

Meeting Procedures

Outline of Meeting Procedures:

- ❖ The Chair will call the meeting to order, read the opening meeting statement, and then introduce the item.
- ❖ The typical order is for consent items, old business, and then any new business.
- ❖ Please respect the right of other participants to see, hear, and fully participate in the proceedings. In this regard, anyone who becomes disruptive, or refuses to follow the outlined procedures, is subject to removal from the meeting.

Role of Staff:

- ❖ Staff will review the staff report, address the approval criteria, and give a recommendation on the application.
- ❖ The Staff recommendation is based on conformance to the general plan and meeting the ordinance approval criteria.

Role of the Applicant:

- ❖ The applicant will outline the nature of the request and present supporting evidence.
- ❖ The applicant will address any questions the Planning Commission may have.

Role of the Planning Commission:

- ❖ To judge applications based upon the ordinance criteria, not emotions.
- ❖ The Planning Commission's decision is based upon making findings consistent with the ordinance criteria.

Public Comment:

- ❖ The meeting will then be open for either public hearing or comment. Persons in support of and in opposition to the application or item for discussion will provide input and comments.
- ❖ The commission may impose time limits for comment to facilitate the business of the Planning Commission.

Planning Commission Action:

- ❖ The Chair will then close the agenda item from any further public comments. Staff is asked if they have further comments or recommendations.
- ❖ A Planning Commissioner makes a motion and second, then the Planning Commission deliberates the issue. The Planning Commission may ask questions for further clarification.
- ❖ The Chair then calls for a vote and announces the decision.

Commenting at Public Meetings and Public Hearings

Public comment may NOT be heard during Administrative items, the Planning Division Project Manager may be reached at 801-399-8371 before the meeting if you have questions or comments regarding an item.

Address the Decision Makers:

- ❖ When commenting please step to the podium and state your name and address.
- ❖ Please speak into the microphone as the proceedings are being recorded and will be transcribed to written minutes.
- ❖ All comments must be directed toward the matter at hand.
- ❖ All questions must be directed to the Planning Commission.
- ❖ The Planning Commission is grateful and appreciative when comments are pertinent, well organized, and directed specifically to the matter at hand.

Speak to the Point:

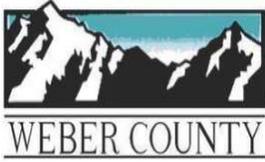
- ❖ Do your homework. Obtain the criteria upon which the Planning Commission will base their decision. Know the facts. Don't rely on hearsay and rumor.
- ❖ The application is available for review in the Planning Division office.
- ❖ Speak to the criteria outlined in the ordinances.
- ❖ Don't repeat information that has already been given. If you agree with previous comments, then state that you agree with that comment.
- ❖ Support your arguments with relevant facts and figures.
- ❖ Data should never be distorted to suit your argument; credibility and accuracy are important assets.
- ❖ State your position and your recommendations.

Handouts:

- ❖ Written statements should be accurate and either typed or neatly handwritten with enough copies (10) for the Planning Commission, Staff, and the recorder of the minutes.
- ❖ Handouts and pictures presented as part of the record shall be left with the Planning Commission.

Remember Your Objective:

- ❖ Keep your emotions under control, be polite, and be respectful.
- ❖ It does not do your cause any good to anger, alienate, or antagonize the group you are standing in front of.



WESTERN WEBER PLANNING COMMISSION MEETING

MEETING AGENDA

May 13, 2025

Pre-meeting 4:30/Regular meeting 5:00 p.m.



- Pledge of Allegiance
- Roll Call:

Petitions, Applications, and Public Hearings:

1. Minutes: 3/4/2025, 4/15/2025

2. Administrative items

2.1 DR 2025-03: Request for approval on a design review application for a new church building.
Staff Presenter: Felix Lleverino

3. Public Comment for Items not on the Agenda:

4. Remarks from Planning Commissioners:

5. Planning Director Report:

6. Remarks from Legal Counsel

Adjourn to Worksession:

Worksession Items:

WS1: discussion regarding a zoning map amendment application and associated development agreement for the Lomond View Rezone, an proposed development of approximately 134 acres of land located at approximately 500 North, 3600 West, from the A-2 zone to the R1-15 zone.

WS2: A discussion regarding a zoning map amendment application and associated development agreement for the Bennet Farms Rezone, a master planned development that will rezone approximately 550 acres of property located within the area bounded by 12th Street, 4700 West, and the Weber River. The proposed rezone is to a new proposed zone called the "Traditional Neighborhood Zone" (TN) which will allow a variety of uses within a master planned development, guided by a concept plan, including single-family residential, mixed residential, and mixed neighborhood commercial. The proposal may also include a dual zone, coupling the TN zone with the county's existing Form-Base Zone (FB). Applicant: Black Pine Group.

Public comment may not be heard during administrative items. Please contact the Planning Division Project Manager at 801-399-8371 before the meeting if you have questions or comments regarding an item.

Minutes of the Work Session of the Western Weber Planning Commission for March 4, 2025, Weber County Commission Chambers, 2380 Washington Boulevard 1st Floor, the time of the meeting, commencing at 5:00 p.m.

Western Weber Planning Commissioners Present: Andrew Favero (Chair), Casey Neville (Vice Chair), Wayne Andreotti, Jed McCormick, Sara Wichern

Excused: Commissioners Cami Jo Clontz and Bren Edwards

Staff Present: Rick Grover, Planning Director; Charlie Ewert, Principal Planner; Liam Keogh, Legal Counsel; Tiffany Snider, Office Specialist.

Roll Call: Chair Favero conducted roll call and indicated Commissioners Clontz and Edwards were excused; all other Commissioners were present.

Chair Favero then noted there were two items included on tonight's agenda, but the second item has been removed at the request of the applicant. Planning Director Grover discussed the Commission's upcoming meeting schedule; work session item two was scheduled to be on the first April meeting agenda, but another work session discussion of the Black Pine Group application is needed before it is placed on a business meeting agenda. He asked the Commission if they are willing to hold a work session April 15, with a regular/voting meeting on April 22. The Commissioners present reviewed their schedules and determined the proposed adjustment is reasonable. They also briefly discussed the concept of 'boiler-plate' development agreements that can be applied to developments throughout the areas of unincorporated Weber County in the Western Weber Planning Area; they agreed that small adjustments can be made to a standard development agreement to fit the unique nature of each development, but the agreement should be County-specific rather than developer-specific to provide consistency.

WS1: A discussion regarding a zoning map amendment application and associated development agreement for the Westbridge Meadows rezone, a master planned development that will rezone approximately 1400 acres of property located within the area between the Weber River and 7500 West, and south of the Union Pacific Railroad. The zone(s) being proposed will include a Master Planned Development Overlay Zone (MPDOZ), and may include a variety of Single-Family Dwelling (R1), Two-Family Dwelling (R2), and Multi-Family Dwelling (R3) zones, as well as the Form-Based Zone (FB (mixed uses)) and the neighborhood commercial zone (C-1), and/or may include the creation of a new master-planned development zoning designation that is unique to the proposed development. Applicant: Fenix Development and Flagship.

Representatives of Fenix Development, Jeff Meads and Kameron Spencer, worked with Principal Planner Ewert to present the draft development agreement for the proposed master planned development, which has been referred to as the Westbridge Meadows Rezone.

The first significant change relates to an industrial byway through the project to access the commercial component, which is essentially a "city center" idea and makes sense given the proximity of the project area to the future West Weber Highway corridor. The second significant change is narrowing the corridor along the River to ensure that the River is visible to those using the trail that will run along it. There was discussion among the Commission and the applicant regarding the language in the development agreement related to the location of the industrial byway, open space and public amenities, density, the required setback from the River to ensure no improvements are made within the flood plain, and phasing of the project over 10 to 15 years.

The work session adjourned at 8:12 p.m.

Respectfully Submitted,

Weber County Planning Commission

Minutes of the Regular Meeting of the Western Weber Planning Commission for April 15, 2025, Weber County Commission Chambers, 2380 Washington Boulevard 1st Floor, the time of the meeting, commencing at 5:00 p.m.

Western Weber Planning Commissioners Present: Andrew Favero (Chair), Casey Neville (Vice Chair), Wayne Andreotti, Cami Jo Clontz, Jed McCormick, Bren Edwards, Sara Wichern

Staff Present: Rick Grover, Planning Director; Charlie Ewert, Principal Planner; Felix Lleverino, Planner; Liam Keogh, Legal Counsel; Tiffany Snider, Office Specialist.

Roll Call: Chair Favero conducted roll call and indicated all Commissioners were present.

WS1: Discussion with Weber Basin Water Conservancy District regarding water availability for future development in the Western Weber planning area.

Chair Favero invited the representatives of Weber Basin Water Conservancy District to introduce themselves; Scott Paxman, General Manager and CEO and John Perry, Assistant General Manager introduced themselves to the Commission. The group engaged in discussion about the amount of water available to the Western Weber planning area; this included reference of various water sources for the area and the impact that recent drought conditions and the current levels of the Great Salt Lake have had on water availability for the area; conservation standards; residential versus agricultural water needs; and the ability of the District to support the projected population of 48,000 for the Western Weber planning area at buildout.

Chair Favero recessed the meeting for five minutes.

The group wondered if it would be appropriate to accept input from the applicant for the Westbridge Meadows development, Jeff Meads, given that the availability of water was a main discussion point during the March 11, 2025 meeting when the application was discussed by the Commission. Principal Planner Ewert noted that the applicant has indicated a willingness to xeriscape within the project area, with the exception of the public park spaces if there is enough water to supply it. Even the parks areas would be limited to turf that is necessary for specific recreation activities. He also noted there is a rumor circulating that the County requires pressurized secondary water, but that is not correct. The County has an ordinance that states that if the culinary water provider requires a pressurized secondary water system, the County will support those providers. Commissioner Edwards stated the Taylor-West Weber Water District does require a pressurized secondary water system and based on the conversation with Weber Basin Water Conservancy District, that is the direction that all water providers should be moving in. He noted the County ordinance formerly required secondary water until the County 'passed the buck' to the water providers to enforce and police secondary water systems. This led to high-level philosophical discussion and debate among the group about the appropriateness of current water ordinances and regulations; and population growth projections and what should happen when the water supply is exhausted.

Jeff Meads then addressed water models and development standards influenced by the availability of water.

The group concluded to hold a follow-up meeting with Weber Basin Water Conservancy District and other stakeholders that need to be involved in continued discussion of water availability.

WS2: Follow-up discussion of a rezone and associated development agreement for the Westbridge Meadows development, a master planned community that will rezone approximately 1400 acres of property located within the area south of the Union Pacific Railroad between the Weber River and 7500 West. The zone(s) being proposed include a Master Planned Development Overlay Zone (MPDOZ), and a variety of Single-Family Dwelling (R1), Two-Family Dwelling (R2), and Multi-Family Dwelling (R3) zones, as well as the Form-Based Zone (FB (mixed uses)) and the open space zone (O-1).

Principal Planner Ewert stated this application was tabled during the March 11 meeting to provide time for additional discussion regarding water availability as well as buffers/setbacks between the project area and other land uses in the vicinity of the project area.

Chair Favero invited Legal Counsel Keogh to provide the Commission with guidance regarding a development agreement for the proposed project. Mr. Keogh stated that if the County is going to use a development agreement to provide flexibility or exceptions to

certain elements of the land use code, State Statute requires review of the development agreement by the Planning Commission. He has gotten the impression that the Planning Commission has the expectation that the development agreement must be fully negotiated, executed, and finalized as part of their action and recommendation to the County Commission. He stated that is not the case; the Planning Commission should review the development agreement, but the fact that the development agreement is not in its final form should not be the basis of delaying action on the application or recommending denial of the application to the County Commission. There will be many matters in the development agreement that will not be finalized until a point in the future. The Commission discussed the elements of a development agreement that they should be focusing on at this time, such as density and a contribution from the developer for the parks district and asked if an additional review of the development would be required if those elements change after the Planning Commission makes their recommendation. Planning Director Grover stated the County Commission can determine if changes to the development agreement are significant enough to warrant the matter being referred back to the Planning Commission for further consideration and a new recommendation.

The group then engaged in discussion with Mr. Meads about his efforts to secure water for the project area, as well as phasing and platting of the project based upon water availability; negotiations between the developer and the Ogden Bay Waterfowl Management Area (WMA) regarding appropriate setbacks and buffering; the need for the Planning Commission to see a map identifying all properties included in the rezone request, including a conceptual layout that identifies future roads, infrastructure improvements, and amenities; a desire for 1800 South to be extended through the project area; approval of any development that would set a problematic precedent; and avoiding encroachment into the floodplain along the Weber River. Mr. Ewert indicated that he will continue to work with the applicants to adjust their application and development agreement responsive to the feedback provided by the Planning Commission, and the amended application will be included on the agenda for the next business meeting for continued discussion and a possible recommendation to the County Commission.

The work session adjourned at 8:17 p.m.

Respectfully Submitted,

Weber County Planning Commission



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: File Number: DR 2025-03 - Request for approval on a design review application for a new church building.

Agenda Date: Tuesday, May 13, 2025

Applicant: Lafe Harris, Representative for BHD Architects

File Number: DR 2025-03

Property Information

Approximate Address: 3691 W 2200 S, Ogden, UT 84401

Project Area: Approximately 3.7 acre

Zoning: Agricultural Zone (A-1)

Existing Land Use: Vacant

Proposed Land Use: Church meeting house with parking lot

Parcel ID: 15-078-0139, 15-078-0140

Township, Range, Section: T6N, R2W Section 28

Adjacent Land Use

North: 1800 South St	South: Residential
East: Vacant Land	West: Residential

Staff Information

Report Presenter: **Felix Lleverino**
 flleverino@webercountyutah.gov
 801-399-8767

Report Reviewer: TA

Applicable Ordinances

- Weber County Land Use Code Title 101 Chapter 1 General Provisions, Section 7 Definitions
- Weber County Land Use Code Title 104 Chapter 2 (A-1 Zone)
- Weber County Land Use Code Title 108 Chapter 1 (Design Review)
- Weber County Land Use Code Title 108 Chapter 7 (Parking Lot Design and Maintenance)

Summary and Background

This parcel is not considered a building lot as it currently exists. The owner of the property is currently in the process of platting this 3.7 acres parcel as a single-lot subdivision. It is anticipated that the platting process will be completed by mid to late June.

At this time, and in anticipation that the platting process is completed, the applicant is requesting approval of a design review for the Taylor Landing Church Building. The entire property will be occupied by a 19,000 SF meeting house, a parking lot for 222 vehicles, and landscaping around the perimeter of the lot and surrounding the meeting house. On the south side of the parking lot there will be a dumpster enclosure with a storage building. Public right-of-way improvements will be made to 2200 South Street. Typical street cross section requires a five foot sidewalk. Some road shoulder improvement may be required by the County Engineering Department.

The building is designed with a red brick body with white accents standing at a height of 26 feet.

The application is being processed as an administrative review due to the approval procedures in Uniform Land Use Code of Weber County, Utah (LUC) §108-1-2 which requires the planning commission to review and approve applications for design reviews that consist of 1 acre or less.

Analysis

General Plan: The proposal conforms to the Weber County Land Use Code, as public parks are a permitted use in the A-1 zone.

Zoning: The subject property is located within the Agriculture (A-1) Zone. The purpose of the A-1 Zone can be further described in LUC §104-22-1 as follows:

- (c) *The AV-3 Zone and A-1 Zone are both an agricultural zone and a low-density rural residential zone. The purpose of the AV-3 Zone and A-1 Zone is to:*
- a. *Designate low-intensity farm areas, which are anticipated to develop in a rural residential development pattern;*
 - b. *Set up guidelines to continue agricultural pursuits, including the keeping of farm animals; and*
 - c. *Direct orderly low-density residential development in a continuing rural environment.*

Churches are a permitted use in the A-1 zone.

Design Review: The A-1 zone and the proposed use mandate a design review as outlined in LUC §108-1 to ensure that the general design, layout and appearance of the building remains orderly and harmonious with the surrounding neighborhood. As part of this review, consideration of applicable matters based on the proposed use and impose conditions to mitigate deficiencies where the plan is found deficient. The matters for consideration are as follows:

Considerations relating to traffic safety and traffic congestion: Two access points from 2200 South Street separated at roughly 198' and 136' feet from the Fire District property entrance. Traffic will enter the site in a safe organized manner via points wide enough to support two-way traffic.

The number of parking spaces recommended by code amounts to one space per five fixed seats. A rough count of the number of fixed seats totals 303, thereby requiring at least 60 parking spaces. The parking plan submitted well exceeds the minimum by providing 222 parking spaces.

Consideration related to outdoor advertising: The structure will have a 4'7" by 2'10" (12.6 SF) stone inlay sign on the front of the building facing the street. There will also be a 1'6" by 10' stone address sign inlaid into the red brick façade.

Considerations relating to landscaping.

- (1) Screening.** The perimeter landscaping surrounding the parking lot will be done with crushed rock and trees and shrubs that serve as a buffer and screening measure for the neighboring Fire District building on the east and the residential homes to the west.
- (2) Ground cover.** The minimum landscape standards for this site require that at-least 32,234 SF of are is landscaped. The plan presented exceeds that requirement by proposing 39, 025 SF of landscaped area. The water conservation measures taken by the designers limits the total amount of turf grass to 10 percent, which is in compliance with code.
- (3) Drought tolerant plants.** The plant schedule submitted shows that the majority of plantings fall within the range of low to very low water usage.
- (4) Size and number of plants** The submitted plan shows compliance with code requirements found in section 108-1-4.
- (5) Watering** Automatic watering will be utilized for the entire site, with drip irrigation for the plantings and spray heads for the turfgrass.

Section 108-1-4 (c) (5) Watering. All landscaped areas containing living plant material shall be provided with an automatic watering system except as authorized by the land use authority. An automatic watering system shall provide unique watering stations, each with their own valve, whereon vegetation with similar watering needs are grouped. Low emitting watering devices shall not be located on the same station as sprinkler heads.

- (6) Removing trees** The site is absent of trees. No tree removal is needed.

- (7) Landscape standards** The landscape plan displays compliance with **Section 108-1-4 (c) (7)**

Watering. All landscaped areas containing living plant material shall be provided with an automatic watering system except as authorized by the land use authority. An automatic watering system shall provide unique watering stations,

each with their own valve, whereon vegetation with similar watering needs are grouped. Low emitting watering devices shall not be located on the same station as sprinkler heads.

Water-Wise Landscaping §108-7-12:

- (a) **Landscape standards.** The following water-wise landscaping standards apply to all new development in the Western Weber Planning Area:
 - (2) In commercial, industrial, institutional, and multi-family developments, no more than 15 percent of the total landscaped area may be irrigated turf grass. This provision shall not apply to active recreational areas that meet the design and landscape standards of Weber Basin Water Conservancy District; and
 - (3) Irrigated turf grass in a parkstrip, and any other yard area with a width of less than eight feet, is prohibited.

Considerations relating to buildings and site layout. The location of the meeting house within the lot complies with the site development standards of the A-1 Zone. The garbage enclosure and storage building on the south also conforms with the site development standards of the A-1 Zone.

Considerations relating to utility easements, drainage, and other engineering questions. The applicant will need to adhere to all conditions of the Engineering Division including but not limited to recommendations regarding storm water calculations and frontage improvements to 2200 South Street.

Review Agencies: The Fire District conditions their approval on the following comments:

- 1. All required fire hydrants and fire access roads must be installed and operational before combustible construction.
- 2. Sprinkler and alarm plans may be deferred submittals.

Staff Recommendation

Staff recommends approval of the Taylor Landing Church Building Design Review Application. This recommendation is conditioned upon all review agency requirements, and the following conditions:

- 1. Written approval of the design shall not be issued until the all review agency requirements have been met, including County Engineering requirements, and the completion of the subdivision process.

This recommendation is based on the following findings:

- 1. Churches are a permitted use within the A-1 zone.
- 2. The applicant has demonstrated compliance with the applicable land use codes.

Exhibits

- A. Plans
- B. Landscaping Plan

Map 1



DRAWING INDEX

GENERAL	
SHEET #	SHEET NAME
G001	COVER SHEET
G101	CODE INFORMATION, SYMBOLS, EXISTING AND OCCUPANCY PLAN
G102	CODE ANALYSIS
G103	ACCESSIBILITY - PUBLIC SPACES
G104	ACCESSIBILITY - PUBLIC SPACES

SITE	
SHEET #	SHEET NAME
C100	SITE SURVEY
C101	SITE SURVEY
C102	SITE EXISTING CONDITIONS PLAN
C103	SITE DEMOLITION PLAN
C111	SITE PLAN
C112	SITE DIMENSION PLAN
C121	GRADING AND DRAINAGE PLAN
C122	GRADING AND DRAINAGE PLAN
C151	SITE UTILITY PLAN
C171	EROSION CONTROL PLAN
C501	SITE DETAILS
C502	SITE DETAILS
C503	SITE DETAILS
C521	CIVIL DETAILS
C531	CIVIL DETAILS
C541	CIVIL DETAILS
C571	CIVIL DETAILS
C601	CIVIL NOTES
C801	STORAGE BUILDING

FURNISHINGS	
SHEET #	SHEET NAME
F101	FURNISHINGS PLAN AND SCHEDULES
F102	ROOM SIGNAGE LOCATION PLAN
F103	ROOM SIGNAGE & FINISH SCHEDULE AND DETAILS

STRUCTURAL	
SHEET #	SHEET NAME
S101	FOOTING AND FOUNDATION PLAN
S102	ROSTRUM FRAMING PLAN
S103	LOW ROOF FRAMING PLAN
S104	SNOWDRIFT PLAN
S105	HIGH ROOF FRAMING PLAN
S401	STEEPLE PLATFORM, FRAMING AND DETAILS
S402	DETAILS
S501	FOUNDATION DETAILS
S502	FOUNDATION DETAILS
S503	FOUNDATION DETAILS
S504	FOUNDATION DETAILS
S511	ROSTRUM AND PLATFORM DETAILS
S520	EQUIPMENT PLATFORM FRAMING DETAILS
S521	ROOF DETAILS
S522	FRAMING DETAILS
S523	FRAMING DETAILS
S525	ROOF DETAILS
S601	SCHEDULES
S602	SCHEDULES
S603	SCHEDULES
S604	SCHEDULES
S605	SCHEDULES
S606	SCHEDULES
S607	SCHEDULES
S901	SCHEMATIC REFERENCE

LANDSCAPE	
SHEET #	SHEET NAME
L111	LANDSCAPE PLANTING PLAN
L112	LANDSCAPE PLANTING PLAN
L121	LANDSCAPE IRRIGATION PLAN
L122	LANDSCAPE IRRIGATION PLAN
L501	LANDSCAPE PLANTING DETAILS
L502	LANDSCAPE IRRIGATION DETAILS
L503	LANDSCAPE IRRIGATION DETAILS
L504	LANDSCAPE IRRIGATION DETAILS

ARCHITECTURAL	
SHEET #	SHEET NAME
A101	MAIN FLOOR PLAN
A102	ARCHITECTURAL SLAB PLAN
A103	MAIN FLOOR DIMENSION PLAN
A105	MAIN FLOOR WALL TYPES PLAN
A111	WALL TYPES
A112	WALL TYPES
A113	WALL TYPES
A121	ROOF PLAN
A122	ROOF DETAILS
A123	ROOF WALL PLAN
A151	REFLECTED CEILING PLAN
A152	LIGHT COVE AND CEILING TRIM DETAILS
A155	CEILING INSULATION
A201	BUILDING ELEVATIONS
A202	BUILDING ELEVATIONS
A203	EXTERIOR PLAN DETAILS
A301	BUILDING SECTIONS
A302	BUILDING SECTIONS
A304	BUILDING SECTIONS
A305	BUILDING SECTIONS
A306	BUILDING SECTIONS
A311	WALL SECTIONS
A312	WALL SECTIONS
A313	WALL SECTIONS
A351	DETAILS
A352	STEEPLE PLANS, ELEVATIONS, SECTIONS AND DETAILS
A401	ENLARGED RESTROOM PLAN AND ELEVATIONS
A402	ENLARGED ROOM 153 PLAN AND DETAILS
A403	ENLARGED BISHOP, CLERK, AND MOTHER'S ROOM
A404	ENLARGED SERVING AREA AND MEMBER CUSTODIAL
A405	INTERIOR ELEVATIONS AND DETAILS
A406	ENLARGED ROSTRUM PLAN AND ELEVATIONS
A407	ROSTRUM FRONT WALL ELEVATION DETAILS
A408	ROSTRUM CASEWORK ELEVATIONS
A409	ROSTRUM CASEWORK ELEVATIONS AND DETAILS
A410	ROSTRUM CASEWORK DETAILS
A411	ROSTRUM CASEWORK DETAILS
A412	CHILDRENS LECTERN AND TABLETOP LECTERN CASEWORK
A413	STAIR AND LADDER DETAILS
A501	ARCHITECTURE DETAILS
A502	ARCHITECTURE DETAILS
A503	ARCHITECTURE DETAILS
A504	ROOF DETAILS
A601	DOOR SCHEDULE & DETAILS
A602	WINDOW DETAILS
A603	STOREFRONT DETAILS
A604	DOOR AND WINDOW DETAILS
A901	BUILDING PERSPECTIVES
A902	BUILDING PERSPECTIVES
A903	BUILDING PERSPECTIVES
A904	BUILDING PERSPECTIVES



LOCATION MAP



GRAPHIC SYMBOLS/ MATERIALS LEGEND

	FLOOR OR POINT ELEVATION		BUILDING GRID LINES
	KEY NOTE		SPECIFICATION KEY NOTE
	WALL TYPE		DETAIL
	DOOR NUMBER		INTERIOR ELEVATION
	WINDOW NUMBER		BUILDING ELEVATION
	FIXTURE TAG		ROOM NAME & NUMBER
	REVISION TAG		BUILDING SECTION
	DETAIL		WALL SECTION
	INTERIOR ELEVATION		CENTER LINE
	BUILDING ELEVATION		WALL TYPE

ABBREVIATIONS

#	NUMBER	FLR.	FLOOR	RM.	ROOM
@	ANCHOR BOLT	FT.	FEET	R.O.	ROUGH OPENING
A.B.	ABOVE	FTG.	FOOTING	R.O. SCHED.	SCHEDULE
ADJ.	ADJUSTABLE	GA.	GAGE/GAUGE	SHT.	SHEET
A.F.F.	ABOVE FINISH FLOOR	GALV.	GALVANIZED	SIM.	SIMILAR
ALUM.	ALUMINUM	GPM.	GALLONS PER MINUTE	SPEC.	SPECIFICATION
BD.	BOARD	GND.	GROUND	STC.	SOUND TRANSMISSION
BLDG.	BUILDING	GOVT.	GOVERNMENT	STD.	STANDARD
B.M.	BENCHMARK	GYP. BD.	GYP. WALL BOARD	STD.	STANDARD
B.O.	BOTTOM OF	HC.	HANDICAPPED	STRUC.	STRUCTURAL
BOT.	BOTTOM	HDW.	HARDWARE	SUSP.	SUSPENDED
B.P.	BASE PLATE	H.M.	HOLLOW METAL	T.O.	TOP OF
BRG.	BEARING	HORIZ.	HORIZONTAL	T.O.C.	TOP OF CURB
BTWN.	BETWEEN	HT.	HEIGHT	T.O.F.	TOP OF FOOTING
C.J.	CONSTRUCTION JOINT	HVAC	HEATING/VENTILATION/ AIR CONDITIONING	T.O.S.	TOP OF SLAB OR SIDEWALK
CLG.	CEILING	HYD.	HYDRANT	T.O.W.	TOP OF WALL
CLR.	CLEAR	I.D.	INSIDE DIAMETER	TYP.	TYPICAL
CMU	CONCRETE MASONRY UNIT	INFO.	INFORMATION	U.N.O.	UNLESS NOTED OTHERWISE
COL.	COLUMN	INSUL.	INSULATION	VERT.	VERTICAL
CONC.	CONCRETE	LAV.	LAVATORY	W.	WITH
CONT.	CONTINUOUS	LT.	LIGHT	WD.	WOOD
CONST.	CONSTRUCTION	LT. WT.	LIGHT WEIGHT	W.W.F.	WELDED WIRE FABRIC
C.T.J.	CONSTRUCTION JOINT	MAINT.	MAINTENANCE		
DBL.	DOUBLE	MANUF.	MANUFACTURER		
DET./IDTL.	DETAIL	M.C.J.	MASONRY CONTROL JOINT		
DIA.	DIAMETER	MECH.	MECHANICAL		
DTL.	DETAIL	MIN.	MINIMUM		
DWGS.	DRAWINGS	MISC.	MISCELLANEOUS		
E.F.	EACH FACE	MTL.	METAL		
E.J.	EXPANSION JOINT	M.T.S.	MASONRY OPENING		
EL/ELEV.	ELEVATION	N.I.C.	NOT IN CONTRACT		
EQ.	EQUAL	N.T.S.	NOT TO SCALE		
E.S.	EACH SIDE	O.C.	ON CENTER		
E.W.	EACH WAY	O.D.	OUTSIDE DIAMETER		
EXIST.	EXISTING	O.F.	OUTSIDE FACE		
EXPAN.	EXPANSION	PERP.	PERPENDICULAR		
EXT.	EXTERIOR	PL.	PLATE		
E.W.C.	ELECTRIC WATER COOLER	PTD.	PAINTED		
F.D.	FLOOR DRAIN	QTY.	QUANTITY		
FDN./FDTN.	FOUNDATION	R.D.	ROOF DRAIN		
F.E.	FIRE EXTINGUISHER	RAD.	RADIUS		
F.E.C.	FIRE EXTINGUISHER CABINET	REIN.	REINFORCED		
F.F.	FINISH FLOOR	REQ'D	REQUIRED		
FIN.	FINISH				

PROJECT TEAM

Architect Lafe Harris B H D Architects 65 East Wadsworth Park Drive, Suite 205 Draper, Utah 84020 Office - 801.571.0010 Mobile - 801.367.0608	Civil Engineer Daniel Canning McNeil Engineering 8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 Office - 801.255.7700 Mobile - 801.984.2843	Electrical Engineer David Hinkley Spectrum Engineers 324 South State Street, Suite 400 Salt Lake City, Utah 84111 Phone - 801.401.8435 Mobile - 801.201.8359
Owner - Project Manager David Flint UT Salt Lake City PM Office 4951 North Stratford Drive Stansbury Park, Utah 84074 Office - 801.240.0967 Mobile - 406.465.6467	Landscape Architect Scott Schoonover McNeil Engineering 8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 Office - 801.255.7700 Mobile - 801.946.1546	Acoustical Engineer Aaron Abbott Spectrum Engineers 324 South State Street, Suite 400 Salt Lake City, Utah 84111 Office - 801.401.8430 Mobile - 801.678.6383
Owner - Facilities Manager Shad Hales Ogden UT FM Group 3896 West 1300 North West Point, Utah 84015 Phone - 801.299.4250 Mobile - 385.239.2368	Structural Engineer Matthew McBride ARW Engineers 1594 West Park Circle #100 Ogden, Utah 84404 Office - 801.782.6008 Mobile - 801.726.5885	Fire Protection Consultant Jeffrey DuBois Spectrum Engineers 324 South State Street, Suite 400 Salt Lake City, Utah 84111 Office - 801.328.5151 Mobile - 801.652.1467
Surveyor Nathan Weber Diamond Surveying 5243 S Green Pine Dr Murray, Utah 84123 Phone - 801.266.5099 Mobile - 801.455.9171	Mechanical Engineer Dave Hansen Engineered Systems Associates 1355 East Center Street Pocatello, Idaho 83201 Office - 208.233.0501 Mobile - 208.313.1544	
Soils Engineer Michael Huber GSH Geotechnical Consultants 473 West 4800 South Salt Lake City, Utah 84123 Phone - 801.685.9190 Mobile - 801.243.9514		

Work by Owner

Item	Furnished by	Installed by	Item	Furnished by	Installed by
Special inspections and testing	Owner	Owner	Basketball backstops, equipment	Owner	Owner
HVAC test and balance	Owner	Owner	Volleyball sleeves, volleyball equipment	Owner	Contractor
Hymn number display	Owner	Owner	Artwork	Owner	Owner
Carpet and carpet base	Owner	Owner	Piano, organ	Owner	Owner
Fixed glass display boards	Owner	Contractor	Phone and computer systems	Owner	Owner
Fixed lockboards	Owner	Contractor	Internet firewall, network switch, wireless access points	Owner	Contractor
Display cases	Owner	Contractor	Access control system	Owner	Owner
Interior signage	Owner	Contractor	Internet service provider modem	Owner	Owner
Pews	Owner	Owner	Televisions, television brackets	Owner	Contractor
Soap, paper towel, and toilet tissue dispensers	Owner	Owner	High security cylinders and cores	Owner	Owner
Baby changing stations	Owner	Contractor	Network streaming equipment	Owner	Owner
Refrigerator, range, microwave	Owner	Contractor	Key cabinet	Contractor	Owner



www.bhdarchitects.com
 Phone 801.571.0010
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 Toll Free 888.571.0010
 45 East Wadsworth Park Drive
 Suite 205 Draper, Utah 84020



THE CHURCH OF
JESUS CHRIST
 OF LATTER-DAY SAINTS

Taylor Landing
Ogden UT West Stake
 3691 West 2200 South, Ogden, Utah
 41.227032, -112.066630
Owner: 602-0266
Plan Series: G-001-ICF
County Parcel: 150780139
BID #: 2404
Date: 28 Mar 2025

Drawing Issue and Revision Schedule	
#	Description
1	28 Mar 2025 (Bld Documents)

COVER SHEET

G001

ALTA/NSPS LAND TITLE SURVEY
 FOR
 THE CHURCH OF JESUS CHRIST
 OF LATTER-DAY SAINTS
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 28,
 TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
 WEBER COUNTY, UTAH
 MARCH 2025



VICINITY MAP
 NOT TO SCALE



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 Phone 801.571.0010
 Fax 801.571.0303
 Toll Free 888.571.0010
 65 East Wadsworth Park Drive
 Suite 205 Draper, Utah 84020



FILE NUMBER: 2591778FA
 COMMITMENT DATE: FEBRUARY 18, 2025 AT 8:00 AM
 CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY-COMMERCIAL

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(A), 7(B)(1), 7(B)(2), 7(C), 8, 9, 10, 11(A), 13, 16 AND 18 OF THE TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 9, 2025.

DATE OF PLAT: MARCH 12, 2025

PROFESSIONAL LAND SURVEYOR
 NATHAN B. WEBER, PLS
 LICENSE NO. 5152762

LEGAL DESCRIPTION

PARCEL 1:

PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 1056 FEET WEST OF THE NORTHEAST CORNER OF SAID QUARTER SECTION; AND RUNNING THENCE WEST 1584 FEET TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 330 FEET, THENCE EAST 1584 FEET TO A POINT SOUTH OF BEGINNING; THENCE NORTH 330 FEET TO THE PLACE OF BEGINNING.

LESS AND EXCEPTING:

A PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, US SURVEY: BEGINNING AT A POINT 1551.42 FEET NORTH 89°09'03" WEST ALONG THE QUARTER SECTION LINE FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION, SAID POINT BEING ON THE NORTHERLY BOUNDARY LINE OF THE PROPERTY DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED APRIL 5, 1977 AS ENTRY NO. 693788, IN BOOK 1170, AT PAGE 576; AND RUNNING THENCE NORTH 89°09'03" WEST 1088.58 FEET ALONG SAID NORTHERLY BOUNDARY LINE AND THE QUARTER SECTION LINE, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 0°50'57" WEST 330.00 FEET; THENCE SOUTH 89°09'03" EAST 1088.58 FEET, MORE OR LESS TO A POINT SOUTH 0°50'57" WEST OF BEGINNING; THENCE NORTH 0°50'57" EAST 330.00 FEET TO SAID NORTHERLY BOUNDARY LINE AND THE POINT OF BEGINNING.

ALSO, LESS AND EXCEPTING:

A PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, US SURVEY: BEGINNING AT A POINT 1470.00 FEET NORTH 89°09'03" WEST ALONG THE QUARTER SECTION LINE FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION, SAID POINT BEING ON THE NORTHERLY BOUNDARY LINE OF THE PROPERTY DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED APRIL 5, 1977, AS ENTRY NO. 693788, IN BOOK 1170, AT PAGE 576; AND 330.00 FEET SOUTH 0°50'57" WEST FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION; AND RUNNING THENCE NORTH 89°09'03" WEST 81.42 FEET ALONG SAID NORTHERLY BOUNDARY LINE AND THE QUARTER SECTION LINE; THENCE SOUTH 0°50'57" WEST 330.00 FEET; THENCE SOUTH 89°09'03" EAST 81.42 FEET; THENCE NORTH 0°50'57" EAST 330.00 FEET TO SAID NORTHERLY BOUNDARY LINE AND THE POINT OF BEGINNING.

PARCEL 2:

A PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 1056 FEET NORTH 89°09'03" WEST ALONG THE QUARTER SECTION LINE (BEING THE NORTHERLY BOUNDARY LINE OF THE PROPERTY DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED APRIL 5, 1977, AS ENTRY NO. 693788, IN BOOK 1170, AT PAGE 576) AND 330.00 FEET SOUTH 0°50'57" WEST FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION; AND RUNNING THENCE NORTH 89°09'03" WEST 414.00 FEET ON A PARALLEL LINE WITH SAID NORTHERLY BOUNDARY LINE; THENCE SOUTH 0°50'57" WEST 59.00 FEET; THENCE SOUTH 89°09'03" EAST 414.00 FEET; THENCE NORTH 0°50'57" EAST 59.00 FEET TO THE POINT OF BEGINNING.

REFERENCE DOCUMENTATION

DEEDS

- R-1 - SPECIAL WARRANTY DEED, ENTRY NO. 2713944
- R-2 - WARRANTY DEED, BOOK 1170, PAGE 576
- R-3 - SPECIAL WARRANTY DEED, ENTRY NO. 2150945
- R-4 - WARRANTY DEED, ENTRY NO. 3077152
- R-5 - SPECIAL WARRANTY DEED, ENTRY NO. 3162669
- R-6 - WARRANTY DEED, ENTRY NO. 3178579

SUBDIVISION PLATS

- R-7 - FAVERO'S LEGACY CLUSTER SUBDIVISION - PHASE 1, ENTRY NO. 2856339
- R-8 - FAVERO'S LEGACY CLUSTER SUBDIVISION - PHASE 2, ENTRY NO. 3065151
- R-9 - MARSH SUBDIVISION, ENTRY NO. 1033296
- R-10 - SUMMERSET FARMS - PHASE 1, ENTRY NO. 3066733
- R-11 - SUMMERSET FARMS - PHASE 3, ENTRY NO. 3292411

SURVEYS

- R-12 - BOUNDARY SURVEY NO. 003127
- R-13 - BOUNDARY SURVEY NO. 003687
- R-14 - RECORD OF SURVEY NO. 5715
- R-15 - WEBER COUNTY BEARING SHEET, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

REFERENCE DOCUMENTS ARE ON FILE IN THE OFFICES OF THE WEBER COUNTY RECORDER AND SURVEYOR

SCHEDULE B, PART II EXCEPTIONS

ITEMS 1-13 ARE NOT SHOWN INTENTIONALLY AS THEY ARE NOT SURVEY ITEMS.

14. GRANT OF EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:
 IN FAVOR OF: AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF WYOMING
 RECORDED: MAY 31, 1929
 ENTRY NO.: N/A
 BOOK: S OF LIENS & LEASES
 PAGE: 153, OF THE OFFICIAL RECORDS

SURVEY FINDINGS: NOT PLOTTED, DOCUMENT MAKES REFERENCE TO SECTION, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, BUT DOES NOT OFFER AN EXACT LOCATION THAT WOULD ALLOW THE SURVEYOR TO MAKE A DETERMINATION OF HOW THIS MAY OR MAY NOT AFFECT THIS SITE.

15. GRANT OF EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:
 IN FAVOR OF: CENTRAL WEBER SEWER IMPROVEMENT DISTRICT
 RECORDED: FEBRUARY 8, 2001
 ENTRY NO.: 1750930
 BOOK: 2115
 PAGE: 1401, OF THE OFFICIAL RECORDS

SURVEY FINDINGS: PLOTTED, AFFECTS THE EASTERLY PORTION OF THIS SITE.

16. GRANT OF EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:
 IN FAVOR OF: CENTRAL WEBER SEWER IMPROVEMENT DISTRICT
 RECORDED: MARCH 13, 2001
 ENTRY NO.: 1757393
 BOOK: 2122
 PAGE: 2402, OF THE OFFICIAL RECORDS

SURVEY FINDINGS: PLOTTED, AFFECTS THE NORTHERLY AND EASTERLY PORTIONS OF THIS SITE.

17. GRANT OF EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:
 IN FAVOR OF: CENTRAL WEBER SEWER IMPROVEMENT DISTRICT
 RECORDED: MARCH 13, 2001
 ENTRY NO.: 1757394
 BOOK: 2122
 PAGE: 2407, OF THE OFFICIAL RECORDS

SURVEY FINDINGS: PLOTTED, AFFECTS THE NORTHERLY AND EASTERLY PORTIONS OF THIS SITE.

18. GRANT OF EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:
 IN FAVOR OF: CENTRAL WEBER SEWER IMPROVEMENT DISTRICT
 RECORDED: APRIL 3, 2001
 ENTRY NO.: 1761823
 BOOK: 2128
 PAGE: 1312, OF THE OFFICIAL RECORDS

SURVEY FINDINGS: PLOTTED, AFFECTS THE NORTHERLY AND EASTERLY PORTIONS OF THIS SITE.

SURVEYOR'S NARRATIVE:

THE BASIS OF BEARING IS NORTH 89°13'11" WEST BETWEEN THE FOUND MONUMENTS AT THE EAST QUARTER CORNER AND THE WEST QUARTER CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH AS SHOWN. THE SURVEY CONTROL WAS ESTABLISHED WITH GPS. THE GPS DATA WAS MEASURED ON THE UTAH STATE PLANE NORTH ZONE USF NAD83 SYSTEM AND WAS THEN PROJECTED TO A LOW DISTORTION GROUND SYSTEM FOR THIS SURVEY. A UAS SYSTEM WAS USED TO ASSIST IN MEASURING AND MAPPING THE PROPERTY AND AN ORTHO-RECTIFIED PHOTO OF THE SITE WAS USED FOR MAPPING FEATURES SUCH AS ROADWAYS AND WATERWAYS.

THE PURPOSE OF THIS SURVEY IS TO RETRACE AND MONUMENT THE BOUNDARY OF THE DESCRIBED PROPERTY ACCORDING TO THE OFFICIAL RECORDS AND THE LOCATION OF PERTINENT EXISTING IMPROVEMENTS LOCATED ON THE GROUND.

SURVEYOR'S NOTES:

1. THIS DOES NOT REPRESENT A TITLE SEARCH BY THE SURVEYOR. TITLE INFORMATION WAS PROVIDED BY OTHERS FOR THE SUBJECT PROPERTY.
2. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASE ON ABOVE GROUND STRUCTURES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, PLEASE CONTACT APPROPRIATE AGENCIES.
3. THE PURPORTED ADDRESS FOR THIS SITE IS UNASSIGNED, OGDEN UTAH 84401 BUT REFERENCED IN TITLE REPORT AS PARCEL NO. 15-078-0139 AND 15-078-0140 BASED ON DOCUMENTATION PROVIDED AT THE TIME OF THE SURVEY.
4. THIS PROPERTY LIES WITHIN THE FLOOD ZONE 'X' (NO SHADING) ACCORDING TO FEMA FLOOD MAP SERVICE, MAP NO 49057C0402F, DATED NOVEMBER 30, 2023. ZONE 'X' (NO SHADING) IS DEFINED AS "AREA OF MINIMAL FLOOD HAZARD".
5. THERE ARE NO CONSTRUCTED BUILDINGS ON THIS SITE.
6. THERE ARE NO PAVED PARKING STALLS ON THIS SITE.
7. THERE WAS NO INFORMATION PROVIDED TO THE SURVEYOR AT THE TIME OF THIS SURVEY THAT WOULD ALLOW FOR A DETERMINATION OF THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES.
8. THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK FOR THIS SURVEY.
9. THIS SURVEY REFLECTS PLOTTABLE EASEMENTS THAT ARE LOCATED IN NEIGHBORING PROPERTIES THAT WOULD DIRECTLY AFFECT THIS SURVEY SITE.

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<p>THE CHURCH OF JESUS CHRIST</p>			<p>THE CHURCH OF JESUS CHRIST</p>		

**Taylor Landing
 Ogden UT West Stake**

3691 West 2200 South, Ogden, Utah
 41.227032, -112.048630

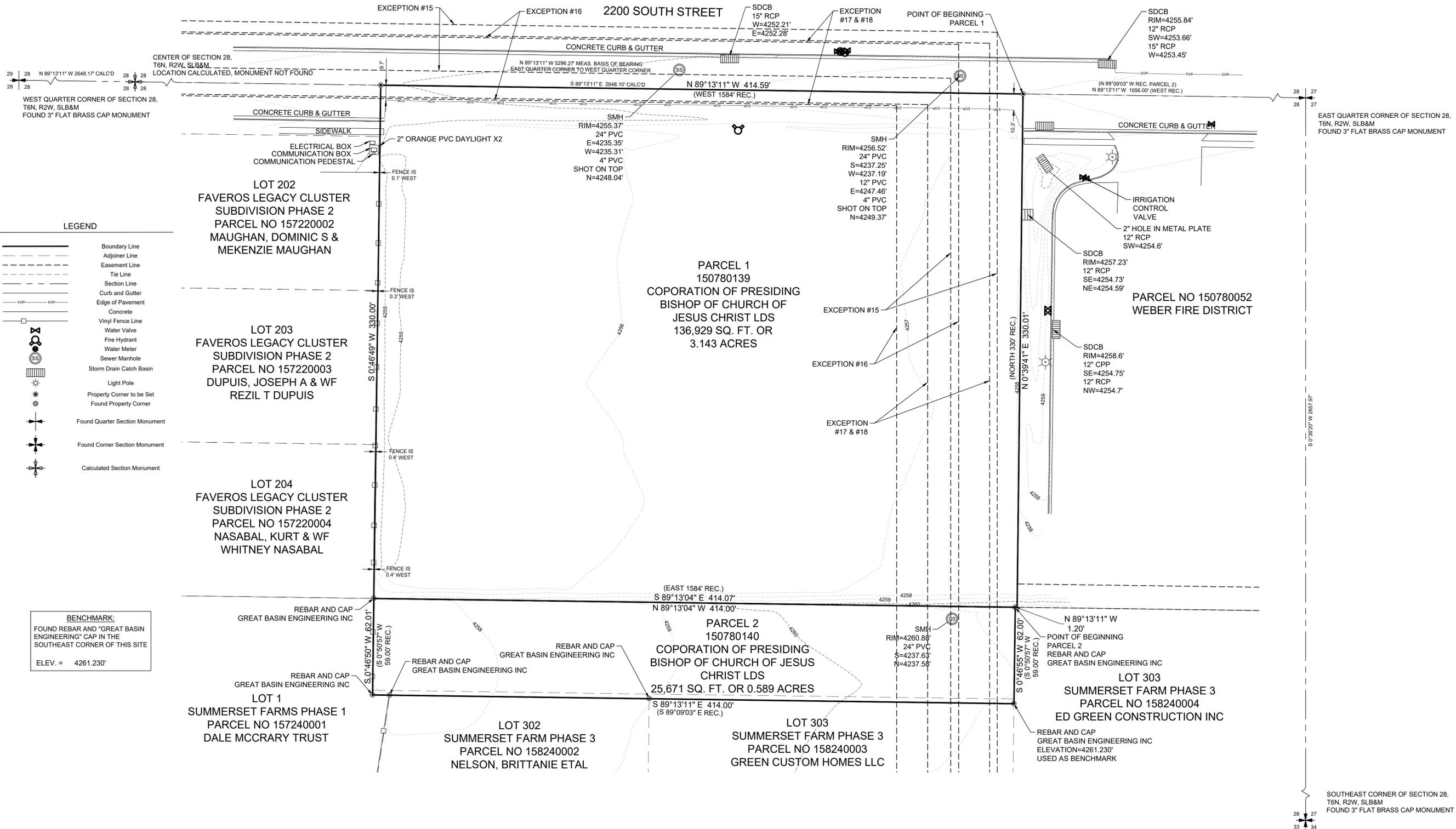
BHD #: 2404 County Parcel: 150780139 Plan Series: Granger 300 ICF
 Date: 28 Mar 2025 Owner #: 602-0268

#	Date	Description
1	28 Mar 2025	Bld Drawings

Site Survey

C100

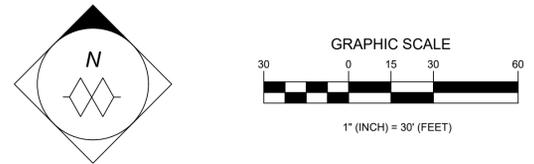
ALTA/NSPS LAND TITLE SURVEY
FOR
THE CHURCH OF JESUS CHRIST
OF LATTER-DAY SAINTS
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 28,
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
MARCH 2025



LEGEND

	Boundary Line
	Adjoineer Line
	Easement Line
	Tie Line
	Section Line
	Curb and Gutter
	Edge of Pavement
	Concrete
	Vinyl Fence Line
	Water Valve
	Fire Hydrant
	Water Meter
	Sewer Manhole
	Storm Drain Catch Basin
	Light Pole
	Property Corner to be Set
	Found Property Corner
	Found Quarter Section Monument
	Found Corner Section Monument
	Calculated Section Monument

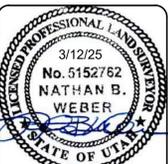
BENCHMARK:
FOUND REBAR AND "GREAT BASIN ENGINEERING" CAP IN THE SOUTHEAST CORNER OF THIS SITE
ELEV. = 4261.230'



DIAMOND LAND SURVEYING
6891 South 700 West Ste. 150
Midvale, Utah 84047
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Boundary Surveys
Topography Surveys
Subdivisions
Construction Staking
A.L.T.A. & N.S.P.S. Surveys

ALTA/NSPS LAND TITLE SURVEY
3691 WEST 2200 SOUTH
WEBER COUNTY, UTAH
THE CHURCH OF JESUS CHRIST



LOCATED IN THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH

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THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

**Taylor Landing
Ogden UT West Stake**
3691 West 2200 South, Ogden, Utah
41.227032, -112.048630

Date:	28 Mar 2025
BHD #:	2404
County Parcel:	150780139
Plan Series:	Granger 300 CF
Owner #:	602-0246

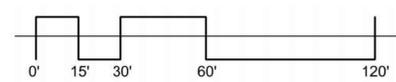
#	Date	Description
1	28 Mar 2025	Bld Drawings

Site Survey
C101



1 Site Plan - Existing Conditions
 Scale: 1" = 30'-0"

Photo taken
 21 Dec 2024
[Click here for
 drone data](#)



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THE CHURCH OF
JESUS CHRIST
 OF LATTER-DAY SAINTS

Taylor Landing
Ogden UT West Stake
 3691 West 2200 South, Ogden, Utah
 41.227032, -112.048630

Date: 28 Mar 2025
 BHD #: 2404
 County Parcel: 150780139
 Plan Series: Granger 300 CF
 Owner #: 602-0268

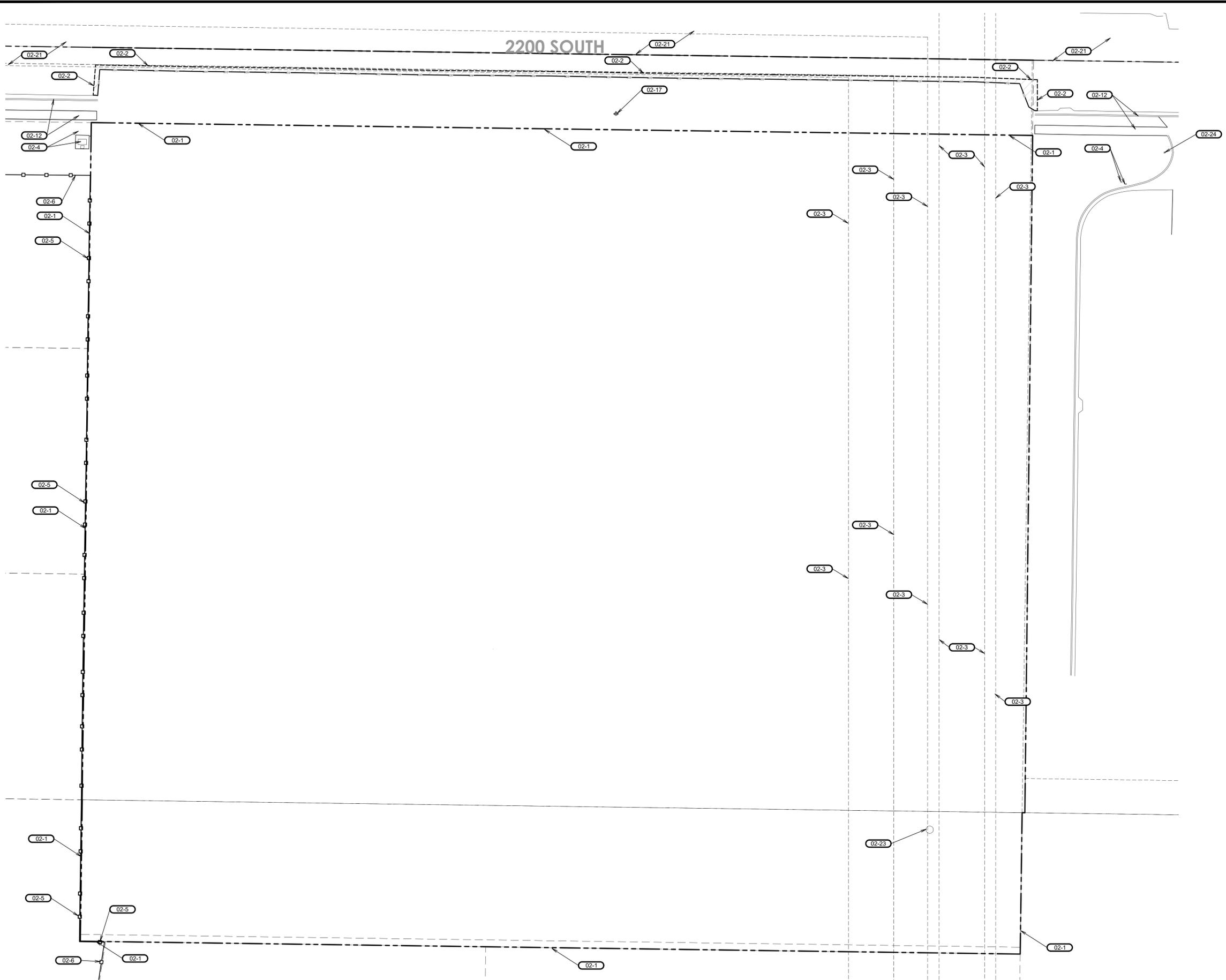
Drawing Issue and Revision Schedule	
#	Description
1	28 Mar 2025 Bld Drawings

Site Plan - Existing Conditions

C102

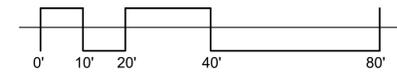
Printed: 28 Mar 2025 4:18 PM

Printed: 27 Mar 2025 9:46 PM



1 Site Demolition Plan

Scale: 1" = 20'-0"



General Notes - New Construction

A. All noted items are new unless noted otherwise.

B. The contractor shall verify all existing site conditions prior to bidding. Coordinate all work affecting adjacent properties with the respective property owners prior to any demolition or construction work. Repair and replace all existing items on adjacent properties damaged or affected during construction to the satisfaction of the property owner.

C. Refer to ConsLog for Information Available to Bidders, including the geotechnical report, provided by the owner.

D. The contractor shall enclose the entire area of work with a temporary fence and maintain a safe pedestrian route for all users of the city sidewalk throughout construction.

E. Refer to the Specifications for required locations of concrete control joints and expansion joints. Submit a proposed control joint and expansion joint plan to the Architect for approval prior to installation of site concrete.

F. The contractor shall install all components of the building and site to meet accessibility standards as shown in 2017 ICC A117.1.

Keyed Notes

02-1 Existing property line. See survey.

02-2 Saw cut 2 feet from edge of asphalt for a clean cut.

02-3 Existing easement. See survey.

02-4 Existing utility equipment to remain.

02-5 Existing fence to be removed.

02-6 Existing fence to remain.

02-7 Existing storm drain structure to remain. See Site Survey.

02-12 Existing curb, gutter and sidewalk to remain.

02-17 Existing fire hydrant to remain. Add extensions as necessary to meet new grade.

02-21 Existing street paving to remain. See site survey.

02-23 Existing manhole to remain. Add extensions as necessary to meet new grade. Install new concrete apron to match D/C502.

02-24 Existing street light to remain.

03-5 Install new city sidewalk and match width and elevation of existing city sidewalk.

03-6 New concrete sidewalk per city standards.

03-7 New concrete drive approach per city standards. Reinforce as required by the city.

03-8 Align sidewalk with building foundation wall.

03-11 New concrete sidewalk. See A & H/C501. Typical.

03-12 New integral sidewalk, curb, and gutter. See B/C501. See Grading and Drainage Plan for in-fall / out-fall of gutter.

03-14 New concrete mow strip. Typical. See K/C501.

03-15 New concrete curb & gutter - typical. See typical details C501 & in-fall / out-fall notation on the Grading & Drainage Site Plans.

03-16 Transition curb height from full height to flush with top of adjacent sidewalk. Transition within 5 feet or over the full length of the slope where occurs.

03-17 Sloped section of concrete sidewalk at <5% slope. See grading plan for exact slope.

03-20 New control joint in concrete flatwork. See H/C501.

03-21 New concrete slab. See A/C501.

04-13 Dumpster enclosure wall. See I/C503.

05-13 New stainless steel bike rack. See L/C501.

10-37 New Knox box 3200 series recessed in brick (verify type and location with fire department).

21-2 New fire department connection with locking Knox plugs - model 3050 or 3043 (verify with fire department).

26-1 New pole light and concrete base. See D/C503 and electrical sheets.

26-2 New concrete transformer pad and CT can per power company requirements. See Electrical Sheets.

28-2 New fire alarm control panel location. See A101 and electrical sheets.

32-1 New irrigation controller. See landscape sheets.

32-5 New Nyloplast area drain or yard drain box. See C/C502 and Grading and Drainage Plan.

32-6 New curb inlet box. See D/C502, Site Details, and Grading and Drainage Plan.

32-8 New accessible parking sign. See A/C502.

32-9 New painted parking lines. Parking lines shall be 4" wide. Typical.

32-10 New accessible parking access aisle. Paint lines shall be 4" wide at a 45° angle and 2'-0" spacing.

32-11 New blue & white painted accessible parking symbol.

32-12 New storm drain structure. See D/C502 and Grading and Drainage Plan.

32-13 New asphalt paving - typical. See civil sheets.

32-15 6'-0" tall steel dumpster gates. See I/C503.

32-16 New 6'-0" tall white vinyl privacy fence with 12" x 12" concrete mow strip. See E/C503.

32-19 New storage building. See C801.

32-23 Bollard. See B/C502.

32-24 (2) 3" layers of asphalt over 14" aggregate base in shaded area.

33-1 New gas meter and seismic valve per utility company requirements. See utility plan and plumbing sheets.

33-2 New fire hydrant. Install as per city standards. See civil sheets.

33-3 Sewer cleanout. See D/C502 and civil sheets.

33-6 New irrigation water meter per city and water district standards. Coordinate with the Utility Plan.

33-7 New culinary water meter per city and water district standards. Coordinate with the Utility Plan.



THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

**Taylor Landing
Ogden UT West Stake**

3691 West 2200 South, Ogden, Utah
41.227032, -112.048630

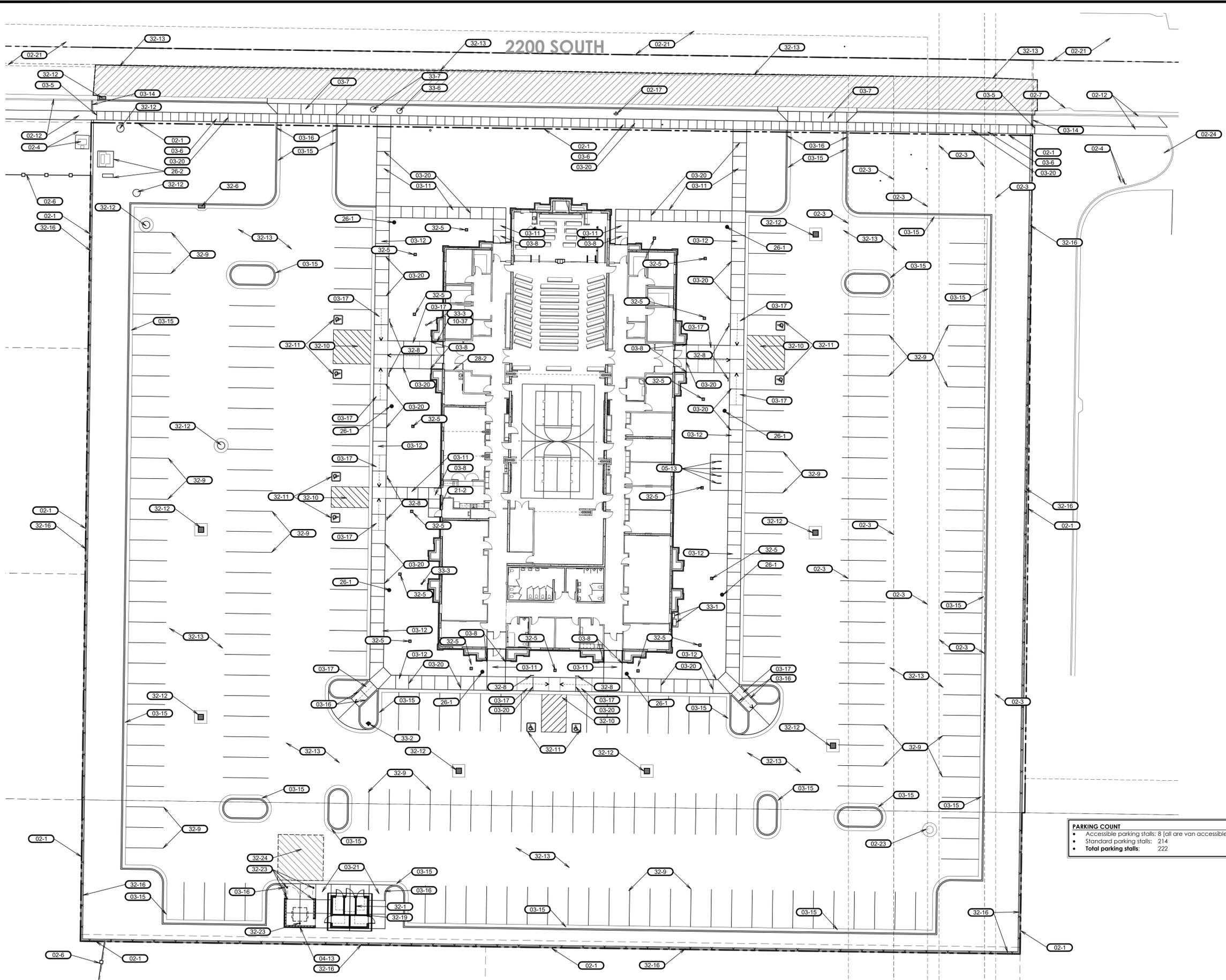
County Parcel: 150780139
BHD #: 2404
Date: 28 Mar 2025

Plan Series: Granger 300 (CF)
Owner #: 602-0268

#	Date	Description
1	28 Mar 2025	1st Drawing

Site Demolition Plan

C103



General Notes - New Construction

- A. All noted items are new unless noted otherwise.
- B. The contractor shall verify all existing site conditions prior to bidding. Coordinate all work affecting adjacent properties with the respective property owners prior to any demolition or construction work. Repair and replace all existing items on adjacent properties damaged or affected during construction to the satisfaction of the property owner.
- C. Refer to ConLog for Information Available to Bidders, including the geotechnical report, provided by the owner.
- D. The contractor shall enclose the entire area of work with a temporary fence and maintain a safe pedestrian route for all users of the city sidewalk throughout construction.
- E. Refer to the Specifications for required locations of concrete control joints and expansion joints. Submit a proposed control joint and expansion joint plan to the Architect for approval prior to installation of site concrete.
- F. The contractor shall install all components of the building and site to meet accessibility standards as shown in 2017 ICC A117.1.

Keyed Notes

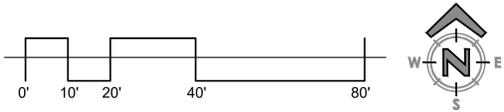
- 02-1 Existing property line. See survey.
- 02-2 Saw cut 2 feet from edge of asphalt for a clean cut.
- 02-3 Existing easement. See survey.
- 02-4 Existing utility equipment to remain.
- 02-5 Existing fence to be removed.
- 02-6 Existing fence to remain.
- 02-7 Existing storm drain structure to remain. See Site Survey.
- 02-12 Existing curb, gutter and sidewalk to remain.
- 02-17 Existing fire hydrant to remain. Add extensions as necessary to meet new grade.
- 02-21 Existing street paving to remain. See site survey.
- 02-23 Existing manhole to remain. Add extensions as necessary to meet new grade. Install new concrete apron to match D/C502.
- 02-24 Existing street light to remain.
- 03-5 Install new city sidewalk and match width and elevation of existing city sidewalk.
- 03-6 New concrete sidewalk per city standards.
- 03-7 New concrete drive approach per city standards. Reinforce as required by the city.
- 03-8 Align sidewalk with building foundation wall.
- 03-11 New concrete sidewalk. See A & H/C501. Typical.
- 03-12 New integral sidewalk, curb, and gutter. See B/C501. See Grading and Drainage Plan for in-fall / outfall of gutter.
- 03-14 New concrete mow strip. Typical. See K/C501.
- 03-15 New concrete curb & gutter - typical. See typical details C501 & in-fall / outfall notation on the Grading & Drainage Site Plans.
- 03-16 Transition curb height from full height to flush with top of adjacent sidewalk. Transition within 5 feet or over the full length of the slope where occurs.
- 03-17 Sloped section of concrete sidewalk at <5% slope. See grading plan for exact slope.
- 03-20 New control joint in concrete flatwork. See H/C501.
- 03-21 New concrete slab. See A/C501.
- 04-13 Dumpster enclosure wall. See I/C503.
- 05-13 New stainless steel bike rack. See L/C501.
- 10-37 New Knox box 3200 series recessed in brick (verify type and location with fire department).
- 21-2 New fire department connection with locking Knox plugs - model 3050 or 3043 (verify with fire department).
- 26-1 New pole light and concrete base. See D/C503 and electrical sheets.
- 26-2 New concrete transformer pad and CT can per power company requirements. See Electrical Sheets.
- 28-2 New fire alarm control panel location. See A101 and electrical sheets.
- 32-1 New irrigation controller. See landscape sheets.
- 32-5 New Nyloplast area drain or yard drain box. See C/C502 and Grading and Drainage Plan.
- 32-6 New curb inlet box. See D/C502, Site Details, and Grading and Drainage Plan.
- 32-8 New accessible parking sign. See A/C502.
- 32-9 New painted parking lines. Parking lines shall be 4" wide. Typical.
- 32-10 New accessible parking access aisle. Paint lines shall be 4" wide at a 45° angle and 2'-0" spacing.
- 32-11 New blue & white painted accessible parking symbol.
- 32-12 New storm drain structure. See D/C502 and Grading and Drainage Plan.
- 32-13 New asphalt paving - typical. See civil sheets.
- 32-15 6'-0" tall steel dumpster gates. See I/C503.
- 32-16 New 6'-0" tall white vinyl privacy fence with 12" x 12" concrete mow strip. See E/C503.
- 32-19 New storage building. See C801.
- 32-23 Bollard. See B/C502.
- 32-24 (2) 3" layers of asphalt over 14" aggregate base in shaded area.
- 33-1 New gas meter and seismic valve per utility company requirements. See utility plan and plumbing sheets.
- 33-2 New fire hydrant. Install as per city standards. See civil sheets.
- 33-3 Sewer cleanout. See D/C502 and civil sheets.
- 33-6 New irrigation water meter per city and water district standards. Coordinate with the Utility Plan.
- 33-7 New culinary water meter per city and water district standards. Coordinate with the Utility Plan.

PARKING COUNT

- Accessible parking stalls: 8 [all are van accessible]
- Standard parking stalls: 214
- Total parking stalls: 222

- NOTE**
- Groundwater was discovered at some locations during the geotechnical explorations at approximately 5 feet below existing grade. The building has been designed to be above the groundwater elevation, but deeper excavations on the site, such as for utilities, may encounter groundwater. The Contractor shall be responsible for temporary dewatering if groundwater is encountered.
 - See F/C503 for the Overexcavation and Fill Detail.
 - See C503 for the Overexcavation and Fill Notes.

1 Architectural Site Plan
Scale: 1" = 20'-0"



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THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Taylor Landing
Ogden UT West Stake
3691 West 2200 South, Ogden, Utah
41.227032, -112.048630
County Parcel: 150780139
BHD #: 2404
Date: 28 Mar 2025
Owner #: 602-0266
Plan Series: Granger 300 ICF

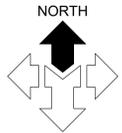
Drawing Issue and Revision Schedule

#	Date	Description
1	28 Mar 2025	Bld Drawings

Architectural Site Plan

C111

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GENERAL NOTES:
 SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS & SPECS.
 THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON SHEET C171 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.
 EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATIONS SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTORS FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

KEYED NOTES:
 PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:
 1 GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN.
 2 STORM DRAIN CURB INLET BOX WITH HEAVY DUTY BICYCLE SAFE GRATE, PER DETAIL 'M', SEE SHEET C301.
 3 12" SQUARE SECURABLE NYLOPLAST YARD DRAIN, SEE SITE DETAIL SHEETS.
 4 ADS HP STORM PIPE FOR SHALLOW COVER STORM DRAIN, SEE PLAN FOR LENGTH, SIZE, AND SLOPE. SEE APWA PLANS NO. 381 & 382 FOR TRENCHING AND SLOPE.
 5 ROOF DRAIN DOWNSPOUT LOCATION. DOWNSPOUT TO BE PER SITE DETAIL SHEETS.
 6 8" HDPE PIPE FROM ROOF DRAIN CONNECTION. SLOPE PIPE AT 0.50% MINIMUM FROM CONNECTION. SEE SITE DETAIL SHEETS.
 7 TAPER LAST 5' OF CURB TO MATCH SIDEWALK HEIGHT, SEE SITE DETAIL SHEETS.
 8 STORMTECH SC-310 CHAMBERS OR EQUIVALENT SYSTEM APPROVED PRIOR TO BIDDING. SYSTEM TO OUTLET CONTROL STRUCTURE AS SHOWN ON PLANS ALL PROVIDED BY THE CONTRACTOR. STORMTECH CHAMBER HAS DETENTION OF 13.804 CF. REQUIRED DETENTION = 13.360 CF. SEE DETAIL 'N', SHEET C501. FULL SHOP DRAWINGS PROVIDED BY MANUFACTURER ARE REQUIRED PRIOR TO BIDDING AND CONSTRUCTION.
 9 LANDING AREAS TO HAVE 2% MAXIMUM SLOPE AWAY FROM BUILDING.
 10 4' x 4' OUTLET CONTROL STRUCTURE WITH ORIFICE AND OVERFLOW WEIR, SEE DETAIL 'A', SHEET C521 AND DETENTION CALCULATIONS. HIGH WATER / OVERFLOW = 4253.50', ORIFICE SIZE = 4.2" Ø.
 11 ADA PARKING STALL TOA (TOP OF ASPHALT) SPOT GRADES ARE TO BE STAKED TO ENSURE SLOPE WITHIN ADA PARKING STALL REMAINS UNDER 2.0% MAX. SLOPE.
 12 STORM DRAIN CATCH BASIN BOX WITH HEAVY DUTY BICYCLE SAFE GRATE, SEE DETAILS 'Y' AND 'J', SHEET C521.
 13 OIL / WATER SEPARATOR PER CITY STANDARDS AND SPECIFICATIONS.
 14 STORM DRAIN PIPE. SEE PLAN FOR LENGTH, SIZE, TYPE AND SLOPE. SEE APWA PLANS NO. 381 & 382 FOR TRENCHING DETAIL.

STORM RUNOFF CALCULATION SHEET

Design Philosophy:
 The storm water runoff from the project site will be detained on-site via surface and subsurface storage.

Area Identification (A)	Runoff Coefficient (C)	(C'A)
Paved 95,950 sf (2.20 ac)	0.90	86,355 sf
Roof Area 19,550 sf (0.45 ac)	0.85	16,618 sf
Landscaped 47,100 sf (1.08 ac)	0.15	7,065 sf
Total 162,600 sf (3.73 ac)	0.68 (ave)	110,038 sf

Allowable Discharge Rate = 0.20 cfs/ac
 Allowable Peak Discharge = 0.75 cfs

Time (min)	Rate (in/hr)	Rainfall (in)	Q in (cfs)	Advt Q in (cfs)	Total Q in (cfs)	Q out (cfs)	Storage (cf)
5	6.80	0.55	16.81	0.00	16.81	0.75	4,819
10	5.07	0.845	12.91	0.00	12.91	0.75	7,301
15	4.20	1.05	10.70	0.00	10.70	0.75	8,956
30	2.82	1.41	7.18	0.00	7.18	0.75	11,586
60	1.75	1.75	4.46	0.00	4.46	0.75	13,360
120	0.96	1.92	2.45	0.00	2.45	0.75	12,231
180	0.65	1.96	1.66	0.00	1.66	0.75	9,910
360	0.36	2.18	0.93	0.00	0.93	0.75	3,865
720	0.23	2.70	0.57	0.00	0.57	0.57	0
1440	0.13	3.02	0.32	0.00	0.32	0.32	0

Subsurface Storage Provided:

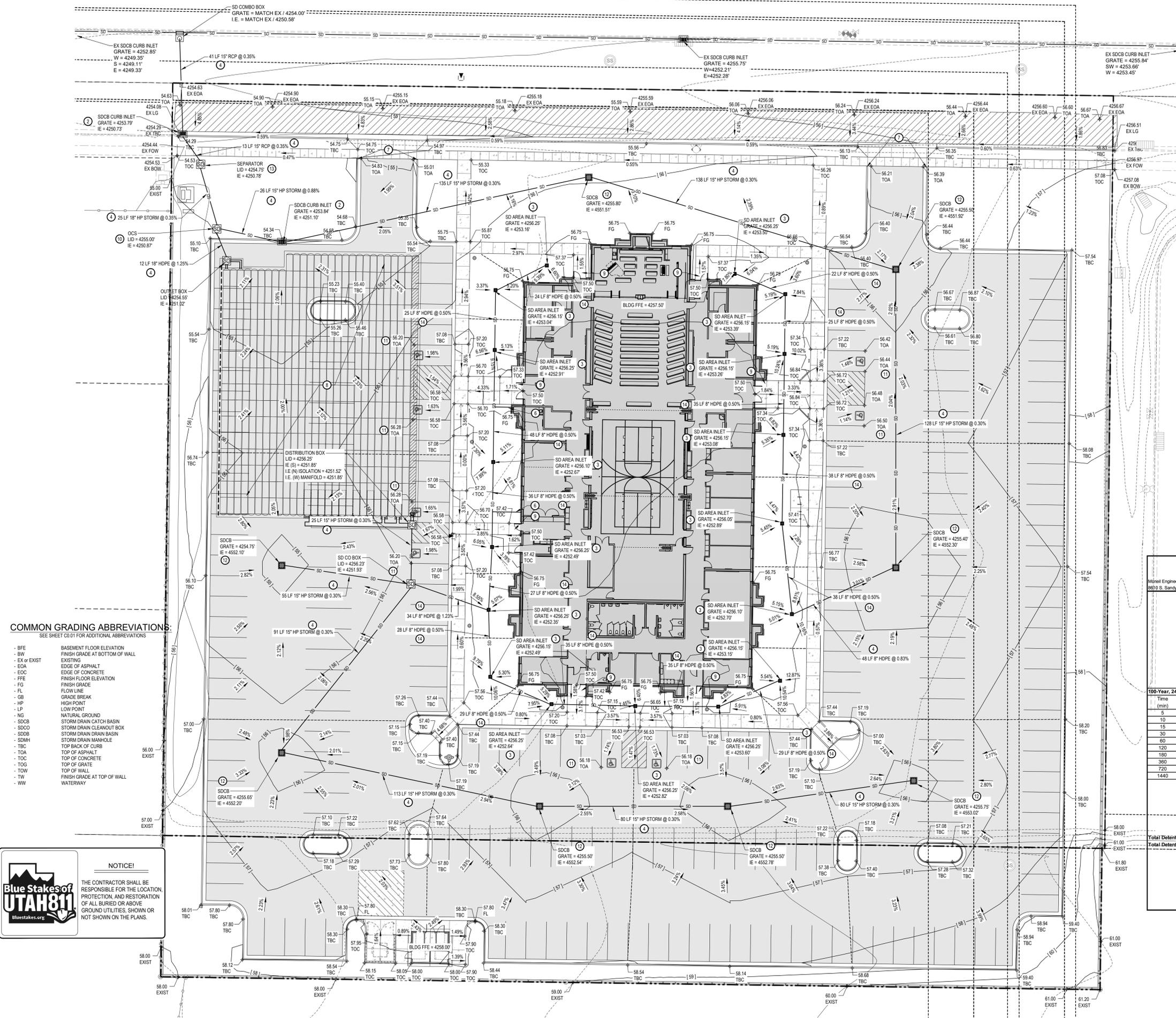
Pond	Area (sf)	Depth (ft)	Volume (cu. ft.)
Chamber System			14200 cf
Total Surface Storage			14200 cf

Total Detention Provided: 13,604 cf
Total Detention Required: 13,360 cf

Orifice Design:
 The orifice is designed upon the following data:
 Total acreage of development: 3.73 acres
 Allowable discharge: 0.75 cfs (0.20 cfs/ac)
 Max head (center orifice to hw): 2.49 ft
 Diameter for new orifice: 4.2 inch

$Q = C_d A_o \sqrt{2gh}$

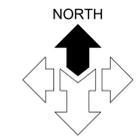
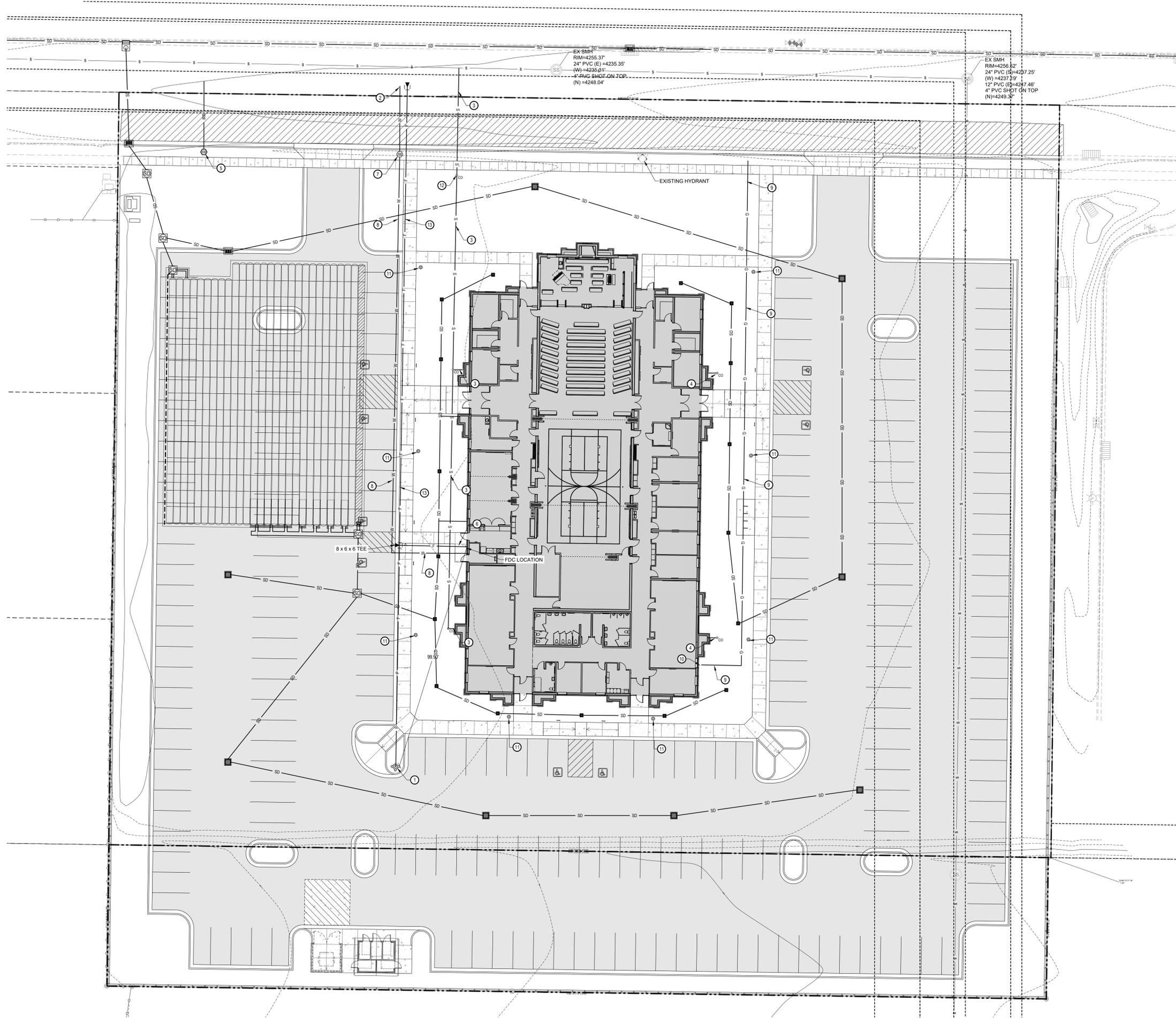
LID STORM WATER NOTES:
 NOTE PER GEOTECHNICAL REPORT, THIS SITE HAS HIGH GROUND WATER AND THEREFORE INFILTRATION IS NOT FEASIBLE ON THIS SITE. DUE TO INFILTRATION NOT BEING FEASIBLE THE STANDARD LID REQUIREMENT OF RETAINING THE 80TH PERCENTILE STORM ON SITE IS NOT APPLICABLE AND THE STORM WATER FOR THIS SITE HAS BEEN DESIGNED AND CALCULATED AS STRICTLY DETENTION.



- COMMON GRADING ABBREVIATIONS:**
 SEE SHEET C0.01 FOR ADDITIONAL ABBREVIATIONS
- BFE BASEMENT FLOOR ELEVATION
 - BW FINISH GRADE AT BOTTOM OF WALL
 - EX or EXIST EXISTING
 - EOA EDGE OF ASPHALT
 - EOC EDGE OF CONCRETE
 - FFE FINISH FLOOR ELEVATION
 - FG FINISH GRADE
 - FL FLOW LINE
 - GB GRADE BREAK
 - HP HIGH POINT
 - LP LOW POINT
 - NG NATURAL GROUND
 - SDCB STORM DRAIN CATCH BASIN
 - SDCO STORM DRAIN CLEANOUT BOX
 - SDOB STORM DRAIN BASIN
 - SDMM STORM DRAIN MANHOLE
 - TBC TOP BACK OF CURB
 - TOA TOP OF ASPHALT
 - TOC TOP OF CONCRETE
 - TOG TOP OF GRATE
 - TOW TOP OF WALL
 - TW FINISH GRADE AT TOP OF WALL
 - WW WATERWAY

NOTICE!
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES SHOWN OR NOT SHOWN ON THE PLANS.





SCALE: 1" = 20'



GENERAL NOTES:

CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL DRAWINGS.

ALL NEW WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.

ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.

CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY SEWER LINES.

FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.

MAINTAIN A MINIMUM OF 48 INCHES OF COVER ON ALL WATER LINES.

CONTRACTOR IS TO SUBMIT SITE PLAN TO DOMINION ENERGY FOR DESIGN OF GAS LINE SERVICE TO BUILDING. CONTRACTOR TO COORDINATE WITH DOMINION ENERGY FOR CONTRACTOR LIMITS OF WORK VERSUS DOMINION ENERGY LIMITS.

LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN.

UTILITY ALERT PHONE NUMBERS
WATER: OGDEN CITY
SEWER: OGDEN CITY
NATURAL GAS: DOMINION ENERGY
ELECTRICAL POWER: ROCKY MOUNTAIN POWER
TELEPHONE: CENTURY LINK

KEYED NOTES:

- PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS.
- ① FIRE HYDRANT ASSEMBLY COMPLETE, PER APWA PLANS NO. 511.
 - ② CONNECT NEW 1-1/2" TYPE 'K' COPPER WATER SERVICE LINE TO EXISTING WATER MAIN.
 - ③ 6" PVC SDR-35 SANITARY SEWER LATERAL, INCLUDING ALL FITTINGS. CLEANOUTS AT 100-FOOT MAXIMUM SPACING. SEE APWA PLANS NO. 381 & 382 FOR TRENCHING. SEE APWA PLAN NO. 431 FOR CLEANOUTS.
 - ④ SEWER CLEANOUT AND 6" PVC SEWER LINE FOR USE IN CLEARING SEWER LINES WITHIN THE BUILDING FROM OUTSIDE.
 - ⑤ INSTALL 1-1/2" IRRIGATION METER AND SERVICE LATERAL. SEE IRRIGATION PLANS FOR STOP AND WASTE.
 - ⑥ 6" DIP GLASS SS FIRE LINE WRAPPED IN AWWA APPROVED POLYETHYLENE ENCASMENT (POLYWRAP), INCLUDING ALL FITTINGS AND THRUST BLOCKING. SEE APWA PLAN NO. 561 FOR THRUST BLOCKING.
 - ⑦ 1-1/2" WATER SERVICE METER SET, PER APWA PLANS NO. 522 & 505.
 - ⑧ 1-1/2" TYPE 'K' COPPER WATER SERVICE LINE, PER APWA PLAN NO. 541.
 - ⑨ APPROXIMATE LOCATION OF NEW NATURAL GAS LINE. CONTRACTOR TO COORDINATE SIZE, DESIGN AND INSTALLATION BY DOMINION ENERGY WITH OTHER CONSTRUCTION.
 - ⑩ APPROXIMATE LOCATION OF NEW NATURAL GAS METERS; CONTRACTOR TO COORDINATE SIZE, DESIGN AND INSTALLATION WITH DOMINION ENERGY AND WITH MECHANICAL PLANS.
 - ⑪ SIDEWALK AREA LIGHT POLE. SEE ELECTRICAL PLANS FOR DETAILS.
 - ⑫ SANITARY SEWER CLEANOUT, PER APWA PLAN NO. 431.
 - ⑬ 8" BLUE PVC C-900 DR-18 WATER LINE, INCLUDING ALL FITTINGS AND THRUST BLOCKING. SEE DETAIL 'C4' SHEET C5.03 FOR TRENCHING AND APWA PLAN NO. 561 FOR THRUST BLOCKING. FROM CONNECTION TO MAIN IN STREET UNTIL 6" FIRE LINE TO BUILDING TEES OFF.

FIRE DEMAND TABLE

TYPE	TOTAL LEVELS	TOTAL SQUARE FOOTAGE
V-B	1	19,550

TOTAL FIRE FLOW REQUIREMENT PER IFC: 3,750 GPM FOR 3 HOURS WITH 75% SPRINKLER REDUCTION: 838 GPM
BECAUSE THERE IS A 1,500 GPM MINIMUM REQUIREMENT, THE FIRE DEMAND FOR THIS PROJECT IS: 1,500 GPM

* FINAL FIRE SPRINKLER DEMAND TO BE PROVIDED BY FIRE DESIGNER.



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THE CHURCH OF
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Taylor Landing
Ogden UT West Stake
 3691 West 2200 South, Ogden, Utah
 41.227032, -112.048630
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Drawing Issue and Revision Schedule

#	DATE	DESCRIPTION
1	28 Mar 2025	BIC Drawings

Site Utility Plan

C151

LANDSCAPE SCHEDULE

SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	WATER ZONE	DETAIL
DECIDUOUS TREES						
	20	QUEEN ELIZABETH HEDGE MAPLE	ACER CAMPESTRE 'EVELYN'	2" CAL.	LOW (1/2" EVERY 10-14 DAYS)	D/L501
	4	BIGTOOTH MAPLE	ACER GRANDIDENTATUM	8'-10' CLUMP	LOW (1/2" EVERY 10-14 DAYS)	D/L501
	14	SUMMER SPRITE LINDEN	TILIA CORDATA 'HALKA'	2" CAL.	LOW (1/2" EVERY 10-14 DAYS)	D/L501
	12	GREEN VASE ZELKOVA	ZELKOVA SERRATA 'GREEN VASE'	2" CAL.	LOW (1/2" EVERY 10-14 DAYS)	D/L501
EVERGREEN TREES						
	8	MOONGLOW JUNIPER	JUNIPERUS SCOPULORUM 'MOONGLOW'	5' HT.	Moderate to low	E/L501
	3	WELLS RIVERSIDE SERBIAN SPRUCE	PICEA OMORIKA 'WELLS RIVERSIDE'	7' HT.	MODERATE (1/2" EVERY 7-10 DAYS)	E/L501
	5	PINYON PINE	PINUS EDULIS	5' HT.	VERY LOW (WATER TO ESTABLISH)	E/L501
SHRUBS						
	44	KINNIKINICK	ARCTOSTAPHYLOS UVA URSI 'MASSACHUSETTS'	5 GAL.	LOW (1/2" EVERY 10-14 DAYS)	B/L501
	66	ALPINE CARPET JUNIPER	JUNIPERUS COMMUNIS 'MONDAP'	5 GAL.	VERY LOW (WATER TO ESTABLISH)	B/L501
	45	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTON'	3 GAL.	LOW (1/2" EVERY 10-14 DAYS)	B/L501
	27	SUMMER WINE NINEBARK	PHYSCARPUS OPULIFOLIUS 'SEWARD'	5 GAL.	LOW (1/2" EVERY 10-14 DAYS)	B/L501
	69	PAWNEE BUTTES WESTERN SAND CHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'	5 GAL.	LOW (1/2" EVERY 10-14 DAYS)	B/L501
	40	LACETTE FRAGRANT SUMAC	RHUS AROMATICA 'FINE TEXTURED COMPACT SELECT A' PP 28669	5 GAL.	LOW (1/2" EVERY 10-14 DAYS)	B/L501
	9	TIGER EYES SUMAC	RHUS TYPHINA 'BALTIGER'	5 GAL.	LOW (1/2" EVERY 10-14 DAYS)	B/L501
	41	COMMON SNOWBERRY	SYMPHORICARPOS ALBUS	5 GAL.	LOW (1/2" EVERY 10-14 DAYS)	B/L501
ORNAMENTAL GRASSES						
	144	BLONDE AMBITION BLUE GRAMA GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GAL.	LOW (1/2" EVERY 10-14 DAYS)	A/L501
	55	FOERSTER'S FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	1 GAL.	LOW (1/2" EVERY 10-14 DAYS)	A/L501
	161	ATLAS FESCUE	FESTUCA MAIREI	1 GAL.	LOW (1/2" EVERY 10-14 DAYS)	A/L501
	157	SAPPHIRE BLUE OAT GRASS	HELICTOTRICHON SEMPERVIRENS 'SAPHIRSPRUDEL'	1 GAL.	LOW (1/2" EVERY 10-14 DAYS)	A/L501
PERENNIALS						
	92	STEPSUNS SUNSET GLOW PENSTEMON	PENSTEMON PINIFOLIUS 'P019S'	1 GAL.	LOW (1/2" EVERY 10-14 DAYS)	B/L501
BOULDERS						
	109	'BROWNS CANYON' BOULDERS		2'-4" DIAMETER IN ALL DIRECTIONS		BOULDERS FROM BROWN'S CANYON QUARRY. CONTACT ONE SOURCE MATERIALS, ONESOURCEMATERIALS.COM, (385) 447-9374.
CRUSHED ROCK						
	10,556 S.F.	'SOUTH TOWN' COBBLE		2"-4" DIAMETER		INSTALLED A MINIMUM 3" DEEP. INSTALL OVER DEWITTS 4.1 WEED BARRIER FABRIC. CRUSHED ROCK SHALL BE FREE OF DIRT & OTHER FOREIGN DEBRIS.
	24,733 S.F.	'MOUNTAIN VALLEY' CRUSHED ROCK		1" DIAMETER		INSTALLED A MINIMUM 3" DEEP. INSTALL OVER DEWITTS 4.1 WEED BARRIER FABRIC. CRUSHED ROCK SHALL BE FREE OF DIRT & OTHER FOREIGN DEBRIS.
LAWN						
	3,736 S.F.	'DESERT SAGE' LAWN SOD - TWCA CERTIFIED				INSTALL OVER MINIMUM 5" TOPSOIL LAYER.
ALWAYS PLANT ACCORDING TO CENTER POINT OF THE SYMBOL						

PLANT COVERAGE

	SHRUBS - MATURE COVERAGE	ACTUAL %	TREE PURPOSE	ACTUAL %	% REQUIRED BY LOCAL JURISDICTION
STREET FRONTAGE	25% - 50%	36%	FRAME BUILDING	20%	
PRIMARY ENTRIES	30% - 55%	54%	FRAME ENTRY	6%	N/A
BUILDING PERIMETER	25% - 45%	48%	ACCENT BUILDING	20%	
PERIMETER	5% - 15%	27%	SCREEN LOT	33%	

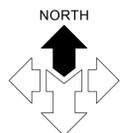
LANDSCAPE DATA

	TOTAL SITE AREA	148,682 S.F.	% OF SITE/LANDSCAPE	% / # REQUIRED BY LOCAL JURISDICTION
TOTAL LANDSCAPE AREA	38,412 S.F.	39%	10%	
SHRUBS/GROUNDCOVER	12,854 S.F.	36%	N/A	
LAWN AREA	3,736 S.F.	10%	N/A	
TREES ON SITE	57	N/A	N/A	



2200 SOUTH

PROPOSED BUILDING



0 30 60 90 ft

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.

Call
BEFORE YOU
Dig
1-800-662-4111

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REFERENCE NOTES

L-1. CONCRETE MOWSTRIP
SEE DETAIL VL501



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Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020



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3691 West 2200 South, Ogden, Utah
41.227032, -112.088630

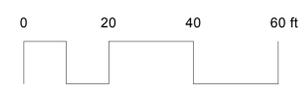
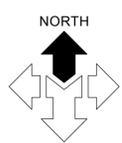
Date: 28 Mar 2025
BHD #: 2404
County Parcel: 150780139
Plan Series: Granger 300 ICF
Owner #: 602-0268

Drawing Issue and Revision Schedule

#	Date	Description
1	28 Mar 2025	Bld Drawings

**LANDSCAPE
PLANTING
PLAN**

L112

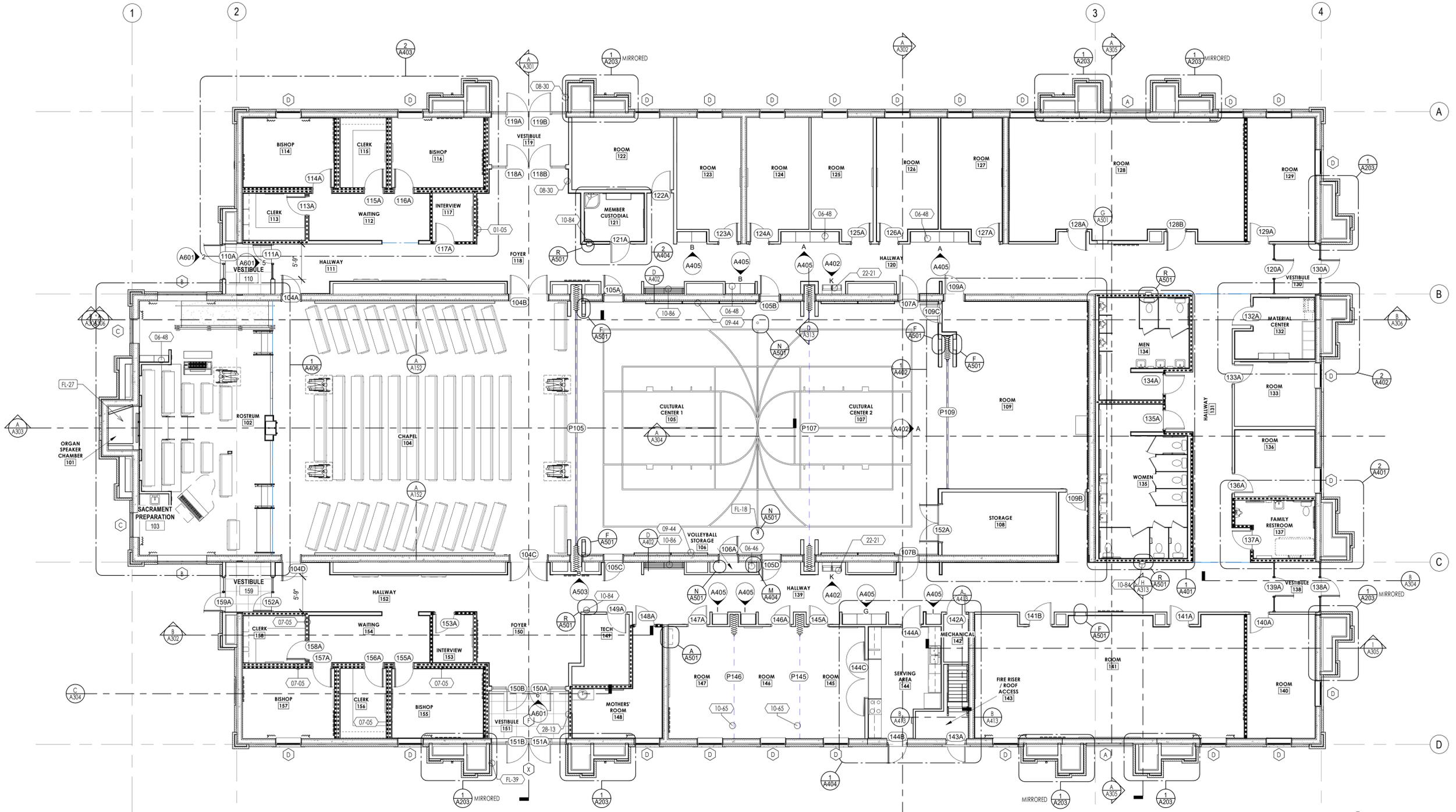


AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.

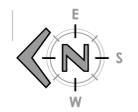
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NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES SHOWN OR NOT SHOWN ON THE PLANS.



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



Building Insulation Envelope Minimum Requirements

- Roof:** R-13 rigid insulation above the deck. R-50 open-cell spray foam insulation below the deck. See E(A351) and Section 07 2100.
- Exterior walls:** R-24.9 and R-25.2 [U=0.040] continuous thermal mass insulated concrete form walls.
- Exterior foundation walls:** R-15 continuous 3" XPS rigid insulation. See foundation details and Section 07 2100.
- Vinyl windows:** 0.26 U-factor and 0.21 SHGC. Certified by an independent laboratory per NFRC 100 and labeled by the manufacturer. See Section 08 5313.
- Storefront openings:** 0.41 U-factor and 0.31 SHGC. See Section 08 4313.
- Hollow metal doors:** R-4. See Section 08 1113.
- Vapor retarder:** Continuous vapor retarder on the interior of the envelope starting at the slab, up wall, under roof truss insulation, and down walls to floor slab. Seal air tight. See Section 07 2500.
- Envelope continuity:** No holes or gaps in the building insulation envelope. See Sections 07 2100 and 07 2500.
- Sound insulation:** See the Insulation Floor Plan for sound batt insulation requirements.
- Thermal envelope certificate:** A permanent thermal envelope certificate shall be completed by the contractor. Post the certificate on the wall of the fire riser room. Include a copy of the certificate in the O&M Manual. Include the following in the certificate:
 - R-values of insulation installed in or on ceilings, roofs, walls, and foundations.
 - U-factors and Solar Heat Gain Coefficients (SHGC) of doors and windows.
 - Results from any building envelope air leakage testing performed on the building.

KEYNOTES

XX-XX KEYNOTE MATERIAL

MATERIAL / SPECIFICATION KEYNOTES	
01-05	ARTWORK LOCATION. DO NOT INSTALL ANY EQUIPMENT OR DEVICES IN THIS LOCATION.
06-46	SHELVING. SEE DETAILS.
06-48	WOOD VENEER FACED ARCHITECTURAL CABINETS. SEE DETAILS A/A501 & SPECIFICATION
07-05	BLANKET SOUND INSULATION
08-30	DOOR OPERATOR LOCATION. SEE ELECTRICAL SHEETS AND DOOR SCHEDULE.
09-44	6'-0" X 4'-0" SOUND-ABSORPTIVE ACOUSTICAL PANEL. TYPICAL WHERE SHOWN. SEE S/A501.
10-65	FOLDING ACCORDION DOOR. SEE DETAILS & SPECIFICATION
10-84	FIRE PROTECTION CABINET. SEE SPECIFICATION
10-86	HAT & COAT RACK. SEE SPECIFICATION
22-21	ELECTRICAL WATER COOLER. SEE PLUMBING DRAWINGS & SPECIFICATION
28-13	FIRE ALARM CONTROL PANEL. SEE ELECTRICAL SHEETS.

FP-XX KEYNOTE INSTRUCTION

INSTRUCTIONAL KEYNOTES	
FL-18	VOLLEYBALL POST SLEEVE. SEE DETAILS
FL-27	ORGAN LOFT SPEAKER. SEE AV DRAWINGS
FL-39	KNOX BOX RECESSED IN BRICK. VERIFY MODEL WITH FIRE DEPARTMENT REQUIREMENTS.

LEGEND

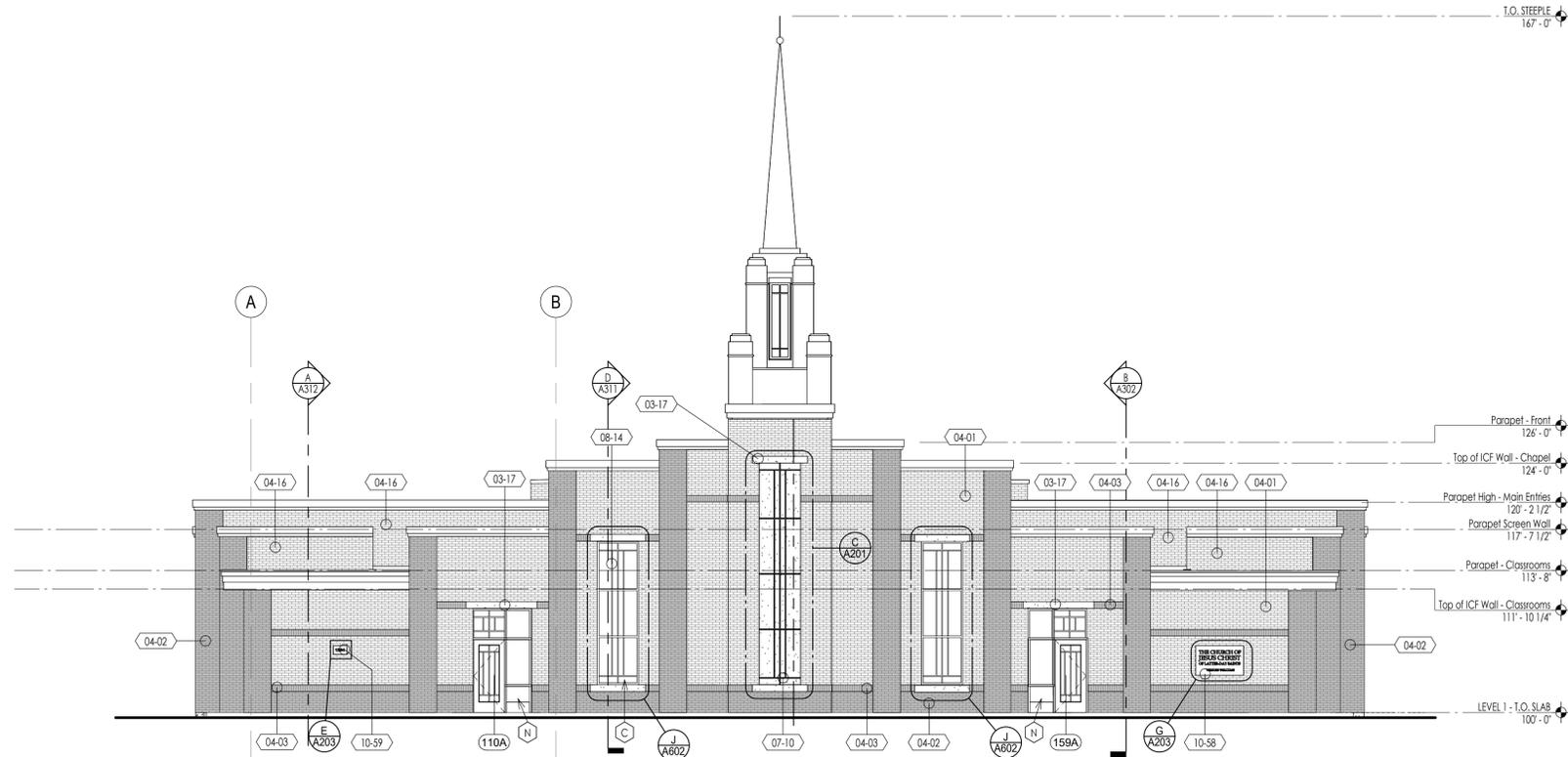
----- INDICATES SOUND BATT INSULATION

- FLOOR PLAN GENERAL NOTES**
- SEE SHEET A103 FOR DIMENSIONS.
 - SEE SHEET A111, A112 & A113 FOR WALL TYPES
 - INSULATE ATTIC SPACE ABOVE AND INTERIOR WALLS AROUND ENTRY 107, 119, 125 AND 138.
 - PROVIDE SOLID BLOCKING IN THE WALLS AT ALL DOOR STOPS, VISUAL DISPLAY BOARDS, TOILET COMPARTMENTS, LAVATORY SUPPORTS, WALL HUNG CABINETS, AND AT ALL OTHER EQUIPMENT AND ACCESSORY LOCATIONS. SEE DETAILS AND NOTES ON K AND HF103.
 - FOR ELEVATIONS OF VISUAL DISPLAY BOARDS. SEE SHEET F103.
 - VAPOR RETARDER UNDER CONCRETE SLAB - SEE STRUCTURAL.
 - FOR LOCATION OF RETURN AIR DUCT IN STUD WALLS. SEE MECHANICAL DRAWINGS.
 - PROVIDE A 2x FIRE BLOCKING IN ALL WALLS AT CEILING AND FLOOR LEVELS.
 - ALL WALLS EXCEEDING 10 FEET IN HEIGHT, PROVIDE 2x FIRE BLOCKING NOT TO EXCEED 10'-0" O.C. VERTICALLY.
 - FOR DOOR SCHEDULES, SEE SHEET A601.
 - SEE CIVIL SHEETS FOR CONTINUATION OF CONCRETE SIDEWALK AT ENTRIES AND ALL OTHER SITE CONCRETE.
 - GRID LINES ARE TO BE TO FACE OF STUD UNLESS NOTED OTHERWISE.
 - PROVIDE A "KNOX BOX" AS REQUIRED BY THE CITY. LOCATE AS SHOWN ON THIS PLAN. COORDINATE WITH THE ARCHITECTURAL SITE PLAN.
 - LIGHT COVE AND SLOPED WALL. SEE A/A152.
 - AT LOCATIONS WHERE CONDUIT, PLUMBING, REFRIGERANT LINES, ETC., MUST BE INSTALLED IN ICF WALLS, REMOVE THE RIGID INSULATIONS FROM THE WALL AS NECESSARY WITH A HOT KNIFE OR EQUAL; FASTEN THE CONDUIT, PLUMBING, ETC., WITH FASTENER TYPES AND SPACING AS REQUIRED IN THE SPECIFICATIONS; FILL THE GAPS BACK TO LEVEL WITH THE ICF INSULATION WITH EXPANDING FOAM SEALANT. TRIM THE SURFACE OF THE EXPANDING FOAM SEALANT AS NEEDED FOR ADJACENT MATERIAL INSTALLATION.

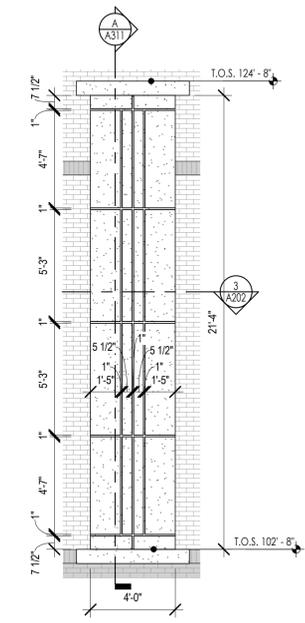
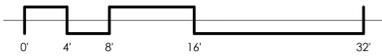
Drawing Issue and Revision Schedule

#	Date	Description
1	28 Mar 2025	Big Documents
2	28 Mar 2025	Big Documents

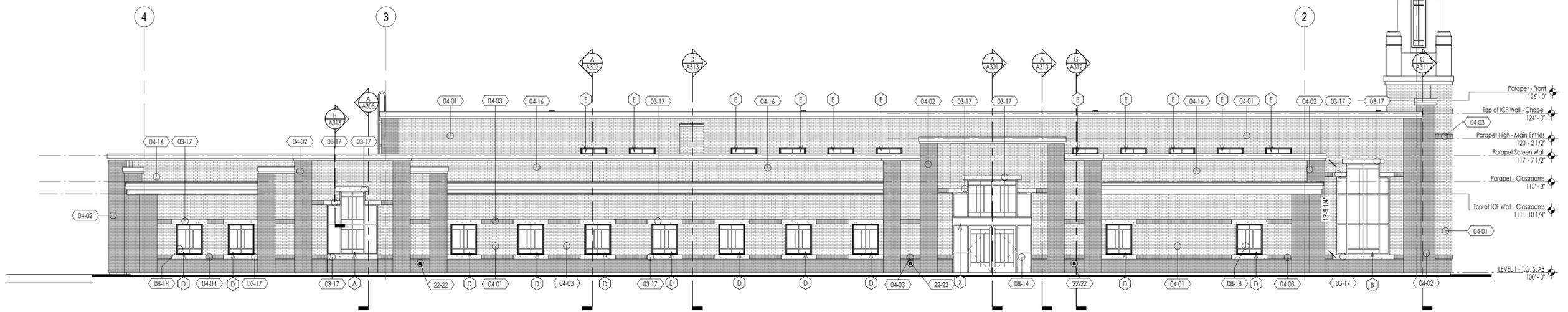
MAIN FLOOR PLAN



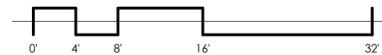
FRONT ELEVATION
 1/8" = 1'-0"



EIFS FEATURE DETAIL
 1/4" = 1'-0"



LEFT ELEVATION
 1/8" = 1'-0"



KEYNOTES

ⓧⓧⓧⓧ KEYNOTE MATERIAL

MATERIAL / SPECIFICATION KEYNOTES

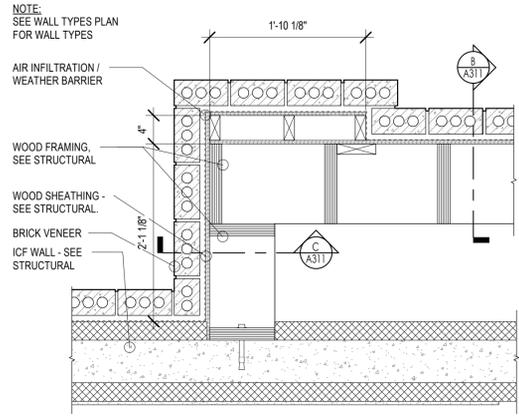
03-17	ARCHITECTURAL PRE-CAST CONCRETE. SEE DETAILS & SPECIFICATIONS.
04-01	BRICK VENEER MASONRY, RUNNING BOND. BRICK TYPE #1. SEE DETAILS & SPECIFICATIONS.
04-02	BRICK VENEER MASONRY, RUNNING BOND. BRICK TYPE #2. SEE DETAILS & SPECIFICATIONS.
04-03	BRICK VENEER MASONRY, SOLDIER COURSE. BRICK TYPE #2. SEE DETAILS & SPECIFICATIONS.
04-16	THIN BRICK VENEER MASONRY, RUNNING BOND. BRICK TYPE #3. SEE DETAILS & SPECIFICATIONS.
07-10	EIFS WALL FINISH SYSTEM. SEE DETAILS AND SPECIFICATIONS.
08-14	EXTERIOR & INTERIOR ALUMINIUM STOREFRONT ENTRANCES. SEE SCHEDULE & SPECIFICATION

MATERIAL / SPECIFICATION KEYNOTES

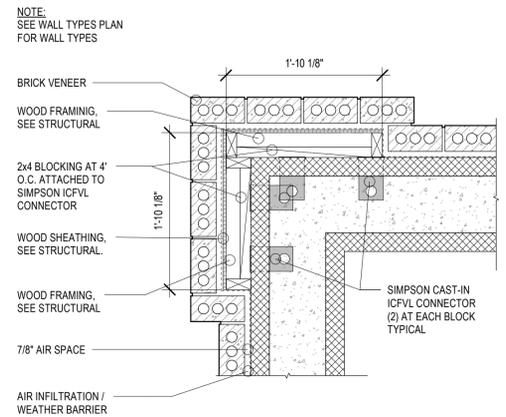
08-18	VINYL FRAMED FIXED WINDOWS. SEE SCHEDULE, DETAILS & SPECIFICATIONS
10-58	ENGRAVED STONE LDS PANEL SIGN. SEE DETAILS & SPECIFICATION
10-59	ENGRAVED ADDRESS STONE SIGN. SEE DETAILS & SPECIFICATION
22-22	ROOF DRAIN SECONDARY DRAIN SCUPPER. SEE PLUMBING SHEETS.

General Notes

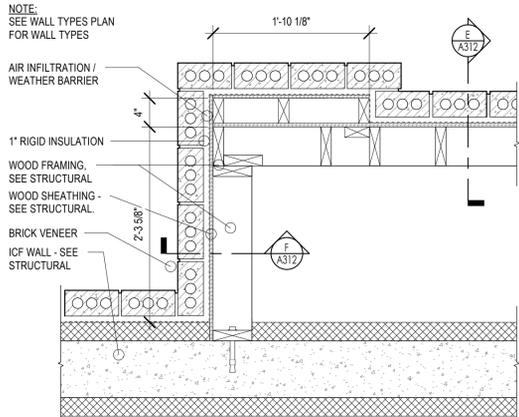
- A. Install brick expansion joints at 30 feet o.c. minimum, and at inside corners of brick. Coordinate exact locations with the Architect prior to installation.



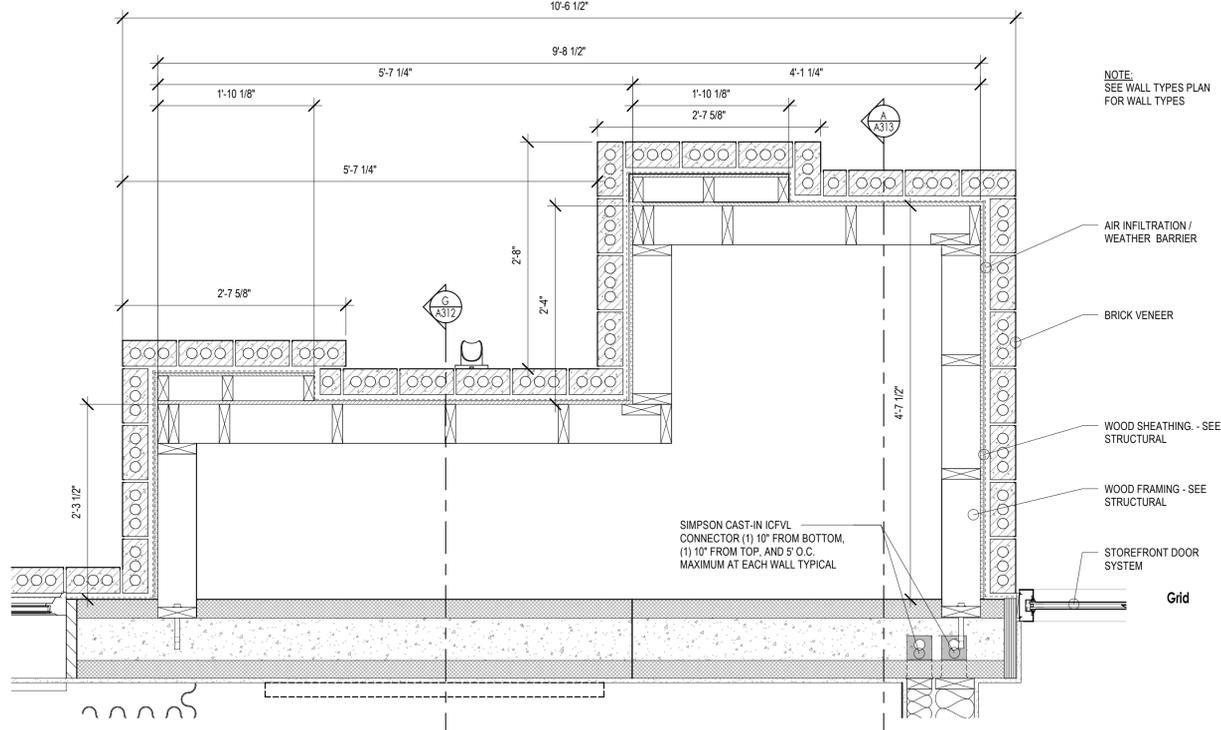
PILASTER DETAIL
1" = 1'-0"
A203



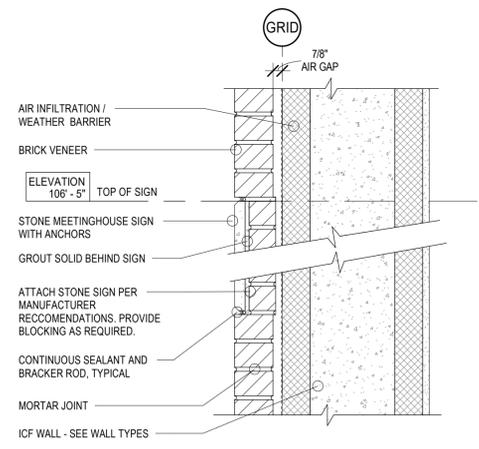
PILASTER DETAIL
1" = 1'-0"
A203



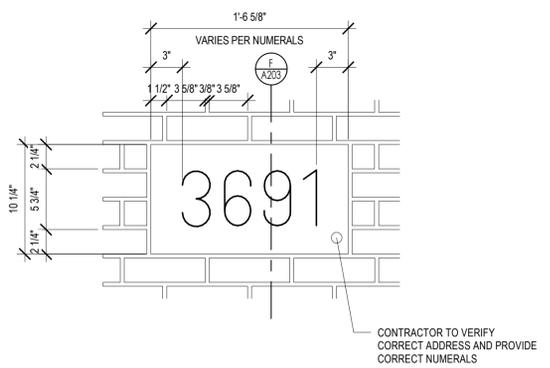
PILASTER DETAIL
1" = 1'-0"
A203



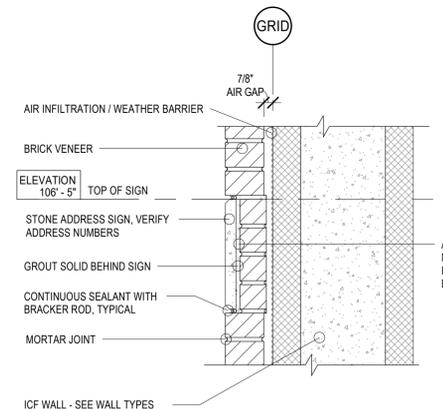
PILASTER DETAIL
1" = 1'-0"
A203



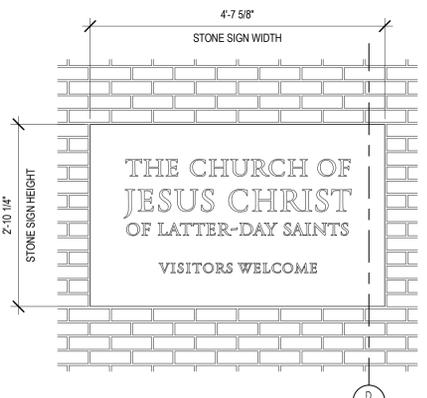
STONE SIGN DETAIL
1 1/2" = 1'-0"
A203



MEETINGHOUSE ADDRESS SIGN
1 1/2" = 1'-0"
A203



ADDRESS SIGN DETAIL
1 1/2" = 1'-0"
A203



MEETING HOUSE STONE SIGN
3/4" = 1'-0"
A203



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THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Taylor Landing
Ogden UT West Stake

3691 West 2200 South, Ogden, Utah
41.227032, -112.068630

BHD #: 2404
County Parcel: 150780139
Plan Series: Granger-300-ICF
Owner #: 602-0246

Date: 28 Mar 2025

Drawing Issue and Revision Schedule

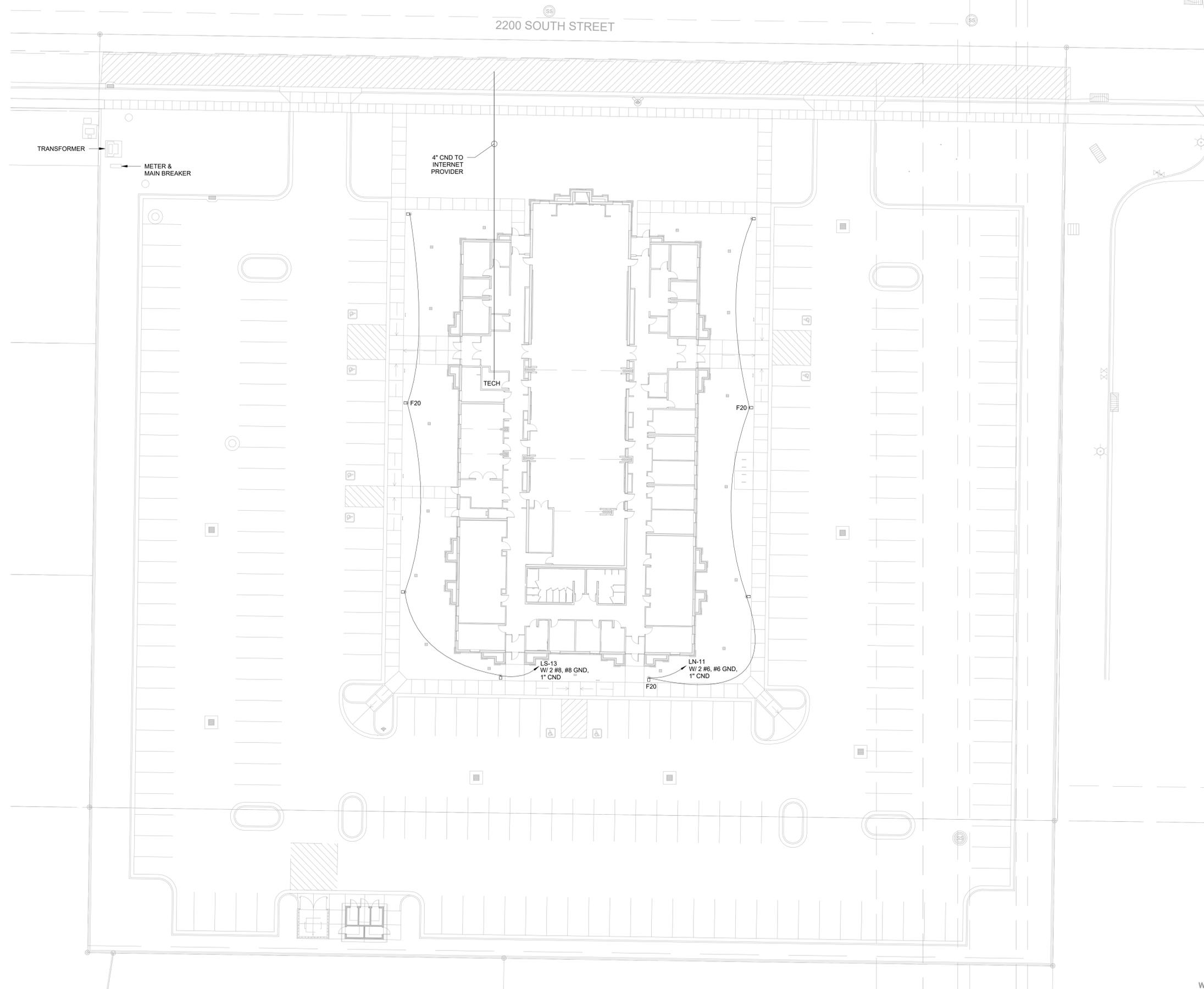
#	Date	Description
1	28 Mar 2025	Iss Documents

EXTERIOR PLAN DETAILS

A203

3/28/2025 4:15:38 PM

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 3/28/2025 12:14:27 PM

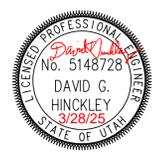


GENERAL NOTES

- 1 THE ELECTRICAL CONTRACTOR SHALL MEET WITH AND COORDINATE WITH ALL SERVICE PROVIDERS (POWER, COMMUNICATION, CABLE/SATELLITE, ETC.) TO THE FACILITY ON SITE PRIOR TO ANY WORK BEING PERFORMED. CONFIRM WITH EACH SERVICE PROVIDER EXACT LOCATIONS OF EQUIPMENT AND ROUTING. COMPLY WITH ALL SERVICE PROVIDER'S CURRENT STANDARDS AND REQUIREMENTS. PROVIDE THE REQUIRED EQUIPMENT, RACEWAYS, BOXES, CABLE, ETC. AS REQUIRED BY THE SERVICE PROVIDER WHETHER SHOWN ON THE DRAWINGS OR NOT.
- 2 FOR ALL LIGHT FIXTURES, POLE LIGHTS, AND ALL OTHER ELECTRICAL DEVICES THE CONTRACTOR SHALL COORDINATE EXACT LOCATION AND MOUNTING HEIGHTS WITH ARCHITECT, OWNER, ENGINEER, AND ALL OF THE CONTRACT DOCUMENTS PRIOR TO ROUGH IN AND TRENCHING.
- 3 CONTRACTOR IS RESPONSIBLE FOR ALL TRENCHING, BACKFILL, AND COMPACTION ASSOCIATED TO ALL ELECTRICAL UNDERGROUND RACEWAYS AND CABLES. COORDINATE WITH ARCHITECTURAL AND CIVIL DRAWINGS. SEE UNDERGROUND RACEWAY DETAILS FOR REQUIREMENTS FOR EACH TRENCH.
- 4 CONTRACTOR SHALL INSTALL POLE MOUNTED LIGHTS IN STRAIGHT LINES, SQUARE, AND PLUMB. COORDINATE WITH ARCHITECT AND CIVIL DRAWINGS.
- 5 THE ELECTRICAL CONTRACTOR SHALL HAVE ANY AND ALL CONCRETE POLE BASES AND SLABS REVIEWED BY A STRUCTURAL ENGINEER AND SHALL MODIFY DESIGN PER STRUCTURAL ENGINEER'S AND OR AHJ'S RECOMMENDATIONS.
- 6 PROVIDE PHOTOCELL ON NORTH SIDE OF FACILITY TO CONTROL EXTERIOR LIGHTS.
- 7 THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL CONCRETE/ASPHALT CUTTING AND REPLACEMENT OF CONCRETE/ASPHALT TO MATCH EXISTING ASSOCIATED WITH UNDERGROUND RACEWAYS PROVIDED AS PART OF THIS PROJECT.
- 8 REFER TO PLANS FOR CONSTRAINTS ON PHYSICAL DIMENSIONS AND CLEARANCE REQUIREMENTS OF EQUIPMENT. PROVIDE EQUIPMENT DIMENSIONS THAT FALL WITHIN THE CONSTRAINTS OF EACH SPECIFIC LOCATION.
- 9 PROVIDE SERVICE RATED EQUIPMENT AT EACH SERVICE ENTRANCE.
- 10 SERVICE EQUIPMENT SHALL BE LEGIBLY MARKED IN THE FIELD WITH THE MAXIMUM AVAILABLE FAULT CURRENT. VERIFY OR RE-CALCULATE THE AVAILABLE FAULT CURRENT AT THE SERVICE WHERE MODIFICATIONS TO THE ELECTRICAL INSTALLATION OCCUR. PLEASE INCLUDE NOTES IN THE ELECTRICAL DRAWINGS OR SUPPLY CALCULATIONS WHERE APPLICABLE. SEE NEC 110.24. (B)



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1	28 Mar 2025 Bld Drawings

ELECTRICAL SITE PLAN

E111

1 ELECTRICAL SITE PLAN
 1" = 20'-0"



#	Date	Description
1	28 Mar 2025	BD Drawings

LANDSCAPE SCHEDULE

SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	WATER ZONE	DETAIL
DECIDUOUS TREES						
	20	QUEEN ELIZABETH HEDGE MAPLE	ACER CAMPESTRE 'EVELYN'	2" CAL.	LOW (1/2" EVERY 10-14 DAYS)	D/L501
	4	BIGTOOTH MAPLE	ACER GRANDIDENTATUM	8'-10' CLUMP	LOW (1/2" EVERY 10-14 DAYS)	D/L501
	14	SUMMER SPRITE LINDEN	TILIA CORDATA 'HALKA'	2" CAL.	LOW (1/2" EVERY 10-14 DAYS)	D/L501
	12	GREEN VASE ZELKOVA	ZELKOVA SERRATA 'GREEN VASE'	2" CAL.	LOW (1/2" EVERY 10-14 DAYS)	D/L501
EVERGREEN TREES						
	8	MOONGLOW JUNIPER	JUNIPERUS SCOPULORUM 'MOONGLOW'	5' HT.	Moderate to low	E/L501
	3	WELLS RIVERSIDE SERBIAN SPRUCE	PICEA OMORIKA 'WELLS RIVERSIDE'	7' HT.	MODERATE (1/2" EVERY 7-10 DAYS)	E/L501
	5	PINYON PINE	PINUS EDULIS	5' HT.	VERY LOW (WATER TO ESTABLISH)	E/L501
SHRUBS						
	44	KINNIKINICK	ARCTOSTAPHYLOS UVA URSI 'MASSACHUSETTS'	5 GAL.	LOW (1/2" EVERY 10-14 DAYS)	B/L501
	66	ALPINE CARPET JUNIPER	JUNIPERUS COMMUNIS 'MONDAP'	5 GAL.	VERY LOW (WATER TO ESTABLISH)	B/L501
	45	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTON'	3 GAL.	LOW (1/2" EVERY 10-14 DAYS)	B/L501
	27	SUMMER WINE NINEBARK	PHYSCARPUS OPULIFOLIUS 'SEWARD'	5 GAL.	LOW (1/2" EVERY 10-14 DAYS)	B/L501
	69	PAWNEE BUTTES WESTERN SAND CHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'	5 GAL.	LOW (1/2" EVERY 10-14 DAYS)	B/L501
	40	LACETTE FRAGRANT SUMAC	RHUS AROMATICA 'FINE TEXTURED COMPACT SELECT A' PP 28669	5 GAL.	LOW (1/2" EVERY 10-14 DAYS)	B/L501
	9	TIGER EYES SUMAC	RHUS TYPHINA 'BALTIGER'	5 GAL.	LOW (1/2" EVERY 10-14 DAYS)	B/L501
	41	COMMON SNOWBERRY	SYMPHORICARPOS ALBUS	5 GAL.	LOW (1/2" EVERY 10-14 DAYS)	B/L501
ORNAMENTAL GRASSES						
	144	BLONDE AMBITION BLUE GRAMA GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GAL.	LOW (1/2" EVERY 10-14 DAYS)	A/L501
	55	FOERSTER'S FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	1 GAL.	LOW (1/2" EVERY 10-14 DAYS)	A/L501
	161	ATLAS FESCUE	FESTUCA MAIREI	1 GAL.	LOW (1/2" EVERY 10-14 DAYS)	A/L501
	157	SAPPHIRE BLUE OAT GRASS	HELICTOTRICHON SEMPERVIRENS 'SAPHIRSPRUDEL'	1 GAL.	LOW (1/2" EVERY 10-14 DAYS)	A/L501
PERENNIALS						
	92	STEPSUNS SUNSET GLOW PENSTEMON	PENSTEMON PINIFOLIUS 'P019S'	1 GAL.	LOW (1/2" EVERY 10-14 DAYS)	B/L501
BOULDERS						
	109	'BROWNS CANYON' BOULDERS		2'-4" DIAMETER IN ALL DIRECTIONS		BOULDERS FROM BROWN'S CANYON QUARRY. CONTACT ONE SOURCE MATERIALS, ONESOURCEMATERIALS.COM, (385) 447-9374.
CRUSHED ROCK						
	10,556 S.F.	'SOUTH TOWN' COBBLE		2"-4" DIAMETER		INSTALLED A MINIMUM 3" DEEP. INSTALL OVER DEWITTS 4.1 WEED BARRIER FABRIC. CRUSHED ROCK SHALL BE FREE OF DIRT & OTHER FOREIGN DEBRIS.
	24,733 S.F.	'MOUNTAIN VALLEY' CRUSHED ROCK		1" DIAMETER		INSTALLED A MINIMUM 3" DEEP. INSTALL OVER DEWITTS 4.1 WEED BARRIER FABRIC. CRUSHED ROCK SHALL BE FREE OF DIRT & OTHER FOREIGN DEBRIS.
LAWN						
	3,736 S.F.	'DESERT SAGE' LAWN SOD - TWCA CERTIFIED				INSTALL OVER MINIMUM 5" TOPSOIL LAYER.
ALWAYS PLANT ACCORDING TO CENTER POINT OF THE SYMBOL						

PLANT COVERAGE

	SHRUBS - MATURE COVERAGE	ACTUAL %	TREE PURPOSE	ACTUAL %	% REQUIRED BY LOCAL JURISDICTION
STREET FRONTAGE	25% - 50%	36%	FRAME BUILDING	20%	
PRIMARY ENTRIES	30% - 55%	54%	FRAME ENTRY	6%	N/A
BUILDING PERIMETER	25% - 45%	48%	ACCENT BUILDING	20%	
PERIMETER	5% - 15%	27%	SCREEN LOT	33%	

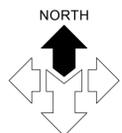
LANDSCAPE DATA

	TOTAL SITE AREA	148,682 S.F.	% OF SITE/LANDSCAPE	% / # REQUIRED BY LOCAL JURISDICTION
TOTAL LANDSCAPE AREA	38,412 S.F.	39%	10%	
SHRUBS/GROUNDCOVER	12,854 S.F.	36%	N/A	
LAWN AREA	3,736 S.F.	10%	N/A	
TREES ON SITE	57	N/A	N/A	



2200 SOUTH

PROPOSED BUILDING



0 30 60 90 ft

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.

Call BEFORE YOU Dig

1-800-662-4111

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REFERENCE NOTES

L-1. CONCRETE MOWSTRIP
SEE DETAIL VL501



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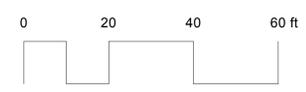
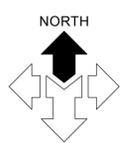
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**LANDSCAPE
PLANTING
PLAN**

L112



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