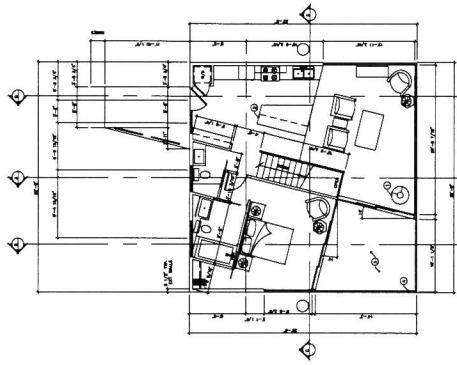


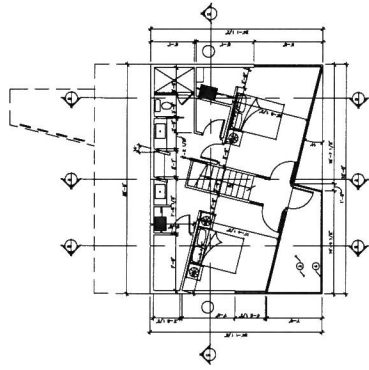


SUMMIT AT POWDER MOUNTAIN  
 PHASE 1B LOT 35  
 PRUD

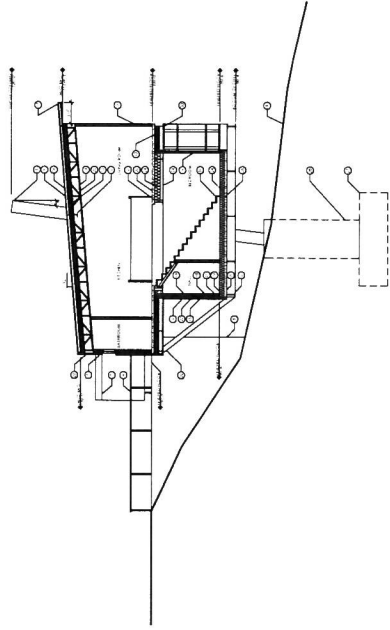
LOCATED IN THE SOUTH HALF OF SECTIONS 5, 6, AND 8 OF  
 T4N, R2E, S20W



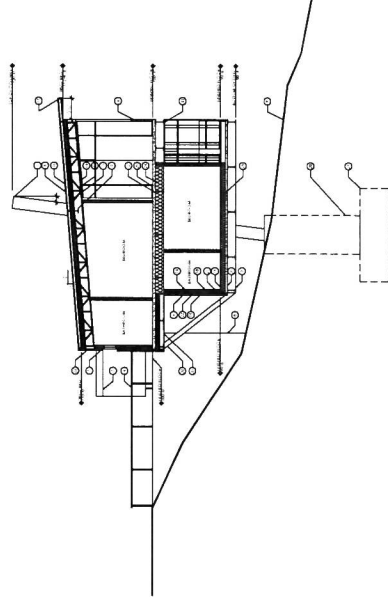
MAIN FLOOR  
 1/8"=1'-0"



LOWER LEVEL  
 1/8"=1'-0"



SECTION A  
 1/8"=1'-0"



SECTION B  
 1/8"=1'-0"

- KEY NOTES**
- 1. STEEL COLUMN TYPE
  - 2. STEEL BEAM TYPE
  - 3. CONCRETE FOOTING
  - 4. CONCRETE FOUNDATION
  - 5. METAL ROOF
  - 6. WOOD ROOF TYPE
  - 7. METAL CLADDING TYPE
  - 8. CONCRETE FINISH
  - 9. CASTING SAND, WASH
  - 10. STEEL STRUCTURE
  - 11. STEEL BRACING
  - 12. GROUND BATT INSULATION
  - 13. 1/2" AIR
  - 14. WALL BRACING
  - 15. ROOF BRACING
  - 16. TRUSS BRACING
  - 17. 2" X 4" WOOD STUDS @ 16"
  - 18. 2" X 4" WOOD STUDS @ 16"
  - 19. FLOOR BRACING
  - 20. FLOOR BRACING WITH
  - 21. 2" X 4" WOOD STUDS @ 16"
  - 22. 2" X 4" WOOD STUDS @ 16"
  - 23. FLOOR BRACING
  - 24. FLOOR BRACING
  - 25. FLOOR BRACING
  - 26. FLOOR BRACING
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  - 48. FLOOR BRACING
  - 49. FLOOR BRACING
  - 50. FLOOR BRACING

FLOOR PLAN  
 &  
 SECTION VIEWS  
 SY-002

RECORDED &  
 STATE OF UTAH, COUNTY OF WEBER,  
 REQUEST FOR FILED AT THE  
 DATE: \_\_\_\_\_ TIME: \_\_\_\_\_  
 ENTRY NO. \_\_\_\_\_ PAGE: \_\_\_\_\_  
 BOOK: \_\_\_\_\_  
 FEE \$ \_\_\_\_\_  
 WEBER COUNTY RECORDER

**NV15**  
 NOLTE VERTICALITY  
 1122 EAST 1000 SOUTH, SUITE 300  
 WASHINGTON, UT 84787  
 PHONE: (435) 734-1111

MIT AT POWDER MOUNTAIN PHASE 1B  
 LOT 35 PRUD  
 LOCATED IN SECTIONS 5, 6, AND 8 OF  
 T4N, R2E, S20W, RANGE 2 EAST, SALT LAKE  
 BASE AND MERIDIAN, WEBER COUNTY, UTAH





Go

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## Engineering Review 1

**Project:** Summit at Powder Mountain Phase 1B, Lot 35, PRUD  
**User:** Dana Shuler  
**Department:** Weber County Engineering Division  
**Created:** 2013-09-13 16:38:58  
**Modified:** 2013-09-13 16:39:52

### Notes

I have had a chance to review the plan(s) and have the following comment(s): **Written responses to the following comments are required.**

1. Open space and common area improvements shall be submitted including but not limited to landscaping, structures, signs, parking, and other amenities.
2. An excavation permit is required for all work done within the existing public right-of-way.
3. All improvements need to be either installed or escrowed for prior to recording of the subdivision.
4. Phase 1B will need to be recorded prior to or concurrent to this subdivision. Otherwise, all Phase 1B improvements in front of Lot 35 will need to be either installed or escrowed for prior to recording of this subdivision.
5. A Storm Water Construction Activity Permit is required for any construction that
  1. disturbs more than 5000 square feet of land surface area,
  2. consists of the excavation and/or fill of more than 200 cubic yards of material, or
  3. requires a building permit for which excavation or fill is a part of the construction.
6. A Storm Water Pollution Prevention Plan (SWPPP) is required to be submitted for all new development where construction is required. The State now requires that a Utah Discharge Pollution Elimination Systems (UPDES) permit be acquired for all new development. A copy of the permit needs to be submitted to the County before final approval. Permits can now be obtained online thru the Utah State Department of Environmental Quality at the following web site: <https://secure.utah.gov/swp/client>.
7. Plat specific comments:
  1. I count 14 parking spaces, plus 1 handicapped space. If no visitors are handicapped, where will 15th unit park?
  2. "Spa pad" detail shown, but not identified anywhere on plat.
  3. In dedication, spelling error in first line.
  4. In dedication, sentence starting "Parking areas..." does not make sense. Please re-word.
  5. Label all adjacent property owners.
  6. Show utility easements.
  7. Who maintains propane tanks and lines?
8. Plan specific comments:
  1. Sheet 1.01 - Recommend referring to Powder Mountain Water & Sewer Improvement District Standards.
  2. Sheet 1.01 - Last note - not entirely correct
  3. Sheet 1.01 - Do you want to specify minimum bury for electric and gas lines?
  4. Sheet 1.02 - Does pavement section meet fire code requirements (loading)?
  5. Sheet 1.02 - Will existing electric line remain in place, be relocated, or be abandoned?
  6. Sheet 1.02 - Easements required for all utility lines located outside of subdivision boundary.
  7. Sheet 1.02 - Identify size and number of electrical and gas conduits/lines.
  8. Sheet 1.02 - Will there be telecommunication service? If so, conduits needed?
  9. Sheet 1.02 - Calcs and details needed for lift station.
  10. Sheet 1.02 - Power line connection on Heartwood - need detail? Junction box or such needed?
  11. Sheet 1.02 - Any benefit to running electric and gas along north side of parking lot rather than through it?
  12. Sheet 1.02 - All of parking lot needs to be in subdivision boundary, other than tie in to street.
  13. Sheet 1.02 - Valving for water line should be shown.
  14. Sheet 1.02 - Fire protection as per Fire District review.
  15. Sheet 1.02 - Snow storage for parking lot?
  16. Sheet 1.02 - Is "curb ribbon" flush with pavement?
    1. If so, recommend raised curb where drop off is adjacent to parking lot.
    2. If so, recommend wheel stops where there is a drop off in front of parking space.
  17. Sheet 1.03 - In detail, is FC = TBC? (in conjunction with previous question)
  18. Sheet 1.03 - In detail, label contours.
  19. Sheet 1.03 - In detail, be consistent in labeling slopes.
  20. Sheet 1.03 - In detail, add additional spot elevations for ADA spaces.
  21. Sheet 1.03 - Label radii.
  22. Sheet 1.03 - Recommend reconsidering storm drain configuration at end of parking lot (existing configuration will have parking lot catch basin super deep)
  23. Sheet 1.03 - Southwesternmost parking space - verify there is enough room to back out/turn around.
  24. Sheet 1.03 - Provide sizing details for community propane tanks.
  25. Sheet 1.03 - Detail for wall around propane tanks needed.
  26. Sheet 1.03 - How will propane delivery be made? (re. all-weather access and slopes)
  27. Sheet 1.03 - Can fire trucks make turn from Heartwood Drive into parking lot?

28. Sheet 1.03 - Contours on Heartwood Drive (southwest area) don't tie to anything.

29. Show how water and sewer will service buildings (including both floors) without freezing.

9. After all items have been addressed, a wet stamped copy of the improvement drawings will be required.

I have tried to address all items of concern from the Engineering Department. However, this review does not forego other items of concern that may come to this department's attention during additional reviews or during construction of improvements. If you have any comments or questions concerning this review, feel free to contact me.

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# Exhibit D

## Findings, Conditions, and Requirements from the April 9, 2013 Staff Report to the Weber County Commission for the Summit at Powder Mountain PRUD

### Conditions of Approval

The following items must be addressed prior to final subdivision approval:

- Requirements of the Weber County Engineering Division
- Requirements of the Weber Fire District
- Requirements of the Weber-Morgan Health Department
- Requirements of the Weber County Building Inspection Division
- Requirements of the State Division of Drinking Water and Division of Water Quality
- Requirements of Powder Mountain Water and Sewer Improvement District including updated sewer and culinary water feasibility letters
- Sewer capacity assessment letter verifying adequate sewer capacity for the PRUD
- Requirements of the zoning development agreement
- All development parcels must be brought under the same taxing districts
- All delinquent taxes on development parcels must be paid
- Compliance with all applicable county ordinances whether listed in this staff report or not
- Approval of the Cache County units subject to the interlocal agreement or county line adjustment being completed prior to final subdivision approval
- Compliance with Chapter 36-B (Hillside Review) lot size tables

### Ogden Valley Planning Commission Recommendation

The OVPC unanimously recommended approval of this PRUD on March 19, 2013 subject to several conditions and requirements. The OVPC included the following findings, conditions, and requirements in its recommendation for approval:

OVPC Findings:

- The architectural design of the proposed housing units is acceptable and complies with the PRUD criteria of Chapter 22-D.
- Accessory buildings are not proposed for any of the single-family dwelling lots.
- The landscape plans for the village and nest areas are sufficient and comply with applicable ordinance requirements.
- The units in Cache County are approved subject to an interlocal agreement with Cache County.
- The trails master plan is acceptable subject to the developers providing access and connections to existing trails on the Weber Pathways Ogden Valley Master Plan.
- The road pattern and public/private designations are adequate; however a road maintenance agreement between the developers and Weber County is required.
- Alternative road design elements will require a variance to the Weber County Subdivision Ordinance from the County Commission.
- A secondary access road in Cache County is required.
- The Access Exception application is approved subject to meeting design requirements.
- The restricted lots meet applicable standards.
- The zoning development agreement has been complied with, but the real estate transfer fee must remain at 1.5%.
- Delinquent property taxes on property within the PRUD boundary must be paid prior to final subdivision approval from the County Commission.
- Certification is required from the Summit Eden Design Review Board that each house plan submitted for a building permit complies with their Design Guidelines and the PRUD approval.
- The site plan with 116 lots and 154 units is approved.
- PRUD variations of the FV-3 zoning requirements for lot size, setback, and building heights are approved.
- Time share/nightly rental units shall be designated on the site plan.
- The conference center on Lot 76 is approved as a non-residential accessory use.
- Parking space adjustments from two spaces to one space are allowed for the nest units.
- The conditions of approval in the staff report must be complied with.