: ALL UTILITY TRENCHES TO BE COMPACTED TO 95%! NOTE: IMPORTED STRUCTURAL BACKFILL PROGRAM TO BE DETERMINED IN FIELD BY SITE ENGINEER.

THE SITE HAS A WESTERLY GRADIENT.

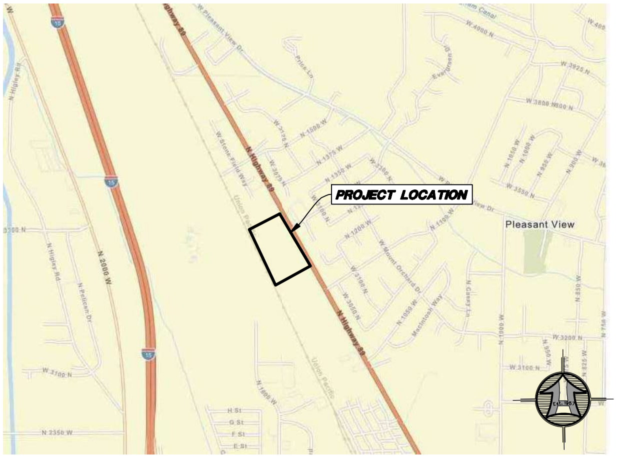
CONTRACTOR TO COORDINATE AND ASSURE COMPLETE COMPACTION TESTING RESULTS FOR SUBGRADE /GRANULAR BORROW/ ROADBASE – PROVIDE RESULTS TO CITY AND PROJECT ENGINEER. SUCH APPLIES TO ALL UTILITIES ALSO.

ALL WORK TO BE IN CONFORMANCE WITH SOILS REPORT BY CMT PROJECT NUMBER 19672, DATED JANUARY 30, 2023.

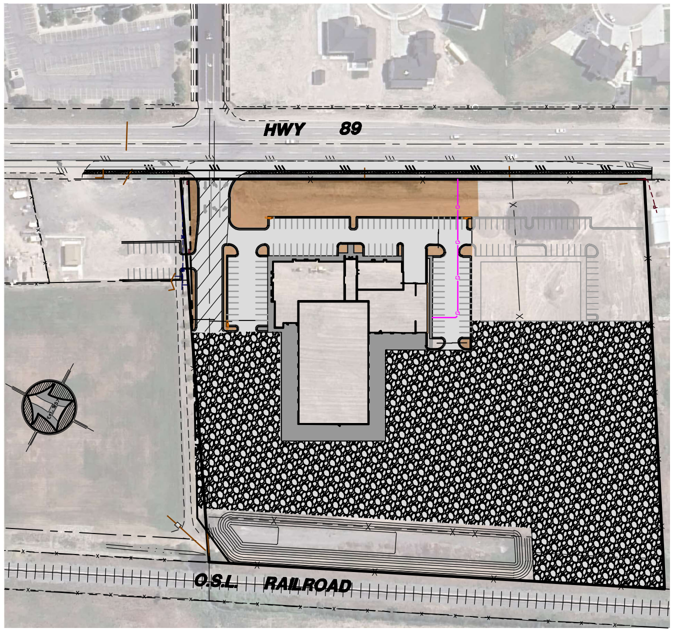
WATER / FIRE PROTECTION:
FIRE HYDRANTS ARE LOCATED NEARBY – CONTACT BONA VISTA WATER FOR DETAILS/USAGE. FIRE HYDRANTS WILL BE PLACED PER FIRE MARSHAL DICTATES.

THE PROJECT WILL CONNECT TO THE EXISTING 10-INCH WATERLINE WHICH RUNS EAST-WEST ALONG THE NORTH PROPERTY LINE. AN 8-INCH WATER MAIN WILL BE INSTALLED IN THE LANDSCAPE ISLAND ALONG THE EAST PROPERTY LINE TO THE SOUTH PROPERTY LINE.

A 1.5" SERVICE AND 6" FIRE LINE WILL ALSO BE INSTALLED, TAPPED INTO THE 10" MAIN



VICINITY MAP



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1. PROJECT DATA
2. SITE & UTILITY PLAN
3. GRADING PLAN NORTH
4. GRADING PLAN WEST
5. GRADING PLAN SOUTH
6. GRADING PLAN UDOT
7. DETAILS
7a. DETENTION BASIN DETAILS
8. SWPPP
9. LANDSCAPE

LIGHTING:
LIGHTING WILL BE PROVIDED TO THE SITE WITH WALL MOUNTED LIGHTING FIXTURES ATTACHED TO THE OUTSIDE OF THE BUILDING.

SEWER:
THE PROJECT WILL CONNECT TO THE EXISTING SEWER MANHOLE TO THE SOUTH, NEAR THE BOYER BUILDING. A NEW SEWER LINE WILL BE INSTALLED TO THE NORTH TO THE PROPERTY. A SEWER SERVICE WILL THEN BE INSTALLED TO THE BUILDINGS. ALL SEWER CONSTRUCTION TO BE TO PLEASANT VIEW CITY STANDARDS.

STORM DRAINAGE:
THE PROJECT WILL INSTALL SEVERAL STORM DRAIN INLET BOXES IN THE EAST CURB & GUTTER. THESE BOXES WILL FLOW TO THE STORM DRAIN POND AT THE WEST END OF THE PROPERTY.

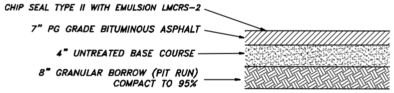
LID IS HANDLED IN THE POND.

THE POND WILL BE CONSTRUCTED WITH 4:1 SIDE SLOPES INCLUDING THE WESTERLY BERM. THE POND BOTTOM IS SLOPED AT 0.5% TOWARDS THE OUTLET.

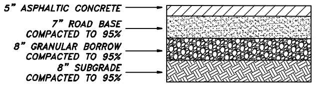
IRRIGATION / SECONDARY WATER:
THERE WILL BE NO SECONDARY WATER ON THIS PROJECT. LANDSCAPE AREAS WILL BE GRAVEL AND ROCK ONLY.

ELECTRICAL:	TELEPHONE / CABLE:	GAS:
TBD	TBD	TBD

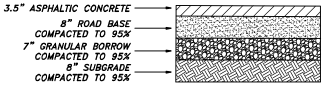
STRUCTURAL SECTION:
THE SITE WILL UTILIZE FOUR PAVEMENT SECTIONS: UDOT, HEAVY DUTY, REGULAR DUTY, AND GRAVEL SECTIONS. SECTIONS ARE SHOWN ON THIS SHEET.



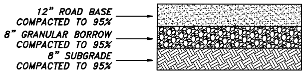
TYPICAL PAVEMENT SECTION
(WITHIN UDOT R.O.W.)
SCALE: NONE



HEAVY DUTY ASPHALT PAVEMENT SECTION
SCALE: NONE



REGULAR DUTY PAVEMENT SECTION
SCALE: NONE



GRADED ROAD BASE SECTION
SCALE: NONE

No.	Date	By	Revision

JAMES B. FLINT
10/21/25

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Designed By:
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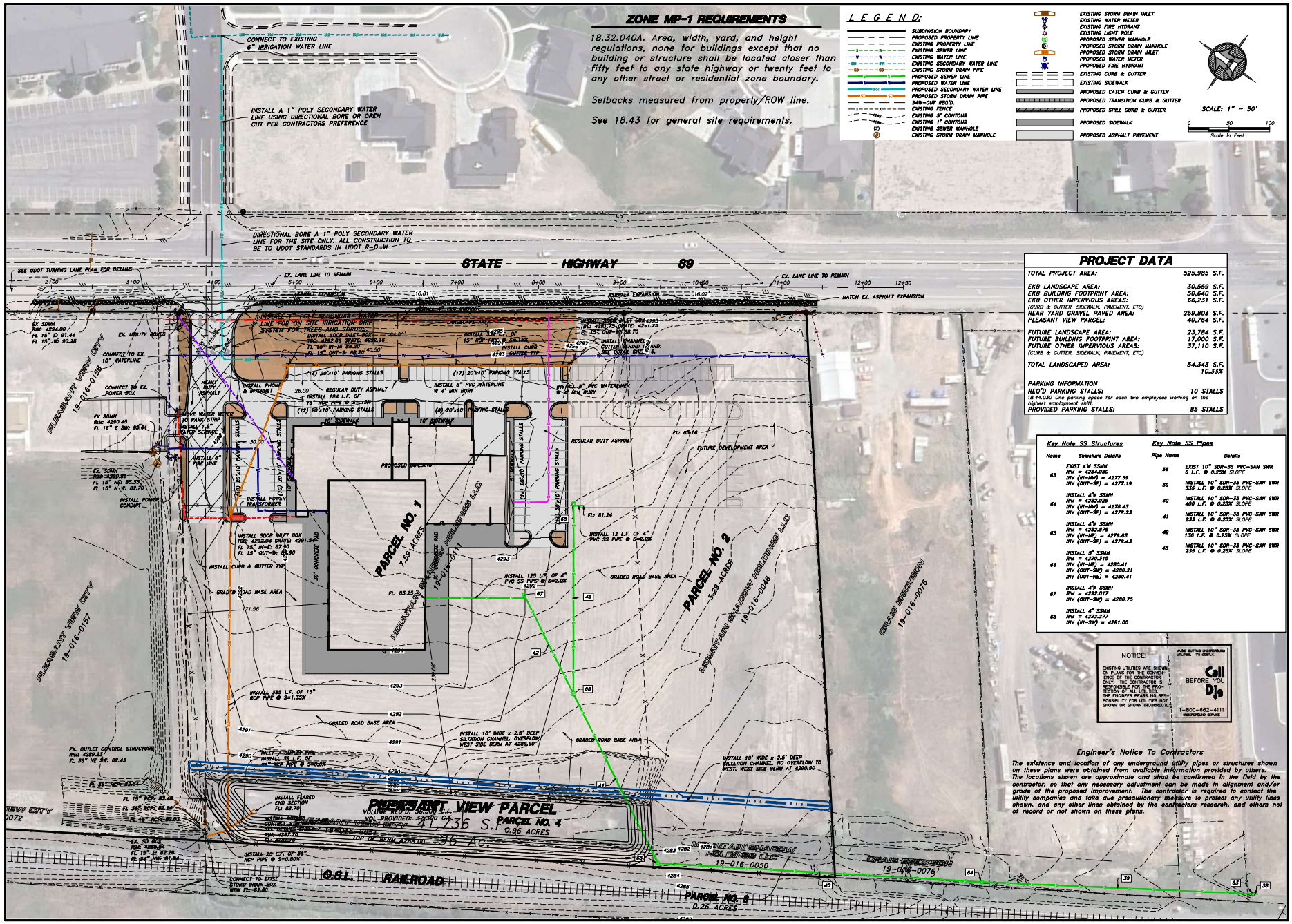
Approved By:
Scale: 1" = **
Drawing File: 24-3-211 v23 CP.dwg
JOB NUMBER: 24-3-211

PROJECT DATA FOR
EKB HQ
1330 WEST HIGHWAY 89
PLEASANT VIEW, WEBER COUNTY, UTAH
A PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, S.L.B.&M.

Sheet 1 of 9 Sheets



ZONE MP-1 REQUIREMENTS

18.32.040A. Area, width, yard, and height regulations, none for buildings except that no building or structure shall be located closer than fifty feet to any state highway or twenty feet to any other street or residential zone boundary.

Setbacks measured from property/ROW line.

See 18.43 for general site requirements.

L E G E N D:

SUBDIVISION BOUNDARY
PROPOSED PROPERTY LINE
EXISTING PROPERTY LINE
EXISTING SEWER LINE
EXISTING WATER LINE
EXISTING SECONDARY WATER LINE
EXISTING STORM DRAIN PIPE
PROPOSED SEWER LINE
PROPOSED WATER LINE
PROPOSED SECONDARY WATER LINE
PROPOSED STORM DRAIN PIPE
SAW-CUT REQ'D.
EXISTING FENCE
EXISTING 5' CONTOUR
EXISTING 1' CONTOUR
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EXISTING STORM DRAIN MANHOLE

EXISTING STORM DRAIN INLET
EXISTING WATER METER
EXISTING FIRE HYDRANT
EXISTING LIGHT POLE
PROPOSED SEWER MANHOLE
PROPOSED STORM DRAIN MANHOLE
PROPOSED STORM DRAIN INLET
PROPOSED WATER METER
PROPOSED FIRE HYDRANT
EXISTING CURB & GUTTER
EXISTING SIDEWALK
PROPOSED CATCH CURB & GUTTER
PROPOSED TRANSITION CURB & GUTTER
PROPOSED SPILL CURB & GUTTER
PROPOSED SIDEWALK
PROPOSED ASPHALT PAVEMENT

SCALE: 1" = 50'

0 50 100
Scale in Feet

PROJECT DATA

TOTAL PROJECT AREA:	525,985 S.F.
EKB LANDSCAPE AREA:	30,559 S.F.
EKB BUILDING FOOTPRINT AREA:	50,640 S.F.
EKB OTHER IMPERVIOUS AREAS: (CURB & GUTTER, SIDEWALK, PAVEMENT, ETC)	66,231 S.F.
REAR YARD GRAVEL PAVED AREA:	259,803 S.F.
PLEASANT VIEW PARCEL:	40,764 S.F.
FUTURE LANDSCAPE AREA:	23,784 S.F.
FUTURE BUILDING FOOTPRINT AREA:	17,000 S.F.
FUTURE OTHER IMPERVIOUS AREAS: (CURB & GUTTER, SIDEWALK, PAVEMENT, ETC)	37,110 S.F.
TOTAL LANDSCAPED AREA:	54,343 S.F. 10.33%

PARKING INFORMATION

REQ'D PARKING STALLS:	10 STALLS
18.44.030 One parking space for each two employees working on the highest employment shift.	
PROVIDED PARKING STALLS:	85 STALLS

Key Note SS Structures

Name	Structure Details
63	EXIST 4'ø SSMH RIM = 4284.080 INV (IN-NW) = 4277.39 INV (OUT-SE) = 4277.19
64	INSTALL 4'ø SSMH RIM = 4282.029 INV (IN-NW) = 4278.43 INV (OUT-SE) = 4278.23
65	INSTALL 4'ø SSMH RIM = 4282.878 INV (IN-NE) = 4279.63 INV (OUT-SE) = 4279.43
66	INSTALL 5' SSMH RIM = 4290.315 INV (IN-NE) = 4280.41 INV (OUT-SW) = 4280.21 INV (OUT-NE) = 4280.41
67	INSTALL 4'ø SSMH RIM = 4292.017 INV (OUT-SW) = 4280.75
68	INSTALL 4' SSMH RIM = 4292.277 INV (IN-SW) = 4281.00

Key Note SS Pipes

Pipe Name	Details
38	EXIST 10" SDR-35 PVC-SAN SWR 6 L.F. @ 0.25% SLOPE
39	INSTALL 10" SDR-35 PVC-SAN SWR 335 L.F. @ 0.25% SLOPE
40	INSTALL 10" SDR-35 PVC-SAN SWR 400 L.F. @ 0.25% SLOPE
41	INSTALL 10" SDR-35 PVC-SAN SWR 233 L.F. @ 0.25% SLOPE
42	INSTALL 10" SDR-35 PVC-SAN SWR 136 L.F. @ 0.25% SLOPE
43	INSTALL 10" SDR-35 PVC-SAN SWR 235 L.F. @ 0.25% SLOPE

NOTICE!

EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.

Call BEFORE YOU Dig

1-800-662-4111
UNDERGROUND SERVICE

Engineer's Notice To Contractors

The existence and location of any underground utility pipes or structures shown on these plans were obtained from available information provided by others. The locations shown are approximate and shall be confirmed in the field by the contractor, so that any necessary adjustment can be made in alignment and/or grade of the proposed improvement. The contractor is required to contact the utility companies and take due precautionary measure to protect any utility lines shown, and any other lines obtained by the contractors research, and others not of record or not shown on these plans.

No.	Date	By	Revision

JAMES B. FLINT
7606332-2202
10/21/25

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SITE & UTILITY PLAN FOR
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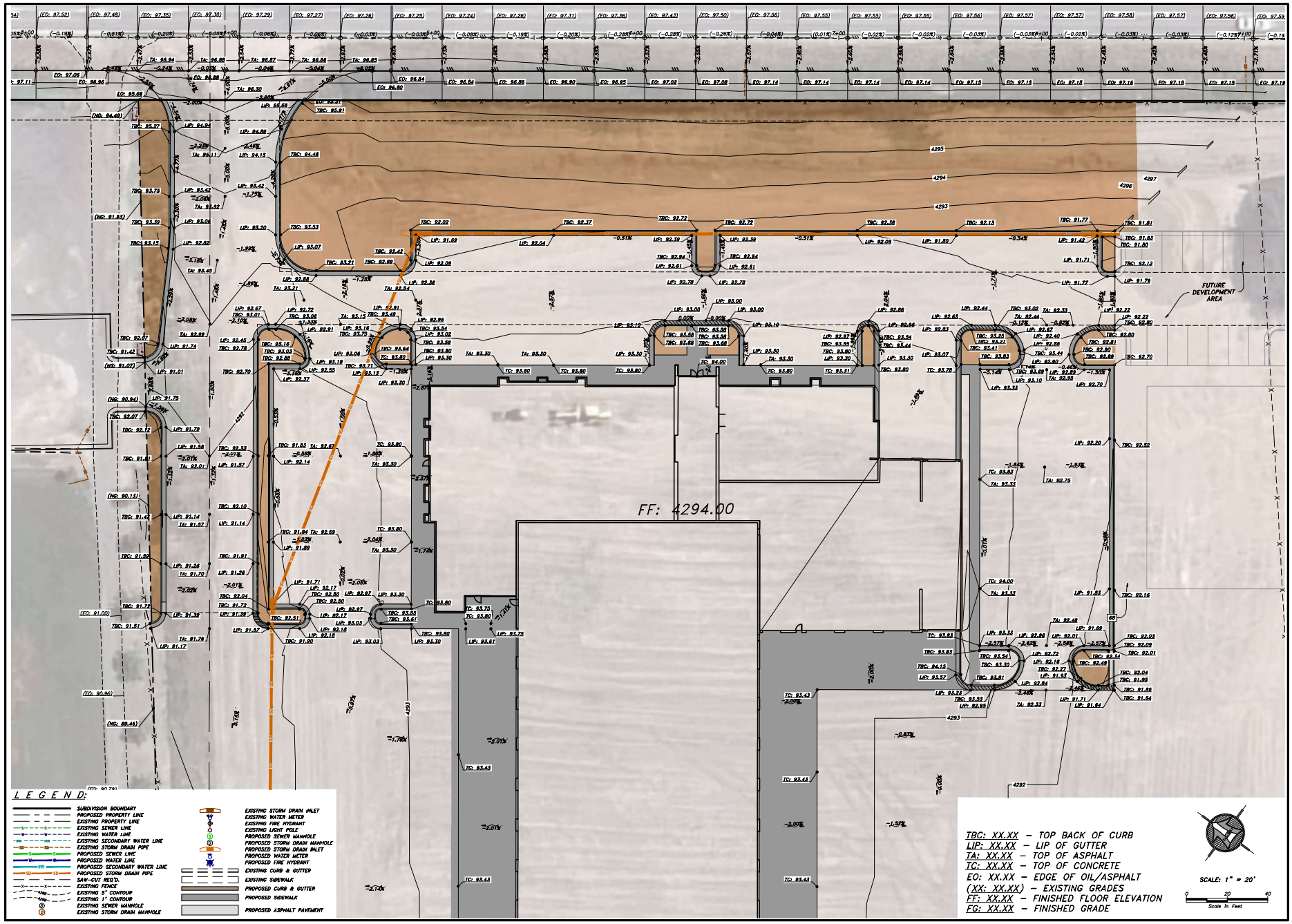
Sheet 2 of 9 Sheets



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EAST GRADING PLAN FOR

EKB HQ

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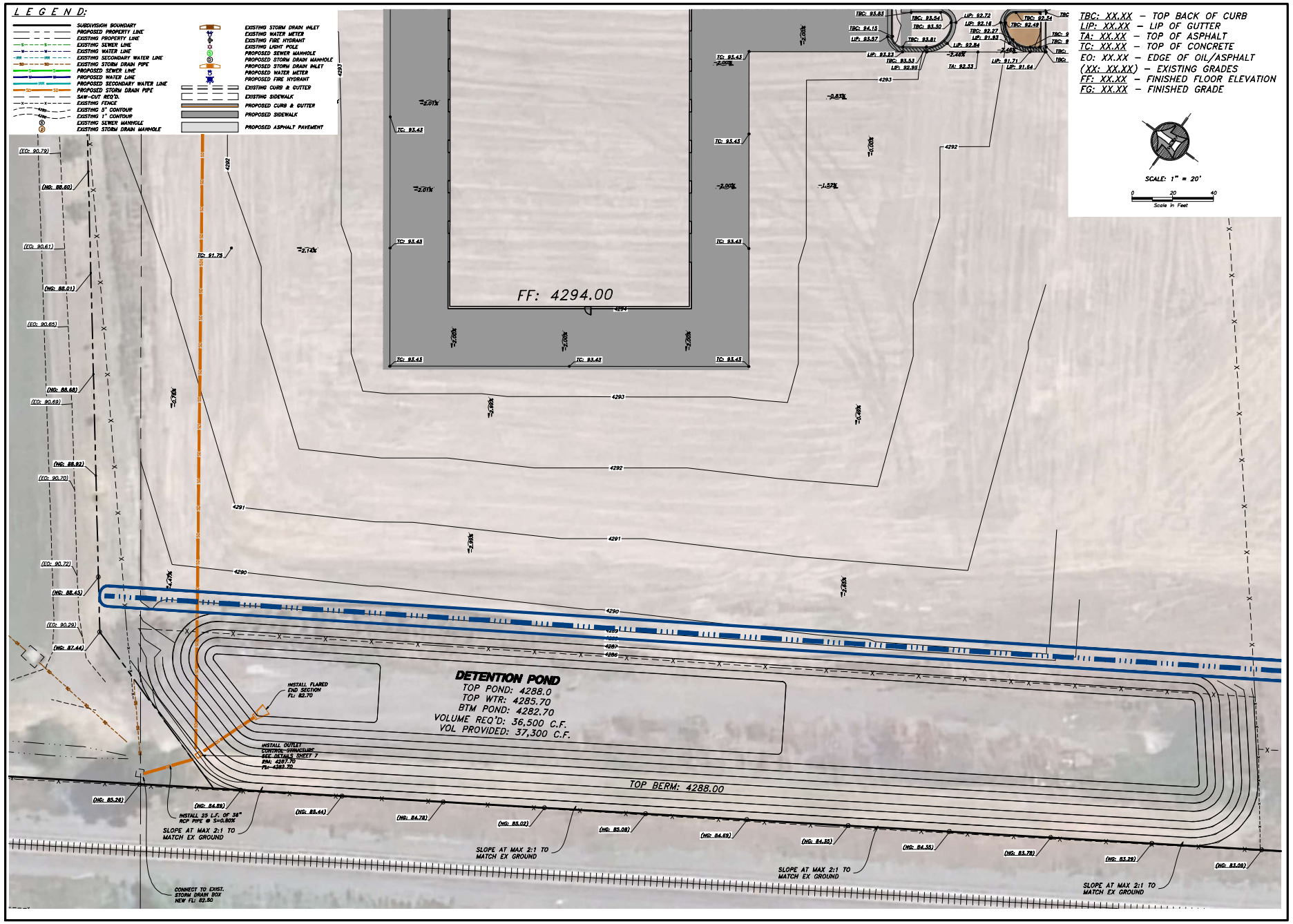

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A PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, S.L.B.&M.

Sheet 4 of 9 Sheets

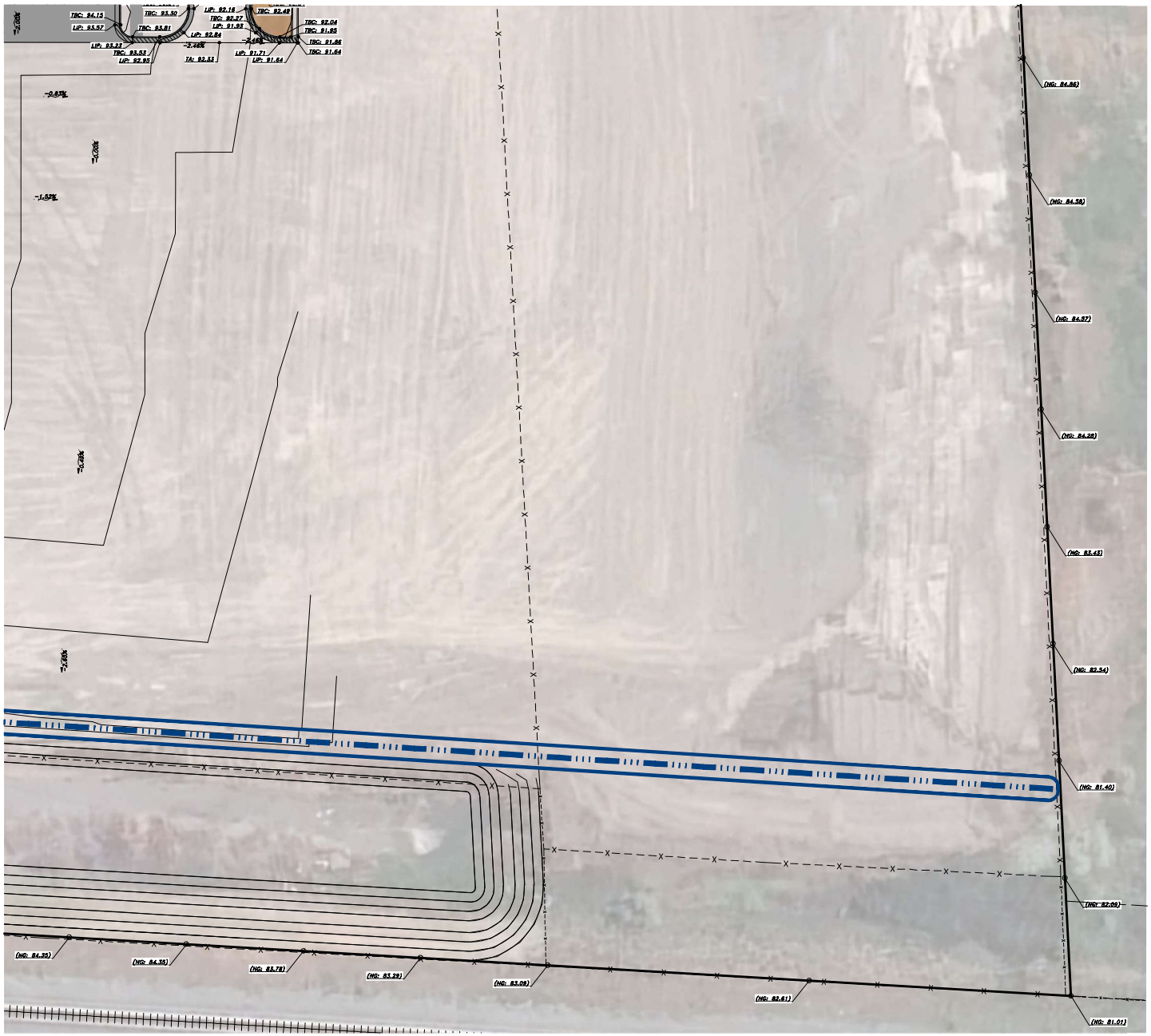
TBC: XX.XX – TOP BACK OF CURB
LIP: XX.XX – LIP OF GUTTER
TA: XX.XX – TOP OF ASPHALT
TC: XX.XX – TOP OF CONCRETE
EO: XX.XX – EDGE OF OIL/ASPHALT
(XX: XX.XX) – EXISTING GRADES
FF: XX.XX – FINISHED FLOOR ELEVATION
FG: XX.XX – FINISHED GRADE

L E G E N D:

- SUBDIVISION BOUNDARY
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING SECONDARY WATER LINE
- EXISTING STORM DRAIN PIPE
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED SECONDARY WATER LINE
- PROPOSED STORM DRAIN PIPE
- SAW-CUT REQ'D.
- EXISTING FENCE
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- EXISTING SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING STORM DRAIN INLET
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING LIGHT POLE
- PROPOSED SEWER MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT
- EXISTING CURB & GUTTER
- EXISTING SIDEWALK
- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK
- PROPOSED ASPHALT PAVEMENT

SCALE: 1" = 20'

0 20 40
Scale in Feet



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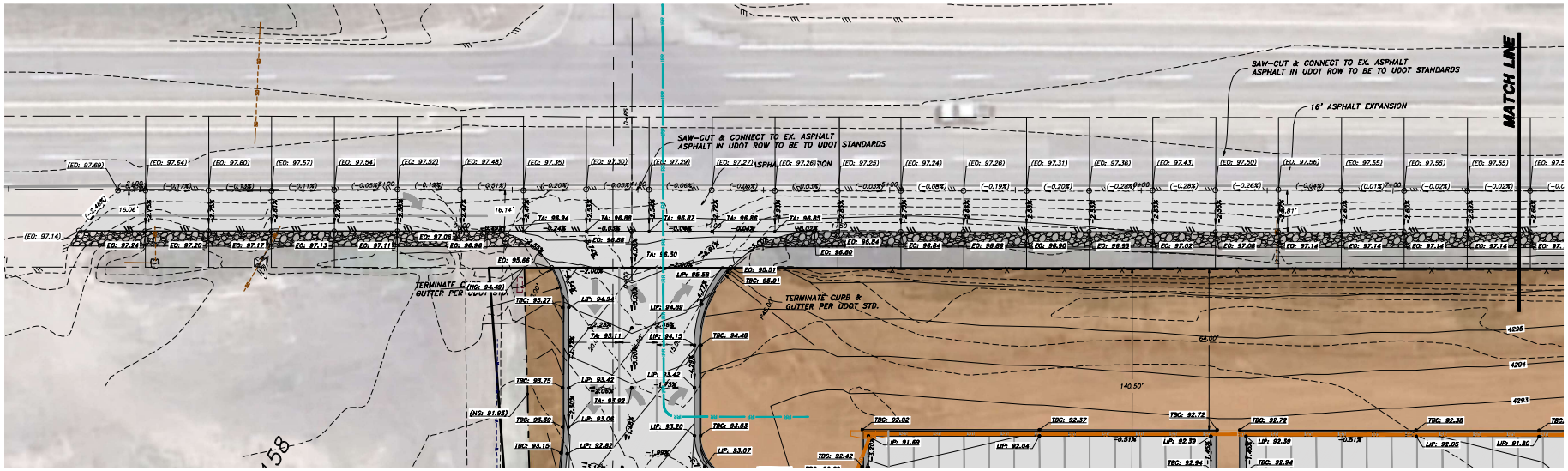
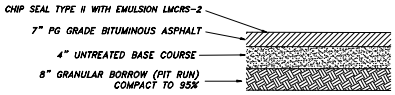


SCALE: 1" = 20'

0 20 40
Scale In Feet



TYPICAL PAVEMENT SECTION
(WITHIN UDOT R.O.W.)
SCALE: NONE

ALL CONSTRUCTION WITHIN UDOT RIGHT OF WAY SHALL CONFORM TO UDOT STANDARDS

TBC: XX.XX – TOP BACK OF CURB
LIP: XX.XX – LIP OF GUTTER
TA: XX.XX – TOP OF ASPHALT
TC: XX.XX – TOP OF CONCRETE
EO: XX.XX – EDGE OF OIL/ASPHALT
(XX: XX.XX) – EXISTING GRADES
FF: XX.XX – FINISHED FLOOR ELEVATION
FG: XX.XX – FINISHED GRADE

L E G E N D:

- SUBDIVISION BOUNDARY
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING SECONDARY WATER LINE
- EXISTING STORM DRAIN PIPE
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED SECONDARY WATER LINE
- PROPOSED STORM DRAIN PIPE
- SAW-CUT ROTO.
- EXISTING FENCE
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- EXISTING SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING STORM DRAIN INLET
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING LIGHT POLE
- PROPOSED SEWER MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT
- EXISTING CURB & GUTTER
- EXISTING SIDEWALK
- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK
- PROPOSED ASPHALT PAVEMENT

No.	Date	By	Revision

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
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Brigham City (435) 723-5481 Logan (435) 752-8272
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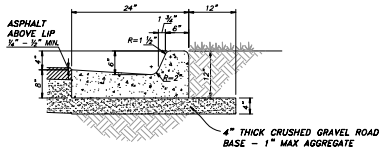
Drawn By: BTC Date: 10/21/25
Designed By:
Checked By:
Approved By:
Scale: 1" = 20'
Drawing File: 24-3-211_v23.dwg
JOB NUMBER: 24-3-211

UDOT GRADING PLAN FOR
EKB HQ
1330 WEST HIGHWAY 89
PLEASANT VIEW, WEBER COUNTY, UTAH
A PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, S.L.B.&M.

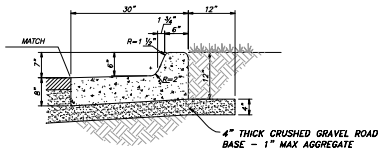
Sheet 6 of 9 Sheets



CONCRETE TO BE 4000 PSI 28 DAY STRENGTH
4" MAX. SLUMP; AIR 6% ± 1½%

CATCH CURB & GUTTER SECTION

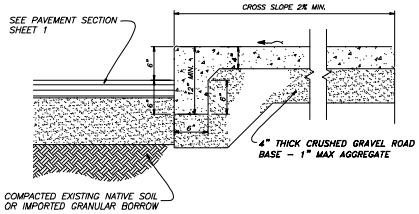
NOT TO SCALE



CONCRETE TO BE 4000 PSI 28 DAY STRENGTH
4" MAX. SLUMP; AIR 6% ± 1½%

SPILL CURB & GUTTER SECTION

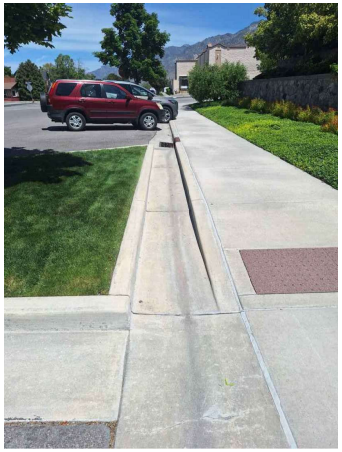
NOT TO SCALE

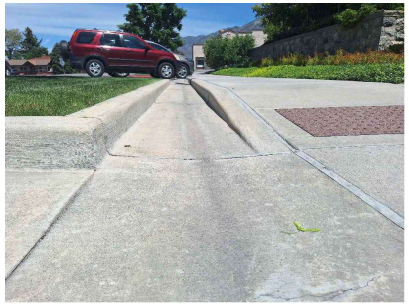


CONCRETE TO BE 4000 PSI 28 DAY STRENGTH
4" MAX. SLUMP; AIR 6% ± 1½%

THICKENED EDGE CONC. SIDEWALK

NOT TO SCALE





CHANNEL GUTTER EXAMPLE

NOT TO SCALE

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Drawn By: BTC Date: 10/21/25
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Scale: 1" = **
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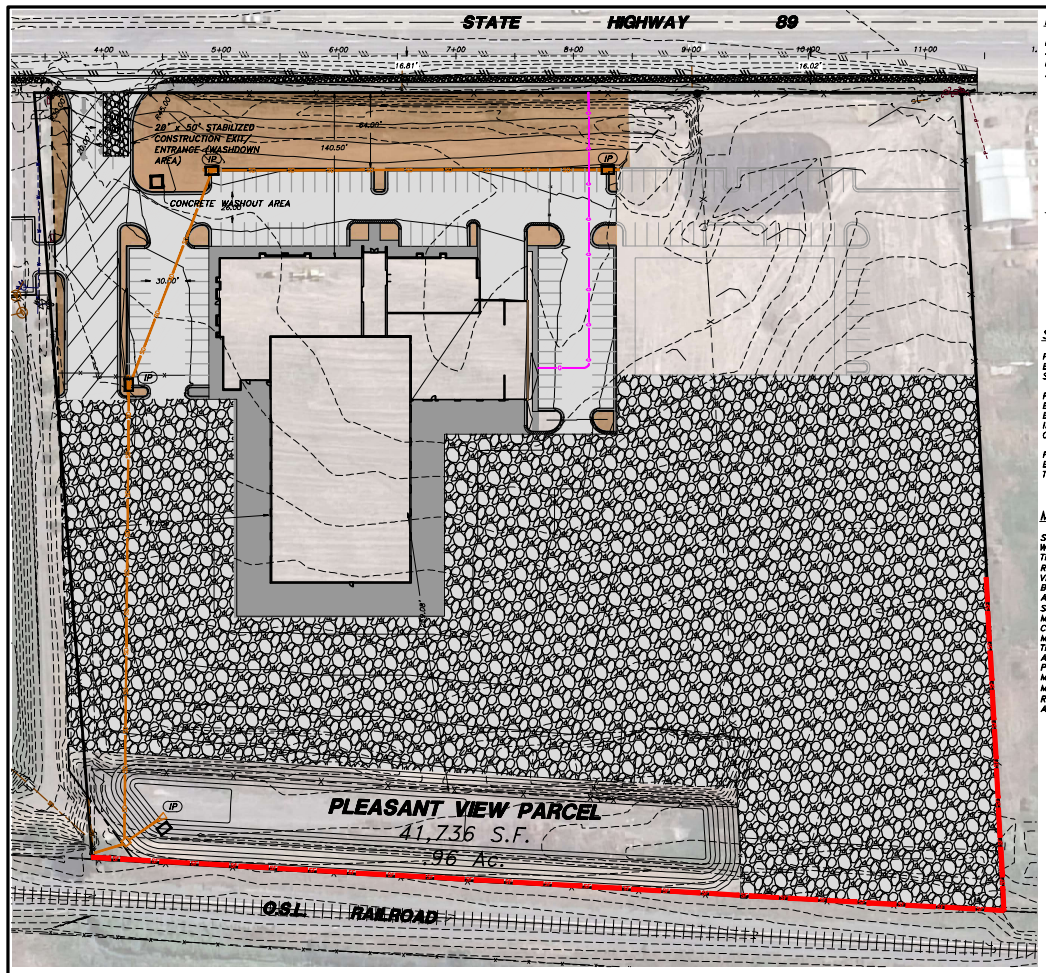
DETAILS FOR
EKB HQ
1330 WEST HIGHWAY 89
PLEASANT VIEW, WEBER COUNTY, UTAH
A PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, S.L.B.&M.



LOCATION:

LOCATION: PLEASANT VIEW, WEBER COUNTY, UTAH
SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, SLB&M
LATITUDE: 41°19'13" N LONGITUDE: 112°01'02" W
APPROXIMATE ELEVATION: 4289'

PROJECT DATA:

TAX ID #: 19-016-0046, 0050, 0051 & 0111
PROJECT ACREAGE: 11.14 ACRES

BRENT BAILEY
1243 N WASHINGTON BLVD.
OGDEN UTAH 84414

OVERVIEW:

THE PROJECT CONSISTS OF PARKING LOT AND BUILDING CONSTRUCTION FOR A COMMERCIAL BUILDING. GRADING WORK IS ALSO REQUIRED IN THE CONSTRUCTION OF THE ASPHALT AND CURB & GUTTER. DRAINAGE FROM ON-SITE ACTIVITY IS TO BE INTERCEPTED BY THE SILT FENCE/BERM AT THE SOUTHWEST BOUNDARY OF THE PROJECT. A CONCRETE WASHOUT/SIGNAGE AREA IS LOCATED NEAR THE PROJECT ENTRANCE/EXIT.

SWPPP PHASING – ORDER OF WORK:

PHASE 1: CONSTRUCTION OF STABILIZED CONSTRUCTION ENTRANCE, CONCRETE WASHOUT AREA AND SIGNAGE, SILT FENCES & BERMS.

PHASE 2: MAINTAIN STABILIZED CONSTRUCTION ENTRANCE, CONCRETE WASHOUT AREA, SILT FENCES & BERMS, AND WATTLES DURING CONSTRUCTION AND SITE IMPROVEMENTS. INSTALL INLET PROTECTION UPON CONSTRUCTION OF CURB INLET BOXES.

PHASE 3: UPON ASPHALTING, REMOVE CONSTRUCTION ENTRANCE, WATTLES, INLET PROTECTION, AND TEMPORARY SILT FENCES & BERMS.

MAINTENANCE/RECORD-KEEPING:

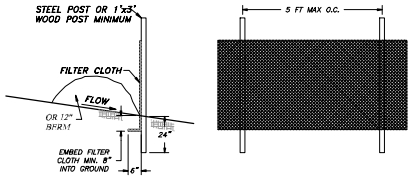
STRICT RECORD KEEPING IS IMPERATIVE. THE PROJECT WILL BE STATE-PERMITTED BUT PARTICULARLY UNDER THE AUSPICES OF PLEASANT VIEW. KEEP INSPECTION REPORTS FORMS/FORMAT AS MANDATED BY PLEASANT VIEW. A THOROUGH INSPECTION OF THE SWPPP MUST BE CONDUCTED AT LEAST EVERY 14 DAYS AND AFTER ANY PRECIPITATION OR SNOWMELT THAT CAUSES SURFACE EROSION. MAINTENANCE AND/OR MODIFICATIONS TO EROSION MEASURES MUST BE COMPLETED IN A TIMELY MANNER, BUT IN NO CASE MORE THAN 7 CALENDAR DAYS AFTER THE INSPECTION. THE ENFORCEMENT AGENCY IS PLEASANT VIEW, WHO ADMINISTERS AND ENFORCES STORMWATER POLLUTION PREVENTION PLANS LOCALLY. STORMWATER MANAGEMENT ASPECTS AND PROCEDURES MAY BE MODIFIED BY PERMITTEE (AND/OR OFFICIAL REPRESENTATIVE) UPON OBTAINING PLEASANT VIEW APPROVAL.

CONCRETE WASHOUT AREA

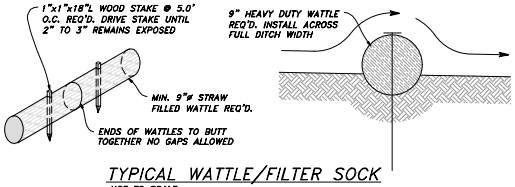
CONCRETE WASHOUT AREA NOTES:

INSTALLATION AND MAINTENANCE TO BE PER SERVICE AGREEMENT,

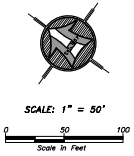
NOTE: ADDING SOLVENTS, FLOCCULENTS, OR ACID TO THE WASHWATER IS PROHIBITED.



SILT FENCE DETAIL
NOT TO SCALE



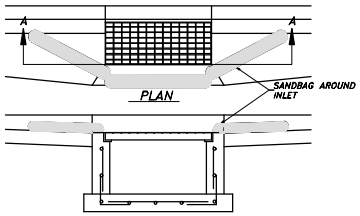
TYPICAL WATTLE/FILTER SOCK
NOT TO SCALE



SCALE: 1" = 50'
0 50 100
Scale In Feet

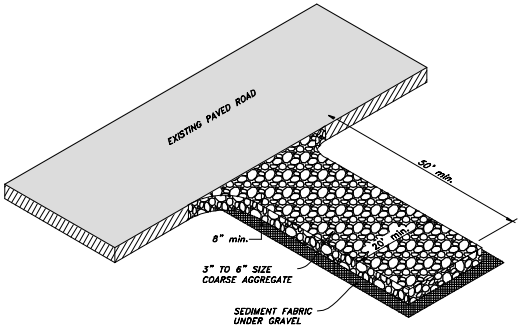
LEGEND

- PROPERTY BOUNDARY LINE
- SILT FENCE OR BERM REQ'D
- TRACKING PAD
- CONCRETE WASHOUT AREA & SIGNAGE
- INLET PROTECTION



SECTION A

CURB INLET PROTECTION DETAIL
NOT TO SCALE



STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

STABILIZED CONSTRUCTION ENTRANCE NOTES:

INSTALLATION/APPLICATION CRITERIA:
1. CLEAR AND GRUB AREA AND GRADE TO PROVIDE MAXIMUM SLOPE OF 2%.

2. COMPACT SUBGRADE AND PLACE FILTER FABRIC IF DESIRED (RECOMMENDED FOR ENTRANCES TO REMAIN FOR MORE THAN 3 MONTHS)

3. PLACE COARSE AGGREGATE, 3" TO 6" IN SIZE, TO A MINIMUM DEPTH OF 8".

LIMITATIONS:
1. REQUIRES PERIODIC TOP DRESSING WITH ADDITIONAL STONES.

2. SHOULD BE USED IN CONJUNCTION WITH STREET SWEEPING ON ADJACENT PUBLIC RIGHT-OF-WAY.

MAINTENANCE:
1. INSPECT DAILY FOR LOSS OF GRAVEL OR SEDIMENT BUILDUP.

2. INSPECT ADJACENT ROADWAY FOR SEDIMENT DEPOSIT AND CLEAN BY SWEEPING OR SHOVELING.

3. REPAIR ENTRANCE AND REPLACE GRAVEL AS REQUIRED TO MAINTAIN CONTROL IN GOOD WORKING CONDITION.

4. EXPAND STABILIZED AREA AS REQUIRED TO ACCOMMODATE TRAFFIC AND PREVENT EROSION AT DRIVEWAYS.

LABELS

- (SF) – SILT FENCE OR BERM
- (SCE) – STABILIZATION CONSTRUCTION ENTRANCE
- (CW) – CONCRETE WASHOUT
- (IP) – INLET PROTECTION

QUANTITIES

- SILT FENCE/BERM – 1057 LF
- STABILIZED CONSTRUCTION ENTRANCE – 1
- CONCRETE WASHOUT – 1
- INLET PROTECTION – 4

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SWPPP FOR
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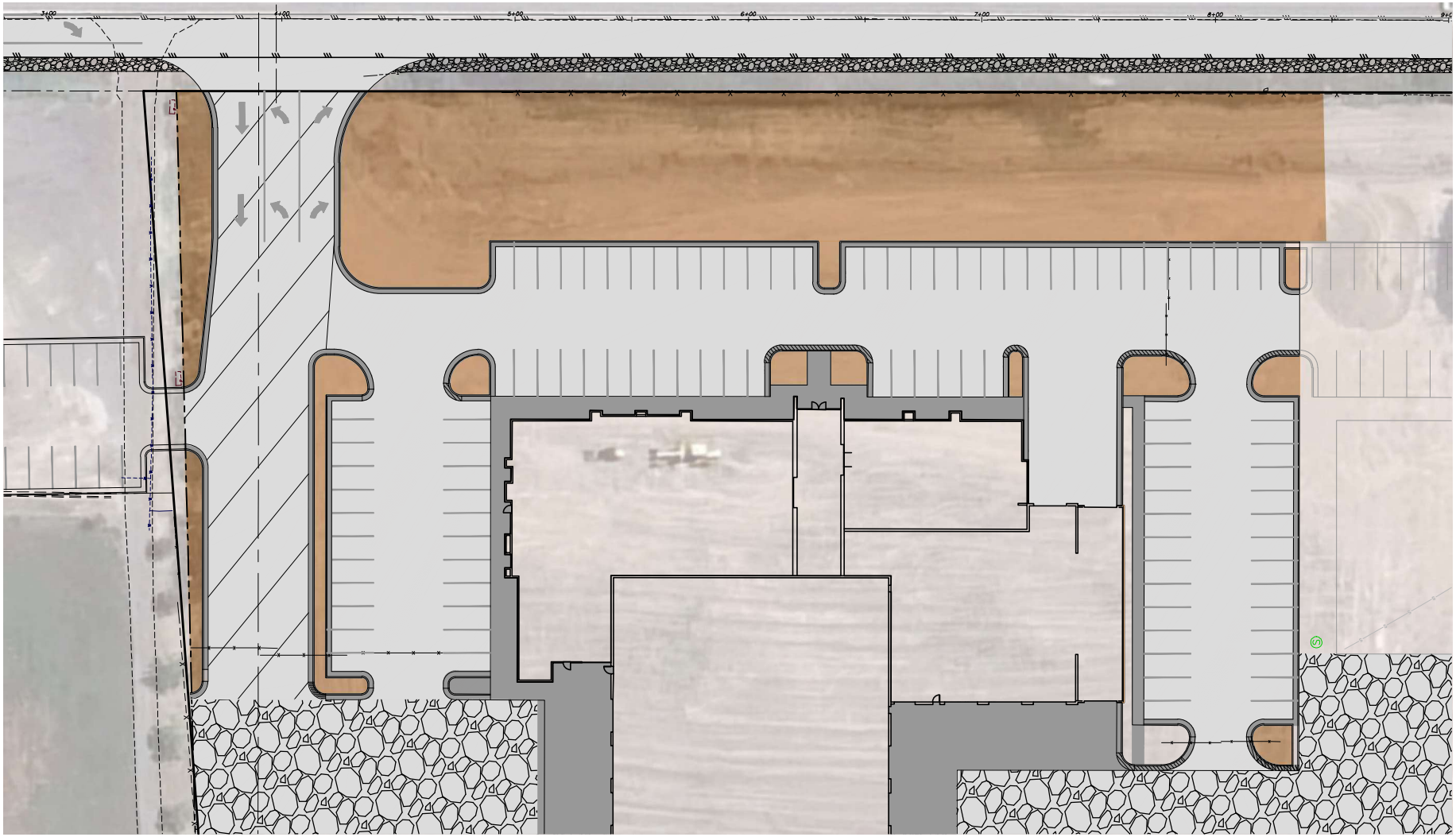

GRAVEL W/ LANDSCAPE FABRIC
(33,150 S.F.)

LANDSCAPE NOTES

ALL PLANTING AREAS TO RECEIVE 3" OF 1.5" GRAVEL OVER LANDSCAPE FABRIC. GRAVEL COLOR WILL VARY AT OWNERS DISCRETION TO CREATE PATTERNS & BREAK UP THE LANDSCAPING AREAS.

PROVIDE CONCRETE SPLASH PAD AT ROOF DRAIN SCUPPERS THAT SPILL INTO THE PLANING AREAS AS NECESSARY TO PREVENT EROSION (5'x5'MIN).

PLACE DECORATIVE BOULDERS OF VARYING SIZE THROUGHOUT THE SITE AT OWNERS DISCRETION.

NO SECONDARY WATER WILL BE INSTALLED.

SCALE: 1" = 20'

0 20 40
Scale In Feet

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LANDSCAPE PLAN FOR

EKB HQ

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PLEASANT VIEW, WEBER COUNTY, UTAH
A PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, S.L.B.&M.

Sheet 9 of 9 Sheets

FLOOR PLAN GENERAL NOTES

APPLICABLE TO THIS SHEET ONLY

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9. FOR BUILDING CODE REQUIREMENTS OR FIRE/SMOKE REQUIREMENTS, SEE 'G' SHEETS.
10. ALL FIRE RATED WALLS TO BE LABELED AS FIRE RATED, LABEL TO BE PLACED ABOVE CEILING LINE.
11. HINGE SIDE OF DOORS ARE LOCATED 4" FROM ADJACENT WALL UNLESS NOTED OTHERWISE.
12. ANY COLUMN FURRING TO BE TIGHT TO COLUMN UNO.
13. ALL CONSTRUCTION SHALL CONFORM TO AND STRICTLY COMPLY WITH ALL APPLICABLE CODES, COVENANTS, RESTRICTIONS, AND OTHER REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION OVER THE PROJECT.
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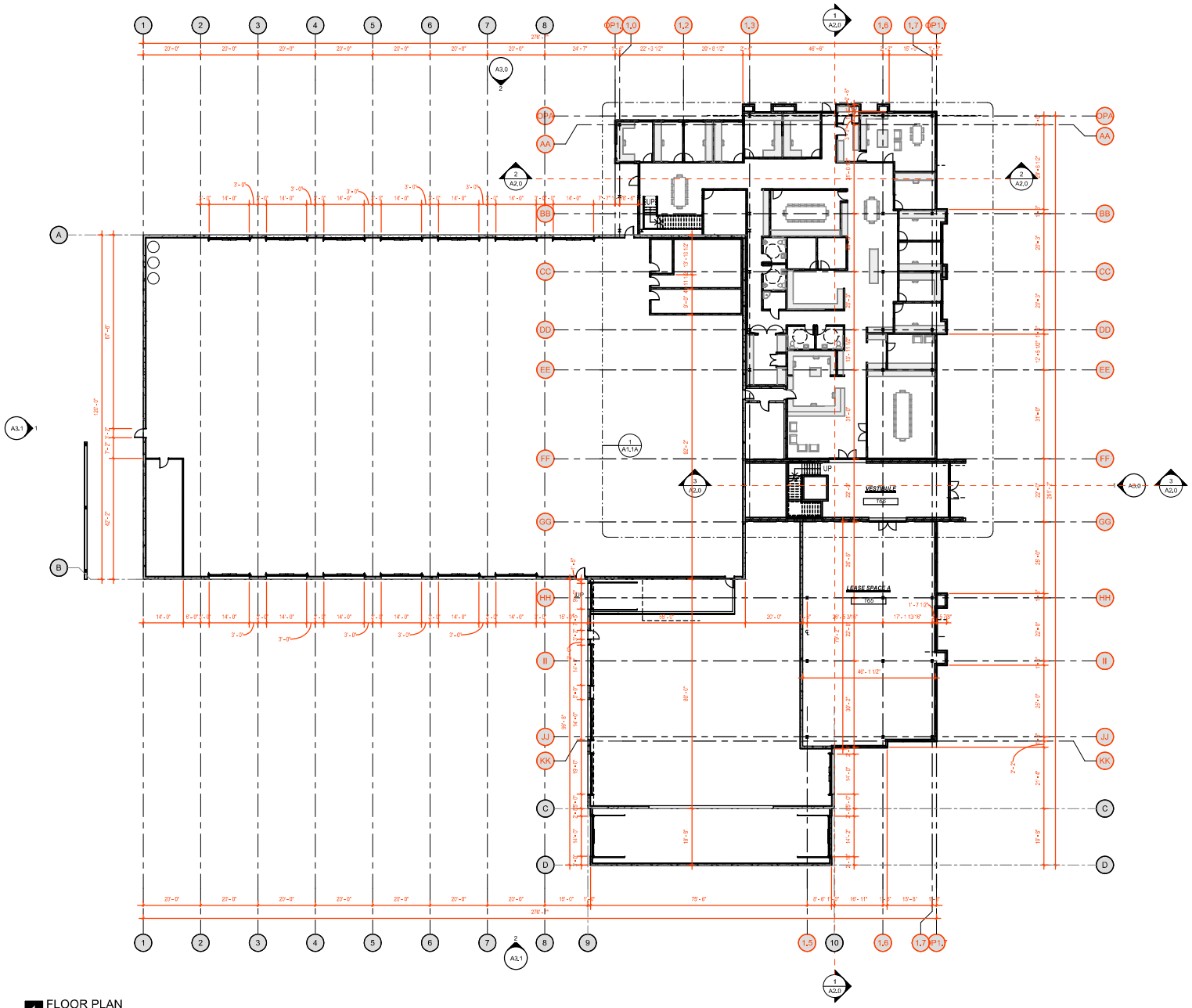
15. BRACE ALL CEILINGS AND NON-LOAD BEARING WALLS AS REQUIRED.

SHEET NOTES

APPLICABLE TO THIS SHEET ONLY

1. AWNING ABOVE
2. ROOF ACCESS LADDER
3. OUTLINE OF ROOF HATCH ABOVE
4. ROOF DRAIN DROP, SEE PLUMBING PLAN
5. STRUCTURAL STEEL COLUMN
6. INTERIOR PARTITIONS TO BE 3 5/8" METAL STUDS OR 2X4 FRAMING
7. 2X6 FRAMING SHEATHED PER SW1 ON EXTERIOR
8. DEMISING WALLS: (1) LAYER TYPE X DRYWALL EACH SIDE



1 FLOOR PLAN
1/16" = 1'-0"

STATE OF UTAH
06/18/2025
CHAD BAILEY
NO: 10896820
LICENSED ARCHITECT

DEVELOP ARCHITECTS

DEVELOP ARCHITECTS, LLC

contact:
a: 1144 E 2800 N, OGDEN, UT 84414
p: 801.823.9506
e: info@developarchitects.com
web: www.developarchitects.com

EKB HQ

1350 WEST HIGHWAY 89
PLEASANT VIEW, UTAH 84404

OWNER: LWE

ISSUE DATE:
06/18/2025

PROJECT PHASE
SCHEMATIC

REVISIONS

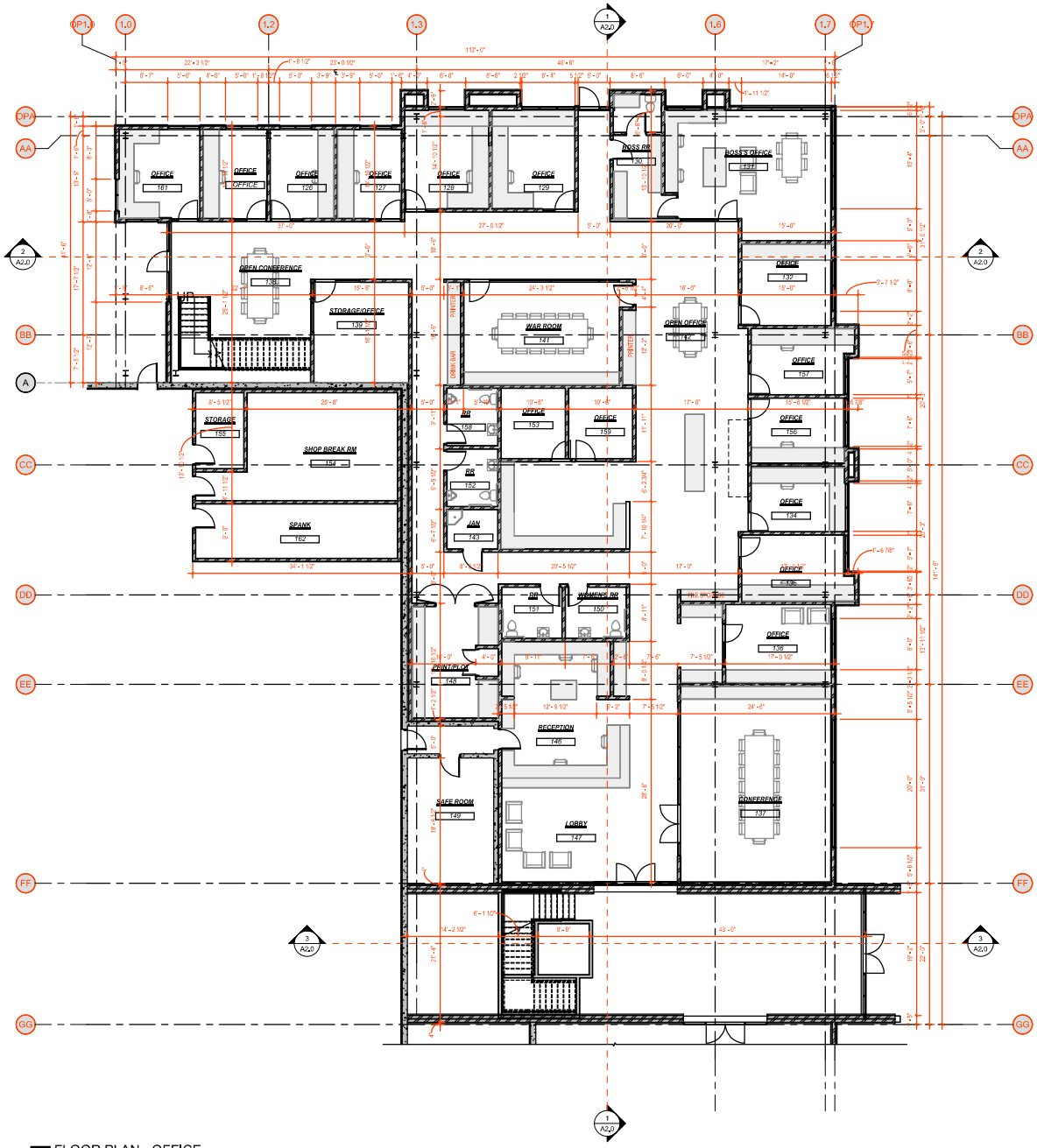
MAIN LEVEL

A1.1

SHEET NUMBER

WALL TYPE LEGEND

TYPE	LEGEND	DESCRIPTION
P1		3" IMP - GRAY
P2		3" IMP - DARK BRONZE
W1		2x6 STUD FRAMING @ 16" O.C. (1) LAYER TYPE 'X' GYP. BD. ON BOTH SIDES. SOUND BATTS.
W2		2X4 STUD FRAMING @ 16" O.C. (1) LAYER 5/8" TYPE 'X' GYP. BD. ON BOTH. SOUND BATTS.
W3		3 5/8" 20 GAUGE STUD FRAMING @ 16" O.C. (1) LAYER 5/8" TYPE 'X' GYP. BD. ON BOTH. SOUND BATTS.
W4		5 1/2" 20 GAUGE STUD FRAMING @ 16" O.C. (1) LAYER 5/8" TYPE 'X' GYP. BD. ON BOTH. SOUND BATTS.
W5		3 5/8" 20 GAUGE STUD FRAMING @ 16" O.C. RESILIENT DECOUPLING CHANNEL S BOTH SIDES @ 24" O.C. HORIZONTAL, (1) LAYER 5/8" TYPE 'X' GYP. BD. ON BOTH. SOUND BATTS.
BW1		2x6 STUD FRAMING @ 16" O.C. 7/16" OSB (1) SIDE PER STRUCTURAL NOTES, (1) LAYER TYPE 'X' GYP. BD. ON BOTH SIDES. SOUND BATTS.
BW2		2x6 STUD FRAMING @ 16" O.C. RESILIENT DECOUPLING CHANNELS BOTH SIDES @ 24" O.C. HORIZONTAL, (1) LAYER TYPE 'X' GYP. BD. ON BOTH SIDES. SOUND BATTS.



1 FLOOR PLAN - OFFICE
1/8" = 1'-0"

STATE OF UTAH
06/18/2025
CHAD BAILEY
NO: 10898820
LICENSED ARCHITECT

DEVELOP ARCHITECTS

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EKB HQ

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PLEASANT VIEW, UTAH 84404

OWNER: LWE

ISSUE DATE:
06/18/2025

PROJECT PHASE
SCHEMATIC

REVISIONS

OFFICE PLAN

A1.1A

SHEET NUMBER

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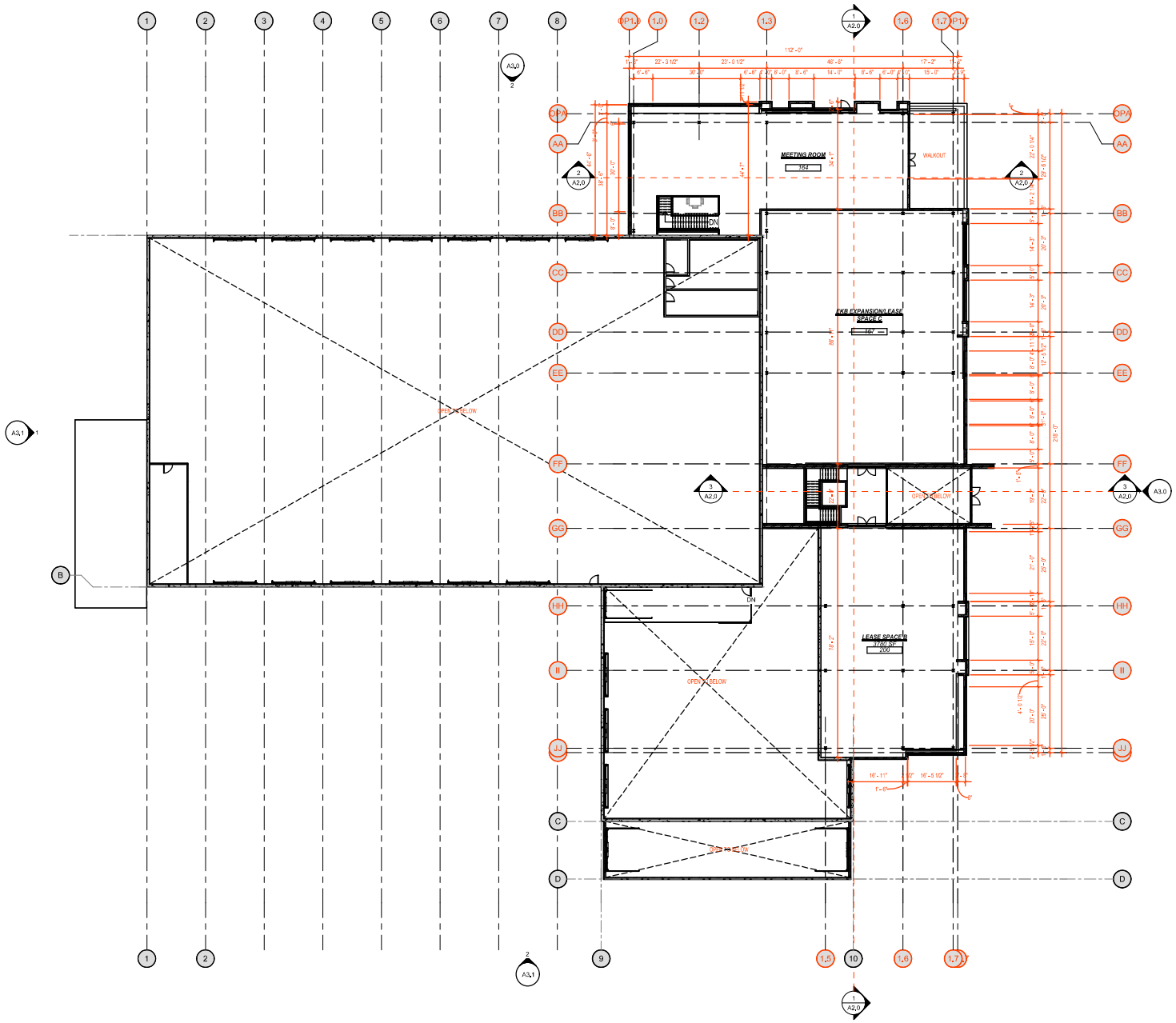

1 MEZZANINE PLAN
1/16" = 1'-0"

COMPASS:

N

STATE OF UTAH
05/05/2025
CHAD BAILEY
NO: 10898820
LICENSED ARCHITECT

DEVELOP ARCHITECTS

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OWNER: LWE

ISSUE DATE:
05/05/2025

PROJECT PHASE
SCHEMATIC

REVISIONS

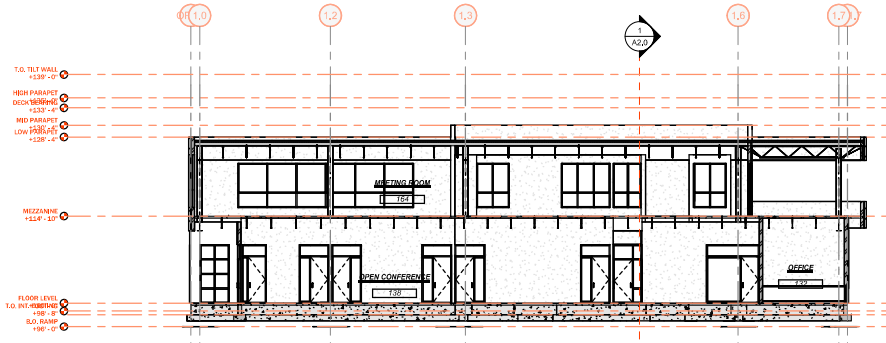
MEZZANINE PLAN

A1.2

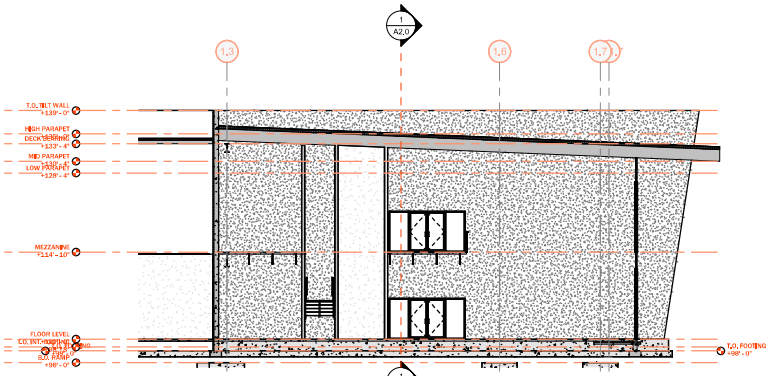
SHEET NUMBER

WALL TYPE LEGEND

TYPE	LEGEND	DESCRIPTION
P1		3" IMP - GRAY
P2		3" IMP - DARK BRONZE
W1		2x6 STUD FRAMING @ 16" O.C. (1) LAYER TYPE 'X' GYP. BD. ON BOTH SIDES, SOUND BATTS.
W2		2X4 STUD FRAMING @ 16" O.C. (1) LAYER 5/8" TYPE 'X' GYP. BD. ON BOTH, SOUND BATTS.
W3		3 5/8" 20 GAUGE STUD FRAMING @ 16" O.C. (1) LAYER 5/8" TYPE 'X' GYP. BD. ON BOTH, SOUND BATTS.
W4		5 1/2" 20 GAUGE STUD FRAMING @ 16" O.C. (1) LAYER 5/8" TYPE 'X' GYP. BD. ON BOTH, SOUND BATTS.
W5		3 5/8" 20 GAUGE STUD FRAMING @ 16" O.C. RESILIENT DECOUPLING CHANNELS BOTH SIDES @ 24" O.C. HORIZONTAL. (1) LAYER 5/8" TYPE 'X' GYP. BD. ON BOTH, SOUND BATTS.
BW1		2x6 STUD FRAMING @ 16" O.C. 7/16" OSB (1) SIDE PER STRUCTURAL NOTES, (1)LAYER TYPE 'X' GYP. BD. ON BOTH SIDES. SOUND BATTS.
BW2		2x6 STUD FRAMING @ 16" O.C. RESILIENT DECOUPLING CHANNELS BOTH SIDES @ 24" O.C. HORIZONTAL. (1) LAYER TYPE 'X' GYP. BD. ON BOTH SIDES. SOUND BATTS.



2 SECTION @ EKB
1" = 10'-0"



3 SECTION @ ENTRY
1" = 10'-0"

1 FULL BUILDING SECTION
1" = 10'-0"

COMPASS:

N

STATE OF UTAH
05/05/2025
CHAD BAILEY
NO: 10898820
LICENSED ARCHITECT

DEVELOP ARCHITECTS

DEVELOP ARCHITECTS, LLC

contact:
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p: 801.823.9506
e: info@developarchitects.com
web: www.developarchitects.com

EKB HQ

1350 WEST HIGHWAY 89
PLEASANT VIEW, UTAH 84404

OWNER: LWE

ISSUE DATE:
05/05/2025

PROJECT PHASE
SCHEMATIC

REVISIONS

SECTIONS

A2.0

SHEET NUMBER

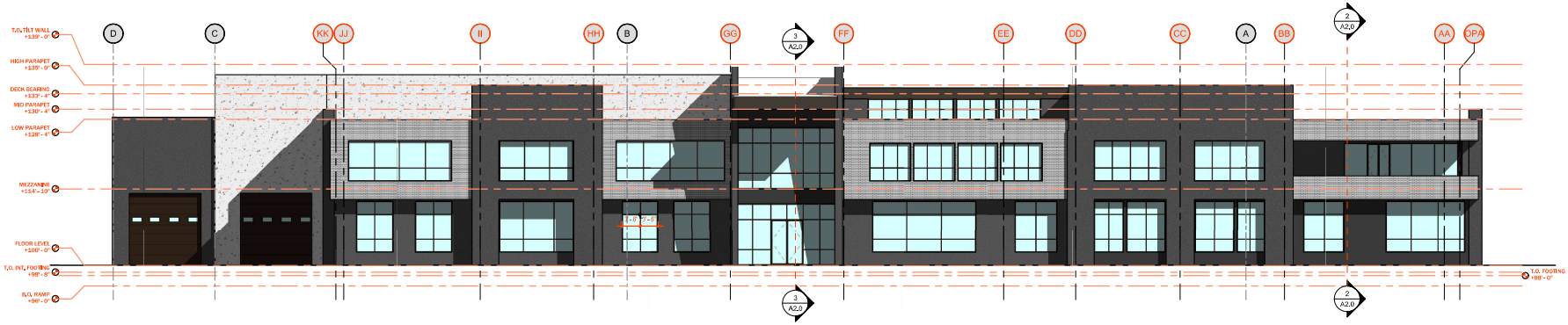
EXTERIOR MATERIAL PERCENTAGE SCHEDULE

Type Mark	Area	Type Comments	%
P1	107 SF	INSULATED METAL PANELS - GRAY	
P2	173 SF	INSULATED METAL PANELS - DARK BRONZE	

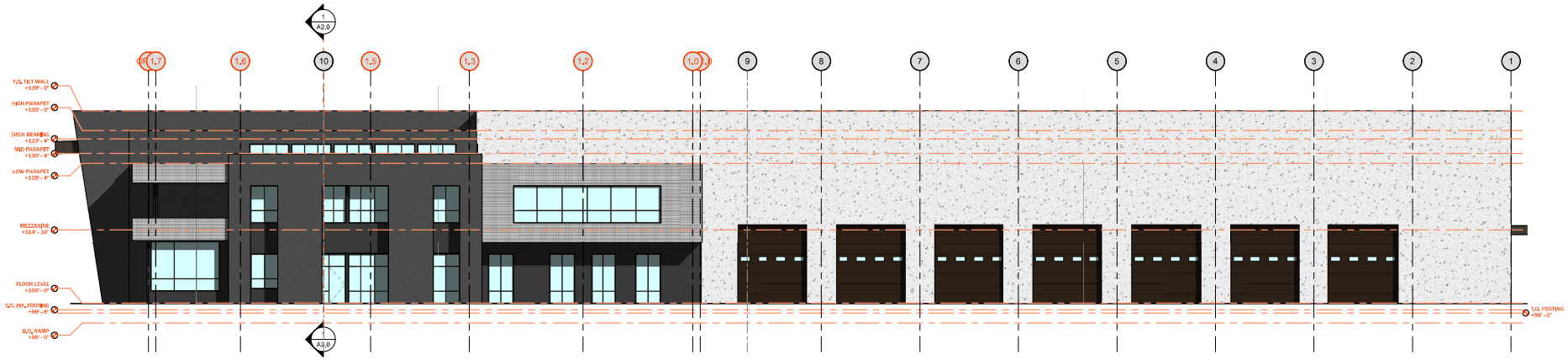
ELEVATION LEGEND

APPLICABLE TO ELEVATION SHEETS ONLY

1. INSULATED METAL PANELS, BRONZE
2. INSULATED METAL PANELS, GREY
3. WOOD TRELLIS
4. STAIN-GRADE WOOD POSTS
5. SIGNAGE
6. BRONZE PARAPET CAP
7. DOOR, PAINTED TO MATCH BRONZE PANELS
8. EXTERIOR LIGH WALL PACK, SEE ELECTRICAL.



1 EAST ELEVATION
1" = 10'-0"



2 NORTH ELEVATION
1" = 10'-0"

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PROJECT PHASE
SCHEMATIC

REVISIONS

ELEVATIONS

A3.0

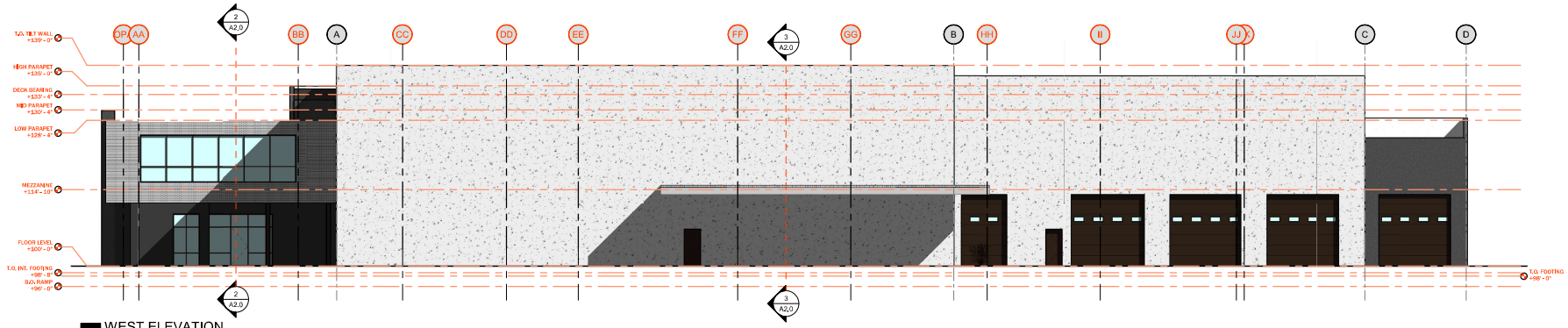
SHEET NUMBER

EXTERIOR MATERIAL PERCENTAGE SCHEDULE			
Type Mark	Area	Type Comments	%
P1	107 SF	INSULATED METAL PANELS - GRAY	
P2	173 SF	INSULATED METAL PANELS - DARK BRONZE	

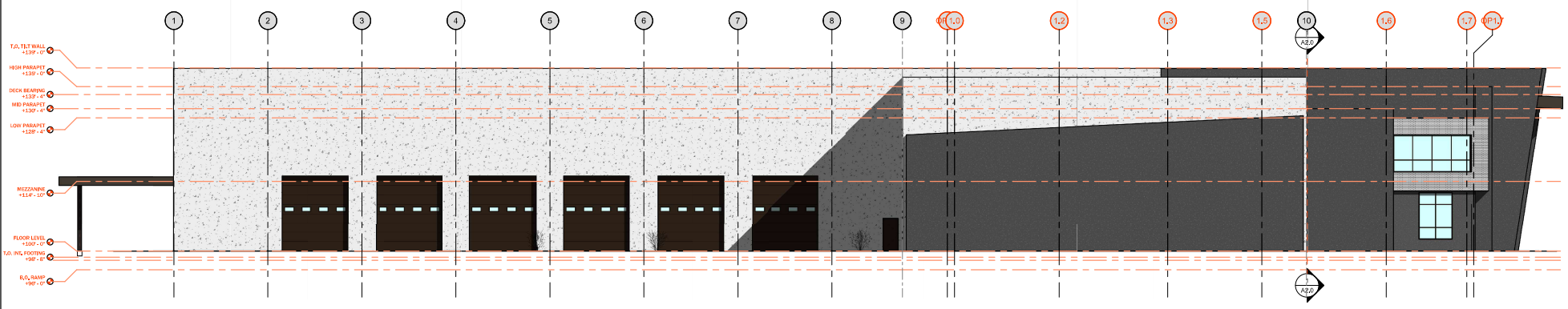
ELEVATION LEGEND

APPLICABLE TO ELEVATION SHEETS ONLY

1. INSULATED METAL PANELS, BRONZE
2. INSULATED METAL PANELS, GREY
3. WOOD TRELLIS
4. STAIN-GRADE WOOD POSTS
5. SIGNAGE
6. BRONZE PARAPET CAP
7. DOOR, PAINTED TO MATCH BRONZE PANELS
8. EXTERIOR LIGH WALL PACK, SEE ELECTRICAL.



1 WEST ELEVATION
1" = 10'-0"



2 SOUTH ELEVATION
1" = 10'-0"

STATE OF UTAH
05/05/2025
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05/05/2025

PROJECT PHASE
SCHEMATIC

REVISIONS

ELEVATIONS

A3.1

SHEET NUMBER

1 EXT 1

2 EXT 2

STATE OF UTAH
08/06/2025
CHAD BAILEY
NO: 10898820
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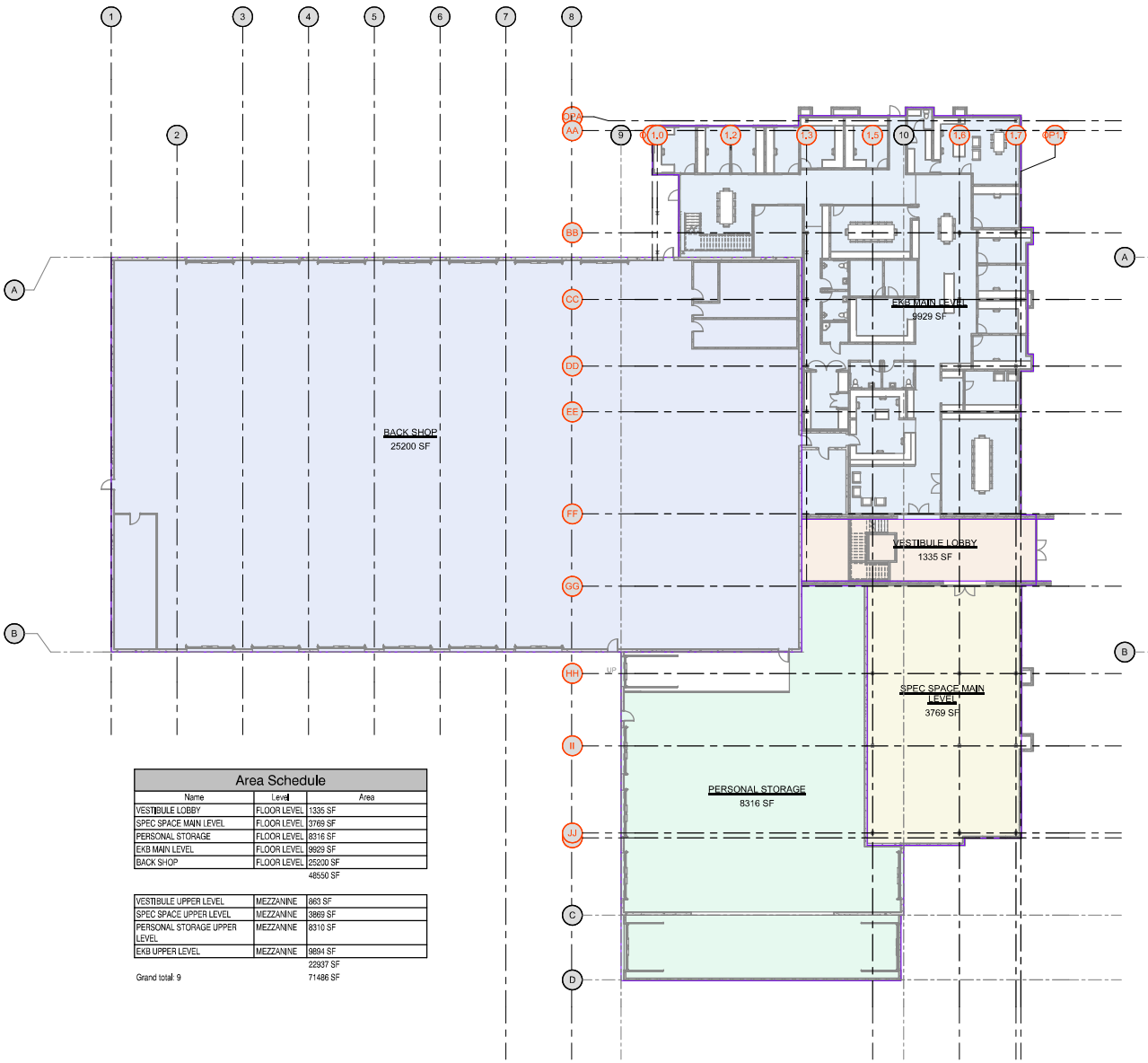
PROJECT PHASE
SCHEMATIC

REVISIONS

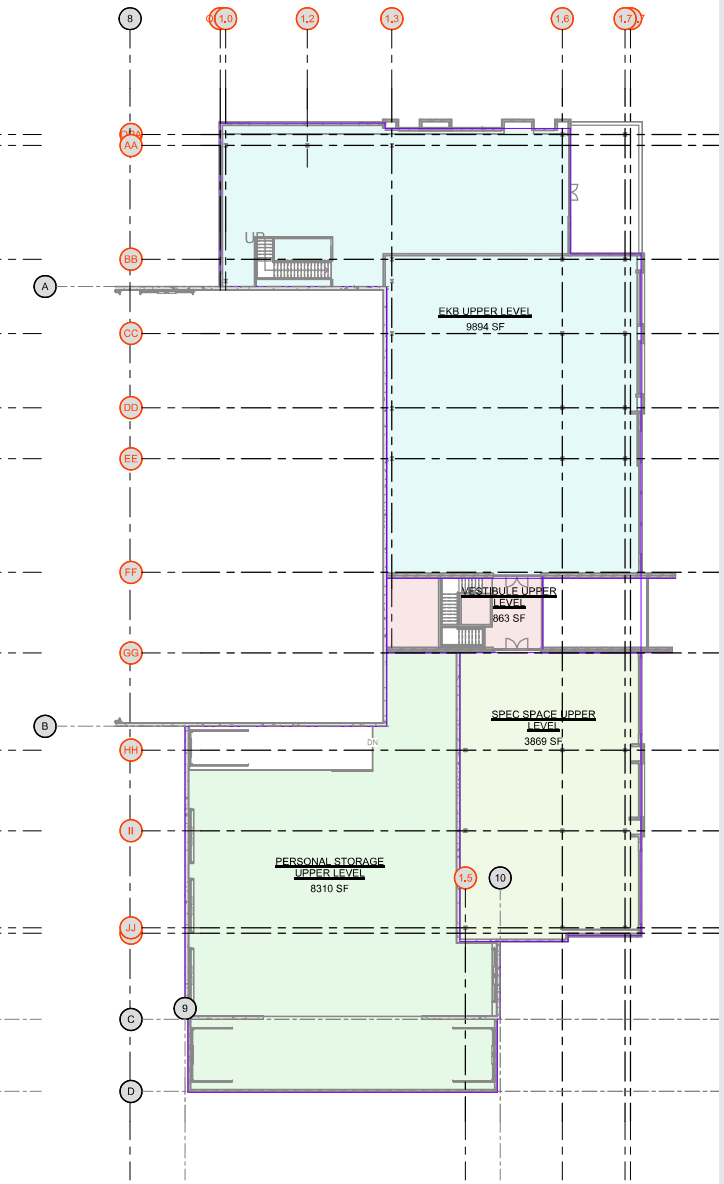
IMAGES

IMGS

SHEET NUMBER



1 MAIN LEVEL AREA PLAN
1/16" = 1'-0"



2 UPPER LEVEL AREA PLAN
1/16" = 1'-0"

Area Schedule

Name	Level	Area
VESTIBULE LOBBY	FLOOR LEVEL	1335 SF
SPEC SPACE MAIN LEVEL	FLOOR LEVEL	3769 SF
PERSONAL STORAGE	FLOOR LEVEL	8316 SF
EKB MAIN LEVEL	FLOOR LEVEL	9929 SF
BACK SHOP	FLOOR LEVEL	25200 SF
		48550 SF

VESTIBULE UPPER LEVEL	MEZZANINE	863 SF
SPEC SPACE UPPER LEVEL	MEZZANINE	3869 SF
PERSONAL STORAGE UPPER LEVEL	MEZZANINE	8310 SF
EKB UPPER LEVEL	MEZZANINE	9894 SF
		22937 SF
Grand total: 9		71486 SF

COMPASS:

N

STATE OF UTAH
08/06/2025
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08/06/2025

PROJECT PHASE
SCHEMATIC

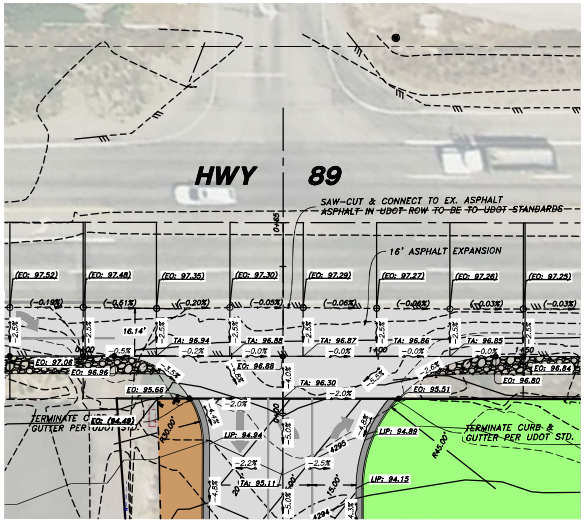
REVISIONS

AREA PLANS

AR.0

SHEET NUMBER

UDOT ACCESS

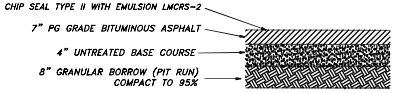


GENERAL NOTES:

1. ALL WORK WITHIN THE UDOT RIGHT OF WAY SHALL COMPLY WITH UDOT STANDARDS AND CONSTRUCTED BY A UDOT BONDABLE CONTRACTOR. AN ONLINE ENROACHMENT PERMIT WILL NEED TO BE OBTAINED BY THE CONTRACTOR BEFORE WORKING IN THE UDOT RIGHT OF WAY.

NOTES FOR CONSTRUCTION WITHIN STATE HIGHWAY RIGHT-OF-WAY:

1. ALL CONSTRUCTION WITHIN THE UDOT RIGHT-OF-WAY SHALL CONFORM TO THE MOST CURRENT UDOT STANDARD (INCLUDING SUPPLEMENTAL) DRAWINGS AND SPECIFICATIONS.
2. THE CONTRACTOR IS TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE UDOT REGION PERMIT OFFICE PRIOR TO COMMENCING WORK WITHIN UDOT RIGHT-OF-WAY. WORKING HOUR LIMITATIONS WILL BE LISTED IN THE LIMITATIONS SECTION OF THE ENCROACHMENT PERMIT.
3. UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIAN ISLAND OR RESTRICT THE ACCESS TO A RIGHT-IN OR RIGHT-OUT AT ANY TIME.
4. OWNER, DEVELOPER, AND CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGES DIRECTLY OR INDIRECTLY WITHIN THE UDOT RIGHT-OF-WAY AS A RESULT OF DEVELOPMENT ACTIVITIES.
5. OWNER, DEVELOPER, AND/OR CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.
6. ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE XI SHEETING) WITH A B3 SLIP BASE. INSTALL ALL SIGNS PER UDOT SN SERIES STANDARD DRAWINGS.
7. COMPLY WITH THE REQUIREMENTS OF UTAH CODE 17-23-14 (DISTURBED CORNERS - COUNTY SURVEYOR TO BE NOTIFIED - COORDINATION WITH CERTAIN STATE AGENCIES).



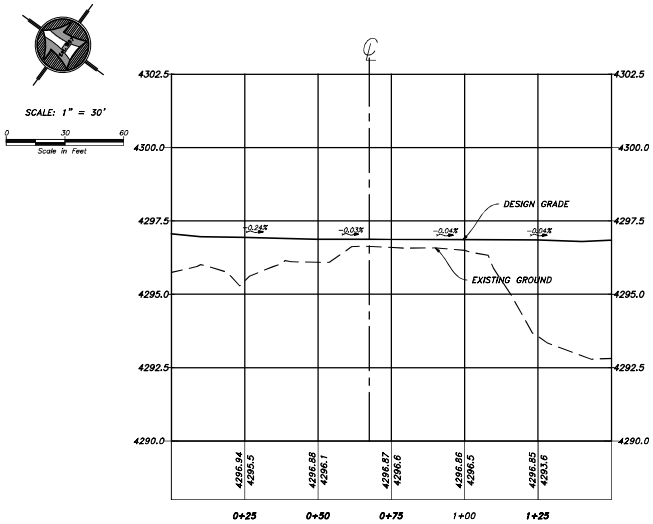
TYPICAL PAVEMENT SECTION
(WITHIN UDOT R.O.W.)
SCALE: NONE

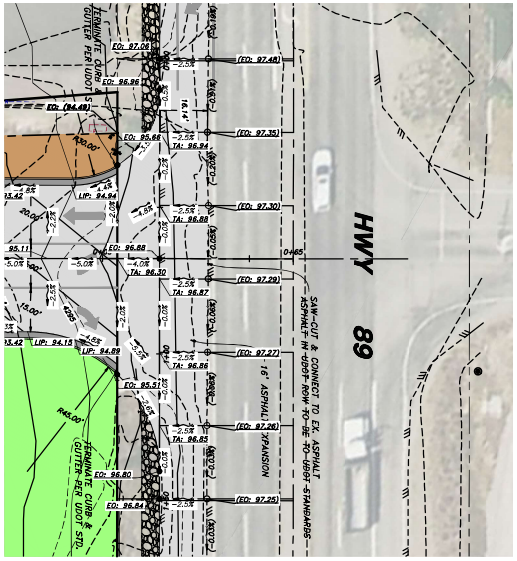
ALL CONSTRUCTION WITHIN UDOT RIGHT OF WAY SHALL CONFORM TO UDOT STANDARDS

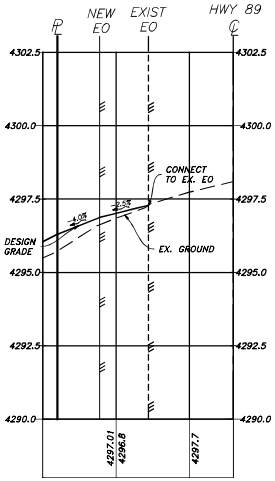
FOR ASPHALT CONSTRUCTION WITHIN THE UDOT ROW MATCH EXISTING, OR THE ANTICIPATED EXISTING OF 7 INCHES OF UDOT- APPROVED HOT MIX ASPHALT (HMA), PG-GRADE 64-34 ASPHALT BINDER, 1/2 INCH NOMINAL MAX, 7-75-115 GYRATION PER UDOT STANDARD SPECIFICATION 02741; OVER 4 INCHES UNTREATED BASE COURSE (UTBC) PER UDOT SPECIFICATION 02721; OVER 8 INCHES GRANULAR BORROW (GB) PER UDOT SPECIFICATION 02056 (WHICHEVER IS GREATER). PROVIDE DOCUMENTATION OF COMPACTION FROM A UDOT-QUALIFIED LABORATORY.

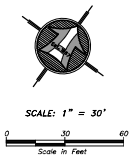
FOR SHOULDER CONSTRUCTION (GRADING 6:1) WITHIN 6 FEET FROM THE EDGE OF ASPHALT, SPECIFY AT LEAST 6 INCHES UNTREATED BASE COURSE (UTBC), TYPE III PLACEMENT PER UDOT SPECIFICATION 02721, OVER THE REQUIRED GRANULAR BORROW (GB) PER UDOT SPECIFICATION 02056. PROVIDE DOCUMENTATION OF COMPACTION FROM A UDOT-QUALIFIED LABORATORY.

SURFACING TO BE MICRO-SURFACING PER UDOT STANDARD SPECIFICATION 02735S REQUIRED FOR THIS ROADWAY ON AT LEAST ALL NEW PAVEMENT PLACED WITHIN UDOT RIGHT-OF-WAY.









GRADING LEGEND

EO = EDGE OF OIL
TA = TOP OF ASPHALT
TG = TOP OF GRAVEL
NG = NATURAL GROUND
(EG = EXISTING ELEVATION)
FL = FLOWLINE

LEGEND:

- SUBDIVISION BOUNDARY
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING SECONDARY WATER LINE
- EXISTING STORM DRAIN PIPE
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED SECONDARY WATER LINE
- PROPOSED STORM DRAIN PIPE
- SAW-CUT REQ'D.
- EXISTING FENCE
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- EXISTING SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING STORM DRAIN INLET
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING LIGHT POLE
- PROPOSED SEWER MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT
- EXISTING CURB & GUTTER
- EXISTING SIDEWALK
- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK
- PROPOSED ASPHALT PAVEMENT

No.	Date	By	Revision

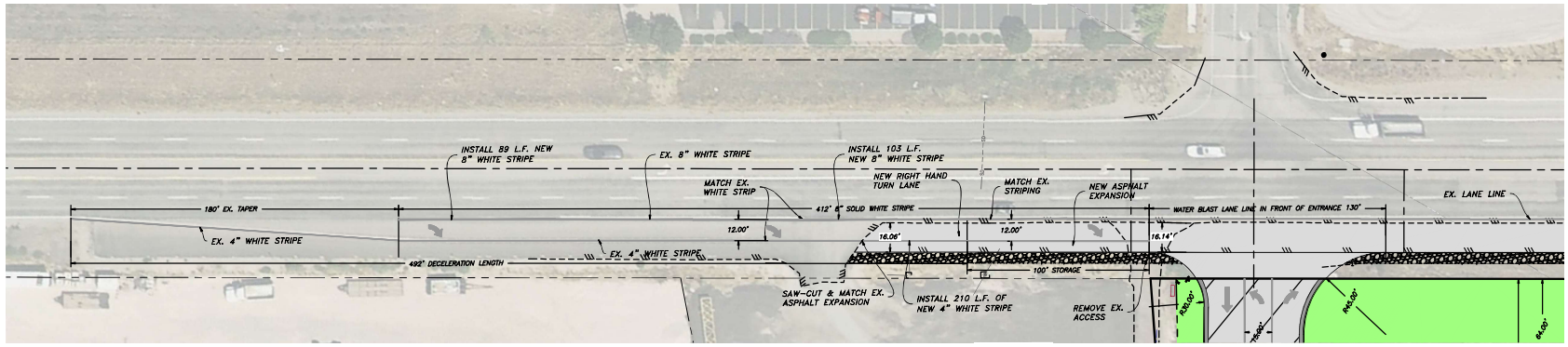
HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Web Site: http://www.hal-inc.net
Brigham City (435) 723-5481 (801) 399-8456 Ogden
(435) 752-4272 Logan
Celebrating over 68 Years of Business

Drawn By: ETC Date: 08/07/25
Designed By:
Checked By:
Approved By:
Scale: 1" = 30'
Drawing File: 24-3-211 v23 CP.dwg
JOB NUMBER: 24-3-211

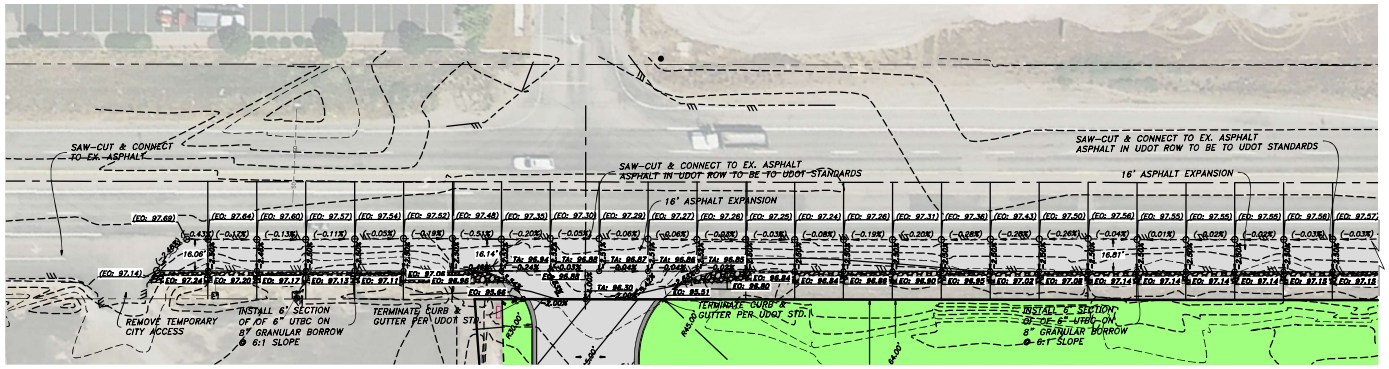
UDOT PLAN FOR
EKB HQ
1330 WEST HIGHWAY 89
PLEASANT VIEW, WEBER COUNTY, UTAH
A PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, S.L.B.&M.

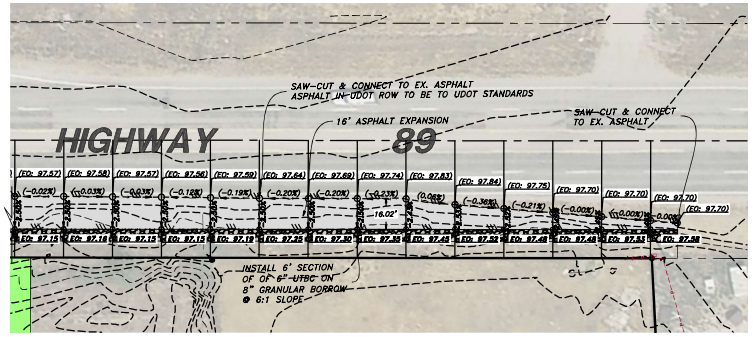
Sheet 1 of 3 Sheets

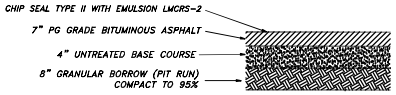
UDOT - RIGHT HAND TURN LANE EXHIBIT



UDOT - HIGHWAY EXPANSION GRADING PLAN







TYPICAL PAVEMENT SECTION
(WITHIN UDOT R.O.W.)
SCALE: NONE

ALL CONSTRUCTION WITHIN UDOT RIGHT OF WAY SHALL CONFORM TO UDOT STANDARDS

SCALE: 1" = 30'

0 30 60
Scale In Feet

LEGEND:

- SUBDIVISION BOUNDARY
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING SECONDARY WATER LINE
- EXISTING STORM DRAIN PIPE
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED SECONDARY WATER LINE
- PROPOSED STORM DRAIN PIPE
- SAW-CUT REQ'D.
- EXISTING FENCE
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- EXISTING SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING STORM DRAIN INLET
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- PROPOSED ASPHALT PAVEMENT

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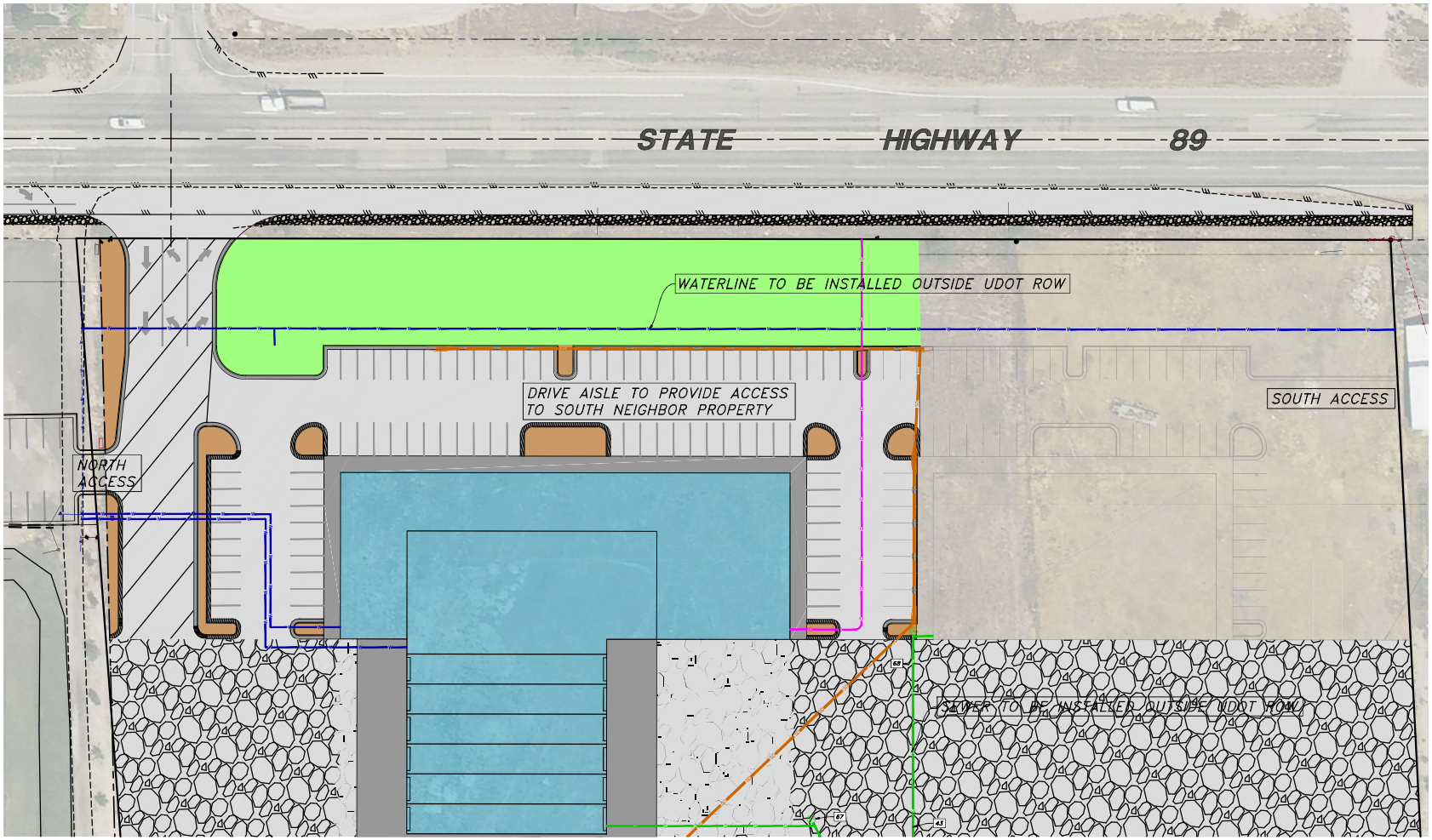
Scale: 1" = 30'
Drawing File: 24-3-211 23 CP.dwg
JOB NUMBER: 24-3-211

UDOT PLAN FOR
BRENT BAILEY
1330 WEST HIGHWAY 89
PLEASANT VIEW, WEBER COUNTY, UTAH
A PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, S.L.B.&M.

Sheet **2** of **2** Sheets

UDOT - CROSS ACCESS & UTILITY EXHBIIT



L E G E N D:

- SUBDIVISION BOUNDARY
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING SECONDARY WATER LINE
- EXISTING STORM DRAIN PIPE
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED SECONDARY WATER LINE
- PROPOSED STORM DRAIN PIPE
- SAW-CUT REQ'D.
- EXISTING FENCE
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- EXISTING SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING STORM DRAIN INLET
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING LIGHT POLE
- PROPOSED SEWER MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT
- EXISTING CURB & GUTTER
- EXISTING SIDEWALK
- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK
- PROPOSED ASPHALT PAVEMENT

SCALE: 1" = 30'

0 30 60
Scale In Feet

No.	Date	By	Revision

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Drawn By: BTC Date: 08/07/25
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UDOT PLAN FOR
EKB HQ
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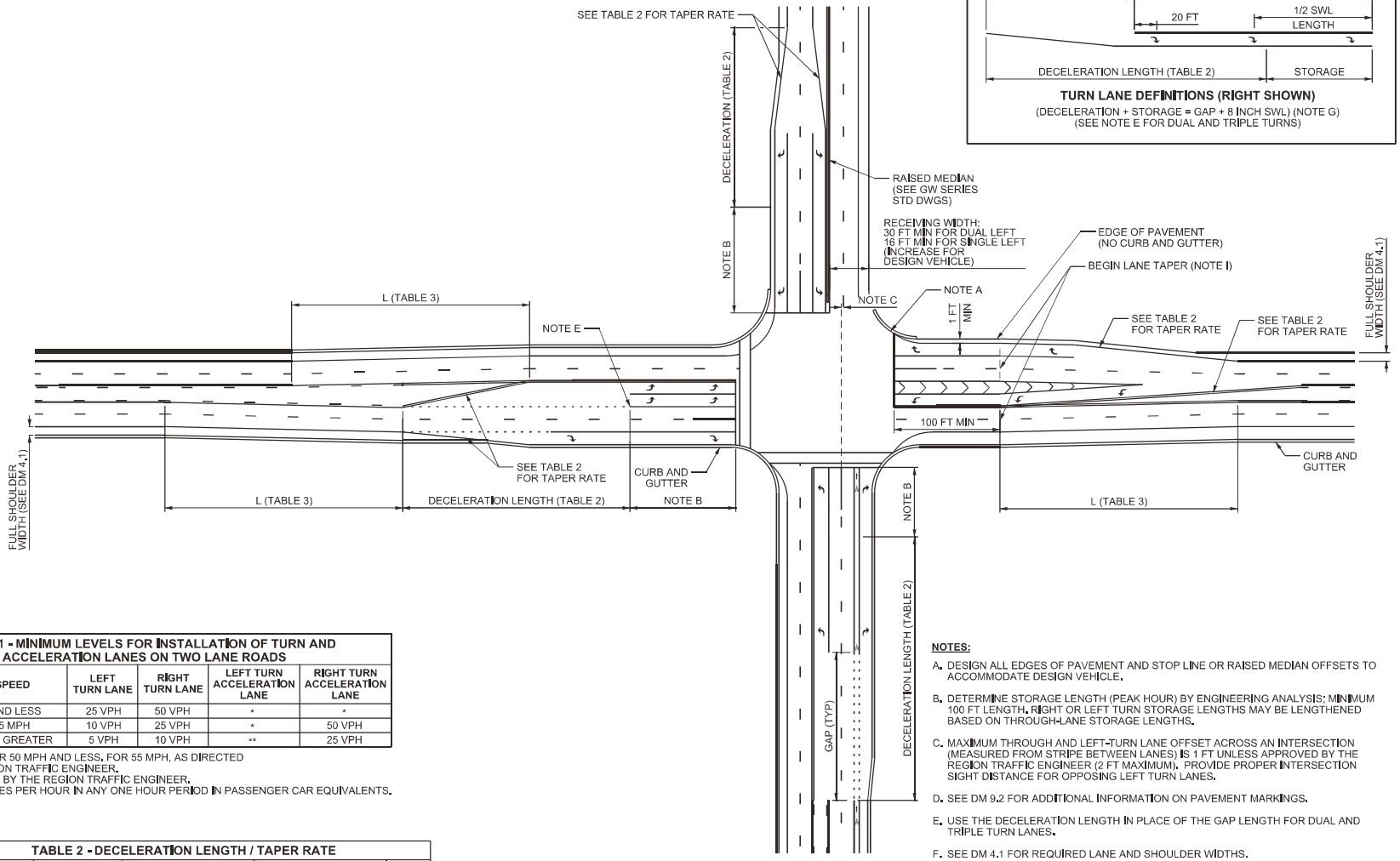
A PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, S.L.B.&M.

Sheet **3** of **3** Sheets



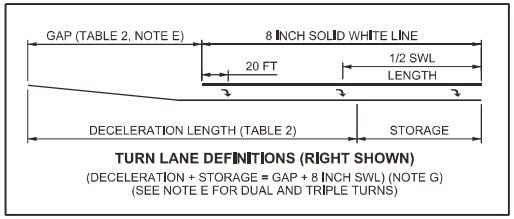


TABLE 1 - MINIMUM LEVELS FOR INSTALLATION OF TURN AND ACCELERATION LANES ON TWO LANE ROADS

DESIGN SPEED	LEFT TURN LANE	RIGHT TURN LANE	LEFT TURN ACCELERATION LANE	RIGHT TURN ACCELERATION LANE
40 MPH AND LESS	25 VPH	50 VPH	*	*
45 TO 55 MPH	10 VPH	25 VPH	*	50 VPH
60 MPH AND GREATER	5 VPH	10 VPH	**	25 VPH

* OPTIONAL FOR 50 MPH AND LESS. FOR 55 MPH, AS DIRECTED BY THE REGION TRAFFIC ENGINEER.
** AS DIRECTED BY THE REGION TRAFFIC ENGINEER.
VPH= VEHICLES PER HOUR IN ANY ONE HOUR PERIOD IN PASSENGER CAR EQUIVALENTS.

TABLE 2 - DECELERATION LENGTH / TAPER RATE

DESIGN SPEED (MPH)	TAPER RATE*	DECEL LENGTH (FT)*	DOWNGRADE** -3%	DOWNGRADE** -6%	DOWNGRADE** -9%	UPGRADE** 3%	UPGRADE** 6%	UPGRADE** 9%	GAP (FT)***
30	8:1	150	175	211	268	129	115	103	100
35	10:1	205	238	288	365	176	156	140	120
40		265	310	376	477	230	204	183	
45		340	393	476	603	291	258	231	
50	15:1	415	485	587	745	359	318	286	180
55		505	587	711	901	435	385	345	
60		600	698	846	1073	517	458	411	210
65		700	819	993	1259	607	538	483	

* SEE AASHTO GB SECTION 9.7.2 FOR ADDITIONAL INFORMATION ON DECELERATION LENGTH AND TAPER RATES
** SEE AASHTO GB EQUATION 3-3
*** GAP LENGTHS ARE MINIMUM VALUES, LENGTH MAY BE INCREASED

TABLE 3

DESIGN SPEED	FORMULA	RATE
LESS THAN 45 MPH	$L=\frac{WS^2}{60}$	$\frac{S^2}{60}$:1
45 MPH AND GREATER	L= WS	S:1

WHERE:
L = TAPER LENGTH IN FEET
W = WIDTH OF OFFSET IN FEET
S = DESIGN SPEED IN MPH

NOTES:

A. DESIGN ALL EDGES OF PAVEMENT AND STOP LINE OR RAISED MEDIAN OFFSETS TO ACCOMMODATE DESIGN VEHICLE.

B. DETERMINE STORAGE LENGTH (PEAK HOUR) BY ENGINEERING ANALYSIS; MINIMUM 100 FT LENGTH. RIGHT OR LEFT TURN STORAGE LENGTHS MAY BE LENGTHENED BASED ON THROUGH-LANE STORAGE LENGTHS.

C. MAXIMUM THROUGH AND LEFT-TURN LANE OFFSET ACROSS AN INTERSECTION (MEASURED FROM STRIPE BETWEEN LANES) IS 1 FT UNLESS APPROVED BY THE REGION TRAFFIC ENGINEER (2 FT MAXIMUM). PROVIDE PROPER INTERSECTION SIGHT DISTANCE FOR OPPOSING LEFT TURN LANES.

D. SEE DM 9.2 FOR ADDITIONAL INFORMATION ON PAVEMENT MARKINGS.

E. USE THE DECELERATION LENGTH IN PLACE OF THE GAP LENGTH FOR DUAL AND TRIPLE TURN LANES.

F. SEE DM 4.1 FOR REQUIRED LANE AND SHOULDER WIDTHS.

G. THE FOLLOWING MITIGATIONS (IN ORDER OF PRECEDENCE) MAY BE USED UPON APPROVAL OF THE REGION TRAFFIC ENGINEER IF MINIMUM TURN LANE LENGTHS CANNOT BE PROVIDED:
1. REDUCE THE 8 INCH SWL TO PROVIDE THE STANDARD GAP LENGTH. DO NOT REDUCE THE STRIPE TO ENCROACH ON THE MINIMUM (100 FT MIN) CALCULATED STORAGE LENGTH. DECELERATION WILL OCCUR IN THE THROUGH LANES.
2. REMOVE THE TURN POCKET AND DO NOT BREAK THE SHOULDER OR MEDIAN STRIPING. DECELERATION MAY OCCUR IN THE SHOULDER OR MEDIAN AND THE THROUGH LANES.

H. PROVIDE A TWO-WAY LEFT TURN LANE CONNECTING ADJACENT ACCESSES WHEN OPPOSING TAPERS OVERLAP OR AS DIRECTED BY THE REGION TRAFFIC ENGINEER.

I. PROVIDE A MINIMUM 100 FT TANGENT APPROACH SECTION PRIOR TO STOP LINES. USE THE SAME ENTRANCE AND EXIT BEARINGS FOR OPPOSING INTERSECTION DIRECTIONS UNLESS THE ALIGNMENT IS ON A CURVE THEN PROVIDE A MINIMUM 100 FT DISTANCE WHERE TRAVEL LANES ARE PARALLEL TO THE HORIZONTAL CONTROL LINE.

REVISIONS

NO.	DATE	APPR.	REMARKS

UTAH DEPARTMENT OF TRANSPORTATION
UDOT ROADWAY DRAWINGS

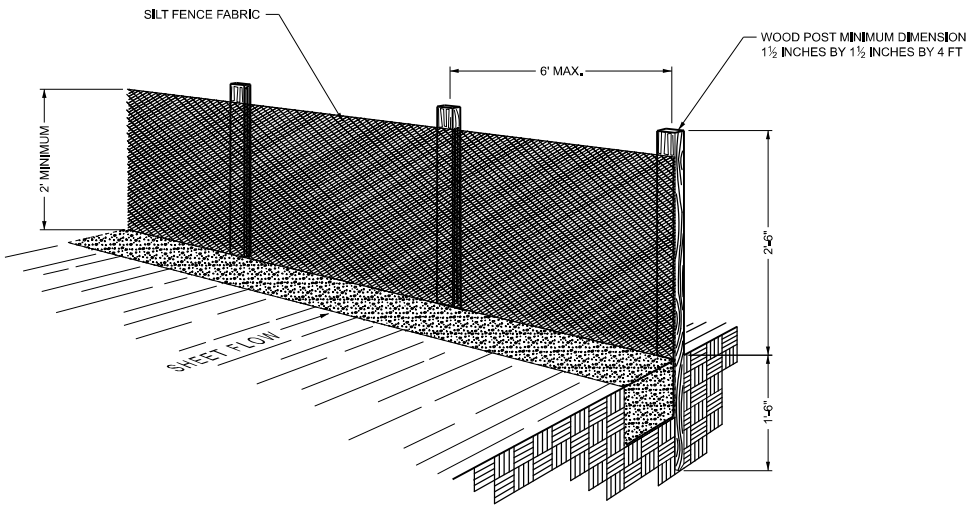
DRAWN BY
QC CHECKED BY
APPROVED
PROFESSIONAL ENGINEER
DATE

INTERSECTION GEOMETRICS

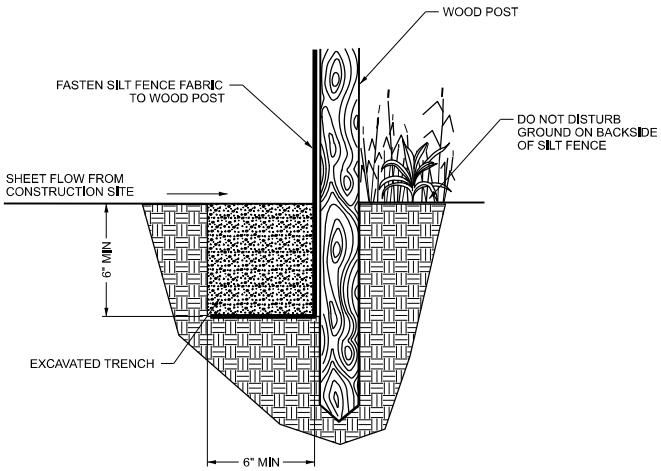
ROADWAY DESIGN MANUAL DRAWING TITLE

RDM. DWG. NO.
DM 9.1

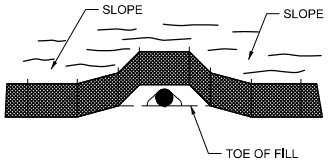
6/23/2021



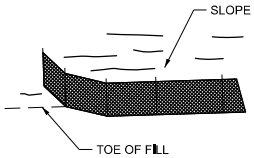
PERSPECTIVE VIEW



SECTION

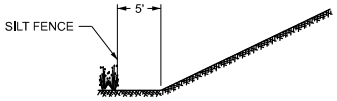


AROUND A PIPE OUTLET



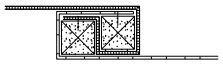
AT END OF SILT FENCE

SEE NOTE 6



AT TOE OF FILL SLOPE

SEE NOTE 1



SPLICES (TOP VIEW)

SEE NOTE 8

SILT FENCE INSTALLATIONS

NOTES:

1. POSITION THE SILT FENCE 5 FT BEYOND THE TOE OF SLOPE. INSTALL SILT FENCE AT TOE OF SLOPE WHEN PLACING WITHIN OR IMMEDIATELY ADJACENT TO A WETLAND.
2. ALIGN THE FENCE ALONG THE CONTOUR AS MUCH AS POSSIBLE TO AVOID CREATING LOW POINTS ALONG THE SILT FENCE. PROVIDE AN OPENING IN THE FENCE AND INSTALL A SEDIMENT TRAP WHERE EXCESSIVE RUNOFF WILL ACCUMULATE AT A LOW POINT.
3. SECURE FIRMLY INTO GROUND BY EXCAVATING TRENCH, PLACING SILT FENCE FABRIC THEN BACKFILLING WITH EXCAVATED TRENCH MATERIAL.
4. SECURE SILT FENCE FABRIC TO WOOD POST ACCORDING TO MANUFACTURER RECOMMENDATIONS.
5. MINIMIZE DISTURBANCE WHEN EXCAVATING THE TRENCH.
6. SILT FENCE INSTALLATION EQUIPMENT MAY BE USED AS AN ALTERNATIVE INSTALLATION METHOD IF BOTTOM 6 INCHES OF SILT FENCE FABRIC IS TRENCHED FIRMLY INTO GROUND AND MEETS ALL OTHER REQUIREMENTS.
7. RUN THE ENDS OF THE FENCE SLIGHTLY UP SLOPE TO PREVENT RUNOFF FROM FLOWING AROUND THE ENDS OF THE SILT FENCE.
8. DO NOT PLACE SILT FENCE ACROSS AREAS OF CONCENTRATED FLOWS.
9. AVOID USING SPLICES ALONG THE FENCE AS MUCH AS POSSIBLE. OVERLAP THE END POSTS AND TWIST 180 DEGREES BEFORE STAKING THE WOOD POSTS WHEN NECESSARY.

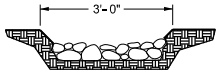
REVISIONS

NO.	DATE	APPR.	DRAWING NAME CHANGE	REMARKS
1	06/17/2021	RH		

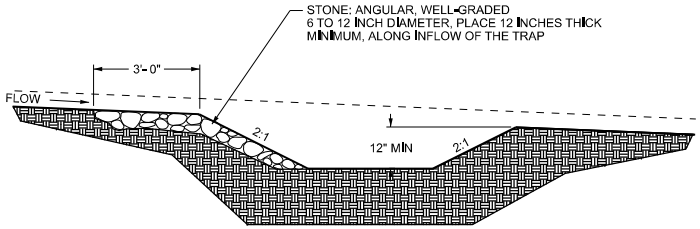
UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION
SALT LAKE CITY, UTAH
STANDARD DRAWING EDITION
2026 Standard Drawing

TEMPORARY ENVIRONMENTAL CONTROLS (SILT FENCE)
STANDARD DRAWING TITLE

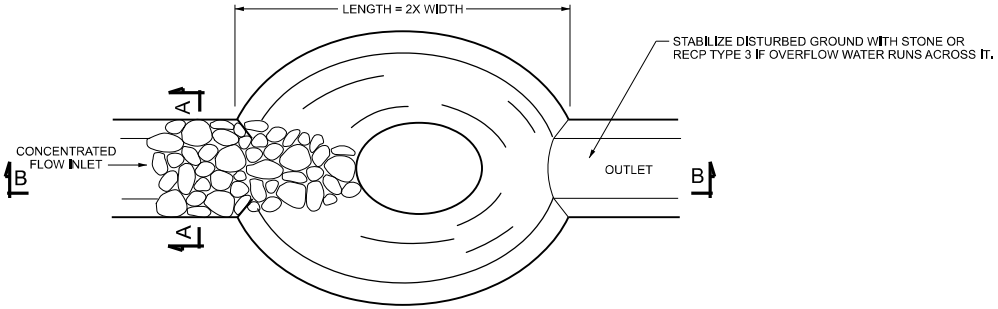
STD. DWG. NO.
EN 2



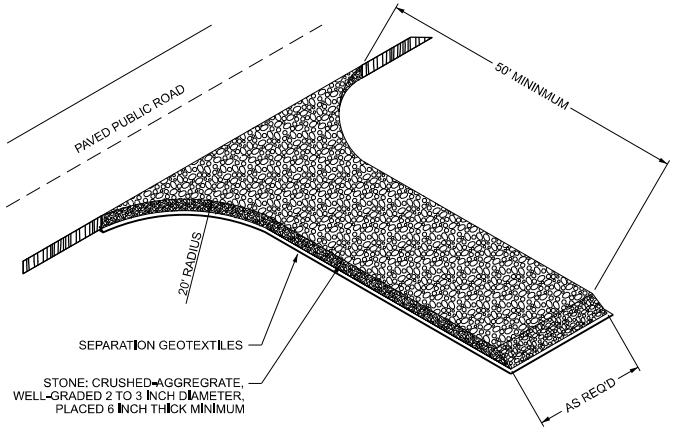
SECTION A - A



SECTION B - B



SEDIMENT TRAP PLAN



STABILIZED CONSTRUCTION ENTRANCE

NOTES FOR STABLILIZED CONSTRUCTION ENTRANCE:

1. PLACE GEOTEXTILE FABRIC BENEATH LIMITS OF STONE.
2. PREVENT VEHICLES LEAVING THE CONSTRUCTION SITE TO TRACK MUD ONTO PAVED ROADS.

REVISIONS

NO.	DATE	APPR.	REMARKS
2	02/17/2022	RH	REVISE SECTION 02370 PRODUCT NAME CHANGE
1	06/17/2021	RH	GEOTEXTILE CALLOUT, DRAWING NAME CHANGE

UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION
SALT LAKE CITY, UTAH
STANDARD DRAWING EDITION
2026 Standard Drawing

TEMP. ENVIRONMENTAL CONTROLS (SEDIMENT TRAP AND STABILIZED CONSTRUCTION ENTRANCE)
STANDARD DRAWING TITLE

STD. DWG. NO.
EN 6

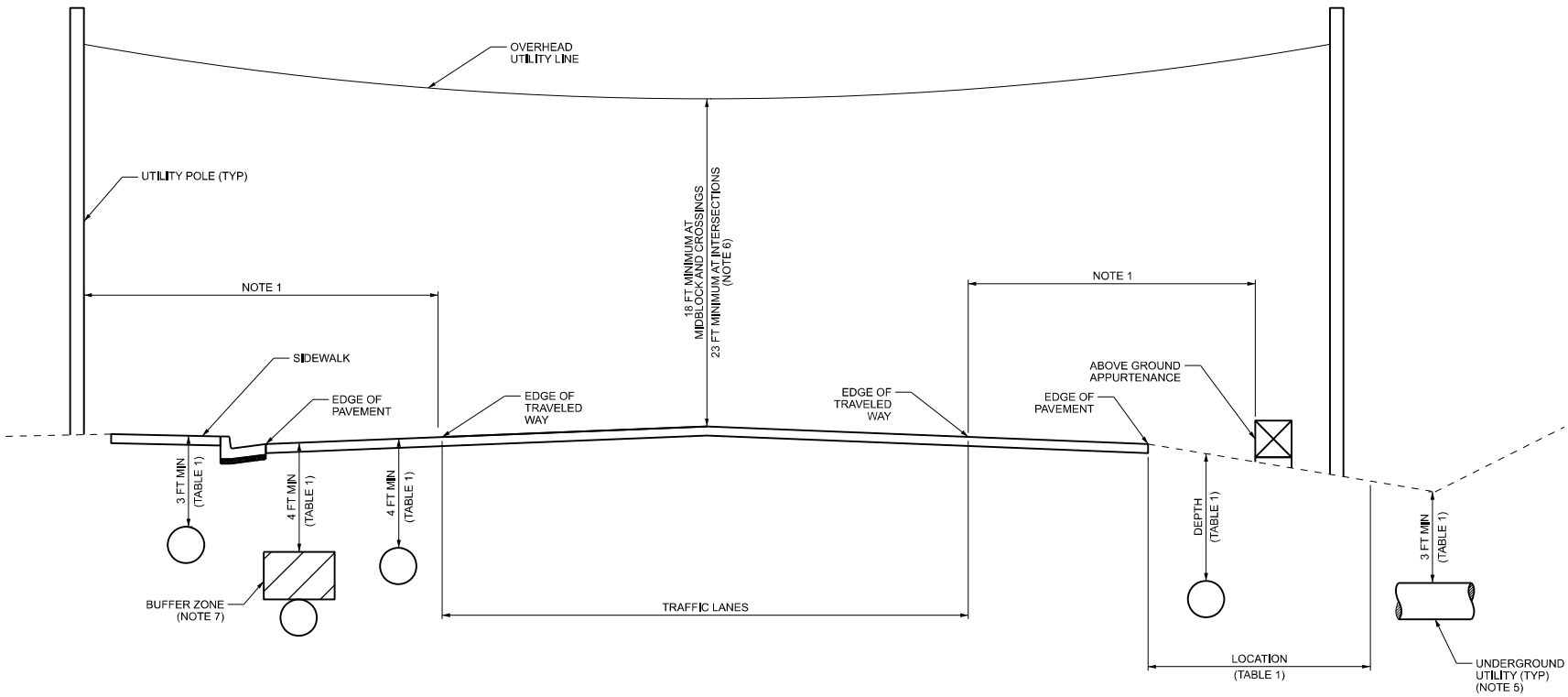


TABLE 1					
MINIMUM DEPTH OF BURY TO TOP OF UTILITY (LONGITUDINAL AND CROSSING INSTALLATIONS)					
LOCATION	UNDER PAVEMENT	UNDER SIDEWALK	UNDER DITCH (NOTE 5)	LOCATION < 20 FT FROM EDGE OF PAVEMENT	LOCATION > 20 FT FROM EDGE OF PAVEMENT
DEPTH	4 FT BELOW TOP OF PAVEMENT	3 FT BELOW TOP OF SIDEWALK	3 FT BELOW FLOW LINE	5 FT BELOW NATURAL GRADE	3 FT BELOW NATURAL GRADE

NOTES:

1. USE THE MAXIMUM REQUIRED AASHTO CLEAR ZONE AS DEFINED IN THE UDOT ROADWAY DESIGN MANUAL SECTION 4.6.
2. FOLLOW ADMINISTRATIVE RULE 930-7, UTILITY ACCOMMODATION.
3. MEET OR EXCEED NATIONAL ELECTRIC SAFETY CODE VERTICAL AND HORIZONTAL CLEARANCES AND OSHA WORKING CLEARANCES FOR MAINTANENCE OF DEPARTMENT FACILITIES.
4. INSTALL UTILITY CROSSINGS AS CLOSE TO PERPENDICULAR TO THE ROADWAY AS POSSIBLE.
5. AVOID LONGITUDINAL PLACEMENT OF UNDERGROUND UTILITIES DIRECTLY BENEATH DITCHES.
6. 18 FT MINIMUM CLEARANCE REQUIRED FOR ALL OVERHEAD UTILITIES WITHIN UDOT RIGHT-OF-WAY, BOTH CROSSING AND PARALLEL TO THE ROADWAY. MINIMUM CLEARANCES ARE ALSO REQUIRED FOR ALL UNDERBUILD UTILITIES LOCATED BELOW ELECTRICAL LINES.
7. IF A BUFFER ZONE IS REQUIRED BY THE UTILITY COMPANY THE MINIMUM DEPTH OF BURY IS TO THE TOP OF THE BUFFER ZONE. BUFFER ZONE MATERIAL MUST BE APPROVED BY UDOT.

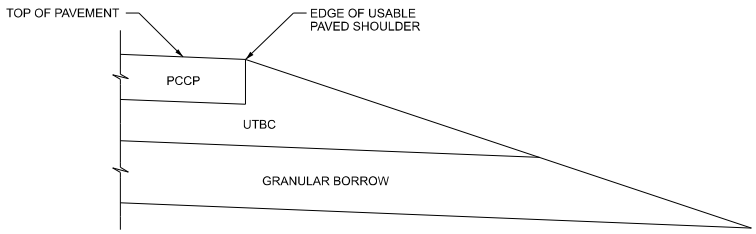
REVISIONS

NO.	DATE	APPR.	REMARKS
1		New Drawing	

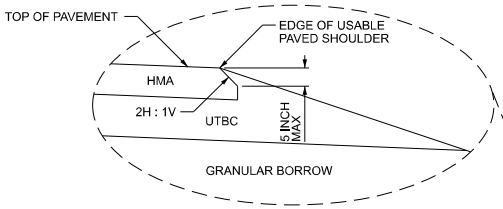
UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION
SALT LAKE CITY, UTAH
STANDARD DRAWING EDITION
2026 Standard Drawing

UTILITY LOCATION REQUIREMENTS
STANDARD DRAWING TITLE

STD. DWG. NO.
GW 9



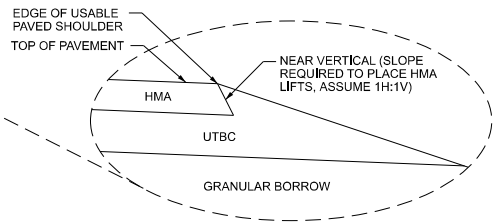
PCCP EDGE DETAIL



HMA EDGE OPTION 1

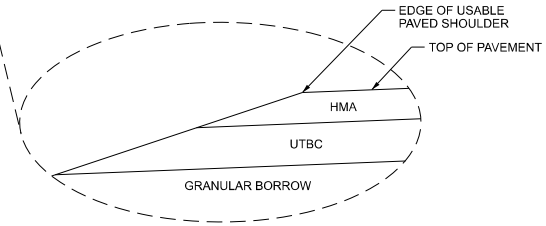
(NOTE 2)

HMA PAVEMENT EDGE DETAIL



HMA EDGE OPTION 3

(NOTE 2)



HMA EDGE OPTION 2

(NOTE 2)

NOTES:

1. PROVIDE MEASURES TO CAPTURE AND CONVEY DRAINAGE AWAY FROM PAVEMENT SECTION. MAINTAIN A MINIMUM 1 FT VERTICAL DISTANCE BELOW THE BOTTOM OF GRANULAR BORROW LAYER TO THE BOTTOM OF THE CUT DITCH OR FILL LINE OR PER PLAN.
2. REFER TO PROJECT PLAN SHEETS TO IDENTIFY WHICH EDGE DETAIL TO USE.

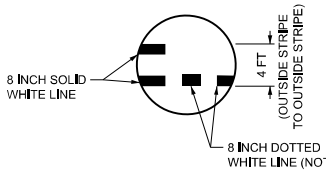
REVISIONS

NO.	DATE	APPR.	REMARKS

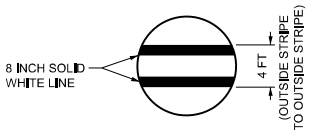
UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION
SALT LAKE CITY, UTAH
STANDARD DRAWING EDITION
2026 Standard Drawing

EDGE DETAIL
STANDARD DRAWING TITLE

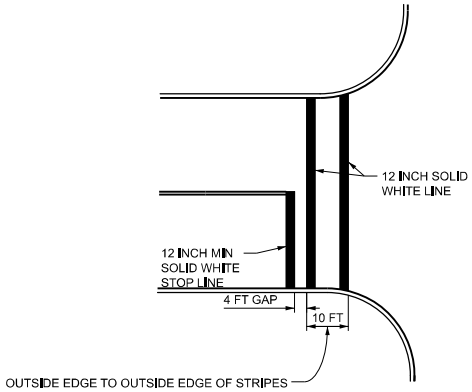
STD. DWG. NO.
PV 11



HOV LANE STRIPING DETAIL FOR TRANSITION FROM PROHIBITED MOVEMENT TO ACCESS OPENING

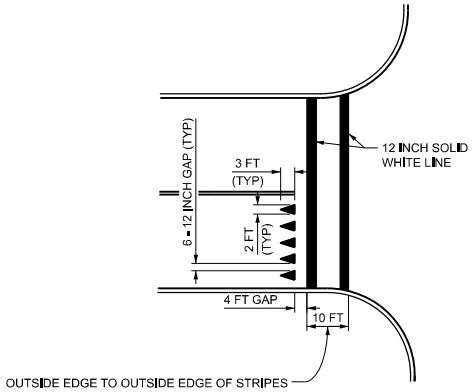


HOV LANE STRIPING DETAIL FOR PROHIBITED MOVEMENTS



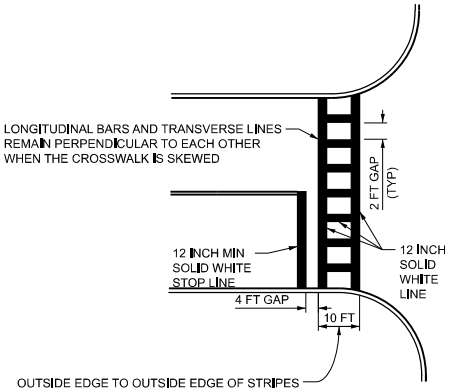
STOP OR SIGNAL CONTROL

(SIGNAGE NOT SHOWN)



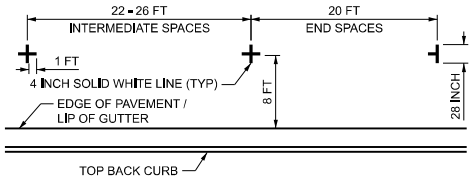
YIELD CONTROL

(SIGNAGE NOT SHOWN)

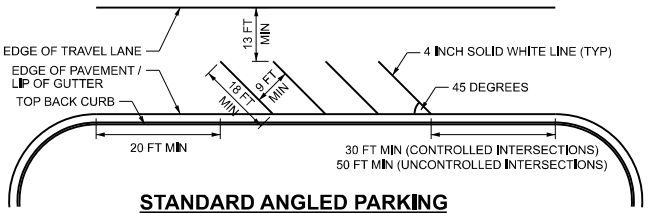


SPECIAL EMPHASIS CROSSWALK

(SIGNAGE NOT SHOWN)



STANDARD PARALLEL PARKING



STANDARD ANGLED PARKING

(MINOR COLLECTOR OR LOWER, POSTED SPEED LESS THAN OR EQUAL TO 30 MPH, AND AADT IS 6000 OR LESS)

PAVEMENT MARKING LINE DIMENSIONS			
TYPE	WIDTH (INCHES)	LENGTH (FT)	GAP (FT)
SOLID LINE	4	CONTINUOUS	N/A
SOLID LINE	8	CONTINUOUS	N/A
BROKEN LINE	4	10	30
LANE DROP	8	3	9
DOTTED LINE	4	2	6
DOTTED LINE	8	2	6

NOTES:

1. PLACE 8 INCH DOTTED WHITE LINE AS THE EXTENSION OF THE 8 INCH SOLID WHITE LINE ADJACENT TO THE GENERAL PURPOSE LANE.
2. MAINTAIN 4 INCH SPACE BETWEEN TWO 4 INCH SOLID YELLOW LINES OR BETWEEN 4 INCH SOLID YELLOW LINE AND 4 INCH BROKEN YELLOW LINE.

REVISIONS

NO.	DATE	APPR.	REMARKS
2	7/9/24	CHL	CROSSWALK UPDATES
1	8/29/19	MRB	MOVED ALL DESIGNER INFORMATION TO THE UDOT RDM, DELETED ST 4 TO ST 18

UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION
SALT LAKE CITY, UTAH
STANDARD DRAWING EDITION
2026 Standard Drawing

TYPICAL PAVEMENT MARKINGS
STANDARD DRAWING TITLE

STD. DWG. NO.
ST 1

CROSS ACCESS AND RECIPROCAL EASEMENT AGREEMENT

This Cross Access and Reciprocal Easement Agreement is made, by and between, Bailey V Properties, LLC, a Utah Limited Liability Company and Pleasant View City, collectively hereinafter "Bailey V" and "Pleasant View City". "Bailey V" and "Pleasant View City" state, stipulate, and agree to the following:

RECITALS:

1. **"Bailey V" is the owner of real property, located in Weber County, State of Utah, which is more particularly described on attached Exhibit "A", and which is identified as Weber County, State of Utah, Tax Parcel Numbers 19-016-0111, 19-016-0051, 19-016-0046 & 19-016-0050.**
2. **"Pleasant View City" is the owner of real property, located in Weber County, State of Utah, which is more particularly described on attached Exhibit "B", and which is identified as Weber County, State of Utah, Tax Parcel Number 19-016-0157 & 19-014-0072.**
3. **To benefit, and add value to the real property owned by both "Bailey V" and "Pleasant View City", agree that it is in the best interest of "Bailey V" and "Pleasant View City" to dedicate a portion of the real properties described on Exhibit "A" and Exhibit "B", to be used as an Easement for Ingress, and Egress, on, over, and across, portions of the real property described, for the benefit of "Bailey V", "Pleasant View City", their guests, tenants, employees, medical, police, fire, and other emergency equipment.**
4. **As the Easement Estate, will add value to the properties, and will also burden the properties, "Bailey V" and "Pleasant View City", state, stipulate, and warrant to the following obligations and responsibilities of "Bailey V" and "Pleasant View City".**

In consideration of the Recitals made herein, the mutual covenants and promises contained herein, and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, "Bailey V" and "Pleasant View City" state, stipulate, agree, warrant, and grant the following:

WARRANTS, AGREEMENTS, AND GRANTS:

1. **Bailey V Properties, LLC, a Utah Limited Liability Company, as Grantor, does hereby grant, convey, transfer, assign, and deed to Pleasant View City, as Grantees, a non-exclusive and perpetual easement, for ingress and egress, on, over, and across a portion of the real property owned by "Bailey V" which is a part of the real property described on Exhibit "C", hereinafter, the "Easement Estate".**
2. **Pleasant View City, as Grantor, does hereby grant, convey, transfer, assign, and deed to Bailey V Properties, LLC, a Utah Limited Liability Company, as Grantee, a non-exclusive and perpetual easement, for ingress and egress, on, over, and across a portion of the real property owned by "Pleasant View City" which is a part of the real property described on Exhibit "C", the "Easement Estate".**

3. **“Bailey V” will be responsible to pay the costs for engineering, constructing, and paving of the “Easement Estate”.**
4. **“Bailey V” will be responsible for the maintenance of the “Easement Estate”, post construction and paving thereof, including but not limited to, general maintenance and snow removal or debris.**
5. **“Bailey V” and “Pleasant View City” will not allow or permit the obstruction of the “Easement Estate”, in a manner which would impede or block the free flow of traffic on, over, and across the "Easement Estate", except on a temporary basis, to repair, replace, modify, or improve the condition of the "Easement Estate". This restriction includes, but is not limited to, the parking of vehicles, storing materials or equipment.**
6. **The storage or materials or equipment, on the “Easement Estate”, other than permitted herein, is not authorized, or permitted. No buildings, or structures, will be permitted on the “Easement Estate”.**
7. **Damages caused, or created, to the “Easement Estate”, by “Bailey V”, their guests, employees, contractors, tenants, or invitee, will be the obligation of “Bailey V” to cure and to pay for.**
8. **Damages caused, or created, to the “Easement Estate”, by “Pleasant View City”, their guests, employees, contractors, tenants, or invitee, will be the obligation of “Pleasant View City” to cure and to pay for.**
9. **“Bailey V” and “Pleasant View City” represent and warrant that they are duly formed and has all entity authority to enter into this Agreement, and to perform its obligations stipulated to herein.**
10. **Any demand, notice, or other communication to be given in connection with this Agreement shall be given in writing and shall be given by personal delivery, by a nationally recognized overnight delivery service, by registered mail, return receipt requested, or by electronic mail addressed to the recipient as follows:**

Bailey V Properties, LLC, a Utah Limited Liability Company

4215 N. Alder Creek Drive

Pleasant View, Utah 84414

Pleasant View City

Address

If, either, **“Bailey V” or “Pleasant View City”,** should bring an action or proceeding (including, without limitation, any cross-complaint, counterclaim or third party claim) against the other party, by reason of the breach or alleged violation of any covenant, term or obligation of this Agreement, or otherwise arising out of this agreement, the Prevailing Person (as defined below) in such action or proceedings shall be entitled to its costs and expenses of suit including, without limitation, reasonable attorneys’ fees and disbursements, which shall be payable by the other Party whether or not such action is prosecuted to judgment.

“Prevailing Person” within the meaning of this Section shall include, without limitation, a person who, in an adversarial proceeding, is awarded damages or other relief substantially equal to the relief sought by such person, or who successfully defends such proceeding, or who dismisses an action for recovery under this agreement in exchange for payment of the sums allegedly due, performance of covenants allegedly breached or consideration substantially equal to the relief sought in the action. If any of the "Parties" is required to initiate or defend any action or proceeding with a third party (including, without limitation, any cross-complaint, counterclaim or third party claim) because of another "Parties" breach of this agreement,

or otherwise arising out of this agreement, and such Party is the Prevailing Person in such action or proceeding, then such Prevailing Person shall be entitled to reasonable attorneys' fees and disbursements from such other Party. Attorneys' fees under this Agreement shall include, without limitation, attorneys' fees on any appeal. In addition, the Prevailing Person shall be entitled to all other reasonable costs and expenses incurred in connection with such action.

This agreement contains the entire Agreement with respect to the subject matter of this Agreement as of the date hereof and will be governed by and enforced in accordance with the Laws of the State of Utah. This Agreement may be executed in counterparts and will be effective upon execution of this agreement by **"Bailey V" and "Pleasant View City".**

This Agreement shall run with the land and the terms, conditions, and stipulations, expressed, warranted and agreed to herein, shall be binding upon the successors, assigns, transferees, of the parties to this Agreement.

(See Signature Page and Notary Jurats attached)

(Signature Page – Cross Access and Reciprocal Easement Agreement)

Bailey V Properties, LLC, a Utah Limited Liability Company

By: _____
Brent Bailey - Manager Date

Pleasant View City

By: _____
Date

State of Utah
County of _____

On this the _____day of _____ 2025, _____ of Bailey V Properties, LLC, acknowledged to me, a Notary Public, in the State of Utah, that this agreement was executed by the same, in the capacity stated, and in accordance with the power and authority granted to the same, as stipulated in the operating agreement of said limited liability company.

_____
Notary Public

State of Utah
County of _____

On this the _____day of _____ 2025, _____ of Pleasant View City, acknowledged to me, a Notary Public, in the State of Utah, that this agreement was executed by the same, in the capacity stated, and in accordance with the power and authority granted to the same, as stipulated in the operating agreement of said limited liability company.

_____
Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION OF "BAILEY V" PROPERTY

EXHIBIT "B"
LEGAL DESCRIPTION OF "PLEASANT VIEW CITY" PROPERTY

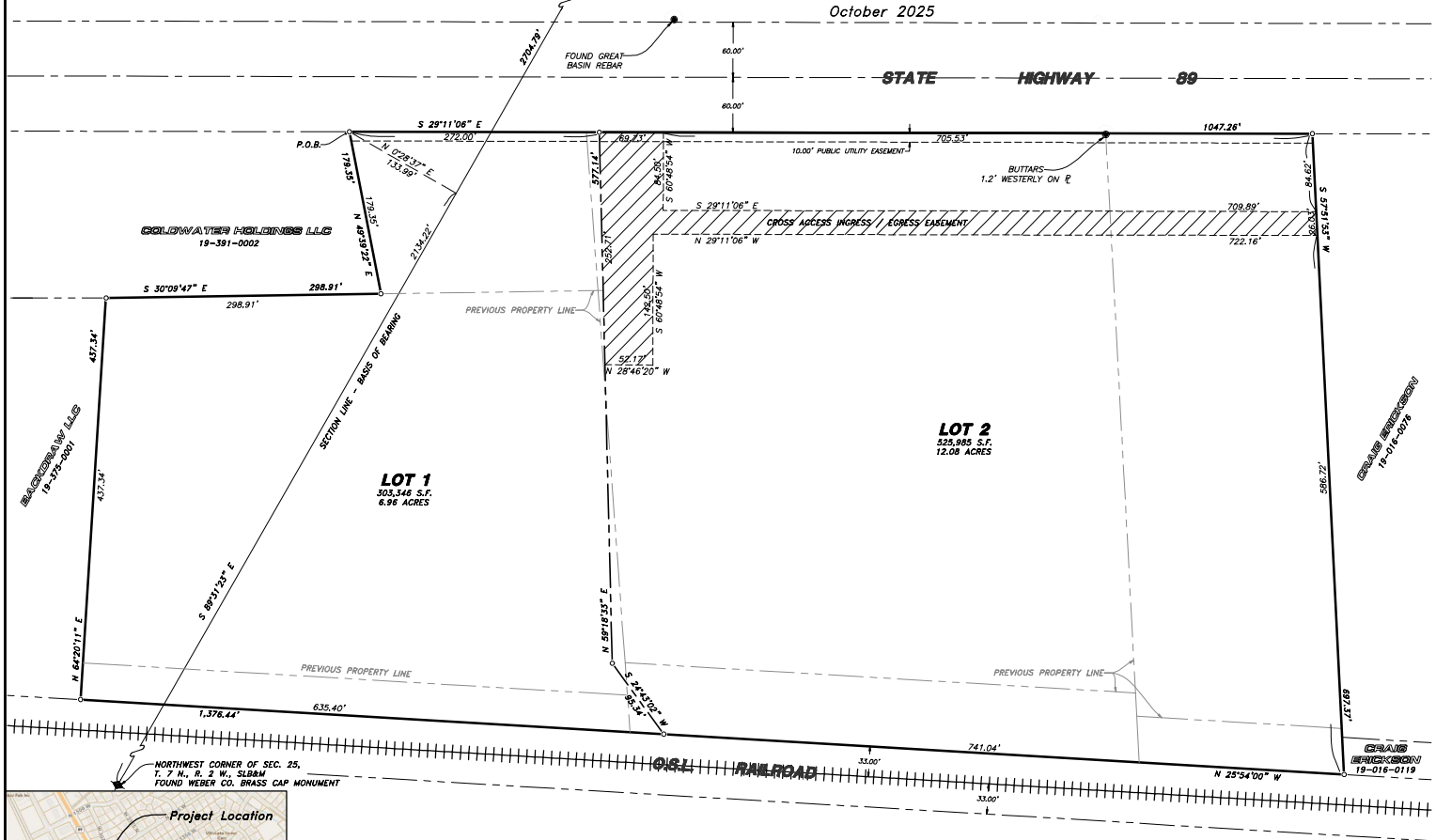
EXHIBIT "C"
LEGAL DESCRIPTION OF EASEMENT ESTATE

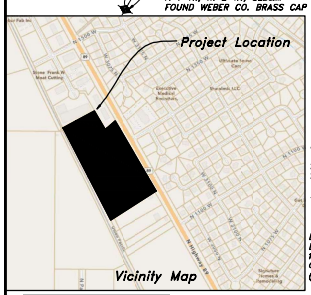
CROSS ACCESS EASEMENT
LEGAL DESCRIPTION

CROSS ACCESS EASEMENT
LEGAL DESCRIPTION

EK Bailey HQ Minor Subdivision

Pleasant View, Weber County, Utah
A Part of the Northwest Quarter of Section 25,
Township 7 North, Range 2 West, Salt Lake Base & Meridian
October 2025





NOTE:

1 – All public utility easements (P.U.E.) are 10.0 foot wide unless otherwise noted.

2 – Rebar and cap set on all lot corners.

Developer:
BRENT BAILEY
1243 N WASHINGTON BLVD,
OGDEN UT 84404
(801) 698-7100

SURVEYOR'S CERTIFICATE

I, MATT PRETL, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT: AND I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND HAVE HEREBY SUBDIVIDED SAID TRACT INTO TWO (2) LOTS, KNOW HEREAFTER AS EK BAILEY HQ MINOR SUBDIVISION LOCATED IN PLEASANT VIEW CITY, WEBER COUNTY, UTAH, AND HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE AND IS TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND.

SIGNED THIS _____ DAY OF _____, 2025.

MATT PRETL P.L.S.
UTAH LAND SURVEYOR LICENSE NO. 10437995

PRELIMINARY

SUBDIVISION BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE SOUTHEASTERLY CORNER OF THE COLDWATER HOLDINGS LLC PROPERTY, TAX ID. NO. 19-391-0002, POINT ALSO BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 89 LOCATED 2134.22 FEET SOUTH 89°31'23" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER AND 133.99 FEET NORTH 00°28'37" EAST FROM THE NORTHWEST CORNER OF SAID SECTION 25;

RUNNING THENCE SOUTH 29°11'06" EAST 1047.26 FEET ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF THE CRAIG ERICKSON PROPERTY, TAX ID. NO. 19-016-0076; THENCE SOUTH 57°51'53" WEST 697.37 FEET ALONG THE NORTHERLY LINE OF SAID CRAIG ERICKSON PROPERTY AND CONTINUING ALONG THE NORTHERLY LINE OF THE CRAIG ERICKSON PROPERTY, TAX ID. NO. 19-016-0119 TO THE EASTERLY RIGHT-OF-WAY LINE OF THE O.S.L. RAILROAD; THENCE NORTH 25°54'00" WEST 1376.44 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF THE BACKDRAW LLC PROPERTY, TAX ID. NO. 19-375-0001; THENCE NORTH 64°20'11" EAST 437.34 FEET ALONG THE SOUTHERLY LINE OF SAID BACKDRAW LLC PROPERTY TO THE WESTERLY LINE OF SAID COLDWATER HOLDINGS LLC PROPERTY; THENCE ALONG THE BOUNDARY OF SAID COLDWATER HOLDINGS LLC PROPERTY THE FOLLOWING TWO (2) COURSES: (1) SOUTH 30°09'47" EAST 298.91 FEET; AND (2) NORTH 49°39'22" EAST 179.35 FEET TO THE POINT OF BEGINNING. CONTAINING 19.04 ACRES.

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT MOUNTAIN SHADOW HOLDINGS LLC AND PLEASANT VIEW CITY, AS OWNERS, HAVE SUBDIVIDED UNDER THE NAME OF EK BAILEY HQ MINOR SUBDIVISION, LOCATED IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, PLEASANT VIEW CITY, WEBER COUNTY, UTAH SURVEY AS SHOWN PLATTED HEREON, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID EK BAILEY HQ MINOR SUBDIVISION, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF ALL LOTS, EASEMENTS, TRACTS AND STREETS CONSTITUTING THE SAME, AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOW BY THE NUMBER, LETTER AND NAME GIVEN EACH RESPECTIVELY, AND THAT MOUNTAIN SHADOW HOLDINGS LLC AND PLEASANT VIEW CITY, AS OWNERS, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE STREETS AND HEREBY DEDICATES TO THE PUBLIC THE PUBLIC UTILITY EASEMENTS FOR DRAINAGE PURPOSES AND PUBLIC UTILITY EASEMENTS AS SHOWN ON SAID PLAT. IN WITNESS, MOUNTAIN SHADOW HOLDINGS LLC AND PLEASANT VIEW CITY, AS OWNERS, HAS HERELNTO CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF MOUNTAIN SHADOW HOLDINGS LLC BY BRENT BAILEY AND AND PLEASANT VIEW CITY BY MAYOR LEONARD CALL.

_____ Date: _____
MOUNTAIN SHADOW HOLDINGS LLC BRENT BAILEY

_____ Date: _____
PLEASANT VIEW CITY MAYOR LEONARD CALL

MUNICIPAL ACKNOWLEDGMENT

STATE OF UTAH)
:§
COUNTY OF _____)

On this _____ day of _____, 2025, personally appeared before me, LEONARD CALL, who being by me duly sworn did say and acknowledge that he is the Mayor of Pleasant View City, a body corporate and politic of the State of Utah, which City is the Owner of the real property listed herein, and executed the foregoing instrument as the authorized agent of the City, and that said authorization to sign on behalf of the City came pursuant to Ordinance _____ and Resolution _____ of the Pleasant View City Council.

_____
Notary Public

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
:§
COUNTY OF _____)

On this _____ day of _____, 2025, personally appeared before me, BRENT BAILEY, who being by me duly sworn did say and acknowledge that he is a Manager of MOUNTAIN SHADOW HOLDINGS LLC, a Utah Limited Liability Company ("LLC"), which LLC is the Owner of the real property listed herein, and executed the foregoing instrument as the authorized agent of the LLC, and that said authorization to sign on behalf of the LLC came pursuant to a Resolution of the Managers, the Certificate of Organization, and/or the Operating Agreement of the LLC.

_____
Notary Public

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE TWO LOT SUBDIVISION AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY BRENT BAILEY. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS HAI #05 NO'S 5816 AND 7908, AND THE EXISTING WEBER COUNTY SURVEY MONUMENTATION SURROUNDING SECTION 25, T7N, R2W, SLB&M.

THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION WHICH BEARS SOUTH 89°31'23" EAST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.

PLEASANT VIEW CITY APPROVAL

This is to certify that this plat and dedication of this plat, including all streets and easements and public improvements guarantee were duly approved and accepted by the City.

Signed this____ day of_____, 2025.

_____
Mayor

Attest:
_____
City Recorder

PLEASANT VIEW CITY ENGINEER

I hereby certify that all applicable statutes and ordinances prerequisite to Pleasant View City Engineer Approval of the foregoing plat and dedications have been compiled with.

Signed this _____ day of _____, 2025.

_____
City Engineer

PLEASANT VIEW PLANNING COMMISSION APPROVAL

This is to certify that this subdivision was duly approved by the Pleasant View City Planning Commission.

Signed this _____ day of_____, 2025.

_____
Planning Commission Chair

LEGEND

- Subject Property Line
- Interior Lot Lines
- Adjoining Property Line
- Previous Property Line
- Centerline
- Public Utility Easement (PUE)
- Fence Line
- Street Monument to be set
- Found rebar set by others
- Set 5/8"x24" Rebar With Cap
- Section Corner

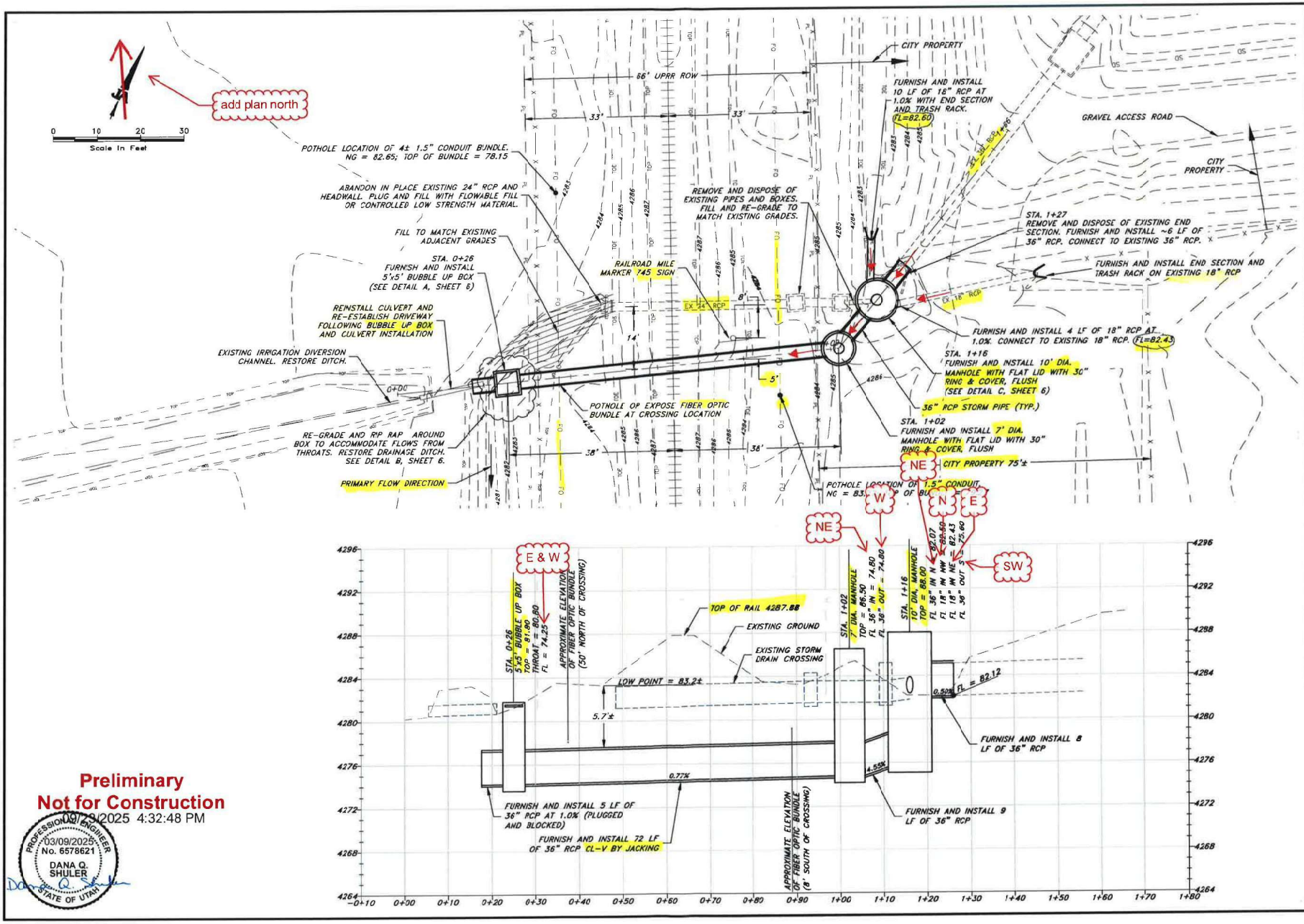
Scale: 1" = 60'
0 60 120
Scale in Feet
(Data in Parentheses is Record)

COUNTY RECORDER

ENTRY NO. _____ FEE PAID
_____ FILED FOR RECORD AND
RECORDED _____, AT
_____ IN BOOK_____ OF OFFICIAL
RECORDS, PAGE _____
_____
COUNTY RECORDER
BY _____
DEPUTY

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.haies.net
Brigham City Ogden Logan
(435) 723-3481 (801) 399-4905 (435) 752-8272
Celebrating over 68 Years of Business

24-3-211 24-3-211v23 EK Bailey HQ.dwg 10/20/2025



Preliminary
Not for Construction
09/23/2025 4:32:48 PM

PROFESSIONAL ENGINEER
03/09/2025
No. 6578621
DANA Q. SHULER
STATE OF UTAH

JONES & ASSOCIATES
CONSULTING ENGINEERS
6080 Fashion Point Drive
South Ogden, Utah 84403
(801) 476-9767 www.jonesassoc.com

PLEASANT VIEW CITY CORPORATION
STORM DRAIN CROSSING OF RAILROAD AT 1525 WEST

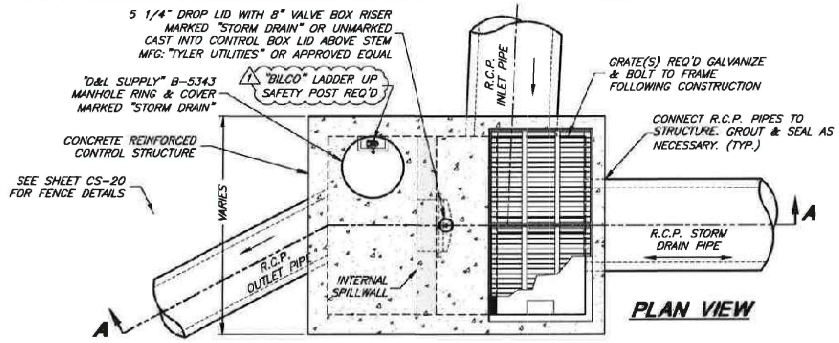
PLAN AND PROFILE STA. 0+00 TO 2+60

REV.	DATE	APPR.

SCALE: 24"x36" H:1"=10' V:1"=4' 11"x17" H:1"=20' V:1"=8'
DOS DESIGNED
TWE DRAWN
DOS CHECKED

SHEET: 4 OF 6 SHEETS

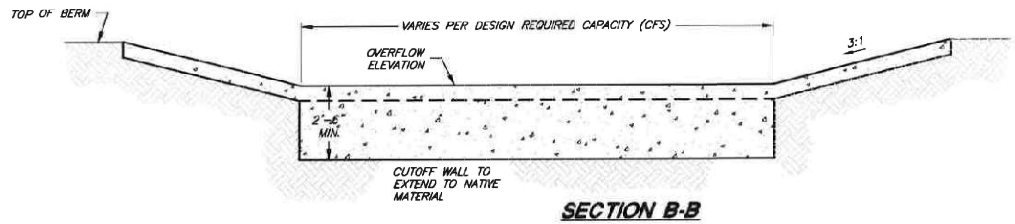
G:\Clients\Pleasant View City\Projects\Storm Drain RR Crossing at 1525 West\2-Drawings\2024-11-19 Railroad Storm Drain Crossing.dwg, 3/9/2025 6:25:11 PM, 1:2



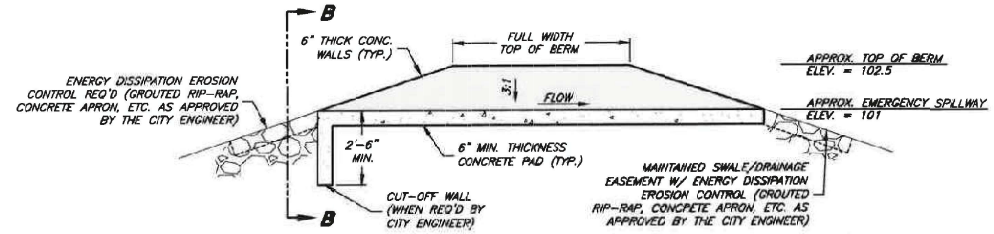
PLAN VIEW

DETENTION INLET/OUTLET CONTROL STRUCTURE

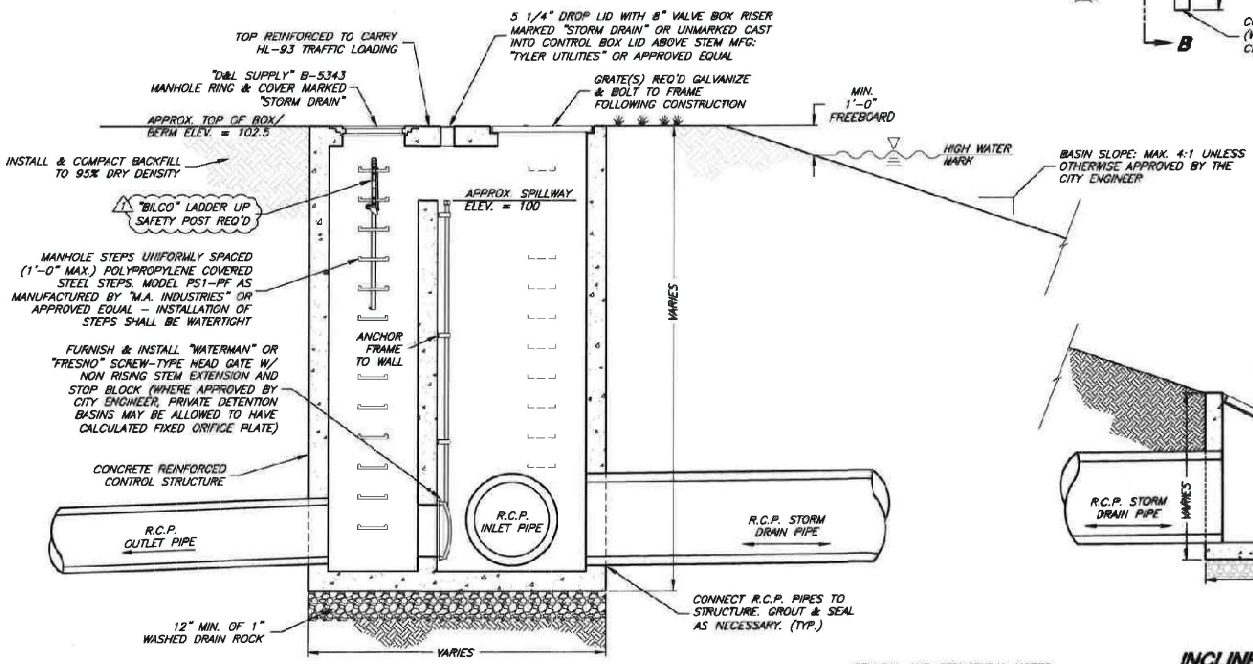
(PRECAST OR CAST-IN-PLACE)



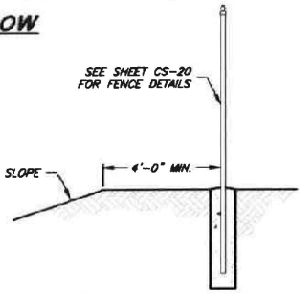
SECTION B-B



EMERGENCY OVERFLOW

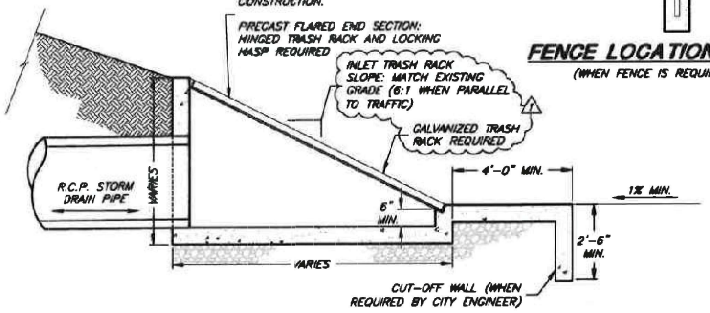


SECTION A-A



FENCE LOCATION DETAIL

(WHEN FENCE IS REQUIRED BY CITY)



INCLINED GRATE STORM DRAIN INLET

GENERAL AND STRUCTURAL NOTES: SEE SHEET CS-19

G:\Clients\Pleasant View City\Standards and Codes\City Standards\2018 Revision 1 - draft\Drawings\PVC - CS - February 2019.dwg, 2/17/2019 8:11:23 PM, 1:2

PROFESSIONAL ENGINEER No. 6571821 DANA Q. SHULER STATE OF UTAH

PROJECT ENGINEER 1/10/2019 DATE

REV.	DATE	APPV.	
1	JAN '19	DQS	ADDED LADDER UP & MODIFIED NOTES

SCALE: N.T.S.

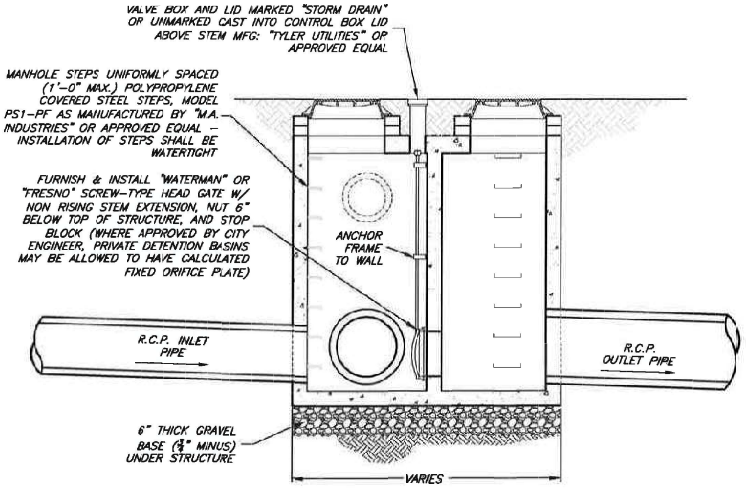
DESIGNED ____ DRAWN ____ CHECKED ____

JONES & ASSOCIATES — CONSULTING ENGINEERS
6080 Fashion Point Drive
South Ogden, Utah 84403 (801) 476-9767
www.jonesassocivil.com

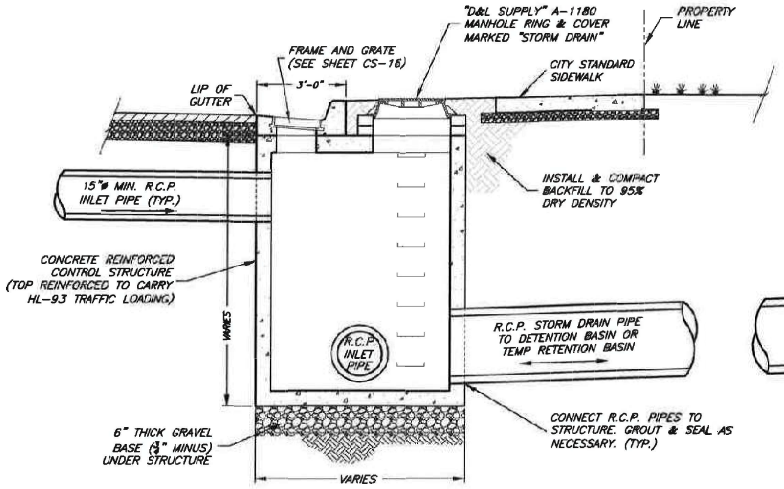
PLEASANT VIEW CITY
PUBLIC WORKS STANDARDS

STORM DRAIN - LARGE DETENTION BASIN DETAILS

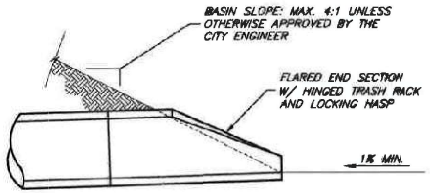
SHEET: CS-18 OF 22 SHEETS



SECTION B-B



SECTION A-A



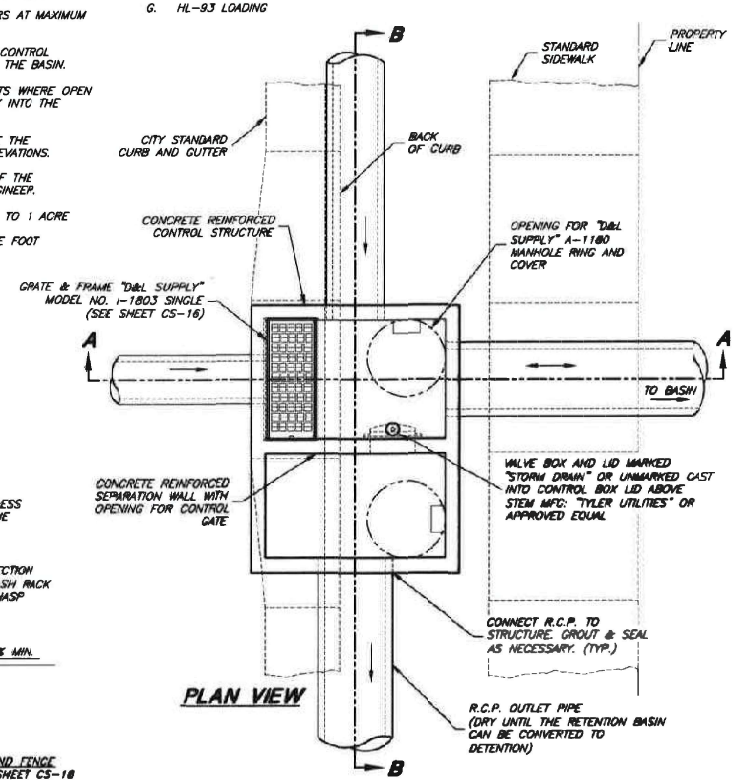
EMERGENCY OVERFLOW AND FENCE LOCATION DETAIL : SEE SHEET CS-18

GENERAL NOTES:

1. ALL BASINS REGARDLESS OF LOCAL OR REGIONAL SHALL BE DESIGNED TO ACCOMMODATE A 100 YEAR STORM EVENT.
2. A DAM SAFETY (UTAH DIVISION OF WATER RIGHTS) HAZARD PERMIT MAY BE REQUIRED.
3. STRUCTURE DESIGN AND FLOW CALCULATIONS MUST BE APPROVED BY CITY ENGINEER PRIOR TO CONSTRUCTION.
4. STORM DRAIN LINES SHALL BE 15 INCH MINIMUM DIAMETER REINFORCED CONCRETE PIPE (RCP), OF APPROPRIATE CLASS.
5. THE SURFACE AREA OF THE BASIN SHALL BE SODDED AND SHALL BE PROVIDED WITH AN AUTOMATED SPRINKLER SYSTEM APPROVED BY THE CITY ENGINEER.
6. GRATES SHALL BE REMOVABLE FOR MAINTENANCE PURPOSES
7. GRATES SHALL BE HOT DIPPED GALVANIZED WITH BARS AT MAXIMUM 3 INCH SPACING.
8. LOW FLOWS MUST BE PIPED CONTINUOUSLY TO THE CONTROL STRUCTURE. NO OPEN FLOW IS PERMITTED THROUGH THE BASIN.
9. INCLINED GRATES ARE REQUIRED ON ALL PIPES/INLETS WHERE OPEN CHANNELS, DITCHES, OR PONDS DISCHARGE DIRECTLY INTO THE STORM DRAIN SYSTEM.
10. AN INTERNAL SPILLWAY MAY BE CONSTRUCTED INSIDE THE STRUCTURE DEPENDING ON SITE CONDITIONS AND ELEVATIONS.
11. BASIN STRUCTURES ARE DETERMINED BY THE SIZE OF THE DETENTION BASIN OR AS REQUIRED BY THE CITY ENGINEER. (SEE SHEET CS-18 OR CS-19)
    a. SMALL DETENTION BASIN: LESS THAN OR EQUAL TO 1 ACRE FOOT
    b. LARGE DETENTION BASIN: GREATER THAN 1 ACRE FOOT

STRUCTURAL NOTES:

A. PRECAST CONCRETE STRUCTURE CAN BE REPLACED WITH CAST-IN-PLACE CONCRETE VAULT. SUBMIT ENGINEERED CONSTRUCTION PLANS WITH REBAR DETAILS TO CITY ENGINEER FOR REVIEW AND ACCEPTANCE PRIOR TO CONSTRUCTION.
B. ADD REINFORCEMENT AROUND OPENINGS EQUAL TO REINFORCEMENT DISPLACED BY OPENING.
C. THE PRECAST VAULT MANUFACTURER IS RESPONSIBLE FOR DESIGN RELATED TO TRAFFIC LOADING AND THRUST. VERIFICATION OF PROPER DESIGN MUST BE PROVIDED TO THE CITY BY THE DEVELOPER, CONTRACTOR, OR PROPERTY OWNER AS THE CASE MAY BE.
D. REINFORCEMENT TO CONFORM WITH ASTM A 615 GRADE 60
E. CONCRETE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 5,000 PSI
F. USE AN AIR-ENTRAINING AGENT ON ALL CONCRETE EXPOSED TO THE WEATHER.
G. HL-93 LOADING



PLAN VIEW

INLET/OUTLET CONTROL STRUCTURE

(PRECAST OR CAST-IN-PLACE)

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PROFESSIONAL ENGINEER No. 6378621 DANA Q. SHULER STATE OF UTAH

PROJECT ENGINEER

1/10/2019
DATE

REV.	DATE	APPR.

SCALE: N.T.S.

DESIGNED
DRAWN
CHECKED

JONES & ASSOCIATES
CONSULTING ENGINEERS
6080 Fashion Point Drive
South Ogden, Utah 84403 (801) 476-9767
www.jonesassoc.com

PLEASANT VIEW CITY
PUBLIC WORKS STANDARDS

STORM DRAIN - SMALL DETENTION BASIN DETAILS

SHEET: CS-19 OF 22 SHEETS

Hansen and Associates, Inc.
Consulting Engineers & Land Surveyors

EKB HQ

Storm Drainage Report

1330 West Highway 89
Pleasant View, Utah

HANSEN & ASSOCIATES, INC.
538 North Main Street
Brigham City, Utah 84302
(435) 723-3491

September 24, 2025

EKB HQ
Storm Drainage Report

Introduction

The EK Bailey Headquarters (EKB HQ) project in Pleasant View will consist of an approximate 50,000 SF building with offices and a substantial area for shop/warehouse space. The 12.07-acre vacant site adjoins and is accessed from Highway 89. There is a mild westerly gradient (using Highway 89 as bearing 'north-south') to the OSL railroad tracks. The first phase consists of the building and substantial roadbase improvements for the construction yard. A future phase consisting of approximately 1.8 acres is targeted for the southeast corner – this report encompasses the 1.8 acres as part of the overall 12.07 acres – detention calculations are based on the entire 12.07 acres. The Pleasant View park pond adjoins the site on the north. On-site flows are piped and directed to an on-site project detention pond, not to the City pond.

The primary drainage matters involve collecting on-site flows and conducting them to the on-site detention pond, where they are released into a piped municipal storm drainage system.

Detention

Per City standards, detention is based on the 25-year storm event with a release rate of 0.1 cfs/acre. Asphalt is assigned a runoff coefficient of 0.90, roadbase a value of C=0.75, landscape areas at C=0.25, for a weighted coefficient of C=0.75. The release rate is 1.207 cfs. The attached spreadsheet shows the required volume of 36,507 cubic feet.

LID & Groundwater

The 80th percentile calculations are enclosed. Note that 'roadbase' was declared as impervious – this conservatively over estimates the value. The calculated volume is 16,735 cf (note: if roadbase were declared as 'pervious,' the calculated volume would only be 5,795 cf). The 16,735 cf figure is quite substantial, approaching nearly half of the overall required pond volume of 36,507 cf. The geotechnical report did not include an infiltration rate, but the soils are listed as being 'clay.' The presumption is that the clay soils will not percolate well. Such begs the question that if a 'dry' draining pond is deemed to be most important, perhaps storing 16,735 cf of stormwater below the outlet release should be waived.

Attached from the soils report is a map with groundwater measurements recorded in January 2023. The two most pertinent readings are TP-1 and TP-4. TP-1 had no groundwater for the test hole depth of 12 feet; TP-4 had groundwater at 10 feet. Intuitively, the presumption was that groundwater was higher, but the overall results indicate otherwise.

There appears to be no imminent downstream party who could be adversely affected by site flows. It is presumed that the City would prefer a 'dry' pond. A judgment call is advanced to not attempt to retain the 16,735 cubic feet of stormwater with the fear that such could be largely stagnant and non-percolating.

LID is proposed as being obtained by placing rock in the lower foot of the drainage pond. Site flows would be filtered passing through the rock membrane, something akin to a septic drainfield.

Outlet Structure

Pleasant View City has standard details for a large detention basin (CS-18) and a small detention basin (CS-19). Either can work as long as there is an internal overflow weir in the outlet control structure. The internal overflow weir is more prevalent on the large basin detail. City standards speak to a surface overflow for the 200-year storm event. The City will be installing two large storm manholes (10-foot in diameter and 7-foot in diameter) very close to the northwest corner of the EKB pond. It seems best to pipe directly from the EKB detention pond into a City manhole rather than have any overflows spill over and saturate the local area. Timing is an important element. Currently City flows are directed to an existing 24-inch pipe that passes under the railroad tracks. The primary present situation is to have EKB flows from the new project drainage pond be piped to the east entry side of the existing 24-inch pipe. The 24-inch pipe has an invert of approximately 82.5.

The future City improvements involve installing a 10-foot diameter manhole, a 7-foot diameter manhole, with piping under the railroad tracks to a bubble-up box at elevation 81.8. It will probably be some time before the ditching from the bubble up box to a new regional drainage pond will take place. Whether one considers the existing 24-inch inlet at 82.5, or the bubble up box at 81.8, the bottom of the drainage pond can't be below these elevations.

The outlet structure will involve a headgate that will be opened to discharge 1.207 cfs.

Overflow: Assume a 3-foot wide internal weir; assume a head allowance of 2 feet. For Q=Cd*A*(2gh)^0.5, flow is approximately 42 cfs with Cd=0.61. For the 200-year overflow event, Tc = 20 minutes, I = 4.67 in/hr. Using the Rational Method, Q=0.75 * 4.67 * 12.07 = 42 cfs. The proposal coordinates well with the calculated overflow.

The pipe from the EKB outlet structure to the City manhole needs to be upsized from the traditional 15-inch pipe to accommodate the 200 year overflow event of 42 cfs. A 30-inch pipe at a 1% slope will suffice, or a 36-inch pipe at a slope of 0.5%.

The outlet control structure is advanced as having a 36-inch outlet pipe at invert 82.7 (top of pipe would be 85.7), The internal overflow weir at elevation 85.7, the top of grate at 87.70. The top of pond will be at 88.0, approximately matching existing topographical grades in the area. The invert of the 12-inch gate will be at 82.7 The project pipe discharging into the outlet control structure will be at 82.5, as well as the pipe leading out to the detention pond. Detention takes place between 82.7 and 85.70 in the pond.

Location name: Ogden, Utah, USA*
Latitude: 41.3209°, Longitude: -112.0171°
Elevation: 4291 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	1.62 (1.42-1.87)	2.05 (1.81-2.36)	2.78 (2.45-3.22)	3.48 (3.04-4.02)	4.61 (3.91-5.35)	5.64 (4.64-6.62)	6.88 (5.48-8.17)	8.34 (6.41-10.1)	10.7 (7.76-13.4)	12.9 (8.92-16.6)
10-min	1.24 (1.08-1.43)	1.56 (1.38-1.80)	2.12 (1.87-2.45)	2.65 (2.30-3.06)	3.50 (2.98-4.07)	4.29 (3.53-5.04)	5.23 (4.17-6.22)	6.35 (4.87-7.70)	8.16 (5.91-10.2)	9.85 (6.79-12.6)
15-min	1.02 (0.892-1.18)	1.29 (1.14-1.48)	1.76 (1.54-2.02)	2.19 (1.91-2.53)	2.89 (2.46-3.36)	3.54 (2.92-4.17)	4.32 (3.45-5.14)	5.24 (4.03-6.37)	6.74 (4.89-8.44)	8.14 (5.61-10.4)
30-min	0.688 (0.602-0.794)	0.868 (0.768-1.00)	1.18 (1.04-1.36)	1.48 (1.28-1.70)	1.95 (1.66-2.27)	2.39 (1.97-2.81)	2.91 (2.32-3.46)	3.53 (2.71-4.29)	4.54 (3.29-5.68)	5.48 (3.78-7.03)
60-min	0.426 (0.372-0.491)	0.537 (0.475-0.619)	0.731 (0.642-0.842)	0.913 (0.795-1.05)	1.21 (1.02-1.40)	1.48 (1.22-1.74)	1.80 (1.44-2.14)	2.18 (1.68-2.65)	2.81 (2.04-3.52)	3.39 (2.34-4.35)
2-hr	0.274 (0.244-0.312)	0.343 (0.304-0.390)	0.443 (0.391-0.504)	0.538 (0.471-0.614)	0.696 (0.595-0.801)	0.840 (0.702-0.977)	1.01 (0.818-1.19)	1.22 (0.947-1.47)	1.54 (1.13-1.92)	1.85 (1.29-2.36)
3-hr	0.212 (0.191-0.238)	0.261 (0.236-0.294)	0.327 (0.293-0.367)	0.388 (0.346-0.437)	0.487 (0.425-0.553)	0.580 (0.496-0.666)	0.693 (0.577-0.808)	0.827 (0.666-0.984)	1.05 (0.802-1.29)	1.25 (0.917-1.58)
6-hr	0.144 (0.132-0.158)	0.177 (0.161-0.195)	0.213 (0.194-0.236)	0.247 (0.223-0.274)	0.298 (0.266-0.332)	0.341 (0.300-0.383)	0.389 (0.336-0.443)	0.444 (0.375-0.514)	0.554 (0.452-0.655)	0.654 (0.518-0.800)
12-hr	0.092 (0.084-0.101)	0.113 (0.104-0.124)	0.136 (0.124-0.150)	0.157 (0.142-0.172)	0.188 (0.168-0.208)	0.213 (0.189-0.238)	0.241 (0.209-0.272)	0.270 (0.230-0.310)	0.315 (0.261-0.371)	0.353 (0.284-0.423)
24-hr	0.058 (0.053-0.064)	0.072 (0.065-0.079)	0.086 (0.078-0.094)	0.098 (0.089-0.107)	0.114 (0.103-0.125)	0.127 (0.114-0.139)	0.139 (0.125-0.153)	0.152 (0.137-0.168)	0.170 (0.151-0.189)	0.184 (0.162-0.214)
2-day	0.034 (0.031-0.037)	0.042 (0.038-0.046)	0.050 (0.046-0.055)	0.057 (0.052-0.062)	0.066 (0.060-0.072)	0.073 (0.066-0.080)	0.080 (0.072-0.087)	0.087 (0.078-0.095)	0.096 (0.086-0.106)	0.103 (0.091-0.114)
3-day	0.025 (0.023-0.027)	0.031 (0.028-0.034)	0.037 (0.034-0.040)	0.042 (0.038-0.046)	0.049 (0.044-0.053)	0.054 (0.049-0.059)	0.059 (0.053-0.065)	0.065 (0.058-0.071)	0.072 (0.064-0.079)	0.077 (0.068-0.086)
4-day	0.020 (0.019-0.022)	0.025 (0.023-0.027)	0.030 (0.027-0.033)	0.034 (0.031-0.037)	0.040 (0.036-0.044)	0.044 (0.040-0.049)	0.049 (0.044-0.054)	0.054 (0.048-0.059)	0.060 (0.053-0.066)	0.065 (0.057-0.072)
7-day	0.014 (0.013-0.015)	0.017 (0.016-0.019)	0.021 (0.019-0.023)	0.023 (0.021-0.026)	0.027 (0.025-0.030)	0.030 (0.027-0.033)	0.033 (0.030-0.037)	0.036 (0.032-0.040)	0.040 (0.036-0.045)	0.043 (0.038-0.048)
10-day	0.011 (0.010-0.012)	0.014 (0.012-0.015)	0.016 (0.015-0.018)	0.018 (0.017-0.020)	0.021 (0.019-0.023)	0.023 (0.021-0.026)	0.025 (0.023-0.028)	0.027 (0.025-0.030)	0.030 (0.027-0.033)	0.032 (0.028-0.035)
20-day	0.007 (0.006-0.008)	0.009 (0.008-0.010)	0.010 (0.009-0.011)	0.012 (0.011-0.013)	0.013 (0.012-0.015)	0.014 (0.013-0.016)	0.016 (0.014-0.017)	0.017 (0.015-0.018)	0.018 (0.016-0.020)	0.019 (0.017-0.021)
30-day	0.006 (0.005-0.006)	0.007 (0.006-0.008)	0.008 (0.007-0.009)	0.009 (0.008-0.010)	0.011 (0.010-0.011)	0.011 (0.010-0.012)	0.012 (0.011-0.013)	0.013 (0.012-0.014)	0.014 (0.013-0.016)	0.015 (0.013-0.016)
45-day	0.004 (0.004-0.005)	0.006 (0.005-0.006)	0.007 (0.006-0.007)	0.007 (0.007-0.008)	0.009 (0.008-0.009)	0.009 (0.008-0.010)	0.010 (0.009-0.011)	0.011 (0.010-0.012)	0.011 (0.010-0.012)	0.012 (0.011-0.013)
60-day	0.004 (0.004-0.004)	0.005 (0.004-0.005)	0.006 (0.005-0.006)	0.007 (0.006-0.007)	0.007 (0.007-0.008)	0.008 (0.007-0.009)	0.009 (0.008-0.009)	0.009 (0.008-0.010)	0.010 (0.009-0.011)	0.010 (0.009-0.011)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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PF graphical

EK Bailey HQ

Drainage Calculations

September 22, 2025

Calculations include Pleasant View parcel equaling 40,764 s.f.

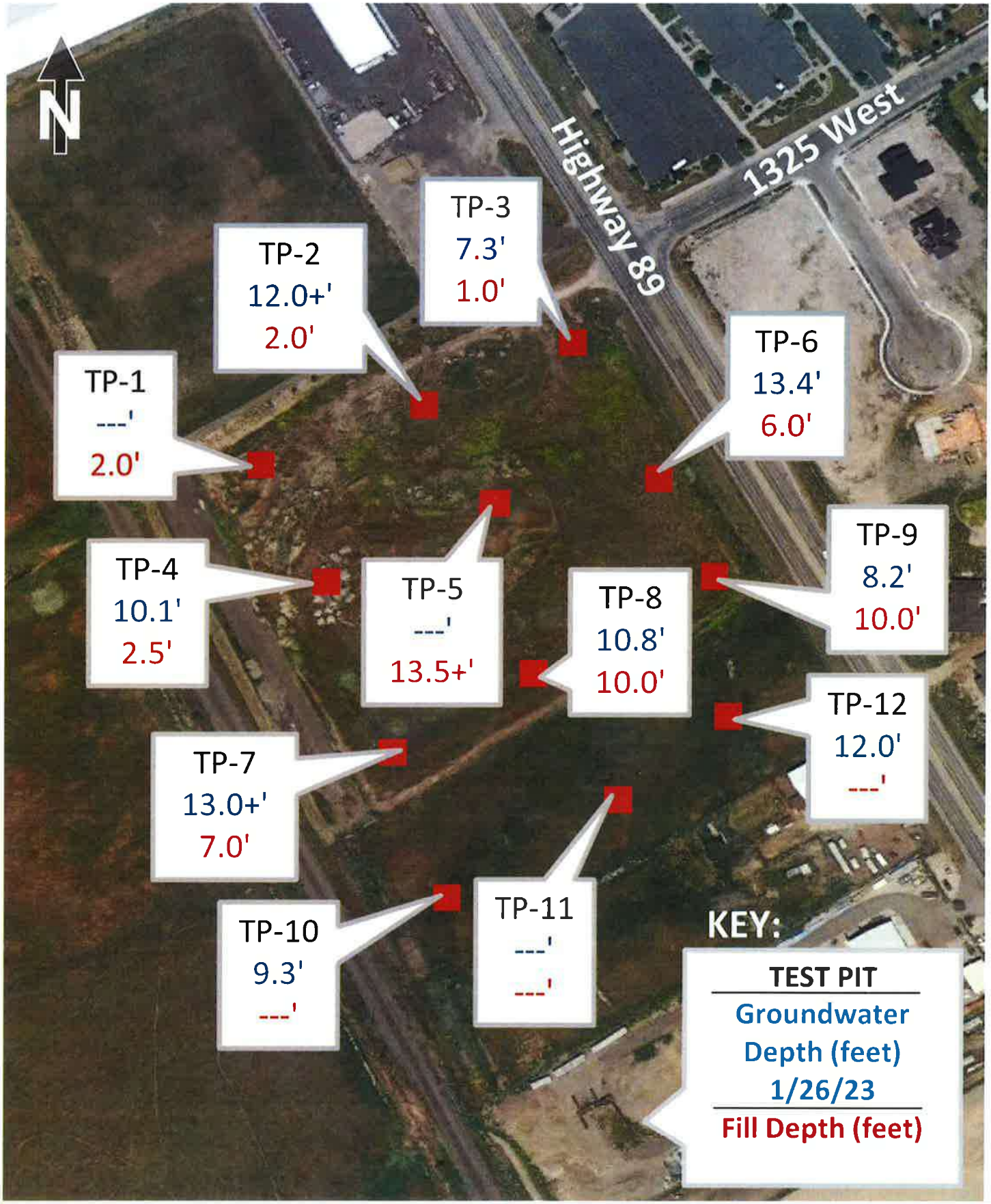
TOTAL AREA:	525,891	
IMPERVIOUS AREA:	170,981	*.90
GRAVEL YARD AREA:	300,567	*.75
PERMEABLE AREA:	54,343	*.25
C-VALUE:	0.75	

25-YR STORM - DETENTION BASIN:

BASIN AREA (SF):	525,891	SF
BASIN AREA (AC):	12.07	AC
BASIN WEIGHTED 'C':	0.75	

Duration	Storm Intensity	Weighted "C"	Subbasin Area	Stormwater Flow	Accumulated inflow	MH / Rock Storage	Metered Outflow Rate	Total Outflow	Required Storage
(min)	(in/hr)		(sq.ft.)	(cfs)	(cf)	(cf)	(cfs)	(cf)	(cf)
5	4.61	0.75	525,891	41.58	12,474	-	1.2073	362	12,112
10	3.50	0.75	525,891	31.57	18,941	-	1.2073	724	18,217
15	2.89	0.75	525,891	26.07	23,460	-	1.2073	1,087	22,373
30	1.95	0.75	525,891	17.59	31,659	-	1.2073	2,173	29,486
60	1.21	0.75	525,891	10.91	39,289	-	1.2073	4,346	34,943
120	0.70	0.75	525,891	6.28	45,199	-	1.2073	8,692	36,507
180	0.49	0.75	525,891	4.39	47,440	-	1.2073	13,039	34,401
360	0.30	0.75	525,891	2.69	58,057	-	1.2073	26,077	31,980
720	0.19	0.75	525,891	1.70	73,254	-	1.2073	52,154	21,099
1440	0.114	0.75	525,891	1.028	89,580	-	1.2073	104,309	(14,729)

EKB HQ				
80th PERCENTILE CALCULATIONS				
CITY: Pleasant View				
DATE: September 23, 2025				
PROJECT DATA				
TOTAL PROJECT AREA:	525,891	SF	12.073	ACRES
IMPERVIOUS AREA	471,548	SF	10.825	ACRES
"I" = IMPERVIOUS AREA FACTOR				
IMPERVIOUS / TOTAL AREA	0.8967			
REESE METHOD 'Rv':				
Rv = 0.91(i) - 0.0204	0.7956			
Rv - HYDROLOGIC SOIL A (0.84*(i^1.302)	0.7288			
Rv - HYDROLOGIC SOIL B (0.84*(i^1.169)	0.7394			
Rv - HYDROLOGIC SOIL C/D (0.84*(i^1.122)	0.7432			
Rv - GRANATO I<0.55 (.225*I 0.05)	0.2517			
CITY "d" (INCHES)	0.48	IN		
V-goal = Rv*d*A(TOTAL PRJECT AREA)/12	16,735	CF		



11.35-Acre Commercial Property

About 3405 North Highway 89, Pleasant View, Utah

CMT TECHNICAL SERVICES

Site Map

Date:	18-Jan-23
Job #	19672

Figure: 1

11.35 Acre Commercial Property

About 3405 North Highway 89, Pleasant View, Utah

Test Pit Log

TP-1

Total Depth: 12'
Water Depth: (see Remarks)

Date: 1/10/23
Job #: 19672

Depth (ft)	GRAPHIC LOG	Soil Description	Sample Type	Sample #	Moisture (%)	Dry Density(pcf)	Gradation: Gravel %	Gradation: Sand %	Gradation: Fines %	Atterberg: LL	Atterberg: PL	Atterberg: PI
0		Fill; brown sandy clay with trace gravel										
		very moist, medium stiff										
1												
2		Light Brown Silty CLAY (CL)										
		moist, medium stiff to stiff		1	12.9		0	30	70	37	18	19
3				2	18.3	102				47	17	30
4												
5												
		grades bedded with some sand laminations										
		stiff										
6				3	22.2	103			99			
7												
8												
9												
10												
11												
12		END AT 12'										
13												
14												

Remarks: Groundwater not encountered during excavation.

Coordinates: °, °
Surface Elev. (approx): Not Given

Equipment: Backhoe
Excavated By: Client Provided
Logged By: Steve and Christine

CMT TECHNICAL SERVICES

Figure: 2

11.35 Acre Commercial Property

Test Pit Log TP-4

About 3405 North Highway 89, Pleasant View, Utah

Total Depth: 12.5'
Water Depth: 10.1'

Date: 1/10/23
Job #: 19672

Depth (ft)	GRAPHIC LOG	Soil Description	Sample Type	Sample #	Moisture (%)	Dry Density(pcf)	Gradation: Gravel %	Gradation: Sand %	Gradation: Fines %	Atterberg: LL	Atterberg: PL	Atterberg: PI
0		Fill; black to dark brown sandy clay with gravel										
1												
2				10	13.9		26	27	47.5	29	18	11
		Light Brown Silty CLAY (CL) moist, medium stiff										
3				11	24	100						
4												
5		grades red brown										
6												
7												
8												
9												
10												
11												
12												
		END AT 12.5'										
13												
14												

Remarks: Groundwater encountered during excavation at depth of feet and measured on 1/26/23 at depth of 10.1 feet.
Slotted PVC pipe installed to depth of 12.5 feet to facilitate water level measurements.

Coordinates: °, °

Surface Elev. (approx): Not Given

Equipment: Backhoe
Excavated By: Client Provided
Logged By: Steve and Christine

CMT TECHNICAL SERVICES

Figure: 5

Storm Water Quality Report – Template

Date: 09/23/2025

Project Name: EKB HQ

Project ID: "Undefined"

Design Engineer: HAI - Jim Flint

Is the project within a watershed that is 303(d) listed? No (It is within Weber River Watershed Management Unit)

If yes:

Name of receiving water(s): Flows to Willard Bay Reservoir (UT-L-16020102-004_00), approximately 4 miles distant to the northwest

Listed Impairment(s): Willard Bay 2016 Assessment - Assessment Category 2=Not Impaired

Does the watershed that has an approved TMDL? Per State Site - "N/A"

If yes:

Approved TMDL(s):

I have reviewed the storm water quality design and find this report to be complete, accurate, and current.

[name], Project Manager

[name], Designate Storm Water Coordinator

[name], Head of Maintenance

[stamp required at final design phase]

[name], Landscape Architect or Equivalent

Project Information

80th Percentile Storm Depth (in): _.48___

New Development

Area of Land Disturbance (ac): _12.07_____

Project Impervious Area (ac): _10.83_____

Project Imperviousness (%): _.897

Project Volumetric Runoff Coefficient, R_V: _.7956__

80th Percentile Volume (cf): _____

Predevelopment Hydrologic Condition (cf): _____

Project Volume Retention Goal, V_{goal} (cf): _16,735____

Redevelopment

Existing Project Impervious Area (ac): _____

Proposed Project Impervious Area (ac): _____

Change in Impervious Area (%): _____

If change in impervious area > 10%:

Existing Project Conditions

Imperviousness (%): _____

Volumetric Runoff Coefficient, R_V: _____

80th Percentile Volume, V_1 (cf): _____

Proposed Project Conditions

Imperviousness (%): _____

Volumetric Runoff Coefficient, R_V: _____

80th Percentile Volume, V_2 (cf): _____

$V_{goal} = V_2 - V_1 =$ _____

Subsurface Information

Groundwater

Depth to Groundwater (ft): _10_____

Historical High Depth to Groundwater if known (ft): _Not known_____

Source: ___websoilsurvey.sc.egov.usda.gov_; soils report_____

Groundwater Contamination at Site: __None known_____

Soil Information

Infiltration Rate (in/hr): _slow - .06_____

Hydrologic Soil Group: _D_____

Source: ___ websoilsurvey.sc.egov.usda.gov _____

Soil Contamination at Site: _None_____

Drinking Water

Within Drinking Water Source Area Protection: __Not known_____

Additional Relevant Site Information

On-site pond for City detention and LID 80th percentile retention

LID Drainage Areas

Add additional rows as needed.

Contributing Drainage Area	Area (ac)	Impervious Area (ac)	Imperviousness (%)	Volumetric Runoff Coefficient, R_V	Water Quality Volume, WQV (cf)
CDA 1	12.07	10.83	.89	.7956	16,735
				Total WQV (cf)	**16,735**

LID BMP Design

Add additional rows as needed.

Contributing Drainage Area	LID BMP Type	Water Quality Volume, WQV (cf)	Runoff Retained (cf)	Percent of Runoff Captured (%)
CDA1	Pond	16,735	0	0%
		Total Volume Retained (cf)		

Percent of V_{goal} captured by LID BMPs: _0____%

If 100% of V_{goal} is not captured, document and provide narrative of technical infeasibilities and/or alternate compliance measures below:

Pond contains 16,735 cf volume but due to very slow percolation preference is given to have a 'dry' draining pond than one with stagnant stored water. Pond is a detention pond (by choice) rather than a retention pond.

Describe additional storm water quality measures incorporated into the site:

Davis-Weber Area, Utah

HLA—Harrisville-Leland complex, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: j53c
Elevation: 4,250 to 4,500 feet
Mean annual precipitation: 14 to 18 inches
Mean annual air temperature: 48 to 52 degrees F
Frost-free period: 160 to 180 days
Farmland classification: Not prime farmland

Map Unit Composition

Harrisville and similar soils: 60 percent
Leland and similar soils: 40 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Harrisville

Setting

Landform: Lake terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium and/or lacustrine deposits

Typical profile

Ap - 0 to 8 inches: silt loam
B21t - 8 to 14 inches: silty clay loam
B22tca - 14 to 22 inches: silty clay loam
B3ca - 22 to 33 inches: silty clay loam
C1 - 33 to 45 inches: silty clay loam
C2 - 45 to 60 inches: silty clay loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: About 30 to 48 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 30 percent
Maximum salinity: Very slightly saline to slightly saline (2.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 50.0
Available water supply, 0 to 60 inches: High (about 10.2 inches)

Interpretive groups

Land capability classification (irrigated): 4w
Land capability classification (nonirrigated): 7w
Hydrologic Soil Group: D
Ecological site: R028AY012UT - Semiwet Fresh Meadow
Hydric soil rating: No

Description of Leland

Setting

Landform: Lake terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Lacustrine deposits

Typical profile

A2 - 0 to 8 inches: silt loam
B2tca - 8 to 14 inches: clay loam
Bca - 14 to 19 inches: fine sandy loam
C1 - 19 to 31 inches: loamy very fine sand
C2 - 31 to 38 inches: silt loam
C3 - 38 to 60 inches: very fine sandy loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: About 30 to 48 inches
Frequency of flooding: Rare
Frequency of ponding: None
Calcium carbonate, maximum content: 25 percent
Maximum salinity: Strongly saline (16.0 to 32.0 mmhos/cm)
Sodium adsorption ratio, maximum: 80.0
Available water supply, 0 to 60 inches: Moderate (about 6.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7w
Hydrologic Soil Group: D
Ecological site: R028AY001UT - Alkali Bottom (Alkali Sacaton)
Hydric soil rating: No

Data Source Information

Soil Survey Area: Davis-Weber Area, Utah
Survey Area Data: Version 18, Aug 26, 2024

Hansen and Associates, Inc.
Consulting Engineers & Land Surveyors

EKB HQ

Storm Drainage Addendum #2 - LID

1330 West Highway 89
Pleasant View, Utah

HANSEN & ASSOCIATES, INC.
538 North Main Street
Brigham City, Utah 84302
(435) 723-3491

October 21, 2025

EKB HQ
Storm Drainage Addendum #2 - LID

Introduction
The EK Bailey Headquarters (EKB HQ) project in Pleasant View storm drainage addendum – LID report was previously submitted that concluded with two proposals as follows:

"All proposals are based on a long, linear westside channel (or pond) aspect. This allows surface flows to be captured, and allows actual consideration of achieving 100% capture of calculated LID volume.

The first consideration is whether a gravel bed, which typically consists of about 40% void space, can be considered as a filtration mechanism. If so, the first proposal is to install a 1-foot gravel bed in the bottom of the pond.

The second option is to create a siltation channel above (to the east of) the drainage pond. The long channel acts as a settlement basin, treating flows before they spill over into the drainage pond. Flows could overflow the spillway, and/or have short elevated pipes that only allow flows to spill into the drainage pond after channel flows reach a certain elevation. Positive, simplistic, physical settlement takes place. A rock channel lining could be provided."

This report provides information relative to the second option, a siltation channel.

Siltation Channel
The primary purpose of the siltation channel is to act as a forebay, pre-treatment water quality element. Silts settle out in the channel before proceeding to the drainage pond.

Flows will pipe or surface drain to the siltation channel. The siltation channel will act as a retention device, providing time for silts to settle out. The channel will traverse the entire west side of the project to assure positive entrapment. The channel will be 780 feet long, and have a v-ditch cross section of 10 feet wide at the top, 2.5 feet deep with 2:1 slopes, possessing a cross sectional area of 12.5 SF. The channel will have a volume of 9,750 cubic feet.

Flow calculations are based on the 25-year storm, with Tc = 15 minutes (I = 2.89), C=0.75, and Area equals 12.07 acres. Using the Rational Formula: Q = CIA =

(0.75)*(2.89)*(12.07 acres) = 26.16 cfs. The siltation channel divided by the entering flowrate yields the time to fill the channel, which is 373 seconds or 6.2 minutes. Channel-entering flows have 6.2 minutes to settle out silts in the siltation channel before overflow spilling into the drainage pond. The west side of the siltation channel acts as a long overflow spillway and is 1-1/2 inches lower that flows entering the east side of the channel. Calculation-wise: Q = b*(H)1.5. Q = 3*780*(1.5/12)^1.5 = 103.4 cfs. The ogee spillway has tremendous capacity at only 1-1/2 inches of depth. The flows spill over in a low-velocity, laminar manner.

Conclusions

Due to the large project area (12.07 acres), a substantial open methodology needs to be employed. The proposed siltation channel provides positive entrapment of stormwater flows. The channel acts as a forebay, pre-treatment device before flows enter the drainage pond area.

Location name: Ogden, Utah, USA*
Latitude: 41.3209°, Longitude: -112.0171°
Elevation: 4291 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	1.62 (1.42-1.87)	2.05 (1.81-2.36)	2.78 (2.45-3.22)	3.48 (3.04-4.02)	4.61 (3.91-5.35)	5.64 (4.64-6.62)	6.88 (5.48-8.17)	8.34 (6.41-10.1)	10.7 (7.76-13.4)	12.9 (8.92-16.6)
10-min	1.24 (1.08-1.43)	1.56 (1.38-1.80)	2.12 (1.87-2.45)	2.65 (2.30-3.06)	3.50 (2.98-4.07)	4.29 (3.53-5.04)	5.23 (4.17-6.22)	6.35 (4.87-7.70)	8.16 (5.91-10.2)	9.85 (6.79-12.6)
15-min	1.02 (0.892-1.18)	1.29 (1.14-1.48)	1.76 (1.54-2.02)	2.19 (1.91-2.53)	2.89 (2.46-3.36)	3.54 (2.92-4.17)	4.32 (3.45-5.14)	5.24 (4.03-6.37)	6.74 (4.89-8.44)	8.14 (5.61-10.4)
30-min	0.688 (0.602-0.794)	0.868 (0.768-1.00)	1.18 (1.04-1.36)	1.48 (1.28-1.70)	1.95 (1.66-2.27)	2.39 (1.97-2.81)	2.91 (2.32-3.46)	3.53 (2.71-4.29)	4.54 (3.29-5.68)	5.48 (3.78-7.03)
60-min	0.426 (0.372-0.491)	0.537 (0.475-0.619)	0.731 (0.642-0.842)	0.913 (0.795-1.05)	1.21 (1.02-1.40)	1.48 (1.22-1.74)	1.80 (1.44-2.14)	2.18 (1.68-2.65)	2.81 (2.04-3.52)	3.39 (2.34-4.35)
2-hr	0.274 (0.244-0.312)	0.343 (0.304-0.390)	0.443 (0.391-0.504)	0.538 (0.471-0.614)	0.696 (0.595-0.801)	0.840 (0.702-0.977)	1.01 (0.818-1.19)	1.22 (0.947-1.47)	1.54 (1.13-1.92)	1.85 (1.29-2.36)
3-hr	0.212 (0.191-0.238)	0.261 (0.236-0.294)	0.327 (0.293-0.367)	0.388 (0.346-0.437)	0.487 (0.425-0.553)	0.580 (0.496-0.666)	0.693 (0.577-0.808)	0.827 (0.666-0.984)	1.05 (0.802-1.29)	1.25 (0.917-1.58)
6-hr	0.144 (0.132-0.158)	0.177 (0.161-0.195)	0.213 (0.194-0.236)	0.247 (0.223-0.274)	0.296 (0.266-0.332)	0.341 (0.300-0.383)	0.389 (0.336-0.443)	0.444 (0.375-0.514)	0.554 (0.452-0.655)	0.654 (0.518-0.800)
12-hr	0.092 (0.084-0.101)	0.113 (0.104-0.124)	0.136 (0.124-0.150)	0.157 (0.142-0.172)	0.188 (0.168-0.208)	0.213 (0.189-0.238)	0.241 (0.209-0.272)	0.270 (0.230-0.310)	0.315 (0.261-0.371)	0.353 (0.284-0.423)
24-hr	0.058 (0.053-0.064)	0.072 (0.065-0.079)	0.086 (0.078-0.094)	0.098 (0.089-0.107)	0.114 (0.103-0.125)	0.127 (0.114-0.139)	0.139 (0.125-0.153)	0.152 (0.137-0.168)	0.170 (0.151-0.189)	0.184 (0.162-0.214)
2-day	0.034 (0.031-0.037)	0.042 (0.038-0.046)	0.050 (0.046-0.055)	0.057 (0.052-0.062)	0.066 (0.060-0.072)	0.073 (0.066-0.080)	0.080 (0.072-0.087)	0.087 (0.078-0.095)	0.096 (0.086-0.106)	0.103 (0.091-0.114)
3-day	0.025 (0.023-0.027)	0.031 (0.028-0.034)	0.037 (0.034-0.040)	0.042 (0.038-0.046)	0.049 (0.044-0.053)	0.054 (0.049-0.059)	0.059 (0.053-0.065)	0.065 (0.058-0.071)	0.072 (0.064-0.079)	0.077 (0.068-0.086)
4-day	0.020 (0.019-0.022)	0.025 (0.023-0.027)	0.030 (0.027-0.033)	0.034 (0.031-0.037)	0.040 (0.036-0.044)	0.044 (0.040-0.049)	0.049 (0.044-0.054)	0.054 (0.048-0.059)	0.060 (0.053-0.066)	0.065 (0.057-0.072)
7-day	0.014 (0.013-0.015)	0.017 (0.016-0.019)	0.021 (0.019-0.023)	0.023 (0.021-0.026)	0.027 (0.025-0.030)	0.030 (0.027-0.033)	0.033 (0.030-0.037)	0.036 (0.032-0.040)	0.040 (0.036-0.045)	0.043 (0.038-0.048)
10-day	0.011 (0.010-0.012)	0.014 (0.012-0.015)	0.016 (0.015-0.018)	0.018 (0.017-0.020)	0.021 (0.019-0.023)	0.023 (0.021-0.026)	0.025 (0.023-0.028)	0.027 (0.025-0.030)	0.030 (0.027-0.033)	0.032 (0.028-0.035)
20-day	0.007 (0.006-0.008)	0.009 (0.008-0.010)	0.010 (0.009-0.011)	0.012 (0.011-0.013)	0.013 (0.012-0.015)	0.014 (0.013-0.016)	0.016 (0.014-0.017)	0.017 (0.015-0.018)	0.018 (0.016-0.020)	0.019 (0.017-0.021)
30-day	0.006 (0.005-0.006)	0.007 (0.006-0.008)	0.008 (0.007-0.009)	0.009 (0.008-0.010)	0.011 (0.010-0.011)	0.011 (0.010-0.012)	0.012 (0.011-0.013)	0.013 (0.012-0.014)	0.014 (0.013-0.016)	0.015 (0.013-0.016)
45-day	0.004 (0.004-0.005)	0.006 (0.005-0.006)	0.007 (0.006-0.007)	0.007 (0.007-0.008)	0.009 (0.008-0.009)	0.009 (0.008-0.010)	0.010 (0.009-0.011)	0.011 (0.010-0.012)	0.011 (0.010-0.012)	0.012 (0.011-0.013)
60-day	0.004 (0.004-0.004)	0.005 (0.004-0.005)	0.006 (0.005-0.006)	0.007 (0.006-0.007)	0.007 (0.007-0.008)	0.008 (0.007-0.009)	0.009 (0.008-0.009)	0.009 (0.008-0.010)	0.010 (0.009-0.011)	0.010 (0.009-0.011)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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