NORTH OGDEN CITY

SETTLED 1851

PLANNING COMMISSION MEETING
DECEMBER 15, 2021 AT 6:30 PM
505 EAST 2600 NORTH
NORTH OGDEN, UT 84414

PUBLIC CAN ATTEND BY:
Registration is not required to attend. Limited to in-person attendance of 15 participants.
Click the link below to join the webinar: https://us02web.zoom.us/j/85046823692 Webinar ID: 850 4682 3692
Or Telephone Dial: 1 669 900 9128 or 1 253 215 8782 or 1 346 248 7799 or +1 646 558 8656
YouTube: https://www.youtube.com/channel/UCriqbePBxTucXEzRr6fclhQ/videos

Welcome: Chairman Thomas
Invocation or Thought: Commissioner Lunt
Pledge of Allegiance: Commissioner Barker

1. Roll Call
2. Minutes Consideration:
   a. Consideration and action to approve the November 3, 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

CONSENT AGENDA

6. Consideration and action regarding annexing property located at approximately 1500 North and 150 East and zone the property R-4
   Presenter: Brandon Bell, Associate Planner

ADMINISTRATIVE ITEMS

7. SPR 2021-06 Consideration and action regarding an administrative application, site plan approval of Village at Prominence Point Clubhouse, located at approximately 1850 North and 300 East
   Presenter: Scott Hess, Planning Director
8. SPR 2021-07 Consideration and recommendation to City Council regarding an administrative application, site plan approval of Village at Prominence Point Independent Living Facility, located at approximately 1850 North and 300 East
   Presenter: Scott Hess, Planning Director
9. SPR 2021-09 Consideration and action regarding an administrative application, site plan approval of Village at Prominence Point Apartments Phase 1, located at approximately 1850 North and 300 East
   Presenter: Scott Hess, Planning Director
10. Remarks - Planning Commissioners
11. Report - Planning Director
12. Remarks - City Manager/Attorney
13. 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 10th day of December, 2021 at North Ogden City Hall, on the City Hall Notice Board, on the Utah State Public Notice Website, and 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 CITY
SETTLED 1851

NORTH OGDEN PLANNING COMMISSION
MEETING MINUTES
November 3, 2021

The North Ogden Planning Commission convened in a regular meeting on November 3, 2021, at 6:31 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 30, 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
Lisa Arner	Commissioner
Scott Barker	Commissioner
Alan Lunt	Commissioner
Nicole Nancarrow	Commissioner
Johnson Webb	Commissioner

STAFF:

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

VISITORS:

Rod Carney	Brock Loomis	Jay D Dalpias
Luke Martineau	Merrill Sunderland	Ryan Udell
Carson Jones	Jeff Randall	Padma Randall

Chairman Thomas called the meeting to order at 6:31 p.m. Commissioner Barker offered the thought and Vice Chairman Mason led the Pledge of Allegiance.

Not Approved

1. ROLL CALL

Chairman Thomas conducted the roll call and indicated all Commissioners were in attendance.

2. MINUTES CONSIDERATION

a. Consideration and action to approve the October 6, 2021 Planning Commission Meeting minutes.

Commissioner Nancarrow identified an error on the minutes; she is listed as having participated electronically in the meeting, but she actually arrived at the meeting in person during the Pledge of Allegiance.

Vice Chairman Mason made a motion to approve the October 6, 2021 Planning Commission Meeting minutes as amended. Commissioner Lunt seconded the motion.

Voting on the motion:

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

The motion carried.

3. OPENING MEETING STATEMENT

Chairman Thomas read the opening meeting 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. Vice Chairman Mason reported he attended the most recent City Council meeting, during which the body discussed accessory structures. He represented his own personal opinions as well as the position of the Planning Commission, which were not the same. He noted that item is before the Commission again this evening.

Not Approved

5. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

Rod Carney, North Ogden resident, stated he is present to ask that the Commission make a recommendation to the City Council regarding accessory buildings. He is currently trying to build an accessory building at 808 East 2850 North; the property is 3.59 acres and the restriction on the overall footprint of an accessory building is limiting him on the size of the building he can construct.

Vice Chairman Mason stated that item will be discussed later this evening and Mr. Carner will have the opportunity to provide input at that time.

ADMINISTRATIVE ITEMS

6. SUB 2020-11 CONSIDERATION AND ACTION ON AN ADMINISTRATIVE APPLICATION FOR FINAL PLAT APPROVAL OF HALL ORCHARD SUBDIVISION (17 LOTS), LOCATED AT APPROXIMATELY 2750 NORTH AND 750 EAST

A staff memo from Associate Planner Bell explained when the Planning Commission is acting as a land use authority, it is acting in an administrative capacity and has a limited degree of 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 is requesting final approval of the Hall Orchard subdivision (17 lots) located at approximately 2750 North and 800 East. A portion of the subdivision is owned by North Ogden City and the applicant is proposing a land swap. An agreement will be required to complete that land swap.

This subdivision is located on approximately 10.46 acres. The property is zoned R-1-8. The R-1-8 zone requires a minimum lot size of 8,000 square feet for interior lots and 9,000 square
feet for corner lots, with a lot width requirement of 80 feet. (See Exhibits A and B).

A Technical Review Committee meeting was held for this property on August 4, 2020 (See Exhibit C). We have received a secondary water will serve and a Central Weber will serve letter as well as a geotechnical report for the property. The City Engineer has submitted a report dated October 14, 2021 (See Exhibit D).

STAFF REVIEW

In response to conditions required as part of preliminary approval, the applicant has indicated that Rocky Mountain Power will permit the power lines to be built under on the lots that the power lines traverse, which include Lots 4, 5, 7 and 8. These lots need to be designated as R lots (and have been on the latest version of the plat), and the applicant needs to provide a written statement from Rocky Mountain Power, addressing the standard

Not Approved

regarding building and roof height for homes and other buildings within the power line easement. A note needs to be placed on the plat, noting the standard regarding building and roof height within the power line easements on these R-Lots.

The applicant has updated the plat to ensure that Lot 17 meets the square footage requirement, which was a required condition of preliminary approval. Additionally, there is no bearing provided for the rear property line of Lots 10, 11, 12, and 13 (which is the same line, as they share a rear property line); this bearing needs to be added to the plat.

The Planning Department discussed the possibility of a park within the retention basin, and no park is desired by the Parks and Recreation Department in that location.

CONFORMANCE WITH THE GENERAL PLAN
The proposed subdivision can meet the requirements of applicable North Ogden City ordinances and conforms to the North Ogden City General Plan. The General Plan map calls for this property to be developed as low density residential and is within the Old Town Neighborhood.

RECOMMENDED CONDITIONS OF APPROVAL

- Comply with the Engineer Report Requirements,
- Complete a land swap agreement with North Ogden City to relocate the storm water basin.
- The applicant needs to provide a written statement from Rocky Mountain Power, addressing the standard regarding building and roof height for homes and other buildings within the power line easement.
- A note needs to be placed on the plat, noting the standard from Rocky Mountain power regarding building and roof height within the power line easement on the Lots 4-R, 5-R, 7-R and 8-R.
- The bearing needs to be provided for the rear property line of Lots 10, 11, 12, and 13 (which is the same line, as they share the same rear property line).
- Reference the geotechnical report, company name and report number on the final plat.
- The applicant should show the buildable area envelopes on all lots, not just the R-lots; this may be delegated to Staff to review.

SUMMARY OF LAND USE AUTHORITY CONSIDERATIONS

- Does the proposed subdivision meet the requirements of the applicable City subdivision and zoning ordinances?
- Is the proposed subdivision consistent with the North Ogden City General Plan?

RECOMMENDATION
Staff recommends final approval of the Hall Orchard Subdivision subject to the conditions mentioned above in this report.

Mr. Bell reviewed his staff memo.

Chairman Thomas invited input from the applicant. There was no input from the applicant.

Not Approved

Chairman Thomas invited public input.

Jay D. Dalpias, North Ogden resident, stated that during the last meeting in which this project was discussed, the developer agreed to grass the detention basin area and he asked that condition be included in the Commission's action on this application.

Vice Chairman Mason asked if the size of lot 17 meets the minimum size requirement. Chairman Thomas answered yes, at the preliminary plat step the size was 8,651 square feet and it has been increased to 9,000 square feet. That is what would be recorded, and the developer is required to construct according to the recorded plat.

Vice Chairman Mason then stated he does not recall the discussion of grassing the detention basin area and he inquired as to the cost of grassing an area that will not be maintained as a City park and if that is a reasonable burden to place on the developer. City Engineer Gardner stated it will not be a City park, but it will be a City detention basin and it will be maintained to appropriate standards for that use.

Commissioner Nancarrow made a motion to approve application SUB 2020-11, final plat approval of Hall Orchard Subdivision (17 lots), located at approximately 2750 North and 750 East, based on the findings and subject to the conditions listed in the staff report. Commissioner Webb seconded the motion.

Voting on the motion:

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

The motion carried.

7. SUB 2021-07 CONSIDERATION AND ACTION ON AN ADMINISTRATIVE APPLICATION FOR FINAL PLAT APPROVAL OF THE VIEWS AT ROCKWOOD SUBDIVISION (36 LOTS) LOCATED AT APPROXIMATELY 3850 NORTH 475 EAST

A staff memo from Associate Planner Bell explained when the Planning Commission is acting as a land use authority, it is acting in an administrative capacity 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

Not Approved

The applicant is requesting final approval for the proposed Views at Rockwood Subdivision (see Exhibit B), which consists of 36 lots. The property on which this proposed subdivision is located is currently vacant and is located at approximately 3850 North and 475 East. Most of the subdivision is currently zoned HP-1. The property was recently rezoned from R-1-10 to HP-1. The Technical Review Committee met on June 10, 2021 regarding this proposed subdivision (See Exhibit C). The City Engineer submitted a final review memo dated October 26, 2021 (see Exhibit D). We have received will-serve letters for secondary water, and also for Central Weber Sewer; however, the sewer and secondary water will serve letters need to be amended to clarify that all lots will be able to be served, prior to final approval.

STAFF/REVIEW AGENCY COMMENTS

A portion of the property was recently rezoned so that the entirety of the property is in the HP-1 zone. The HP-1 zone requires a minimum lot size of 10,000 square feet on interior and corner lots with a lot width requirement of 90 feet. The lots in this proposed subdivision have been verified to meet the required square footage and lot width requirements for building lots in the proposed zone, the HP-1 zone.

The block length is met in this subdivision, on all blocks where the block length requirements are considered enforceable. On all corner lots, the applicant should provide second, alternate buildable area envelope boxes (where front and side setbacks are rotated to different sides of the lot).

On a related note, if the applicant would like the reduced 20' front setback permitted under North Ogden City Code, for lots with slopes that are 10% or greater they should provide to Staff, (on a separate version of the plat), a slope percentage for each lot that they are seeking a reduced setback for, based on a point on the front property line, and a point on the rear property line. For each lot that is demonstrated to Staff to have 10% or greater slope, the applicant should adjust the buildable area for those lots to have a reduced 20' front setback, with Staff reviewing those adjustments prior to recording of the plat.

The applicant needs to show the entirety of Mountain Road on the plat, with the portion of Mountain Road that is not on their property in lighter or fainter lines. Staff is not stating that the applicant needs to dedicate the portion of Mountain Road that is not on their property, as it is not part of the subdivision, but they do need to show the entirety of the right of-way on the plat (with some of it being outside the plat boundary, and off their property) so that it is clear what the alignment of Mountain Road will be. Also, the applicant needs to install the required right-of-way design, for an 80' right-of-way on the portion of the property for Mountain Road that is part of the subdivision.

As a side note, the Parks and Recreation Department has stated that a trail (along Mountain Road) needs to be incorporated as a 6' wide asphalt trail on the north side of Mountain Road, per the Master Trails Plan, which would be a part of a future subdivision.

SUMMARY OF PLANNING COMMISSION CONSIDERATIONS

- Does the proposed subdivision meet the requirements of the applicable City subdivision and zoning ordinances?
- Is the proposed subdivision consistent with the General Plan?

Not Approved

CONFORMANCE TO THE GENERAL PLAN
The proposed subdivision meets the requirements of applicable North Ogden City ordinances and conforms to the North Ogden City General Plan, with the requirements noted in this report. This area is in the Hillside neighborhood and the General Plan map calls for this property to be developed as low-density residential.

RECOMMENDED CONDITIONS OF APPROVAL

- Requirements of the North Ogden City Engineer's Report must be met prior to final plat approval (except where superseded in this report).
- Requirements of the Technical Review Committee Letter (except where it may be superseded in this report).
- Also, the applicant needs to install the required right-of-way design, for an 80' right-of-way on the portion of the property that is part of the subdivision.
- If the applicant would like the reduced 20' front setback permitted under North Ogden City Code, for lots that with slopes that are 10% or greater they should provide to Staff, (on a separate version of the plat), a slope percentage for each lot that they are seeking a reduced setback for, based on a point on the front property line, and a point on the rear property line. For each lot that is demonstrated to Staff to have 10% or greater slope, the applicant should adjust the buildable area for those lots to have a reduced 20' front setback, with Staff reviewing those adjustments prior to recording of the plat.
- Needs to show the entirety of Mountain Road on the plat (with the portion not on their property shown in more faint lines)
- On all corner lots, the applicant should provide second, alternate buildable area envelope boxes (where front and side setbacks are rotated to different sides of the lot).
- Sanitary sewer and secondary water will serve letters need to be amended to clarify that all lots in the subdivision will be able to be served, prior to recording.

STAFF RECOMMENDATION
Staff recommends that the Planning Commission grant final approval of the Views at Rockwood Subdivision subject to the conditions recommended in this report.

Mr. Bell reviewed his staff memo and presented the plat to orient the Commission to the layout of the subdivision; there was a brief discussion regarding street layout and slopes.

Chairman Thomas invited input from the applicant.

Brock Loomis addressed condition number three in the staff report, requiring the installation of the improvements along Mountain Road and noted that language should be adjusted to indicate that he will bond for the improvements, rather than actually install them. It makes more sense for the entire roadway to be built later in the future when the construction is warranted. He stated he has discussed that matter with City Engineer Gardner. The Commission indicated a willingness to adjust the language of that condition as suggested.

Not Approved

Commissioner Nancarrow made a motion to approve application SUB 2021-07, final plat approval of The Views at Rockwood Subdivision (36 lots), located at approximately 3850 North and 475 East with modifications as follows:

- **Condition number one should be changed to indicate that requirements of the North Ogden City Engineer's Report must be met prior to final plat recording.**
- **Condition number three should be changed to indicate that the applicant will bond for required right of way improvements rather than install them.**

Vice Chairman Mason seconded the motion.

Voting on the motion:

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

The motion carried.

8. SUB 2021-11 CONSIDERATION AND ACTION ON AN ADMINISTRATIVE APPLICATION FOR FINAL PLAT APPROVAL OF RANDALL HOMESTEAD (1 LOT) LOCATED AT APPROXIMATELY 1700 FRUITLAND DRIVE

A staff memo from Planning Director Hess explained when the Planning Commission is acting as a land use authority, it is acting in an administrative capacity 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 is requesting final approval for the proposed Randall Homestead Subdivision (see Exhibit C), which consists of 1 lot and a remainder parcel containing an existing single-family-home. The property on which this proposed subdivision is located is currently a large lot single-family home located at approximately 1700 Fruitland Drive. This area was recently annexed as the "Randall Annexation" file number ANX 2021-01. That annexation included a recommendation of approval from the Planning Commission and approval of the City Council to apply the Residential R-1-8 zoning. The annexation has been completed and recorded with Weber County. The Planning Commission reviewed and approved the Preliminary Plat in the September 1, 2021 meeting (see Exhibit B). The approval conditions included: meeting the requirements of the TRC and Engineer's Memo, making Plat amendments as noted, providing all Will-Serve letters, and completing a Geotechnical Report. The applicant has met all conditions of Preliminary Approval, and the City Engineer has provided an updated Memo confirming that all Engineering items are complete (see Exhibit D).

Not Approved

STAFF/REVIEW AGENCY COMMENTS
The Residential R-1-8 zone requires a minimum lot size of 8,000 square feet on interior and 9,000 square feet on corner lots. Minimum lot width at the 30-foot setback is 80 feet. The 1 lot in this proposed subdivision has been verified to meet the required square footage and lot width requirements for building lots in the zone. The building envelope setbacks will need to be included on the Final Plat.

The subdivision is coming in front of Planning Commission due to the dedication of right-of-way along 1700 North. Typically, minor subdivisions fewer than five lots are an administrative approval, but the dedication of right-of-way must be reviewed and accepted by the Planning Commission in its role as the Land Use Authority. The design for the right-of-way improvements includes asphalt extension to the north on 1700 North, curb and gutter, 4'6" park strip, and a 4-foot sidewalk. There is a remaining gap in the sidewalk across the property west of the Randall Subdivision before it will connect near 925 East.

There are two existing structures on the north side of Lot 1. These are a small chicken coop and a gardening shed. The locations of these sheds to the northern property line were legal when constructed in the unincorporated County. Based on the height of the structures, they are slightly too close to the north property line in the R-1-8 zone. Accessory structures up to 10 feet 11 inches in height can be no closer than three feet to the property line, and they are located approximately two feet away. The property line to the east of the gardening shed has been kept more than three feet way and does not increase the non-conformity.

SUMMARY OF PLANNING COMMISSION CONSIDERATIONS
- Does the proposed subdivision meet the requirements of the applicable City subdivision and zoning ordinances?
- Is the proposed subdivision consistent with the General Plan?

CONFORMANCE TO THE GENERAL PLAN
The proposed subdivision meets the requirements of applicable North Ogden City ordinances and conforms to the North Ogden City General Plan, with the requirements noted in this report. This area is in the Coldwater neighborhood and the General Plan map calls for this property to be developed sensitively to preserve agriculture and provide additional single-family residential areas.

RECOMMENDED CONDITIONS OF APPROVAL
- Indicate the R-1-8 building envelope setbacks on the Final Plat

STAFF RECOMMENDATION
Staff recommends that the Planning Commission grant final plat approval of the Randall Homestead Subdivision subject to the conditions recommended in the Engineer's Memo and this Staff Report.

Mr. Hess reviewed his staff report.

Commissioner Barker asked if the existing accessory structures will be removed. Mr. Hess answered no and indicated that staff recommends they be allowed to stay and be classified as legal, non-conforming.

Not Approved

High level discussion among the Commission and Mr. Hess centered on future public improvements, such as sidewalk and curb/gutter, that will be completed adjacent to the subject property and beyond.

Vice Chairman Thomas invited input from the applicant.

Jeffrey Randall stated that the two small sheds in the back yard are actually three feet from the property line. Mr. Hess stated that may be correct, but they are actually one step too tall for the three-foot distance allowed in the R-1-8 zone. Mr. Randall stated that there will be just one portion of the property that will have sidewalk and curb/gutter; the trees on the site will likely be impacted by those required. Vice Chairman Mason stated that he believes there will be more discussion about those public improvements and the City may be forced to make some difficult decisions about that matter in the future.

Commissioner Nancarrow made a motion to approve application SUB 2021-11, final plat approval of Randall Homestead (1 lot), located at approximately 1700 Fruitland Drive. Commissioner Barker seconded the motion.

Voting on the motion:

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

The motion carried.

LEGISLATIVE ITEMS

9. ZTA 2021-06 DISCUSSION, CONSIDERATION, AND RECOMMENDATION ON A LEGISLATIVE AMENDMENT TO ADJUST THE STANDARDS FOR ACCESSORY BUILDINGS

Planning Director Hess reported this is an item for which the Planning Commission already made a recommendation to the Council in October; the City Council basically tabled the matter, but asked that the Commission consider the matter again and take into account the feedback the Council has received from the public regarding topics such as building materials and building heights.

A staff memo from Associate Planner Bell explained when the City is considering a legislative matter on land use topics, the Planning Commission is acts as a recommending body to the City Council. The City has wide discretion in taking legislative action.

Not Approved

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.

BACKGROUND

A request came from the Council asking staff to consider standards for heights, square footage and size, for accessory buildings. There is a pending building permit application, and concerns about the City ordinance on the topic of accessory buildings were raised in the process of that application being reviewed. The Planning Commission and City Council have both considered this ordinance now, and a minor change was recommended from prior versions.

ANALYSIS

Staff opinion on the current ordinance regarding Accessory Buildings is that overall, the current ordinance in the City has struck a relatively good balance between the property rights of those who would like to build an accessory building, and the rights of neighboring property owners who are impacted by such buildings on adjoining properties. However, it is worth noting that the current ordinance is more 'detailed' than other city's ordinances that were reviewed.

As Staff has reviewed ordinances from other cities, they generally don't have as many restrictions on the size of accessory buildings, in similar zones, but these ordinances may also not consider the impact of accessory buildings on neighboring property owners sufficiently.

In North Ogden City, the concerns that have been expressed directly to Staff from neighbors, have come both from neighbors who have been directly impacted by excessively sized accessory buildings, and also applicants frustrated with limitations on their ability to build a building of sufficient size on their property.

Staff is of the opinion that there is not a single, one-size-fits-all solution, but there is a reasonable range of solutions, based on principles that balance and seek to maintain the rights of all affected parties. Staff believes the valid interests of neighbors on this topic, revolve around the issues of the height of the building, especially in relation to the distance of that height from the property line, excessive blocking of light coming on to their property, and excessive heat transmission onto a neighbor's property. Staff's view is that the neighbor's reasonable interests in the matter involve some access to light entering their property, preventing an excessively tall, bulky building exceedingly close to their property line, and not having excessive heat reflected onto their property. Staff believes these concerns summarize the valid interest of neighbors. At the same time the interests of property owners desiring accessory buildings are protected by allowing them to build an accessory building that does not excessively impact their neighbors.

On a related note, it may be worth considering that Accessory Dwelling Units (ADU's) can currently be up to 25' feet in height, at the same setbacks as a home, which are significantly closer than Accessory Buildings are allowed to be to the side property line. Further, single-family homes can also, technically be 35' high at 20' from the rear property line. It was requested as a result of discussion with the City Council and Mayor that the ordinance be

Not Approved

adjusted to have increases in building height start at 5' from the property line, rather than at 3' which is what the previous version of the ordinance stated. This would permit a 25' building to be 20' away from the rear and side property lines, and be the same distance from a rear property line as a home.

Hence the Council should consider whether property owners desiring to build an accessory building on their property should have significantly different height standards than ADU's. Consequently, Staff is of the opinion that as long as the height of the accessory building is increasingly farther away from the property line, as the height increases, an increase in the size of the building should be permitted, in order to meet the needs of both owner of an accessory building and neighboring residents.

This principle of an increase in building height permitted as the setback increases, is currently reflected in the existing ordinance, and this potential adjustment would extend the application of that principle and simplify the current ordinance. This adjustment, if approved would allow accessory buildings, up to 25' in height, (an increase in height from the current 20' limit) so long as there is an increase in distance from the property line, for a corresponding height increase. The adjustment to the ordinance, attached as an exhibit, would still limit accessory buildings to 25% of the rear yard, so that cap on size and to a percentage of the yard still exists. Staff is of the opinion that it's reasonable for the building size to continue to be correlated to the percentage of the rear yard it occupies, and that the percentage that the buildings and hard surfaces occupy on a property should be limited to accommodate the need for drainage of water on-site, and to maintain a degree of an open feel in rear yards.

The attached ordinance amendment also amends the roof height and setback standards to one provision instead of two, and sets a flat, single standard for the maximum square footage, of 1250 square feet. This would replace a formula that provides a custom square footage limit for the size of every accessory building by coupling the permitted size for an accessory building to the size of the main floor area of the home, on each individual lot. This ensures those with smaller, and often older homes are not penalized on the building they want to build, just because they have a smaller home (which often is synonymous with older).

The attached ordinance amendment brings the code closer to uniformity for different types of buildings, or in other words, to similar standards for any building whether it is Accessory Dwelling Unit, Accessory Building or single-family home regarding distance from the rear property line. The Council should consider whether these changes are appropriate, and whether this is a reasonable, equitable comparison between Accessory Buildings and ADU's.

The intent behind these potential adjustments is to simplify the ordinance, and if a height increase is permitted for accessory buildings, that change is intended to take into consideration, balance, and meet the interests and reasonable concerns of both property owners desiring to build an accessory building, and their neighbor's concerns.

Not Approved

Staff is of the opinion that these adjustments keep the ordinance within a reasonable range of balancing differing interests of property owners desiring an accessory building and those of neighbors on nearby properties.

Staff has included the portions of ordinances from different cities in the region, as Exhibit A.

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:

- Assure that North Ogden remains a beautiful place to live, work, and recreate;
- 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.

Staff believes that the Planning Commission can find the proposed Code amendment to be in conformance with the General Plan, but also that the existing ordinance meets the intent of the General Plan. The Planning Commission should determine if an increase in height to 25' for accessory buildings, and the other proposed adjustments in the ordinance correctly balance the interests of property owners desiring to build an accessory building, with their neighbor's interests.

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 consider the proposed ordinance, and whether it conforms to the General Plan and maintains the rights and interests of property owners desiring to build Accessory Dwelling Units, and also surrounding neighbors.

Mr. Bell reviewed his staff memo.

Chairman Thomas invited public input.

Ryan Goodell, North Ogden resident, stated that it is his understanding that an accessory building must be 60 feet from a primary structure; this means that even if the building is built 10-feet from the property line, if a neighbor's home is within 10-feet of the property line, the accessory building would not be allowed. Chairman Thomas stated that regulation was removed from the ordinance in the version the Commission forwarded to the City Council; essentially, the location of an accessory building would only be established by setback guidelines regardless of the location of a neighboring home. Mr. Goodell asked if the size limitations will be adjusted as well. Vice Chairman Mason stated that is an issue that was also addressed in the Commission's recommendation to the City Council.

Not Approved

There was brief discussion about regulations for accessory structures in the RE-20 zone, with Chairman Thomas noting that will be discussed in greater detail under the next agenda item. Vice Chairman Mason stated that he feels that setbacks and building heights limit the building size and it is not necessary to include an arbitrary maximum size for accessory structures; the City should not care if accessory buildings in the RE-20 zone are larger than in other residential zones. Chairman Thomas agreed and added that larger buildings are also more expensive than smaller buildings, which is also a self-regulating issue. Commissioner Nancarrow agreed, unless other building materials are permitted, such as metal materials, which are typically less expensive.

Vice Chairman Mason stated that he thinks it would be beneficial for the Commission and Council to meet in a joint work session meeting to have a collective discussion of the proposed amendments to the accessory building ordinance; the Commission has deliberated this issue for months, but in their last meeting the Council only discussed it for a very brief time and there was not an opportunity for Planning Commission input aside from the minutes of the Planning Commission meeting when their recommendation was acted upon. Several Commissioners agreed. Mr. Hess agreed and suggested that the Commission table this item until they can have a more detailed discussion of item ten on the agenda.

Vice Chairman made a motion to table action on item #9 until after discussion and/or action on item #10. Commissioner Webb seconded the motion.

Voting on the motion:

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

The motion carried.

10. ZTA 2021-07 PUBLIC HEARING, CONSIDERATION, AND RECOMMENDATION ON A LEGISLATIVE AMENDMENT TO AMEND ACCESSORY BUILDING STANDARDS IN THE FOLLOWING SINGLE-FAMILY ZONES: RE-20, R-1-5, RCC, HP-1, HP-2, AND HP-3

A staff memo from Planning Director Hess explained when the City is considering a legislative matter, the Planning Commission is acting 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.

Not Approved

BACKGROUND

A resident recently applied for an accessory building permit in the R-1-10 Zone that was denied due to being too tall for the zone it was in. Also, a different resident recently applied for an accessory building permit for a metal sided building, from the Cleary Building Company, in an R-1 Zone. Staff denied that application based on the current ordinance related to accessory building design standards.

In response to these applications, and subsequent requests from the applicants to the City Council, the Council asked staff to consider accessory building standards location, size, and materials for all residential zones in the City. Staff has broken this issue into three unique staff reports and Zoning Text Amendments. This staff report is dealing specifically with single-family residential zones including: RE-20, R-1-5, RCC, HP-1, HP-2, and HP-3.

The question for the Planning Commission to weigh in on is whether there are unique attributes to any of these zones that warrants a custom approach to accessory building standards. Staff is not asking the Planning Commission to make a recommendation on specific policies for these zones in this meeting, but rather to talk through each of these zones and provide feedback for staff to consider before bringing forward an ordinance recommendation.

ANALYSIS

The North Ogden City Code related to accessory building design standards and materials was amended in April of 2020. Ordinance 2020-07 (see Exhibit B) adjusted the overall size and location accessory buildings, as well as specified which zones metal siding would be allowed.

Currently, North Ogden City residential zones vary in their approach to accessory building size, height, location, and materials. The RE-20 Zone provides a range of options for accessory buildings based on the size of the property. The R-1-5 Zone is silent on accessory buildings, thereby not allowing them at all. The RCC Zone allows a 15-foot-tall accessory building that is limited in size based on the primary structure on the lot and has a maximum size of 1,000 sqft. The HP Zones allow a 15-foot-tall accessory building that is limited to 25% of the size of the main floor area of the primary structure with no maximum size listed.

North Ogden Code allows metal accessory buildings under two hundred (200) square feet in all residential zones (staff recommends adding clarifying language in the R-1-5 Zone regarding this provision – either to allow or not allow them in that zone). In the RE-20 Zone, architectural metal and prefab metal buildings are allowed. In the R-1 and RCC Zones, accessory buildings over 200 square feet are not allowed to be sided in metal, but rather must be constructed with horizontal siding, brick, stucco, wood, or similar material as the main building.

In addition to the information in this staff report, ZTA 2021-06 considers accessory building height, size, and location standards in all “R-1” Zones, and ZTA 2021-08 considers exterior material standards for accessory buildings.

Not Approved

Accessory Building Standards should be based on community feedback, attempts to limit impacts to property owners, and allowing residents to exercise their private property rights. The Planning Commission should consider whether the standards as written for these other single-family zones are right for the City. Staff would like to discuss the zone language below and have the Planning Commission provide feedback and recommendations on ordinance language that will be brought back for further action.

Suburban Residential Zone RE-20:

F. Accessory building regulations (in feet) (see also CCNO 11-10-31)	
1. Accessory building height	15
a. Accessory building setback	
(1) Accessory building	
(A) Interior lot	3
(B) Corner lot (non-street side)	3
(C) Corner lot (street side)	20
(2) Large accessory building	
(A) Interior lot	
Height Maximum in Feet	Setback Minimum in Feet
15 - 17	6
18 - 19	8
20 - 25	12
(B) Corner lot (non-street side)	20
(C) Corner lot (street side)	20

2. There shall be provided a minimum spacing between main and accessory; and between accessory buildings of at least	6
3. Rear yard coverage by accessory building shall not exceed the following:	25%
a. On lots less than an acre the minimum rear yard area calculation is based upon the minimum lot width x the rear yard setback and not the actual rear yard dimensions	
4. Building size	
a. Maximum size on lots or parcels less than one acre or adjacent to any R-1 zone	1,500 Square Feet
b. Maximum size on lots or parcels greater than one acre	
1 - 2 Acres	2,000
2 - 3 Acres	2,250
3 - 4 Acres	2,500
4 - 5 Acres	2,750
5 + Acres	3,000 Square Feet
c. On lots adjacent to any R-1 zone, the accessory building width length cannot exceed 40% of the total length of the side lot lines or 40% of the rear lot line when those lot lines are within 50 feet of the accessory building	

5. Building Separation: Large Accessory Building to be 60 feet from neighboring dwelling on any adjoining parcel	
a. If the large accessory building is larger than 2,000 square feet the building setback from rear or side property lines	30
6. Building Design and Materials (see 11-10-31)	
7. Nonconforming. If an accessory building setbacks become nonconforming due to a subdivision of the existing lot; the accessory building must be brought into conformity.	

Residential Zone R-1-5:

Accessory Buildings Not Currently Permitted

Residential City Center Zone RCC:

E. Accessory building regulations (in feet) (see also CCNO 11-10-31)	
1. Accessory building height	
a. Accessory building setback	
(1) Accessory/Large building	
(A) Interior lot & Corner lot (non-street side)	
Height Maximum in Feet	Setback Minimum in Feet
10	3

11-15	8
The ridge or highest point of the roof of an accessory building may be erected to a height no greater than the lesser of: 1. Fifteen feet (15'); 2. For a metal accessory building, twelve and one-half feet (12'6")	
(B)Corner lot (street side)	20
2. There shall be provided a minimum spacing between main and accessory buildings of at least	6
3. Rear yard coverage by accessory buildings shall not exceed the following	25%
4. Building Size	
a. Maximum Size	One half the square footage of the main floor to a maximum of 1,000 square feet. The main floor size shall be the main floor living space plus 400 square feet
5. Building Separation: Large accessory building to be 60 feet from any neighboring dwelling on any adjoining parcel	
6. Maximum number of large accessory buildings per lot	1
7. Building Design and Materials (see 11-10-31)	

Hillside Protection Zones HP-1, HP-2, HP-3:

E. Accessory Building Regulations (in feet) (see also CCNO 11-10-31)			
1. Accessory building smaller than 600 square feet rear and interior side yard	3	3	3
2. Large accessory building greater than 600 square feet:			
a. Interior lot rear and side yard setback	15	15	15
b. Corner lot (non-street side)	15	15	15
c. Corner lot (street side)	20	20	20
F. There shall be provided a minimum of 6 feet of spacing between main and accessory buildings			
G. In the HP-1 and HP-2 zoning districts, no accessory building shall be greater than 1 story (15 feet) nor more than 25 percent of the footprint square footage of the main building. In the HP-3 zoning district, no accessory building shall be greater than 1 story (15 feet) nor have a footprint larger than the house. No Accessory buildings are permitted without a single-family residence or main building.			
H. Accessory building regulations (in feet) (see also CCNO 11-10-31)			
1. Building Separation: Large accessory building to be 60 feet from any neighboring dwelling on any adjoining parcel			
2. Maximum number of large accessory buildings per lot	1	1	1
3. Building Design and Materials (see 11-10-31)			

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:

- Assure that North Ogden remains a beautiful place to live, work, and recreate;
- 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.

Staff believes that the Planning Commission can find future proposed Code language to be in conformance with the General Plan. Accessory Buildings by their very nature fit into single-family zones, and reasonable requirements about their size, location, and materials can be found to be in conformance with the City's Vision.

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?

RECOMMENDATION
Staff recommends that the Planning Commission conduct the public hearing, consider reasonable standards for single-family zones other than the R-1 Zones, and make a recommendation to staff that will be brought back to the Planning Commission for formal action.

Mr. Hess reviewed his staff memo and facilitated review and discussion of the accessory building standards for each zone in the City; there was a focus on aesthetics, height and total size restrictions, and setbacks.

a. Chairman Thomas opened the Public Hearing at 7:57 p.m.

Rod Carney, North Ogden resident, stated the issue that he is most concerned about is the maximum size restriction; the building he would like to construct on his property is 188 square feet too big, but his property is 3.5 acres in size. The current ordinance restricts him to a maximum building size of 2,500 square feet, which is a large enough building, but standard building plans for the size of building he wants exceeds the 2,500 square foot maximum. He noted that he feels strongly that those living on a large property should be able to build a larger accessory building. This has been a 2.5-year battle for him; he has monitored the evolution of the accessory building ordinance and has been hopeful that the City would approve amendments that he feels are appropriate, but that has not happened. If he chose to, he could subdivide his property and build 12 homes and 12 1,000 square foot accessory buildings on it, but at present he cannot build his home and a larger accessory building, which would be much less impactful to the area. He stated he feels there is a disconnect. He has spoken to his neighbors and there is not one that is opposed to his plans for his property, but they would be opposed to the 12-home subdivision. He rezoned his property to RE-20 based upon an understanding that he would be able to build his home and his accessory building, but he is still unable to because of the maximum size requirement.

Vice Chairman Mason asked Mr. Carney if his building will be used for personal or business purposes. Mr. Carney answered personal and noted that the building will be constructed of materials that will match his home and will be aesthetically pleasing.

Not Approved

Merrill Sunderland, North Ogden resident, stated that he came to this meeting to listen and learn, and he has come to the conclusion that there is good logic for removing the maximum size restriction for accessory buildings. There will always be a concern about buildings that create an 'eye sore' for neighboring properties, but other restrictions can be placed on a building to help to prevent that. He noted, however, that he feels that different standards are appropriate for the hillside protection zones. He understands that the hillside zoning designations will only be applied to land on the City's benches and the people who build homes in this area typically have more money and, in some cases, have combined multiple lots into one lot upon which to build their home. This should be taken into consideration when determining the size of an accessory building in these areas.

Commissioner Webb asked Mr. Sunderland if he is more concerned about the cost of accessory buildings in the hillside protection zones, or the appearance of larger buildings and how that will impact the valley below. Mr. Sunderland stated it is important to maintain the beauty of North Ogden's hillsides. Commissioner Webb stated he is puzzled by Mr. Sunderland's reference to the amount of money that people living in the hillside zones may spend on their land, home, or accessory building. He asked if Mr. Sunderland feels that more restrictions should be tied to the price of those properties. Mr. Sunderland answered no; he is simply recommending that the Commission have more discussion about the standards for the hillside protection zones as he is concerned about larger buildings in those zones based upon the lot size for the primary structure.

There were no additional persons appearing to be heard.

Commissioner Lunt made a motion to close the Public Hearing. Commissioner Arner seconded the motion.

Voting on the motion:

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

The motion carried.

The Public Hearing was closed at 8:13 p.m.

Commission discussion recentered on the maximum building size for accessory buildings, and whether to remove it for all zones. They agreed that the maximum size requirement could be removed from zones R-1 to R-4, RE-20, and RCC zones, but not R-1-5. They felt that the maximum height and setback requirements will be self-regulating. Discussion shifted to the hillside protection zones; Mr. Hess stated that there are maximum heights and setbacks for those zones, as well as a total amount of the lot that can be covered with

Not Approved

impervious surface. He added that there are similar requirements for the other residential zones, though they vary from zone to zone.

Chairman Thomas stated that in addition to considering whether there should be a maximum building size for accessory buildings, he would like to ensure that the recommendation to the Council also include an emphasis on building materials. He then noted that he feels the Commission can take an action on the items listed under both nine and 10 on the agenda and include their recommendations in one motion.

The Commission discussed the specifics of a potential motion; Chairman Thomas suggested that the standards for accessory buildings in the R-1-5 zone be left as is, and that the maximum building size be removed for all other zones.

Chairman Thomas made a motion to forward a recommendation to the City Council to amend the standards for accessory buildings by ensuring consistency in all zones – with the exception of the R-1-5 zone – relative to building height and setbacks, but - removing the maximum building size. Commissioner Barker seconded the motion.

Voting on the motion:

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

The motion carried.

9. ZTA 2021-06 DISCUSSION, CONSIDERATION, AND RECOMMENDATION ON A LEGISLATIVE AMENDMENT TO ADJUST THE STANDARDS FOR ACCESSORY BUILDINGS

a. Chairman Thomas opened the Public Hearing at 8:44 p.m.

Chairman Thomas noted that before this item was tabled, the public hearing was not opened. Mr. Hess briefly summarized the intent of this agenda item, as noted above in the staff report.

Ryan Udell, North Ogden resident, inquired as to the definition of accessory structure. Chairman Thomas stated that it is any structure that is not part of or is detached from the primary structure on a residential property. Mr. Udell asked if that applies to temporary structures or permanent structures only. Chairman Thomas answered it applies to both.

Tara Carney, North Ogden resident, asked when the proposed amendments, if accepted by the Council, will go into effect. She also inquired as to the option of securing an exemption

Not Approved

from the current ordinance in order to proceed with construction of her home and accessory building.

Chairman Thomas stated that the recommendation should be presented to the Council on November 9; if they adopt an ordinance with the suggested amendments they will go into effect immediately. Vice Chairman Mason encouraged Mr. and Ms. Carney to attend that City Council meeting to provide input.

There were no additional persons appearing to be heard.

Vice Chairman Mason made a motion to close the Public Hearing. Commissioner Nancarrow seconded the motion.

Voting on the motion:

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

The motion carried.

The Public Hearing was closed at 8:57 p.m.

Chairman Mason stated that he is supportive of the proposed amendments to the ordinance to provide consistency for accessory building standards for zones throughout the City. He added that he is not opposed to allowing people to buy a second lot in a hillside protection zone upon which to build an accessory building; the footprint of an accessory building will be much smaller than another home and would have a lesser impact on City resources and services.

Vice Chairman Mason made a motion to forward a recommendation to the City Council to consider a legislative amendment to adjust the standards for accessory buildings by removing the maximum building size for all zones except for the R-1-5, under the principle that other restrictions placed on accessory buildings – such as setbacks and building height – will limit the overall size of a building proportionate to the building lot. A graduated scale for building heights in relation to the building setback, shall remain intact as communicated in the Commission's last recommendation to the City Council.

Commissioner Nancarrow asked if the Commission needs to make a motion regarding building materials for accessory buildings. Mr. Hess stated staff's intent was to correct that issue in the rewrite of Title 12 of the City Code, which addresses building materials allowed in individual zones.

Not Approved

Commissioner Arner seconded the motion.

Voting on the motion:

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

The motion carried.

Chairman Thomas called for a brief recess in the meeting.

11. ZTA 2021-08 PUBLIC HEARING, CONSIDERATION AND RECOMMENDATION ON A LEGISLATIVE AMENDMENT TO AMEND ACCESSORY BUILDING STANDARDS CITY-WIDE

A staff memo from Planning Director Hess explained when the City is considering a legislative matter, the Planning Commission is acting 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
A resident recently applied for an accessory building permit for a metal sided building, from the Cleary Building Company, in an R-1 Zone. Staff denied that application based on the current ordinance related to accessory building design standards. The applicant attended the City Council meeting on October 12, 2021, and made a request to that City Council consider adding metal to City Code as an approved building material for accessory structures. The Council requested Staff to review this issue and bring the discussion to the Planning Commission for recommendation and to the Council for action.

ANALYSIS
The North Ogden City Code related to accessory building design standards and materials was amended in April of 2020. Ordinance 2020-07 (see Exhibit B) adjusted the overall size and location accessory buildings, as well as specified which zones metal siding would be allowed. Currently, North Ogden City allows metal accessory buildings under two hundred (200) square feet in all residential zones. In the RE-20 Zone, architectural metal and prefab metal buildings are allowed. In the R-1 and RCC Zones, accessory buildings over 200 square feet are not allowed to be sided in metal, but rather must be constructed with horizontal siding, brick, stucco, wood, or similar material as the main building.

Not Approved

Staff reviewed surrounding City's ordinances, as well as reviewed North Ogden City resident feedback on accessory structures. Cities vary in their specificity on exterior building materials for accessory structures. Some cities have no provisions, and some cities follow a similar approach to North Ogden City of requiring accessory structures to be designed to match the main dwelling. This is not a matter of what is "right" but rather what is "right for North Ogden City".

Staff believes that the current ordinance strikes a balance between upholding private property rights while mitigating detrimental impacts on surrounding property owners. Some residents have clearly expressed their opinion that large metal buildings are not compatible with their neighborhood. Other residents have expressed interest in building a metal building for a variety of reasons, most notably the relative affordability and the reduced maintenance burden of a quality metal siding.

Staff has prepared an ordinance amendment for the consideration of Planning Commission. This is a path forward that would reinstate metal as an acceptable exterior material for accessory structures. The Code requirement that the exterior colors must match the main building on the property remains. The question for the Planning Commission is whether metal sided buildings in R-1 and RCC Zones are appropriate.

DRAFT CODE LANGUAGE

Draft Code Language is below: (Red Text is New, ~~Strike Though Text~~ is recommended to be eliminated)

11-10-31: STANDARDS FOR ACCESSORY BUILDINGS IN RESIDENTIAL ZONES

1. Design and Materials: The original design of the building must have been to function as a typical accessory residential structure, such as a storage shed or carport, and not for some other use. Reuse of a metal structure originally designed or used for other purposes, such as shipping or cargo containers, is not allowed unless the exterior of the metal structure is made to be integrated into the design of the main residential building, with a similar residential exterior wall treatment and roofing material as the main building.
    1. ~~Metal accessory buildings two hundred (200) square feet or less are allowed in all residential zones. In the R-1 and RCC zones, accessory buildings over 200 square feet finished with metal siding are not allowed. In the RE-20 zone architectural metal and prefab metal buildings are allowed as accessory buildings.~~
    1. ~~In the R-1 and RCC zones accessory buildings may be constructed of horizontal siding, brick, stucco, wood, or similar material as the main building, etc.~~
    1. All accessory buildings larger than 200 square feet must be integrated into the design of the residential building, with a similar residential exterior wall color.
        1. Roofing materials including metal roofs shall have a similar color as the main building.
        2. An eave proportionate to the main building is required with a minimum of 12 inches. Aluminum fascia and soffits are allowed.

3. Accessory buildings fronting onto a street must have a window(s) that occupy 5% of the façade of the building, or have a person door, or garage door with windows.

2. All accessory buildings shall have a buffer of either a fence or landscaping or a combination of the two.
3. Roof pitches shall be a minimum of a 4/12.

2. Location and Size:
    1. No detached accessory building, other than trellises, shall be allowed between the front of the main residential building and the street.
    2. A garage or carport attached to the main residential building is allowed between the front of the main residential building and the street if the front yard setback requirement for the zone is maintained and the garage or carport is integrated into the design of the residential building, with a similar residential exterior wall treatment, roof slope, and roofing material as the main building to which it is attached.
    A detached garage or carport may be located in the side yard so long as it meets the side and front yard setbacks, is a minimum of 6 feet from the main building, is integrated into the design of the residential building, with a similar residential exterior wall treatment and roofing material as the main building.
    3. ~~Metal accessory buildings must be located in the rear yard and shall not exceed two hundred (200) square feet.~~
    3. ~~Nonmetal~~ Accessory buildings regardless of size may be located in an interior side yard or rear yard provided they meet the required setbacks of the zone.
    4. On a corner lot, an attached or detached accessory building (with or without a roof) that is open on at least three (3) sides may extend into the side yard setback facing a street up to the minimum side yard setback for an interior lot in its respective zone. Such structures are limited to covered or uncovered decks, patios, gazebos, pergolas, and trellises. The finished floor elevation of these structures may not be higher than eighteen inches (18") above finish grade.
    5. Height: The building shall not exceed the maximum height allowed by other sections of the Zoning Ordinance.
    6. Prohibited Use: Accessory buildings shall not be used as living quarters. Accessory Dwelling Units are not considered accessory buildings.

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:

- Assure that North Ogden remains a beautiful place to live, work, and recreate;
- 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.

Staff believes that the Planning Commission can find the proposed Code language to be in conformance with the General Plan, but also that the existing ordinance meets the intent of

the General Plan. The Planning Commission should determine if reinstating metal as an exterior siding material for accessory buildings is in the City's best interest.

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?

RECOMMENDATION
Staff recommends that the Planning Commission conduct the public hearing, consider the proposed ordinance, and make a recommendation to the City Council.

Mr. Hess reviewed his staff memo.

City Manager/Attorney Call noted that the ordinance that Mr. Hess is referring to does not apply to barns, meaning they can be constructed of other building materials.

Associate Planner Bell noted that since the ordinance was amended to prohibit metal buildings in the residential zones, he has not had a great deal of resistance from applicants for an accessory building permit. He added that the interior of a metal building can be that of a pole barn, which is typically much less expensive than wood framing construction.

a. Chairman Thomas opened the Public Hearing at 9:10 p.m.

Ryan Goodell, North Ogden resident, stated that he feels it is necessary to clearly define the term 'metal buildings' for the reader to understand whether it encompasses cladding or a metal structure. He noted a Cleary building is a pole barn build of wood and sided with metal. He noted that he is able to secure a building material that is essentially metal siding, but it resembles reclaimed wood. It is a great produce and is very beautiful and if the ordinance amendment to prohibit metal buildings is approved by the City Council, the City will essentially be giving up the opportunity to be home to some really 'cool' looking metal structures. He stated that this is an issue that should be addressed very carefully and with all points of view taken into consideration. He added that there are no restrictions on metal for homes in the City and the same should be true for accessory structures.

Chairman Thomas noted that the Commission's last recommendation on this item included the language requiring an accessory building to be constructed of materials similar to what the primary structure was constructed of. Therefore, if a home were constructed of metal siding, an accessory structure could be built in a manner that matches the home.

There were no additional persons appearing to be heard.

Vice Chairman Mason made a motion to close the Public Hearing. Commissioner Webb seconded the motion.

Not Approved

Voting on the motion:

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

The motion carried.

The Public Hearing was closed at 9:14 p.m.

The Commission discussed their previous recommendation to the Council regarding the use of metal as a building material for accessory structures. Commissioner Webb stated he feels it is appropriate to allow metal for an accessory structure in the RE-20 zone regardless of what the primary structure is constructed of. He stated that metal buildings are common on agricultural properties, and they are typically surrounded by a large amount of green space. He stated he is concerned about this proposed amendment being a catalyst for similar amendments in the RE-20 zone and on agricultural properties. The Commission agreed. Chairman Thomas noted that his recommendation is that the standards for the RE-20 zone remain unchanged; however, he feels that the amendment for other residential zones to require an accessory structure to be constructed of like building materials as the primary structure. Mr. Hess stated that it may be possible to consider unique building materials like that mentioned by Mr. Goodell.

Vice Chairman Mason made a motion to forward a recommendation to the City Council to consider a legislative amendment to amend accessory building standards City-wide, specifying that building material standards should remain as-is in order to help control negative impacts that could occur for some neighboring property owners. Commissioner Lunt seconded the motion.

There was a brief discussion about standard roof pitches and whether it would be appropriate for the Commission to consider an adjustment to the section of the ordinance that governs that issue for an accessory building; Chairman Thomas stated he is comfortable leaving the current regulation as is, and the Commission agreed.

Voting on the motion:

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

Not Approved

The motion carried.

seconded the motion.

Voting on the motion:

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

The motion carried.

12. REMARKS - PLANNING COMMISSIONERS:

Vice Chairman Mason stated he feels it is important for a few members of the Commission to attend the next City Council meeting during which the recommendations about accessory buildings will be heard. He is willing to attend, but indicated that it would be helpful to have another member or two present to voice support for the recommendations that have been made. Commissioner Nancarrow suggested that photographs be presented of accessory buildings that have been considered problematic and upon which some of the Commission's recommendations are based.

Chairman Thomas addressed the Randall Homestead subdivision application the Commission acted upon earlier in the meeting; he noted that he is not comfortable waiving the requirement for an applicant to install public improvements in favor of retaining established trees. He stated that he does not want it to be an issue that comes up for similar applications in the future.

13. REPORT - PLANNING DIRECTOR:

There was no report from the Planning Director.

14. REMARKS – CITY MANAGER/ATTORNEY

City Manager/Attorney Call reported on the outcome of the General Election, which was held yesterday; the results are preliminary at this point and will not be official until the election canvass in the coming weeks.

Several Commissioners expressed their gratitude to the candidates who ran for office and thanked them for running a 'clean' campaign.

Not Approved

15. ADJOURNMENT

Commissioner Arner made a motion to adjourn the meeting. Commissioner Webb seconded the motion.

Voting on the motion:

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

The motion carried.

The meeting adjourned at 9:36 pm

_____
Eric Thomas
Planning Commission Chair

_____
Joyce Pierson
Deputy City Recorder

_____
Date Approved

Not Approved

NORTH OGDEN CITY

SETTLED 1851

Staff Report to the North Ogden City Planning Commission

SYNOPSIS/APPLICATION INFORMATION

Application Request:	Consideration and action on a legislative application to annex property at 1500 North and 150 East and zone the property R-4
Agenda Date:	December 15, 2021
Applicant:	1500 North and 150 East
File Number:	ANX 2021-05

PUBLIC NOTICE:

Mailed Notice:	None
Newspaper:	None
City Website:	December 10, 2021

PROPERTY INFORMATION

Address:	
Project Area:	11.114 Acres (484, 139 square feet)
Current Zoning:	County (A-1)
Proposed Land Use:	Multi-Family Residential R-4
Parcel ID:	11-014-0056

ADJACENT LAND USE

North: Vacant or Agricultural
South: Vacant or Agricultural
East: Residential
West: Residential

STAFF INFORMATION

Brandon Bell
bbell@nogden.org
(801) 737-2216

APPLICABLE ORDINANCES

North Ogden Zoning Ordinance 11-1-9 (Annexed Territory)
North Ogden Zoning Ordinance 11-15-11 (Rezoning and Annexation)
North Ogden Zoning Ordinance Title 11-1-4 (Changes and Amendments)
North Ogden Zoning Ordinance Title 11-7G (Multi-Family Residential Zone, R-3)

LEGISLATIVE DECISION

When the City is considering a legislative matter, the Planning Commission is acting 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 applicant has applied to annex 11.114 acres of property at 1500 North 150 East. The property is vacant and is adjacent to the Spring Meadows Subdivision, just to the east.

The applicant is requesting the R-4 zone, and plans to develop the property as residential.

The adjacent properties to the north and the east, are in Weber County and are zoned A-1. The property to the south is also in Weber County, and in the County's RE-15 zone. The properties to the west are in North Ogden City and are zoned R-1-8 in North Ogden City.

CONFORMANCE TO THE GENERAL PLAN

The property is within the North Ogden annexation boundary. The Annexation Policy Declaration in the General Plan, calls for this property to be annexed into North Ogden City. The property is to the west and south of the Southtown area within the General Plan. The currently adopted 2015 General Plan map calls for this property to be developed as residential low density, which is defined as single-family homes, built on lots with 8,000 square feet and larger, with densities in the range of 1 to 6 units per acre.

The R-4 zone that is being requested by the applicant, is more intense than a recommended zoning designation that falls within the land use category of Residential Low-Density. However, the Planning Commission has recommended an updated, draft Future land Use Map prepared by the General Plan Advisory Committee (GPAC). This parcel is identified as part of 'Area 6' on the draft future land use map which contemplates a mix of uses including multi-family R-4, Commercial C-2, and Master Planned Community MPC. As part of the plan for additional growth in this area, the City desires to have open space in this general area, as shown by green space to the north of this parcel (see image from Draft General Plan Land Use Map below)

The recommendation for Area 6 in the updated, draft land use map may be translated as recommending that the C-2, R-4, and/or the MPC zones are suitable zones for that area. As of now, the requested R-4 zoning meets the zoning that is consistent with the draft land use map that has been recommended by the Planning Commission.

North Ogden City is in the rare position of having significant developable land in and close to a major transportation corridor, and near the commercial corridor. The Southtown area is a key growth opportunity area for the City and a substantial opportunity to provide housing choice and affordability within North Ogden. Planning Staff's position is that the R-4 zone is an appropriate zone for this property, with some firm conditions and requirements. Staff recommends that substantial amenities should be provided, and a transition in density be required from the single-family subdivision to the west (Spring Meadows), as part of annexation, and the assignment of the R-4 zone. Various types of open space and other meaningful amenities could be included. Staff is in support of additional density and housing choice in this area of the City, if the above conditions are fulfilled. Since annexation is needed for developing this property within the City, requiring these to be part of the annexation process, would be appropriate. These conditions could be specified as part of a Development Agreement, and should be central to any such agreement.

Staff is also of the opinion that the streets should be designed on this property in such a manner that they create and preserve a connection to the townhomes to the east, and provide for other future connections. Keeping in mind that this area is being currently recommended to be a key opportunity for housing choice, multi-family, commercial, and/or the MPC zone, walkability should be a key concern. Were 1700 North or the 2000 North area to become a destination in the City, without a street connection to the east, currently, it would be a 20-minute walk to 1700 North and Washington Boulevard, and about a 25-minute walk to 2000 North and Washington Boulevard. Hence, requiring the street network to facilitate a direct connection to the townhomes to the east, which connect to Washington Boulevard, should be a requirement. Staff also believes facilitating this connection should be a requirement, independent of the future of the development of Washington Boulevard along 2000 and 1700 North, and also that additional street connections should be provided for, to facilitate directly connecting to 1700 North, to the north of

the property. Requiring that these connections be facilitated could be required as part of a Development Agreement.

SUMMARY OF LAND USE AUTHORITY CONSIDERATIONS

- Is the annexation and zoning proposal consistent with the General Plan?
- What is the appropriate zoning for this property?

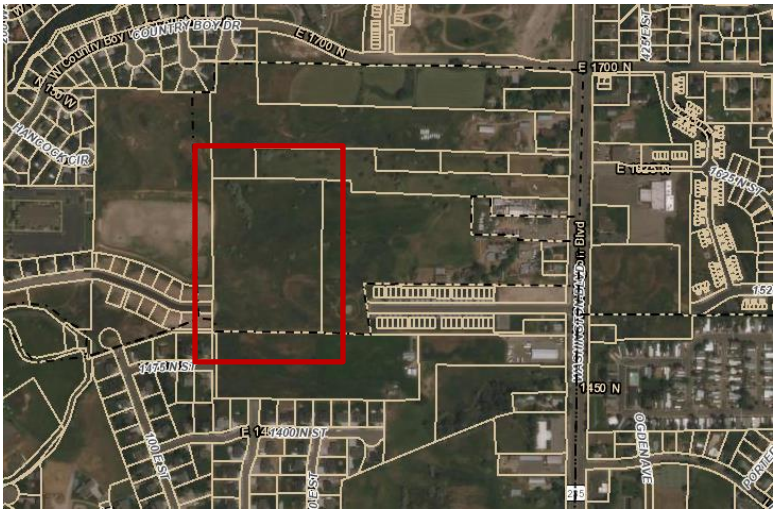
RECOMMENDATION

Staff recommends that the Planning Commission recommend the City Council annex this property and apply the R-4 zone, with the conditions that a development agreement be provided that includes the requirement for significant amenities and a transition in density from surrounding development, and that street connections be carefully considered, including a requirement to facilitate a direct connection to the townhomes to the east and other connections provided for to the north of the property.

EXHIBITS

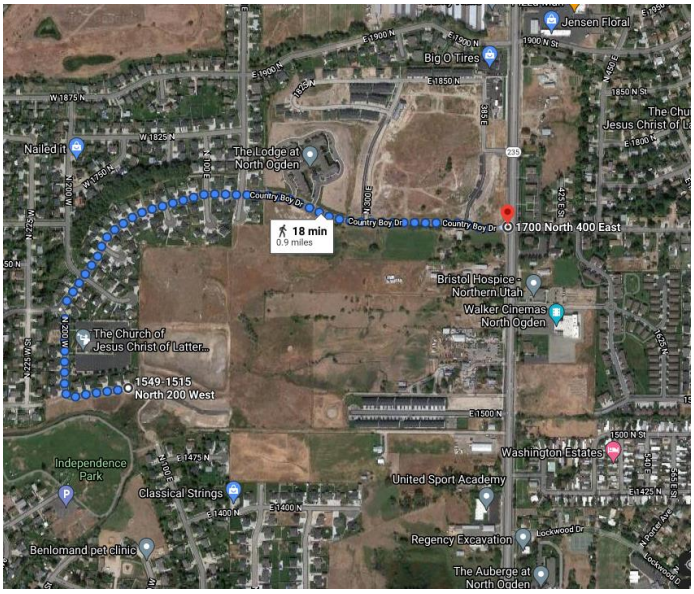
A. Application
B. Annexation Plat
C. General Plan Draft Future Land Use Map

AREA MAP

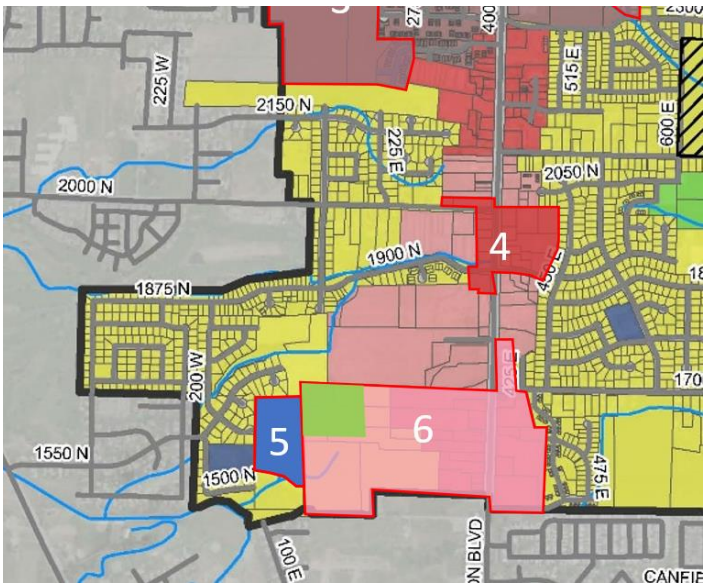


(SEE ADDITIONAL MAPS ON THE NEXT PAGE)

WALK MAP



DRAFT GENERAL PLAN FUTURE LAND USE MAP



LAND USE DEVELOPMENT APPLICATION

NORTH OGDEN CITY
SETTLED 1851

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	2021-61
Name: Dan Birch	Company: Wall Brothers Construction
Address: PO Box 2000 Layton, Utah 84041	
Email: dan@wallcompanies.net	Phone: 801-726-8558
OWNER INFORMATION	
Name: Howard Cheney	
Address: 229 South Kays Drive, Kaysville, Utah 84037	
Email: hwcheney@gmail.com	Phone:
PROJECT INFORMATION	
Project Name: Howard Cheney Property	
Project Address: Approximately 1500 North and (Future) 150 East	
Parcel #: 110140056	Subdivision: Lot #:
Acreage: 11.08	Current Zoning:

APPLICATION TYPE AND FEE *(CHECK ALL THAT APPLY):

☐ **Subdivision:** # of lots_____ ☐ 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**	☐ **Hearing Officer** ☐ Variance - $565 ☐ Appeal - $565
☐ **Minor Subdivision without Technical Review - $580**	
☐ **Amendment or Vacation of Subdivision - $695**	☐ **Conditional Use Permit:** ☐ City Fee (with technical review) - $1,550 ☐ City Fee (no technical review) - $730
☐ **Boundary Line Adjustment - $675**	
☐ **Site Plan Review:** ☐ With Technical Review - $1,390 ☐ No Technical Review - $730	☐ **Planned Residential Unit Development (PRUD) - $1,695**
	☐ **Subdivision Extention/Expired Subdivision renewal - $200**

Applicant's Signature — Date 12/8/21

Howard W. Cheney
Owner's Signature — Date 12/8/21

To be filled out by North Ogden City

Date Received _____ Received by _____ ☐ Fees paid: _____

Updated July 2020

NORTH OGDEN CITY
SETTLED 1851

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

XBP Confirmation Number: 111218688

Transaction detail for payment to North Ogden City.			**Date: 12/09/2021 - 1:11:29 PM MT**
Transaction Number: 162162339PT **MastercardXXXX-XXXX-XXXX-8634** **Status: Successful**			
Account #	**Item**	**Quantity**	**Item Amount**
	ZONING SUB FEES	1	$800.00
Notes: 1500 N 150 E Howard Cheney Property			

TOTAL: *$800.00*

Transaction detail for payment to North Ogden City.			**Date: 12/09/2021 - 1:11:30 PM MT**
Transaction Number: 162162341PT **MastercardXXXX-XXXX-XXXX-8634** **Status: Successful**			
Account #	**Item**	**Quantity**	**Item Amount**
	Service Fee	1	$12.00

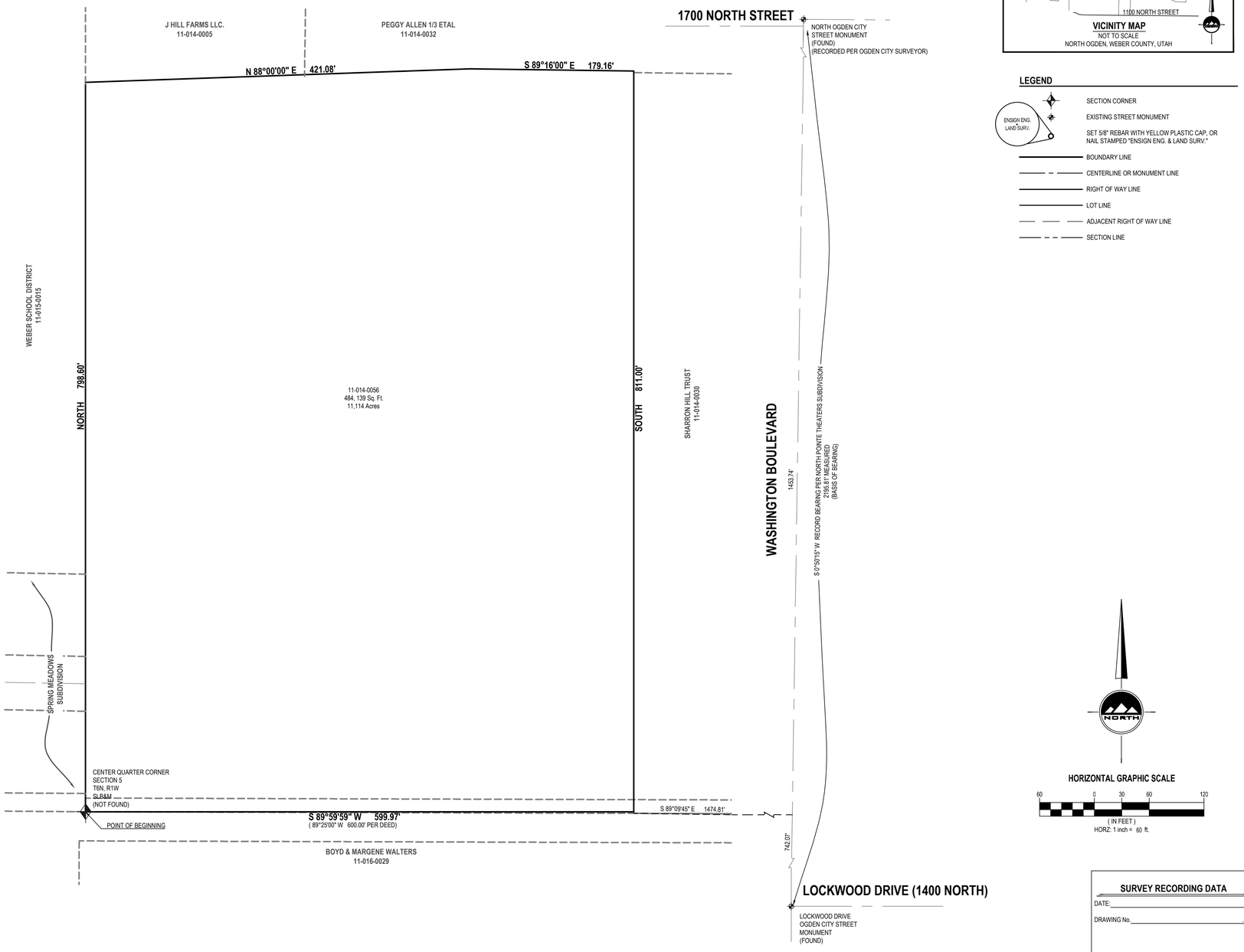
TOTAL: *$12.00*

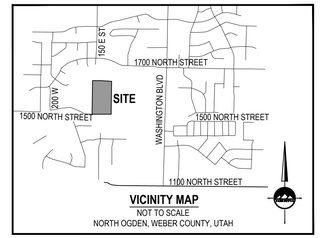
Billing Information
Daniel Birch
, 84414

Transaction taken by: Admin 2690

ANNEXATION PLAT TO NORTH OGDEN CITY

LOCATED IN THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 5,
TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
NORTH OGDEN CITY, WEBER COUNTY, UTAH
SEPTEMBER 2021





VICINITY MAP
NOT TO SCALE
NORTH OGDEN, WEBER COUNTY, UTAH

LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- BOUNDARY LINE
- CENTERLINE OR MONUMENT LINE
- RIGHT OF WAY LINE
- LOT LINE
- ADJACENT RIGHT OF WAY LINE
- SECTION LINE

HORIZONTAL GRAPHIC SCALE

60 0 30 60 120
(IN FEET)
HORZ: 1 inch = 60 ft.

SURVEYOR'S CERTIFICATE

I, TRENT R. WILLIAMS do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 8034679 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as ANNEXATION PLAT TO NORTH OGDEN CITY, and that the same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Part of the Northeast Quarter of Section 5, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:
Being at the southwest corner of said Quarter Section, and running thence North along the Quarter Section line 798.60 feet;
thence North 88° East 421.08 feet;
thence South 89°16' East 179.16 feet;
thence South 811.00 feet;
thence North 89°25' West 600.00 feet to the Point of Beginning.

Contains: 484,139 square feet or 11.114 acres.

PROFESSIONAL LAND SURVEYOR
Electronic Seal
No. 8034679
TRENT R. WILLIAMS
STATE OF UTAH

09/30/2021

Trent R. Williams
License No. 8034679

SURVEY RECORDING DATA

DATE: _____

DRAWING No. _____

ANNEXATION PLAT TO NORTH OGDEN CITY

LOCATED IN THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
WEBER COUNTY, UTAH

ENSIGN

LAYTON
919 N. 400 W.
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315

WWW.ENSIGNENG.COM

SALT LAKE CITY
Phone: 801.255.0529
TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.896.2983

NORTH OGDEN CITY APPROVALS

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

BY: _____ .
CITY ENGINEER DATE

BY: _____ .
PLANNING DIRECTOR DATE

NORTH OGDEN CITY ATTORNEY

I CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE BY THE STATE OF UTAH AND THE ORDINANCES OF OGDEN CITY OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.
SIGNED THIS _____ DAY OF _____, 20____

BY: _____ .
CITY ATTORNEY DATE

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS _____ DAY OF _____, 20____

BY: _____ .
WEBER COUNTY SURVEYOR

SHEET 1 OF 1

PROJECT NUMBER : 11140
MANAGER : C.PRESTON
DRAWN BY : C. ROMER
CHECKED BY : T.WILLIAMS
DATE : 9/30/21

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20_____, AT _____ IN BOOK _____ OF OFFICIAL RECORDS PAGE

WEBER COUNTY RECORDER

BY _____
DEPUTY RECORDER

DRAFT
FUTURE LAND USE MAP

- Potential Conservation Areas
- Streets
- North Ogden Potential Boundary
- Streams/Canals

Future Land Use

- Residential Hillside
- Residential Low Density
- Residential Medium Density
- Parks
- Down Town Mixed Use - See Downtown Map
- South Town Mixed Use - See Southtown Map
- Mixed-Use/Multi-family/Commercial
- Civic/Institutional
- Proposed Land Use Boundary Adjustments
- Two-Family Dwelling Transitional Overlay

* Potential Low Intensity Neighborhood Commercial

N

0 500 1,000 2,000 3,000 4,000 Feet

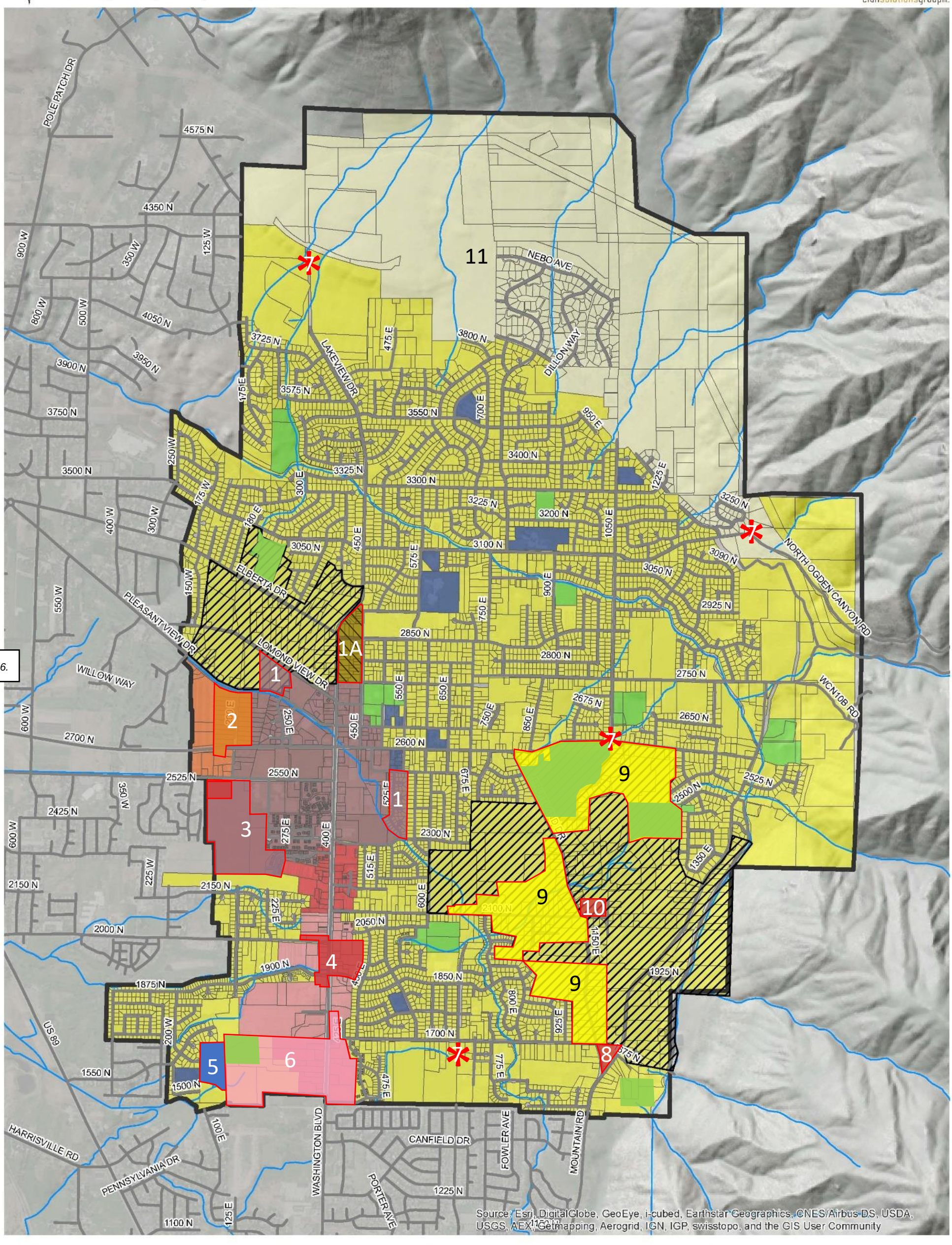
NORTH OGDEN CITY

SETTLED 1851

GENERAL PLAN UPDATE

Date: 11/10/2021

civilsolutionsgroup inc.



NORTH OGDEN CITY
SETTLED 1851

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 Village at Prominence Point Clubhouse
Agenda Date:	December 15, 2021
Applicant:	Jack Barrett
File Number:	SPR 2021-06

PUBLIC NOTICE:

Mailed Notice:	
City Website:	December 10, 2021

PROPERTY INFORMATION

Address:	1850 N 300 E. Approximately
Project Area:	0.427 Acres
Current Zoning:	Master Planned Community (MPC-VPP)
Proposed Land Use:	Clubhouse Amenity
Parcel ID:	11-014-0081 *Current Parcel (subject to change via subdivision plat)

ADJACENT LAND USE

North: Residential Townhomes
South: Residential Apartments
East: Residential Apartment
West: Residential Townhomes

STAFF INFORMATION

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

APPLICABLE ORDINANCES

North Ogden Zoning Ordinance 11-17K Master Planned Community Zone MPC
Development Agreement – A29-2017 (Exhibit E)

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.

In this case the MPC Zone and Development Agreement specifies the approval process. The Clubhouse is related to the Apartment project. The Landscape Plan and Signage are to be approved by Planning Commission. All buildings in the Apartment area need to meet Exhibit B and the elevations in Exhibit E. Apartment Building colors should match Exhibit G (all Exhibits are within the original Development Agreement A29-2017 See Exhibit E of this staff report). If the developer desires to change building footprints or move buildings around they must amend Exhibit B which will go to Planning Commission for recommendation and City Council for approval.

BACKGROUND

The Village at Prominence Point was approved as a Master Planned mixed-use project in 2017. The developer has been working in phases to complete the build out of the project. This review represents the first phase of apartments making up 100 units. Staff met with the developer's team several times over the summer of 2021 to discuss upcoming phases and requirements for review.

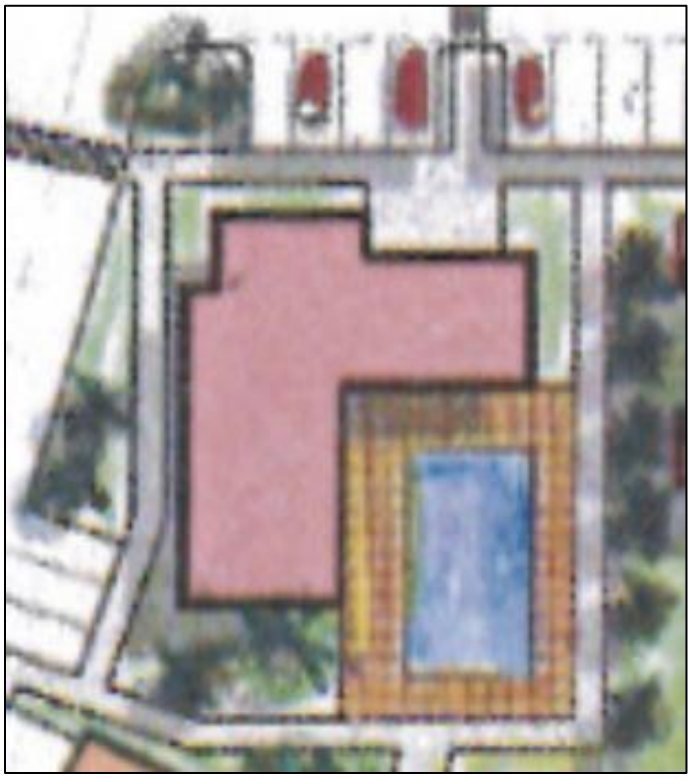
ZONING ORDINANCE COMPLIANCE

The Planning Commission will be considering how this proposal meets the North Ogden City Zoning Ordinance: 11-17K and the associated Development Agreement A29-2017 (Exhibit E).

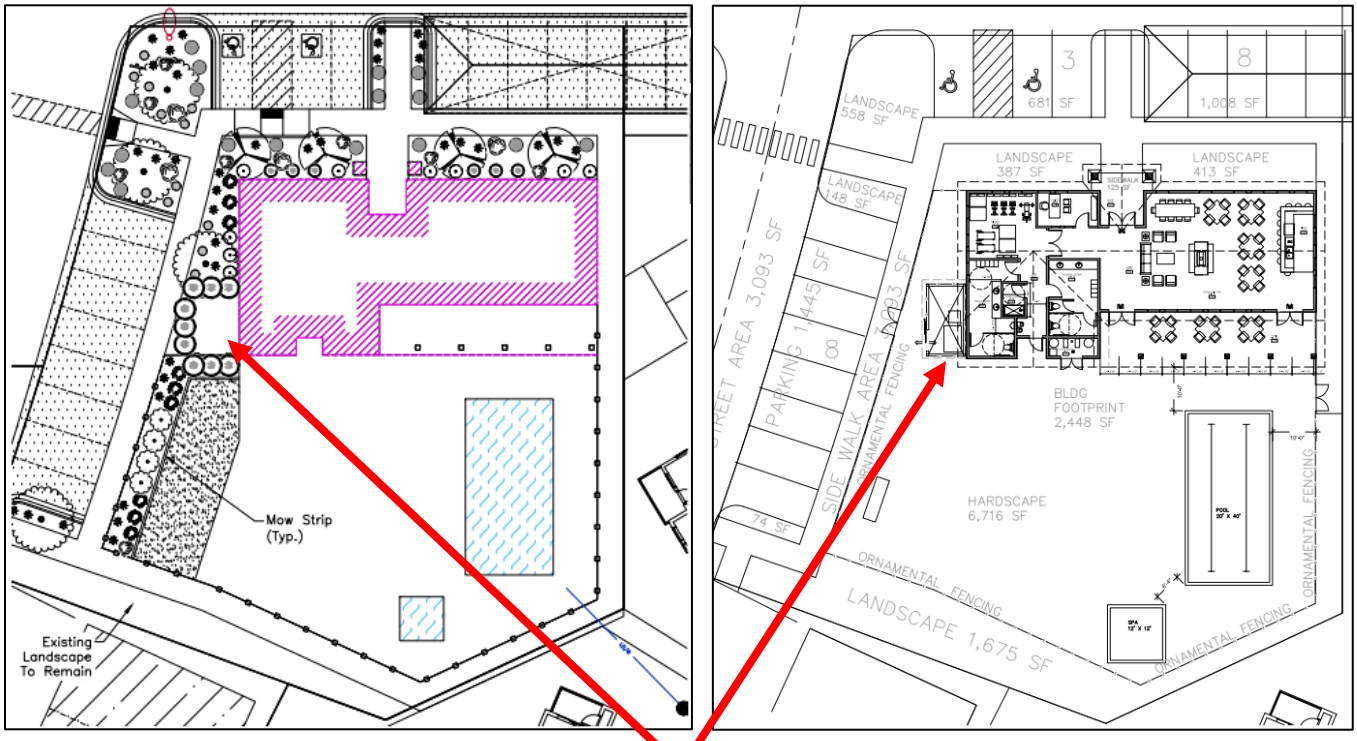
**This space intentionally left blank so Site Plan/Landscape Plan and Architectural submittals could be reviewed side-by-side*

Site Plan/Landscape Plan Review:

A29-2017 Exhibit B snapshot of approved Clubhouse:



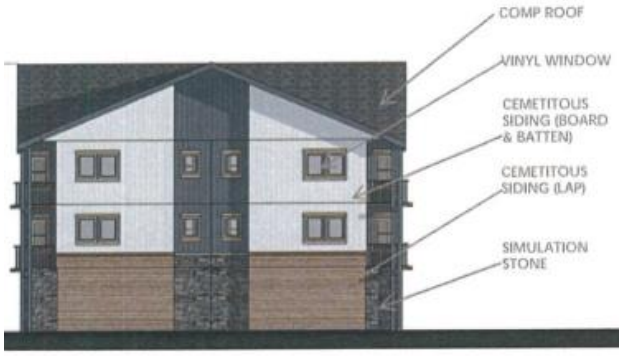
Site Plan/Landscape Plan Clubhouse submittal 11-22-2021:



Comment 3

Architectural Review:

A29-2017 Exhibit E snapshot of approved Apartment Elevation Color/Materials:

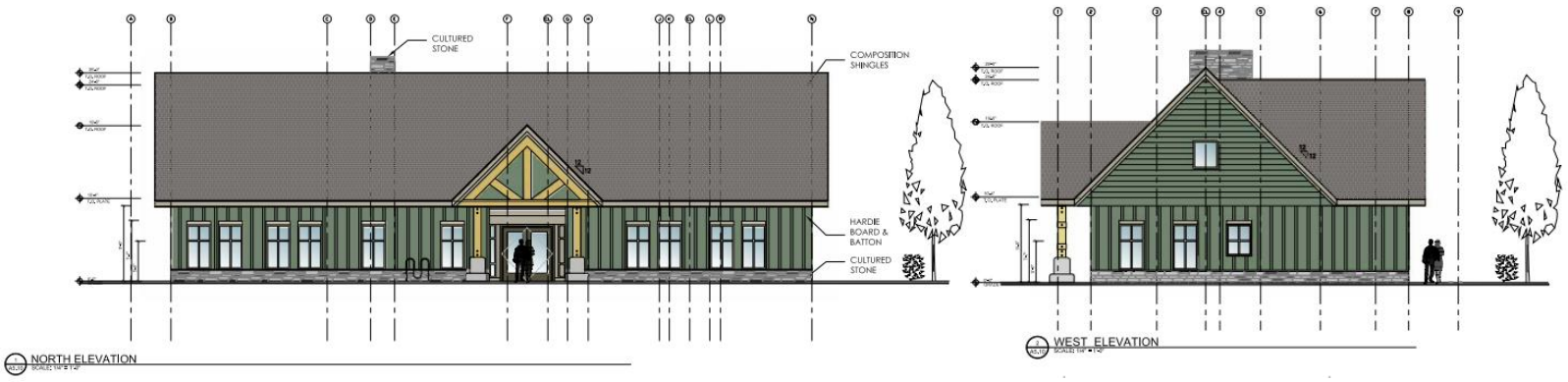


BUILDING 'G' - SIDE 1 ELEVATION



BUILDING 'G' - FRONT ELEVATION

Clubhouse Elevation submittal 11-22-2021:



Staff comments in Red were requests of the Developer. The Developer responded in Blue below

Site Plan/Landscape Plan Review:

The Site Plan and Landscape was approved in the Development Agreement Exhibit B. If there are no substantive changes, then the Site Plan requires no additional Planning Commission or City Council approval.

Staff Comment: In review of the submitted Site Plan and Landscape Plan, staff has the following notes:

SP/LP Comment 1: The footprint of the Clubhouse is different than the original development agreement. The Development Agreement does not specify exactly what the footprint or area of the clubhouse is to be, and staff believes that the current clubhouse meets the intent of the development agreement.

SP/LP Comment 2: The landscaping as shown meets the 20% requirement as specified in the development agreement.

SP/LP Comment 3: The clubhouse improvement drawings show what appears to be a mechanical equipment area and enclosure that is not referenced on the Landscape Plan. Staff has asked the developer to correct the landscape plan and show how this equipment area will be screened as required. Screening of the mechanical equipment has been added to the landscape plan.

SP/LP Comment 4: The clubhouse does not have a large garbage can or enclosure. Staff has asked the developer to address the garbage service for the clubhouse. Due to parking restrictions, we are proposing that 2-residential trash cans will be available for the clubhouse.

SP/LP Comment 5: Staff addressed the walkways in the Site Plan for phase 1 of the Apartments but would like to make the same comment here. There is a missing sidewalk connection on the south side of the clubhouse parcel that should connect to the main east/west trail system through the project. Pedestrian connectivity is a key component of a successful project, and staff recommends that this connection be completed as shown in the Development Agreement.

SP/LP Comment 6: There is no shown Snow Storage areas. Staff has asked the developer to address the snow storage for this area of the project. See attached snow storage exhibit.

SP/LP Comment 7: During discussions with the developer, it was noted that power has been run to the streetlights, but that the physical connection to power was at or near the location of the Clubhouse. Beginning with the Clubhouse building, the streetlights for the project (to include the completed phases) must be functional and turned on as part of this approval.

Architectural Review:

The Development Agreement states: "Exterior materials, color, or textures on vertical surfaces shall be of cementitious siding and stone and stone veneer, with the exceptions of windows and doors. Developer has provided material specifications identifying the grade of materials, a color palette has been submitted as shown on Exhibit "G" of the original development agreement.

Arch Comment 1: Staff believes the design and materials of the Clubhouse meet the intent of the Development Agreement. However, the color appears to be a dark green that does not match the muted blue and white mixed color palette from the Development Agreement. If the exterior color is changed to be consistent with the apartments, staff believes that the Planning Commission can approve the clubhouse as proposed.

CONDITIONS OF APPROVAL

1. Meet all requirements of the Engineer's Review Memo dated 12-9-2021
2. Connect the missing sidewalk on the south side of the clubhouse parcel with the main east/west trail system shown through the project.
3. Connect the existing streetlight infrastructure to power and continue to develop the required lighting as part of the development with each remaining phase.
4. Change the color of the clubhouse to meet the color palette in Exhibit G of the original development agreement.
5. The one-lot administrative Prominence Point Clubhouse Subdivision shall be completed and recorded prior to building permit being issued.

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 and the associated Development Agreement?

RECOMMENDATION

Staff recommends approval of the Clubhouse as shown with the noted conditions of approval.

EXHIBITS

A. Application and Receipt
B. Site Plan / Landscape Plan Package – updated 12-7-2021
C. Exterior Building Elevations
D. Engineer's Review Memo (SPR 2021-06) - dated 12-9-2021
E. MPC-VPP Development Agreement A29-2017
F. Clubhouse Narrative – dated 12-7-2021

AREA MAP



NORTH OGDEN CITY
SETTLED 1851

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: STEVE DAVIES Company: NOC 1700 LLC

Address: 240 NORTH 1200 EAST, STE. 201, LEHI, UT. 84023

Email: steve@davieslb.com Phone: 801-592-7250

OWNER INFORMATION

Name: Same as Applicant

Address:

Email: Phone:

PROJECT INFORMATION

Project Name: Prominence Point Clubhouse

Project Address: 320 E 1850 N

Parcel #: 11-014-0081 Subdivision: Lot #:

Acreage: 18,594 S.F./0.43 AC Current Zoning: MPC-VPP

APPLICATION TYPE AND FEE *(CHECK ALL THAT APPLY):

☐ **Subdivision:** # of lots_____ ☐ 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**	☐ **Hearing Officer** ☐ Variance - $565 ☐ Appeal - $565
☐ **Minor Subdivision without Technical Review - $580**	
☐ **Amendment or Vacation of Subdivision - $695**	☐ **Conditional Use Permit:** ☐ City Fee (with technical review) - $1,550 ☐ City Fee (no technical review) - $730
☐ **Boundary Line Adjustment - $675**	
☐ **Site Plan Review:** ☐ With Technical Review - $1,390 ☒ No Technical Review - $730	☐ **Planned Residential Unit Development (PRUD) - $1,695**
	☐ **Subdivision Extention/Expired Subdivision renewal - $200**

Steve Davies 20 August 21
Applicant's Signature Date

Steve Davies 20 August 21
Owner's Signature Date

To be filled out by North Ogden City

Date Received 9/29/21 Received by Colleen Mellor ☑ Fees paid: $730.00

Updated July

NORTH OGDEN CITY
SETTLED 1851

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, OR DESIGN PROFESSIONAL WITH THE FOLLOWING INFORMATION:

Required	Submitted	
☒	☒	1. The application shall be signed by the landowner or his duly authorized representative and shall be accompanied by the necessary fee as shown on the applicable fee schedule.
☒	☒	2. Existing site characteristics (e.g. terrain, vegetation, watercourses, and wetlands, etc.) and proposed contours at two-foot intervals.
☒	☒	3. Inventory of existing general land use types located within the project.
☒	☒	4. Location of existing main accessory buildings, structures, facilities, and open space on the site and in relation to one another.
☒	☒	5. Surrounding land uses and ownership and distances to any existing buildings.
☒	☒	6. Architectural rendering of proposed building(s) including the height, bulk and character, structures, facilities, and open space with the project.
☒	☒	7. Building materials and colors.
☒	☒	8. Access and traffic circulation patterns, the provision for ingress and egress, driveways, and provision for off street parking area(s) and striping patterns.
☒	☒	9. Written explanation and visual illustration showing project density and mass/scale.
☐ N/A	☐	10. If signs are proposed, the site plan shall include a comprehensive sign plan in accordance with CCNO 11-22-5
☒	☒	11. Landscape plan and fencing.
☒	☒	12. Location of all existing and proposed utility lines.
☒	☒	13. A table showing the breakdown by amount and percentage of the project uses, e.g., buildings, open space, landscaping, and parking.
☐ N/A	☐	14. 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.

Applicant's Signature: Steve Davis Date: 20 August 21

Updated September 2020

NORTH OGDEN CITY
505 E 2600 N
NORTH OGDEN UT 84414 801-782-7211

Receipt No: 5.095285 Sep 29, 2021

STEVE DAVIES

Previous Balance:	.00
CHARGES FOR SERVICES	
PROMINENCE POINT	730.00
CLUBHOUSE	
10-34-130	
ZONING & SUBDIVISION FEES	
Total:	730.00
CHECK	
Check No: 1156	730.00
Total Applied:	730.00
Change Tendered:	.00

09/29/2021 1:07 PM

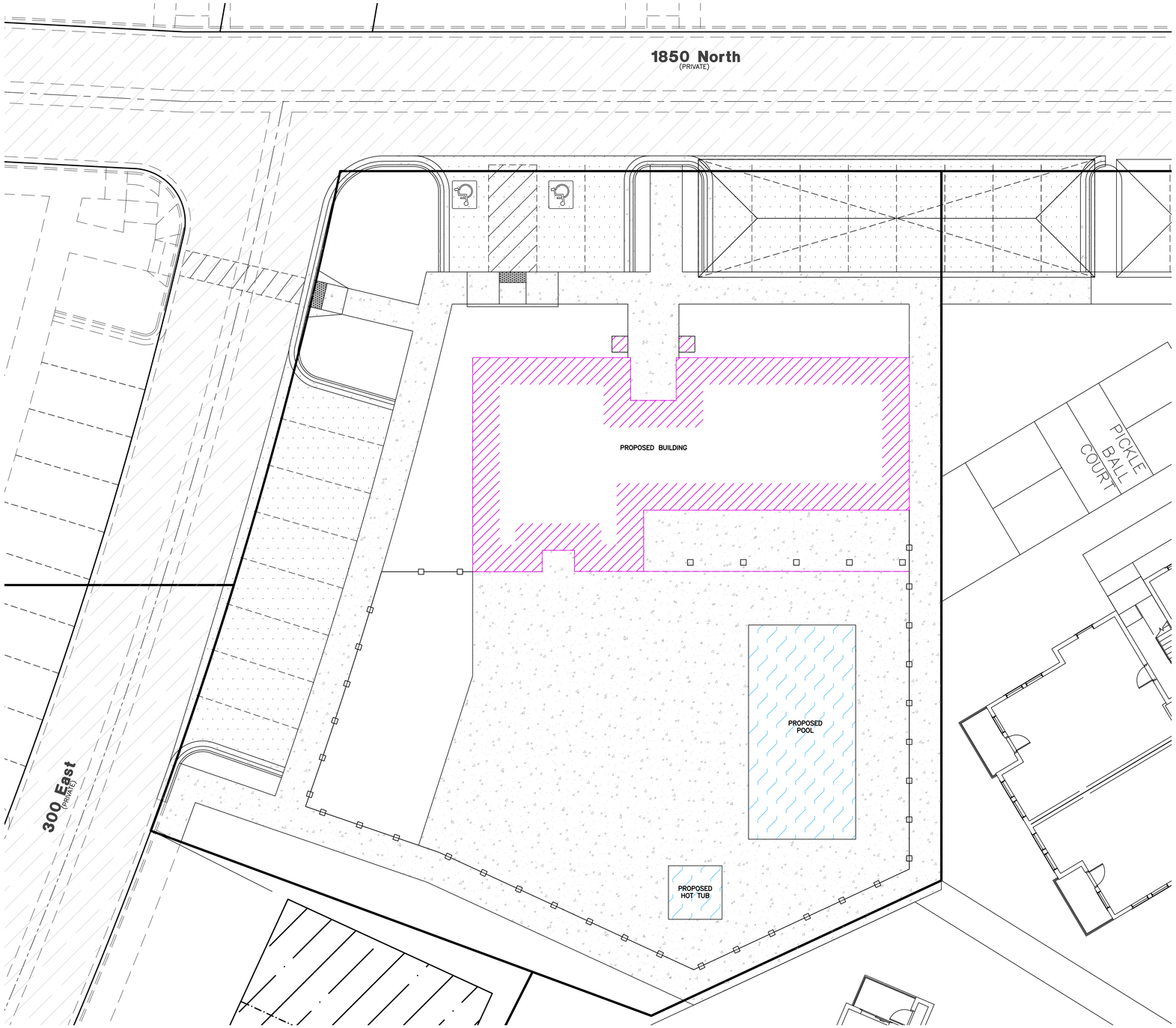
Reeve & Associates, Inc. - Solutions You Can Build On

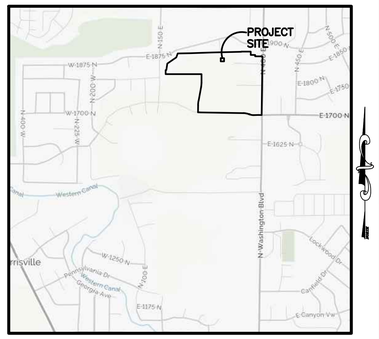
Project Narrative/Notes/Revisions

1. 07/15/2021 JM – COMPLETED DESIGN FOR CLIENT & CITY REVIEW.
2. 08/03/2021 JM – POOL LAYOUT REVISED PER CLIENT.
3. 11/17/2021 JL – GRADING AND PLAN REVISIONS.

Prominence Point
Clubhouse
Improvement Plans

NORTH OGDEN CITY, WEBER COUNTY, UTAH
NOVEMBER 2021





Vicinity Map
NOT TO SCALE

SITE DATA

PARKING:	11 STALLS PROVIDED (2 A.D.A.)	
PARCEL AREA:	18,594 S.F. (0.43 ACRES)	
BUILDING AREA:	2,595 S.F.	(14.0%)
HARDSCAPE AREA:	11,226 S.F	(60.4%)
LANDSCAPE AREA:	3,873 S.F.	(20.8%)
POOL AREA:	900 S.F.	(4.8%)

10 0 10 20 30
Scale: 1" = 10'

Sheet Index

Sheet 1 - Cover/Index Sheet
Sheet 2 - Notes/Legend
Sheet 3 - Proposed Site Plan
Sheet 4 - Landscape Plan

Engineer's Notice To Contractors

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

Basis of Bearing:

The line between the southwest corner and the northwest corner of Section 5, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey taken as S00°20'01"W, Utah State Plane North as per Weber County Survey. The elevation of the NW Corner of Section 5 taken as 4317.20.

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

Architect:
Nik Bichsel
AE Urbia
900 W South Jordan Parkway
South Jordan, UT 84095
PH: (801) 746-0456

Geotechnical Report:
Dated: Oct. 29, 2017
CMT Engineering Laboratories
707 24th Street, Suite 1A
Ogde, UT 84401
PH: (801) 870-6730

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

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

Developer Contact:
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NOC 1700 LLC
240 N 1200 E, Suite 201
Lehi, UT 84023
PH: (801) 592-7250

Project Contact:
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Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
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LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS
DESCRIPTION
DATE

Prominence Point Clubhouse
NORTH OGDEN CITY, WEBER COUNTY, UTAH

Cover/Index Sheet

REGISTERED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
11/17/2021
STATE OF UTAH

Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: J. MEYERS
Begin Date: JULY 2021
Name: PROMINENCE POINT CLUBHOUSE
Number: 5738-08

1
4 Total Sheets

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

General Notes:

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

Utility Notes:

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

Notice to Contractor:

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

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

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

Survey Control Note:

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

Erosion Control General Notes:

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

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

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

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

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

Maintenance:

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

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

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

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

EXPOSED SLOPES:

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

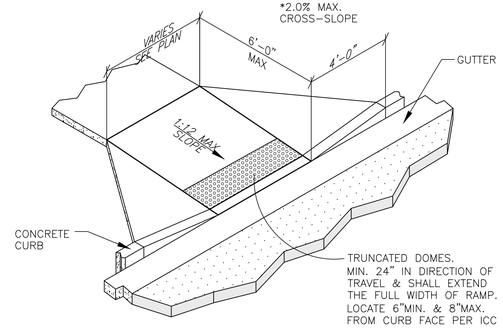
Legend

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

ADA Ramp Detail

SCALE: NONE

REFERENCE APWA STANDARD PLAN NO. 236



ADA Ramp Detail

SCALE: NONE

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TEL: (801) 621-3100 www.reeve.co
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS
DESCRIPTION
DATE

Prominence Point Clubhouse
NORTH OGDEN CITY, WEBER COUNTY, UTAH

Notes/Legend

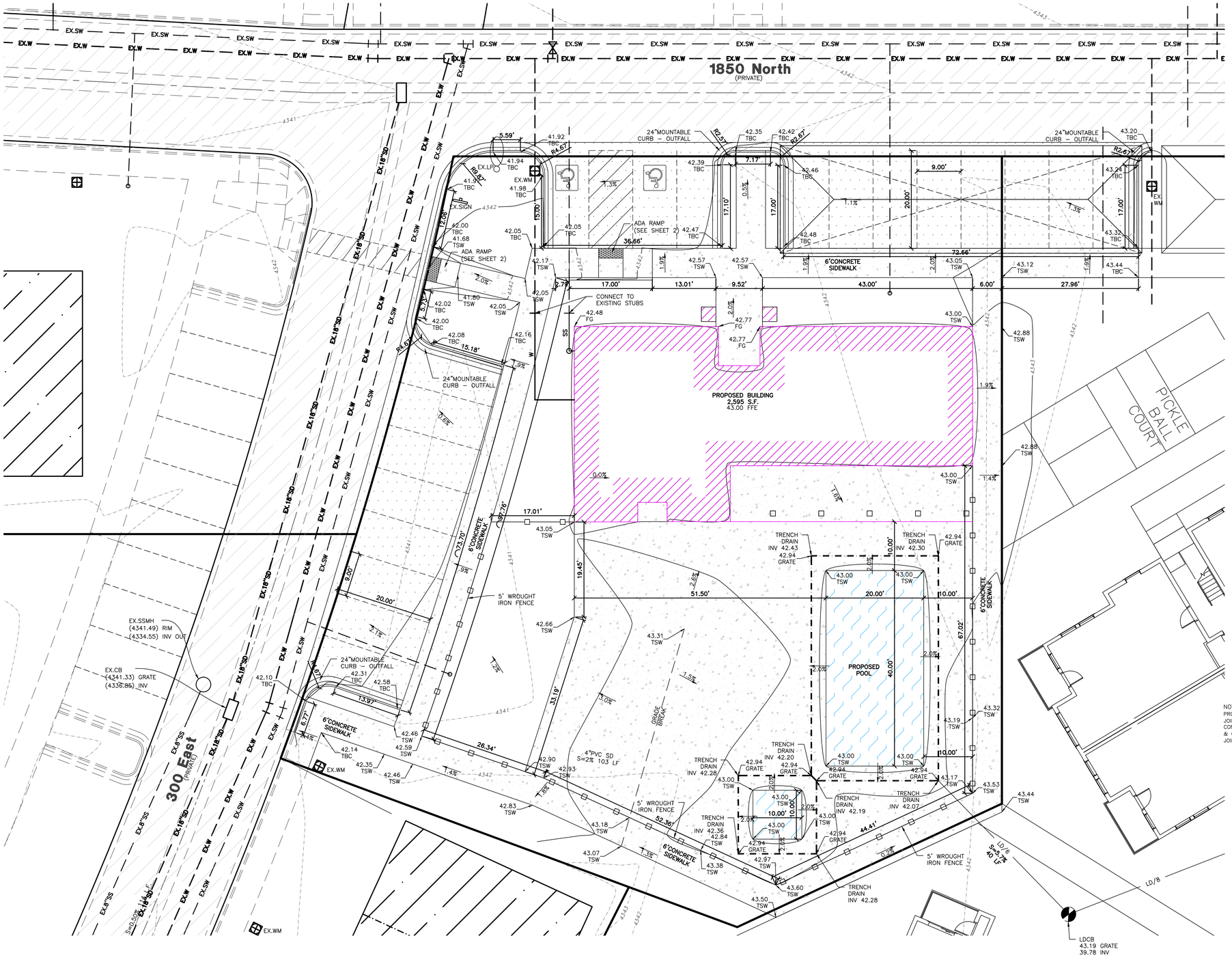
REGISTERED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
11/17/2021
STATE OF UTAH

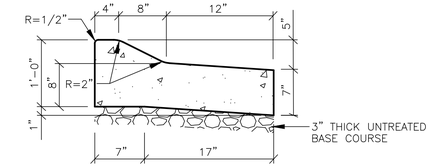
Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: J. MEYERS
Begin Date: JULY 2021
Name: PROMINENCE POINT CLUBHOUSE
Number: 5738-08

2
4 Total Sheets

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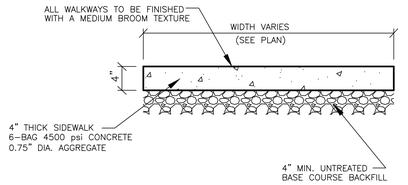




(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT; GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

24"Outfall Mountable Curb & Gutter

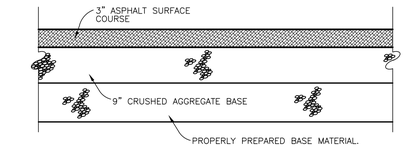
SCALE: NONE



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

Concrete Walkway

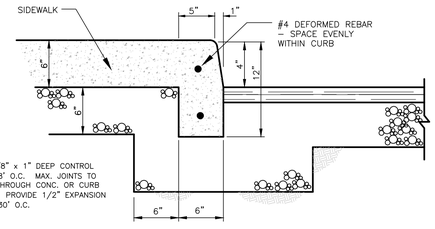
SCALE: NONE



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

Typical On-Site Asphalt Paving

SCALE: NONE



Curb/Sidewalk Turndown Detail

SCALE: NONE

10 0 10 20 30

Scale: 1" = 10'

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REVISIONS

DESCRIPTION	DATE

Prominence Point Clubhouse

NORTH OGDEN CITY, WEBER COUNTY, UTAH

Proposed Site Plan

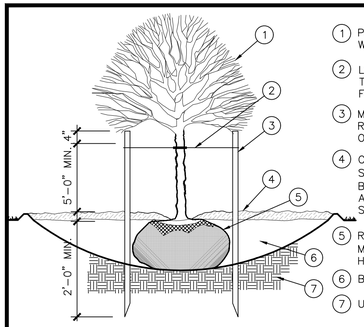
REGISTERED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
11/17/2021
STATE OF UTAH

Project Info.

Engineer: JEREMY A. DRAPER, P.E.
Drafter: J. MEYERS
Begin Date: JULY 2021
Name: PROMINENCE POINT CLUBHOUSE
Number: 5738-08

3
4 Total Sheets

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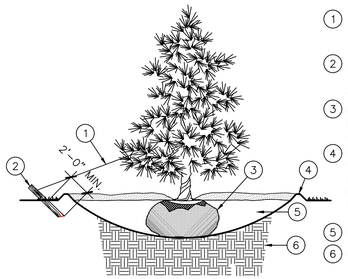


1. PRUNE ALL DEAD AND INJURED WOOD. DO NOT CUT LEADER.
2. LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS.
3. METAL T-POSTS, 2 PER TREE. REMOVE POSTS & TIES AFTER ONE YEAR.
4. CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH. BRUSH AWAY FROM TRUNK. REMOVE SAUCER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

NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL.

DECIDUOUS TREE PLANTING

NTS



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

NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL.

CONIFEROUS TREE PLANTING

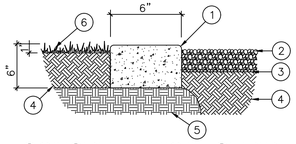
NTS

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

NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL.

SHRUB PLANTING

NTS



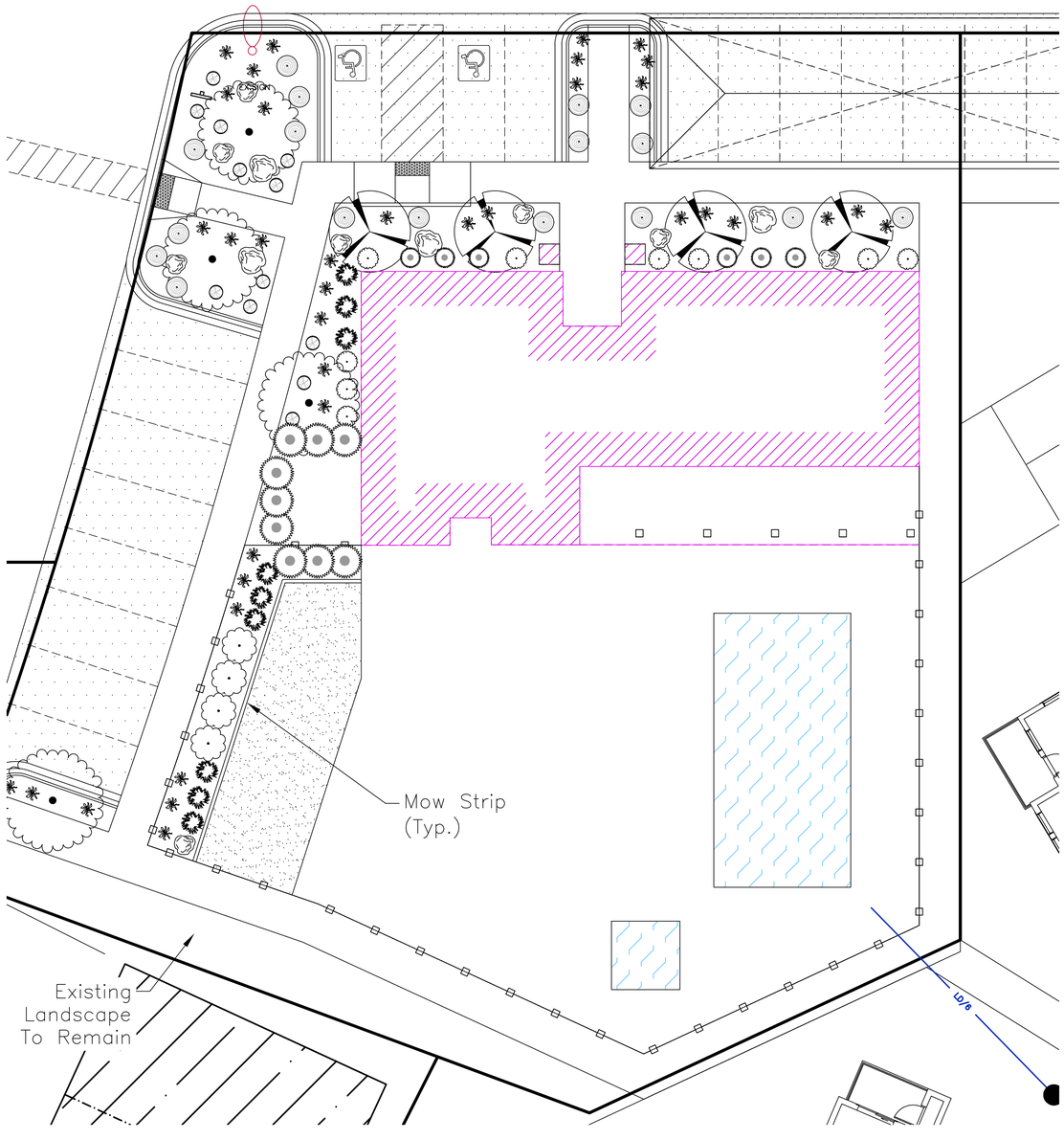
1. 6"X6" CONCRETE MOW STRIP WITH RADIUS EDGES
2. BARK/ROCK MULCH
3. FINISH GRADE/WEED FABRIC
4. TOPSOIL
5. COMPACTED SUBGRADE
6. LAWN

CONCRETE MOW STRIP

NTS

PLANTING NOTES

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



PLANT TABLE

TREES				
Quantity	Symbol	Scientific Name	Common Name	Size
4		Acer platanoides 'Crimson Sentry'	Crimson Sentry Norway Maple	2" cal.
5		Syringa reticulata 'Ivory Silk'	Ivory Silk Lilac Tree	2" cal.

SHRUBS				
Quantity	Symbol	Scientific Name	Common Name	Size
15		Buxus microphylla 'Winter Gem'	Winter Gem boxwood	5 gal.
4		Euonymus alatas 'Compacta'	Dwarf Burning Bush	5 gal.
9		Pinus mugo 'Slowmound'	Slowmound Mugo Pine	5 gal.
9		Potentilla fruiticosa 'Gold Drop'	Gold Drop Cinquefoil	5 gal.
17		Spiraea japonica 'Magic Carpet'	Magic Carpet Spirea	5 gal.

PERENNIALS				
Quantity	Symbol	Scientific Name	Common Name	Size
37		Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	1 gal.
12		Salvia superbanemorosa 'May Night'	May Night Salvia	1 gal.

OTHER		
Symbol	Description	Size/Type
	Turf Grass - Sod Kentucky Bluegrass Mix - 3 Species Minimum	Sod
	Gravel Mulch - 2" Minus Crushed Gravel - Match Existing Place mulch over 5 ounce Professional weed barrier cloth in all planting beds. Contractor to provide samples to owner for approval prior to delivery.	2" Minus 3" Depth
	Concrete Mow Strip	6"x6"
	Landscape Boulders	3'-5' Diameter

NOTE: A water-conserving, underground irrigation system shall be designed by owner's licensed landscape contractor. Design shall minimize overspray and run-off. Drip irrigation shall be used in planting beds. Spray heads and rotors shall be used on turf grass.

Landscape Calculations

CODE: 20% Landscape Required
Total Area of Cubhouse = 15,485 SF
Landscape Required = 3,097 SF (20%)
Landscape Provided = 3,151 SF (20%)

10 0 10 20 30
Scale: 1" = 10'

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REVISIONS
DESCRIPTION
DATE

Prominence Point Clubhouse
NORTH OGDEN CITY, WEBER COUNTY, UTAH

Landscape Plan

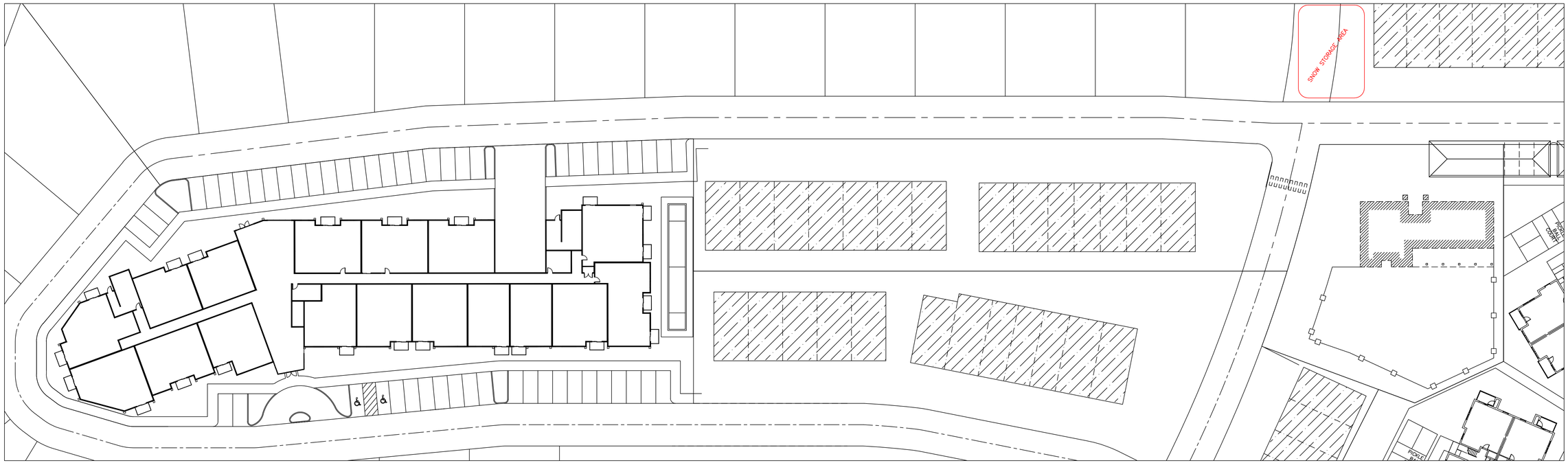
LICENSED LANDSCAPE ARCHITECT
6431681
NATHAN C. PETERSON
12/07/2021
STATE OF UTAH

Project Info.
Engineer: NATHAN PETERSON
Drafter: N. PETERSON
Begin Date: JULY 2021
Name: PROMINENCE POINT CLUBHOUSE
Number: 5738-08

4
4 Total Sheets

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30 0 30 60 90

Scale: 1" = 30'

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REVISIONS

DATE	DESCRIPTION

Prominence Point

NORTH OGDEN CITY, WEBER COUNTY, UTAH

Snow Storage Exhibit

REGISTERED PROFESSIONAL ENGINEER
6338480
JEREMY A. DRAPER
12/07/2021
STATE OF UTAH

Project Info.

Engineer: JEREMY A. DRAPER, P.E.
Drafter: J. MEYERS
Begin Date: JULY 2021
Name: PROMINENCE POINT
Number: 5738-08

1
1 Total Sheets

PROMINENCE POINT CLUBHOUSE

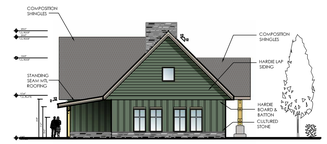
204 1700 N STREET, NORTH OGDEN, UT



NORTH



WEST



EAST



SOUTH

BUILDING DESCRIPTION

NEW CONSTRUCTION

SCOPE OF WORK

CLUBHOUSE, POOL

VAULATION OF CONSTRUCTION

$000K

PROJECT TEAM:

OWNER:

000
00 SW 00th AVE
OWNES: 000, UT
000.000.0000
CONTACT: 000

DRAWING INDEX

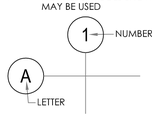
CS.0	COVER SHEET & CODES, SITE PLAN
A1.10	BASEMENT DEMO PLAN
A1.20	FIRST FLOOR DEMO PLAN
A2.10	BASEMENT PLAN
A2.20	FIRST FLOOR PLAN
A5.10	EXISTING DWELLING ELEVATIONS
A5.11	EXISTING DWELLING ELEVATIONS
A5.12	SECTIONS
A7.10	EXTERIOR DETAILS
A8.10	DETAILS, SCHEDULES

204 1700 N ST
NORTH OGDEN, UT

09.23.2021

TYPICAL SYMBOLS

NOTES: NOT ALL SYMBOLS SHOWN MAY BE USED



REFERENCE GRID LINES



INTERIOR ELEVATION TAG



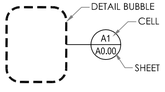
CEILING HEIGHT TAG
(REFERENCED FROM FINISHED FLOOR)



ROOM TAG



DOOR TAG



DETAIL REFERENCE BUBBLE



DETAIL REFERENCE TAG



NOTE:
SEE SHEET FOR MORE INFORMATION

WALL ASSEMBLY TAG

GENERAL PROJECT NOTES

A. ALL WORK SHALL BE IN CONFORMANCE WITH ALL FEDERAL, STATE, AND LOCAL CODES, WHICH EVER IS MOST STRICT. SPECIFICATIONS AND STANDARDS MEAN, AND ARE INTENDED TO BE, THE ADOPTED EDITION, AMENDMENT OR REVISION OF SUCH REFERENCE STANDARD(S) IN EFFECT AS OF THE DATE OF THE CONTRACT DOCUMENTS.

B. USE DIMENSIONS SHOWN. IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM DRAWINGS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CROSS CHECK DETAILS AND DIMENSIONS SHOWN ON THESE DRAWINGS WITH RELATED REQUIREMENTS ON THE CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND OTHER DRAWINGS AS APPLICABLE. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE COMMENCING WORK.

C. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS NOTED OTHERWISE.

D. CONDITIONS AND DETAILS MARKED "TYPICAL" APPLY IN ALL CASES UNLESS SPECIFICALLY INDICATED OTHERWISE. WHERE NO SPECIFIC DETAIL IS SHOWN, THE CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR THE TYPICAL CONSTRUCTION ON THE PROJECT. VERIFY QUANTITY PRIOR TO BID.

E. FURNISH AND INSTALL ALL MATERIALS AND EQUIPMENT REQUIRED FOR THE SUCCESSFUL, EFFICIENT AND FUNCTIONAL PROJECT COMPLETION NOT INDICATED IN THE CONSTRUCTION DOCUMENTS AT NO ADDITIONAL COST.

F. DISCREPANCIES IN ANY SCHEDULE OR DRAWING DO NOT RELIEVE THE CONTRACTOR FROM THE WORK INTENDED IN THE DRAWING OR DESCRIBED IN THE SPECIFICATIONS.

G. A COMPLETE, CURRENT SET OF THE PERMITTED CONSTRUCTION DOCUMENTS MUST BE KEPT ON THE JOB SITE AND AVAILABLE TO THE BUILDING OFFICIAL FOR THE DURATION OF THE PROJECT.

H. THE CONTRACTOR SHALL EVALUATE THE JOBSITE SAFETY THEREOF AND SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE JOBSITE SAFETY OF SUCH MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES IN ORDER TO PROVIDE ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC; AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR. THE CONTRACTOR SHALL ALSO COMPLY WITH JOBSITE SAFETY REQUIREMENTS AS REQUIRED BY THE GOVERNING JURISDICTION.

J. DO NOT NOTCH OR DRILL JOISTS, BEAMS, OR LOAD BEARING STUDS WITHOUT THE PRIOR APPROVAL OF THE STRUCTURAL ENGINEER, OR PER MANUFACTURER'S SPECIFICATIONS.

K. EVENLY DISTRIBUTE CONSTRUCTION MATERIALS IF PLACED ON FRAMED FLOORS OR ROOF. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FEET.

P. PROVIDE ALL WORK IDENTIFIED IN THESE CONSTRUCTION DOCUMENTS IN THE CONFIGURATION(S) SHOWN. DO NOT TO DEVIATE FROM THESE CONFIGURATION(S) WITHOUT THE SPECIFIC WRITTEN PERMISSION OF THE ARCHITECT OF RECORD.

Q. PROTECT PROPERTY, ADJACENT PROPERTY AND BUILDING MATERIALS FROM DAMAGE DUE TO CONSTRUCTION.

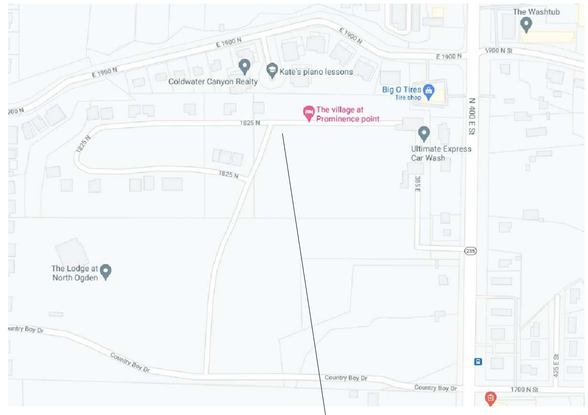
R. CONTRACTOR TO PROVIDE ALL NECESSARY TESTING AND COORDINATE ALL REQUIRED OBSERVATIONS AND INSPECTION.

S. MAINTAIN DUST CONTROL MEASURES THROUGHOUT THE DURATION OF THE PROJECT, AS REQUIRED BY GOVERNING JURISDICTION.

T. PREPARE ALL FLOOR AND WALL SURFACES FOR NEW FINISHES. REFER TO FINISH SCHEDULE.NOTIFY ARCHITECT IN WRITING IF DAMAGE TO FRAMING OR SUPPORT ELEMENTS EXISTS ONCE SIDING IS REMOVED.

U. PROVIDE FLOOR LEVELING AS REQUIRED TO INSURE QUALITY INSTALLATION OF PRODUCT(S).

V. ALL NEW WALLS TO BE SMOOTH FINISH - LEVEL 3, UNLESS NOTED OTHERWISE.

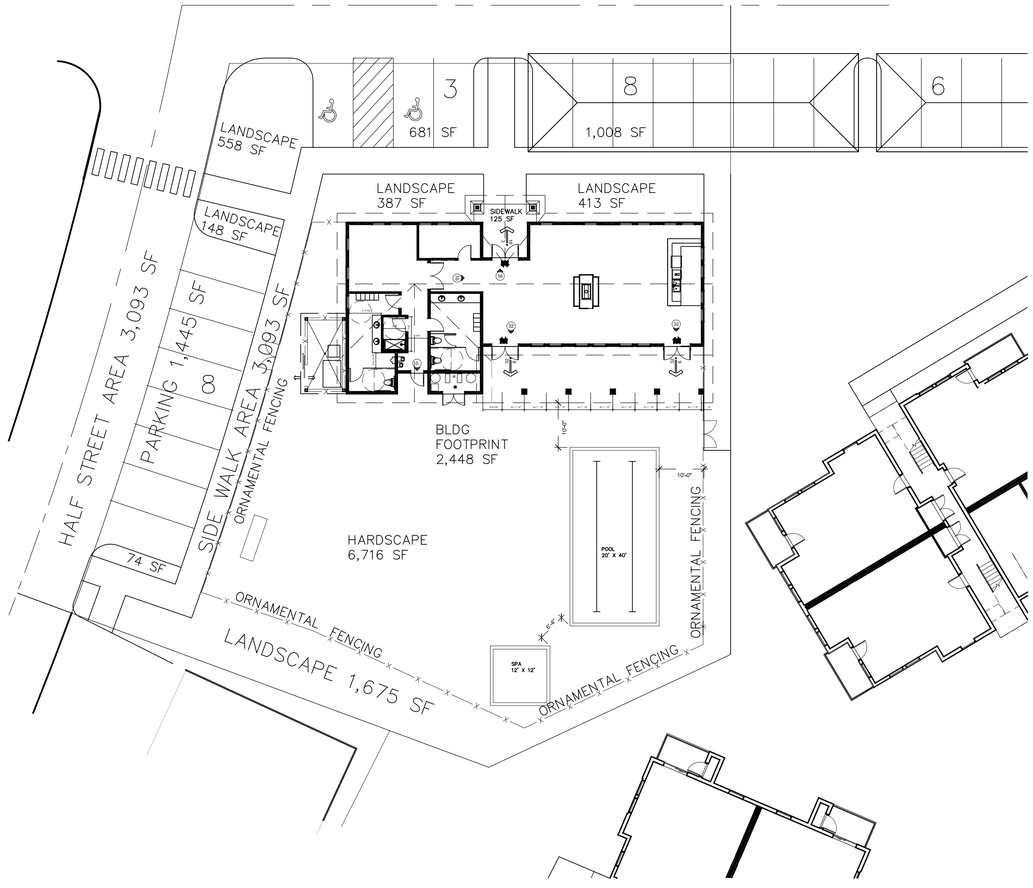


PROJECT SITE

VICINITY MAP:

PLAN LEGEND

EXISTING STRUCTURE



A3
CS

SITE PLAN

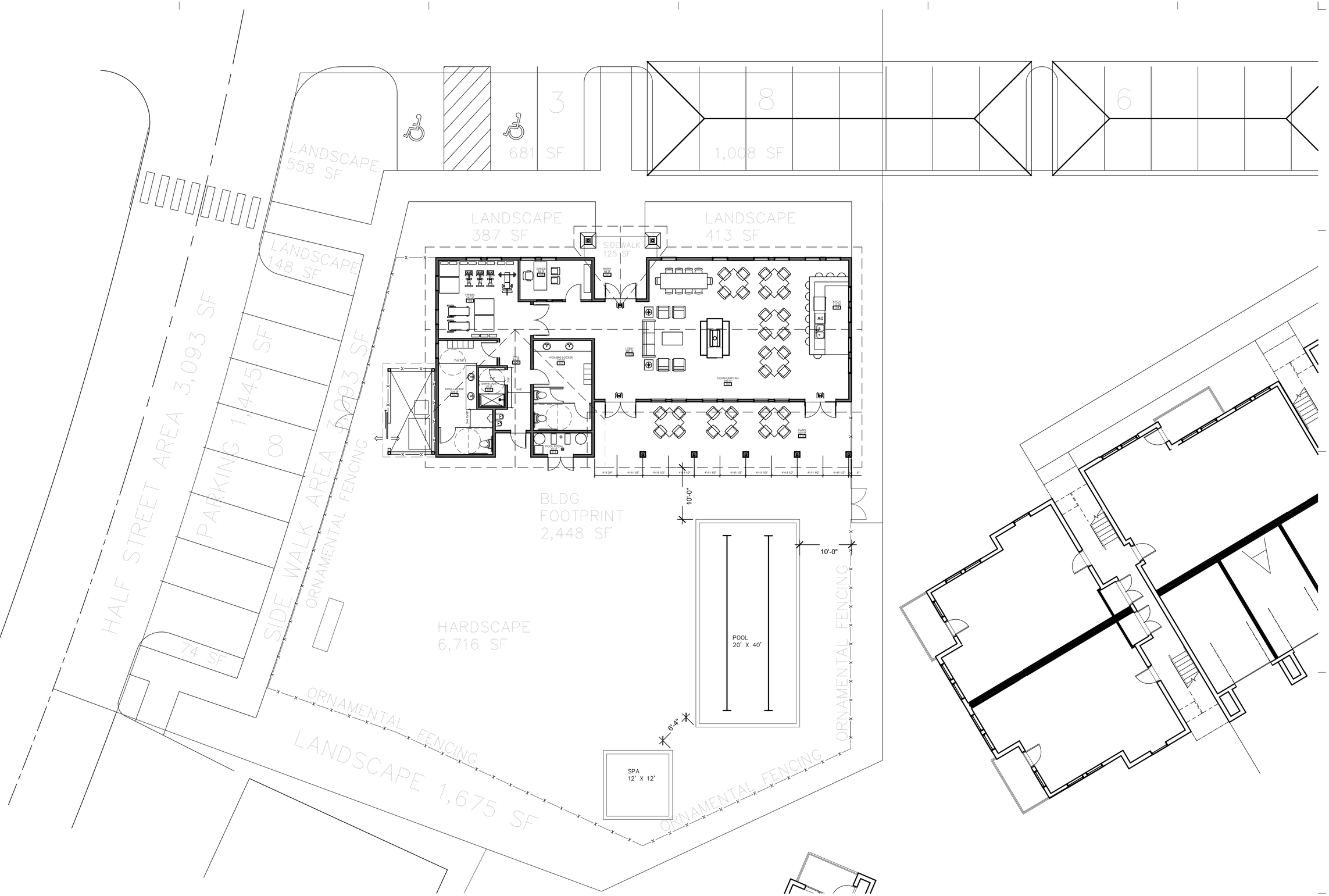
1/16" = 1'-0"

PROMINENCE POINT CLUBHOUSE

503.970.3146

CS

COVERSHEET



A1
A1.00
SITE PLAN
1/8" = 1'-0"

204 1700 N ST
NORTH OGDEN, UT

09.23.2021

PROMINENCE POINT CLUBHOUSE

503.970.3146

A1.00
SITE PLAN

C:\Users\Brian\Documents\InfiNation\Projects\Gunner\204 1700 N ST\A1.00.dwg
Date Plotted: 23 Sep 2021 - 3:54pm

OFFICE
RM #: VARIES
OCC: B
AREA: 85 SF
FACT: 100
LOAD: 1

A-2
RM #: 102
OCC: A-2
AREA: 247 SF
FACT: 15
LOAD: 16

ACCESSORY
RM #: NA
OCC: -
AREA: 206 SF
FACT: -
LOAD: -

KITCHEN
RM #: 102
OCC: B
AREA: 135 SF
FACT: 150
LOAD: 1

A-2
RM #: 102
OCC: A-2
AREA: 876 SF
FACT: 15
LOAD: 64

ACCESSORY
RM #: NA
OCC: -
AREA: 193 SF
FACT: -
LOAD: -

ACCESSORY
RM #: NA
OCC: -
AREA: 175 SF
FACT: -
LOAD: -

TOTAL OCCUPANCY = 80 S.F.
80 / 2 = 40 S.F.
W.C. PER BATH = 1
LAV. PER BATH = 1
FOUNTAIN = 1
SERVICE SINK = 1

LOT AREA = 0,000 S.F.

45 / 9.00 LOAD AND EGRESS DIRECTION / REQUIRED EXIT WIDTH (INCHES)

A1 / A2.10 FLOOR PLAN
1/4" = 1'-0"

204 1700 N ST
NORTH OGDEN, UT

09.23.2021

PROMINENCE POINT CLUBHOUSE

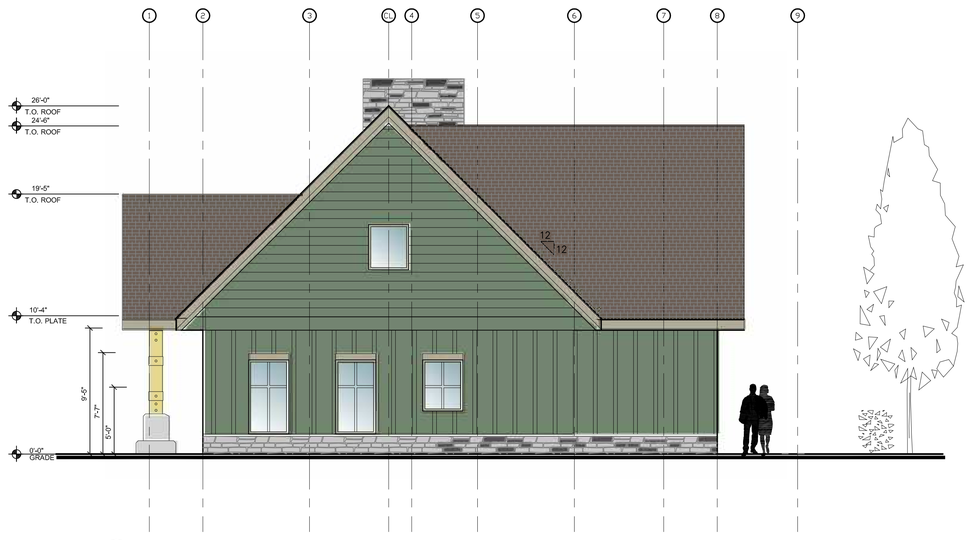
503.970.3146

A2.10
PLANS

C:\Users\Brian\Documents\Inflation\Projects\Gunner\204 1700 N ST\A2.10.dwg
Date Plotted: 23 Sep 2021 - 3:54pm



1 A5.10 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 A5.10 WEST ELEVATION
SCALE: 1/4" = 1'-0"

204 1700 N ST
NORTH OGDEN, UT

09.23.2021

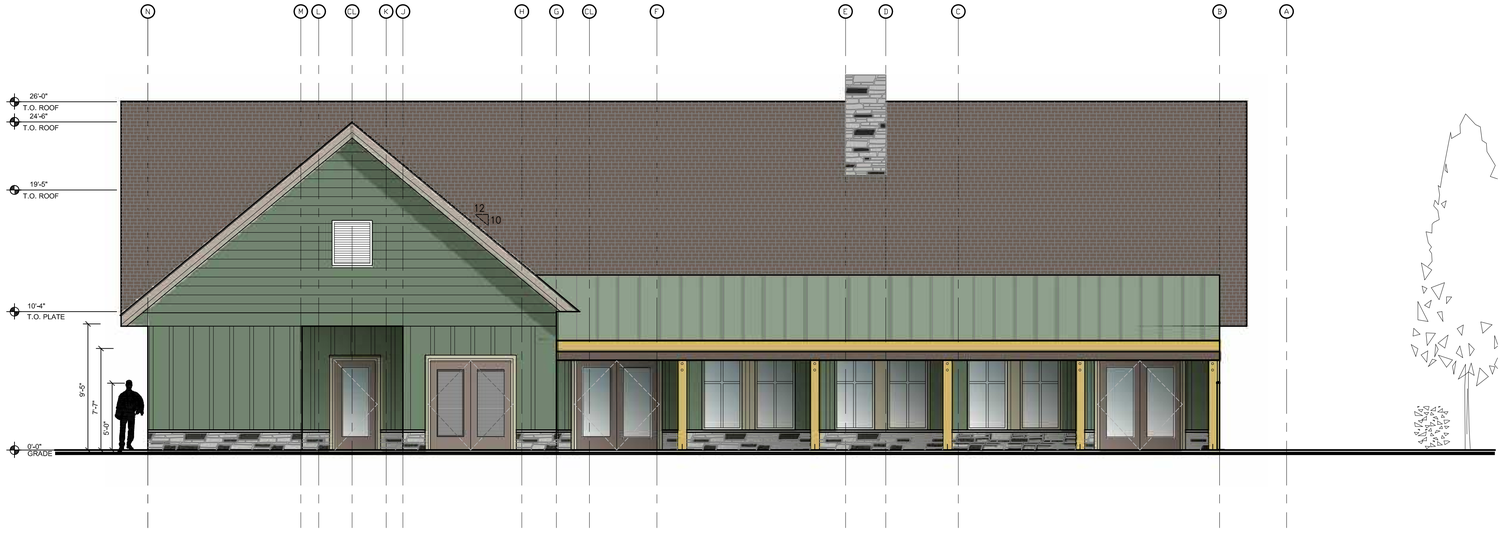
PROMINENCE POINT CLUBHOUSE

503.970.3146

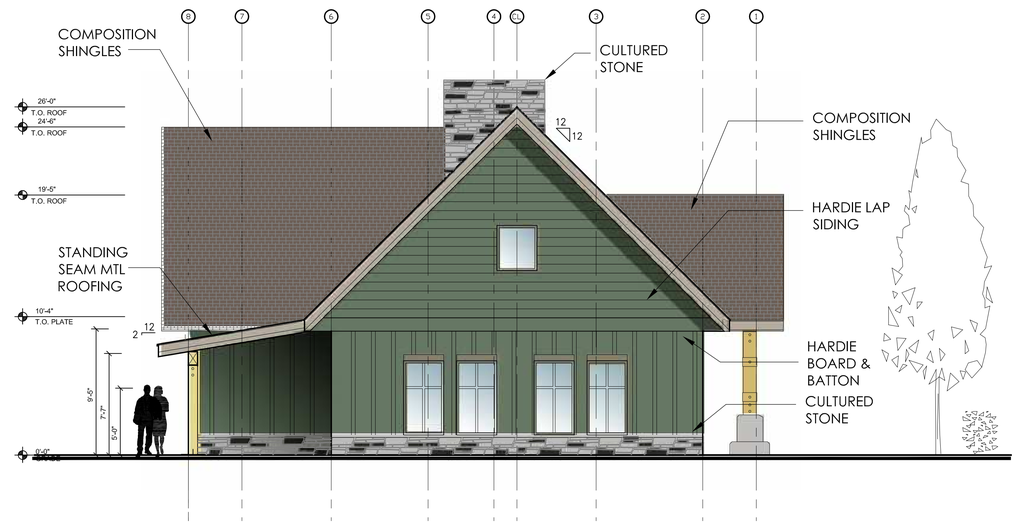
A5.10

ELEVATIONS

Date Plotted: 23 Sep 2021 - 4:03pm



1 / A5.11 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 / A5.11 EAST ELEVATION
SCALE: 1/4" = 1'-0"

204 1700 N ST
NORTH OGDEN, UT

09.23.2021

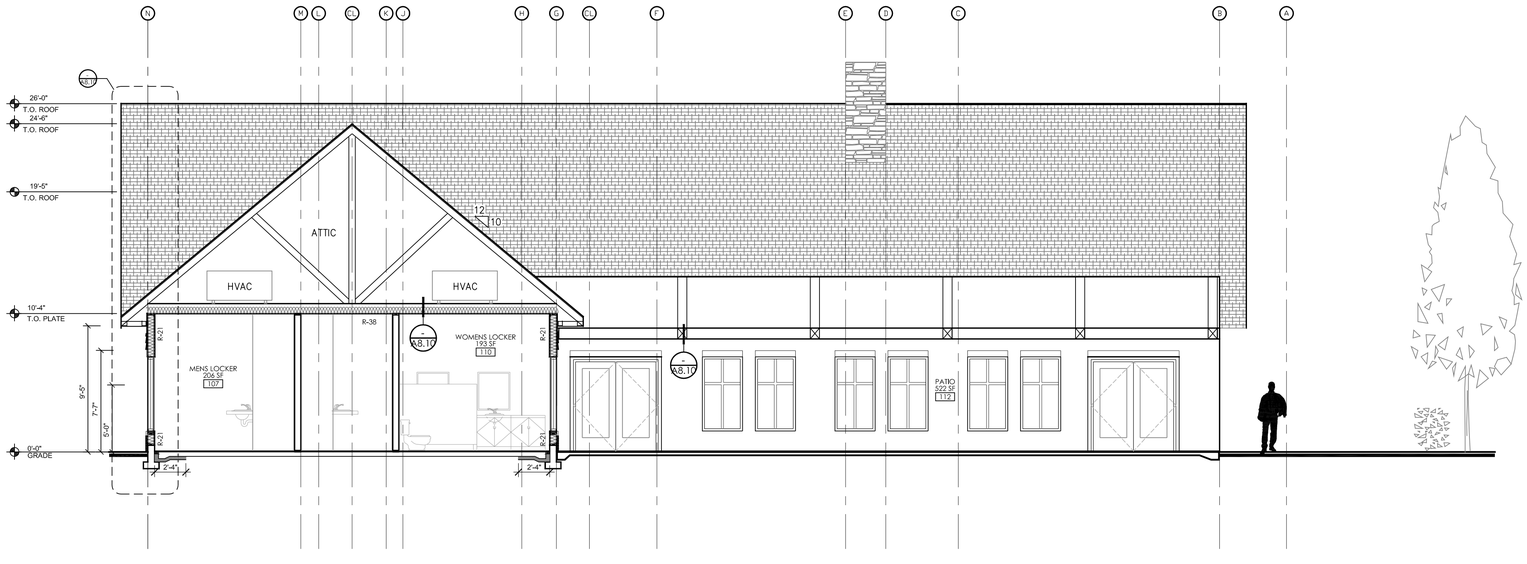
PROMINENCE POINT CLUBHOUSE

503.970.3146

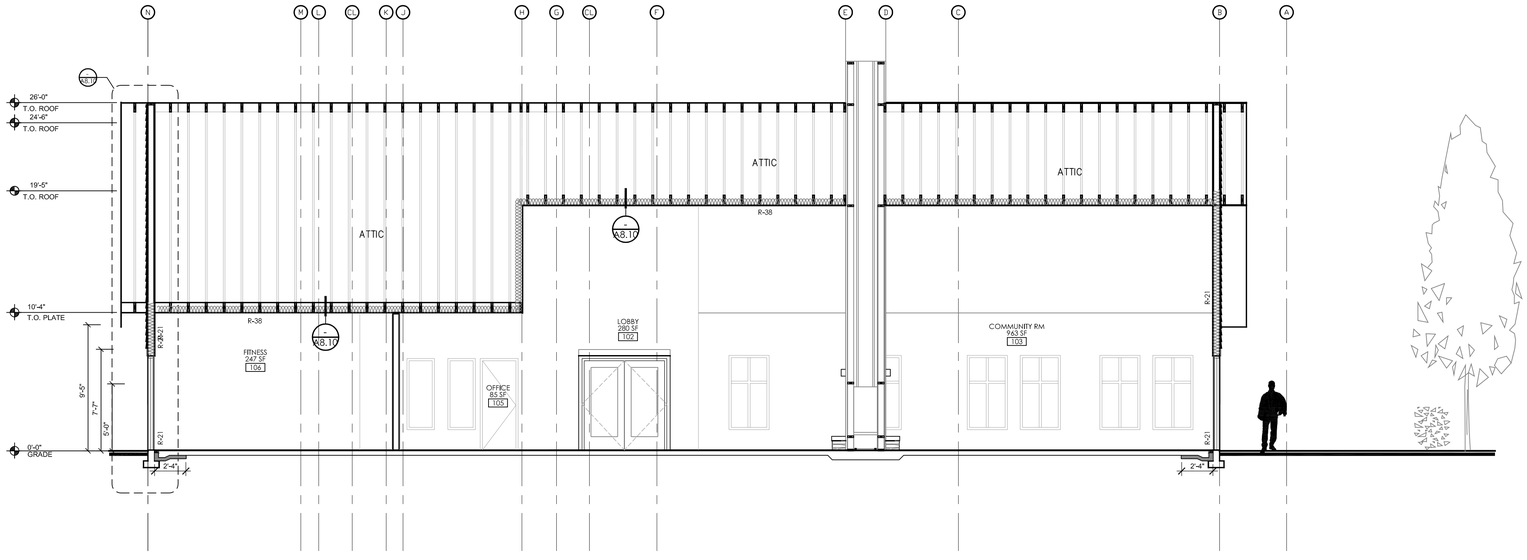
A5.11

ELEVATIONS

Date Plotted: 23 Sep 2021 - 4:03pm



1 A6.10 **SECTION**
SCALE: 1/4" = 1'-0"



2 A6.10 **SECTION**
SCALE: 1/4" = 1'-0"

204 1700 N ST
NORTH OGDEN, UT

09.23.2021

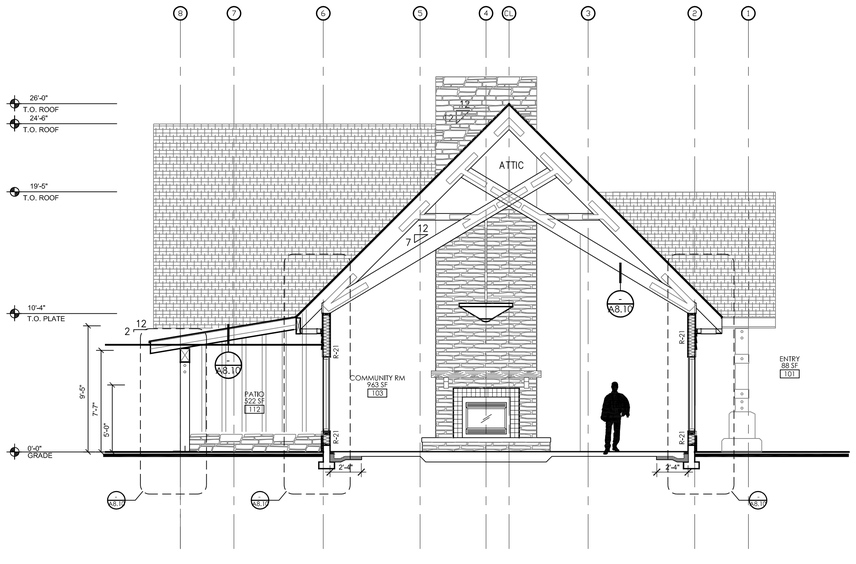
PROMINENCE POINT CLUBHOUSE

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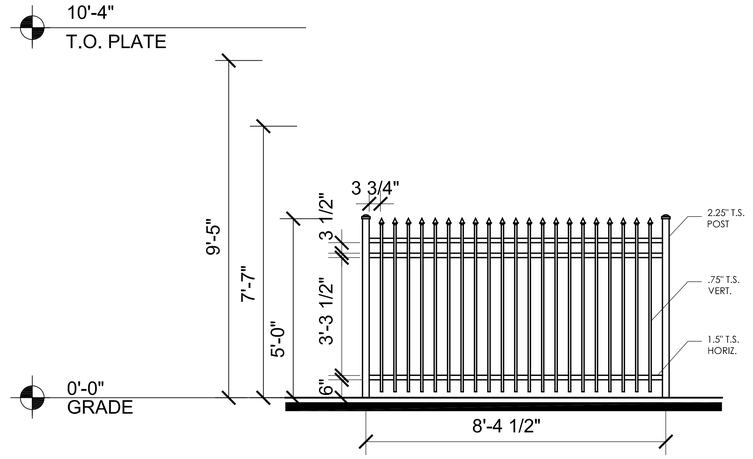
A6.10

SECTIONS

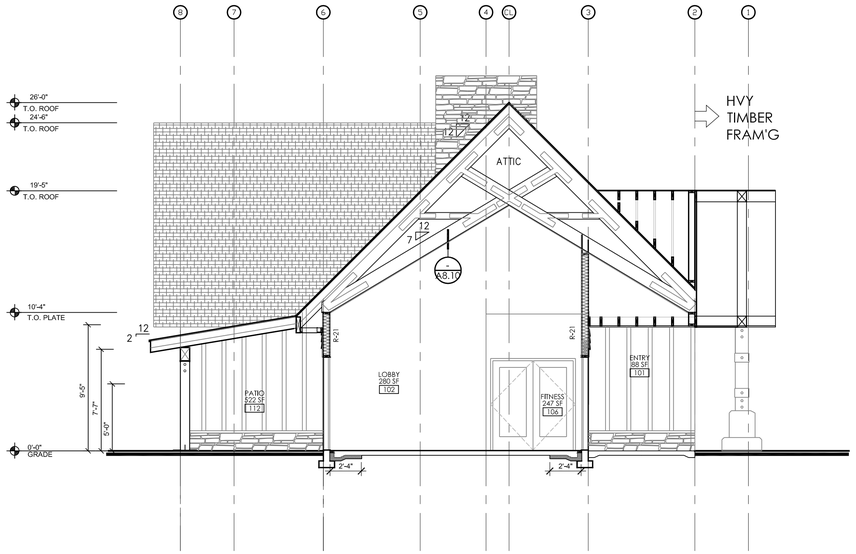
Date Plotted: 23 Sep 2021 - 4:04pm



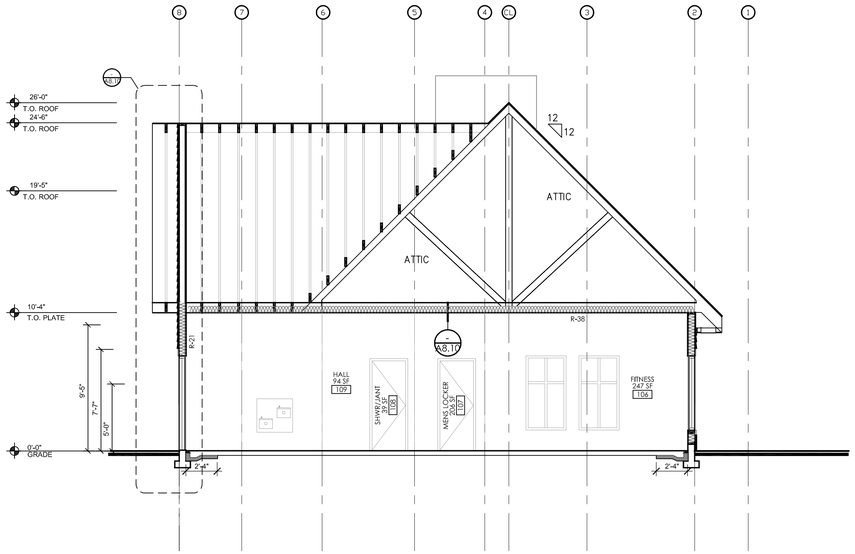
1 A6.11 **SECTION**
SCALE: 1/4" = 1'-0"



4 A6.11 **ORNAMENTAL FENCING - PT. BLACK**
SCALE: 1/2" = 1'-0"



2 A6.11 **SECTION**
SCALE: 1/4" = 1'-0"



3 A6.11 **SECTION**
SCALE: 1/4" = 1'-0"

204 1700 N ST
NORTH OGDEN, UT

09.23.2021

PROMINENCE POINT CLUBHOUSE

503.970.3146

A6.11

SECTIONS

Date Plotted: 23 Sep 2021 - 4:08pm

NORTH OGDEN CITY
SETTLED 1851

Lorin Gardner
City Engineer

DESIGN REVIEW MEMORANDUM

TO: Scott Hess, Planning Director

CC: Dave Espinoza, Public Works Director

FROM: Lorin Gardner, P.E, City Engineer

RE: Prominence Point - Clubhouse

- ☐ Concept Review
- ☑ Preliminary Review
- ☐ Final Review

DATE: November 30, 2021
Updated 12/9/2021

DESCRIPTION:
1 Lot subdivision. The subdivision is located at the southeast corner of 300 E and 1850 N in Prominence Point Subdivision, North Ogden, UT.

	Comment	Status as of December 9, 2021
	No additional roadway dedication will be required as part of this subdivision. All streets are private.	
1.	Once preliminary approval is granted, submit final plat, required studies and improvement plans for review and approval.	**Pending - submitted, review to be conducted following Preliminary Approval**
2.	No additional Storm Water Detention facilities and piping will be required.	**Completed**
3.	Provide a 5' sidewalk along the south side of 1850 N. 1850 N. cross section shall be consistent with a rolled gutter to match the north side of 1850 N.	**Completed - 6' sidewalk provided, rolled gutter included**
3a.	Address on the plat and improvement plans the "Snow Storage" areas which will affect this subdivision and the development as presented on earlier concept plans for the overall development.	**Proposed location now at the future extension of 300 E north of 1850 N.**
4.	Provide a Storm Water Quality Report for the LID 80% retention.	**Pending**
5.	LID 80% storm water retention must be addressed with this development.	**Pending**
6.	Provide the AutoCAD drawing files to the City Engineer for addressing of the Lot.	**Pending**
7.	Provide an amendment to the Geotechnical Study for the subject property. Such amendment shall also include an infiltration study under saturated conditions to determine soil's capability to infiltrate the LID 80% stormwater.	**Pending**
8.	Ensure that the culinary water meter and sanitary sewer service lateral to the building are sufficient to meet the demands of the clubhouse including the pool. Sanitary Sewer lateral shall be no less than a 6" diameter and the water meter shall be no less than the size required to meet the demands.	Pending - stubbed out utilities are currently undersized
9.	Land drains/storm drain lines are not intended for use in draining swimming pools or surface drainage, provide appropriate disposal outlets.	Pending

165 E Lomond View Drive; North Ogden, UT 84414

801-782-8111

10.	With the street curbs as proposed, the new drive approaches will require additional sidewalk width toward the buildings per - Public Works standards to meet ADA compliance. This may impact the building setbacks and ability to have parking on the driveways.	Completed
11.	Provide an ADA ramps along 1850 N for the connection of the proposed pedestrian crossing in front of the Clubhouse.	Pending

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

W2895460

E# 2895460 PG 1 OF 68
LEANN H KILTS, WEBER COUNTY RECORDER
15-DEC-17 248 PM FEE $154.00 DEP DC
REC FOR: NORTH OGDEN CITY

THE VILLAGE AT PROMINENCE POINT DEVELOPMENT AGREEMENT

Amended Agreement #A29-2017

THIS DEVELOPMENT AGREEMENT, hereinafter ("Agreement"), is made and entered into this 6th day of November, 2017, by and among Meritage Companies, LLC, an Alaskan limited liability company (Alaska Entity #10014218) and Mountain Vista Trails, LLC. a Utah limited liability company (Utah Entity #10420822-0160), (hereinafter collectively "Developer") as the owner and developer of certain real property located in North Ogden City, Weber County, Utah, at approximately 1750 North 200 East, and NORTH OGDEN CITY, (hereinafter "the City"), a Utah Municipal Corporation. Developer and the City shall hereinafter be collectively referred to as "Parties" and sometimes individually as a "Party".

RECITALS:

A. Developer is the owner of approximately 34 +/- acres of real property ("Parcel A") located in North Ogden City, Weber County, Utah, which it intends to develop as a Mixed Use Development. A legal description of the property is attached hereto as Exhibit "A".

B. SITE INFORMATION

Tax Lots:	110140048, 110140069, 110140070, 110140071, 110140072, 110140016, 110140062, 110140066, 110140065, 110140064, 110170063
Current Zoning:	Commercial (C-2), County A1-A2 Agricultural
General Plan:	Southtown Mixed Use (SMU), County Mixed Use and Residential
Location:	The subject property is located within the North Ogden City limits and in an unincorporated island

of Weber County entirely surrounded by North Ogden City corporate limits. The proposed project is located on the west side of Washington Blvd, north of 1700 North.

The property is more specifically located within North Ogden City's general plan and identified as MU or mixed use. The existing zoning for the site is C-2 but the proposal is based upon a rezone to include MPC Masterplan Community Zone

C. The subject property is zoned Master Plan Community by North Ogden City and A1-A2 Agricultural by Weber County and is designated as mixed use (MU) zone on the North Ogden City General Plan Map and mixed use and residential in the Weber County General Plan.

D. The subject property is bounded on the west by the R-4 future independent living, assisted living and memory care facility. The other adjacent lots are agricultural in nature.

E. Developer also has acquired rights to purchase adjoining property currently owned by the Hales Trust which will be developed as part of Parcel A.

F. The Parties jointly agree that the City will benefit from all aspects of this proposed development.

G. The Parties desire to enter into terms relevant to Developer's proposed development as set forth herein.

NOW, THEREFORE, in consideration of the mutual covenants, conditions and considerations as more fully set forth below, Developer and The City hereby agree as follows:

1. **Recitals**. The above recitals are incorporated herein by reference and made a part hereof.

2. **Rezone**. The City agrees to rezone only the subject property as described in the

legal description in Exhibit "A" to Master Planned Community (MPC) zone.

3. **Intended Use**. The Developer agrees that only the proposed Mixed Use Development will be allowed or authorized under the terms of this Agreement or on Parcel A as approved by the City under the MPC zone.

4. **Development Terms**. The following constitutes terms for development of the Parcels.

   a. Concept Approval. The North Ogden City Council has approved the Developer's proposed concept and has entered into this agreement to facilitate the Developer to develop the subject Property as proposed.

   b. Compliance with Subdivision Standards. Developer agrees to comply with all of the conditions of approval, the ordinances, rules, regulations, requirements, and standards of the City with respect to the preparation, submission, and recording of the subdivision application. All preliminary and final plats, the construction and completion of said development, particularly to the installation and completion of all required subdivision improvements and the provision of the financial guarantee guaranteeing completion of such improvements (the "Subdivision Guarantee"), will be consistent with current City Ordinances.

   c. Phasing and Project Division. The Parcels may be developed in any order or phasing as best seen fit by the Developer. However, all terms related to the completion of landscaping and commercial space remain in force as describe in other locations of this document. For purposes of this development agreement the project shall be divided into the following

five development areas as shown on Exhibit B:

i. Commercial Area, which is the area directly adjacent to Washington Blvd.

ii. Apartment Area, which is the area directly west of the Commercial Area and includes all 24 individual apartment buildings.

iii. Townhome Area, which is the area directly west and north of the Apartment Area and includes all 107 townhome units.

iv. Age Restricted Cottages, which is the northwestern most corner of the project and includes 28 patio home units.

v. Independent Living Facility, which are one building containing four stories and 68 units.

5. **Vesting.**

a. The Developer shall have the vested right to develop Parcel A in accordance with the applicable land use ordinances of North Ogden City as established on the date of this Agreement as well as per the terms of this Agreement. Except as set forth in 5.b., the City's future laws are not applicable to the Project.

b. Exceptions:

i. The restrictions on the applicability of the City's Future Laws to the Project as specified in Section 5(a) are subject to only the following exceptions:

ii. Developer Agreement. City's Future Laws that Developer agrees

in writing to the application thereof to the Project;

iii. State and Federal Compliance. City's Future Laws which are generally applicable to all properties in the City and which are required to comply with State and Federal laws and regulations affecting the Project;

iv. Building Codes. City's Future Laws and safety standards that are updates or amendments to existing building, plumbing, mechanical, electrical, dangerous buildings, drainage, or similar construction or safety related codes, such as the International Building Code, the APWA Specifications, AAHSTO Standards, the Manual of Uniform Traffic Control Devices or similar standards that are generated by a nationally or statewide recognized construction/safety organization, or by the State or Federal governments and are required to meet countervailing public safety concerns related to public health, safety or welfare.

v. Roads. Reasonable requirements for roadway grades, widths, access points, maintenance, and standards.

vi. Taxes. Taxes, or modifications thereto, so long as such taxes are lawfully imposed and charged uniformly by the City to all properties, applications, persons and entities similarly situated.

vii. Fees. Changes to the amounts of fees for the processing of Development Applications, or impact fees that are generally applicable to all development within the City (or a portion of the

City as specified in the lawfully adopted fee schedule) and which are adopted pursuant to State law. Developer is vested in the fees in place at the time a complete application is submitted. Specifically, Developer will only pay impact fees legally in place on the date a complete building permit application is submitted to the City.

viii. Compelling, Countervailing Interest. Laws, rules, or regulations that the City's land use authority finds on the record are necessary to avoid jeopardizing a compelling, countervailing public interest pursuant to Utah Code.

6. **Existing On-Site Conditions.**

a. There are two distinct areas of the proposed project. They are as follows:

i. The 18.26 acre parcel "Southern Property" is largely undeveloped but is currently under construction with the proposed subdivision improvements with the construction of 1700 North. Smaller dilapidated structures along Washington Blvd. have been removed and the property is within the corporate limits of North Ogden City.

ii. The 14.8 + or – acres of largely undeveloped ground "Northern Property" is currently in the process of being annexed into the North Ogden City Limits.

b. The subject property slopes generally downhill from the northeast to the southwest at an average slope of about 1%. The vegetation present on the property includes native shrubs and grasses.

7. **Conformance with North Ogden General Plan.**

a. Residential Density.

i. This proposal consists partly of multi-family housing, which is listed as a permitted use in the MPC zone. It is also consistent with the desire to provide increased density along Washington Blvd. and a mix of housing types. The multi-family housing complex will contain amenities for residences, including a clubhouse, pool, large greenspace, and associated smaller pocket parks. Developer will provide for at least one pathway with public access to connect to the public sidewalks on the north at 300 East and south at 1700 North, and east at Washington Blvd. and west at the assisted living facility.

ii. The setbacks are approved as shown on the Preliminary Master Plan for the individual buildings/groups of buildings which may be different than is currently anticipated in the MPC zone. Preliminary Master Plan dated 10-3-17 attached as Exhibit L

iii. The subject property is within the North Ogden Southtown area and is allowed as a MPC zone based upon satisfying the 5 acre minimum parcel development. The density in the amended MPC zone will result in 404 apartment units in 24 multifamily

buildings; 107 Town Home units; 28 single family age restricted Patio Home lots; and 68 units of Independent Living Facility resident units as shown on Exhibit B, F, and L..

iv. The density allowed shall not override the setbacks between buildings and property lines as approved on the Preliminary Master Plan dated 10-3-17 and attached as Exhibit L. Any unidentified setbacks and distances shall be rounded up to the closest ½ foot as measured on a 24x36 plan sheet.

8. **Conformance with MPC Requirements**

a. The Development has been shown to be in compliance with the terms and conditions expressed in the MPC Zone under 11-7K-2. Any modifications to the MPC zone or any other development standards are clearly identified in this Agreement pursuant to 11-7K-5. Any standards which are not specifically waived by this Agreement, or subsequent agreements, will be complied with by Developer and City. The modification of the standards is acceptable under the MPC zone to accommodate favorable design and other concessions of the Parties.

b. The City Council has considered the items outlined in 11-7K-2 to assess the suitability of Parcel A to be zoned under the MPC zone and finds that the majority are in favor of this Project and Agreement moving forward.

9. **Building Height**.

a. The subject property is within the MPC zone, an area that contains special height allowances based upon setbacks and separations. In the

Apartment Area the Developer will build mostly three–story structures; however, some four-story end units have been included to provide variety in exterior elevation design. The building height of the three-story apartments is approximately 42' to the ridgeline. Four-story units have approximately 51' of overall height to the peak ridgeline. There will be a maximum number of 5 (five) 51' buildings.

b. The maximum building height in the Townhome Area directly adjacent to the northern property line is thirty-one (31) feet with a corresponding twenty (20) foot setback from the property line. All other Townhomes Areas are allowed to build to forty five (45) feet with setbacks between buildings and property lines as shown on Exhibit L.

c. The maximum building height in the Age Restricted Cottages is twenty-four (24) feet, or must comply with the one foot (1') additional setback over twenty feet (20') for each one foot (1') in height up to a maximum of thirty five feet (35')

d. The maximum building height in the Independent Living Area is forty (40) feet for the western portion and fifty (50) feet for the eastern portion.

e. The maximum building height in the Commercial Area is thirty-five (35) feet.

10. **Architectural Design Standards.**

a. Commercial Area.

i. All site plans, landscape plans, and building elevations shall be approved by the City Council as identified in section 23.

b. Apartment Area.

i. All buildings shall incorporate design features such as offsets, balconies, projections, window reveals, or similar elements to preclude large expanses of uninterrupted building surfaces. Recesses (e.g., deck, patios, courtyards, entrances, or similar features) shall have a minimum depth of six feet. All building elevations adjacent to a public street right-of-way are provided with doors, porches, balconies, sidewalks, approaches, and/or windows to give the appearance of the building fronting on the public street. Unit entries are from breezeways typical on all units. All buildings have units that front facing units. There are no backyards or rear yards for ground floor units. Units that front along 1700 North have front yards and may not have ground floor decks and/or enclosed ground floor patios.

ii. The building design incorporates offsets, decks and windows. Larger building masses will be divided into varying heights and sizes by breaking up building sections, or by the use of such elements as variable planes, projections, bays, dormers, setbacks, roof canopies, and changes in the roofline. Each building elevation has been designed and approved as shown in Exhibit "E". Building designs may be used in multiple locations throughout the Project; however, no two identical buildings shall

be constructed next to each other unless clearly identified on Exhibit "B".

iii. Exterior materials, color, or textures on vertical surfaces shall be of cementitious siding and stone veneer, with the exceptions of windows and doors. Developer has provided material specifications identifying the grade of materials, a color palette has been submitted as shown on Exhibit "G", and a detail of the maintenance set aside with the lending institution to the City. The building scale shall be broken down with vertical board and batten compendious panel on the second and third floors. The ground floor shall have cementitious siding combined with stone piers to help establish more permanence and offset and screen garage door locations.

a. After installation, all stone veneer and similar products shall be sealed with a product designed for commercial application to prevent weathering and fading. Landscaping shall be consistent with section 15.

b. All cementitious siding and wood trim shall be primed on all six sides, or otherwise properly sealed, to provide for long lasting workmanship.

c. All roofing material shall be 30 year minimum warranty with an architectural tab.

iv. Private open space areas shall be provided. These spaces will be enclosed with metal railings and all apartment housing units will have balconies or decks. The windows shall be Millguard Montecito or similar grade. All vents, or cavities in vertical surfaces shall be similar in color to the buildings and in no case shall be white.

v. A preliminary signage plan is attached as Exhibit "I". Final signage shall be approved by the Planning Commission.

c. Townhome Area.

i. Exterior materials, on vertical surfaces shall be of cementitious siding, hardboard, and stone veneer, with the exceptions of windows and doors.

a. After installation, all stone veneer and similar products shall be sealed with a product designed for commercial application to prevent weathering and fading. Natural stone is not required to be sealed. Landscaping shall be consistent with section 15.

b. All cementitious siding and wood trim shall be primed on all six sides, or otherwise properly sealed, to provide for long lasting workmanship.

c. All roofing material shall be 30 year minimum warranty with an architectural tab.

ii. The building elevations, colors, and site plans shall be approved by the City Planner and Mayor, provided that all setbacks as shown on Exhibit L and outlined in Subsection 7 are maintained and the number of parking stalls is not reduced.

d. Age Restricted Cottages.

i. Exterior materials, on vertical surfaces shall be of cementitious siding, hardboard, and stone veneer, with the exceptions of windows and doors.

a. After installation, all stone veneer and similar products shall be sealed with a product designed for commercial application to prevent weathering and fading. Natural stone is not required to be sealed. Landscaping shall be consistent with section 15.

b. All cementitious siding and wood trim shall be primed on all six sides, or otherwise properly sealed, to provide for long lasting workmanship.

c. All roofing material shall be 30 year minimum warranty with an architectural tab.

ii. The building elevations, colors, and site plans shall be approved by the City Planner and Mayor, provided that all setbacks as shown on Exhibit L and outlined in Subsection 7 are maintained and the number of parking stalls is not reduced.

e. Independent Living Area.

i. All site plans, landscape plans, and building elevations shall be approved by the City Council and shall utilize similar materials, colors, plants, and themes as identified in the Apartment Area.

11. **Density**. The maximum number of dwelling units shall be up to 607 units as indicated in section 7 above. Buildings shall be laid out as identified on Exhibit L and as clarified under subsection 7 above. All Area Site Plans for phasing purposes shall comply with the standards and requirements of this Development Agreement and any subsequent amendments.

12. **Design**. Developer shall provide a variety and mixture of unit types and densities in a coordinated neighborhood layout. Developer shall install street, sidewalks, and building locations as outlined in the attached site plan to create streetscapes that are safe and accessible for all modes of transportation and to allow for convenient pedestrian and bicycle circulation to all trail connections. Trash receptacles shall have lids and are located next to parking, and shall have walls of 7'-0" feet in height, and shall be screened on at least three sides with an evergreen hedge material. Receptacles will be located on the site for easy access by trash pick-up vehicles.

13. **Streets**. All streets are being improved in association with North Ogden City requirements. No public streets will be required internally in the development; however, 1700 North and Washington Boulevard provide public access to the development and private streets shall service the internal development needs. The North/South road which runs into 300 East will have a public access easement should a connection to 300 East ever be made. No private streets may

be closed to access by the general public, or fire and emergency vehicles. Notwithstanding the foregoing developer may restrict access to the Cottage Development Area as approved by the First Marshal. The design shows a private road with 26 feet of pavement width and the dimension as shown on Exhibits "B" & "H". The final plat shall include language prohibiting the landowner from restricting the use of the private streets or sidewalks. Pedestrian right-of-ways that connect all building entrances within the development to one another shall be created. Developer shall connect to all parking areas, storage areas, recreational and common areas, and adjacent development to the building's entrances and exits throughout the development site, and connect to all future phases of development. Developer shall include public paths to connect the North/South and East/West property lines, along with a public park in the detention basin. Developer shall provide pedestrian facilities within developments that are safe, accessible, reasonably direct, and convenient connections between primary building entrances and all adjacent streets that do not involve a significant amount of out-of-direction travel for users. Developer shall create bicycling and pedestrian routes that are free from hazards and safely designed by ensuring no hidden corners, sight-obscuring fences, dense vegetation or other unsafe conditions. All pedestrian access routes will comply with all applicable accessibility requirements. Where walkways are parallel and abut a driveway or street (public or private), they shall be raised six inches and curbed, or separated from the driveway/street by a five-foot minimum, landscaped strip.

14. **Access**. The proposal shall include a total 3 main road access points and one future secondary access point. All of the main access points are proposed on private local streets whose entry point begins at both 1700 North and Washington Boulevard which are both public roads. The secondary access point may be provided via connection to 300 East, such that no structure shall be placed within twenty (20) feet of the proposed future connection point and a public easement for roadway purposes shall be recorded during the subdivision phase of the Townhome Area. Private roads, parking, and access points shall be constructed according to necessary engineering standards as shown and approved in Exhibit M. The proposed access points are on internal private streets with public access and thus will not adversely impact the transportation system. Also, as designed, the access points are well spaced to accommodate the proposed development and (orientated across from one another) improve site circulation.

A fire equipment access drive shall be provided for any portion of an exterior wall of the first story of a building that is located more than 150 feet from an existing public street or an approved fire equipment access drive as measured around the building. A Fire Plan to be attached as Exhibit "H" shall be approved by the Technical Review Committee and Fire Marshal. Driveways, required parking areas, aisles, and turn-around shall be paved with asphalt, concrete, or comparable surfacing.

15. **Landscaping**.

a. Plant selection and native vegetation shall be planted where practical. A combination of live deciduous and evergreen trees, shrubs, and ground

covers shall be used for all planted areas, the selection of which shall be based on local climate, exposure, water availability. and drainage conditions. Ground-level areas for passive pedestrian use, such as sidewalks and plazas cover approximately 207,924 GSF or roughly 13 percent of the site area. Developer shall provide approximately 297,982 GSF of drivable surfaces or roughly 37.5% of the site area. Developer shall provide at least 20% of the site in landscaping as shown on the attached approved Preliminary Landscaping Plan as Exhibit "C". A final Landscape Plan shall be approved by the Planning Commission which includes the number of plants, size, species, and other technical information for each phase and/or development area of the Project.

b. All yards, parking lots, and required street tree planters landscaping shall provide erosion control, visual interest, buffering, privacy, open space and pathway identification, shading and wind buffering based on the following standards. Based on the proposed use of the site, Developer shall provide visual screening and privacy within side and rear yards, while leaving front yards and building entrances mostly visible for security purposes.

c. Developer shall include pedestrian pathways and open space areas with landscape materials and provide focal points within the development, such as signature trees (i.e., large or unique trees), hedges, and flowering plants. Developer shall use landscaping to generally screen outdoor storage and mechanical equipment areas, and to enhance graded areas

such as berms, swales, and detention/retention ponds. The proposal will include a mix of native and nonnative vegetation, all of which can tolerate the harsh condition of the high desert environment. An irrigation system will be provided to accommodate the type and species of all planted areas, including ground covers.

d. Preliminary tree species include:

1.	**Trees with Low Mature Tree Height (25 feet or less), for use in areas under power lines or in small planting areas:**	
	Amur Maple/Acer ginnala	Hawthorn/Crataegus 'variety'
	Canada Red Cherry/Prunus virginiana 'Shubert'	Japanese Lilac Tree/Syringa reticulata
	Eastern Redbud/Cercis canadensis	Serviceberry/Amelanchier
	Flowering Crabapple/Malus 'variety'	
2.	**Trees with Medium Mature Tree Height (30 to 45 feet):**	
	American Hornbeam/Carpinus caroliniana	Hedge Maple/Acer campestre
	Callery Pear/Pyrus calleryana	Mountain Ash/Sorbus acuparia 'variety'
3.	**Tall Mature Tree Height (50 feet or larger):**	
	Green Ash/Fraxinus pennsylvanica	Pin Oak/Quercus paluatris
	Honey Locust/Gleditsia tricanthos 'variety'	Red Maple/Acer rubrum 'variety'
	Littleleaf Linden/Tilia cordata	Red Oak/Quercus rubra
	Norway Maple/Acer platanoides 'variety'	Pin Oak/Quercus paluatris
	Green Ash/Fraxinus pennsylvanica	

A refined species list shall be approved as part of the final Landscape Plan approved by the Planning Commission.

e. Growth Characteristics: Trees shall be selected based on growth characteristics and site conditions, including available space, overhead clearance, soil conditions, exposure, and desired color and appearance to provide a broad canopy tree variety unless limited by overhead clearance.

Developer shall use narrow or "columnar" trees where awnings, other building features, or narrow sidewalks limit growth, or where greater visibility is desired between buildings and the street. Developer shall avoid using trees that are highly susceptible to insect damage, and using trees that produce excessive seeds or fruit. Developer will use deciduous trees for summer shade and winter sun and will select trees for their seasonal color, as desired.

f. Street trees shall be selected and planted according to current City ordinances and shall be planted within existing and proposed planting strips or in City-approved sidewalk tree wells on streets without planting strips. Small stature trees shall be planted no closer to the curb or sidewalk than three feet; medium trees – three feet; and large trees – four feet.

g. All irrigation shall be designed to eliminate overspray on structures, fences, or other vertical materials. Drip irrigation shall be used in any areas which are directly adjacent to vertical materials to avoid discoloration.

h. All final landscape plans shall be approved by the group or persons authorized to approve the building elevations in Subsection 10.

16. **Vehicle Parking, Loading, and Bicycle Parking**.

a. Parking spaces in the project may include spaces in garages, carports, parking lots, private side streets, and/or driveways so long as vehicles are not parked in a vehicle travel lane (including emergency or fire access

lanes), and meet the minimum size required by North Ogden City code of nine (9) feet by nineteen (19) feet. This will be verified during the site plan review process for each of the Development Areas and approved by those authorized to approve the site plan in this Agreement.

b. Vehicle parking is allowed only on approved streets, within garages, carports, and other structures; or on driveways or parking lots that have been developed.

c. Although the proposal includes a clubhouse, a pool, and green space; these uses are accessory and only intended for residents of the complex unless otherwise designated, thus additional traffic and associated parking will not be generated from them.

d. The project shall provide 1204 residential parking spaces and 148 commercial parking spaces on site as shown on the Site Plan on Exhibit B & F. The foregoing parking spaces include 19 commercial spaces along Washington Blvd. ADA Accessible Parking Spaces. Accessible parking shall be provided for disabled persons, in conformance with the Federal Americans with Disabilities Act (ADA). Accessible parking is included in the total minimum number of required parking spaces. Accessible parking facilities shall comply with the design requirements of the current building code as adopted by the State of Utah.

e. A snow removal plan shall be approved by those authorized to approve the site plan.

17. **Bicycle Parking.**

a. Each required bicycle parking space shall be on asphaltic concrete, Portland cement, or similar hard surface material and each space shall be at least two feet wide by six feet long.

b. The location of the rack and subsequent parking shall not interfere with pedestrian passage, leaving a clear area of at least 36 inches between bicycles and other existing and potential obstructions. Customer spaces may or may not be sheltered. When provided, sheltered parking (within a building or under an eave, overhang, or similar structure) shall be provided at a rate of one space per 10 employees, with a minimum of one space per use.

c. Bicycle parking will be conveniently located to both the street right-of-way and at least one building entrance. Bicycle parking shall be visible to cyclists from street sidewalks or building entrances, so that it provides sufficient security from theft and damage. There will be at least 43 bike parking stalls, 35 near apartments and an estimated 8 near retail. Every residential building will be within 100 feet of bicycle parking. The number of commercial bike parking will be reviewed as part of the commercial site plans and be consistent with 11-7K-5 (J).

18. **Transportation Improvement Standards.**

a. Washington Blvd. will be improved in accordance with the Utah Transportation Authority (UTA) and approved UDOT access points.

b. All new and/or existing streets and alleys shall be paved according to North Ogden City Standards and Specifications. Sewers and Water mains

are required. Sanitary sewers and water mains shall be installed to serve each new development and to connect developments to existing mains in accordance with the City's construction specifications as described in the pre-application meeting. The City shall be granted easements for any publicly owned utilities which run through the development.

19. **Storm Drainage Improvements**.

a. Drainage facilities shall be designed and constructed to accommodate increased runoff so that discharge rates existing before the proposed development shall not be increased, and accelerated channel erosion will not occur as a result of the proposed land disturbance or development activity.

b. Effect on Downstream Drainage. Where it is anticipated by the City Engineer that the additional runoff resulting from the development will channel to the new park existing drainage facilities, appropriate new facilities shall be installed by Developer to maintain existing discharge rates from this project.

c. The detention basin on the parcel identified in Exhibit "K" shall be improved by Developer as a public park for the benefit of all residents, in addition to any park impact fees to be paid. Developer acknowledges that this park and the improvements are satisfying the City's concerns related to the quality of the project and open space requirements and not to offset the burden of new residents moving into the City. A final site plan shall be reviewed and approved by the Planning Commission.

20. **Site Lighting**. All outdoor lighting fixtures subject to this section shall be designed as a full cut-off fixture or have a shielding method to direct light emissions down onto the site and not shine direct illumination or glare onto adjacent properties. A Lighting Plan shall be approved by the Planning Commission prior to construction.

21. **Preliminary Grading and Drainage Plan**. A preliminary grading and drainage plan will be prepared by a registered professional engineer. The preliminary grading plan shall show the location and extent to which grading will take place, indicating general changes to contour lines, slope ratios, slope stabilization proposals, and location and height of retaining walls, if proposed. This plan shall be reviewed by and be subject to approval of the City Engineer.

22. **Building Permits**. The City will process building permits in accordance with established policy. The City shall not unreasonably delay issuance of building permits.

    a. Building Permits. Building permits will only be issued after completion of any necessary subdivisions and final plat recording as approved by the Planning Commission in a regularly scheduled meeting.

    b. A Technical Review Committee is required for all phases/Development Areas of the Project. All utility designs shall be approved by the City Engineer prior to issuance of a building permit.

23. **Commercial Development**. The Developer is not required to complete any commercial development prior to the completion of the residential portion of this Project. However, within one (1) year after the completion of all phases of the

residential portion of the Project, Developer shall landscape and maintain all vacant portions of the commercial property in accordance with City standards regardless of whether or not the area will eventually become a commercial space or parking lot. The City envisions that the Commercial Development will be the southerly entrance to North Ogden with a prominent "gateway building" at the northeast corner of 1700 N and Washington Blvd. Conceptual commercial building elevations are provided in Exhibit "J", though the ultimate design will be determined by Developer at the time suitable tenants are located. The Mayor shall determine if the proposed commercial elevations are significantly modified enough to require an amendment to this Agreement.

a. **Uses to be allowed in the commercial area**: Developer agrees to the list of uses which are considered "Permitted Uses" in the North Ogden C-2 zone and which are entirely contained within the building in which the use occurs. No outdoor storage or other uses are allowed except for outdoor seating associated with a café, restaurant, or other similar eating establishment.

b. **Uses not allowed in the commercial area.** The uses not allowed in the commercial area of this development despite being listed as a "permitted use" in the C-2 zone:

Adult themed stores
Agricultural use
Auto Sales or Repair
Bail Bond Companies
Bars or Taverns except as associated with a restaurant.
Bed and Breakfast
Boarding Houses
Boat/Recreational Vehicle Sales and Service

Bowling Alley
Christmas Tree Sales
Drive-in Refreshment Stands
Drive-thru businesses where the drive-thru lane is located between the building and the public street
Educational Institutions similar to K-12 public schools
Hotel/Motel
Heavy Equipment Sales/Repair
Medical Supply/Sales
Monument/Mortuary Services
Pawn shop
Temporary Businesses
Thrift stores
Used Restaurant Supply store

Any other use that is not specifically permitted under the current C-2 zoning designation.

24. **Construction**. Developer shall provide the contact name and number of the on-site foreman for the project to respond to issues and concerns immediately. During construction of the Project the Developer will following the approved SWPPP Plan. Additionally, Developer agrees to fully comply with landscape maintenance standards and mow or remove any weeds or plants which grow taller than twelve (12) inches, which are not designed and/or planted to do so, within fourteen (14) days of being notified in writing by the code enforcement officer. Any failure to meet these requirements will expose Developer to abatement remedies available under City and State codes.

25. **Technical Review**. Developer shall be required to address any technical requirements related to engineering and building standards which are typically addressed during the technical review process in the City. The Parties have not yet made the required determinations for design of facilities including, but not limited to, water, sewer, electrical, storm drain, fire suppression, etc.

26. **Other Conditions**. If any condition, covenant, or other provision of this Agreement shall be deemed invalid due to its scope or breadth, such provision shall be modified in writing by both parties to conform to the law. Should the parties be unable to agree upon a modification of the condition, covenant, or provision the contract becomes voidable by either party.

a. Management of Property. The Developer shall establish a Home Owners Association or other entity to maintain and manage on behalf of ownership of all common areas and collect dues for the maintenance of all landscaping, exterior building treatments, private streets, parking, snow removal, underground utilities, sidewalks, plazas, and other similar improvements. The Mayor and City Planner shall verify the CC&R's are in place prior to final approval of the Development Areas.

27. **Successors and Assigns**.

a. Binding Effect. This Agreement shall be binding on the successors and assigns of Developer in the ownership or development of any portion of the Project.

Assignment. Neither this Agreement nor any of the provisions, terms, or conditions hereof can be assigned to any other party, individual, or entity without assigning the rights as well as the responsibilities under this Agreement, and without the prior written consent of the City, which consent shall not be unreasonably withheld. Any such request for assignment may be made by letter addressed to the City and the prior written consent of the City may also be evidenced by letter from the

Mayor of the City to Developer or its successors or assigns. This restriction on assignment is not intended to prohibit or impede the sale of parcels of fully or partially improved or unimproved land by Developer prior to construction of buildings or improvements on the parcels, with Developer retaining all rights and responsibilities under this Agreement.

28. **General Terms and Conditions**.

a. Term. This Agreement shall be in effect until December 31, 2025.

b. No Joint Venture, Partnership or Third Party Rights. This Development Agreement does not create any joint venture, partnership, undertaking, or business arrangement between the parties hereto, nor any rights or benefits to third parties.

c. Severability. If any part or provision of this Agreement shall be determined to be unconstitutional, invalid, or unenforceable by a court of competent jurisdiction, then such a decision shall not affect any other part or provision of this Agreement except that specific provision determined to be unconstitutional, invalid, or unenforceable. If any condition, covenant or other provision of this Agreement shall be deemed invalid due to its scope or breadth, such provision shall be deemed valid to the extent of the scope or breadth permitted by law.

d. Attorney's Fees. If this Development Agreement or any of the Exhibits hereto are breached, the party at fault agrees to pay the attorney's fees and all costs of enforcement of the non-breeching party.

e. Counterparts. This Agreement and any originals of Exhibits referred to

herein may be executed in any number of duplicate originals or counterparts, each of which (when the original signatures are affixed) shall be an original, but all of which shall constitute one and the same instrument.

29. **General Terms and Conditions.**

a. Construction of Agreement. This Agreement shall be construed so as to effectuate the public purpose of implementing long-range planning objectives, obtaining public benefits, and protecting any compelling countervailing public interest.

b. State/Federal Law. The parties agree, intend, and understand that the obligations imposed by this Agreement are only such as are consistent with state and federal law. The parties further agree that if any provision of this Agreement becomes, in its performance, inconsistent with state or federal law or is declared invalid, this Agreement shall be amended in writing by both parties. Should the parties be unable to agree upon a modification of the condition, covenant, or provision the contract becomes voidable by either party.

c. Relationship of Parties and No Third-Party Rights. This Agreement does not create any joint venture, partnership, undertaking, or business arrangement between the parties hereto; nor, unless otherwise stated, create any rights or benefits to third parties.

d. Laws of General Applicability. Where this Agreement refers to laws of general applicability to the Project, this Agreement shall be deemed to

refer to other laws of North Ogden City and the State of Utah.

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

f. Applicable Law. This Agreement is entered into under and pursuant to and is to be construed and enforceable in accordance with the laws of the State of Utah.

g. Arbitration. All disputes under this Agreement shall be resolved through binding Arbitration. If the City and Developer are unable to resolve an issue through discussions, the parties shall attempt within ten (10) business days to appoint a mutually acceptable expert in the professional discipline(s) of the issue in question. If the parties are unable to agree on a single acceptable arbitrator, they shall each within ten (10) business days appoint their own individual appropriate expert. These two experts shall, between them, choose the single arbitrator. Developer shall pay the fees of the chosen arbitrator. The chosen arbitrator shall within fifteen (15) business days, review the positions of the parties regarding the arbitration issue and render a decision. The arbitrator shall ask the prevailing party to draft a proposed order for consideration and objection by the other side. Upon adoption by the arbitrator and consideration of such objections, the arbitrator's decision shall be final and binding upon

both parties. If the arbitrator determines as a part of the decision that the City's position was not only incorrect but was also maintained unreasonably and not in good-faith, then the arbitrator may order the City to pay the arbitrator's fees.

h. Notices. Any notices, requests, or demands required or desired to be given hereunder shall be in writing and shall either be delivered personally, by certified mail, or express courier delivery to the parties at the following addresses:

If to the City:

North Ogden City
S. Annette Spendlove, City Recorder
505 E. 2600 N.
North Ogden, Utah 84414

If to Meritage Companies, LLC

c/o Jack Barrett
34806 North 80th Way
Scottsdale, AZ 85266

If to Mountain Vista Trails, LLC

c/o Dawn Barrett
4144 North 250 West
Pleasant View, UT 84414

WITH A COPY TO:

M. Darin Hammond
SMITH KNOWLES, P.C.
2225 Washington Blvd., Suite 200
Ogden, UT 84401

Any party may change their address by giving written notice to the other party in accordance with the provisions of this section.

DATED this 7th day of November, 2017.

MERITAGE COMPANIES, LLC

By: Member
Its: Jack W. Barrett

DATED this 7th day of November, 2017.

MOUNTAIN VISTA TRAILS, LLC

By: Jack W. Barrett
Its: Manager

DATED this 6th day of November, 2017.

NORTH OGDEN CITY

By: Brent R. Taylor
Its: Mayor

S. Annette Spendlove
Attest: S. Annette Spendlove

TABLE OF CONTENTS FOR EXHIBITS

A: Legal Description – Included.

B: Preliminary Site Plan – Included.

C: Preliminary Landscape Plan – Included with specific plans to be approved by planning commission as presented prior to building permit approval.

D: Floor Plans – Included for Apartment Area and not required for other development areas as outlined above.

E: Building Elevations – Included for Apartment Area. Individual development area approvals are provided as outlined above.

F: Site Data – Included.

G: Color Palette and Building material board.

H: Fire Plan to be approved by Fire Marshal during technical review of the development.

I: Signage – to be approved by Planning Commission at a later public meeting.

J: Commercial Elevations – to be approved by City Council at a later public meeting.

K: Detention Basin Park – to be approved by Parks Department at a later date.

L: Preliminary Master Plan – Included.

M: Private Street Cross section – Included.

EXHIBIT A

NORTH OGDEN CITY LEGAL DESCRIPTION

PART OF THE NORTH HALF OF SECTION 5, T.6N., R.1W., S.L.B. & M., U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES N89°47'40"E 3513.84 FEET AND SOUTH 310.70 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 5 AND RUNNING THENCE EAST 1097.76 FEET; THENCE S00°50'15"W 744.35 FEET; THENCE N89°03'50"W 149.94 FEET; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 79.28 FEET, A RADIUS OF 217.00 FEET, A CHORD BEARING OF N78°35'51"W, AND A CHORD LENGTH OF 78.84 FEET; THENCE ALONG A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 103.39 FEET, A RADIUS OF 283.00 FEET, A CHORD BEARING OF N78°35'51"W, AND A CHORD LENGTH OF 102.82 FEET; THENCE N89°03'50"W 792.06 FEET; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 30.04 FEET, A RADIUS OF 317.00 FEET, A CHORD BEARING OF N86°20'55"W, AND A CHORD LENGTH OF 30.03 FEET; THENCE N00°56'10"E 127.98 FEET; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 80.02 FEET, A RADIUS OF 480.00 FEET, A CHORD BEARING OF N05°42'42"E, AND A CHORD LENGTH OF 79.92 FEET; THENCE N10°29'14"E 252.64 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 76.88 FEET, A RADIUS OF 420.00 FEET, A CHORD BEARING OF N05°14'37"E, AND A CHORD LENGTH OF 76.77 FEET; THENCE N00°00'00"W 158.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 18.26 ACRES

ANNEXATION AREA LEGAL DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, AND ALSO PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF LOT 54-R, MYSTERY MEADOWS SUBDIVISION PHASE 2, SAID POINT ALSO BEING A POINT ON THE EXISTING BOUNDARY OF THE CORPORATE LIMITS OF NORTH OGDEN CITY, SAID POINT LIES S00°20'01"W ALONG THE MONUMENT LINE BETWEEN THE NORTHWEST CORNER AND THE SOUTHWEST CORNER OF SAID SECTION 5, 281.23 FEET AND S89°39'50"E 2866.43 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 5; AND RUNNING ALONG THE BOUNDARY OF THE CORPORATE LIMITS OF NORTH OGDEN CITY THE FOLLOWING TWENTY (20) COURSES; (1) NORTH ALONG THE EAST LINE OF SAID 54R, 72.15 FEET TO A POINT ON THE SOUTH LINE OF LOT 32, ROYLANCE FARMS P.R.U.D PHASE 2, 3RD AMENDMENT; (2) N85°09'01"E ALONG SAID SOUTH LINE, 12.61 FEET TO THE SOUTHEAST CORNER OF SAID LOT 32; (3) N08°23'50"E ALONG THE EAST LINES OF LOT 32 AND 31, ROYLANCE FARMS P.R.U.D. PHASE 2, 3RD AMENDMENT 118.26 FEET TO THE SOUTHWEST CORNER OF LOT 28, ROYLANCE FARMS P.R.U.D. PHASE 2, 3RD AMENDMENT; (4) N55°25'02"E ALONG THE SOUTHERLY LINES OF LOTS 28, 27, 26, AND 25, ROYLANCE FARMS P.R.U.D. PHASE 2 3RD AMENDMENT, 197.79 FEET TO THE SOUTHEAST CORNER OF SAID LOT; (5) N20°28'01"E ALONG THE EAST LINE OF SAID LOT 25, 75.84 FEET TO THE SOUTHWEST CORNER OF COMMON AREA, ROYLANCE FARMS P.R.U.D. PHASE 2, 3RD AMENDMENT; (6) N89°04'38"E ALONG THE SOUTH LINE OF SAID COMMON AREA, 230.59 FEET A PORTION OF WHICH RUNS ALONG THE SOUTH LINE OF ROYLANCE FARMS PHASE 4; (7) N88°01'08"E 377.46 FEET; (8) N88°36'08"E 543.60 FEET; (9) N00°48'08"E 3.79 FEET TO THE SOUTHWEST CORNER OF LOT 408, ROYLANCE FARMS PHASE 4; (10) S89°44'26"E ALONG THE SOUTH LINE OF SAID LOT 48, 169.02 FEET TO A POINT ON THE WEST LINE OF LOT 1, ROYLANCE FARMS COMMERCIAL SUBDIVISION; (11) S00°50'00"W ALONG THE WEST LINE OF SAID LOT 1, 59.79 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; (12) S89°42'34"E ALONG BOUNDARY OF SAID LOT 1, 79.91 FEET TO THE SOUTHERLY CORNER OF SAID LOT 1; (13) S00°15'26"E ALONG BOUNDARY OF SAID LOT 1, 25.00 FEET TO THE SOUTHERLY CORNER OF SAID LOT 1; (14) S89°42'34"E ALONG THE SOUTHERLY LINE OF SAID LOT 1, 0.11 FEET; (15) SOUTH 348.94 FEET; (16) N87°37'48"E 193.97 FEET TO THE CENTERLINE OF WASHINGTON BOULEVARD (400 EAST STREET); (17) S00°50'18"W ALONG SAID CENTERLINE, 175.02 FEET; (18) N89°09'45"W 211.12 FEET; (19) N00°50'15"E 191.47 FEET; (20) WEST 1601.59 FEET TO A POINT ON THE WEST LINE OF LOT 54-R, MYSTERY MEADOWS SUBDIVISION PHASE 2, SAID POINT ALSO BEING THE POINT OF THE BEGINNING.

CONTAINING 631,677 SQUARE FEET OR 14.501 ACRES MORE OR LESS.

Exhibit B



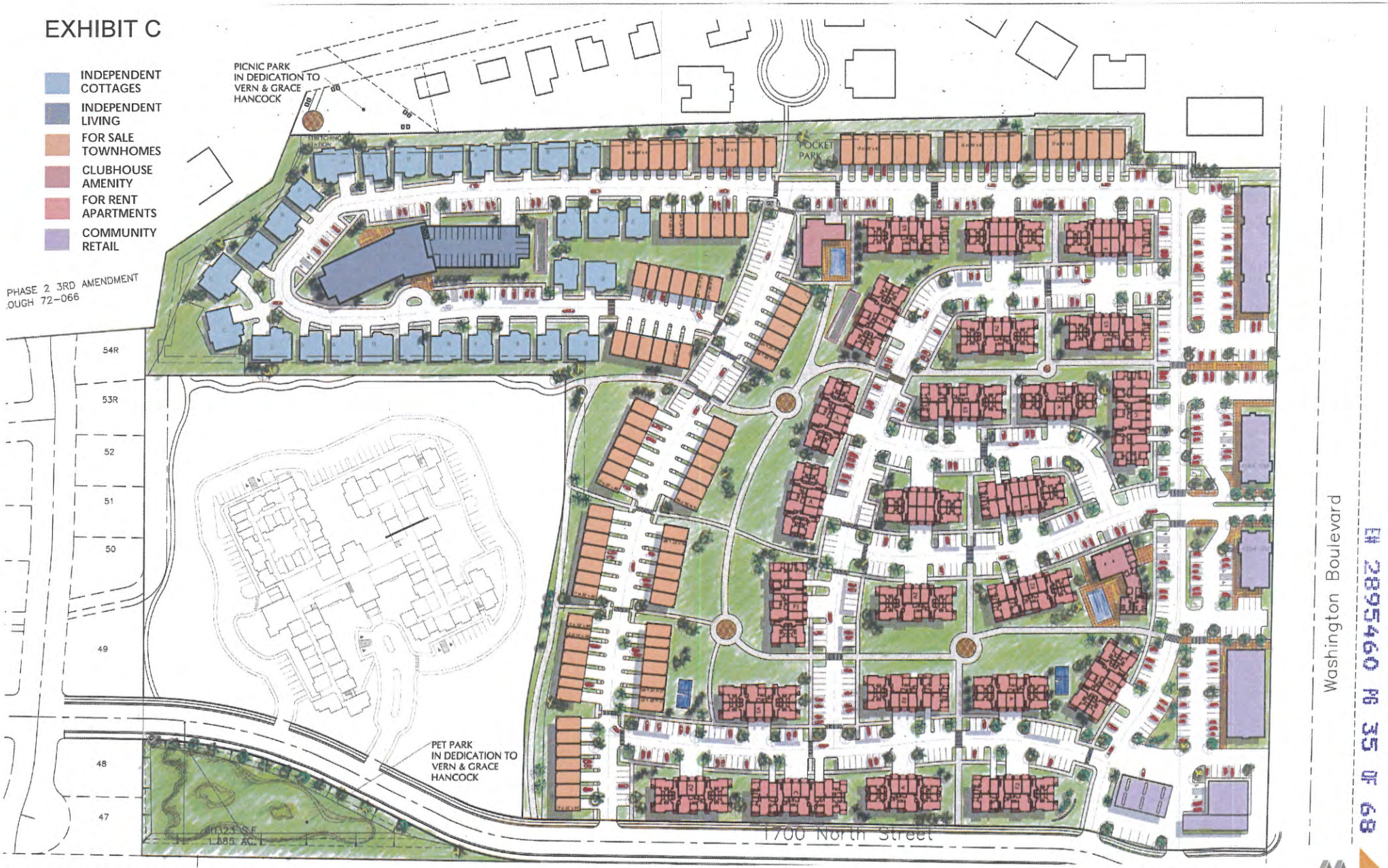
E# 28954690 PG 34 OF 68

VILLAGE AT PROMINENCE POINT PRELIMINARY MASTER PLAN 10.03.2017

OGDEN, UTAH

Ankrom Moisan Architects, Inc.
ARCHITECTURE INTERIORS URBAN DESIGN IDENTITY
ankrommoisan.com

EXHIBIT C



E# 2895460 BK 35 PG 68

VAPP SITE PLAN

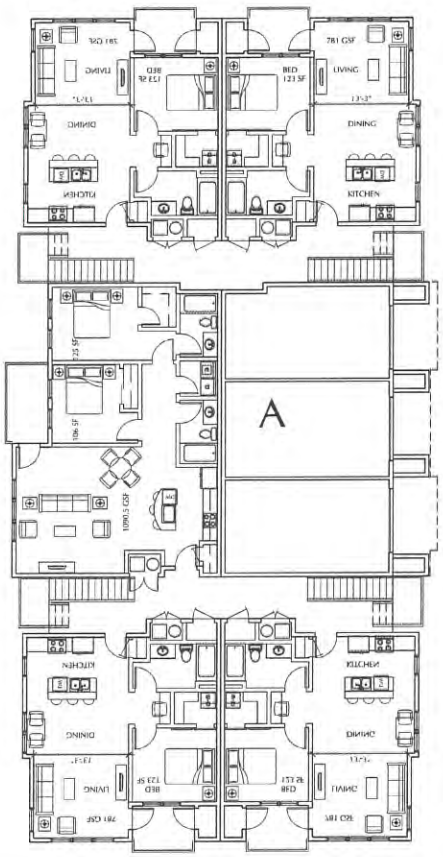
SITE PLAN LANDSCAPE CONCEPT - 10.03.2017

OGDEN, UTAH

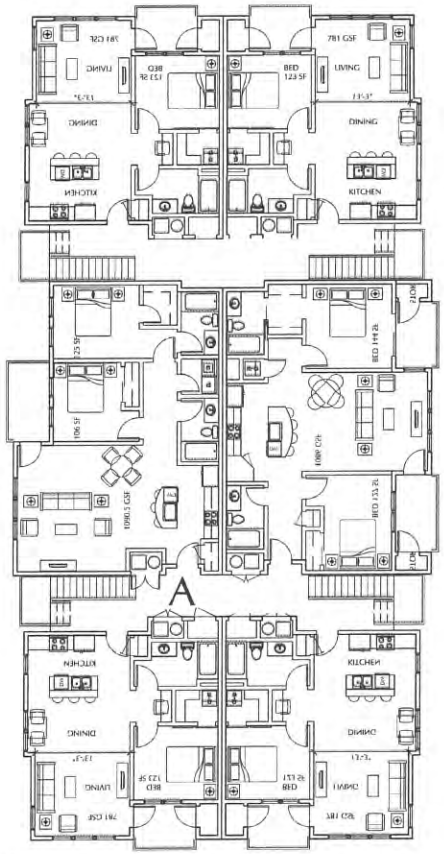
Ankrom Moisan Architects, Inc.
ARCHITECTURE INTERIORS URBAN DESIGN IDENTITY
ankrommoisan.com

7.

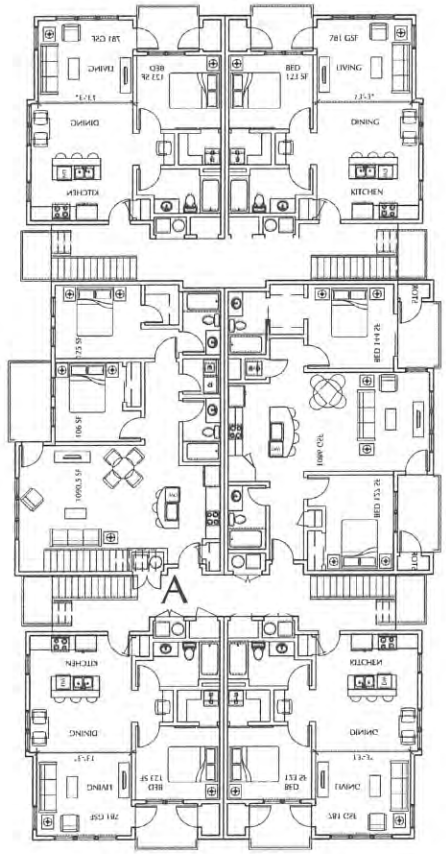
Exhibit D



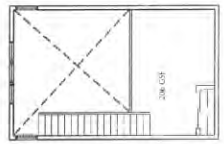
BUILDING 'A' - 1ST FLOOR



BUILDING 'A' - 2ND FLOOR



BUILDING 'A' - 3RD FLOOR



BUILDING 'A' - 4TH FLOOR/LOFT

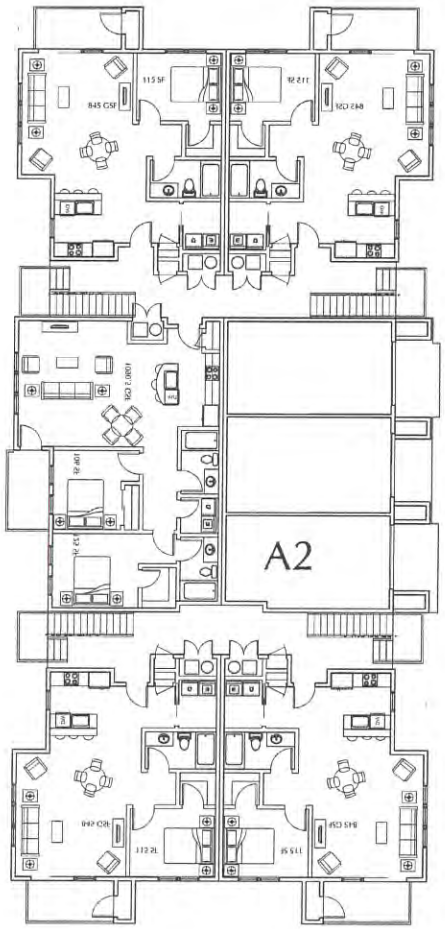
VILLAGE AT PROMINENCE POINT NORTH OGDEN, UTAH

BUILDING 'A' - 18,149 GSF

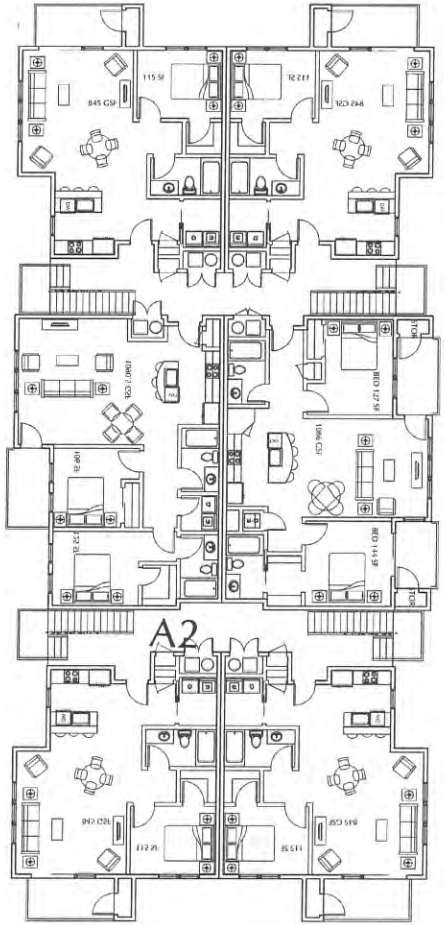
EXHIBIT D - FLOOR PLANS 1/8" = 1' - 0"

Ankrom Moisan Architects, Inc.
ARCHITECTURE INTERIORS URBAN DESIGN IDENTITY
ankrommoisan.com

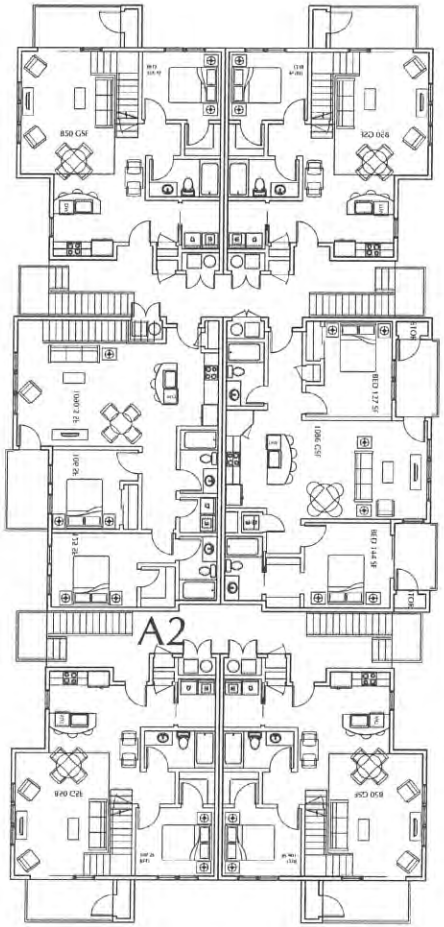
E# 28954600 PG 36 OF 68



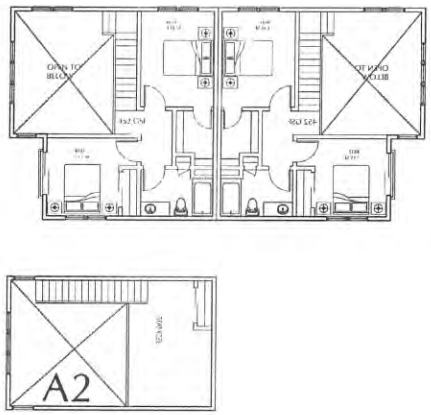
BUILDING 'A2' - 1ST FLOOR

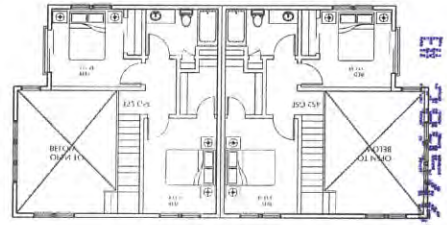


BUILDING 'A2' - 2ND FLOOR



BUILDING 'A2' - 3RD FLOOR





BUILDING 'A2' - 4TH FLOOR/LOFT

VILLAGE AT PROMINENCE POINT NORTH OGDEN, UTAH

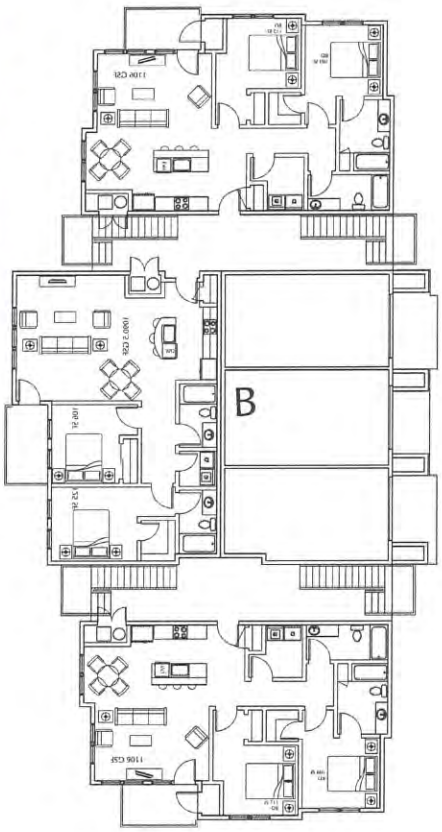
EXHIBIT D - FLOOR PLANS 1/8" = 1' - 0"

BUILDING 'A2' - 20,895 GSF

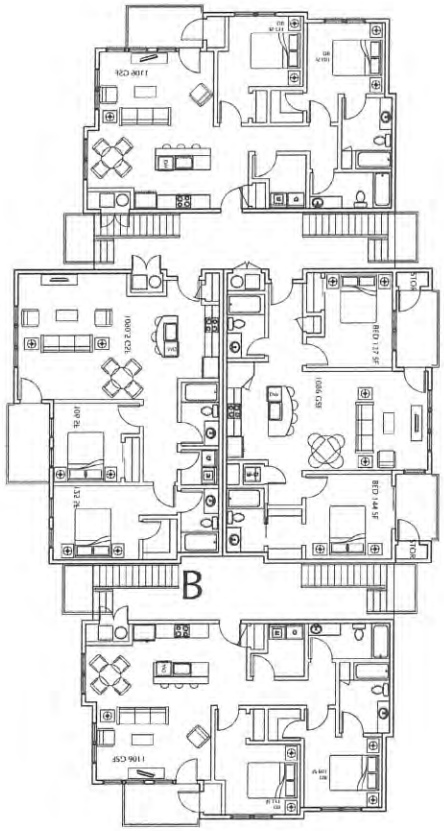
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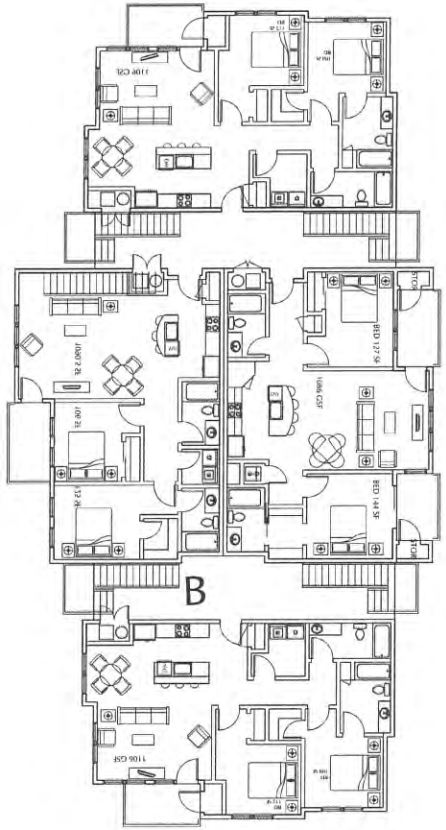
E# 2895460 PG 38 OF 68



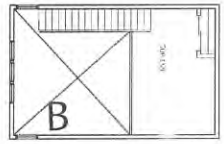
BUILDING 'B' - 1ST FLOOR



BUILDING 'B' - 2ND FLOOR



BUILDING 'B' - 3RD FLOOR



BUILDING 'B' - 4TH FLOOR/LOFT

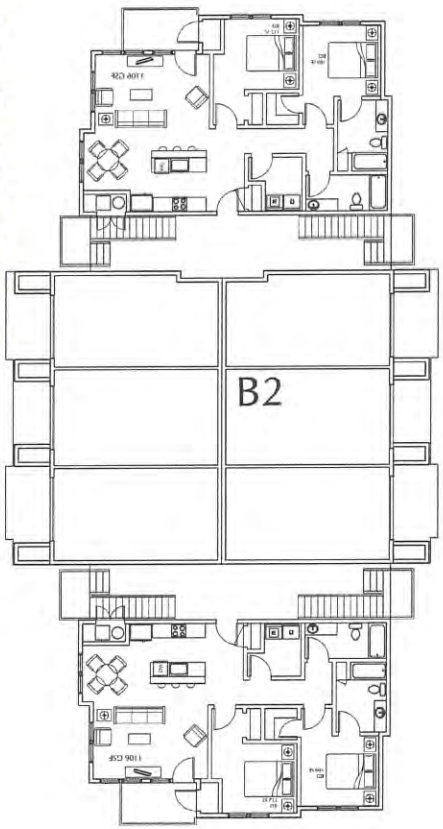
VILLAGE AT PROMINENCE POINT NORTH OGDEN, UTAH

BUILDING 'B' - 15,397 GSF

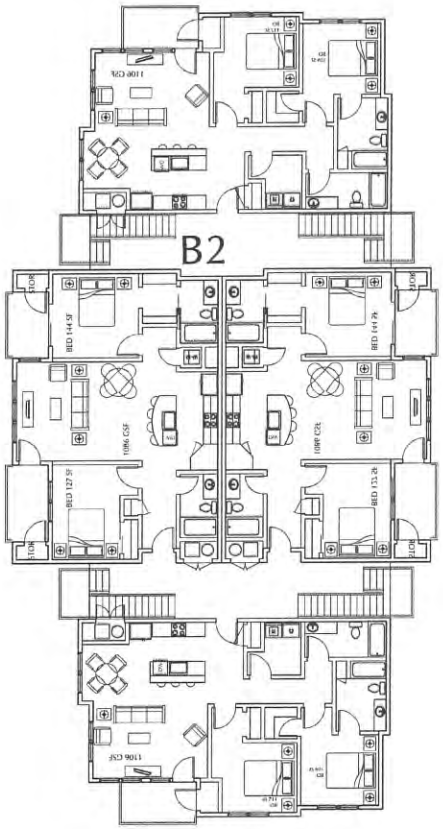
EXHIBIT D - FLOOR PLANS 1/8" = 1' - 0"

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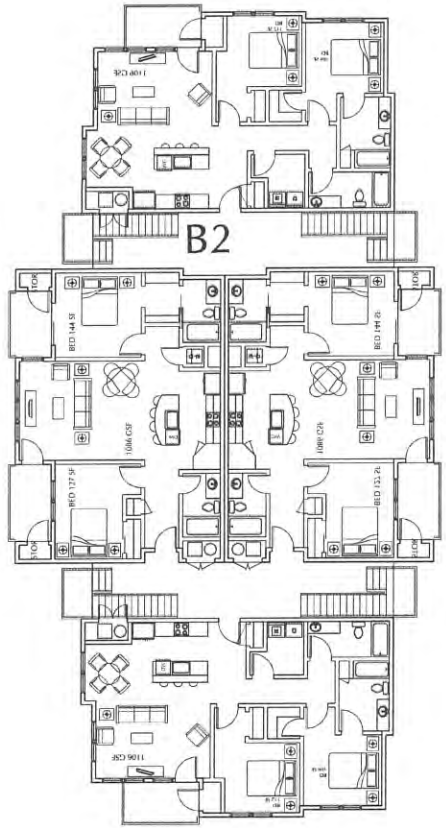
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BUILDING 'B2' - 1ST FLOOR



BUILDING 'B2' - 2ND FLOOR



BUILDING 'B2' - 3RD FLOOR

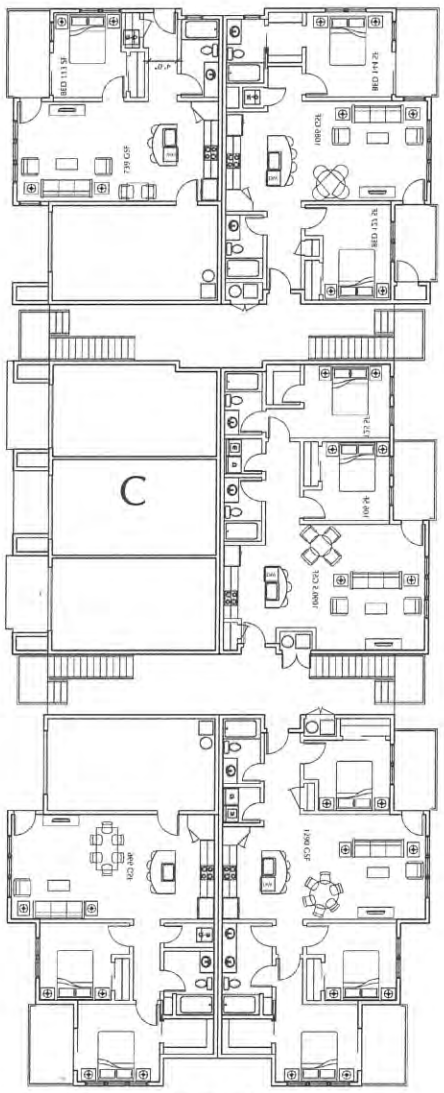
VILLAGE AT PROMINENCE POINT NORTH OGDEN, UTAH

BUILDING 'B2' - 15,088 GSF

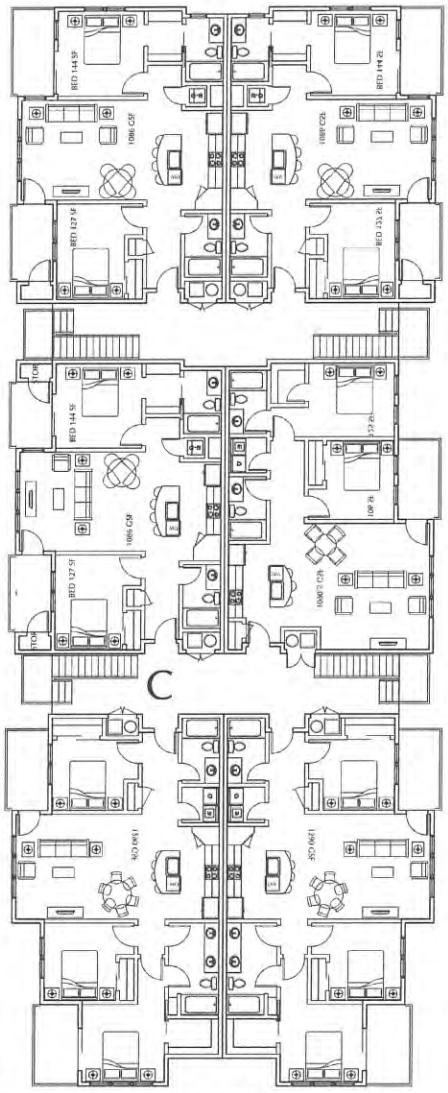
EXHIBIT D - FLOOR PLANS 1/8" = 1' - 0"

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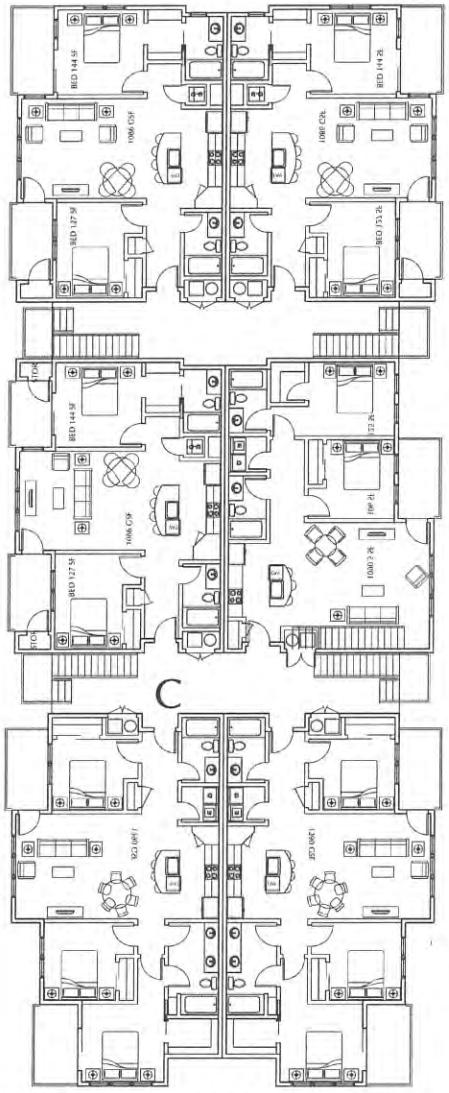
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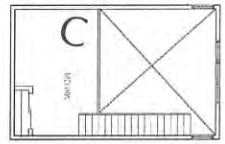
BUILDING 'C' - 1ST FLOOR



BUILDING 'C' - 2ND FLOOR



BUILDING 'C' - 3RD FLOOR



BUILDING 'C' - 4TH FLOOR/LOFT

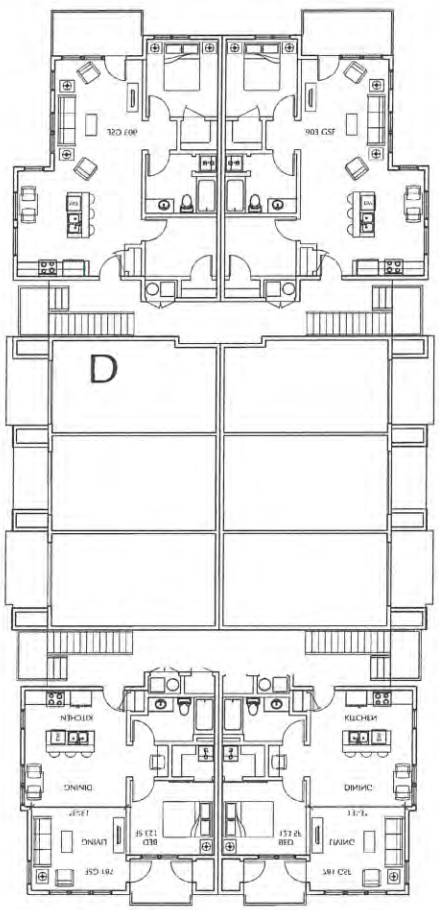
VILLAGE AT PROMINENCE POINT NORTH OGDEN, UTAH

BUILDING 'C' - 23,517 GSF

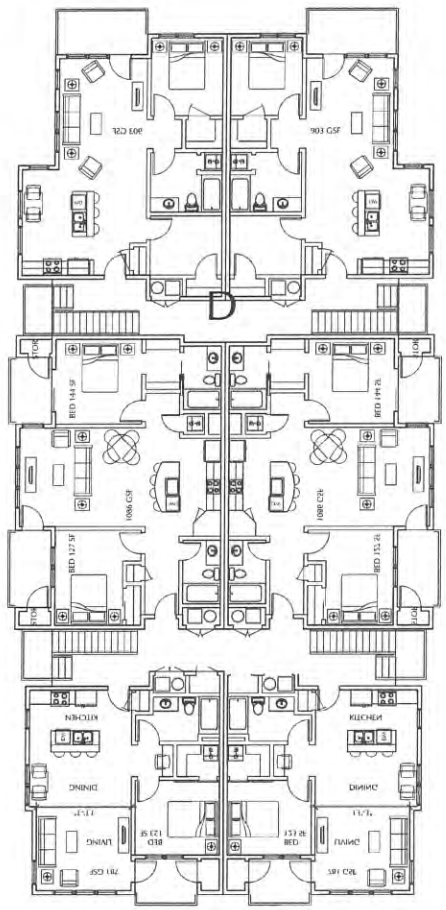
EXHIBIT D - FLOOR PLANS 1/8" = 1' - 0"

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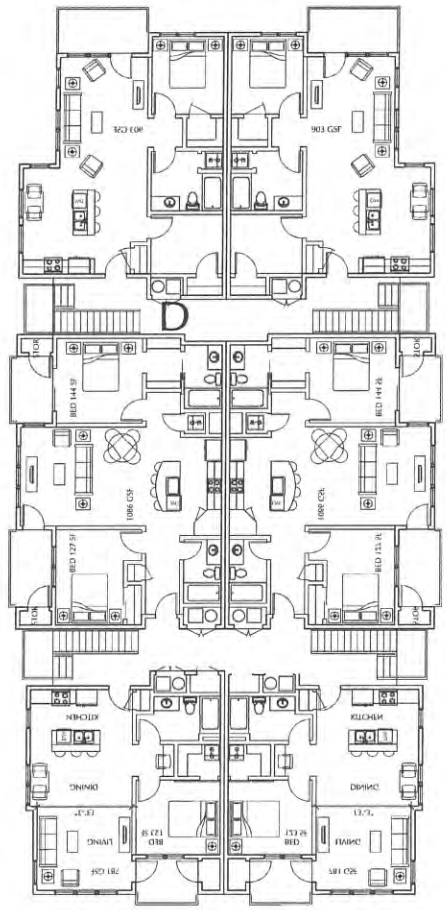
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BUILDING 'D' - 1ST FLOOR



BUILDING 'D' - 2ND FLOOR



BUILDING 'D' - 3RD FLOOR

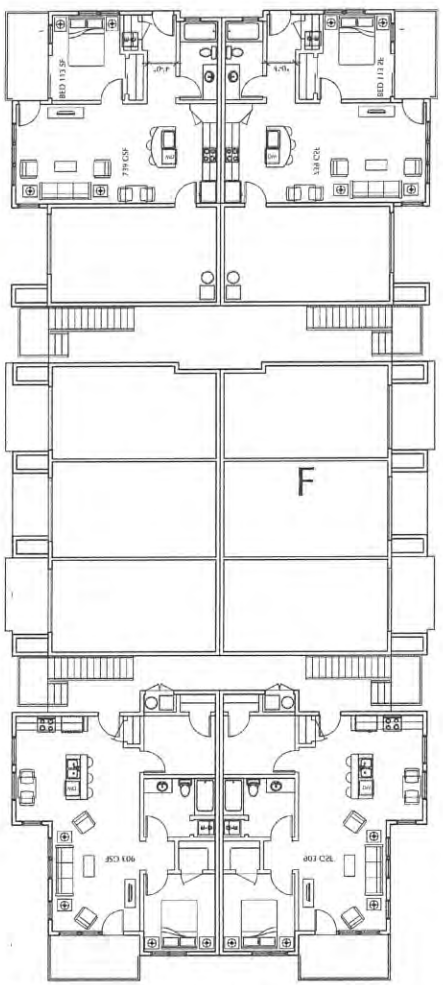
VILLAGE AT PROMINENCE POINT NORTH OGDEN, UTAH

BUILDING 'D' - 18,532 GSF

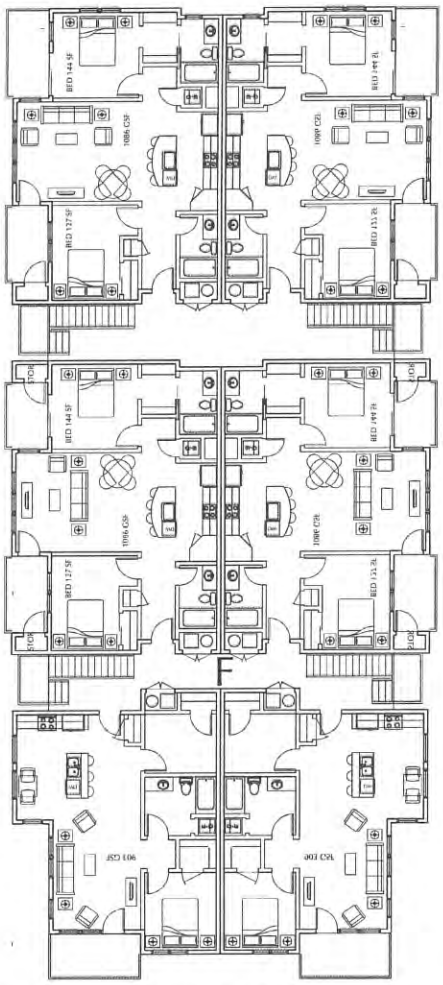
EXHIBIT D - FLOOR PLANS 1/8" = 1' - 0"

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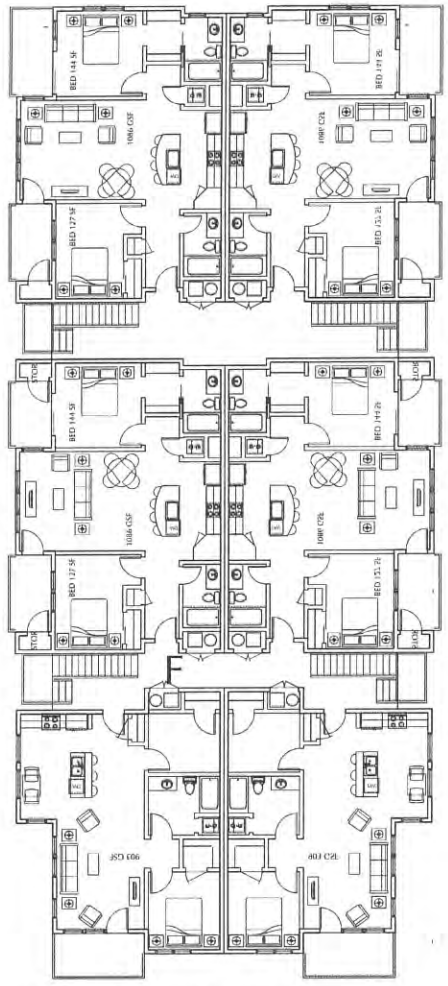
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BUILDING 'F' - 1ST FLOOR



BUILDING 'F' - 2ND FLOOR



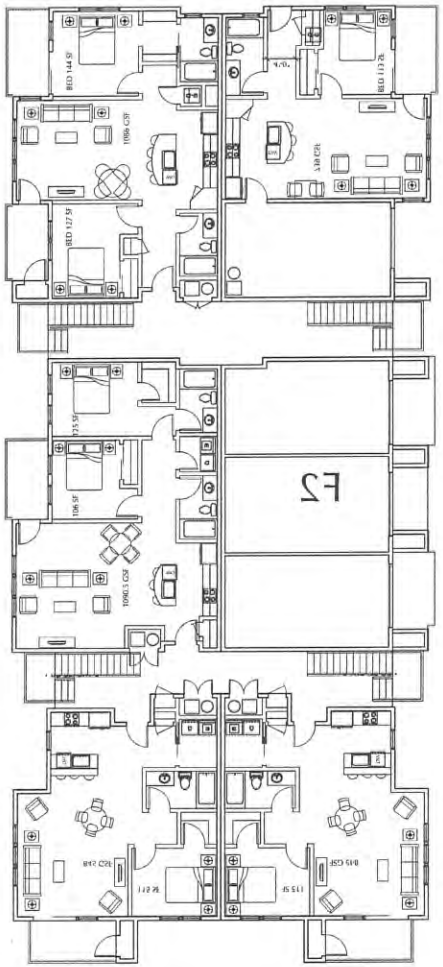
BUILDING 'F' - 3RD FLOOR

VILLAGE AT PROMINENCE POINT NORTH OGDEN, UTAH

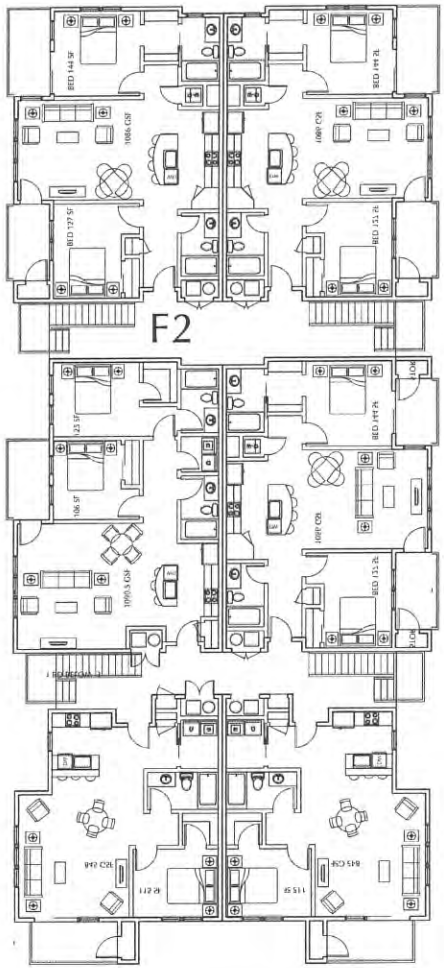
BUILDING 'F' - 20,549 GSF

EXHIBIT D - FLOOR PLANS 1/8" = 1' - 0"

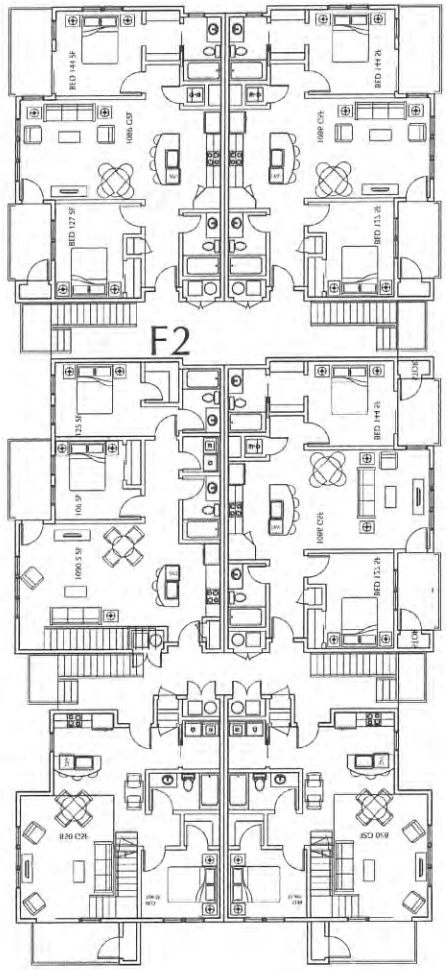
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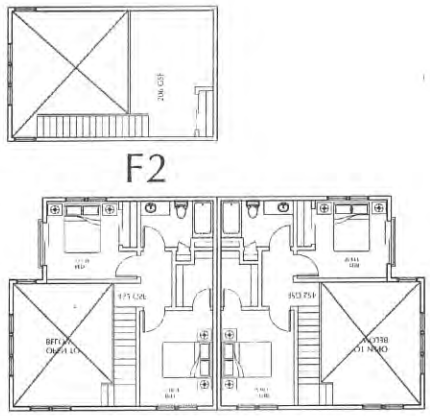
BUILDING 'F2' - 1ST FLOOR



BUILDING 'F2' - 2ND FLOOR



BUILDING 'F2' - 3RD FLOOR



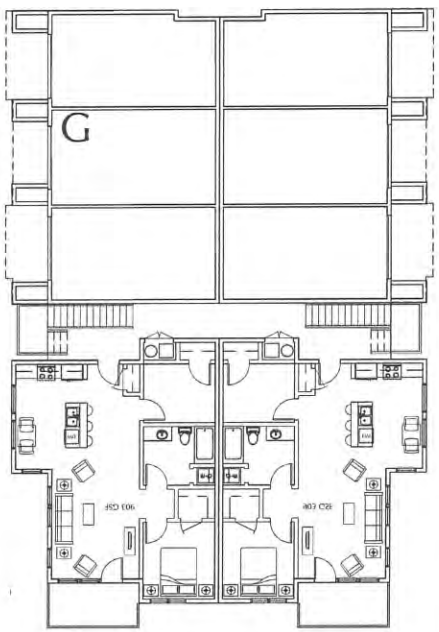
BUILDING 'F2' - 4TH FLOOR/LOFT

VILLAGE AT PROMINENCE POINT NORTH OGDEN, UTAH

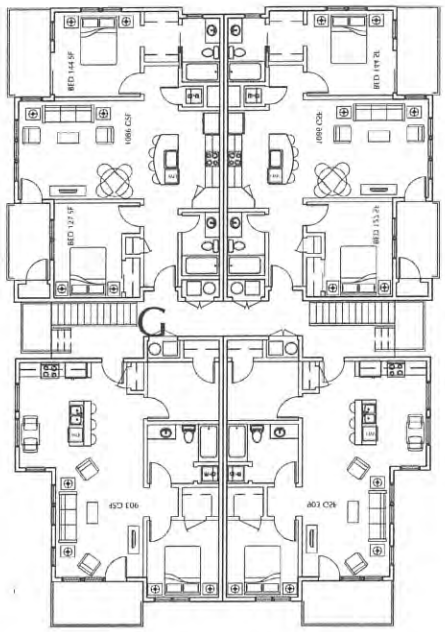
BUILDING 'F2' - 21,466 GSF

EXHIBIT D - FLOOR PLANS 1/8" = 1' - 0"

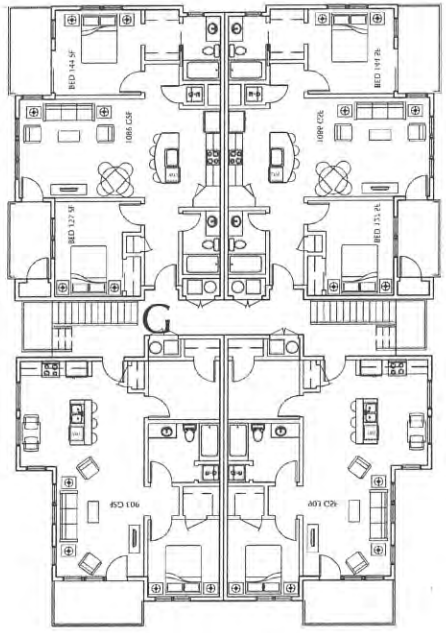
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BUILDING 'G' - 1ST FLOOR



BUILDING 'G' - 2ND FLOOR



BUILDING 'G' - 3RD FLOOR

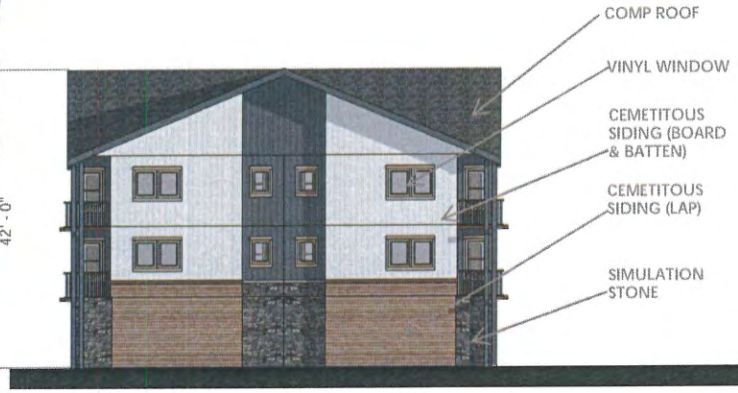
VILLAGE AT PROMINENCE POINT NORTH OGDEN, UTAH

BUILDING 'G' - 12,634 GSF

EXHIBIT D - FLOOR PLANS 1/8" = 1' - 0"

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BUILDING 'G' - SIDE 1 ELEVATION



BUIDLING 'G' - REAR ELEVATION



BUILDING 'G' - SIDE 2 ELEVATION



BUILDING 'G' - FRONT ELEVATION

VILLAGE AT PROMINENCE POINT NORTH OGDEN, UTAH

EXHIBIT E - BUILDING ELEVATIONS

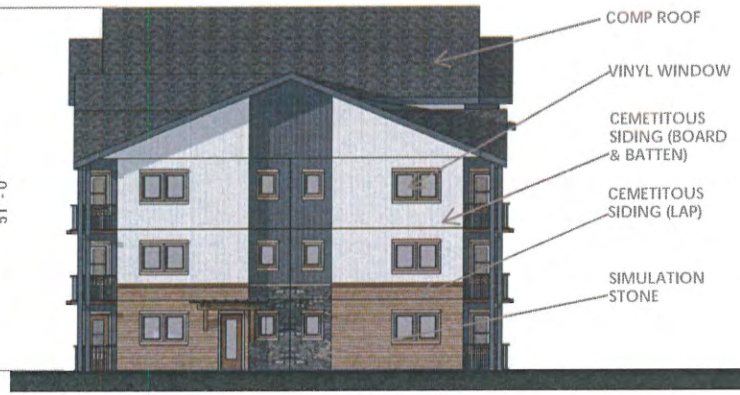
APARTMENT ELEVATIONS 1/8" = 1' - 0"

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BUILDING 'F2' - SIDE 1 ELEVATION



BUIDLING 'F2' - REAR ELEVATION



BUILDING 'F2' - SIDE 2 ELEVATION



BUILDING 'F2' - FRONT ELEVATION

VILLAGE AT PROMINENCE POINT NORTH OGDEN, UTAH

EXHIBIT E - ELEVATIONS

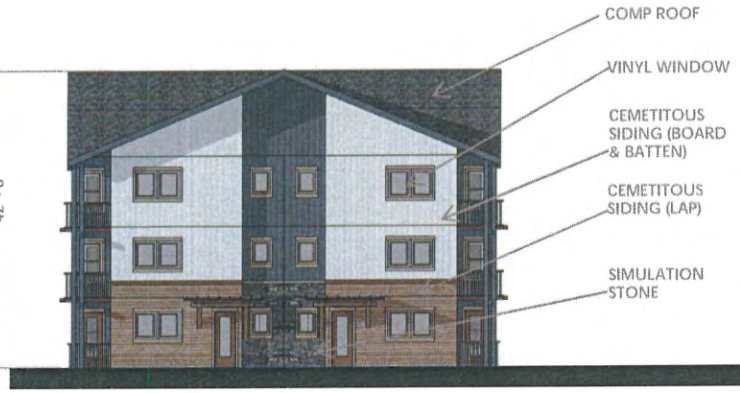
APARTMENT ELEVATIONS 1/8" = 1' - 0"

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BUILDING 'F' - SIDE 1 ELEVATION



BUIDLING 'F' - REAR ELEVATION



BUILDING 'F' - SIDE 2 ELEVATION



BUILDING 'F' - FRONT ELEVATION

VILLAGE AT PROMINENCE POINT NORTH OGDEN, UTAH

EXHIBIT E - ELEVATIONS

APARTMENT ELEVATIONS 1/8" = 1' - 0"

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BUILDING 'D' - SIDE 1 ELEVATION

BUIDLING 'D' - REAR ELEVATION



BUILDING 'D' - SIDE 2 ELEVATION

BUILDING 'D' - FRONT ELEVATION

VILLAGE AT PROMINENCE POINT NORTH OGDEN, UTAH

EXHIBIT E - ELEVATIONS

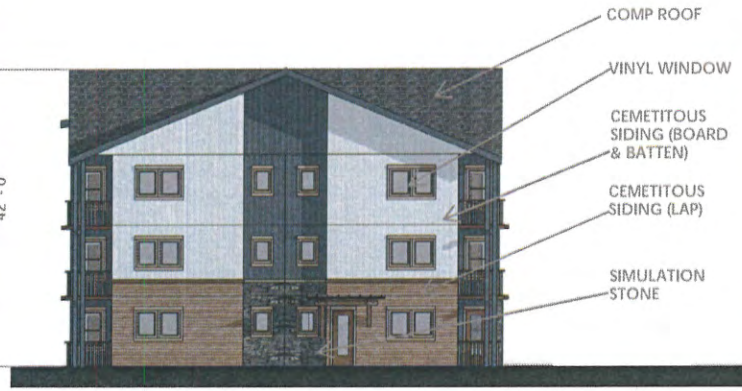
APARTMENT ELEVATIONS 1/8" = 1' - 0"

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BUILDING 'C' - SIDE 1 ELEVATION



BUIDLING 'C' - REAR ELEVATION



BUILDING 'C' - SIDE 2 ELEVATION



BUILDING 'C' - FRONT ELEVATION

VILLAGE AT PROMINENCE POINT NORTH OGDEN, UTAH

EXHIBIT E - ELEVATIONS

APARTMENT ELEVATIONS 1/8" = 1' - 0"

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BUILDING 'B2' - SIDE 1 ELEVATION

BUIDLING 'B2' - REAR ELEVATION



BUILDING 'B2' - SIDE 2 ELEVATION

BUILDING 'B2' - FRONT ELEVATION

VILLAGE AT PROMINENCE POINT NORTH OGDEN, UTAH

EXHIBIT E - ELEVATIONS

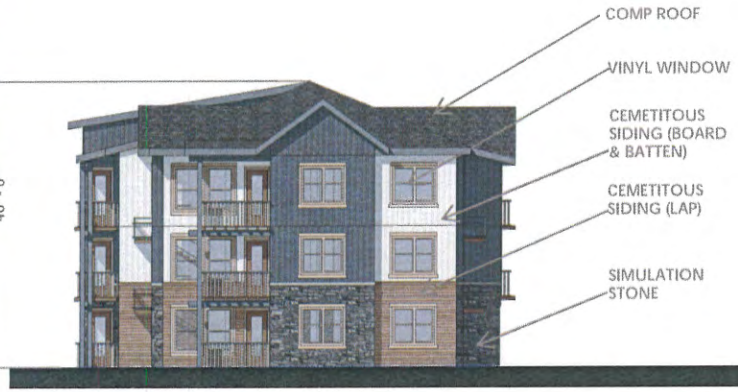
APARTMENT ELEVATIONS 1/8" = 1' - 0"

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BUILDING 'B' - SIDE 1 ELEVATION



BUIDLING 'B' - REAR ELEVATION



BUILDING 'B' - SIDE 2 ELEVATION



BUILDING 'B' - FRONT ELEVATION

VILLAGE AT PROMINENCE POINT NORTH OGDEN, UTAH

EXHIBIT E - ELEVATIONS

APARTMENT ELEVATIONS 1/8" = 1' - 0"

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BUILDING 'A2' - SIDE 1 ELEVATION



BUIDLING 'A2' - REAR ELEVATION



BUILDING 'A2' - SIDE 2 ELEVATION



BUILDING 'A2' - FRONT ELEVATION

VILLAGE AT PROMINENCE POINT NORTH OGDEN, UTAH

EXHIBIT E - ELEVATIONS

APARTMENT ELEVATIONS 1/8" = 1' - 0"

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BUILDING 'A' - SIDE 1 ELEVATION



BUIDLING 'A' - REAR ELEVATION



BUILDING 'A' - SIDE 2 ELEVATION



BUILDING 'A' - FRONT ELEVATION

VILLAGE AT PROMINENCE POINT NORTH OGDEN, UTAH

EXHIBIT E - ELEVATIONS

APARTMENT ELEVATIONS 1/8" = 1' - 0"

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TOTAL SITE AREA CALCS

ROADS, PARKING, DRIVEWAYS & CURBS -	453,183 GSF	31.60%
SIDEWALKS & PLAZAS -	164,701 GSF	11.49%
BUILDING FOOTPRINTS -	363,358 GSF	24.45%
LANDSCAPE -	465,573 GSF	32.46%
W/ PET PARK DETENTION BASIN	525,573 GSF	35.19%

APARTMENTS	404
TOWN HOMES	107
COTTAGES	28
ILF UNITS	68

TOTAL UNITS - 607
UNITS PER ACRE
607/ 32.9 ACRES = 18.45

W/ PET PARK DETENTION BASIN
607/ 34.31 ACRES = 17.69

TOTAL SITE AREA PARKING

RETAIL PARKING 35,912 SF
148/35,912 x 1,000 = 4.13

238 CARPORTS
252 OPEN SPACES
344 GARAGES
319 DRIVEWAYS
35% SHARED RETAIL PARKING (51)

1,204 TOTAL PARKING
/607 UNITS = 1.98 %

50 PARALLEL ON 1700 N.

1,254 TOTAL PARKING
/607 UNITS = 2.07 %

Village @ Prominence Point Site Data

SITE AREA CALCS

RETAIL - 182,557 GSF

ROADS, PARKING, DRIVEWAYS & CURBS -	100,344 GSF	54.97%
SIDEWALKS & PLAZAS -	18,523 GSF	10.15%
BUILDING FOOTPRINTS -	35,912 GSF	19.67%
LANDSCAPE -	27,778 GSF	15.21%

148 parking (including 19 on Washington BLVD.)

Village @ Prominence Point Site Data

APARTMENTS	SF
5 building 'A', 17 unit (12 - 1 BD, 4 - 2 BD, 1 - 2BD LOFT)	18,149
6 building 'A2', 17 unit (8 - 1 BD+, 4 - 2 BD, 1 - 2BD LOFT, 4 - 2 STORY 3BD)	20,895
2 building 'C', 17 unit (1 - 1BD, 10 - 2BD, 1 - 2BD LOFT, 5 - 3BD)	23,517
2 building 'D', 16 unit (6 - 1BD, 6 - 1BD+, 4 - 2BD)	18,532
2 building 'F', 16 unit (2 - 1BD, 6 - 1BD+, 8 - 2BD)	20,549
7 building 'F2', 17 unit (1 - 1BD, 4 - 1BD+, 9 - 2BD, 1 - 2BD LOFT, 2- 2 STORY 3BD)	21,466

24 BLDG/404 total apartment units

APARTMENT ACREAGE - 675,864 GSF/15.52 ACRES
404/15.52 = 26 UNITS PER ACRE

SITE AREA CALCS

ROADS, PARKING, DRIVEWAYS & CURBS -	206,394 GSF	30.52%
SIDEWALKS & PLAZAS -	98,965 GSF	14.56%
BUILDING FOOTPRINTS -	153,446 GSF	22.70%
LANDSCAPE -	217,748 GSF	32.22%
TOTAL	675,864 GSF	

593 PARKING

200 CARPORTS
194 OPEN SPACES
99 GARAGES
99 DRIVEWAYS

Village @ Prominence Point Site Data

TOWN HOMES

3x building A1, 6 single garage units
2x building B1, 7 single garage units
4x building A, 7 double garage units
5x building B, 5 double garage, 2 single garage units
2x building C, 7 double garage units

16 BLDG/107 total TH units

TOWN HOME ACREAGE - 328,836 GSF/ 7.55 ACRES
107/ 7.55 = 14.2 UNITS PER ACRE

SITE AREA CALCS

ROADS, PARKING, DRIVEWAYS & CURBS -	92,908 GSF	28.10%
SIDEWALKS & PLAZAS -	31,295 GSF	9.67%
BUILDING FOOTPRINTS -	83,822 GSF	25.49%
LANDSCAPE -	120,811 GSF	36.74%
TOTAL	328,836 GSF	

391 PARKING

18 CARPORTS
29 OPEN SPACES
172 GARAGES
172 DRIVEWAYS

Village @ Prominence Point Site Data

INDEPENDENT LIVING FACILITY

3 STORY_WEST WING
4 STORY_EAST WING

1 BLDG/ 68 total units

ILF ACREAGE - 70,525 GSF/1.62 ACRES
68/1.62 = 42 UNITS PER ACRE

SITE AREA CALCS

ROADS, PARKING, DRIVEWAYS & CURBS -	23,777 GSF	33.71%
SIDEWALKS & PLAZAS -	9,329 GSF	13.23%
BUILDING FOOTPRINTS -	21,815 GSF	30.93%
LANDSCAPE -	15,604 GSF	22.13%
TOTAL	70,525 GSF	

74 PARKING

20 CARPORTS
29 OPEN SPACES
25 GARAGE

Village @ Prominence Point Site Data

55+ COTTAGES	SF
COTTAGE A, 12 units	1,662
COTTAGE B, 12 units	2,078
COTTAGE C, 4 units	2,764

28 BLDG/28 total units

COTTAGE ACREAGE - 176,366 GSF/4.05 ACRES
28/4.05 = 6.9 UNITS PER ACRE

SITE AREA CALCS

ROADS, PARKING, DRIVEWAYS & CURBS -	29,760 GSF	16.87%
SIDEWALKS & PLAZAS -	6,589 GSF	3.74%
BUILDING FOOTPRINTS -	55,697 GSF	31.58%
LANDSCAPE -	84,319 GSF	47.81%
TOTAL	176,366	

96 PARKING

48 GARAGES
48 DRIVEWAYS

E# 2895460 PG 60 OF 68



1. CEMENTITIOUS SIDING - BOARD & BATTEN



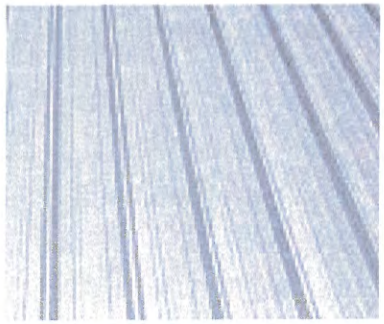
2. CEMENTITIOUS SIDING - BOARD & BATTEN



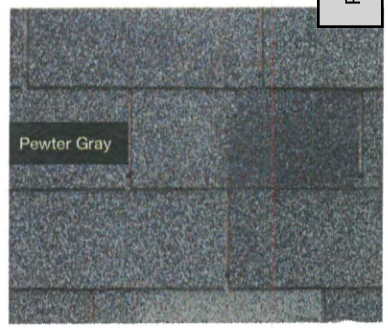
3. CEMENTITIOUS SIDING - LAP



5. ARCHITECTURAL WOOD TRIM



6. STANDING SEAM METAL ROOFING



7. 3-TAB ASPHALT SHINGLE- PEWTER GRAY

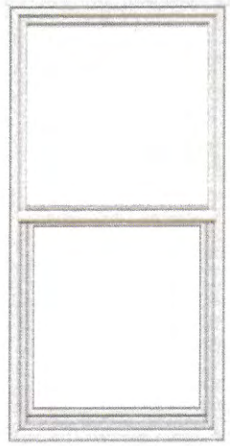


CRAFT CHOP LEDGE - 'FLINT' 60%



CRAFT SLPIT - 'BLACK TRUFFLE' 40%

4. CULTURED STONE VENEER



8. VINYL WINDOW - ALOMND

VILLAGE AT PROMINENCE POINT

MATERIAL BOARD & COLOR PALETTE

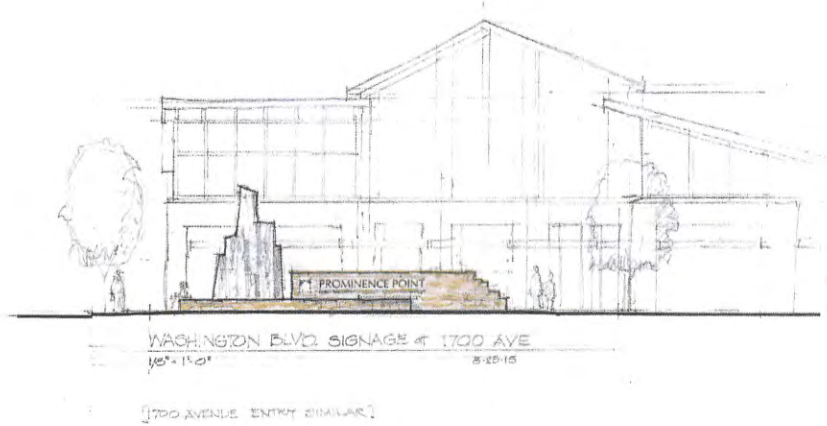
NORTH OGDEN, UTAH

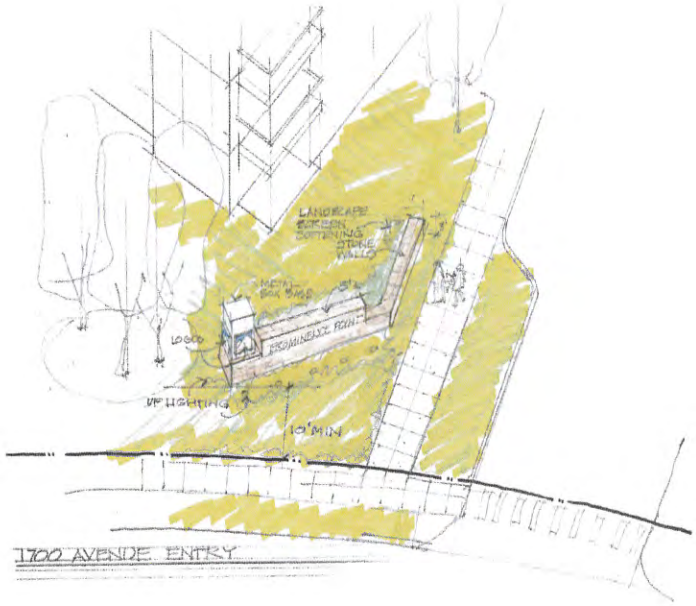
EXHIBIT G - MATERIALS

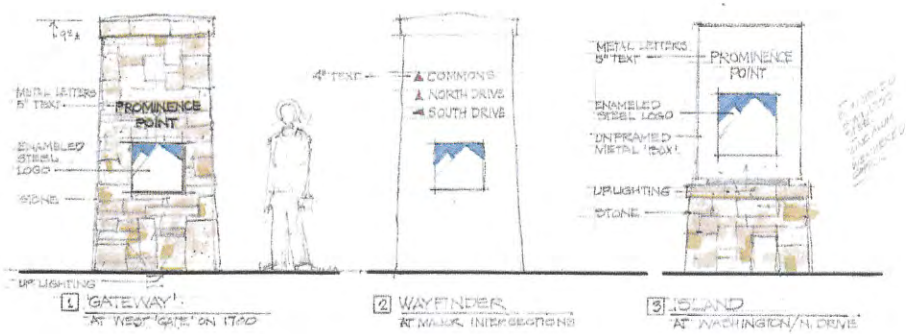
Ankrom Moisan Architects, Inc.
ARCHITECTURE INTERIORS URBAN DESIGN IDENTITY
ankrommoisan.com

E# 2895460 PG 61 OF 68

EXHIBIT I

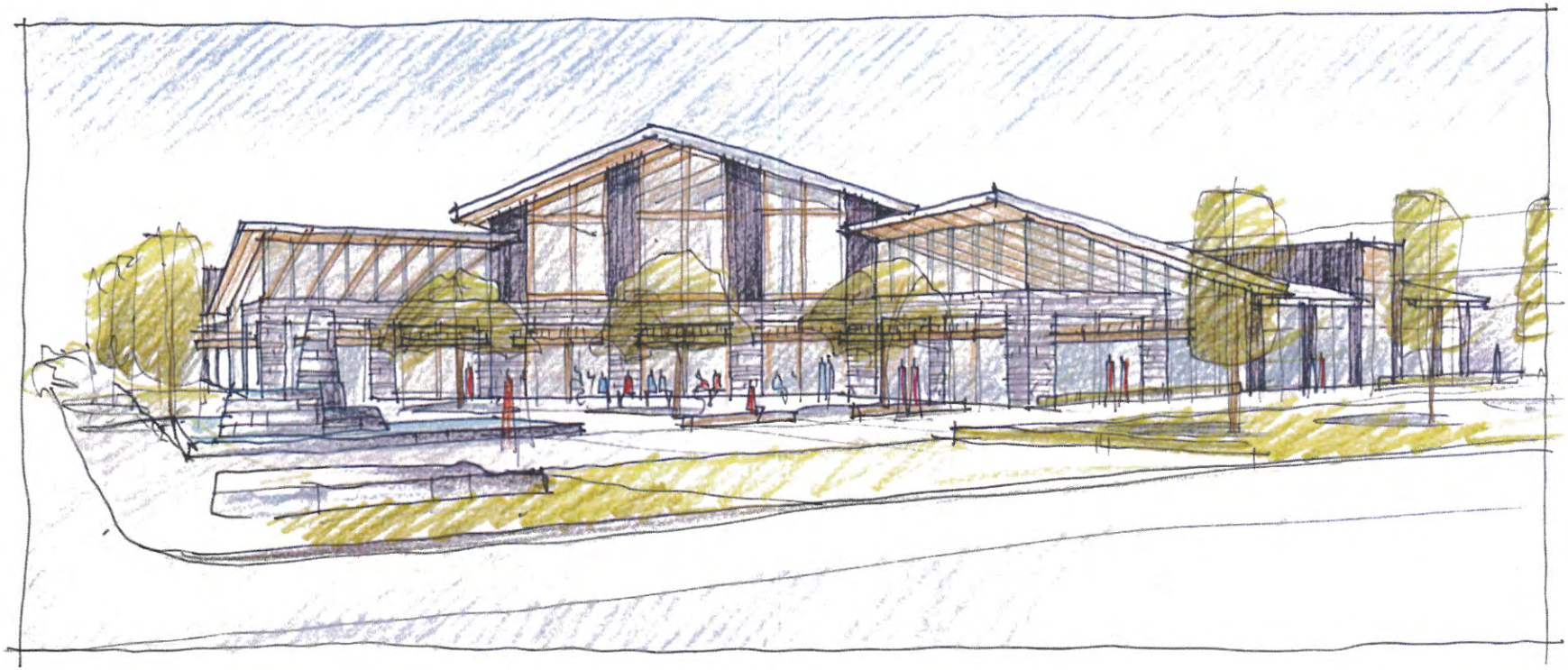






Ankrom Moisan Architects, Inc.
ARCHITECTURE INTERIORS URBAN DESIGN IDENTITY
ankrommoisan.com

E# 2895460 PG 62 OF 68



VILLAGE AT PROMINENCE POINT NORTH OGDEN, UTAH

CORNER RETAIL PLAZA

EXHIBIT J - RETAIL ELEVATIONS

Ankrom Moisan Architects, Inc.
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ankrommoisan.com

Ankrom Moisan

12/01/2015

E# 2895460 PG 63 OF 68



VILLAGE AT PROMINENCE POINT NORTH OGDEN, UTAH

EXHIBIT J - RETAIL ELEVATIONS

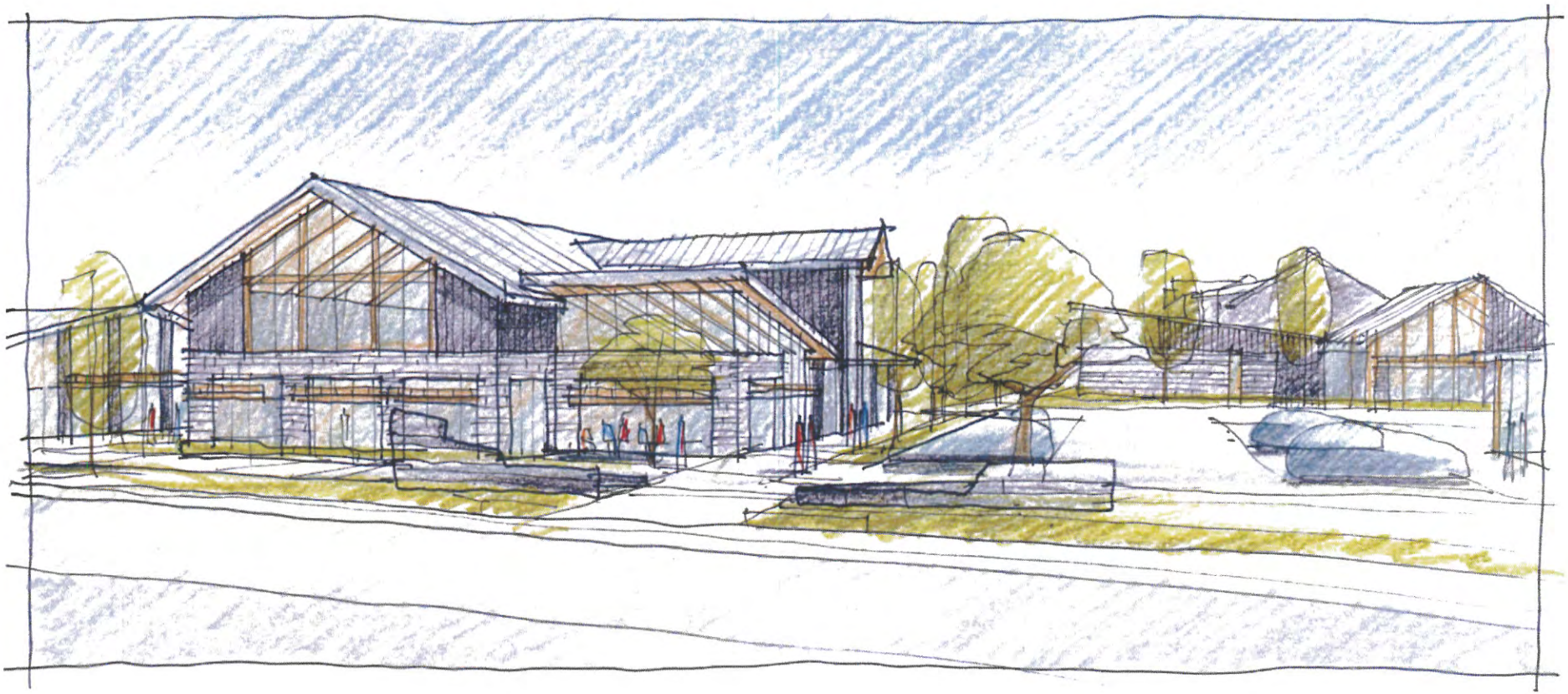
PROMINENCE POINT ENTRY 'GATEWAY'

Ankrom Moisan Architects, Inc.
ARCHITECTURE INTERIORS URBAN DESIGN IDENTITY
ankrommoisan.com

Ankrom Moisan

12/01/2015

E# 2895460 PG 64 OF 68



VILLAGE AT PROMINENCE POINT NORTH OGDEN, UTAH

EXHIBIT F - RETAIL ELEVATIONS

CENTRAL RETAIL ENTRY

Ankrom Moisan Architects, Inc.
ARCHITECTURE INTERIORS URBAN DESIGN IDENTITY
ankrommoisan.com

Ankrom Moisan

12/01/2018

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Exhibit L



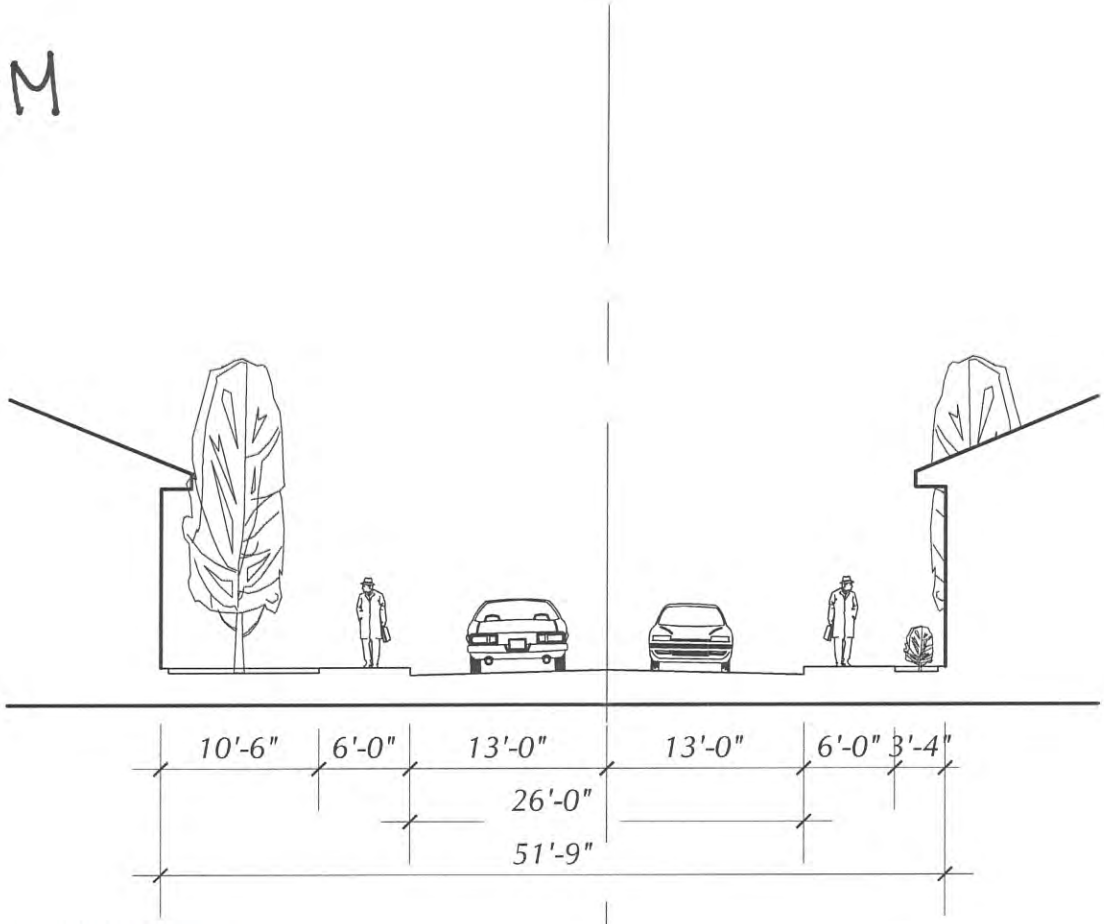
VILLAGE AT PROMINENCE POINT PRELIMINARY MASTER PLAN 11.02.2017

NORTH OGDEN, UTAH

Ankrom Moisan Architects, Inc.
ARCHITECTURE INTERIORS URBAN DESIGN IDENTITY
ankrommoisan.com

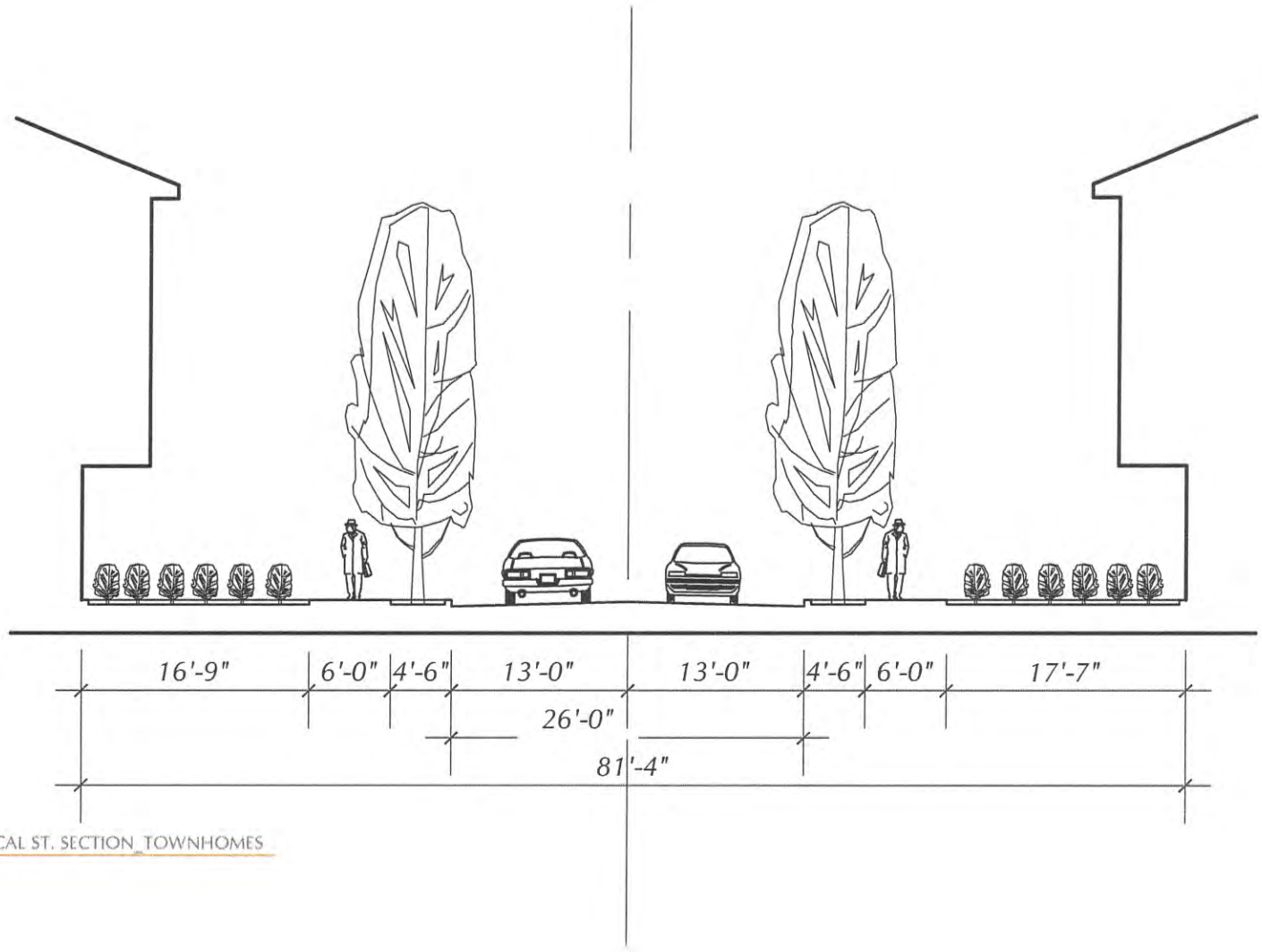
E# 2895460 PG 66 OF 68

Exhibit M



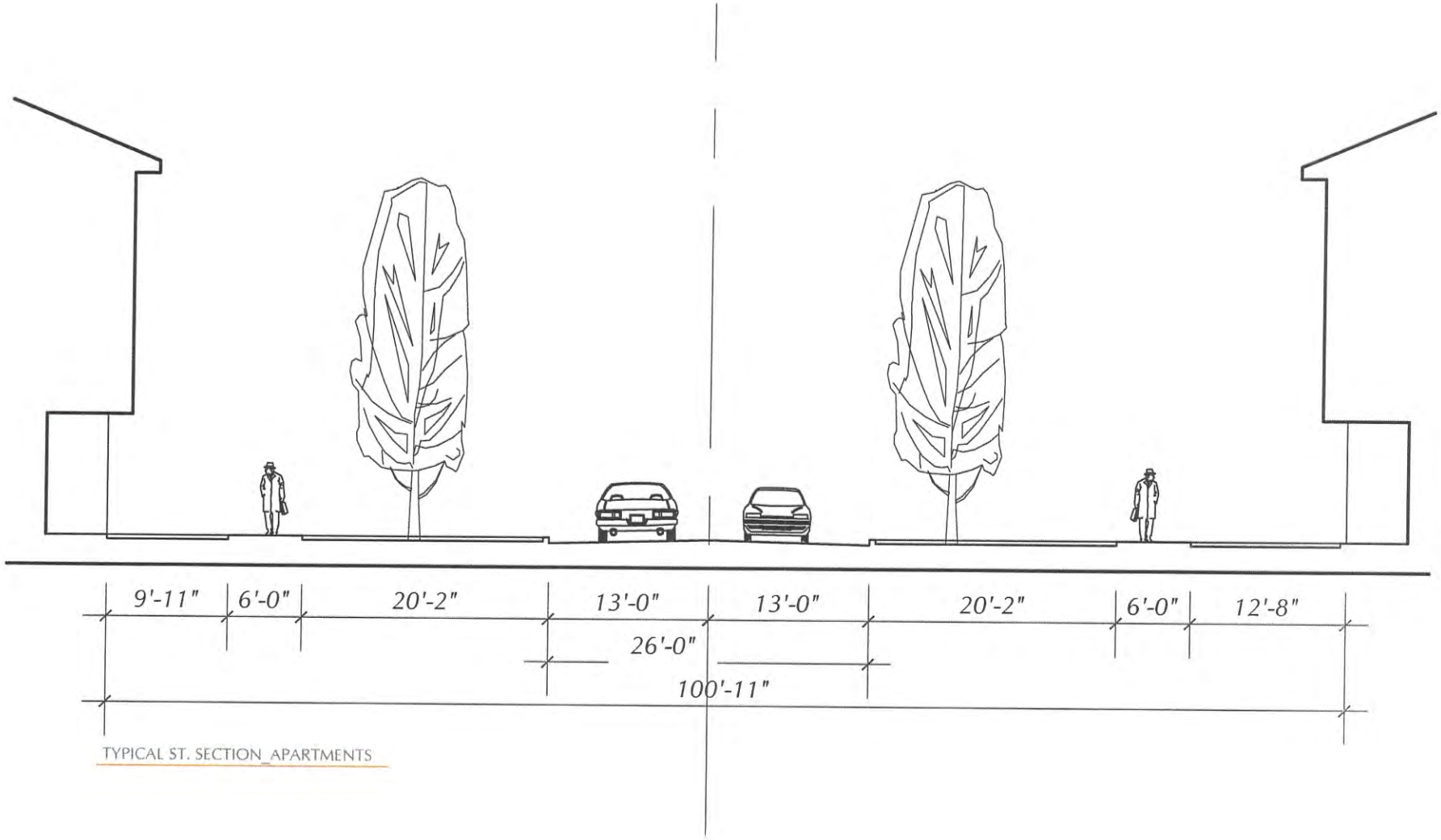
TYPICAL ST. SECTION COTTAGES

E# 2895460 PG 67 OF 68



TYPICAL ST. SECTION_TOWNHOMES

E# 2895460 PG 68 OF 68



TYPICAL ST. SECTION_APARTMENTS

December 7, 2021

Scott Hess
North Ogden City
Planning Director

Project: Village at Prominence Point Clubhouse
Re: Site Plan Review

Below please find the narrative that has been created in response to your review received December 3, 2021.

The clubhouse at the Village at Prominence Point is planned to provide approximately 4000 square feet of space including a generous southern oriented covered porch area. The clubhouse is centrally located within the overall site plan to offer residents from the multifamily apartments to the south for phase I good access as well as townhome residents to the north and senior cottage residents to the west, truly creating a village for the mix of residents living within the community. In addition, the design includes an expansive, resort style outdoor heated sloped entry swimming pool and hot tub with direct access into locker room and shower area and secondary access into the community clubhouse to allow for indoor and outdoor combined events as well as allowing the advantage to extend the seasonal use and overall flexibility on larger planned events. Within the clubhouse itself other amenities include a community meeting area with fireplace, kitchen and large screen presentation capable TV. The fitness center connects directly to the bathroom and locker area with the leasing office located centrally between a controlled front entry point, fitness and vaulted community area to better serve any resident needs as they may arise.

Sincerely,

Gunnar Langhus
gunnarlanghus503@gmail.com

NORTH OGDEN CITY
SETTLED 1851

Staff Report to the North Ogden City Planning Commission

SYNOPSIS / APPLICATION INFORMATION

Application Request:	Consideration and recommendation to City Council regarding an administrative application, site plan approval of Village at Prominence Point Independent Living Facility
Agenda Date:	December 15, 2021
Applicant:	Jack Barrett
File Number:	SPR 2021-07

PUBLIC NOTICE:

Mailed Notice:	
City Website:	December 10, 2021

PROPERTY INFORMATION

Address:	1850 N 300 E. Approximately
Project Area:	1.345 Acres
Current Zoning:	Master Planned Community (MPC-VPP)
Proposed Land Use:	Clubhouse Amenity
Parcel ID:	11-437-0045 *Current Parcel (subject to change via subdivision plat)

ADJACENT LAND USE

North: Residential Cottages
South: Residential Cottages
East: Residential Townhomes
West: Residential Cottages

STAFF INFORMATION

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

APPLICABLE ORDINANCES

North Ogden Zoning Ordinance 11-17K Master Planned Community Zone MPC
Development Agreement – A29-2017 (Exhibit E)

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.

In this case the MPC Zone and Development Agreement specifies the approval process. The Independent Living Facility Site Plan, Landscape Plan, and Building Elevations are presented to Planning Commission for a recommendation to the City Council for final approval. If the developer desires to change building footprints or move buildings around they must amend Exhibit B of the original Development Agreement which will go to Planning Commission for recommendation and City Council for approval.

BACKGROUND

The Village at Prominence Point was approved as a Master Planned mixed-use project in 2017. The developer has been working in phases to complete the build out of the project. This review represents the Independent Living Facility (ILF Building). Staff met with the developer's team several times over the summer of 2021 to discuss upcoming phases and requirements for review.

ZONING ORDINANCE COMPLIANCE

The Planning Commission will be considering how this proposal meets the North Ogden City Zoning Ordinance: 11-17K and the associated Development Agreement A29-2017 (Exhibit E).

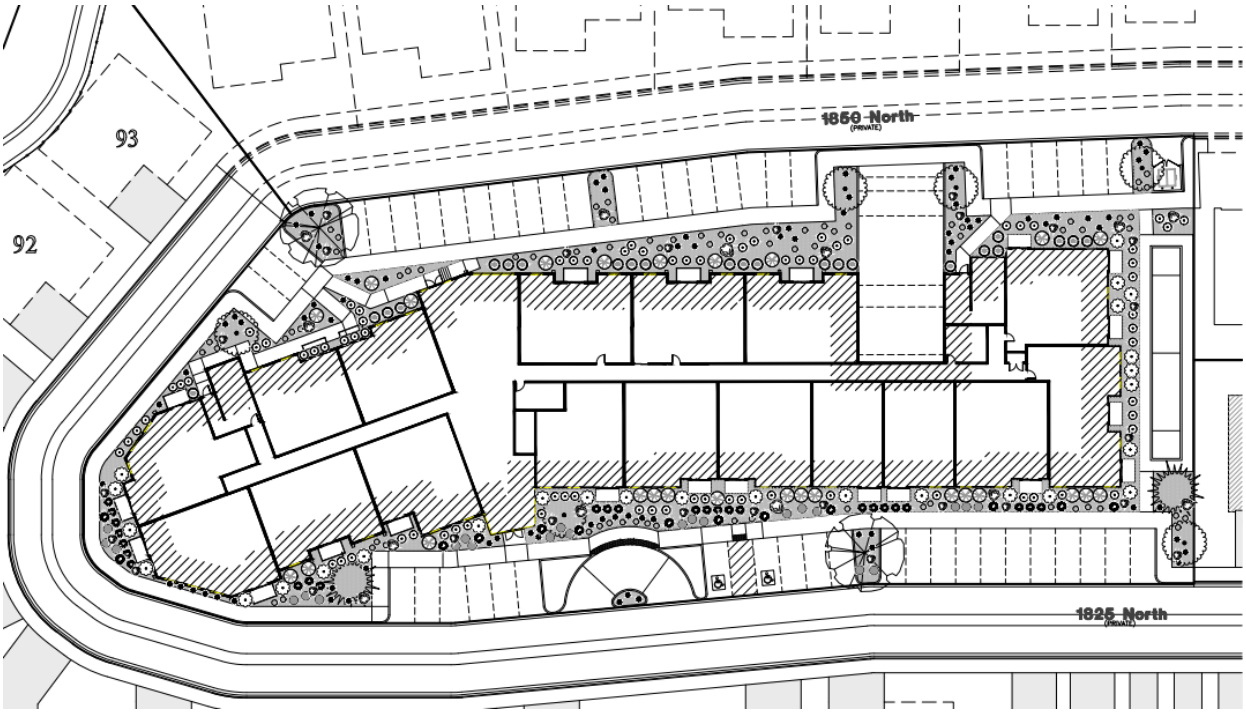
**This space intentionally left blank so Site Plan/Landscape Plan and Architectural submittals could be reviewed side-by-side*

Site Plan/Landscape Plan Review:

A29-2017 Exhibit B snapshot of approved ILF Building:



Site Plan/Landscape Plan ILF Building submittal 11-22-2021:



Architectural Review:

ILF Building Elevation Rendering submittal 11-22-2021:









Staff comments in Red were requests of the Developer. The Developer responded in Blue below

Site Plan/Landscape Plan Review:

The Site Plan and Landscape was approved in the Development Agreement Exhibit B. The Site Plan, Landscape Plan, and Building Elevations are to be approved by the City Council.

Staff Comment: In review of the submitted Site Plan and Landscape Plan, staff has the following notes:

SP/LP Comment 1: The ILF Building as proposed is larger overall compared to the development agreement. Staff provided the notes below to the development team and has asked the Developer to provide a narrative response addressing the building's change of size, setbacks, and height. See attached narrative for the building change.

- Building Square Footage: The footprint of the ILF building is larger than the original development agreement. The 2017 agreement shows 21,815 sq ft, and the current proposal is 26,650 (an increase of 4835).
- Building Length: Proposed ILF Building is roughly 360' feel long east to west, approved ILF Building is roughly 330' long
- Height Shift: The 50' tall section begins 60' closer to the neighboring properties and the 40' section is 30' closer to neighboring properties. The location where the building height changes, and the buildings impacts to neighbor's views were debated at length in 2017. This appears to be a significant difference in where the height of the building changes.
- The site's grade is a higher elevation at the west end than the east end. This causes the 40-foot-tall section of the building to be over 40 feet tall. North Ogden City typically measures building height from the top back of curb. Staff is willing to measure the building's height based on an average grade across the ILF parcel but will need a clarified drawing showing the average lot slope and total building height based on grade. The west portion of the building is actually 38'-0" from Finish Grade so we do have 2'-0" of give allowed on the western side. That being said, based on the most recent civil drawings. The F.F.E shows 40.50 and the Average Final Grade will come out to be roughly 2'-0" below that which means that if we pull from the Final Average Grade to the top of the western wall, we should still comply with the 40' restriction.
- Setbacks: Staff cannot determine consistent measuring points for setbacks between the approved Site Plan and the proposed ILF Building. Staff has asked the developer for a zoomed-out drawing of the new Site Plan to consistently measure the setbacks between the 2017 Site Plan and the current submittal. See attached Exhibit H showing the development plan with updated site plan in "red" Setbacks are addressed in section 7A-4 within Development Agreement.
- The ILF building is encroaching into 10' PUE shown on the inside property line on the subdivision plat.

SP/LP Comment 2: The landscaping as shown does not meet the 20% requirement, as it is 16%. It is possible that the Site as a whole can still maintain the 20% landscaping given that the Apartment Area has additional landscaping, but staff does not have that combined figure. Staff has asked the developer to calculate the entire site landscaping for each phase to date to see if the 20% landscape requirement is met. The open space for the entire project is grater than 20%, the open space in the future apartments will bring the project into compliance.

SP/LP Comment 3: The Site Plan does not include any locations of mechanical equipment related to the ILF Building. Staff has asked the developer to indicate locations of mechanical equipment on the landscape plan and show how this equipment area will be screened as required. Typically, condensers sit on the roof and are covered by ways of the parapet. It is the case with this building as well. Meters will be placed throughout the stretch on the 1st floor on the north wall between the Common Space and the ramp to the parking garage. They will sit under unit windows if needed and will avoid private patios. They will be screened by the landscaping.

SP/LP Comment 5: The ILF Building does not have a large garbage can or enclosure. Staff has asked the developer to address the garbage service for the ILF. Dumpsters were shown on the previous submittal (apartment site).

SP/LP Comment 6: Landscape materials and design are cohesive with the Apartment and Clubhouse submittal. Should the PC find that the landscape materials submitted at the Apartment review meet the Development Agreement, then the PC can find this project to be in compliance with the Development Agreement as well.

SP/LP Comment 7: There is no shown Snow Storage areas. Staff has asked the developer to address the snow storage for this area of the project. A snow storage exhibit has been included in the updated plan set.

Architectural Review:

The Development Agreement states: "All site plans, landscape plans, and building elevations shall be approved by the City Council and **shall utilize similar materials, colors, plants, and themes as identified in the Apartment Area**."

Arch Comment 1: Staff believes the design and materials of the Independent Living Facility meet the intent of the Development Agreement. The color appears to be a combination of earth tone browns and white with a combination of stone accents. The building is more modern in design than the Apartment Area, but that makes sense given its nature as a 3 and 4 story building with a roof patio. The building provides visual interest, reliefs, patios, and focal points for entrances. Staff believes that the Planning Commission can approve the clubhouse as proposed.

CONDITIONS OF APPROVAL

1. Meet all requirements of the Engineer's Review Memo dated 12-9-2021
2. Complete a Development Agreement update to bring the 2017 Development Agreement into line with the 2021 submittal.
3. Complete any remaining improvements needed to the storm water detention basin on the south side of 1700 N. No additional temporary detention basins will be permitted as part of this project.
4. The one-lot administrative Silverton Quarter Active Adult Community Subdivision shall be completed and recorded prior to building permit being issued.

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 and the associated Development Agreement?

RECOMMENDATION

Staff believes that the changes requested for the Independent Living Facility constitute a substantive change that requires an update to the Development Agreement. Staff recommends that the Planning Commission discuss the item, consider the requested changes and provided information, and make a

recommendation to the City Council regarding whether or not the development meets the spirit of the Development Agreement, and also to make a recommendation to the City Council on approval or denial of a development agreement amendment based on the current submittal.

EXHIBITS

A. Application
B. Site Plan / Landscape Plan Package – dated 12-7-2021
C. Exterior Finishes Board
D. Engineer's Review Memo (SPR 2021-07) – dated 12-9-2021
E. MPC-VPP Development Agreement A29-2017 – (Please see SPR 2021-06 Clubhouse submittal Exhibit E)
F. Project Data and Unit Mix
G. Independent Living Facility Narrative Document
H. Overlay Site Plan – 2017 Development Agreement on 2021 Proposal

AREA MAP



NORTH OGDEN CITY
SETTLED 1851

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: Steve Davis	Company: NOC 1700 LLC
Address: 240 North 1200 East, Suite 201, Lehi, UT 84023	
Email: steve@davisdb.com	Phone: 801-592-7250
OWNER INFORMATION	
Name: Same as Applicant	
Address:	
Email:	Phone:
PROJECT INFORMATION	
Project Name: Prominence Point ILF	
Project Address: 250 East 1850 North	
Parcel #: 11-427-0045	Subdivision: Lot #:
Acreage: 1.35 Acres	Current Zoning: MPC-VVC

APPLICATION TYPE AND FEE *(CHECK ALL THAT APPLY):

☐ **Subdivision:** # of lots_____ ☐ 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**	☐ **Hearing Officer** ☐ Variance - $565 ☐ Appeal - $565
☐ **Minor Subdivision without Technical Review - $580**	
☐ **Amendment or Vacation of Subdivision - $695**	☐ **Conditional Use Permit:** ☐ City Fee (with technical review) - $1,550 ☐ City Fee (no technical review) - $730
☐ **Boundary Line Adjustment - $675**	
☐ **Site Plan Review:** ☐ With Technical Review - $1,390 ☒ No Technical Review - $730	☐ **Planned Residential Unit Development (PRUD) - $1,695** ☐ **Subdivision Extention/Expired Subdivision renewal - $200**

Steve Davis — 27 Aug 2021
Applicant's Signature — Date

Steve Davis — 27 Aug 2021
Owner's Signature — Date

To be filled out by North Ogden City

Date Received 9/29/21 Received by Colleen Mellor ☑ Fees paid: $130.00

Updated July 2020

NORTH OGDEN CITY
SETTLED 1851

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, OR DESIGN PROFESSIONAL WITH THE FOLLOWING INFORMATION:

Required	Submitted	
☒	☒	1. The application shall be signed by the landowner or his duly authorized representative and shall be accompanied by the necessary fee as shown on the applicable fee schedule.
☒	☒	2. Existing site characteristics (e.g. terrain, vegetation, watercourses, and wetlands, etc.) and proposed contours at two-foot intervals.
☒	☒	3. Inventory of existing general land use types located within the project.
☒	☒	4. Location of existing main accessory buildings, structures, facilities, and open space on the site and in relation to one another.
☒	☒	5. Surrounding land uses and ownership and distances to any existing buildings.
☒	☒	6. Architectural rendering of proposed building(s) including the height, bulk and character, structures, facilities, and open space with the project.
☒	☒	7. Building materials and colors.
☒	☒	8. Access and traffic circulation patterns, the provision for ingress and egress, driveways, and provision for off street parking area(s) and striping patterns.
☒	☒	9. Written explanation and visual illustration showing project density and mass/scale.
☐ N/A	☐	10. If signs are proposed, the site plan shall include a comprehensive sign plan in accordance with CCNO 11-22-5
☒	☒	11. Landscape plan and fencing.
☒	☒	12. Location of all existing and proposed utility lines.
☐	☒	13. A table showing the breakdown by amount and percentage of the project uses, e.g., buildings, open space, landscaping, and parking.
☐ N/A	☐	14. 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.

Applicant's Signature: Steve Davis Date: 27 Aug 2021

Updated September 2020

aeurbia
architects and engineers

Project	**Silverton Quarter ILF**	**Project Number**	**AE2020.131**
Facilitator	**Nik Bichsel**		
Date	**09/09/2021**	**Contractor**	**DAVIES DESIGN BUILD**
Subject	**Project Description**		

Project Description

Silverton Quarter ILF Site Description:

Silverton Quarter is a multi-housing apartment complex in North Ogden, Utah comprised of 3-4 levels and amenities such as an outdoor rooftop patio, mail and trash service, lobby with kitchen and lounge, and access to the nearby pool house/clubhouse.

Parking for the building is provided via two different methods. An underground parking garage and grade level parking stalls surrounding the property.

Project is located on a land island surrounded by the looping 1825 N in North Ogden, Utah. Additional housing units surround the property. Access to the building can come off Country Boy Drive as well as Washington Boulevard/Highway 235.

Land Use Ratios are as follows (Numbers are approximate):

Lot Acreage: 1.65 Acres

Property Boundary: 58,600 sqft
Building Footprint: 26,600 sqft
Sidewalk Area: 5,700 sqft
Landscape Area: 14,800 sqft
Parking Area: 11,500 sqft
Rooftop Patio Area: 7,800 sqft

Parking Requirement Ratios are as follows:

Required: 68 Stalls at 1:1 Ratio or 100% Stall/unit match.
Provided: Approximately 102 Stalls split between Parking Garage (61 Count) and on site (41 Count). Providing a 1.5:1 Ratio or 150% stall/unit match.

Let me know if you have any questions about the project.
NIK BICHSEL
niklaus@aeurbia.com

aeurbia
architects and engineers

Project	**Silverton Quarter ILF**	**Project Number**	**AE2020.131**
Facilitator	**Nik Bichsel**		
Date	**09/09/2021**	**Contractor**	**DAVIES DESIGN BUILD**
Subject	**Site Plan Review Application**		

Narrative	
#	Comments
3	See site/surroundings description attached to this sheet.
6	See renderings and elevations attached to this sheet.
7	See material board attached with this sheet.
9	Please defer to Development Agreement.
10	No monument signage will be used unless specified in the Development Agreement. If this is the case, then sign shall comply with CCNO 11-22-5.
13	Ratios between Building, Parking, and Landscaping have been attached with this sheet.
14	This item is not applicable to this site.

Let me know if you have any questions about these changes.

NIK BICHSEL
niklaus@aeurbia.com

NORTH OGDEN CITY
505 E 2600 N
NORTH OGDEN UT 84414 801-782-7211

Receipt No: 5.095284 Sep 29, 2021

STEVE DAVIS

Previous Balance:	.00
CHARGES FOR SERVICES	
PROMINENCE POINT - ILF	730.00
10-34-130	
ZONING & SUBDIVISION FEES	
Total:	730.00
CHECK	
Check No: 1159	730.00
Total Applied:	730.00
Change Tendered:	.00

09/29/2021 1:05 PM

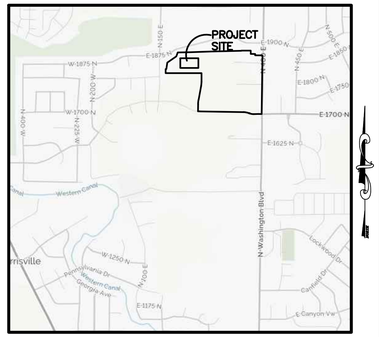
Reeve & Associates, Inc. - Solutions You Can Build On

Project Narrative/Notes/Revisions

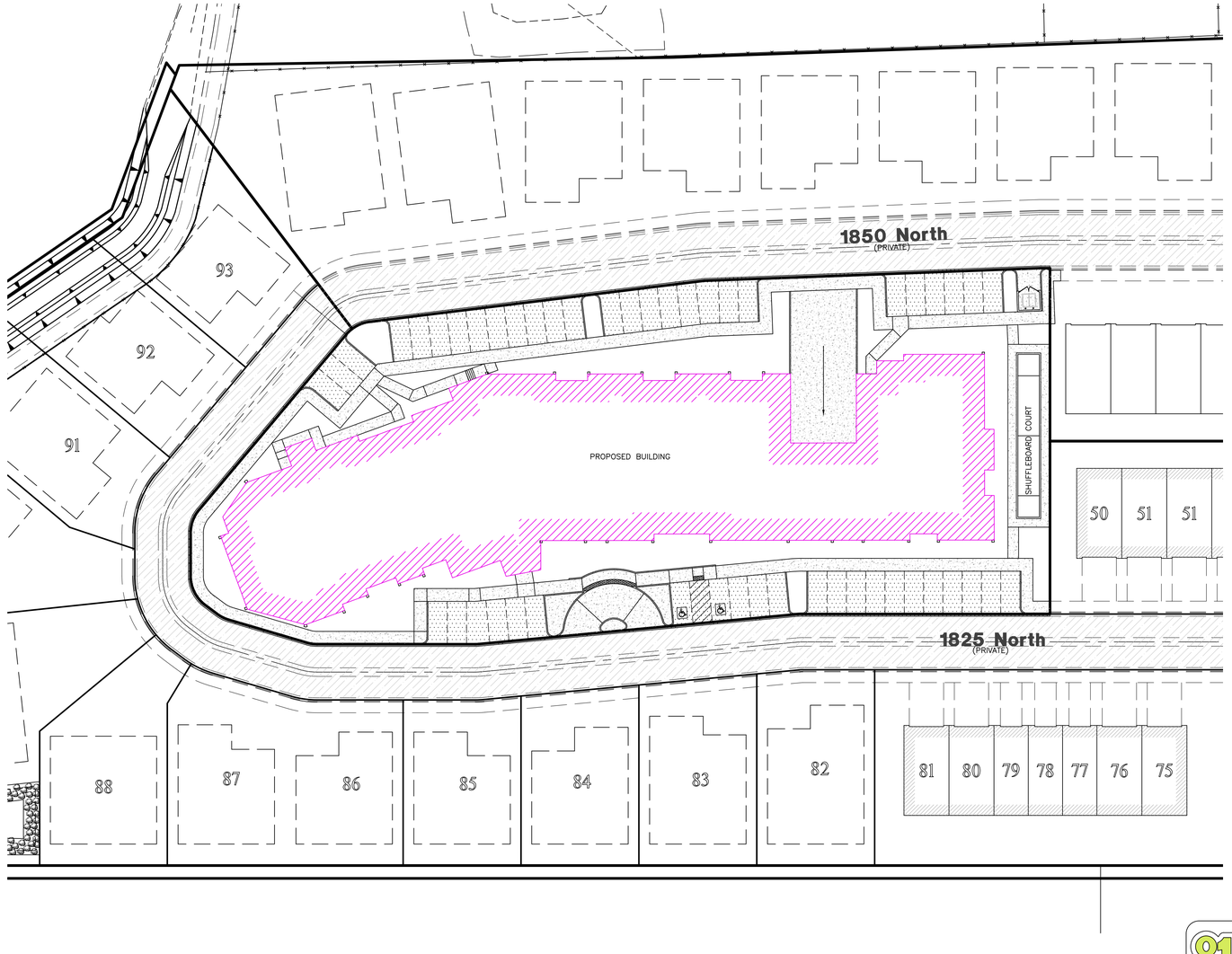
1. 08/02/2021 JM – COMPLETED DESIGN FOR CLIENT & CITY REVIEW.
2. 08/19/2021 JM – BUILDING ELEVATION CHANGES PER CLIENT.
3. 11/04/2021 JL – ADDED DETENTION AND GARAGE SUMP TIE-IN.
4. 11/10/2021 JM – UPDATED PARKING TO INCLUDE LANDSCAPE ISLANDS
5. 11/16/2021 JL – GRADING AND PLAN REVISIONS.

Prominence Point
Silverton Quarter Active Adult Community
Improvement Plans

NORTH OGDEN CITY, WEBER COUNTY, UTAH
NOVEMBER 2021



Vicinity Map
NOT TO SCALE



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

SITE DATA

PARKING:	25 STALLS PROVIDED (2 A.D.A.) (Not incl. gas canopy locations)	
PARCEL AREA:	58,567 S.F. (1.34 ACRES)	
BUILDING AREA:	26,650 S.F.	45.5%
HARDSCAPE AREA:	22,522 S.F	38.5%
LANDSCAPE AREA:	9,394 S.F.	16.0%

Sheet Index

Sheet 1 - Cover/Index Sheet
Sheet 2 - Notes/Legend
Sheet 3 - Proposed Site Plan
Sheet 4 - Grading/Utility Plan
Sheet 4.1 - Ramp Plan
Sheet 5 - Civil Details
Sheet 6 - Storm Water Pollution Prevention Plan Exhibit
Sheet 7 - Storm Water Pollution Prevention Plan Details
Sheet 8 - Landscape Plan

Engineer's Notice To Contractors

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

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

Basis of Bearing:

The line between the southwest corner and the northwest corner of Section 5, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey taken as S00°20'01"W, Utah State Plane North as per Weber County Survey. The elevation of the NW Corner of Section 5 taken as 4317.20.

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REVISIONS
DESCRIPTION
DATE

Prominence Point
Silverton Quarter Active Community
NORTH OGDEN CITY, WEBER COUNTY, UTAH

Cover/Index Sheet

REGISTERED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
11/16/2021
STATE OF UTAH

Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: J. MEYERS
Begin Date: JULY 2021
Name: PROMINENCE POINT SILVERTON QUARTER ACTIVE ADULT COMMUNITY
Number: 5738-09

1
8 Total Sheets

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General Notes:

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

Utility Notes:

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

Notice to Contractor:

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

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

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

Survey Control Note:

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

Erosion Control General Notes:

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

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

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

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

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

Maintenance:

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

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

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

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

EXPOSED SLOPES:

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

Legend

SW LAT	= PROPOSED SECONDARY WATER LATERAL
LD LAT	= PROPOSED LAND DRAIN LATERAL
W LAT	= PROPOSED WATER LATERAL
SS LAT	= PROPOSED SEWER LATERAL
W/8	= PROPOSED CULINARY WATER LINE
EX.W	= EXISTING CULINARY WATER LINE
SW/8	= PROPOSED SECONDARY WATER LINE
EX.SW	= EXISTING SECONDARY WATER LINE
SS/8	= PROPOSED SANITARY SEWER LINE
EX.SS	= EXISTING SANITARY SEWER LINE
SD/15	= PROPOSED STORM DRAIN LINE
EX.SD	= EXISTING STORM DRAIN LINE
LD/8	= PROPOSED LAND DRAIN LINE
EX.LD	= EXISTING LAND DRAIN LINE
IRR/18	= PROPOSED IRRIGATION LINE
EX.IRR	= EXISTING IRRIGATION LINE
	= FENCE LINE
	= DRAINAGE SWALE
	= PROPOSED FIRE HYDRANT
	= EXISTING FIRE HYDRANT
	= PROPOSED MANHOLE
	= EXISTING MANHOLE
	= PROPOSED SEWER CLEAN-OUT
	= PROPOSED GATE VALVE
	= EXISTING GATE VALVE
	= PLUG & BLOCK
	= AIR VAC ASSEMBLY
	= DUAL SECONDARY METER

	= PROPOSED WATER METER
	= EXISTING WATER METER
	= PROPOSED CATCH BASIN
	= EXISTING CATCH BASIN
	= PLUG W/ 2" BLOW-OFF
	= STREET LIGHT
	= SIGN
	= POWER POLE
BFE	= BASEMENT FLOOR ELEVATION
BLDG	= BUILDING
BOS	= BOTTOM OF STAIRS
BOW	= BOTTOM OF WALL
BP	= BEGINNING POINT
C&G	= CURB & GUTTER
CB	= CATCH BASIN
CF	= CUBIC FEET
CFS	= CUBIC FEET PER SECOND
FF	= FINISH FLOOR
FFE	= FINISH FLOOR ELEVATION
FG	= FINISHED GRADE
FH	= FIRE HYDRANT
FL	= FLOW LINE
GB	= GRADE BREAK
INV	= INVERT
LF	= LINEAR FEET
NG	= NATURAL GRADE
PC	= POINT OF CURVATURE
PP	= POWER/UTILITY POLE
PRC	= POINT OF RETURN CURVATURE
PT	= POINT OF TANGENCY
PUE	= PUBLIC UTILITY EASEMENT
RCP	= REINFORCED CONCRETE PIPE
RIM	= RIM OF MANHOLE

ROW	= RIGHT-OF-WAY
SD	= STORM DRAIN
SS	= SANITARY SEWER
TBC	= TOP BACK OF CURB
TOA	= TOP OF ASPHALT
TOC	= TOP OF CONCRETE
TOFF	= TOP OF FINISHED FLOOR
TOS	= TOP OF STAIRS
TOW	= TOP OF WALL
TSW	= TOP OF SIDEWALK
W	= CULINARY WATER
WM	= WATER METER
	= EXISTING ASPHALT PAVEMENT
	= PROPOSED ASPHALT PAVEMENT
	= PROPOSED CONCRETE
	= PROPOSED GRAVEL
4800	= EXISTING CONTOUR GRADE
4800	= PROPOSED CONTOUR GRADE

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Silverton Quarter Active Community
NORTH OGDEN CITY, WEBER COUNTY, UTAH

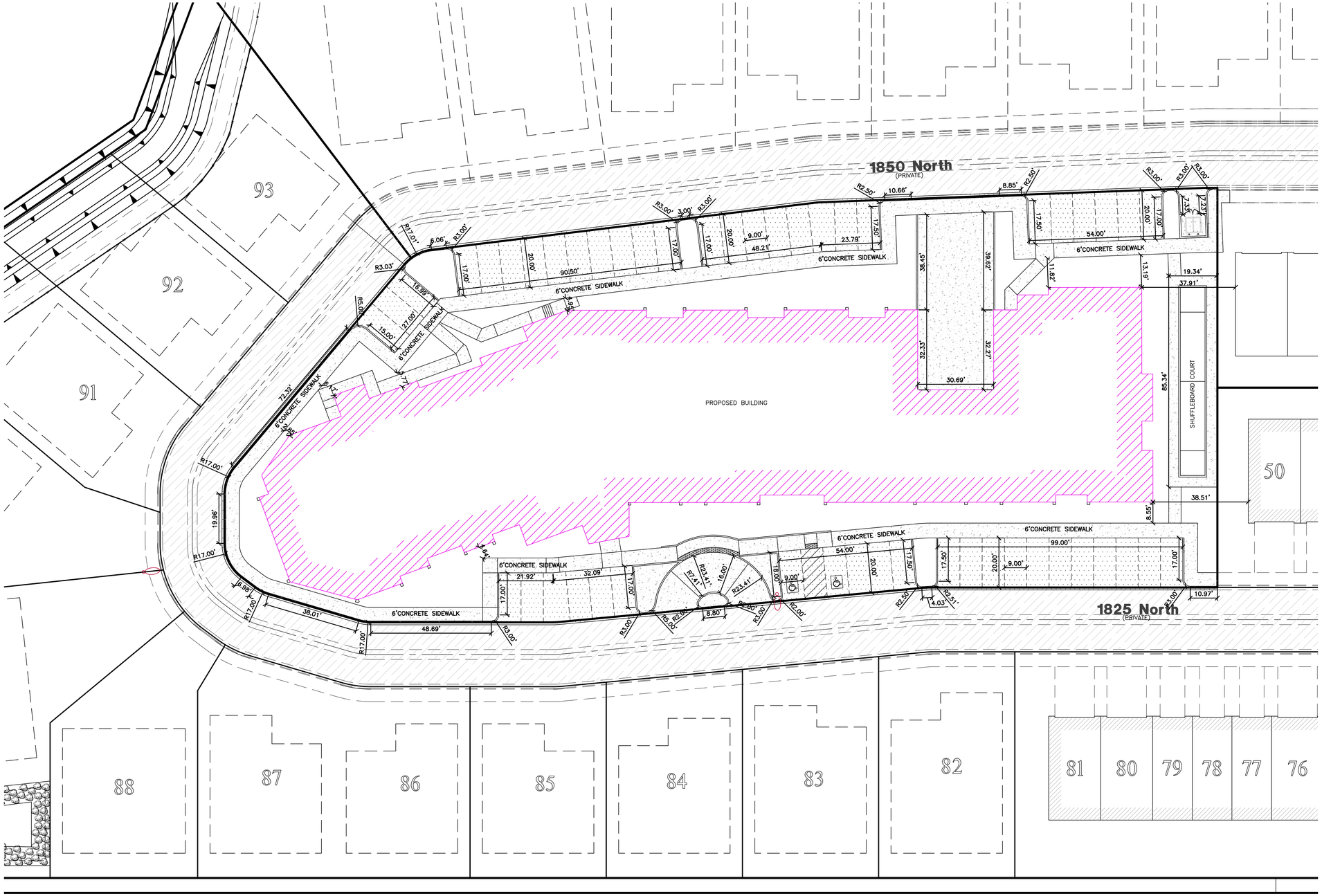
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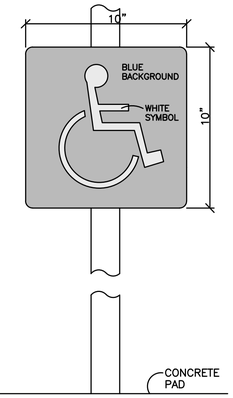
REGISTERED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
11/16/2021
STATE OF UTAH

Project Info.
Engineer:
JEREMY A. DRAPER, P.E.
Drafter:
J. MEYERS
Begin Date:
JULY 2021
Name:
PROMINENCE POINT
SILVERTON QUARTER
ACTIVE ADULT COMMUNITY
Number: 5738-09

2
8 Total Sheets

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ADA Stall Signage

NOTES:
1) WHERE PARKING SPACES THAT ARE RESERVED FOR PERSONS WITH DISABILITIES ARE DESIGNATED TO ACCOMMODATE WHEELCHAIR VANS, A "VAN ACCESSIBLE" (R7-8P) PLAQUE SHALL BE MOUNTED BELOW THE R7-8 SIGN.
2) SIGNS SHALL BE MOUNTED A MINIMUM OF 60" FROM BOTTOM OF SIGN TO TOP OF SIDEWALK.
3) SIGNS TO MEET ALL STATE AND LOCAL REGULATIONS.



ADA Parking Signage

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REVISIONS

DESCRIPTION	DATE

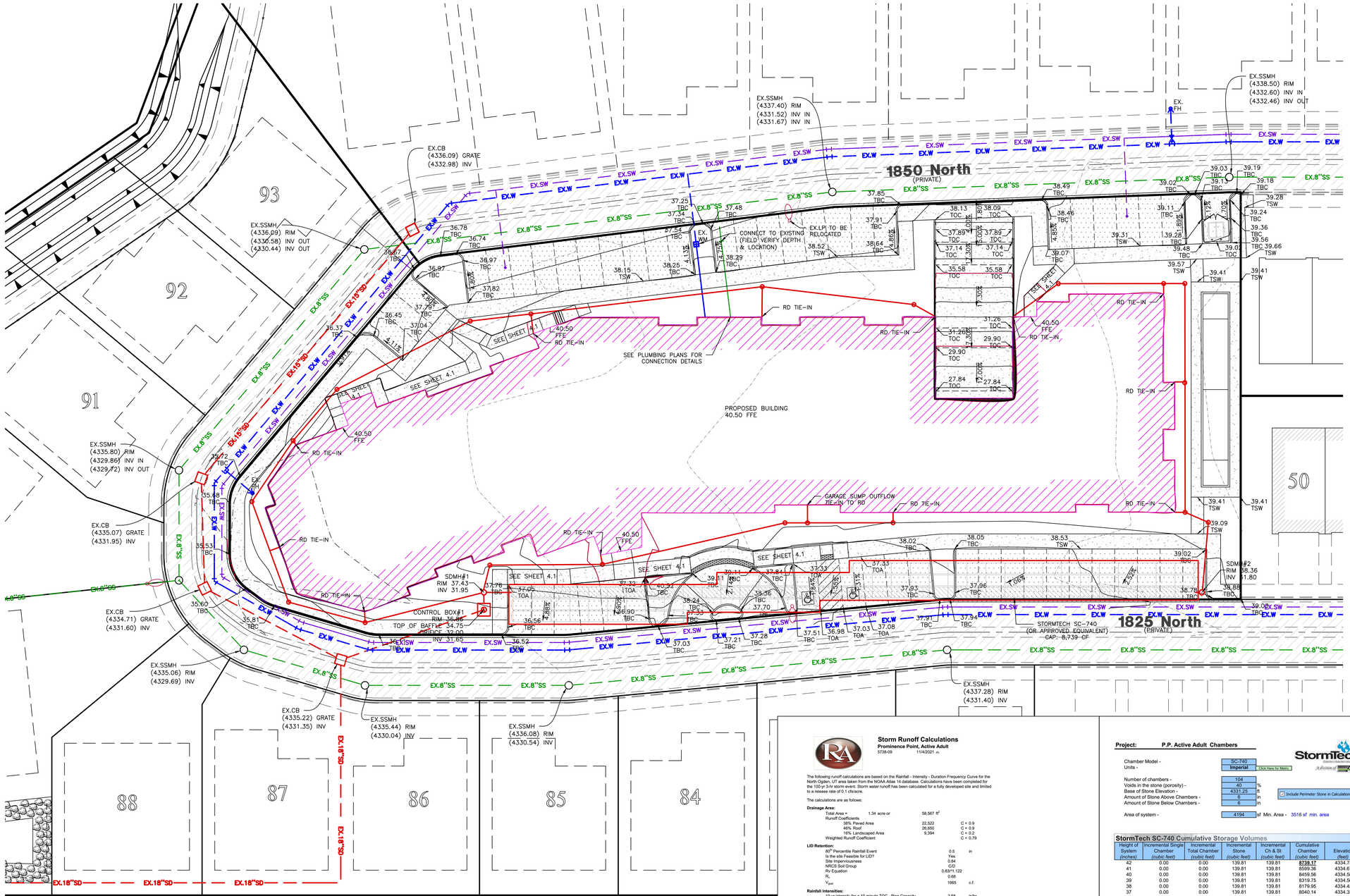
Prominence Point
Silverton Quarter Active Community
NORTH OGDEN CITY, WEBER COUNTY, UTAH

Proposed Site Plan

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3
8 Total Sheets



20 0 20 40 60

Scale: 1" = 20'

Storm Runoff Calculations

Prominence Point, Active Adult
5738-09 11/4/2021 JL

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the North Ogden, UT area taken from the NOAA Atlas 14 database. Calculations have been completed for the 100-yr 3-hr storm event. Storm water runoff has been calculated for a fully developed site and limited to a release rate of 0.1 cfs/acre.

The calculations are as follows:

Drainage Area:

Total Area = 1.34 acre or 58,567 ft²

Runoff Coefficients

38% Paved Area	22,522	C = 0.9
46% Roof	26,650	C = 0.9
16% Landscaped Area	9,394	C = 0.2
Weighted Runoff Coefficient		C = 0.79

LID Retention:

80th Percentile Rainfall Event	0.5	in
Is the site Feasible for LID?	Yes	
Site Imperviousness	0.84	
NRCS Soil Group	C/D	
Rv Equation	0.83*I.122	
R_v	0.68	
V_{pea}	1665	c.f.

Rainfall Intensities:

10-yr intensity for a 10 minute TOC - Pipe Capacity 2.68 in/hr

Peak Run-off:

Runoff Coefficient	C =	0.79
Rainfall Intensity	I =	2.68 IN./HR.
Acreage	A =	1.34 ACRES
Q	**Q =**	**2.84 cfs**

Time of Concentration

Manning's n	n =	0.160 (Developed, 80% Impervious)
Length of Path	L =	510 ft
Slope	S =	1% ft/ft
TOC	TOC =	11.33 minutes, Kerby (1959)

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

C = 0.79
I = See Below in/hr
A = 58567.03 ft²
Q(cfs) = 0.13 ft³/s (0.1 cfs per acre)

time (min)	time (sec)	I (in./hr.)	Q (cfs)	Vol. in (cf)	Vol. out (cf)	Difference (cf)
0	0	0.00	0.00	0	0	0
5	300	6.98	7.45	2236	40	2196
10	600	5.31	5.67	3402	81	3322
15	900	4.39	4.69	4219	121	4098
30	1800	2.96	3.16	5690	242	5448
60	3600	1.83	1.95	7035	484	6551
120	7200	1.04	1.11	7997	968	7029
180	10800	0.71	0.76	8177	1452	6725

Orifice Sizing:

Given:

Q =	0.13 cfs	
2g =	64.4 ft/s²	
H =	2.75 ft	
Cd =	0.62	for circular openings
R =	SQRT(Q/pi/(0.7*(64.4*(H^0.5))	
R =	0.07 feet	
	0.86 inches	
D =	1.73 inches	
A =	2.35 inches *2	0.0163 ft *2

SUMMARY:

The required 100-yr storage volume is	**7,029**	**cubic feet**
The required LID Retention volume is	**1,665**	**cubic feet**
The recommended orifice diameter is	**3**	**inches**

Project: P.P. Active Adult Chambers

StormTech
Chamber Systems
A division of ADS

Chamber Model -	SC-740	
Units -	Imperial	Click Here for Metric
Number of chambers -	104	
Voids in the stone (porosity) -	40	%
Base of Stone Elevation -	4331.25	ft
Amount of Stone Above Chambers -	6	in
Amount of Stone Below Chambers -	6	in
Area of system -	4194	sf Min. Area - 3516 sf min. area

Include Perimeter Stone in Calculations

StormTech SC-740 Cumulative Storage Volumes

Height of System (inches)	Incremental Single Chamber (cubic feet)	Incremental Total Chamber (cubic feet)	Incremental Stone (cubic feet)	Incremental Ch & St (cubic feet)	Cumulative Chamber (cubic feet)	Elevation (feet)
42	0.00	0.00	139.81	139.81	8739.17	4334.75
41	0.00	0.00	139.81	139.81	8599.36	4334.67
40	0.00	0.00	139.81	139.81	8459.56	4334.58
39	0.00	0.00	139.81	139.81	8319.75	4334.50
38	0.00	0.00	139.81	139.81	8179.95	4334.42
37	0.00	0.00	139.81	139.81	8040.14	4334.33
36	0.05	5.72	137.52	143.24	7900.34	4334.25
35	0.16	16.94	133.03	149.97	7757.10	4334.17
34	0.28	29.32	128.08	157.40	7607.13	4334.08
33	0.60	62.81	114.68	177.49	7449.73	4334.00
32	0.80	83.38	106.45	189.83	7272.24	4333.92
31	0.95	98.87	100.26	199.13	7082.40	4333.83
30	1.07	111.75	95.11	206.86	6883.28	4333.75
29	1.18	122.77	90.70	213.47	6676.42	4333.67
28	1.27	131.63	87.15	218.78	6462.95	4333.58
27	1.36	140.92	83.44	224.36	6244.17	4333.50
26	1.45	151.23	79.32	230.54	6019.81	4333.42
25	1.52	158.57	76.38	234.95	5789.27	4333.33
24	1.58	164.56	73.98	238.54	5554.32	4333.25
23	1.64	170.80	71.49	242.28	5315.78	4333.17
22	1.70	176.75	69.11	245.86	5073.49	4333.08
21	1.75	182.30	66.88	249.19	4827.64	4333.00
20	1.80	187.49	64.81	252.30	4578.45	4332.92
19	1.85	192.92	62.64	255.56	4326.15	4332.83
18	1.89	196.88	61.05	257.93	4070.59	4332.75
17	1.93	201.14	59.35	260.49	3812.66	4332.67
16	1.97	205.40	57.65	263.05	3552.17	4332.58
15	2.01	209.03	56.19	265.22	3289.12	4332.50
14	2.04	212.63	54.73	267.41	3023.90	4332.42
13	2.07	215.80	53.49	269.28	2756.49	4332.33
12	2.10	218.91	52.24	271.15	2487.20	4332.25
11	2.13	221.71	51.12	272.83	2216.05	4332.17
10	2.15	224.00	50.21	274.21	1943.22	4332.08
9	2.18	226.41	49.24	275.65	1668.01	4332.00
8	2.20	228.63	48.35	276.98	1393.36	4331.92
7	2.21	229.56	47.98	277.54	1116.38	4331.83
6	0.00	0.00	139.81	139.81	838.83	4331.75
5	0.00	0.00	139.81	139.81	699.03	4331.67
4	0.00	0.00	139.81	139.81	559.22	4331.58
3	0.00	0.00	139.81	139.81	419.42	4331.50
2	0.00	0.00	139.81	139.81	279.61	4331.42
1	0.00	0.00	139.81	139.81	139.81	4331.33

LID Elevation

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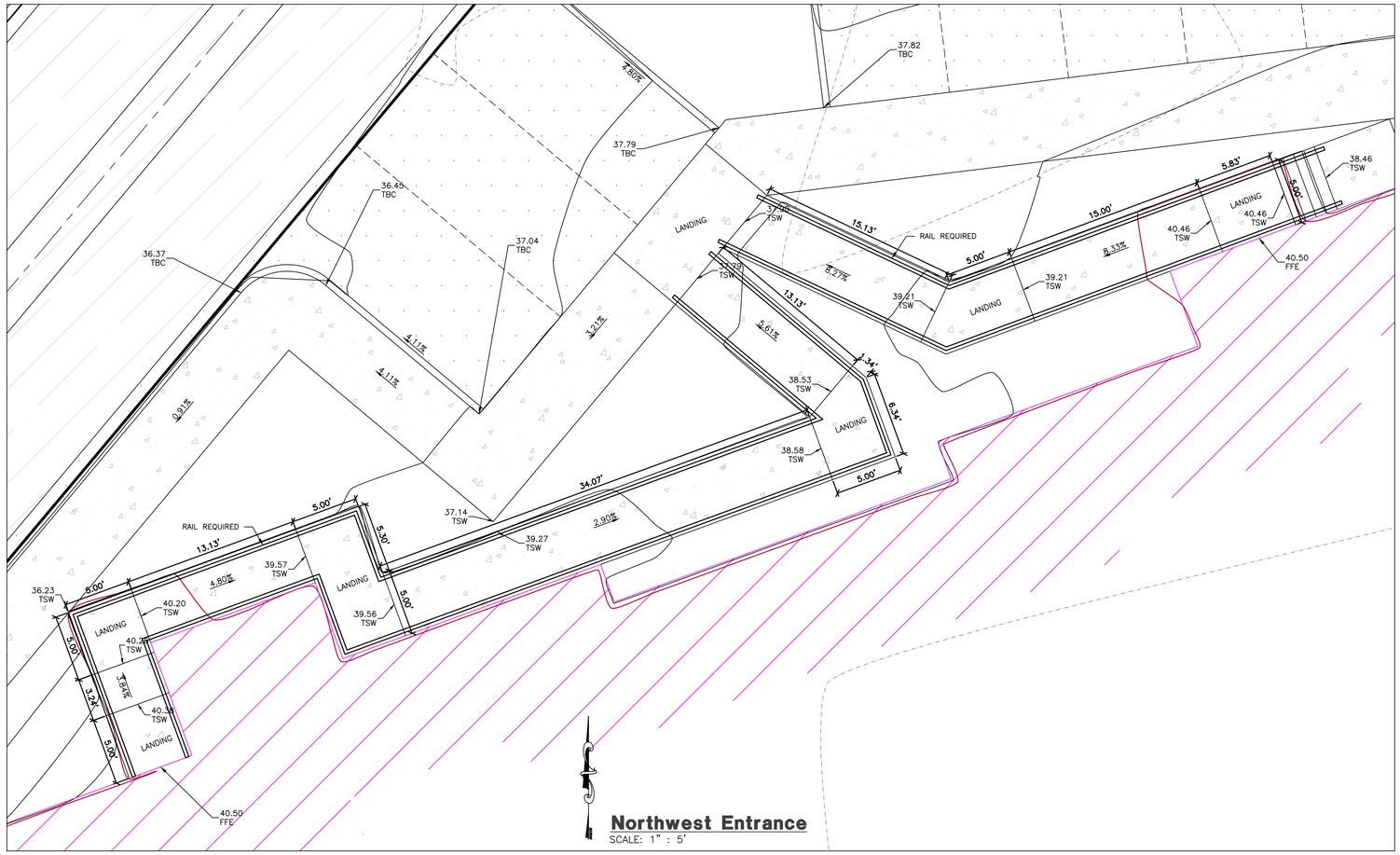
Prominence Point
Silverton Quarter Active Community
NORTH OGDEN CITY, WEBER COUNTY, UTAH

Grading/ Utility Sheet

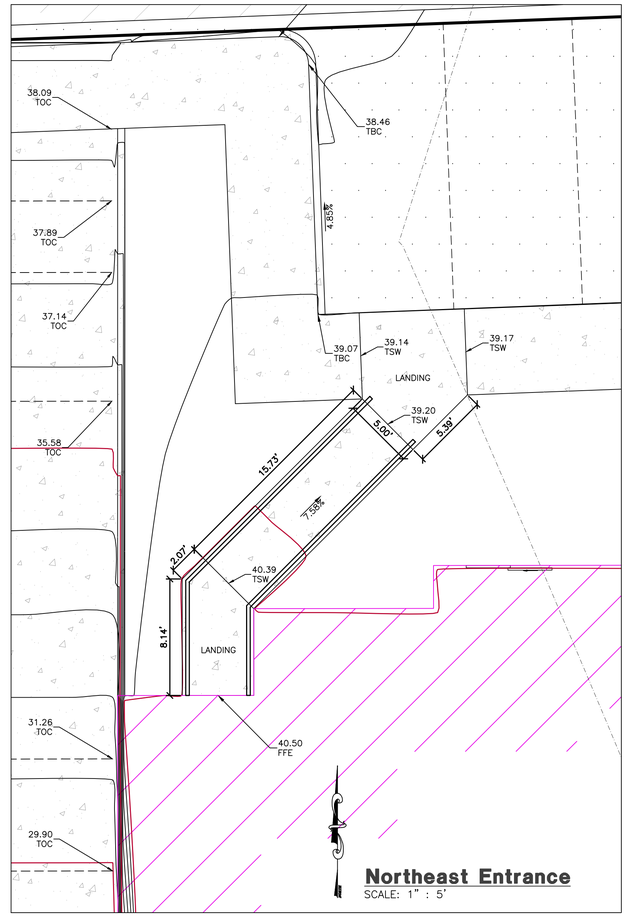
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11/16/2021
STATE OF UTAH

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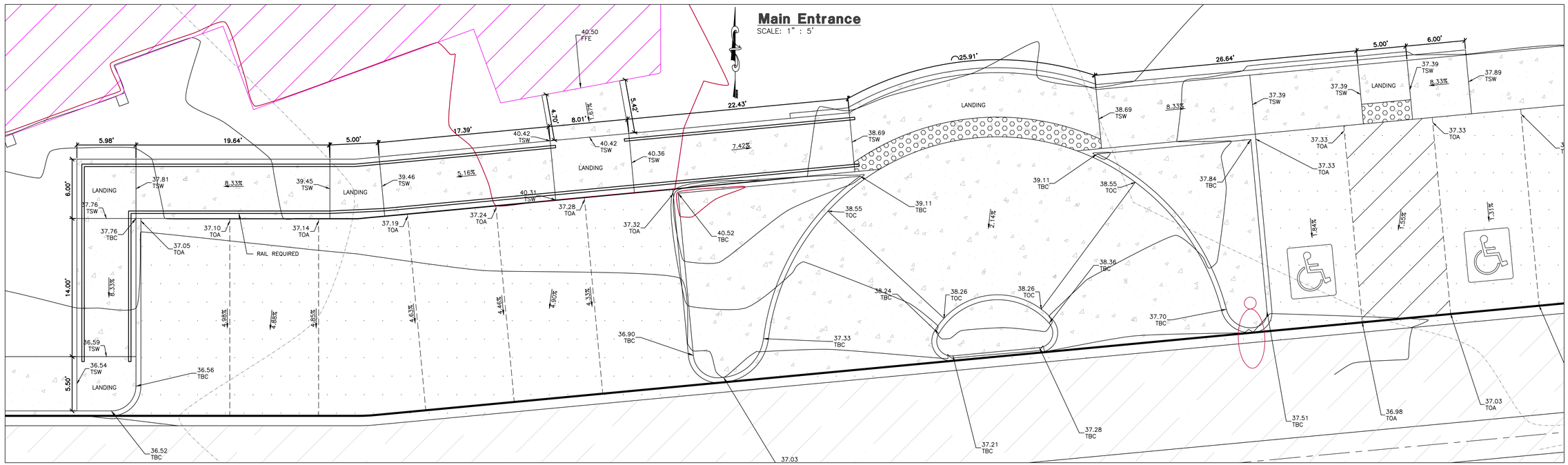
4
8 Total Sheets



Northwest Entrance
SCALE: 1" : 5'



Northeast Entrance
SCALE: 1" : 5'



Main Entrance
SCALE: 1" : 5'

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Silverton Quarter Active Community
NORTH OGDEN CITY, WEBER COUNTY, UTAH

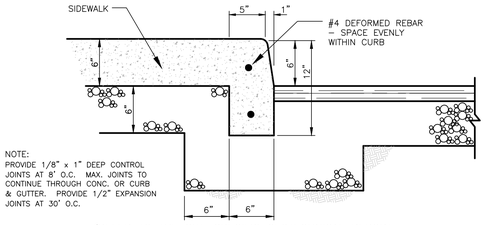
Ramp Plan

PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
11/16/2021
STATE OF UTAH

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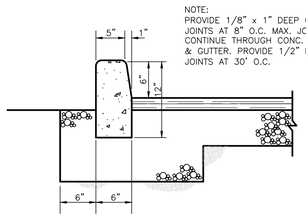
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(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT; GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

Curb/Sidewalk Turndown Detail

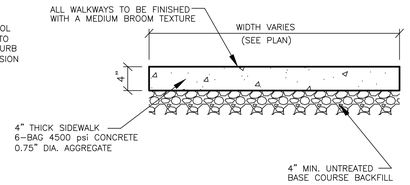
SCALE: NONE



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

On-Site 'A' Type Curb Detail

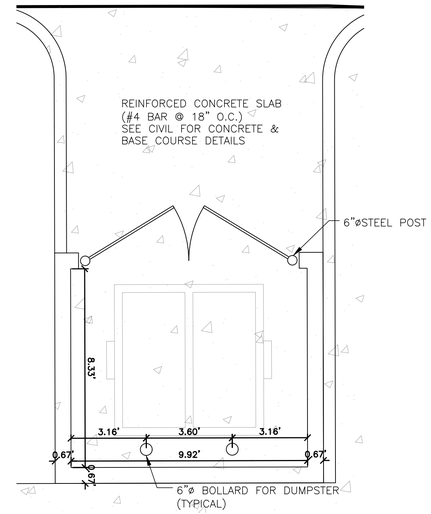
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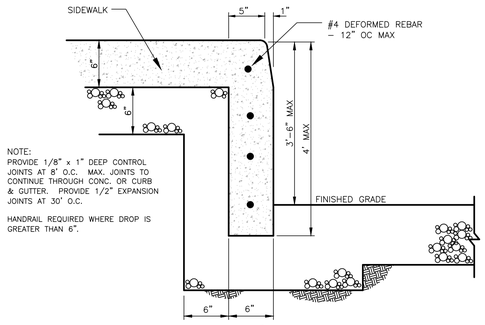
Concrete Walkway

SCALE: NONE



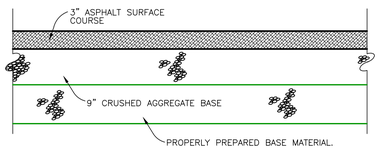
Trash Enclosure Plan

SCALE: NONE



Thickened Edge Sidewalk Detail

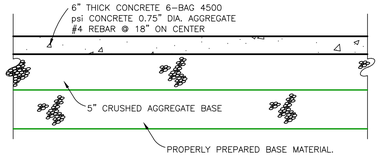
SCALE: NONE



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Typical On-Site Asphalt Paving

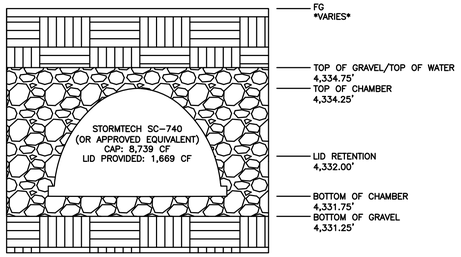
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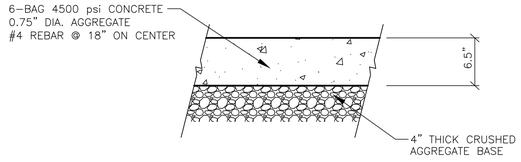
Typical On-Site Concrete Paving

SCALE: NONE



Chamber Elevations

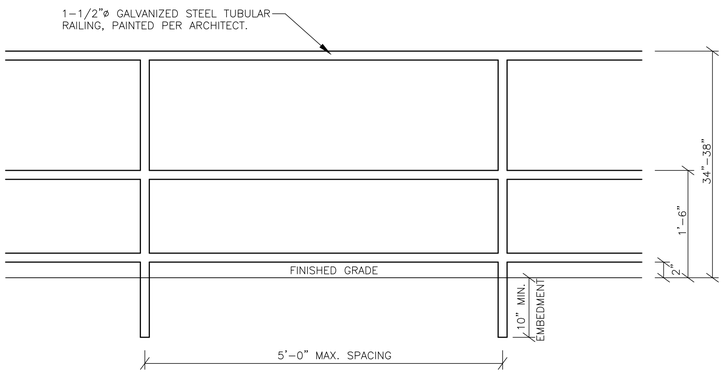
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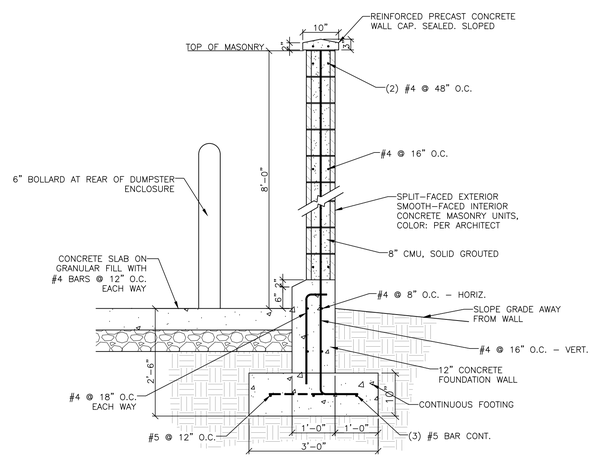
Dumpster Enclosure Concrete Pad

SCALE: NONE



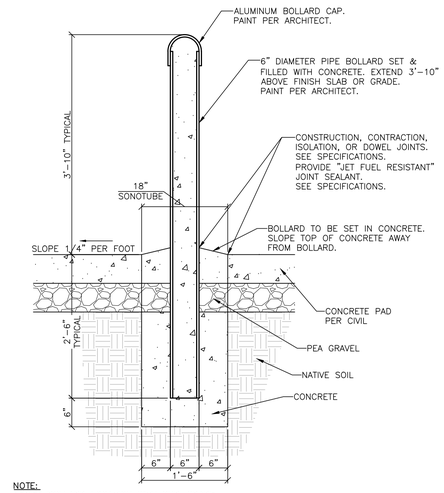
Railing Detail

SCALE: NONE



Trash Enclosure Wall Section

SCALE: NONE



NOTE:
VERIFY BOLLARD LOCATION WITH SUB-GRADE AND SURFACE CONDITIONS AND ADJUST ACCORDINGLY.

6" Pipe Bollard Detail

SCALE: NONE

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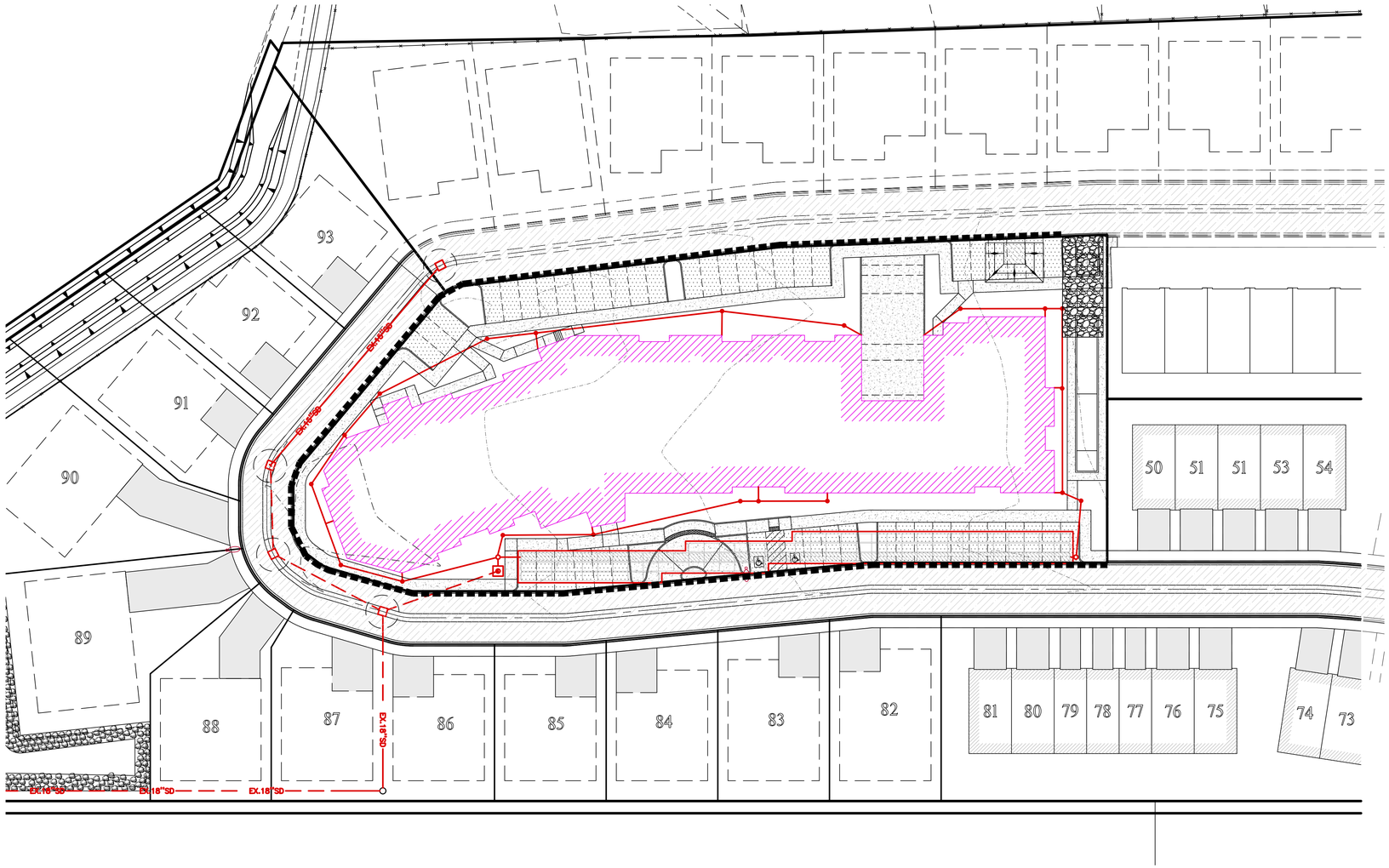
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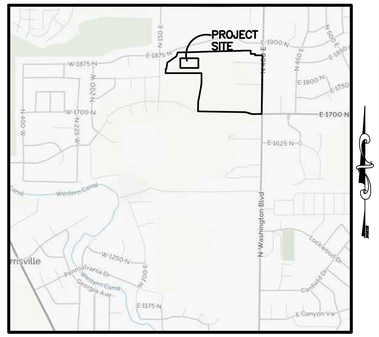
Prominence Point
Silverton Quarter Active Adult Community
Storm Water Pollution Prevention Plan Exhibit

NORTH OGDEN CITY, WEBER COUNTY, UTAH
NOVEMBER 2021



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

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



Vicinity Map
NOT TO SCALE

PORTABLE TOILET

INLET PROTECTION TYP. (SEE DETAIL)

SILT FENCE (SEE DETAIL)

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

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

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

Construction Activity Schedule

- PROJECT LOCATION.....NORTH OGDEN CITY, WEBER COUNTY, UTAH
- PROJECT BEGINNING DATE.....AUGUST 2021
- BMP'S DEPLOYMENT DATE.....AUGUST 2021
- STORM WATER MANAGEMENT CONTACT / INSPECTOR.....TBD
- SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER

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REVISIONS
DESCRIPTION | DATE

REGISTERED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
11/16/2021
STATE OF UTAH

Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: J. MEYERS
Begin Date: JULY 2021
Name: PROMINENCE POINT SILVERTON QUARTER ACTIVE ADULT COMMUNITY
Number: 5738-09

Prominence Point
Silverton Quarter Active Adult Community
NORTH OGDEN CITY, WEBER COUNTY, UTAH
Storm Water Pollution Prevention Plan Exhibit

6
8 Total Sheets

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Notes:

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

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

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

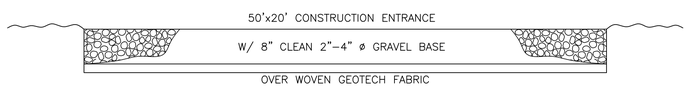
4. Construction Vehicles and Equipment:
   a. Maintenance
      – Maintain all construction equipment to prevent oil or other fluid leaks.
      – Keep vehicles and equipment clean, prevent excessive build–up of oil and grease.
      – Regularly inspect on–site vehicles and equipment for leaks, and repair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

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

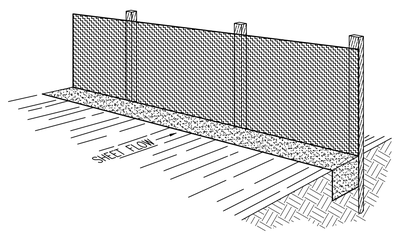
6. Post Roadway / Utility Construction
   a. Maintain good housekeeping practices.
   b. Enclose or cover building material storage areas.
   c. Properly store materials such as paints and solvents.
   d. Store dry and wet materials under cover, away from drainage areas.
   e. Avoid mixing excess amounts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

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

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

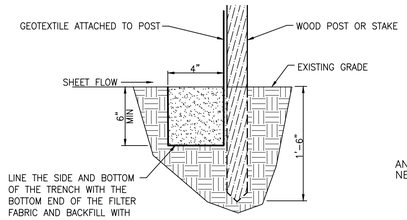


Cross Section 50' x 20' Construction Entrance



Perspective View

Figure 2



Section

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

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

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

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

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

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

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

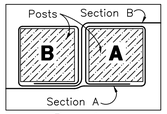
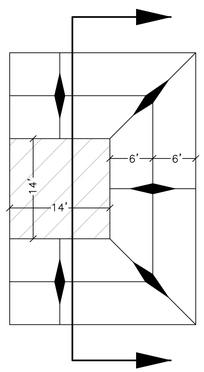
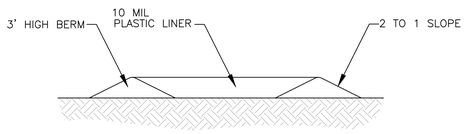


Figure 1:
Top View of
Roll–to–Roll Connection

Silt Fence Detail

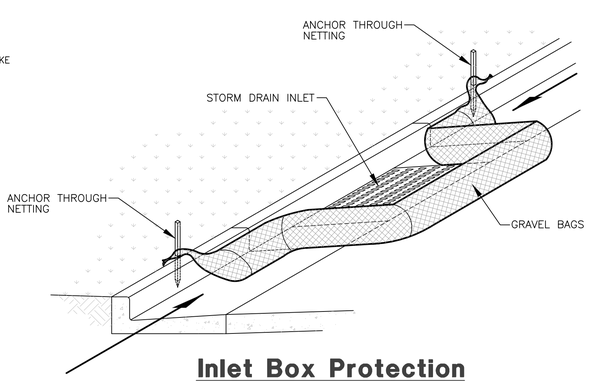
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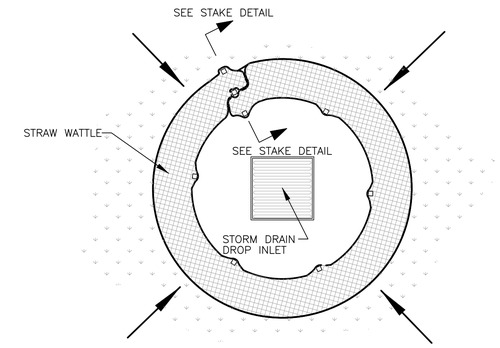


Concrete Washout Area w/ 10 mil Plastic Liner

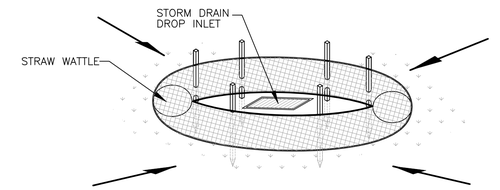
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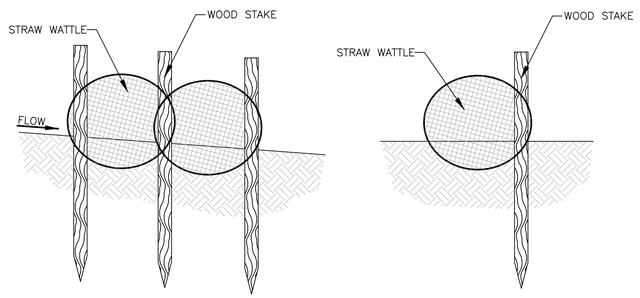
Inlet Box Protection



Plan View



Drop Inlet Protection



Stake Detail

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Prominence Point
Silverton Quarter Active Community
NORTH OGDEN CITY, WEBER COUNTY, UTAH

Storm Water Pollution Prevention Plan Details

REGISTERED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
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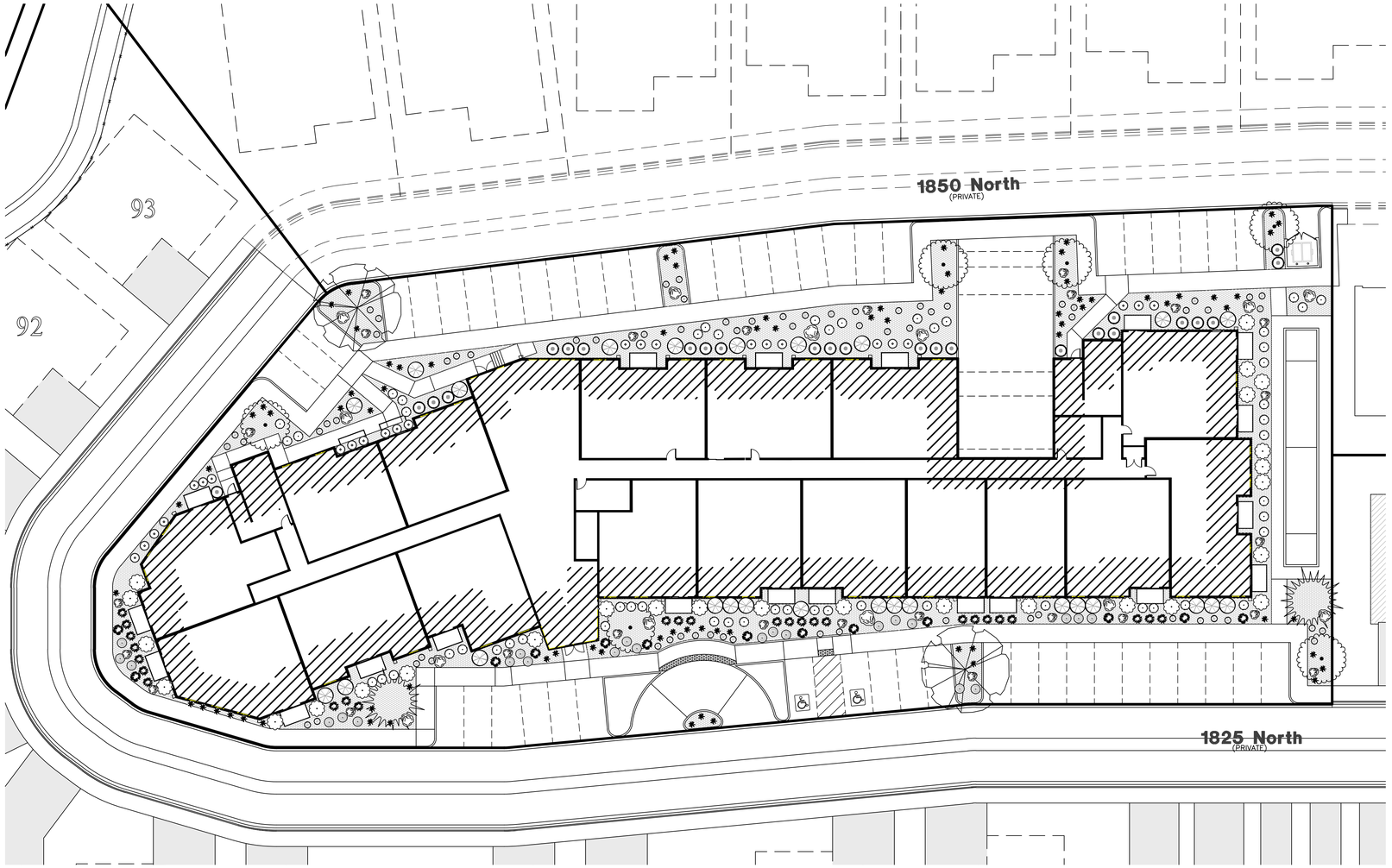
Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: J. MEYERS
Begin Date: JULY 2021
Name: PROMINENCE POINT SILVERTON QUARTER ACTIVE ADULT COMMUNITY
Number: 5738–09

7
8 Total Sheets

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PLANT TABLE

TREES

Quantity	Symbol	Scientific Name	Common Name	Size
2		Gleditsia triacanthos 'Imperial'	Imperial Honey Locust	2" cal.
2		Pinus nigra	Austrian Pine	6' Ht
6		Syringa reticulata 'Ivory Silk'	Ivory Silk Lilac Tree	2" cal.

SHRUBS

Quantity	Symbol	Scientific Name	Common Name	Size
25		Buxus microphylla 'Winter Gem'	Winter Gem boxwood	5 gal.
26		Cornus alba 'Cream Cracker'	Cream Cracker Dogwood	5 gal.
27		Euonymus alatas 'Compacta'	Dwarf Burning Bush	5 gal.
13		Pinus mugo 'Slowmound'	Slowmound Mugo Pine	5 gal.
53		Potentilla fruiticosa 'Gold Drop'	Gold Drop Cinquefoil	5 gal.
25		Ribes Alpinum 'Green Mound'	Green Mound Alpine Currant	5 gal.
23		Spiraea japonica 'Magic Carpet'	Magic Carpet Spirea	5 gal.

PERENNIALS

Quantity	Symbol	Scientific Name	Common Name	Size
26		Calamagrostis 'Karl Foerster'	Karl Foerster Grass	1 gal.
78		Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	1 gal.
67		Salvia superbanemorosa 'May Night'	May Night Salvia	1 gal.

OTHER

Symbol	Description	Size/Type
	Gravel Mulch – 2" Minus Crushed Gravel – Match Existing Place mulch over 5 ounce Professional weed barrier cloth in all planting beds. Contractor to provide samples to owner for approval prior to delivery.	2" Minus 3" Depth
	Landscape Boulders	3'–5' Diameter

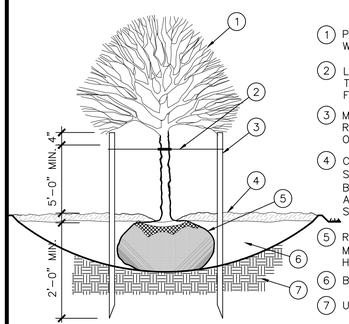
NOTE: A water–conserving, underground irrigation system shall be designed by owner's licensed landscape contractor. Design shall minimize overspray and run–off. Drip irrigation shall be used in planting beds. Spray heads and rotors shall be used on turf grass.

Landscape Calculations

CODE: 20% Landscape Required
Total Area of Cubhouse = 58,590 SF
Landscape Required = 11,718 SF (20%)
Landscape Provided = 12,350 SF (21%)

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

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

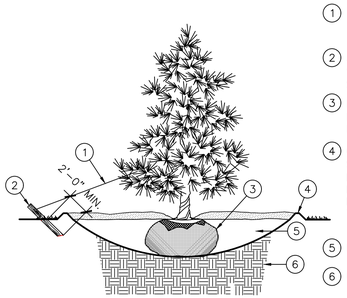


1. PRUNE ALL DEAD AND INJURED WOOD. DO NOT CUT LEADER.
2. LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS.
3. METAL T–POSTS, 2 PER TREE. REMOVE POSTS & TIES AFTER ONE YEAR.
4. CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH. BRUSH AWAY FROM TRUNK. REMOVE SAUCER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

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

DECIDUOUS TREE PLANTING

NTS

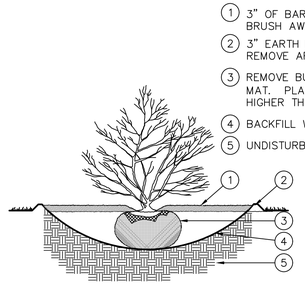


1. LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS
2. 4' x 2" x 2" STAKE AND GUY WIRE (ONE EA. TREE) REMOVE STAKES AFTER ONE YEAR
3. REMOVE BURLAP/PACKAGING MAT. PLANT TREES 2"–3" HIGHER THAN GRADE
4. CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH – BRUSH MULCH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

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

CONIFEROUS TREE PLANTING

NTS

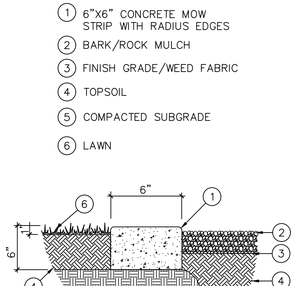


1. 3" OF BARK/ROCK MULCH. BRUSH AWAY FROM STEM
2. 3" EARTH BERM SAUCER. REMOVE AFTER ONE YEAR
3. REMOVE BURLAP/PACKAGING MAT. PLANT SHRUBS 2"–3" HIGHER THAN GRADE.
4. BACKFILL WITH NATIVE SOIL
5. UNDISTURBED SOIL

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

SHRUB PLANTING

NTS



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

CONCRETE MOW STRIP

NTS

PLANTING NOTES

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

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Silverton Quarter Active Community
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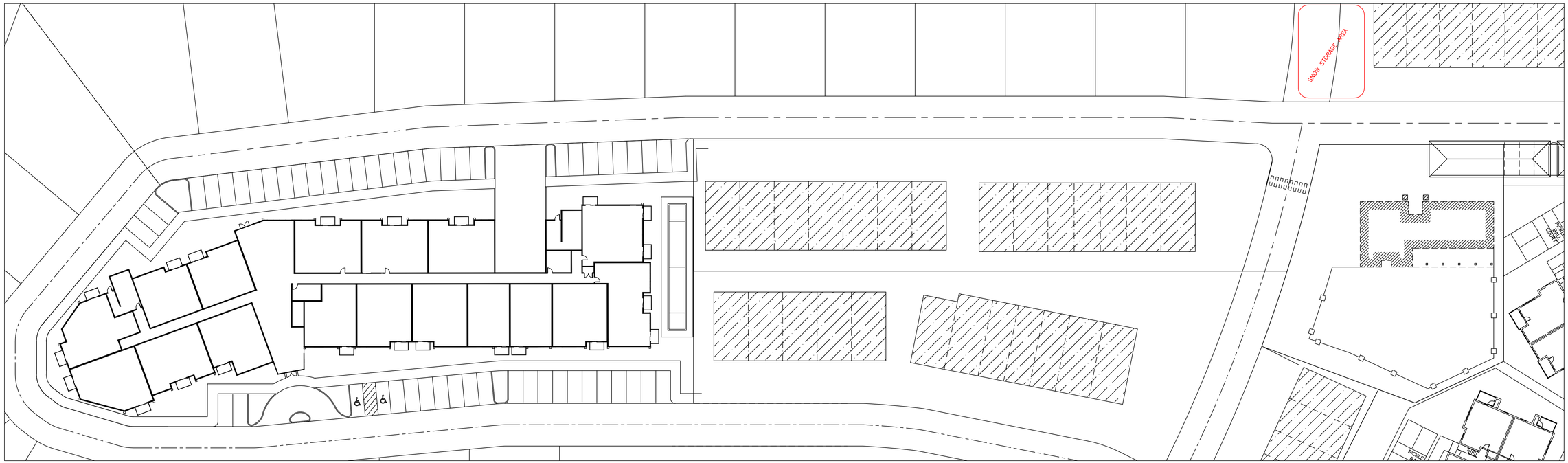
Landscape Plan

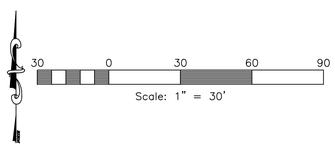
LICENSED LANDSCAPE ARCHITECT
5518081
NATHAN C. PETERSON
12/07/2021
STATE OF UTAH

Project Info.
Engineer: NATHAN PETERSON
Drafter: N. PETERSON
Begin Date: JULY 2021
Name: PROMINENCE POINT SILVERTON QUARTER ACTIVE ADULT COMMUNITY
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TEL: (801) 621-3100 www.reeve.co
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS

DATE	DESCRIPTION

Prominence Point

NORTH OGDEN CITY, WEBER COUNTY, UTAH

Snow Storage Exhibit

REGISTERED PROFESSIONAL ENGINEER
6338480
JEREMY A. DRAPER
12/07/2021
STATE OF UTAH

Project Info.

Engineer: JEREMY A. DRAPER, P.E.
Drafter: J. MEYERS
Begin Date: JULY 2021
Name: PROMINENCE POINT
Number: 5738-08

1
1 Total Sheets

PAINT COLOR:
LIGHT GRAY

PAINT COLOR:
DARK GRAY

PAINT/METAL COLOR:
BLACK

WOOD FINISH
DARK OAK



SILVERTON QUARTER I.L.F - APARTMENT COMPLEX
NORTH OGDEN, UTAH

PAINT COLOR:
WHITE

PAINT COLOR:
CRIMSON

PAINT COLOR:
CREAM

ROCK FINSIH
GRAY STONE

aeurbia
architects and engineers

NORTH OGDEN CITY
SETTLED 1851

Lorin Gardner
City Engineer

DESIGN REVIEW MEMORANDUM

TO: Scott Hess, Planning Director

CC: Dave Espinoza, Public Works Director

FROM: Lorin Gardner, P.E, City Engineer

RE: Prominence Point - Silverton Quarter Active Adult Community

- ☐ Concept Review
- ☑ Preliminary Review
- ☐ Final Review

DATE: November 29, 2021
updated December 9, 2021

DESCRIPTION:
1 Lot subdivision. The subdivision is located at between 1825 N and 1850 in Prominence Point Subdivision, North Ogden, UT.

	Comment	**Status as of December 9, 2021**
	No additional roadway dedication will be required as part of this subdivision. All streets are private.	
1.	Once preliminary approval is granted, submit final plat, required studies and improvement plans for review and approval.	**Pending - submitted, review to be conducted following Preliminary Approval**
2.	Storm Water Detention facilities and piping will be required. All Stormwater Detention facilities shall remain as private improvements.	**Submitted - review of facilities to be conducted following Preliminary Approval**
3.	Address on the plat and improvement plans the "Snow Storage" areas which will affect this subivision and the development as presented on earlier concept plans for the overall development.	**Proposed location now at the future extension of 300 E north of 1850 N.**
4.	Provide a Storm Water Report for the required stormwater detention and a Storm Water Quality Report for the LID 80% retention.	**Pending - partially submitted, review to be conducted following Preliminary Approval**
5.	LID 80% storm water retention must be addressed with this development.	**Pending - submitted, review to be conducted following Preliminary Approval**
6.	Provide the AutoCAD drawing files to the City Engineer for addressing of the Lot.	**Pending**
7.	Provide an amendment to the Geotechnical Study for the subject property. Such amendment shall also include an infiltration study under saturated conditions to determine soil's capability to infiltrate the LID 80% stormwater as well as recommendation for the construction of the underground parking garage.	**Pending**
8.	The 6' wide sidewalk as proposed may be reduced to 5' for consistency with the adjacent developments.	**Completed - 6' sidewalk provided.**

165 E Lomond View Drive; North Ogden, UT 84414

801-782-8111

Project	**Silverton Quarter ILF**	**Project Number**	**AE2020.131**
Facilitator	**Nik Bichsel**		
Date	**12/07/2021**	**Contractor**	**DAVIES DESIGN BUILD**
Subject	**Project Description & Unit Mix Data**		

Project Description & Unit Mix Data

Silverton Quarter ILF Site Description:

Silverton Quarter is a multi-housing apartment complex in North Ogden, Utah comprised of 3-4 levels and amenities such as an outdoor rooftop patio, mail and trash service, lobby with kitchen and lounge, and access to the nearby pool house/clubhouse.

Parking for the building is provided via two different methods. An underground parking garage and grade level parking stalls surrounding the property.

Project is located on a land island surrounded by the looping 1825 N in North Ogden, Utah. Additional housing units surround the property. Access to the building can come off Country Boy Drive as well as Washington Boulevard/Highway 235.

Land Use Ratios are as follows (Numbers are approximate):

Project Acreage: 1.345 Acres
Building Footprint: 26,650 sqft
Sidewalk Area: 7,530 sqft
Landscape Area: 12,400 sqft
Rooftop Patio Area: 7,875 sqft
Exterior Parking Area: 9,280 sqft

Parking Requirement Ratios are as follows:

Required: 68 Stalls at 1:1 Ratio or 100% Stall/unit match.
Provided: 110 Stalls split between Parking Garage (61 Count) and on site (49 Count).
Providing a 1.62:1 Ratio or 162% stall/unit match.

Building Unit Mix:

Total Livable Units: 68 Units
1 Bedroom 1 Bathroom W/Den: 8 Count (11.8% of Building Units)
2 Bedroom 2 Bathroom: 8 Count (14.7% of Building Units)
2 Bedroom 2 Bathroom W/Den: 37 Count (54.4% of Building Units)
3 Bedroom 2 Bathroom: 13 Count (19.1% of Building Units)

Silverton Quarter Active Adult Community

Silverton Quarter is an active adult community designed for the aging residence of North Ogden and elsewhere, who desire and physically able to enjoy all the activities that North Ogden and the surrounding areas have to offer. The building features 1, 2 and 3 bedroom units most with 2 baths and a den.

The original concept (pre-covid) assumed a fairly equal number of 1, 2 and 3 bedroom units. The decision to move to a higher percentage of 2 bedroom units, 2 bedroom with dens and 3 bedroom units was based upon information gained from tracking the needs of the buyers from the 55 and older patio homes and the effects of adjustments in peoples working habits due to Covid. These factors along with the list of design enhancements noted below resulted in an overall expanded building footprint. As follows:

1. A larger demand for garage spaces, resulting in a total 61 subterranean spaces up from 25 spaces in the original concept design. Also on-site parking count total of 41 spaces. The overall unit count is up .50% per unit from the original development agreement requirements.

2. A larger need for on-site storage space, resulting in storage units for all residence. This was not contemplated in the original conceptual design.

3. User preference for more substantial living space in the units. (Increase of 15%)

4. A need for workspace/den in the units due to more people working out of their homes. Thus, resulting in 54% 2 bedroom units with dens and 19% 3 bedroom units. This was a large consideration that is now necessary in society to meet the requirements of the residence workplace requirements.

5. User preference for an additional bathroom in the majority of the units.

6. Larger group social gathering areas, shared workspace and dining areas than originally anticipated.

7. Outdoor roof top patio, social area, shared workspace and dining area. This was an addition of approximately 8000 SFT of outdoor patio space. This was not originally contemplated in the concept submitted in 2017. This will provide a safe environment for all ages whether it's family visiting loved ones or neighbors socializing with one another. It may just be for other people who desire safe, healthy, open air space to lounge and dine quietly and take in the views.

The concept building contemplated in the development agreement consisted of a building footprint of 21,815 SFT, while today's design consists of 26,650 SFT, an increase of 4,835 SFT, an18% increase. The majority of design alterations to the building are in response to the ever evolving housing needs by the residence in our society today, but also, enhancements to the buildings overall desirability to meet the market place. There is currently is no facility like this in North Ogden. This is slated to be an upper end residential destination, the address to live in that keep residents in North Ogden, from moving to some other community, for a living experience and lifestyle that they can't obtain and enjoy here today.

All building refinements have not been an over-reach, but more of a reach-out to appeal to the future residence, with a high quality and standard of living, and a human lifestyle experience that will have the appeal to keep North Ogdens aging population here in our community. This aging residence typically carry 80% of a City's wealth, we would like to help keep them within the North Ogden City boundary as this benefits the community's economy. Another consideration, is that for every residence that sells their home in North Ogden and moves into Silverton

Quarter, js another residence that can be made available to another renter or buyer. Again, providing another option to keep residence in North Ogden. To accomplish this, our development team must create a very desirable environment to accommodate the needs of the residence in todays world.

Keeping people in the community of North Ogden City, is and always has been our goal. We have done this by way of providing a number of different housing options at the Village at Prominence point, Mystery Meadows and the Lodge Senior Housing Center. Today, we continue this goal by providing once more, a place that people can call home, with a number of amenities within the project creating a second to none in desirability. Silverton is another example of our team's mission to accomplish this.

EXHIBIT L



VILLAGE AT PROMINENCE POINT PRELIMINARY MASTER PLAN 10.03.2017

NORTH OGDEN, UTAH

Ankrom Moisan Architects, Inc.
ARCHITECTURE INTERIORS URBAN DESIGN IDENTITY
ankrommoisan.com

Ankrom Moisan

NORTH OGDEN CITY
SETTLED 1851

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 Village at Prominence Point Apartments Phase 1.
Agenda Date:	December 15, 2021
Applicant:	Jack Barrett
File Number:	SPR 2021-09

PUBLIC NOTICE:

Mailed Notice:	
City Website:	December 10, 2021

PROPERTY INFORMATION

Address:	1850 N 300 E. Approximately
Project Area:	2.98 Acres Approximately
Current Zoning:	Master Planned Community (MPC-VPP)
Proposed Land Use:	Multi-Family Apartments
Parcel ID:	11-014-0081 *Current Parcel (subject to change via subdivision plat)

ADJACENT LAND USE

North: Residential Townhomes
South: Residential Apartments (phase 2)
East: Residential Apartment
West: Residential Townhomes

STAFF INFORMATION

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

APPLICABLE ORDINANCES

North Ogden Zoning Ordinance 11-17K Master Planned Community Zone MPC
Development Agreement – A29-2017 (Exhibit E)

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.

In this case the MPC Zone and Development Agreement specifies the approval process. The Apartments Landscape Plan and Signage are to be approved by Planning Commission. The Apartment Buildings need

to meet Exhibit B and the elevations in Exhibit E. Apartment Building colors should match Exhibit G (all Exhibits are within the original Development Agreement A29-2017 See Exhibit E of this staff report). If the developer desires to change building footprints or move buildings around they must amend Exhibit B which will go to Planning Commission for recommendation and City Council for approval.

BACKGROUND

The Village at Prominence Point was approved as a Master Planned mixed-use project in 2017. The developer has been working in phases to complete the build out of the project. This review represents the first phase of apartments making up 100 units. Staff met with the developer's team several times over the summer of 2021 to discuss upcoming phases and requirements for review.

ZONING ORDINANCE COMPLIANCE

The Planning Commission will be considering how this proposal meets the North Ogden City Zoning Ordinance: 11-17K and the associated Development Agreement A29-2017 (Exhibit E).

*T*his space intentionally left blank so Site Plan/Landscape Plan submittals could be reviewed side-by-side*

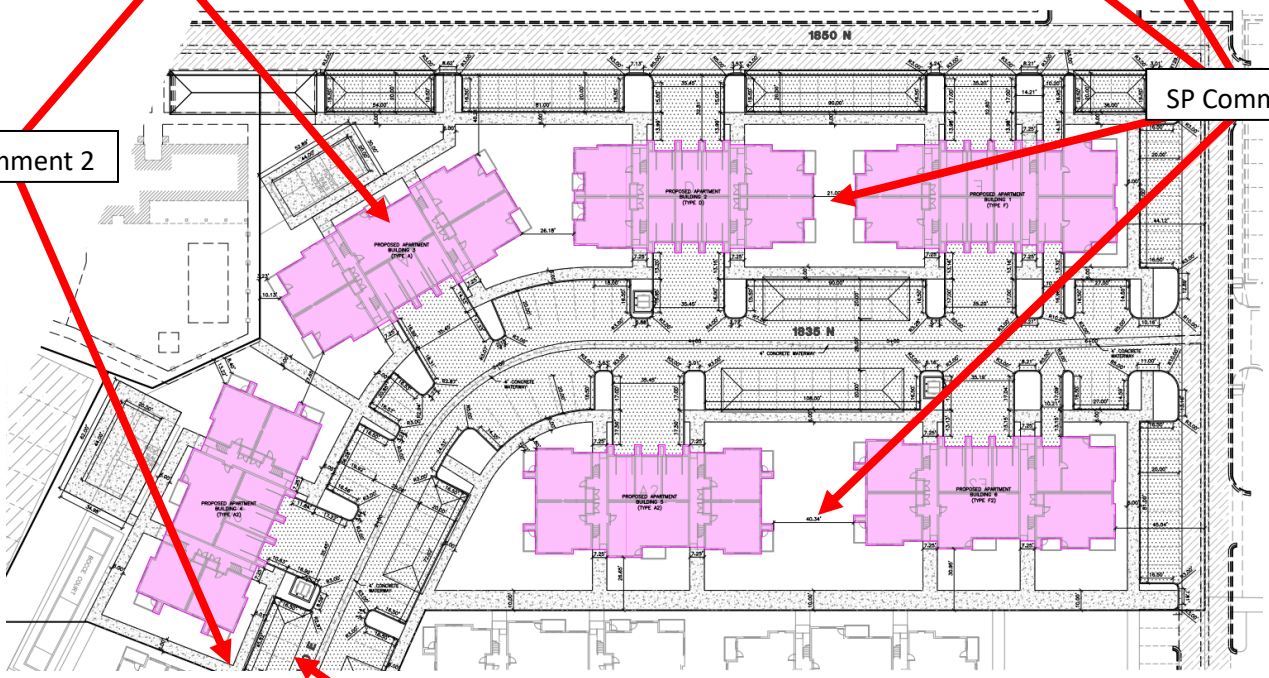
Site Plan Review:

A29-2017 Exhibit B snapshot of approved Site Plan:



SP Comment 1

Site Plan submittal 11-22-2021: (**Update provided in Exhibit B below**)



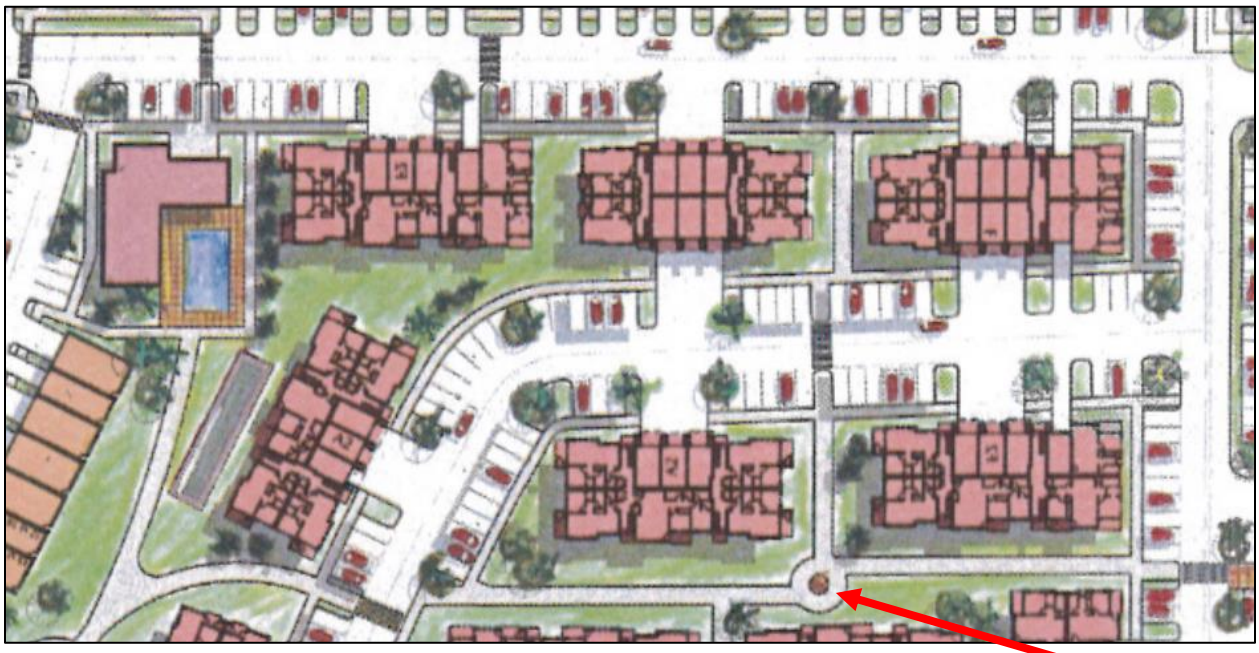
SP Comment 2

SP Comment 3

SP Comment 4

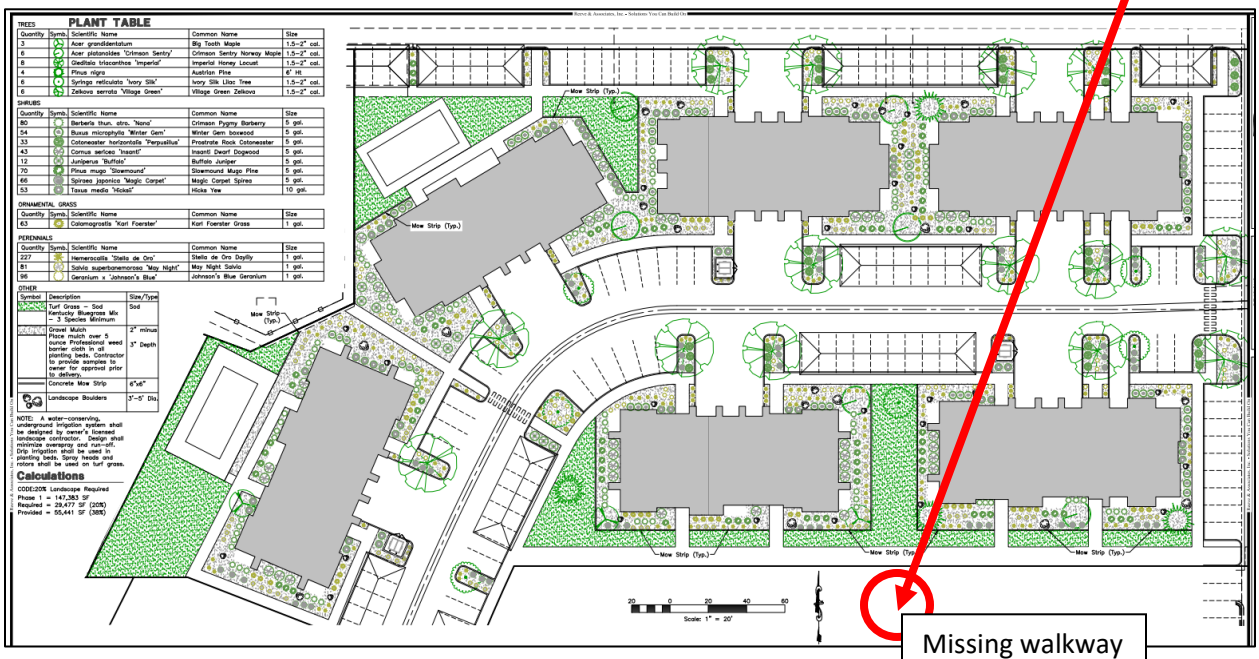
Landscape Plan Review:

A29-2017 Exhibit B snapshot of approved Landscape Concept:



Landscape Plan submittal 11-22-2021: (**Update provided in Exhibit B below**)

LP Comment 2



Staff comments in Red were requests of the Developer. The Developer responded in Blue below

Site Plan Review:

The Site Plan was approved in the Development Agreement Exhibit B. If there are no substantive changes, then the Site Plan requires no additional Planning Commission or City Council approval.

Staff Comment: In review of the submitted Site Plan, staff noted the following changes between the approved 2017 Site Plan, and the current submittal.

SP Comment 1: There has a been a change to the northwestern apartment building from footprint F2 to footprint A. Also, the building has been shifted in position to accommodate a pickleball court on the north side of the building. Staff has asked the developer to address the reasoning behind the change of the footprint style of the building. See attached narrative for the building change (See Exhibit F). Staff has found that the shift or twist in the building represents a minor change that can be accommodated, as it makes space for an amenity, and ultimately provides a more useable open space.

SP Comment 2: The Site is missing the connected east west trail. In the approved Site Plan, there is a continuous 10-foot pathway connecting east to west on the south side of this phase of apartments. That trail exists on the current proposal between the private streets but is not shown with a pedestrian crossing and does not continue west to the eventual connection at The Lodge. Staff recommends this trail connection be added back per the Development Agreement.

SP Comment 3: The Site is missing internal walkways between the buildings, along with the pedestrian crossing of the private street. Staff recommends this pedestrian connection and crossing be added back per the Development Agreement.

SP Comment 4: The covered parking structures on the south side of the project are proposed to cross the Parcel Property Line contemplated in the subdivision. The city will need improvement drawings which show how far the private asphalt will be laid, and what the parking configuration looks like on the fringes between the phased portions of the apartment complex.

SP Comment 5: Staff cannot see any proposed Bicycle Parking. The Development Agreement states: "There will be at least 43 bike parking stalls, 35 near apartments and an estimated 8 near retail. Every residential building will be within 100 feet of bicycle parking." Staff recommends that bicycle parking be located within 100 feet of the proposed apartment buildings at a ratio of 25% of the required number (9 spaces minimum), based on this being the first 100 of 400 total apartments.

SP Comment 6: There is no snow removal plan or locations shown on the Site Plan. Staff recommends that the applicant address snow removal and provide locations for snow storage.

SP Comment 7: Parking – With the mismatch of parking stalls along the southwest property line, Staff cannot accurately assess how many parking spaces are being suggested. Also, staff cannot assess the number of ADA accessible spaces with the current drawings. Staff has asked the developer to provide the total parking spaces (including ADA) provided in the first phase of apartments. A parking space table has been added to the updated plans, the total number of parking stalls for the development with meet the requirement of the development agreement.

Landscape Plan Review:

The Development Agreement states: "A final Landscape Plan shall be approved by the Planning Commission which includes the number of plats, size, species, and other technical information for each phase and/or development area of the Project."

The Landscape Plan submitted outlines specific plantings, ground materials, and open space percentages. The current proposal shows 38% landscaping for Phase 1 which exceeds the required 20%. However, there are missing trail connections and pedestrian connections that staff is asking to be added back to the Site Plan which will consume some of that open space with hardscape.

Staff Comment: In review of the submitted Landscape Plan, staff has the following comments.

LP Comment 1: The Planning Commission must approve "a refined tree species list as part of the final Landscape Plan". Staff has asked the developer to identify which of the proposed tree species fits into the three tree height categories below. The landscape plans have been updated to identify trees from the development agreement tree height categories (See revised submittal Exhibit B).

The Development Agreement Landscape Section includes:

1.	**Trees with Low Mature Tree Height (25 feet or less), for use in areas under power lines or in small planting areas:**	
	Amur Maple/Acer ginnala	Hawthorn/Crataegus 'variety'
	Canada Red Cherry/Prunus virginiana 'Shubert'	Japanese Lilac Tree/Syringa reticulata
	Eastern Redbud/Cercis canadensis	Serviceberry/Amelanchier
	Flowering Crabapple/Malus 'variety'	
2.	**Trees with Medium Mature Tree Height (30 to 45 feet):**	
	American Hornbeam/Carpinus caroliniana	Hedge Maple/Acer campestre
	Callery Pear/Pyrus calleryana	Mountain Ash/Sorbus acuparia 'variety'
3.	**Tall Mature Tree Height (50 feet or larger):**	
	Green Ash/Fraxinus pennsylvanica	Pin Oak/Quercus paluatris
	Honey Locust/Gleditsia tricanthos 'variety'	Red Maple/Acer rubrum 'variety'
	Littleleaf Linden/Tilia cordata	Red Oak/Quercus rubra
	Norway Maple/Acer platanoides 'variety'	Pin Oak/Quercus paluatris
	Green Ash/Fraxinus pennsylvanica	

The Submitted Tree Species list includes:

TREES **PLANT TABLE**

Quantity	Symb.	Scientific Name	Common Name	Size
3		Acer grandidentatum	Big Tooth Maple	1.5–2" cal.
6		Acer platanoides 'Crimson Sentry'	Crimson Sentry Norway Maple	1.5–2" cal.
8		Gleditsia triacanthos 'Imperial'	Imperial Honey Locust	1.5–2" cal.
4		Pinus nigra	Austrian Pine	6' Ht
6		Syringa reticulata 'Ivory Silk'	Ivory Silk Lilac Tree	1.5–2" cal.
6		Zelkova serrata 'Village Green'	Village Green Zelkova	1.5–2" cal.

The Planning Commission should review the proposed tree species list and determine whether it meets the intent of the Development Agreement.

LP Comment 2: The Development Agreement states that there be provided "focal points within the development, such as signature trees (i.e., large or unique trees), hedges, and flowering plants. Staff does not see any "signature trees or focal points" called out and would ask the Developer to show how this requirement is being met. The landscape plans have been updated to include the "signature trees or focal points" (See exhibit B).

LP Comment 3: Landscaping should be used to screen mechanical equipment as much as possible. The location of mechanical equipment (gas meters, ac units, other ground equipment) is not shown on the Site Plan. Staff has asked the developer to indicate where visible mechanical equipment will be on each apartment building, and how the landscaping will screen that equipment. The heating and air-conditioning units will be contained with the building, condensers sit on the roof and are covered by ways of the parapet. Meters will be placed within the stairwells. They will sit under unit windows if needed and will avoid private patios and will be screened by the landscaping.

LP Comment 4: Trash Enclosure – The Development Agreement specifies that trash enclosures will be 7 feet tall and screened on three sides with an evergreen hedge material. The Landscape plan shows a combination of "Hicks Yew" which is a columnar evergreen, as well as "Karl Foerster Grass" which is not an evergreen hedge material. Staff recommends updating the landscaping plan to meet the requirement in the development agreement.

CONDITIONS OF APPROVAL

1. Meet all requirements of the Engineer's Review Memo dated 12-9-2021
2. Complete a Development Agreement update to bring the 2017 Development Agreement into line with the 2021 submittal.
3. The one-lot administrative Prominence Point Apartment Phase 1 Silverton Quarter Active Adult Community Subdivision shall be completed and recorded prior to building permit being issued.

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 and the associated Development Agreement?

RECOMMENDATION

Staff believes that the changes requested for Prominence Point Apartment Phase 1 constitute a substantive change that requires an update to the Development Agreement. Staff recommends that the Planning Commission discuss the item, consider the requested changes and provided information, and make a recommendation to the City Council regarding whether or not the development meets the spirit of the Development Agreement, and also to make a recommendation to the City Council on approval or denial of a development agreement amendment based on the current submittal.

EXHIBITS

A. Application
B. Site Plan / Landscape Plan Package – updated 12-9-2021
C. Engineer's Review Memo (SPR 2021-09) – dated 12-9-2021
D. MPC-VPP Development Agreement A29-2017 – (See SPR 2021-06 VPP Clubhouse Exhibit E)
E. Apartment Phase 1 Narrative
F. Overlay Site Plan – 2017 Development Agreement on 2021 Proposal

AREA MAP



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: **Dawn Barrett**	Company: NOC 1700 LLC
Address: 240 NORTH 1200 EAST, STE. 201, LEHI, UT. 84023	
Email: **Dawnebarrett@icloud.com**	Phone: 801-592-7250

OWNER INFORMATION	
Name: same as applicant	
Address:	
Email:	Phone:

PROJECT INFORMATION		
Project Name: PROMINENCE POINT APARTMENT, PHASE 1		
Project Address: 1850 NORTH 385 EAST		
Parcel #: 11-014-0081	Subdivision:	Lot #:
Acreage: 3.382 ACRES	Current Zoning: MPC-VPP	

APPLICATION TYPE AND FEE *(CHECK ALL THAT APPLY):

☒ **Subdivision:** # of lots 2 ☒ 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**	☐ **Hearing Officer** ☐ Variance - $565 ☐ Appeal - $565
☐ **Minor Subdivision without Technical Review - $580** ☐ **Amendment or Vacation of Subdivision - $695**	☐ **Conditional Use Permit:** ☐ City Fee (with technical review) - $1,550 ☐ City Fee (no technical review) - $730
☐ **Boundary Line Adjustment - $675**	☐ **Planned Residential Unit Development (PRUD) - $1,695**
☐ **Site Plan Review:** ☐ With Technical Review - $1,390 ☒ No Technical Review - $730	☐ **Subdivision Extention/Expired Subdivision renewal - $200**

Applicant's Signature — Date: **11/18/2021**

Owner's Signature — Date: **11/18/2021**

To be filled out by North Ogden City

Date Received _____ Received by _____ ☐ Fees paid: _____

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, OR DESIGN PROFESSIONAL WITH THE FOLLOWING INFORMATION:

Required	Submitted	
☒	☒	1. The application shall be signed by the landowner or his duly authorized representative and shall be accompanied by the necessary fee as shown on the applicable fee schedule.
☒	☒	2. Existing site characteristics (e.g. terrain, vegetation, watercourses, and wetlands, etc.) and proposed contours at two-foot intervals.
☐	☐	3. Inventory of existing general land use types located within the project. SEE DEVELOPMENT AGREEMENT
☒	☒	4. Location of existing main accessory buildings, structures, facilities, and open space on the site and in relation to one another.
☒	☒	5. Surrounding land uses and ownership and distances to any existing buildings.
☐	☐	6. Architectural rendering of proposed building(s) including the height, bulk and character, structures, facilities, and open space with the project.
☐	☐	7. Building materials and colors. SEE DEVELOPMENT AGREEMENT
☒	☒	8. Access and traffic circulation patterns, the provision for ingress and egress, driveways, and provision for off street parking area(s) and striping patterns.
☐	☐	9. Written explanation and visual illustration showing project density and mass/scale. SEE DEVELOPMENT AGREEMENT
☐	☐	10. If signs are proposed, the site plan shall include a comprehensive sign plan in accordance with CCNO 11-22-5 SEE DEVELOPMENT AGREEMENT
☒	☒	11. Landscape plan and fencing.
☒	☒	12. Location of all existing and proposed utility lines.
☒	☒	13. A table showing the breakdown by amount and percentage of the project uses, e.g., buildings, open space, landscaping, and parking.
☐	☐	14. 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.

Applicant's Signature: _____ Date: **11/18/2021**

Updated September 2020

NORTH OGDEN CITY
505 E 2600 N
NORTH OGDEN UT 84414 801-782-7211

Receipt No: 5.095537 Dec 6, 2021

STEVE DAVIES - PROMINENCE POINT

Previous Balance:	.00
CHARGES FOR SERVICES	
PROM POINT CLUBHOUSE PH 1 APT PRELIM PLAT	900.00
10-34-130	
ZONING & SUBDIVISION FEES	
CHARGES FOR SERVICES	
PROM POINT APARTMENT SITE PLAN	730.00
10-34-130	
ZONING & SUBDIVISION FEES	
CHARGES FOR SERVICES	
INDEP LIVING SUBDIVISION AMENDMENT	695.00
10-34-130	
ZONING & SUBDIVISION FEES	
Total:	2,325.00
CHECK	
Check No: 181	2,325.00
Total Applied:	2,325.00
Change Tendered:	.00

12/06/2021 10:51 AM

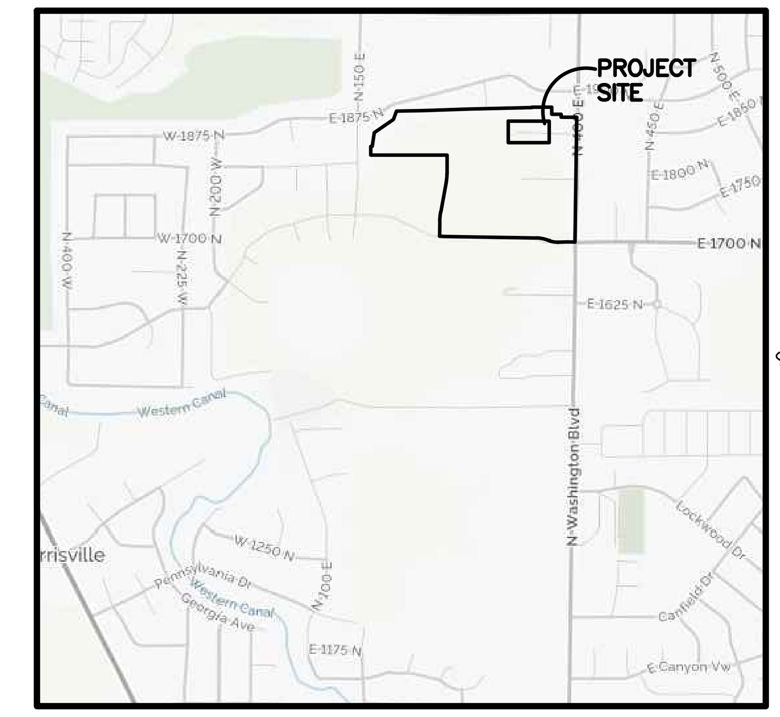
Reeve & Associates, Inc. - Solutions You Can Build On

Project Narrative/Notes/Revisions

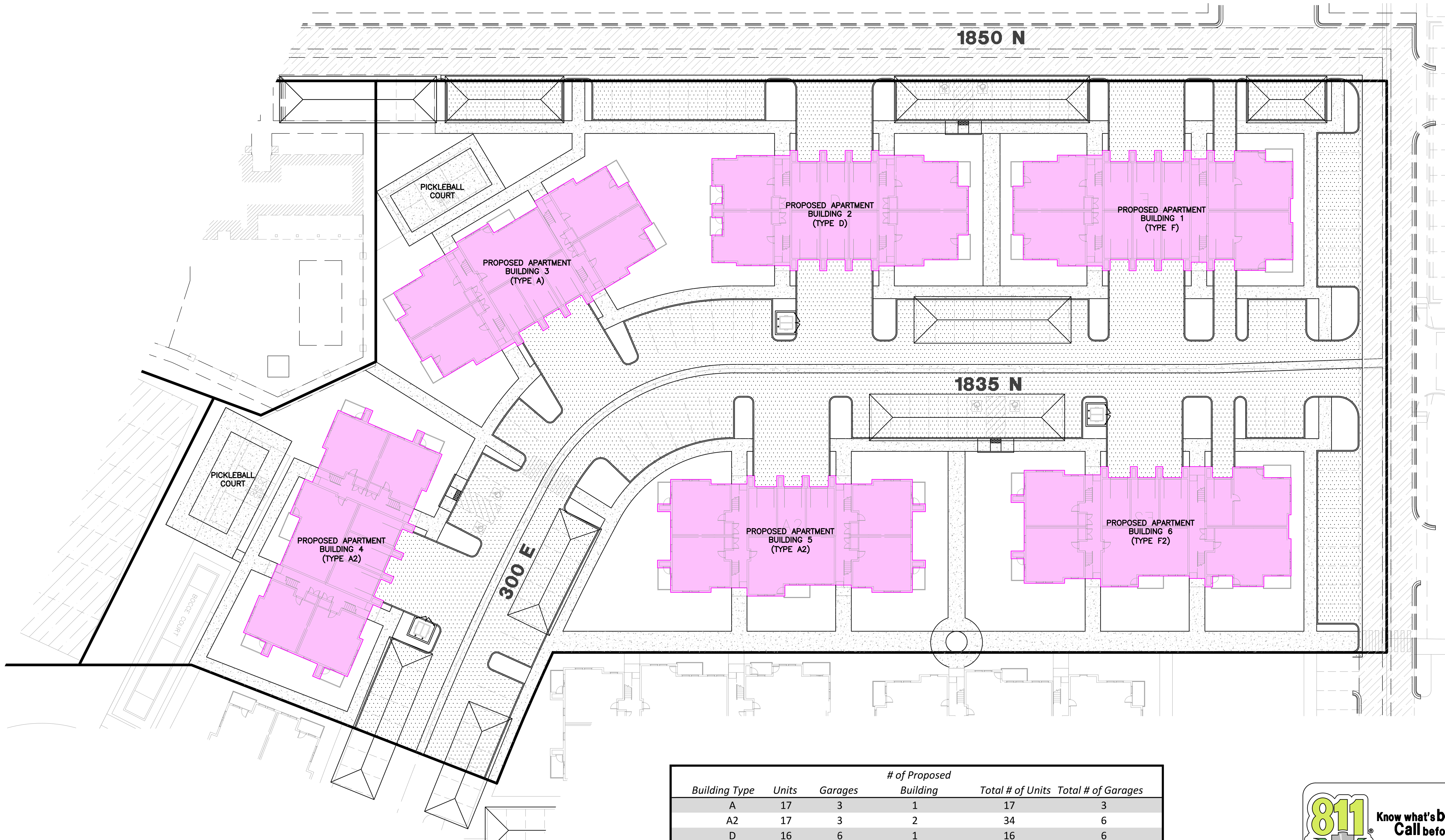
1. 10/05/2021 JM – COMPLETED DESIGN FOR CLIENT & CITY REVIEW.
2. 11/10/2021 JM – GRADING AND UTILITIES UPDATED.
3. 12/09/2021 JL – ADDED PARKING CALCULATIONS.

Prominence Point
Apartments Ph.1
Improvement Plans

NORTH OGDEN, WEBER COUNTY, UTAH
DECEMBER 2021



Vicinity Map
NOT TO SCALE



SITE DATA

PARKING:
60 COVERED SPACES PROVIDED (4 ADA)
48 UNCOVERED SPACES PROVIDED (2 ADA)
27 GARAGE SPACES PROVIDED (1 ADA)
135 TOTAL SPACES PROVDIED (7 ADA)
*5 ADA SPACES REQUIRED

PARCEL AREA: 147,305 S.F. (3.38 ACRES)

BUILDING AREA: 36,596 S.F. (0.84 ACRES)

HARDSCAPE AREA: 64,530 S.F (1.48 ACRES)

LANDSCAPE AREA: 46,179 S.F. (1.06 ACRES)
LS RATIO: 31.4%

Sheet Index

Sheet 1 - Cover/Index Sheet
Sheet 2 - Notes/Legend/Steet Section
Sheet 3 - Existing Site Plan
Sheet 4 - Proposed Site Plan
Sheet 5 - Grading Plan
Sheet 6 - Utility Plan
Sheet 7 - Apt Ph1 0+50.00 - 5+00.00
Sheet 8 - Apt Ph1 5+00.00 - 7+00.00
Sheet 9 - SS Outfall 20+00.00 - 24+50.00
Sheet 10 - SS Outfall 24+50.00 - 29+30.00
Sheet 11 - Civil Details
Sheet 12 - Storm Water Pollution Prevention Plan Exhibit
Sheet 13 - Storm Water Pollution Prevention Plan Details
Sheet 14 - Landscape Plan

Building Type	Units	Garages	# of Proposed Building	Total # of Units	Total # of Garages
A	17	3	1	17	3
A2	17	3	2	34	6
D	16	6	1	16	6
F	16	8	1	16	8
F2	17	4	1	17	4

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

Engineer's Notice To Contractors

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

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

Architect:
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gundogalf@icloud.com

Geotechnical Report:
Dated: Oct. 29, 2017
CMT Engineering Laboratories
707 24th Street, Suite 1A
Ogden, UT 84401
PH: (801) 870–6730

Basis of Bearing:
The line between the southwest corner and the northwest corner of Section 5, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey taken as S00°20'01"W, Utah State Plane North as per Weber County Survey. The elevation of the NW Corner of Section 5 taken as 4317.20.

Surveyor:
Trevor Hatch
Reeve & Associates, Inc.
5160 South 1500 West
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Landscape Architect:
Nathan Peterson
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Notice:
THESE PLANS WERE CREATED UTILIZING COLORS FOR UTILITIES & OTHER INFRASTRUCTURE. IF PRINTED IN, OR COPIED TO BLACK & WHITE, SOME LINE WORK MAY NOT SHOW UP PROPERLY.

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LAND PLANNERS * CIVIL ENGINEERS * LAND SURVEYORS
TRAFFIC ENGINEERS * STRUCTURAL ENGINEERS * LANDSCAPE ARCHITECTS

REVISIONS
DATE | DESCRIPTION

Prominence Point Apartments Ph.1
NORTH OGDEN CITY, WEBER COUNTY, UTAH

Cover/Index Sheet

REGISTERED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
12/09/2021
STATE OF UTAH

Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: J. MEYERS
Begin Date: JULY 2021
Name: PROMINENCE POINT APARTMENTS PH.1
Number: 5738–08

1
14 Total Sheets

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

General Notes:

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

Utility Notes:

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

Notice to Contractor:

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

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

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

Survey Control Note:

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

Erosion Control General Notes:

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

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

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

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

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

Maintenance:

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

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

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

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

EXPOSED SLOPES:

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

Legend

SW LAT	= PROPOSED SECONDARY WATER LATERAL
LD LAT	= PROPOSED LAND DRAIN LATERAL
W LAT	= PROPOSED WATER LATERAL
SS LAT	= PROPOSED SEWER LATERAL
W/8	= PROPOSED CULINARY WATER LINE
EX.W	= EXISTING CULINARY WATER LINE
SW/8	= PROPOSED SECONDARY WATER LINE
EX.SW	= EXISTING SECONDARY WATER LINE
SS/8	= PROPOSED SANITARY SEWER LINE
EX.SS	= EXISTING SANITARY SEWER LINE
SD/15	= PROPOSED STORM DRAIN LINE
EX.SD	= EXISTING STORM DRAIN LINE
LD/8	= PROPOSED LAND DRAIN LINE
EX.LD	= EXISTING LAND DRAIN LINE
IRR/18	= PROPOSED IRRIGATION LINE
EX.IRR	= EXISTING IRRIGATION LINE
	= FENCE LINE
	= DRAINAGE SWALE
	= PROPOSED FIRE HYDRANT
	= EXISTING FIRE HYDRANT
	= PROPOSED MANHOLE
	= EXISTING MANHOLE
	= PROPOSED SEWER CLEAN-OUT
	= PROPOSED GATE VALVE
	= EXISTING GATE VALVE
	= PLUG & BLOCK
	= AIR VAC ASSEMBLY
	= DUAL SECONDARY METER
	= PROPOSED WATER METER
	= EXISTING WATER METER
	= PROPOSED CATCH BASIN
	= EXISTING CATCH BASIN
	= PLUG W/ 2" BLOW-OFF
	= STREET LIGHT
	= SIGN
	= POWER POLE
BFE	= BASEMENT FLOOR ELEVATION
BLDG	= BUILDING
BOS	= BOTTOM OF STAIRS
BOW	= BOTTOM OF WALL
BP	= BEGINNING POINT
C&G	= CURB & GUTTER
CB	= CATCH BASIN
CF	= CUBIC FEET
CFS	= CUBIC FEET PER SECOND
FF	= FINISH FLOOR
FFE	= FINISH FLOOR ELEVATION
FG	= FINISHED GRADE
FH	= FIRE HYDRANT
FL	= FLOW LINE
GB	= GRADE BREAK
INV	= INVERT
LF	= LINEAR FEET
NG	= NATURAL GRADE
PC	= POINT OF CURVATURE
PP	= POWER/UTILITY POLE
PRC	= POINT OF RETURN CURVATURE
PT	= POINT OF TANGENCY
PUE	= PUBLIC UTILITY EASEMENT
RCP	= REINFORCED CONCRETE PIPE
RIM	= RIM OF MANHOLE
ROW	= RIGHT-OF-WAY
SD	= STORM DRAIN
SS	= SANITARY SEWER
TBC	= TOP BACK OF CURB
TOA	= TOP OF ASPHALT
TOC	= TOP OF CONCRETE
TOFF	= TOP OF FINISHED FLOOR
TOS	= TOP OF STAIRS
TOW	= TOP OF WALL
TSW	= TOP OF SIDEWALK
W	= CULINARY WATER
WM	= WATER METER
	= EXISTING ASPHALT PAVEMENT
	= PROPOSED ASPHALT PAVEMENT
	= PROPOSED CONCRETE
	= PROPOSED GRAVEL
4800	= EXISTING CONTOUR GRADE
4800	= PROPOSED CONTOUR GRADE

Construction Notes:

1) ALL CONSTRUCTION IS TO CONFORM TO THE CITY STANDARD DRAWINGS AND SPECIFICATIONS.
2) CONSTRUCT HANDICAP RAMP PER ADA AND CITY REQUIREMENTS.

CULINARY WATER
NOTE: 5' MIN. COVER REQUIRED OVER CW LINES
W/8 – 8" C-900 WATER LINE
W/4 – 4" C-900 FIRE LINE
W/2 – 2" POLY LATERAL

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SS/8 – 8" PVC SDR-35 SEWER LINE
SS/6 – 6" PVC SDR-35 LATERAL
MIN SLOPE 1%

SECONDARY WATER
SW/8 – 8" PVC C-900 DR-14 SECONDARY WATER LINE

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DESCRIPTION
DATE

Prominence Point Apartments Ph.1
NORTH OGDEN CITY, WEBER COUNTY, UTAH

Notes/Legend

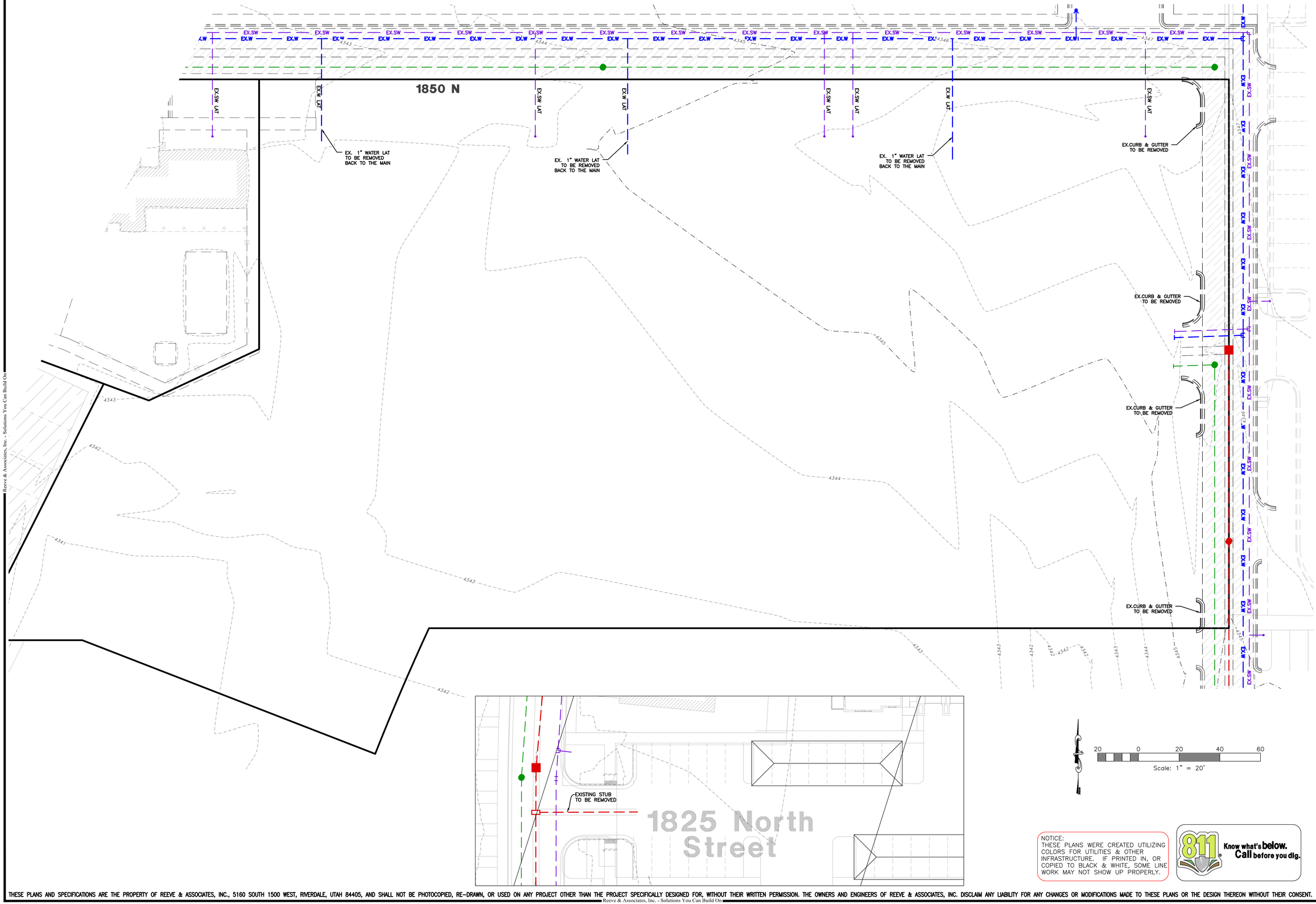
REGISTERED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
12/09/2021
STATE OF UTAH

Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: J. MEYERS
Begin Date: JULY 2021
Name: PROMINENCE POINT APARTMENTS PH.1
Number: 5738-08

2
14 Total Sheets

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20 0 20 40 60

Scale: 1" = 20'

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Prominence Point Apartments Ph.1

NORTH OGDEN CITY, WEBER COUNTY, UTAH

Existing Site Plan

REGISTERED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
12/09/2021
STATE OF UTAH

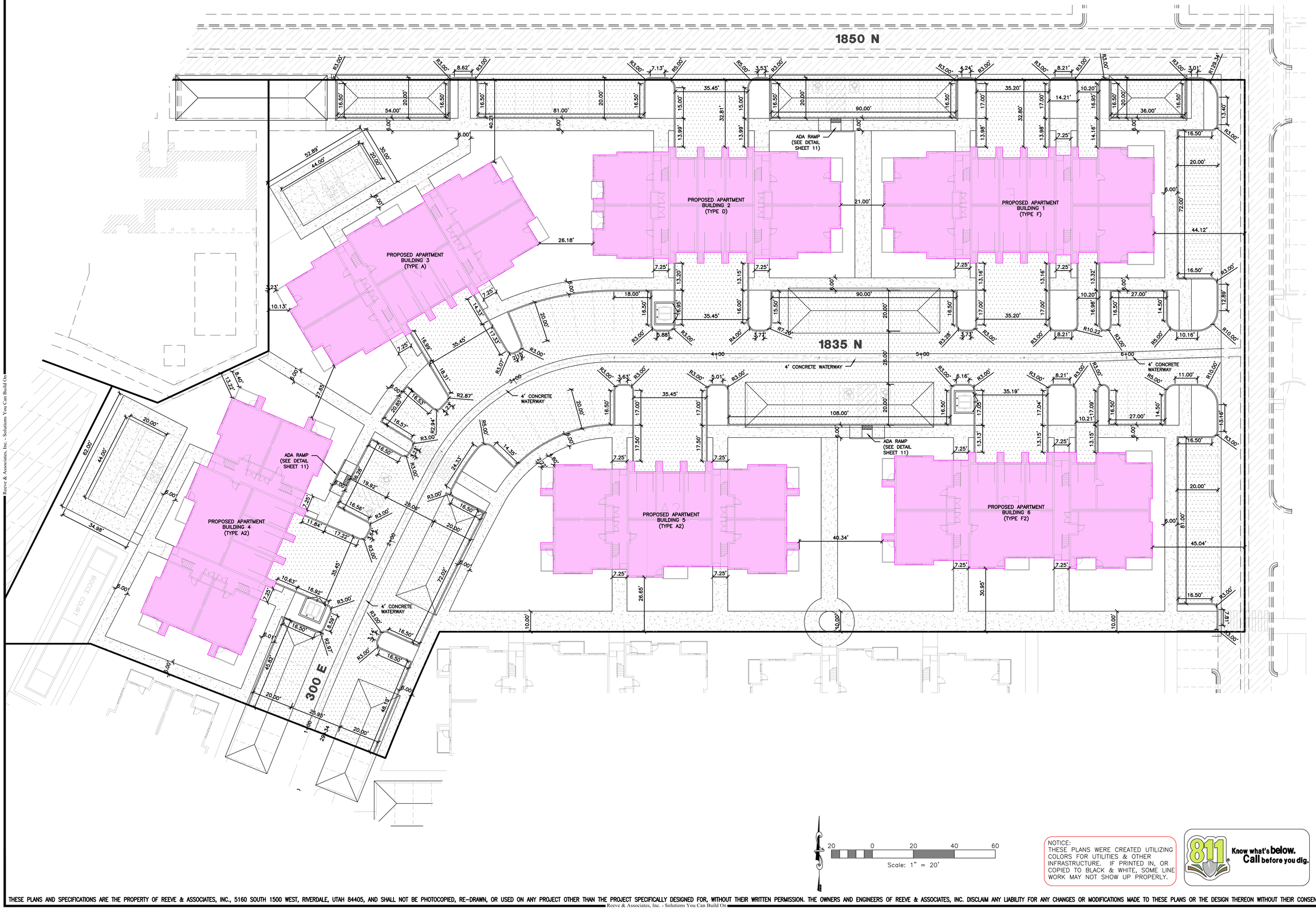
Project Info.

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Drafter: J. MEYERS
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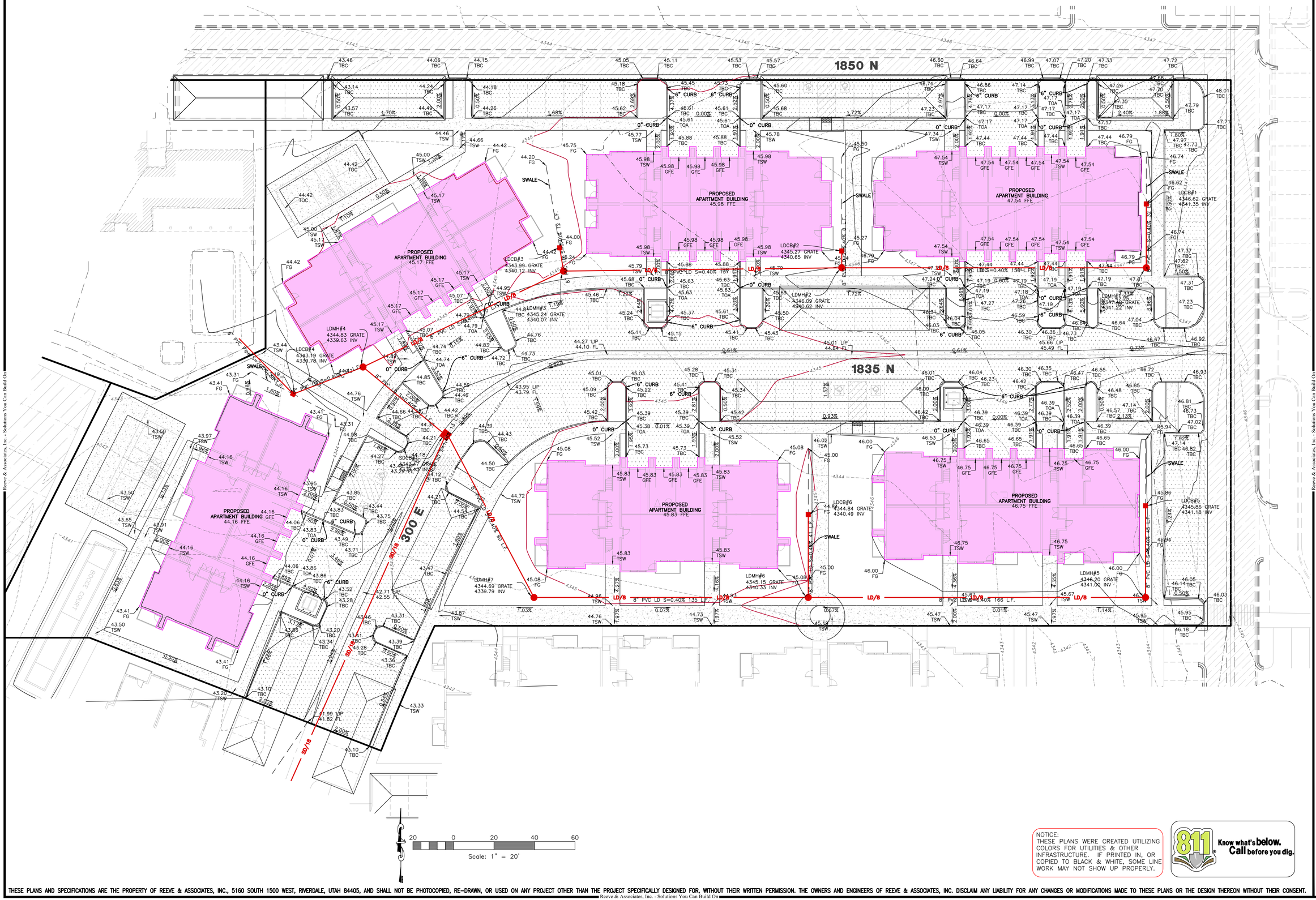
NORTH OGDEN CITY, WEBER COUNTY, UTAH

Proposed Site Plan

REGISTERED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
12/09/2021
STATE OF UTAH

Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: J. MEYERS
Begin Date: JULY 2021
Name: PROMINENCE POINT APARTMENTS PH.1
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14 Total Sheets



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Prominence Point Apartments Ph.1
NORTH OGDEN CITY, WEBER COUNTY, UTAH

Grading Plan

REGISTERED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
12/09/2021
STATE OF UTAH

Project Info.
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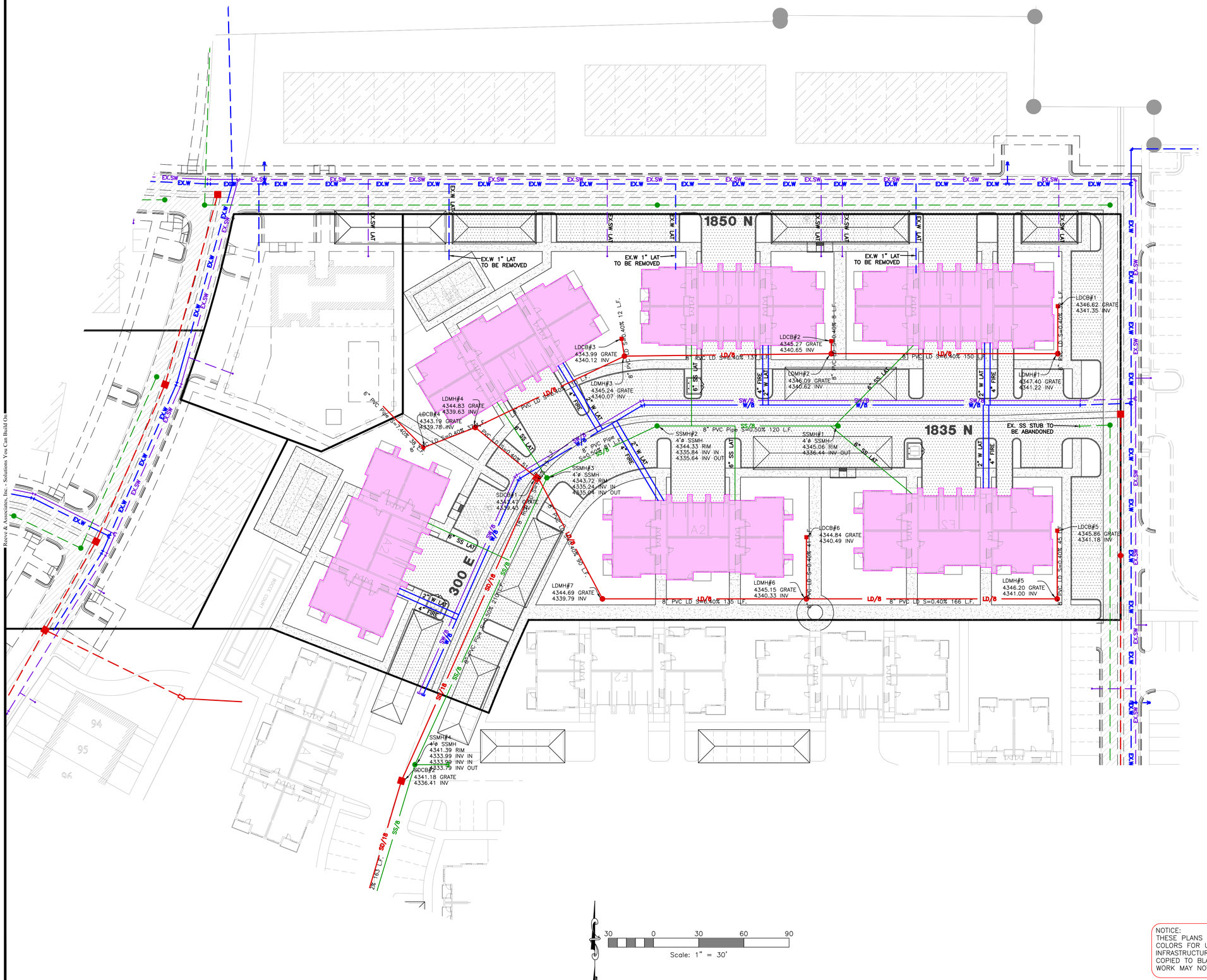
Construction Notes:

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CULINARY WATER
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NORTH OGDEN CITY, WEBER COUNTY, UTAH

Utility Plan

REGISTERED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
12/09/2021
STATE OF UTAH

Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: J. MEYERS
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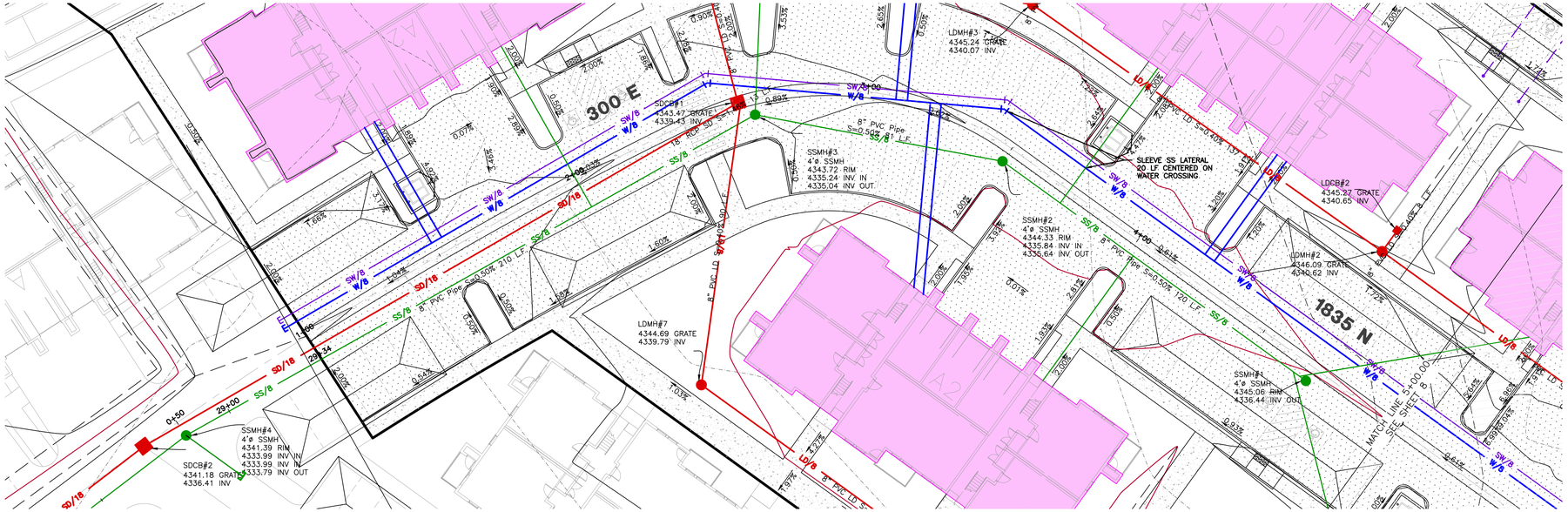
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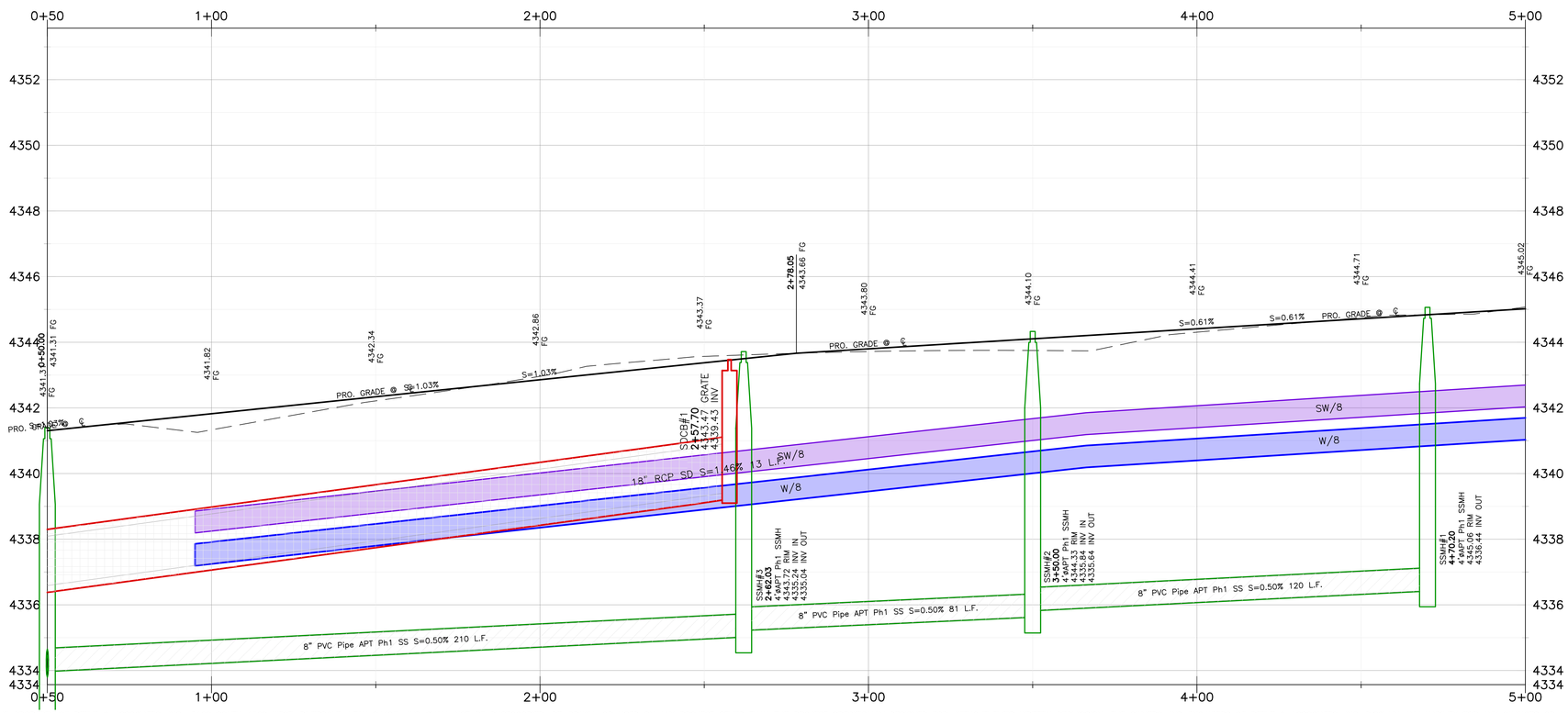
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APT PH1 0+50.00 - 5+00.00

20 0 20 40 60
Horizontal Scale: 1" = 20'
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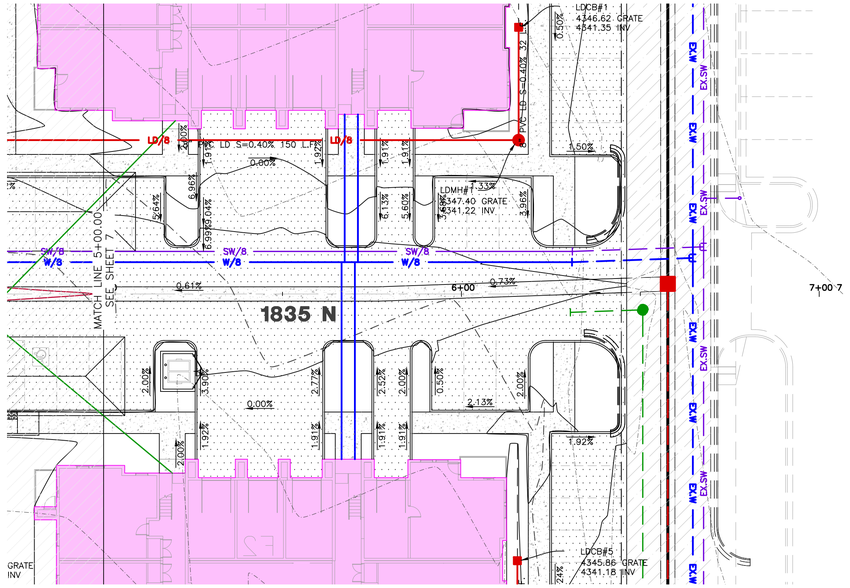
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5338480
JEREMY A. DRAPER
12/09/2021
STATE OF UTAH

Project Info.
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Begin Date: JULY 2021
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Number: 5738-08

7
14 Total Sheets

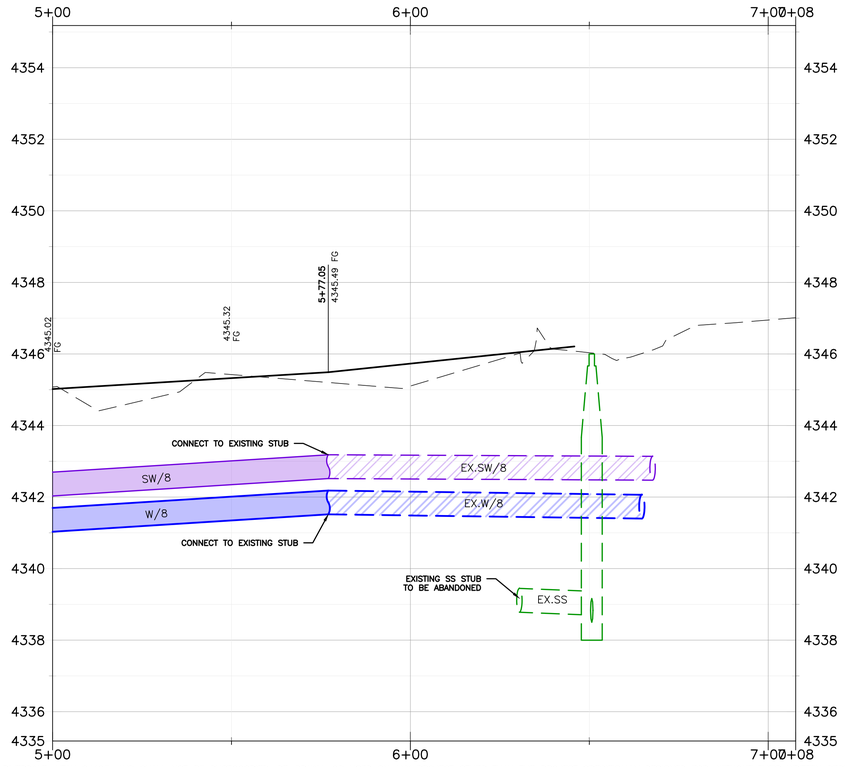
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JEREMY A. DRAPER
12/09/2021
STATE OF UTAH

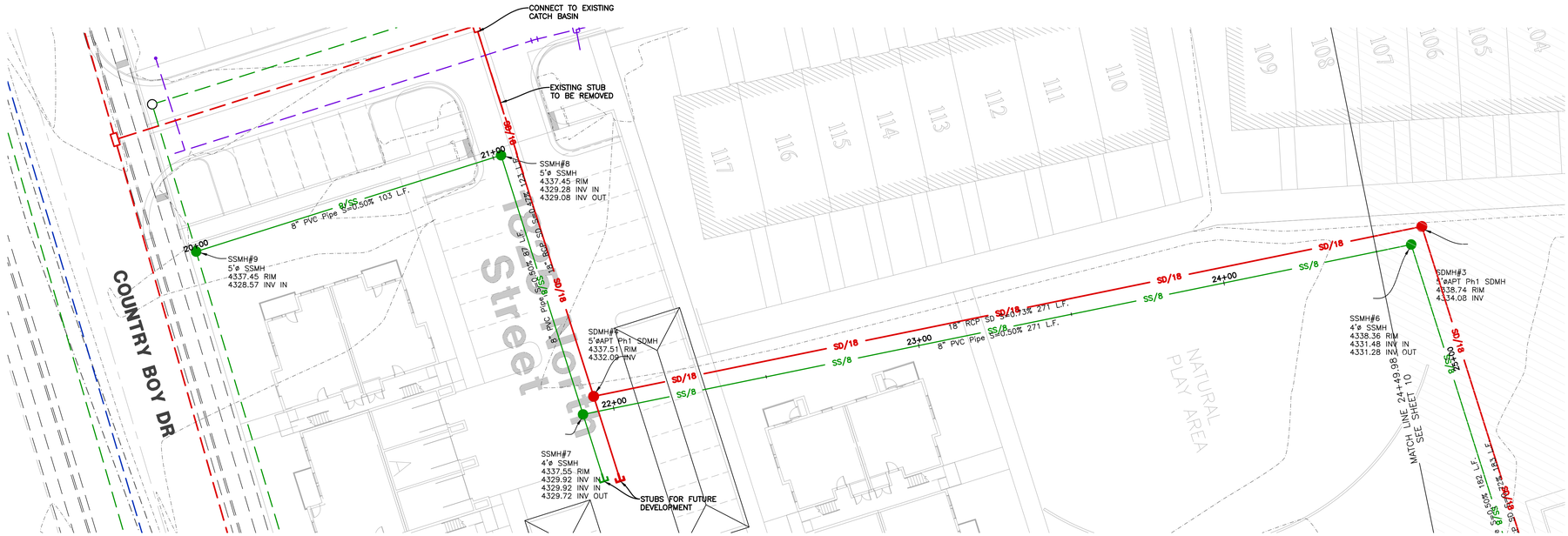
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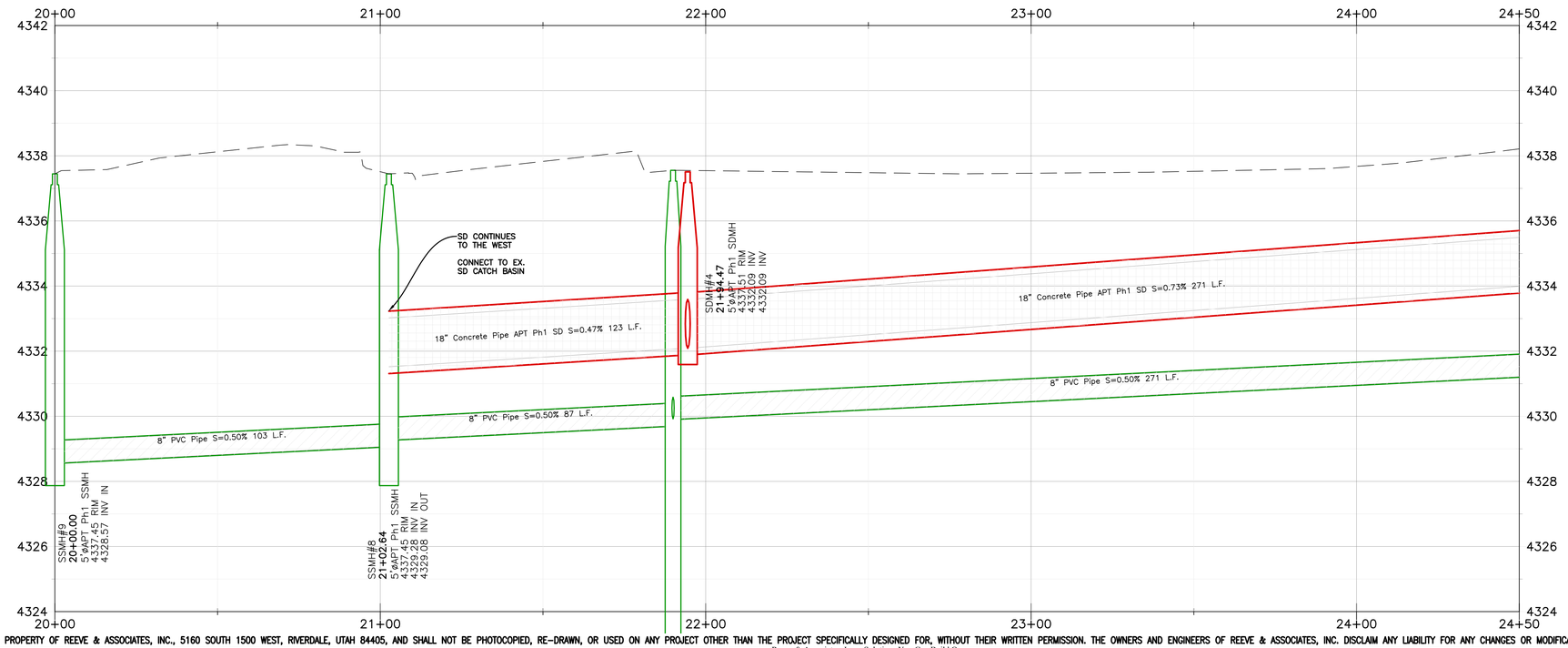
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Vertical Scale: 1" = 2'



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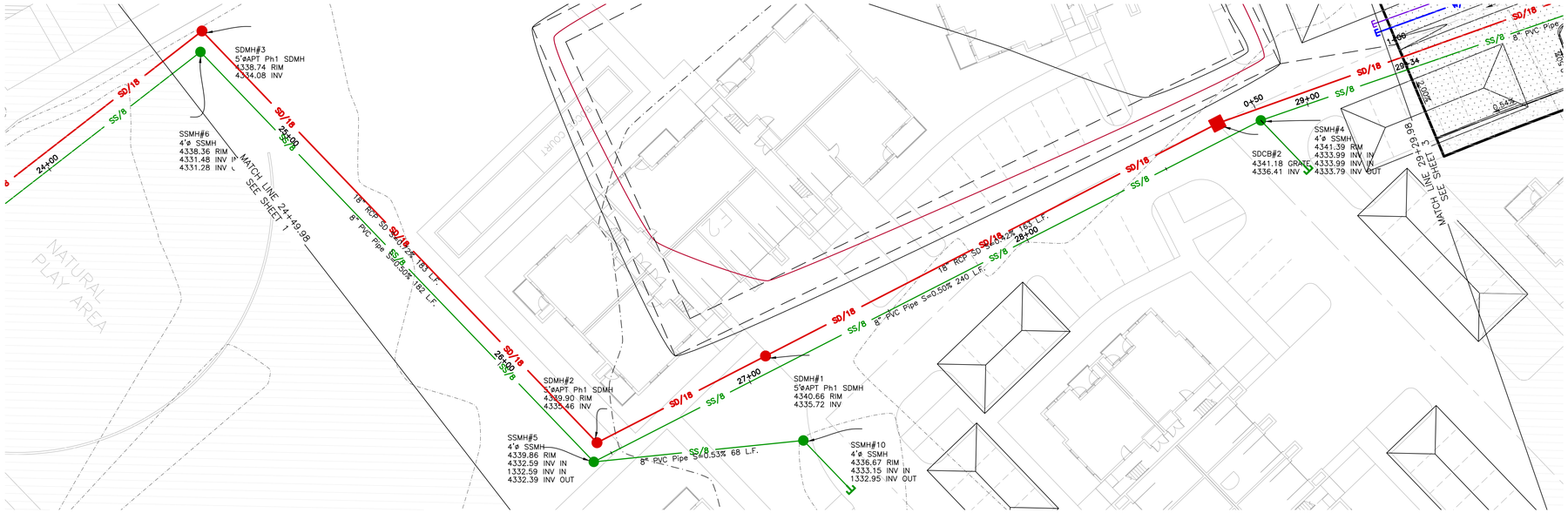
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12/09/2021
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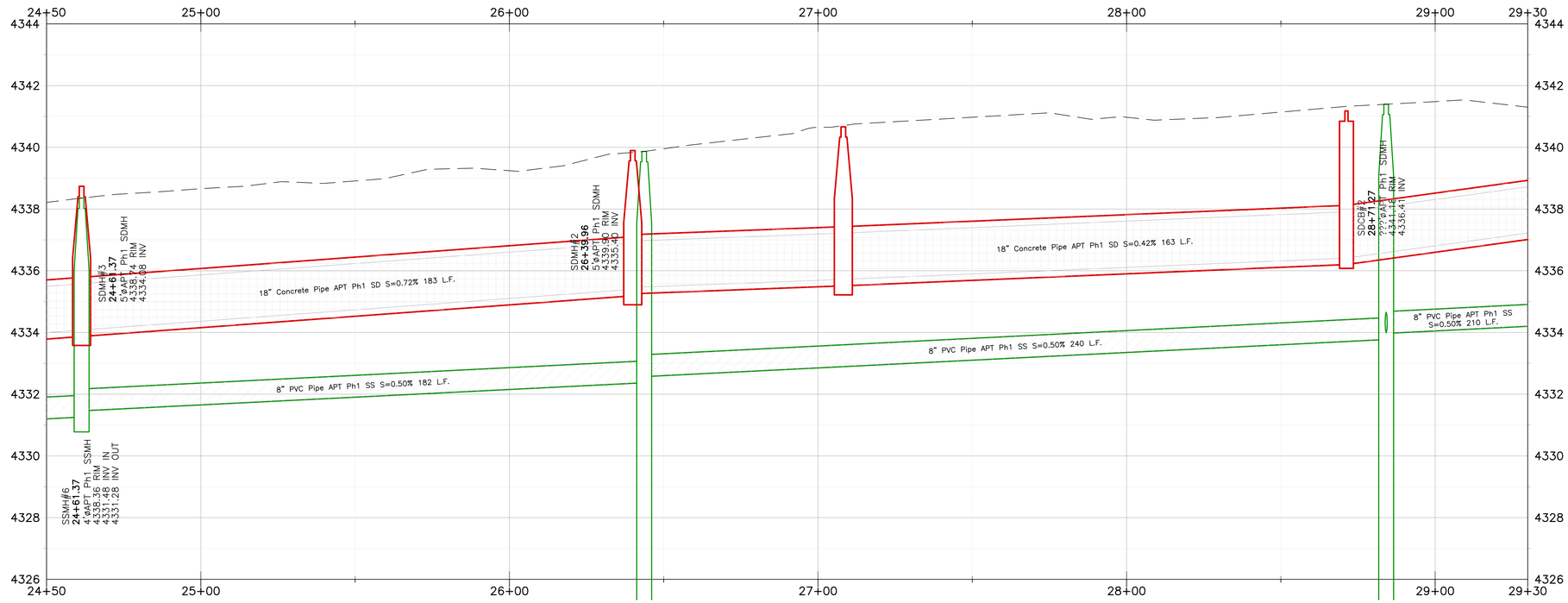
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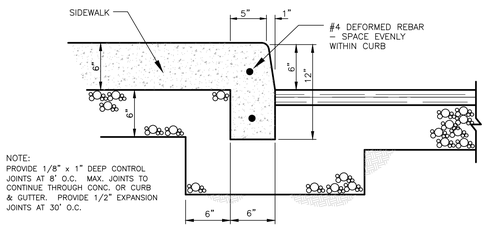
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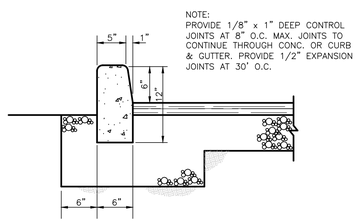
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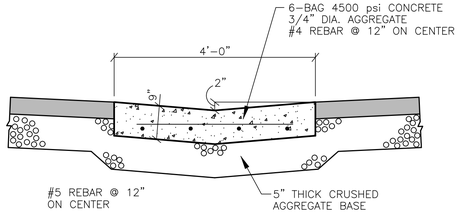


Curb/Sidewalk Turndown Detail
SCALE: NONE

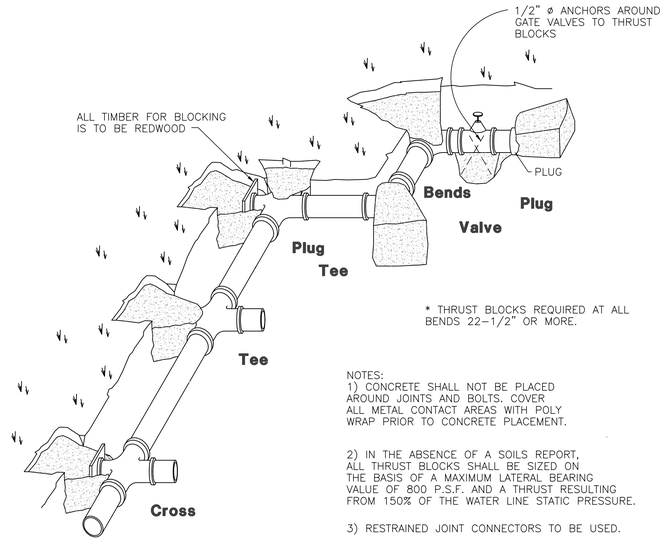


(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT; GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

On-Site 'A' Type Curb Detail
SCALE: NONE



4' Concrete Waterway
SCALE: NONE



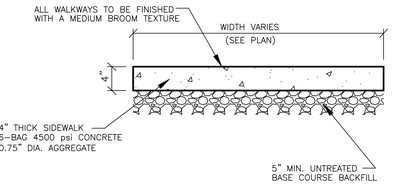
* THRUST BLOCKS REQUIRED AT ALL BENDS 22–1/2" OR MORE.

NOTES:
1) CONCRETE SHALL NOT BE PLACED AROUND JOINTS AND BOLTS. COVER ALL METAL CONTACT AREAS WITH POLY WRAP PRIOR TO CONCRETE PLACEMENT.

2) IN THE ABSENCE OF A SOILS REPORT, ALL THRUST BLOCKS SHALL BE SIZED ON THE BASIS OF A MAXIMUM LATERAL BEARING VALUE OF 800 P.S.F. AND A THRUST RESULTING FROM 150% OF THE WATER LINE STATIC PRESSURE.

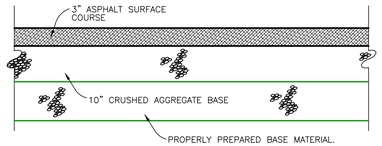
3) RESTRAINED JOINT CONNECTORS TO BE USED.

Thrust Block Detail
SCALE: NONE



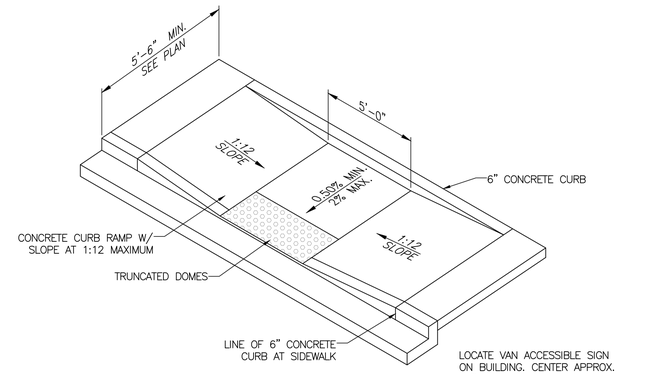
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Concrete Walkway
SCALE: NONE

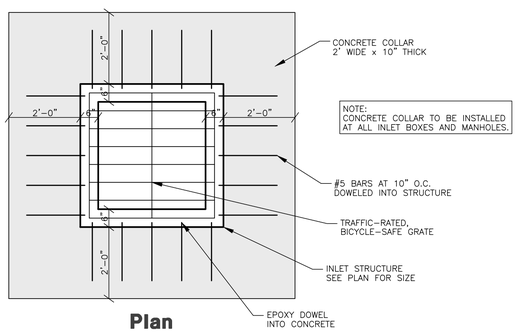


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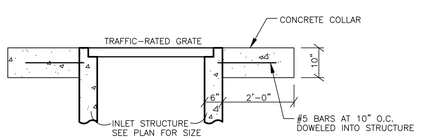
Typical On-Site Asphalt Paving
SCALE: NONE



ADA Ramp Detail
SCALE: NONE
REFERENCE APWA STANDARD PLAN NO. 236

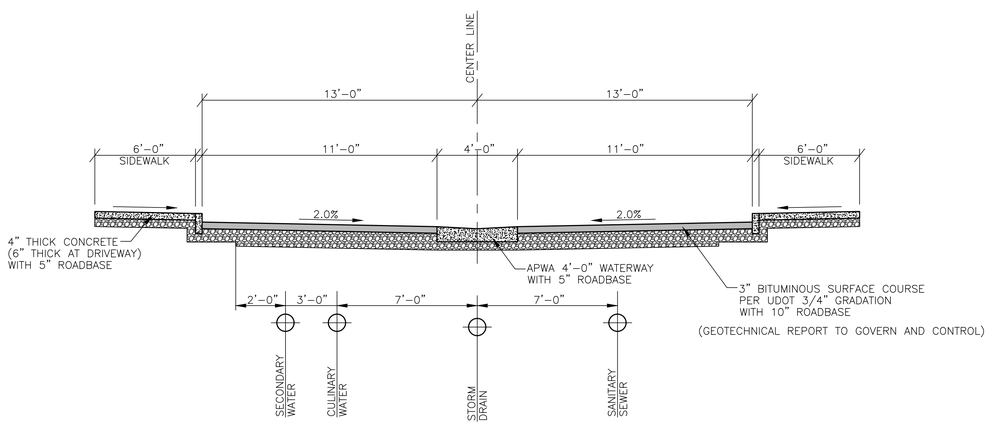


Plan



Section

Concrete Collar Detail
SCALE: NONE



Private Street Section
SCALE: NONE

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TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS

DESCRIPTION	DATE

REGISTERED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
12/09/2021
STATE OF UTAH

Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: J. MEYERS
Begin Date: JULY 2021
Name: PROMINENCE POINT APARTMENTS PH.1
Number: 5738–08

Prominence Point Apartments Ph.1
NORTH OGDEN CITY, WEBER COUNTY, UTAH

Civil Details

11
14 Total Sheets

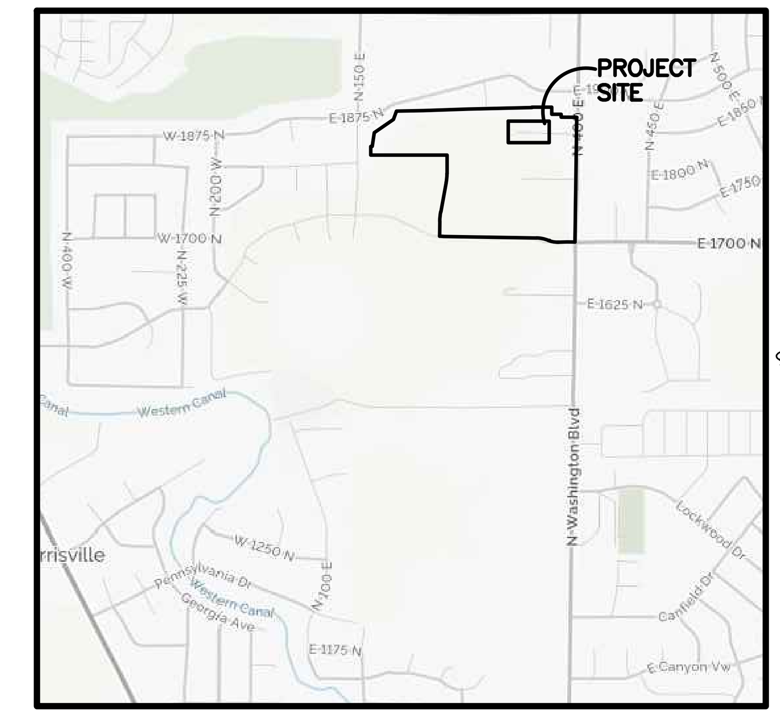
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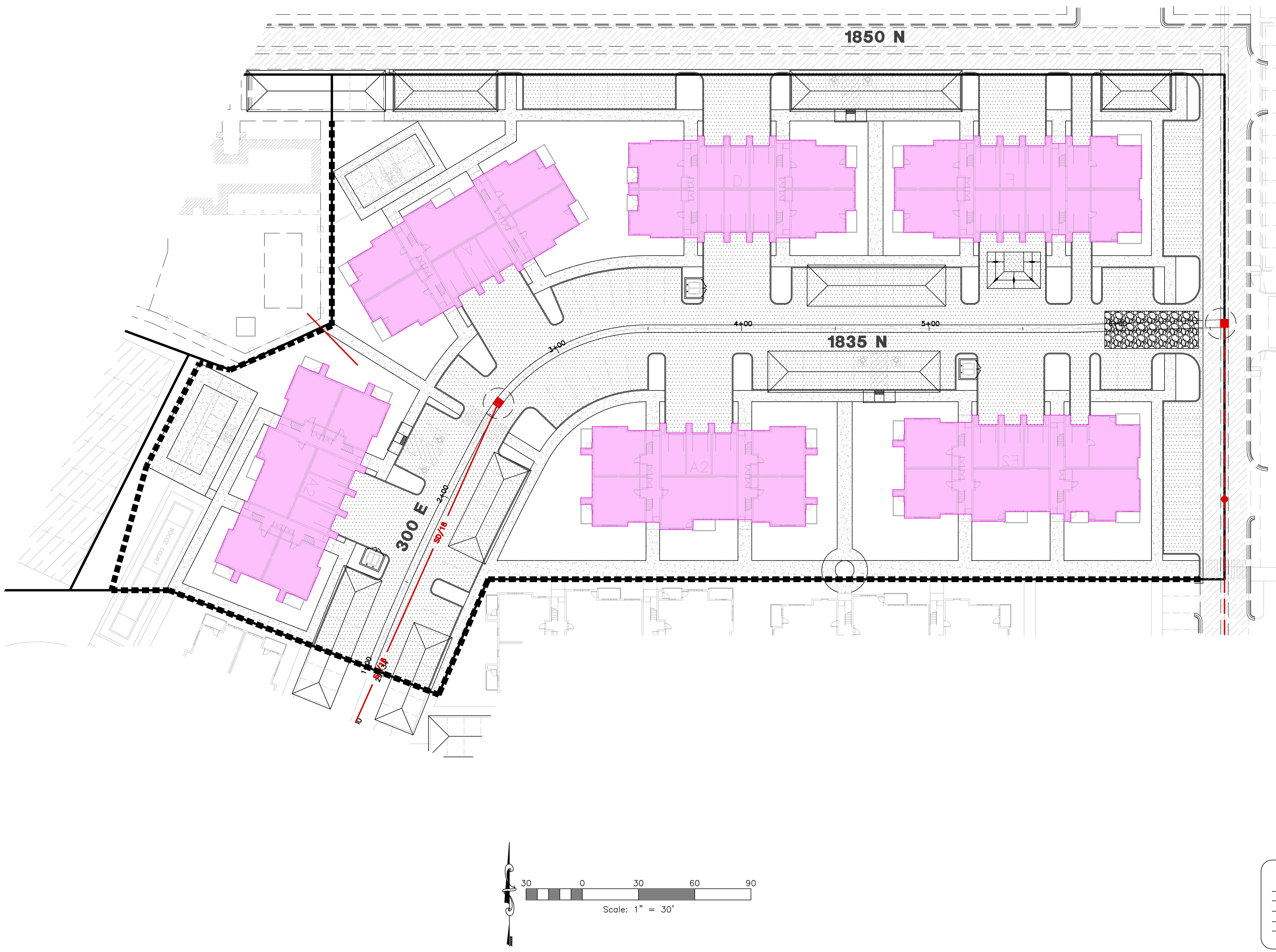
Prominence Point Apartments Ph.1

Storm Water Pollution Prevention Plan Exhibit

NORTH OGDEN, WEBER COUNTY, UTAH
DECEMBER 2021



Vicinity Map
NOT TO SCALE



PORTABLE TOILET

INLET PROTECTION TYP. (SEE DETAIL)

SILT FENCE (SEE DETAIL)

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

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

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

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

Construction Activity Schedule

- PROJECT LOCATION.......NORTH OGDEN CITY, WEBER COUNTY, UTAH
- PROJECT BEGINNING DATE.......OCTOBER 2021
- BMP'S DEPLOYMENT DATE.......OCTOBER 2021
- STORM WATER MANAGEMENT CONTACT / INSPECTOR.......TBD
- SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER

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NORTH OGDEN CITY, WEBER COUNTY, UTAH
Storm Water Pollution Prevention Plan Exhibit

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Notes:

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

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

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

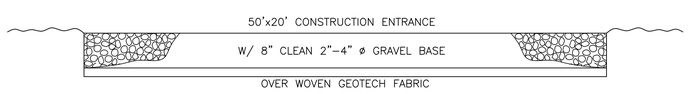
4. Construction Vehicles and Equipment:
   a. Maintenance
      – Maintain all construction equipment to prevent oil or other fluid leaks.
      – Keep vehicles and equipment clean, prevent excessive build–up of oil and grease.
      – Regularly inspect on–site vehicles and equipment for leaks, and repair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

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

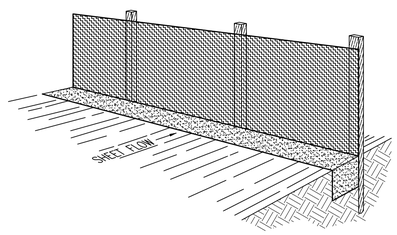
6. Post Roadway / Utility Construction
   a. Maintain good housekeeping practices.
   b. Enclose or cover building material storage areas.
   c. Properly store materials such as paints and solvents.
   d. Store dry and wet materials under cover, away from drainage areas.
   e. Avoid mixing excess amounts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

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

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

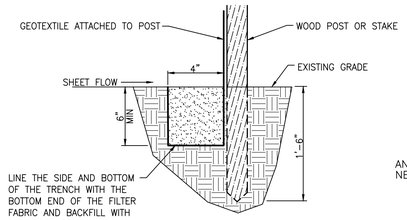


Cross Section 50' x 20' Construction Entrance



Perspective View

Figure 2



Section

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

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

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

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

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

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

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

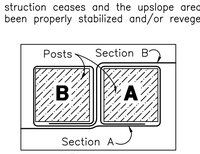
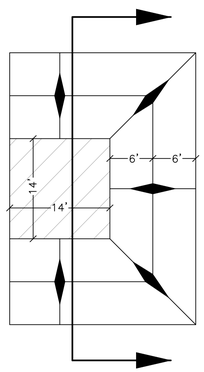
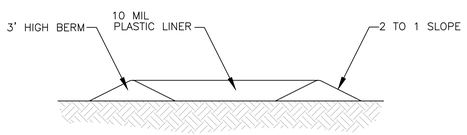


Figure 1:
Top View of
Roll–to–Roll Connection

Silt Fence Detail

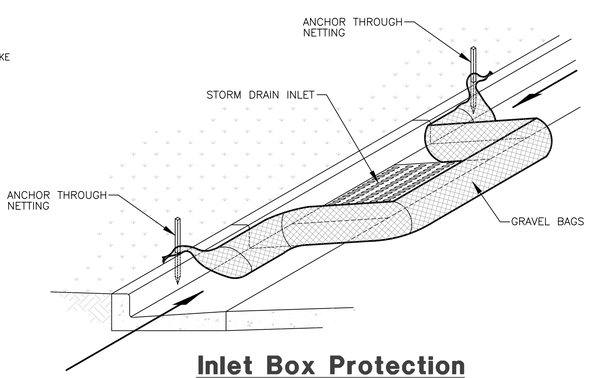
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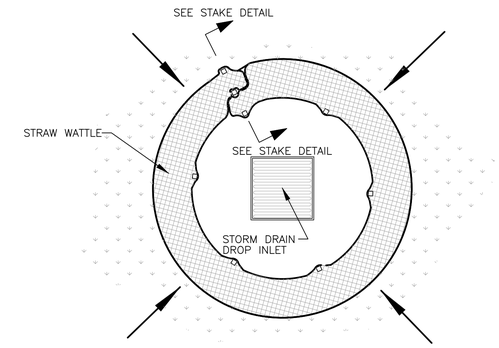


Concrete Washout Area w/ 10 mil Plastic Liner

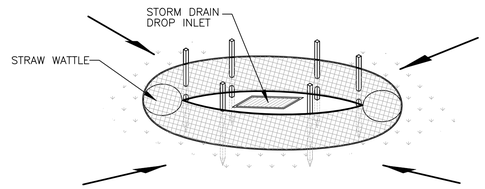
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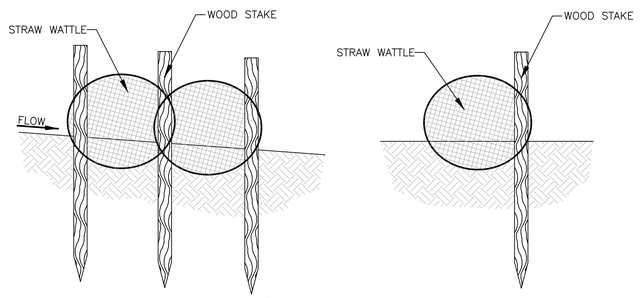
Inlet Box Protection



Plan View



Drop Inlet Protection



Stake Detail

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NORTH OGDEN CITY, WEBER COUNTY, UTAH

Storm Water Pollution Prevention Plan Details

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13
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PLANT TABLE

TREES

Quantity	Symb.	Scientific Name	Common Name	Size	Categ
3		Acer grandidentatum	Big Tooth Maple	1.5–2" cal.	1
6		Acer platanoides 'Crimson Sentry'	Crimson Sentry Norway Maple	1.5–2" cal.	1
1		Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	1.5–2" cal.	1
8		Gleditsia triacanthos 'Imperial'	Imperial Honey Locust	1.5–2" cal.	2
4		Pinus nigra	Austrian Pine	6' Ht	3
6		Syringa reticulata 'Ivory Silk'	Ivory Silk Lilac Tree	1.5–2" cal.	1
6		Zelkova serrata 'Village Green'	Village Green Zelkova	1.5–2" cal.	3

SHRUBS

Quantity	Symb.	Scientific Name	Common Name	Size
80		Berberis thun. atro. 'Nana'	Crimson Pygmy Barberry	5 gal.
54		Buxus microphylla 'Winter Gem'	Winter Gem boxwood	5 gal.
33		Cotoneaster horizontalis 'Perpusillus'	Prostrate Rock Cotoneaster	5 gal.
43		Cornus sericea 'Insanti'	Insanti Dwarf Dogwood	5 gal.
12		Juniperus 'Buffalo'	Buffalo Juniper	5 gal.
8		Juniperus scopulorum 'Blue Arrow'	Blue Arrow Juniper	5 gal.
70		Pinus mugo 'Slowmound'	Slowmound Mugo Pine	5 gal.
66		Spiraea japonica 'Magic Carpet'	Magic Carpet Spirea	5 gal.
53		Taxus media 'Hicksii'	Hicks Yew	10 gal.
14		Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	10 gal.

ORNAMENTAL GRASS

Quantity	Symb.	Scientific Name	Common Name	Size
63		Calamagrostis 'Karl Foerster'	Karl Foerster Grass	1 gal.

PERENNIALS

Quantity	Symb.	Scientific Name	Common Name	Size
227		Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	1 gal.
78		Salvia superbanemorosa 'May Night'	May Night Salvia	1 gal.
96		Geranium x 'Johnson's Blue'	Johnson's Blue Geranium	1 gal.

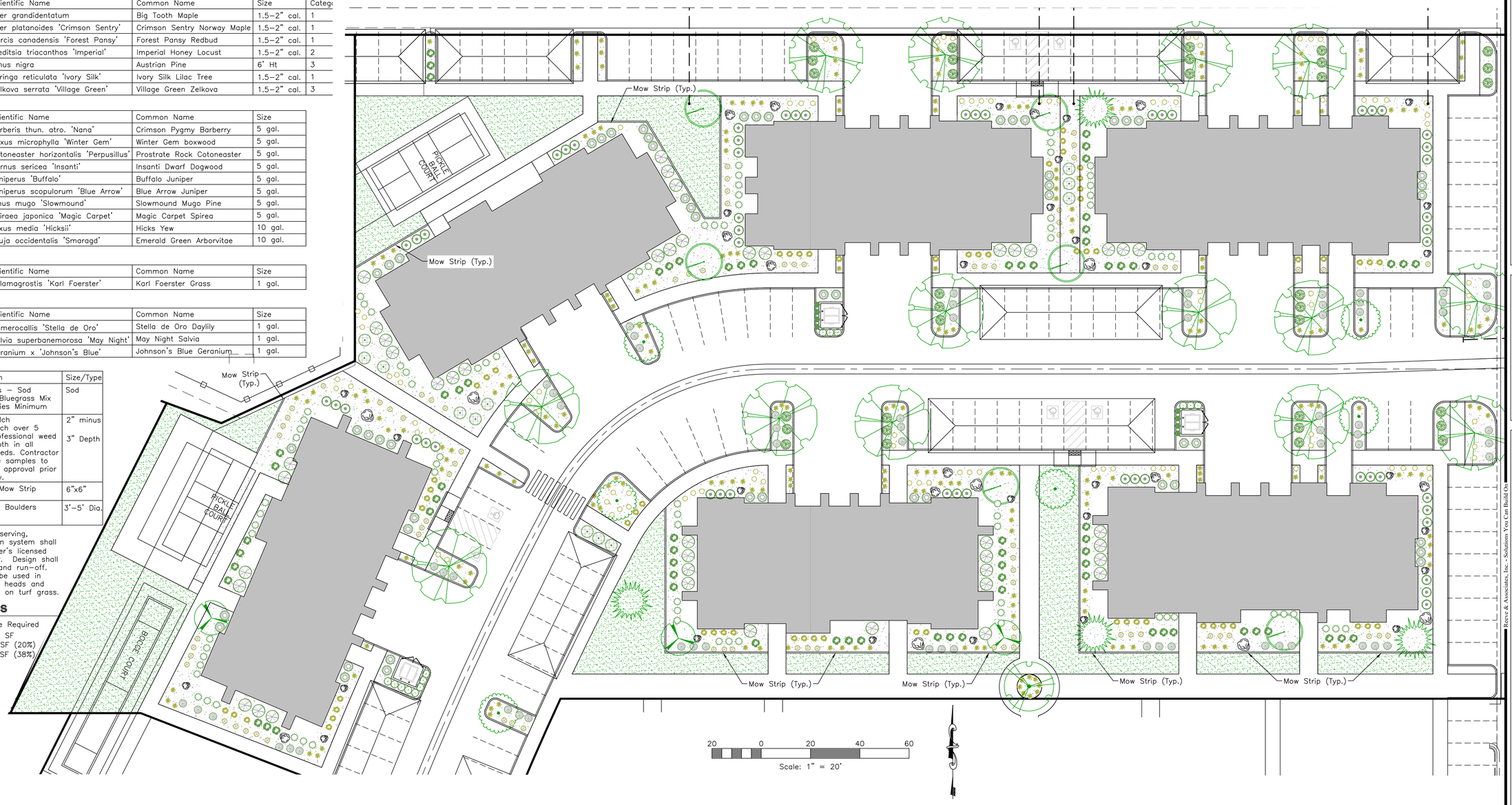
OTHER

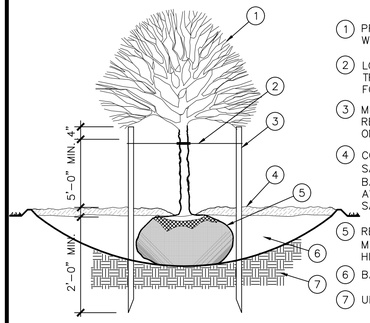
Symbol	Description	Size/Type
	Turf Grass – Sod Kentucky Bluegrass Mix – 3 Species Minimum	Sod
	Gravel Mulch Place mulch over 5 ounce Professional weed barrier cloth in all planting beds. Contractor to provide samples to owner for approval prior to delivery.	2" minus 3" Depth
	Concrete Mow Strip	6"x6"
	Landscape Boulders	3'–5' Dia.

NOTE: A water–conserving, underground irrigation system shall be designed by owner's licensed landscape contractor. Design shall minimize overspray and run–off. Drip irrigation shall be used in planting beds. Spray heads and rotors shall be used on turf grass.

Calculations

CODE:20% Landscape Required
Phase 1 = 147,383 SF
Required = 29,477 SF (20%)
Provided = 55,441 SF (38%)



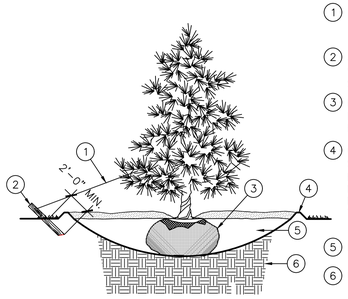


1. PRUNE ALL DEAD AND INJURED WOOD. DO NOT CUT LEADER.
2. LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS.
3. METAL T–POSTS, 2 PER TREE. REMOVE POSTS & TIES AFTER ONE YEAR.
4. CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH. BRUSH AWAY FROM TRUNK. REMOVE SAUCER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

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

DECIDUOUS TREE PLANTING

NTS

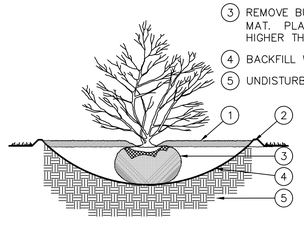


1. LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS
2. 4' x 2" x 2" STAKE AND GUY WIRE (ONE EA. TREE) REMOVE STAKES AFTER ONE YEAR
3. REMOVE BURLAP/PACKAGING MAT. PLANT TREES 2"–3" HIGHER THAN GRADE
4. CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH – BRUSH MULCH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

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

CONIFEROUS TREE PLANTING

NTS

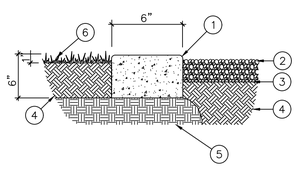


1. 3" OF BARK/ROCK MULCH. BRUSH AWAY FROM STEM
2. 3" EARTH BERM SAUCER. REMOVE AFTER ONE YEAR
3. REMOVE BURLAP/PACKAGING MAT. PLANT SHRUBS 2"–3" HIGHER THAN GRADE.
4. BACKFILL WITH NATIVE SOIL
5. UNDISTURBED SOIL

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

SHRUB PLANTING

NTS



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

CONCRETE MOW STRIP

NTS

PLANTING NOTES

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

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

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REVISIONS

DATE	DESCRIPTION

Prominence Point Apartments Ph.1

NORTH OGDEN CITY, WEBER COUNTY, UTAH

Landscape Plan

LICENSED LANDSCAPE ARCHITECT
8181661
NATHAN C. PETERSON
12/09/2021
STATE OF UTAH

Project Info.

Engineer: NCP
Drafter: NCP
Begin Date: JULY 2021
Name: PROMINENCE POINT APARTMENTS PH.1
Number: 5738–08

14
14 Total Sheets

NORTH OGDEN CITY
SETTLED 1851

Lorin Gardner
City Engineer

DESIGN REVIEW MEMORANDUM

TO: Scott Hess, Planning Director

CC: Dave Espinoza, Public Works Director

FROM: Lorin Gardner, P.E, City Engineer

RE: Prominence Point - Apartments Phase 1

- ☐ Concept Review
- ☑ Preliminary Review
- ☐ Final Review

DATE: November 29, 2021
updated December 9, 2021

DESCRIPTION:
2 Lots subdivision. The subdivision is located at the southwest corner of 385 E and 1850 N in Prominence Point Subdivision, North Ogden, UT.

	Comment	Status as of December 9, 2021
	No additional roadway dedication will be required as part of this subdivision. All streets are private.	
1.	Once preliminary approval is granted, submit final plat, required studies and improvement plans for review and approval.	**Pending - submitted, review to be conducted following Preliminary Approval**
2.	No additional Storm Water Detention facilities and piping will be required.	**Completed**
3.	Consideration should be given as to whether the 10' wide east-west trail should be included on the south portion of this phase of the apartments for consistency with the adjacent developments. If the east-west trail is located in this phase, then connections to the existing west trail and the future east trail shall be made available.	**Pending**
3a.	Provide a 5' sidewalk along the south side of 1850 N. 1850 N. cross section shall be consistent with a rolled gutter to match the north side of 1850 N.	**Pending**
3b.	Provide a 5' sidewalk along the west side of 385 E. 385 E. cross section shall be consistent with a rolled gutter to match the east side of 385 E. Continuous sidewalk along south side of 1850 N allowing pedestrians east-west access and avoid conflicts with parked cars in driveways required.	**Pending - 6' sidewalk provided, but not continuous**
4.	Provide a Storm Water Quality Report for the LID 80% retention.	**Pending**
5.	LID 80% storm water retention must be addressed with this development.	**Pending**
6.	Provide the AutoCAD drawing files to the City Engineer for addressing of the Lots.	**Pending**
7.	Provide an amendment to the Geotechnical Study for the subject property. Such amendment shall also include an infiltration study under saturated conditions to determine soil's capability to infiltrate the LID 80% stormwater.	**Pending**
8.	The private street name of 1835 North is acceptable, but 300 E. already exists to the west in this development. A new street name (number) will be assigned.	Pending

165 E Lomond View Drive; North Ogden, UT 84414

801-782-8111

9.	Ensure that the culinary water meter and sanitary sewer service lateral to the building are sufficient to meet the demands of each facility. Sanitary Sewer lateral shall be no less than a 6" diameter and the water meter shall be no less than the size required to meet the demands. These apartment buildings may also need the addition of a dedicated Firelines. Check with the Fire Marshal on this requirement.	Pending
10.	Provide Fire Hydrants at 500' spacing and Street Lights at 600' spacing	Pending
11.	Land drains/storm drain lines are not intended for use in draining swimming pools, provide ss disposal.	Pending
12.	With the street curbs as proposed, the new drive approaches will require additional sidewalk width toward the buildings per - Public Works standards to meet ADA compliance. This may impact the building setbacks and ability to have parking on the driveways.	Pending

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

December 9, 2021

Scott Hess
North Ogden City
Planning Director

Project: Village at Prominence Point Apartment Phase 1
Re: Site Plan Review

Below please find the narrative that has been created in response to your review received December 3, 2021.

Background:

The site is currently approved within the City of North Ogden plan under an original master development agreement. The site is located to the north and west of the intersection of Washington Blvd and 1700 North. The site will contain extensive greenways connecting multiple uses on the overall site. The subject phase I site area consists of six proposed three-story walk-up apartment buildings. Each of the apartment buildings contain a mix of one-, two- and three-bedroom units. Please refer to the developer's performa provided for more detailed information. The proposed development is part of the larger overall site approved previously by the City of North Ogden as a part of a master development agreement.

Development:

The requested design review proposes two multi-family buildings with a total unit count of 100. Parking is a fundamental component of any development and as such surface parking is located within close proximity of each of the apartments. with a total on site 126 space not including shared adjacent retail parking as previously approved. The remaining parking will be in a mix of surface spaces contained within surface spaces, driveways and carports for a total of 122. Garage parking is provided for 24 vehicles, and surface parking separately for visitors and remaining units as 76 total spaces. The parking is also clustered near each of the six buildings to provide for a short and direct walking route to the entrances as well as connections to bike walking paths and associated green spaces. Long-term bicycle parking ensures at least one space per unit in garages and storage lockers within the units. Short-term bicycle parking will be provided for 20 bicycles. Generous open space is provided in the form of both active and passive open spaces, accessible both physically and visually connected to the development and community at large. Active open space for this site includes pocket parks, bocci and pickle ball courts, natural play areas, a multi-use trail, and a community trail throughout the project site. The buildings in Phase 1 have been shifted to allow the inclusion of pickleball courts west of the northwest buildings.

Water/Sewer/Stormwater Water service will be provided on site and to the south of 1700 north

Traffic/Access Internal site circulation will be provided by a network of private streets along with drive aisles.

Sincerely,
Gunnar Langhus
gunnarlanghus503@gmail.com

EXHIBIT L



VILLAGE AT PROMINENCE POINT PRELIMINARY MASTER PLAN 10.03.2017

NORTH OGDEN, UTAH

Ankrom Moisan Architects, Inc.
ARCHITECTURE INTERIORS URBAN DESIGN IDENTITY
ankrommoisan.com