



# Staff Report to the Weber County Commission

Weber County Planning Division

## Synopsis

### Application Information

<b>Application Request:</b>	Consideration and action for a conditional use request for The Exchange at Wolf Creek Resort Phase 1 PRUD located within the approved Wolf Creek Resort Master Development including an average building height of 33 feet as conditionally allowed in the CVR-1 zone.
<b>Type of Decision:</b>	Administrative
<b>Agenda Date:</b>	Tuesday, May 23, 2017
<b>Applicant:</b>	WCU LLC
<b>Authorized Representative:</b>	Eric Householder
<b>File Number:</b>	CUP2017-04

### Property Information

<b>Approximate Address:</b>	3820 N Wolf Creek Resort
<b>Project Area:</b>	1.42 acres
<b>Zoning:</b>	CVR-1
<b>Existing Land Use:</b>	Vacant
<b>Proposed Land Use:</b>	Commercial
<b>Parcel ID:</b>	22-016-0074
<b>Township, Range, Section:</b>	T7N, R1E, Section 22

### Adjacent Land Use

<b>North:</b>	Resort/Golf Course	<b>South:</b>	Resort/Residential
<b>East:</b>	Golf Course	<b>West:</b>	Resort

### Staff Information

<b>Report Presenter:</b>	Ronda Kippen <a href="mailto:rkippen@co.weber.ut.us">rkippen@co.weber.ut.us</a> 801-399-8768
<b>Report Reviewer:</b>	RG

## Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7, Definitions
- Title 104, Zones, Chapter 11 Commercial Valley Resort Recreation Zone (CVR-1)
- Title 104, Zones, Chapter 28 Ogden Valley Sensitive Lands Overlay Districts
- Title 108, Chapter 1 Design Review
- Title 108, Chapter 2 Ogden Valley Architectural, Landscape and Screening Design Standards
- Title 108, Chapter 4 Conditional Uses
- Title 108, Chapter 5 Planned Residential Unit Development
- Title 108, Chapter 8 Parking and Loading Space, Vehicle Traffic and Access Regulations
- Title 108, Chapter 22 Natural Hazard Areas

## Summary and Background

The Ogden Valley Planning Commission recommends approval of the conditional use request for The Exchange at Wolf Creek Resort Phase 1, a Planned Residential Unit Development (PRUD) (the applicant has changed the name of the development from “The Strand at Wolf Creek Resort Phase 1 PRUD” to “The Exchange at Wolf Creek Resort Phase 1 PRUD”) located within the approved Wolf Creek Resort Master Development; including the request for an average building height of 33 feet as conditionally allowed in the CVR-1 zone. Phase one as outlined in Exhibit C is part of a master planned project within the Wolf Creek Resort, consisting of 3 commercial units (see Exhibit A for the project narrative). The proposed development area is zoned CVR-1 zone. The village core at the Wolf Creek Resort will be a multi-phased development with a variety of commercial and multi-family options that will be reviewed and addressed in future phases (see Exhibit B for the approved conceptual plan). The proposed landscaped open space accounts for approximately 27.5% (17,040 square feet) of the total project boundary area (see Exhibit C for the PRUD Landscape Plan).

Wolf Creek Resort has been a Master Planned Community since the early 1980's. The applicant petitioned Weber County in 2015 to rezone approximately 15.97 acres to the CVR-1 zone. Weber County approved the request as Ordinance 2015-15 and the ordinance and subsequent zoning development agreement was recorded with the Weber County Recorder's Office as Entry# 2755224 (see Exhibit B for the approved conceptual plan).

The applicant would now like to move forward with the development process and has submitted the required information as outlined in the Uniform Land Use Code of Weber County (LUC) §108-5 for consideration and approval of the proposed PRUD. Planned Residential Unit Developments are listed as a "Conditional Use" in the LUC.

Conditional use permits should be approved as long as any harmful impacts can be mitigated. The LUC already specifies certain standards necessary for mitigation of harmful impacts to which the proposal must adhere. To ensure that the natural environment is preserved to the greatest possible extent, the Planning Commission, subject to the reviews and recommendations of the required public agencies, has reviewed and approved the general site and architectural design of the buildings, the layout of the parking areas and the landscaping.

The Planning Commission, subject to the requirements of this chapter, has recommend approval with conditions of the PRUD to the County Commission. The proposed PRUD is in conformance with the existing PRUD, current zoning and the Zoning Development Agreement Master Plan as well as the applicable requirements in the LUC, based on the recommended conditions listed in this staff report. The following is staff's analysis of the proposed PRUD as a condition use, and the design review.

## Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by encouraging development within the existing resort-related areas.

Zoning: The subject property is located in the CVR-1 zone. The purpose and intent of the CVR-1 zone is identified in the LUC §104-11-1 as:

*"(a) The purpose of this zone is to provide locations in the Ogden Valley and at major recreation resort areas, where service facilities and goods normally required by the public in the pursuit of general recreation activities can be obtained.*

*(b) In this role, even though the area is primarily commercial in nature, it should be compatible with the general surrounding natural environment. To this end, the general siting and architectural design of buildings and structures, the layout of parking areas and landscaping shall be subject to review and recommendations by the public agencies, design review and approval by the planning commission to ensure that the natural environment is preserved to the greatest possible extent. "*

Conditional Use Review: The proposed PRUD is conditionally allowed in the CVR-1 zone. A review process has been outlined in LUC §108-4-3 to ensure compliance with the applicable ordinances and to mitigate anticipated detrimental effects. As a requirement of the conditional use permit, the applicant has provided a "Feasibility Letter" from Wolf Creek Water and Sewer District (see Exhibit D) for culinary, irrigation and waste water services. The applicant has provided the required material to facilitate a thorough review of the proposed project including a narrative (see Exhibit A), the conceptual plan (see Exhibit B), a landscape plan (see Exhibit C), architectural renderings (see Exhibit E), grading plan, a utility plan and a storm water protection plan (see Exhibit F).

The general requirements for consideration of a planned residential unit development include items such as the architectural design of buildings and their relationship on the site and development beyond the boundaries of the proposal; the entrances and exits to the development and the provisions for internal and external traffic circulation and off-street parking; the landscaping and screening as related to the several uses within the development and as a means of its integration into its surroundings; and the demonstrated ability of the proponents of the planned residential unit development to financially carry out the proposed project under total or phase development proposals within the time limit established.

The majority of these considerations will be addressed in the design review and subdivision portion of staff's analysis of the proposal. The applicant will be required to provide a cash escrow to be held by Weber County for the improvements within the development.

Design Review: The current zoning and the proposed conditional use mandates a design review as outlined in the LUC §108-1 to ensure that the general layout and appearance of the development shall not impair the orderly and harmonious development of the neighborhood nor impair investment in and occupation of the neighborhood. As part of

this review, the Planning Commission considered the relevant standards for the proposed conditional use and imposed conditions to mitigate deficiencies where the plan was found deficient. The standards for consideration are as follows:

1) *Considerations relating to traffic safety and traffic congestion.* The proposal includes improvement drawings for the construction of the infrastructure for Phase 1 of the development. Access to the development will be gained from Wolf Creek Drive and provides a stub for future development located along the southeast of the project site (see Exhibit C). The proposal includes 154 parking stalls. The parking requirements are based on the proposed uses. The uses and parking requirements are as follows:

- Existing Reception Center  
30 stalls minimum/provided = 30 stalls
- Existing Fitness Center = 17 stalls  
One space per 200 sq ft of area (3,300 sf)/provided=17 stalls
- Building A Retail  
One space per 200 sq ft of area (5,915 sf)/provided=30 stalls
- Building A Reception Center = 30 stalls  
30 stalls minimum/provided = 30 stalls
- Building B Restaurant = 44 stalls  
One space per eating booth or table (44 tables)/provided=44 stalls
- Building C Retail  
One space per 200 sq ft of area (600 sf)/provided=3 stalls

The applicant has provided adequate parking for existing and proposed areas within the development and the parking plan meets the parking standards as outlined in LUC §108-8.

2) *Considerations relating to outdoor advertising.* With the exception of the Wolf Creek logo shown on the side elevations of “The Comstock” building, the applicant has not proposed any additional signage or outdoor advertising as part of the application. If the developer would like to have any signage within the development, a signage plan will need to be submitted for review and approval prior to installation of any signage outside of the typical required traffic signs.

3) *Considerations relating to landscaping, screening and buffering.* The applicant has been able to adequately address the minimum requirements of the Design Review as outlined in LUC §108-1-4(3) and the Ogden Valley Architectural, Landscape and Screening Design Standards as outlined in LUC §108-2-5 and §108-2-9 by providing detailed plans that reflect 27.5% of the project site as landscaped (see Exhibit C). Additional screening will be required for the dumpster area. A condition of approval has been added to staff’s recommendations to ensure the additional screening will be installed prior to receiving occupancy of the structures. The materials to screen the dumpster area should match the architectural materials of the surrounding buildings.

4) *Considerations relating to buildings and site layout.* The building and site layout has been reviewed against the design criteria of the current zoning in the LUC §104-11, the Design Review in the LUC §108-1, and the Ogden Valley Architectural, Landscape and Screening Design Standards in the LUC §108-2-4. The proposed development will be a one lot PRUD subdivision that is approximately 1.42 acres.

The proposal includes detailed plans and architectural renderings for “The Comstock”, “The Garage” and “The Granary” buildings (see Exhibit E). These structures will include a recreation center, a potential spa area, retail lease areas and a restaurant.

The proposed building has an exterior finish consisting of predominantly natural, muted earth tone colors of brick veneer, horizontal lap siding, stone veneer, heavy timber beams, wood panel garage doors, rusticated metal wall panels, fascia board, and architectural asphalt shingles, corrugated metal roof material and pre-finished metal roof panels. The metal roof areas and windows must be non-reflective (see Exhibit E).

Exterior lighting has not been included as part of the proposal. Prior to issuing a land use permit for the proposed structures, all proposed lighting must be reviewed and approved by the Ogden Valley Starry Nights to ensure the proposal meets the requirements of LUC §108-16. If the County Commission feels that

additional measures need to be taken to ensure adequate protection of the night sky, a condition of approval will need to be added.

*Building height:* As part of the conditional use request, the applicant is requesting an average building height of more than 25 feet which is conditionally allowed in the CVR-1 zone. The request is for consideration of an average building height of 33 feet as defined in the LUC §101-1-7 as:

*"Building, height of: The term "height of building" means the vertical distance from the average of the highest natural grade and the lowest natural grade to the highest point of the coping of a flat roof, or to the deck line of a mansard roof, or to the highest point of the ridge of a pitch or hip roof."*

The applicant's requested average building height of 33 feet is based on measurements ranging from the highest natural grade line (approximately 37') and lowest natural grade line (approximately 29') as measured to the highest point on the roof line. In reviewing the proposal, an overall average building height measured from the highest and lowest natural grade line to the highest point on the roof line, using the combined measurements from all elevations provided, is 33'.

The building and site layout have been reviewed against the design criteria of the CVR-1 Zone in the LUC §104-11, the Design Review in the LUC §108-1, and the Ogden Valley Architectural, Landscape and Screening Design Standards in the LUC §108-2-4. It appears that the proposal meets the minimum requirements of the applicable areas of the Uniform Land Use Code of Weber County.

5) *Considerations relating to utility easements, drainage, and other engineering questions.* The applicant has provided civil engineered drawings that identify the existing and proposed topography, contour lines, utilities, easements and drainage (see Exhibit F). There is a seasonal stream located in close proximity to the project and the plans appear to provide adequate setbacks for the stream corridor. The applicant will need to adhere to all conditions of the Engineering Division including but not limited to easements and utilities to and through the property, site improvements and storm water drainage.

6) *Considerations relating to prior development concept plan approval associated with any rezoning agreement, planned commercial or manufacturing rezoning, or planned residential unit development approval.* The applicant petitioned Weber County in 2015 to rezone approximately 15.97 acres to the CVR-1 zone. Weber County approved the request as Ordinance 2015-15 and the ordinance and subsequent zoning development agreement was recorded with the Weber County Recorder's Office as Entry# 2755224 (see Exhibit B for the approved conceptual plan). The development is in conformance with the approved Conceptual Plan that was adopted with the Wolf Creek Resort Master Development and it is also in conformance with the Ogden Valley General Plan.

As required in the recorded Zoning Development Agreement, it was agreed upon that the applicant shall incorporate principals of sustainability into the development when practical and feasible. The developer shall demonstrate practicality and feasibility at the time of and with all development review applications. The developer agrees that all construction will utilize best management practices. Final site plan applications made to Weber County shall be accompanied by a summary of the best management practices being utilized. A condition of approval has been added to staff's recommendations to ensure these items are addressed during the subdivision review process.

*Natural Hazards Areas:* The proposed PRUD is located in a Zone "D" as determined by FEMA to be an area of undetermined flood hazards. Areas designated as Zone "D" are typically areas in which no analysis of flood hazards has been conducted.

The proposed location of the development is located within a potential geologic hazard area and will need to be evaluated prior to recording the final subdivision with Weber County. The applicant will be required to adhere to all geologic and geotechnical requirements during the development of the site. A condition of approval that a "Natural Hazards Disclosure" document will be required to be recorded to provide adequate notice of any geotechnical and geological recommendations for future property owners.

*Culinary water, irrigation water and sanitary sewage disposal:* The applicant has provided a feasibility letter from the Wolf Creek Water and Sewer District for the culinary and irrigation water and sanitary sewer (see Exhibit D).

*Review Agencies:* The Engineering Division has reviewed the proposal and has provided the applicant with the additional items that will be required during the subdivision process. A condition of approval has been made part of the recommendations to ensure that any conditions of the applicable reviewing agencies are strictly adhered to.

Tax clearance: The 2016 property taxes have been paid in full. The 2017 property taxes will be due in full on November 1, 2017.

## Summary of County Commission Considerations

- Does this proposal comply with the applicable PRUD ordinance?
- In considering the proposed planned residential unit development, the County Commission shall review and consider the following, as applicable:
  - *The architectural design of buildings and their relationship on the site and development beyond the boundaries of the proposal.*
  - *Which streets shall be public and which shall be private; the entrances and exits to the development and the provisions for internal and external traffic circulation and off-street parking.*
  - *The landscaping and screening as related to the proposed uses within the development and their integration into the surrounding area.*
  - *The demonstrated ability of the applicant to financially carry out the proposed project under total or phase development proposals within the time limit established.*

## Planning Commission Recommendation

The Ogden Valley Planning Commission recommends approval of the request for a conditional use permit for The Exchange at Wolf Creek Resort Phase 1 PRUD located within the approved Wolf Creek Resort Master Development including an average building height of 33 feet as conditionally allowed in the CVR-1 zone. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. If the developer would like to have any signage within the development, a signage plan will need to be submitted for review and approval prior to installation of any signage outside of the typical required traffic signs.
2. Additional screening around the trash dumpsters will be installed prior to receiving occupancy of the structures. The materials to screen the dumpster area should match the architectural materials of the surrounding buildings.
3. Prior to issuing a land use permit for the proposed structures, all proposed lighting must be reviewed and approved by the Ogden Valley Starry Nights to ensure the proposal meets the requirements of LUC §108-16.
4. The metal roof areas and windows must be non-reflective material.
5. Final site plan applications made to Weber County shall be accompanied by a summary of the best management practices being utilized.
6. A "Natural Hazards Disclosure" document will be required to be recorded to provide adequate notice of any geotechnical and geological recommendations for future property owners.
7. The minimum side yard setback will be zero feet.

This recommendation is based on the following findings:

1. The proposal conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposal complies with the applicable County ordinances.
3. The building uses, locations, lot area, width, yard, height and coverage regulations proposed are acceptable as shown on the proposed plans.
4. The proposed master planned development is in conformance with the approved Zoning Development Master Planned.
5. The proposed PRUD will not be detrimental to the public health, safety, or welfare.
6. The proposed PRUD will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

## Exhibits

- A. Project Narrative
- B. Zoning Development Conceptual Plan
- C. Landscape Plans
- D. Feasibility Letters
- E. Building Plans
- F. Grading & Utility Plans

# Location Map



**The Strand at Wolf Creek Resort Phase 1  
Commercial PRUD Conditional Use Permit Application  
03.2017**

**Application Sections**

**Project Narrative**

In 2015, WCU LLC rezoned the proposed site area to CVR-1 to support both commercial and residential uses at the core of the resort. The first phase of The Strand at Wolf Creek Resort will consist of pure commercial applications as supported in the CVR-1 land use code. This particular Conditional Use Permit submittal consists of three structures totaling 20,151 SF, a plaza, parking and landscaping placed on 1.42 acres. The Commercial PRUD request was made to get variances in the CVR-1 setbacks and landscaping standards as shown on the submitted site plan. The CUP application also requests a height increase from the 25' as indicated in the architectural elevations. The plans also call out the proposed exterior finishes. The phase will be under single ownership with space being leased to tenants. A one-lot Subdivision Application will also be submitted to pull the project area of this phase out of the larger golf course parcel.

The first and largest structure is The Comstock. The two story building is 12,297 SF and approximately 37' in height from existing grade. The programing is still being explored, but we picture event/reception, office, spa and retail spaces as a possibility. A small coffee shop or deli restaurant could also be an option.

The Granary will house the restaurant/brew pub and anchors the eastside of the phase 1 site. The 7,254 SF building has 24' diameter silo element that ties into the restaurant seating area. The trash dumpsters will be screen from the parking area.

In between The Comstock and The Granary buildings is The Garage. Sitting just north of the plaza, the single story is 13' in height and 600 SF. Plan to utilize the structure for storage but could operate as an event overflow facility or even a café/juice bar.

The project will also have three tower sculptures that will resemble vintage ski lift towers. They will be painted a natural, earthy, rusted red color. An example has been submitted with the application.

The parking calculations are included on the site plan and include stalls for both phase 1 of The Strand and the existing club facilities. Lighting will comply with the Ogden Valley Lighting ordinance. The Wolf Creek Water & Sewer Improvement District will provide sewer, culinary and secondary water services to the project.

**Reasonably anticipated detrimental effect of a proposed conditional use can be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards. Examples of potential negative impacts are odor, vibration, light, dust, smoke or noise.**

- All Weber County ordinances, standards and regulations will be followed during and after construction is completed.

**That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use.**

- The CVR-1 ordinance supports the proposed commercial uses. All Weber County ordinances, standards and regulations will be followed.



# Exhibit B-Landscape Plan



DATE:	MARCH 2017
PROJECT:	000000000
DRAWN BY:	EL
DESIGNED BY:	CONCEPTUAL LDR
REVISIONS:	
REVISION NO.	DESCRIPTION
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PROJECT:	000000000
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## WOLF CREEK RESORT THE STRAND - PHASE 1

WEBER COUNTY, UTAH







February 15, 2017

RE: Capacity

LEWIS HOMES

3615 N. Wolf Creek Dr.

Eden UT, 84310

To whom it may concern:

This is official notice that Wolf Creek Water and Sewer Improvement District has the capacity to serve Water, Sewer and Irrigation for the Commercial Core phase 1. WCWSID is working with Gardner Engineering on bringing utilities to this site.

If you have any further questions or concerns please feel free to contact me at 801-430-4647

Thank you,

A handwritten signature in black ink, appearing to read "Rob Thomas", is written over a light blue horizontal line.

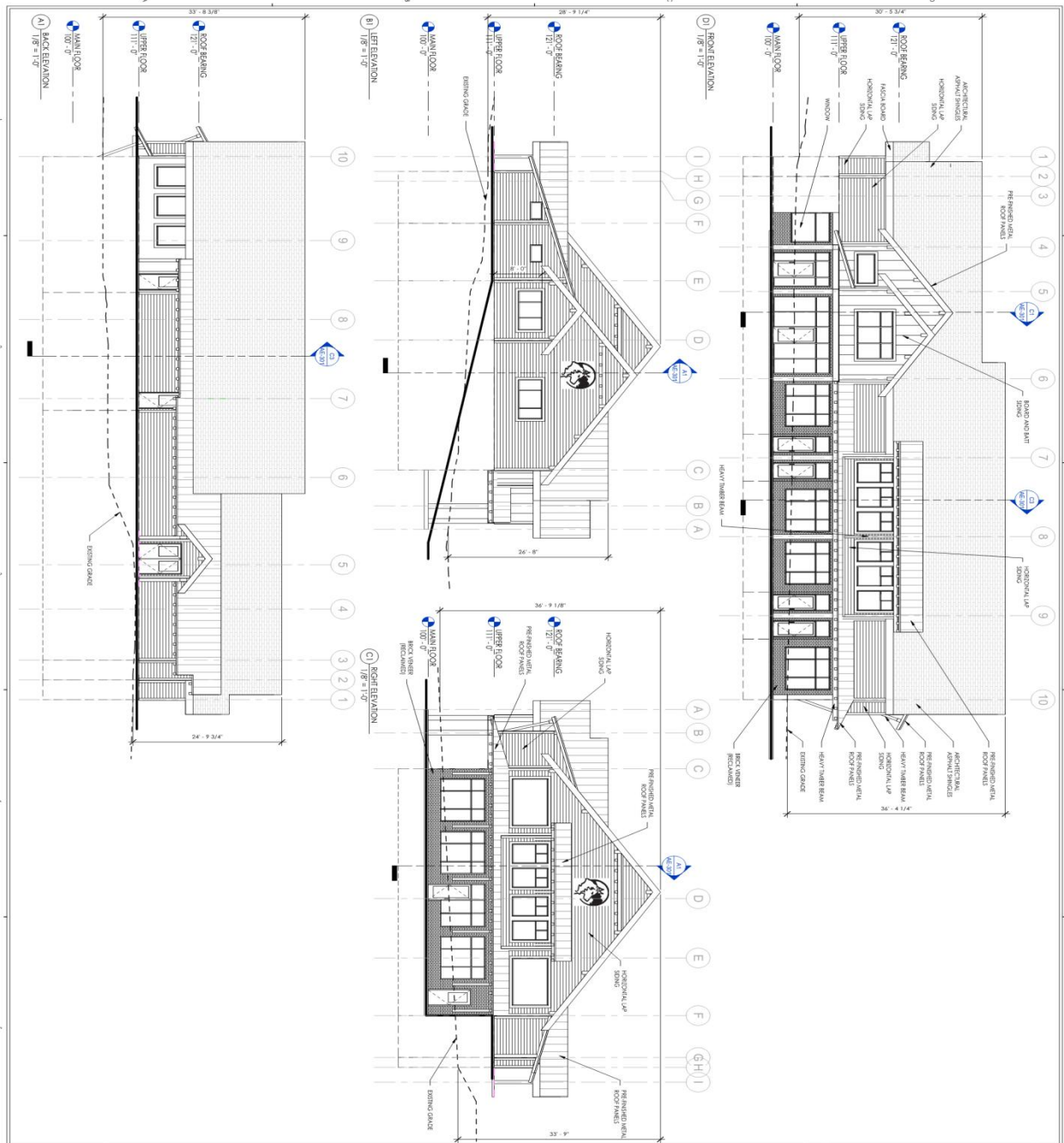
Rob Thomas

General Manager

Wolf Creek Water and Sewer

Improvement District

# Exhibit E-Architectural Building Plans - The Comstock



<p><b>GENERAL NOTES</b></p> <p>A. REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL FINISHES AND CONSTRUCTION DETAILS.</p> <p>B. PROVIDE LANDING AND ALL WINDOW DOORS, AND REVISIONS TO ROOF.</p> <p>C. FIELD VERIFY ALL WINDOW AND DOOR SIZES.</p> <p>D. PROVIDE CHIMNEY.</p> <p>E. REFER TO CHIMNEY CHECKLIST FOR CHIMNEY CONSTRUCTION.</p> <p>F. REFER TO CHIMNEY CHECKLIST FOR CHIMNEY CONSTRUCTION.</p> <p>G. PROVIDE GRADE OF ALL EXTERIOR FINISHES TO MATCH THE FINISH GRADE AND TO BE DRAINLED WINDOW.</p>		<p><b>KEYNOTES</b></p> <p>1. REF. FINISHED METAL ROOF PANELS</p> <p>2. HORIZONTAL LAY SIDING</p> <p>3. BRICK VENEER (RECYCLED)</p> <p>4. BRICK VENEER (RECYCLED) SHIMMER</p> <p>5. HEAVY THUNDER BEAM</p> <p>6. FACIAL BOARD</p> <p>7. BRICK VENEER (RECYCLED)</p> <p>8. BRICK VENEER (RECYCLED)</p> <p>9. FINISH GRADE</p>
<p>ANY CHANGE OR MODIFICATION TO THE DESIGN OF THE PROJECT IS TO BE RECORDED AND APPROVED BY THE ARCHITECT.</p> <p>CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.</p> <p>THESE DRAWINGS ARE THE PROPERTY OF BERTOLDI ARCHITECTS AND SHALL REMAIN THE PROPERTY OF BERTOLDI ARCHITECTS. NO PART OF THESE DRAWINGS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF BERTOLDI ARCHITECTS.</p>		

REV. DATE

PROJECT # 1735

DATE 10/20

TITLE EXTERIOR ELEVATIONS

SHEET

**THE COMSTOCK**

Wolf Creek Dr. Eden, UT 84310

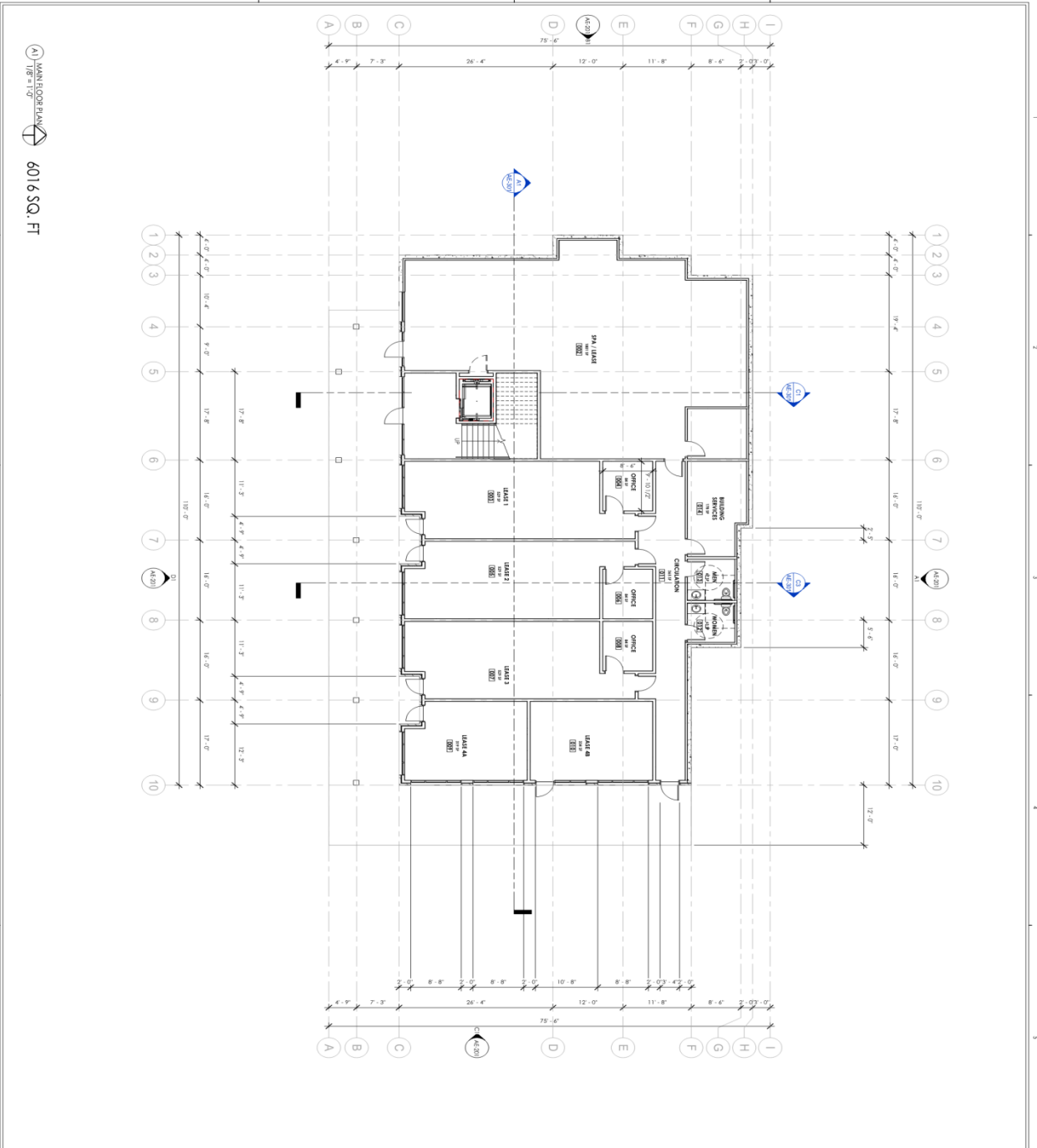
**BERTOLDI ARCHITECTS**

ARCHITECTURE • PLANNING • INTERIORS

2726 HARRISON BLVD. OGDEN, UT 84403 TEL: 801.476.4333 FAX: 801.476.4335

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# Exhibit E-Architectural Building Plans - The Comstock



**GENERAL NOTES**

- ALL DIMENSIONS ARE TO FINISH
- INDICATE INTERFERING CONDITIONS
- PROVIDE LAB LAMINAR ON BREAKING TABLE
- BRIND CONTINUOUS SHEILDING
- BRIND AT THE AREA OF SHOWING
- FINISH FLOOR TO BE FINISHED TO MATCH ADJACENT FLOOR
- CONCRETE FINISH TO BE FINISHED TO MATCH ADJACENT FLOOR
- COMPONENTS W/ALUMINUM AND EQUIPMENT OWNER ACCESSORIES AND
- EQUIPMENT SHALL BE INSTALLED FROM
- REFER TO MECHANICAL DRAWINGS
- ALL WORK FINISH IN THE AREA TO BE
- THE DIMENSIONS TO BE PROVIDED PER SECTION

**FLOOR PLAN LEGEND**

- WALL TYPE NUMBER
- REFER TO SHEET
- ROOM NUMBER
- ROOM NUMBER
- EXTERIOR ELEVATION
- ROOM NUMBER

**KEYED NOTES**

**THE COMSTOCK**  
Wolf Creek Dr. Eden, UT 84310

**BERTOLDI ARCHITECTS**  
ARCHITECTURE • PLANNING • INTERIORS  
2726 HARRISON BLVD. OGDEN, UTAH 84401 P: 801.476.4339 F: 801.476.4335

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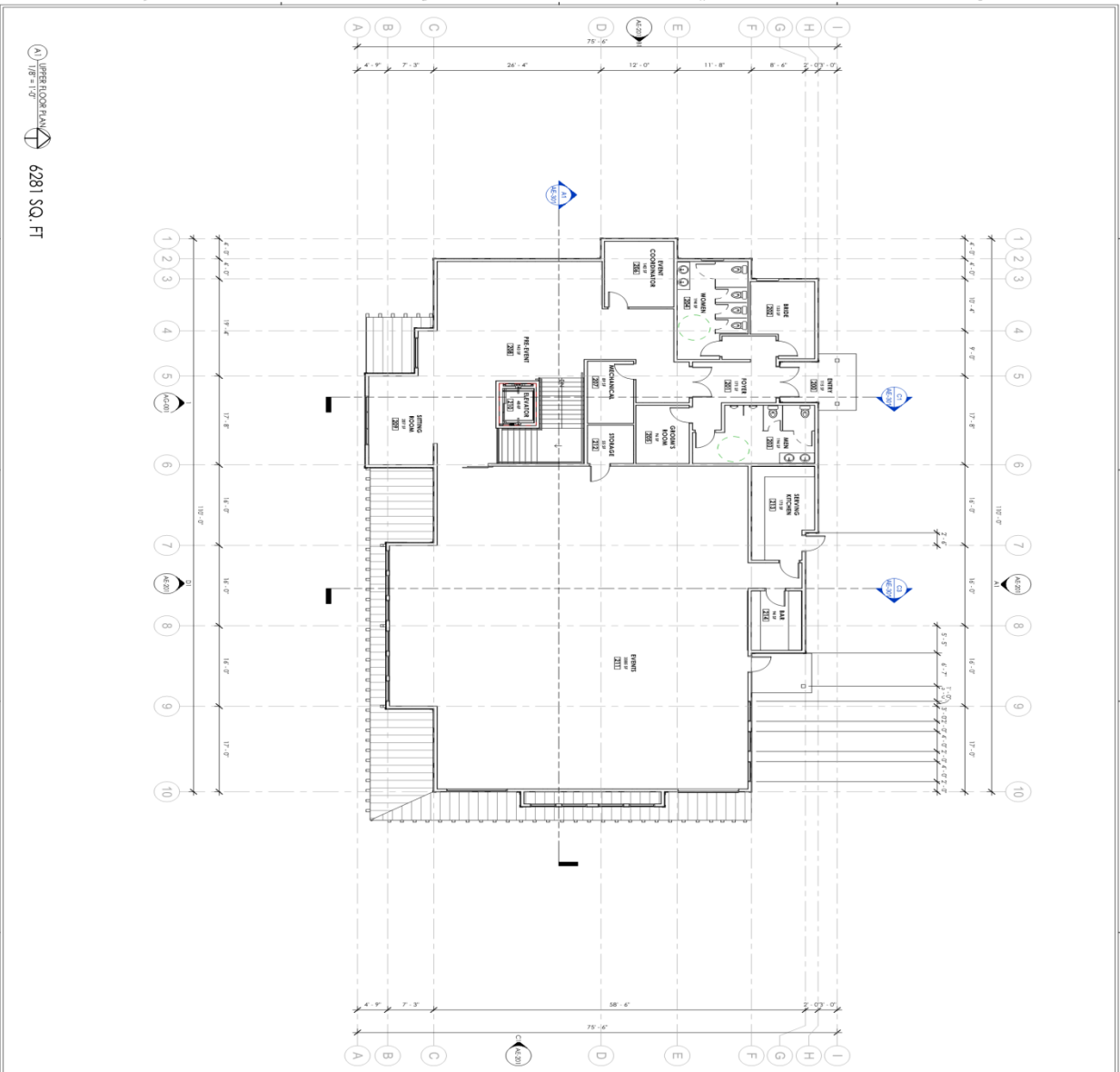
NOT FOR CONSTRUCTION

PROJECT # 1730  
DATE TBD  
THE MAIN FLOOR PLAN

AE-101



# Exhibit E-Architectural Building Plans - The Comstock



UPPER FLOOR PLAN  
1/8" = 1'-0"  
6281 SQ. FT.

**GENERAL NOTES**

A. EXISTING SHALL BE RESTORED BY ALL TRADES UNLESS OTHERWISE NOTED.

B. FINISHES SHALL BE AS NOTED OR PER PROJECT MANUAL VENDOR SPECIFICATIONS UNLESS OTHERWISE NOTED.

C. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS AND ORDINANCES.

D. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS AND ORDINANCES.

**KEYED NOTES** ...

ANY CHANGES TO THIS DOCUMENT SHALL BE MADE BY A REVISION TO THE PROJECT. THE PROJECT IS TO BE REVIEWED AND APPROVED BY THE ARCHITECT AND THE CLIENT. THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE PROFESSIONAL SERVICES AND TO OBTAIN NECESSARY PERMITS AND APPROVALS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR FOR THE CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR THE PERFORMANCE OF THE CONTRACTORS.

PROJECT #	1733
DATE	1/20
TITLE	UPPER FLOOR PLAN
PROJECT	AE-102

**NOT FOR CONSTRUCTION**

## THE COMSTOCK

Wolf Creek Dr. Eden, UT 84310

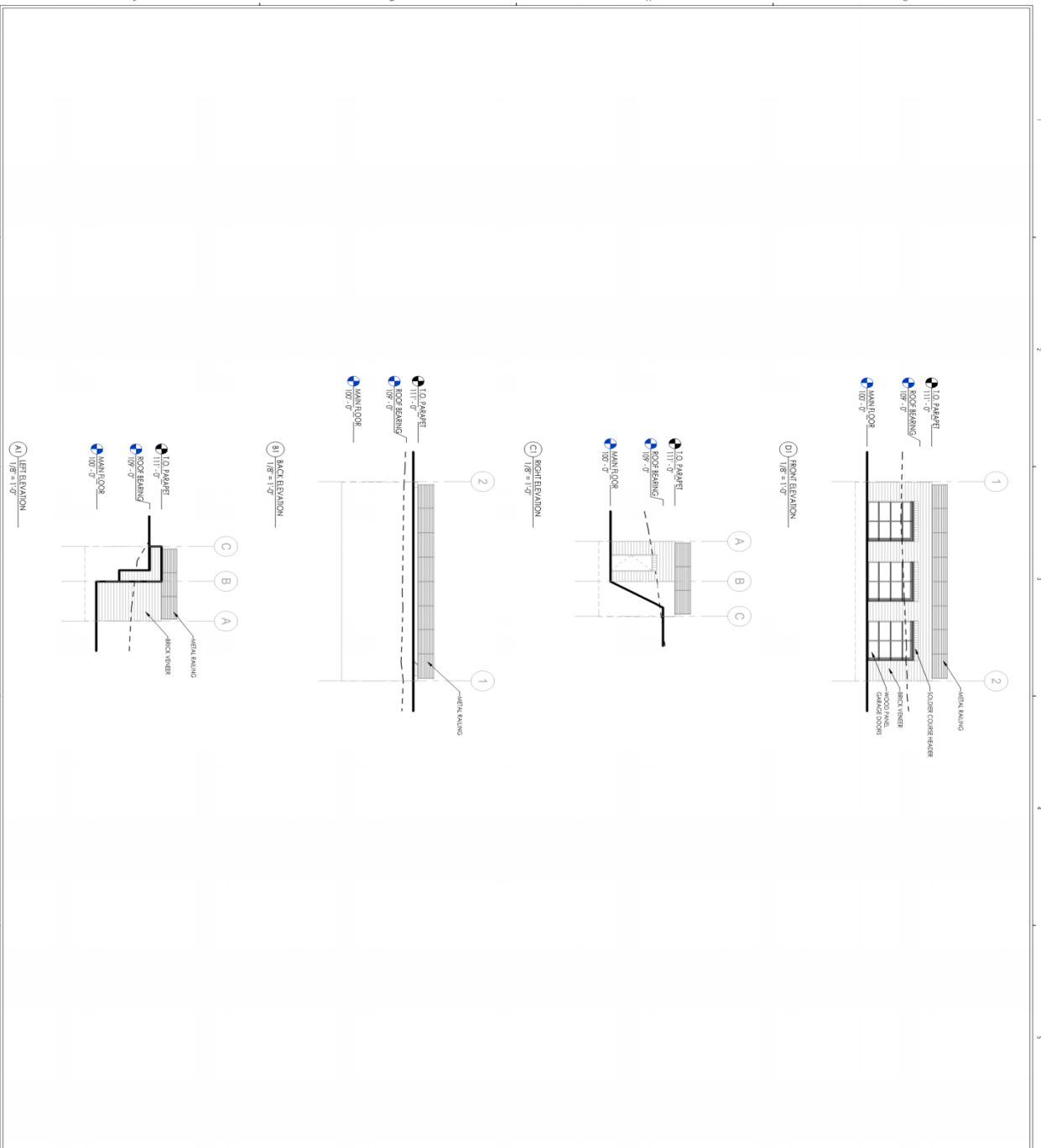
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2736 HARBORSHOBY BLVD. OGDEN, UTAH 84403 P.O. BOX 84403 OGDEN, UT 84403  
PHONE: 801.476.4330 FAX: 801.476.4335





# Exhibit E-Architectural Building Plans - The Garage



**GENERAL NOTES**

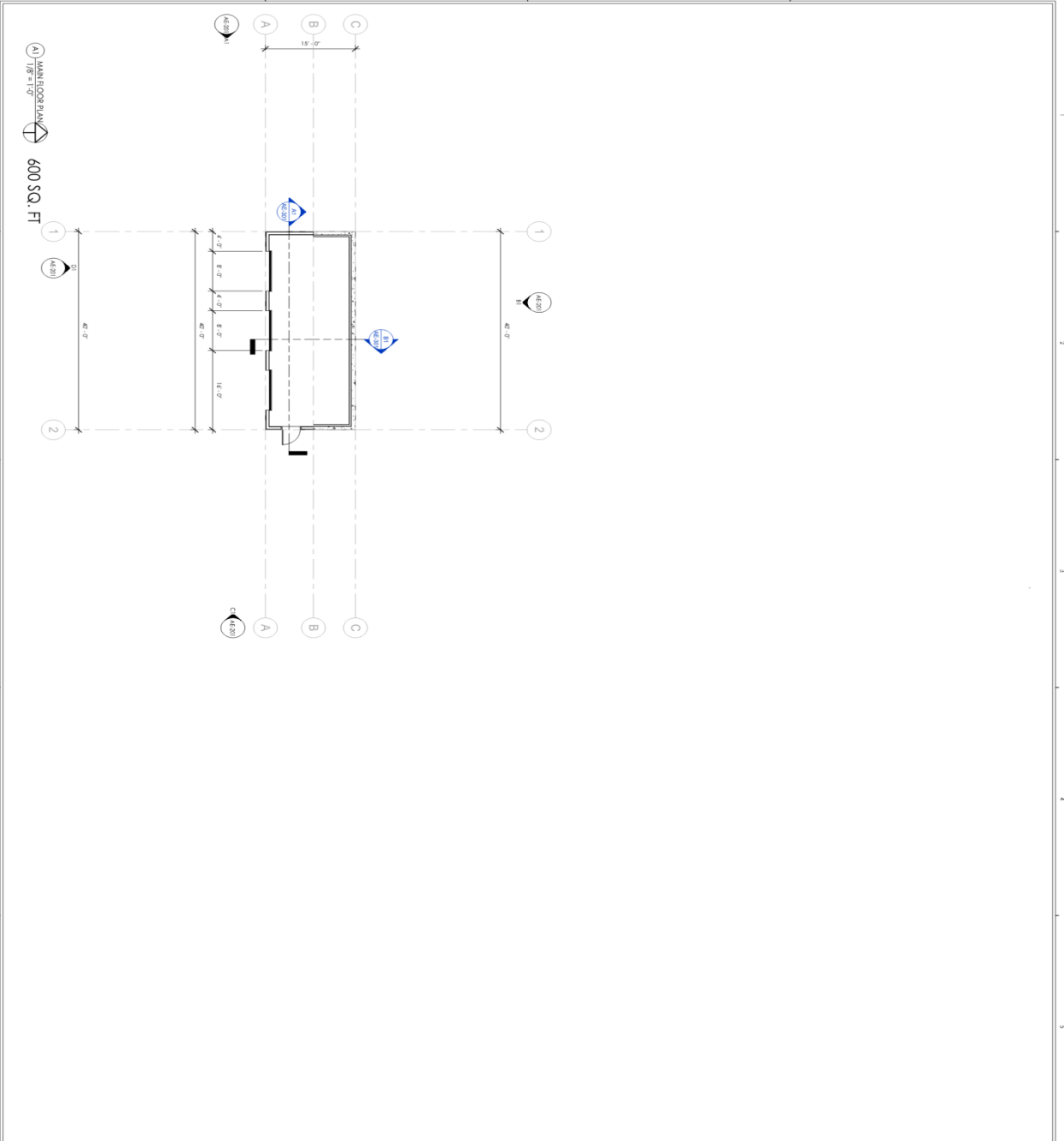
- REFER TO THE ARCHITECT'S GENERAL CONDITIONS AND SPECIFICATIONS FOR A COMPLETE LIST OF MATERIALS AND FINISHES.
- PROVIDE TO OBTAIN AND APPROVE ALL WINDOW, DOOR, AND FINISHES TO BE USED.
- FIELD VERIFY ALL WINDOW AND DOOR MANUFACTURERS AT ALL LOCATIONS.
- PROVIDE TO OBTAIN AND APPROVE ALL CONCRETE MANUFACTURERS AT ALL LOCATIONS.
- REFER TO CONTRACT DOCUMENTS FOR ALL CONCRETE WORK.
- REFER TO CONTRACT DOCUMENTS FOR ALL FINISHES.
- PROVIDE TO OBTAIN AND APPROVE ALL WINDOW, DOOR, AND FINISHES TO BE USED.
- REFER TO CONTRACT DOCUMENTS FOR ALL WINDOW, DOOR, AND FINISHES TO BE USED.

**KEYED NOTES - ...**

ANY CHANGE OR MODIFICATION TO THE DESIGN OF THE PROJECT IS TO BE PREPARED BY THE ARCHITECT AND APPROVED BY THE ARCHITECT. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY OTHER WORK OR FOR THE PERFORMANCE OF ANY OTHER WORK. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT.

<p><b>THE GARAGE</b></p> <p>Wolf Creek Dr. Eden, UT 84310</p>	<p><b>BERTOLDI ARCHITECTS</b></p> <p>ARCHITECTURE • PLANNING • INTERIORS</p> <p>2726 HARRISON BLVD. OGDEN, UT 84403 P: 801.476.4330 F: 801.476.4335</p>	<p><b>NOT FOR CONSTRUCTION</b></p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"> <p>PROJECT # 1703</p> <p>DATE 3/30</p> <p>TITLE EXTERIOR ELEVATIONS</p> </td> <td style="width: 50%;"> <p>REV _____ DATE _____</p> </td> </tr> </table> <p style="text-align: right;">SHEET</p> <p style="text-align: right; font-size: 24pt;"><b>AE-201</b></p>	<p>PROJECT # 1703</p> <p>DATE 3/30</p> <p>TITLE EXTERIOR ELEVATIONS</p>	<p>REV _____ DATE _____</p>
<p>PROJECT # 1703</p> <p>DATE 3/30</p> <p>TITLE EXTERIOR ELEVATIONS</p>	<p>REV _____ DATE _____</p>				

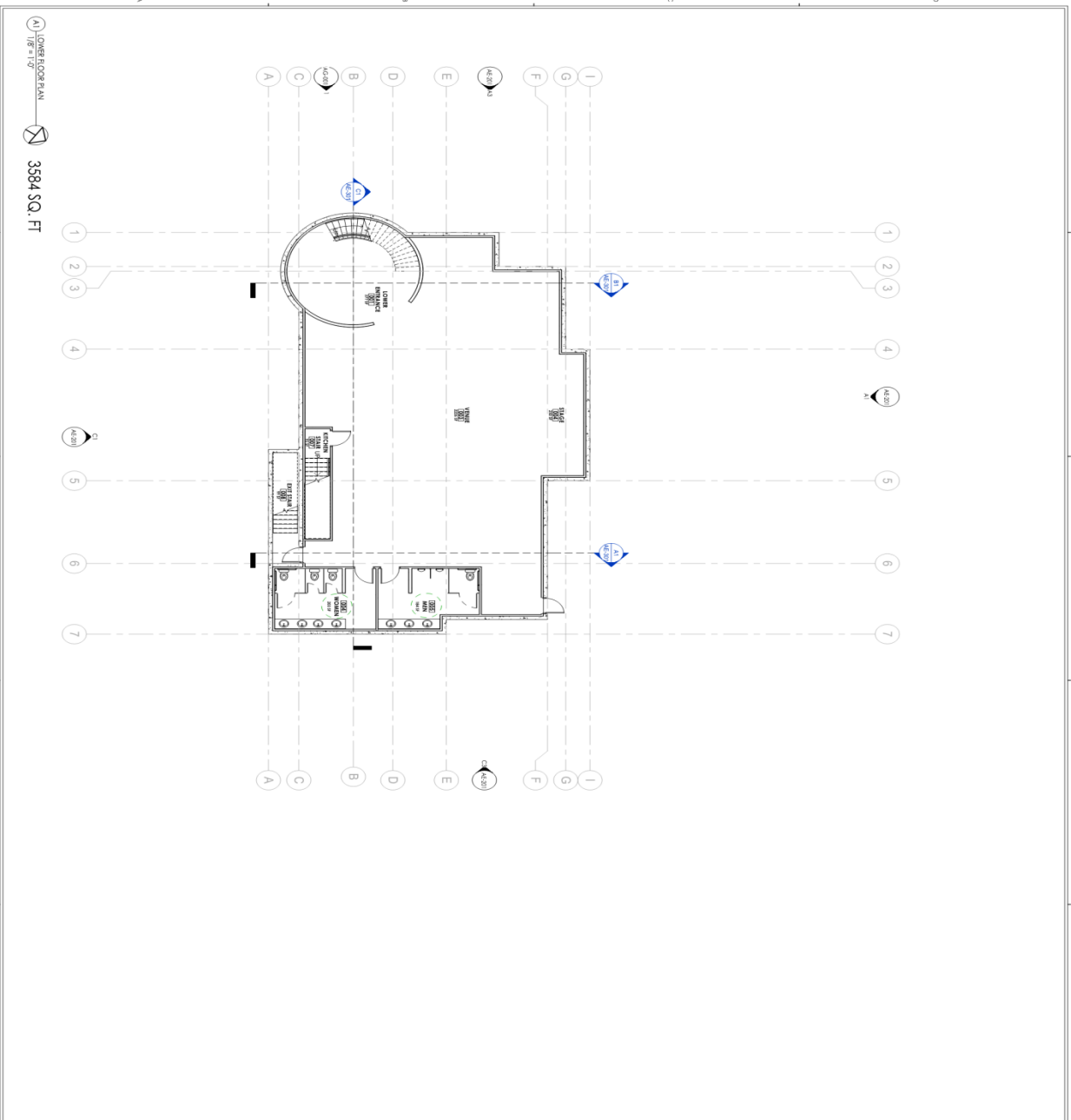
# Exhibit E-Architectural Building Plans - The Garage



<p><b>GENERAL NOTES</b></p> <p>A. ALL DIMENSIONS ARE EXCEPT UNLESS OTHERWISE NOTED</p> <p>B. FINISH AREAS ARE TO BE DETERMINED BY THE ARCHITECT</p> <p>C. FINISH FLOOR IS TO BE DETERMINED BY THE ARCHITECT</p> <p>D. FINISH CEILING IS TO BE DETERMINED BY THE ARCHITECT</p> <p>E. FINISH WALLS ARE TO BE DETERMINED BY THE ARCHITECT</p> <p>F. FINISH DOORS AND WINDOWS ARE TO BE DETERMINED BY THE ARCHITECT</p> <p>G. ALL LIGHT FIXTURES ARE TO BE DETERMINED BY THE ARCHITECT</p> <p>H. ALL ELECTRICAL WORK IS TO BE DETERMINED BY THE ARCHITECT</p> <p>I. ALL MECHANICAL WORK IS TO BE DETERMINED BY THE ARCHITECT</p> <p>J. ALL PLUMBING WORK IS TO BE DETERMINED BY THE ARCHITECT</p> <p>K. ALL PAINT WORK IS TO BE DETERMINED BY THE ARCHITECT</p> <p>L. ALL FINISHES ARE TO BE DETERMINED BY THE ARCHITECT</p> <p>M. ALL MATERIALS ARE TO BE DETERMINED BY THE ARCHITECT</p> <p>N. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.</p>	<p><b>FLOOR PLAN</b></p> <p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li>• WALL TYPE MARKER</li> <li>• REFER TO SHEET</li> <li>• ROOM NUMBER</li> <li>• IDENT. NUMBER</li> <li>• ELEVATION</li> <li>• ROOM MARKER</li> </ul> <p><b>KEYED NOTES</b> ...</p>
<p><b>THE GARAGE</b></p> <p>Wolf Creek Dr, Eden, UT 84310</p>	<p><b>BERTOLDI ARCHITECTS</b></p> <p>ARCHITECTURE • PLANNING • INTERIORS</p> <p>2726 HARRISON BLVD., OGDEN, UT 84403 TEL: 801-476-4335 FAX: 801-476-4335</p>
<p>NOT FOR CONSTRUCTION</p> <p>REV. DATE</p> <p>PROJECT # 1703</p> <p>DATE 10/27/17</p> <p>TITLE MAIN FLOOR PLAN</p> <p>SHEET</p> <p><b>AE-101</b></p>	<p>ANY CHANGE OR ADDITION TO THE DESIGN OF THIS PROJECT IS TO BE REFERRED TO THE ARCHITECT FOR REVIEW AND APPROVAL.</p> <p>CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.</p> <p>ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE REGULATIONS.</p> <p>ALL MECHANICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL CODE (IMC) AND ALL APPLICABLE REGULATIONS.</p> <p>ALL PLUMBING WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING CODE (IPC) AND ALL APPLICABLE REGULATIONS.</p> <p>ALL PAINT WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE PAINTING CODE AND ALL APPLICABLE REGULATIONS.</p> <p>ALL FINISHES SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FINISHES CODE AND ALL APPLICABLE REGULATIONS.</p> <p>ALL MATERIALS SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MATERIALS CODE AND ALL APPLICABLE REGULATIONS.</p> <p>ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.</p>



# Exhibit E-Architectural Building Plans – The Granary



**GENERAL NOTES**

A. FINISHES SHALL BE INDICATED BY ALL DIMENSIONS SHALL INDICATE TO THE CENTER UNLESS OTHERWISE NOTED. FINISHES SHALL BE INDICATED BY ALL DIMENSIONS UNLESS OTHERWISE NOTED. FINISHES SHALL BE INDICATED BY ALL DIMENSIONS UNLESS OTHERWISE NOTED. FINISHES SHALL BE INDICATED BY ALL DIMENSIONS UNLESS OTHERWISE NOTED.

**KEYED NOTES ...**

NOT FOR CONSTRUCTION

PROJECT # 1370  
DATE 10/13/10  
THE GRANARY  
LOWER FLOOR PLAN  
AE-101

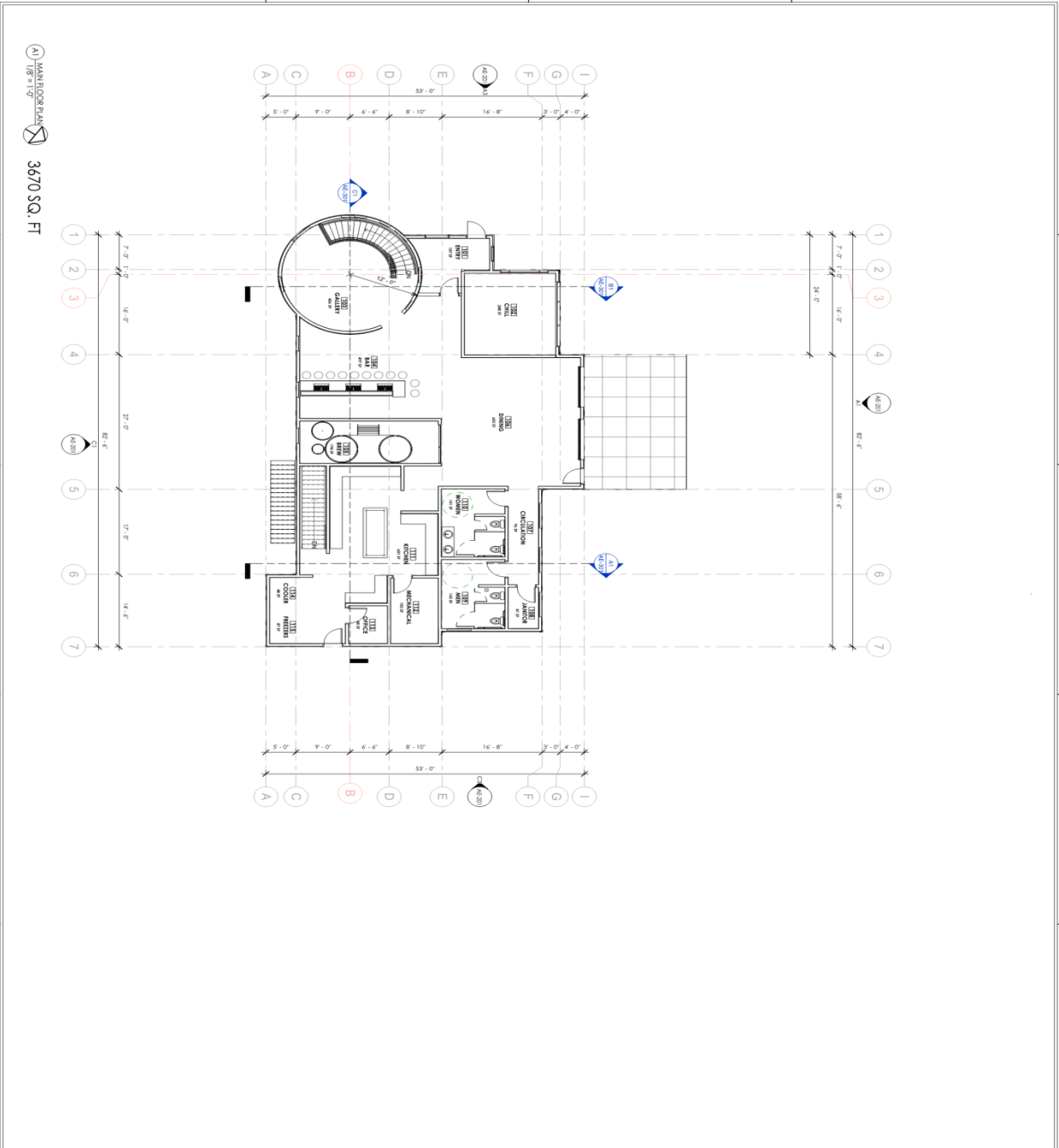
NOT FOR CONSTRUCTION

**THE GRANARY**  
Wolf Creek Dr, Eden, UT 84310

**BERTOLDI ARCHITECTS**  
ARCHITECTURE • PLANNING • INTERIORS  
2726 HARRISON BLVD. OGDEN, UTAH 84403 PH: 801-476-4330 FX: 801-476-4335



# Exhibit E-Architectural Building Plans – The Granary



<p><b>GENERAL NOTES</b></p> <p>A. ALL DIMENSIONS ARE TO FINISH UNLESS OTHERWISE NOTED</p> <p>B. PROVIDE LAB MASONRY ON EXTERIOR FACE OF ALL EXTERIOR WALLS AND FOUNDATIONS. PROVIDE 2" MINIMUM COMPRESSIVE STRENGTH CONCRETE ON EXTERIOR FACE OF ALL EXTERIOR WALLS AND FOUNDATIONS. PROVIDE 2" MINIMUM COMPRESSIVE STRENGTH CONCRETE ON INTERIOR FACE OF ALL EXTERIOR WALLS AND FOUNDATIONS.</p> <p>C. PROVIDE 2" MINIMUM COMPRESSIVE STRENGTH CONCRETE ON INTERIOR FACE OF ALL EXTERIOR WALLS AND FOUNDATIONS.</p> <p>D. PROVIDE 2" MINIMUM COMPRESSIVE STRENGTH CONCRETE ON INTERIOR FACE OF ALL EXTERIOR WALLS AND FOUNDATIONS.</p> <p>E. PROVIDE 2" MINIMUM COMPRESSIVE STRENGTH CONCRETE ON INTERIOR FACE OF ALL EXTERIOR WALLS AND FOUNDATIONS.</p> <p>F. PROVIDE 2" MINIMUM COMPRESSIVE STRENGTH CONCRETE ON INTERIOR FACE OF ALL EXTERIOR WALLS AND FOUNDATIONS.</p> <p>G. PROVIDE 2" MINIMUM COMPRESSIVE STRENGTH CONCRETE ON INTERIOR FACE OF ALL EXTERIOR WALLS AND FOUNDATIONS.</p> <p>H. PROVIDE 2" MINIMUM COMPRESSIVE STRENGTH CONCRETE ON INTERIOR FACE OF ALL EXTERIOR WALLS AND FOUNDATIONS.</p>	<p><b>FLOOR PLAN LEGEND</b></p> <p>WALL TYPE MARKER</p> <p>REFER TO SHEET A-101 FOR WALL TYPES</p> <p>DOOR MARKER</p> <p>EXTERIOR ELEVATION</p> <p>ROOM NUMBER</p>	<p><b>KEYED NOTES - ...</b></p> <p>PROJECT # 1732</p> <p>DATE 10/20</p> <p>TITLE MAIN FLOOR PLAN</p> <p>DATE</p> <p>REV</p>
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**THE GRANARY**

Wolf Creek Dr. Eden, UT 84310

**BERTOLDI ARCHITECTS**

ARCHITECTURE • PLANNING • INTERIORS

2726 HARRISON BLVD. OGDEN, UT 84401 TEL: 801.476.4330 FAX: 801.476.4335

Exhibit E-Architectural Building Pictures



 **BERTOLDI**  
ARCHITECTS  
ARCHITECTURE • PLANNING • INTERIORS

WOLF CREEK CORE



 **BERTOLDI**  
ARCHITECTS  
ARCHITECTURE • PLANNING • INTERIORS

WOLF CREEK CORE

Exhibit E-Architectural Building Pictures



**BERTOLDI**  
ARCHITECTS  
ARCHITECTURE • PLANNING • INTERIORS

WOLF CREEK CORE

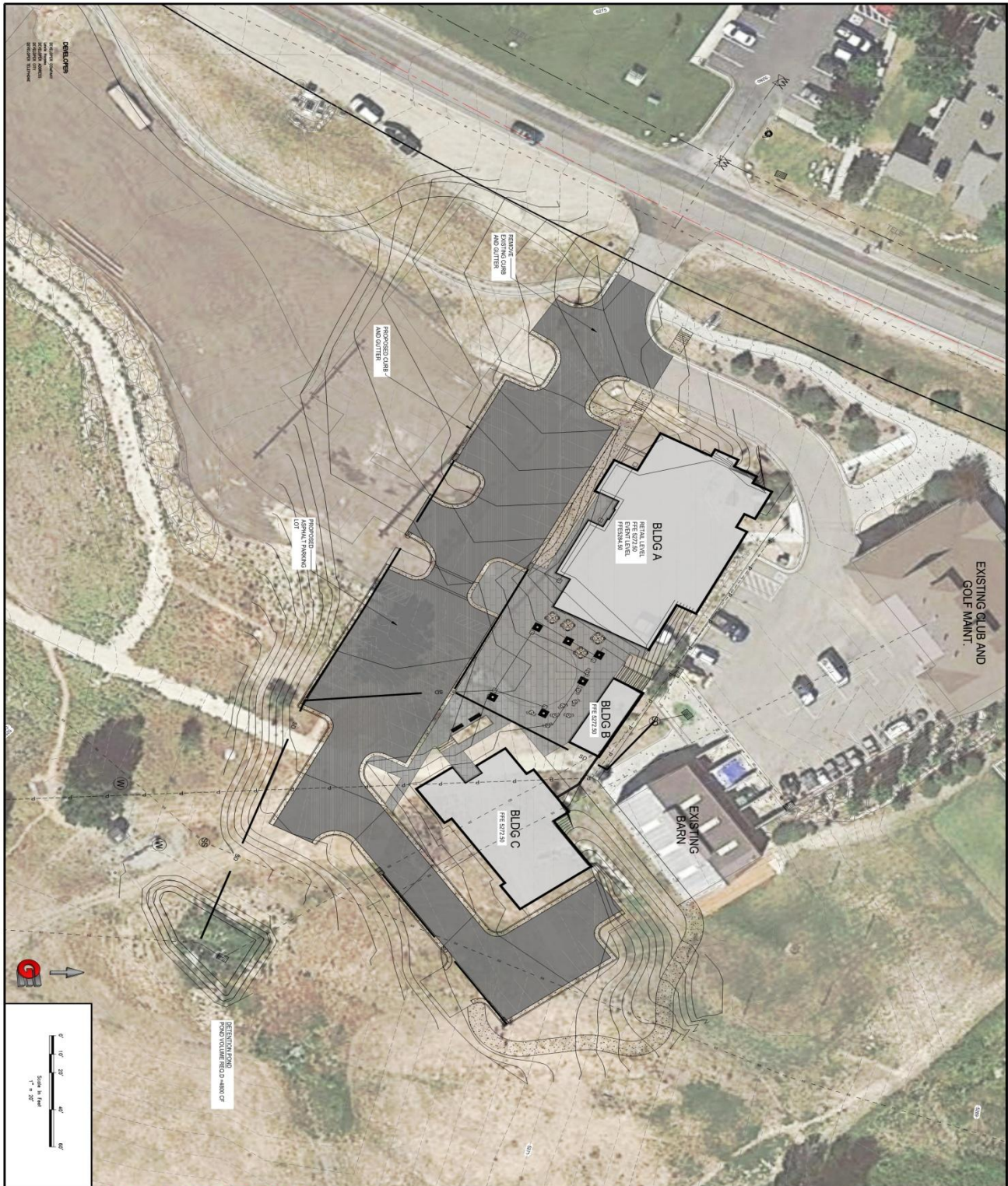


**BERTOLDI**  
ARCHITECTS  
ARCHITECTURE • PLANNING • INTERIORS

WOLF CREEK CORE



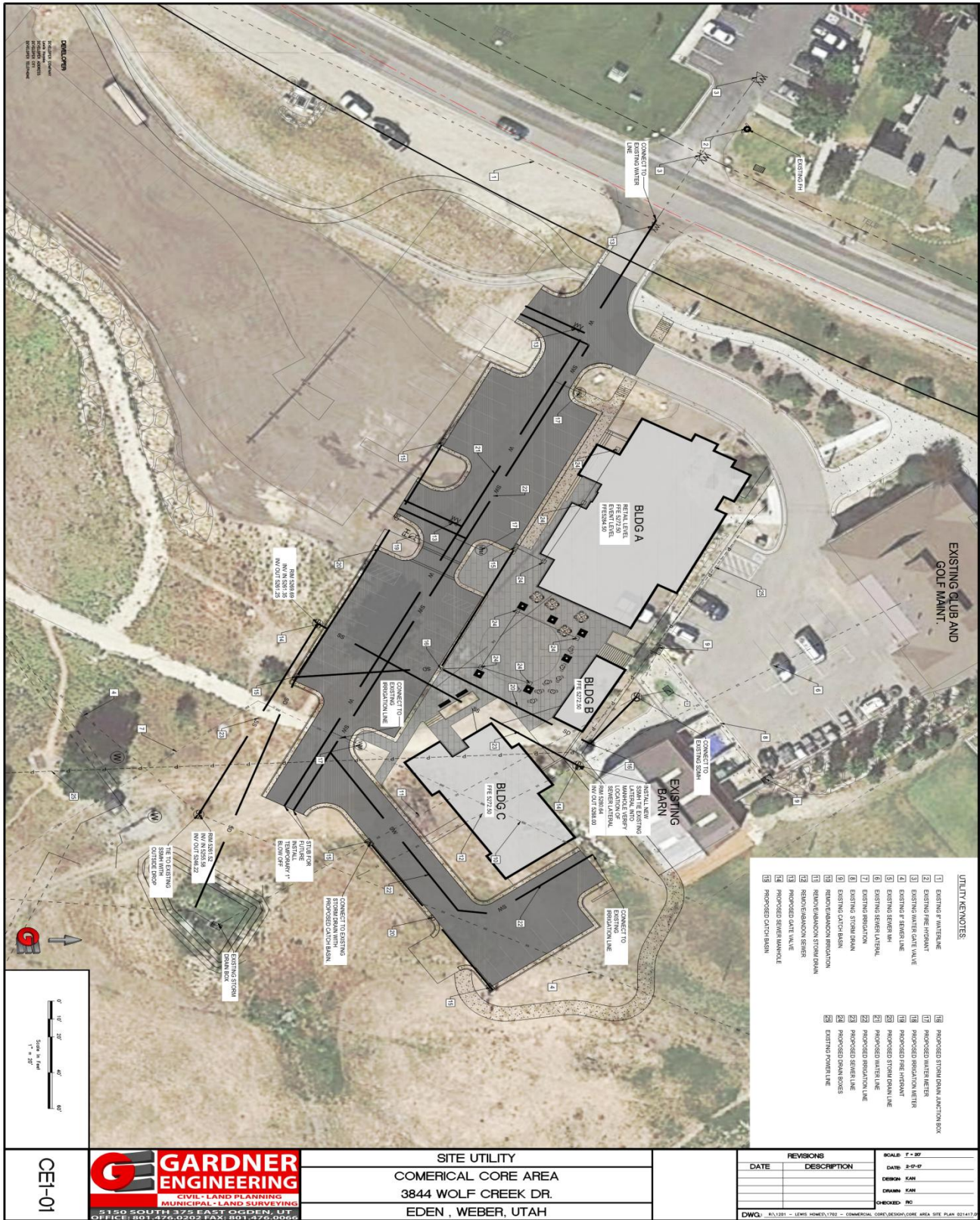
# Exhibit F-Grading and Utility Plan



<b>CEI-02</b>	 <b>GARDNER ENGINEERING</b> CIVIL - LAND PLANNING MUNICIPAL - LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801-476-0202 FAX: 801-476-0066	<b>GRADING</b> <b>COMERICAL CORE AREA</b> <b>3844 WOLF CREEK DR.</b> <b>EDEN, WEBER, UTAH</b>		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">REVISIONS</th> </tr> <tr> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	REVISIONS		DATE	DESCRIPTION							<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>SCALE: 1" = 20'</td> </tr> <tr> <td>DATE: 2-15-17</td> </tr> <tr> <td>DESIGN: EAH</td> </tr> <tr> <td>DRAWN: EAH</td> </tr> <tr> <td>CHECKED: JIC</td> </tr> </table>	SCALE: 1" = 20'	DATE: 2-15-17	DESIGN: EAH	DRAWN: EAH	CHECKED: JIC
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DATE	DESCRIPTION																			
SCALE: 1" = 20'																				
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DWG: R11201 - LEVEL, HOMES, 1702 - COMMERICAL CORE DESIGN, CORE AREA SITE PLAN 021417.dwg																				



# Exhibit F-Grading and Utility Plan



CEI-01

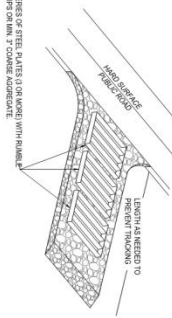
**GARDNER ENGINEERING**  
 CIVIL - LAND PLANNING  
 MUNICIPAL - LAND SURVEYING  
 5120 SCOTT BLVD. SUITE 200 COVINGTON, UT  
 OFFICE: 801-476-0262 FAX: 801-476-0066

**SITE UTILITY**  
**COMERICAL CORE AREA**  
**3844 WOLF CREEK DR.**  
**EDEN, WEBER, UTAH**



# Exhibit F-Grading and Utility Plan

- ### EROSION CONTROL NOTES:
1. SLOPES SHALL BE PLACED AT THE PROPER LOCATIONS TO CONTROL AND DIRECT STORM WATER THROUGH THE INLET PROTECTION.
  2. A SLOPE SHALL BE PLACED TO CONTROL THE STORM WATER AND NOT TO DISCHARGE INTO THE STREET.
  3. STORM WATER SHALL BE DISCHARGED INTO AN EXISTING DRAINAGE SYSTEM, EXCEPT WHERE NECESSARY TO DISCHARGE INTO A DRAINAGE SYSTEM NOT DESIGNED FOR SUCH PURPOSES AND OTHERWISE NECESSARY.
  4. THE STORM WATER POLLUTION PREVENTION PLAN SHALL CONFORM TO ALL STATE AND FEDERAL REGULATIONS.



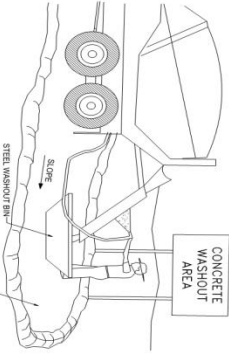
### ENTRANCE STABILIZATION NOTES:

1. SEDIMENT AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLES OR OTHER EQUIPMENT. TRACKING SHALL BE PREVENTED BY THE USE OF STABILIZATION MATERIALS. STABILIZATION MATERIALS SHALL BE PLACED AT THE ENTRANCE TO THE SITE AND SHALL BE MAINTAINED AT ALL TIMES.
2. STABILIZATION MATERIALS SHALL BE PLACED AT THE ENTRANCE TO THE SITE AND SHALL BE MAINTAINED AT ALL TIMES.
3. STABILIZATION MATERIALS SHALL BE PLACED AT THE ENTRANCE TO THE SITE AND SHALL BE MAINTAINED AT ALL TIMES.
4. ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE ESTABLISHED CONSTRUCTION ENTRANCE SITE.

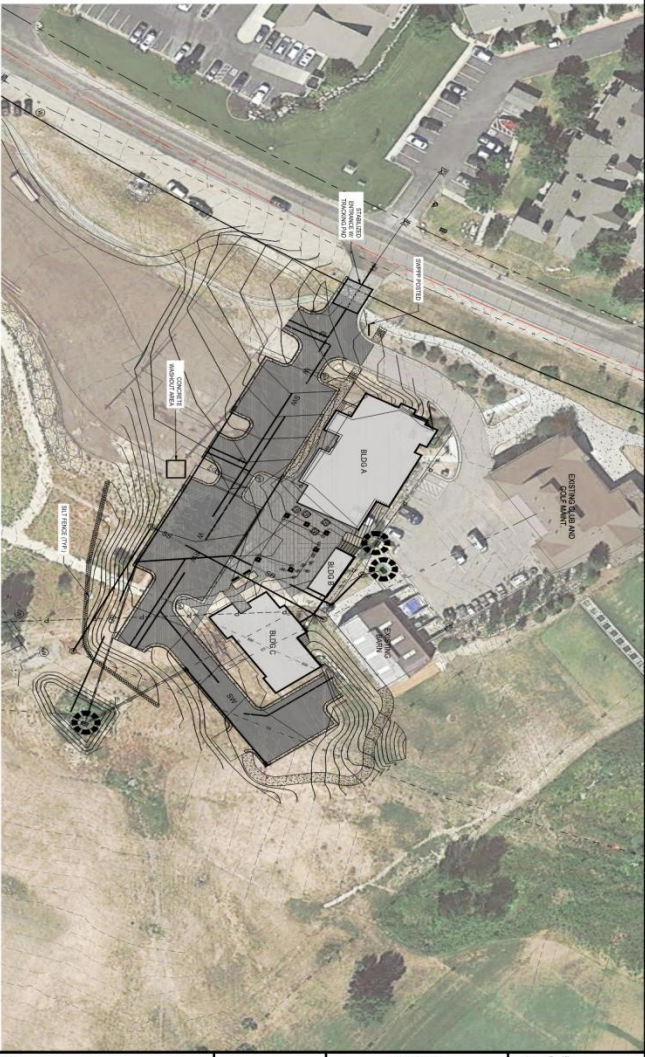
### STREET MAINTENANCE NOTES:

1. STREET MAINTENANCE SHALL BE MAINTAINED AT ALL TIMES.
2. STREET MAINTENANCE SHALL BE MAINTAINED AT ALL TIMES.
3. STREET MAINTENANCE SHALL BE MAINTAINED AT ALL TIMES.
4. STREET MAINTENANCE SHALL BE MAINTAINED AT ALL TIMES.

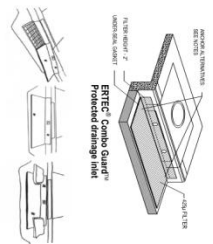
**NOTE:** CONSTRUCTION SHALL COMPLETE AND SUBMIT A STATE COPY OF AGENCY AND A STORM WATER POLLUTION PREVENTION PLAN BOOKLET.



- ### NOTES:
1. EXCESS AND WASTE CONCRETE SHALL NOT BE DEPOSITED OFF-SITE OR ON-TITLE.
  2. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR DRAINAGE SYSTEM.
  3. FOR WASHOUT OF CONCRETE AND WASTE PRODUCTS ON-SITE, A RESINATED CONCRETE FACILITY OF SUFFICIENT CAPACITY TO RETAIN LOADS AND SOLID MATERIALS SHALL BE PROVIDED.
  4. EXISTING CONCRETE WASHOUT FACILITY SHALL BE A STEEL BIN OR APPROVED ALTERNATIVE.
  5. EXCESS AND WASTE CONCRETE SHALL BE WASHED OR CONTAINED, DROPPED, PICKED UP AND DISPOSED OF PROPERLY.

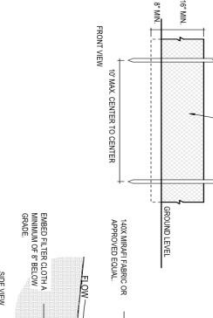


- ### INSTALLATION NOTES:
1. INLET PROTECTION SHALL BE INSTALLED AT THE ENTRANCE TO THE SITE AND SHALL BE MAINTAINED AT ALL TIMES.
  2. INLET PROTECTION SHALL BE INSTALLED AT THE ENTRANCE TO THE SITE AND SHALL BE MAINTAINED AT ALL TIMES.
  3. INLET PROTECTION SHALL BE INSTALLED AT THE ENTRANCE TO THE SITE AND SHALL BE MAINTAINED AT ALL TIMES.
  4. INLET PROTECTION SHALL BE INSTALLED AT THE ENTRANCE TO THE SITE AND SHALL BE MAINTAINED AT ALL TIMES.

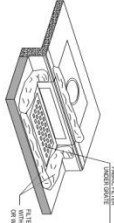


**1A** INLET PROTECTION - OPTION 1

**2** SILTENCE



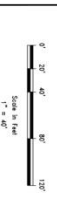
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**1B** INLET PROTECTION - OPTION 2

SCALE: 1/8\"/>

**DESIGNER:** GARDNER ENGINEERING



**CEI-03**

**SWPPP**  
COMERCIAL CORE AREA  
3844 WOLF CREEK DR.  
EDEN , WEBER, UTAH

REVISIONS		SCALE: 1"=40'
DATE	DESCRIPTION	
		DATE: 2-2-20
		DRAWN: CSM
		CHECKED: CSM
		APPROVED: RC

DWG#: 411201 - LEVEL HOME/1792 - COMERCIAL CORE DESIGN/0001 AREA SITE PLAN 02/14/20