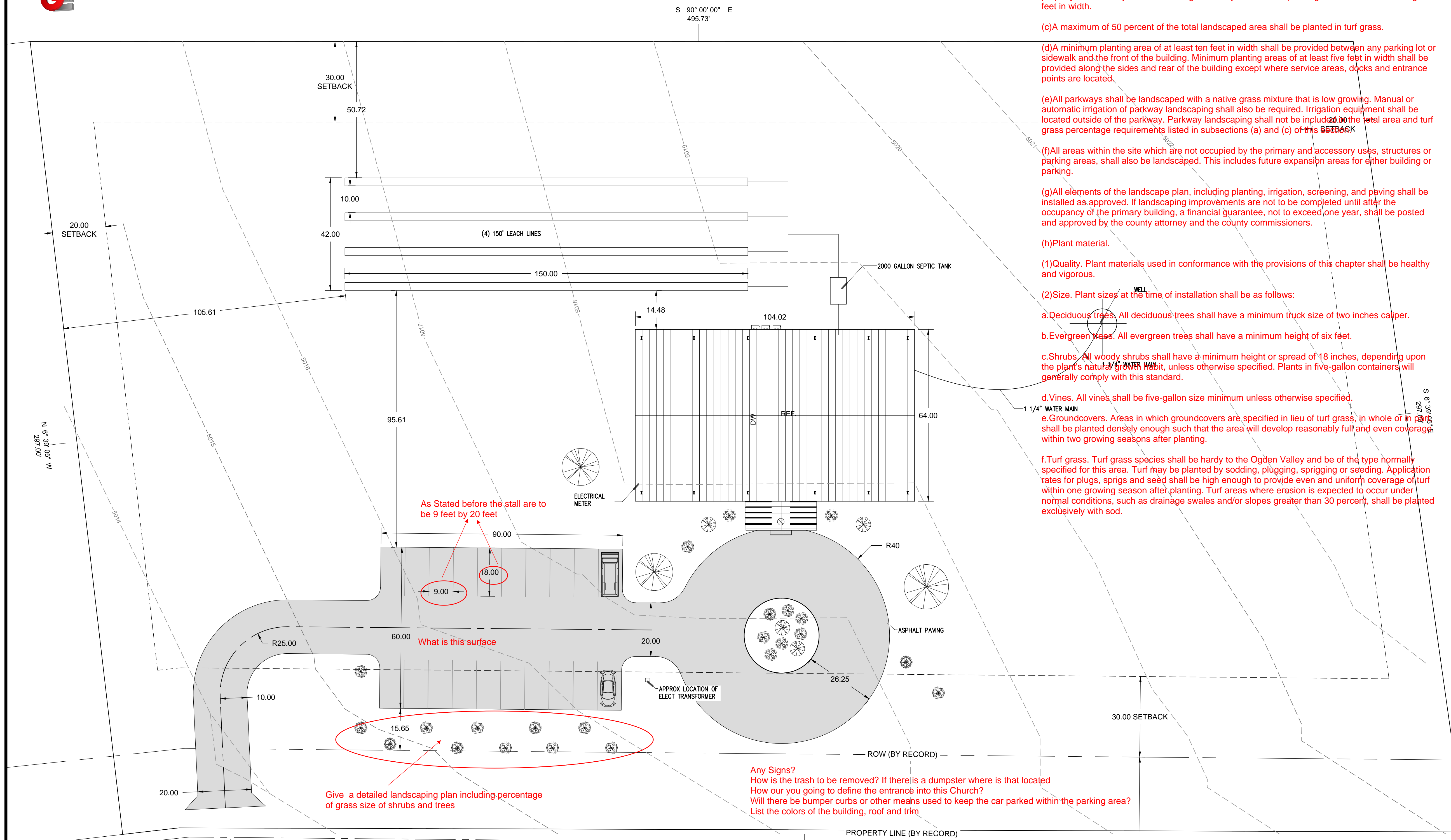


Parking: Church. One space per five fixed seats.



Sec. 108-2-5. - Minimum standards and guidelines; general landscaping.

(a) All commercial sites shall have a minimum of 20 percent of the total lot area landscaped and a minimum of 80 percent of the landscaping shall be living plant materials.

(b) All commercial sites shall provide a planting area, excluding sidewalk, of at least 15 feet in width along front and side property lines adjacent to street rights-of-way unless a zero foot setback and the applicant meeting the requirements of complete streets within the project limits. Side and rear property lines not adjacent to street rights-of-way shall have a planting area of not less than eight feet in width.

(c) A maximum of 50 percent of the total landscaped area shall be planted in turf grass.

(d) A minimum planting area of at least ten feet in width shall be provided between any parking lot or sidewalk and the front of the building. Minimum planting areas of at least five feet in width shall be provided along the sides and rear of the building except where service areas, docks and entrance points are located.

(e) All parkways shall be landscaped with a native grass mixture that is low growing. Manual or automatic irrigation of parkway landscaping shall also be required. Irrigation equipment shall be located outside of the parkway. Parkway landscaping shall not be included in the total area and turf grass percentage requirements listed in subsections (a) and (c) of this section.

(f) All areas within the site which are not occupied by the primary and accessory uses, structures or parking areas, shall also be landscaped. This includes future expansion areas for either building or parking.

(g) All elements of the landscape plan, including planting, irrigation, screening, and paving shall be installed as approved. If landscaping improvements are not to be completed until after the occupancy of the primary building, a financial guarantee, not to exceed one year, shall be posted and approved by the county attorney and the county commissioners.

(h) Plant material.

(1) Quality. Plant materials used in conformance with the provisions of this chapter shall be healthy and vigorous.

(2) Size. Plant sizes at the time of installation shall be as follows:

a. Deciduous trees. All deciduous trees shall have a minimum trunk size of two inches caliper.

b. Evergreen trees. All evergreen trees shall have a minimum height of six feet.

c. Shrubs. All woody shrubs shall have a minimum height or spread of 18 inches, depending upon the plant's natural growth habit, unless otherwise specified. Plants in five-gallon containers will generally comply with this standard.

d. Vines. All vines shall be five-gallon size minimum unless otherwise specified.

e. Groundcovers. Areas in which groundcovers are specified in lieu of turf grass, in whole or in part, shall be planted densely enough such that the area will develop reasonably full and even coverage within two growing seasons after planting.

f. Turf grass. Turf grass species shall be hardy to the Ogden Valley and be of the type normally specified for this area. Turf may be planted by sodding, plugging, sprigging or seeding. Application rates for plugs, sprigs and seed shall be high enough to provide even and uniform coverage of turf within one growing season after planting. Turf areas where erosion is expected to occur under normal conditions, such as drainage swales and/or slopes greater than 30 percent, shall be planted exclusively with sod.

Sec. 108-2-4. - Minimum standards; architectural.

1) Color. External surfaces shall be predominantly natural, muted earth tones. White may be used as an accent color. Contrasting accent colors may be allowed by the planning commission. The roof of an addition to an existing structure, when matching existing colors, shall be exempt.

2) Exposed fronts and street sides of buildings. Exposed fronts and street sides of buildings shall be constructed of non-reflective materials and shall be textured concrete, brick, stone and/or natural wood/wood-like materials. Concrete masonry units or block CMUs shall not be considered acceptable materials unless it is specially colored and textured. Vinyl and/or aluminum siding shall not be acceptable.

4) Exposed metal. Exposed metal shall be painted, stained, or anodized in permitted colors and shall be non-reflective. Copper, brass and wrought iron may remain untreated and allowed to develop a natural patina.

5) Awnings and canopies. Awnings and canopies shall not be backlit or used for signage.

6) Metal windows. Metal as a window framing support or mounting material shall be painted, stained, anodized or vinyl-clad in approved colors.

7) Colored architectural elevations, colored signage plans and landscape plans. Colored architectural elevations, colored signage plans and landscape plans shall be included with all site plan submittals.

8) Architectural detail. Architectural detail shall be provided at focal points on all building facades, such as doorways, balconies, roof overhangs and dormers, such that monotonous horizontal lines greater than 50 feet are avoided.

Summary data table indicating the area of the site in the following classifications:

a. Total area of the site.

b. Total area and percentage of the site in landscape area.

c. Total area and percentage of the site in turf grass.

PROJECT DETAILS

PARCEL SIZE	-	145,615 SF (3.343 ACRES)
LANDSCAPING	-	##### SF (88.2%)
ASPHALT	-	12,636 SF (7.2%)
BUILDING	-	6,857 SF (4.6%)
HARD SURFACE	-	17,239 SF (11.8%)
ZONING	-	AV-3
FEMA FLOOD ZONE	-	ZONE X
OCCUPANCY	-	100
PARKING REQUIRED	-	20 STALLS
PARKING PROVIDED	-	20 STALLS

DEVELOPER
 OGDEN VALLEY COMMUNITY CHURCH
 9228 EAST 100 SOUTH
 HUNTSVILLE, UT

Sec. 108-2-6. - Minimum standards—Off-street parking.

(a) All off-street parking areas or other vehicular use areas which are 20 feet or closer to any street right-of-way shall have a continuous landscape area between the edge of parking and the right-of-way. The minimum width of this landscape area shall be 15 feet. The minimum landscaping shall consist of the following:

(1) Trees shall be planted and spaced at the equivalent of one tree per 50 linear feet or fraction thereof along the length of the landscape area. They may be spaced linearly or grouped in clusters. Tree size shall be a minimum of two-inch caliper.

(2) In addition to trees, an evergreen or deciduous shrub border or hedge shall be planted along 100 percent of the length of the landscaped area. Shrubs used shall not be less than 18 inches and not more than 48 inches in height at maturity. The remainder of the planting area shall be landscaped with turf grass or groundcovers.

(3) A fence, permanent screen, or wall may also be installed within the landscaping area; however, the non-living screening device shall not exceed four feet in height, and shall not replace the plant material requirement. The minimum plantings specified shall be installed on the street side of the screen. Additional plant materials may be planted on the parking area side of the screen.

(b) Off-street parking or other vehicular use areas which are further than 20 feet from any street right-of-way shall also have a continuous landscape area between the edge of parking and the right-of-way. The minimum landscaping shall consist of the following:

(1) Trees shall be planted and spaced at the equivalent of one tree per 50 linear feet or fraction thereof along the length of the landscape area. They may be spaced linearly or grouped in clusters. Tree size shall be a minimum of two-inch caliper.

(2) Earthen berms shall be constructed along the landscape area to provide some screening. Berm height may be continuous along the entire length, or vary somewhat to create variety. However, a maximum height of three feet shall be maintained for at least 75 percent of the entire length of the landscape area.

(3) In addition to trees, the landscape area shall be planted with low shrubs, groundcovers, or turf grass. The total combined height of earthen berms and plant materials, excluding trees, shall not exceed 48 inches. Planting schemes which minimize turf use, and promote xeriscape or water-conserving principles are strongly encouraged. The limit of 50 percent of the total site landscaping being turf grass shall still be applicable.

SCALE	1" = 20'
DATE	JAN 2016
DESIGN	DB
DRAWN	DB
CHECKED	TN
DWG:	R:\1208\1401\DESIGN\DWG\VALLEY_CHURCH.DWG

REVISIONS	DESCRIPTION
DATE	

SITE PLAN
 OGDEN VALLEY COMMUNITY CHURCH
 9228 EAST 100 SOUTH
 HUNTSVILLE, WEBER COUNTY, UTAH

GARDNER ENGINEERING
 CIVIL-LAND PLANNING
 MUNICIPAL-LAND SURVEYING
 5150 SOUTH 375 EAST OGDEN, UT
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