SOUTH WEBER city
1600 E. South Weber Drive
South Weber, UT 84405
www.southwebercity.com
801-479-3177
FAX 801-479-0066

FOR OFFICE USE ONLY

Fee paid $ _____ **Receipt** _____ **Date** _____

Recommended by Planning Commission on: _____

Approved by City Council on: _____

ZONE CHANGE APPLICATION

Approx. Location: South of 2577 E. South Weber Dr. (on 2700 E.)

Parcel Number(s): 13-034-0065, Lot 1 Total Acres: 4.20

Request: 1.20 (Lot 1) Acres changed from C-H Zone to C Zone

_____ Acres changed from _____ Zone to _____ Zone

Legal Description: (attach if too large) _____

Proposed Use: The use of the 1.20 acres being rezoned will be a car wash for the area with automatic + self-serve bays

How does this use support the City's General Plan? The use fully supports the city's plans as an accessory use to support the gas station located adjacent and supports the community survey (residents) supporting and desiring a car wash nearby.

Applicant

Name: Scott Mortensen
Company: Morty's Car Wash, LLC
Address: 3468 Spring Circle
City/State/Zip: Mt. Green, UT 84050
Phone: 801-850-2360
Email: scottm3management@gmail.com

Property Owner, if not Applicant

Name: Dan Murray
Company: Murray Family Investments, LLC
Address: 1907 N. 400 W.
City/State/Zip: Centerville, UT 84014
Phone: 801-910-7102
Email: dan.murray@murrayfamilyinvestments.com

Public Notice Authorization: I do hereby give permission to South Weber City to place a public notice sign on the property contained herein for the purpose of citizen notification of this proposed change in zoning.
Affidavit: I also, being duly sworn, depose and state that I am the owner or agent of the owner of the property cited and that the statements and answers contained herein, along with any attachments are true and correct to the best of my knowledge and belief.

Applicant's Signature: _____ Date: 1/22/2020

State of Utah, County of Davis

Subscribed and sworn to before me on this 22 day of January, 2020

Printed Name Brady Purser

Notary Signature _____

BRADY PURSER
NOTARY PUBLIC -STATE OF UTAH
My Comm. Exp 10/17/2021
Commission # 697777

Seal

Agent Authorization (To be filled out by owner, if allowing an agent to act on his/her behalf.)

As the owner of the real property referenced in this document, I do hereby appoint _____ as my agent to represent me regarding this application and to appear on my behalf before any city boards considering this application.

Property Owner's Signature: _____ Date: _____

State of Utah, County of Davis

Subscribed and sworn to before me on this _____ day of _____, 201__

Printed Name_____.

Notary Signature_____

Seal

APPLICATION PROCESS: Please submit all requested items and answer all questions as completely as possible, omissions may delay processing. If there are any questions, contact the City Office at (801) 479-3177.

☐ Application with fee (See current City Fee Schedule)

☐ Site plan, if applicable

☐ Copy of the recorded plat showing subject property (clearly marked) and all properties within 300 feet (front, back and sides). This information is available at the Davis County Recorder's Office.

☐ One set of labels with names and mailing addresses of all property owners within 300 feet of the outer boundary of subject property. Including "Or current resident" is recommended. Names are available at Davis County Assessor's Office. Allow 2 days for processing. The Assessor can also provide the labels for an additional fee.

☐ A list of the above names and addresses.

☐ A copy of the fire inspection showing approval. Contact the Fire Marshal to schedule an appointment, 801-540-7094.

Conditional Use Application CU____

Property Owner: DAN L MURRAY **Phone:** 801-910-7102

Full Mailing Address: 1907 N. 400 W., CENTERVILLE, UT 84014

Property Address: South of 2577 E. South WEBER DR. (south of the MAVERIK) **Email:** dan.murray@murrayfamilyinvestments.com

Proposed Use: CAR WASH (Lot 1) **Parcel Number(s):** 13-034-0065

Total Acres: 1.2 (total of 4.2) **Current Zone:** C-H **If Rezoning, to what zone:** C

Bordering Zones: C-H **Surrounding Land Uses:** MAVERIK gas station, undeveloped, school

Business Name (if applicable): Morty's CAR WASH, LLC

Anticipated # of Employees: 2 **Anticipated # of Customers (Daily):** 200

Available Parking Spaces: 27 **Hours of Operation** 24-7 (self serve + auto.)

 # Residential Units (if applicable): NA **#of Dogs (Kennels Only):** NA

Hours of Operation: 24-7 - All hours of the day

APPLICANT'S AFFIDAVIT

State of Utah)
County of Weber)

I, Scott Mortensen (future owner), the sole owner or Authorized Agent of the Owner of the property involved in this application, swear the statements and answers contained herein, in the attached plans, and other exhibits, and that the statements and information above referred to are in all respects true and correct to the best of my knowledge and belief.

I do also hereby give permission to South Weber City to place a city "public notice" sign on the property contained in this application for public notification of the conditional use application and to enter the property to conduct any inspections related to this application.

Date 1/22/2020 Owner or Agent's Signature _____

Subscribed and sworn to before me on 1/22/2020

Notary Public _____

BRADY PURSER
NOTARY PUBLIC -STATE OF UTAH
My Comm. Exp 10/17/2021
Commission # 697777

If someone will be acting on behalf of the owner, fill out the information below.

AGENT AUTHORIZATION

State of Utah)
County of _____)

I, _____, the sole owner(s) of the real property in this application, hereby appoint _____ as my agent with regard to this application and authorize said agent to appear on my behalf before any city commission, board or council considering this application.

Date _____ Owner's Signature _____

Subscribed and sworn to before me on _____

Notary Public _____

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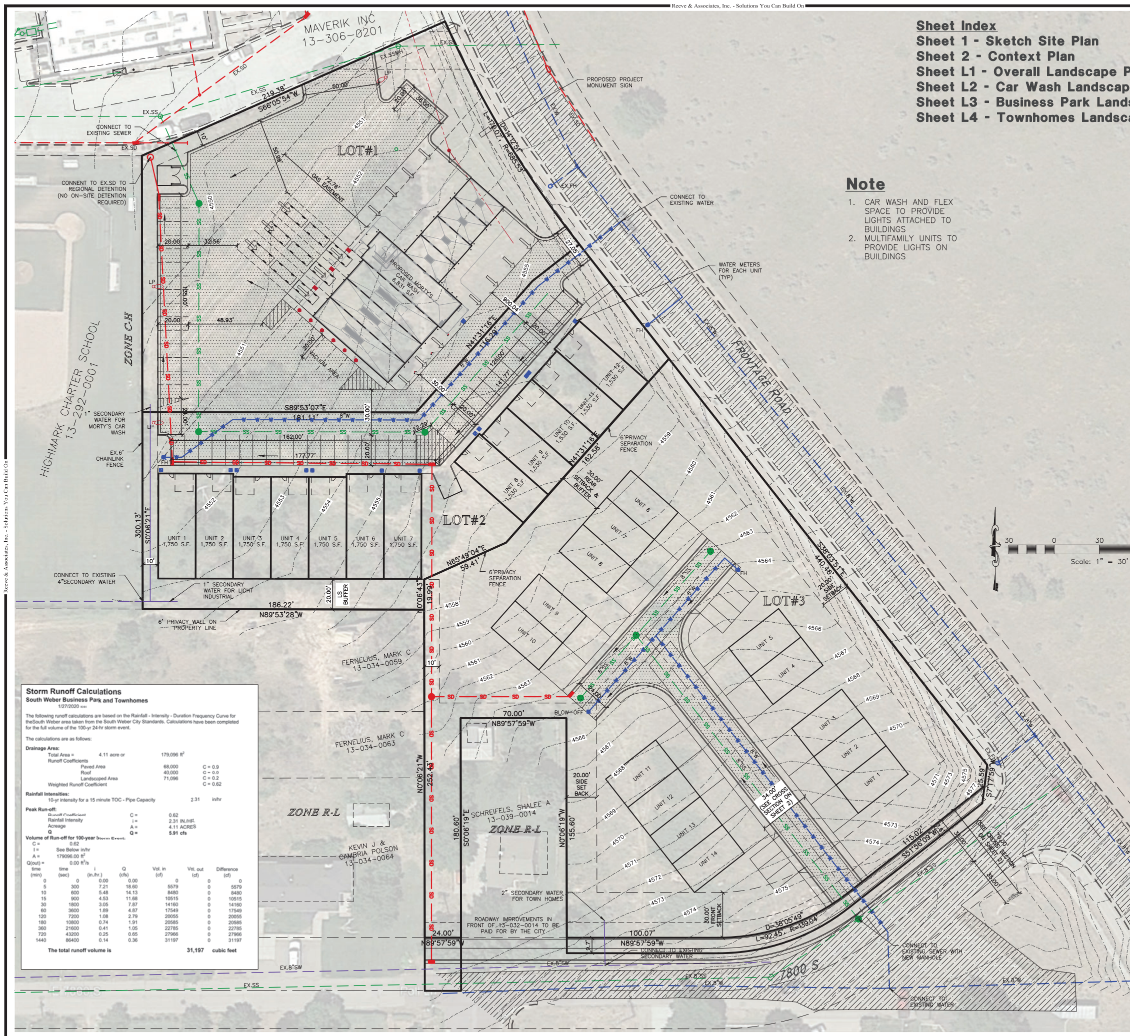


Storm Runoff Calculations

South Weber Business Park and Townhomes

1/27/2020

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for theSouth Weber area taken from the South Weber City Standards. Calculations have been completed for the full volume of the 100-yr 24-hr storm event.

The calculations are as follows:

Drainage Area:

Total Area =	4.11 acre or	179,096 ft²
Runoff Coefficients		
Paved Area	68,000	C = 0.9
Roof	40,000	C = 0.9
Landscaped Area	71,096	C = 0.2
Weighted Runoff Coefficient		C = 0.62

Rainfall Intensities:

10-yr intensity for a 15 minute TOC - Pipe Capacity 2.31 in/hr

Peak Run-off:

Runoff Coefficient	C =	0.62
Rainfall Intensity	i =	2.31 IN./HR.
Acreage	A =	4.11 ACRES
Q	Q =	5.91 cfs

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

C = 0.62
I = See Below in/hr
A = 179096.00 ft²
Q(out) = 0.00 ft³/s

time (min)	time (sec)	i (in./hr.)	Q (cfs)	Vol. in (cf)	Vol. out (cf)	Difference (cf)
0	0	0.00	0.00	0	0	0
5	300	7.21	18.60	5579	0	5579
10	600	5.48	14.13	8480	0	8480
15	900	4.53	11.68	10515	0	10515
30	1800	3.05	7.87	14160	0	14160
60	3600	1.89	4.87	17549	0	17549
120	7200	1.08	2.79	20055	0	20055
180	10800	0.74	1.91	20585	0	20585
360	21600	0.41	1.05	22785	0	22785
720	43200	0.25	0.65	27966	0	27966
1440	86400	0.14	0.36	31197	0	31197

The total runoff volume is 31,197 cubic feet

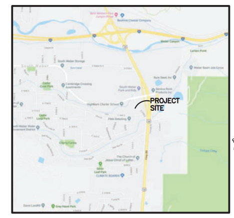
Sheet Index

Sheet 1 - Sketch Site Plan
Sheet 2 - Context Plan
Sheet L1 - Overall Landscape Plan
Sheet L2 - Car Wash Landscape Plan
Sheet L3 - Business Park Landscape Plan
Sheet L4 - Townhomes Landscape Plan

Note

1. CAR WASH AND FLEX SPACE TO PROVIDE LIGHTS ATTACHED TO BUILDINGS
2. MULTIFAMILY UNITS TO PROVIDE LIGHTS ON BUILDINGS

Scale: 1" = 30'



Vicinity Map
NOT TO SCALE

SITE DATA

LOT #1 – MORTY'S CARWASH
CURRENT ZONE = COMMERCIAL HIGHWAY
PROPOSED ZONE = COMMERCIAL
AREA = 52,397 S.F./1.20 ACRES
BLDG AREA = 6,831 S.F.
SETBACKS
FRONTAGE 20'
SIDE & BACK 10'

LOT #2 – FLEXSPACE
CURRENT ZONE = COMMERCIAL HIGHWAY
PROPOSED ZONE = LIGHT INDUSTRIAL
AREA = 43,162 S.F./0.99 ACRES
BLDG AREA = 19,900 S.F.
SETBACKS
FRONTAGE 20'
SIDE & BACK 10'

LOT #3 – TOWNHOMES
CURRENT ZONE = AG
PROPOSED ZONE = R-H (RM-7)
AREA = 83,582 S.F./1.92 ACRES
ROAD DEDICATION A = 846 S.F.
ROAD DEDICATION B = 2,836 S.F.
TOTAL AREA = 87,264 S.F./2.00 ACRES
BLDG AREA = 13,013 S.F.
14 UNITS
14 DOUBLE GARAGE UNITS
14 DRIVEWAY STALLS
7 PARKING STALLS
33 TOTAL
SETBACKS
FRONTAGE 20'
7800 S 30'
SIDE 20'
REAR 30'

Legend

= EXISTING ROADWAY PAVEMENT
= PROPOSED ASPHALT PAVEMENT
= PROPOSED CONCRETE

Boundary Description

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH AND RUNNING THENCE NORTH 00°06'21" WEST ALONG THE SECTION LINE 252.43 FEET; THENCE NORTH 89°53'28" WEST 186.22 FEET; THENCE NORTH 00°06'21" WEST 606.89 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SOUTH WEBER DRIVE; THENCE NORTH 79°48'01" EAST 97.03 FEET, MORE OR LESS ALONG SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTH 57°49'39" EAST 58.18 FEET TO THE WEST RIGHT-OF-WAY LINE OF A FRONTAGE ROAD; THENCE ALONG SAID WEST LINE THE FOLLOWING THREE (3) COURSES:

(1) SOUTH 10°11'59" EAST 49.05 FEET TO A POINT Of CURVATURE OF A 685.53-FOOT RADIUS CURVE TO THE LEFT;

(2) SOUTHERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 333.39 FEET (CHORD BEARING AND DISTANCE = SOUTH 24°07'55" EAST330.12 FEET);

(3) SOUTH 38°03'51" EAST 440.46 FEET;THENCE SOUTH 07°17'59" WEST 25.59 FEET TO THE NORTH LINE OF 7800 SOUTH STREET;

THENCE SOUTH 51°56'09" WEST 113.06 FEET ALONG SAID NORTH LINE TO A POINT OF CURVATURE OF A 139.04-FOOT RADIUS CURVE TO THE RIGHT; THENCE WESTERLY ALONG SAID NORTH LINE AND THE ARC OF SAID CURVE FOR A DISTANCE OF 92.45 FEET. (CHORD BEARING AND DISTANCE =SOUTH 70°59'05" WEST 90. 76 FEET}; THENCE NORTH 89°57'59" WEST 100.12 FEET; THENCE NORTH 00°06'19" WEST 155.60 FEET; THENCE NORTH 89°57'59" WEST 70.00 FEET; THENCE SOUTH 00°06'19" EAST 180.60 FEET TO THE WESTERLY QUARTER SECTION LINE OF SECTION 36 OF SAID TOWNSHIP AND RANGE; THENCE NORTH 89°57'59" WEST 24.00 FEET ALONG SAID QUARTER SECTION LINE TO THE POINT OF BEGINNING.

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

REVISIONS

DATE		DESCRIPTION
10-29-19	JM	REVISIONS
10-30-19	JM	REVISIONS
11-04-19	JM	CAR WASH 4
11-27-19	JM	CAR WASH 5
12-05-19	JM	REVISIONS
12-10-19	JM	CITY CHECKLIST
12-24-19	JM	CITY COMMENTS
01-23-20	JM	CITY CHECKLIST 2

South Weber Business Park & Townhomes

SOUTH WEBER CITY, DAVIS COUNTY, UTAH

Preliminary Site Plan

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
STATE OF UTAH

Project Info.
Engineer: J. NATE REEVE
Drafter: J. MEYERS
Begin Date: FEBRUARY 2019
Name: PARCEL # 13-034-0065
Number: 4671-15

Sheet 1 of 6 Sheets

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

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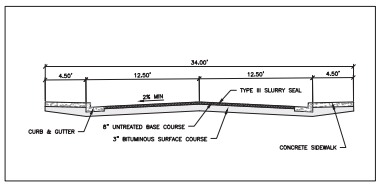

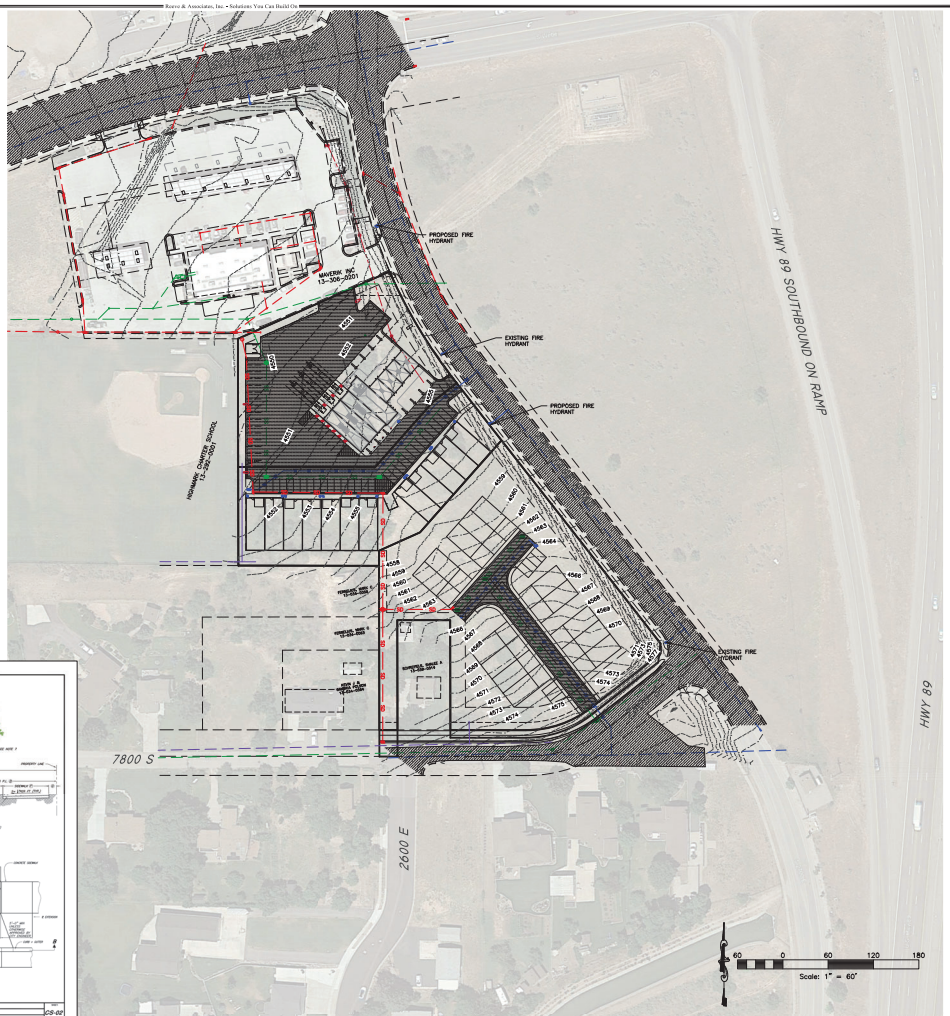

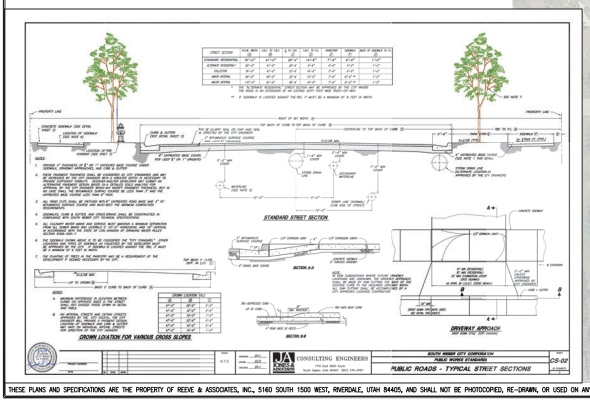

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CIVIL ENGINEERS • SURVEYORS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS

DATE	BY	DESCRIPTION
10-25-19	JM	REVISIONS
10-30-19	JM	REVISIONS
11-13-19	JM	CAR. WASH 1
11-22-19	JM	CAR. WASH 1
12-06-19	JM	REVISIONS
12-16-19	JM	CITY CHECKLIST
12-24-19	JM	CITY COMMENTS
01-23-20	JM	CITY CHECKLIST 2

South Weber Business Park & Townhomes

SOUTH WEBER CITY, DAVIS COUNTY, UTAH

Context Plan

REGISTERED PROFESSIONAL ENGINEER
372258
J. NATE REEVE
STATE OF UTAH

Project Info.

Engineer: J. NATE REEVE

Drafter: J. MEYERS

Begin Date: FEBRUARY 2019

Name: PARCEL # 13-034-0065

Number: 4671-15

Sheet 2 of 6 Sheets

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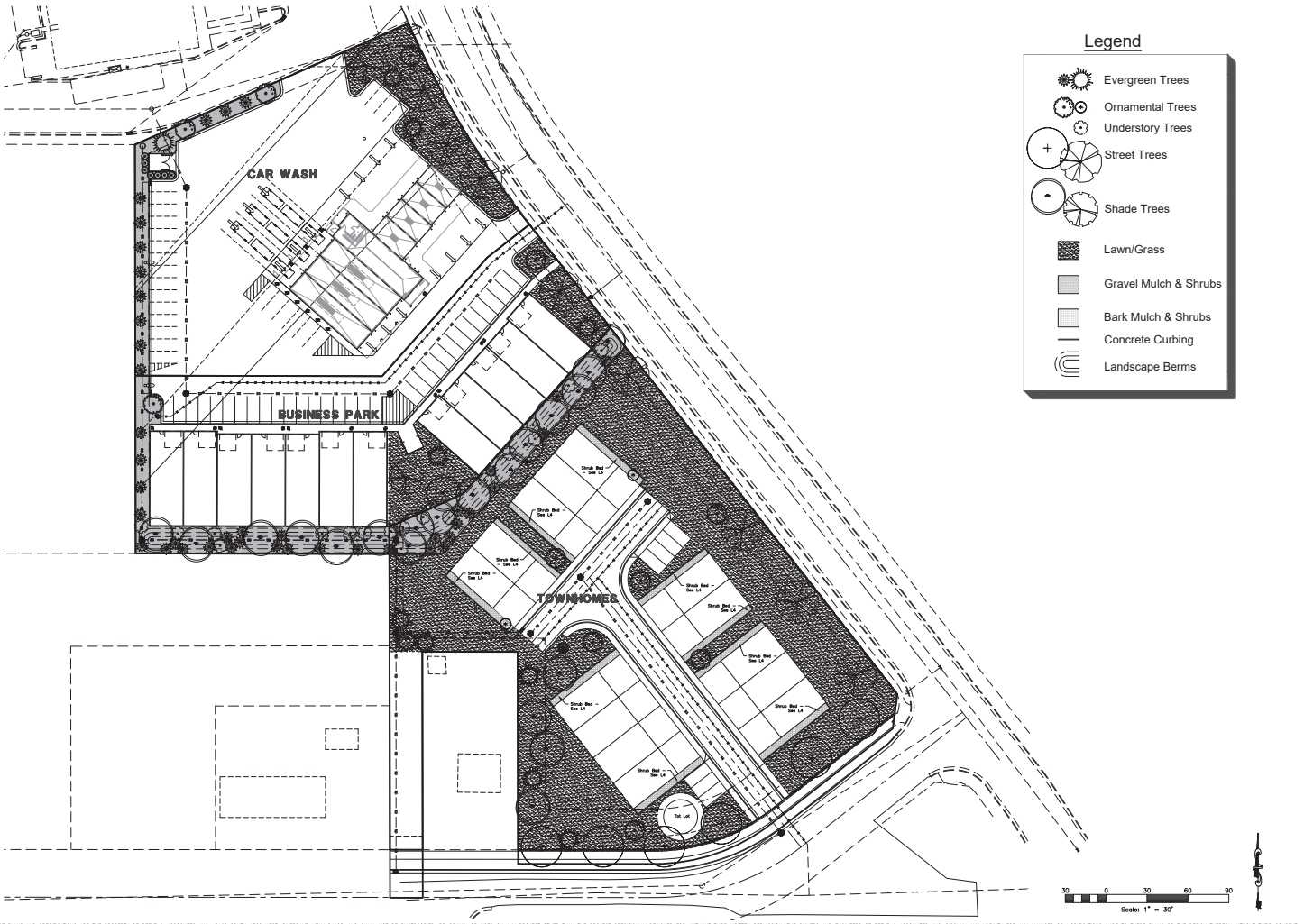

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REVISIONS	
DATE	DESCRIPTION

South Weber
Business Park & Townhomes
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

Overall Landscape Plan

LICENSED LANDSCAPE ARCHITECT
LICENSE NATHAN C. PETERSON
STATE OF UTAH

Project Info.
Landscape Architect: Nathan Peterson
Drafter: N. Peterson
Begin Date: FEBRUARY 2019
Name: PARCEL # 13-034-0065
Number: 4671-15

Sheet L3 of 6 Sheets

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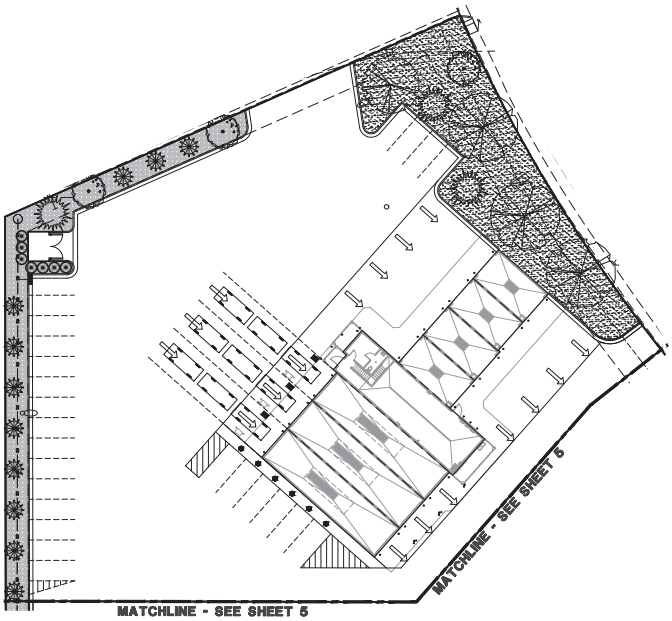


Plant Table

TREES

Car Wash	Business Park	Town Homes	Symbol	Scientific Name	Common Name	Size
3	2	6		Malus 'Spring Snow'	Spring Snow Crabapple	2" cal.
3	2	6		Pinus nigra	Austrian Pine	6' B&B
0	0	1		Picea glauca 'Pendula'	Weeping White Spruce	6' Ht
11	31	0		Picea pungens 'Fastigiata'	Columnar Blue Spruce	6' Ht
0	0	6		Gleditsia triacanthos 'Imperial'	Imperial Honey Locust	2" cal.
3	1	4		Gymnocladus dioicus	Kentucky Coffeetree	2" cal.
0	0	3		Malus sp. 'Red Barron'	Red Barron Crabapple	2" cal.
1	1	0		Zelkova serrata 'Village Green'	Red Barron Crabapple	2" cal.
0	19	0		Corylus avellana 'Contorta'	Contorted Filber	10 Gal.
0	17	4		Carpinus betulus 'Fastigiata	Pyramidal Hornbeam	2" cal.

SHRUBS

Car Wash	Business Park	Town Homes	Symbol	Scientific Name	Common Name	Size
0	0	12		Berberis thun. atro. 'Nana'	Crimson Pygmy Barberry	5 gal.
0	12	6		Cornus sericea 'Insanti'	Insanti Dwarf Dogwood	5 gal.
0	0	18		Mahonia aquifolium 'Compactum'	Compact Oregon Grape	5 gal.
0	24	0		Physocarpus opulifolius 'Dart's Gold'	Darts Gold Ninebark	5 gal.
0	0	39		Ribes Alpinum 'Green Mound'	Green Mound Alpine Currant	5 gal.
0	32	0		Symphoricarpos alba	Common Snowberry	5 gal.
0	0	12		Rosa sp. 'Blushing Knockout'	Blushing Knockout Rose	5 gal.
0	0	15		Spiraea japonica 'Magic Carpet'	Magic Carpet Spirea	5 gal.
0	0	21		Spiraea bumalda 'Gold Mound'	Gold Mound Spirea	5 gal.

PERENNIALS

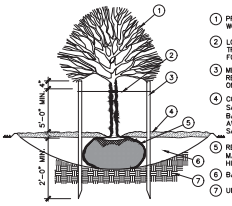
Car Wash	Business Park	Town Homes	Symbol	Scientific Name	Common Name	Size
0	0	9		Lavandula angustifolia 'Munstead'	Munstead Lavender	1 gal.
0	0	18		Rudbeckia fulgida 'Goldsturm'	Goldsturm Black Eyed Susan	1 gal.
0	0	9		Achillea millefollum 'Paprika'	Paprika Yarrow	1 gal.
0	0	9		Geranium x 'Johnson's Blue'	Johnson's Blue Geranium	1 gal.

OTHER

Symbol	Description
	Turf Grass – Sod Kentucky Bluegrass Mix – 3 Species Minimum
	Rock Mulch – 2"–4" Diameter – 3" Depth – Tan Color Place mulch over 5 ounce Professional weed barrier cloth in all planting beds. Contractor to provide samples to owner for approval prior to delivery.
	Shredded Bark Mulch – 3" Depth Place mulch over 5 ounce Professional weed barrier cloth in all planting beds. Contractor to provide samples to owner for approval prior to delivery.
	Concrete Mow Strip – 6"x6" – See Detail

PLANTING NOTES

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

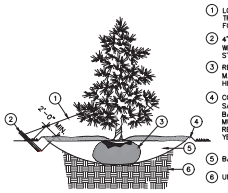


1. PRUNE ALL DEAD AND INJURED WOOD. DO NOT CUT LEADER.
2. LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS.
3. METAL T-POSTS, 2 PER TREE. REMOVE POSTS & TIES AFTER ONE YEAR.
4. CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH. BRUSH AWAY FROM TRUNK. REMOVE SAUCER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

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

DECIDUOUS TREE PLANTING

NTS

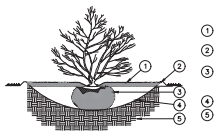


1. LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS
2. 4' x 2" x 2" STAKE AND GUY WIRE (ONE EA. TREE) REMOVE STAKES AFTER ONE YEAR
3. REMOVE BURLAP/PACKAGING MAT. PLANT TREES 2"–3" HIGHER THAN GRADE
4. CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH – BRUSH MULCH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

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

CONIFEROUS TREE PLANTING

NTS

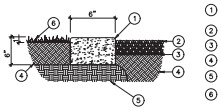


1. 3" OF BARK/ROCK MULCH. BRUSH AWAY FROM STEM
2. 3" EARTH BERM SAUCER. REMOVE AFTER ONE YEAR
3. REMOVE BURLAP/PACKAGING MAT. PLANT SHRUBS 2"–3" HIGHER THAN GRADE.
4. BACKFILL WITH NATIVE SOIL
5. UNDISTURBED SOIL

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

SHRUB PLANTING

NTS



1. 6"x6" CONCRETE MOW STRIP WITH RADIUS EDGES
2. BARK/ROCK MULCH
3. FINISH GRADE/WEED FABRIC
4. TOPSOIL
5. COMPACTED SUBGRADE
6. LAWN

CONCRETE MOW STRIP

NTS

20 0 20 40 60

Scale: 1" = 20'

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

REVISIONS

DATE	DESCRIPTION

South Weber
Business Park & Townhomes
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

Car Wash Landscape Plan

LICENSED LANDSCAPE ARCHITECT
NATHAN C. PETERSON
10/28/2019
STATE OF UTAH

Project Info.
Landscape Architect: Nathan Peterson
Drafter: N. Peterson
Begin Date: FEBRUARY 2019
Name: PARCEL # 13-034-0065
Number: 4671-15

Sheet L4 of 6 Sheets

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Plant Table

TREES

Car Wash	Business Park	Town Homes	Symbol	Scientific Name	Common Name	Size
3	2	6		Malus "Spring Snow"	Spring Snow Crabapple	2" cal.
3	2	6		Pinus nigra	Austrian Pine	6' B&B
0	0	1		Picea glauca "Pendula"	Weeping White Spruce	6' Ht
11	31	0		Picea pungens "Fastigiata"	Columnar Blue Spruce	6' Ht
0	0	6		Gleditsia triacanthos "Imperial"	Imperial Honey Locust	2" cal.
3	1	4		Gymnocladus dioicus	Kentucky Coffeetree	2" cal.
0	0	3		Malus sp. "Red Barron"	Red Barron Crabapple	2" cal.
1	1	0		Zelkova serrata "Village Green"	Red Barron Crabapple	2" cal.
0	19	0		Corylus avellana "Contorta"	Contorted Filber	10 Gal.
0	17	4		Carpinus betulus "Fastigiata	Pyramidal Hornbeam	2" cal.

SHRUBS

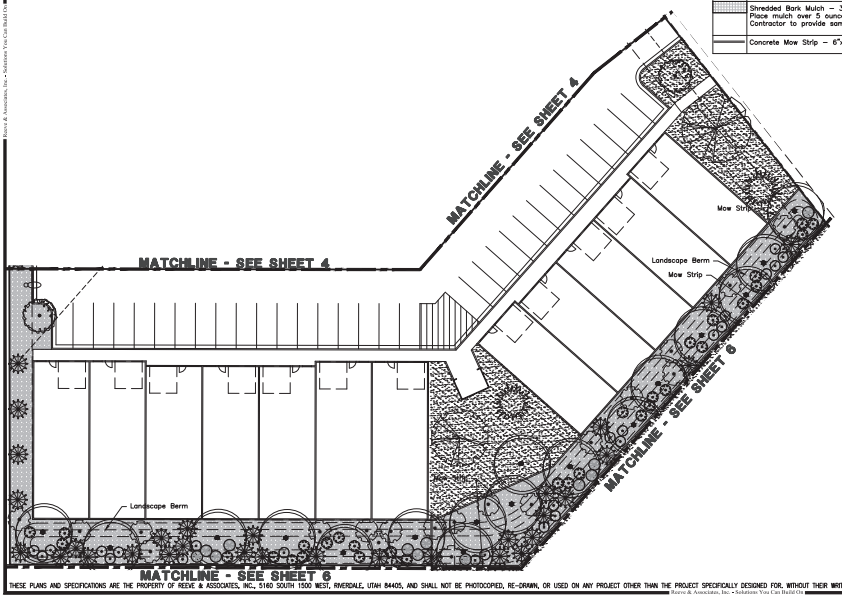
Car Wash	Business Park	Town Homes	Symbol	Scientific Name	Common Name	Size
0	0	12		Berberis thun. atro. "Nana"	Crimson Pygmy Barberry	5 gal.
0	12	6		Cornus sericea "Insanti"	Insanti Dwarf Dogwood	5 gal.
0	0	18		Mahonia aquifolium "Compactum"	Compact Oregon Grape	5 gal.
0	24	0		Physocarpus opulifolius "Dart's Gold"	Darts Gold Ninebark	5 gal.
0	0	39		Ribes Alpinum "Green Mound"	Green Mound Alpine Currant	5 gal.
0	32	0		Symphoricarpos alba	Common Snowberry	5 gal.
0	0	12		Rosa sp. "Blushing Knockout"	Blushing Knockout Rose	5 gal.
0	0	15		Spiraea japonica "Magic Carpet"	Magic Carpet Spirea	5 gal.
0	0	21		Spiraea bumalda "Gold Mound"	Gold Mound Spirea	5 gal.

PERENNIALS

Car Wash	Business Park	Town Homes	Symbol	Scientific Name	Common Name	Size
0	0	9		Lavandula angustifolia "Munstead"	Munstead Lavender	1 gal.
0	0	18		Rudbeckia fulgida "Goldsturm"	Goldsturm Black Eyed Susan	1 gal.
0	0	9		Achillea millefolium "Paprika"	Paprika Yarrow	1 gal.
0	0	9		Geranium x 'Johnson's Blue'	Johnson's Blue Geranium	1 gal.

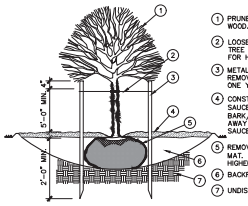
OTHER

Symbol	Description
	Turf Grass – Sod Kentucky Bluegrass Mix – 3 Species Minimum
	Rock Mulch – 2"-4" Diameter – 3" Depth – Tan Color Place mulch over 5 ounce Professional weed barrier cloth in all planting beds. Contractor to provide samples to owner for approval prior to delivery.
	Shredded Bark Mulch – 3" Depth Place mulch over 5 ounce Professional weed barrier cloth in all planting beds. Contractor to provide samples to owner for approval prior to delivery.
	Concrete Mow Strip – 6"x6" – See Detail



PLANTING NOTES

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

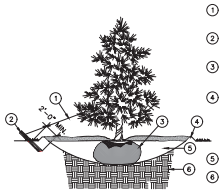


1. PRUNE ALL DEAD AND INJURED WOOD. DO NOT CUT LEADER.
2. LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS.
3. METAL T-POSTS, 2 PER TREE. REMOVE POSTS & TIES AFTER ONE YEAR.
4. CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH. BRUSH AWAY FROM TRUNK. REMOVE SAUCER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

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

DECIDUOUS TREE PLANTING

NTS



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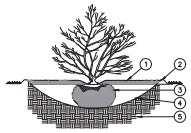
CONIFEROUS TREE PLANTING

NTS



1. 3" OF BARK/ROCK MULCH. BRUSH AWAY FROM STEM
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SHRUB PLANTING

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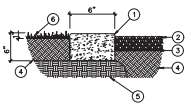

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CONCRETE MOW STRIP

NTS

20 0 20 40 60

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REVISIONS

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Business Park & Townhomes
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

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LICENSED LANDSCAPE ARCHITECT
NATHAN C. PETERSON
01/28/2020
STATE OF UTAH

Project Info.
Landscape Architect: Nathan Peterson
Drafter: N. Peterson
Begin Date: FEBRUARY 2019
Name: PARCEL # 13-034-0065
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Sheet L5 | 6 Sheets

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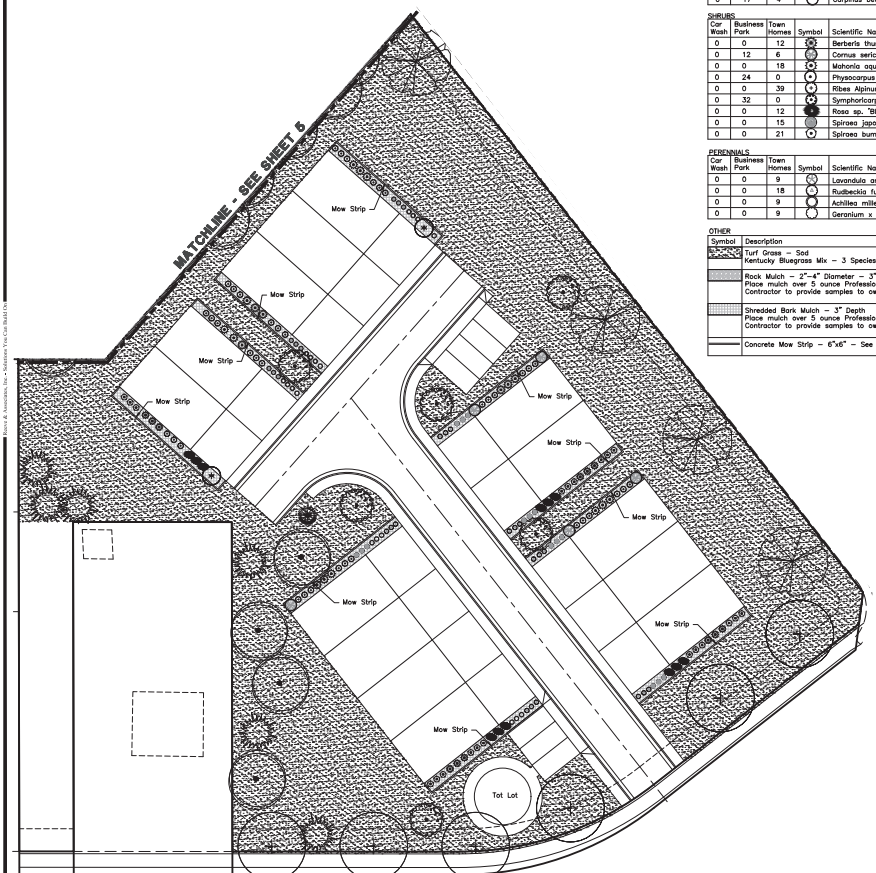

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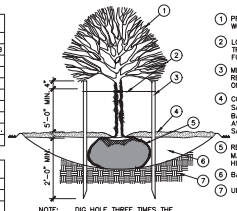

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DECIDUOUS TREE PLANTING

NTS

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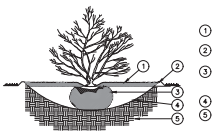

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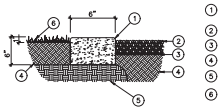

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SOUTH WEBER CITY, DAVIS COUNTY, UTAH

Townhomes Landscape Plan

LICENSED LANDSCAPE ARCHITECT
NATHAN C. PETERSON
01/28/2020
STATE OF UTAH

Project Info.
Landscape Architect: Nathan Peterson
Drafter: N. Peterson
Begin Date: FEBRUARY 2019
Name: PARCEL # 13-034-0065
Number: 4671-15

Sheet L6 | 6 Sheets

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1-27-2020

RE-ZONE LEGAL DESCRIPTIONS

PARCEL 1

PART OF THE NORTHEAST QUARTER OF SECTION 35 AND THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING N00°06'21"W 252.43 FEET AND N89°53'28"W 186.22 FEET AND N00°06'21"W 130.51 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 36; THENCE N00°06'21"W 169.62 FEET; THENCE N66°05'54"E 219.38 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE FRONTAGE ROAD; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 685.53 FEET, AN ARC LENGTH OF 170.07 FEET, A DELTA ANGLE OF 14°12'51", A CHORD BEARING OF S30°57'26"E, AND A CHORD LENGTH OF 169.63 FEET; AND (2) S38°03'51"E 2.66 FEET; THENCE S51°56'09"W 39.32 FEET; THENCE S41°31'16"W 116.29 FEET; THENCE N89°53'07"W 181.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 52351 SQUARE FEET OR 1.202 ACRES MORE OR LESS

PARCEL 2

PART OF THE NORTHEAST QUARTER OF SECTION 35 AND THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING N00°06'21"W 252.43 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 36; THENCE N89°53'28"W 186.22 FEET; THENCE N00°06'21"W 130.51 FEET; THENCE S89°53'07"E 181.11 FEET; THENCE N41°31'16"E 116.29 FEET; THENCE N51°56'09"E 39.32 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE FRONTAGE ROAD; THENCE S38°03'51"E ALONG SAID WESTERLY LINE, 96.22 FEET; THENCE S41°31'16"W 162.58 FEET; THENCE S65°49'04"W 59.41 FEET; THENCE S00°06'43"W 19.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 43162 SQUARE FEET OR 0.991 ACRES MORE OR LESS

PARCEL 3

PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 36; THENCE N00°06'21"W 252.43 FEET; THENCE N00°06'43"E 19.99 FEET; THENCE N65°49'04"E 59.41 FEET; THENCE N41°31'16"E 162.58 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE FRONTAGE ROAD; THENCE S38°03'51"E ALONG SAID WESTERLY LINE, 341.59 FEET; THENCE

S07°17'59"W 25.59 FEET; THENCE S51°56'09"W 113.06 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 139.04 FEET, AN ARC LENGTH OF 92.45 FEET, A DELTA ANGLE OF 38°05'52", A CHORD BEARING OF S70°59'05"W, AND A CHORD LENGTH OF 90.76 FEET; THENCE N89°57'59"W 100.12 FEET; THENCE N00°06'19"W 155.60 FEET; THENCE N89°57'59"W 70.00 FEET; THENCE S00°06'19"E 180.60 FEET; THENCE N89°57'59"W 24.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 87,265 SQUARE FEET OR 2.003 ACRES MORE OR LESS

1-27-2020

LEGAL DESCRIPTIONS
PROPOSED LOTS

PROPOSED LOT 1

PART OF THE NORTHEAST QUARTER OF SECTION 35 AND THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING N00°06'21"W 252.43 FEET AND N89°53'28"W 186.22 FEET AND N00°06'21"W 130.51 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 36; THENCE N00°06'21"W 169.62 FEET; THENCE N66°05'54"E 219.38 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE FRONTAGE ROAD; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 685.53 FEET, AN ARC LENGTH OF 170.07 FEET, A DELTA ANGLE OF 14°12'51", A CHORD BEARING OF S30°57'26"E, AND A CHORD LENGTH OF 169.63 FEET; AND (2) S38°03'51"E 2.66 FEET; THENCE S51°56'09"W 39.32 FEET; THENCE S41°31'16"W 116.29 FEET; THENCE N89°53'07"W 181.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 52351 SQUARE FEET OR 1.202 ACRES MORE OR LESS

PROPOSED LOT 2

PART OF THE NORTHEAST QUARTER OF SECTION 35 AND THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING N00°06'21"W 252.43 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 36; THENCE N89°53'28"W 186.22 FEET; THENCE N00°06'21"W 130.51 FEET; THENCE S89°53'07"E 181.11 FEET; THENCE N41°31'16"E 116.29 FEET; THENCE N51°56'09"E 39.32 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE FRONTAGE ROAD; THENCE S38°03'51"E ALONG SAID WESTERLY LINE, 96.22 FEET; THENCE S41°31'16"W 162.58 FEET; THENCE S65°49'04"W 59.41 FEET; THENCE S00°06'43"W 19.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 43162 SQUARE FEET OR 0.991 ACRES MORE OR LESS

PROPOSED LOT 3

PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 7800 SOUTH STREET, SAID POINT BEING N00°06'21"W 35.26 FEET FROM THE WEST QUARTER CORNER

OF SAID SECTION 36; THENCE N00°06'21"W 217.17 FEET; THENCE N00°06'43"E 19.99 FEET; THENCE N65°49'04"E 59.41 FEET; THENCE N41°31'16"E 162.58 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE FRONTAGE ROAD; THENCE S38°03'51"E ALONG SAID WESTERLY LINE, 341.59 FEET; THENCE S07°17'59"W 14.03 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 7800 SOUTH STREET; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) S51°56'09"W 115.02 FEET; (2) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 139.04 FEET, AN ARC LENGTH OF 92.45 FEET, A DELTA ANGLE OF 38°05'49", A CHORD BEARING OF S70°59'07"W, AND A CHORD LENGTH OF 90.76 FEET; AND (3) N89°57'59"W 100.07 FEET; THENCE N00°06'19"W 145.34 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 7800 SOUTH STREET; THENCE N89°57'59"W 70.00 FEET; THENCE S00°06'19"E 145.34 FEET; THENCE N89°57'59"W ALONG SAID NORTHERLY RIGHT OF WAY LINE, 24.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 83582 SQUARE FEET OR 1.919 ACRES MORE OR LESS.

January 27, 2020

Mr. Mike Ford
2049 South 1230 West
Syracuse, Utah 84015

Subject: Preliminary Geotechnical Considerations
Proposed South Weber Business Park and Townhomes
Southwest Corner of South Weber Drive and Frontage Road
South Weber, Utah

Mr. Ford,

As requested, this letter provides preliminary findings and discussion related to the proposed South Weber Business Park and Townhomes development located at the southwest corner of South Weber Drive and Frontage Road in South Weber, Utah. A geotechnical report was completed for the adjoining site by others dated August 31, 2015[1]. This geotechnical report was reviewed as part of our scope of work. Based on our review of the referenced geotechnical study, it appears that the site will be suitable for construction of the proposed mixed use development using similar geotechnical recommendations. However, additional subsurface investigation, laboratory testing, and analyses will be required for the subject site.

OBJECTIVES AND SCOPE

The objectives and scope of our study were planned in discussions between Mr. Nate Reeve of Reeve and Associates and Mr. Andrew Harris of CMT Engineering Laboratories (CMT). In general, the objectives of this study were to define and evaluate the subsurface soil and groundwater conditions at the site, and provide appropriate foundation, earthwork, pavement and seismic recommendations to be utilized in the design and construction of the proposed development.

In accomplishing these objectives, our scope of work will include performing field exploration, consisting of the excavating/logging/sampling of 6 test pits, performing laboratory testing on representative samples, and conducting an office program, consisting of correlating available data, performing engineering analyses, and preparing a summary report. The field investigation for the subject property is scheduled for the immediate future.

PROPOSED CONSTRUCTION

We understand that development of a mixed use commercial and townhome subdivision is planned for the parcel. The structures are anticipated to be 1 to 3 levels above grade, constructed using conventional wood/light metal framing, reinforced masonry, and/or steel post and beam construction techniques, and founded on spread footings with slab on grade floors established at or near existing grades.

[1] "Geotechnical Study, Proposed Maverik Country Store, Southwest Corner of South Weber Drive and Frontage Road (2700 East), South Weber, Utah," Gordon Geotechnical Engineering, Inc. Job Number 248-024-15.

Site development will require some earthwork in the form of minor cutting and filling. A site grading plan was not available at the time of this report, but we project that maximum cuts and fills may be on the order of 1 to 3 feet.

Pavements are to include asphalt paved parking areas, internal drive lanes, and residential streets. Traffic is projected to consist of mostly automobiles and light trucks, a few daily medium-weight delivery trucks, a weekly garbage truck, and an occasional fire truck.

SUBSURFACE SOIL AND GROUNDWATER CONDITIONS

Based on the conditions described in the referenced geotechnical study, the subsurface soil conditions are anticipated to consist of surficial layers of silty and clay overlying sands and gravels. Groundwater is anticipated to be deeper than 15 feet below existing site grades.

SEISMIC

Faulting

No active surface fault traces are shown on the referenced geologic map crossing or adjacent to the subject site. The nearest mapped active fault to the site is the Weber Section of the Wasatch Fault located about 0.5 miles to the east.

Site Class

Utah has adopted the International Building Code (IBC) 2018, which determines the seismic hazard for a site based upon 2014 mapping of bedrock accelerations prepared by the United States Geologic Survey (USGS) and the soil site class. The USGS values are presented on maps incorporated into the IBC code and are also available based on latitude and longitude coordinates (grid points). For site class definitions, IBC 2018 Section 1613.2.2 refers to Chapter 20, Site Classification Procedure for Seismic Design, of ASCE[2] 7-16. Given the subsurface soils encountered at the site, which only extended to a depth of about 15.5 feet, it is our opinion the site best fits Site Class D – Stiff Soil Profile, which we recommend for seismic structural design.

Ground Motion

The 2014 USGS mapping utilized by the IBC provides values of peak ground, short period and long period accelerations for the Site Class B/C boundary and the Maximum Considered Earthquake (MCE). This Site Class B boundary represents average bedrock values for the Western United States and must be corrected for local soil conditions. The Seismic Design Categories in the International Residential Code (IRC 2018 Table R301.2.2.1.1) are based upon the Site Class as addressed in the previous section. Ground motion recommendations will be provided for the site in the subsequent geotechnical study upon determination of the subsurface soil conditions.

[2]American Society of Civil Engineers

SITE PREPARATION AND GRADING

General

It is anticipated that initial site preparation will consist of the removal of any surface vegetation, topsoil, and any other deleterious materials from beneath an area extending out at least 3 feet beyond new structures and 2 feet beyond pavements. Trees and their associated root bulbs will require deeper removal depths.

All non-engineered fill must be removed below the buildings but may remain below pavement areas if; free of debris and deleterious materials, nor more than 3 feet thick, subsequent site grading fills are not more than 3 feet thick, and if properly prepared.

Proper preparation of existing fills below pavements will consist of the scarification of the upper 12 inches followed by moisture preparation and re-compaction to the requirements of structural fill. Where existing surface fill soils are less than 12 inches in total thickness then preparation shall consist of the total thickness of surface fill present.

Subsequent to stripping and prior to the placement of floor slabs, foundations, structural site grading fills, exterior flatwork, and pavements, the exposed subgrade must be proofrolled by passing moderate-weight rubber tire-mounted construction equipment over the surface at least twice. If excessively soft or otherwise unsuitable soils are encountered beneath footings, they must be completely removed. If removal depth required is greater than 2 feet below footings, CMT must be notified to provide further recommendations. In pavement, floor slab, and outside flatwork areas, unsuitable natural soils should be removed to a maximum depth of 2 feet and replaced with compacted granular structural fill. Fills must be handled as described above.

The site should be examined by a CMT geotechnical engineer to assess that suitable natural soils have been exposed and any deleterious materials, loose and/or disturbed soils have been removed, prior to placing site grading fills, footings, slabs, and pavements.

Temporary Excavations

In clayey (cohesive) soils, temporary construction excavations not exceeding 4 feet in depth may be constructed with near-vertical side slopes. Temporary excavations up to 8 feet deep, above or below groundwater, may be constructed with side slopes no steeper than one-half horizontal to one vertical (0.5H:1V).

For sandy/gravelly (cohesionless) soils, temporary construction excavations not exceeding 4 feet in depth should be no steeper than one-half horizontal to one vertical (0.5H:1V). For excavations up to 8 feet and above groundwater, side slopes should be no steeper than one horizontal to one vertical (1H:1V). Excavations encountering saturated cohesionless soils will be very difficult to maintain, and will require very flat side slopes and/or shoring, bracing and dewatering.

To reduce disturbance of the natural soils during excavation, we recommend that smooth edge buckets/blades be utilized.

All excavations must be inspected periodically by qualified personnel. If any signs of instability or excessive sloughing are noted, immediate remedial action must be initiated. All excavations should be made following OSHA safety guidelines.

Fill Material

Structural fill is defined as all fill which will ultimately be subjected to structural loadings, such as imposed by footings, floor slabs, pavements, etc. Structural fill will be required as backfill over foundations and utilities, as site grading fill, and as replacement fill below footings. All structural fill must be free of sod, rubbish, topsoil, frozen soil, and other deleterious materials.

Following are our recommendations for the various fill types we anticipate will be used at this site:

Fill Material Type	Description/Recommended Specification
Structural Fill	Placed below structures, flatwork and pavement. Imported structural fill should consist of well-graded sand/gravel mixture, with maximum particle size of 4 inches, a minimum 70% passing 3/4-inch sieve, a maximum 20% passing the No. 200 sieve, and a maximum Plasticity Index of 10.
Site Grading Fill	Placed over larger areas to raise the site grade. Sandy to gravelly soil, with a maximum particle size of 6 inches, a minimum 70% passing 3/4-inch sieve, and a maximum 40% passing No. 200 sieve.
Non-Structural Fill	Placed below non-structural areas, such as landscaping. On-site soils or imported soils, with a maximum particle size of 8 inches, including silt/clay soils not containing excessive amounts of degradable/organic material.
Stabilization Fill	Placed to stabilize soft areas prior to placing structural fill and/or site grading fill. Coarse angular gravels and cobbles 1 inch to 8 inches in size. May also use 1.5- to 2.0-inch gravel placed on stabilization fabric, such as Mirafi RS280i, or equivalent (see below).

On-site sand soils may be used as site grading fill if free of deleterious material. Other on-site soils may be utilized as non-structural fill. However, please note that the fine-grained soils are inherently more difficult to rework, are very sensitive to changes in moisture content, and will require very close moisture control during placement and compaction. In addition, smaller lift placement and moderate to high compaction effort will be likely. This will be very difficult, if not impossible, during wet and cold periods of the year.

All fill material should be approved by a CMT geotechnical engineer prior to placement.

Fill Placement and Compaction

The various types of compaction equipment available have their limitations as to the maximum lift thickness that can be compacted. For example, hand operated equipment is limited to lifts of about 4 inches and most

"trench compactors" have a maximum, consistent compaction depth of about 6 inches. Large rollers, depending on soil and moisture conditions, can achieve compaction at 8 to 12 inches. The full thickness of each lift should be compacted to at least the following percentages of the maximum dry density as determined by ASTM D-1557 (or AASHTO[3] T-180) in accordance with the following recommendations:

Location	Total Fill Thickness (feet)	Minimum Percentage of Maximum Dry Density
Beneath an area extending at least 3 feet beyond the perimeter of structures, and below flatwork and pavement (applies to structural fill and site grading fill)	0 to 5 5 to 8	95 98
Site grading fill outside area defined above	0 to 5 5 to 8	92 95
Utility trenches within structural areas	--	96
Roadbase and subbase	-	96
Non-structural fill	0 to 5 5 to 8	90 92

Structural fills greater than 8 feet thick are not anticipated at the site. For best compaction results, we recommend that the moisture content for structural fill/backfill be within 2% of optimum. Field density tests should be performed on each lift as necessary to verify that proper compaction is being achieved.

Utility Trenches

For the bedding zone around the utility, we recommend utilizing sand bedding fill material that meets current APWA[4] requirements.

All utility trench backfill material below structurally loaded facilities (flatwork, floor slabs, roads, etc.) shall be placed at the same density requirements established for structural fill. If the surface of the backfill becomes disturbed during the course of construction, the backfill shall be proofrolled and/or properly compacted prior to the construction of any exterior flatwork over a backfilled trench. Proofrolling shall be performed by passing moderately loaded rubber tire-mounted construction equipment uniformly over the surface at least twice. If excessively loose or soft areas are encountered during proofrolling, they shall be removed to a maximum depth of 2 feet below design finish grade and replaced with structural fill.

Most utility companies and City-County governments are now requiring that Type A-1a or A-1b (AASHTO Designation – basically granular soils with limited fines) soils be used as backfill over utilities. These organizations are also requiring that in public roadways the backfill over major utilities be compacted over the full depth of fill to at least 96 percent of the maximum dry density as determined by the AASHTO T-180 (ASTM D-1557) method of compaction. We recommend that as the major utilities continue onto the site that these compaction specifications are followed.

[3] American Association of State Highway and Transportation Officials
[4] American Public Works Association

In private utility areas, existing fill soils and natural soils may be re-utilized as trench backfill over the bedding layer provided that they are properly moisture prepared and compacted to the minimum requirements stated above under Fill Placement and Compaction.

FOUNDATION RECOMMENDATIONS

The following preliminary foundation recommendations have been developed on the basis of the previously described project characteristics and the subsurface conditions described in the referenced geotechnical study, as well as common geotechnical engineering practice.

Spread Footing Recommendations

It is anticipated that the proposed structures may be supported upon conventional spread and/or continuous wall foundations placed on suitable, undisturbed natural soils and/or on structural fill extending to suitable natural soils. Footings may be designed using a net bearing pressure of 2,500 psf if placed on suitable, undisturbed, natural soils or structural fill extending to suitable natural soils.

The term "net bearing pressure" refers to the pressure imposed by the portion of the structure located above lowest adjacent final grade, thus the weight of the footing and backfill to lowest adjacent final grade need not be considered. The allowable bearing pressure may be increased by 1/3 for temporary loads such as wind and seismic forces.

We also recommend the following:

1. Exterior footings subject to frost should be placed at least 30 inches below final grade.
2. Interior footings not subject to frost should be placed at least 16 inches below grade.
3. Continuous footing widths should be maintained at a minimum of 18 inches.
4. Spot footings should be a minimum of 24 inches wide.

Installation

Under no circumstances shall the footings be established upon non-engineered fills, loose or disturbed soils, topsoil, sod, rubbish, construction debris, other deleterious materials, frozen soils, or within ponded water. If unsuitable soils are encountered, they must be completely removed and replaced with compacted structural fill.

Deep, large roots may be encountered where trees occupy, or once occupied portions of the site; such large roots should be removed. Excavation bottoms should be examined by a qualified geotechnical engineer to confirm that suitable bearing materials soils have been exposed.

All structural fill should meet the requirements for such, and should be placed and compacted in accordance with recommendations provided above. The width of structural replacement fill below footings should be equal to the width of the footing plus 1 foot for each foot of fill thickness. For instance, if the footing width is

2 feet and the structural fill depth beneath the footing is 2 feet, the fill replacement width should be 4 feet, centered beneath the footing.

Estimated Settlement

Settlements of foundations designed and installed in accordance with the above criteria and recommendations supporting the loads, as discussed in above under, Description of Proposed Construction, can be controlled to within 1 inch or less. Approximately 40 percent of the quoted settlement should occur during construction.

Lateral Resistance

Lateral loads imposed upon foundations due to wind or seismic forces may be resisted by the development of passive earth pressures and friction between the base of the footings and the supporting soils. In determining frictional resistance, a coefficient of 0.30 for natural silt/clay soils or 0.35 for natural sand soils and structural fill, may be utilized for design. Passive resistance provided by properly placed and compacted structural fill above the water table may be considered equivalent to a fluid with a density of 250 pcf. A combination of passive earth resistance and friction may be utilized if the friction component of the total is divided by 1.5.

FLOOR SLABS

Floor slabs may be established upon suitable, undisturbed, natural soils or on structural fill extending to suitable natural soils (same as for foundations). Under no circumstances shall floor slabs be established directly on any topsoil, non-engineered fills, loose or disturbed soils, sod, rubbish, construction debris, other deleterious materials, frozen soils, or within ponded water.

In order to facilitate curing of the concrete, we recommend that floor slabs be directly underlain by at least 4 inches of “free-draining” fill, such as “pea” gravel or 3/4-inch quarters to 1-inch minus, clean, gap-graded gravel. To help control normal shrinkage and stress cracking, the floor slabs may have the following features:

1. Adequate reinforcement for the anticipated floor loads with the reinforcement continuous through interior floor joints;
2. Frequent crack control joints; and
3. Non-rigid attachment of the slabs to foundation walls and bearing slabs.

DRAINAGE

It is important to the long-term performance of foundations and floor slabs that water not be allowed to collect near the foundation walls and infiltrate into the underlying soils. We recommend the following:

1. All areas around structures should be sloped to provide drainage away from the foundations. Where possible we recommend a minimum slope of 6 inches in the first 10 feet away from the structure.

2. All roof drainage should be collected in rain gutters with downspouts designed to discharge at least 10 feet from the foundation walls or well beyond the backfill limits, whichever is greater.

3. Adequate compaction of the foundation backfill should be provided. We suggest a minimum of 90% of the maximum laboratory density as determined by ASTM D-1557. Water consolidation methods should not be used under any circumstances.

4. Sprinklers should be aimed away from the foundation walls. The sprinkling systems should be designed with proper drainage and be well-maintained. Over watering should be avoided.

5. Other precautions may become evident during construction.

CLOSURE

The preliminary recommendations provided herein were developed through review of the referenced geotechnical study. Further site specific evaluation is required to provide final recommendations. A final updated report will be completed at a later date. Our professional services have been performed, our findings obtained, and our recommendations prepared in accordance with generally accepted geotechnical engineering principles and practices. This warranty is in lieu of all other warranties, either expressed or implied.

We appreciate the opportunity to be of service to you on this project. If we can be of further assistance or if you have any questions regarding this project, please do not hesitate to contact us at (801) 870-6730.

Sincerely,
CMT Engineering Laboratories

LICENSED PROFESSIONAL ENGINEER
ANDREW MICHAEL HARRIS
No. 7420456
1/27/20
STATE OF UTAH

Andrew M. Harris, P.E.
Geotechnical Division Manager

Reeve & Associates, Inc.

January 27, 2020

Project: South Weber Business Park and Townhomes
Subject: Trip Generation Letter

Per the requirements of South Weber City, Reeve and Associates has prepared this trip generation letter. The purpose of this letter is to assist in estimating the number of trips that will be generated due to development of the South Weber Business Park and Townhomes project located on the Highway 89 Frontage Road. The project consists of a northern area including a car wash and light industrial units, and a southern area with townhomes. Access northern portion of the site will be through the adjacent maverick site and off of the frontage road. The southern portion is accessed by a roadway off of 7800 S to the south.

The number of trips generated for the proposed development was determined using ITE's (Institute of Transportation Engineers) 10th Edition Trip Generation Manual for a various land uses including: General Light Industrial (Land Use: 110), Multifamily Housing (Low-Rise) ((Land Use: 220), Self-Service Car Wash (Land Use: 947), and Automated Car Wash (Land Use: 948). Both land uses related to the car wash only contain data for the P.M. time frame. The A.M. time period for the car wash uses is assumed to have 50% of the P.M. traffic. The calculations are included attached to this letter. Table 1 below summarizes the total trips generated as well as the entering and exiting counts. No trips are assumed to have originated from passerby vehicles. Total projected counts from the A.M. are 147, and the P.M. 272.

Table 1 – Trip Generation

Land Use	*Time*	*Generated Trips/Peak Hour*	*Trips Entering*	*Trips Exiting*
General Light Industrial	***AM Peak***	***14***	12	2
	PM Peak	***13***	2	11
Multifamily Housing (Low-Rise)	***AM Peak***	***5***	1	4
	PM Peak	***4***	2	2
Self-Service Car Wash	***AM Peak***	***11***	6	6
	PM Peak	***22***	11	11
Automated Car Wash	***AM Peak***	***117***	58	59
	PM Peak	***233***	116	117

We hope that the information provided is sufficient to determine whether a traffic impact study will be required for the site. Attached to this letter are the calculations summarized in the tables provided above. If you have any questions, or we can be of further assistance, please let us know.

5160 South 1500 West • Riverdale, Utah 84405 • Tel: 801-621-3100 • Fax: 801-621-2666
Email: ogden@reeve-assoc.com • Website: www.reeve-assoc.com

Sincerely,

Nate Reeve, P.E.
Principal Engineer
Reeve & Associates, Inc.
nreeve@reeve-assoc.com

Kenneth Hunter, E.I.T
Project Engineer
Reeve & Associates
khunter@reeve-assoc.com

South Weber Business Park and Townhomes

TRIP GENERATION

1/27/20 KHH # 4671-15

Land Use: General Light Industrial
Code: 110
per ITE Trip Generation Manual 10th Edition

A.M. Peak Hour Trip Generation

Number of units =	12
Area per unit =	1,680
Total Number of Trips per Hour/1000 s.f. =	0.7
Total Trips Generated =	**14**

Trip Directional Distribution: 88% entering, 12% exiting

Entering=	**12**
Exiting=	**2**

P.M. Peak Hour Trip Generation

Number of units =	12
Area per unit =	1,680
Total Number of Trips per Hour/1000 s.f. =	0.63
Total Trips Generated =	**13**

Trip Directional Distribution: 13% entering, 87% exiting

Entering=	**2**
Exiting=	**11**

South Weber Business Park and Townhomes

TRIP GENERATION

1/27/20 KHH # 4671-15

Land Use: Multifamily Housing (Low-Rise)
Code: 220
per ITE Trip Generation Manual 10th Edition

A.M. Peak Hour Trip Generation

Number of Units =	13
Total Number of Trips per Hour=	0.36
Total Trips Generated =	**5**

Trip Directional Distribution: 30% entering, 70% exiting

Entering=	**1**
Exiting=	**4**

P.M. Peak Hour Trip Generation

Number of Vehicle Fueling Positions =	13
Total Number of Trips per Hour=	0.33
Total Trips Generated =	**4**

Trip Directional Distribution: 55% entering, 45% exiting

Entering=	**2**
Exiting=	**2**

South Weber Business Park and Townhomes

TRIP GENERATION

1/27/20 KHH # 4671-15

Land Use: Self-Service Car Wash
Code: 947
per ITE Trip Generation Manual 10th Edition

A.M. Peak Hour Trip Generation*
*no data avaliable

P.M. Peak Hour Trip Generation

Number of Wash Stalls =	4
Total Number of Trips per Hour=	5.54
Total Trips Generated =	**22**

Trip Directional Distribution: 51% entering, 49% exiting

Entering=	**11**
Exiting=	**11**

South Weber Business Park and Townhomes

TRIP GENERATION

1/27/20 KHH # 4671-15

Land Use: Automated Car Wash
Code: 948
per ITE Trip Generation Manual 10th Edition

A.M. Peak Hour Trip Generation*
*no data avaliable

P.M. Peak Hour Trip Generation

Number of Tunnels =	3
Total Number of Trips per Hour=	77.5
Total Trips Generated =	**233**

Trip Directional Distribution: 50% entering, 50% exiting

Entering=	**116**
Exiting=	**117**

synthetic stone veneer
harristone brown chief joseph

eifs field
senergy shearling

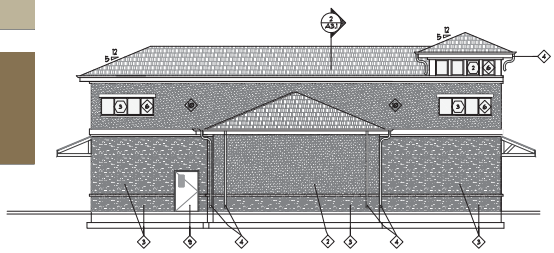
eifs trim
senergy cardamom

eifs trim
senergy brunet

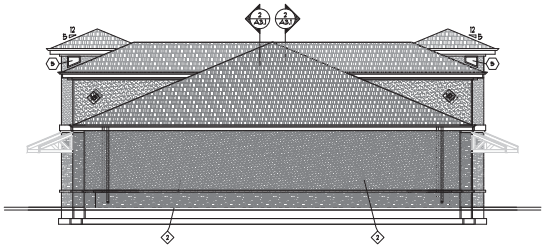
1 / A2.1 NORTH WEST
ELEVATION
0 2 4 8 16 FEET
SCALE: 1/8" = 1'-0"

asphalt shingle
gaf timberline mission brown

aluminum gutters and trim
dark bronze anodized

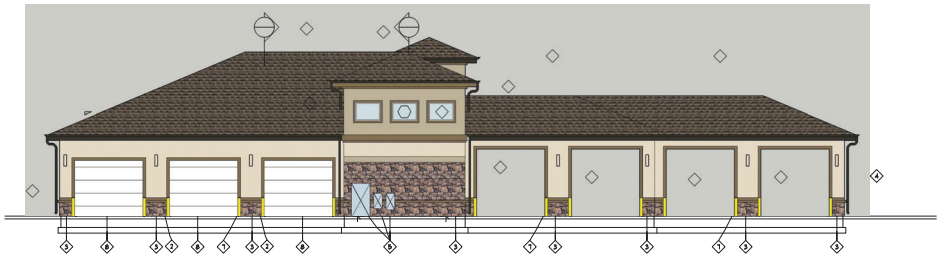


2 / A2.1 NORTH EAST
ELEVATION
0 2 4 8 16 FEET
SCALE: 1/8" = 1'-0"



3 / A2.1 SOUTH WEST
ELEVATION
0 2 4 8 16 FEET
SCALE: 1/8" = 1'-0"

FINISH SCHEDULE	
Mark	NOTE
1	ARCHITECTURAL GRADE SHINGLE ROOF
2	1" EIFS OVER CONCRETE FILLED PVC WALL SYSTEM
3	SYNTHETIC STONE VENEER
4	PRE-FINISHED ALUMINUM RAIN GUTTER AND DOWNPOUT
5	VENDING MACHINES - SEE EQUIPMENT PLAN
6	1" INSULATED GLASS N CLAY COLORED VINYL FRAME
7	STEEL PIPE BOLLARD
8	POLYCARBONATE SECTIONAL DOOR
9	PAINTED HOLLOW METAL DOOR
10	1" EIFS OVER WOOD FRAMED WALLS



4 / A2.1 SOUTH EAST
ELEVATION
0 2 4 8 16 FEET
SCALE: 1/8" = 1'-0"

PROJECT NUMBER
20-01

REVISIONS

SHEET TITLE
EXTERIOR ELEVATIONS

PROJECT/OWNER
SOUTH WEBER CAR WASH
7800 SOUTH AND 2700 EAST APPX.
SOUTH WEBER CITY
SCOTT MORTENSEN

ARCHITECT

NICHOLS • NAYLOR
ARCHITECTS
1155 EAST WILMINGTON AVENUE SUITE 250
SALT LAKE CITY, UTAH 84106 (801) 487-3330

DATE
22 JANUARY 2020

SHEET NUMBER
A2.1