

WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

December 6, 2023

4:00 p.m.

1. Minutes: November 15, 2023

2. Administrative Items

DR2023-09 – A request for design review approval of a new take-out restaurant named Sawasdee Thai. The interior of unit number four of the Little Bear Condominiums will be remodeled with new restaurant equipment and a new sign will be attached to the building. Planner: Felix Lleverino

Adjourn

The meeting will be held in Public Works Conference Room, in the Weber Center, 2nd Floor Suite240, 2380 Washington Blvd, Ogden Utah 84401

****Public comment may not be heard during administrative items. Please contact***

thePlanningDivision Project Manager at 801-399-8374 before the meeting if you have questions or comments regarding an item*

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8374

Minutes of November 15, 2023, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 2:00 p.m.

Staff Present: Rick Grover, Planning Director; Steve Burton, Principal Planner; Planner; June Nelson, Secretary

1. Minutes: November 1, 2023 Approved
2. Administrative Items
- 2.1 UUV091923: Consideration and action on a request for final subdivision approval of Valley Center Estates 2nd amendment consisting of 4 lots, located at 5461 E 2300 N, Eden **Planner: Steve Burton**

This application was accepted for review on September 19, 2023. The purpose of the proposal is to adjust lot boundaries within the Valley Center Estates Subdivision so that the applicant has more area for a septic drain field for the Eden Commercial Hub. This project is located along the mixed-use commercial and multi-family residential street within the Old Town Eden Form Based Zoning street regulating plan.

Staff recommends final approval of Valley Center Estates 2nd amendment, consisting of 4 lots. This recommendation for approval is subject to all applicable review agency requirements and the following condition:

1. A note be placed on the plat that addresses the 60 foot road dedication at the time of review.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. The proposed subdivision complies with all previous approvals and the applicable County ordinances.

Director Grover approved this item with the conditions and findings in this staff report.

Adjourned

Respectfully Submitted,
June Nelson
Lead Office Specialist



Staff Report to Weber County Planning Division

Weber County Planning Division

Synopsis

Application Information

Application Request: DR2023-09 – A request for design review approval of a new take-out restaurant named Sawasdee Thai. The interior of unit number four of the Little Bear Condominiums will be remodeled with new restaurant equipment and a new sign will be attached to the building.

Meeting Date: Tuesday, December 6, 2023

Type of Decision: Administrative

Applicant: Lane Rubin

Owner: Boon Aum LLC Pinyaporn Rubin

Property Information

Approximate Address: 2612 North Hwy 162, Eden, UT, 84310

Project Area: Approximately 480 square feet

Zoning: CV-2

Existing Land Use: Commercial

Proposed Land Use: Commercial

Parcel ID: 22-320-0004

Township, Range, Section: Township 7 North, Range 1 East, Section 34

Adjacent Land Use

North:	Commercial	South:	Commercial
East:	Commercial	West:	Commercial

Staff Information

Report Presenter: Felix Lleverino
flleverino@webercountyutah.gov
801-399-8767

Report Reviewer: SB

Applicable Ordinances

- Weber County LUC Title 104, Chapter 20 – Commercial Zones (CV-2) Zone
- Weber County LUC Title 108, Chapter 1 - Design Review
- Weber County LUC Title 108, Chapter 16 – Ogden Valley Outdoor Lighting
- Weber County LUC Title 110, Chapter 2 – Ogden Valley Signs

Summary and Background

The applicant is requesting design review approval for the Thai Sawasnee take-out restaurant that will occupy an existing 480-square-foot building within the Eden Center. Before the business may begin operations, the owners will perform an interior remodel with the addition of new cooking and food preparation equipment. This proposal includes the installation of a new business sign that will be attached to the front of the building, above the main entrance.

Considering that this is an existing structure within an existing commercial site with adequate parking and landscaping, further site improvements are not required.

Analysis

Design Review: The CV-2 Zone requires a design review (as outlined in LUC §108-1) to ensure that the general design, layout, and appearance of commercial sites and buildings are orderly and harmonious with the surrounding neighborhood.

The land use table within the CV-2 zone code lists a restaurant business as a “Permitted Use” as stated in Section 104-20-3.

Land use Authority: The Weber County Planning Director is designated as the land use authority over this proposal because it has a total footprint of less than 10,000 sq. ft. and the impact area is less than 1 acre. The Planning Director shall consider

applicable codes and impose conditions that mitigate deficiencies if necessary. This review will address the following standards outlined in LUC 108-1-4:

- ***Considerations relating to traffic safety and traffic congestion:***
 - The Eden Center complex is designed to facilitate visitor ship with hard surface angled parking accommodations located along 2500 North and additional parking to the side and rear of the commercial complex.
 - This restaurant is designed for pick-up and delivery.
- ***Considerations relating to outdoor advertising:***
 - The owner intends to affix a PVC wall sign attached to the front of the building that measures 19" tall by 48" wide or 6.32 square feet. The sign will centered above the main front door entrance. The sign plan is attached as Exhibit C. The Ogden Valley Sign Code allows for one business sign per frontage. In this circumstance, the maximum sign size is 101 square feet.
- ***Considerations relating to building and site layout:***
 - Building four is positioned in a row of seven structures that make up the Eden Center. The patrons will be able to use the boardwalk that is ADA-accessible from the north side.
- ***Considerations relating to landscaping:***
 - No additional landscaping is required, the site is well established with turf grass, planting, ground cover, and an automatic irrigation system.
- ***Considerations relating to prior development concept plan approvals associated with any rezoning agreement, planned commercial or manufacturing rezoning, or planned residential unit development approval:***
 - When this property was zoned commercial it did not include a development agreement. The Eden Center does have a maintenance agreement for the detention facility. The HOA is responsible for the detention facility.
- ***Considerations relating to utility easements, drainage, and other engineering questions:***
 - The County Engineering Department has no further requirements or issues related to the proposal.
- ***Other considerations:***
 - The Weber Fire District approves with the condition that the owner submit a plan for the range hood suppression system and alarm. The Planning Division will require that the owner obtain a business license each year and that the owners keep the site in order. The County Engineering Department finds that the appropriate number of parking spaces exists. The County Engineering Department has no concerns with the interior remodel or the business operation.

Conformance to the General Plan

Page 33, Development Goal #1 of The Ogden Valley General Plan supports commercial areas downtown to create walkable interconnected village areas.

Staff Recommendation

The Planning Division recommends approval of the Sawasdee take-out restaurant within the Little Bear Complex also known as the Eden Center located at 2612 North Hwy 162, Eden. Approval of file# DR 2023-09 is subject to all review agency requirements, and the following conditions:

1. A design review amendment is necessary for all site expansions and additions.
2. The owners maintain the site in an orderly fashion
3. The owner keeps a valid business license
4. The owner shall abide by all Weber-Morgan Health Department requirements.

The recommendation for approval is based on the following findings:

1. The proposal complies with applicable County codes.
2. The proposed project complies with the Weber County Review Agency requirements.
3. The proposed project conforms to the Ogden Valley General Plan.

Exhibits

- A. Narrative
- B. Floor Plan
- C. Site Plan
- D. Sign Plan
- E. Site Photos

Area Map



PLAN REVIEW NOTICE

Weber-Morgan Health Department has reviewed plans and specifications for the remodel of the following food service establishment:

Establishment Name: Sawasdee Thai in Eden

Establishment Address 2612 N HWY162 #4

City/State/Zip Code: Eden, UT 84310

Current Date: 11.30.23

Owner/Manager/Developer: Lane Rubin

Plans Have Been Approved: Yes

The plans have been approved under the following stipulation(s):

- Emails and additional documentation provided to this office adequately address the plan review questions and issues raised by the Weber-Morgan Health Department.
- Any equipment that is connected to a water line that does not have adequate backflow protection must be equipped with backflow protection that meets the standards of the Utah amendments to the 2018 International Plumbing Code (i.e. RPZ, 1022s on all incoming water lines to beverage dispensers, etc.)
- Air gaps are required for drain lines of fridges, 3- compartment sinks or any other sinks that are used for food prep.
- Any items of concern in the Risk and Operational Assessments will be addressed prior to opening.
- This facility must pass a pre-opening inspection before opening.
- Cat 2 permit fee will need to be paid before pre-opening can be scheduled.
- Basement not finished can only be used for storage, if facility plans to prep food it will need to meet the standards of R392-100 Food Service Sanitation Rule.

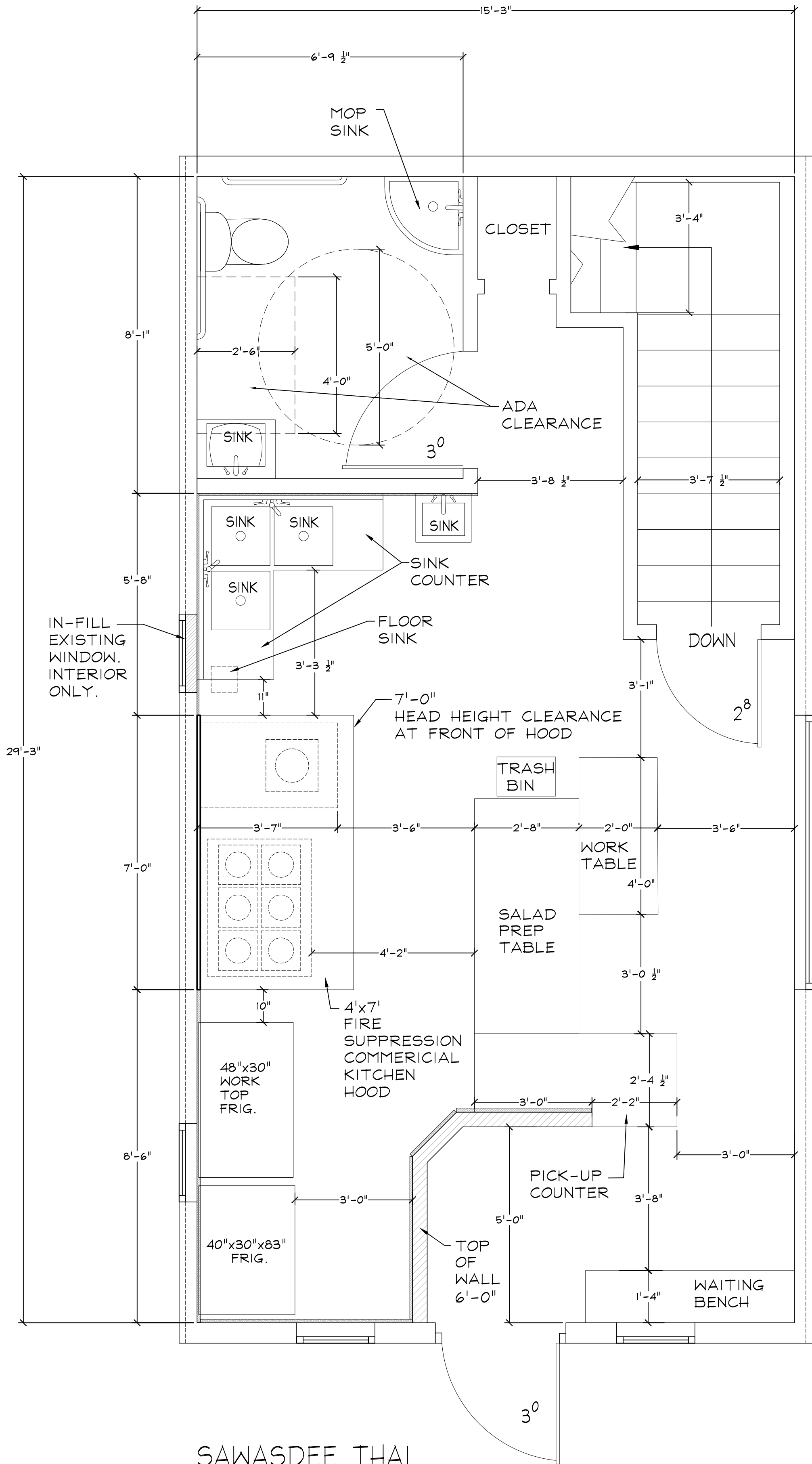
Chemical Dispenser Note:

- If chemical dispensers are installed they must be installed in accordance with the Utah Plumbing Code (2018 IPC with Utah Amendments).
- Chemical dispensers shall connect to a separate, dedicated water supply separate from any sink faucet.
- Chemical dispensers connected to a water line must be tested and labeled with an ASME A112.1.2 or ASME A112.1.3 sticker indicating the dispensing unit acts as an air gap. A dispensing system approved only as ASSE 1055B is not an approved air gap in Utah.

Please address any questions and information to:

Cynthia Rudh
Weber-Morgan Health Department
477 23rd Street
Ogden, UT 84401
Telephone: (801) 399-7144
Fax number: (801) 399-7160

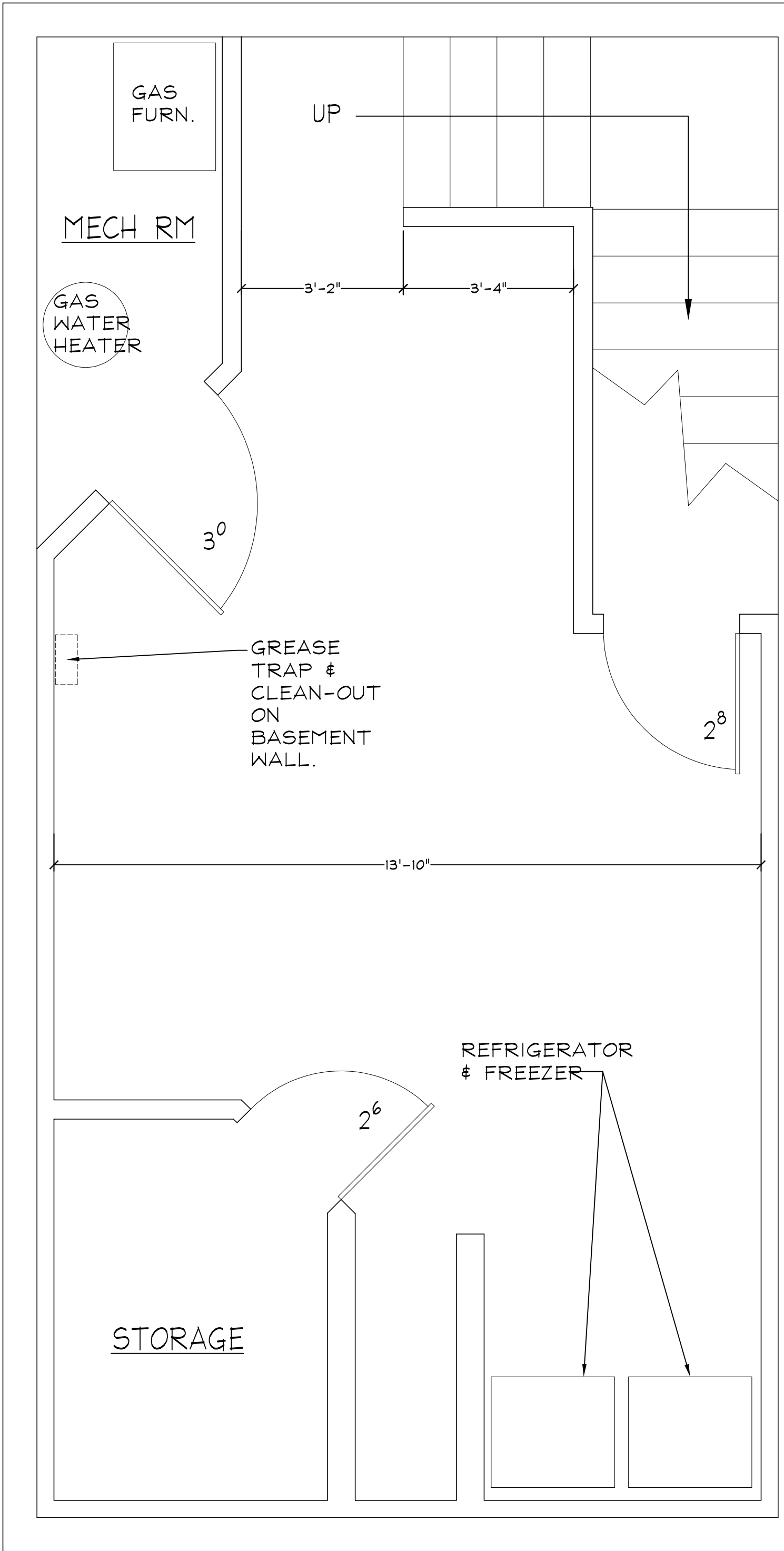
FRAMING PLAN



SAWASDEE THAI
MAIN LEVEL RETROFIT PLAN
SCALE: 1/2" = 1'-0"

FINISH SCHEDULE - WALL & FLOOR

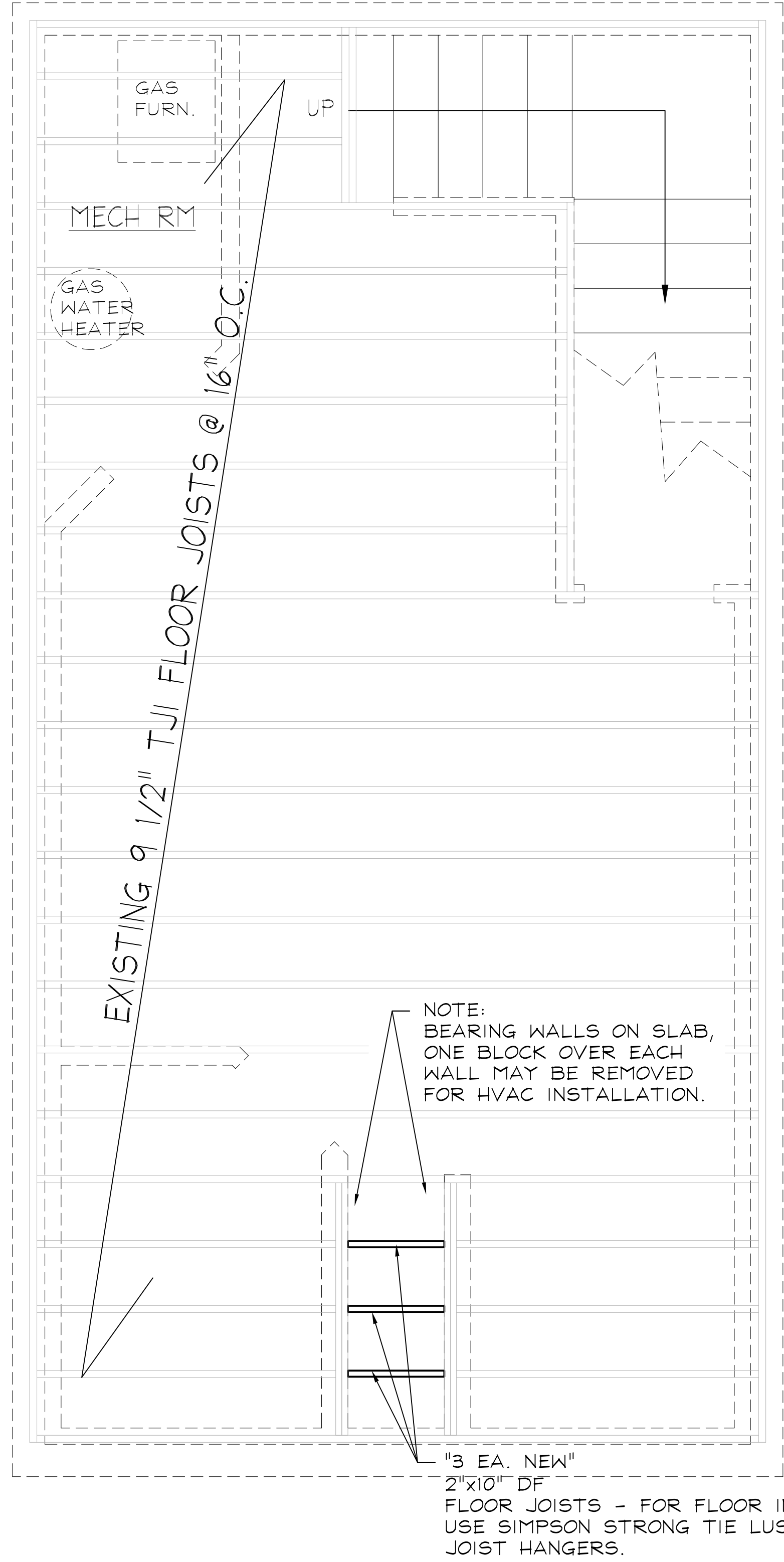
- INSULATED STAINLESS STEEL PANELS BEHIND KITCHEN HOOD REFERENCE # 6 ON KITCHEN EQUIPMENT SCHED.
- SMOOTH FRP EASY CLEAN-UP PANELS BEHIND SINK'S, REFRIGERATORS AND SALAD PREP PICK-UP COUNTER.
- [x] FLOORING SAME BE SHEET VINYL ANTI-SLIP.
- [x] OTHER REMAINING WALLS AND CEILING SHALL BE EXISTING GYP WALL BOARD, PAINTED W-LATEX PAINT.
- BASE BOARD COVING - 4" VINYL.



SAWASDEE THAI
BASEMENT LEVEL EXISTING PLAN
SCALE: 1/2" = 1'-0"

NOTES:

- FLOOR JOIST ARE EXISTING.
- INTERIOR PARTITIONS TO BE 2x4 STUDS @ 16" O.C 2x6 @ PLUMBING WALLS WHERE NEEDED.
- MAIN FLOOR PLATE HEIGHT @ 10 1/4" ABOVE TOP OF FOUNDATION.
- PROVIDE FIRE BLOCKING AS REQUIRED PER CODE. 2021 IRC R302.11
- PROVIDE DRAFT STOPPING MATERIAL AS REQUIRED PER CODE. 2021 IRC PER R302.12
- PROVIDE SOLID FRAMING EQUAL TO THE WIDTH OF THE MEMBER BEING SUPPORTED U.N.O.
- VERIFY THAT TOILET AND FLOOR DRAINS DO NOT INTERFERE WITH FLOOR JOIST.
- IF FLOOR JOIST NEED TO BE CUT OR MODIFIED FOLLOW MANUFACTURES SPECIFICATIONS.
- ALL HEADERS NOT SHOWN ON PLAN SHALL BE 2 EACH 2'x10" DOUG FIR. #2 OR EQUIVALENT.

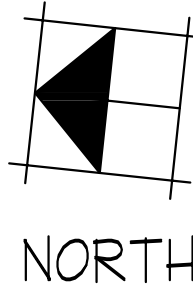
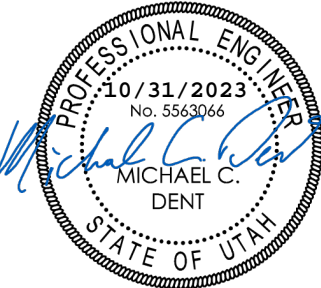


SAWASDEE THAI
EXISTING FLOOR JOIST & JOIST FIX PLAN
SCALE: 1/2" = 1'-0"

FOR PRINTING
24x36 PAPER @ 1/2" = 1'-0"
12x18 PAPER @ 1/4" = 1'-0"

SYMBOL LEGEND:

NEW WALL CONSTRUCTION



NOTICE AND WARNING
DO NOT REPRODUCE

THESE PLANS/SPECIFICATIONS ARE THE SOLE PROPERTY OF BM DESIGNS AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN CONSENT OF BM DESIGNS. PLAUGERY IS A FEDERAL OFFENSE AND IS PUNISHABLE BY FINE. THE PURCHASER OF THESE PLANS IS TO ASSUME FULL RESPONSIBILITY OF THESE CONDITIONS.

1998 BM DESIGNS

BM DESIGNS
CUSTOM HOME DESIGN SERVICES
Eden, Utah 84310
BRAD MILLNER • 253-381-6489
bmdesigns20@yahoo.com

DRAWING REVISIONS

NO.	DATE	DESCRIPTION
2	10-28-23	FINAL REVIEW
1	10-15-16	FOR ENGINEERING
0	9-18-23	PRELIMINARY REVIEW

PROJECT NO: R1110

PROJECT NAME: SAWASDEE THAI

PROJECT ADDRESS:

PARCEL : 223200009
EDEN, UTAH 84310

TITLE: MAIN LEVEL & BASEMENT REMODEL FRAMING PLAN

DATE: 9-18-23

DRAWN BY: B.MILLNER

SHEET 1

KITCHEN EQUIPMENT SHEDULE

Sawasdee Thai in Eden - Equipment List													
Kitchen	Equipment	Brand	Model #	Website	Price	Electrical	Gas	BTU	Plumbing	Length	width	Depth	Height
Drawing Reference #													
1	Stove	CPG	S36-N	https://www.webstaurantstore.com/cooking-performance-group-s36-n-natural-gas-6-burner-36-range-with-standard-oven-210-000-btu/351S36N.html?cid=CjwKAEwS0p8NAFEIiwAG7NaEhYw6krtx24jqr1EaqdPBDGMPIM056-JZ2v7wZAY7S9e1La1kVzO4B0C_AQ0AVD_BwE	\$1379.00		3/4"	210,000		36"	32 5/8"	60 3/8"	
2	Wok 1 Burner	China Pacific	CPA-1	https://www.chinapacificcooking.com/chinese-wok-ranges	\$2400.00		1"	120,000	2" drain, 1/2" cold water		24"	42"	34"
3	Salad prep refrigerator table	Avantco	APST-72	https://www.webstaurantstore.com/avantco-a-plus-apst-72-72-3-door-stainless-steel-refrigerated-sandwich-salad-prep-table447APST72.html	\$2419.00	115V 2.5A					72"	30"	43"
4	Worktop Refrigerator	Avantco	SS-WT-48R-HC	https://www.webstaurantstore.com/avantco-ss-wt-48r-hc-48-two-door-worktop-refrigerator-with-3-1-2-backsplash/178SSWT48RHC.html	\$1789.00	115V 1.33A					47 1/4"	29 1/2"	38 3/4"
5	Refrigerator	Avantco	A-35R-HC 39	https://www.webstaurantstore.com/avantco-a-35r-hc-40-solid-door-reach-in-refrigerator/178A35RHC.html	\$2099.00	115V 2.0A					39 1/2"	29 1/2"	82 1/2"
6	Hood Type 1 with Kidde fire suppression.	Halifax	LSCHP748	https://www.webstaurantstore.com/halifaxlschp748-type-1-7-x-48-low-ceiling-sloped-front-commercial-kitchen-hood-system-with-short-cycle-make-up-air/421LSCHP748.html	\$12271.00	Exhaust 115V/2.6 Amps Fresh Air 115V/7.2Amps				7'		48"	
7	Insulated Stainless Steel wall panels	Halifax hood accessory		included w/ hood							88"		119"
8	3 bay sink	Regency	600S31818XC	https://www.webstaurantstore.com/documents/specsheets/regency_tables_sinks_600s31818xc_specsheets_2.pdf	\$899.00				H.C. 1.5" IPS drain	57	57	44 3/4"	
9	Floor sink Turn		JP2375-NH2	https://www.webstaurantstore.com/turn-jp2375-nh2-12-x-12-cast-iron-floor-sink-with-2-no-hub-connection-and-6-sump-depth/95JP2375NH2.html	\$54.25				2"	12	12	6	
11	hand sink w/ side splash	Chingoo	SG-SINK-S	https://www.amazon.com/dp/B08RYERYRG7ref_som_sw_r_apin_dp_83FEZ8B4ASZIEBSWF13&th=1	\$130.00				H.C 1.5" drain 17"		16"		13.5"
Bathroom													
12	Mop Sink	Regency	600SM162012C	https://www.webstaurantstore.com/regency-16-gauge-stainless-steel-one-compartment-corner-mop-sink-with-notched-front-20-x-16-x-12-bowl/600SM162012C.html	\$327.00				2" IPS	24"	16"	12"	
13	Faucet for mop sink	American Standard	8344212.004	https://www.amazon.com/american-standard-8344212-00399	\$95.68				H.C				
Basement													
10	grease Trap	Eudura	3925XTA02T	https://www.webstaurantstore.com/lpex-eudura-3925xta02t-50-lb-25-gpm-grease-trap-with-2-threaded-connections/4543925XTA2T.html	\$447.00				2" threaded connections	31	23		17.5
14	Refrigerator basement	Avantco	A-19R-HC-29"	https://www.webstaurantstore.com/avantco-a-19r-hc-29-solid-door-reach-in-refrigerator/178A19RHC.html	\$1349.00	115V 1.37A					29"	25.5"	82 1/2"
15	Freezer Basement	Avantco	A-19F-HC-29"	https://www.webstaurantstore.com/avantco-a-19f-hc-29-solid-door-reach-in-freezer/178A19FHC.html	\$1599.00	115V 2.62A					29"	25.5"	82 1/2"
Basement Existing													
16	Water Heater - Existing	AO SMITH	ECT 52 210	50 Gallon		240V 4500W upper 4500W lower							
17	Furnace - Existing	Internal Comfort Products	N9MSE0401410A					40000					
TOTAL BTU/H								370,000	370 CF/H needed				

FOR PRINTING
24x36 PAPER @ 1/2" = 1'-0"
12x18 PAPER @ 1/4" = 1'-0"

SYMBOL LEGEND:

NEW WALL CONSTRUCTION

NORTH

**NOTICE AND WARNING
DO NOT REPRODUCE**

THESE PLANS/SPECIFICATIONS ARE THE SOLE PROPERTY OF **BM DESIGNS** AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN CONSENT OF **BM DESIGNS**.

PLAUGERY IS A FEDERAL OFFENSE AND IS PUNISHABLE BY FINE. THE PURCHASER OF THESE PLANS IS TO ASSUME FULL RESPONSIBILITY OF THESE CONDITIONS.

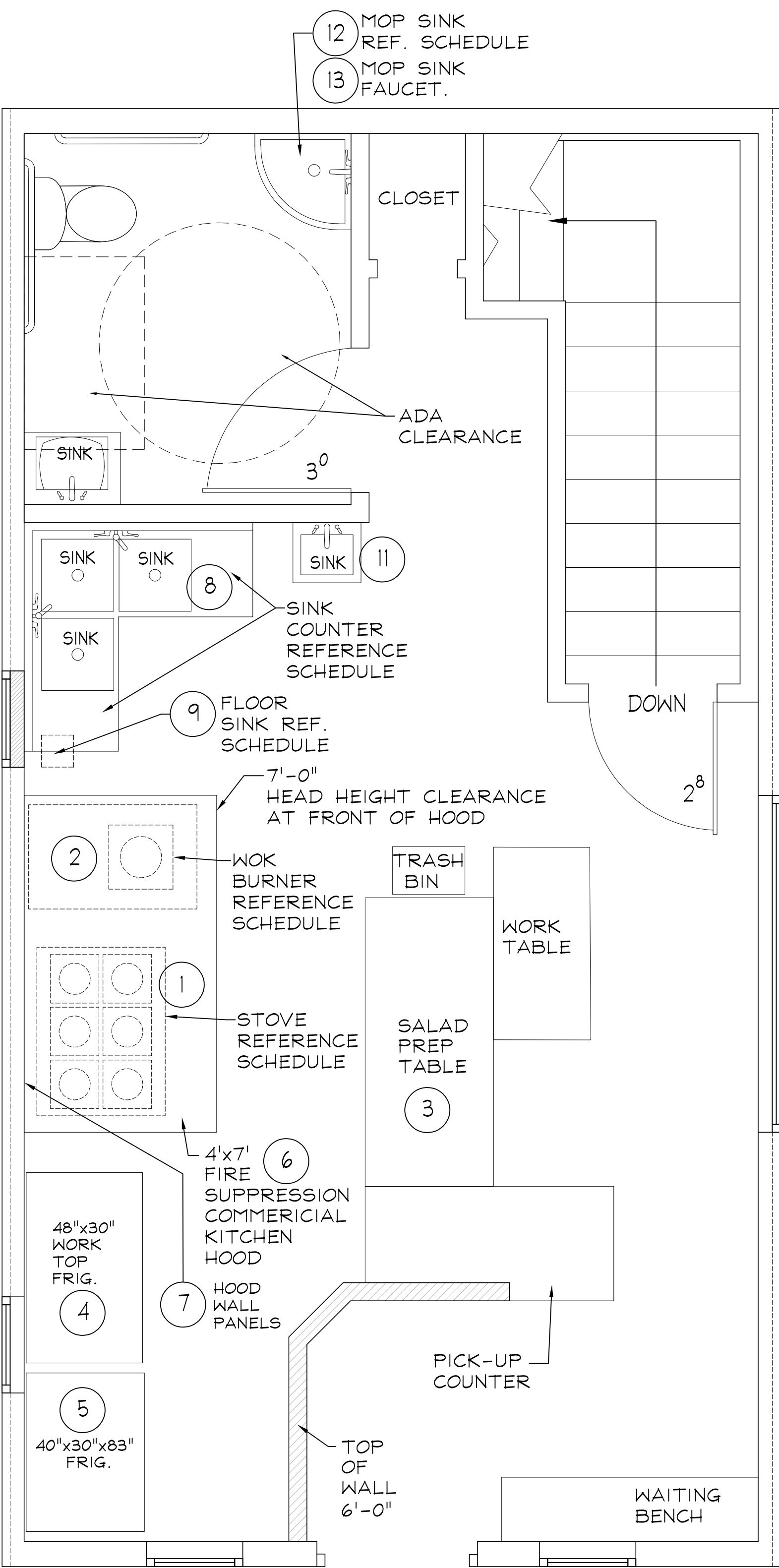
1998 BM DESIGNS

BM DESIGNS
CUSTOM HOME DESIGN SERVICES
Eden, Utah 84310
BRAD MILLNER • 253-381-6489
bmdesigns20@yahoo.com

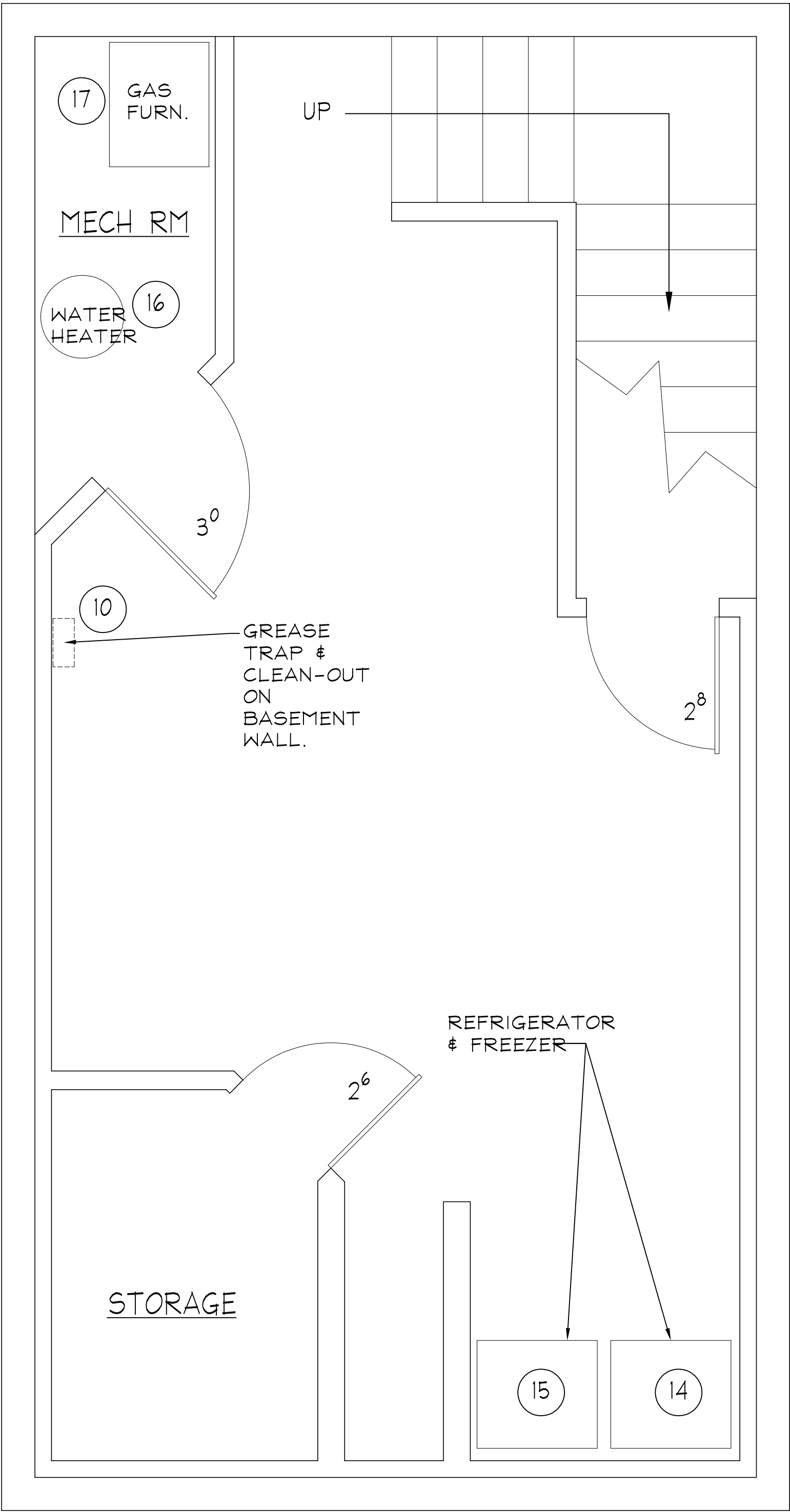
DRAWING REVISIONS		
NO.	DATE	DESCRIPTION
2	10-28-23	FINAL REVIEW
1	10-15-16	FOR ENGINEERING
0	9-18-23	PRELIMINARY REVIEW

PROJECT NO:	R1110
PROJECT NAME:	SAWASDEE THAI
PROJECT ADDRESS:	
PARCEL : 223200009 EDEN, UTAH 84310	
TITLE:	MAIN LEVEL & BASEMENT KITCHEN EQUIP. PLAN
DATE:	9-18-23
DRAWN BY:	B.MILLINER

SHEET	2
-------	---



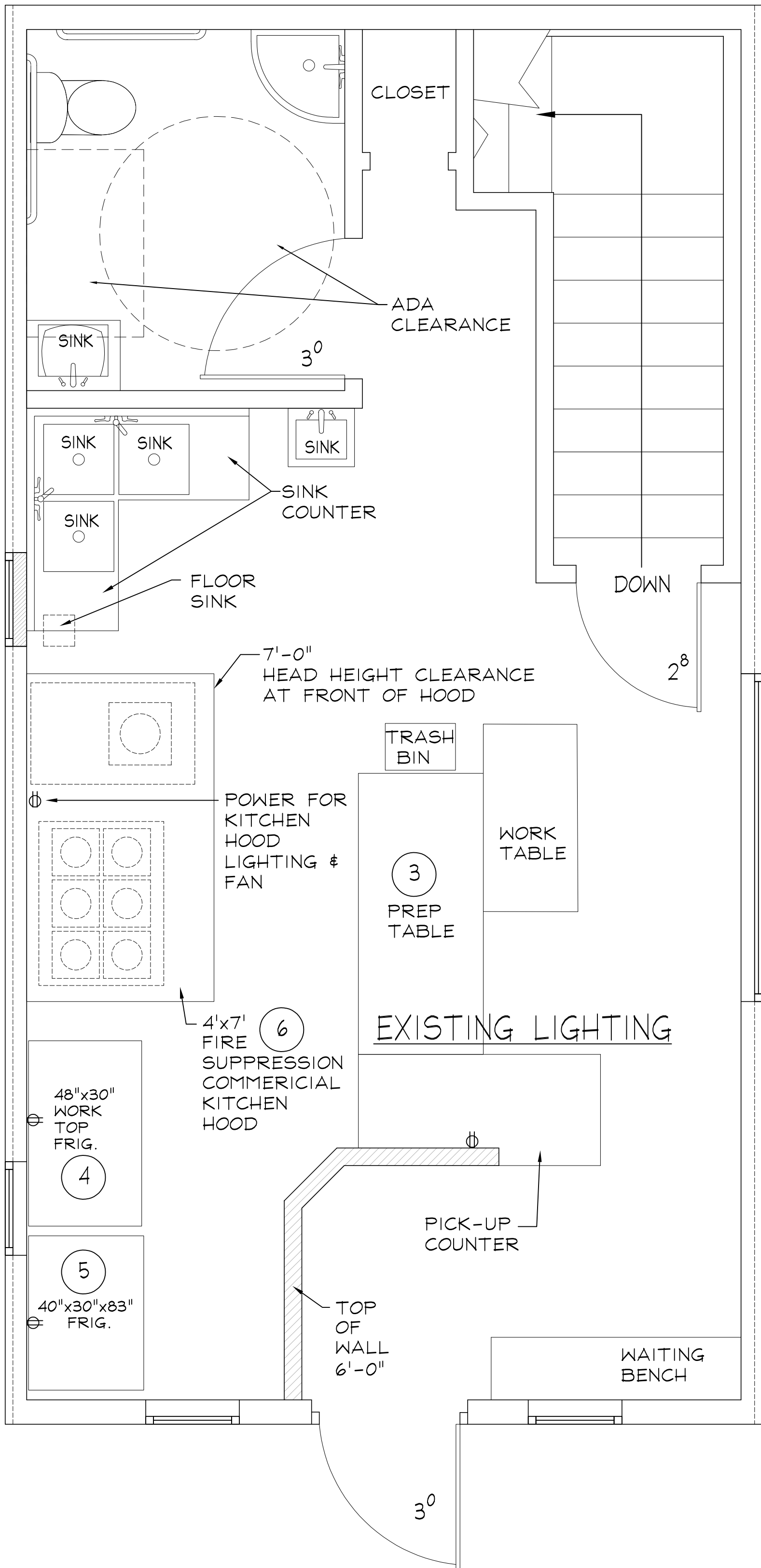
MAIN LEVEL
SCALE: 1/2" = 1'-0"



BASEMENT LEVEL
SCALE: 1/2" = 1'-0"

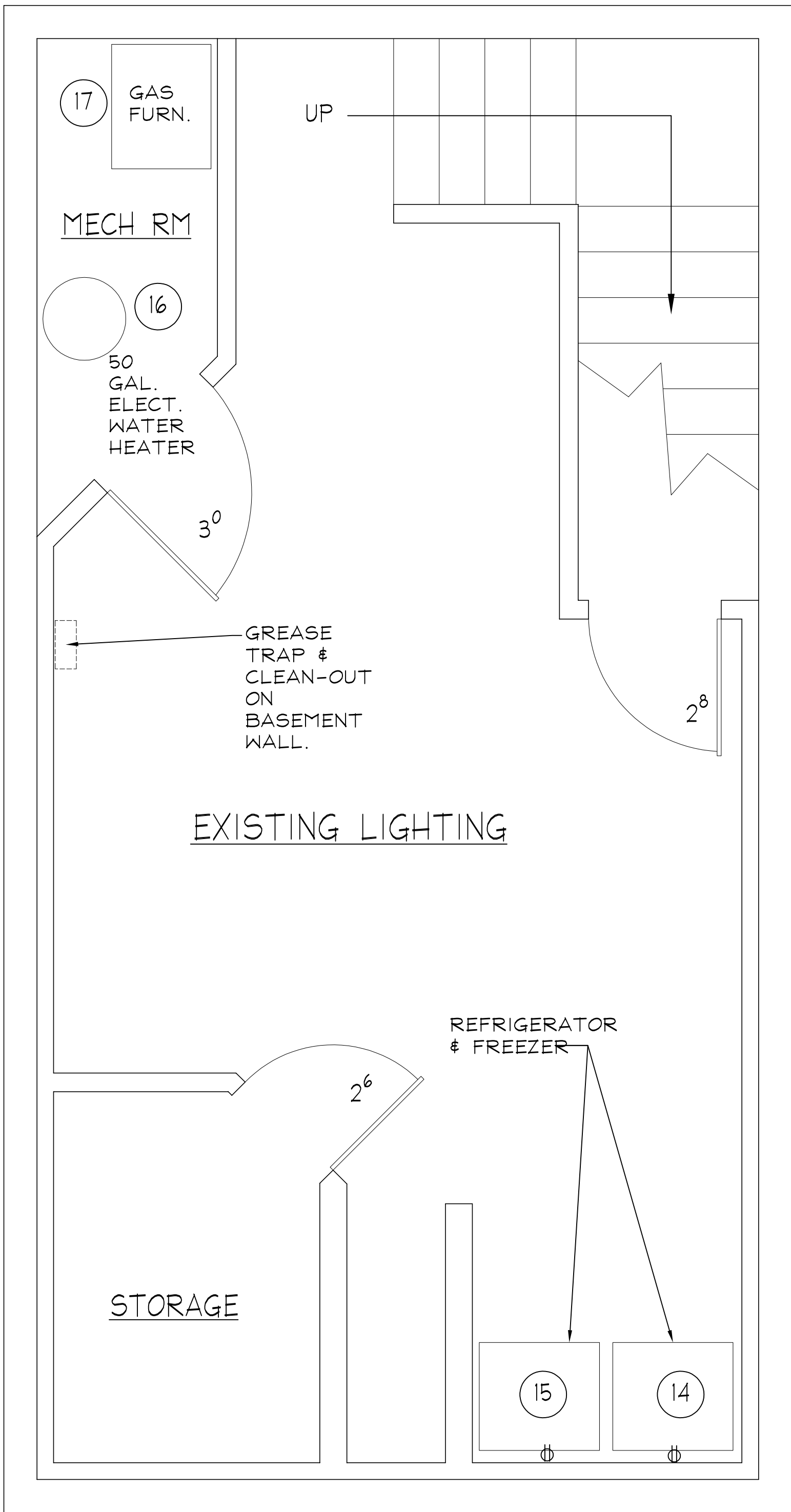
KITCHEN EQUIPMENT PLAN

NOTE: REFERENCE SHEET 3 FOR KITCHEN EQUIPMENT SCHEDULE



MAIN LEVEL
SCALE: 1/2" = 1'-0"

KITCHEN ELECTRICAL PLAN



BASEMENT LEVEL
SCALE: 1/2" = 1'-0"

Sawasdee Thai in Eden - Equipment List - Electrical Schedule							
Kitchen							
Drawing Reference #	Equipment	Brand	Model #	Website	Notes	Electrical Voltage	Amps
3	Salad prep refrigerator table	Avantco	APST-72	https://www.webstaurantstore.com/avantco-a-plus-apst-72-72-3-door-stainless-steel-refrigerated-sandwich-salad-prep-table/447APST72.html		115V	2.5
4	Worktop Refrigerator	Avantco	SS-WT-48R-HC	https://www.webstaurantstore.com/avantco-ss-wt-48r-hc-48-two-door-worktop-refrigerator-with-3-1-2-backsplash/178SSWT48RHC.html		115V	1.33
5	Refrigerator	Avantco	A-35R-HC 39	https://www.webstaurantstore.com/avantco-a-35r-hc-40-solid-door-reach-in-refrigerator/178A35RHC.html		115V	2
6	Hood Type 1 with Kidde fire suppression.	Halifax	LSCHP748	https://www.webstaurantstore.com/halifax-lschp748-type-1-7-x-48-low-ceiling-sloped-front-commercial-kitchen-hood-system-with-short-cycle-makeup-air/421LSCHP748.html		Exhaust 115V Fresh Air 115V	2.6 7.2
Basement							
14	Refrigerator basement	Avantco	A-19R-HC-29"	https://www.webstaurantstore.com/avantco-a-19r-hc-29-solid-door-reach-in-refrigerator/178A19RHC.html		115V	1.37A
15	Freezer Basement	Avantco	A-19F-HC-29"	https://www.webstaurantstore.com/avantco-a-19r-hc-29-solid-door-reach-in-freezer/178A19FHC.html		115V	2.62A
Basement Existing							
16	Water Heater - Existing	AO SMITH	ECT 52 210		50 Gallon	240V 4500W upper 4500W lower	18.75
17	Furnace - Existing	Internal Comfort Products	N9MSE0401410A		40,000 BTU	115 V	6.8
						TOTAL AMPERES	35.37

ELECTRICAL SYMBOLS LEGEND

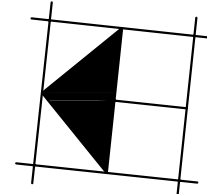
SYMBOL	DESCRIPTION
	115V POWER OUTLET

NOTE : ONLY NEW POWER OUTLETS ARE SHOWN.
ALL OTHER OUTLETS, SWITCHES AND DATA IS EXISTING.

FOR PRINTING
24x36 PAPER @ 1/2" = 1'-0"
12x18 PAPER @ 1/4" = 1'-0"

SYMBOL LEGEND:

NEW WALL
CONSTRUCTION



NORTH

NOTICE AND WARNING DO NOT REPRODUCE

THESE PLANS/SPECIFICATIONS ARE THE SOLE PROPERTY OF **BM DESIGNS** AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN CONSENT OF **BM DESIGNS**.
PLAUGERY IS A FEDERAL OFFENSE AND IS PUNISHABLE BY FINE. THE PURCHASER OF THESE PLANS IS TO ASSUME FULL RESPONSIBILITY OF THESE CONDITIONS.

1998 BM DESIGNS

BM DESIGNS

CUSTOM HOME DESIGN SERVICES

Eden, Utah 84310

BRAD MILLNER • 253-381-6489

bmdesigns20@yahoo.com

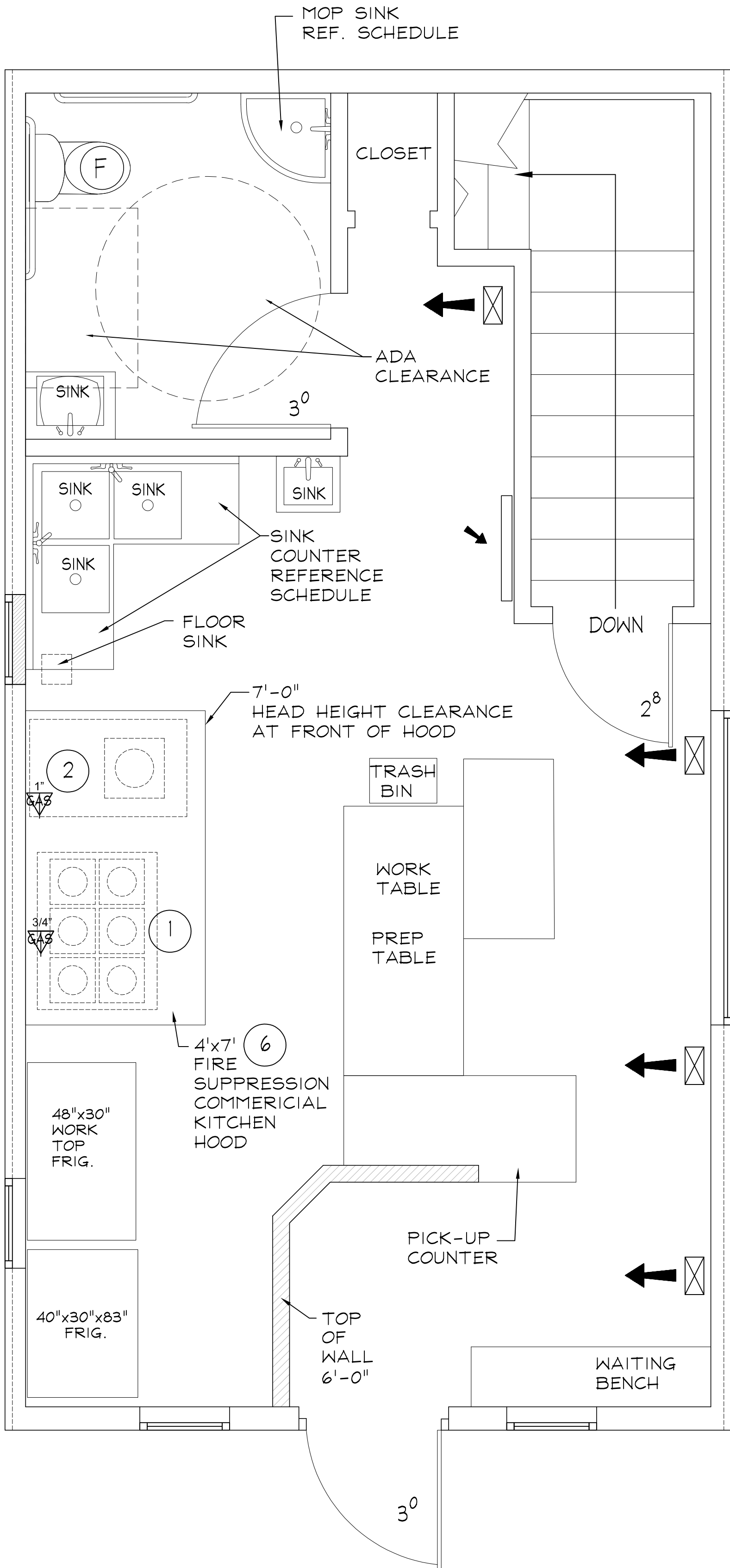
DRAWING REVISIONS

NO.	DATE	DESCRIPTION
2	10-28-23	FINAL REVIEW
1	10-15-16	FOR ENGINEERING
0	9-18-23	PRELIMINARY REVIEW

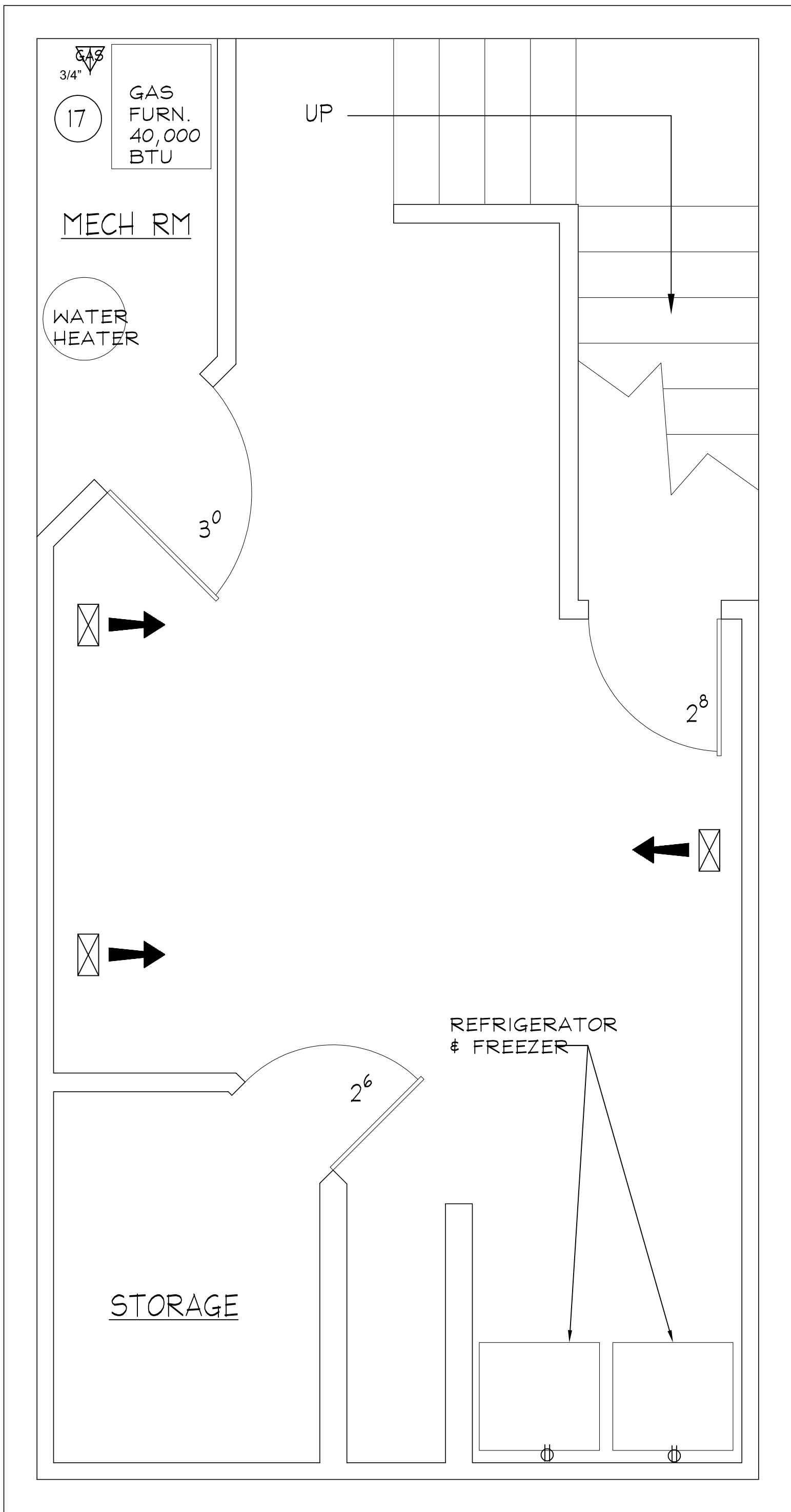
PROJECT NO:	R1110
PROJECT NAME:	SAWASDEE THAI
PROJECT ADDRESS:	
PARCEL : 223200009 EDEN, UTAH 84310	
TITLE:	MAIN LEVEL & BASEMENT KITCHEN ELECT. PLAN
DATE:	9-18-23
DRAWN BY:	B.MILLNER

SHEET

3



MAIN LEVEL
SCALE: 1/2" = 1'-0"



BASEMENT LEVEL
SCALE: 1/2" = 1'-0"

9/18/2023 Sawasdee Thai in Eden - Equipment List - Mechanical Schedule							
Kitchen	Drawing Reference #	Equipment	Brand	Model #	Website	Notes	Gas connection BTU
	1	Stove	CPG	S36-N	https://www.webrestaurantstore.com/cooking-performance-group-s36-n-natural-gas-6-burner-36-range-with-standard-oven-210-000-btu/351S36N.html?gclid=CjwKCAIwp8OpBhAFElwAG7NaEhYw6krHx24jsr1EaadPB_DGMPIIMD56-JZ2v7wZAY7S9e1La1kVzO4BoC_4QQAvD_BwE	6 burner - 30,000 BTU ea Oven - 30,000 BTU	3/4" 210,000
	2	Wok 1 Burner	China Pacific	CPA-1	https://www.chinapacificcoinc.com/chinese-wok-ranges	13" dia wok opening	1" 120,000
	6	Hood Type 1 with Kidde fire suppression.	Halifax	LSCHP748	https://www.webrestaurantstore.com/halifax-lschp748-type-1-7-x-48-low-ceiling-sloped-front-commercial-kitchen-hood-system-with-short-cycle-makeup-air/421LSCHP748.html	w/ integrated Kidde fire suppression, Insulated Stainless Steel wall panels. Roof mounted intake and exhaust.	
Basement Existing	17	Furnace - Existing	Internal Comfort Products	N9MSE040141 0A			3/4" 40000
TOTAL BTU/H							370,000

MECHANICAL SYMBOLS LEGEND	
	SUPPLY AIR FLOOR REGISTER. WITH DAMPER CONTROL
	RETURN WALL GRILLE
	GAS SERVICE REQUIRED
	BATHROOM EXHAUST FAN

FOR PRINTING
24x36 PAPER @ 1/2" = 1'-0"
12x18 PAPER @ 1/4" = 1'-0"

SYMBOL LEGEND:

NEW WALL CONSTRUCTION

NORTH

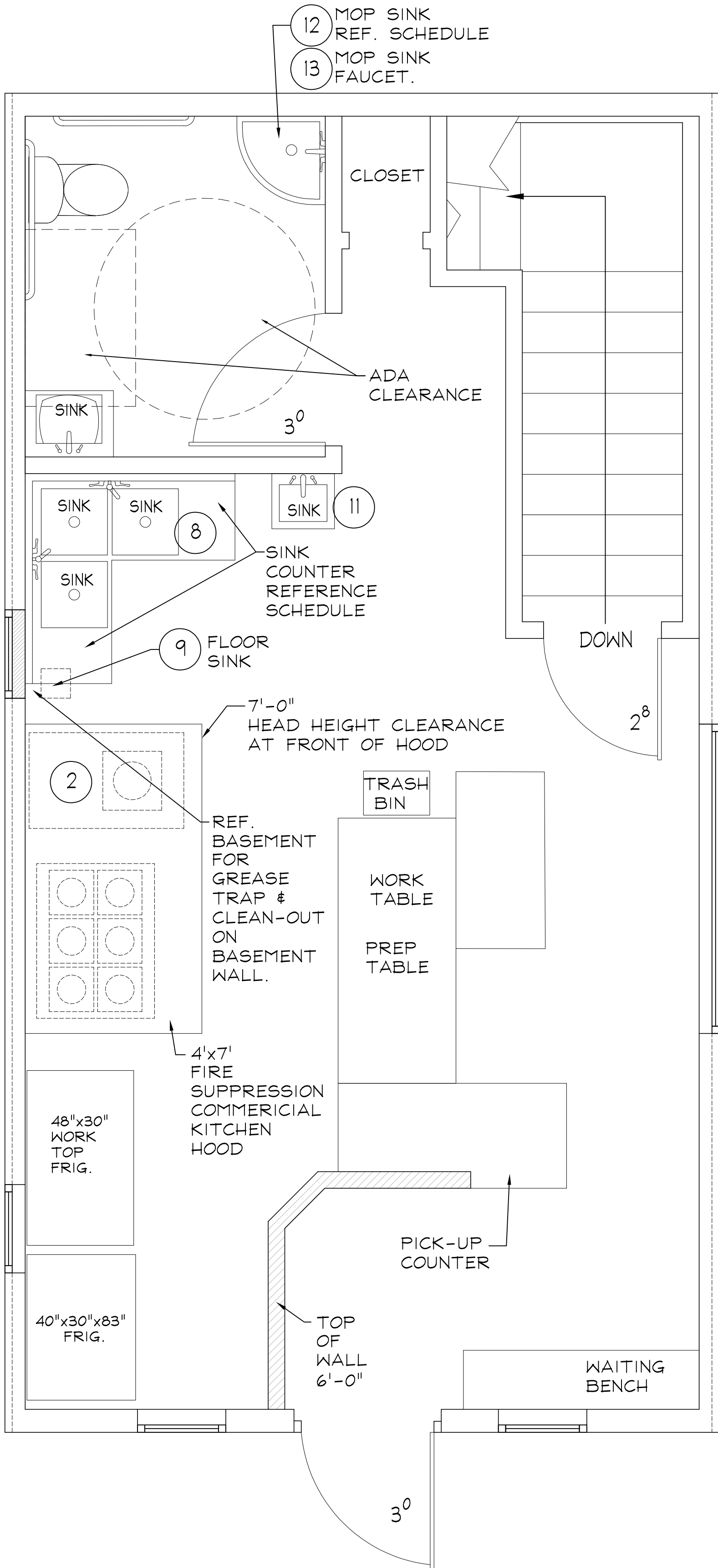
NOTICE AND WARNING
DO NOT REPRODUCE
THESE PLANS/SPECIFICATIONS ARE THE SOLE PROPERTY OF **BM DESIGNS** AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN CONSENT OF **BM DESIGNS**.
PLAUGERY IS A FEDERAL OFFENSE AND IS PUNISHABLE BY FINE. THE PURCHASER OF THESE PLANS IS TO ASSUME FULL RESPONSIBILITY OF THESE CONDITIONS.
1998 BM DESIGNS

BM DESIGNS
CUSTOM HOME DESIGN SERVICES
Eden, Utah 84310
BRAD MILLINER • 253-381-6489
bmdesigns20@yahoo.com

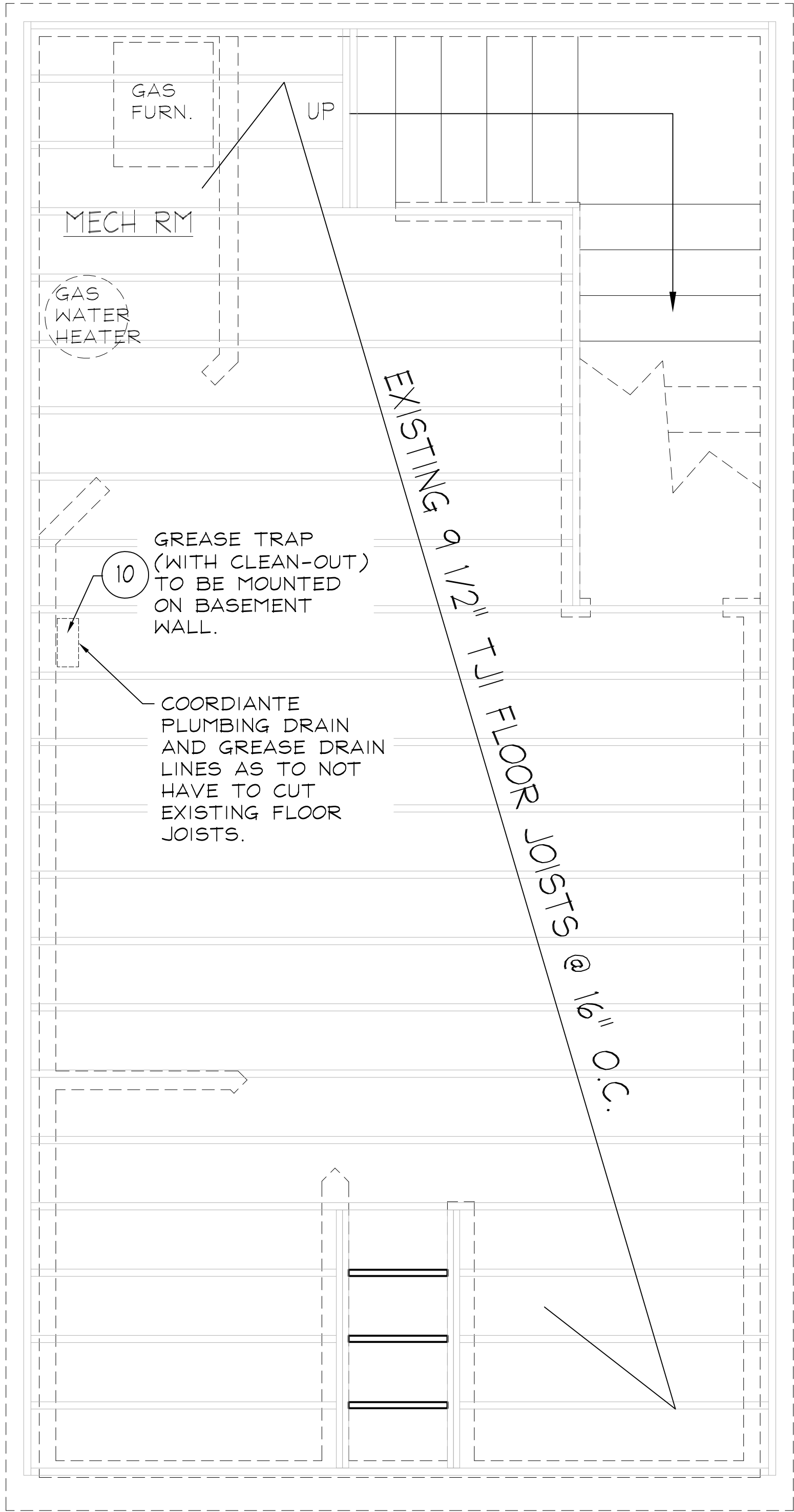
DRAWING REVISIONS		
NO.	DATE	DESCRIPTION
2	10-28-23	FINAL REVIEW
1	10-15-16	FOR ENGINEERING
0	9-18-23	PRELIMINARY REVIEW

PROJECT NO:	R1110
PROJECT NAME:	SAWASDEE THAI
PROJECT ADDRESS:	
PARCEL : 223200009 EDEN, UTAH 84310	
TITLE:	MAIN LEVEL & BASEMENT KITCHEN ELECT. PLAN
DATE:	9-18-23
DRAWN BY:	B.MILLINER

SHEET	4
-------	---



MAIN LEVEL
SCALE: 1/2" = 1'-0"



BASEMENT &
EXISTING FLOOR JOIST PLAN
SCALE: 1/2" = 1'-0"

PLUMBING PLAN

Sawasdee Thai in Eden - Equipment list - Plumbing Schedule									
Kitchen									
Drawing Reference #	Equipment	Brand	Model #	Website	Notes	Gas	BTU	Plumbing Drain	Connection
2	Wok 1 Burner	China Pacific	CPA-1	https://www.chinapacificcooking.com/chinese-wok-ranges	Waterfall feature to be disabled/capped to reduce water usage	1"	120,000	2" drain, 1/2" cold water	indirect to floor sink
8	3 bay sink	Regency	600S31818XC	https://www.westrestaurantstore.com/documents/specsheets/regency_tables_sinks_600s31818xc_specsheet_2.pdf	left and right drain boards. Each bay is 16"x18"x14"			H.C. 1.5"	IPS drain indirect to floor sink
9	Floor sink	Turn	JP2375-NH2	https://www.westrestaurantstore.com/zum-to2375-nh2-12-x-12-cast-iron-floor-sink-with-2-no-hub-connection-and-6-sump-depth/995JP2375NH2.html				2"	direct connection to grease trap
11	hand sink w/ side splash	Chingoo	SG-SINK-S	https://www.amazon.com/dp/B08RYFRYRG?ref=cm_swr_apln_dp_83FEZ85B4A521EBSWF13&th=1	14" x 10" x 5.5" bowl			H.C 1.5" drain	direct connection
Bathroom									
12	Mop Sink	Regency	600SM162012C	https://www.westrestaurantstore.com/regency-16-gauge-stainless-steel-one-compartment-corner-mop-sink-with-notched-front-20-x-16-x-12-bowl/600SM162012C.html				2" IPS	direct connection
13	Faucet for mop sink	American Standard	8344212.004	https://www.amazon.com/american-standard-8344212-00399				H.C	
	Existing Toilet							C	direct connection
	Existing Sink							H.C 1.5" drain	direct connection
Basement									
10	grease Trap	Eudura	3925A02LO	https://www.westrestaurantstore.com/ipex-eudura-3925a02lo-to-pro-50-4b-26-gpm-low-profile-grease-trap-with-2-hub/4543925A02LO.html	25 Gal/min 50lb capacity			2" drain	direct connection
Basement Existing									
	Water Heater - Existing	AO SMITH	ECT 52 210	50 Gallon					

FOR PRINTING
24x36 PAPER @ 1/2" = 1'-0"
12x18 PAPER @ 1/4" = 1'-0"

SYMBOL LEGEND:

NEW WALL
CONSTRUCTION

NORTH

NOTICE AND WARNING
DO NOT REPRODUCE

THESE PLANS/SPECIFICATIONS ARE THE
SOLE PROPERTY OF **BM DESIGNS**
AND SHALL NOT BE REPRODUCED
WITHOUT WRITTEN CONSENT OF
BM DESIGNS.

PLAUGERY IS A FEDERAL OFFENSE AND
IS PUNISHABLE BY FINE. THE
PURCHASER OF THESE PLANS IS TO
ASSUME FULL RESPONSIBILITY OF
THESE CONDITIONS.

1998 **BM DESIGNS**

BM DESIGNS
CUSTOM HOME DESIGN SERVICES
Eden, Utah 84310
BRAD MILLNER • 253-381-6489
bmdesigns20@yahoo.com

DRAWING REVISIONS		
NO.	DATE	DESCRIPTION
2	10-28-23	FINAL REVIEW
1	10-15-16	FOR ENGINEERING
0	9-18-23	PRELIMINARY REVIEW

PROJECT NO:	R1110
PROJECT NAME:	SAWASDEE THAI
PROJECT ADDRESS:	
PARCEL : 223200009 EDEN, UTAH 84310	
TITLE:	MAIN LEVEL & BASEMENT PLUMBING PLAN
DATE:	9-18-23
DRAWN BY:	B.MILLINER

SHEET	5
-------	---

LITTLE BEAR CONDOMINIUMS LOT 3 1ST AMENDMENT

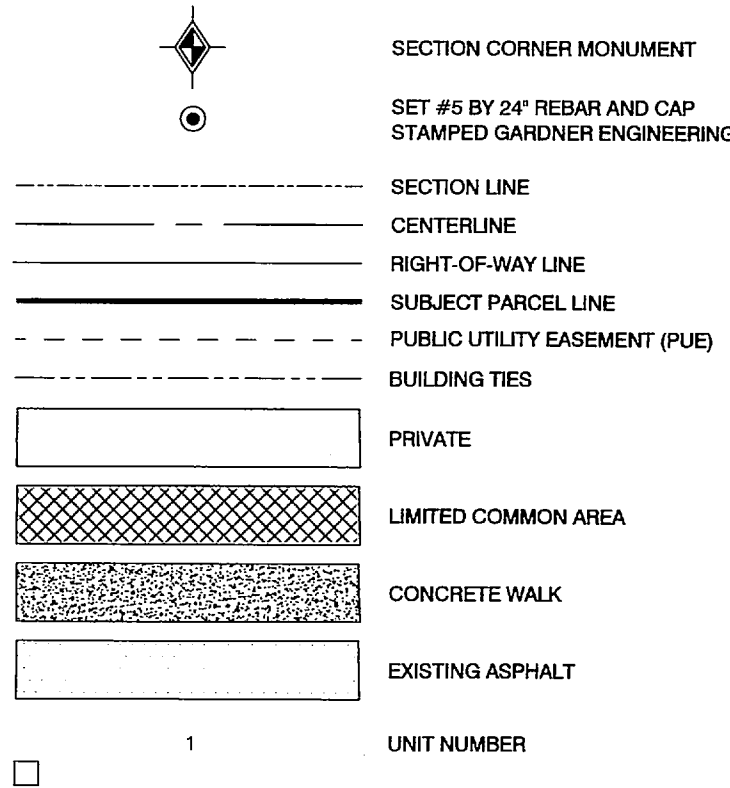
A PART OF THE NORTHWEST 1/4 OF SECTION 34,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SLB&M, U.S. SURVEY
WEBER COUNTY, UTAH
DECEMBER, 2013

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION
L1	45.98	S71° 11' 52"E	L16	28.67	S07° 33' 21"E	L31	14.67	S00° 00' 00"E	L46	18.00	S50° 15' 28"W
L2	35.73	S02° 48' 00"W	L17	14.67	S82° 26' 39"W	L32	28.67	N90° 00' 00"W	L47	1.00	N39° 44' 32"W
L3	39.43	S42° 32' 41"E	L18	38.67	N19° 49' 51"E	L33	14.67	N00° 00' 00"E	L48	1.00	S50° 15' 28"W
L4	32.56	S04° 59' 19"W	L19	18.67	S70° 10' 09"E	L34	28.67	N90° 00' 00"W	L49	5.00	N39° 44' 32"W
L5	86.78	N59° 38' 28"W	L20	38.67	S19° 49' 51"W	L35	14.67	N00° 00' 00"E	L50	20.00	N50° 15' 28"E
L6	72.69	N74° 47' 13"W	L21	18.67	N70° 10' 09"W	L36	28.67	N90° 00' 00"E	L51	5.00	S39° 44' 32"E
L7	46.29	N68° 26' 00"E	L22	28.67	N46° 55' 15"E	L37	14.67	S00° 00' 00"E	L52	1.00	S50° 15' 28"W
L8	81.95	N45° 00' 42"E	L23	14.67	S43° 04' 45"E	L38	28.67	S24° 30' 45"E	L53	1.00	S39° 44' 32"E
L9	26.38	N04° 53' 01"E	L24	28.67	S46° 55' 15"W	L39	14.67	S65° 29' 15"W	L54	14.00	N82° 26' 39"E
L10	38.67	N39° 44' 32"W	L25	14.67	N43° 04' 45"W	L40	28.67	N24° 30' 45"W	L55	1.00	S07° 33' 21"E
L11	18.67	N50° 15' 28"E	L26	38.67	N73° 04' 43"E	L41	14.67	N65° 29' 15"E	L56	1.00	N82° 26' 39"E
L12	38.67	S39° 44' 32"E	L27	18.67	S16° 55' 17"E	L42	16.00	N45° 00' 00"E	L57	5.00	S07° 33' 21"E
L13	18.67	S50° 15' 28"W	L28	38.67	S73° 04' 43"W	L43	16.00	S45° 00' 00"E	L58	16.00	S82° 26' 39"W
L14	28.67	N07° 33' 21"W	L29	18.67	N16° 55' 17"W	L44	16.00	S45° 00' 00"W	L59	5.00	N07° 33' 21"W
L15	14.67	N82° 26' 39"E	L30	28.67	N90° 00' 00"E	L45	16.00	N45° 00' 00"W	L60	1.00	N82° 26' 39"E

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION
L61	1.00	N07° 33' 21"W	L76	1.00	S43° 04' 45"E	L91	5.00	S00° 00' 00"E	L106	5.00	N39° 47' 54"E
L62	18.00	N70° 10' 09"W	L77	1.00	N46° 55' 15"E	L92	1.00	N90° 00' 00"W	L107	1.12	N50° 12' 06"W
L63	1.00	N19° 49' 51"E	L78	18.00	N16° 55' 17"W	L93	1.00	S00° 00' 00"E	L108	32.47	N89° 21' 05"W
L64	1.00	N70° 10' 09"W	L79	1.00	N73° 04' 43"E	L94	14.00	N90° 00' 00"E	L109	70.67	N00° 38' 55"E
L65	5.00	N19° 49' 51"E	L80	1.00	N16° 55' 17"W	L95	1.00	N00° 00' 00"E	L110	15.67	S89° 21' 05"E
L66	20.00	S70° 10' 09"E	L81	5.00	N73° 04' 43"E	L96	1.00	N90° 00' 00"W	L111	5.15	N00° 38' 55"E
L67	5.00	S19° 49' 51"W	L82	20.00	S16° 55' 17"E	L97	5.00	N00° 00' 00"E	L112	21.33	S89° 21' 06"E
L68	1.00	N70° 10' 09"W	L83	5.00	S73° 04' 43"W	L98	16.00	N90° 00' 00"E	L113	31.42	S00° 38' 55"W
L69	1.00	S19° 49' 51"W	L84	1.00	N16° 55' 17"W	L99	5.00	S00° 00' 00"E	L114	28.43	S50° 12' 06"E
L70	14.00	S43° 04' 45"E	L85	1.00	S73° 04' 43"W	L100	1.00	N90° 00' 00"W	L115	56.05	S24° 30' 46"E
L71	1.00	S46° 55' 15"W	L86	14.00	N90° 00' 00"E	L101	1.00	S00° 00' 00"E	L116	30.53	S65° 29' 15"W
L72	1.00	S43° 04' 45"E	L87	1.00	N00° 00' 00"E	L102	21.33	S65° 29' 15"W	L117	37.14	S65° 29' 15"W
L73	5.00	S46° 55' 15"W	L88	1.00	N90° 00' 00"W	L103	56.05	N24° 30' 45"W			
L74	16.00	N43° 04' 45"W	L89	5.00	N00° 00' 00"E	L104	5.41	S39° 47' 54"W			
L75	5.00	N46° 55' 15"E	L90	16.00	N90° 00' 00"E	L105	22.98	N50° 12' 06"W			

CURVE TABLE					
CURVE	LENGTH	RADIUS	CH LEN	CH BEARING	
C1	28.25	63.00	25°41'21"	28.01	S37°21'26"E
C2	55.03	62.00	50°51'01"	53.24	S24°46'35"E
C3	65.42	186.74	20°04'20"	65.09	N55°27'01"E
C4	83.04	124.00	38°22'09"	81.50	N84°40'20"E
C5	18.00	52.33	19°42'36"	17.91	N34°22'03"W
C6	7.26	4.33	95°58'45"	6.44	S87°47'16"W
C7	7.85	5.00	90°00'00"	7.07	N51°2'06"W
C8	5.35	72.67	41°31'01"	5.35	N48°05'36"W
C9	11.35	15.00	43°22'00"	11.08	N67°40'05"W
C10	6.81	4.33	90°00'00"	6.13	N45°38'55"E
C11	45.56	51.33	50°51'01"	44.08	S24°46'35"E
C12	33.03	73.67	25°41'21"	32.75	S37°21'26"E
C13	64.21	105.33	34°55'26"	63.22	S82°56'58"W
C14	48.12	168.05	16°24'28"	47.96	S57°17'01"W

LEGEND



NOTE:

SOIL EXPLORATION WAS DONE WITH THE ORIGINAL
LITTLE BEAR SUBDIVISION. NO NEW SOIL EXPLORATION
HAS BEEN DONE FOR THIS AMENDMENT.

CONDOMINIUM PLAT NOTES

- UNIT TYPE "A" 16'X30' 480 SQ. FT.
- UNIT TYPE "B" 20'X40' 800 SQ. FT.
- GAZEBO 16'X16' 256 SQ. FT.
- DETENTION AREA

WEBER COUNTY
PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS
DULY APPROVED BY THE WEBER COUNTY PLANNING
COMMISSION ON THE 21st DAY OF February, 2013.

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER
DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND
IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE
APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS 21st DAY OF February, 2013.

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYORS OFFICE HAS REVIEWED
THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY
WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS
PLAT BY THE WEBER COUNTY SURVEYORS OFFICE DOES NOT BELIEVE THE LICENSED LAND
SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES
ASSOCIATED THEREWITH.

SIGNED THIS 21st DAY OF February, 2013.

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS
FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE
FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS 21 DAY OF January, 2013.

WEBER COUNTY
COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION
OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE
OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION,
THEOREM ARE HEREBY APPROVED AND ACCEPTED BY THE
COMMISSIONERS OF WEBER COUNTY, UTAH

THIS 20 DAY OF February, 2013.

[Signature]
CHAIRMAN, WEBER COUNTY COMMISSION

TITLE: Admin. Assistant
ATTEST: [Signature] C/A office

WEBER-MORGAN
HEALTH DEPARTMENT

I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION
RATES, AND SITE CONDITION FOR THIS SUBDIVISION
HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE
APPROVED FOR ON-SITE WASTEWATER DISPOSAL
SYSTEMS.

THIS 16th DAY OF January, 2013.

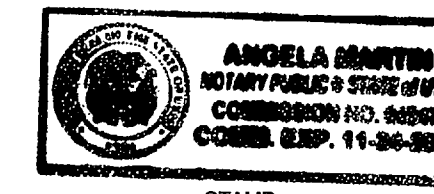
[Signature]
DIRECTOR WEBER-MORGAN HEALTH DEPARTMENT

ACKNOWLEDGMENT

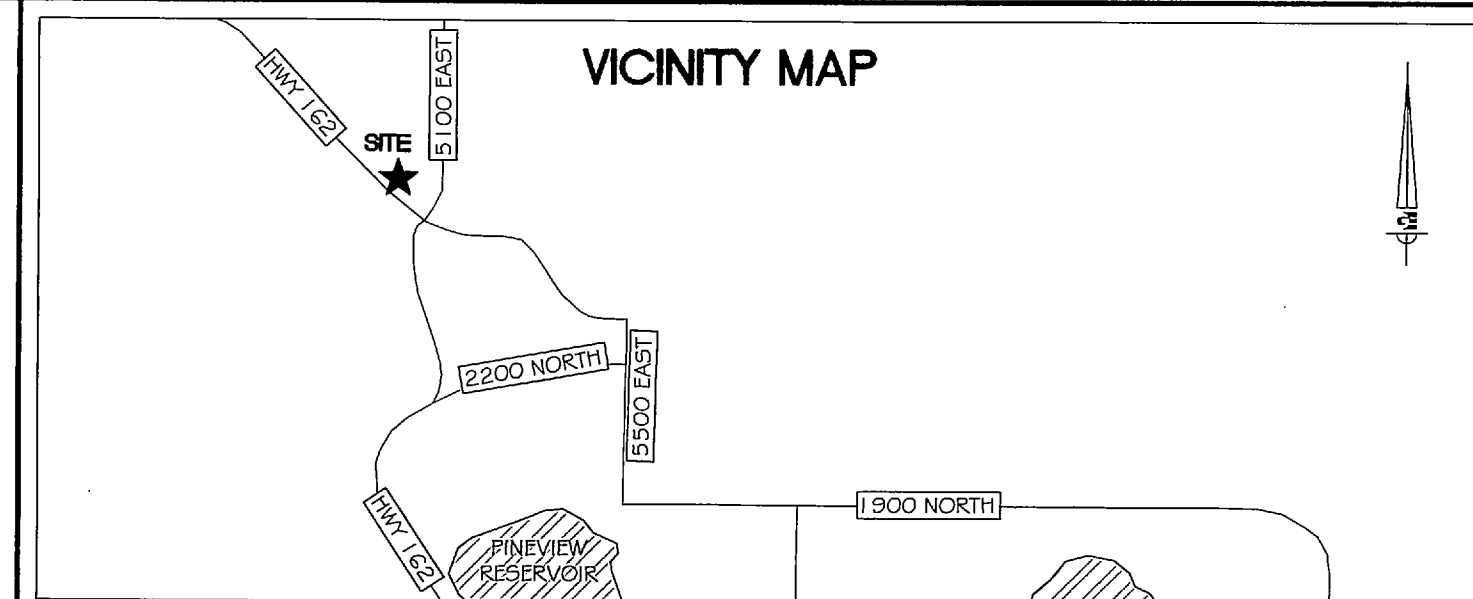
STATE OF Utah)
COUNTY OF Wasatch) SS

ON THIS 6 DAY OF Dec, 2013,

PERSONALLY APPEARED BEFORE ME, ERIC SMITH, THE SIGNER OF THE ABOVE OWNERS
DEDICATION, WHO DULY ACKNOWLEDGED TO ME HE SIGNED IT FREELY AND VOLUNTARILY AND
FOR THE PURPOSES THEREIN MENTIONED.



NOTARY PUBLIC



BOUNDARY DESCRIPTION

LOT 3, LITTLE BEAR SUBDIVISION, SITUATE IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1
EAST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 34; THENCE S 00°22'00" E 655.75 FEET ALONG THE
EASTERLY LINE OF SAID NORTHWEST QUARTER, THENCE N 89°21'05" W 592.50 FEET TO THE POINT OF BEGINNING, THENCE

NORTH 89°21'05" WEST 181.88 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 162; THENCE
NORTH 44°25'02" WEST 110.87 FEET ALONG SAID RIGHT-OF-WAY; THENCE DEPARTING SAID RIGHT-OF-WAY
NORTH 45°24'51" EAST 43.94 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE RIGHT HAVING
A RADIUS OF 186.74 FEET; THENCE
NORTHEASTERLY 65.42 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°42'00"; THENCE
NORTH 65°29'15" EAST 102.67 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS
OF 124.00 FEET; THENCE
EASTERLY 83.04 FEET ALONG SAID CURVE THROUGH CENTRAL ANGLE OF 38°22'09" TO THE
EASTERLY LINE OF LOT 3, LITTLE BEAR SUBDIVISION; THENCE
SOUTH 00°00'00" WEST 199.17 FEET ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING.

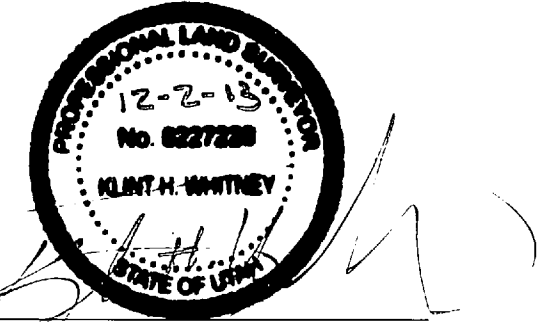
CONTAINING: 38,869 SQ. FT., 0.892 ACRES

SURVEYOR'S CERTIFICATE

I, KLINT WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE
OF UTAH AND THAT I HOLD CERTIFICATE NO. 822728 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE
PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE
OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN
ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE
MONUMENTS SHOWN ON THIS PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR
REESTABLISH THIS PLAT; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY
ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY; AND THAT THIS
PLAT OF:

LITTLE BEAR CONDOMINIUM LOT 3 1st AMENDMENT

IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND
CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON
DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDERS OFFICE; I FURTHER CERTIFY THAT THE
REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING
REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS 20th DAY OF DECEMBER, 2013

KLINT WHITNEY, PLS NO. 822728

OWNER'S CERTIFICATE OF CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS, WOP WOM LLC, OWNER OF THE TRACT OF LAND DESCRIBED HEREON AS THE
LITTLE BEAR CONDOMINIUM LOT 3 1ST AMENDMENT, A CONDOMINIUM PROJECT LOCATED ON SAID TRACT OF LAND,
DOES HEREBY MAKE THIS CERTIFICATE THAT SAID OWNER HAS CAUSED A SURVEY TO BE MADE, AND THIS RECORD OF
SURVEY MAP, CONSISTING OF (9) PAGES TO BE PREPARED, SAID OWNER HAS CONSENTED AND DOES HEREBY
CONSENT TO THE RECORDATION OF THIS RECORD OF SURVEY MAP IN ACCORDANCE WITH THE "UTAH CONDOMINIUM
OWNERSHIP ACT" AND SUBMITS THE DESCRIBED PROPERTY TO THE "UTAH CONDOMINIUM OWNERSHIP ACT".

OWNER'S DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE
SAME INTO LOTS AND PRIVATE STREETS AS SHOWN HEREON AND NAME SAID TRACT "LITTLE BEAR CONDOMINIUM LOT 3 1ST
AMENDMENT", AND DO HEREBY:

- DEDICATE AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR GRANTEES AND ASSIGNS, A RIGHT-OF-WAY TO BE USED
IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THOSE ADJOINING SUBDIVISIONS THAT MAY BE SUBDIVIDED BY
THE UNDERSIGNED OWNERS, THEIR SUCCESSORS, OR ASSIGNS) ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF
SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE STREETS AS ACCESS TO THE INDIVIDUAL LOTS, TO BE
MAINTAINED BY LITTLE BEAR CONDOMINIUM LOT 3 1ST AMENDMENT CONDOMINIUM OWNERS ASSOCIATION WHOSE
MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEES, SUCCESSORS, OR ASSIGNS.
- GRANT AND CONVEY TO LITTLE BEAR CONDOMINIUM LOT 3 1ST AMENDMENT OWNERS ASSOCIATION, ALL THOSE PARTS
OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS COMMON AREAS TO BE USED FOR RECREATIONAL AND OPEN SPACE
PURPOSES FOR THE BENEFIT OF EACH EDEN CENTER CONDOMINIUM OWNERS ASSOCIATION MEMBER IN COMMON WITH ALL
OTHERS IN THE SUBDIVISION AND GRANT AND DEDICATE TO WEBER COUNTY A PERPETUAL OPEN SPACE RIGHT AND
EASEMENT ON AND OVER THE COMMON AREAS TO GUARANTEE TO WEBER COUNTY THAT THE COMMON AREAS REMAIN OPEN
AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES.
- GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON
AS COMMON AREA, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY
SERVICE LINES, STORM DRAINAGE AREAS, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER
CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY,
WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS THE 6 DAY OF December, 2013

ERIC SMITH, MANAGING MEMBER

Wop Wom LLC

SHEET 1 OF 3

COUNTY RECORDER

ENTRY NO. 2676314 FEE PAID\$98.00 FILED FOR RECORD ANDRECORDED 25-FEB-2014 ATIN 9:32AM 75 BOOK OF OFFICIALRECORDS, PAGE 51253, RECORDEDFOR WOP WOM LLC

ERNEST ROWLEY

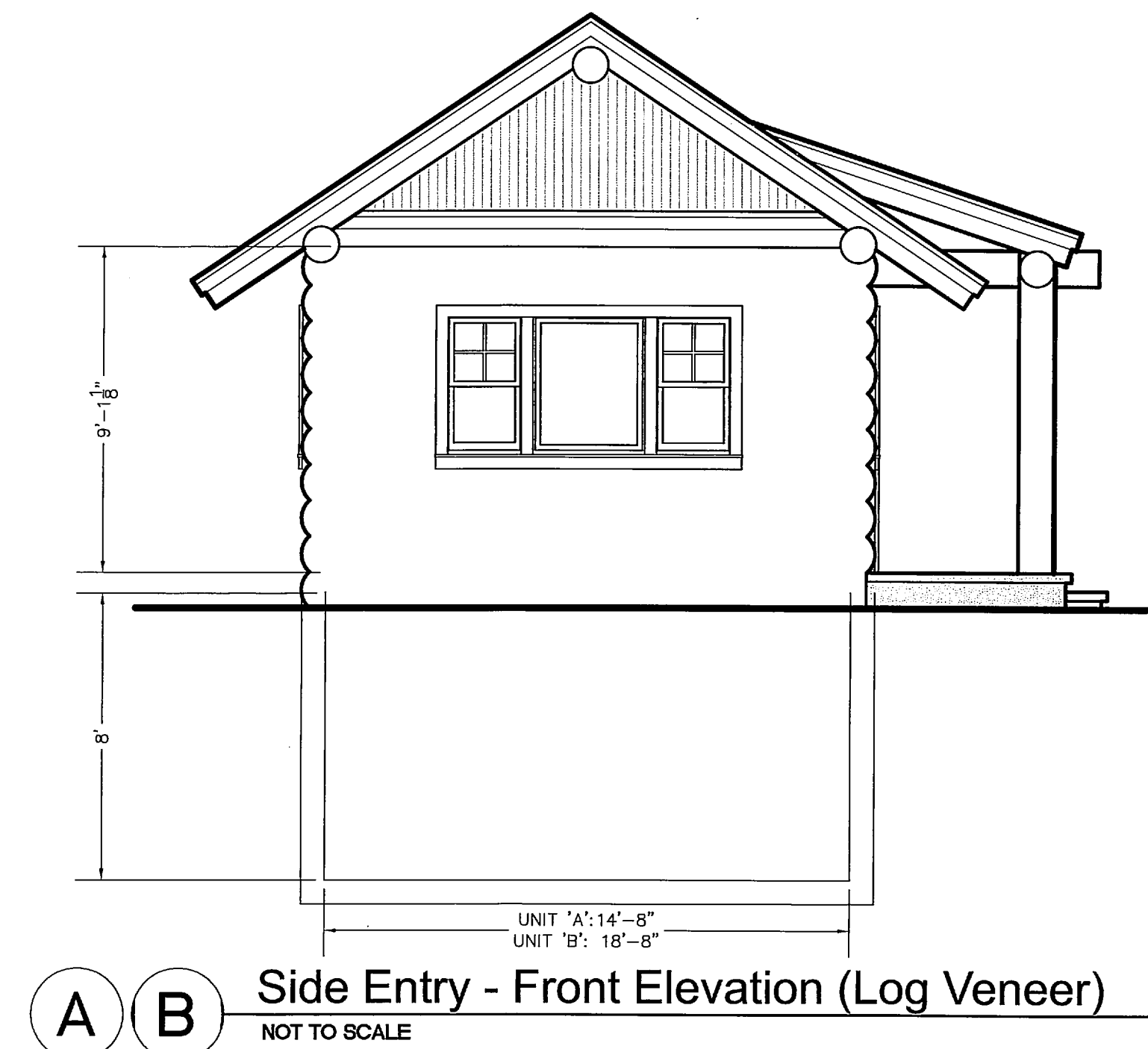
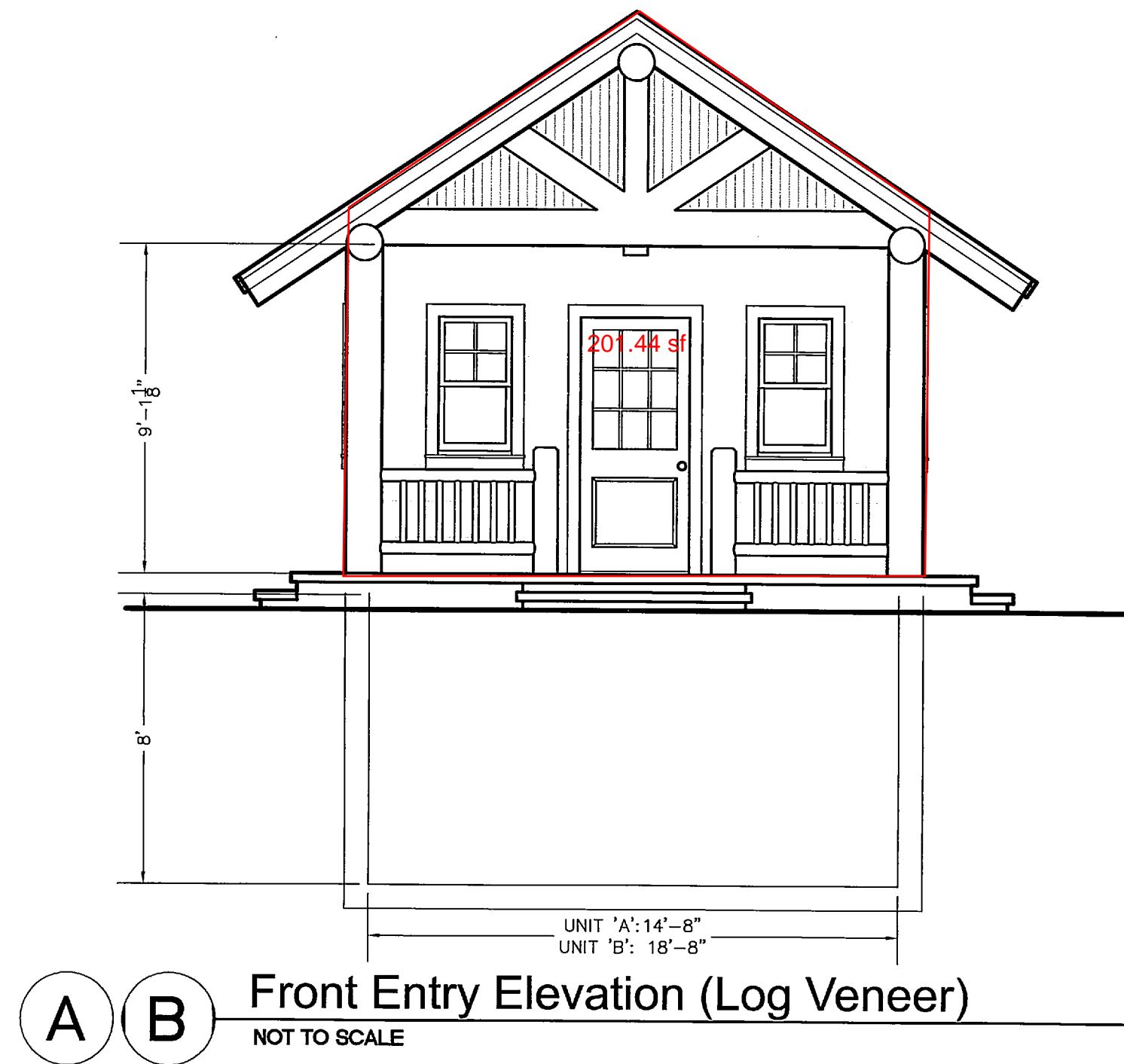
COUNTY RECORDER

BY [Signature] DEPUTY

www.gardnereengineering.net

LITTLE BEAR SUBDIVISION LOT 3, 1ST AMENDMENT

A PART OF THE NORTHWEST 1/4 OF SECTION 34,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SLB&M, U.S. SURVEY
WEBER COUNTY, UTAH \PDECEMBER, 2013



SHEET 2 OF 3	
COUNTY RECORDER	
ENTRY NO. <u>2676314</u>	FEE PAID _____
RECORDED _____ FILED FOR RECORD AND	
RECORDED _____ AT _____	
IN _____ BOOK OF OFFICIAL	
RECORDS, PAGE _____ RECORDED	
FOR _____	
COUNTY RECORDER	
BY: _____	DEPUTY _____

Prepared By:

Gardner Engineering

5875 South Adams Ave, Parkway, Suite 200 • Ogden, UT 84405
Phone (801) 476 0202 • Fax (801) 476-0066

www.gardnerengineering.net

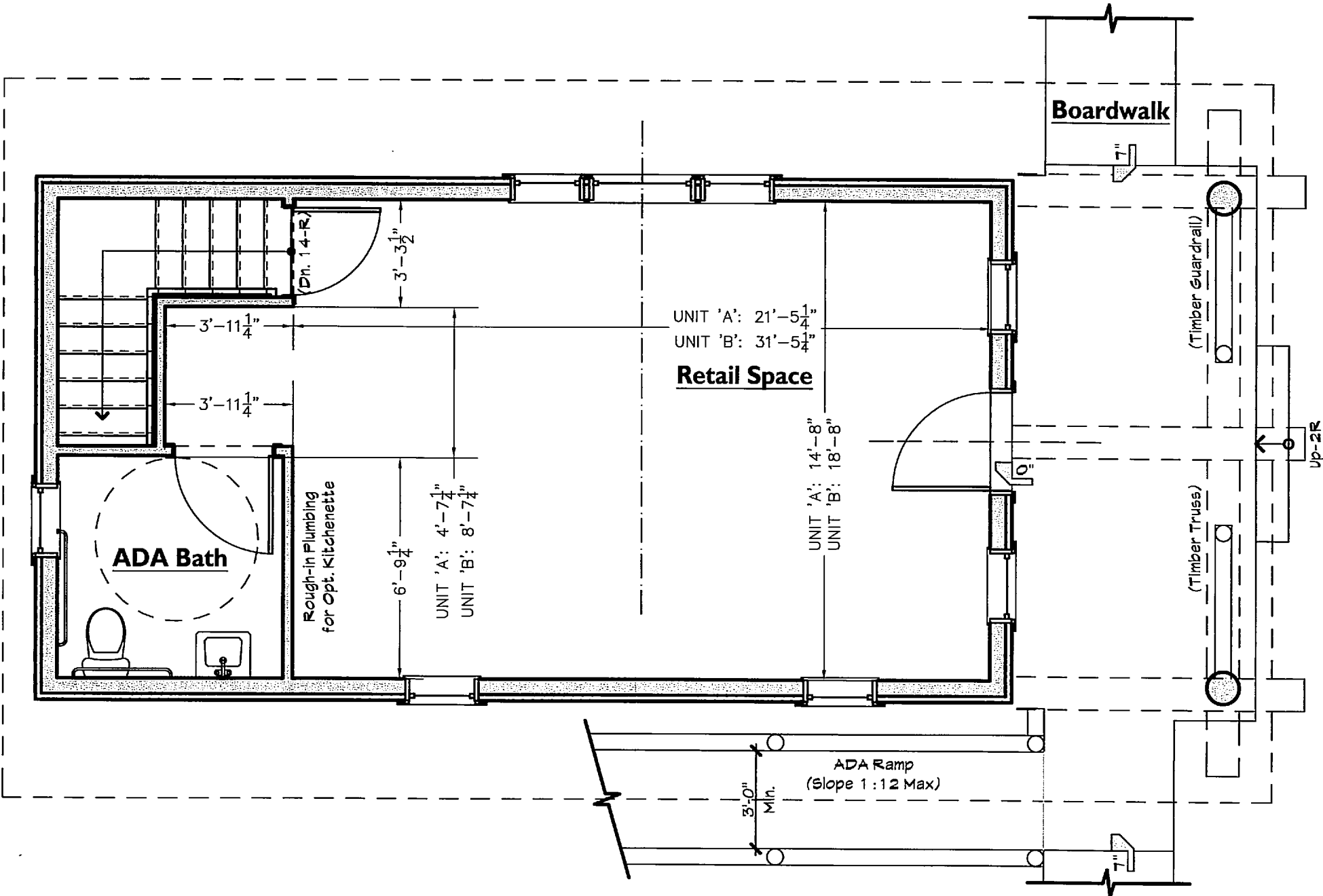
> PLANNING

> CIVIL ENGINEERING

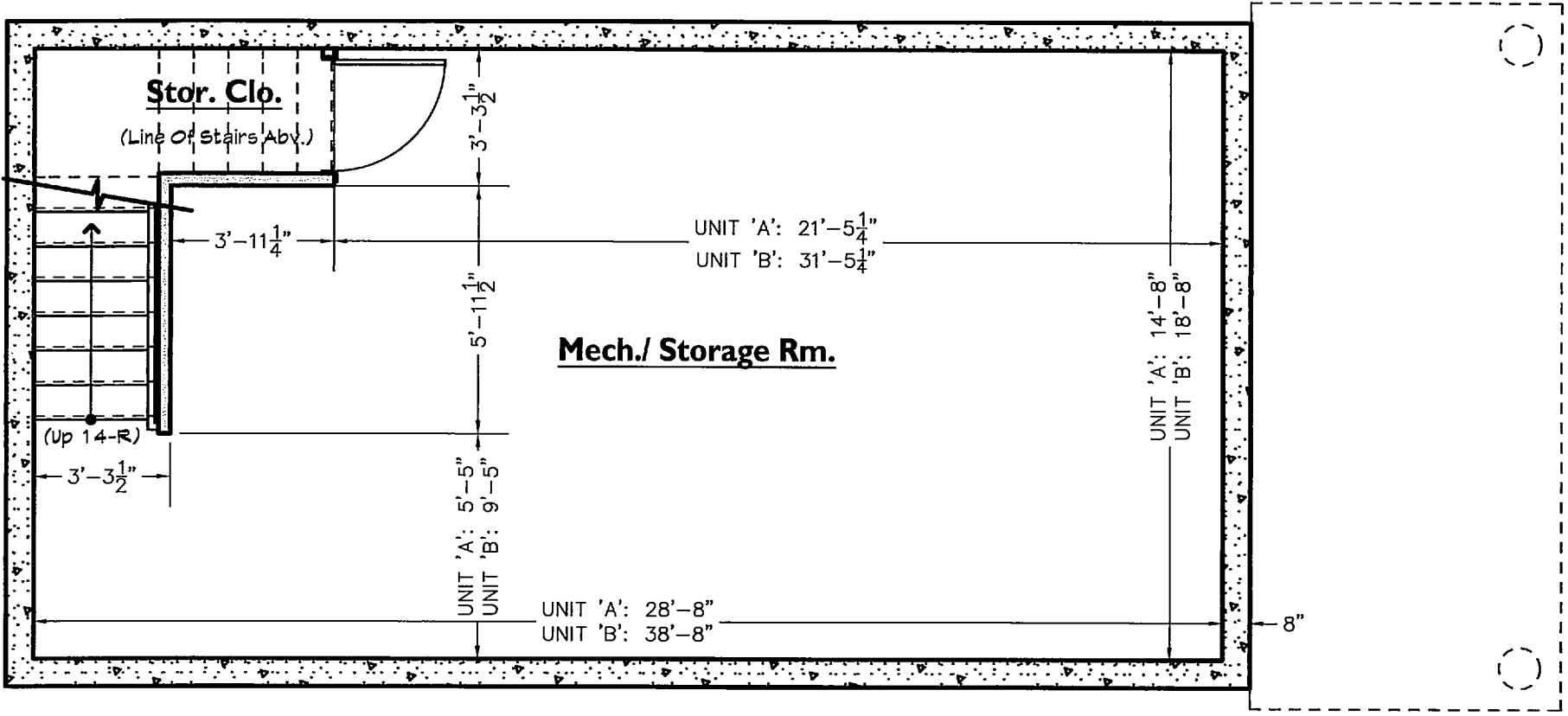
> LAND SURVEYING

LITTLE BEAR SUBDISION LOT 3, 1ST AMENDMENT

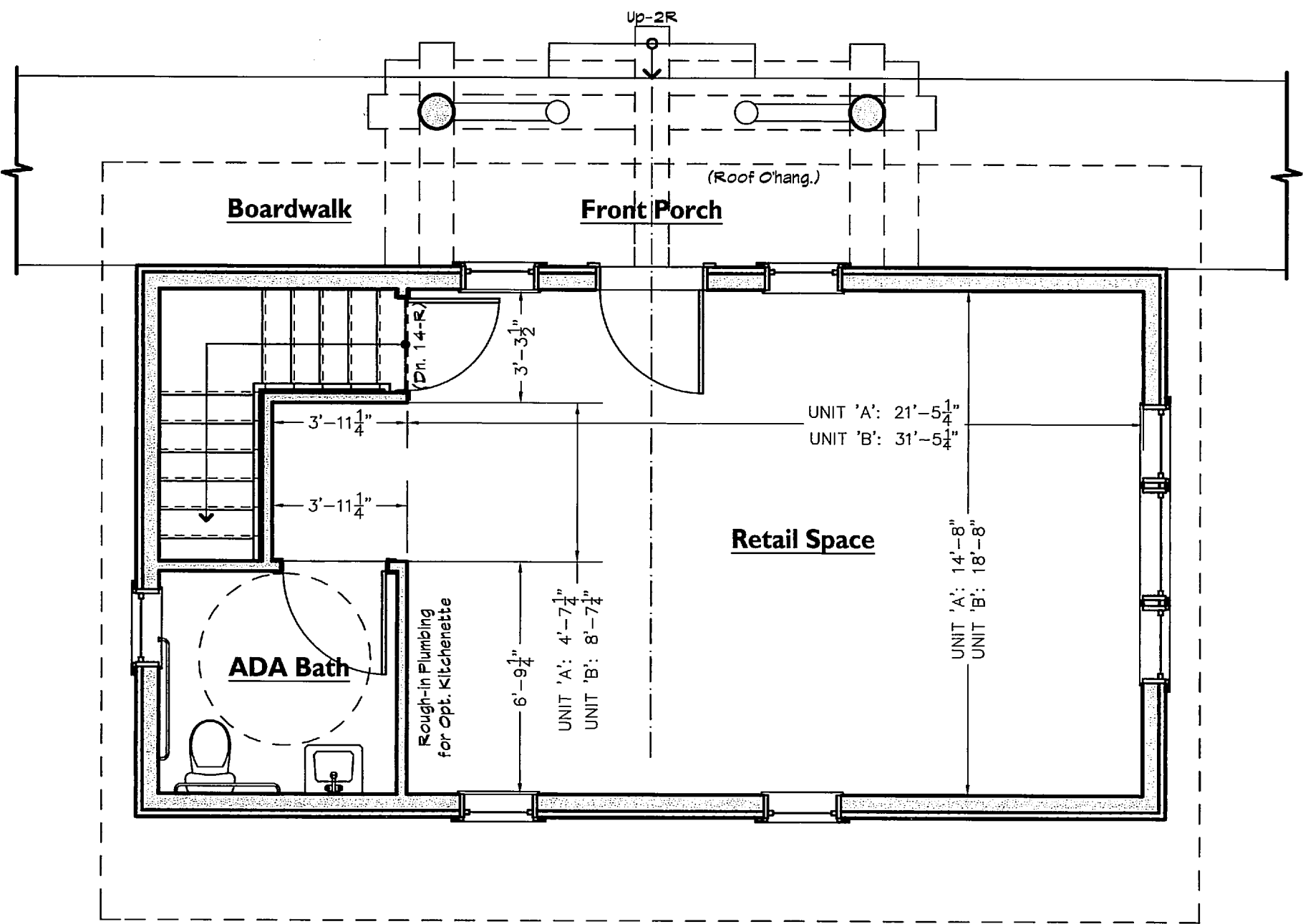
A PART OF THE NORTHWEST 1/4 OF SECTION 34,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SLB&M, U.S. SURVEY
WEBER COUNTY, UTAH \PDECEMBER, 2013



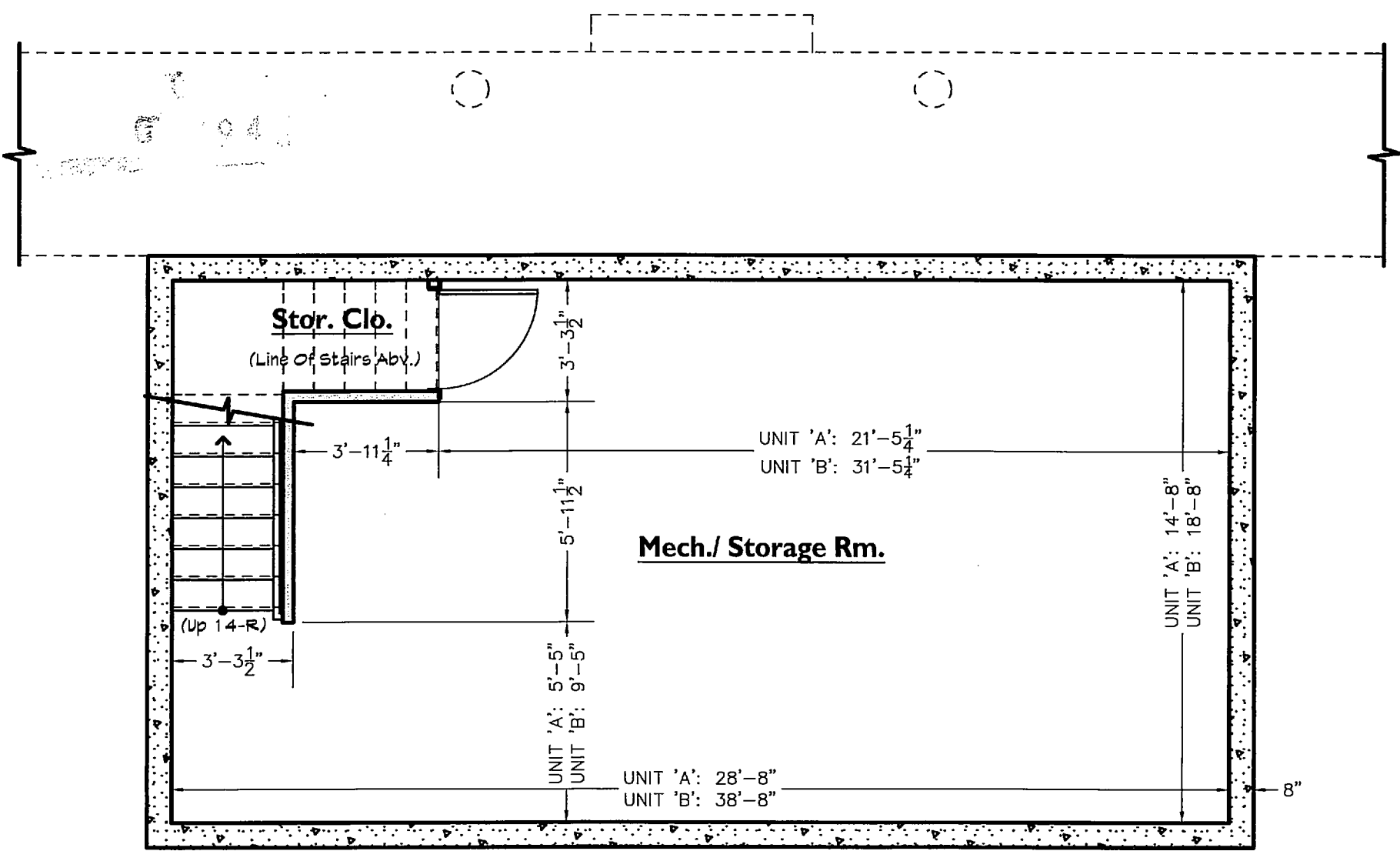
A B First Floor Plan - Front Entry (Log Veneer)
NOT TO SCALE



A B Basement Plan C
NOT TO SCALE



A B First Floor Plan - Side Entry (Log Veneer)
NOT TO SCALE



A B Basement Plan D
NOT TO SCALE

Prepared By:



5875 South Adams Ave. Parkway, Suite 200 • Ogden, UT 84405
Phone (801) 476 0202 • Fax (801) 476-0066

www.gardnerengineering.net

COUNTY RECORDER

ENTRY NO. 2676314 FEE PAID

FILED FOR RECORD AND

RECORDED AT

IN BOOK OF OFFICIAL

RECORDS, PAGE RECORDED

FOR

COUNTY RECORDER

BY: DEPUTY

Signage

- 19" x 48" sign to be centered above the entrance door.
- Material to be Vinyl lettering on PVC backing board



Exhibit E

