



**PLANNING COMMISSION MEETING
DECEMBER 01, 2021 AT 6:30 PM
505 EAST 2600 NORTH
NORTH OGDEN, UT 84414**

PUBLIC CAN ATTEND BY:

Click the link below to join the webinar: <https://us02web.zoom.us/j/85738948169> Webinar ID: 857 3894 8169

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YouTube: <https://www.youtube.com/channel/UCriqbePBxTucXEzRr6fclhQ/videos>

Welcome: Chairman Thomas

Moment of Silence for Steve Prisbrey: Vice Chairman Mason

Pledge of Allegiance: Commissioner Arner

1. Roll Call
2. Minutes Consideration:
 - a. Consideration and action to approve the October 20, 2021 Planning Commission Meeting minutes
3. Opening Meeting Statement
4. Ex parte communications or conflicts of interest to disclose
5. Public comments for items not on the agenda

ADMINISTRATIVE ITEMS

6. SPR 2021-08 Consideration and action regarding an administrative application, site plan approval of a building footprint expansion and parking lot expansion located at 2251 North Washington Boulevard
Presenter: Scott Hess, Planning Director
7. SUB 2021-15 Information regarding administratively approved subdivision, North Ogden City Center Subdivision Phase 2, located just west of the City
Presenter: Scott Hess, Planning Director
8. Remarks - Planning Commissioners
9. Report - Planning Director
10. Remarks - City Manager/Attorney
11. Adjournment

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the North Ogden City limits on this 24th day of November, 2021 at North Ogden City Hall, on the City Hall Notice Board, on the Utah State Public Notice Website, at <http://www.northogdencity.com>. The 2021 meeting schedule was also provided to the Standard Examiner on December 12, 2020.

The Planning Commission at its discretion, may rearrange the order of any item(s) on the agenda. Final action may be taken on any item on the agenda. In compliance with the American with Disabilities Act, individuals needing special accommodation (including auxiliary communicative aids and service) during the meeting should notify the City Recorder at 801-782-7211 at least 48 hours prior to the meeting. In accordance with State Statute, City Ordinance and Council Policy, one or more Planning Commission Members may be connected via speakerphone.
Susan L. Nance, City Recorder

**NORTH OGDEN PLANNING COMMISSION
MEETING MINUTES
October 20, 2021**

The North Ogden Planning Commission convened in a regular meeting on October 20, 2021, at 6:32 p.m. in the North Ogden City Municipal Building, 505 E. 2600 N. North Ogden, Utah. The meeting was also held virtually on Zoom. Notice of time, place and agenda of the meeting was furnished to each member of the Planning Commission, posted on the bulletin board at the municipal office and posted to the Utah State Website on October 16, 2021. Notice of the annual meeting schedule was published in the Standard-Examiner on December 12, 2020.

COMMISSIONERS:

Eric Thomas	Chairman	
Brandon Mason	Vice-Chairman	excused
Lisa Arner	Commissioner	
Scott Barker	Commissioner	
Alan Lunt	Commissioner	
Nicole Nancarrow	Commissioner	
Johnson Webb	Commissioner	excused

STAFF:

Neal Berube	Mayor	
Scott Hess	Planning Director	
Brandon Bell	Associate Planner	
Jon Call	City Manager/Attorney	
Kai Johnsen	Planning Tech	
Lorin Gardner	City Engineer	via Zoom

VISITORS:

Dan Nixon	Stefanie Casey	Jay D Dalpiaz
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Chairman Thomas called the meeting to order at 6:32 p.m. Commissioner Arner offered the thought and Commissioner Nancarrow led the Pledge of Allegiance.

1. **ROLL CALL**

Chairman Thomas conducted roll call and indicated Vice Chairman Mason and Commissioner Webb were excused from the meeting.

2. **MINUTES CONSIDERATION**

a. Consideration and action to approve the September 15, 2021 Planning Commission Meeting minutes

Commissioner Nancarrow made a motion to approve the September 15, 2021 Planning Commission Meeting minutes as presented. Commissioner Lunt seconded the motion.

Voting on the motion:

Chairman Thomas	aye
Vice Chairman Mason	absent
Commissioner Arner	aye
Commissioner Barker	abstain
Commissioner Lunt	aye
Commissioner Nancarrow	aye
Commissioner Webb	absent

The motion carried.

3. **OPENING MEETING STATEMENT**

Chairman Thomas read the opening statement

4. **EX PARTE COMMUNICATIONS OR CONFLICTS OF INTEREST TO DISCLOSE**

Chairman Thomas asked if any member of the Commission needs to declare ex parte communications or conflicts of interest. No disclosures were made.

5. **PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA**

There were no public comments.

LEGISLATIVE ITEMS

6. ZTA 2021-04 DISCUSSION, CONSIDERATION, AND RECOMMENDATION ON A LEGISLATIVE AMENDMENT TO CREATE SITE DEVELOPMENT STANDARDS FOR STORAGE UNITS

A staff memo from Planning Director Hess explained when the City is considering a legislative matter, the Planning Commission acts as a recommending body to the City Council. The City has wide discretion in taking legislative action. Examples of legislative actions are general plan, zoning map, and land use text amendments. Legislative actions require that the Planning Commission give a recommendation to the City Council. Typically, the criteria for making a decision, related to a legislative matter, require compatibility with the general plan and existing codes.

BACKGROUND

The owner of one of the existing storage unit facilities in North Ogden City applied for a code amendment creating site development standards for existing storage unit facilities in the City. The amendment would allow upgrades to existing facilities. The applicant provided site plan documents proposing to add three enclosed buildings (two additional storage facilities, and an office), as well as a covered parking structure. The applicant has not formally applied for site plan review for the project, as storage units are not a permitted use in the MP-1 zone. At some point in the past, the applicant's current use of the property was granted approval, even though storage units are not currently listed as a permitted use in the MP-1 zone. As written, the proposed ordinance would apply to new storage unit facilities.

ANALYSIS

Planning Commission held a Public Hearing on October 6, 2021 and provided Staff with direction on elements of the ordinance to consider. Staff has considered the proposed ordinance, reviewed the Discussion Guide (see Exhibit C), and has developed draft ordinance language for the Planning Commission to review (see Exhibit B). Staff is of the opinion that the meeting on October 20, 2021, should be looked at as a work session on the draft language, with a formal Ordinance written at an upcoming meeting. This allows the Planning Commission and applicant to discuss specific provisions that were only conceptually considered in the previous meeting.

a final version of this Code language can return to the Commission for their consideration.

As in all legislative applications, the City has wide discretion in considering, approving, or denying legislative applications. Staff believes that the Planning Commission should identify and consider the issues that will affect North Ogden City in any proposed ordinance on this topic, before recommending an ordinance on this issue. Staff believes that if some form of the proposed ordinance is adopted it may also require amending the permitted uses, and potentially other standards in the MP-1 zone.

Further, Staff is of the opinion that new storage units should not be approved as part of any version of this ordinance, and that the potential for new facilities is a separate issue than the improvement of existing facilities. Staff recommends that this ordinance, if recommended to the Council at some point, should be adjusted to apply to existing storage units only

(thus not opening the door to the separate issue of whether new storage facilities should be allowed). A date in the recent past should be chosen, to which the ordinance would apply, such as August 1st, 2021, for example.

Regarding existing storage facilities, since there are already a few in the City, Staff believes that it is in the best interest of the City to encourage and facilitate the maintenance and upgrades of those facilities to protect property values in the surrounding area. Allowing improvements and on-site upgrades to existing storage facilities is likely to be a key tool in ensuring that is achieved. However, Staff is of the opinion that these potential improvements to existing sites should only be done while keeping in mind the best interest of the City. In an effort keep those interests in mind, Staff further recommends that the Commission consider carefully the following issues:

CONFORMANCE WITH THE GENERAL PLAN

The Vision for North Ogden in the General Plan reads: “North Ogden will continue to be a community of beautiful homes and friendly people that capitalizes on the impressive setting beneath the slopes of Ben Lomond peak. North Ogden will strive to [the goals determined to be most relevant included below]:

- Assure that North Ogden remains a beautiful place to live, work, and recreate;
- Strive to create a more balanced community that results in a better, more sustainable tax base; which anticipates and reflects the diversity of housing and services necessitated by changing population life cycles, norms and preferences;
- Preserve the essential characteristics of a family friendly community that assures an enduring legacy, small town feel, and high quality of life in North Ogden.

Any ordinance should consider these and the other statements from the General Plan’s Vision for North Ogden and other aspects of the General Plan.

SUMMARY OF LAND USE AUTHORITY CONSIDERATIONS

There are some guiding principles that should be considered before there is a change in code standards.

- Is the request a positive change for not only a specific property but does it make sense for the entire city?
- Is there additional language that is appropriate for this ordinance?
- Is the proposal consistent with the General Plan?

STAFF RECOMMENDATION

Staff recommends that the Planning Commission hold the public hearing, consider those factors that pertain to the best interest of the City related to existing storage unit facilities, and provide to Staff a list of issues to bring back options on, regarding these types of facilities.

Mr. Hess reviewed his staff memo and facilitated a review of the red-lined version of the ordinance to orient the Commission to the proposed amendments. He noted that the updated version of the proposed ordinance includes changes directed by the Commission at their last reviews of the document, including setbacks, building orientation, design guidelines and building materials, fencing, and landscaping. There was brief discussion among Mr. Hess and the Commission regarding the manner in which certain standards will be applied to the existing storage unit project as well as any future projects.

Commissioner Nancarrow referenced the section of the proposed ordinance dealing with on-site management of a storage facility. She stated that the times during which on-site management is required is not clear and she asked if more information should be added to clarify when on-site management is required. Chairman Thomas stated he is not sure that is something the City should be regulating, and it may be an issue that can be considered when the City receives an application for a storage unit project.

Chairman Thomas invited public input.

Dan Nixon, North Ogden resident, stated that it has been great to work with staff on this matter and he is happy with the current version of the amendments. However, he is upgrading his business, which was initially built in 1978, and his investment will be between \$4 and \$6 million. He stated that the old office is a good residential unit, and he intends to keep it and rent it to a family, but he is unsure whether the tenant will be an employee of the business. He hopes that the City does not try to force him to remove that structure and he wishes to work through that issue. He addressed the stream that runs through his property and noted he is willing to take care of the half that is on his property as long as the City will maintain its half. He feels this can be addressed in a development agreement for the project. He has done tree trimming along the creek and is willing to continue that work; however, they are trash trees, and it is not necessary to keep them. He stated he is concerned about the setback that will be required on the west boundary of his property. He would like to build the building on that west boundary line rather than leaving a large amount of wasted space between the building wall and the property boundary. He stated that he expects he will be required to construct a detention basin on the project, and he wondered if the City will allow him to do that in conjunction with the Orton Park improvements. He concluded by again thanking Mr. Hess for working with him on this project.

Commissioner Nancarrow addressed Mr. Nixon and inquired as to his regular operating hours. Mr. Nixon stated that he is open from 9:00 a.m. to 5:30 p.m., but agreed with Chairman Thomas that it may not be appropriate for the City to regulate that issue as the need for office space has waned due to changing trends in the manner in which rental units are acquired by customers. The rental process can be handled entirely online.

Mr. Hess stated he appreciates Mr. Nixon's input, but it is appropriate for the Commission to keep in mind that any ordinance amendments will apply to all storage unit facilities in the City, not just Mr. Nixon's. He added he is not sure the ordinance addresses the expansion of an existing facility, but at least one other existing storage unit has the ability to expand in the future and he wondered if there is interest in amending the ordinance further to address expansion. Chairman Thomas stated he feels the ordinance would adequately address and regulate any future expansion. He then referenced Mr. Nixon's comments about his rear setback and asked whether the building wall could be used as the fence between Mr. Nixon's property and abutting properties. Mr. Hess stated that the zone allows building heights of 35 feet tall, and the building can be constructed right on the lot line unless it is adjacent to a major public street or a residentially zoned parcel of property, in which case a 10-foot setback is required. Mr. Nixon stated that he understands the justification for the setback, but he plans to use the building for indoor recreational vehicle

storage, which is more pleasing for residential neighbors than outdoor recreational vehicle storage. This led to a brief debate of the practicality of the required setback and whether adjustments are warranted for this type of use. Mr. Hess stated in other zones, setbacks can be stepped down based upon building height. Chairman Thomas stated that in this case, the 10-foot setback is unreasonable; the setback would need to be landscaped, but no one will see that landscaping because a solid fence is required between the storage building and the residential property. He stated he is simply suggesting that the building wall be defined as the solid fence between the storage unit and residential uses. Mr. Hess stated that the question is what is better on the property line: an eight-foot-tall fence or a 15-foot-tall building wall. Chairman Thomas wondered if it would be appropriate to ask the abutting property owner their opinion on the matter. Mr. Hess suggested that the ordinance language simply be adjusted to indicate that if a building is located on the property line, it can operate as a perimeter fence. He also summarized additional minor language amendments relating to percentage of open space and landscaping. He noted he is not sure that any code amendment is necessary to address Mr. Nixon's request for coordination on the detention basin project in conjunction with Orton Park.

Commissioner Nancarrow asked the Commission if they are comfortable removing the requirement for an on-site manager.

Commissioner Barker made a motion to forward a positive recommendation to the City Council regarding a legislative amendment to create site development standards for storage units, with the amendments noted by Planning Director Hess. Commissioner Nancarrow seconded the motion.

Voting on the motion:

Chairman Thomas	aye
Vice Chairman Mason	absent
Commissioner Arner	aye
Commissioner Barker	aye
Commissioner Lunt	aye
Commissioner Nancarrow	aye
Commissioner Webb	absent

The motion carried.

7. REMARKS - PLANNING COMMISSIONERS:

Commissioner Lunt reported that he is currently serving as the Chair of the Parks and Trails Committee for the City, and they are trying to conduct a survey to determine what residents desire to see in their parks. He encouraged the Planning Commission to complete the survey and encourage their neighbors to do the same.

8. REPORT - PLANNING DIRECTOR:

Mr. Hess reported on upcoming training opportunities available to the Commission. He also briefly reviewed the calendar of upcoming meetings, noting the meeting scheduled for the week of Thanksgiving will be cancelled and there will likely also be a meeting cancellation in December. He reported that the work being done by the General Plan Steering Committee is nearing its completion and a recommendation should be presented to the Planning Commission soon.

9. REMARKS – CITY MANAGER/ATTORNEY

City Manager/Attorney Call noted that one of the training opportunities mentioned by Mr. Hess is conducted by his father, but he does not have a relationship to his father's business that would result in any financial gain for himself.

Mayor Berube then briefly reported on the recent action of the City Council relating to accessory building ordinance; they denied the ordinance after hearing from a resident who asked for further adjustments relating to metal buildings. It will be considered again at the City Council meeting on November 3. Chairman Thomas stated that the Planning Commission has considered that issue several times and has provided the Council with a recommendation on that matter. Mayor Berube acknowledged the Council is aware of the Commission's recommendation.

10. ADJOURNMENT

Commissioner Nancarrow made a motion to adjourn the meeting. Commissioner Barker seconded the motion.

Voting on the motion:

Chairman Thomas	aye
Vice Chairman Mason	absent
Commissioner Arner	aye
Commissioner Barker	aye
Commissioner Lunt	aye
Commissioner Nancarrow	aye
Commissioner Webb	absent

The motion carried.

The meeting adjourned at 7:36 pm

Eric Thomas
Planning Commission Chair

Joyce Pierson
Deputy City Recorder

Date Approved

Not approved

Staff Report to the North Ogden City Planning Commission

SYNOPSIS / APPLICATION INFORMATION

Application Request: Consideration and action regarding an administrative application, site plan approval of a building footprint expansion and parking lot expansion located at 2251 N. Washington Boulevard.

Agenda Date: December 1, 2021

Applicant: Richard Wangsgard, Tate Secrist

File Number: SPR 2021-08

PUBLIC NOTICE:

Mailed Notice:

City Website: November 24, 2021

PROPERTY INFORMATION

Address: 2251 N. 400 E. (Washington Blvd)

Project Area: 1.11 Acre / Approximately 48,352 square feet

Current Zoning: Commercial Zone (C-2)

Proposed Land Use: Commercial Office (Dental Building Expansion)

Parcel ID: 18-107-0001, 18-125-0013, (condo parcels: 18-125-0005, 0006, 0007, 0008)

ADJACENT LAND USE

North: Commercial	South: Commercial
East: Vacant Commercial	West: Multi-family Residential

STAFF INFORMATION

Scott A. Hess
Planning Director
shess@nogden.org
(801) 737-9841

APPLICABLE ORDINANCES

North Ogden Zoning Ordinance 11-8 Commercial Zone C-2

North Ogden Zoning Ordinance 11-8B-2 Site Development Standards

North Ogden Zoning Ordinance 11-8A-8 Protection of Adjoining Residential Properties

North Ogden Zoning Ordinance 11-8B-4 Site Development Standards

North Ogden Zoning Ordinance 11-10-27 Site Plan Approval Required

North Ogden Zoning Ordinance 11-17-3 (C) 3 – Design and Location of Parking Spaces

North Ogden Zoning Ordinance 11-8D Design Standards for Commercial Development

North Ogden Zoning Ordinance 11-10-25 Trash Enclosures

North Ogden Zoning Ordinance 11-22-7 (C) Sign Regulations for All Zones

North Ogden Zoning Ordinance 11-26-8 Development Standards

TYPE OF DECISION

When the Planning Commission is acting in an administrative capacity, it is acting as a land use authority, and has limited discretion. Examples of administrative applications are conditional use permits, design reviews, and subdivisions. Administrative applications must be approved by the Planning Commission, if the application demonstrates compliance with the approval criteria.

BACKGROUND

The applicant has submitted an application for an expansion of an existing dental office building as well as constructing additional parking that connects two existing parking lots. The new parking lot is proposed to be located in the place of a building foundation, approved in 2005, that was never constructed. The applicant has also applied for a property line adjustment (file SUB 2021-14) that will accommodate the building expansion. The property line adjustment is a minor subdivision approved at the staff level that will not be seen by the Planning Commission.

A Technical Review Committee Meeting was determined not to be needed for this site.

ZONING ORDINANCE COMPLIANCE

The Planning Commission will be considering how this proposal meets the North Ogden City Zoning Ordinance:

11-8B (COMMERCIAL ZONE C-2)

Staff Comment: Professional offices are a permitted use in the C-2 zone.

11-10-27 (SITE PLAN APPROVAL REQUIRED)

1. 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.
2. 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. The site plan shall include a comprehensive sign plan in accordance to CCNO 11-22-5 of this title.
3. 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 title have been met.
4. In approving site plans, the planning commission may act on a site plan submitted to it or may act on its own initiative in proposing and approving a site plan, including any conditions or requirements designated or specified therein or in connection therewith.

Staff Comment: The site plan is required to be reviewed by the Planning Commission, and is attached (See Exhibit B).

11-8A-2 SITE DEVELOPMENT STANDARDS

- A. Minimum Lot Area: Eight thousand (8,000) square feet.
- B. Minimum Lot Width: None.
- C. Minimum Yard Setbacks:
 - 1. Front: Twenty feet (20') for all buildings and walls or fences over three feet (3') high; buildings that front onto Washington Boulevard, 2550 North, or 2700 North may be required to have a reduced 0 foot setback as determined by the Planning Commission.
 - 2. Side: None, except ten feet (10') adjacent to residential boundary;
 - 3. Side facing street on corner lot: Twenty feet (20');
 - 4. Rear: None, except ten feet (10') where building rears on a residential zone.
- D. Building Height:
 - 1. Minimum: Ten feet (10').
 - 2. Maximum: Thirty five feet (35').
- E. Lot Coverage: No building or accessory buildings shall cover over sixty percent (60%) of lot area.
- F. Minimum Standards Determined: Minimum site development standards for dwelling units shall be determined by the planning commission.

Staff Comment: The front setback is shown on the plan to meet the required 20' from the front sidewalk or property line. Further, the building plan is shown to meet the 10' required setback bordering a residential zone.

11-8A-8 PROTECTION OF ADJOINING RESIDENTIAL PROPERTIES

When a commercial development abuts a residential zoning district, a solid screen wall must be erected. In addition to the landscaping required, the screen wall shall be eight feet (8') in height along the rear and interior side yards. In the front yard and street side yard areas of either zoning district, the solid walls shall maintain the maximum fence height regulations for front and street side areas. The solid screen wall shall have at least a ninety five percent (95%) screen value. The owner of the commercial property shall construct, maintain and keep the screen wall in good repair.

Staff Comment: An 8' tall fence is a requirement in the City code, in rear and interior side yards where they border residential zoning districts. Were this requirement applied, an 8 foot tall fence should be located along the western property line. However, there is an existing 6 foot tall fence that was installed at the time of the multi-family project to the west. There have been no complaints or conflicts that Staff can see between the existing commercial uses and the residential uses to the west. Staff does not see an improvement or benefit in requiring the applicant to construct an 8 foot tall fence in this area seeing that there is an existing fence that was approved with a neighboring project. This area of the site where the fence is located is not affected by this adjusted site plan.

11-8D (DESIGN STANDARDS FOR COMMERCIAL DEVELOPMENT) C. COLORS AND MATERIALS:

Colors And Materials:

- 1. All applicants for commercial or other site plan review or construction within North Ogden City's commercial districts shall include a color board or architectural renderings indicating the colors

and materials to be used on site. Proposed materials should typically harmonize with existing, surrounding development.

2. External surfaces shall be predominantly natural, muted earth tones (non-bright colors representing natural, earth colors and values, including browns, black, grays, greens, rusts, etc.). The roof of an addition to an existing structure, when matching existing colors, may be exempt.
 1. White may be used as an accent color only.
 2. The planning commission may allow contrasting accent colors.

[PHOTOS IN ORDINANCE NOT INCLUDED]

3. Exposed fronts and street sides of buildings shall be constructed of non reflective materials and shall include, but not be limited to, textured concrete (split face or honed block), brick, stone and/or considered wood/wood like materials

Staff Comment: The building expansion is proposed to match the existing all brick façade of the dental office. This is a muted earth tone, and appears to be generally in accordance with the requirements of the design standards. The façade of the building expansion facing Washington Blvd has only a single window, however they are providing 4 large daylight windows facing North within the examination rooms. The glazing has been found by staff to be in compliance with the design guidelines of the City Code.

11-8D-3 Architecture

Articulation:

1. A building should reflect a human scale and be inviting to the public. Large buildings should be "stepped", both vertically and horizontally, to break up the building mass and provide aesthetic relief.
2. Buildings shall be accessible for pedestrians and public transit users, not just for people driving private automobiles.
 - a. Building entrances shall be identifiable and directly accessible from public sidewalks via on site pedestrian walkways. (Drive aisles and other vehicular accesses shall not be considered pedestrian walkways.)
 - b. Pedestrian walkways shall have at least five feet (5') of unobstructed width, and shall be part of an approved pedestrian circulation plan.

Staff Comment: The building architecture meets the requirements of the City Code. Pedestrian walkways have been provided from Washington Blvd. to the front entrance of the dental building as well as between the buildings adjacent to the parking lot expansion. Pedestrian walkways must be at least 5' in width. There is no dimension shown on the site plan.

11-8D-4 Site Design

- A. Overall Design Concepts:

1. Dedicated walkways, plazas and other pedestrian oriented hardscape areas may be included as landscaping, provided that they do not exceed thirty percent (30%) of the required minimum landscaping requirement.
 2. The landscaping plan shall include a pedestrian circulation element that shows interconnectivity with surrounding sidewalks, urban trails and surrounding uses. The city encourages appropriate pedestrian connections to adjacent neighborhoods.
 1. The size and spacing of landscape elements should be consistent with the size of the project and should relate to the structures and the streetscape. No landscape element may be constructed, erected or otherwise placed on site without city approval.
 2. Trees overhanging pedestrian walkways and drive areas shall be of appropriate species and pruned to have a general canopy clearance of at least nine feet (9').
- B. Site Grading:
1. Site design should minimize the removal of mature trees and shrubs. Where removal is necessary, mature trees should be salvaged or replaced on a three to one (3:1) basis. Any trees prohibited by resolution, ordinance or statute shall be removed and not be replaced.
 2. Abrupt or unnatural changes in grade may create barriers or disrupt drainage patterns. Proposed grading should be designed to take advantage of the natural grade and land features.
 3. Steep slopes, generally three to one (3:1) or greater, shall be stabilized with vegetation, retaining walls or other appropriate measures. Sites shall be designed to minimize erosion.
 4. Landscape plans should preserve and incorporate natural land features such as streams, washes, springs, etc., into the overall site plan.
- C. Water Elements:
1. Fountains and other water features should be sited and designed so that they are efficient users of water.
 2. Filtered backwash effluent should be discharged into landscaped areas whenever possible.
- D. Art And Furnishings:
1. If public art is used, it should be integrated into the overall design of a project.
 2. Lighting fixtures and illumination should complement a structure and be of similar design and character as the project's building components.
 3. Street furniture and related features are encouraged.
- E. Maintenance:
1. Projects should demonstrate that maintenance factors have been considered in the landscape design.
 2. Irrigation systems should be designed to minimize maintenance and water consumption.
 3. Phased developments shall indicate a mechanism for dust, weed and debris control on undeveloped portions of the site and shall ensure continuing compliance.

Staff Comment: Landscaping on the site is largely mature trees, bushes, and turf grass. Most of the site will remain in its current state. The City Engineer's memo for the related Subdivision (SUB 2021-14), requires a grading plan for the parking lot expansion. Staff recommends that this be required to be submitted and administratively approved prior to building permit. There are three mature trees that will be removed. NOC 11-8D-4 (B) requires that mature trees removed be replaced at a 3:1 ratio. Staff

recommends that the Site Plan be updated to include nine additional 2" caliper trees around the site. This will replace the trees being removed, as well as meet the requirement of trees as they relate to parking areas.

LANDSCAPING

There are three sections that address landscaping.

11-8D-5 LANDSCAPING

8D-5 has 5 subsections that address General Requirements, Landscaping Objectives, Size of Required Landscape Materials, Installation and Maintenance, and Landscape Standards.

- A. General Requirements. A minimum of 20% of commercial sites (excluding the building footprint and park strip) shall be landscaped.

Staff Comment: The Site Plan calculation for parcel 1 and parcel 2 combined meets at least 20% of property square footage.

C Size Of Required Landscape Materials At Time Of Planting: Unless specified elsewhere in this code:

1. Deciduous shade trees shall have a minimum caliper size of two inches (2") measured six inches (6") above ground and a minimum height of six feet (6') tall.

Staff Comment: The applicant has proposed primarily grass landscape to abut the parking lot extension. The remainder of the site will not be disturbed from a landscaping perspective. Trees installed to meet the requirements of the Code must be 2" caliper and 6' tall. The applicant is recommended to pay particular attention to this requirement and plan ahead to provide 2" caliper trees, as trees are inspected on site by the Planning Department at the time of installation.

E. Side And Rear Yard Areas Within Commercial Zones:

- a. Adjacent to properties with a less intense zoning designation: Ten feet (10') minimum, and must be planted with trees at the ratio of at least one per every fifty feet (50') of side and rear yard, and may be planted in groups or singularly, as long as there is no less than one grouping or one tree per side and rear yard. The remainder of the side and rear yard area must be planted with lawn or shrubbery; not more than one-half ($\frac{1}{2}$) of the required area is used for nonliving landscape material. Ground cover or shrubbery must provide minimum ground coverage of fifty percent (50%) within three (3) years of initial planting.

Staff Comment: This section of the ordinance requires trees be planted in the ten foot setback area (See Exhibit B) at a ratio of at least 1 tree per 50 feet. There is currently a tree planted in the western portion of Parcel 2; this tree fulfills this standard.

11-8D-6 ALTERNATIVE LANDSCAPING OPTIONS

- A. The planning director may approve a modification of these requirements if:
1. The proposed alternative meets the purpose of this article; and
 2. The landscaping better accommodates the existing physical conditions of the property or provides significant elements for wind protection, solar access and shading, and the

proposed landscaping represents an equal or superior result than would be achieved if the requirements of this article were strictly followed; or

3. The proposed alternative incorporates a distinct coloring scheme utilizing the planting or annuals in areas of high visibility.

Staff Comment: The landscaping that will be disturbed as part of the parking lot expansion is minimal. Staff recommends that the applicant match the existing landscape.

11-17-10 – Parking Lot Landscaping

- A. Amount Required: In parking lots, at least five percent (5%) of the interior parking area shall be landscaped with plantings, and one tree for each ten (10) spaces shall be installed. Parking lot street frontage and perimeter landscape areas shall be a minimum of twenty feet (20') wide. Planting required within the parking lot is exclusive of other planting requirements, such as for shade trees planted along the street.
- B. Location: The landscaping should be located in protected areas, such as along walkways, in center islands, at the ends of bays or between parking stalls. All landscaping in parking areas and on the street frontage shall be placed so that it will not obstruct sight distance.
- C. Plant Type: A mixture of hardy flowering and deciduous trees shall be planted. Plants that provide maximum screening at ground level up to three and one-half feet (3¹/₂') should be used along the perimeter of the lot for screening, and the deciduous trees for shade within the lot. The area between trees shall be mulched, planted with shrubs or ground cover, or covered with paving material. Any area that will be under the overhang of vehicles shall be mulched or covered with paving materials.

Staff Comment: The parking area is only one drive aisle deep so there is no 'interior space' to landscape. The parking addition adds 14 spaces, but eliminates 8 spaces, for a net increase of 6 spaces. This increase does not require any additional parking lot landscaping.

11-17-4 SCHEDULE OF REQUIRED OFF STREET SPACES

F. Schedule

3. Offices / 1 space per 250 square feet of gross floor area.

Staff Comment: The building addition will be for the benefit of the dental office. The application includes a 1,244 square foot addition, which requires 5 parking spaces. The parking lot expansion includes a net increase of 6 additional spaces for the use of both the dental office and the existing office space to the north. Staff is of the opinion that the provided parking stalls are sufficient to meet the needs of the site, and that the parking requirements are met.

11-10-25 TRASH ENCLOSURES

A permanent enclosure for temporary storage of garbage, refuse and other waste materials shall be provided for every use, other than single-family dwellings and multiple-family dwellings of less than four (4) units. The enclosure shall be entirely surrounded by screen walls or buildings. Trash enclosures shall comply with the following regulations:

1. Construction: Trash enclosures shall be so constructed that contents are not visible from a height of five feet (5') above grade from any abutting street or property, and shall be constructed of solid or ornamental pierced masonry walls with solid concrete floor sloped for drainage and

maintenance of sanitary conditions. Enclosures shall be of sufficient height to conceal contents, including containers, but in no case shall any enclosure be less than four feet (4') in height above grade. Gates are required and shall be solid or baffled, equal in height to the enclosure and equipped with latches to ensure closure when not in use.

2. Location: Trash enclosures shall not be located in any required front or side yard.

Staff Comment: No details of the elevation for a trash enclosure have been provided, and there is not currently a commercial garbage can or enclosure on the site. If the applicant desires a commercial garbage can in the future, they will be required to meet the code for design and location for a trash enclosure.

11-22-7 (SIGN REGULATIONS FOR ALL ZONES)

C. C-2 Zoning Districts

1. Commercial Signs:

- a. Monument Sign. The proposed monument sign is shown. (See Exhibit C)

Staff Comment: Signs have not been provided. Signs and sign location may be approved by Staff at the time of submission for a sign permit.

11-26-8 Development Standards

In addition to the standards contained in this chapter other development standards are found in CNO 11, including the individual zones, CNO 11-10-37 and 38, and the North Ogden City Public Works Standards.

Staff Comment: Washington Blvd has a new Streetscape Standard for a widened sidewalk that improves pedestrian accommodations and accessibility. This requirement includes a 10' wide sidewalk along Washington Blvd. As part of the subdivision plat and subsequent site plan, Staff is recommending that the sidewalk along Washington Blvd in front of Lot 1 and Lot 2 be widened to 10' to meet this requirement.

Finally, to meet the streetscape standard that has been adopted the applicant should provide 8 Flowering crabapple or Canada Chokecherry trees, which are both small tree species, (4 between the streetlights in front of the property along the right-of-way). These should be 2" caliper, at least 6' tall, and spaced roughly evenly with exceptions for any existing items in the park strip.

RECOMMENDED CONDITIONS OF APPROVAL

- Conditions specified in the Engineer's report, to include:
 - Low Impact Design for storm water impacts must be incorporated per Engineer's Memo
 - A Grading and Drainage Plan per the Engineer's Memo must be submitted and approved prior to issuing a building permit for the parking lot or building expansion.
- The Subdivision Application (SUB 2021-14) must be finalized and recorded prior to issuing a building permit for the parking lot or building expansion.
- The Planning Commission needs to determine whether the existing 6' fence accomplishes the goal of separation and buffering between commercial uses and residential.
- The pedestrian walkways shown on the plan, from Washington Blvd to the main entrance of the Dental Building, as well as connecting the two parking lots, must be 5' in width.

- The number, caliper, and height requirement for deciduous shade trees be met. This includes 9 total trees, of which 8 may be the required streetscape trees, planted in the park strip, spaced appropriately, as listed above.
- The sidewalk along Washington Blvd for the length of both Parcel 1 and Parcel 2 must be designed and installed at 10' total width and be planted with the approved small flowering tree species. This includes 4 trees between each of the existing streetlights for a total of 8 trees.
- Staff recommends these Site conditions be approved through administrative review of submitted documents prior to building permit.

CONFORMANCE WITH THE GENERAL PLAN

The General Plan map shows this area as: "Mixed-Use/Multi-family/Commercial." This project is consistent with that designation.

PLANNING COMMISSION CONSIDERATION

- Is the proposal consistent with the General Plan?
- Does the proposal meet the North Ogden Zoning ordinance standards?

RECOMMENDATION

Staff recommends approval of the site plan subject to the conditions listed in this staff report.

EXHIBITS

- A. Application
- B. Site Plan
- C. Exterior Building Elevations
- D. Engineer's Review Memo (SUB 2021-14)

AREA MAP



SITE IMAGES

Looking South from the northern parking lot.



These three trees will be removed, and have been requested to be replaced.

This building foundation will be removed for the parking lots to be connected.

Standing in the area where the future parking lot will be.



This is the area where the building expansion is proposed.

Looking north across the building foundation to be removed.





LAND USE DEVELOPMENT APPLICATION

North Ogden City Planning Department
505 East 2600 North
North Ogden, UT 84414 (801)782-7211

*May be submitted by email to: lbexell@nogden.org (If you don't receive a response with confirmation of receipt - please call 801-737-2215)

APPLICANT INFORMATION	
Name: <u>Richard Wangsgard, Tate Secrist</u>	Company:
Address: <u>2251 North 400 East</u>	
Email: <u>rwangsgard@gmail.com, tate.secris@fbfs.com</u>	Phone: <u>801-695-5352, 801-628-7504</u>
OWNER INFORMATION	
Name: <u>Richard Wangsgard, Tate Secrist</u>	
Address: <u>2251 North 400 East</u>	<u>2271 N Washington Blvd</u>
Email:	Phone:
PROJECT INFORMATION	
Project Name: <u>Lomond View subdivision</u>	
Project Address: <u>2251 North 400 East</u>	
Parcel #:	Subdivision: Lot #:
Acreage:	Current Zoning:
APPLICATION TYPE AND FEE *(CHECK ALL THAT APPLY):	
☐ Subdivision: ☐ Preliminary Approval - \$800 plus \$50 per lot ☐ Final Approval - \$1000 plus \$30 per lot ☐ Special Exception Application - \$835	☐ Zoning Amendment: ☐ Text - \$350 ☐ Map - \$875 ☐ Annexation City - \$800 plus actual cost of postage and publication
☐ Minor Subdivision - \$750 ☐ Minor Subdivision without Technical Review - \$580 ☐ Amendment or Vacation of Subdivision - \$695	☐ Hearing Officer ☐ Variance - \$565 ☐ Appeal - \$565
☐ Boundary Line Adjustment - \$675	☐ Conditional Use Permit: ☐ City Fee (with technical review) - \$1,550 ☐ City Fee (no technical review) - \$730
☒ Site Plan Review: ☐ With Technical Review - \$1,390 ☐ No Technical Review - \$730	☐ Planned Residential Unit Development (PRUD) - \$1,695 ☐ Subdivision Extension/Expired Subdivision renewal - \$200

[Signature] [Signature] 10-13-2021
 Applicant's Signature Date
[Signature] [Signature] 10-13-2021
 Owner's Signature Date

To be filled out by North Ogden City

Date Received 10-14 Received by COLLEEN ☒ Fees paid: 10-14-2021



SITE PLAN REVIEW APPLICATION

North Ogden City Planning Department
505 East 2600 North
North Ogden, UT 84414 (801)782-7211

PLEASE ATTACH ONE COPY OF A SITE PLAN ON 24" X 36" PAPER AND AN ELECTRONIC COPY (PDF) OF A SITE PLAN. THE SITE PLAN SHALL BE DRAWN TO SCALE AND PREPARED BY A UTAH REGISTERED LAND SURVEYOR CIVIL ENGINEER WITH THE FOLLOWING INFORMATION:

<u>Required</u>	<u>Submitted</u>	
-----------------	------------------	--

- | | | |
|--------------------------|--------------------------|---|
| ☐ | ☐ | 1. Existing and proposed contours at two-foot intervals. |
| ☐ | ☐ | 2. Location of main accessory buildings on the site and in relation to one another. |
| ☐ | ☐ | 3. Height, bulk, and character of building(s). |
| ☐ | ☐ | 4. Off-site parking area(s) and striping patterns. |
| ☐ | ☐ | 5. Traffic circulation features within the site. |
| ☐ | ☐ | 6. All driveways. |
| ☐ | ☐ | 7. Provisions for open space on site. |
| ☐ | ☐ | 8. Signage plan. |
| ☐ | ☐ | 9. Landscape plan |
| ☐ | ☐ | 10. Fencing. |
| ☐ | ☐ | 11. Drainage flows and structures. |
| ☐ | ☐ | 12. Location of all existing and proposed utility lines. |
| ☐ | ☐ | 13. Vicinity of the site. |
| ☐ | ☐ | 14. Property ownership and surrounding property owners. |
| ☐ | ☐ | 15. Existing zoning classification(s) |
| ☐ | ☐ | 16. Existing surrounding land uses. |

Applicant's Signature: _____ Date: _____

Updated June 2019



North Ogden City
165 E Lomond View Dr
North Ogden, UT 84414
(801) 782-8111

XBP Confirmation Number: 107966708

Transaction detail for payment to North Ogden City.		Date: 10/14/2021 - 1:32:18 PM MT	
Transaction Number: 158409886PT Visa — XXXX-XXXX-XXXX-9375 Status: Successful			
Account #	Item	Quantity	Item Amount
	ZONING SUB FEES	1	\$1310.00
Notes: Site Plan and Minor Sub Division for 2251 N 400 E			

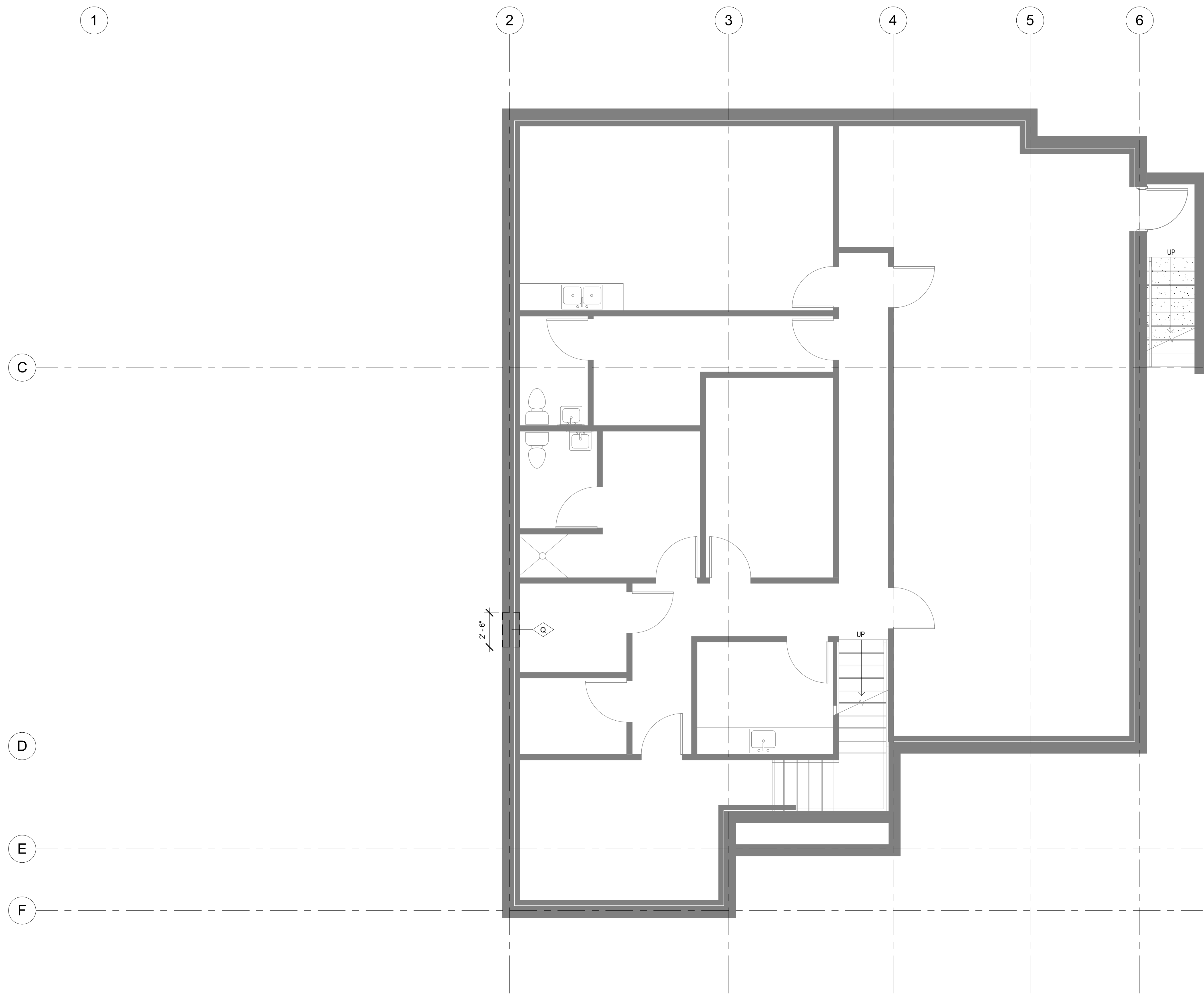
TOTAL: \$1310.00

Transaction detail for payment to North Ogden City.			Date: 10/14/2021 - 1:32:20 PM MT
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Account #	Item	Quantity	Item Amount
	Service Fee	1	\$19.65

TOTAL: \$19.65

Billing Information
Richard Wangsgard
, 84414

Transaction taken by: 2690



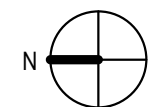
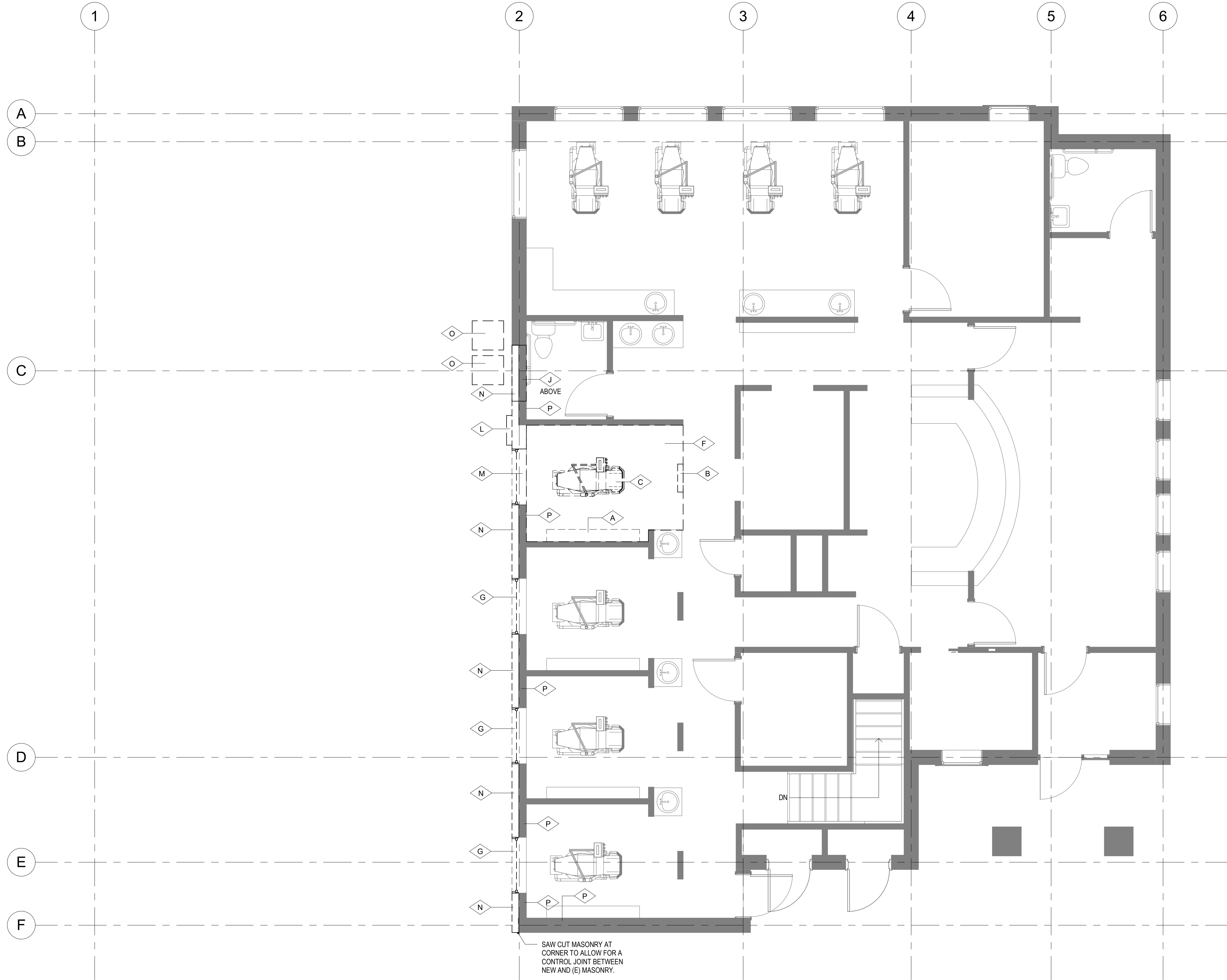
1 Basement Demolition Floor Plan
1/4" = 1'-0"

DEMOLITION GENERAL NOTES
1. ANYTHING SHOWN IN PLAN THAT IS NOT NOTED IS TO REMAIN. PROTECT DURING CONSTRUCTION. REFER ANY QUESTIONS TO THE ARCHITECT.

#	DEMOLITION NOTES
NOTES:	1. ALSO REFER TO ENLARGED PLANS, REFLECTED CEILING PLANS & SECTIONS FOR ADDITIONAL DEMOLITION REQUIRED. 2. UNLESS IDENTIFIED FOR DEMOLITION IN THE DEMOLITION NOTES, PROTECT ALL STRUCTURAL AND EXTERIOR ENVELOPE ELEMENTS OF THE BUILDING FROM DAMAGE.
A	REMOVE (E) COUNTERTOPS, BASE CABINETS, UPPER CABINETS AND/OR TALL CABINETS & DISPOSE. PATCH & REPAIR FLOOR FOR NEW FINISH OR NEW BUILT IN FURNITURE.
B	REMOVE AND DISCARD (E) WOOD STUD PARTITION FROM FLOOR TO CEILING.
C	REMOVE (E) DENTAL CHAIR AND UTILIZE FOR NEW ADDITION OR RETURN TO OWNER.
D	REMOVE (E) GYPSUM BOARD CEILING AS NEED FOR CONSTRUCTION ACTIVITIES OF NEW ADDITION. PROTECT (E) ROOF TRUSSES FROM DAMAGE. REMOVE ALL ASSOCIATED ELECTRICAL FIXTURES, DIFFUSERS, AND RELATED DEVICES AS NEEDED.
E	REMOVE (E) LIGHT FIXTURE. PREPARE FOR NEW LIGHT FIXTURES OR PATCH/INFILL REPAIR ANY DAMAGE IF NEW FIXTURE WILL NOT BE GOING IN.
F	REMOVE (E) FLOOR FINISH AND PREPARE FLOOR FOR NEW FINISH. SEE FINISH PLANS FOR NEW FLOOR MATERIAL.
G	REMOVE (E) WINDOW AND PREPARE TO INFILL WITH NEW STUD WALL FRAMING. MATCH NEW WALL WITH (E). REMOVE/DISCARD WALL WASTE AND UTILIZE REMOVED (E) WINDOWS FOR NEW ADDITION ON NORTH SIDE.
H	REMOVE (E) SOFFIT MATERIAL AND FASCIA BOARD. ENSURE (E) ROOF TRUSSES ARE LEFT IN PLACE AND UNDAMAGED DURING REMOVAL.
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L	(E) ELECTRICAL PANEL TO BE RELOCATED JUST EAST OF NEW ADDITION. REFER TO ELECTRICAL DRAWINGS.
M	(E) PLUMBING FIXTURE TO REMAIN. PROTECT FROM DAMAGE.
N	REMOVE (E) BRICK VENEER FROM TOP OF FOUNDATION WALL TO ROOF LEVEL AND DISCARD/REUSE AS NECESSARY. LEAVE EXISTING WALL SHEATHING BECAUSE INTACT AND PROTECT FROM DAMAGE.
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SYMBOL LEGEND	
	NEW WOOD STUD WALL WITH GYPSUM BOARD. SEE WALL TYPES ON SHEET A300
	NEW WOOD STUD WALL WITH GYPSUM BOARD AND SOUND ATTENUATION BATT INSULATION. SEE WALL TYPES ON SHEET A300
	EXISTING WALL.
WALL TYPE TAG	INDICATES HEAVY SIDE. SEE WALL TYPES ON SHEET A300.
LINE TYPES	
	NEW CONSTRUCTION
	EXISTING CONSTRUCTION
	DEMOLITION

NOT FOR CONSTRUCTION



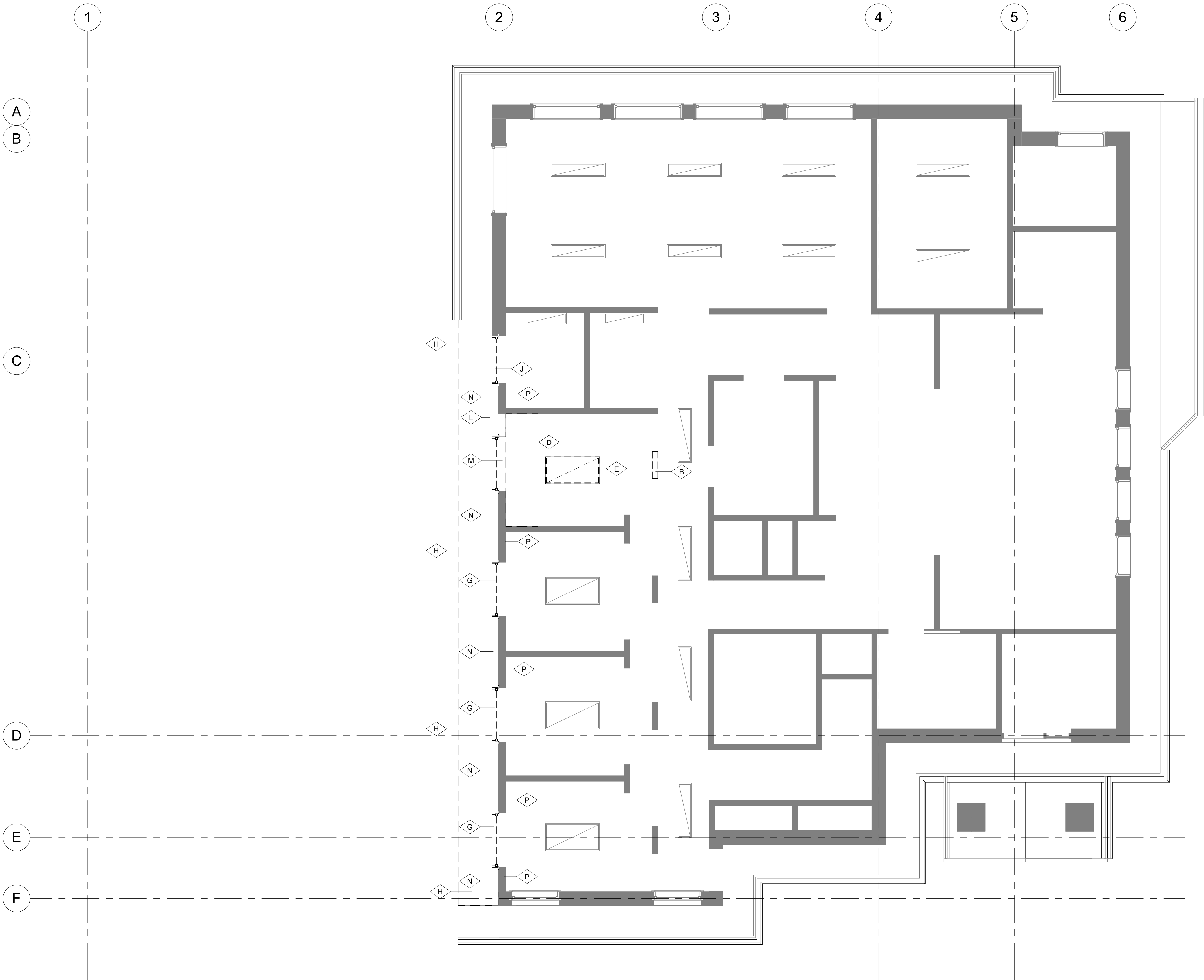
1 DEMOLITION FLOOR PLAN
1/4" = 1'-0"

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WALL TYPE TAG	INDICATES HEAVY SIDE. SEE WALL TYPES ON SHEET A300.
LINE TYPES	
	NEW CONSTRUCTION
	EXISTING CONSTRUCTION
	DEMOLITION

NOT FOR CONSTRUCTION



1 DEMOLITION REFLECTED CEILING PLAN
1/4" = 1'-0"

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LINE TYPES	
	NEW CONSTRUCTION
	EXISTING CONSTRUCTION
	DEMOLITION

10/15/2021 8:55:09 AM

Stamp

Demolition Reflected Ceiling Plan

Project number 100 345
Date 1/31/18
Drawn by Morgan T.
Checked by AD110

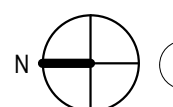
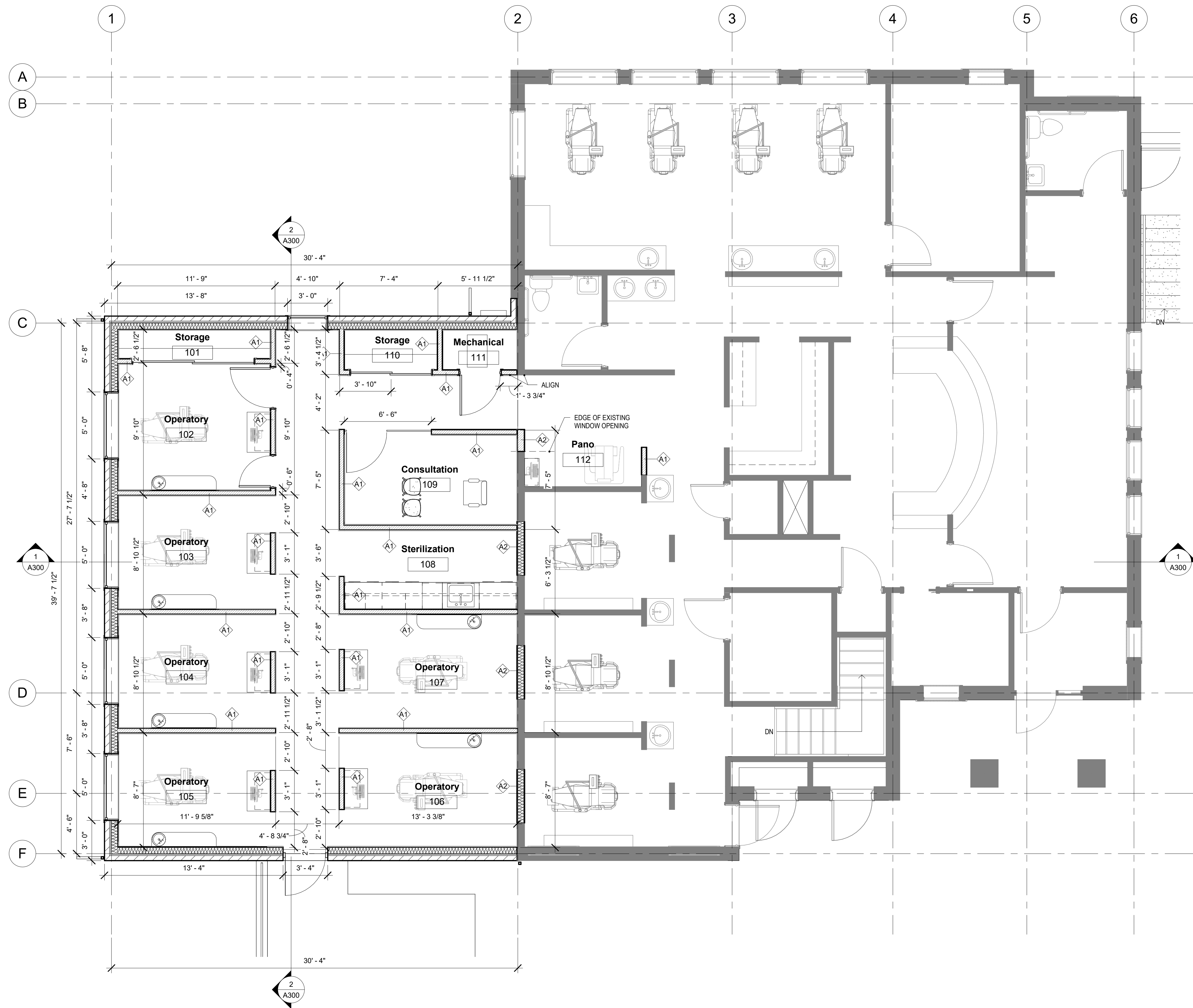
Description

Date

Collman Wangsgard Family Dental

Dr Richard Wangsgard
2251 N Washington Rd Blvd, North Ogden, UT 84414

NOT FOR CONSTRUCTION



1 DIMENSION MAIN LEVEL PLAN
1/4" = 1'-0"

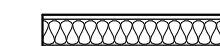
GENERAL NOTES

1. DIMENSIONS ARE FROM GRID LINES TO FACE OF STUD AND EDGE OF OPENING UNLESS NOTED OTHERWISE.
2. REFER TO WALL TYPES ON SHEET A300
3. ALL FLOOR COVERINGS, INTERSECTIONS OF DIFFERENT FLOOR COVERINGS SHALL COMPLY WITH 1/4" MAX CHANGE IN ELEVATION OR 1/2" WITH BEVELED 1:2 SLOPE.

SYMBOL LEGEND



NEW WOOD STUD WALL WITH GYPSUM BOARD. SEE WALL TYPES ON SHEET A300

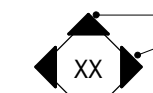


NEW WOOD STUD WALL WITH GYPSUM BOARD AND SOUND ATTENUATION BATT INSULATION. SEE WALL TYPES ON SHEET A300



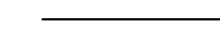
EXISTING WALL.

WALL TYPE TAG



INDICATES HEAVY SIDE. SEE WALL TYPES ON SHEET A300.

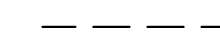
LINE TYPES



NEW CONSTRUCTION



EXISTING CONSTRUCTION



DEMOLITION

NOT FOR CONSTRUCTION



THOMPSON
ARCHITECTURE +
INTERIORS

6342 WEST STRADA
CREST WAY
WEST JORD

Page 28

Collman Wangsgard Family Dental

Dimension Floor Plan

Dr Richard Wangsgard
2251 N Washington Rd Blvd, North Ogden, UT 84414

Description

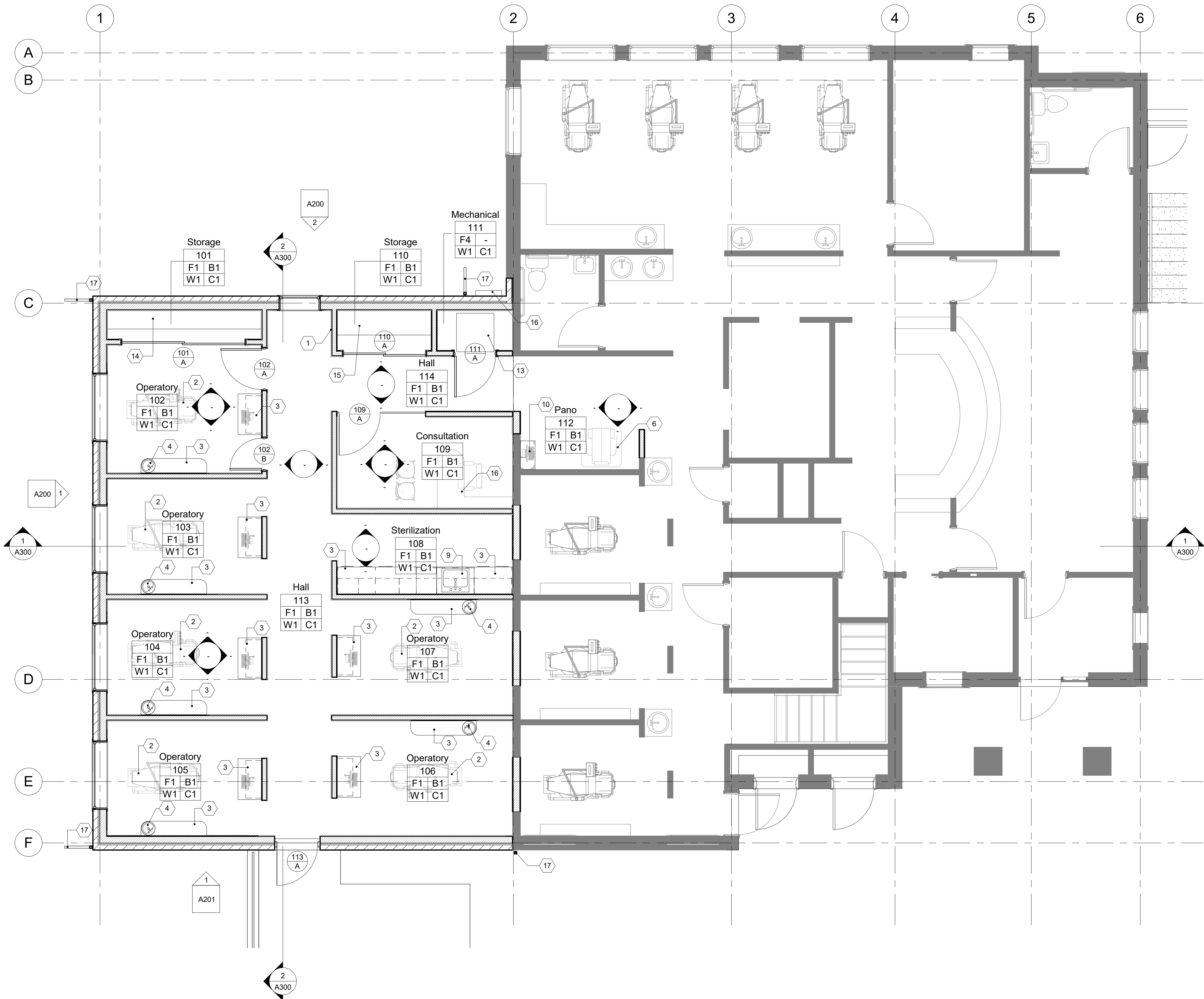
Date

Project number 100-345
Date 1/31/18
Drawn by Morgan T.
Checked by

A102

Stamp

10/15/2021 8:55:02 AM



1 ANNOTATION MAIN LEVEL PLAN
1/4" = 1'-0"

Ceiling Finishes		
XX	Description	Rmks
C1	Painted Gypsum Board. See Ceiling Details.	
C2	Prefinished Suspended 2x2 Lay-in Ceiling. See ceiling details on sheet A300 and A110.	
Notes:		
1	(E) = Existing	

Wall Finishes		
XX	Description	Rmks
W1	New Gypsum Board - New Paint	
W2	New Ceramic Wall Tile at a minimum 6" above Finish Floor.	
W3	New Solid Surface Backsplash. Color to be Determine by Owner/Architect.	
Notes:		
1	(E) = Existing	

GENERAL NOTES	
1. DIMENSIONS ARE FROM GRID LINES TO FACE OF STUD AND EDGE OF OPENING UNLESS NOTED OTHERWISE 2. REFER TO WALL TYPES ON SHEET A300 3. ALL FLOOR COVERINGS, INTERSECTIONS OF DIFFERENT FLOOR COVERINGS SHALL COMPLY WITH 1/4" MAX CHANGE IN ELEVATION OR 1/2" WITH BEVELED 1:2 SLOPE.	
X	Annotation Keyed Notes
NOTES:	1. REFER TO ASSOCIATED DIMENSION PLANS FOR DIMENSIONS AND WALL TYPES. 2. REFER TO SHEET A501 FOR DOOR SCHEDULE AND ELEVATIONS.
1	ELECTRICAL PANEL.
2	OWNER PROVIDED OPERATORY CHAIR/BENCH. REFER TO MANUFACTURER AND DENTAL CONSULTANT.
3	NEW WALL/BASE CABINETS AND COUNTERTOP. CONFIGURATION AND TYPE TO BE DETERMINED BY THE OWNER AND DENTAL CONSULTANT.
4	SINK. SIZE NOT TO EXCEED SIZE SHOWN ON ARCHITECTURAL PLANS.
5	LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS.
6	OWNER PROVIDED EQUIPMENT. REFER TO ELECTRICAL DRAWINGS AND/OR MANUFACTURER FOR ELECTRICAL CONNECTION.
7	WALL OR CEILING MOUNTED MONITOR BY OWNER. PROVIDE POWER/DATA. SEE ELECTRICAL DRAWINGS.
8	OWNER PROVIDED FURNITURE.
9	STAINLESS STEEL SINK AND FAUCET. SINK TYPE/STYLE TO BE DETERMINED BY OWNER, REFER TO PLUMBING DRAWINGS FOR CONNECTION.
10	OWNER PROVIDED MONITOR/WORK STATION. REFER TO DENTAL CONSULTANT AND ELECTRICAL
11	WALL MOUNTED MIRROR. SEE MANUFACTURER FOR INSTALLATION.
12	NEW SUPPLY/RETURN DIFFUSER. RE-ROUTE EXISTING DUCTWORK AS NECESSARY TO CONNECT TO NEW DIFFUSER.
13	MECHANICAL EQUIPMENT. REFER TO MECHANICAL DRAWINGS.
14	(4) BUILT IN 18" DEEP SHELVES. PROVIDE SUPPORT BRACKETS OR VERTICAL SUPPORTS AS NECESSARY.
15	(4) BUILT IN 24" DEEP SHELVES. PROVIDE VERTICAL SUPPORTS OR SUPPORT BRACKETS AS NECESSARY.
16	(E) ELECTRICAL BREAKER PANEL RELOCATED TO ADJACENT WALL.
17	PREFINISHED METAL GUTTER AND DOWNSPOUTS. MATCH EXISTING DOWNSPOUTS AND GUTTERS ON (E) PORTION OF BUILDING.

SYMBOL LEGEND	
	NEW WOOD STUD WALL WITH GYPSUM BOARD. SEE WALL TYPES ON SHEET A300
	NEW WOOD STUD WALL WITH GYPSUM BOARD AND SOUND ATTENUATION BATT INSULATION. SEE WALL TYPES ON SHEET A300
	EXISTING WALL.
WALL TYPE TAG	INDICATES HEAVY SIDE. SEE WALL TYPES ON SHEET A300.
LINE TYPES	
	NEW CONSTRUCTION
	EXISTING CONSTRUCTION
	DEMOLITION

Floor Finish Legend		
XX	Description	Rmks
F1	Carpet Flooring	
F2	VCT Flooring	
T1	Solid Surface Threshold. See Detail 11/A600	
T2	Vinyl Transition Strip. See Detail 10/A600	

Base Finishes		
XX	Description	Rmks
B1	New - 4" Painted MDF Flat Profile Base.	
B2	New Ceramic Tile Base. Architect to Choose Material.	
B3	New - 6" Painted MDF Profiled Base.	
Notes:		
1	(E) = Existing	

NOT FOR CONSTRUCTION

10/15/2021 8:55:04 AM

Annotation Floor Plan

Date Description

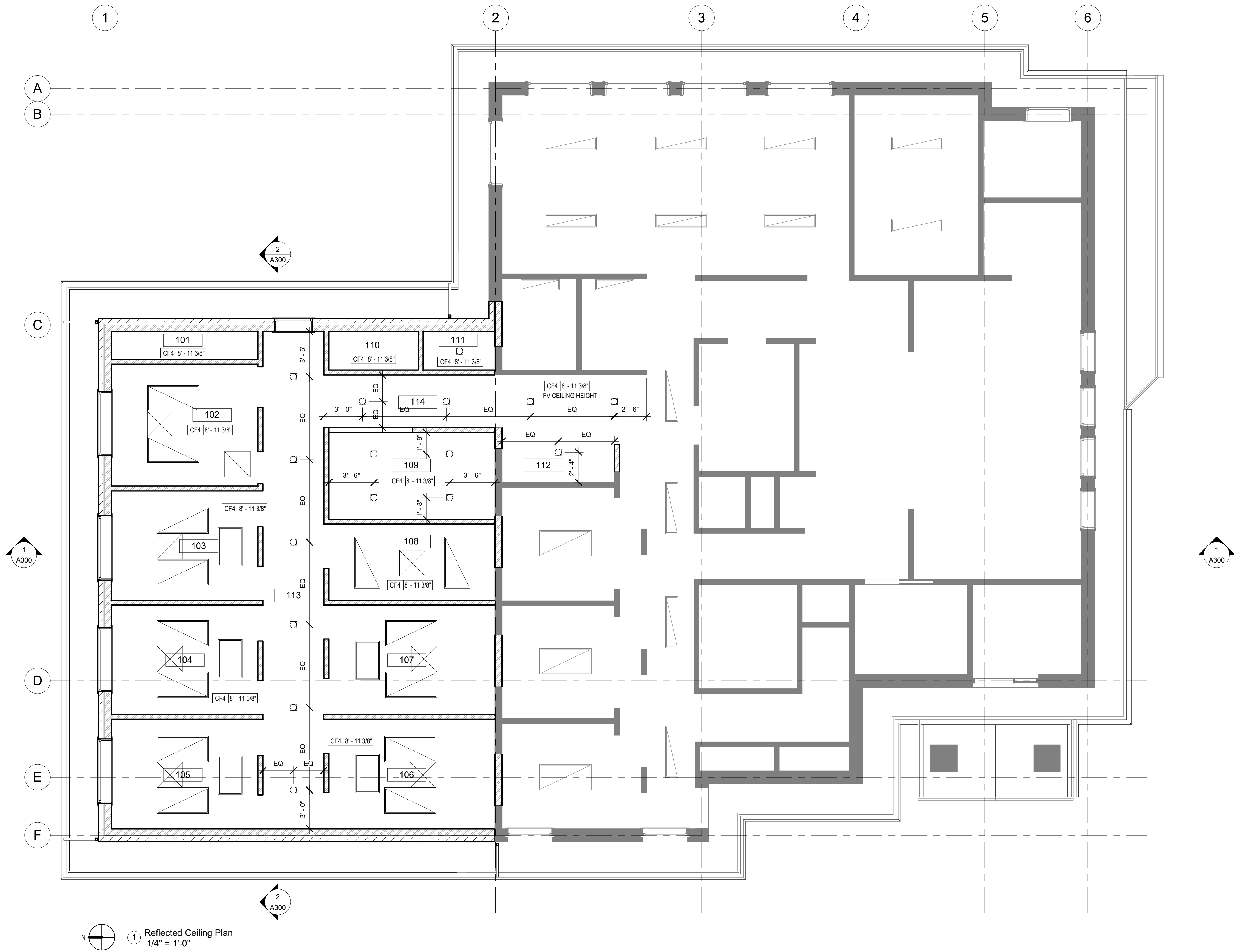
Collman Wangsgard Family Dental

Stamp

Project number 100.345
Date 1/31/18
Drawn by Morgan T.
Checked by

A103

Dr Richard Wangsgard
2251 N Washington Rd Blvd, North Ogden, UT 84414



1 Reflected Ceiling Plan
1/4" = 1'-0"

Light Fixture- Refer to Electrical Drawings

Supply Diffuser

Return Diffuser

Exhaust Fan

New Steel Stud Wall with Gypsum Board. See Wall Types on Sheet A300

Existing Wall and/or Structure.

Line Types

New Construction

Existing Construction

Demolition

X

Annotation Keyed Notes

NOTES:

1. REFER TO ASSOCIATED DIMENSION PLANS FOR DIMENSIONS AND WALL TYPES.
2. REFER TO SHEET A501 FOR DOOR SCHEDULE AND ELEVATIONS.

1

ELECTRICAL PANEL.

2

OWNER PROVIDED OPERATORY CHAIR/BENCH. REFER TO MANUFACTURER AND DENTAL CONSULTANT.

3

NEW WALL/BASE CABINETS AND COUNTERTOP. CONFIGURATION AND TYPE TO BE DETERMINED BY THE OWNER AND DENTAL CONSULTANT.

4

SINK. SIZE NOT TO EXCEED SIZE SHOWN ON ARCHITECTURAL PLANS.

5

LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS.

6

OWNER PROVIDED EQUIPMENT. REFER TO ELECTRICAL DRAWINGS AND/OR MANUFACTURER FOR ELECTRICAL CONNECTION.

7

WALL OR CEILING MOUNTED MONITOR BY OWNER. PROVIDE POWER/DATA. SEE ELECTRICAL DRAWINGS.

8

OWNER PROVIDED FURNITURE.

9

STAINLESS STEEL SINK AND FAUCET. SINK TYPE/STYLE TO BE DETERMINED BY OWNER. REFER TO PLUMBING DRAWINGS FOR CONNECTION.

10

OWNER PROVIDED MONITOR/WORK STATION. REFER TO DENTAL CONSULTANT AND ELECTRICAL

11

WALL MOUNTED MIRROR. SEE MANUFACTURER FOR INSTALLATION.

12

NEW SUPPLY/RETURN DIFFUSER. RE-ROUTE EXISTING DUCTWORK AS NECESSARY TO CONNECT TO NEW DIFFUSER.

13

MECHANICAL EQUIPMENT. REFER TO MECHANICAL DRAWINGS.

14

(4) BUILT IN 18" DEEP SHELVES. PROVIDE SUPPORT BRACKETS OR VERTICAL SUPPORTS AS NECESSARY.

15

(4) BUILT IN 24" DEEP SHELVES. PROVIDE VERTICAL SUPPORTS OR SUPPORT BRACKETS AS NECESSARY.

16

(E) ELECTRICAL BREAKER PANEL RELOCATED TO ADJACENT WALL.

17

CEILING FINISHES
PREFINISHED METAL GUTTER AND DOWNSPOUTS. MATCH EXISTING DOWNSPOUTS AND GUTTERS ON (E) PORTION OF BUILDING.

CF1

NEW STEEL STUD FRAMED GYPSUM BOARD CEILING, PAINTED. SEE CEILING DETAILS

CF2

NEW SUSPENDED 2X2 LAY-IN CEILING. SEE CEILING DETAILS ON SHEET A300

CF3

NEW SUSPENDED 2X4 LAY-IN CEILING. SEE CEILING DETAILS ON SHEET A300

CF4

NEW SUSPENDED GYPSUM BOARD CEILING, PAINTED. SEE CEILING DETAILS ON SHEET A300

Notes:

1 (E) = Existing

ROOM SCHEDULE

Number

Name

101

Storage

102

Operator

103

Operator

104

Operator

105

Operator

106

Operator

107

Operator

108

Sterilization

109

Consultation

110

Storage

111

Mechanical

112

Pano

113

Hall

114

Hall

NOT FOR CONSTRUCTION

10/15/2021 8:55:04 AM

Reflected Ceiling Plan

Project number 100 345

Date 1/31/18

Drawn by Morgan T.

Checked by

A111

Stamp

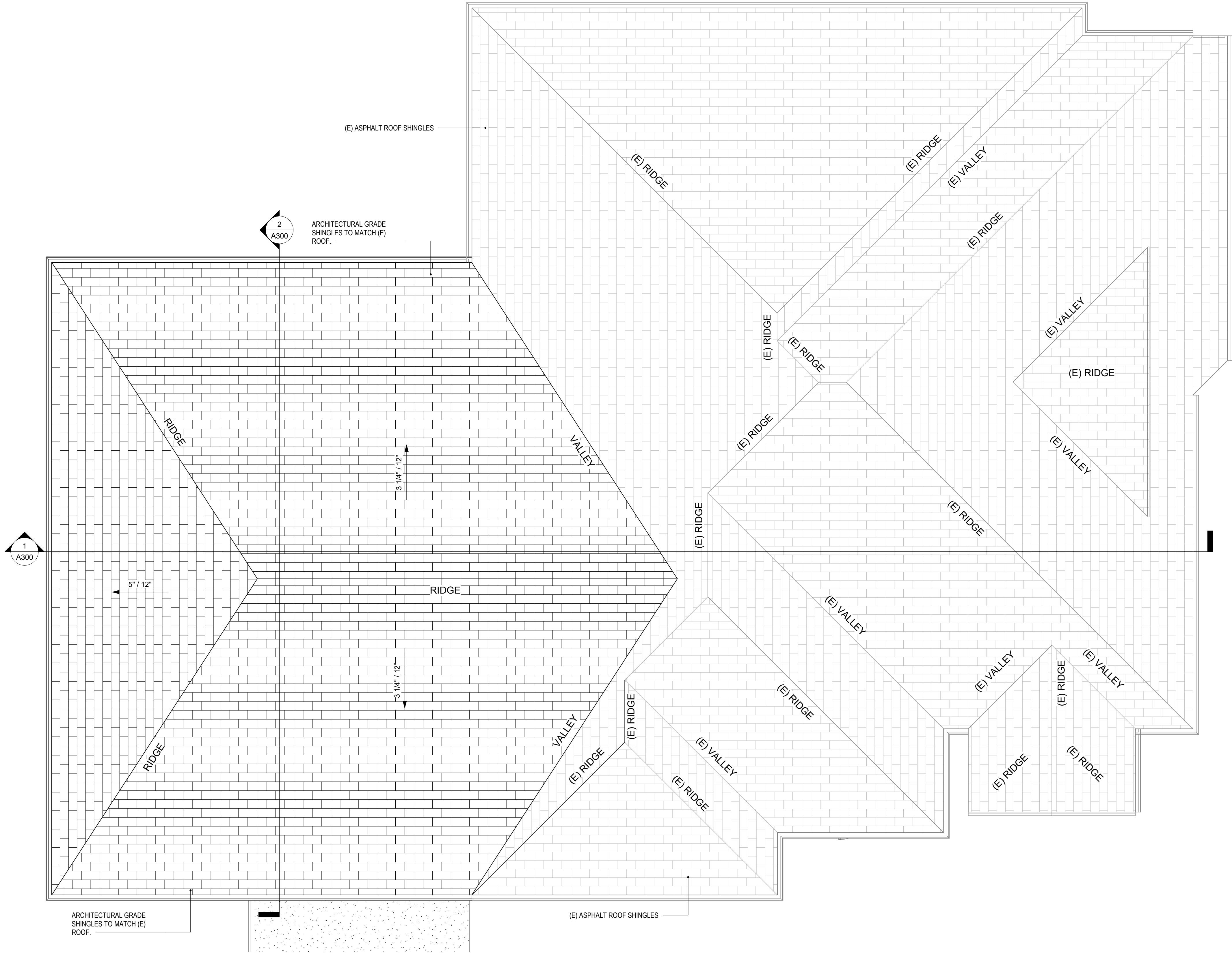
Collman Wangsgard Family Dental

Dr Richard Wangsgard
2251 N Washington Rd Blvd, North Ogden, UT 84414

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THOMPSON
ARCHITECTURE +
INTERIORS
6342 WEST STRADA
CREST WAY
WEST JORD

Page 30



1 Roof Plan
1/4" = 1'-0"

NOT FOR CONSTRUCTION

A	Date	Description	Stamp			
			Project number	100.345	A120	
			Date	1/31/18		
			Drawn by	Morgan T.		
			Checked by			

Stamp

Wall Types and Ceiling Details

Project number 100 345

Date 1/31/18

Drawn by Morgan T.

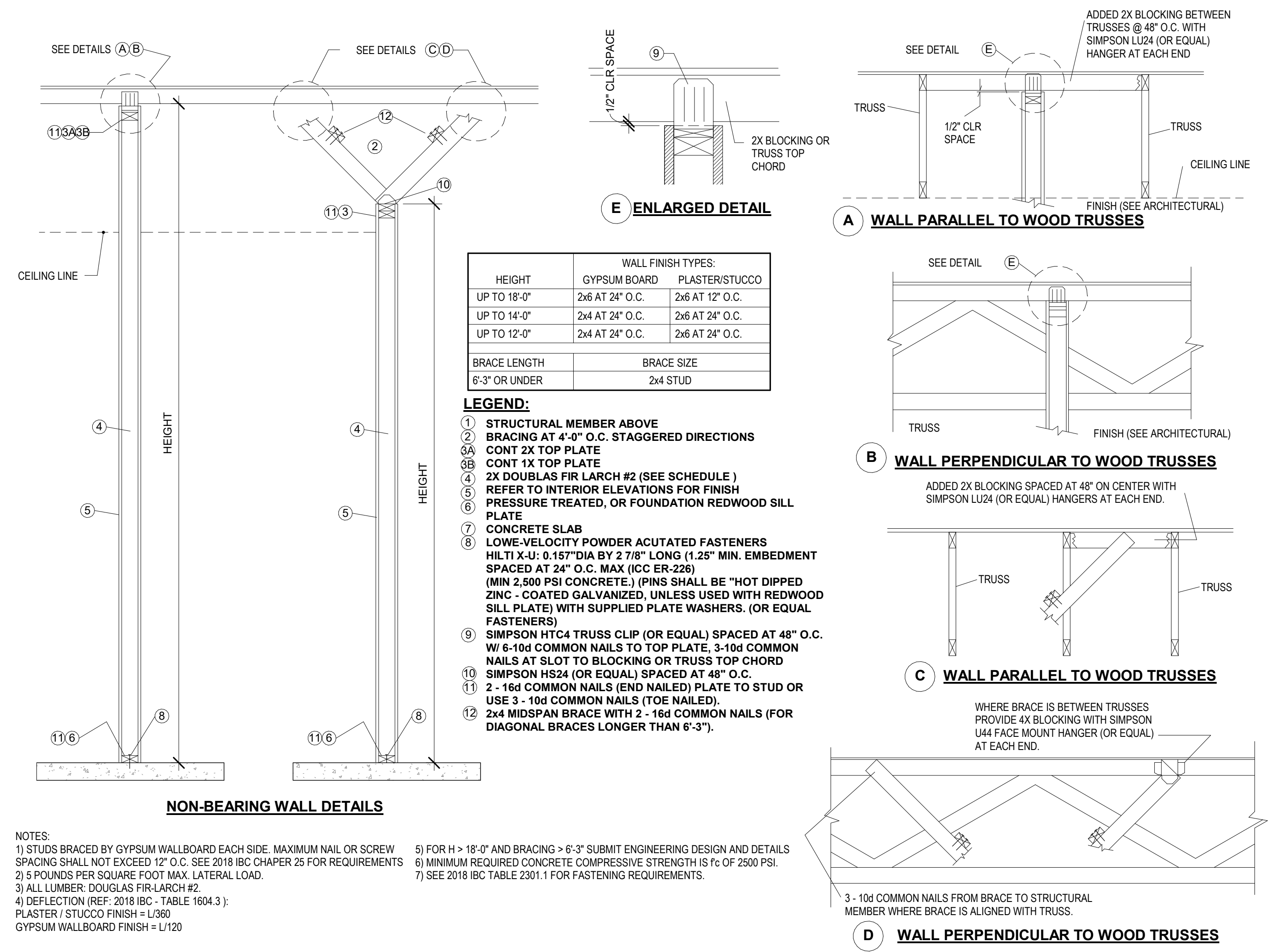
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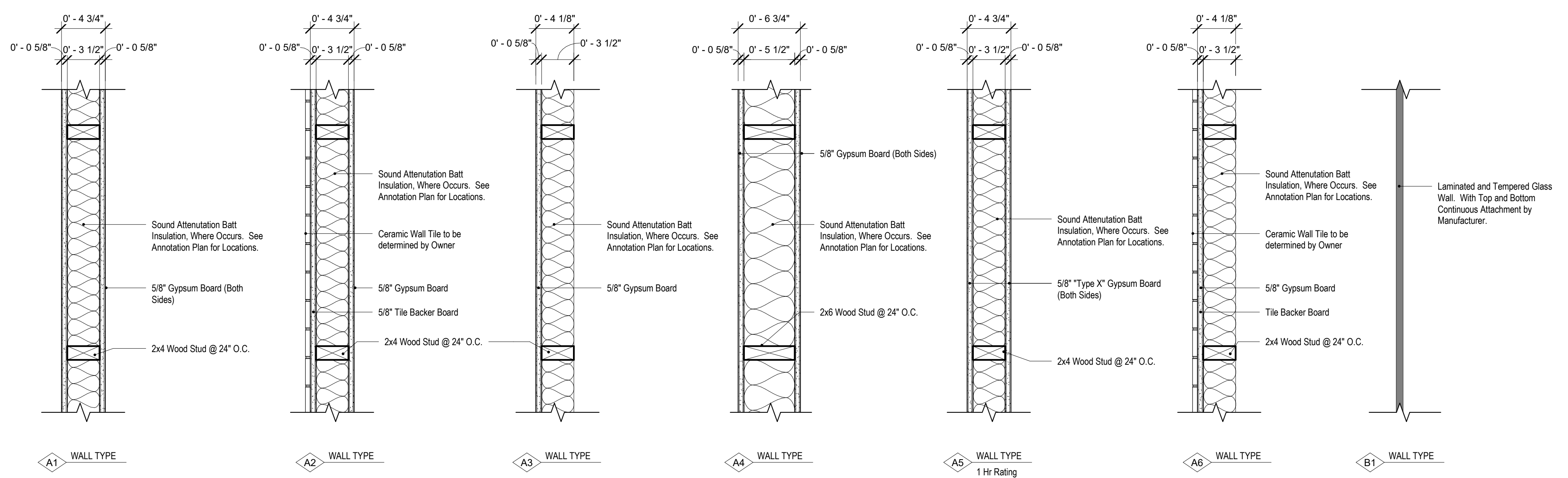
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Dr Richard Wangsgard

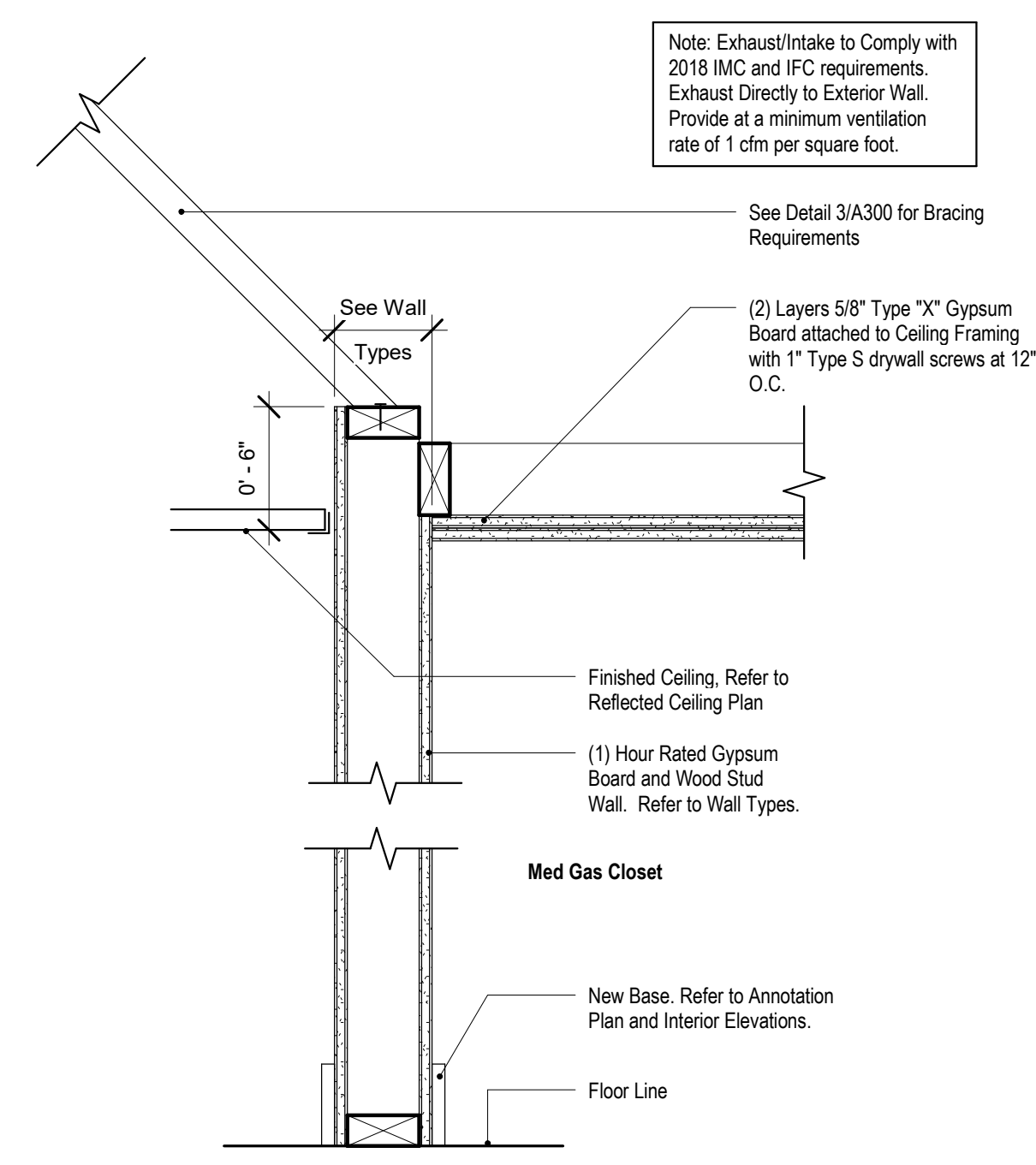
2251 N Washington Rd Blvd, North Ogden, UT 84414



3 Typical Non Bearing Wood Stud Detail
12" = 1'-0"



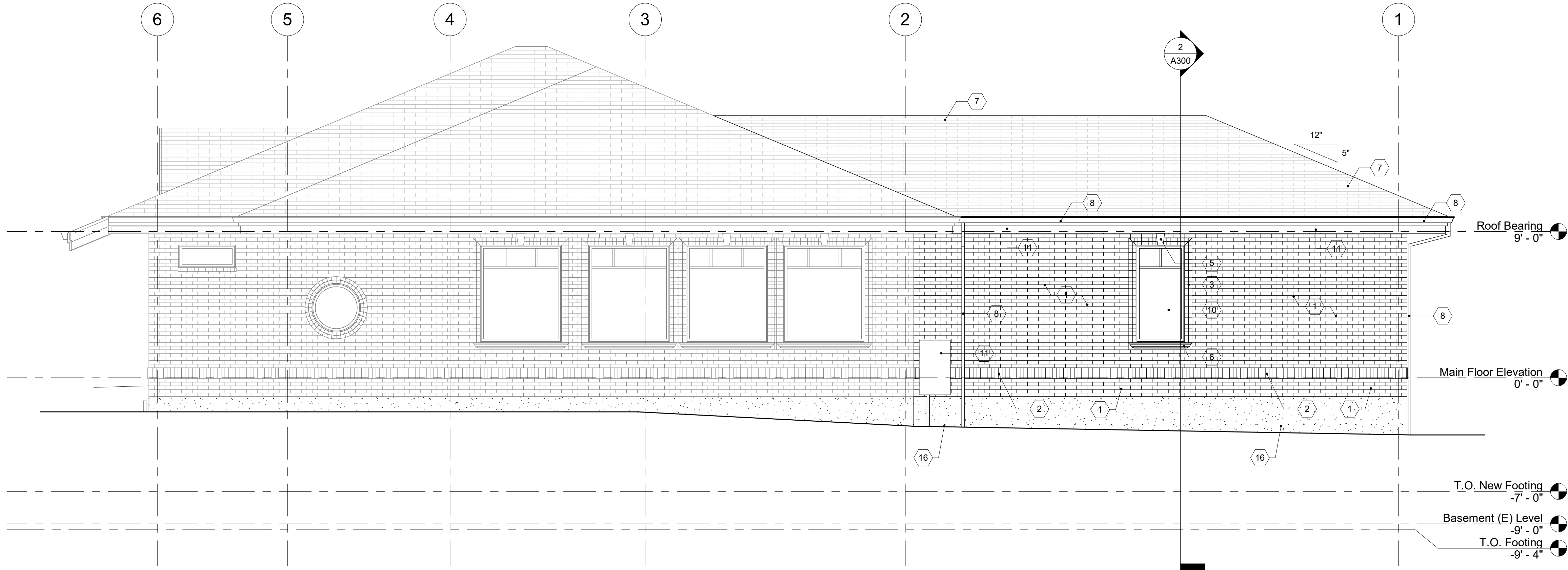
Wall Types
1 1/2" = 1'-0"



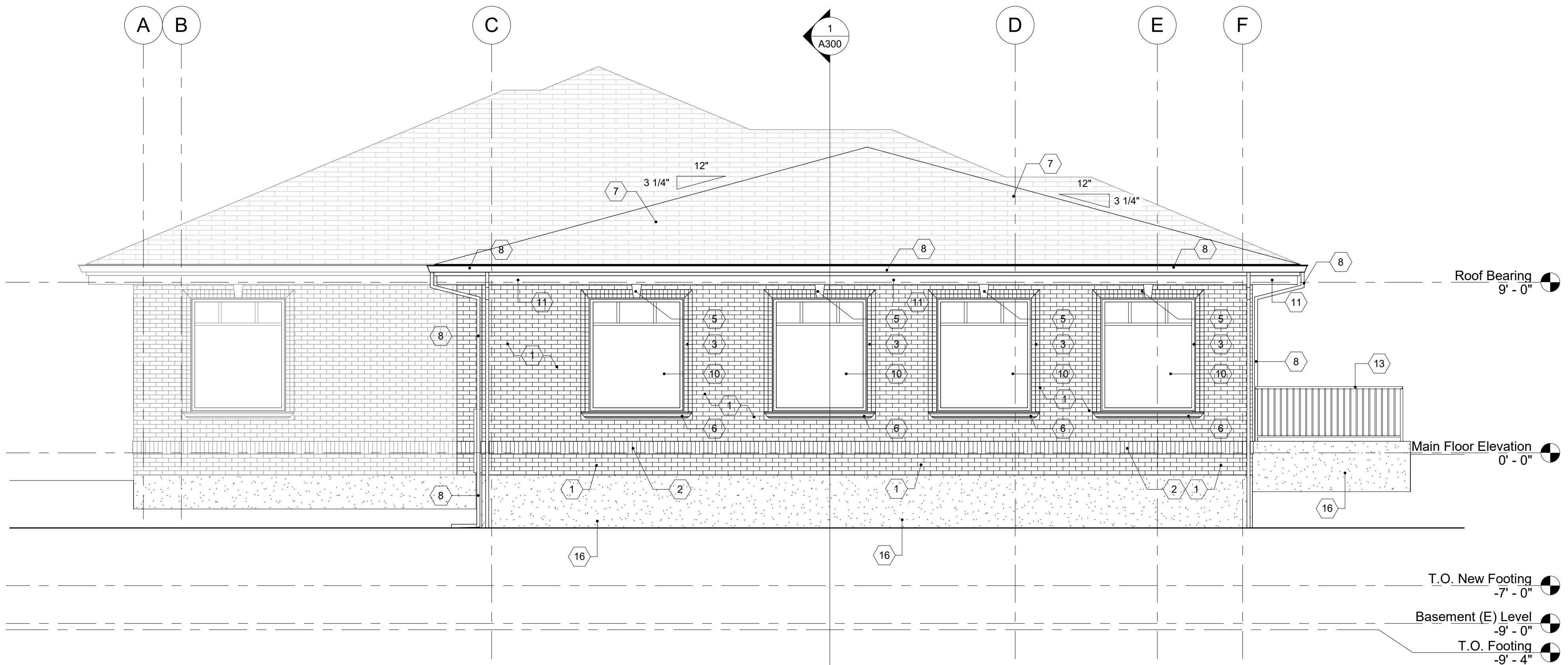
NOT FOR CONSTRUCTION

10/15/2021 8:55:07 AM

(X)	EXTERIOR KEYED NOTES
NOTES:	1. NEW BRICK VENEER TO MATCH (E) BRICK VENEER ON (E) BUILDING 2. WALL HEIGHTS TO MATCH THE (E) BUILDING. FIELD VERIFY ALL DIMENSIONS SHOWN.
1	BRICK VENEER IN COMMON BOND PATTERN. MATCH BRICK TYPE/COLOR WITH (E) BUILDING.
2	SOLDIER BRICK COURSE TO MATCH (E) BRICK COURSE ELEVATION ON (E) BUILDING. MATCH BRICK TYPE/COLOR WITH (E) BUILDING.
3	DOUBLE ROWLOCK COURSE WINDOW SURROUND TO MATCH (E) DETAILING ON (E) BUILDING WINDOWS..
4	SINGLE ROWLOCK COURSE DOOR SURROUND.
5	PRECAST CONCRETE KEYSTONE TO MATCH (E) KEYSTONES ON (E) BUILDING.
6	PRECAST CONCRETE SILL TO MATCH (E) SILLS ON (E) BUILDING.
7	ARCHITECTURAL GRADE ASPHALT SHINGLES TO MATCH SHINGLES ON (E) BUILDING ROOF.
8	PREFINISHED METAL GUTTER AND DOWNSPOUTS. MATCH COLOR/STYLE WITH (E) GUTTER AND DOWNSPOUTS.
9	(E) VINYL WINDOW RELOCATED FROM (E) BUILDING AND INSTALLED IN NEW OPENING. REFER TO WINDOW SCHEDULE AND DETAILS.
10	NEW VINYL WINDOW. REFER TO WINDOW SCHEDULE AND DETAILS.
11	PREFINISHED METAL FASCIA COVER TO MATCH (E) BUILDING FASCIA COVER.
12	(E) ELECTRICAL PANEL RELOCATED TO FACE OF NEW ADDITION.
13	HOT DIPPED GALVANIZED GUARDRAIL. REFER TO DETAILS.
14	NEW ALUMINUM STOREFRONT DOOR WITH ALUMINUM FRAME. REFER TO DOOR SCHEDULE.
15	EXTERIOR FIXTURE WALL PACK. REFER TO ELECTRICAL DRAWINGS.
16	CONCRETE WALL. APPLY FINISH COAT TO EXPOSED CONCRETE WALLS.



2 EAST BUILDING ELEVATION
1/4" = 1'-0"



1 NORTH BUILDING ELEVATION
1/4" = 1'-0"

Stamp

Building Elevations

Project number 100-345
Date 1/31/18
Drawn by Morgan T.
Checked by

Description

Date

Collman Wangsgard Family Dental

Dr Richard Wangsgard
2251 N Washington Rd Blvd, North Ogden, UT 84414

NOT FOR CONSTRUCTION

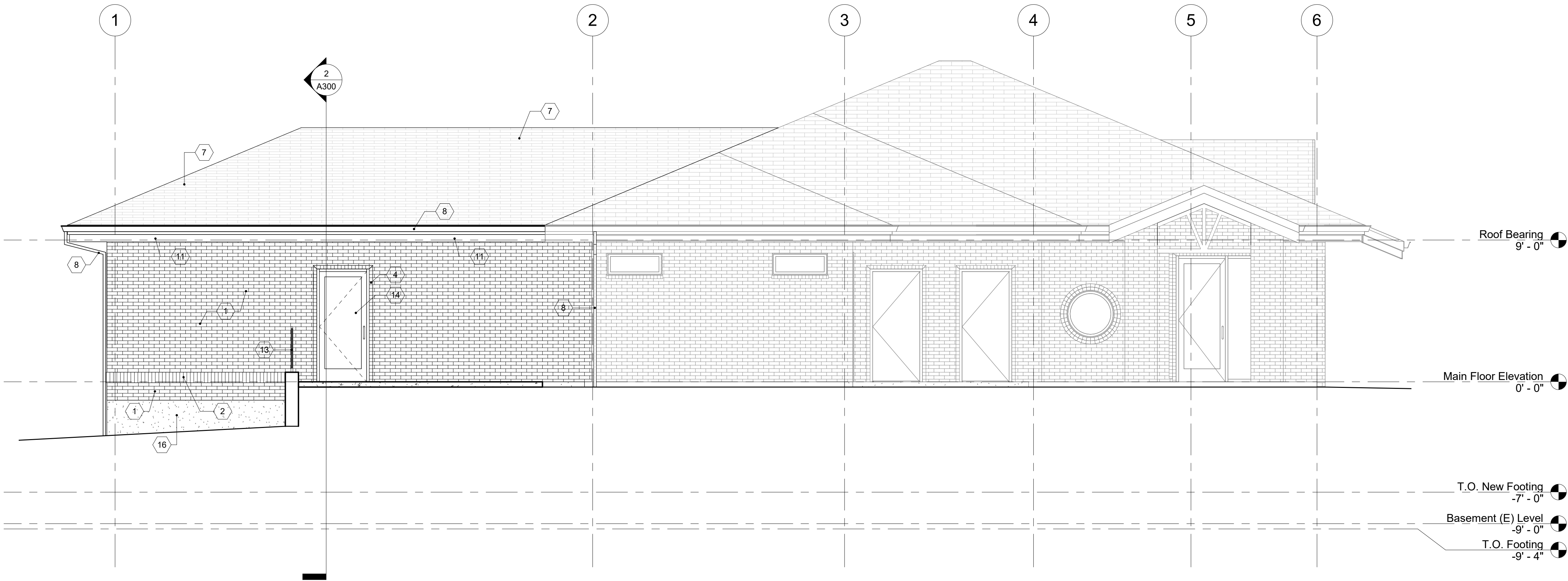
THOMPSON
ARCHITECTURE +
INTERIORS

6342 WEST STRADA
CREST WAY
WEST JORD

(X)	EXTERIOR KEYED NOTES
NOTES:	1. NEW BRICK VENEER TO MATCH (E) BRICK VENEER ON (E) BUILDING. 2. WALL HEIGHTS TO MATCH THE (E) BUILDING. FIELD VERIFY ALL DIMENSIONS SHOWN.
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3	DOUBLE ROWLOCK COURSE WINDOW SURROUND TO MATCH (E) DETAILING ON (E) BUILDING WINDOWS..
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14	NEW ALUMINUM STOREFRONT DOOR WITH ALUMINUM FRAME. REFER TO DOOR SCHEDULE.
15	EXTERIOR FIXTURE WALL PACK. REFER TO ELECTRICAL DRAWINGS.
16	CONCRETE WALL. APPLY FINISH COAT TO EXPOSED CONCRETE WALLS.

10/15/2021 8:55:07 AM

Building Elevations				Stamp
/A	Date	Description	Project number	100-345
			Date	1/31/18
			Drawn by	Morgan T.
			Checked by	



1 WEST BUILDING ELEVATION
1/4" = 1'-0"

NOT FOR CONSTRUCTION

Collman Wangsgard Family Dental

Dr Richard Wangsgard
2251 N Washington Rd Blvd, North Ogden, UT 84414



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INTERIORS
6342 WEST STRADA
CREST WAY
WEST JORD

Stamp

Project number100-345

Date1/31/18

Drawn byMorgan T.

Checked by

A300

Building Sections

Date

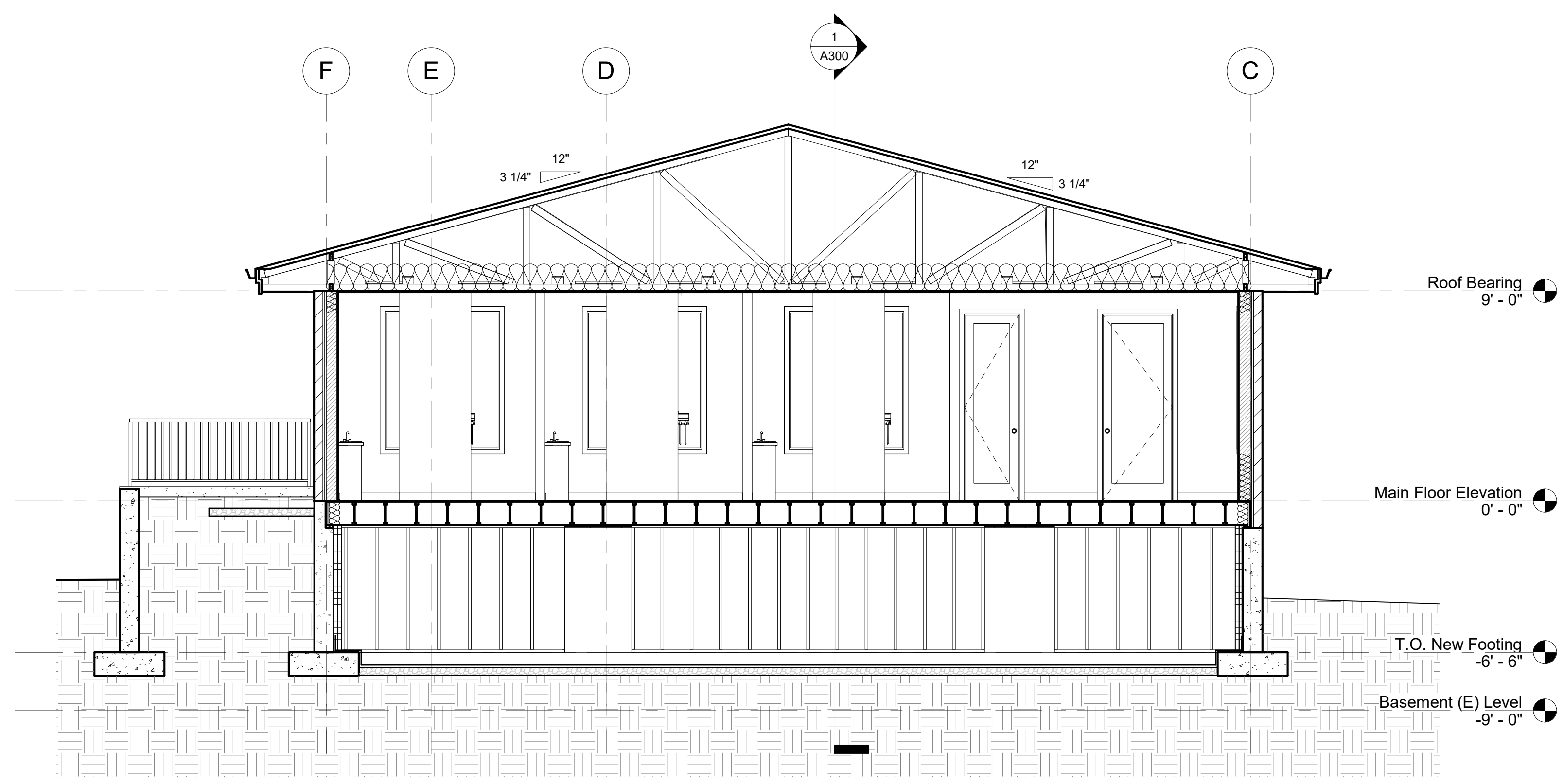
Description

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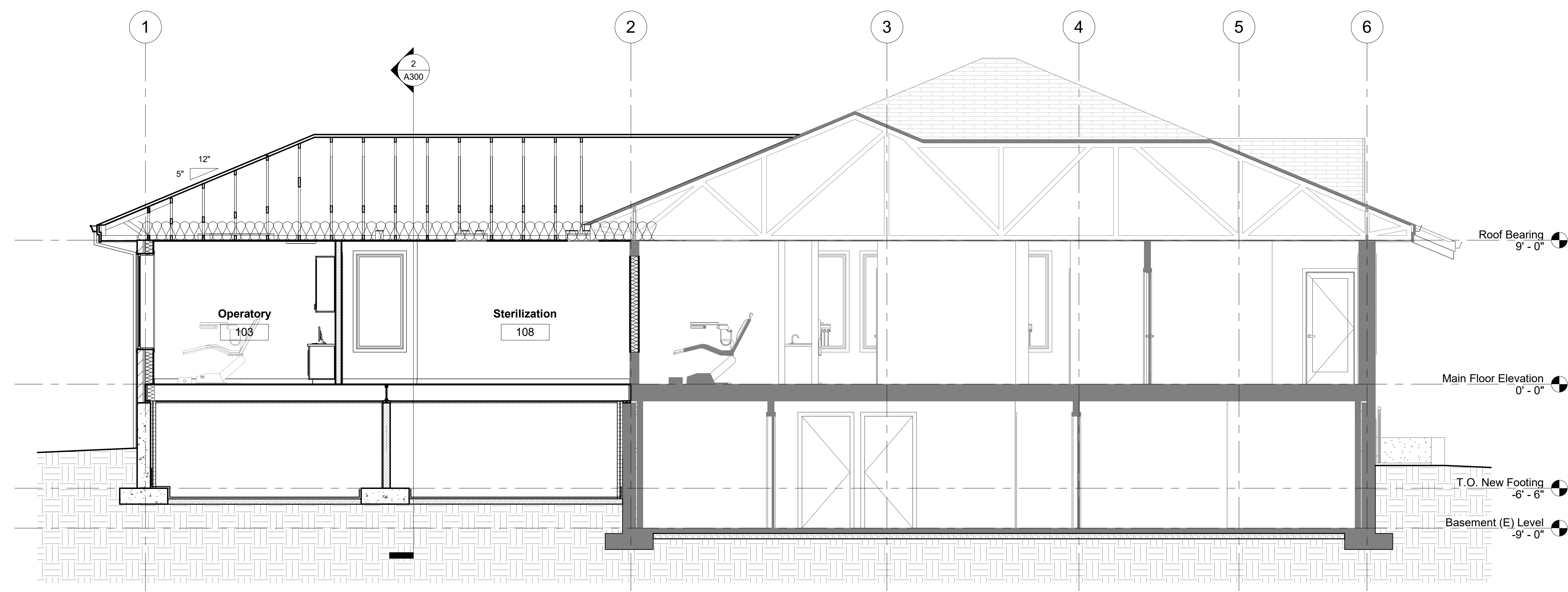
Dr Richard Wangsgard

2251 N Washington Rd Blvd, North Ogden, UT 84414

NOT FOR CONSTRUCTION



2 Building Section
1/4" = 1'-0"



1 Building Section
1/4" = 1'-0"

DESIGN REVIEW MEMORANDUM

TO: Scott Hess, Planning Director

CC: Dave Espinoza, Public Works Director

FROM: Lorin Gardner, P.E, City Engineer 

RE: Lomond View Subdivision
Preliminary Review

DATE: October 5, 2021

DESCRIPTION:

2 Lots. The subdivision is located at approximately 2275 N 400 E, North Ogden, UT.

Comment

Status as of October 5, 2021

- | | |
|--|----------------|
| 1. Check with Weber County Recorder's office regarding the name of this subdivision. Other existing subdivisions have incorporated this name into their titles. Adjust as required. | Pending |
| 2. Show the existing property line which is being replace by a dashed line or phantom or lighter weight line. | Pending |
| 3. No additional stormwater improvements/detention will be required. LID, on the other hand, will be required to be incorporated as a result of the building addition and changes to the site. | Pending |
| 4. Include addresses to the plat for each Lot/building and/or units as applicable. | Pending |
| 5. Full Streetscape improvements shall be required along Washington Blvd. Some of the improvements exist, such as Street lighting. | Pending |
| 6. Provide final grading/improvement plans for the changes to the parking lot and connections between the two lots. | Pending |
| 7. Once this subdivision receives preliminary approval a complete review of the final plat and improvement will occur. | Pending |

Should you have any questions, please feel free to contact me.

NOTICE OF DECISION

November 11, 2021

Jon Call\ North Ogden City Manager
505 E. 2600 N.
North Ogden, UT 84414

RE: North Ogden City Center Subdivision Phase 2

The North Ogden City Planning department has approved North Ogden City Center Subdivision Phase 2 , subject to the following conditions:

- Requirements of the North Ogden City Engineer's Report must be met prior to final plat approval (unless superseded in this report).
- The development is subject to a Geotech report. Recommendations from the Geotech must be met as part of the Final Plat and development of the parcel.
- All will-serve letters must be submitted and their requirements for approval met prior to final approval of the Subdivision.
- The building envelope setbacks must be in conformance with the CP-2 zone.
- Property address must be assigned and labeled on the plat.
- Provide language to address the dedication of "parcle A" on the plat.
- Site must be cleared of trash, construction debris, and large pieces of concrete currently present on site.

Copies of the City Engineer's Report is attached to the email this letter is being sent with so that you have copies of the additional conditions of approval listed in those documents.

If you have any questions regarding this application, please contact the Planning Department at (801) 782-7211, or at my direct number listed below.

Regards,

Kai Johnsen | Planning Technician\ Building inspector I

NORTH OGDEN CITY
505 E. 2600 N. | North Ogden, Utah, 84414
Office: 801-737-2202
www.northogdencity.com

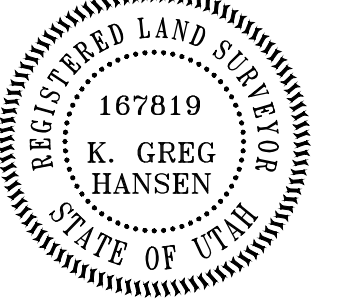
North Ogden City Center Subdivision Phase 2

A PART OF THE NORTHEAST QUARTER OF SECTION 32
AND A PART OF THE NORTHWEST QUARTER OF SECTION 33,
TOWNSHIP 7 NORTH, RANGE 1 WEST, S.L.B.&M.
NORTH OGDEN, WEBER COUNTY, UTAH
SEPTEMBER 2021

SURVEYOR'S CERTIFICATE
I, K. Greg Hansen, 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 by the Authority of the Owners, I have completed a Survey of the Property Described and Shown Hereon 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 North Ogden City Center Subdivision Phase 2 and that the same has been surveyed and monuments have been located and/or placed on the ground as represented on the Plat hereon.

Signed this _____ day of _____, 2021.

K. Greg Hansen P.L.S.
Utah Land Surveyor License No. 167819



BOUNDARY DESCRIPTION

A PART OF LOT 13, PLAT B, NORTH OGDEN SURVEY, NORTH OGDEN CITY, WEBER COUNTY, UTAH BEING SITUATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE WEST BOUNDARY LINE OF NORTH OGDEN CITY CENTER SUBDIVISION FILED AS ENTRY NO. 2835228 IN THE FILES OF THE WEBER COUNTY RECORDER BEING A POINT AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF 2600 NORTH STREET AS ESTABLISHED BY UDOT, PROJECT NO. WFR-33 AND THE WEST RIGHT-OF-WAY LINE OF 475 EAST STREET LOCATED 322.60 FEET SOUTH 00°45'11" WEST ALONG THE WEST LINE OF SAID SECTION 33 AND 214.82 FEET SOUTH 89°05'47" EAST FROM THE NORTHWEST CORNER OF SAID SECTION 33;

RUNNING THENCE ALONG SAID WEST BOUNDARY LINE THE FOLLOWING SEVEN (7) COURSES; (1) SOUTH 01°09'39" WEST 311.91 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF 475 EAST STREET; (2) SOUTHEASTERLY TO THE LEFT ALONG THE ARC OF A 133.00 FOOT RADIUS CURVE, A DISTANCE OF 135.18 FEET, CHORD BEARS SOUTH 27°57'27" EAST 129.44 FEET, HAVING A CENTRAL ANGLE OF 58°14'12" ALONG THE WEST RIGHT-OF-WAY LINE OF 475 EAST STREET; (3) SOUTH 01°09'25" WEST 49.96 FEET; (4) SOUTH 25°07'44" WEST 16.25 FEET; (5) SOUTH 49°05'49" WEST 18.91 FEET; (6) NORTH 88°50'21" WEST 67.36 FEET; AND (7) SOUTH 01°09'39" WEST 96.00 FEET TO THE SOUTH LINE OF SAID LOT 13, SAID POINT BEING ON THE NORTH BOUNDARY LINE OF NORTH OGDEN CITY CENTER SUBDIVISION THIRD AMENDMENT AND EXTENDED FILED AS ENTRY NO. 2721276 IN THE FILES OF THE WEBER COUNTY RECORDER; THENCE ALONG THE BOUNDARY LINE OF SAID NORTH OGDEN CITY CENTER SUBDIVISION THIRD AMENDMENT AND EXTENDED THE FOLLOWING SEVEN (7) COURSES; (1) NORTH 88°52'20" WEST (NORTH 89°44'18" WEST BY RECORD) 100.60 FEET; (2) NORTH 40°45'16" WEST 46.45 FEET (NORTH 41°39'13" WEST BY RECORD) 44.47 FEET; (3) NORTH 22°25'40" WEST (NORTH 23°19'37" WEST BY RECORD) 44.47 FEET; (4) NORTH 25°05'41" WEST (NORTH 25°59'38" WEST BY RECORD) 84.11 FEET; (5) NORTH 00°45'04" EAST (NORTH 00°08'44" WEST BY RECORD) 191.36 FEET; (6) NORTH 38°03'03" WEST (NORTH 38°57'00" WEST BY RECORD) 86.69 FEET; AND (7) NORTH 01°08'53" EAST (NORTH 00°15'00" EAST BY RECORD) 192.53 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF 2600 NORTH STREET AS ESTABLISHED BY UDOT; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES; (1) SOUTH 89°05'47" EAST (SOUTH 89°05'15" EAST BY RECORD) 3.87 FEET; (2) SOUTH 76°06'06" EAST 20.01 FEET; AND (3) SOUTH 89°05'47" EAST (SOUTH 89°05'15" EAST BY RECORD) 244.48 FEET TO THE POINT OF BEGINNING. CONTAINING 3.17 ACRES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT NORTH OGDEN CITY, WEBER COUNTY, UTAH, MAYOR NEAL BERUBE, DULY HAVING THE AUTHORITY TO SIGN IN BEHALF OF NORTH OGDEN CITY, HAVE SUBDIVIDED UNDER THE NAME OF NORTH OGDEN CITY CENTER SUBDIVISION PHASE 2, LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, NORTH OGDEN, WEBER COUNTY, UTAH SURVEY AS SHOWN PLATTED HEREON, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID NORTH OGDEN CITY CENTER 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 AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER AND NAME GIVEN EACH RESPECTIVELY, AND THAT MAYOR NEAL BERUBE, DULY HAVING THE AUTHORITY TO SIGN IN BEHALF OF NORTH OGDEN CITY, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE STREETS AND HEREBY DEDICATES TO THE PUBLIC THE DRAINAGE AND PUBLIC UTILITY EASEMENTS AS SHOWN ON SAID PLAT. IN WITNESS, MAYOR NEAL BERUBE, DULY HAVING THE AUTHORITY TO SIGN IN BEHALF OF NORTH OGDEN CITY THIS _____ DAY OF _____, 2021.

NORTH OGDEN CITY MAYOR S. NEAL BERUBE

MUNICIPAL ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this _____ day of _____, 2021, personally appeared before me, Mayor S. Neal Berube, who being by me duly sworn did say and acknowledge that he is the Mayor of North Ogden 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 18-19 and Resolution 19-04 of the North Ogden City Council.

Notary Public

COUNTY RECORDER

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

NARRATIVE

The Purpose of this Survey was to Establish and set the Property Corners of the 2 Lot and Parcel "A" Subdivision as Shown and Described Hereon. This Survey was Ordered by Lorin Gardner for North Ogden City. The Control used to Establish the Property Corners was the Existing Weber County Surveyor Monumentation Surrounding Section 33, Township 7 North, Range 1 West, S.L.B.&M. along with the street monumentation and boundary surveys within Plat B of the North Ogden City Survey. The basis of bearing is the centerline of Washington Blvd. from the monument at 17th Street to the Weber County Monument No. 16 which bears North 1°09'30" East NAD 83 calculated grid bearing.

LAND USE AUTHORITY

THIS IS TO CERTIFY THAT THIS PLAT AND THE DEDICATION OF THIS PLAT ALONG WITH THE DEDICATION OF ALL EASEMENTS WERE DULY APPROVED AND ACCEPTED BY THE LAND USE AUTHORITY ON NORTH OGDEN CITY THIS _____ DAY OF _____ A.D., 2021.

BY: _____ DATE _____
MAYOR
ATTEST: _____
CITY RECORDER

NORTH OGDEN CITY APPROVALS

THIS PLAT WAS APPROVED BY THE CITY ENGINEER AND THE PLANNING DIRECTOR.

BY: _____ DATE _____
CITY ENGINEER
BY: _____ DATE _____
PLANNING DIRECTOR

Weber County Monument
No. 16, Brass Cap in
Ring and Cover.

Northwest Corner of Sec. 33,
T. 7 N., R. 1 W., SLB&M.
Weber Co. Survey Brass Cap
Monument.

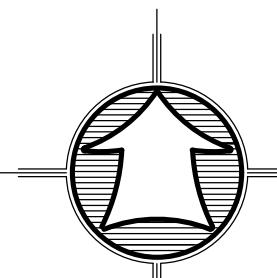


(C1)
Δ = 90°00'46"
R = 100.00'
L = 157.10'
LC = 141.44'
S 43°50'44" E

(C2)
Δ = 58°14'18"
R = 133.00'
L = 135.18'
LC = 129.44'
N 27°57'30" W

(C3)
Δ = 19°50'33"
R = 200.43'
L = 68.41'
LC = 69.06'
S 24°29'38" W

(C4)
Δ = 33°15'54"
R = 200.00'
L = 116.12'
LC = 114.49'
N 17°46'58" E



Scale: 1" = 40'
Scale in Feet
(Data in Parentheses is Record)

LEGEND

- Subject Property Line
- Adjoining Property Line
- Previous Property Line
- Centerline
- Easement or P.U.E. Line
- Ditch
- Field Separation Line
- Fence Line (Wire)
- Delineated Wetlands
- Street Monument
- Found rebar set by others
- Set 5/8"x24" Rebar With Cap
- Section Corner

Notes:
1. All Public Utility easements are 10.00 feet wide unless noted otherwise.



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