

Weber County Conditional Use Permit Application

Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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Property Owner Contact Information

Name of Property Owner(s) Skyline Mountain Base, LLC		Mailing Address of Property Owner(s) 3567 N Nordic Valley Way Eden UT 84310	
Phone 435-210-1910	Fax		
Email Address jrichards@nordicvalley.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) Greg Jensen		Mailing Address of Authorized Person 1391 N 5900 E Eden UT 84310	
Phone 801-791-9104	Fax		
Email Address gjensen@nordicvalley.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Property Information

Project Name Pine Canyon Lodge	Total Acreage	Current Zoning CVR-1
Approximate Address 3497 N Nordic Valley Way Eden UT 84310	Land Serial Number(s) 22-023-0086	

Proposed Use
Condominiums & Commercial

Project Narrative

This is a 54 unit condo project with lockout rooms, underground parking, office space and swimming pool. We are seeking a Conditional Use Permit for our building whereas the building's height requires a Conditional Use Permit. The building we are proposing has a total height of 64 feet with a maximum of 54 feet to finished grade.

The building pales to the 3000 ft backdrop of the mountain in the background. In addition, the building is in fact small compared to its counterparts at any other ski area in the state which has developed the necessary element of residential real estate. The building is in harmony with the overall community in relation to other resorts and in relation to its surroundings.

The building will be a beautiful structure created in cooperation with several multi-million dollar home designers. The building has been inspired by the best architecture in Deer Valley and Jackson Hole. The building's exterior is a combination of natural wood and stone with no use of visible synthetic material with the exception of use of materials found most friendly to the environment.

Basis for Issuance of Conditional Use Permit

That the proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well being of the community:

Nordic Valley Ski Resort has long been an Ogden Valley Icon. It has the potential to become one of the best ski areas in the state and a crown jewel of Weber County. Nordic Valley hires over 220 seasonally and 50 people year round with the average job annual position paying over \$50K per year with benefits. With events sponsored by Nordic Valley, such as the Balloon Festival, it has been a major factor in community business support, jobs, tourism, recreation and the like, all bringing in much needed revenue to local business while supporting our community in jobs and economic dollars.

Nordic Valley is not fiscally sound which creates a danger to the job base in the community as well as a potential eyesore in the shape of a potential abandon ski area. In order to continue operation, the Ski Area needs the complement of basic development. Not unlike Alta or Park City, Nordic Valley does not make its revenue on ski passes. In the past several years, the resort has not made a profit, and has in fact lost hundreds of thousands of dollars while struggling to stay open. This is evidenced by bankruptcies and bank ownership. Like other ski resorts in the state and all over the world, what we are proposing to do at Nordic Valley is not out of the norm, in fact it is out of the norm to have a ski area with no commercial or residential development. Real estate and commercial development is the economic engine of ski areas, and those elements create jobs for the community, revenue for the community, and security for the long term health of the development and the communities that surround it.

Our request for conditional use for Pine Canyon Lodge helps to ensure the security and longevity at Nordic Valley Ski Resort, thus securing hundreds of local jobs, and in fact creating even more full time non-seasonal jobs in the area. The request for CUP also ensures that seasonal and other year round events the community has enjoyed, will continue. Pine Canyon Lodge will bring a permanent customer base to Nordic Valley and help ensure it's future for decades to come. This is a foundation that is not experimental, but proven at ski areas all over the world.

That such use will not, under the circumstances of the particular case and the conditions imposed, be detrimental to the health, safety and general welfare of persons nor injurious to property or improvements in the community, but will be compatible with and complimentary to the existing surrounding uses, buildings and structures when considering traffic generation, parking, building design and location, landscaping and signs:

Whereas we have not requested anything that is out of the norm for a ski area other than the height of our proposed building is much lower than that of a typical residential building at a ski area, and whereas we are not blocking the views of surrounding properties, and whereas creating such building replaces much older structures and a utility yard, the proposed building is a huge improvement to that which currently exists on the same property. It is proven that such structures are in no way detrimental to the safety or general welfare of the community, but in fact provide additional fire suppression, a security element from both natural and man made hazards, and an attentive general population to assists in monitoring the surrounding areas. This building will also have a commercial element open the the public for restroom use, emergency communication and the like.

Whereas this will be located at a ski area, it is common and traditional to have such structures to compliment the existing business and therefor the surrounding uses. The building is located at the base of a 3000 vertical foot backdrop (the mountain) which causes the proposed building to pail in comparison to its surroundings. The lodge style is complimentary to its location and the landscaping which exists and will be added to further compliment the building and blend it into the natural surroundings.

The parking for the structure will be underground and will pose no visual impact, the traffic generated by this building will be largely seasonal and with only 54 residence hardly noticeable whereas the traffic becomes stationary once the residence is occupied. In comparison with the existing traffic during the ski season, the full time parking for the residence will ease the burden of traffic coming and going to the resort.

That the proposed use will comply with the regulations and conditions specified in this Ordinance for such use:

The proposed building and use is in harmony with the regulations and conditions specified. We have retained the services of Reeve and Associates to assure that this use will comply with all regulations allowed within the conditional use guidelines.

That the proposed use conforms to the goals, policies and governing principles and land use of the General Plan for Weber County:

By developing this structure, we begin the process of beautifying the surrounding area and creating a true destination in Weber County which is in direct correlation with the general plan. This will be the first ski area in Weber County to offer an overnight stay to its customers and thus we become a destination "town center" style project in an area (Nordic Valley) which has been identified as an ideal location to create such a center.

That the proposed use will not lead to the deterioration of the environment or ecology of the general area, nor will produce conditions or emit pollutants of such a type or of such a quantity so as to detrimentally effect, to any appreciable degree, public and private properties including the operation of existing uses thereon, in the immediate vicinity of the community or area as a whole:

The proposed project and use will reverse several decades of neglect to the surrounding environment and the ecology in the general area. The project will introduce large amounts of new living landscape and put measures in place that better control water runoff, retention, and the like. In addition, with the development of this building, we also develop a complimentary complete sewer line stretching all the way to the Wolf Creek Sewer District. With this line in place, we will also connect the existing structures at the ski area as well as several surrounding homes thus removing several septic systems in the area, which systems have been identified by the state and the county as detrimental to the nitrate levels in Pineview and the surrounding area. Thus by approving this CUP the County begins the process of reducing nitrate levels contributed in the immediate vicinity and to the community as a whole, ensuring better storm water control, and creating accountability in the area over such.

As said, the building will be a beautiful structure created in cooperation with several multi million dollar home designers. Please note the accompanying rendering of the building on location. The building has been inspired by successful projects in the French alps, the best architecture in Deer Valley and Jackson Hole. The building exterior nearly 100% natural with a combination of natural wood and stone with no use of visible synthetic material with exception of use of materials found most friendly to the environment and visually pleasing.

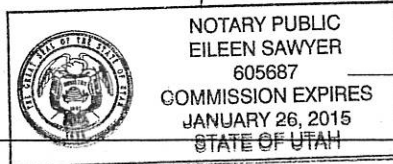
Property Owner Affidavit

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

[Signature]
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 23 day of Oct, 20 14



[Signature]
(Notary)

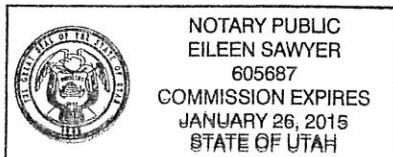
Authorized Representative Affidavit

I (We), Joshua Richards, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), Eileen Sawyer, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

[Signature]
(Property Owner)

(Property Owner)

Dated this 23 day of Oct, 20 14, personally appeared before me Joshua Richards, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.



[Signature]
(Notary)



PINE CANYON CONDOMINIUMS

NORDIC VALLEY, UTAH

PINE CANYON CONDOMINIUMS

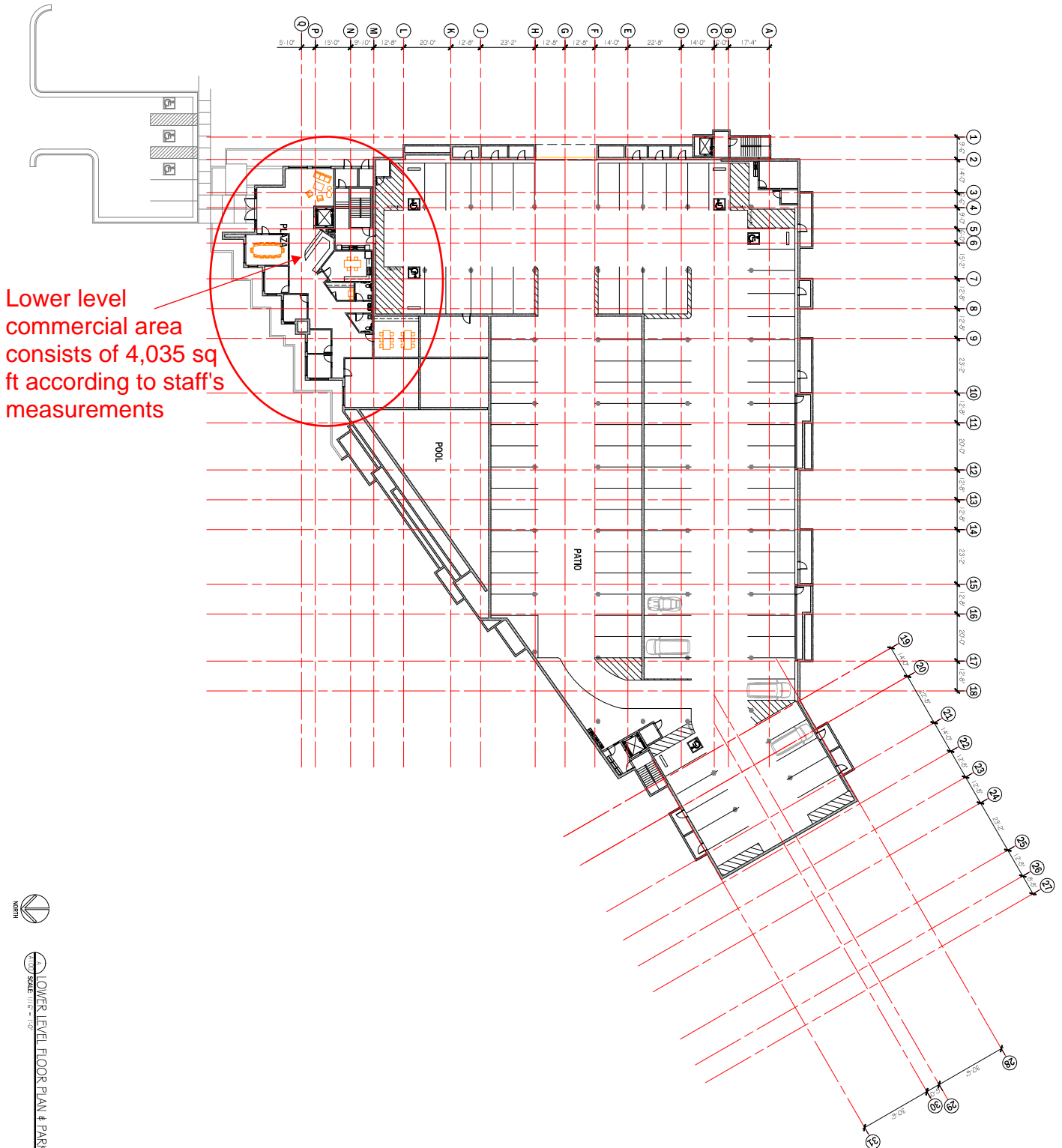
2803 NORDIC VALLEY WAY,
EDEN, UTAH 84310

DESIGN DEVELOPMENT
10 / 23 / 2014



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GENERAL	
G01 COVER SHEET	
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S01 SITE SECTIONS	
C01 CIVIL SITE ATTACHED	

Exhibit B-2: Lower Level Floor Plan & Parking



LOWER LEVEL FLOOR PLAN & PARKING



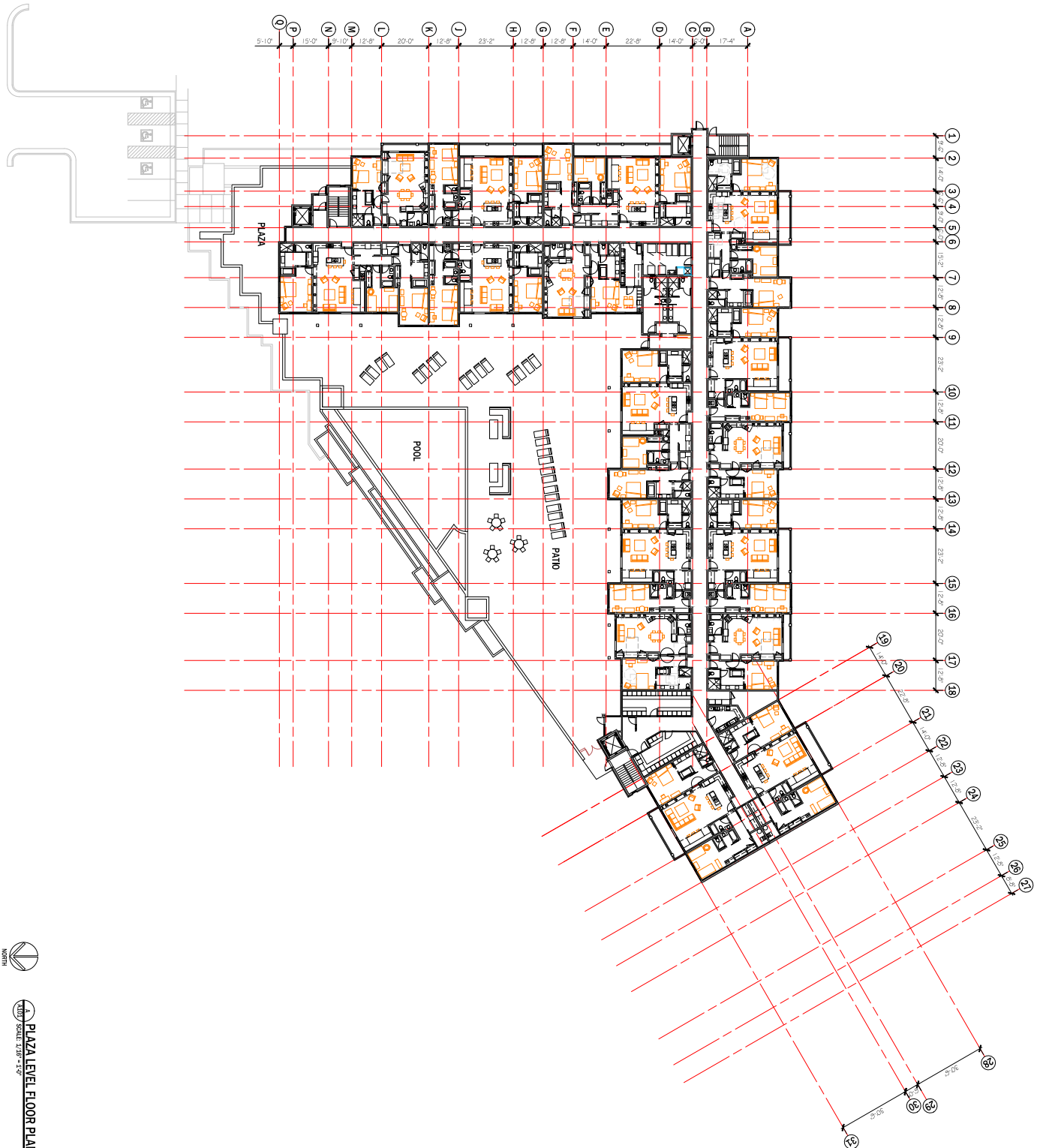
OWNER: PINE CANYON LODGE, INC.
PROJECT: PINE CANYON CONDOMINIUM
LOCATION: ~~2003~~³⁵⁶⁷ NORDIC VALLEY WAY, EDEN, UTAH 84310

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PROJECT NO:	14024
DRAWN BY:	PG
CHECKED BY:	---
REVISIONS:	

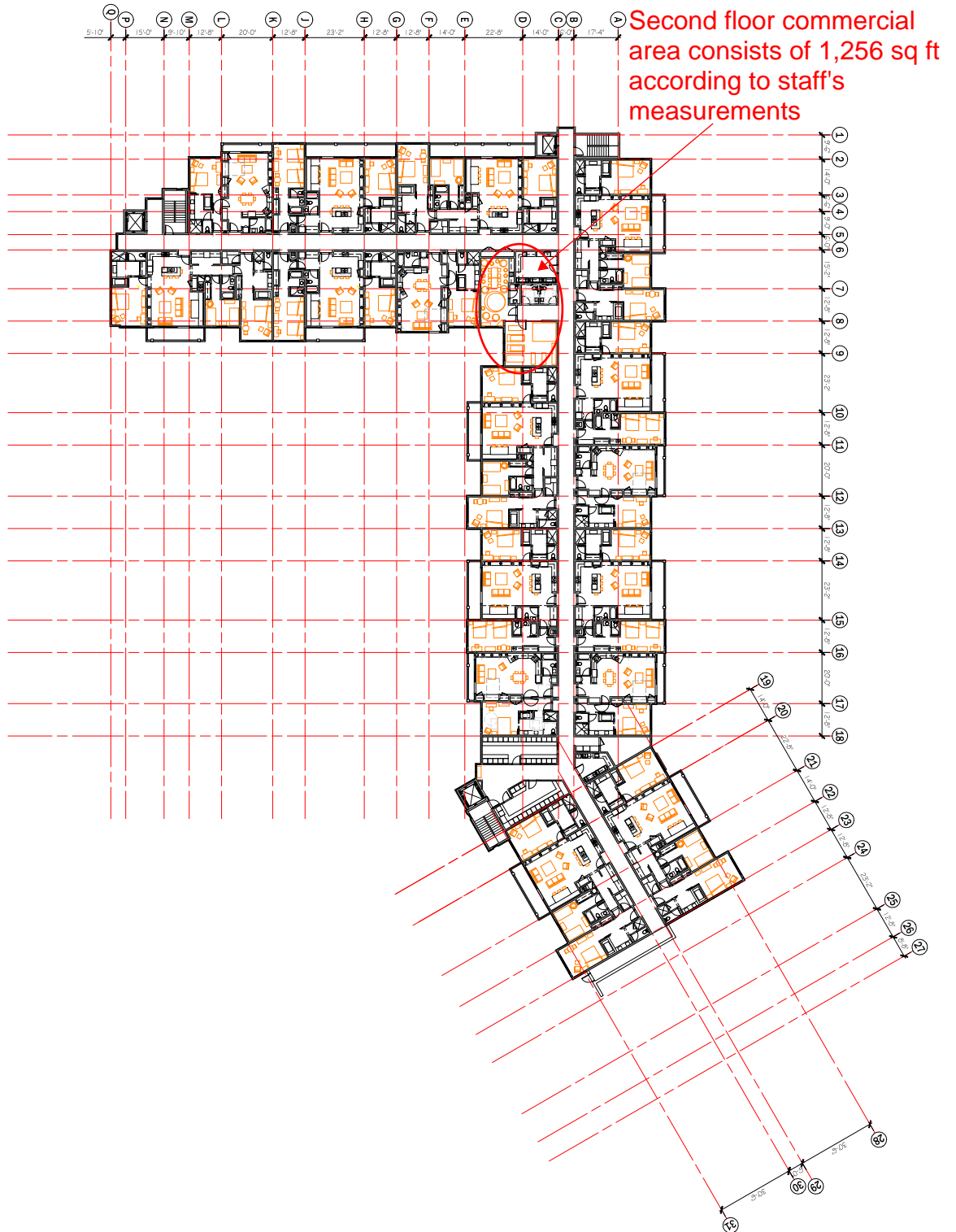


Exhibit B-3: Plaza Level Floor Plan



PLAZA LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

Exhibit B-4: Second Level Floor Plan



SECOND LEVEL FLOOR PLAN

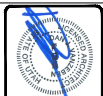
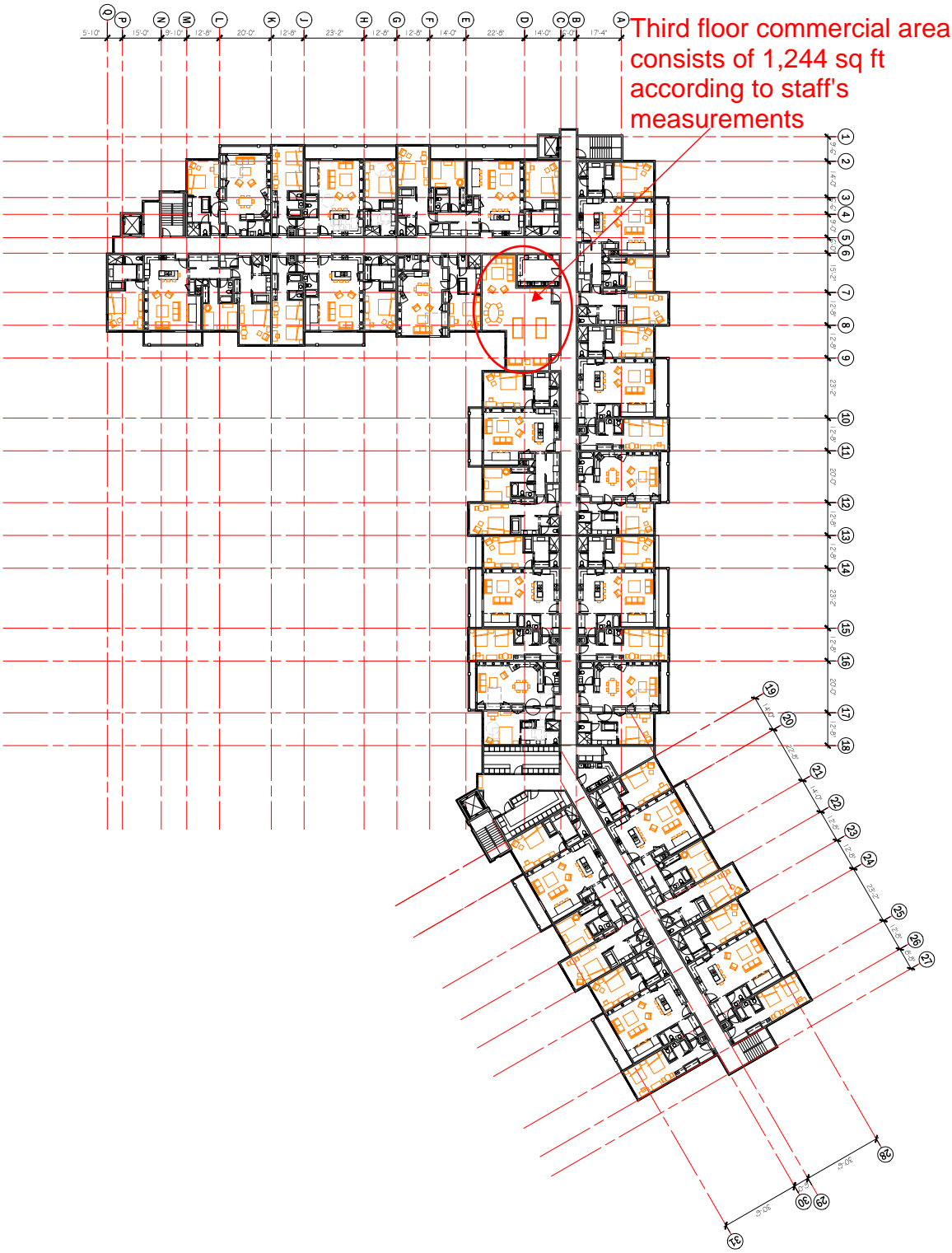
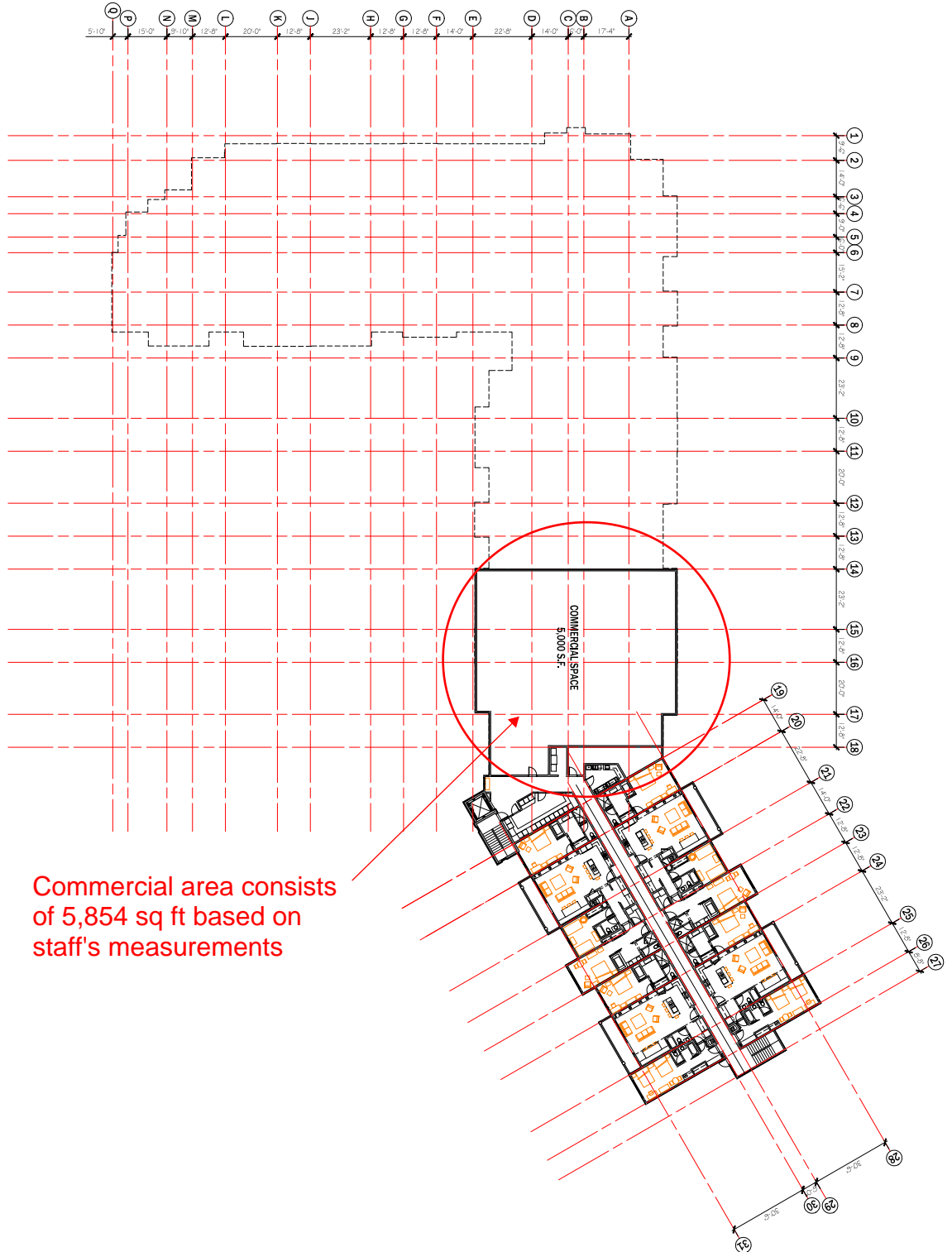


Exhibit B-5: Third Level Floor Plan



THIRD LEVEL FLOOR PLAN
SCALE 1/8"=1'-0"

Exhibit B-6: Fourth Floor Plan



Commercial area consists of 5,854 sq ft based on staff's measurements



FOURTH LEVEL FLOOR PLAN



Exhibit C-Architectural Elevations



DATE: 10/12/14

SHEET NUMBER:
A202

BUILDING
ELEVATIONS



OWNER: PINE CANYON LODGE, INC.

PROJECT: **PINE CANYON CONDOMINIUM**

LOCATION: **3567** ~~2805~~ NORDIC VALLEY WAY, EDEN, UTAH 84310

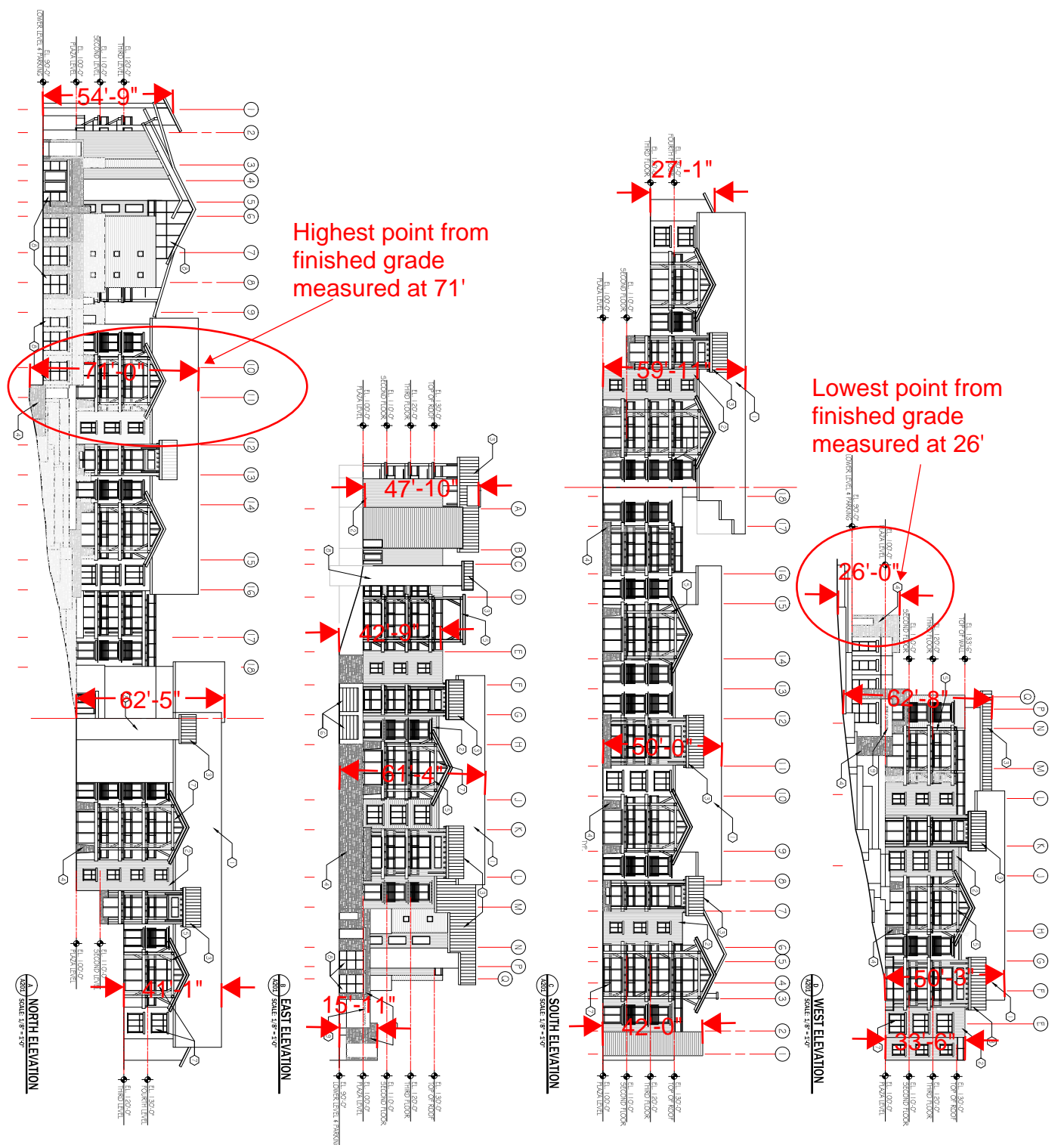
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REVISIONS:

PROJECT NO: 1404
DRAWN BY:
CHECKED BY:



Exhibit C-1: Exterior Building Elevations



OWNER: PINE CANYON LODGE, INC.

PROJECT: ~~3567~~ PINE CANYON CONDOMINIUM

LOCATION: ~~2902~~ NORDIC VALLEY WAY, EDEN, UTAH 84310

DATE: 10/12/14

REVISIONS:

PROJECT No. 1818

DESIGNED BY: TCCG

CHECKED BY: ...

SHEET NUMBER: A201

EXTERIOR BUILDING ELEVATIONS

DATE: 10/12/14

OWNER: PINE CANYON LODGE, INC.

PROJECT: ~~3567~~ PINE CANYON CONDOMINIUM

LOCATION: ~~2902~~ NORDIC VALLEY WAY, EDEN, UTAH 84310

DATE: 10/12/14

REVISIONS:

PROJECT No. 1818

DESIGNED BY: TCCG

CHECKED BY: ...

SHEET NUMBER: A201

EXTERIOR BUILDING ELEVATIONS

DATE: 10/12/14

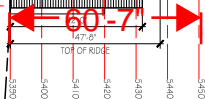
Architectural elevation drawing of a building facade. The drawing includes the following annotations:

- Top Section:**
 - 40'-0" (Total height from existing grade to top of roof)
 - 20'-0" (Height from existing grade to top of eave)
 - 12'-9" (Average building height, indicated by a red arrow)
 - 11'-2" (Height from existing grade to top of roof)
 - 2'-0" (Height from existing grade to top of roof)
- Mid Section:**
 - 47'-8" (Average building height, indicated by a red arrow)
- Bottom Section:**
 - 60'-7" (Average building height, indicated by a red arrow)
- Vertical Scale:**
 - 5380
 - 5400
 - 5410
 - 5420
 - 5430
 - 5440
 - 5450
- Labels:**
 - EXISTING GRADE
 - TOP OF ROOF
 - TOP OF EAVE
 - TOP OF RIDGE

Average building height 37'

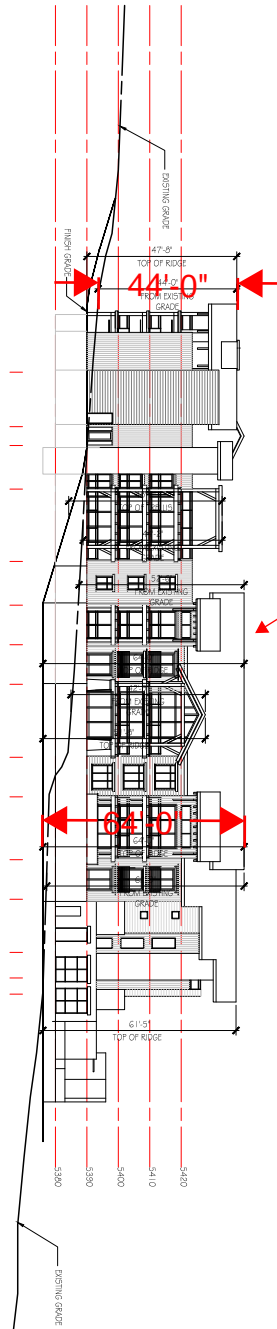
EAST TO WEST GRADE SECTION
A
A301 SCALE 1/16" = 1'-0"

EXISTING GRADE
FINISH GRADE



NORTH TO SOUTH GRADE SECTION
SCALE: 1/16" = 1'-0"

EXISTING GRADE
FINISH GRADE



Average
building
height 54'

-64'-0"-

5400

5380

5360

SHEET NUMBER: A301	GRADE SECTIONS		OWNER: PINE CANYON LODGE, INC.	PROJECT: PINE CANYON CONDOMINIUM	LOCATION: 3567 2901 NORDIC VALLEY WAY, EDEN, UTAH 84310	REVISIONS:	PROJECT No. 1814
			DRAWN BY: SL				PROJECT No. 1814
DATE: 10/12/14			© 2014 VanZeeb Architecture. This drawing shall not be reproduced without consent of vanZeeb Architecture, nor shall it be used for any project other than the originally intended project.				CHECKED BY: ...

Exhibit D- Water "Will-Serve Letter"

Nordic Mountain Water Inc.

Pine Canyon Lodge Inc.
54-Unit Pine Canyon Condominium Complex
Liberty, Utah 84310

Ref: Reservation Service Agreement

Nordic Mountain Water Inc. (NMWI) agrees to provide water for to the 54-unit Pine Canyon Lodge Inc. Condominium Complex under the following Terms and Conditions:

- (1) A 10% Non-refundable deposit is required on the total number of connections reserved multiplied by the current Infrastructure Fee per unit rounded up to nearest full unit. (i.e. 54-units X 10% = 5.4 rounded up to 6 units)
 - a. Reservation of Service is guaranteed for one year at the Infrastructure Fee rate in affect on the date this Reservation Service Agreement is signed by both NMWI and its representatives.
 - b. Options after one year are:
 - i. Pay outstanding balance of total Infrastructure Fees outlined in paragraph c.
 1. A monthly Stand-by fee is in affect thereafter until physical water connection is made. Currently, the standby fee is \$20/condo per month and is subject to change.
 - ii. Forfeit Reservation, deposit is non-refundable, Service Agreement is nullified.
 - iii. Renegotiate this Reservation Service Agreement at the discretion of NMWI. Previous deposits will continue to be credited to balance due while this service agreement is valid.
 - c. Details
 - i. Total Connections 54 condominiums
 - ii. Total Infrastructure Fee is \$405,000 based on 54 units X \$7,500 per unit
 - iii. Initial required non-refundable deposit is \$45,000 based on 6 units @ \$7,500 each
 - iv. Final payment of \$360,000 due 1 year from date this agreement is signed by both parties and the full deposit is paid.
 - v. Monthly charge per condominium (at completion):
 1. \$51.25 based on \$37+\$14.25 for up to 7,500 gals/month.
 2. Overages will be charged incrementally per 1000 gallons for usage exceeding 7,500 gallons – TBD.
 3. Monthly rate guaranteed for 1 year from date this agreement is signed.
 - d. Restrictions
 - i. Any Home Owners Association (HOA) organized by Pine Canyon Condominium Complex or Pine Canyon after this agreement is in place cannot include any culinary water provided by NMWI.
 - ii. No extensions to the water system developed for the Pine Canyon Condominium Complex that includes water provided by NMWI will be allowed beyond the initial 54-condominium units.
 - iii. Pine Canyon cannot resale, manage, restrict, or charge any additional fees for water provided by NMWI under any circumstance.



Exhibit D- Water "Will-Serve Letter"


- iv. The 5-unit Pine Canyon Condominium Complex is considered to have one voting membership in NMWI.
- (2) Developer pays all costs including required modifications to existing NMWI infrastructure necessary to provide NMWI water to this condominium complex. In addition, the resulting water line extension design and all associated construction is subject to the following:
- Must meet all State, County, and County Fire District Specifications and requirements
 - Must meet Water System Specifications as identified by NMWI
 - All waterline construction must be inspected and approved by NMWI or its identified Agent during all water system construction and/or modification.
 - NMWI will take possession of the modified portion of the system at the time of completion.
 - Developer will provide a warranty bond to cover costs of the modification during construction and for 1 year following completion of modifications or from date NMWI takes possession, whichever date is later.
- (3) NMWI uses a gravity-flow distribution system. Since an engineering study has not been completed for the proposed Pine Canyon Condominium complex, NMWI cannot guarantee adequate water pressure.
- (4) This agreement is a good faith effort by NMWI and contains terms and conditions as set forth by the NMWI board of directors, however, it may be subject to change pending review by NMWI legal counsel.

If these conditions are acceptable, please submit the appropriate deposit and sign this agreement. We also require purchase of one Membership (see item d paragraph iv) in NMWI at the current rate of \$300 at the time the Infrastructure Fees are paid. If you have any questions, please feel free to contact Bill Green at (801) 791-3976 anytime or through our NMWI office.

Sincerely,

Bill D. Green
President
Nordic Mountain Water

Agreement of Addendum of October 9, 2014:
Pine Canyon Representative:

 Date: 10-16-14
Josh Richards


Agreement of Addendum of October 9, 2014:
Nordic Mountain Water, Inc. Representative:

 Date: 10/16/2014
Bill D. Green

Addendum of October 9, 2014:

It is agreed that upon signature of Agreement of Terms above by both parties, this agreement is valid subject to NMWI receiving \$45,000 deposit on or before Oct. 21, 2014. If said deposit is not received by Oct. 21, 2014 this agreement shall become null and void.

Agreement of Addendum of October 9, 2014:
Pine Canyon Representative:

 Date: 10-16-14
Josh Richards

Agreement of Addendum of October 9, 2014:
Nordic Mountain Water, Inc. Representative:

 Date: 10/16/2014
Bill D. Green

Exhibit E- Sewer "Will-Serve Letter"



Wolf Creek Water and Sewer Improvement District

P.O. Box 658
3632 N. Wolf Creek Dr.
Eden, Utah 84310
(801) 745-3435
Fax (801) 745-3454

October 7, 2014

Pine Canyon Lodge, Inc.
Attention: Jackson Stevens

Subject: Nordic Valley Area Wastewater Treatment Request

Wolf Creek Water and Sewer Improvement District (WCWSID) on 7 October, 2014 this letter is to notify Pine Canyon Lodge, Inc. that WCWSID has the waste water capacity and CAN and WILL serve 56 additional sewer connections from the Nordic Valley Area as requested.

Pine Canyon Lodge, Inc. will be responsible for all associated costs for all required engineering, impact fees, construction drawings, piping installation and all permit approval cost for delivering waste water to the WCWSID treatment plant as approved by WCWSID. Specific terms and conditions to be negotiated in a separate agreement.

Wolf Creek Water and Sewer Improvement District

A handwritten signature in black ink, appearing to read "Robert Thomas", written over a horizontal line.

Robert Thomas, General Manager

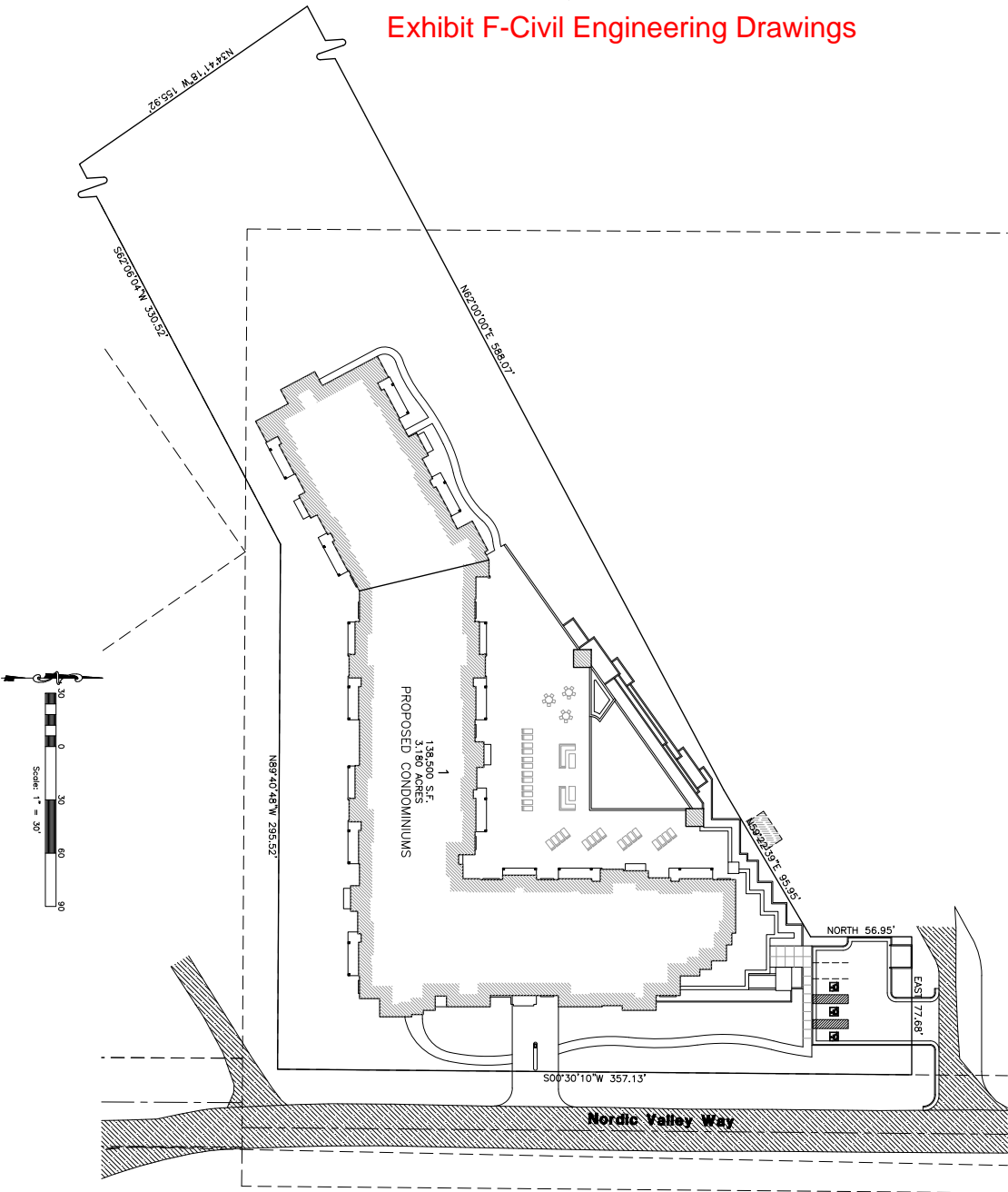
- 1) 10/10/14 RH - COMPLETED DESIGN FOR COUNTY SUBMITTAL.
- 2) 10/22/14 RH - COMPLETED DESIGN FOR COUNTY SUBMITTAL.
- 3) 11/21/14 RH - REVERSED PLANS PER ARCHITECT CHANGES.

PINE CANYON CONDOMINIUMS

Site Plans

EDEN, WEBER COUNTY, UTAH
OCTOBER 2014

Exhibit F-Civil Engineering Drawings



Vicinity Map
NOT TO SCALE

Sheet Index

- Sheet 1 - Cover/Index Sheet
- Sheet 2 - Notes & Legend Sheet
- Sheet 3 - Existing Site Plan
- Sheet 4 - Demolition Plan
- Sheet 5 - Proposed Site Plan
- Sheet 6 - Grading Plan
- Sheet 7 - Utility Plan
- Sheet 8 - Storm Water Pollution Prevention Plan Exhibit
- Sheet 9 - Storm Water Pollution Prevention Plan Details

Engineer's Notice To Contractors

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES, OR ANY OTHER OBSTRUCTIONS, ARE NOT SHOWN ON THESE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND MARK ALL SUCH UTILITIES AND OBSTRUCTIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE REGULATIONS AND ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE REGULATIONS AND ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

Developer Contact:

Greg Jensen / Development Coordinator
Nordic Valley Ski Resort
2980 North Highway 162
Eden, UT 84201
PH: (801) 731-9104

Call Toll Free

1-800-862-4111

two working days before you dig

Revised: 11-21-14

Pine Canyon Condominiums

EDEN, WEBER COUNTY, UTAH

Cover/Index Sheet



Project Info:

Engineer: GREG JENSEN, P.E.
Owner: R. HANSEN
Project: PINE CANYON
DATE: AUGUST 8, 2014
SHEET: COVER
NUMBER: 0387-201

REVISIONS	
DATE	DESCRIPTION
11-21-14 RH	Architect Changes



[illegible][illegible]

THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR BEST MANAGEMENT OF THE PROJECT. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE SUBJECT TO INSPECTION BY THE CONTRACT. ALSO, INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE PRACTICES AS NEEDED.

CONTRACTOR SHALL KEEP THE SITE WATERED TO PREVENT DUST. CONTRACTOR TO LOCATE A NEARBY HIGHWAY FOR USE AND TO INSTALL TEMPORARY WATER CONSTRUCTION WATER CLOSURE TO BE INCLUDED IN BID.

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

THE CONTRACTOR SHALL MONITOR EROSION CONTROL MEASURES TO THE COMMANDING PROJECT FENCING.

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

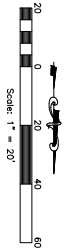
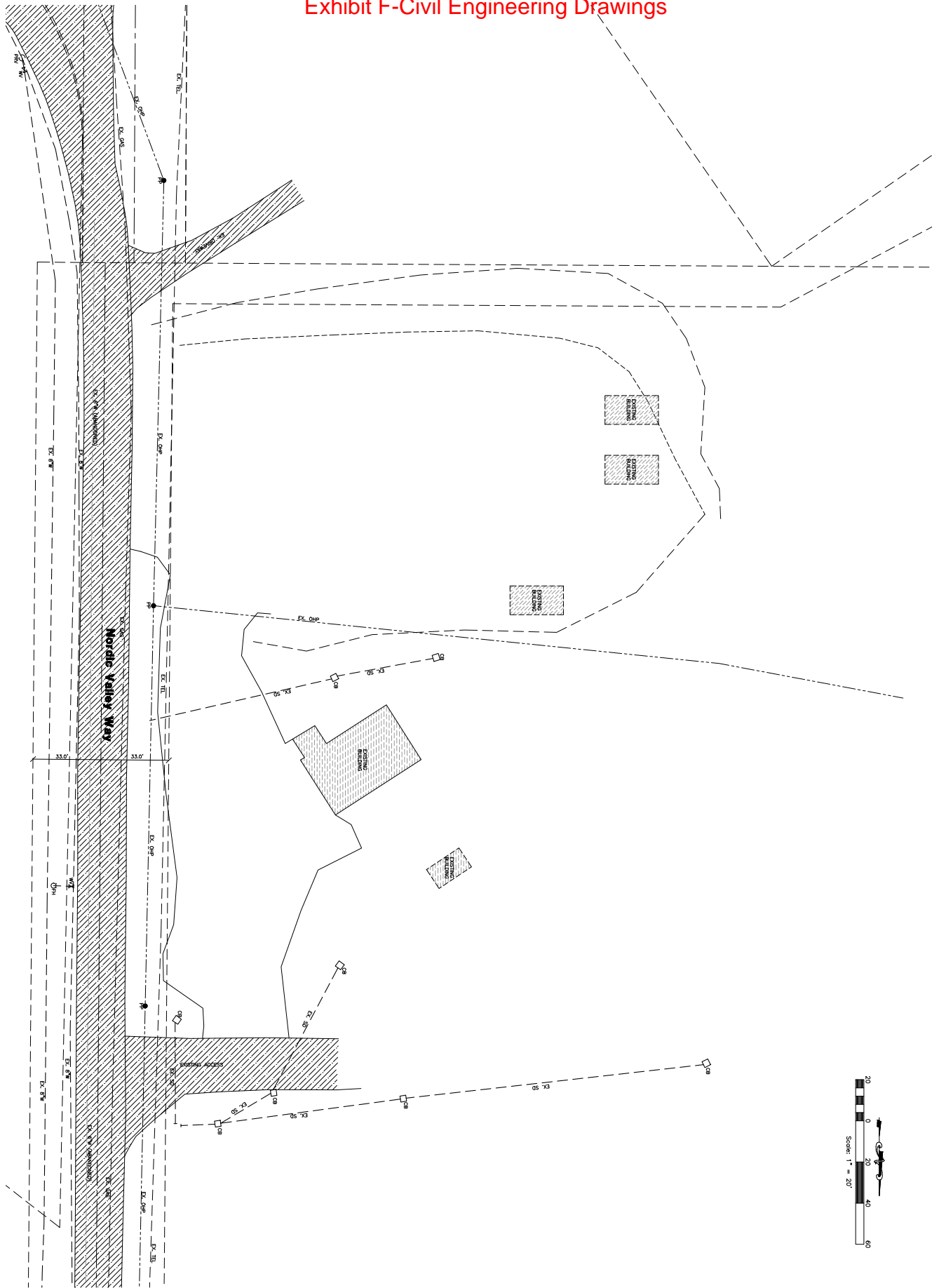
ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:

- A) SPROYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED
- B) TRACKING STRAW PERPENDICULAR TO SLOPES
- C) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

[illegible]

Exhibit F-Civil Engineering Drawings

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 820 CHAMBERS STREET, SUITE 114, GORDON, UTAH 84043, AND SHALL NOT BE REPRODUCED, 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.



Revised: 11-21-14

Project Info	
Engineer: R. HENSEN, P.E.	
Draftsman: R. HENSEN	
Reg. Date: 08/08/08	
Name: PINE CANYON	
DATE: 08/08/08	
Number: 0387-201	



Pine Canyon Condominiums

EDEN, WEBER COUNTY, UTAH

Existing Site Plan

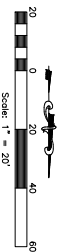
REVISIONS	
DATE	DESCRIPTION
11-21-14	RH Architect Changes



Reeve & Associates, Inc.

820 CHAMBERS STREET, SUITE 114, GORDON, UTAH 84043
TEL: (801) 621-3100 FAX: (801) 621-3068 www.reeve-associates.com

LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

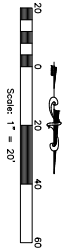
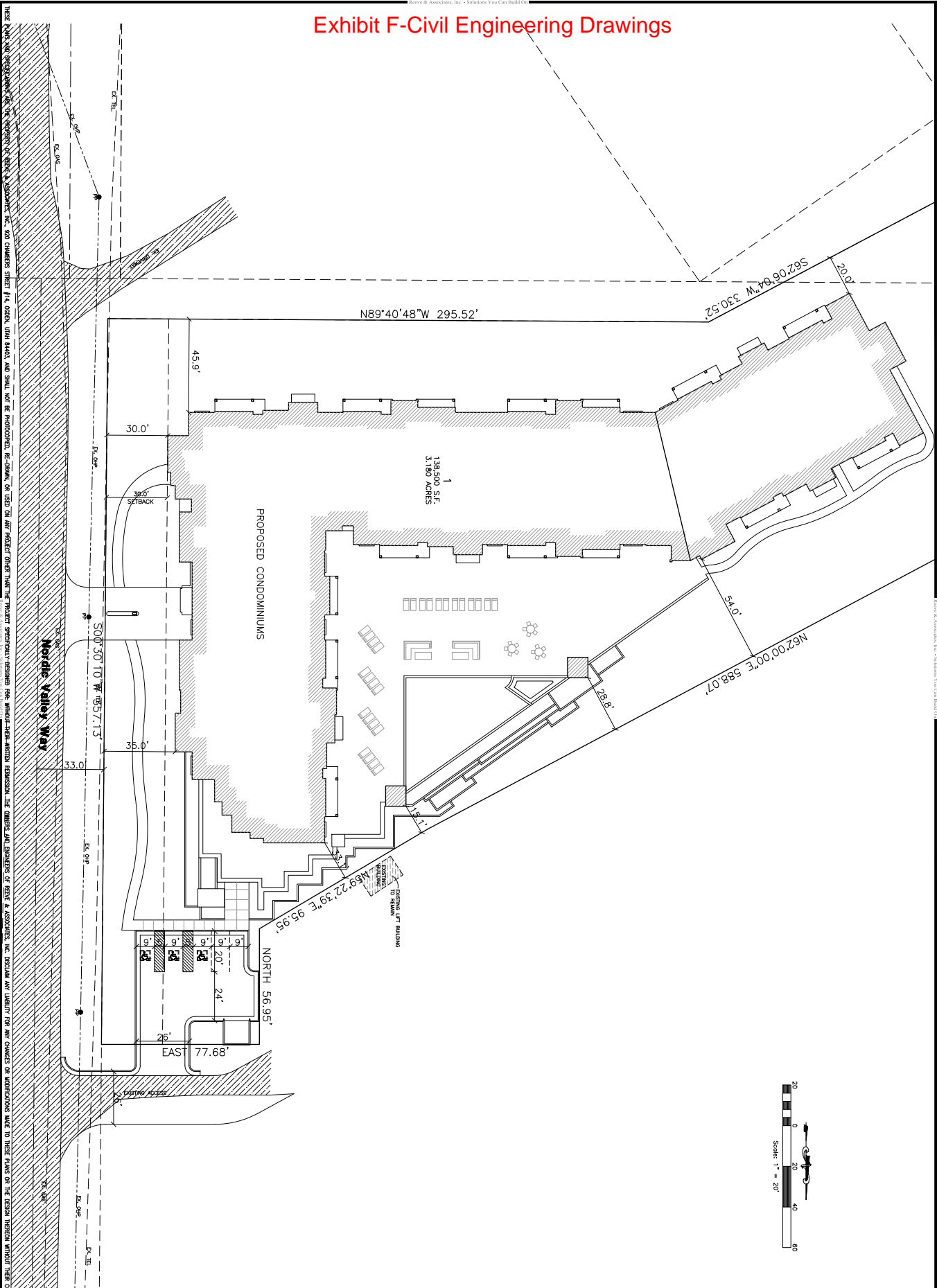


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Demolition Plan

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Exhibit F-Civil Engineering Drawings



Revised: 11-21-14

Sheet
5

Sheets
9

Project Info:
Engineer: R. HANSEN, P.E.
Project: PINE CANYON CONDO SITE PLAN
Date: 8.2014
Number: 0387-201

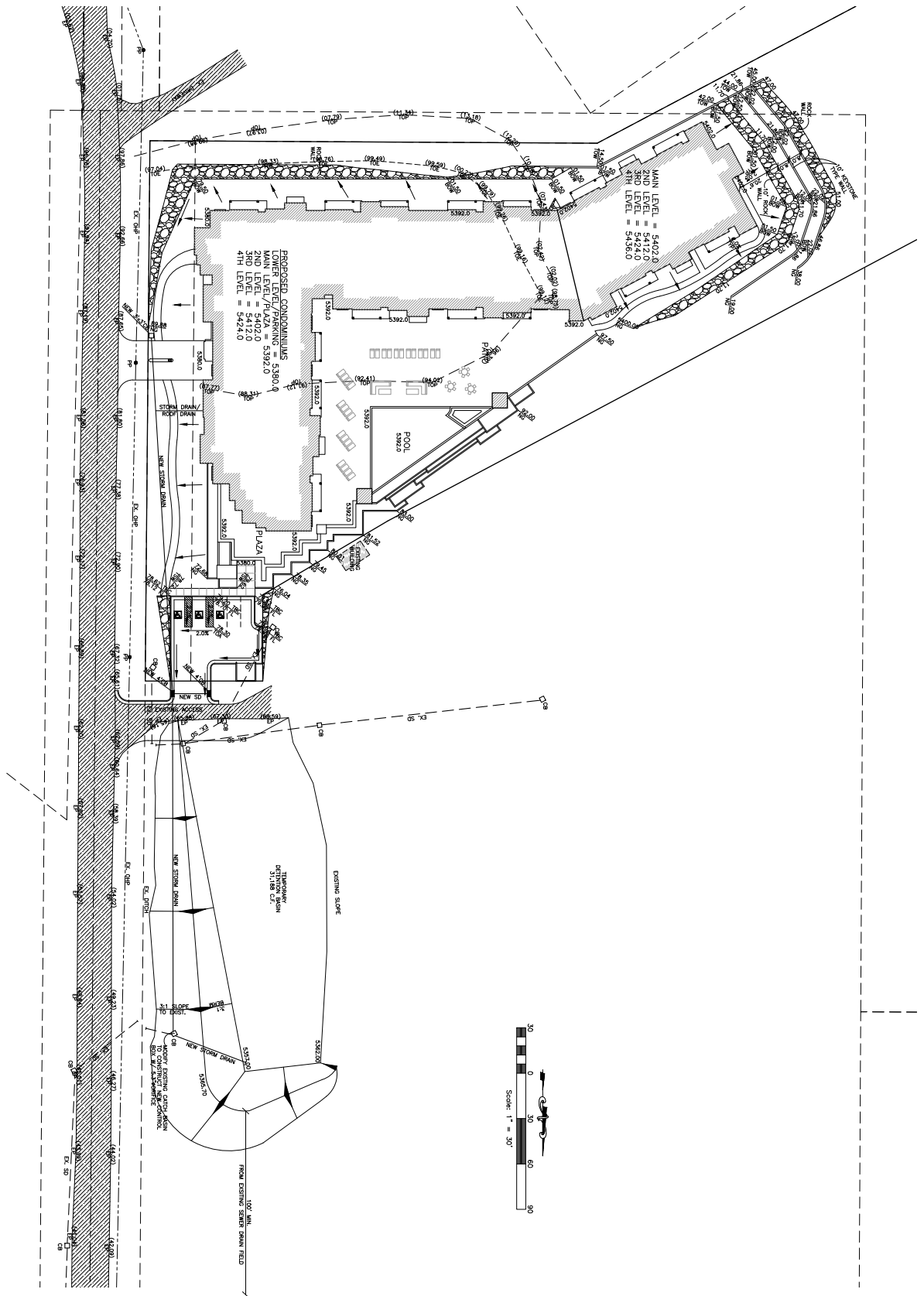
Pine Canyon Condominiums
EDEN, WEBER COUNTY, UTAH

Proposed Site Plan



REVISIONS	
DATE	DESCRIPTION
11-21-14 RH	Architect Changes

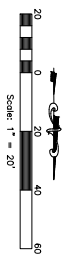
Reeve & Associates, Inc.
801 CHIMNEY STREET, SUITE 114, EDEN, UTAH 84403
TEL: (801) 421-3100 FAX: (801) 421-3068 www.reeve-associates.com
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Revised: 11-21-14

Sheet 6 of 9 Sheets	Project Info Engineer: R. HANSEN Order#: NITE DESIG. P.E. Name: PINE CANYON CONDOMINIUMS SITE PLAN Number: 6387-01		<h2 style="margin: 0;">Pine Canyon Condominiums</h2> <p style="margin: 0;">EDEN, WEBER COUNTY, UTAH</p> <h2 style="margin: 0;">Grading Plan</h2>	REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">DATE</th> <th style="width: 90%;">DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>11-21-14 RH</td> <td>Architect Changes</td> </tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	DATE	DESCRIPTION	11-21-14 RH	Architect Changes																			 <p style="margin: 0;">Reeve & Associates, Inc. <small>800 CHURCH STREET, SUITE 14, DENVER, UTAH 84403 (TEL) 801-621-3100 (FAX) 801-621-2666 www.reeve-inc.com LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS UTAH LICENSE # 100000000 • SURVEYING LICENSE # 100000000</small></p>
	DATE	DESCRIPTION																									
11-21-14 RH	Architect Changes																										



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Utility Plan

REVISIONS	
DATE	DESCRIPTION
11-21-14	RH Architect Changes

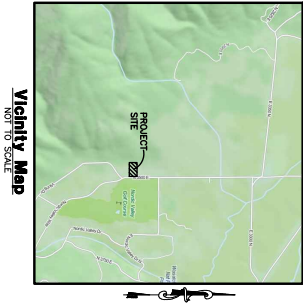
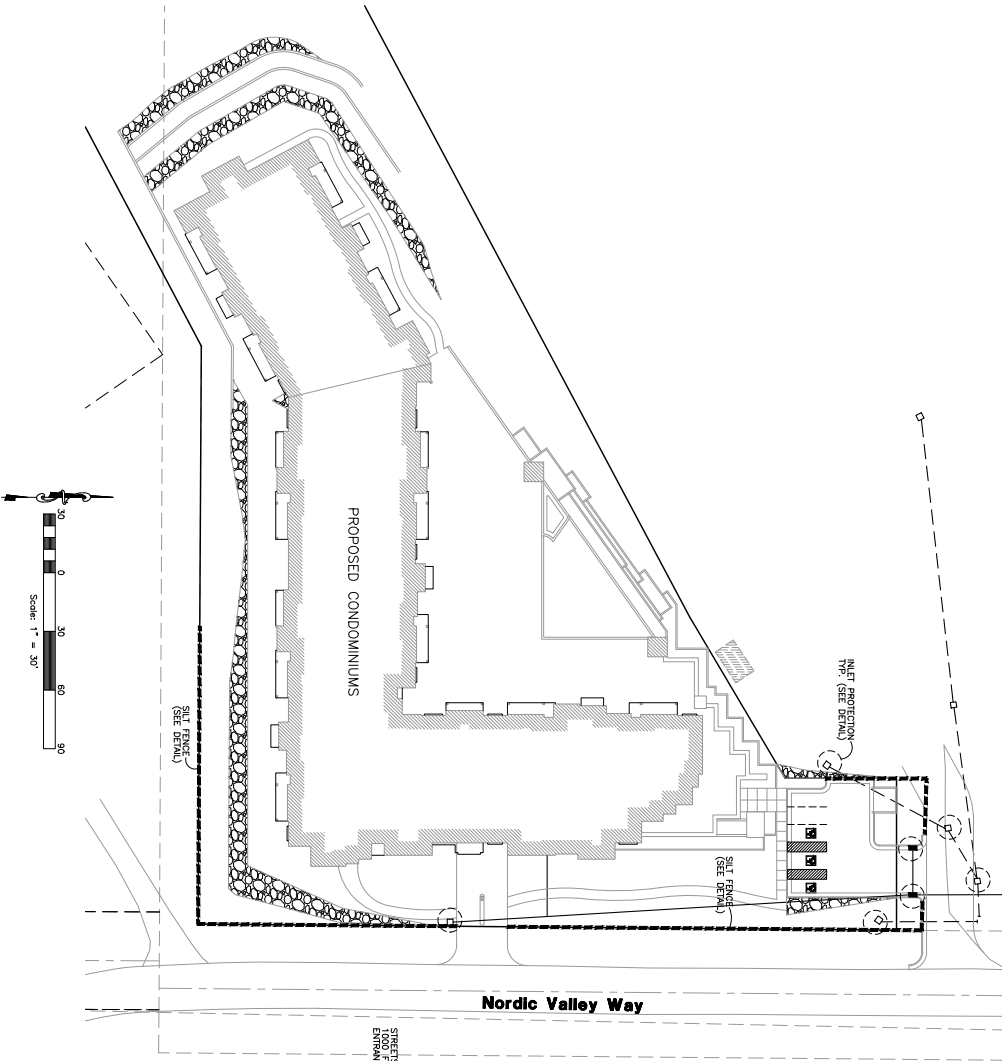


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PINE CANYON CONDOMINIUMS
Storm Water Pollution Prevention Plan Exhibit
EDEN, WEBER COUNTY, UTAH
OCTOBER 2014



Construction Activity Schedule

- PROJECT LOCATION: EDEN, WEBER COUNTY, UTAH
- PROJECT START DATE: OCTOBER 2014
- PROJECT END DATE: OCTOBER 2014
- STORM WATER MANAGEMENT CONTACT: JAMES JENSEN (801) 791-9104
- STORM WATER MANAGEMENT SCHEDULE: TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER

Revised: 11-21-14

Pine Canyon Condominiums
EDEN, WEBER COUNTY, UTAH
Storm Water Pollution
Prevention Plan Exhibit

REVISIONS	
DATE	DESCRIPTION
11-21-14 RH	Architect Changes



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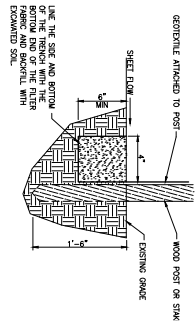
Project Info:
Engineer: R. HANSEN, P.E.
Checker: R. HANSEN
Design: R. HANSEN, 8/2014
Name: PINE CANYON
CONDO SITE PLAN
Number: 0387-201

Sheet 8 of 9
Sheets

McGraw-Hill, Inc. • Southern Yellow Can Brand Of

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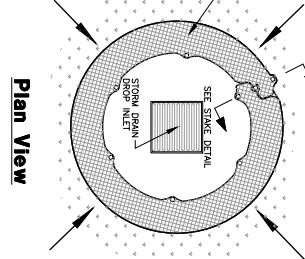
Section



Pine Canyon Condominiums

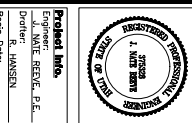
EDEN, WEBER COUNTY, UTAH

Storm Water Pollution Prevention Plan Details



Pollution in Details





8, 2014

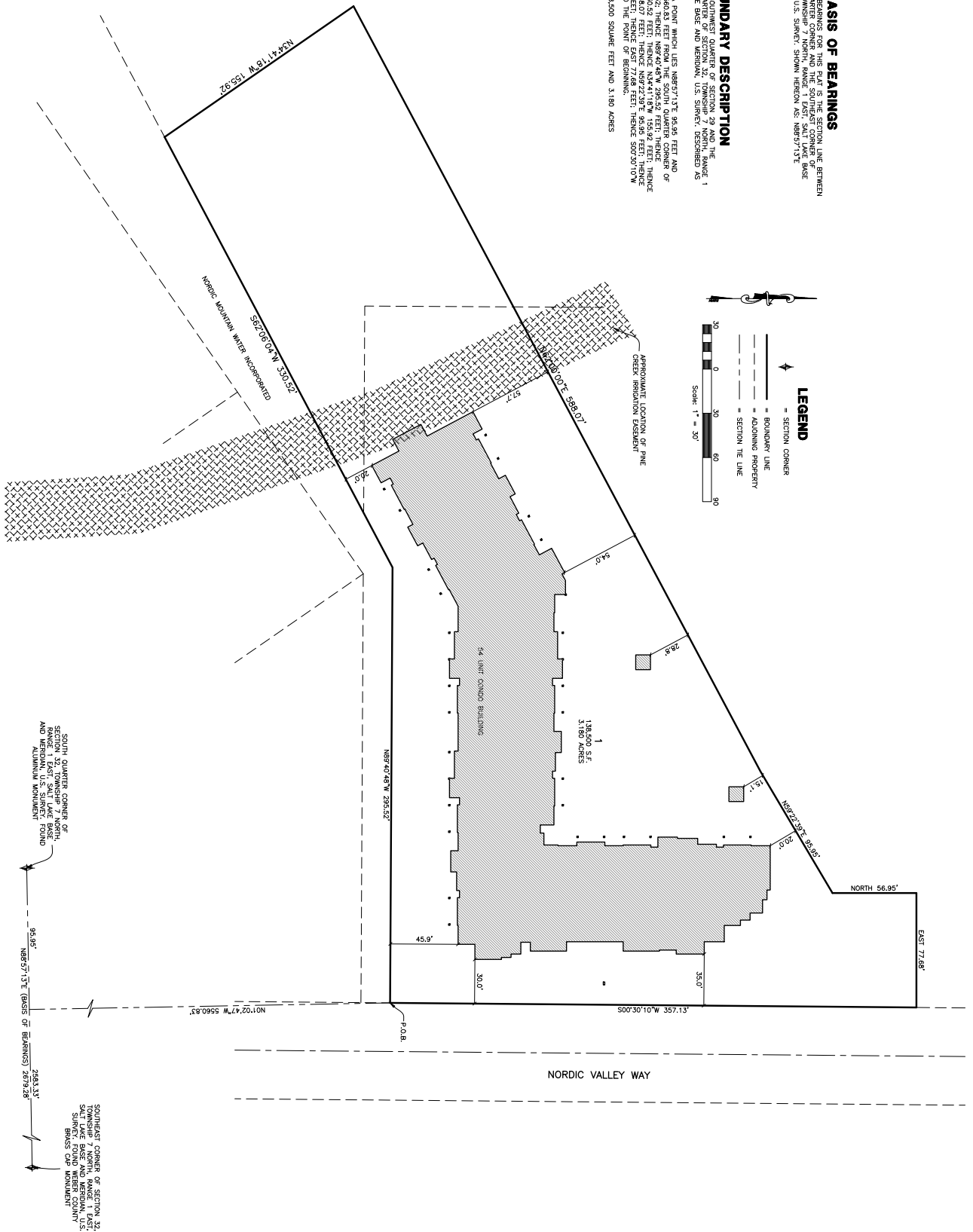
Exhibit F-Civil Engineering Drawings

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS: N88°57'13"E

BOUNDARY DESCRIPTION

BEGGINING AT A POINT WHICH LIES 8895'13"E 95.96 FEET AND
N02°42'47"W 5560.63 FEET FROM THE SOUTH QUARTER CORNER OF
SECTION 04/04W 33.02 FEET; THENCE N44°21'07"E 155.95 FEET; THENCE
S82°06'04"W 330.62 FEET; THENCE N92°41'39"E 95.95 FEET; THENCE
N02°00'01"E 986.07 FEET; THENCE EAST 77.68 FEET; THENCE
S07°13'51"E 357.13 FEET TO THE POINT OF BEGINNING.
357.13 FEET TO THE POINT OF BEGINNING.
CONTAINING 138,500 SQUARE FEET AND 3.180 ACRES



PRELIMINARY PLAN

WEBER COUNTY, UTAH

PINE CANYON CONDO - BUILDING 1

REVISIONS	
<u>DATE</u>	<u>DESCRIPTION</u>

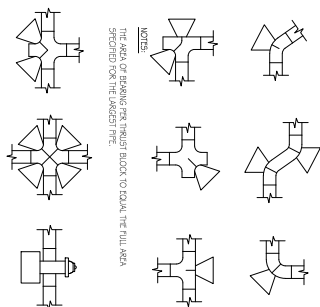


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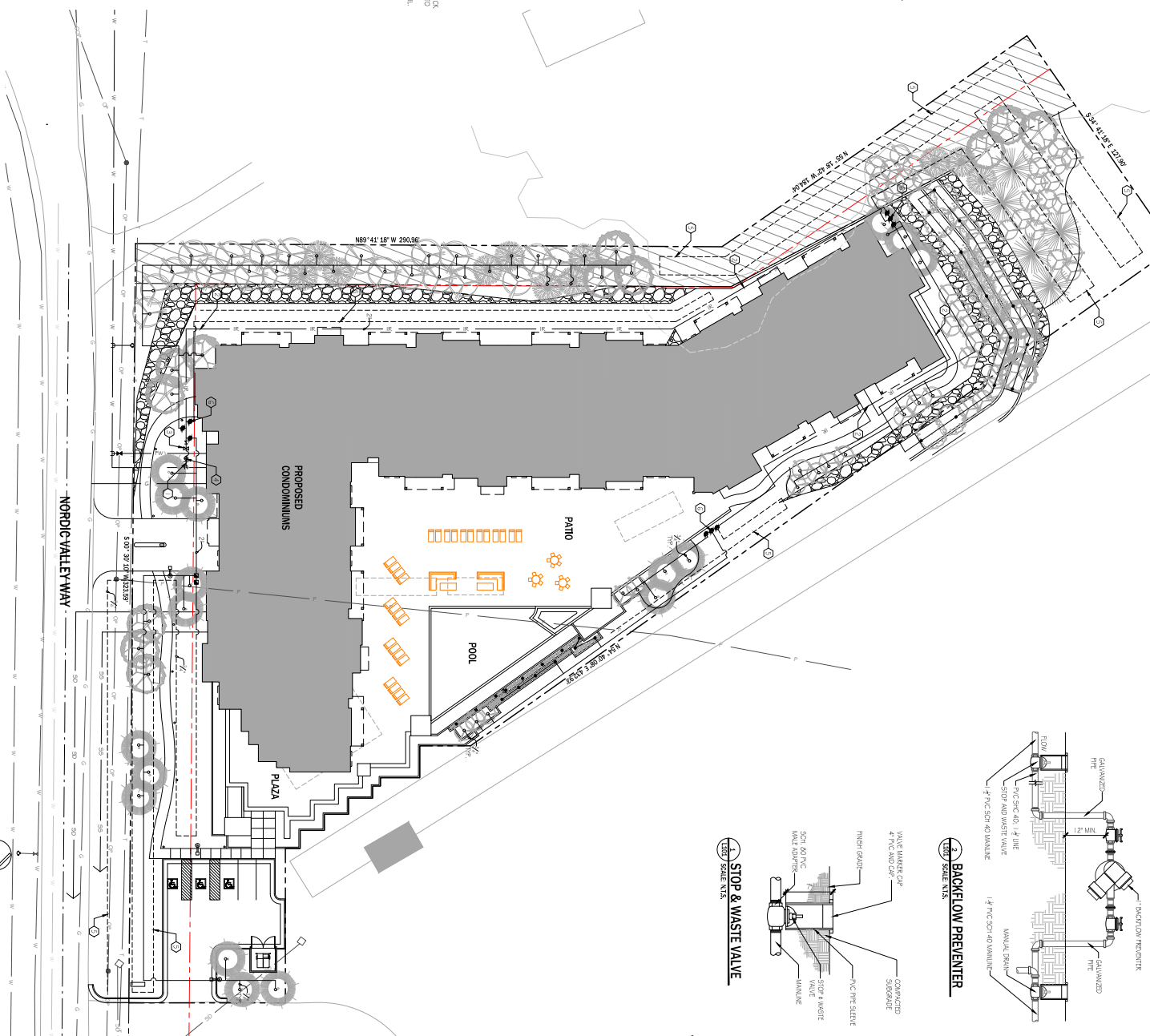
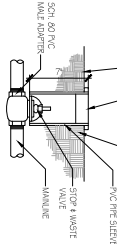
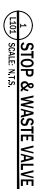
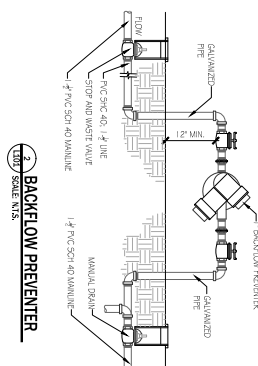
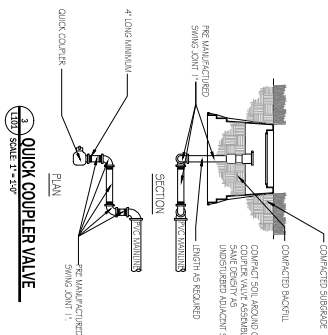
Project Info.	
Surveyor:	R. KUNZ
Designer:	N. ANDERSON
Begin Date:	10-10-14
Name:	EXHIBIT NORDIC VALLEY
Scale:	1"=30'
Revision:	11-20-14
Number:	6387-01

Exhibit G-Irrigation Plan



MANUAL BEARING AREA IN SQUARE FEET									
FITTING TYPE OR SIZE	90° BEND CDGSS	TEE ON BEND		45° BEND		22.5° BEND		1.25° BEND	
		A1	A2	BEND	BEND	BEND	BEND	COL. (D5)	45°/FEET
4	1.4	1.9	1.9	1.4	1.0	1.0	1.0	1.0	1.0
5	2.0	4.0	4.0	2.8	2.1	1.1	1.0	1.0	2.1
6	4.0	6.0	6.0	4.0	3.7	1.9	1.0	1.0	3.6
10	7.3	10.3	10.3	7.3	5.6	2.8	1.4	1.4	5.5

1. CONCRETE THRUST BLOOMING TO BE POURED AGAINST UNDISTURBED EARTH OR STRUCTURAL BACK FILL APPROVED BY ARCHITECT.
2. KEEP CONCRETE CLEAR OF JOINT AND ACCESSORIES.
3. ALL BUILT UPING EXCEPT FLAGGED, SCORDED, SMOOTED WELD PVC OR WEDGED STEEL PILE SPECIFIED TO BE PRELAP, TESTED SHALL BE PROVIDED WITH CONCRETE THRUST BLOOMING AT ALL DIRECTION CHANGES UNLESS OTHERWISE NOTED.
4. THRUST BLOOM SHALL NOT BE LOCATED OR SIZED TO EXHAUST ADJACENT PILES OF FITTINGS.



IRRIGATION REMOTES:

1. IRRIGATION METER
2. PWC IRRIGATION MAIN
3. IRRIGATION VALVES AND BACKFLOW PREVENTER
4. STOP & WASTE VALVE
5. SUBSURFACE IRRIGATION SYSTEM
6. IRRIGATION VALVE BOX

GENERAL IRRIGATION

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SPRINKLER HEAD LEGEND

CLIM.	DECONTAMINATION	INDICATOR
	FULL SPRAY	12"

	HALF SPRAY	12'
---	------------	-----

	QUARTER SPRAY	1/2"
---	---------------	------

5	STRIP SPRAY	8
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	END SPRAY	8'
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STOP & WASTE	
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7	CONTROLLER	

	CONTROL VALVE	
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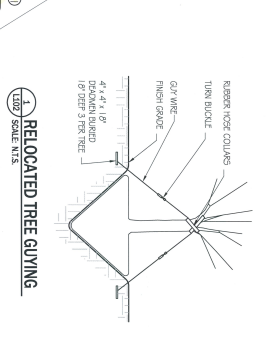
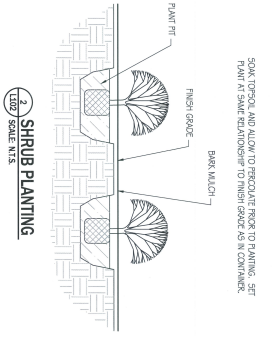
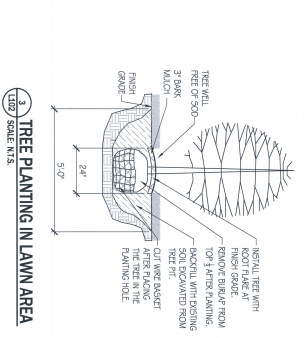
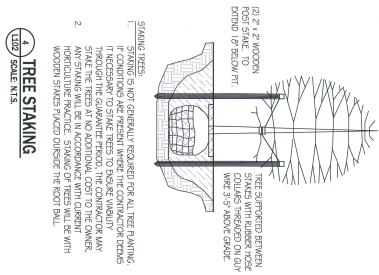
==	SILVER	
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	UNIT	REMARKS
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GRAPHIC SCALE

Exhibit G-Landscaping Plan

PLANTING LEGEND		
MARK	COMMON NAME	SIZE & SPACING
TREES		
(C1)	WHITE FIR	6" TALL
(C2)	KOON MOUNTAIN MAHOGANY	2" CAL.
(C3)	DOUGLAS HEMLOCK	2" CAL.
(C4)	DOUGLAS FIR	2" CAL.
(C5)	DOUGLAS FIR	2" CAL.
(C6)	DOUGLAS FIR	2" CAL.
(C7)	DOUGLAS FIR	2" CAL.
(C8)	DOUGLAS FIR	2" CAL.
(C9)	DOUGLAS FIR	2" CAL.
(C10)	DOUGLAS FIR	2" CAL.
(C11)	DOUGLAS FIR	2" CAL.
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(C97)	DOUGLAS FIR	2" CAL.
(C98)	DOUGLAS FIR	2" CAL.
(C99)	DOUGLAS FIR	2" CAL.
(C100)	DOUGLAS FIR	2" CAL.



PLANTING REMARKS:

1. DISTINGUISH TREES
2. TREE PLANTING IN LAWN AREA
3. SHRUB PLANTING
4. RELOCATED TREE CUTTING

PLANTING NOTES:

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