

WESTERN WEBER PLANNING COMMISSION MEETING

AMENDED AGENDA

April 13, 2021

5:00 p.m.

Join Zoom Meeting

<https://us02web.zoom.us/j/86945102482>

Meeting ID: 869 4510 2482

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

1. Approval of the February 9, 2021 meeting minutes
2. Petitions, Applications, and Public Hearings:

Administrative items:

3. SPE 02-2021 Discussion and action on a conceptual sketch plan endorsement request for Riverbend Cluster Subdivision
4. CUP 2021-01: Consideration and action for a conditional use request for the Val Sanders PRUD, located at 2900 S 3500 W, Ogden. .
5. LVH 091820-Consideration and action on a request for final approval of Highlands Bluff Estates Phase 1, 1st Amendment, a subdivision proposal to create a 12 lot residential development
6. File No: DR2020-07: Request for approval of a design review application to allow for GVH Commercial Warehousing to expand their current facility located at 2458 N. Rulon White Blvd., Ogden, in the M-1 zone. This request includes a 6 new bay doors on the existing building and a 48,000 square foot addition to the rear of the existing structure.
7. Public Comment for Items not on the Agenda
8. Remarks from Planning Commissioners:
9. Planning Director Report:
10. Remarks from Legal Counsel:

Adjourn

WS1: Work session regarding culinary and secondary water requirements in subdivision ordinance.

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

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Via Zoom Video Conferencing at the link listed above.

A Pre-Meeting will be held at 4:30 p.m. The agenda for the pre-meeting consists of discussion of the same items listed above, on the agenda for the meeting.

No decisions are made in the pre-meeting, but it is an open public meeting.

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8791

Meeting Procedures

Outline of Meeting Procedures:

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

Role of Staff:

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

Role of the Applicant:

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

Role of the Planning Commission:

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

Public Comment:

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

Planning Commission Action:

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

Commenting at Public Meetings and Public Hearings

Address the Decision Makers:

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

Speak to the Point:

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

Handouts:

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

Remember Your Objective:

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

Minutes for the Western Weber Commission meeting of February 9, 2021 held via Zoom Video Conferencing

Members Present: Bren Edwards-Chair
Greg Bell-Vice Chair
Andrew Favero
Wayne Andreotti
Sarah Wichern
Jed McCormick
Bruce Nilson

Members Excused:

Staff Present: Rick Grover, Planning Director; Charlie Ewert, Principle Planner; Steve Burton Principal Planner; Matt Wilson, Legal Counsel; Angela Martin, Lead Office Specialist II

Chair Edwards asks if there are any ex parte communications or conflicts of interest to declare. There are none.

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

1. Petitions, Applications, and Public Hearings: none
2. Approval of the January 12, 2021 meeting minutes

Motion: Commissioner Edwards made a motion to approve the January 12, 2021 meeting minutes.
Commissioner Wichern seconded the motion. Motion carries (7-0)

Administrative items:

3. Discussion/Decision on a proposal to amend the subdivision code to allow flexibility regarding development along a substandard single-access street. *Presenter: Charlie Ewert*

Mr. Ewert shared his power point presentation. He gave the Planning Commissioners 3 options to review.

1. Keep the policy that prohibits subdivision development along a single-access substandard street.
2. Change the policy to allow the development to occur as long as a traffic study verifies safety and the proportionate cost for improvements are born by the future lot owners in that subdivision.
3. Change the policy to allow the development to occur as long as the developer fronts a share of the cost for street improvements proportionate to the impact the new lots will have on the single-access substandard street.

There was a discussion on the different options.

MOTION: Commissioner Bell made a recommendation to the County Commission to approve Discussion/Decision on a proposal to amend the subdivision code to allow flexibility regarding development along a substandard single-access street- Option 1, in compliance to the General Plan, Commissioner Edwards seconded the motion, but would like to revisit this item when the General Plan has been approved. Motion carried 7-0

4. Public Comment for Items not on the Agenda: none

5. Remarks from Planning Commissioners: none

6. Planning Director Report: Director Grover gave the Planning Commission an update on the General Plan for Western Weber. Staff has been working with a consultant. Engineering, Health and utility providers for their input.

7. Remarks from Legal Counsel: none

Meeting Adjourned at 6:30 pm

Respectfully Submitted,

Angela Martin, Lead Office Specialist
Weber County Planning Commission



Staff Report to the Western Weber Planning Commission
Weber County Planning Division

Synopsis

Application Information

Application Request: Discussion and action on a conceptual sketch plan endorsement request for Riverbend Cluster Subdivision.

Type of Decision: Administrative

Agenda Date: Tuesday, April 13, 2021

Applicant: Ed Grampp

File Number: SPE02-2021

Approximate Address: 806 S 3600 W

Project Area: 69.14

Zoning: Agricultural A-1 and A-2

Existing Land Use: Vacant/Agricultural

Proposed Land Use: Residential/ Agricultural

Parcel ID: 15-043-0042

Township, Range, Section: T2N, R2W, Sections 15 and 16

Adjacent Land Use

North: Residential	South: Residential
East: Weber River	West: Agricultural

Staff Information

Report Presenter: Steve Burton
sburton@webercountyutah.gov
801-399-8766

Report Reviewer: RG

Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7, Definitions
- Title 104, Chapter 2 Agricultural Zones
- Title 108, Chapter 3 Cluster Subdivisions

Summary

This is a request for approval of a conceptual sketch plan for a 91 lot cluster subdivision. The applicant's net development area is 60.68 acres, which would have a total density of 66 lots. The developer is requesting a base density of 61 lots and a 50 percent bonus density, a total of 91 lots. Approval of a sketch plan does not create a vested right, but it is meant to create a complete preliminary subdivision application. A more thorough review will be done once a complete subdivision application is submitted. Additional requirements may apply as the preliminary and final plats are reviewed.

The following process is listed in the Cluster Subdivision Ordinance: 108-3-3, as the Sketch Plan Endorsement review procedure:

Sec 108-3-3 Supplemental Subdivision Procedural Requirements

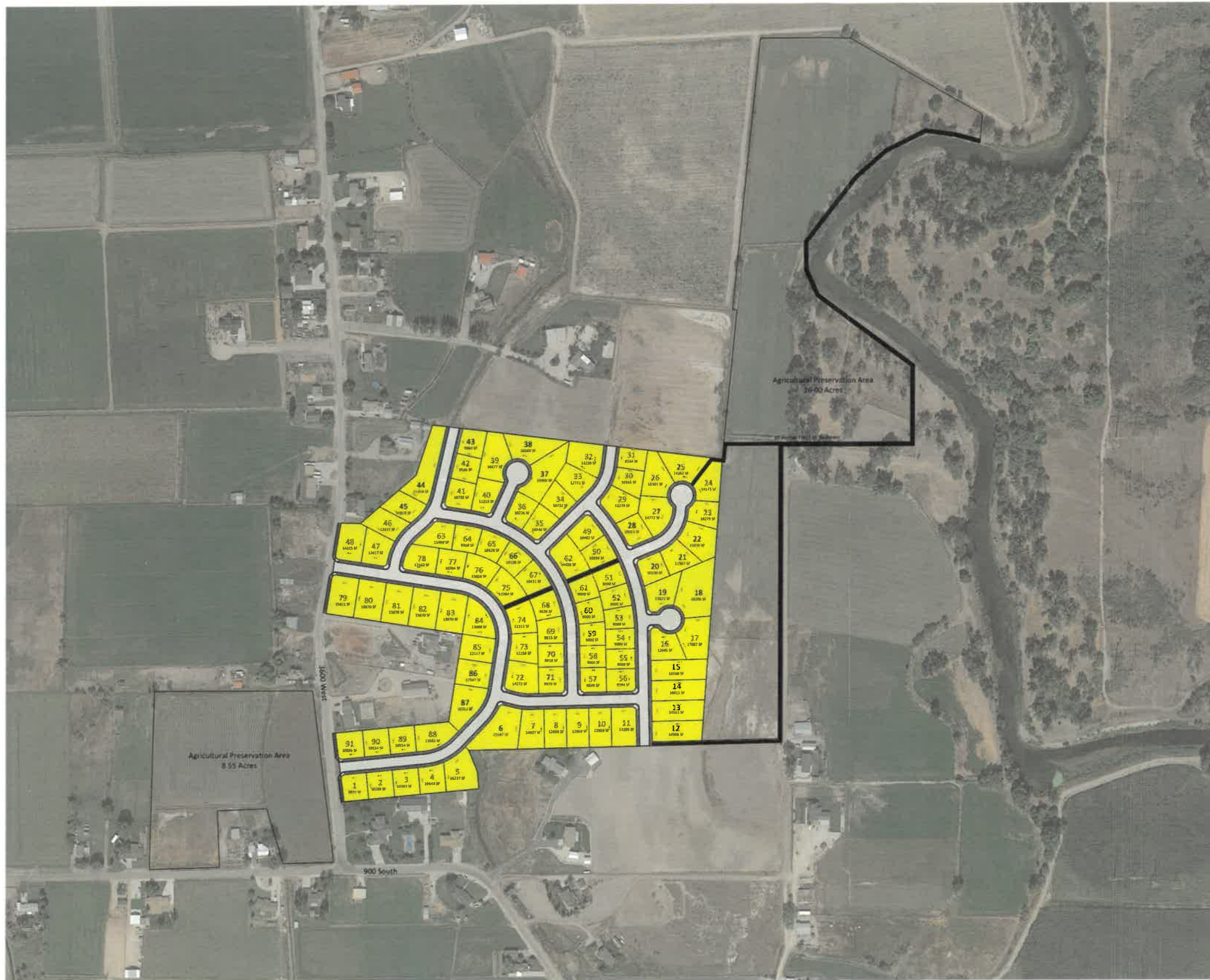
- a) *Subdivision procedures and requirements apply.* All procedures and requirements of title 106 shall apply to a cluster subdivision unless there is a conflict or supplement in this chapter, in which case the provisions of this chapter shall prevail.

b) *Conceptual sketch plan.* In addition to the subdivision approval procedure in title 106, the cluster subdivision approval procedure requires a conceptual sketch plan endorsement from the planning commission prior to the submission of a formal subdivision application. An application for a conceptual sketch plan endorsement must demonstrate compliance with applicable standards contained within the Weber County Code. The completed application must be submitted at least 21 calendar days prior to the planning commission meeting at which the applicant wishes to be heard. Endorsement from the planning commission is only a means to assist in the creation of a complete subdivision application and shall not create any vested right except the right to apply for preliminary subdivision review. The application is complete upon submission of the following:

1. Payment of a fee, as required by title 16, chapter 2 of the Weber County Code of Ordinances, and submission of a complete sketch plan endorsement application on a form provided by the county planning department.
2. One 8.5-inch by 11-inch vicinity map, underlain by an aerial photo, showing the subject property, surrounding streets, and relevant landmarks.
3. One 11-inch by 17-inch conceptual plan, drawn at a reasonable scale, that demonstrates in a suitable manner compliance with all applicable codes. The plan shall include, but not necessarily be limited to, a north arrow and scale, subdivision boundary according to county records, approximate locations of proposed streets, lots with approximate area calculations, common areas and open space parcels with approximate area calculations, easements, waterways, suspected wetlands, floodplains, existing structures, and contour lines. Information related to topography and contour lines may be submitted on a separate map. Contour information may be omitted if the planning director or his designee determines that the subject property lacks topographic characteristics that warrant representation.
4. An electronic copy of all forms, documents, materials, and information submitted as part of the application.

Area Map





Acres:	69.14
Agricultural Acres:	34.57
Development Acres:	34.57
Net Development Acres:	60.68
No. of Lots Permitted:	61
Density Bonus Requested:	50%
No. of Density Bonus Lots:	30
Total No. of Lots Proposed:	91

Ed Grampp
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 edgrampp@gmail.com



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action for a conditional use request for the Val Sanders PRUD, located at 2900 S 3500 W, Ogden.
Type of Decision:	Administrative
Agenda Date:	Tuesday, April 13, 2021
Applicant:	Val Sanders
Authorized Representative:	Mel Peterson
File Number:	CUP 2021-01

Property Information

Approximate Address:	2900 S 3500 W
Project Area:	15.75 acres
Zoning:	A-2
Existing Land Use:	Agricultural
Proposed Land Use:	Residential
Parcel ID:	15-087-0013, 15-087-0015
Township, Range, Section:	T6N, R2W, Section 33

Adjacent Land Use

North:	Residential/Agricultural	South:	Agricultural
East:	Agricultural	West:	Agricultural

Staff Information

Report Presenter:	Steve Burton sburton@webercountyutah.gov 801-399-8766
Report Reviewer:	RG

Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7, Definitions
- Title 104, Zones, Chapter 7 Agricultural A-2 Zone
- Title 108, Chapter 1 Design Review
- Title 108, Chapter 4 Conditional Uses
- Title 108, Chapter 5 Planned Residential Unit Development
- Title 108, Chapter 8 Parking and Loading Space, Vehicle Traffic and Access Regulations

Summary and Background

The applicant is requesting a conditional use permit approval for a 24 unit PRUD located at 2900 S and 3500 W, Ogden. The proposal includes a 10.79 acre agricultural parcel and a small open space parcel with a park amenity for the unit residents. The proposal includes three six-plex townhome units, one five-plex, and one existing single family dwelling. The following is an analysis of the project against the county's land use codes.

Analysis

General Plan: The proposal conforms to the West Central Weber County General Plan by supporting agriculture and encouraging residential cluster style development with a minimum 30% open space.

Zoning: The subject property is located in the Agricultural A-2 Zone.

The purpose and intent of the A-2 zone is identified in the LUC §104-2 as:

The A-2 Zone is both an agricultural zone and a low-density rural residential zone. The purpose of the A-2 Zone is to designate moderate-intensity farming areas where agricultural pursuits and the rural environment should be promoted and preserved where possible.

Lot area, frontage/width and yard regulations: The purpose and intent of a Planned Residential Unit Development (PRUD) is to “allow for diversification in the relationship of various uses and structures to their sites and to permit more flexibility of such sites and to encourage new and imaginative concepts in the design of neighborhood and housing projects in urbanizing areas.”

The proposal includes 23 townhomes. The units are proposed to be multi-level, with a footprint of approximately 1,100 square feet. The units are three bedroom two and a half bathroom each.

The applicant has included images of the architecture and materials of the proposed units and storage units as **Exhibit A**. Rather than providing building setbacks, the applicant has shown a building envelope for each multi-family unit.

This proposal also includes one single family dwelling unit which is the existing home of the owner. The existing unit will be located on approximately 63,000 square feet. The proposed townhomes and single family units are proposed to be no greater than 35 feet in height. Based on the allowed flexibility of a PRUD, the proposed layout, lot configurations and lot sizes are acceptable.

Conditional Use Review: The proposed PRUD is conditionally allowed in the A-1 zone. A review process has been outlined in LUC §108-4-3 to ensure compliance with the applicable ordinances and to mitigate anticipated detrimental effects. The standards for consideration for conditional use permits include:

- Standards relating to safety for persons and property
- Standards relating to infrastructure, amenities, and services
- Standards relating to the environment
- Standards relating to performance
- Standards generally
- Voluntary contributions providing satisfactory compliance with applicable standards

Regarding safety for persons and property, the owner will be required to install sidewalk or a paved walking path along 3500 W, through the entire length of the development. Regarding infrastructure, culinary water is planned to be provided by Bona Vista Water Improvement District. Sewer will be provided by Central Weber Sewer. Curb and gutter are already installed along 3500 W.

Regarding amenities and services, the proposal includes a common area park surrounding the townhomes. The park is proposed to have turf grass with sprinklers, trees, and a play area for the enjoyment of those living in the townhomes. The developer will be required to escrow or install the proposed improvements before a subdivision plat can be recorded.

The proposal is not anticipated to have a negative effect on the environment. The Planning Commission may request documentation from the developer regarding their ability to financially carry out the proposal. Staff does not anticipate detrimental effects on the economy of the surrounding area or county as part of this development. The developer is not proposing any voluntary contributions, and a development agreement is not proposed or required for this development.

Bonus Density Request: With a net developable area of 15.02 acres, the base density of the proposal is 16 units. With the requested 50 percent bonus density, the proposal will include 24 units. Under the PRUD ordinance the developer has proposed to obtain 50 percent bonus density through an accumulation of the following:

LUC 108-5-5

1. If a PRUD provides and implements an approved roadway landscape and design plan that includes, but is not necessarily limited to, vehicle and pedestrian circulation, lighting, and street trees of an appropriate species, size of at least a two-inch caliper, and quantity of not less than eight trees for every 100 feet of road length, up to 20 percent bonus density may be granted.

Proposed bonus: 20 percent

2. For each five percent increment of open space preserved over 50 percent: a five percent bonus density shall be granted up to the total bonus density allowed by subsection (c)(2).

Proposed bonus: 25 percent (The applicant is preserving 75 percent of the net area as open space, 25 percent more than 50).

3. If a PRUD preserves an agricultural parcel with an agriculturally based open space preservation plan approved by the planning commission and records an agricultural preservation easement on the parcel, a bonus density may be approved as follows:

1. For a parcel containing at least ten acres but fewer than 20 acres, up to a 15 percent bonus density may be granted.

Proposed bonus: 5 percent.

Total bonus proposed: 50 percent.

Regarding bonus density request, the applicant is proposing 20 percent by providing a 6 foot pathway along 3500 W, as well as trees and street lights. The developer will be required to submit documentation showing the exact tree species and planting method, as well as street light design. This will be required to be submitted and approved by the Planning Department prior to approval from the County Commission. The second density request is based on the developer providing 25 percent more open space than 50%. The third density request is based on the developers open space preservation plan.

The open space is proposed to be preserved by the owner maintaining ownership of the agricultural parcel. The private open space with the tot lot will be owned and maintained by the HOA. Prior to approval by the County Commission, the developer will need to provide HOA covenants and by-laws that outline the maintenance of the private park area including the tot lot.

Design Review: The proposed conditional use mandates a design review as outlined in the LUC §108-1 to ensure that the general layout and appearance of the development shall not impair the orderly and harmonious development of the neighborhood nor impair investment in and occupation of the neighborhood. As part of this review, the Planning Commission and County Commission shall consider the relevant standards for the proposed conditional use and impose conditions to mitigate deficiencies where the plan is found deficient. The standards for consideration are as follows:

- (a) *Considerations relating to traffic safety and traffic congestion.* The proposal includes sidewalk along 3500 W. An interior alley way that is 24 feet wide will provide access to the 23 townhome units. Each unit will have a one-car garage and a paved parking space adjacent to the driveway. A snow storage area is shown on the landscaping plan at the north end of the project. There will also be a 30 foot wide drive that leads to the storage units at the south west corner of the proposal.

As a safety consideration, staff is requesting that a wood, split rail fence be placed along 3500 W, surrounding the tot lot to protect children from cars along 3500 W and the private drives. The proposal includes a chain link fence that will be placed along the canal, as shown on the site plan.

- (b) *Considerations relating to outdoor advertising.* The proposal does not include any outdoor advertising.
- (c) *Considerations relating to landscaping, screening and buffering.* The proposal includes a landscaping plan (**Exhibit B**) that shows several trees, as well as turf grass surrounding the townhomes, and within the HOA park area. As part of subdivision approvals, the developer will need to provide an adequate secondary water plan to maintain the park area and keep living plant material in good condition.

The applicant is showing a dumpster location on the site plan, located between two six-plexes. The developer will be required to completely screen the dumpster from street or public view by a six foot screening device on three sides. The fourth side shall be a gate constructed of opaque materials. The developer will need to show the enclosure or screening as part of a revised submittal prior to consideration of the county commission.

- (d) *Considerations relating to buildings and site layout.* The townhomes are proposed to be 27 feet to 3500 W street and 20 feet to the private drive. The townhomes will be 20 feet from the canal that is shown on the site plan. There are 12 storage units proposed with this development that will be able to be used by the townhome residents. The storage units will be on the property line adjacent to the canal and will be 30 feet from the south property line.

The proposed storage units consist of metal siding and brick wainscoting. The applicant has not provided colors as part of the building rendering, however, staff recommends that the storage units have the same colors as the townhomes. It is staff recommendation that the developer provide more detailed drawings of the storage units, prior to consideration by the County Commission.

- (e) *Considerations relating to utility easements, drainage, and other engineering questions.* During the preliminary and final subdivision process, the applicant will be required to provide civil engineered drawings that identify utilities, easements, and drainages. The applicant will need to adhere to all conditions of the Engineering Division including but not limited to easements and utilities to and through the property, site improvements and storm water drainage.
- (f) *Considerations relating to prior development concept plan approval associated with any rezoning agreement, planned commercial or manufacturing rezoning, or planned residential unit development approval.* The proposed site does not have any type of development agreement associated with the property; therefore considerations pertaining to this portion of the code are not applicable at this time.

Review Agencies: Due to the conceptual nature of the proposal, the Weber County Surveyor's Office has not reviewed the application. The Weber Fire District has reviewed and approved the proposed conditional use permit. Engineering Division has reviewed and given comment on items that will need to be addressed as part of preliminary and final subdivision approvals.

Public Notice: Public notice is not required for conditional use applications.

Summary of Planning Commission Considerations

- Does this proposal comply with the applicable PRUD and the Conditional Use Permit ordinances?
- In considering the proposed planned residential unit development, the County Commission shall review and consider the following, as applicable:
 - *The architectural design of buildings and their relationship on the site and development beyond the boundaries of the proposal.*
 - *Which streets shall be public and which shall be private; the entrances and exits to the development and the provisions for internal and external traffic circulation and off-street parking.*
 - *The landscaping and screening as related to the proposed uses within the development and their integration into the surrounding area.*
 - *The residential density of the proposed development and its distribution as compared with the residential density of the surrounding lands, either existing or as indicated on the zoning map or general plan proposals of the county as being a desirable future residential density.*

Staff Recommendations

The Planning Division recommends that the Planning Commission make a recommendation for approval of CUP 2021-01, Val Sanders PRUD, with the following conditions:

1. A wood, split rail fence shall be provided along 3500 W and the private drives that surround the tot lot.
2. The developer will be required to completely screen the dumpster from street or public view by a six foot screening device on three sides. The fourth side shall be a gate constructed of opaque materials. The developer will need to show the enclosure or screening as part of a revised submittal prior to consideration of the county commission.
3. That the storage units have the same brick wainscot and colors as the townhomes and that the developer provide more detailed drawings of the storage units, prior to consideration by the County Commission.
4. The developer will be required to submit documentation showing the exact tree species and planting method, as well as street light design. This will be required to be submitted and approved by the Planning Department prior to approval from the County Commission.

5. Prior to approval by the County Commission, the developer will need to provide HOA covenants and by-laws that outline the maintenance of the private park area including the tot lot.

Exhibits

- A. Townhome plans and architecture
- B. Landscaping and density plan

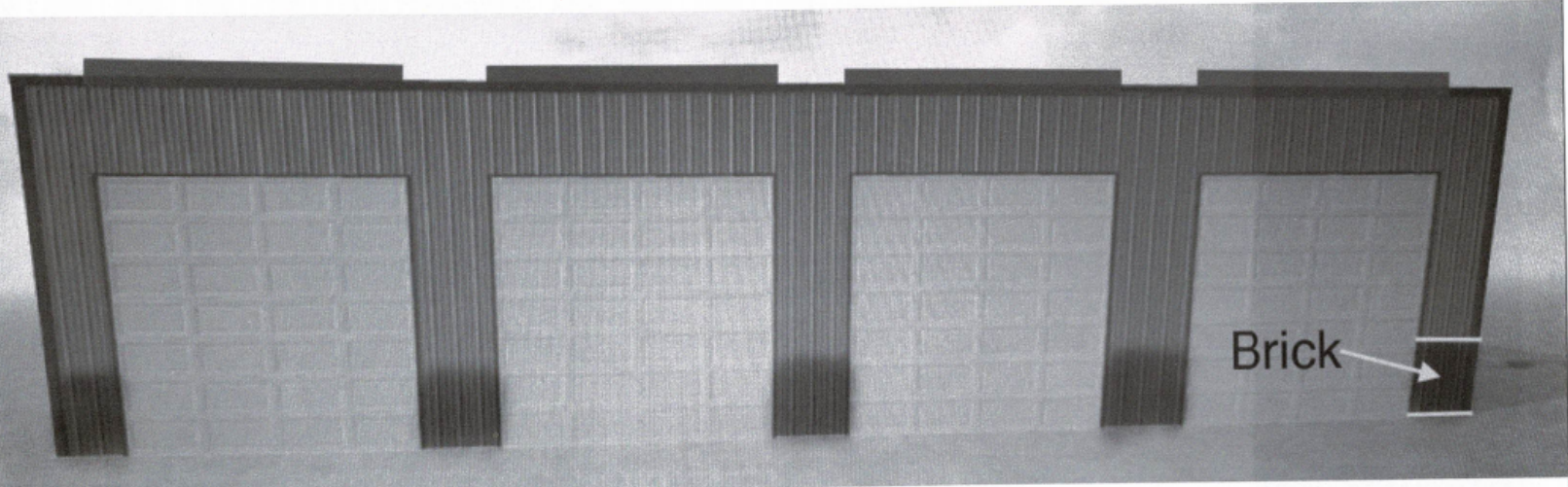
Location Map



Exhibit A
Building Renderings



Storage Unit Concept



VENTILATION NOTES:

Free ventilation area shall not be less than provided that at least 50% of the area is d by ventilators located in the upper portion of ce to be ventilated, the other to be provided by soffit system.

GENERAL NOTES:

Conform with codes and ordinances governing the work shall and enforced by the general contractor. General contractor shall verify all existing conditions and dimensions prior to construction. Note that all written dimensions take precedence over scale. Manufacturers specifications for installation of materials shall be followed. Workmanship throughout shall be of the best quality of the trade involved and the general contractor shall coordinate the work of the various trades to expedite the job in a smooth and continuous process.

WINDOWS NOTES:

Bedroom windows to have a finished clear opening height max. of 44" from floor.
Windows to have 20" min. clear width and 24" min. clear height.
Bedroom windows to be a min. of 5.7 sq. ft.
Windows to be sized at 1/10th for the sq. ft. for glass size and 1/20th of the sq. ft. for ventilation requirements. Windows within 18" of the floor to be of tempered glass.

EXTERIOR WALL FINISHES MUST BE LISTED, LABELED, AND INSTALLED AS PER MANUFACTURER'S INSTALLATION INSTRUCTION GUIDE. ALL INSTALLERS MUST BE APPROVED BY THE MANUFACTURER.

EXCAVATION NOTES:

All footings shall bear on natural undisturbed soil. Footings shall be excavated to a minimum depth so as to provide frost protection. (30" min.)
The grade adjacent to all foundation wall shall fall a minimum of 6 inches within the first 10 feet (5%).
R4013 Landings, ramps, patios, porches or decks, which are required to be level or can have a MAXIMUM slope of 1/4" per foot. All other impervious surfaces within 10 feet of the foundation walls must slope a MINIMUM of 1/4" per foot away from walls.

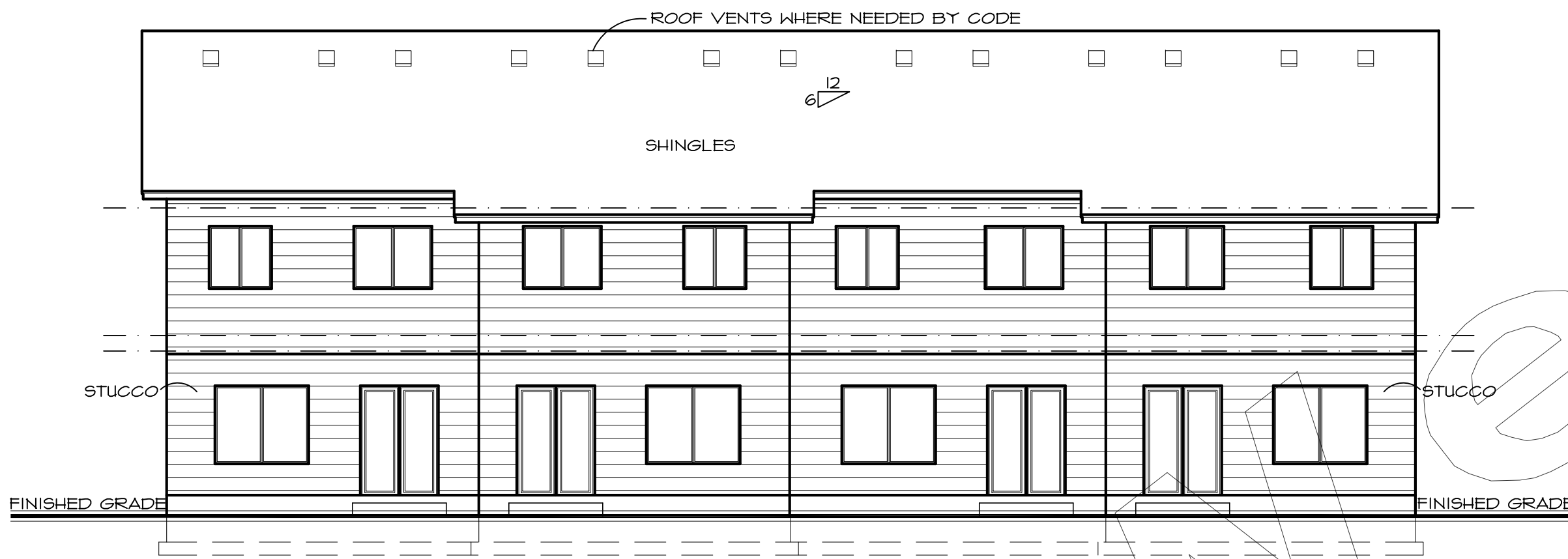
VALIDITY OF PERMIT:

The issuance or granting of a permit or approval of plans, specifications and computations shall not be construed to be a permit for, or an approval of, any violations of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdictions shall not be valid.

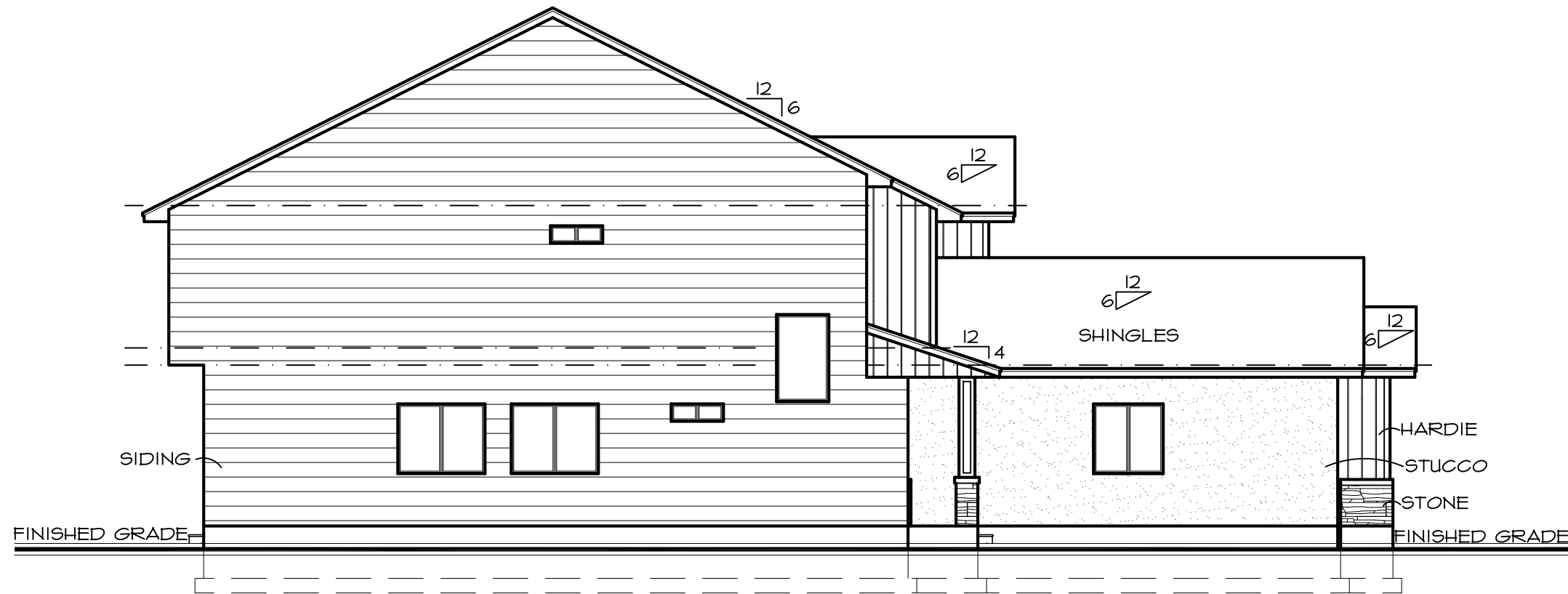
The issuance of a permit based upon plans, specifications and other data shall not prevent the building official from thereafter requiring the correction of errors on said plans, specifications and other data, or from preventing building operations being carried on thereunder when in violation of this code or of any other ordinances of this jurisdiction. The building official is also authorized to prevent occupancy or use of a structure where in violation of this code or any other ordinances of this jurisdiction.

© Copyright 2017 Creations West
This plan is the property of Creations West and shall not be duplicated in any form or used as the basis for any new plans.

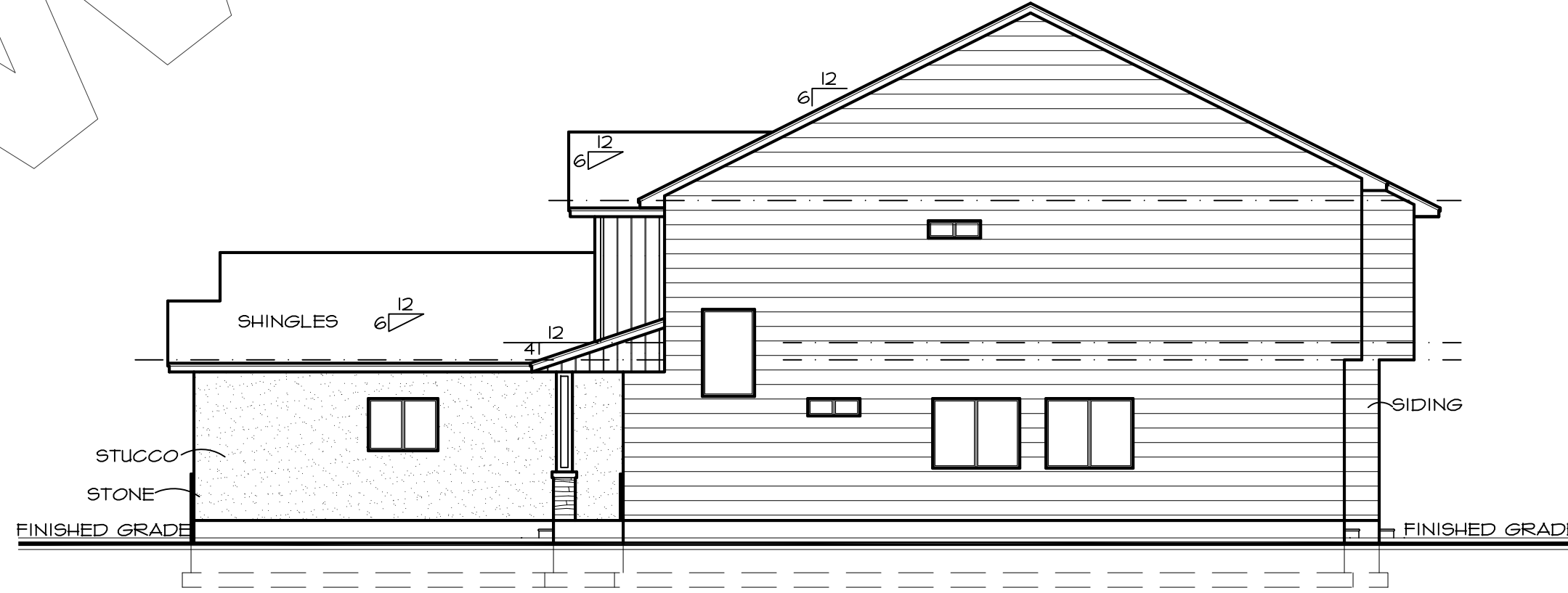
The builder/general contractor (construction professional) must carefully and thoroughly verify dimensions, validity, and overall integrity of the plans. In the event of a discrepancy, prior to construction, Creations West shall be contacted for clarification. At the time of construction, Creations West is relieved of liability and the builder/general contractor assumes full responsibility.



REAR ELEVATION
SCALE 1/8"



LEFT ELEVATION
SCALE 1/8"



RIGHT ELEVATION
SCALE 1/8"



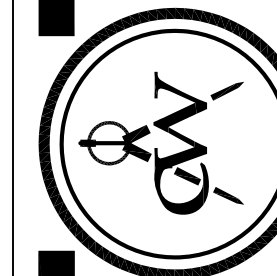
FRONT ELEVATION
SCALE 1/4"

TYP. SECTION
SCALE 1/4"
NOT APPLICABLE IN ALL LOCATIONS

PLANNED FOR: SCOTT HOMES CONST.
3209 N 3325 WEST
UNIT #220 221 222 223 STILLCREEK
PLAIN CITY, UTAH

1424 Legend Hills Dr.
Suite # 120
Clearfield, Utah 84015
801.525.6700
plans@creationswest.com

CREATIONS WEST
EVEN THE BEST DREAMS NEED A PLAN
WWW.CREATIONSWEST.COM



DATE:
DEC. 21 17

SHEET:
1

PLAN NUMBER
4-1600-1620-17UE

GENERAL BATHROOM NOTES:

FIRE PROTECTION:

Fire blocking at stud cavities that are greater than 8'-0".

EXHAUST SYSTEM NOTES:

FIREPLACES:

Hose connection back flow preventer shall be installed on the discharge side a hose threaded outlet.

Windows considered to be 0.35 U-Factor typical. U-Factors shall be determined by testing in accordance with NFRC 100 and labeled as such by the manufacturer per section 102.13 of the 2006 IECC.

Bottom of operable windows on upper floor to be no closer than 24" from floor in accordance with IRC R312.2.1

APPLIANCES IN ATTICS:

Articles containing appliances requiring access shall have an opening and a clear and unobstructed passageway large enough to allow removal of the largest appliance, but not less than 30 inches wide and 30 inches high, where there is a long enough measured along the centerline of the passageway from the opening to the appliance. The passageway shall have continuous solid flooring in accordance with chapter 5 not less than 24 inches wide. A level service space at least 30 inches deep and 30 inches wide shall be present along all sides of the appliance where access is required. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches, where such dimensions are enough to allow removal of the largest appliance. (11905.1.3)

DRYER DUCT:

Dryer duct shall terminate outdoors and shall not exceed total combined horizontal and vertical length of 35'. Maximum length of duct shall be reduced 2-1/2' for each 45° bend for each 90° bend. Duct shall be a min. nominal size of 4" R.C. M1502.4.4

CONDENSATE DISPOSAL:

Condensate from all cooling coils or evaporators shall be conveyed from the drain pan outlet to an approved place for disposal. Condensate shall not discharge into a street, alley or other areas so as to cause a nuisance. I.R.C. MI411.3

A secondary drain or auxiliary drain pan shall be required each cooling or evaporator coil where damage to any building components will occur as a result of overflow from the equipment drain pan or stoppage in the condensate drain piping. Drain piping shall be a minimum of 3/4" nominal size.

ENERGY NOTES:

IECC R402.2.4- The attic access door and crawlspace door from the conditioned space to unconditioned space shall be weather stripped and insulated to a level equivalent to the insulation on the surrounding surfaces.

The builder/general contractor (construction professional) must carefully and thoroughly verify dimensions, validity, and overall integrity of the plans. In the event of a discrepancy, prior to construction, Creations West shall be contacted for clarification. At the time of construction, Creations West is relieved of liability and the builder/general contractor assumes full responsibility.

PLANNED FOR:
SCOTT HOMES CONST.
3202 N 3325 WEST
UNIT #220, 221, 222, 223 STILLCREEK
PLAIN CITY, UTAH

1424 Legend Hills Dr. Suite # 120 Clearfield, Utah 84015	South Jordan Utah 84091	Ammon Idaho 83406
801.525.6700	801.525.6700	208.525.9555

CREATIONS WEST
EVEN THE BEST DREAMS NEED A PLAN



DATE:
DEC. 21

SHEET:
2

PLAN NUMBER

4-1600-1620-17UE

NOTE:
9'-2 5/8" CEIL. HEIGHT TYP.
2X6 EXTERIOR WALLS (5 1/2")
2" STONE LEDGE TYP.

MAIN FLOOR PLAN

SCALE _____
3232 SQ. FT. MAIN LEVEL
3208 SQ. FT. UPPER LEVEL
6440 SQ. FT. TOTAL

[illegible]

SHEAR WALL SCHEDULE

TYPE	SHEATHING	NAIL	EDGE	FIELD
TYPICAL	7/16" ONE SIDE	4" O.C.	6" O.C.	12" O.C.
EW-1	7/16" ONE SIDE	4" O.C.	12" O.C.	
EW-2	7/16" ONE SIDE	3" O.C.	12" O.C.	

NOTE: 16 GAUGE STAPLES MAY BE SUBSTITUTED FOR 8d NAILS AT 1/2 SPACING ON
TYPICAL AND SW-1.
SW-2 AND SW-3 REQUIRE 3X OR (2) 2X ON JOINING PANEL EDGES.

PLAN GENERAL NOTES:

1. All exterior doors shall have a floor of landing on each side of the door. The floor or landing at a door shall not be more than 15 inches lower than the top of the threshold. If the door is not a req. exit door the landing shall not exceed 8" from top of threshold. All landings shall be not less than 36" wide, measured in the direction of travel.

GENERAL NOTES:

Compliance with codes and ordinances governing the work shall be made and enforced by the general contractor. General contractor shall verify all existing conditions and dimensions prior to construction. Note that all written dimensions take precedence over scale. Manufacturer's specifications for installation of materials shall be followed. Workmanship throughout shall be of the best quality of the trade involved and the general contractor shall coordinate the work of the various trades to expedite the job in a smooth and continuous process.

GENERAL BATHROOM NOTES:

Shower compartments shall have at least 900 sq. in. of floor area and be of sufficient size to inscribe a circle with a dia. not less than 30 in.inged shower doors shall open outward. The wall area above built-in tubs having installed shower heads and in-shower compartments shall be constructed as per Section R102.4. Such walls shall form a complete enclosure with each other and with either the tub, receptor or shower floor. Bathrooms, water closet compartments, and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 sq. ft., one half of which must be operable, (if no window, a mechanical ventilation system shall be req.). The min. ventilation rates shall be 50 cfm. for continuous ventilation.

Shower & tub shall have temperature-limiting device complying with IRC P2108.3

Toilet, bath and shower areas to be finished with a non-slip surface in accordance with IRC R302.1

ALL exterior doors shall have a floor of landing on each side of the door. The floor or landing at a door shall not be more than 15 inches lower than the top of the threshold. If the door is not a req. exit door the landing shall not exceed 8" from top of threshold. All landings shall be not less than 36" wide, measured in the direction of travel.

FIRE PROTECTION:

Provide 1/2" type "x" gyp. brd. on all the walls and ceilings of garage if no habitable space above. Provide 5/8" type "x" gyp. brd. on all the walls and ceilings of garage, if habitable space above garage. Wall @ 6" o.c.. All beams and structural members shall be protected with 5/8" gyp. brd.

Door between garage and house shall be 20 minute rated, solid core wood or "1" labeled door not less than 1 3/4" w/ self closer and self-latching. IRC R302.5

Protect enclosed voidable space under stairs with 5/8" gyp. brd. Provide fire resistant construction on the underside of the stairs in accordance with IRC R302.6

Fire blocking at stud cavities that are greater than 8'-0".

EXHAUST SYSTEM NOTES:

Dryer exhaust systems shall convey the moisture to the outdoors and shall terminate on the outside of the building. Screens shall not be installed on the duct terminal. Ducts shall have a back draft damper. The max. length of clothes dryer exhaust duct shall not exceed 25 feet from the dryer location to the wall or roof termination. The max. length of the ducts shall be reduced 2.5 feet for each 45 degree bend and 5 feet for each 90 degree bend. Metal ducting shall be sealed and secured every 12 feet.

FIREPLACES:

Where a factory-built chimney assembly incorporates offsets, no part of the chimney shall be at an angle of more than 30 degrees from vertical at any point in the assembly and the chimney assembly shall not include more than four elbows.

Chimneys shall extend at least 3 feet above the highest point where they pass through a roof of a building and at least 2 feet higher than any portion of a building within a horizontal distance of 10 feet.

Listing for any fireplace show on plans shall be provided at mechanical inspection. In the event of a wood burning fireplace, submit listing showing BPA compliance. (IRC R104.1)

Hose connection back flow preventer shall be installed on the discharge side a hose threaded outlet.

Windows considered to be O35 U-Factor typical. U-Factors shall be determined by testing in accordance with NFRC 100 and labeled as such by the manufacturer per section 102.13 of the 2006 IECC.

Bottom of operable windows on upper floor to be no closer than 24" from floor in accordance with IRC R302.2.1

APPLIANCES IN ATTICS:

Attics containing appliances requiring access shall have an opening and a clear and unobstructed passageway large enough to allow removal of the largest appliance, but not less than 30 inches high and 22 inches wide and not more than 20 feet long when measured along the centerline of the passageway from the opening to the appliance. The passageway shall have continuous solid flooring in accordance with chapter 5 not less than 24 inches wide. A level service space at least 30 inches deep and 30 inches wide shall be present along all sides of the appliance where access is required the clear access opening dimensions shall be a minimum of 20 inches by 30 inches, where such dimensions are large enough to allow removal of the largest appliance. I.R.C. M1305.1.3

DRYER DUCT:

Dryer duct shall terminate outdoors and shall not exceed a total combined horizontal and vertical length of 35'. Maximum length of duct shall be reduced 2-1/2' for each 45° bend or 5' for each 90° bend. Duct shall be a min. nominal size of 4". I.R.C. M1502.4.4

CONDENSATE DISPOSAL:

Condensate from all cooling coils or evaporators shall be conveyed from the drain pan outlet to an approved place of disposal. Condensate shall not discharge into a street, alley or other areas so as to cause a nuisance. I.R.C. M1411.3

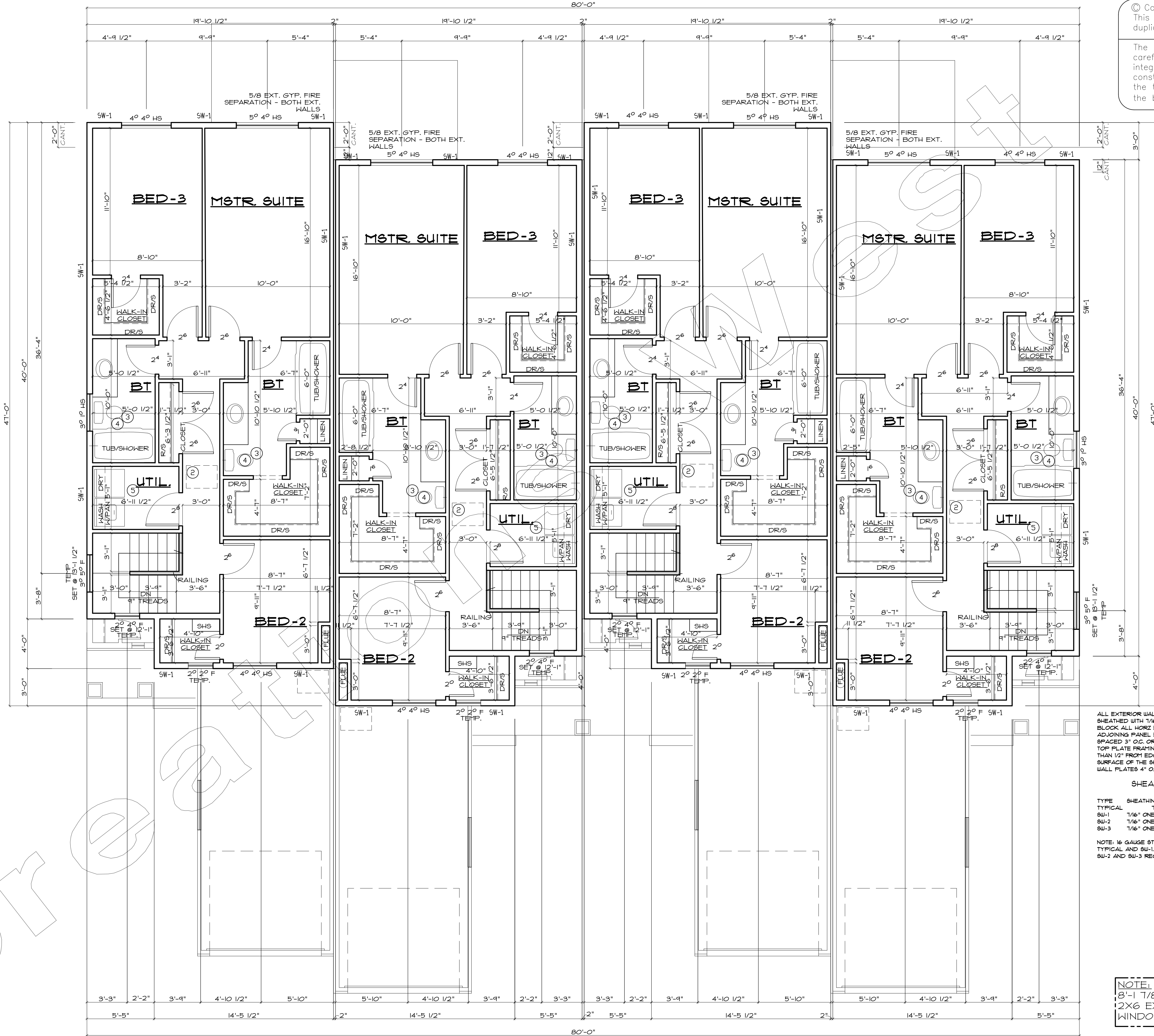
A secondary drain or auxiliary drain pan shall be required for each cooling or evaporator coil where damage to any building components will occur as a result of overflow from the equipment drain pan or stoppage in the condensate drain piping. Drain piping shall be a minimum of 3/4" nominal size. I.R.C. M1411.1

ENERGY NOTES:

IECC R402.2.4- The attic access door and crawlspace door from the conditioned space to unconditioned space shall be weather stripped and insulated to a level equivalent to the insulation on the surrounding surfaces.

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USE SHIPSON C56 STRAPS 36" LONG 32" O.C. BETWEEN FLOORS OR ON RM JOIST OR OTHER DROP SHEATHING DOWN OVER RM JOIST 3/4" ON TOP PLATE BELOW OR CENTER ON SOLID RM BOARD AND NAIL 15 PER SCHEDULE BLOCK WALL EDGES. EXTEND WATER AGR055 CABLE END/WALL FRAMING JOINT

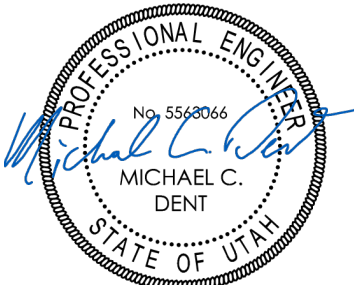
SHEAR WALL NOTES

ALL EXTERIOR WALLS AND VERTICAL SURFACES AT STEPS IN ROOF SHALL BE SHEATHED WITH 1/16" APA RATED 24/0 OR BETTER STRUCTURAL WOOD PANELS. BLOCK ALL HORIZ EDGES WITH 2" NOM. OR WIDER. 2" OR WIDER FRAMING AT ADJOINING PANEL EDGES AND NAILS SHALL BE STAGGERED WHERE 10d NAILS ARE SPACED 3' O.C. OR LESS. SHEATHING SHALL EXTEND CONTINUOUS FROM FLOOR TO TOP PLATE FRAMING ON UPPER EXT. WALLS. NAILS SHALL BE PLACED NOT LESS THAN 1/2" FROM EDGE OF PANEL AND DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING. EXTEND SHEATHING OVER RIM AND NAIL TO RIM AND WALL PLATES 4' O.C.

SHEAR WALL SCHEDULE

TYPE	SHEATHING	NAIL	EDGE	FIELD
TYPICAL	1/16" ONE SIDE 8d	6" O.C.	12" O.C.	
SW-1	1/16" ONE SIDE 8d	4" O.C.	12" O.C.	
SW-2	1/16" ONE SIDE 8d	3" O.C.	12" O.C.	
SW-3	1/16" ONE SIDE 8d	2" O.C.	12" O.C.	

NOTE: 16 GAUGE STAPLES MAY BE SUBSTITUTED FOR 8d NAILS AT 1/2 SPACING ON TYPICAL AND SW-1.
SW-2 AND SW-3 REQUIRE 3X OR (2) 2X ON JOINING PANEL EDGES.



NOTE:
8'-1" 7/8" CEIL. HEIGHT TYP.
2X6 EXTERIOR WALLS (5 1/2")
WINDOWS SET @ 6'-8" TYP.

UPPER FLOOR PLAN

SCALE
3200 SQ. FT. UPPER LEVEL

1/4"

UNIT A
802 SQ. FT. UPPER

UNIT B
802 SQ. FT. UPPER

UNIT C
802 SQ. FT. UPPER

UNIT D
802 SQ. FT. UPPER

DATE:
DEC. 21 17

SHEET:
3

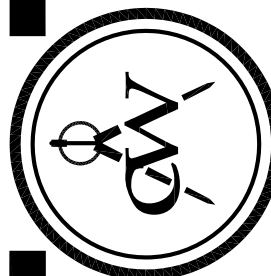
PLAN NUMBER

4-1600-1620-17UE

PLANNED FOR:
SCOTT HOMES CONST.
3202 N. 3305 WEST
UNIT #220221, 2223 STILLCREEK
PLAIN CITY, UTAH

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South Jordan
Utah 84091
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DATE:
DEC. 21 17

SHEET:
3

PLAN NUMBER

4-1600-1620-17UE

GENERAL NOTES:
1. Wall 2x6 @ 16" o.c.
2. Sill 2x2 x 30" with a switched
into space. Location, if shown, is
shown.
3. For 60 CFM run exhaust duct to
be.
4. 30" min. width for the water
and 24" clear in front.
5. per to outside with 4" metal ducting
and secured every 12". termination
6. 12"x12" min. opening installed to provide
access to circulation pump.
7. Sufficient access and working space (30"
x 36") shall be provided around all
electrical equipment.
8. 20 minute fire rated door
APPLIANCES ANCHORAGE NOTES:
Water heaters shall be anchored or strapped to resist horiz. movement.
Strapping shall be at points within the upper one-third and lower
one-third of the appliance's vert. dimensions. At the lower point, the
strapping shall maintain a min. distance of 4 inches above the controls.

MECHANICAL GENERAL NOTES:
Mechanical contractor to provide combustion air to furnace
area in accordance with local natural gas specifications.
Combustion air to be brought into house from outside.
2-ducts provided, 1 placed at 12" above floor, and 1 placed
at 12" below ceiling. Combustion air shall be supplied by two
(2) VERTICAL openings, each with 1 sq. ft. per 4,000 BTU/h
of the total input rating of all appliances within the
space.
OR
Combustion air shall be supplied by two (2) HORIZONTAL
openings, each with 1 sq. ft. per 3,000 BTU/h of the total
input rating of all appliances within the space. One opening
must be in the top 12" of room (IRC G2401.6.2)

Water heater seismic bracing. In Seismic Design Categories D,
D-1, D-2 and townhouses in Seismic Design Category C, water
heaters shall be anchored or strapped in the upper one-third
and in the lower one-third of the appliance to resist a
horizontal force equal to one-third of the operating weight of
the water heater, acting in any horizontal direction, in
accordance with the appliance manufacturer's recommendations.
F2803.1 & IRC F2801.1

CONDENSATE DISPOSAL: Condensate from all cooling coils or
evaporators shall be conveyed from the drain pan outlet to an
approved place of disposal. Condensate shall not discharge
into a street, alley or other area so as to cause a nuisance.
IRC M141.3

The mechanical room shall be enclosed, sealed and insulated in
accordance with IRC N102.4.4

WINDOW WELL NOTES

Window wells required for emergency escape and rescue shall have
horizontal dimensions that allow the door or window of the emergency
escape and rescue opening to be fully opened. The horizontal dimensions
of the window well shall provide a min. net clear of 4 sq. ft. w/ a min.
horizontal projection and width of 36 inches.
Window wells with a vertical depth greater than 44 inches below grade
shall be equipped with a permanently affixed ladder or steps usable with
the window in the fully open position.

GENERAL CONCRETE NOTES:

Basement walls, foundations and other concrete not exposed to the
weather = 2500 psi. Basement slabs and interior slabs on grade,
except garage floor slabs = 2500 psi. Basement walls, foundation walls,
exterior walls exposed to the weather = 3,000 psi. Porches, carport
slabs, and steps exposed to the weather, and garage floor slabs
= 3,500 psi.

Emergency floor drains at water heaters, laundries, garages, etc.
req. a trap seal primer or deep seal trap. (Utah State Amendment to
IPC Sec. 1002.4.1).

PERIMETER DRAINS / DAMP PROOFING:

Provide perimeter drains as required for foundation walls per IRC
R403.1.
Provide damp proofing at the below-grade foundation walls per IRC
R406.1.

FOUNDATION ELEVATION:

On graded sites, the top of any exterior foundation shall
extend above the elevation of the street gutter at point of
discharge or the inlet of an approved drainage device a
minimum of 12 inches (305mm) plus 2%. Alternate elevations
are permitted subject to the approval of the building official,
provided it can be demonstrated that required drainage to
the point of discharge and away from the structure is
provided at all locations on the site. (R403.1.7.3)

GEO-TECH ENGINEER:

Geo-Tech Engineer must inspect excavation prior to
any fill or concrete being placed. Geo-tech shall
provide a letter to a contractor prior to footing
inspection.

MINIMUM HEIGHT:

Basement hallways, bathrooms, toilet rooms, laundry
rooms, or any non-inhabitable area at basements
shall have a ceiling height of not less than 6'-6".

CONCRETE OR MASONRY FOUNDATIONS:

Drains shall be provided around all concrete or
masonry foundations that retain earth and enclose
habitable or usable spaces located below grade.
Drainage tiles, gravel or crushed stone drains,
perforated pipe or other approved systems or
materials shall be installed at or below the area to
be protected and shall discharge by gravity or
mechanical means into an approved drainage system.

ALL 125V 15-20 AMP RECEPTACLES INSTALLED INSIDE OR OUTSIDE
OF DWELLING SHALL BE LISTED AS TEPPER RESISTANT.

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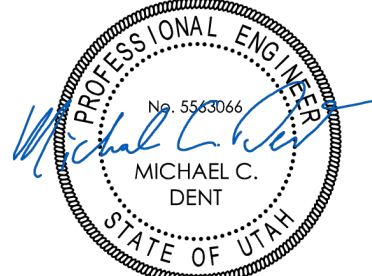
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construction, Creations West shall be contacted for clarification. At
the time of construction, Creations West is relieved of liability and
the builder/general contractor assumes full responsibility.

FOOTING SCHEDULE

TYPE	WIDTH	LENGTH	THICK	REINFORCEMENT
F-16	16"	CONT.	8"	2: # 4 BARS CONT.
F-18	18"	CONT.	8"	2: # 4 BARS CONT.
F-20	20"	CONT.	10"	2: # 4 BARS CONT.
F-24	24"	CONT.	10"	2: # 4 BARS CONT.
F-30	30"	CONT.	10"	3: # 4 BARS CONT.
F-36	36"	CONT.	10"	4: # 4 BARS CONT.
F-30	30"	20"	10"	2: # 4 BARS EACH WAY
F-24	24"	24"	10"	3: # 4 BARS EACH WAY
F-30	30"	30"	10"	3: # 4 BARS EACH WAY
F-36	36"	36"	10"	3: # 4 BARS EACH WAY
F-40	40"	40"	12"	5: # 4 BARS EACH WAY
F-48	48"	48"	12"	6: # 4 BARS EACH WAY
F-60	60"	60"	12"	7: # 4 BARS EACH WAY

NOTE: THIS ENGINEERING ASSUMES THAT EITHER THE SETBACK
REQUIREMENTS LISTED IN IRC SECTION R403.1.7 ARE MET, OR THAT
A 20" DEEP LEVEL YARD (5% GRADE OR LESS) EXISTS ON ALL
SIDES OF THE HOME. IF THIS IS NOT TRUE, THEN CONTACT
ENGINEER FOR FURTHER ANALYSIS AND DESIGN.

NOTE: THIS ENGINEERING ASSUMES THAT THE SITE IS STABLE
HAVING NO GLOBAL STABILITY CONCERNS OR HAZARDS. IF THIS IS
NOT TRUE, THEN CONTACT ENGINEER FOR FURTHER ANALYSIS AND



FOUNDATION SCHEDULE									
2500 PSI CONCRETE				60000 PSI STEEL				ADDITIONAL FTS	
MAX. HALL REINFT. HEIGHT FROM 12" FOOTING	VERTICAL HALL REINFT. SPACING	HORIZONTAL HALL REINFT. SPACING	NO. SIZE NO. SIZE	MAX. HALL REINFT. HEIGHT FROM 12" FOOTING	VERTICAL HALL REINFT. SPACING	HORIZONTAL HALL REINFT. SPACING	NO. SIZE NO. SIZE	MAX. HALL REINFT. HEIGHT FROM 12" FOOTING	VERTICAL HALL REINFT. SPACING
2'-0" TO 5'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
5'-0" TO 6'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
6'-0" TO 7'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
7'-0" TO 8'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
8'-0" TO 9'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
9'-0" TO 10'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
10'-0" TO 11'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
11'-0" TO 12'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
12'-0" TO 13'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
13'-0" TO 14'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
14'-0" TO 15'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
15'-0" TO 16'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
16'-0" TO 17'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
17'-0" TO 18'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
18'-0" TO 19'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
19'-0" TO 20'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
20'-0" TO 21'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
21'-0" TO 22'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
22'-0" TO 23'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
23'-0" TO 24'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
24'-0" TO 25'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
25'-0" TO 26'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
26'-0" TO 27'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
27'-0" TO 28'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
28'-0" TO 29'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
29'-0" TO 30'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
30'-0" TO 31'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
31'-0" TO 32'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
32'-0" TO 33'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
33'-0" TO 34'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
34'-0" TO 35'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
35'-0" TO 36'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
36'-0" TO 37'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
37'-0" TO 38'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
38'-0" TO 39'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
39'-0" TO 40'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
40'-0" TO 41'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
41'-0" TO 42'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
42'-0" TO 43'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
43'-0" TO 44'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
44'-0" TO 45'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
45'-0" TO 46'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
46'-0" TO 47'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
47'-0" TO 48'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
48'-0" TO 49'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
49'-0" TO 50'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
50'-0" TO 51'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
51'-0" TO 52'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
52'-0" TO 53'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
53'-0" TO 54'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
54'-0" TO 55'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
55'-0" TO 56'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
56'-0" TO 57'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
57'-0" TO 58'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
58'-0" TO 59'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
59'-0" TO 60'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
60'-0" TO 61'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
61'-0" TO 62'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
62'-0" TO 63'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
63'-0" TO 64'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
64'-0" TO 65'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
65'-0" TO 66'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
66'-0" TO 67'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
67'-0" TO 68'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
68'-0" TO 69'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
69'-0" TO 70'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
70'-0" TO 71'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
71'-0" TO 72'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
72'-0" TO 73'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
73'-0" TO 74'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
74'-0" TO 75'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
75'-0" TO 76'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
76'-0" TO 77'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
77'-0" TO 78'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
78'-0" TO 79'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
79'-0" TO 80'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
80'-0" TO 81'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
81'-0" TO 82'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
82'-0" TO 83'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
83'-0" TO 84'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
84'-0" TO 85'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
85'-0" TO 86'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
86'-0" TO 87'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
87'-0" TO 88'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
88'-0" TO 89'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
89'-0" TO 90'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
90'-0" TO 91'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
91'-0" TO 92'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
92'-0" TO 93'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
93'-0" TO 94'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
94'-0" TO 95'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
95'-0" TO 96'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
96'-0" TO 97'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
97'-0" TO 98'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
98'-0" TO 99'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"
99'-0" TO 100'-0"	8"	4"	12" O.C.	4"	18" O.C.	2"	14"	1"	14"

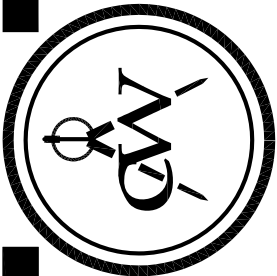
NOTE:
2'-2" FOUND WALL
8" FOUND. WALLS U.O.S.

FTG. / FOUND. PLAN
SCALE 1/4"

PLANNED FOR: SCOTT HOMES CONST.
3202 N. 3305 WEST
UNIT #2202, 221, 222, 223 STILL CREEK
PLAIN CITY, UTAH

Ammon
Idaho 83406
208.525.5555
South Jordan
Utah 84091
801.525.6700
Clearfield, Utah 84015
801.525.6700
plans@creationswest.com

CREATIONS WEST
EVEN THE BEST DREAMS NEED A PLAN
WWW.CREATIONSWEST.COM



DATE:
DEC. 21 17

SHEET:
4

PLAN NUMBER
4-1600-1620-17UE

Exhibit B
Site plan and landscaping plan



DESIGN DATA

TOTAL AREA.....	15.75 ACRES
3500 ROADWAY AREA.....	0.73 ACRES
NET AREA.....	15.02 ACRES
BASE DENSITY 16 UNITS	
BONUS DENSITY (50%) 24 UNITS	
OPEN SPACE PROPOSED.....	11.90 ACRES (75.6%)

Sanders Property

Taylor, Weber County, Utah

Developer:
Val Sanders
P.O. Box 106
Roy, UT. 84067
(801) 710-9043

Revised: 03/23/2021



Reeve & Associates, Inc.
5160 S. 1500 W., RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
HAZARDOUS ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION
DATE	

Sanders Property
PART OF THE SE 1/4 OF SECTION 33, T.6N., R.2W., S.11B & M., U.S. SURVEY
TAYLOR, WEBER COUNTY, UTAH

Color Rendering

Project Info.	
Engineer:	N. Reeve
Designer:	C. Gave
Begin Date:	12/15/2020
Name:	SANDERS PROPERTY
Number:	3581-03

Sheet	1
1	Sheets



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for final approval of Highlands Bluff Estates Phase 1, 1st Amendment, a subdivision proposal to create a 12 lot residential development.

Agenda Date: Tuesday, April 13, 2021

Applicant: Moore Homes LC & Celebrity Const. Inc., owner

File Number: LVH 091820

Property Information

Approximate Address: 6224 S 2225 E, Ogden

Project Area: 4.59 Acres

Zoning: Single-family residential zone (R-1-12)

Existing Land Use: Vacant

Proposed Land Use: Residential

Parcel ID: 07-335-0001

Township, Range, Section: T5N, R1W, Sections 23

Adjacent Land Use

North:	Residential	South:	Residential
East:	Residential	West:	Residential

Staff Information

Report Presenter: Felix Lleverino
flleverino@co.weber.ut.us
801-399-8767

Report Reviewer: SB

Applicable Land Use Codes

- Title 101 (General Provisions) Chapter 1 (Definitions)
- Title 104 (Zones) Chapter 12 (Single-family residential zone R-1-12)
- Title 106 (Subdivisions) Chapter 1 (General Provisions) Section 5 (Final Plat Requirements)
- Title 108 (Standards) Chapter 22 (Natural Hazard Areas)

Development History

This property was rezoned from RE-15 to R-1-12 on July 28th, 2020. This subdivision amendment will subdivide lot 1 of Highlands Bluff Estates Phase 1. The Highlands Bluff Estates Phase 1 was platted on January 7th, 1988.

Preliminary approval from the Western Weber Planning Commission was granted on November 10, 2020.

Background and Summary

The applicant is requesting final approval of a 12-lot subdivision, located at approximately 6224 S 2225 E Uintah Highlands. The public right-of-way for this development will intersect with 2225 East Street. The public road will terminate at a cul-de-sac. Curb, gutter, and sidewalk are planned for this development.

This proposal has been reviewed against the current Land Use Code of Weber County Utah (LUC), the standards of the R-1-12 zone found in LUC §104-12. The following section is a brief analysis of this project against current land use regulations.

Analysis

General Plan: This proposal conforms with South East Western Weber County Plan by allowing one single-family dwelling per 12,000 square feet. (see page 65 of the general plan).

Zoning: The property is located in the R-1-12 Zone. The purpose of this zone is stated in the LUC §104-12-1.

“The purpose of the R-1-12, R-1-10 Zone classification is to provide regulated areas for single-family residential use at two different low-density levels.”

Each lot meets the zoning requirement of 12,000 square feet minimum and 90 feet of the lot width.

Natural Hazards: A Geotechnical study has been prepared by CMT Engineering Laboratories, Dated January 13th, 2020, with Project Number 13895. The report provides valuable information regarding soil types, site grading, soil removal, structural fill, compaction, and types and severity of hazards present on the property. Special attention should be taken to the report by the civil engineers who will be designing the roadway and structural engineers who will draw plans for residential development. Page 12 states that residential development should be designed for seismic category D.

Flood Zone: This parcel is within a Zone X flood area, and determined to be outside the 500-year flood level.

Sanitary System and Culinary Water: Uintah Highlands Improvement District has provided a letter stating that water and sanitary services are available for each lot within this proposed subdivision.

Minor Terminal Streets: The County Engineering standard right-of-way width is 60'. With the County Engineer's approval, the right-of-way width may be reduced to 50' under LUC 106-2-2 (c), (d). The County Engineering Department will accept the proposed 55' ROW. The plan includes curb, gutter, parking strip, and sidewalk.

Secondary Water: The secondary water line connection is at the north east corner of the property. The existing water allotment of 7.5 acre-feet per year is sufficient for this development. Weber Basin also recommends water-wise landscaping design for lots within this development.

Review Agencies: The Weber County Fire District has approved this proposal with the condition that Weber Fire discusses with the developer the possibility of placing a new fire hydrant. Weber County Surveying has submitted reviews that will need to be addressed by a revised subdivision plat. Weber County Engineering has posted a list of review comments regarding minor subdivision plat revisions and is currently reviewing the final civil drawings.

Staff Recommendation

Staff recommends final approval of the Highlands Bluff Estates Phase 1, 1st Amendment Subdivision, consisting of 12 lots. This recommendation is based on the following conditions:

1. All subdivision improvements shall be completed or the developer shall create an escrow account with the County Engineering Department before final approval from the County Commission.
2. A note added to the dedication plat stating that a geotechnical study is available for review in the Weber County Planning Office.

This recommendation is based on the following findings:

1. The proposed subdivision complies with South East Western Weber County Plan.
2. The proposed subdivision complies with the applicable County codes.

Exhibits

- A. Highlands Bluff Estates Phase 1, 1st Amendment Subdivision Plat
- B. Highlands Bluff Estates Phase 1 (1988)
- C. Will serve letter from Weber Basin Conservancy District
- D. Final Civil Drawings

Area Map



Page 4 of 14

6-06

HIGHLANDS BLUFF ESTATES SUBDIVISION - PHASE I

PART OF THE SOUTHWEST QUARTER OF SECTION 23, T. 5 N., R. 1 W., S. L. B. & M.

WEBER COUNTY, UTAH

OCTOBER 1987

CURVE DATA					
NO.	Δ	RAD.	ARC	TAN	CHORD
1	65° 15' 38"	180.00	182.15	102.38	172.47
2	09° 02' 12"	180.00	25.24	12.64	25.21
3	74° 15' 50"	180.00	207.39	121.15	193.17
4	11° 49' 34"	620.00	134.16	67.32	133.92
5	74° 15' 50"	130.00	168.50	84.43	166.36
6	05° 12' 59"	620.00	56.45	28.24	56.43
7	06° 36' 34"	620.00	71.52	35.80	71.48
8	11° 49' 34"	620.00	127.87	64.21	127.74
9	91° 27' 11"	180.00	170.63	91.85	164.88
10	76° 13' 33"	20.00	26.61	15.69	24.69
11	79° 33' 00"	20.00	27.77	16.65	25.59
12	10° 24' 46"	680.00	123.58	61.96	123.41
13	24° 17' 41"	250.00	106.01	53.81	105.21
14	19° 10' 19"	220.00	73.62	37.16	73.27
15	05° 07' 25"	220.00	19.67	9.84	19.66
16	24° 17' 41"	220.00	93.29	47.35	92.59
17	14° 15' 07"	280.00	69.85	35.01	69.47
18	10° 02' 34"	280.00	49.08	24.50	48.02
19	24° 19' 41"	280.00	118.73	60.27	117.84
20	82° 39' 42"	50.00	72.14	43.97	66.04
21	82° 39' 42"	20.00	28.85	17.59	26.42
22	22° 23' 13"	60.00	31.26	15.83	31.02
23	48° 53' 41"	80.00	68.27	36.37	66.22
24	11° 22' 48"	80.00	15.89	7.97	15.86
25	82° 39' 42"	80.00	115.42	70.36	105.67
26	90° 02' 00"	20.00	78.54	40.00	70.71
27	90° 00' 00"	20.00	31.42	20.00	28.28
28	10° 41' 57"	80.00	14.94	7.49	14.92
29	57° 29' 38"	80.00	80.28	43.88	76.35
30	21° 48' 25"	60.00	30.45	15.41	30.27
31	90° 00' 00"	80.00	125.66	80.00	113.14
32	61° 43' 35"	40.00	43.09	23.91	41.04
33	34° 25' 49"	55.00	33.05	17.04	32.56

CENTER LINES		
NO.	BEARING	DIST. (F.T.)
(A)	S 00° 27' 35" W	0.15
(B)	S 07° 19' 12" W	83.67
(C)	S 89° 40' 48" E	25.00

NOTES:

- UTILITY EASEMENTS ARE AS INDICATED BY DASHED LINES. ALL EASEMENTS TO BE USED FOR IRRIGATION WATER LINES, DRAINAGE, SANITARY & STORM SEWERS, POWER LINES, TELEPHONE LINES AND OTHER PUBLIC UTILITIES. ALL EASEMENTS SHALL BE 7 FEET UNLESS OTHERWISE INDICATED.
- - INDICATES SURVEY MONUMENT (S) TO BE SET.
- NR - NON-RADIAL.
- THE HIGHWAY RIGHT OF WAY LINE WAS DETERMINED FROM EXISTING RIGHT OF WAY MARKERS.
- THE BEARING SYSTEM USED IS THE UTAH STATE PLANE GRID.

CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF WEBER

ON this 30th DAY of November, 1987, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY, James E. Egan, President of HIGHLANDS BLUFF DEVELOPMENT CO., INC. AND AFTER BEING DULY ACKNOWLEDGED TO ME, HE SIGNED THE OWNER'S DEDICATION FREELY, VOLUNTARILY AND IN BEHALF OF SAID CORPORATION AND FOR THE PURPOSE THEREIN MENTIONED.

MY COMMISSION EXPIRES: NOV 10, 1990

James E. Egan
NOTARY PUBLIC

WEBER COUNTY PLANNING COMMISSION

APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON the 21st DAY of October, 1987.

James E. Egan
CHAIRMAN

WEBER COUNTY APPROVAL

THIS IS TO CERTIFY THAT THIS PLAN AND DEDICATION OF THIS PLAN WERE DULY APPROVED AND ACCEPTED BY WEBER COUNTY, UTAH THIS 2nd DAY of October, 1987.

James E. Egan
Clerk

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT I HAVE CAREFULLY INVESTIGATED THE LINES OF SURVEY OF THE FOREGOING PLAN AND LEGAL DESCRIPTION OF THE LAND EMBRACED THEREIN, AND FIND THEM TO BE CORRECT AND TO AGREE WITH THE LINES AND MONUMENTS ON RECORD IN THIS OFFICE.

ON this 2nd DAY of October, 1987.
James E. Egan
COUNTY ENGINEER

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FOREGOING PLAN AND DESCRIPTION OF THE HIGHLANDS BLUFF ESTATES SUBDIVISION - PHASE I, AND IN MY OPINION, THEY CONFORM WITH THE COUNTY ORDINANCES APPLICABLE THERE TO AND NOW IN FORCE AND EFFECT.

Not 2nd, 1987 James E. Egan
COUNTY ATTORNEY

CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF SALT LAKE)

On this 30th day of October, 1987, personally appeared before me James E. Egan, President of HIGHLANDS BLUFF DEVELOPMENT CO., INC. and after being duly acknowledged to me that he is the authorized agent of the Corporation and that he signed the foregoing instrument as such agent, I, the undersigned, a Notary Public in and for the State of Utah, do hereby certify that the said James E. Egan is duly authorized to execute the foregoing instrument on behalf of the said Corporation and that the said Corporation is duly organized under the laws of the State of Utah.

My commission expires 6/17/1988
James E. Egan
NOTARY PUBLIC

COUNTY RECORDER

ENTRY NO. 1035218 - FEE PAID \$28.50 FILED FOR RECORD AND RECORDED JAN 7, 1988 AT 1:30 P.M. IN BOOK 30 OF OFFICIAL RECORDS, PAGE 9 FOR J. KAY KENDALL, COUNTY RECORDER BY Julie Chalker DEPUTY

SURVEYOR'S CERTIFICATE

I, O. NEIL SMITH, A REGISTERED LAND SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAN OF HIGHLANDS BLUFF ESTATES SUBDIVISION - PHASE I, IN WEBER COUNTY, UTAH HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE FOLLOWING DESCRIPTION OF LANDS INCLUDED IN SAID SUBDIVISION BASED ON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND OF A SURVEY MADE ON THE GROUND.

SIGNED THIS 22nd DAY OF OCTOBER, 1987.

2337
LICENSE NO.

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAN AND NAME SAID TRACT HIGHLANDS BLUFF ESTATES SUBDIVISION - PHASE I AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE TO WEBER COUNTY THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY WEBER COUNTY SUCH DEDICATION SUBJECT TO ALL EXISTING EASEMENTS ON RECORD.

SIGNED THIS 30th DAY of November, 1987.

HIGHLANDS BLUFF DEVELOPMENT CO., INC.

A UTAH CORPORATION

BY James E. Egan

J. KAY KENDALL - PRESIDENT

SIGNED THIS 24th DAY of October, 1987.

CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS, A UTAH CORPORATION SOLE.

BY: James E. Egan
FRED A. BAKER - AUTHORIZED AGENT

BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 23, T. 5 N., R. 1 W., S. L. B. & M.

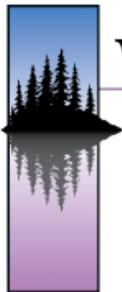
BEGINNING AT A POINT LOCATED S 00° 37' 11" E 1319.37 FEET ALONG THE SECTION LINE AND S 89° 15' 04" E 1296.24 FEET FROM THE WEST QUARTER CORNER OF SECTION 23, T. 5 N., R. 1 W., S. L. B. & M., RUNNING THENCE S 89° 15' 04" E 77.52 FEET ALONG THE SOUTHWEST CORNER OF EASTWOOD SUBDIVISION NO. 7, THENCE S 00° 57' 26" W 345.00 FEET, THENCE N 89° 15' 04" W 78.31 FEET, THENCE S 00° 27' 35" W 468.72 FEET TO THE NORTH RIGHT OF WAY LINE OF THE STATE HIGHWAY, THENCE N 82° 40' 48" W 674.89 FEET ALONG SAID RIGHT OF WAY, THENCE N 00° 01' 06" W 347.93 FEET, THENCE N 60° 09' 10" W 75.92 FEET, THENCE N 00° 44' 56" E 191.83 FEET, THENCE N 03° 27' 01" W 60.00 FEET, THENCE LEFT ALONG THE ARC OF A 620.00 FOOT RADIUS CURVE A DISTANCE OF 71.52 FEET (CHORD BEARS N 83° 14' 42" E 71.48 FEET), THENCE N 00° 01' 06" W 159.01 FEET TO THE POINT OF BEGINNING.

CONTAINS 12.97 ACRES.

BASIS OF BEARING IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 23, T. 5 N., R. 1 W., S. L. B. & M., AS S 00° 37' 11" E MARKED BY WEBER COUNTY BRASS CAP MONUMENTS.

PREPARED BY:

OMECO ENGINEERING, INC.
405 SKYLINE DRIVE
BIRDAIR, UTAH 84002



WEBER BASIN WATER CONSERVANCY DISTRICT

2837 East Highway 193 • Layton, Utah 84040 • Phone (801) 771-1677 • SLC (801) 359-4494 • Fax (801) 544-0103

February 25, 2021

Tage I. Flint
General Manager/CEO

Board of Trustees:

Dee Alan Waldron
President
Morgan County

Kym O. Buttschardt
Weber County

Jay V. Christensen
Weber County

Kerry W. Gibson
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Marlin K. Jensen
Weber County

P. Bret Milburn
Davis County

John Petroff Jr.
Davis County

Paul C. Summers
Davis County

Dave Ure
Summit County

Randy Moore
9691 S. Granite Woods Circle
Sandy, UT 84092

**RE: Will Serve Letter, THIS IS NOT A FORMAL REVIEW OR
APPROVAL LETTER – ADDITIONAL SUBMITTALS REQUIRED**

Dear Mr. Moore:

The District has reviewed the proposed subdivided property located at 6224 South 2225 East, Ogden, UT. The District currently has a water allocation of 7.5 acre feet for your parcel of 4.6 acres. The District will serve secondary water to the subdivided property provided the following requirements are met:

1. The construction plans are submitted to the District with an application for secondary water and review fee paid.
2. The bonding and inspection fees are paid once an official review has been completed.
3. Provide the District with plans to maintain the current 7.5 acre feet allocation through appropriate landscape area or water wise development.
4. The new secondary system for these subdivisions will be installed to the District's standards and specifications. All infrastructure improvements required to extend the District's existing secondary system to the extents of the development will be the responsibility of the developer.

If you have any questions, please contact Shane McFarland of our office.

Sincerely,

Scott W. Paxman, PE
Assistant General Manager/CTO

SWP/SM/dh
Enclosures
E-16



HIGHLANDS BLUFF ESTATES PHASE 2

2225 EAST 6225 SOUTH
OGDEN, UTAH

**FOR REVIEW
NOT FOR CONSTRUCTION**

DATE PRINTED
March 23, 2021

INDEX OF DRAWINGS

- | | |
|--------|------------------------------------|
| 1 OF 1 | BOUNDARY/TOPOGRAPHY SURVEY |
| 1 OF 1 | SUBDIVISION PLAT |
| C-001 | GENERAL NOTES |
| C-100 | SITE PLAN |
| C-200 | GRADING AND DRAINAGE PLAN |
| C-300 | UTILITY PLAN |
| C-400 | EROSION CONTROL PLAN |
| PP-1 | 6235 SOUTH STREET PLAN AND PROFILE |
| C-500 | DETAILS |

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS. THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS' AND SUBCONTRACTORS' COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

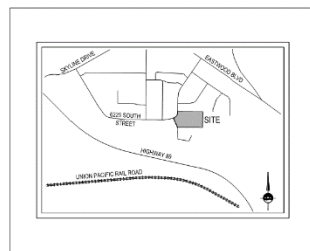
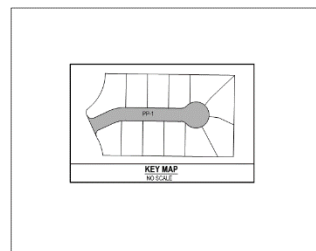
CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL 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 ENGINEER.

NOTICE TO DEVELOPER/CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO SIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

UTILITY DISCLAIMER

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



GENERAL NOTES

1. ALL WORK SHALL CONFORM TO OGDEN CITY STANDARDS & SPECIFICATIONS.
2. CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
3. BENCHMARK ELEVATION - WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 5 NORTH RANGE 1 WEST SALT LAKE BASE AND MERIDIAN ELEVATION = 4971.18'
4. ALL SECONDARY WATER IRRIGATION SHALL CONFORM TO WYOMING BAIN WATER CONSERVANCY DISTRICT STANDARDS AND SPECIFICATIONS.



ENSIGN
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Layton, UT 84041
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SALT LAKE CITY
Phone: 801.225.0029

TOOELE
Phone: 435.843.3090

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.859.2983

WWW.ENSIGNENG.COM

NAME _____

ROOM NUMBER _____

801.547.1100 FAX _____

DATE _____

COMPANY _____

PHONE _____

HIGHLANDS BLUFF ESTATES

PHASE 2

2225 EAST 6225 SOUTH

OGDEN, UTAH



NO. 22272

STATE OF UTAH

REGISTERED PROFESSIONAL ENGINEER

COVER

PROJECT NUMBER _____

DATE _____

DRAWN BY _____

CHECKED BY _____

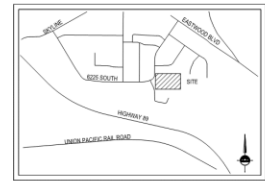
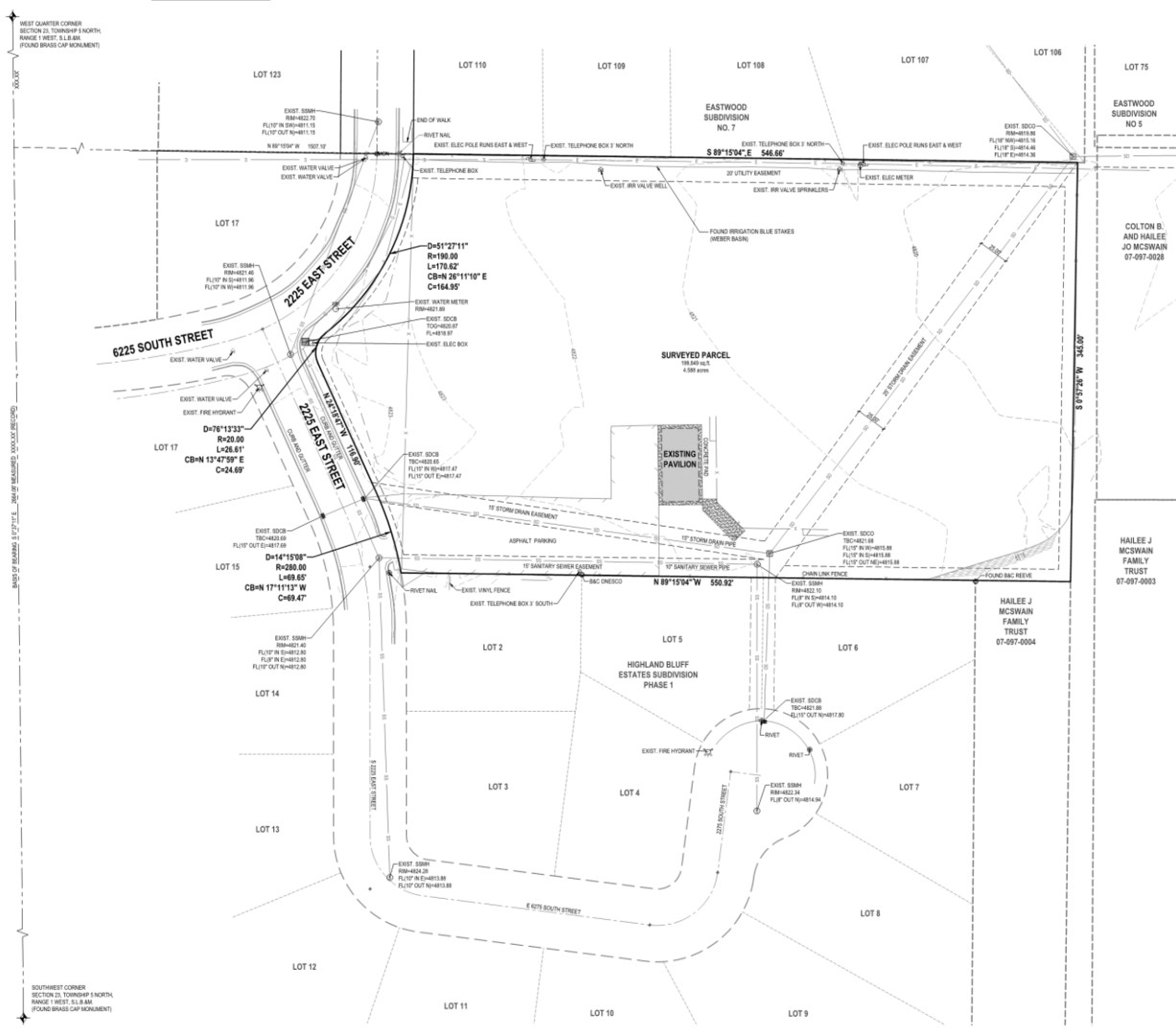
DESIGNED BY _____

APPROVED BY _____

C. PRESTON

811
CALL BEFORE YOU DIG
CALL LISTINGS
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.
Have your location
ready before you dig.

BENCHMARK
WEST 1/4 CORNER OF SECTION 23,
TOWNSHIP 5 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
ELEV = 4871.188

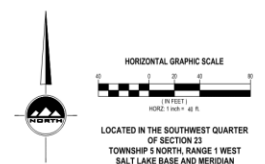


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THE STANDARD IN ENGINEERING
LAYTON
1455 W. 1800 Field Rd., Ste. 204
Layton, UT 84041
Phone: 801.547.1100
SALT LAKE CITY
Phone: 801.255.0529
TODDLE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.896.2983

PROPERTY DESCRIPTION
ALL OF LOT 1 OF HIGHLAND BLUFF ESTATES SUBDIVISION, PART OF THE SOUTHWEST QUARTER CORNER OF SECTION 23,
T. 5 N. & R. 1 E. S. 16. S. 16. W. 1/4. HENRI COUNTY, UTAH

- LEGEND**
- SECTION CORNER
 - MONUMENT
 - EXIST REBAR AND CAP
 - SET ENGIN REBAR AND CAP
 - WATER METER
 - WATER MANHOLE
 - WATER VALVE
 - FIRE HYDRANT
 - SECONDARY WATER VALVE
 - IRRIGATION VALVE
 - SANITARY SEWER MANHOLE
 - STORM DRAIN CLEAN OUT
 - STORM DRAIN CATCH BASIN
 - STORM DRAIN COMBO BOX
 - STORM DRAIN CULVERT
 - SDH
 - ELECTRICAL BOX
 - UTILITY MANHOLE
 - LIGHT
 - CABLE BOX
 - TELEPHONE BOX
 - GAS METER
 - TREE
 - SHRUB
 - ADJACENT RIGHT OF WAY
 - RIGHT OF WAY
 - CENTERLINE
 - PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - DEED LINE
 - TRAVELER LINE
 - EXIST DITCH FLOW LINE
 - FENCE
 - EDGE OF ASPHALT
 - SANITARY SEWER LINE
 - STORM DRAIN LINE
 - LAND DRAIN LINE
 - CULINARY WATER LINE
 - SECONDARY WATER LINE
 - IRRIGATION LINE
 - OVERHEAD POWER LINE
 - ELECTRICAL LINE
 - GAS LINE
 - EXISTING CONTOURS
 - CONCRETE
 - PAVING
 - PUBLIC DRAINAGE EASEMENT
 - DENSE VEGETATION PREVENTING ACCESS FOR ACCURATE SURVEY

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET



LOCATED IN THE SOUTHWEST QUARTER
OF SECTION 23
TOWNSHIP 5 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN

SOUTH OGDEN PROPERTY

6224 S 2225 EAST
OGDEN, UTAH

**BOUNDARY/
TOPOGRAPHY SURVEY**

1 OF 1

CALL 811
BEFORE YOU DIG
Call before you dig

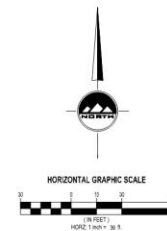
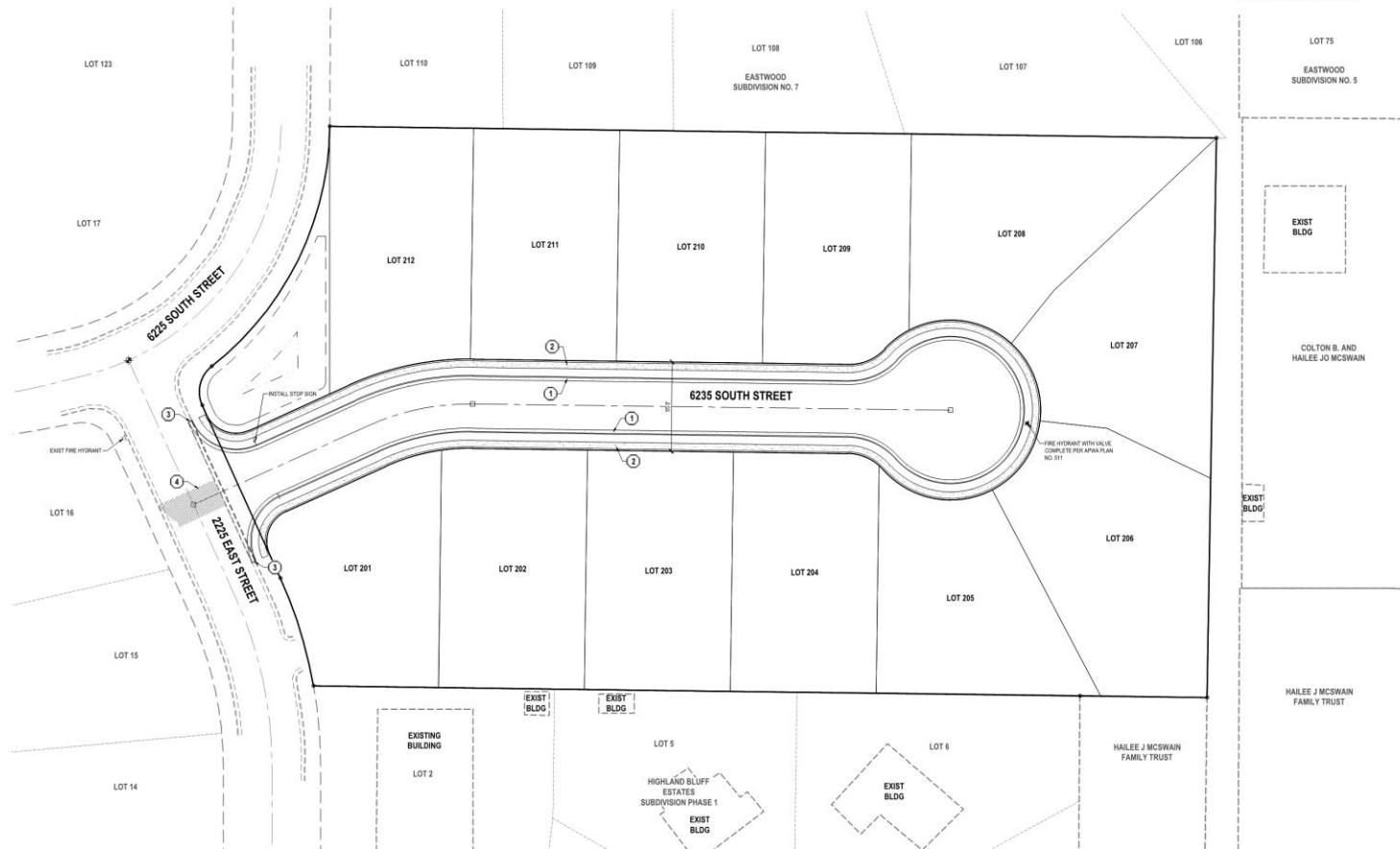
CALL REQUESTS
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION

BENCHMARK

WEST QUARTER CORNER OF SECTION 33
TOWNSHIP 4 NORTH RANGE 1 WEST
SALT LAKE BASIN AND MERIDION
ELEV. = 4871.198

- SCOPE OF WORK:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE
DETAILS NOTED AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1. 30" CURB AND GUTTER
 - 2. 4" SIDEWALK
 - 3. MATCH EXISTING IMPROVEMENTS
 - 4. SAWCUT, REMOVE AND REPLACE ASPHALT AND CONCRETE

- GENERAL NOTES**
- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 - ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
 - SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH AND SCORE PATTERNS THROUGHOUT SITE.
 - ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
 - ALL SURFACE IMPROVEMENTS OBTAINED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED INCLUDING TREES AND DECORATIVE BARRIERS, SIGNS, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
 - NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
 - THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.



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Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

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WORKS HOLES
AND 1/2" CONCRETE HOLES CIRCLE
DASHED 1/2" DIA HOLES
CONCRETE
CUTLINE CONCRETE
PHONE: 801.547.1100

**HIGHLANDS BLUFF ESTATES
PHASE 2
2225 EAST 6235 SOUTH
OGDEN, UTAH**

James C. Preston
Professional Engineer
No. 34567
Exp. 12/31/2025

SITE PLAN

SCALE: 1" = 40' FEET
DATE: 10/1/2023
DRAWN BY: JAMES C. PRESTON
CHECKED BY: JAMES C. PRESTON
C-100

811
CALL 811
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK
WEST QUARTER CORNER OF SECTION 33
TOWNSHIP 3 NORTH RANGE 1 WEST
SALT LAKE MERIDIAN
ELEV. = 4071.19E

Detention Calculations (10-year storm)

Time (min)	Runoff (cfs)	Detention (cfs)	Required Storage (cu ft)
5	7.37	3.943	136
10	5.80	4.025	275
15	4.63	4.758	413
20	3.12	7.750	828
25	1.90	10.564	1,062
30	0.77	11.432	1,490
35	0.43	12.784	1,910
40	0.27	13.666	2,325
45	0.16	14.314	2,641
50	0.08	14.862	2,925
55			
60			
65			
70			
75			
80			
85			
90			
95			
100			

Catchment Calculations (10-year storm)

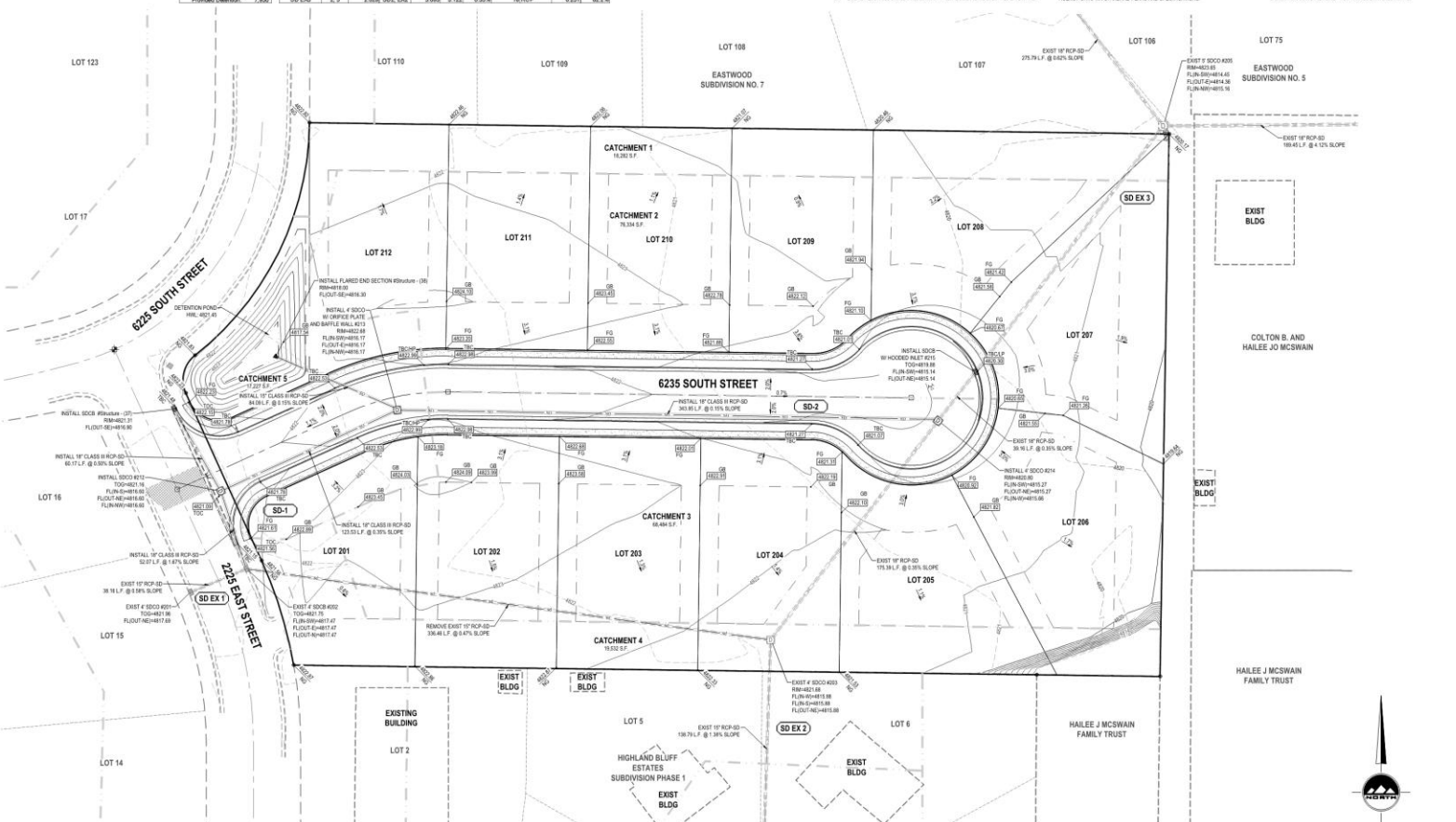
Time of Concentration (min)	Runoff (cfs)	Detention (cfs)	Required Storage (cu ft)
1	1.00	1.000	33
2	2.00	2.000	132
3	3.00	3.000	297
4	4.00	4.000	528
5	5.00	5.000	813
6	6.00	6.000	1,143
7	7.00	7.000	1,518
8	8.00	8.000	1,937
9	9.00	9.000	2,400
10	10.00	10.000	2,907
11	11.00	11.000	3,459
12	12.00	12.000	4,056
13	13.00	13.000	4,698
14	14.00	14.000	5,385
15	15.00	15.000	6,107
16	16.00	16.000	6,864
17	17.00	17.000	7,656
18	18.00	18.000	8,483
19	19.00	19.000	9,345
20	20.00	20.000	10,242
21	21.00	21.000	11,174
22	22.00	22.000	12,141
23	23.00	23.000	13,143
24	24.00	24.000	14,180
25	25.00	25.000	15,252
26	26.00	26.000	16,359
27	27.00	27.000	17,501
28	28.00	28.000	18,678
29	29.00	29.000	19,890
30	30.00	30.000	21,137
31	31.00	31.000	22,420
32	32.00	32.000	23,738
33	33.00	33.000	25,091
34	34.00	34.000	26,479
35	35.00	35.000	27,902
36	36.00	36.000	29,360
37	37.00	37.000	30,852
38	38.00	38.000	32,379
39	39.00	39.000	33,941
40	40.00	40.000	35,538
41	41.00	41.000	37,170
42	42.00	42.000	38,837
43	43.00	43.000	40,539
44	44.00	44.000	42,276
45	45.00	45.000	44,048
46	46.00	46.000	45,855
47	47.00	47.000	47,697
48	48.00	48.000	49,574
49	49.00	49.000	51,486
50	50.00	50.000	53,433
51	51.00	51.000	55,415
52	52.00	52.000	57,432
53	53.00	53.000	59,484
54	54.00	54.000	61,571
55	55.00	55.000	63,693
56	56.00	56.000	65,850
57	57.00	57.000	68,042
58	58.00	58.000	70,269
59	59.00	59.000	72,531
60	60.00	60.000	74,828
61	61.00	61.000	77,160
62	62.00	62.000	79,527
63	63.00	63.000	81,929
64	64.00	64.000	84,365
65	65.00	65.000	86,836
66	66.00	66.000	89,341
67	67.00	67.000	91,881
68	68.00	68.000	94,455
69	69.00	69.000	97,064
70	70.00	70.000	99,707
71	71.00	71.000	102,384
72	72.00	72.000	105,095
73	73.00	73.000	107,840
74	74.00	74.000	110,619
75	75.00	75.000	113,432
76	76.00	76.000	116,279
77	77.00	77.000	119,160
78	78.00	78.000	122,075
79	79.00	79.000	125,024
80	80.00	80.000	128,007
81	81.00	81.000	131,024
82	82.00	82.000	134,075
83	83.00	83.000	137,160
84	84.00	84.000	140,279
85	85.00	85.000	143,432
86	86.00	86.000	146,619
87	87.00	87.000	149,840
88	88.00	88.000	153,095
89	89.00	89.000	156,384
90	90.00	90.000	159,707
91	91.00	91.000	163,064
92	92.00	92.000	166,455
93	93.00	93.000	169,881
94	94.00	94.000	173,341
95	95.00	95.000	176,836
96	96.00	96.000	180,365
97	97.00	97.000	183,929
98	98.00	98.000	187,527
99	99.00	99.000	191,160
100	100.00	100.000	194,828

Office Calculations - GCM (10-year)

High Water Elevation	Flow (cfs)	Area (sq ft)
4,421.45	9.1	1.0
4,421.30	9.1	1.0
4,421.15	9.1	1.0
4,421.00	9.1	1.0
4,420.85	9.1	1.0
4,420.70	9.1	1.0
4,420.55	9.1	1.0
4,420.40	9.1	1.0
4,420.25	9.1	1.0
4,420.10	9.1	1.0
4,420.00	9.1	1.0

GENERAL NOTES

- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
- ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE PROFESSIONAL ENGINEER DESIGNING THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF UNDESIRABLE MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIALS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF UNDESIRABLE MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIALS.
- UNDERSOILS ARE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SURVEILLANCE TO BE PROPERLY PREPARED AND SCAFFOLD. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
- SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN LINES.
- EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING DEVICES. ANY COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATION OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMES INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTIONS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
- ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APPLICABLE STANDARDS AND SPECIFICATIONS.
- ENGINE MINIMUM COVER OVER ALL STORM DRAINS PER PERMANENTLY ATTACHED RECOMMENDATION. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
- ALL UTILITIES WITH DOWNSPOUT/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- NOTIFY ENGINEER OF ANY DISCREPANCY IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNALS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
- THE DETENTION SYSTEM IS A LAYOUT AND DOES NOT SHOW ALL PARTS. CONTRACTOR IS RESPONSIBLE TO SET AN ESTIMATE FROM THE DETENTION MANUFACTURER FOR AN ACCURATE ESTIMATE.



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MON - FRI 8:00 AM - 5:00 PM
SAT 8:00 AM - 12:00 PM
SUN 12:00 PM - 5:00 PM
HOLIDAY CONTRACT
PHONE: 801.547.1100

**HIGHLANDS BLUFF ESTATES
PHASE 2
2225 EAST 6235 SOUTH
ODEN, UTAH**

**GRADING/DRAINAGE
PLAN**

C-200



CALL SUBSTANCES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

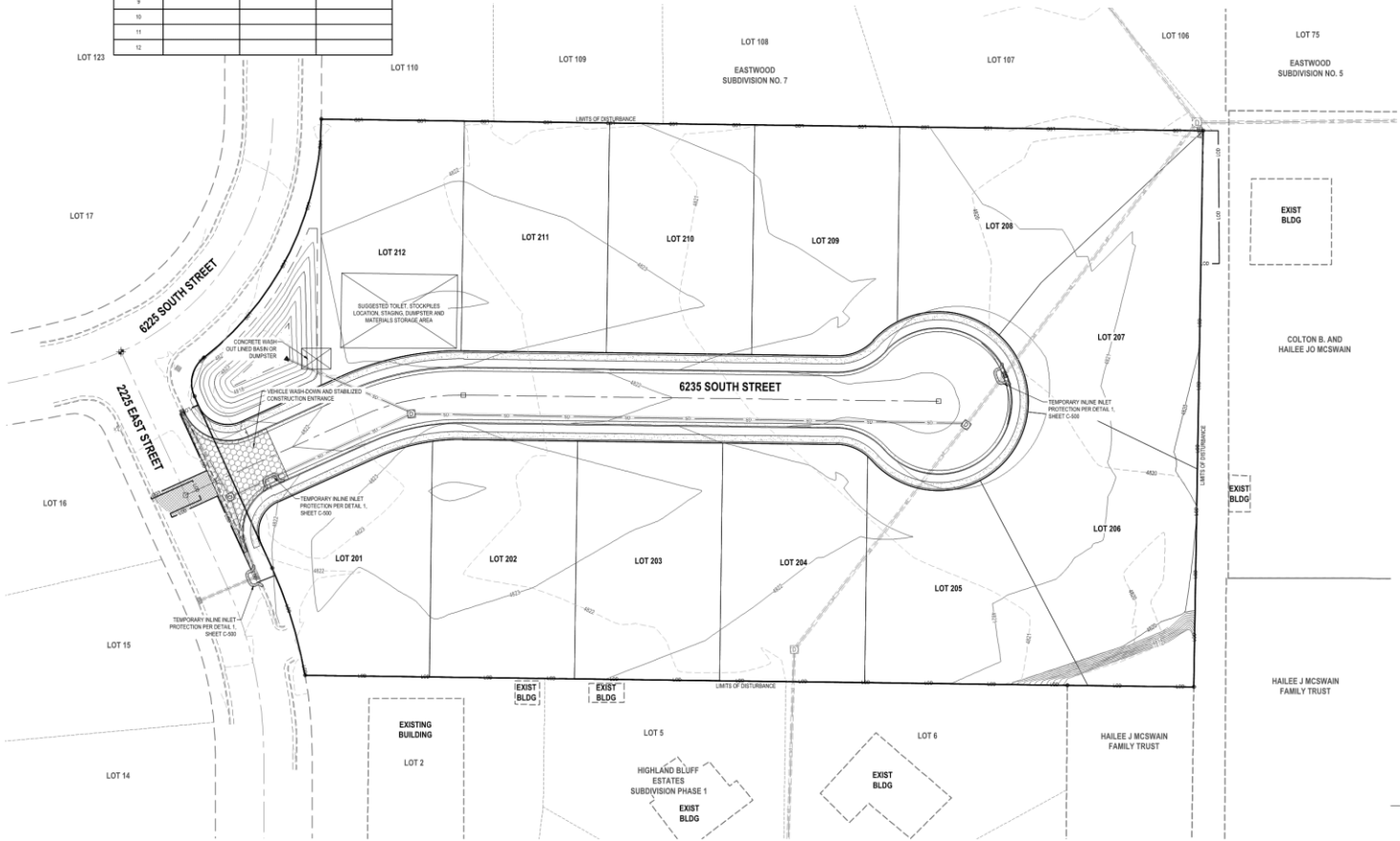
BENCHMARK

WEST QUARTER CORNER OF SECTION 33
TOWNSHIP 3 NORTH RANGE 1 WEST
SALT LAKE BASIN AND NEIGHBORING
ELEV. = 4871.19E

REVISION SCHEDULE			
NUMBER	DATE	AUTHOR	COMPANY REPRESENTATIVE SIGNATURE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

- GENERAL NOTES**

 - THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADHERE TO BEST MANAGEMENT PRACTICES (BMPs) AS NECESSARY, MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOW THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR (ONLINE) AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE BMPs KEPT ON SITE.
 - DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INSTALLED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITIES ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTHWORK CONSTRUCTION ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INSTALLED ON THAT PORTION OF THE SITE.
 - NEEDED DISTURBED LAND WITHIN THE GRADE DISTURBANCE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT
- TO BE REQUIRED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
 - DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE BMPs FOR BMP IMPLEMENTATION SCHEDULE.
 - VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMPs TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
 - NOT ALL PREFERRED BMPs HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER FROM PROJECT BMPs.
 - A PERMITTED STORM POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.





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RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

MOORE HOBBS
3615 S. GARDEN WOODS CIRCLE
SALT LAKE CITY, UT 84119
PHONE: 801.488.0000

**HIGHLANDS BLUFF ESTATES
PHASE 2
2225 EAST 6235 SOUTH
OGDEN, UTAH**

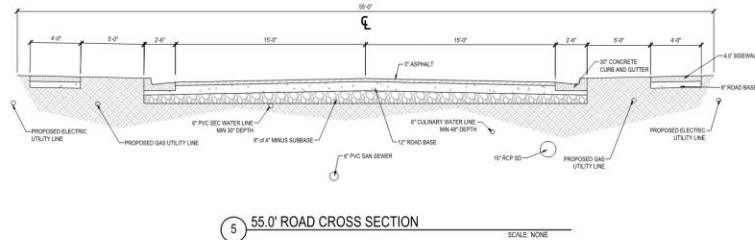
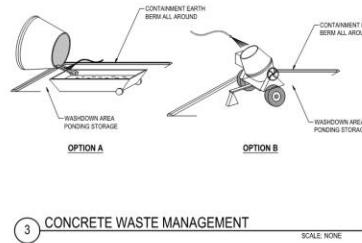
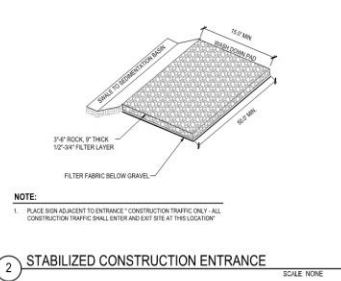
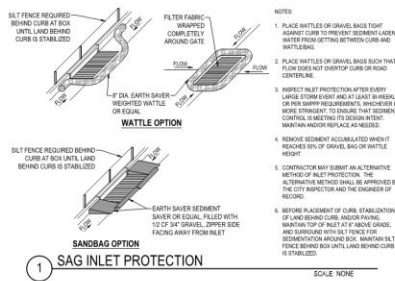


Professional Engineer Seal for JAMES C. PRESTON, State of Utah, No. 34567, Exp. 12/31/2025.

EROSION CONTROL PLAN

DATE: 10/20/2024
DRAWN BY: JAMES C. PRESTON
CHECKED BY: JAMES C. PRESTON
DESIGNED BY: JAMES C. PRESTON

C-400



EN SIGN
THE STANDARD IN ENGINEERING

LAYTON
979 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1433

RICHFIELD
Phone: 435.896.2883

WWW.ENSIGNENG.COM

WORKING NOTES
WASTE CRASH/IMPACT CIRCLE
WASTE CRASH/IMPACT CIRCLE
WASTE CRASH/IMPACT CIRCLE
WASTE CRASH/IMPACT CIRCLE
WASTE CRASH/IMPACT CIRCLE

HIGHLANDS BLUFF ESTATES

PHASE 2

2225 EAST 6225 SOUTH

OGDEN, UTAH

DETAILS

PROJECT: HIGHLANDS BLUFF ESTATES
SHEET: 01 OF 01
DESIGNED BY: JAMES C. PRESTON
CHECKED BY: JAMES C. PRESTON
DATE: 01/01/2020

C-500



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Request for approval on a design review application for GVH Distribution Services.
Agenda Date: Tuesday, April 13, 2021
Applicant: Four Star Investments, Owner
File Number: DR 2020-07

Property Information

Approximate Address: 2458 N. Rulon White Blvd., Ogden, UT 84404
Project Area: 6.1 acres
Zoning: Manufacturing Zone (M-1)
Existing Land Use: Commercial/Manufacturing
Proposed Land Use: Commercial/Manufacturing
Parcel ID: 19-228-0001, 19-228-0004
Township, Range, Section: T7N, R2W, Section 36 NE

Adjacent Land Use

North:	Commercial	South:	Weber County Gun Range
East:	Commercial	West:	Rulon White Blvd.

Staff Information

Report Presenter: Tammy Aydelotte
taydelotte@co.weber.ut.us
801-399-8794
Report Reviewer: SB

Applicable Ordinances

- Weber County Land Use Code Title 101 Chapter 1 General Provisions, Section 7 Definitions
- Weber County Land Use Code Title 104 Chapter 22 (M-1 Zone)
- Weber County Land Use Code Title 108 Chapter 1 (Design Review)
- Weber County Land Use Code Title 108 Chapter 7 (Parking Lot Design and Maintenance)

Summary and Background

The applicant is requesting approval of a design review for GVH Distribution Services, to add 48,000 square feet of warehouse area to the existing structure, located in the M-1 zone at 2458 N Rulon White Blvd, Ogden, UT, 84404.

The application is being processed as an administrative review due to the approval procedures in Uniform Land Use Code of Weber County, Utah (LUC) §108-1-2 which requires the planning commission to review and approve applications for conditional use permits and design reviews.

Analysis

General Plan: The proposal conforms to the Weber County Land Use Code, as warehousing is a permitted use in the M-1 zone.

Zoning: The subject property is located within the Manufacturing (M-1) Zone. The purpose of the M-1 Zone can be further described in LUC §104-22-1 as follows:

The purpose of the light manufacturing zone is to provide suitable areas that will accommodate the need for light intensity type manufacturing and its associated accessory uses, some of which may have an environmental impact requiring public review and regulation.

(c) The applicable standards are as follows:

- Minimum front yard setback: 30 feet

- Minimum side yard setback: None, except 20 feet where a building is adjacent to a residential zone, or for a side yard on a corner lot.
- Minimum rear yard setback: None, except 20 feet where a building rear on a residential zone.
- Maximum building height: None
- Maximum lot coverage: 80% of lot area by buildings

Design Review: The M-1 zone and the proposed use mandate a design review as outlined in LUC §108-1 to ensure that the general design, layout and appearance of the building remains orderly and harmonious with the surrounding neighborhood. As part of this review, the Planning Commission shall consider the applicable matters based on the proposed use and impose conditions to mitigate deficiencies where the plan is found deficient. The matters for consideration are as follows:

Considerations relating to traffic safety and traffic congestion: The proposal includes a site plan that identifies the location of the proposed warehouse addition, as well as the plan to continue one-way traffic flow to the east, and around the rear of the building, heading west again, back to Rulon White Blvd.

Access to the proposed addition area will not change from the current access off of Rulon White Blvd (see exhibit B). Staff feels that the existing parking is adequate for the proposed expansion.

Considerations relating to landscaping: After reviewing the proposed site plans, it has been determined that the existing landscaping exceeds the minimum requirements as outlined in LUC §108-2. Applicant shows approximately 36% of the 7.6 acre parcel has existing landscaping.

Considerations relating to buildings and site layout: The proposal meets site development standards of the M-1 Zone. The applicant has proposed installation of six bay doors, as well as 48,000 square feet additional warehouse space.

Considerations relating to utility easements, drainage, and other engineering questions: The applicant will need to adhere to all conditions of the Engineering Division including but not limited to recommendations regarding retention ponds and a SWPP. There is a drainage easement along the northern lot boundary. An easement located along the east boundary has been vacated for the purposes of combining parcels into a single lot

Considerations relating to prior development concept plan approval associated with any rezoning agreement, planned commercial or manufacturing rezoning, or planned residential unit development approval: The proposed site does not have any type of development agreement associated with the property; therefore considerations pertaining to this portion of the code are not applicable at this time.

Review Agencies: To date, the design review has been approved by the Weber Fire District. Weber County Engineering has reviewed, but not yet approved this project. All review agency requirements must be addressed and completed prior to the written approval of the design review being issued.

Tax Clearance: 2020 property taxes are paid in full. 2021 property taxes are due in full November 30, 2021.

Staff Recommendation

Staff recommends approval of the GVH Distribution Warehouse Addition Design Review Application. This recommendation is conditioned upon all review agency requirements, and the following conditions:

1. Written approval of the design shall not be issued until the pending subdivision for GVH has been approved.
2. Any additions/changes to existing signage, or additions/changes to existing exterior lighting must be approved by the Planning Department

This recommendation is based on the following findings:

1. Warehouse storage is permitted as a primary use within the M-1 zone.
2. The applicant has demonstrated compliance with the applicable land use codes.

Exhibits

- ## Map 1

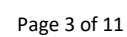


Exhibit A – Application

Weber County Design Review Application			
Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401			
Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
Property Owner Contact Information			
Name of Property Owner(s) <i>GVH Companies</i>		Mailing Address of Property Owner(s) <i>608 Northwest Blvd., Suite 102</i>	
Phone <i>806-795-2453</i>	Fax	<i>Coeur d'Alene, ID 83814</i>	
Email Address <i>Riverstonerc@gmail.com</i>		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Authorized Representative Contact Information			
Name of Person Authorized to Represent the Property Owner(s) <i>Kraig Urry</i>		Mailing Address of Authorized Person <i>E.N. Bailey Construction</i>	
Phone <i>801-430-5128</i>	Fax	<i>1243 N. Washington Blvd. Ogden, UT 84404</i>	
Email Address <i>Kraig.urry@ekbailey.com</i>		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Property Information			
Project Name <i>GVH Distribution Expansion</i>		Current Zoning <i>Commercial</i>	Total Acreage <i>6.21</i>
Approximate Address <i>2458 N Rulon White Blvd.</i> <i>Ogden, UT 84404</i>		Land Serial Number(s) <i>192280001</i> <i>192280004</i>	
Proposed Use <i>Commercial Warehousing</i>			
Project Narrative <i>This project is a 48,000 sf addition to an existing warehouse. The existing building is a pre-engineered metal building. We plan to add to the east with a similar structure. The building will be of steel framing with an insulated metal panel exterior on a 4' concrete foundation wall. Roof will be a flat membrane roof.</i>			

Property Owner Affidavit

I (We), Joseph E. Schmidt, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.



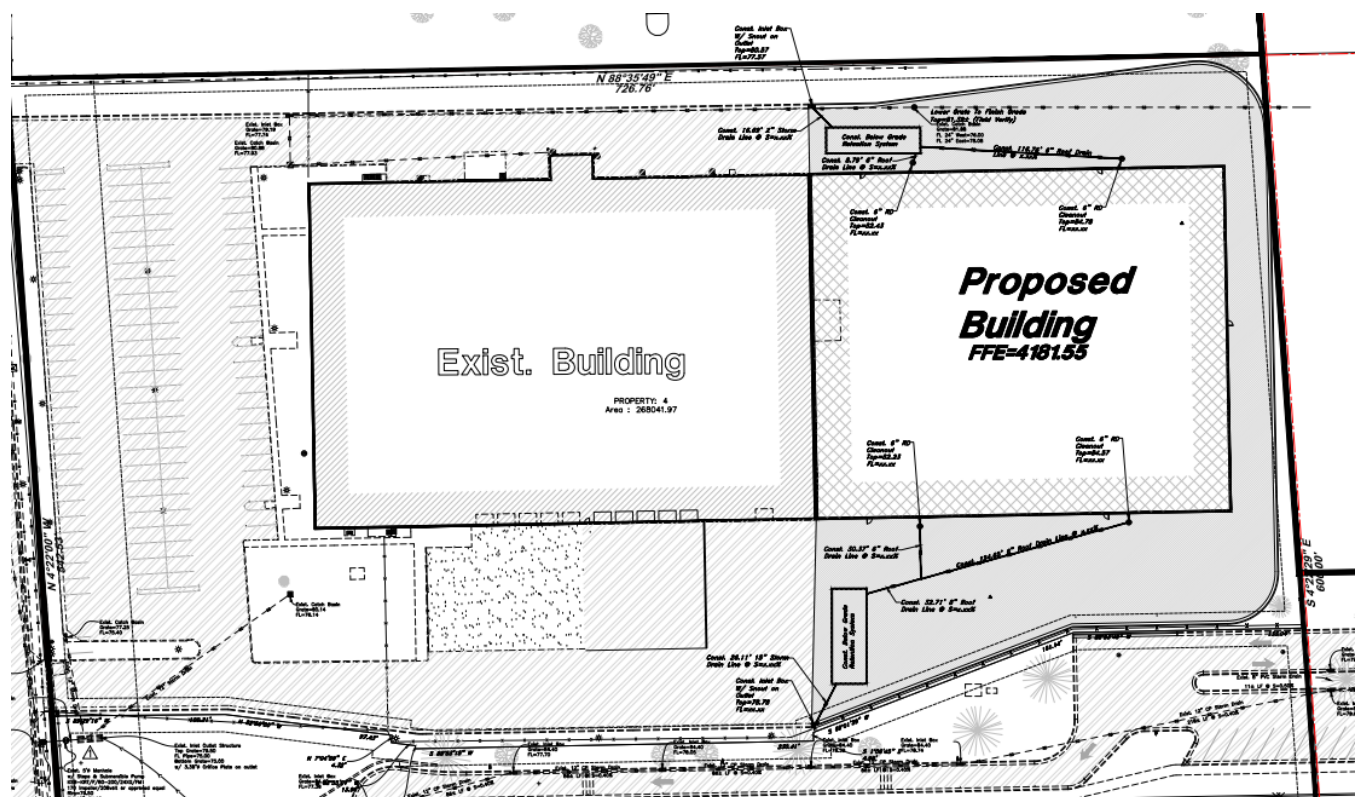
(Property Owner)

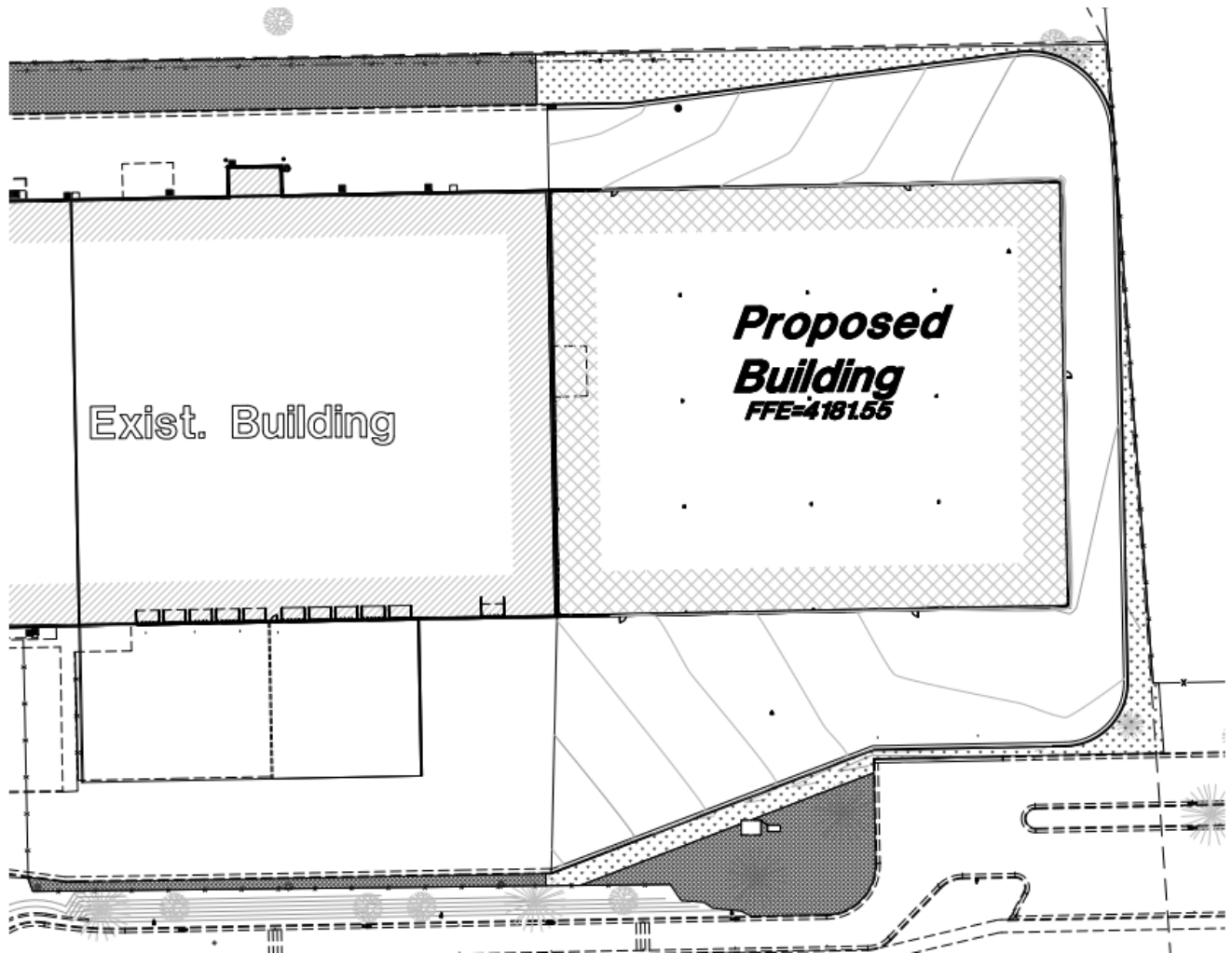
(Property Owner)

Subscribed and sworn to me this _____ day of _____, 20 _____.

(Notary)

Exhibit B – Site Plans , Landscaping Plan, & Elevations





PLANT SCHEDULE

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
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7,862 sf	Existing Native Seed Mix Existing Native Grass Seed – Maintain and Protect	na
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7,958 sf	Native Seed Mix Hydroseed over native soil – See seed mix schedule	seed
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Grass & Wildflower Seed Mix

Seed Rate 20.0 lbs/acre

% of mix	Scientific Name	Common Name	lbs/acre	Seeds/lb	Seeds/acre	Seed/sf
6.5%	Bouteloua gracilis 'Hachita'	Blue Grama	1.3	724400	941720	22
20.0%	Elymus elymoides 'Sand Hollow'	Bottlebrush Squirreltail	4	192000	768000	18
20.0%	Achnatherum hymenoides	Indian Ricegrass	4	161920	647680	15
25.0%	Pascopyrum smithii 'Ariba'	Western Wheatgrass	5	115000	575000	13
1.0%	Sporobolus cryptandrus	Sand Dropseed	0.2	560000	112000	26
2.5%	Sporobolus airoides 'Salado'	Alkali Sacaton	0.5	1750000	875000	20
25.0%	Stipa viridula	Green Needlegrass	5	167840	839200	19
100%			20	8711240	5766616	132

PLANTING NOTES

1. EXAMINE THE SITE CONDITIONS, THE SUBGRADE AND VERIFY THE DEPTHS OF TOPSOIL AND MULCH. NOTIFY THE ARCHITECT IN WRITING OF ANY UNSATISFACTORY CONDITIONS. DO NOT BEGIN LANDSCAPE WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN RESOLVED.
2. VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO ANY DIGGING. ANY DAMAGE TO EXISTING UTILITIES CAUSED BY THIS CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL EXPENSE TO THE OWNER.
3. TOPSOIL IS TO BE HARVESTED AND STOCKPILED ON THE SITE. SCREEN AND AMEND AS NECESSARY TO MEET 'ACCEPTABLE' STANDARDS FOR TOPSOIL AS DESCRIBED IN 'TOPSOIL QUALITY GUIDELINES FOR LANDSCAPING' (KOEING, ISAMAN, UTAH STATE UNIVERSITY) <http://extension.usu.edu/files/publications/publication/AG-SO-02.pdf> CONTRACTOR IS RESPONSIBLE FOR PROVIDING 2" OF TOPSOIL FOR SEED AREAS.
4. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINISH GRADE ELEVATIONS.

• REPRESENT IMAGE LOCATION ON NEXT PAGE



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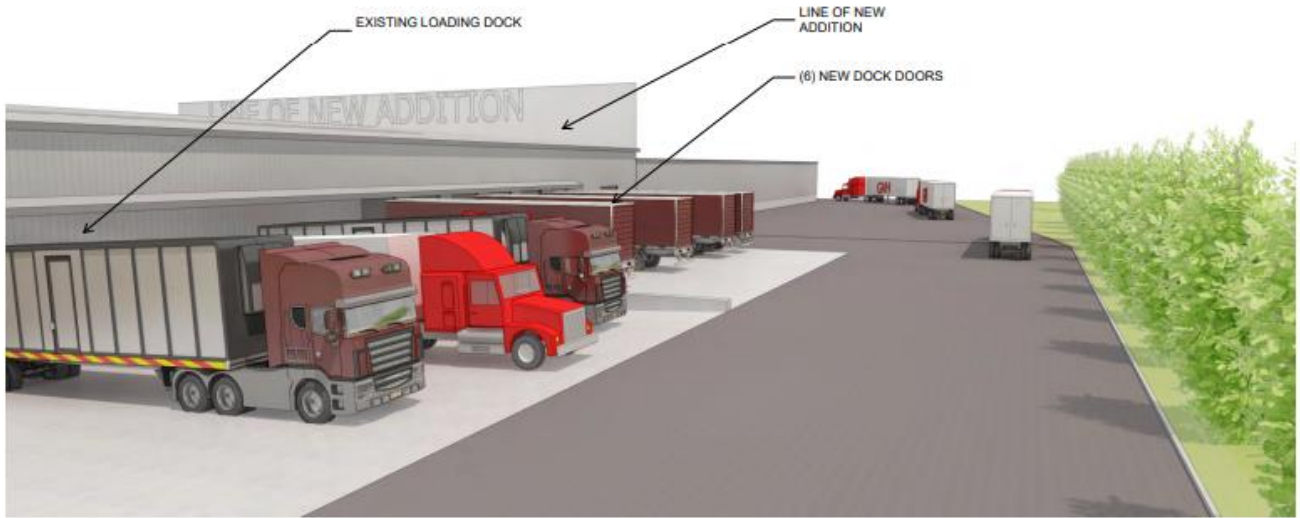


SITE PLAN SCHEME

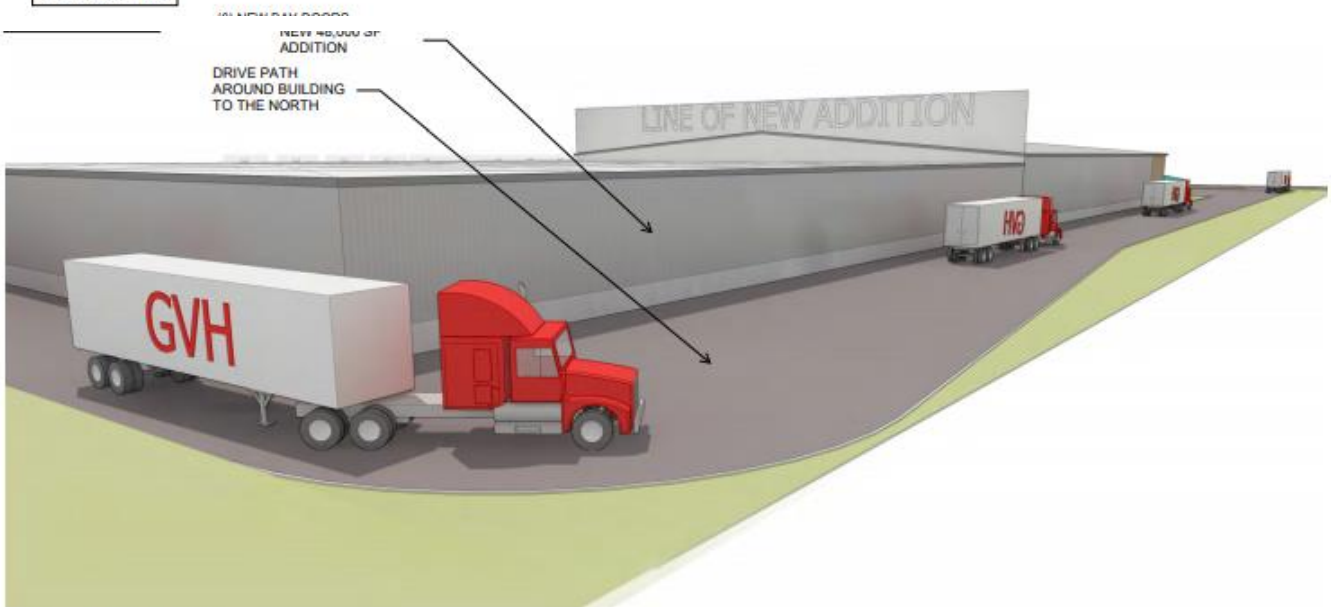


SOUTH ELEVATION

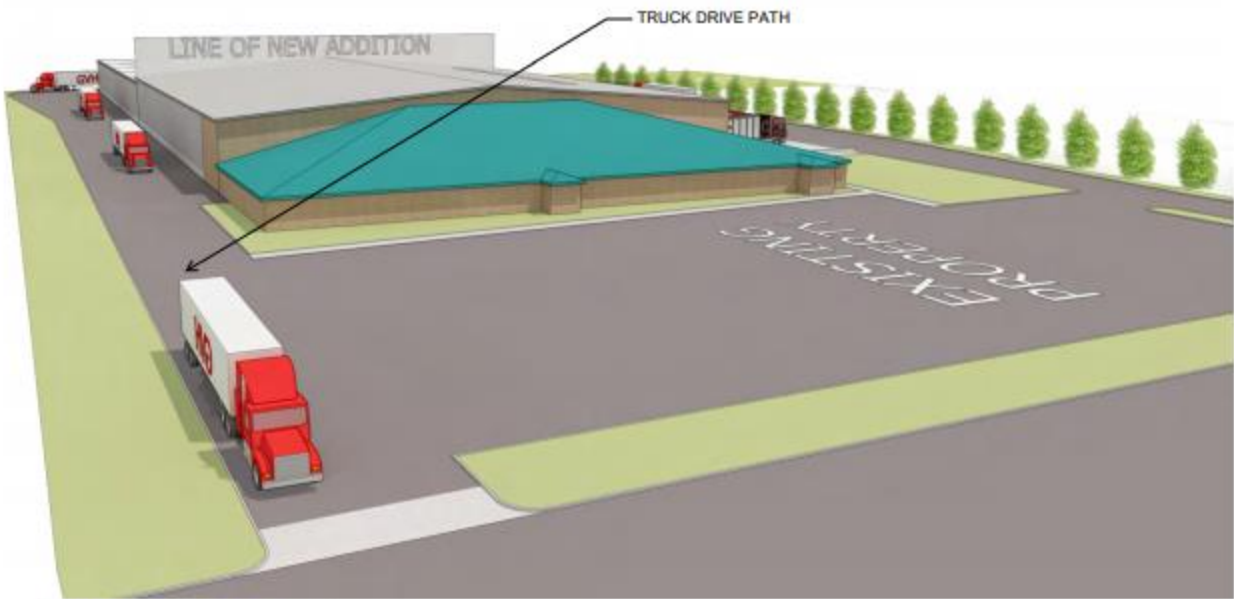
NORTH ELEVATION



#2 SOUTH SIDE



#5 NORTHEAST CORNER



#6 NORTHWEST CORNER