



ENT 110878:2017 PG 1 of 31
JEFFERY SMITH
UTAH COUNTY RECORDER
2017 Nov 07 4:36 PM FEE 72.00 BY BA
RECORDED FOR PAYSON CITY CORPORATION

DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement") is entered into this 17th day of October, 2017 by and between the City of Payson, a Utah municipal corporation, hereafter referred to as "City", and Eversage Partners, LLC, a limited liability company, hereafter referred to as "**Developer**". The Developer is the owner of the property contained in the "Apartments at The Depot" (the "**Project**"). The City and Developer are sometimes collectively referred to in this Agreement as the "**Parties**".

RECITALS

A. Payson City, acting pursuant to its authority under Utah Code Annotated 10-9a-102 (2) *et seq.*, as amended and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations, has made certain determinations with respect to the development and, in exercise of its legislative discretion, has elected to enter into this Agreement.

B. Developer is the owner of certain real property located in Payson, Utah and desires to develop the Developer's property and is willing to design and construct the project in a manner that is in harmony with and intended to promote the long range policies, goals, and objectives of the Payson City General Plan, zoning, and land use and development regulations in order to receive the benefit of vesting for certain uses under the terms of this Agreement as more fully set forth herein.

C. The Apartments at The Depot is located at 752 North 400 West, Payson, Utah and encompasses Utah County Parcel Number 37:292:0003, with the legal description being contained in **Exhibit "A"** attached hereto and incorporated herein by this reference.

D. Parties acknowledge that the Project property is within The Depot Annexation (Entry No. 20432:2005) and The Depot Subdivision, Plat A (Entry No. 1722:2012) and subject to the terms and conditions associated with annexation and subdivision approval, including completion of certain on-site and off-site improvements, except as noted herein.

E. Developer requested City Council action to increase the density of the project from the base density of 15 units/acre to 19.4 units/acre in accordance with Section 19.6.7, R-MF Multi-Family Residential Zone of Title 19, Zoning Ordinance dated January 18, 2017. The terms and conditions of this approval is implemented through this Agreement.

F. Developer has prepared and presented to the City land use applications for a 168-unit market-rate rental housing project to be known as the Apartments at The Depot, hereafter referred to as the "**Project**". The application package was submitted and reviewed by the City pursuant to the requirements of the Payson City Municipal Code and related protocols and policies and other applicable zoning, engineering, fire safety and building requirements. The resulting approved final development plan is referred to herein as the "**Final Development Plan**" and the approved construction plans and architectural drawings and associated studies and plans are referred to herein as the "**Plans and Specifications**."

G. Developer and City desire to allow the Developer to make improvements to the Property and develop the Project in accordance with the Final Plan and the Plans and Specifications.

H. The Payson City Council has authorized the negotiation of and adoption of a development agreement that advances the policies, goals, and objectives of the Payson City General Plan, and preserve and maintain the atmosphere desired by the citizens of Payson, Utah. Moreover, the Developer has voluntarily agreed to the terms of this Agreement and hereby acknowledges the obligations to complete the Project in a manner consistent with the approval of the City Council and the applicable regulations of the Payson Municipal Code.

I. Consistent with the foregoing authorization and the provisions of Utah State law, the City's governing body has authorized execution of this Agreement by Resolution 05-17-2017(A), a copy of which is attached to this Agreement as **Exhibit "B"**.

AGREEMENT

NOW, THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, IT IS AGREED AS FOLLOWS:

- I. **Recitals.** The recitals set forth above are incorporated herein by this reference.
- II. **Exhibits.** The Exhibits and attachments are intended to be included as if in the body of this Agreement and regulated as such:

- Exhibit A – Legal Description of “Project” Property and Project Site Plan
- Exhibit B – Adopting Resolution
- Exhibit C – Legal Descriptions of Off-Site Property
- Exhibit D – Architectural and Design Elements
- Exhibit E – Project Amenities, Landscaping, and Fencing

- III. **Developer Obligations.**

- A. **Completion of the Project.** Developer agrees to construct and complete the Project in accordance with the Preliminary Development Plan, Final Development Plan and the Plans and Specifications (collectively, the “**Work**”) and dedicate to the City all roads and other applicable public infrastructure associated with the Project, to the extent to such roads and other public infrastructure are located within the boundaries of the City and are to be operated by the City. Any modification from the approved project drawings must be approved in writing by both Developer and City.

The Payson City Council granted Preliminary Development Plan approval on March 15, 2017 and Final Development Plan approval on April 19, 2017. Developer hereby agrees to satisfy all conditions imposed by the Payson City Council in conjunction with Preliminary Development Plan and Final Development Plan approval as such conditions pertain or relate to the Project.

All infrastructure, roadways, and improvements associated with the Project must be completed by Developer, and inspected and approved by City prior to the issuance of any Certificate of Occupancy in the Project or any phase thereof. Project amenities will be provided in accordance with the amenity schedule herein. Any undeveloped portions of the property must be maintained consistent with the provisions of Chapter 19.24, City Beautification of Title 19, Zoning Ordinance.

- B. **Project Density and Lot Arrangement.** The Project was approved in accordance with Section 19.6.7, R-MF Multi-Family Residential Zone of Title 19, Zoning Ordinance of the Payson City Municipal Code. Developer shall be entitled to the project density and lot arrangement for the Project consistent with the approval granted by the Payson City Council and in accordance with the land use ordinances of Payson City adopted and in effect at the time of the signing of this Agreement, together with the Plans and Specifications for the Project.
- C. **Subdivision Improvements.** Any development within the boundaries of Plat A of The Depot Subdivision prompts the installation of public improvements for all lots within the subdivision, including extension of utilities and roadway improvements. Timing of installation is addressed in the Agreement to Defer Posting of Performance Guarantee (Entry No. 69718:2010).

The Project will trigger the installation of public improvements along the entire frontage of the subdivision. Completion of the improvements will benefit Developer (Lot 3) and the Owner of Lots 1, 2, and 4, currently Walkera Development LC (“Owner”). As acknowledged by separate agreement or contract between Developer and Owner, Developer agrees to complete the required improvements concurrent with the Project, except as specifically noted below.

Developer shall install the required utilities and roadway improvements for 400 West (3550 West, Utah County coordinate) from 900 North (9600 South, Utah County coordinate) to the southern boundary of Lot 4 of Plat A of The Depot Subdivision. Developer agrees to install all required utilities in 900 North from where the city owned utilities currently terminate to the western edge of Owner’s property. Developer and Owner have asked and City has approved to defer the installation of roadway improvements and street widening along 900 North until development of Lot 1 or Lot 2. Improvement of the 900 North right-of-way shall be consistent with the right-of-way and improvement requirements of Utah County. The relocation of existing overhead power lines along 900 North shall also be deferred until the development of Lot 1 or Lot 2 of Plat A of The Depot Subdivision.

- D. Building Design, Landscaping, and Fencing.** The Developer made various commitments to the Payson City Council to obtain approval of the land use applications.
- i. Developer shall complete and maintain the following improvements for the residential structures:
 - a. Construct and maintain three-story residential structures with varying exterior design, building footprints and unit counts. The structures will include a mixture of 1-bed, two-bed, and three-bed apartments designed for and to be occupied as a single-family dwelling unit.
 - b. Construct and maintain the structures consistent with the architectural renderings attached hereto as **Exhibit “D”**.
 - c. Establish and implement management policies to address repair work and maintenance of the structures. Proper maintenance and repair of the structures is paramount to sustain the buildings and ensure life-safety and aesthetic standards are upheld.
 - ii. Developer shall complete and maintain the following landscaping standards:
 - a. Install and maintain a minimum of 30% open space for the benefit and enjoyment of the residents of the Project. The improvements shall be consistent with the approved landscaping plan.
 - b. Establish and implement property maintenance policies to address the care, maintenance, and replacement of landscaping materials.
 - iii. Developer shall install and maintain a decorative solid fence along the sides and rear of the Project to provide a separation between residential uses and the adjoining non-residential uses. The fence shall be consistent with the design and materials reflected in **Exhibit “E”**. Materials including barbed wire, field fence on posts, wood or chain link fence shall not be permitted in the Project.
- E. Circulation, Access, and Parking.** Developer agrees to provide and maintain the following:
- i. Sidewalks, parking lots, and driveways shall be designed and maintained to provide unobstructed access to the parking areas and structures by the residents, service providers, and public safety personnel and apparatus.
 - ii. Two points of ingress/egress shall be provided for the Project at all times. Temporary construction access must satisfy the requirements of the Payson Fire Department.
 - iii. Developer shall provide and maintain 2 parking stalls for each residential unit, one of which shall be covered, and visitor parking at a ratio of 1 space for each 4 units. The number of vehicles in the Project is restricted to the number of off-street parking stalls provided.
 - iv. Recreational vehicle parking and storage is prohibited. The management company for the Project shall restrict by lease agreement and enforce any on-site parking or storage of any trailers, boats, campers, or any other recreational vehicle.

- v. All improvements outside of the public right-of-way are the ownership and maintenance responsibility of Developer. All internal roadways, on-site utilities, including waterlines, irrigation lines, wastewater lines, and storm water facilities are the responsibility of Developer. Developer agrees to provide access to electrical facilities and meters for inspection and maintenance by Payson Power personnel. Developer shall coordinate with Payson Fire Department to complete inspections of on-site fire protection devices.

F. **Project Amenities.** Project amenities are a critical element of multi-family development. In accordance with City ordinance, Developer is required to provide open space, services, and amenities for use by the residents of the Project. The types and quality of amenities are influenced by the number of units, the target population, and the location of the development in relation to public facilities. City and Developer mutually agree the following amenities are suitable for the Project:

- i. *Entry feature and architectural design.* Developer agrees to incorporate a traditional train depot theme throughout the Project. Features and design elements common to traditional railroad structures will be integrated into the design of the residential structures, the clubhouse, pavilions, and the monument feature near the clubhouse.
- ii. *Clubhouse and indoor amenities.* Developer agrees to construct a clubhouse consistent with the architectural rendering included in **Exhibit "D"** and the Plans and Specifications. At a minimum, the clubhouse will include a kitchenette, gathering areas, fitness room with exercise equipment, and a children's play area.
- iii. *Outdoor swimming pool, spa, and lounge area.* Developer agrees to provide and maintain a swimming pool, spa, and pool pavilion area together with auxiliary facilities (i.e. tables, chairs, barbecue facilities, fire pit, fencing) consistent with the Plans and Specifications.
- iv. *Picnic areas and pavilions.* Developer agrees to provide and maintain 3 pavilion areas, including table, chairs, and benches consistent with the Plans and Specifications.
- v. *Tot lot and recreation area.* Developer agrees to provide and maintain a tot lot, including playground equipment similar to the size and quality included in the Plans and Specifications.
- vi. *Detached garages.* Developer agrees to construct and maintain detached garages along the east property line for use by the residents of the Project and to provide a separation between land uses. The garages shall not be leased, rented, or otherwise used by individuals that do not reside in the Project or used for business purposes.
- vii. *Maintenance building.* Developer will construct and maintain a building to store supplies and equipment associated with the operation and maintenance of the structures and amenities within the Project. All maintenance supplies and materials must be stored in the structure and kept from public view.

City agrees to allow Developer to complete the installation of site improvements and construction of residential structures simultaneously. All project amenities, fencing and landscaping must be completed prior to the issuance of Certificate of Occupancy for any units in the final two buildings in the Project. If due to inclement weather the landscaping cannot be completed prior to occupancy of the final two buildings, a performance guarantee must be provided by Developer to ensure the completion of project landscaping as required by City ordinance.

G. **Conveyance or Dedication of Required Easements.** Prior to the construction of a particular utility facility, Developer shall convey or dedicate or cause to be conveyed and dedicated to the applicable public entity or other applicable utility provider, at no cost, such required utility easements on or across the Project as are necessary to facilitate the extension of those required utility services to be constructed to and throughout the Project and as are shown on the Plans and Specifications.

H. **Assurance for Completion of Improvements.** Developer agrees to provide a performance guarantee for all infrastructure improvements that will be dedicated to Payson City, required landscaping and project amenities. The performance guarantee shall be equal to one hundred twenty (120) percent of the approved engineer's cost estimate and in cash or in the form of an irrevocable letter of credit. Developer will also submit, in cash, an amount consistent with the Payson City Fee Resolution that will be used to complete public works inspections and testing requirements.

IV. Vested Rights and Reserved Legislative Powers.

A. **Vested Rights.** Developer shall have the vested right to develop and construct the Project in accordance with the R-MF zoning designation as adopted January 18, 2017, the Final Development Plan, and the Plans and Specifications, subject to compliance with the terms and conditions of this Agreement and the other applicable ordinances and regulations of the City.

B. **Reserved Legislative Powers.** Developer acknowledges that the City is restricted in its authority to limit its police power by contract and that the limitations, reservations and exceptions set forth herein are intended to reserve to the City all of its police power that cannot be so limited. Notwithstanding the retained power of the City to enact such legislation under the police powers, such legislation shall only be applied to modify the vested rights of Developer with respect to use under the zoning designations as referenced in Section IV (A) above under the terms of this Agreement based upon the policies, facts and circumstances meeting the compelling, countervailing public interest exception to the vested rights doctrine in the State of Utah. Any such proposed change affecting the vested rights of the Project shall be of general application to all development activity in the County; and, unless in good faith the City declares an emergency, Developer shall be entitled to prior written notice and an opportunity to be heard with respect to the proposed change and its applicability to the Project under the compelling, countervailing public interest exception to the vested rights doctrine.

V. **Term.** This Agreement shall be effective as of the date of execution, and upon recordation, shall run with the land and shall continue in full force and effect until all obligations hereunder have been fully performed and all rights hereunder fully exercised.

VI. General Provisions.

A. **Notices.** All Notices, filings, consents, approvals, and other communication provided for herein or given in connection herewith shall be validly given, filed, made, delivered or served if in writing and delivered personally, by nationally recognized overnight courier, or sent by registered or certified U.S. Postal Service mail, return receipt requested, postage prepaid to:

If to City: The City of Payson
 439 W. Utah Avenue
 Payson, Utah 84651
 Attention: City Recorder

If to Developer: Eversage Partners, LLC
 c/o Destination Homes
 67 S. Main Street, Suite 300
 Layton, Utah 84041
 Attention: Director of Land

or to such other addresses as either party may from time to time designate in writing and deliver in like manner. Any such change of address shall be given at least ten (10) days before the date on which the change is to become effective.

B. **Mailing Effective.** Notices given by mail shall be deemed delivered seventy-two (72) hours following deposit with the U.S. Postal Service in the manner set forth above. Notices that are hand-delivered or delivered by nationally recognized overnight courier shall be deemed delivered upon receipt.

C. **Waiver.** No delay in exercising any right or remedy shall constitute a waiver thereof and no waiver by the parties of the breach of any provision of this Agreement shall be construed as a waiver of any preceding or succeeding breach by the same of any other provision of this Agreement.

D. **Meet and Confer regarding Development Application Denials.** The City and Developer shall meet within fifteen (15) business days of any recommendation for denial by the City staff to resolve the issues specified in the recommendation for denial of a development application.

E. **Headings.** The descriptive headings of the paragraphs of this Agreement are inserted for convenience only, and shall not control or affect the meaning or construction of any provision this Agreement.

F. **Authority.** The parties to this Agreement represent to each other that they have full power and authority to enter into this Agreement, and that all necessary actions have been taken to give full force and effect to this Agreement. Developer represents and warrants that each party is fully formed and validly existing under the laws of the State of Utah, and that each party is duly qualified to do business in the State of Utah and each is in good standing under applicable state laws. The Developer and the City warrant to each other that the individuals executing this Agreement on behalf of their respective parties are authorized and empowered to bind the parties on whose behalf each individual is signing.

G. **Entire Agreement.** This Agreement, including exhibits, constitutes the entire Agreement between the parties.

H. **Amendment of this Agreement.** This Agreement may be amended in whole or in part with respect to all or any portion of the Property by the mutual written consent of the parties to this Agreement or by their successors in interest or assigns. Any such amendment of this Agreement shall be recorded in the official records of the Utah County Recorder's Office.

I. **Severability.** If any of the provisions of this Agreement are declared void or unenforceable, such provision shall be severed from this Agreement, which shall otherwise remain in full force and effect, provided that the fundamental purpose of this Agreement and the Developer's ability to complete the Project is not defeated by such severance.

J. **Governing Law.** The laws of the State of Utah shall govern the interpretation and enforcement of the Agreement. The parties shall agree that the venue for any action commenced in connection with this Agreement shall be proper only in a court of competent jurisdiction located in Utah County, Utah, and the Parties hereby waive any right to object to such venue.

K. **Remedies.** If any party to this Agreement breaches any provision of this Agreement, the non-defaulting party shall be entitled to all remedies available at both law and in equity.

L. **Attorney's Fee and Costs.** If any party brings legal action either because of a breach of the Agreement or to enforce a provision of the Agreement, the prevailing party shall be entitled to reasonable attorney's fees and court costs.

M. **Binding Effect.** The benefits and burdens of this Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors in interest and assigns.

N. **Assignment.** The rights of the Developer under this Agreement may not be transferred or assigned, in whole or in part except by written approval of the City. Developer shall give notice to the City

of any proposed or requested assignment at least thirty (30) days prior to the effective date of the assignment. City shall not unreasonably withhold its consent to assignment. The provisions of this paragraph shall not prohibit the granting of any security interests for financing the acquisition and development of the Project, subject to the Developer complying with applicable law and the requirements of this Agreement. The provisions of this paragraph shall also not prohibit Developer's sale of completed subdivision Lots within the Project.

O. **Third Parties.** There are no third-party beneficiaries to this Agreement, and no person or entity not a party hereto shall have any right or cause of action hereunder.

P. **No Agency Created.** Nothing contained in the Agreement shall create any partnership, joint venture, or agency relationship between the parties.

[Signatures on following pages]

DEVELOPER

EVERSAGE PARTNERS, LLC, a Limited Liability Company

By: David S Bailey

Printed Name: DAVID S BAILEY

Title: MANAGER

STATE OF UTAH)
) ss.
County of Davis)

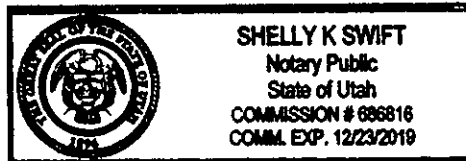
On this 17 day of October, 2017, before the undersigned notary public in and for the said state, personally appeared David S. Bailey, known or identified to me to be a Principal of Eversage Partners, LLC, a Limited Liability Company, and the person who executed the foregoing instrument on behalf of said Company and acknowledged to me that said Company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

Cathy J. Coe
Notary Public for Utah

~~State of Utah
County of Davis
On this 17 day of October, 2017,
David S. Bailey personally appeared before me,
 who is personally known to me,
_____ whose identity I verified on the basis of _____
_____ whose identity I verified on the oath/affirmation of _____,
a credible witness,
to be the signer of the foregoing document, and he/she
acknowledged that he/she signed it.
Cathy J. Coe
My Commission Expires 03/08/2021 Notary Public~~

State of Utah
County of Davis
On this 17th day of October, 2017,
David S. Bailey personally appeared before me,
 who is personally known to me,
_____ whose identity I verified on the basis of _____
_____ whose identity I verified on the oath/affirmation of _____,
a credible witness,
to be the signer of the foregoing document, and he/she
acknowledged that he/she signed it.
Shelly K. Swift
My Commission Expires 02/23/19 Notary Public



OWNER: LOTS 1, 2, & 4 OF THE DEPOT SUBDIVISION, PLAT A
(As it relates to the deferral of certain improvements described in Section III (C) herein)

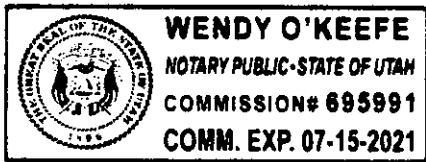
WALKERA DEVELOPMENT LC, a Utah Limited Company

By: [Signature]
Printed Name: Mike Morley
Title: Manager

STATE OF UTAH)
) ss.
County of Utah)

On this 24 day of October, 2017, before the undersigned notary public in and for the said state, personally appeared Mike Morley, known or identified to me to be a Manager of Walkera Development LC, a Utah Limited Company, and the person who executed the foregoing instrument on behalf of said Company and acknowledged to me that said Company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.



Wendy O'Keefe
Notary Public for Utah

Exhibit "A"
(Legal Description of Property and Project Site Plan)

Legal Description: LOT 3, PLAT A, THE DEPOT SUBDIVISION

Project Site Plan: (Next Page)

Exhibit "B"
(Adopting Resolution)

RESOLUTION NO. 09-06-2017 D

RESOLUTION AUTHORIZING THE MAYOR, ON BEHALF OF PAYSON CITY, TO EXECUTE AN AMENDMENT TO A DEVELOPMENT AGREEMENT BETWEEN PAYSON CITY, A UTAH MUNICIPAL CORPORATION AND DESTINATION HOMES, INC., A UTAH BASED CORPORATION FOR THE DEVELOPMENT OF THE APARTMENTS AT THE DEPOT PROJECT LOCATED IN PAYSON, UTAH

WHEREAS, Destination Homes Inc., a Utah based corporation, being the "Developer" of certain property in Payson, Utah known as "Apartments at The Depot", and as the Developer has requested the City to allow for an amendment to the DEVELOPMENT AGREEMENT for the "Apartments at The Depot" approved by the Payson City Council at the May 17th, 2017 City Council meeting; and

WHEREAS, the Payson City Council desires to allow for an amendment to the DEVELOPMENT AGREEMENT for the "Apartments at The Depot" wherein is set forth terms and conditions of the development of the Apartments at The Depot;

NOW THEREFORE, BE IT RESOLVED BY THE PAYSON CITY COUNCIL, that Mayor Richard D. Moore is authorized and directed to execute the attached Amendment to the May 17th, 2017 DEVELOPMENT AGREEMENT for the "Apartments at The Depot", between Payson City, and Destination Homes, Developer of the subject property.

(AMENDED AGREEMENT ATTACHED HERETO AND INCORPORATED HEREIN)

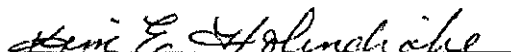
This Resolution shall take effect immediately upon its passage by the Payson City Council adopted in a public meeting.

RESOLUTION: 09-06-2017 D passed by the Payson City Council this 6th day of September 2017.



Mayor Richard D. Moore

Attest:



Kim E. Holindrake, Deputy City Recorder



Exhibit "C"
(Legal Descriptions of Off-Site Property)

Legal Descriptions:

LOT 1, PLAT A, THE DEPOT SUBDIVISION

LOT 2, PLAT A, THE DEPOT SUBDIVISION

LOT 4, PLAT A, THE DEPOT SUBDIVISION

Exhibit "D"
(Architectural and Design Elements)



PAYSON DEPOT APARTMENTS
BUILDING A

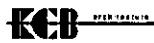


PAYSON DEPOT APARTMENTS
BUILDING B

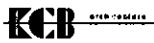




PAYSON DEPOT APARTMENTS
BUILDING C

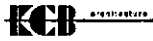








PAYSON DEPOT APARTMENTS
BUILDING D





PAYSON DEPOT APARTMENTS
BUILDING E



-  STUCCO
-  SIDING
-  CEMENT BOARD SIDING
-  STONE
-  TRIM/ACCENT
-  SHINGLES

PAYSON DEPOT APARTMENTS
MATERIALS

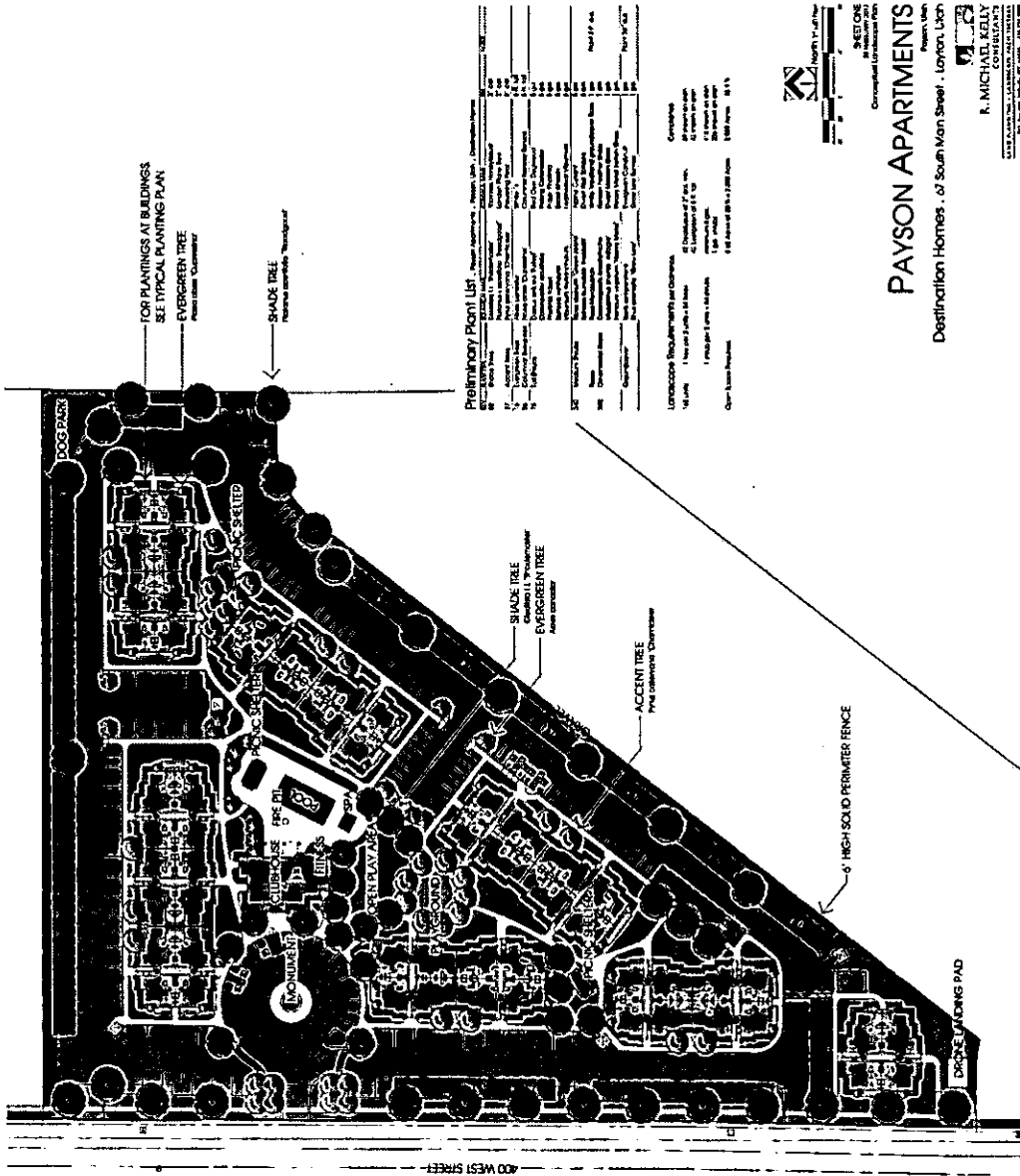




PAYSON DEPOT APARTMENTS
CLUBHOUSE



Exhibit "E"
(Project Amenities, Landscaping, and Fencing)



Preliminary Plant List

Plant Name	Quantity	Notes
SHADE TREE	1	Planting at building
EVERGREEN TREE	1	Planting at building
ACCENT TREE	1	Planting at building
DOG PAVILION	1	Planting at building
DISSEMINATING PAD	1	Planting at building

PAYSON APARTMENTS
Destination Homes . 43 South Main Street . Layton, Utah

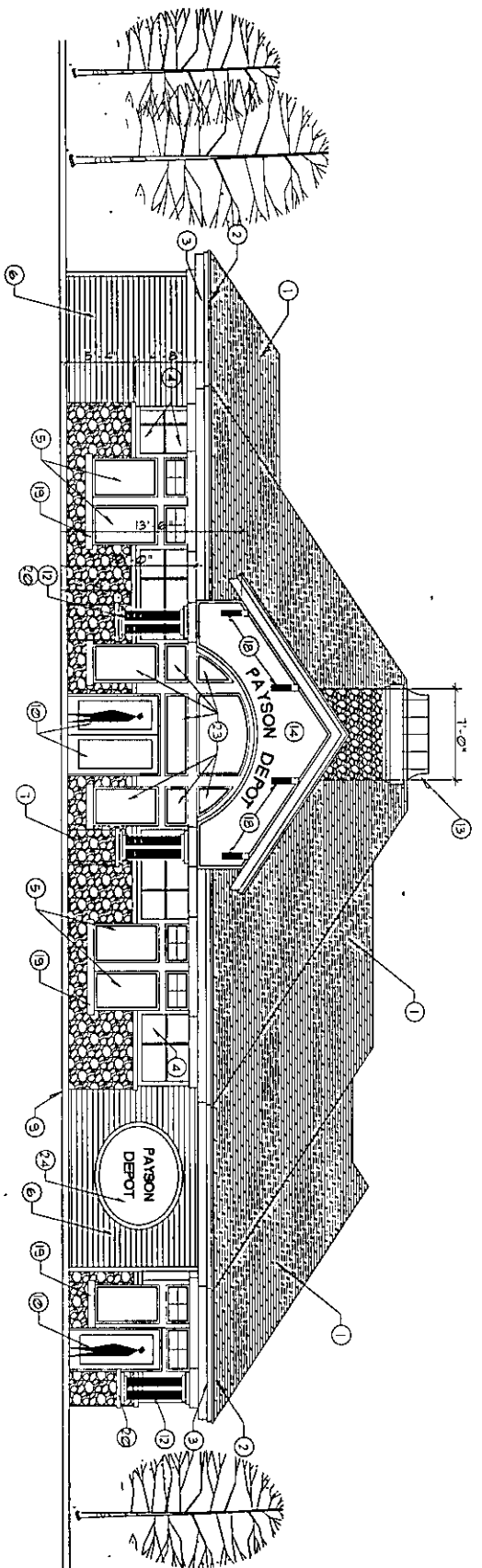
R. MICHAEL KELLY
CONSULTANT

1100 S. MAIN STREET, LAYTON, UT 84040
TEL: 801.468.1111 FAX: 801.468.1112

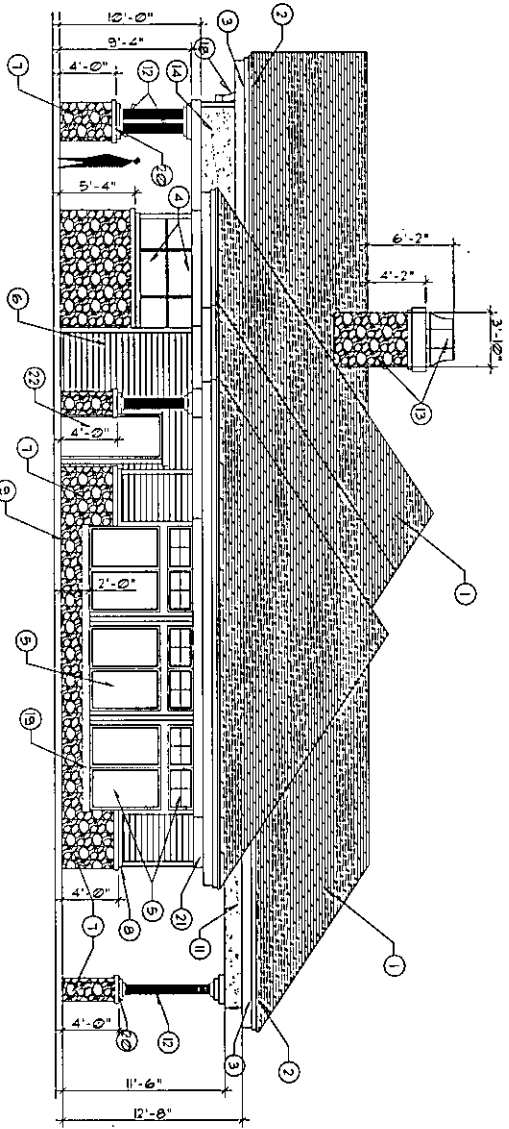
Products Payson Apartments . Layton, Utah . 11/15/2017

Information Notes

1. All plants are to be installed by the contractor.
2. All plants are to be installed by the contractor.
3. All plants are to be installed by the contractor.
4. All plants are to be installed by the contractor.
5. All plants are to be installed by the contractor.
6. All plants are to be installed by the contractor.
7. All plants are to be installed by the contractor.
8. All plants are to be installed by the contractor.
9. All plants are to be installed by the contractor.
10. All plants are to be installed by the contractor.



CLUB HOUSE - FRONT (WEST) ELEVATION
SCALE 1/4" = 1'-0"



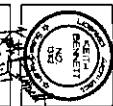
CLUB HOUSE - RIGHT (SOUTH) ELEVATION
SCALE 1/4" = 1'-0"

- EXTERIOR ELEVATION KEYED NOTES:**
1. ROOFING TO BE 35-YEAR ARCH GRADE ASPHALT SHINGLES ON 15-MILL ON OSB DECKING - CLASS "A" RATING.
 2. INSTALL 1/2" X 2" CONT. BREATHER (SEE SHEET 16) AT EATING.
 3. FLASHING AND Drip EDGE - PAINT OR PAINTED HARDBOARD FACIA AND CONTINUOUS ALUMINUM VENTED ROOFKIT. SEE DETAIL "AVARS".
 4. ROOFING AND FLAT PANEL W/ BATTENS AS SHOWN PAINTED.
 5. VINT. WINDOW - SEE WINDOW SCHEDULE SHEET "A103".
 6. HORIZONTAL LAP SIDING - PAINTED OVER TYVEK MANUFACTURED STONE VENEER ON TYVEK HOUSE WRAP.
 7. MANUFACTURED LEDEGE STONE AT TOP OF MANUF. FOUNDATION WALL W/ AT REGAL TO FINISH GRADE. SEE CIVIL FOR GRADING W/ POSITIVE SLOPE AWAY FROM BLDG.
 8. STONEFRONT ENTRY - DOORS. SEE DOOR SCHEDULE SHEET "A104".
 9. 6" X 8" ROUGH SAUN CEDAR COLUMNS - STAINED. SEE DETAILS ON SHEET "A105".
 10. METAL CAP FLASHING AND STANDING SEAM CHIMNEY CAP ELEMENT.
 11. HARDWOOD STUDIOS AT THE ENTRY GAME ROOM.
 12. LEAD PINE DOOR SCHEDULE SHEET "A104".
 13. LEAD PINE DOOR SCHEDULE SHEET "A104".
 14. PAINTED INTO HALLWAY ABOVE AREA. FINISHES OF HARDBOARD TO MATCH TO THE INTERIOR.
 15. PAINTED WALLS SAME AS EXTERIOR.
 16. FREE MANUFACTURED ARCHITECTURAL CORBEL AT ENTRY.
 17. LEDEGE STONE WINDOW SILL.
 18. LEDEGE STONE WINDOW SILL.
 19. CEMENT BOARD BOX FLASHING CAP ON LEDEGE STONE AT COLUMN BASE.
 20. CEMENT BOARD BOX FLASHING CAP ON LEDEGE STONE AT COLUMN BASE.
 21. CEMENT BOARD BOX FLASHING CAP ON LEDEGE STONE AT COLUMN BASE.
 22. SEE DOOR SCHEDULE SHEET "A104".
 23. STONEFRONT WINDOWS AT ENTRY. SEE SHEET "A103".
 24. BROW ELEMENT - SEPARATE DRAWING.

A11.5

SHEET NUMBER
DATE
5 JAN 2017

architecture
2023 6th Ave
Salt Lake City, UT 84143
801.555.5555
www.kcbarch.com

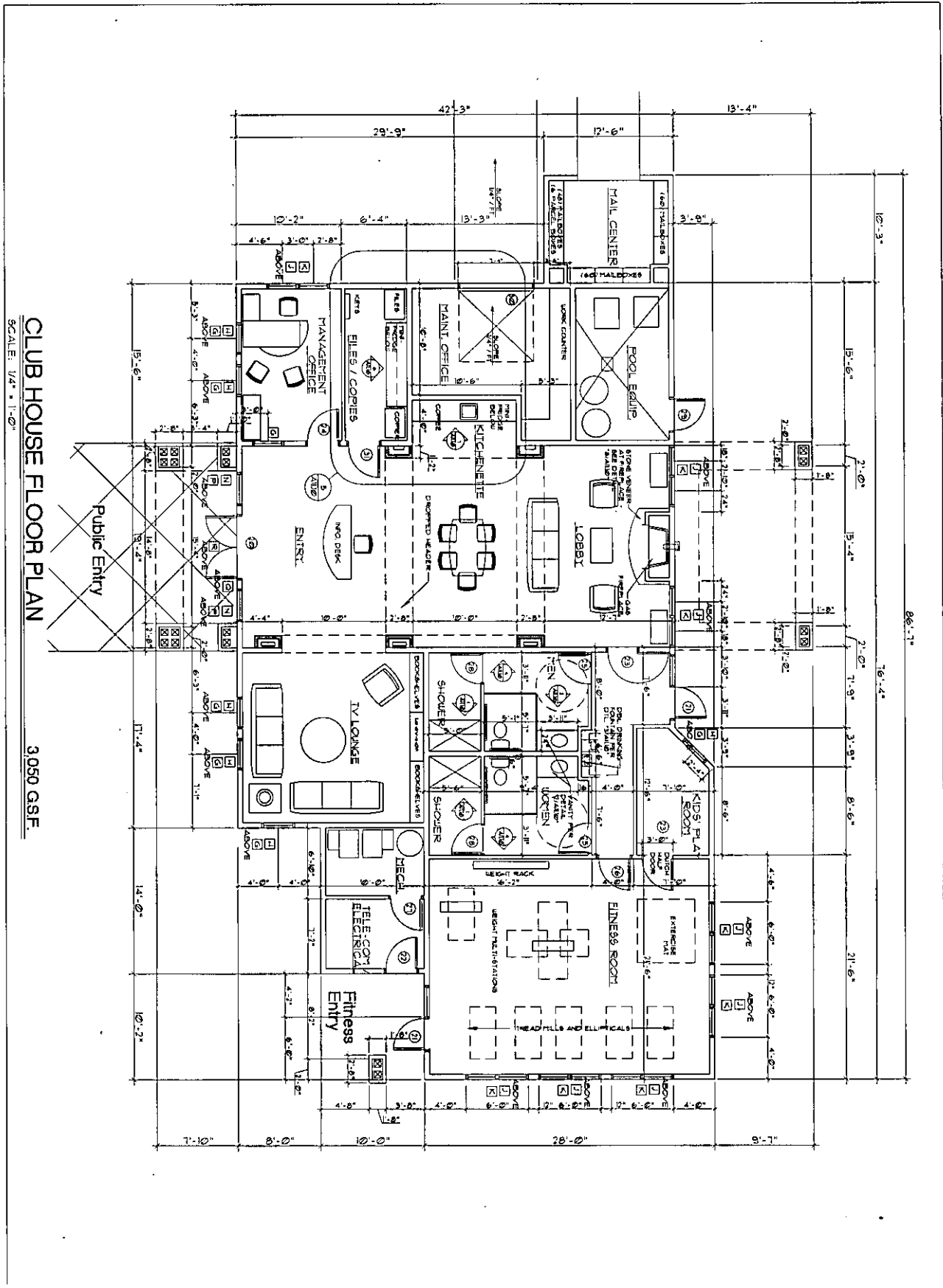


PAYSON DEPOT APARTMENTS
400 WEST STREET
PAYSON, UTAH
DESTINATION HOMES

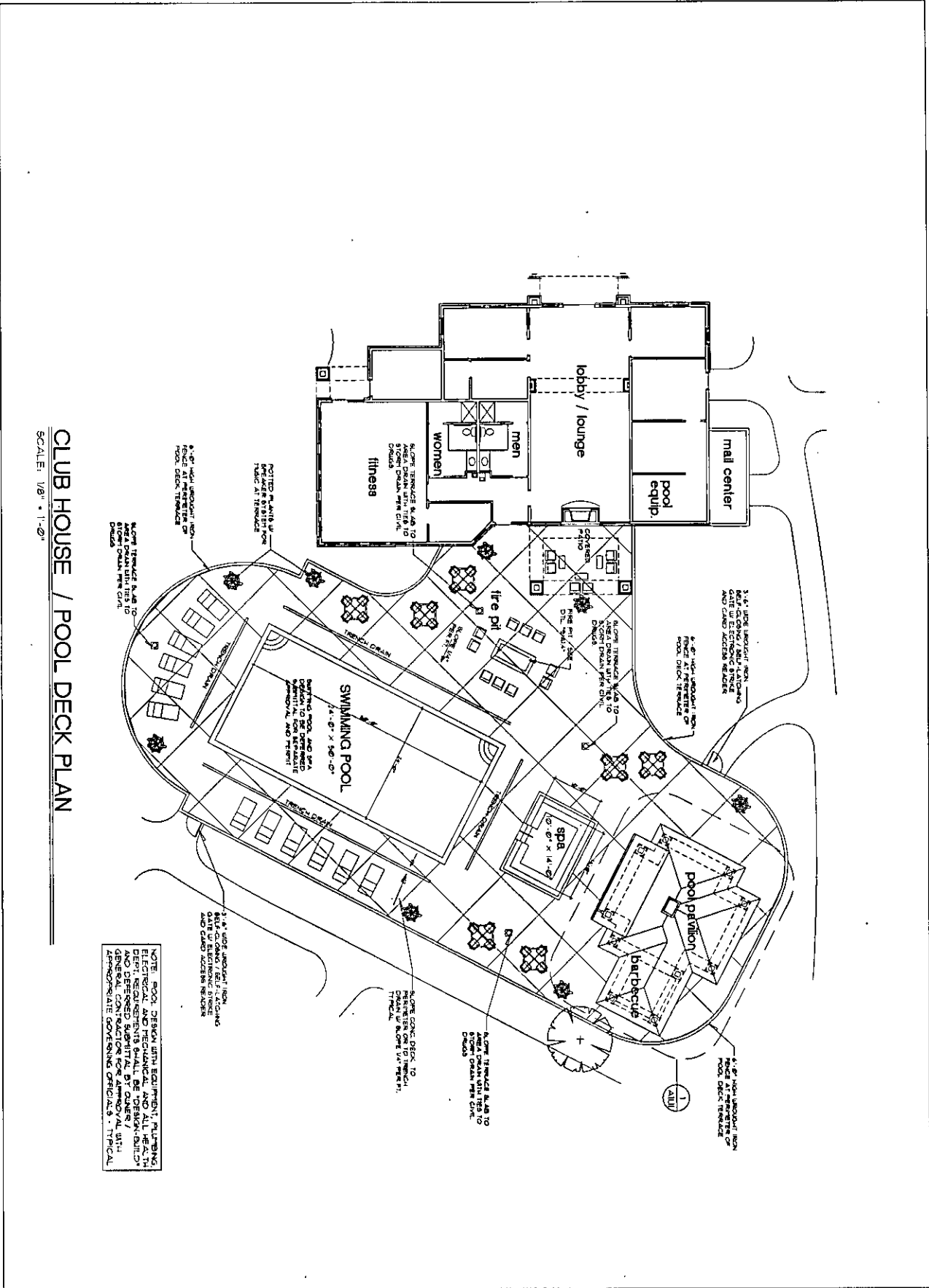
ELEVATIONS
COMMUNITY CENTER
SCALE : 1/4" = 1'-0"

PROJECT NUMBER
16-034

SHEET TITLE

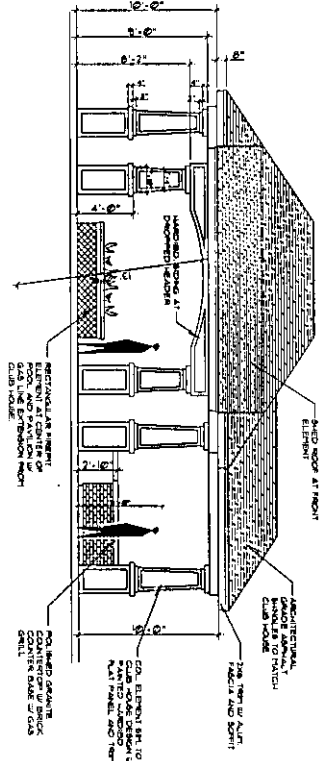


	2033 5th Ave Payson, Utah 84040 (435) 338-8338 (801) 592-8328 FAX		PROJECT NUMBER PAYSON DEPOT APARTMENTS 400 WEST STREET PAYSON, UTAH DESTINATION HOMES	FLOOR PLAN COMMUNITY CENTER SCALE: 1/4" = 1'-0"	PROJECT NUMBER 16-034
	DATE 5 JAN 2017		SHEET NUMBER A11.1		

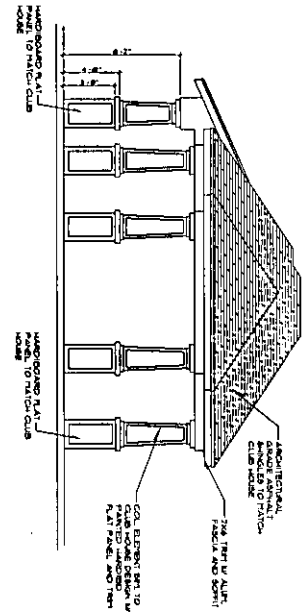


CLUB HOUSE / POOL DECK PLAN
SCALE: 1/8" = 1'-0"

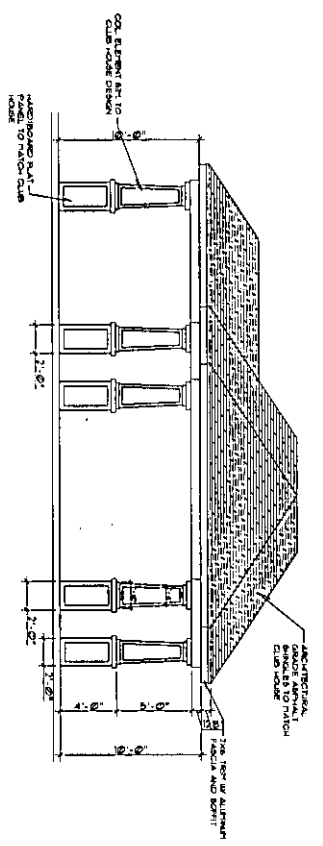
<p>PROJECT NUMBER A110</p>	<p>SHEET NUMBER 16-034</p>	<p>DATE 5 JAN 2017</p>	<p>RESPONSE DATE XX</p>	<p>KB architecture 2033 don drive layton, utah 84040 (801) 593-9338 (801) 593-9326 FAX</p>	<p>ARCHITECT </p>	<p>PAYSON DEPOT APARTMENTS 400 WEST STREET PAYSON, UTAH DESTINATION HOMES</p>	<p>POOL TERRACE PLAN COMMUNITY CENTER SCALE: 1/4" = 1'-0"</p>
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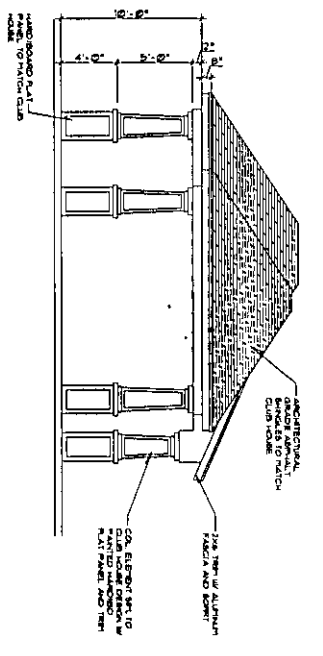
ELEVATION - NORTH
SCALE 1/4" = 1'-0"



ELEVATION - WEST
SCALE 1/4" = 1'-0"

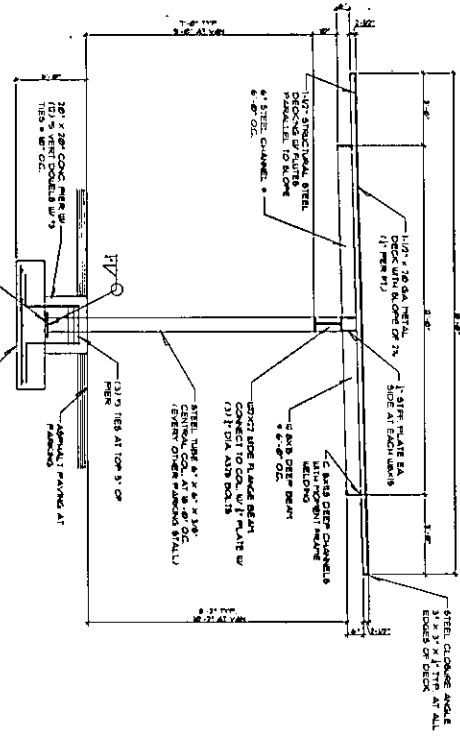


ELEVATION - SOUTH
SCALE 1/4" = 1'-0"

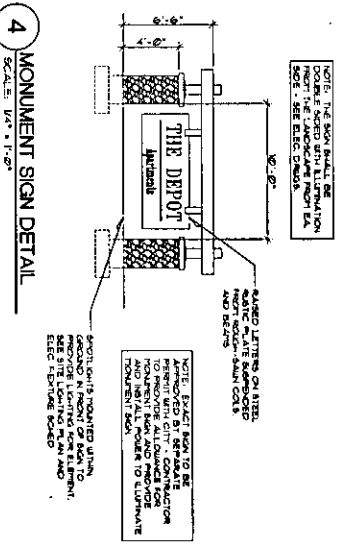


ELEVATION - EAST
SCALE 1/4" = 1'-0"

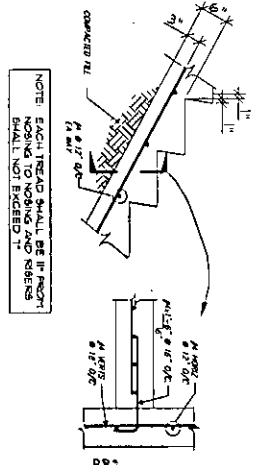
<p>PROJECT NUMBER 16-034</p>	<p>SHEET TITLE POOL PAVILION EXTERIOR ELEVATIONS</p>	<p>SCALE: 1/4" = 1'-0"</p>	<p>PROJECT/OWNER PAYSON DEPOT APARTMENTS 400 WEST STREET PAYSON, UTAH DESTINATION HOMES</p>	<p>ARCHITECT K&B architecture 2033 dan drive payson, utah 84040 801 593-9328 (801) 593-9328 FAX</p>	<p>PROF. SEAL K&B architecture 5/5/2017</p>	<p>DESIGNER DATE XX</p>	<p>DATE 5 JAN 2017</p>	<p>SHEET NUMBER A11.13</p>
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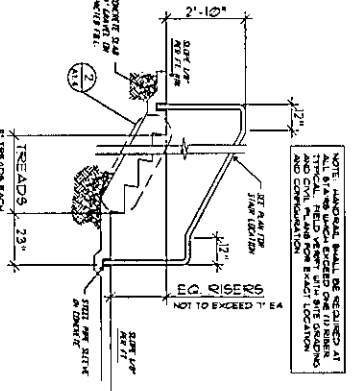
1 COVERED PARKING DETAIL
SCALE: 1/2" = 1'-0"



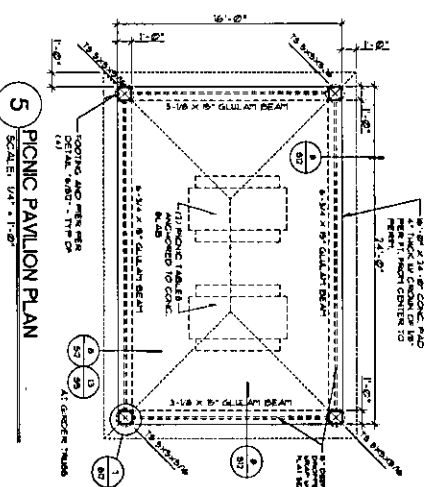
4 MONUMENT SIGN DETAIL
SCALE: 1/2" = 1'-0"



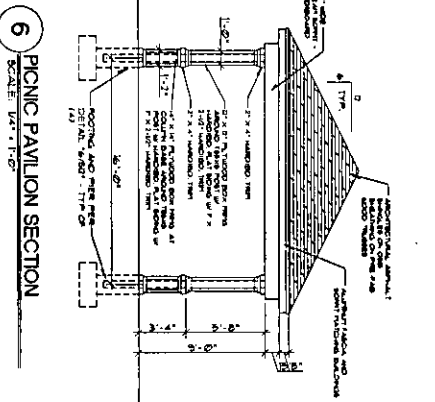
2 CONCRETE STAIRS ON GRADE
NO SCALE



3 STAIR RAILING DETAIL
NO SCALE



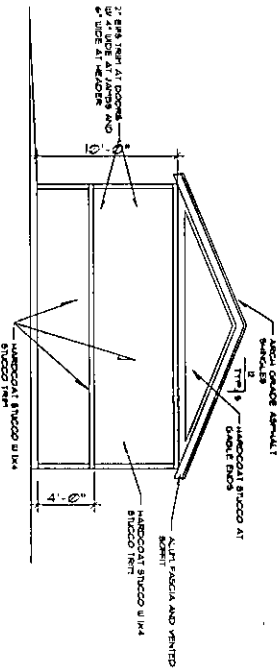
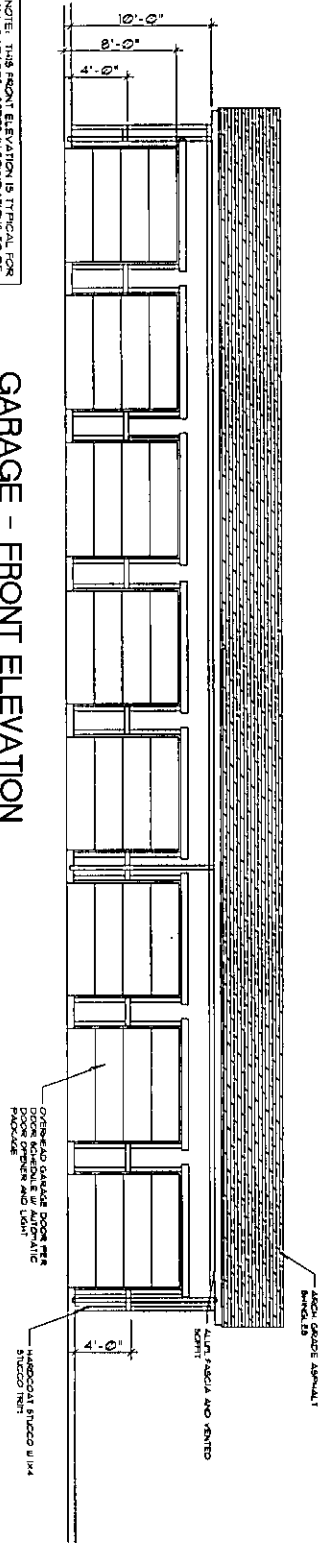
5 PICNIC PAVILION PLAN
SCALE: 1/4" = 1'-0"



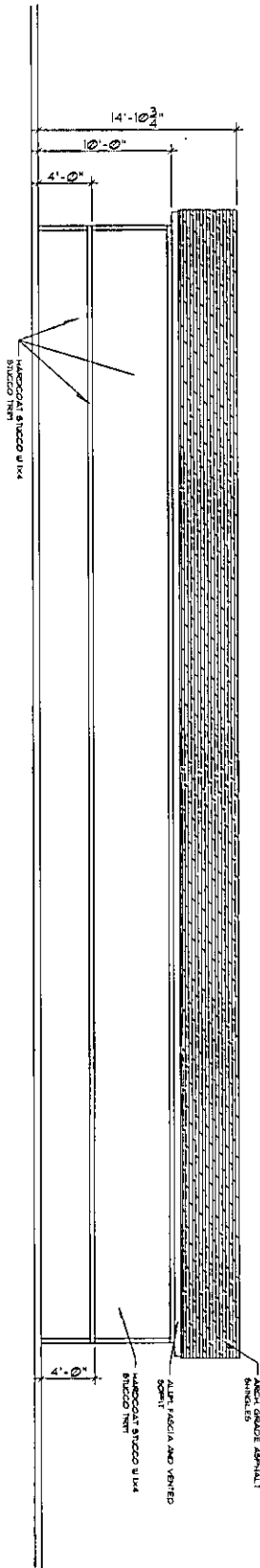
6 PICNIC PAVILION SECTION
SCALE: 1/4" = 1'-0"

NOTE: THIS FRONT ELEVATION IS TYPICAL FOR ALL GARAGES. STEPS IN FOUNDATIONS TO BE COORDINATED WITH CIVIL DRAWINGS AND FINAL GRADES IN THE FIELD.

GARAGE - FRONT ELEVATION
SCALE: 1/4" = 1'-0"



GARAGE - SIDE ELEVATION
SCALE: 1/4" = 1'-0"
OPPOSITE SIDE MIRROR



GARAGE - REAR ELEVATION
SCALE: 1/4" = 1'-0"

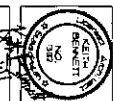
A12.2

SHEET NUMBER

DATE: 9 APR 2017

REVISION DATE: XX

KB architecture
2033 5th Ave
Layton, Utah 84040
(801) 583-8338
(801) 583-8378 FAX

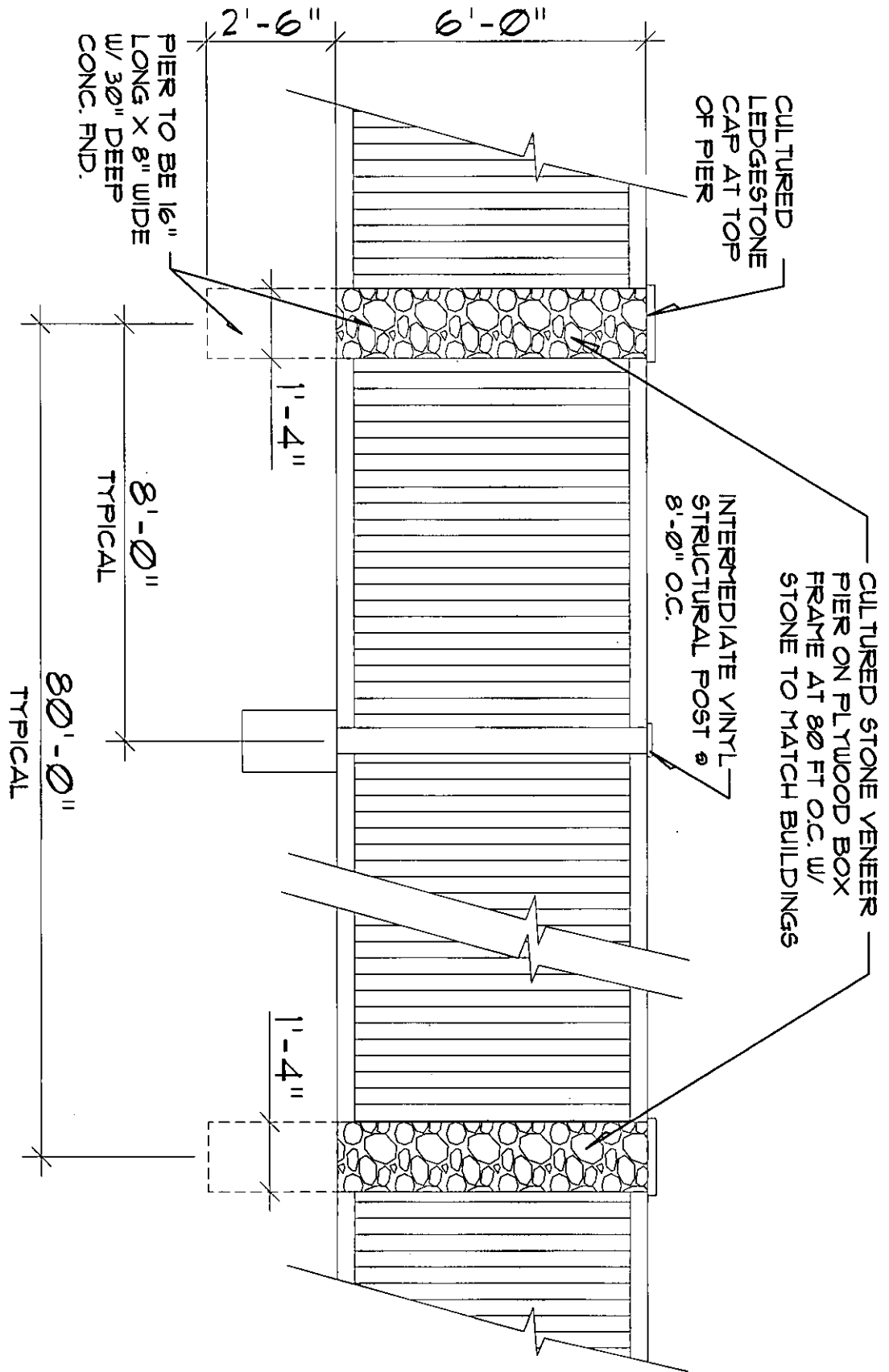


ARCHITECT: KEITH BENNETT
PAYSON DEPOT APARTMENTS
400 WEST ST
PAYSON, UTAH
DESTINATION HOMES

PROJECT NUMBER

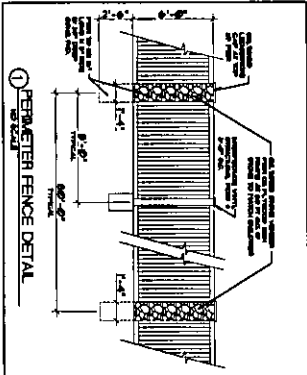
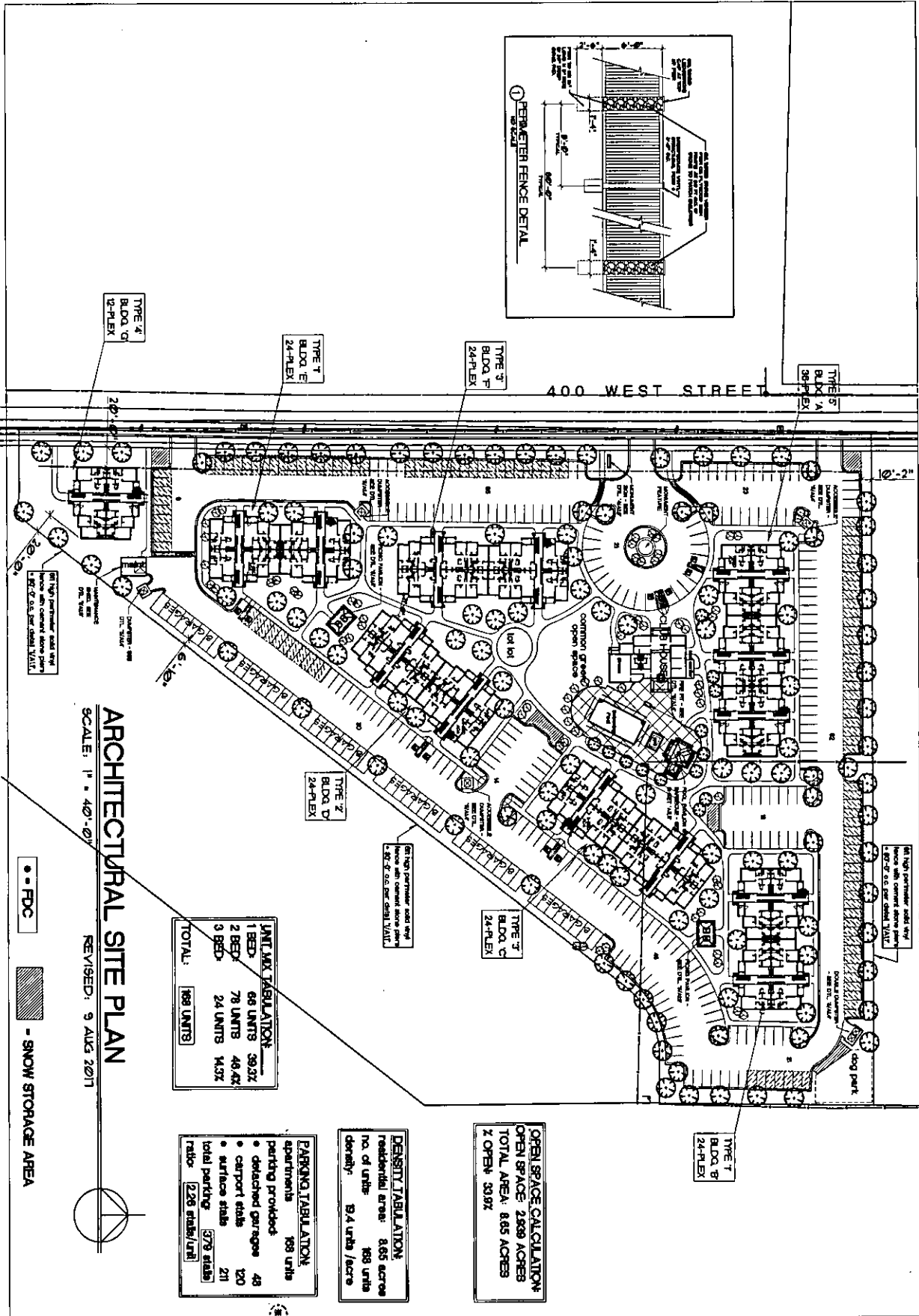
GARAGE ELEVATIONS
FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROJECT NUMBER: 16-034
SHEET TITLE



PERIMETER FENCE DETAIL

1 NO SCALE



ARCHITECTURAL SITE PLAN

SCALE: 1" = 40'-0"

REVISED: 9 AUG 2017

••• FDC
 - SNOW STORAGE AREA

UNIT MIX TABULATION	
1 BED	66 UNITS 39.3%
2 BED	78 UNITS 46.4%
3 BED	24 UNITS 14.3%
TOTAL:	168 UNITS

PARKING TABULATION	
apartments	108 units
detached garages	48
carport stalls	120
surface stalls	211
total parking	379 stalls
ratio:	2.28 stalls/unit

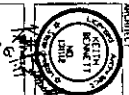
DENSITY TABULATION	
residential area:	8.65 acres
no. of units:	168 units
density:	19.4 units/acre

OPEN SPACE CALCULATION	
OPEN SPACE:	2,808 ACRES
TOTAL AREA:	8.65 ACRES
% OPEN:	32.5%

A11

REVISION DATE: 9 AUG 2017

KCB architecture
 2033 5th Ave #100 84040
 801 593-9338
 (801) 593-9338 FAX



PAYSON DEPOT APARTMENTS
 400 WEST STREET
 PAYSON, UTAH
 DESTINATION HOMES

ARCHITECTURAL SITE PLAN
 SCALE: 1" = 40'-0"

PROJECT NUMBER: 16-034
 SHEET NO. 31