

**BOUNTIFUL CITY  
PLANNING COMMISSION AGENDA  
TUESDAY, JUNE 17, 2025  
6:30 P.M.**



**Notice is hereby given** that the Bountiful City Planning Commission will hold a meeting in the Council Chambers, Bountiful City Hall, located at 795 South Main Street, Bountiful, Utah, 84010, on the date and time provided. The public is invited to attend.

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1. Welcome
2. Meeting Minutes from May 20, 2025
  - Review
  - Action
3. Conditional Use Permit for a Vehicle Service Emissions Testing Center at 416 West 500 South
  - Review
  - Public Hearing
  - Action
4. Final Architectural & Site Plan for a Vehicle Service Emissions Testing Center at 416 West 500 South
  - Review
  - Recommendation
5. Final Architectural & Site Plan for Personal Service Pet Grooming at 515 West 500 South
  - Review
  - Recommendation
6. Final Architectural & Site Plan for Hidden Gardens Mixed-Use Development at 2122 Orchard Drive
  - Review
  - Recommendation



7. Amended Zoning Development Plan for Hidden Gardens Project at 2122 Orchard Drive

- Review
- Public Hearing
- Recommendation

8. Final Architectural & Site Plan for Towne Place Suites Hotel at 630 North 500 West

- Review
- Recommendation

9. Land Use Code Text Amendment for Single-Family Residential Accessory Structure Building Height

- Review
- Public Hearing
- Recommendation

10. Land Use Code Text Amendment for Boundary Adjustment Process

- Review
- Public Hearing
- Recommendation

11. Planning Director's report, update, and miscellaneous items

12. Adjourn



**DRAFT Minutes of the  
BOUNTIFUL CITY PLANNING COMMISSION  
Tuesday, May 20, 2025 – 6:30 p.m.**

Official notice of the Planning Commission Meeting was given by posting an agenda at City Hall, and on the Bountiful City Website and the Utah Public Notice Website.

**City Council Chambers**  
795 South Main Street, Bountiful, Utah 84010

Present:	Planning Commission	Chair Lynn Jacobs, Krissy Gilmore, Beverly Ward, and Jim Clark
	Planning Director	Francisco Astorga
	City Engineer	Lloyd Cheney
	City Attorney	Bradley Jeppson
	Recording Secretary	Sam Harris
Excused:	Planning Commission	Sean Monson, Richard Higginson, and Alan Bott
	Senior Planner	Amber Corbridge
	Assistant Planner	DeAnne Morgan

**1. Welcome**

Chair Jacobs called the meeting to order at 6:30 p.m. and welcomed everyone.

**2. Meeting Minutes from March 04, 2025**

Commissioner Gilmore motioned to approve the minutes from March 04, 2025. Commissioner Ward seconded the motion. The motion was approved with Commissioners Jacobs, Gilmore, Ward, and Clark voting “aye.”

**3. Lot Line Adjustment at 965 Barton Court**

Planning Director Astorga presented the item on behalf of Assistant Planner Morgan as outlined in the packet.

Chair Jacobs asked how the Boundary Adjustments will be handled moving forward. Planning Director Astorga explained that the land use authority has not been designated but reviewing and approving Boundary Adjustments will be handled by Staff.

Commissioner Ward commented stating that the properties’ landscaping looks like it is supposed to be the way it is proposed.



Chair Jacobs opened the Public Hearing at 6:36 p.m. Chair Jacobs closed the Public Hearing at 6:36p.m.

Commissioner Ward motioned to forward a positive recommendation to City Council. Commissioner Clark seconded the motion. The motion was approved with Commissioners Jacobs, Gilmore, Ward, and Clark voting “aye.”

#### **4. Variance for Non-Complying Sign at 390 North 500 West**

Planning Director Astorga presented the item on behalf of Assistant Planner Morgan as outlined in the packet.

City Engineer Cheney stated that this property already has an impact from UDOT, and that this Variance is a reasonable request.

Chair Jacobs asked if the applicant is replacing the sign with a new sign or moving the existing sign. Planning Director Astorga confirmed that it is moving of the existing sign.

Commissioner Ward asked who will be responsible for paying for the sign to be moved. Planning Director Astorga stated that the property owner will be responsible for paying for the sign to be moved but that UDOT will do a “cost to cure”.

Commissioner Ward asked about the measurements of the pole of the sign. Planning Director Astorga stated that his measurement was an estimated guess.

Chair Jacobs opened the Public Hearing at 6:48 p.m. Chair Jacobs closed the Public Hearing at 6:48 p.m.

Commissioner Gilmore motioned to approve. Commissioner Clark seconded the motion. The motion was approved with Commissioners Jacobs, Gilmore, Ward, and Clark voting “aye.”

#### **5. Planning Director’s Report/Update**

Planning Director Astorga asked the Commission to save the date October 8 and 9, 2025 for the Utah APA Local Conference. The Planning Department will pay for the registration for the conference.

Planning Director Astorga mentioned that Jim Clark’s term ends in July 2025 as well as a couple in 2026 and 2027.

#### **6. Adjourn**

Chair Jacobs adjourned the meeting at 6:55 p.m.



# Planning Commission Staff Report

**Subject:** Conditional Use Permit and Final Architectural and Site Plan for Vehicle Services at 416 West 500 South Suite C

**Author:** Amber Corbridge, Senior Planner

**Date:** June 17, 2025

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## **Background**

The applicant, Herbert Bornholdt, with *Bountiful Emissions LLC*, is requesting (with owner *LaSalle YI LLC* consent) both **1) Conditional Use permit (CUP)** and **2) Final Architectural Site Plan Approval** to operate vehicle services at 416 West 500 South, Suite C. The property is zoned C-G (General Commercial) where this proposed use, vehicle services, is listed as conditional use ([§14-6-103](#)). Currently, the property includes parking and structures for a bicycle shop, drive-through coffee shop, and barbershop, as shown below in Figure 1, below. Previously, Suite C was for a vehicle glass and mirror sales and repair shop, *Valley Glass Bountiful*. This proposed use is considered a change of use, and requires Site Plan Approval (Land Use Code [§14-6-111](#)). There are no proposed changes to the building or site.



Figure 1. Aerial of 416 W 500 S, Existing and Proposed Businesses, Basemap from Nearmap, April 2025

## **Analysis**

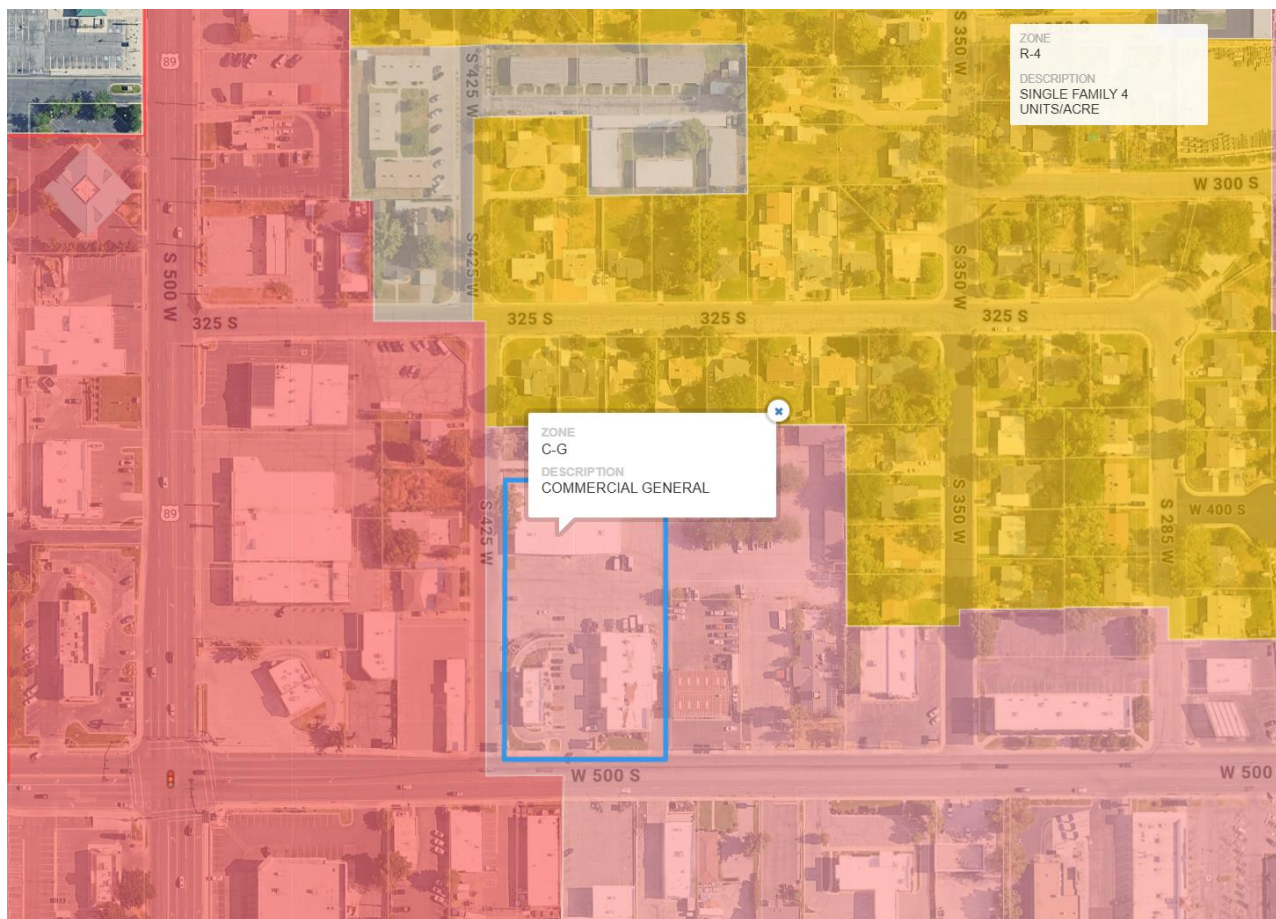


### ***Conditional Use Standards***

The Planning Commission shall consider how the proposed use 1) relates to the surrounding uses, 2) impacts the existing surrounding developments, and 3) appropriate buffering of uses and buildings, proper parking and traffic circulation, and the use of building materials and landscaping, which are in harmony with the area (see [Code §14-2-506.C](#)).

The proposed use would fit in with the surrounding properties along 500 South. This area has diverse zoning and uses, as shown in Figure 2, below. The property to the east is also zoned General Commercial and includes uses such as vehicle sales and services, medical offices, and a fast-food restaurant. The property across the street to the south is zoned General and Heavy Commercial and used for retail and personal services. The properties to the west are zoned Heavy Commercial and include a title loan business, professional services, and fast-food restaurants.

The proposed use has similar operations to the previous use, working with vehicles, but with less impact than vehicle repair as it is emissions testing with parts replacements, only. All services and storage of equipment will occur indoors. The attached photos and floorplan show the existing bay service doors, shop area, and office.



*Figure 2. Current Zoning Map of 416 W 500 S and Vicinity, 2025*



## ***Architectural and Site Plan Review***

The Planning Commission shall determine if the proposed architectural and site development plans submitted are consistent with the purpose and objectives of the Code ([14-2-301](#)). The purpose of the architectural and site plan review and approval process is:

1. To determine compliance with the Land Use Code
2. To promote the orderly and safe development of land in the City
3. To implement the policies and goals established in the Bountiful City General Plan
4. To promote the orderly layout of buildings, landscaping, walkways, lighting, and other site improvements.

The proposed use will occupy a vacant unit of a commercial building along 500 South and adding services to the site will benefit other surrounding businesses and meet the goals and objectives of the General Plan to attract commercial development.

Existing developments, such as this site, require a lesser review when the proposal meets ([14-2-304.B](#)):

1. The site is an existing development.
2. The change of use does not include significant work including additions, remodels, structure modifications, etc.
3. The intensity of the use is comparable or less to the former use in terms of parking, screening, utility capacity, etc.

The architectural and site plans have been reviewed by staff, where the intensity of the use is the same as the former use and does not impact the site's setbacks, height, landscaping, screening, parking, loading, lighting, and all other applicable standards. The existing structure is approximately 7,454 square feet and where 38 parking spaces are required for general business, retail and services providing customer service. The existing site has a total of 68 shared parking spaces between all uses (fast food restaurant and general retail/business); however, the minimum parking required to meet current standards is 98 stalls and is considered nonconforming. There are no proposed changes to the building and site. The plans for the proposed use and development meet department review comments.

Because the site has frontage on the UDOT system and the proposal includes a site plan review by the local authority, the applicant must also complete UDOT's Conditional Access Permit review process.

## **Department Review**

This staff report was written by the Senior Planner and was reviewed by the City Engineer and Planning Director.

## **Significant Impacts**

There are no significant impacts.



**Recommendation**

Staff recommends that the Planning Commission review the application, hold a public hearing, and approve the Conditional Use Permit (CUP) for vehicle services at 416 West 500 South, subject to obtaining Final Architectural and Site Plan approval.

Staff recommends that the Planning Commission review the Final Architectural and Site Plan application at 416 West 500 South and forward a positive recommendation to the City Council, subject to UDOT approval.

**Attachments**


1. Site Plan with Staff Review Comments
2. Existing Site and Building Photos
3. Floor Plan
4. Statement of Intent












**PLAN REVIEW**

05/22/2025 10:33:38 AM

Lloyd Cheney, Bountiful City Engineer

TYPICAL COMMENTS BLUE TEXT GRAY BACKGROUND

NO COMMENTS



Reviewed by 05/13/2025

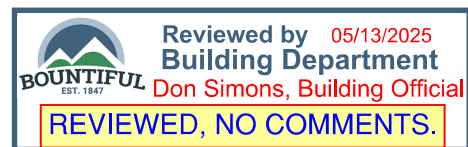
**Building Department**

Don Simons, Building Official

REVIEWED, NO COMMENTS.





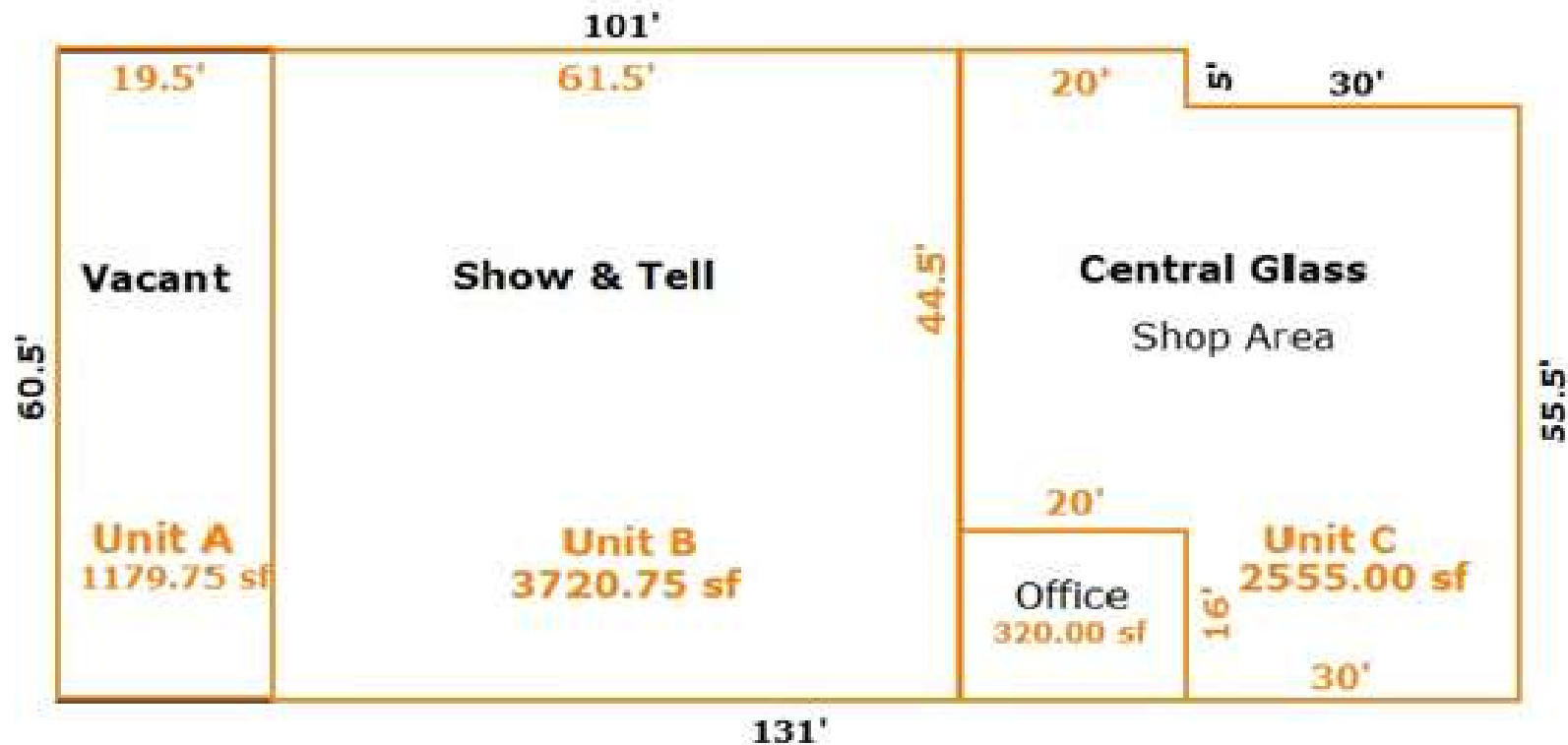




**NO COMMENTS**

# Retail Strip Center

Imp. 1 - 416 W. 500 S.  
7775.50 sf





## **Statement of Intent**

### **NO PHYSICAL CHANGES WILL BE MADE TO THE SITE OR INTERIOR OF THE SPACE.**

The intent of this application is to seek approval from the Bountiful City Counsel to change the use of the existing “Valley Glass” space from an automobile glass replacement business to an automobile emission testing business

Bountiful Emissions will be replacing the existing “Valley Glass” Tenant at 416 W. 500 S. Suite #C, Bountiful.

Bountiful Emissions will be conducting business as an automobile emission testing center. In addition to emission testing, we will provide vehicle inspections, battery testing and replacement, gas cap inspection and replacement, wiper blade replacement and engine and cab filter inspection and replacement.

### **How does the proposed project fit with the surrounding properties and uses?**

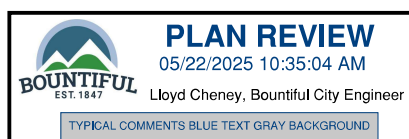
Bountiful Emissions will be an excellent addition to the business complex. The space was originally designed for “Automobile Service”. As an emission testing service, Bountiful City will experience a clean, professional place of business that will be inviting to the public and a pleasant building to pass by. There will be no oil/grease or debris of any kind. The only trash generated would be that equal to 2 small trash bags per day. Other than mail and parcel service, there will be no large deliveries to the location.

### **In what ways does the project not fit with the surrounding properties and uses?**

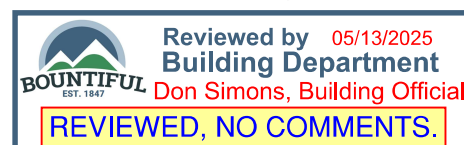
Bountiful Emissions will be the only dedicated emission testing service. There is a ‘Jiffy Lube’ across the street that offers testing, but it is a secondary service to their lube business. We share a parking lot with different business uses such as StarBucks Coffee, Show and Tell Audio/Visual, a Barbershop and Gutheries Bicycles. We are a different business.

### **What will you do to mitigate the potential conflicts with surrounding properties and uses?**

Bountiful Emissions will be very flexible and accommodating when it comes to conflicts with our neighbors. We have already approached some of our closest neighbors and introduced ourselves and explained the type of business we will be providing. The response has been very positive, it has been stated that emission testing is a perfect use of the space.



**NO COMMENTS**









# Planning Commission Staff Report

**Subject:** Final Architectural and Site Plan for Personal Services at 515 West 500 South  
**Author:** Amber Corbridge, Senior Planner  
**Date:** June 17, 2025

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## **Background**

The applicant, Tom Longaker, with *NAI Premier*, is requesting (with owner *Bountiful Pointe, LLC* consent) **Final Architectural Site Plan Approval** to operate personal services for a pet grooming business at 515 West 500 South. The property is zoned C-H (Heavy Commercial) where this proposed use, pet grooming, a sub-category of personal service, is listed as a permitted use ([§14-6-103](#)). Currently, the property includes parking and a structure for *Fed Ex*, *Universal Computers*, and *1<sup>st</sup> Choice Money Center*. Previously, Unit 4 was for a software company, *i5 Services*. This proposed use is considered a change of use, and requires Site Plan Approval (Land Use Code [§14-6-111](#)). There are no proposed changes to the building or site.

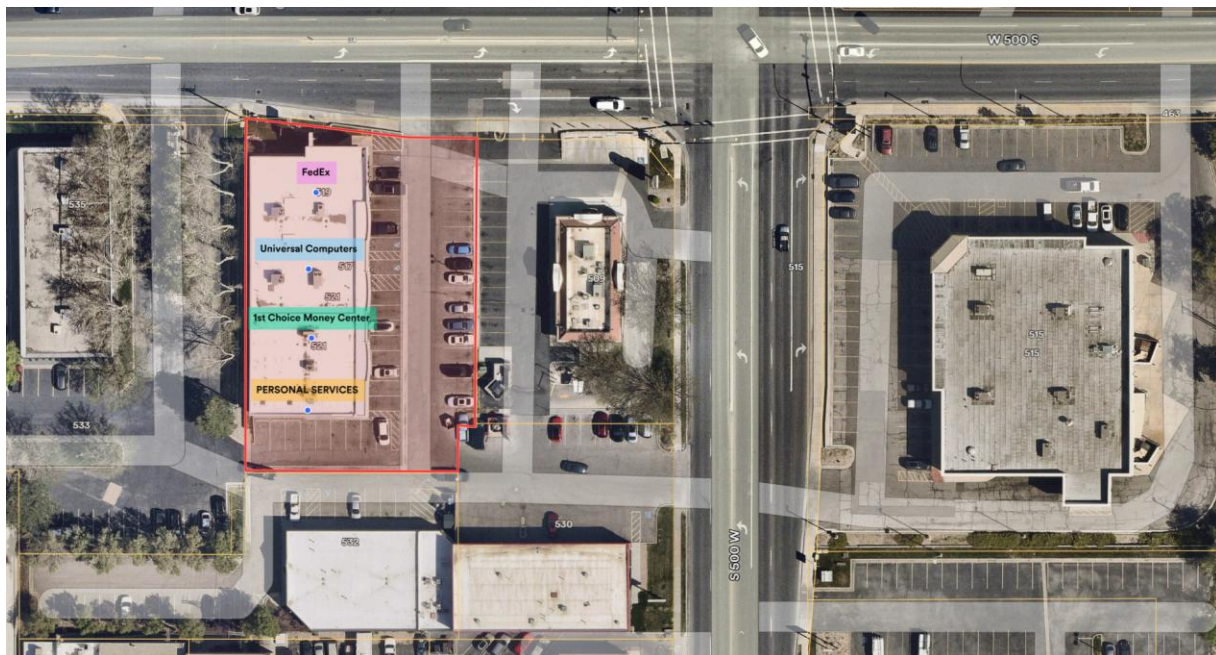


Figure 1. Aerial of 515 W 500 S, Existing and Proposed Businesses, Basemap from Nearmap, April 2025

## **Analysis**

### ***Architectural and Site Plan Review***

The Planning Commission shall determine if the proposed architectural and site development plans submitted are consistent with the purpose and objectives of the Code ([14-2-301](#)). The purpose of the architectural and site plan review and approval process is:

1. To determine compliance with the Land Use Code



2. To promote the orderly and safe development of land in the City
3. To implement the policies and goals established in the Bountiful City General Plan
4. To promote the orderly layout of buildings, landscaping, walkways, lighting, and other site improvements.

The proposed use will occupy a vacant unit of a commercial building along 500 South and adding personal services to the site will benefit other surrounding businesses and meet the goals and objectives of the General Plan to attract commercial development.

Existing developments, such as this site, require a lesser review when the proposal meets [\(14-2-304.B\)](#):

1. The site is an existing development.
2. The change of use does not include significant work including additions, remodels, structure modifications, etc.
3. The intensity of the use is comparable or less to the former use in terms of parking, screening, utility capacity, etc.

The architectural and site plans have been reviewed by staff, where the intensity of the use is the same as before and does not impact the site's setbacks, height, landscaping, screening, parking, loading, lighting, and all other applicable standards. The existing structure is approximately 8,300 square feet and the site includes 41 parking spaces, which meets the parking standards for general business, retail and services providing customer service. Additionally, there are no proposed changes to the building and site. The plans for the proposed use and development meet department review comments.

Because the site has frontage on the UDOT system and the proposal includes a site plan review by the local authority, the applicant must also complete UDOT's Conditional Access Permit review process.

### **Department Review**

This staff report was written by the Senior Planner and was reviewed by the City Engineer and Planning Director.

### **Significant Impacts**

There are no significant impacts.

### **Recommendation**

Staff recommends that the Planning Commission review the Final Architectural and Site Plan application for at 515 West 500 South for pet grooming personal service and forward a positive recommendation to the City Council, subject to UDOT approval.

### **Attachments**

1. Site Plan and Aerial Photos
2. Floor Plan
3. Existing Site and Building Photos
4. Statement of Intent



NO COMMENTS

BOUNTIFUL POINTE  
500 SOUTH 500 WEST  
BOUNTIFUL, UTAH

SITE PLAN



**SITE**

MONUMENT  
SIGN

246.0'

POLE  
SIGN

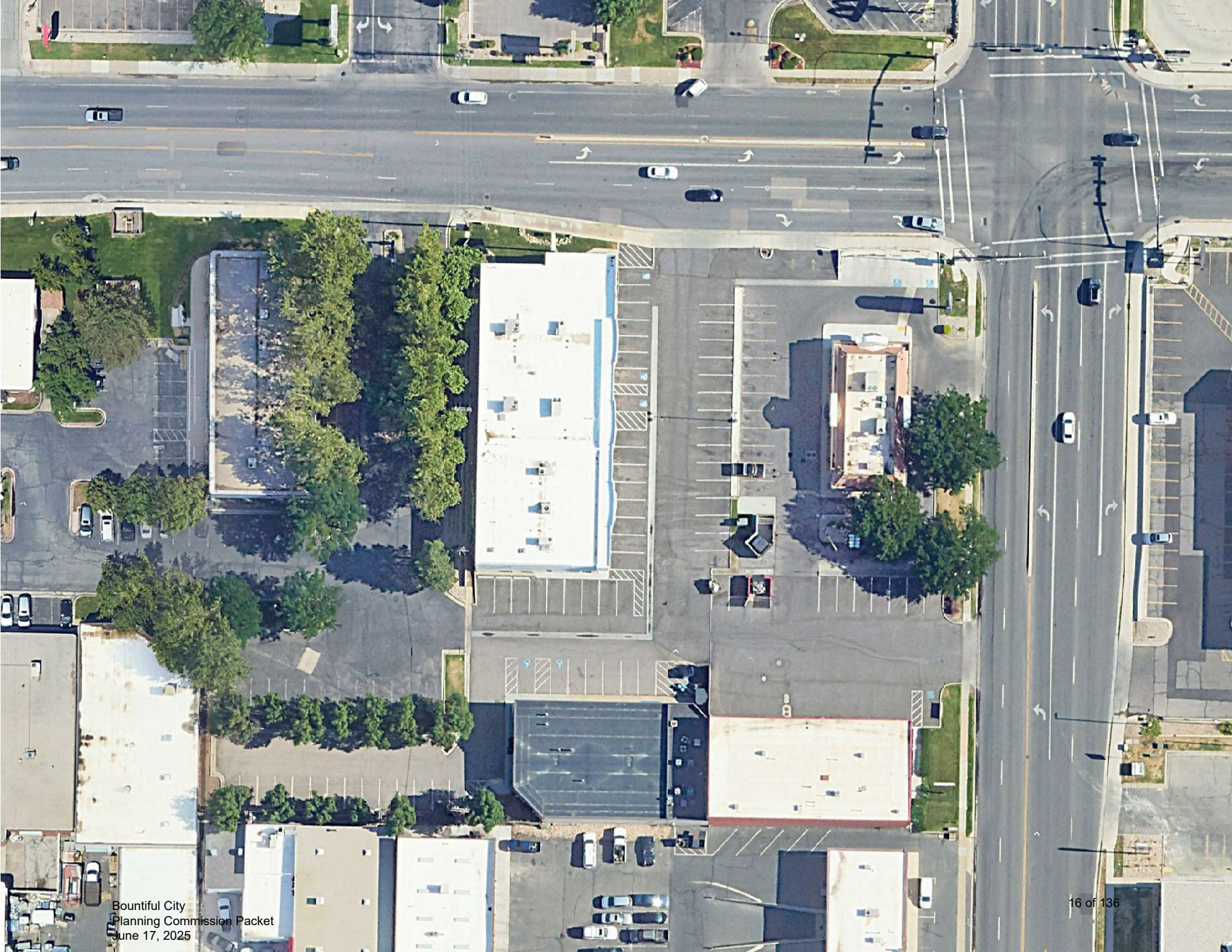
1008.4'

500 WEST STREET

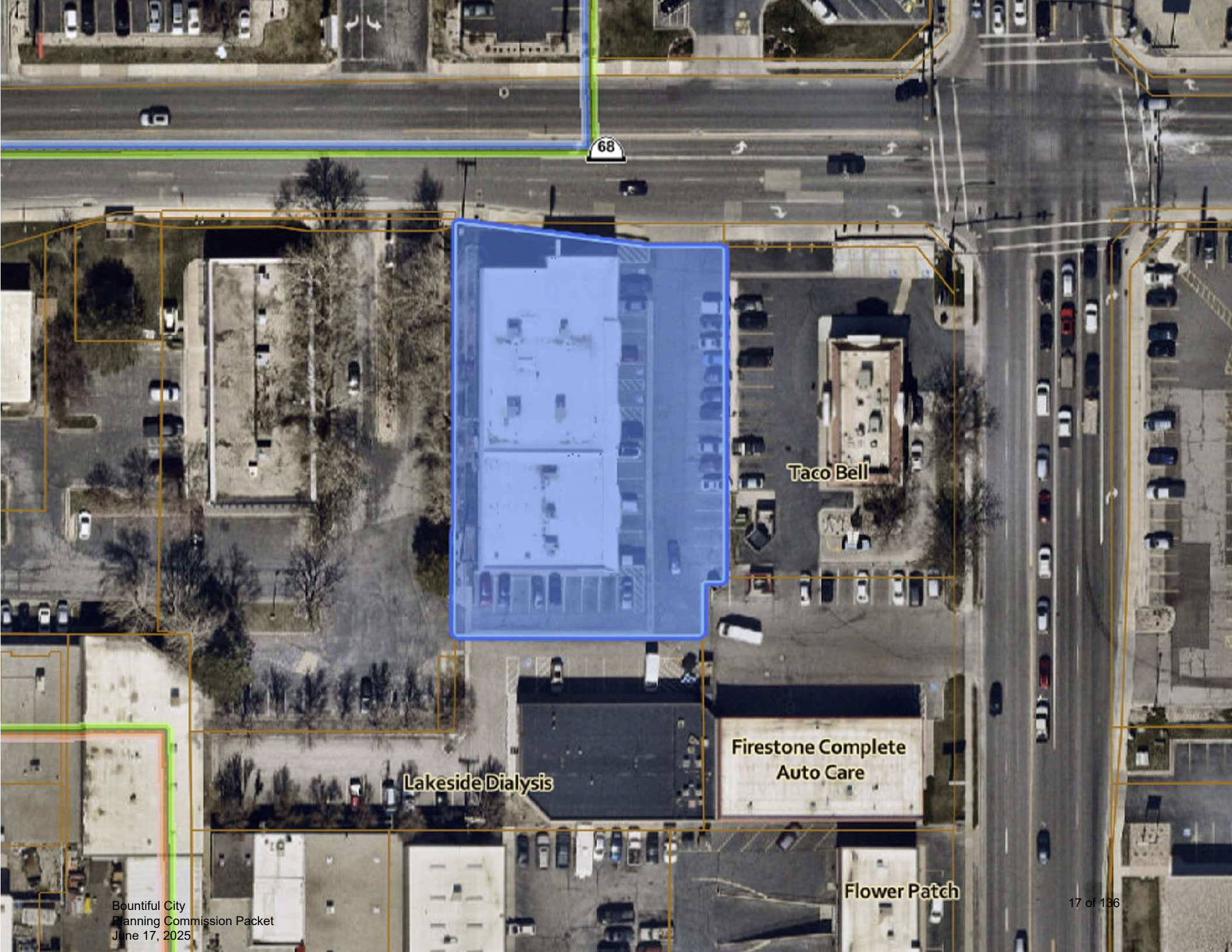
1723.06'

MONUMENT  
SIGN















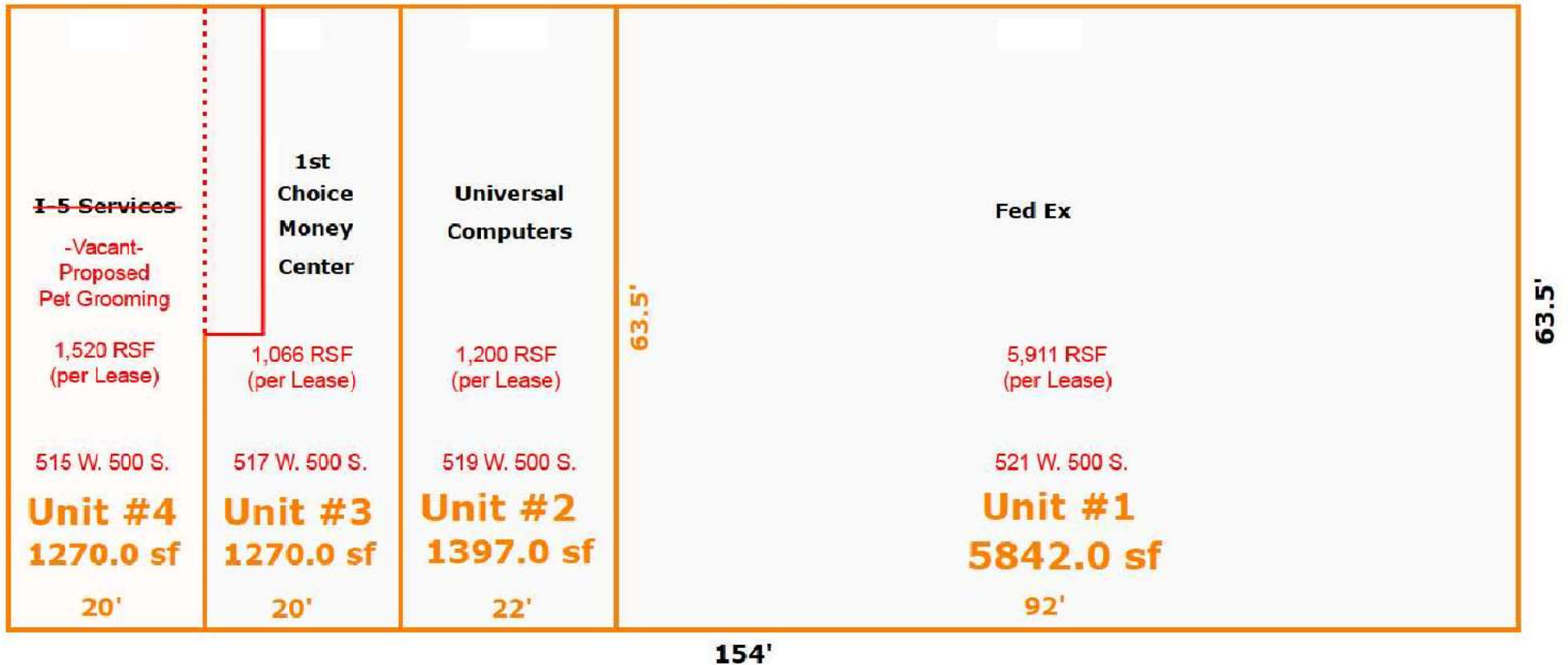
## BOUNTIFUL POINTE

### Neighborhood Shopping Center

521 W. 500 S.

9779.0 sf

9,697 Rentable Sq. Ft. (RSF)  
(per Leases)



The County outside measurements are estimates, not interior floor area.

The overall rentable size is less than the County estimate.

Actual interior floor area would be less sq. ft. pending number of walls.

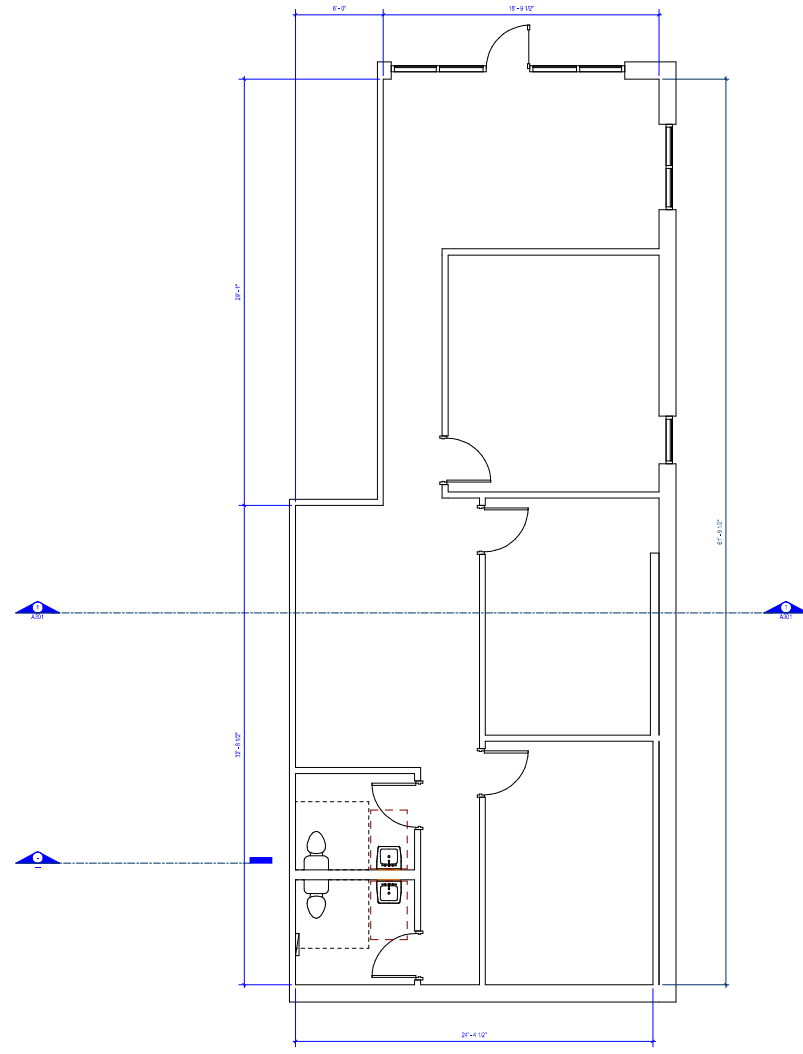




- GENERAL NOTES - PLAN**
- A. INTERIOR WALL DIMENSIONS TO FACE OF CORE.
  - B. SEE MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR SPECIAL REQUIREMENTS.
  - C. GENERAL CONTRACTOR TO VERIFY EXISTING CONDITIONS.
  - D. SEE SHEET 04-01 FOR ALL FINISHES, GENERAL CONTRACTOR TO COORDINATE FINISHES WITH CLIENT.
  - E. ALL DOORS TO BE INSTALLED FROM ADJACENT WALL UNLESS OTHERWISE NOTED.

**KEYNOTES**

**KEYED NOTES**



**A2** MAIN LEVEL FLOOR PLAN  
1/8" = 1'-0"



**WELL GROOMED PETS**  
BOUNTIFUL, UT

STAMP

REVISIONS  
REV. DESCRIPTION DATE

PROJECT NUMBER  
24-006  
DATE  
2025-04-29  
SHEET NAME  
MAIN LEVEL FLOOR PLAN

SHEET NO.  
**A101**



**NO COMMENTS**

This application is submitted to receive approval for tenants to operate “Personal Services” within the multi-tenant retail building located at 515-521 West 500 South Bountiful, Utah 84010. The building has been used for various tenants to operate “Professional Services.” The property owner is in negotiations with a “Pet Grooming” business to lease the southern end-cap unit, comprised of approx. 1,520 Sq. Ft. of Rentable Space, and approx. 1,344 Sq. Ft. of Floor Area (including the interior partition walls).

No exterior modifications will be made to the site plan configuration.

It is anticipated interior modifications (non-structural) will be made to meet the needs of the Pet Grooming business, or other Personal Services businesses. The prospective tenant(s) would be responsible for the permitting process and construction of the interior modifications.

It is understood this approval would be effective for 1 year from the approval date. Should there not be “substantial action” (Business License or Obtained Building Permit) from the pet grooming business or other personal service business within the 1-year period; the approval would expire.

**Application Checklist Summary:**

**Civil Plans:** Not available. No changes to the exterior.

**Site Plan Review Fee:** The \$1,500.00 fee will be paid via mailed check.

**Recorded Document:** Not available.

**Statement of Intent:** See above.

**Architectural Drawings/Elevations:** Architect As-Built measure of 515 Unit.

**Code Analysis Sheet:** Spoke with Don Simons. He believed the building was currently classified as a “B.” Also, he thought the intended Personal Services tenant of a Pet Grooming Business, would fit the current classification. He instructed to receive the “Change of Use” to accommodate Personal Services first, and then during the permitting process he would evaluate the Personal Services businesses.

**Geotechnical Report:** Not available.

**Soils Report:** Not Available.

**Structural Calculations:** Not available.

**Structural Plans:** Not available.

**Parcel/Property ID Number:** 060490228

**Parking Study:** Not available. In discussions with the Senior Planner, Amber Corbridge, the parking requirements were the same for “Personal Services” and “Professional Services,” but the Director would still need to evaluate the existing configuration/circumstance.

**Property Owner’s Affidavit:** Attached.

**Certified Topographical Boundary Survey:** Not available.

**Site Plan:** Old Site Plan attached, as well as Aerial image.



**Landscape Plan:** Not available.

**Additional Document:** Not available.

**Floor Plan:** The approx. building footprint per the county assessor is attached. Also, the south end-cap unit As-Built floor plan is attached.

**Pedestrian Circulation Plan:** Not available.

**Outdoor Lighting Plan:** Not available.

**Video of Unit 515 Interior:**

[https://www.dropbox.com/scl/fi/p1ojzdp52wjg2u1zm5nnr/IMG\\_5085.MOV?rlkey=vujjinb2gk8clfdo8vmw0l98g5&st=i5jiegdq&dl=0](https://www.dropbox.com/scl/fi/p1ojzdp52wjg2u1zm5nnr/IMG_5085.MOV?rlkey=vujjinb2gk8clfdo8vmw0l98g5&st=i5jiegdq&dl=0)



# Planning Commission Staff Report

**Subject:** Final Architectural and Site Plan Approval and Ordinance/Development Plan Amendment for a Project at 2122 South Orchard Drive  
**Author:** Amber Corbridge, Senior Planner  
**Date:** June 17, 2025



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## **Background**

The applicant, Randy Beyer with *Knowlton General, LC* project manager for *Hidden Gardens Development*, is requesting Final Architectural Site Plan Approval for a mixed-use project at 2122 South Orchard Drive. The 2.1-acre site was recently rezoned to Mixed Use Residential (MXD-R) with an approved Development Plan, including details for design and site layout (See [Ordinance 2024-09](#)). This approved Development Plan regulates how the site will develop, such as permitted uses, building heights, setbacks, landscaping, parking, structure design and materials, site plan approval, etc.

This approved mixed-use project proposal consists of adding six (6) new townhomes near the existing multi-family structures (one duplex and one fourplex) and replacing two (2) nonconforming commercial structures with two (2) vertical mixed use structures facing Orchard Drive. The maximum building height for the buildings in the rear of the property is two-stories, and the maximum building height for the structures facing Orchard Drive is thirty-five (35) feet.

Additionally, the Hidden Gardens Ordinance/Development Plan approved in 2024 requires an amendment to the front yard setback minimum, as there was a discrepancy between the adopted ordinance text and the site plan dimension, part of the Development Plan.

## **Analysis**

The architectural and site plans have been reviewed by staff, where setbacks, height, landscaping, parking, and other applicable standards are reviewed for compliance and meet the Hidden Gardens Plan and Ordinance.

## **Site Plan Approval Standards**

*The Planning Commission shall determine if the proposed architectural and site development plans submitted are consistent with the purpose and objectives of the Code (14-2-301 and 14-2-306). The purpose of the architectural and site plan review and approval process includes:*

- 1. Implementing the policies and goals established in the Bountiful City General Plan.*
- 2. Compliance with the Land Use Code.*
- 3. Promoting the orderly and safe development of land in the City.*
- 4. Promoting the orderly layout of buildings, landscaping, walkways, lighting, and other site improvements.*



The structures are designed to fit within the Hidden Gardens Development, where exterior architectural elements and materials are compatible with other structures in the area. The proposal meets the goals and objectives of Bountiful City General Plan, where more options for live, work, and play are presented and approved with a development plan.

### *Building Setbacks*

The Final Site Plan matches and complies with the Development Site Plan, where front yard setbacks are shown at ten (10) feet (See attached AS101: Architectural Site Plan). There is a discrepancy in the ordinance text where it reads “Front Yard: 20 feet” (Bountiful City Ordinance No. 2024-09, Page 2). Staff recommends the front yard setback text change from 20’ to 10’ to match the Site Plan approved in the Development Plan (See attached Amended Ordinance and Development Plan).

### *Full Boundary Adjustment*

The project consists of two separate parcels (050020125 and 050020047). As a condition of rezone approval, the parcels shall be combined through a Full Boundary Adjustment application through the Planning Department.

### *Landscaping Requirements*

The Landscape Plan meets the requirements of the code; however, the development plan requires seating amenities, such as benches, tables, and/or chairs in the landscaped areas used for shared open space near the proposed duplex (See Figure 1, below).

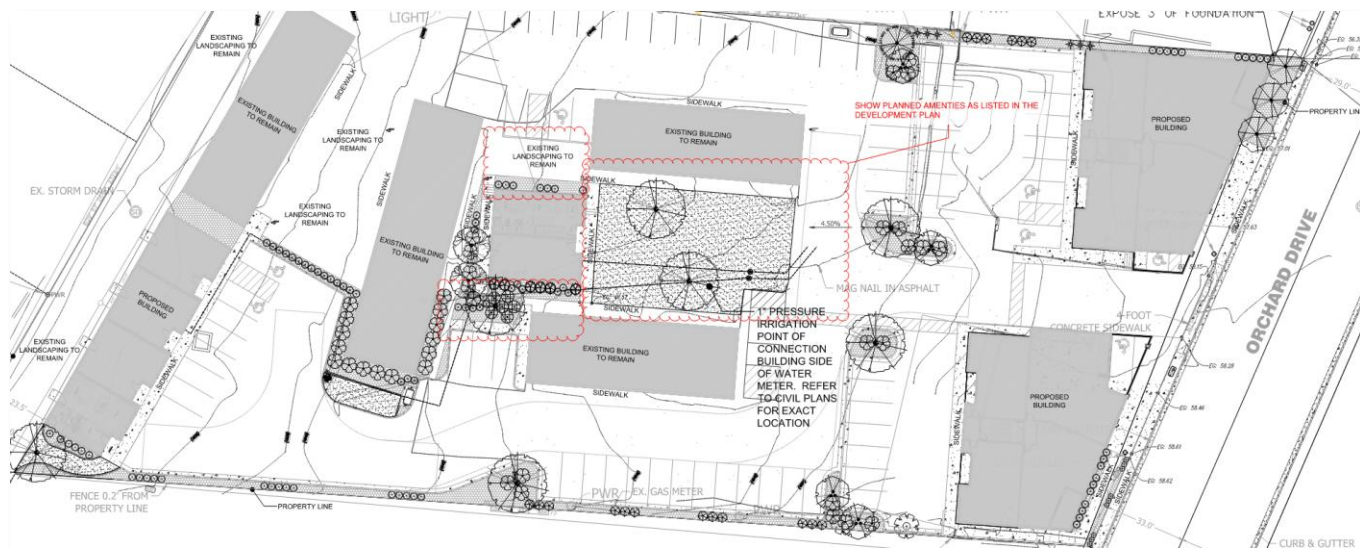


Figure 1. Hidden Gardens Landscape Plan, Sheet L-1

### **Department Review**

This staff report was written by the Senior Planner and was reviewed by the City Engineer, City Attorney, and Planning Director.



### **Significant Impacts**

The site is wedged between commercial and residential zoned properties, as well as mixed-use property. The existing infrastructure support the proposed changes to the site and will be an improvement along Orchard Drive.

### **Recommendations**

1. Staff recommends that the Planning Commission review the Final Architectural and Site Plan application for the mixed-use project, *Hidden Gardens*, and forward a positive recommendation to the City Council subject to:
  - a. Meet the approved phasing plan where construction begins with the garden style residential units *Building C and D*, then the mixed-use style units *Building A and B*.
  - b. Complete the Boundary Adjustment Review and Approval process to combine parcels 050020125 and 050020047, prior to occupancy or final building approval.
  - c. Add inviting features/elements such as benches, tables, and/or chairs to the public amenity areas.
  - d. Meet requirements of the Fire Marshal for fire protection and emergency vehicle access.
2. Staff recommends the Planning Commission review the proposed Ordinance/Development Plan Amendment for Hidden Gardens (Attached Draft Ordinance), hold a public hearing, and forward a positive recommendation to the City Council.

### **Attachments**

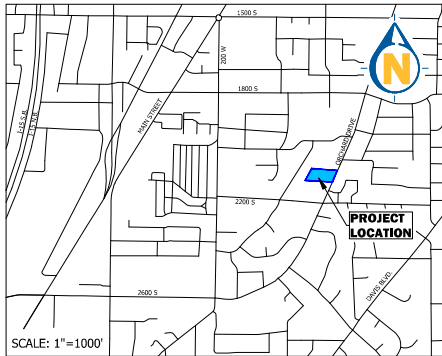
1. Civil and Site Plans
2. Landscape Plan
3. Architectural Plans
4. AS101: Architectural Site Plan
5. Draft Ordinance 2025-10



# HIDDEN GARDENS EXPANSION

**2122 ORCHARD DRIVE**  
**PARCEL #05-002-0125 & #05-022-0047**  
**LOCATED IN THE NW 1/4 OF SECTION 31, T. 2 N., R. 1 E., S.L.B.&M.**  
**BOUNTIFUL CITY, DAVIS COUNTY, UTAH**  
**CURRENT ZONING: COMMERCIAL**  
**FEMA FLOOD ZONE: - MAP #49011C0507F DATED: 9-15-22**

## VICINITY MAP



## CIVIL DRAWING INDEX

Sheet Number	Sheet Title
C100	COVER & INDEX
C101	NOTES & LEGEND
C200	EXISTING CONDITIONS
C300	DEMOLITION PLAN
C400	SITE PLAN
C500	GRADING PLAN
C600	UTILITY PLAN
C690	EROSION CONTROL PLAN
C691	EROSION CONTROL DETAILS
C900	ADA DETAILS
C901	SITE DETAILS
C910	UTILITY DETAILS
C911	STORMTECH DETAILS
C920	CITY DETAILS

## GENERAL NOTES

- 1) ALL WORK WITHIN A PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS & SPECIFICATIONS.
- 2) ALL UTILITY WORK SHALL CONFORM TO THE UTILITY OWNER'S STANDARDS & SPECIFICATIONS.
- 3) THESE PLANS DO NOT INCLUDE DESIGN OF DRY UTILITIES. THESE PLANS MAY CALL FOR RELOCATION, AND/OR REMOVAL AND/OR CONSTRUCTION OF DRY UTILITIES, BUT ARE NOT OFFICIAL DRAWINGS FOR SUCH. DESIGN AND COORDINATION OF DRY UTILITIES IS BY OTHERS.
- 4) THE CONTRACTOR SHALL COORDINATE AND OBTAIN ANY PERMITS REQUIRED FOR THE WORK SHOWN HEREON.
- 5) THE LOCATION AND ELEVATIONS OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS IS A BEST ESTIMATE BASED ON UTILITY COMPANY RECORDS, BLUESTAKES, AND FIELD MEASUREMENTS OF READILY OBSERVABLE ABOVE-GROUND FEATURES. AS SUCH, THIS INFORMATION MAY NOT BE COMPLETE, UP-TO-DATE, OR ACCURATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO STOP WORK AND NOTIFY THE ENGINEER IF CONFLICTING INFORMATION IS FOUND IN THE FIELD.
- 6) THE CONTRACTOR IS TO FIELD VERIFY THE LOCATION AND ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES PRIOR TO STAKING AND CONSTRUCTION.
- 7) CALL BLUESTAKES AT LEAST 48 HOURS PRIOR TO DIGGING. DO NOT PROCEED UNTIL BLUESTAKES ARE MARKED.
- 8) IT SHALL BE THE CONTRACTOR'S AND SUBCONTRACTOR'S RESPONSIBILITY TO MEET ALL APPLICABLE HEALTH AND SAFETY REGULATIONS, AND THEY SHALL ASSUME SOLE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING CONSTRUCTION OF THIS PROJECT, SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK, AND THE PUBLIC IS PROTECTED.

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**HIDDEN GARDENS EXPANSION**  
2122 ORCHARD DRIVE  
PARCEL #05-002-0125 & #05-022-0047  
LOCATED IN THE NW 1/4 OF SECTION 31, T. 2 N., R. 1 E., S.L.B.&M.  
BOUNTIFUL CITY, DAVIS COUNTY, UTAH  
**COVER & INDEX**

**REVISIONS**

1	2025-05-26	2025-05-26
2	2025-05-26	2025-05-26
3	2025-05-26	2025-05-26
4	2025-05-26	2025-05-26
5	2025-05-26	2025-05-26
6	2025-05-26	2025-05-26
7	2025-05-26	2025-05-26
8	2025-05-26	2025-05-26
9	2025-05-26	2025-05-26
10	2025-05-26	2025-05-26

DRAWN BY: 2025-05-26  
APPROVED: CK: 2025-05-26  
PROJECT #: 1185030  
PLANSET: 1185030.dwg

**C100**  
COVER & INDEX



**BENCHMARK** CENTER OF COMM. BOX AT THE NORTHEAST CORNER OF PROPERTY  
**ELEVATION** 4556.37'





<p><b>GENERAL NOTES</b></p> <p>1. ALL IMPROVEMENTS SHALL COMPLY WITH THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY. CONTACT THE PUBLIC WORKS OFFICE BEFORE BEGINNING.</p> <p>2. CONTRACTOR TO FIELD VERIFY LOCATION, SIZE, AND AVAILABILITY OF EXISTING UTILITIES. UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE. SEE UTILITY NOTE 3.</p> <p>3. ALL DIMENSIONS ARE IN FOOT UNITS AND ARE TO THE TOP OF CURB UNLESS SHOWN OR NOTED OTHERWISE.</p> <p>4. PROVIDE HANDICAP RAMPS AT ENDS OF WALKWAYS, END 0.1' ABOVE FLOWLINE OF CURB.</p> <p>5. CURB AND GUTTER SHALL BE AS PER APWA STD DWG NO 205 TYPE A.</p> <p>6. UTILITY INFORMATION INDICATED ON BASED UPON VISUAL OBSERVATION OR INFORMATION FURNISHED BY MUNICIPAL AUTHORITIES WHICH MAY NOT BE VALID. LATERAL LOCATIONS AND ELEVATIONS ARE ASSUMED. SEE UTILITY NOTE 3.</p> <p>7. ALL GRADING SHALL BE DONE UNDER THE SUPERVISION OF A QUALIFIED SOILS ENGINEER WHO SHALL VERIFY THAT ALL FILL HAS BEEN PLACED IN ACCORDANCE WITH PROVISIONS IN CURRENT INTERNATIONAL BUILDING CODE.</p> <p>8. COMPACTION TEST REPORTS SHALL BE MADE AVAILABLE TO THE ENGINEER WITHIN 24 HOURS OF A REQUEST. FINAL REPORTS AS SPECIFIED IN CURRENT INTERNATIONAL BUILDING CODE SHALL BE SUBMITTED TO THE ENGINEER WITHIN TEN DAYS AFTER COMPLETION OF GRADING.</p> <p>9. ALL STORM DRAIN PIPE SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND THE LOCAL GOVERNING MUNICIPALITY'S STANDARDS AND SPECIFICATIONS.</p> <p>10. STORM DRAIN PIPE WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE RIGHT-OF-WAY OWNER'S SPECIFICATIONS.</p> <p>PRIVATE STORM DRAIN PIPE OPTIONS SHALL CONSIST OF THE FOLLOWING MATERIALS.</p> <ol style="list-style-type: none"> <li>1. PVC PIPE, ASTM D3034, SDR 35, BELL &amp; SPIGOT TYPE.</li> <li>2. RCP PIPE, CLASS 3, BELL &amp; SPIGOT TYPE.</li> <li>3. HIGH DENSITY CORRUGATED POLYETHYLENE SMOOTH INTERIOR PIPE, ASTM D3350 WITH WATER TIGHT JOINTS.</li> </ol> <p>11. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CHECK CONDITIONS AT THE SITE BEFORE STARTING WORK AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES.</p> <p>12. TYPICAL DETAILS SHALL APPLY IN GENERAL CONSTRUCTION UNLESS SPECIFICALLY DETAILED. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS FOR SIMILAR WORK, DO NOT SCALE DRAWINGS.</p> <p>13. ANY OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED.</p> <p>14. PIPE BEDDING SHALL BE 30" MAXIMUM AGGREGATE. USE 3/4" MAXIMUM SIZE ROAD BASE FOR BACKFILL MATERIAL. CONDUIT TO 95% STANDARD POROSITY DENSITY. MAXIMUM LIFT 8 INCHES.</p> <p>15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PUBLIC AND OSHA STANDARDS.</p> <p>16. ALL WORK SHALL COMPLY WITH THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS CHAPTER (APWA) MANUAL OF STANDARD SPECIFICATIONS 2007 EDITION WITH ALL PERTINENT SUPPLEMENTS AND AMENDMENTS AND THE M&amp;S 2007 CITY STANDARD SPECIFICATIONS. SAID STANDARD SPECIFICATIONS AND PLANS SHALL BE USED TO THE EXCLUSION OF ALL OTHERS.</p> <p>17. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THE WORK TO BE COMPLETED IN ACCORDANCE WITH THE TRUE INTENT AND PURPOSE OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORITY FROM THE OWNER AND/OR ENGINEER.</p> <p>18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER. ALL RE-TESTING AND/OR REINSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.</p> <p>19. THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL MECHANICAL, ELECTRICAL AND INSTRUMENTATION EQUIPMENT; PIPING AND CONDUITS; STRUCTURES AND OTHER FACILITIES. THE AS-BUILTS OF THE ELECTRICAL SYSTEM SHALL INCLUDE THE STREET LIGHT LAYOUT PLAN SHOWING LOCATION OF LIGHTS, CONDUITS, CONDUCTORS, POINTS OF CONNECTIONS TO SERVICES, HULLBORES, AND WIRE SIZES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED, WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR.</p> <p>20. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO ENGINEER, ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE COUNTERSIGNED WITH ALL CHANGES AND DEVIATIONS REGARDING AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.</p>	<p><b>UTILITY NOTES</b></p> <p>1. ALL SERVICE LATERALS SHALL BE EXTENDED 2 FEET PAST THE 10 FOOT P.U.E.</p> <p>2. ALL CONSTRUCTION SHALL COMPLY WITH LOCAL GOVERNING MUNICIPALITY DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.</p> <p>3. LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO FIELD VERIFY CONNECTION POINTS WITH EXISTING UTILITIES, INCLUDING LOCATIONS AND INVERT ELEVATIONS OF ALL EXISTING STRUCTURES OR PIPES, BEFORE STAKING OR CONSTRUCTING ANY NEW UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN.</p> <p>4. CONTRACTOR IS RESPONSIBLE TO EXPOSE ALL UTILITY SERVICES STUBBED INTO PROJECT PROPERTY AND GIVE INTELLIGIBLE 48 HOURS RUN NOTICE 50 FEET IN ADVANCE. CONTRACTOR SHALL VERIFY DEPTHS AND INVERT ELEVATIONS TO DETERMINE IF CONFLICTS EXIST, ALSO ANY EXISTING UTILITIES THAT RUN ACROSS PROJECT PROPERTY WHICH MAY CAUSE POTENTIAL CONFLICT NEED TO BE EXPOSED AND LOCATED BOTH HORIZONTALLY AND VERTICALLY. CONTRACTOR PROCEEDS AT OWN RISK IF ENTELLUS IS NOT NOTIFIED TO FIELD VERIFY THE ABOVE MENTIONED CONDITIONS.</p> <p>5. CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL DRAWINGS WHERE APPLICABLE.</p> <p>6. NO GROUNDWATER OR DEBRIS TO BE ALLOWED TO ENTER THE NEW PIPE DURING CONSTRUCTION. THE OPEN END OF ALL PIPES IS TO BE COVERED AND EFFECTIVELY SEALED AT THE END OF EACH DAYS WORK.</p> <p>7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CLASSIFICATION WITHIN SUPPORT BEARING TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS FOR H-20 LOAD REQUIREMENTS.</p> <p>8. ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS &amp; SPECIFICATIONS.</p> <p>9. ALL SEWER LINES AND LATERALS ARE TO BE SDR 35 PVC PIPE.</p> <p>10. SEWER LATERALS WILL BE INSTALLED AT A UNIFORM SLOPE OF NOT LESS THAN 2% GRADE AND THEY SHALL HAVE A MINIMUM OF 4 FEET OF COVER, UNLESS OTHERWISE NOTED.</p> <p>11. ALL NEW CULINARY AND IRRIGATION WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS &amp; SPECIFICATIONS.</p> <p>12. WATER LINES TO BE PVC C-90. WATER LINES SHALL BE A MINIMUM OF 1/4" HORIZONTAL FROM SEWER MAINS. CROSSINGS SHALL MEET STATE HEALTH STANDARDS. MECHANICAL JOINTS REQUIRED WHEN LESS THAN 18" VERTICAL OR 10' HORIZONTAL SEPARATION FROM SEWER LINES.)</p> <p>13. ALL WATER LINES SHALL BE 8" MINIMUM SIZE AND SERVICE LATERALS SHALL BE 1-1/2" MINIMUM UNLESS OTHERWISE NOTED.</p> <p>14. WATER SERVICE LATERALS TO INCLUDE ALL BRASS SADDLE, CORP, STOP LATERAL, DOUBLE CHECK VALVE AND BACKFLOW PREVENTION DEVICE, AND SHUTOFF VALVE IN BOX NEAR BUILDING EDGE.</p> <p>15. ALL WATER LINES SHALL BE A MINIMUM 4" BELOW FINISH GRADE TO TOP OF PIPE. ALL VALVE BOXES AND MANHOLES SHALL BE RAISED OR LOWERED TO FINISH GRADE AND SHALL INCLUDE A CONCRETE COLLAR IN PAVED AREAS.</p> <p>16. CONTRACTOR TO NOTIFY PUBLIC UTILITIES FOR CHLORINE TEST PRIOR TO FLUSHING LINES, CHLORINE LEFT IN PIPE 24 HOURS MINIMUM WITH 25 PPM RESIDUAL. ALL TURNING OF MAINLINE VALVES, CHLORINATION, FLUSHING, PRESSURE TESTING, BAC TESTS, TESTING, ETC. TO BE COORDINATED WITH LOCAL GOVERNING MUNICIPALITY. ALL TESTS TO BE IN ACCORDANCE WITH APWA STANDARDS.</p> <p>17. BOTTOM FLANGE OF FIRE HYDRANTS TO BE SET TO APPROXIMATELY 4" INCHES ABOVE BACK OF CURB ELEVATION. HYDRANTS TO INCLUDE TEE, 6" LINE VALVE, AND HYDRANT COMPLETE TO MEET CITY STANDARDS.</p> <p>18. ALL NEW STORM DRAIN/LAND DRAIN CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS &amp; SPECIFICATIONS.</p> <p>19. ALL STORM WATER CONVEYANCE PIPING TO BE RCP - CLASS 3 OR EQUAL, UNLESS OTHERWISE NOTED.</p> <p>20. CONTRACTOR IS TO SUBMIT SITE PLAN/SUBDIVISION PLAT TO DOMINION ENERGY GAS FOR DESIGN OF GAS SERVICE TO BUILDINGS/LOTS. CONTRACTOR TO COORDINATE WITH DOMINION ENERGY GAS FOR CONTRACTOR LIMITS OF WORK VERSUS DOMINION ENERGY GAS LIMITS.</p> <p>21. ALL GAS LINE TAPS TO BE MADE WITH COPPER TRACER WIRE AND DETECTA TAP. TERMINATE TRACER WIRE AT APPROVED LOCATIONS.</p> <p>22. ALL GAS LINE TAPS, VALVES AND CAPS TO BE USED FUSED ELECTRO-FUSION TECHNOLOGY.</p> <p>23. ALL ELECTRICAL CONDUITS/LINES TO BE PVC SCH 40 OR BETTER.</p> <p>24. ALL PHONE AND TV CONDUITS TO BE PVC SCH 40 OR BETTER.</p> <p>25. CONTRACTOR IS TO SUBMIT SITE PLAN/SUBDIVISION PLAT TO COMCAST FOR DESIGN OF CABLE TV SERVICE TO BUILDINGS/LOTS. CONTRACTOR TO COORDINATE WITH COMCAST FOR CONTRACTOR LIMITS OF WORK VERSUS COMCAST LIMITS.</p> <p>26. CONTRACTOR IS TO COORDINATE LOCATIONS OF NEW TELEPHONE SERVICE TO NEW BUILDINGS OR LOTS WITH CENTURYLINK. A PVC CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE IS REQUIRED FOR SERVICE THROUGH PROPERTY. COORDINATE SIZES AND LOCATION WITH CENTURYLINK.</p> <p>27. ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE CORRESPONDING AGENCY/DISTRICT STANDARDS AND SPECIFICATIONS: WATER - BOUNTIFUL CITY SEWER - SOUTH DAVIS SEWER DISTRICT STORM DRAIN - BOUNTIFUL CITY IRRIGATION - BOUNTIFUL CITY CITY ELECTRICAL - BOUNTIFUL POWER TELEPHONE - CENTURYLINK NATURAL GAS - INDIURGO GAS</p>	<p><b>GRADING NOTES</b></p> <p>1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING IT WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATION WHERE IT SHALL BE 90% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 2% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.</p> <p>2. THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PREVENTING EROSION CONTROL FOR CONSTRUCTION OF THE PROJECT. SPECIFIC DETAILS SHOWN SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.</p> <p>3. 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 ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSURED INCLUDED IN THE CONTRACT.</p> <p>4. IF AT ANY TIME DURING CONSTRUCTION ANY UNFAVORABLE GEOLOGICAL CONDITIONS OR OTHER UNANTICIPATED WORK ARE ENCOUNTERED, APPROVED CORRECTIVE MEASURES ARE OBTAINED FROM THE ENGINEER.</p> <p>5. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS/HER OWN ESTIMATE OF EARTHWORK QUANTITIES.</p> <p>6. WHERE NEW CURB AND GUTTER IS BEING CONSTRUCTED ADJACENT TO EXISTING ASPHALT OR CONCRETE PAVEMENT, THE FOLLOWING SHALL APPLY:</p> <ul style="list-style-type: none"> <li>• PRIOR TO PLACEMENT OF ANY CONCRETE THE CONTRACTOR SHALL HAVE A LICENSED SURVEYOR VERIFY THE GRADE AND CROSS SLOPE OF THE CURB AND GUTTER FORMS.</li> <li>• THE CONTRACTOR SHALL SUBMIT THE SLOPE AND GRADES TO THE ENGINEER FOR APPROVAL PRIOR TO THE PLACEMENT OF CONCRETE.</li> <li>• THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SECTION WHICH DOES NOT CONFORM TO THE DESIGN OR TYPICAL CROSS SECTION.</li> <li>• THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CURB AND GUTTER POURS WITHOUT THE APPROVAL OF THE ENGINEER.</li> </ul>	<p><b>LEGEND</b></p> <p>SECTION CORNER</p> <p>MONUMENT</p> <p>EXISTING SPOT ELEVATION</p> <p>PROPOSED SPOT ELEVATION</p> <p>DOWNWARD GRADE</p> <p>EXISTING ELEVATION CONTOUR</p> <p>EXISTING MINOR CONTOUR</p> <p>PROPOSED CONTOUR</p> <p>PROPOSED MINOR CONTOUR</p> <p>LOT OR BOUNDARY LINE</p> <p>PUBLIC UTILITY EASEMENT</p> <p>BUILDABLE AREA SETBACK</p> <p>CENTER LINE OF ROAD</p> <p>EXISTING FENCE</p> <p>EXISTING BUILDING</p> <p>PROPOSED BUILDING</p> <p>EXISTING ASPHALT</p> <p>PROPOSED ASPHALT</p> <p>EXISTING CONCRETE</p> <p>PROPOSED CONCRETE</p> <p>EXISTING CURB &amp; GUTTER</p> <p>PROPOSED CURB &amp; GUTTER</p> <p>ADA PARKING</p> <p>STREET LIGHT</p> <p>POWER POLE</p> <p>TELEPHONE POLE</p> <p>UTILITY POLE</p> <p>STREET SIGN</p> <p>EXISTING RETAINING WALL</p> <p>PROPOSED RETAINING WALL</p> <p>EXISTING ROCK WALL</p> <p>PROPOSED ROCK WALL</p> <p>EXISTING FIBER OPTIC</p> <p>PROPOSED FIBER OPTIC</p> <p>EXISTING NATURAL GAS</p> <p>PROPOSED NATURAL GAS</p> <p>EXISTING POWER</p> <p>PROPOSED POWER</p> <p>EXISTING OVERHEAD POWER</p> <p>PROPOSED OVERHEAD POWER</p> <p>EXISTING UNDERGROUND POWER</p> <p>PROPOSED UNDERGROUND POWER</p> <p>EXISTING TELEPHONE</p> <p>PROPOSED TELEPHONE</p> <p>EXISTING IRRIGATION LINE</p> <p>PROPOSED IRRIGATION LINE</p> <p>IRRIGATION MANHOLE</p> <p>IRRIGATION METER</p> <p>BLOWOFF</p> <p>VALVE</p> <p>TEE</p> <p>ELBOW</p> <p>REDUCER</p> <p>THRUST BLOCK</p>	<p><b>LEGEND</b></p> <p>EXISTING WATER LINE</p> <p>PROPOSED WATER LINE</p> <p>WATER MANHOLE</p> <p>WATER METER</p> <p>FIRE HYDRANT</p> <p>BLOWOFF</p> <p>VALVE</p> <p>TEE</p> <p>ELBOW</p> <p>REDUCER</p> <p>THRUST BLOCK</p> <p>EXISTING SEWER LINE</p> <p>PROPOSED SEWER LINE</p> <p>SEWER MANHOLE</p> <p>EXISTING LAND DRAIN</p> <p>PROPOSED LAND DRAIN</p> <p>LAND DRAIN MANHOLE</p> <p>EXISTING STORM DRAIN</p> <p>PROPOSED STORM DRAIN</p> <p>STORM DRAIN MANHOLE</p> <p>CATCH BASIN / CLEANOUT</p> <p>CURB INLET</p>	<p><b>ABBREVIATIONS</b></p> <p>HPS HIGH POINT STATION</p> <p>ID INSIDE DIAMETER</p> <p>IF INVERT ELEVATION</p> <p>INV INVERT</p> <p>IRR IRRIGATION</p> <p>IRRM IRRIGATION MANHOLE</p> <p>IRRR IRRIGATION RADIUS OF CURVATURE</p> <p>L LENGTH</p> <p>LAT LATERAL SERVICE</p> <p>LD LAND DRAIN</p> <p>LDH LAND DRAIN MANHOLE</p> <p>LF LINEAL FEET</p> <p>LP OF CUTTER</p> <p>LOW POINT</p> <p>LIGHT POLE</p> <p>LOW POINT ELEVATION</p> <p>MECH MECHANICAL</p> <p>MH MANHOLE</p> <p>MONUMENT</p> <p>NE NE</p> <p>NH NORTHWEST</p> <p>NO NON</p> <p>OW OUTSIDE DIAMETER</p> <p>OVERHEAD POWER</p> <p>OCCUPATIONAL SAFETY AND HEALTH</p> <p>ADMINISTRATION</p> <p>PC PORTLAND CONCRETE CEMENT</p> <p>PI POINT OF INFLECTION</p> <p>PROPERTY LINE</p> <p>PP PARTS PER MILLION</p> <p>PROPT PROPERTY</p> <p>PT POINT OF TANGENCY</p> <p>PVE PUBLIC UTILITY EASEMENT</p> <p>PUE PUBLIC UTILITY EASEMENT &amp; DRAINAGE EASEMENT</p> <p>POLYETH POLYETHYLENE</p> <p>POINT OF VERTICAL INFLECTION</p> <p>RADIUS</p> <p>REBAR &amp; CAP</p> <p>RCL ROADWAY CENTERLINE</p> <p>RCP REINFORCED CONCRETE PIPE</p> <p>RIGHT OF WAY</p> <p>SD STORM DRAIN</p> <p>SDCB STORM DRAIN CATCH BASIN</p> <p>SDDC STORM DRAIN CLEANOUT</p> <p>SDMH STANDARD DIMENSION RATIO</p> <p>SE SOUTHEAST</p> <p>SRC SECONDARY, SECTION</p> <p>STREET LIGHT</p> <p>SUBM SALT LAKE BASE &amp; MERIDIAN SPECIFICATION</p> <p>SP STEEL PIPE</p> <p>SS SANITARY SEWER</p> <p>SSCO SANITARY SEWER CLEANOUT</p> <p>SSMH SANITARY SEWER MANHOLE</p> <p>STANDARD</p> <p>STD SECONDARY WATER</p> <p>SW SOUTHWEST</p> <p>SWL SECONDARY WATERLINE</p> <p>SWPPP STORMWATER POLLUTION PREVENTION PLAN</p> <p>TAN TANGENT</p> <p>TB THRUST BLOCK</p> <p>TOP BACK OF CURB</p> <p>TBW TOP BACK OF WALK</p> <p>TEL TELEPHONE</p> <p>TCW TOP OF CURB/WALL</p> <p>TOA TOP OF ASPHALT</p> <p>TOC TOP OF CONCRETE</p> <p>TOE TOP OF SLOPE OR WALL</p> <p>TOL TOP OF LOT</p> <p>TUG TOP OF GATE</p> <p>UTILITY</p> <p>UP UNDERGROUND</p> <p>UNDERGROUND POWER</p> <p>UTILITY POLE</p> <p>VE VERTICAL CURVE</p> <p>W WEST, WATER</p> <p>W2 SECONDARY WATER</p> <p>WATERLINE</p> <p>WM WATER METER</p> <p>WP WORK POINT</p>
<p><b>SEQUENCE OF CONSTRUCTION</b></p> <p>1. CONSTRUCTION EXT. IS TO BE CONSTRUCTED AT TIME OF ENTRY TO SITE.</p> <p>2. CLEAR AND GRUB AREAS FOR SEDIMENT MEASURES.</p> <p>3. INSTALL SILT FENCES.</p> <p>4. COMPLETE CLEARING OF SITE AND BEGIN ROUGH GRADING.</p> <p>5. FILL AREAS SHALL BE FILLED IN 12 INCH MAXIMUM LIFTS AND COMPACTED TO AT LEAST 95% MAXIMUM DENSITY.</p> <p>6. DRAINAGE WILL BE CONTROLLED AND GROUND SLOPED SO AS TO DIRECT RUNOFF TO SEDIMENT CONTROLLED INLETS.</p> <p>7. INSTALL REMAINDER OF STORM DRAIN.</p> <p>8. INSTALL UTILITY LINES, WATER, ETC.</p> <p>9. INSTALL CURBS, WALKS, ETC., AND STABILIZE ALL DISTURBED AREAS.</p> <p>10. INSTALL BASE COURSE.</p> <p>11. REMOVE SEDIMENT CONTROL MEASURES, CLEAN OUT TEMPORARY SEDIMENTATION BASINS AND REGRADING, CLEAN OUT SILT SEDIMENT TRAPS AND CONVERT THEM TO STORM WATER MANAGEMENT STRUCTURES.</p> <p>12. PAVE SITE.</p> <p>13. OWNER TO BE RESPONSIBLE TO CHECK CLEAN OUT INLET BOXES FOR SEDIMENT AND OIL AND CLEAN AS NECESSARY</p>	<p>LIST THE PROPOSED ORDER OF CONSTRUCTION FOR EACH BUILDING</p>	<p><b>EROSION CONTROL</b></p> <p>1. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY.</p> <p>2. ALL SEDIMENT CONTROL MEASURES TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE.</p> <p>3. DAILY INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO INSURE INTENDED PURPOSE IS ACCOMPLISHED. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SEDIMENT LEAVING THE PROPERTY. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.</p> <p>4. ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS WILL BE PROTECTED TO PREVENT TRACKING OF MUD ONTO PUBLIC WAYS.</p> <p>5. ALL SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM DRAINAGE SYSTEM THROUGH THE USE OF SANDBAGS, STRAW BALES, SILT FENCES, GRAVEL, BARRIERS, AND OTHER APPLICABLE METHODS.</p> <p>6. ALL DISTURBED AREAS OUTSIDE OF ROADWAYS, PARKING LOTS, SIDEWALKS AND OR BUILDING FOOTPRINTS SHALL BE SEEDDED, SOODED AND/OR MULCHED.</p> <p>7. IF SITE IS READY TO RECEIVE FINAL COVER DURING THE NON-PLANTING SEASON, THEN IT SHALL BE PROTECTED BY MULCHING. THE MULCH WILL REMAIN UNTIL THE NEXT PLANTING SEASON AS DEFINED BY THE LOCAL GOVERNING MUNICIPALITY.</p> <p>8. RE-VEGETATE ALL DENURED AREAS AS PER THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY.</p> <p>9. THE CONTRACTOR AGREES THAT:</p> <p>A. THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH PHASE OF WORK.</p> <p>B. THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER.</p> <p>C. THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES.</p> <p>D. THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE TO DO SO WILL RESULT IN A DEDUCTION FOR THE COST OF CLEAN UP FROM FINAL PAYMENT.</p> <p>E. THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL, PERMITS, RETESTING AND REINSPECTION AT THEIR OWN EXPENSE.</p> <p>F. UNLESS OTHERWISE NOTED ALL EXCESS SOILS AND MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF SITE AT THE CONTRACTOR'S EXPENSE.</p> <p>G. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGMEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.</p>	<p><b>ABBREVIATIONS</b></p> <p>DIAMETER</p> <p>DELTA</p> <p>DEGREES</p> <p>MINUTES, FEET</p> <p>SECONDS, INCHES</p> <p>AMERICAN DISABILITIES ACT</p> <p>CORRUGATED BLACK PLASTIC PIPE</p> <p>AMERICAN PUBLIC WORKS ASSOCIATION</p> <p>ARCHITECT</p> <p>ARCHITECTURAL</p> <p>ASTM</p> <p>AMERICAN SOCIETY FOR TESTING MATERIALS</p> <p>AMERICAN WATER WORKS ASSOCIATION</p> <p>BAR &amp; CAP</p> <p>BOUNDARY LINE AGREEMENT</p> <p>BUILDING</p> <p>BENCH-MARK</p> <p>BOUNDARY</p> <p>BACK OF WALK</p> <p>BEARING</p> <p>BUTTERFLY VALVE</p> <p>CATCH BASIN</p> <p>CLB CURB AND GUTTER</p> <p>CHORD</p> <p>CHORD BEARING</p> <p>CAST IRON</p> <p>CAST IN PLACE</p> <p>CENTERLINE</p> <p>CORRUGATED METAL PIPE</p> <p>CLEANOUT</p> <p>COMMUNICATIONS</p> <p>CONC CONCRETE</p> <p>CONST CONSTRUCTION</p> <p>CULINARY</p> <p>CW CULINARY WATER</p> <p>DEMOLITION</p> <p>DUCTILE IRON</p> <p>DRAIN</p> <p>DISTANCE</p> <p>DWG DRAWING</p> <p>EAST, ELECTRICITY, ELECTRICAL</p> <p>EASEMENT</p> <p>EXISTING GRADE</p> <p>ELBOW</p> <p>ELEV ELEVATION</p> <p>EDGE OF ASPHALT</p> <p>END VERTICAL CURVE</p> <p>END VERTICAL CURVE ELEVATION</p> <p>END VERTICAL CURVE STATION</p> <p>EXISTING</p> <p>FIELD FENCE</p> <p>FRESH FLOOR ELEVATION</p> <p>FRESH GRADE</p> <p>FIRE HYDRANT</p> <p>FLOWLINE</p> <p>FOUNDATION</p> <p>FIRE PROTECTION</p> <p>FOOTING</p> <p>GAS, NATURAL GAS</p> <p>GRADE BREAK</p> <p>GATE VALVE</p> <p>HIGH DENSITY POLYETHYLENE PIPE</p> <p>HIGH POINT</p> <p>HPE HIGH POINT ELEVATION</p>	<p><b>ABBREVIATIONS</b></p> <p>DIAMETER</p> <p>DELTA</p> <p>DEGREES</p> <p>MINUTES, FEET</p> <p>SECONDS, INCHES</p> <p>AMERICAN DISABILITIES ACT</p> <p>CORRUGATED BLACK PLASTIC PIPE</p> <p>AMERICAN PUBLIC WORKS ASSOCIATION</p> <p>ARCHITECT</p> <p>ARCHITECTURAL</p> <p>ASTM</p> <p>AMERICAN SOCIETY FOR TESTING MATERIALS</p> <p>AMERICAN WATER WORKS ASSOCIATION</p> <p>BAR &amp; 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<p><b>REVISIONS</b></p> <p>1. CONSTRUCTION EXT. IS TO BE CONSTRUCTED AT TIME OF ENTRY TO SITE.</p> <p>2. CLEAR AND GRUB AREAS FOR SEDIMENT MEASURES.</p> <p>3. INSTALL SILT FENCES.</p> <p>4. COMPLETE CLEARING OF SITE AND BEGIN ROUGH GRADING.</p> <p>5. FILL AREAS SHALL BE FILLED IN 12 INCH MAXIMUM LIFTS AND COMPACTED TO AT LEAST 95% MAXIMUM DENSITY.</p> <p>6. DRAINAGE WILL BE CONTROLLED AND GROUND SLOPED SO AS TO DIRECT RUNOFF TO SEDIMENT CONTROLLED INLETS.</p> <p>7. INSTALL REMAINDER OF STORM DRAIN.</p> <p>8. INSTALL UTILITY LINES, WATER, ETC.</p> <p>9. INSTALL CURBS, WALKS, ETC., AND STABILIZE ALL DISTURBED AREAS.</p> <p>10. INSTALL BASE COURSE.</p> <p>11. REMOVE SEDIMENT CONTROL MEASURES, CLEAN OUT TEMPORARY SEDIMENTATION BASINS AND REGRADING, CLEAN OUT SILT SEDIMENT TRAPS AND CONVERT THEM TO STORM WATER MANAGEMENT STRUCTURES.</p> <p>12. PAVE SITE.</p> <p>13. 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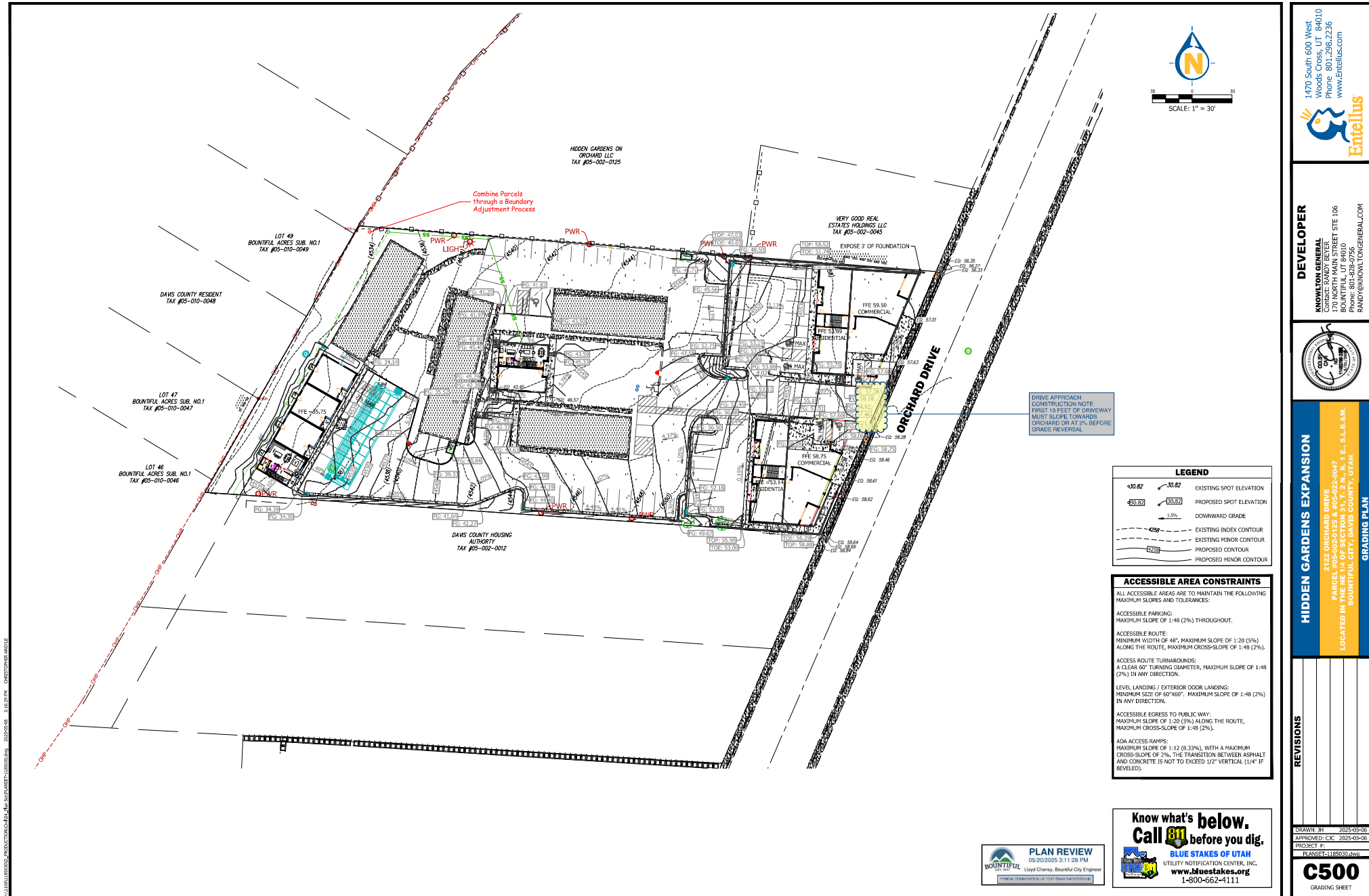






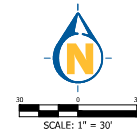
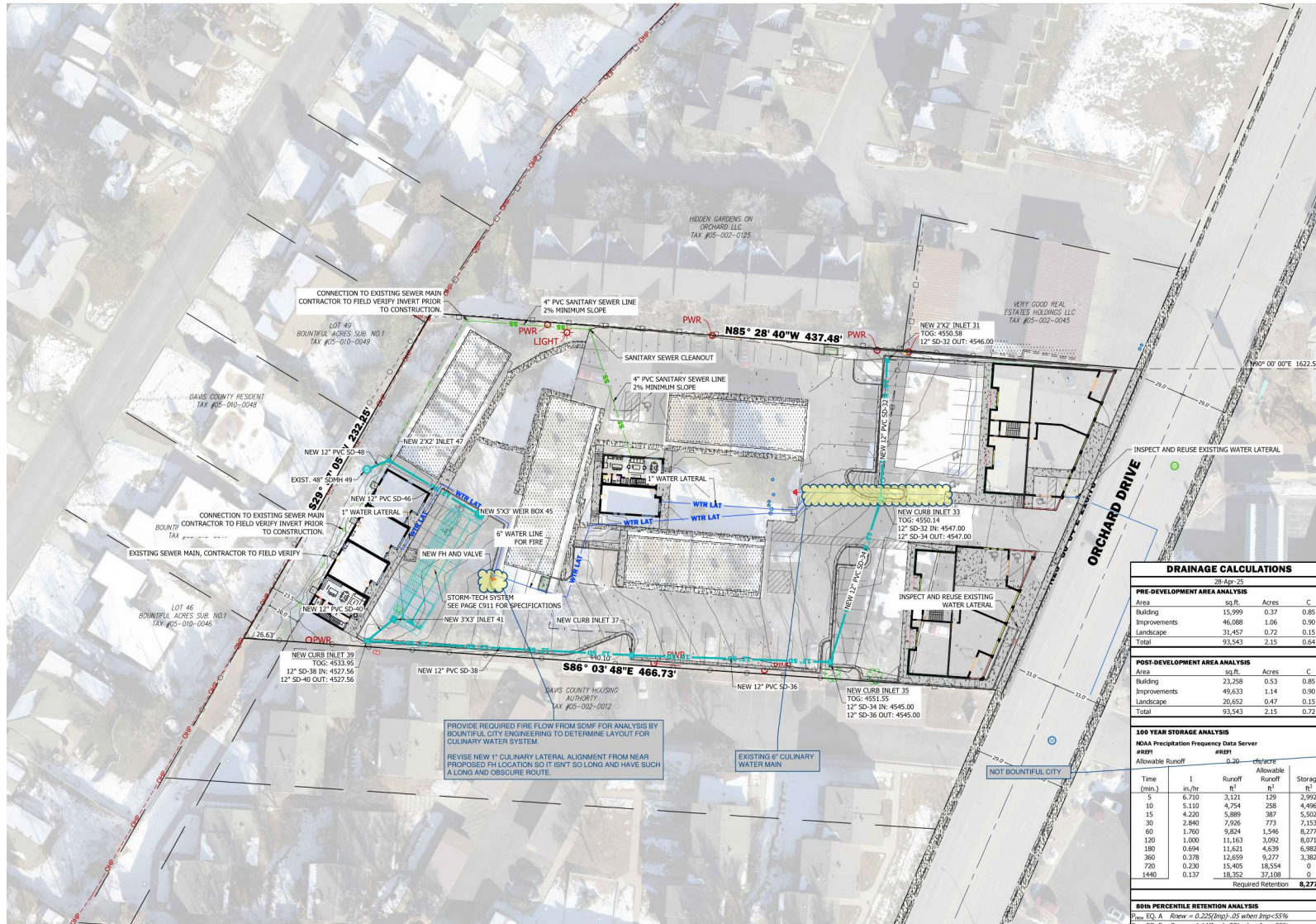








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DRAINAGE CALCULATIONS			
28-Apr-25			
PRE-DEVELOPMENT AREA ANALYSIS			
Area	sq.ft.	Acres	C
Building	15,999	0.37	0.85
Improvements	46,088	1.06	0.90
Landscape	31,457	0.72	0.15
Total	93,543	2.15	0.64
POST-DEVELOPMENT AREA ANALYSIS			
Area	sq.ft.	Acres	C
Building	23,258	0.53	0.85
Improvements	49,633	1.14	0.90
Landscape	20,652	0.47	0.15
Total	93,543	2.15	0.72

100 YEAR STORAGE ANALYSIS					
NDA Precipitation Frequency Data Server					
#RRR	#RRR	0.20	0.50	1.00	2.00
Allowable Runoff	Allowable Runoff	Allowable Runoff	Allowable Runoff	Allowable Runoff	Allowable Runoff
Time (min.)	I (in/hr)	Runoff (cfs)	Storage (cu ft)	Storage (cu ft)	Storage (cu ft)
5	6.710	3,121	129	2,992	2,992
10	5.110	4,754	258	4,496	4,496
15	4.220	5,889	387	5,502	5,502
30	2.840	7,926	773	7,153	7,153
60	1.760	9,824	1,546	8,277	8,277
120	1.000	11,163	3,092	8,071	8,071
180	0.694	11,621	4,639	6,982	6,982
360	0.378	12,659	9,277	3,382	3,382
720	0.230	15,405	18,554	0	0
1440	0.137	18,352	37,108	0	0
Required Retention					8,277

50th PERCENTILE RETENTION ANALYSIS			
P <sub>max</sub> EQ. A: Reten = 0.225(dmp) - .05 when Imp > 55%			
P <sub>max</sub> EQ. B: Reten = 1.14(dmp) - .371 when Imp > 55%			
WQV EQ. WQV = (P <sub>max</sub> * Reten) * 2.12			
Retention = WQV / 4.562			

P <sub>max</sub>	0.48 (in.)
ImpDes	0.66
ImpDes	78%
A	2.15 (acre)
Reten	-0.37
WQV	0.076 ac-ft
Retention	3324 cu.ft.
COMBINED STORAGE	
Retention	3,324 cu.ft.
Deterioration	4,954 cu.ft.
Combined Storage	8,277 cu.ft.

- IMPROVEMENTS NOTES**
1. ALL WORK & MATERIALS IN THE UDOT RIGHT-OF-WAY TO CONFORM TO UDOT STANDARDS AND SPECIFICATIONS.
  2. ALL WORK & MATERIALS IN THE CITY RIGHT-OF-WAY TO CONFORM TO BOUNTIFUL CITY STANDARDS AND SPECIFICATIONS.
  3. ALL PRIVATE IMPROVEMENTS WORK & MATERIALS TO CONFORM TO THE DETAILS SHEETS (C600 SERIES).

- SANITARY SEWER NOTES**
1. ALL SANITARY SEWER WORK & MATERIALS TO CONFORM TO SOUTH DAVIS SEWER DISTRICT STANDARDS AND SPECIFICATIONS.
  2. ALL SEWER MAINS TO BE GREEN 8 INCH SD-35 PVC 3034 PIPE RUNNING AT A MINIMUM SLOPE OF 0.40%.
  3. ALL SEWER LATERALS TO BE GREEN 4 INCH SD-35 PVC 3034 PIPE RUNNING AT A MINIMUM SLOPE OF 2.00%.

- CULINARY WATER NOTES**
1. ALL CULINARY WATER WORK & MATERIALS TO CONFORM TO BOUNTIFUL CITY STANDARDS AND SPECIFICATIONS.
  2. ALL WATER MAINS TO BE BLUE C300 DR18 CLASS 150 PIPE.
  3. ALL WATER LATERALS TO BE 3/4" TYPE K COPPER.
  4. ALL HYDRANTS TO BE 6" COMPRESSION TYPE OF THE FOLLOWING WITH STAINLESS BOLTS:
  5. MUELLER CENTURION
  6. CLOW MEDALLION
  7. WATERSHED

- STORM DRAIN NOTES**
1. ALL PUBLIC STORM DRAIN WORK & MATERIALS TO CONFORM TO BOUNTIFUL CITY STANDARDS AND SPECIFICATIONS.
  2. ALL PRIVATE STORM DRAIN WORK & MATERIALS TO CONFORM TO THE PRIVATE STORM DRAIN DETAILS IN THE C600 SERIES SHEETS, IN ADDITION TO THE MANUFACTURER'S RECOMMENDATIONS.
  3. ALL PUBLIC STORM DRAIN PIPE TO BE CLASS V RCP, MINIMUM 15 INCH DIAMETER.
  4. ALL PRIVATE STORM DRAIN PIPE TO BE ADS R-12 OR EQUIVALENT.
  5. ALL PRIVATE STORM DRAIN MANHOLES AND BOXES TO BE PRECAST TO MSHTO W5-28 LOADING SPECIFICATION.

- PRESSURE IRRIGATION NOTES**
1. ALL PRESSURE IRRIGATION WORK & MATERIALS TO CONFORM TO BOUNTIFUL CITY STANDARDS AND SPECIFICATIONS.
  2. ALL PRESSURE IRRIGATION PIPE TO BE PURPLE C900 DR14 CLASS 200 PIPE.
  3. ALL IRRIGATION LATERALS TO BE PURPLE SD-35 CTS POLY PIPE.

- UTILITY SEPARATION NOTES**
1. MAINTAIN 10 FEET HORIZONTAL SEPARATION AND 18 INCHES VERTICAL SEPARATION BETWEEN SEWER AND CULINARY WATER MAINS.
  2. MAINTAIN 10 FEET HORIZONTAL SEPARATION AND 18 INCHES VERTICAL SEPARATION BETWEEN SEWER AND CULINARY WATER LATERALS.
  3. MAINTAIN 4 FEET HORIZONTAL SEPARATION AND 12 INCHES VERTICAL SEPARATION BETWEEN STORM DRAIN AND ALL OTHER UTILITIES.
  4. MAINTAIN 4 FEET HORIZONTAL SEPARATION AND 12 INCHES VERTICAL SEPARATION BETWEEN CULINARY WATER AND ALL OTHER UTILITIES.
  5. MAINTAIN 4 FEET HORIZONTAL SEPARATION AND 12 INCHES VERTICAL SEPARATION BETWEEN PRESSURE IRRIGATION AND ALL OTHER UTILITIES.

Know what's below.  
Call 888 before you dig.  
BLUE STAKES OF UTAH  
UTILITY NOTIFICATION CENTER, INC.  
www.buestakes.org  
1-800-662-4111

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Woods Cross, UT 84010  
Phone 801.298.2236  
www.Entellus.com  
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**DEVELOPER**  
KNOWLTON GENERAL  
1200 NORTH MAIN STREET STE 105  
BOUNTIFUL, UT 84010  
Phone: 801-828-0756  
RANDY@KNOWLTONGENERAL.COM



**HIDDEN GARDENS EXPANSION**  
2452 ORCHARD DRIVE  
PARCEL 100-000-0000-0007  
LOCATED IN THE NE 1/4 OF SECTION 34, T. 2 N., R. 1 E., S. 10 E. B.M.  
BOUNTIFUL CITY, DAVIS COUNTY, UTAH  
UTILITY PLAN

**REVISIONS**

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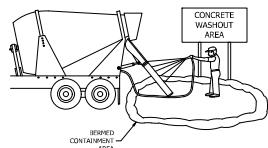
**C600**  
UTILITY PLAN







## CONCRETE WASTE MANAGEMENT CWM-BERM



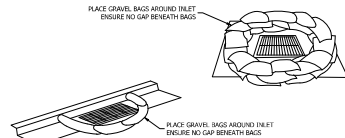
- DESCRIPTION**  
Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors.
- APPLICABILITY**  
Applicable to sites where concrete will be placed.
- IMPLEMENTATION**
1. Storm dry materials under cover, away from drainage areas
  2. Minimize excess mixing of fresh concrete, mortar or cement on site
  3. Do not wash out concrete trucks into storm drains, open ditches, streams, or creeks
  4. Do not allow excess concrete to be dumped privately, mixed in designated areas
  5. When washing concrete to remove free particles and coarse aggregate, avoid creating runoff by draining the water with a hosed or foiled area (0' tall or wider)
  6. Train employees and subcontractors in proper concrete waste management
- LIMITATIONS**  
Off-site washout or concrete wastes may not always be possible.
- MAINTENANCE**
1. Inspect subcontractors to ensure that concrete wastes are being properly managed.
  2. If using a temporary site, dispose of hardened concrete on a regular basis.



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## INLET PROTECTION - GRAVEL BAGS IP-GB



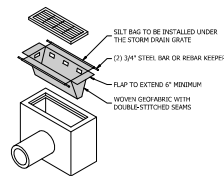
- DESCRIPTION**  
Sediment barrier erected around storm drain inlet.
- APPLICABILITY**  
Construct at storm drainage inlets located down-gradient of areas to be disturbed by construction.
- IMPLEMENTATION**
1. Provide up-gradient sediment controls, such as silt fence during construction of inlet
  2. When construction of curb and gutter and roadway is complete, install gravel bag bags around perimeter of inlet
  3. Fill to recommended levels to reduce spilling of bags
- LIMITATIONS**
1. Recommended maximum contributing drainage area of one acre.
  2. Requires shallow slopes adjacent to inlet.
- MAINTENANCE**
1. Inspect inlet protection following storm event and at a minimum of once every 14 days.
  2. Remove accumulated sediment when it reaches half the height of the bag.
  3. Look for bypassing or undercutting and repair or replace as needed.
  4. Replace and clean up spilled gravel when bags split.



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## INLET PROTECTION - SILT BAGS IP-SB



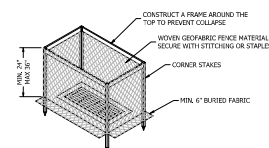
- DESCRIPTION**  
Collect and trap sediment and debris entering catch basins from either graded or curb inlets. Inlet is made of fabric and is placed in the curb inlet around the perimeter of the grate. Bagged passes through the bag before discharging into the drain outlet pipe. Overflow holes are usually provided to pass larger flows without causing a backwater at the grate. Certain manufactured products include polymers intended to increase pollutant removal effectiveness.
- APPLICABILITY**  
Storm drain inlet basins.
- IMPLEMENTATION**
1. Local Maintenance is necessary
  2. Evaluation of the device should be balanced with cost
  3. Hydraulic capacity controls effectiveness
  4. Most useful in small drainage areas (< 1 Acre)
  5. Silt in combination with other BMPs
- LIMITATIONS**
1. Cost.
  2. Maintenance required to prevent plugging and remain effective.
- MAINTENANCE**  
Inspection after all storm events and as required between events.



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## INLET PROTECTION - SILT FENCE IP-SF



- DESCRIPTION**  
Construct at storm drainage inlets located down-gradient of areas to be disturbed by construction (for inlets in paved areas see other information sheets for inlet protection).
- APPLICABILITY**  
Construct at storm drainage inlets located down-gradient of areas to be disturbed by construction (for inlets in paved areas see other information sheets for inlet protection).
- IMPLEMENTATION**
1. Provide up-gradient sediment controls, such as silt fence during construction of inlet.
  2. When construction of site is complete, erect silt fence barrier at all fence surrounding perimeter of inlet. Follow instructions and guidelines on individual BMP information sheets for silt fence barrier and silt fence construction.
- LIMITATIONS**
1. Recommended maximum contributing drainage area of one acre.
  2. Limited to sites located in open unimproved areas.
  3. Requires shallow slopes adjacent to inlet.
- MAINTENANCE**
1. Inspect site protection following storm event and at a minimum of once every two weeks.
  2. Remove accumulated sediment when it reaches 4\"/>



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## PORTABLE TOILET PT



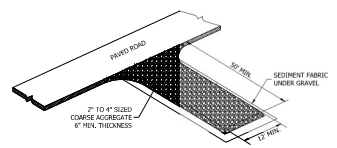
- DESCRIPTION**  
Temporary on-site sanitary facilities for construction personnel.
- APPLICABILITY**  
All sites with no permanent sanitary facilities or where permanent facility is too far from activities.
- IMPLEMENTATION**
1. Locate portable toilets in a convenient location throughout the site
  2. Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel
  3. Construct vent level permit (see Davis County Barrier Sheet), control for soil/ leak protection.
  4. Anchor the portable toilet to prevent tipping
- LIMITATIONS**  
No limitations
- MAINTENANCE**
1. Portable toilets should be maintained in good working order by licensed service with daily observation for leak detection
  2. Regular waste collection should be arranged with licensed service
  3. All waste should be deposited in sanitary sewer system for treatment with appropriate agency approval



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## STABILIZED CONSTRUCTION ENTRANCE SCE



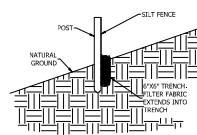
- DESCRIPTION**  
A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surface.
- APPLICABILITY**  
At any point of ingress and egress at a construction site where adjacent traveled way is paved. Generally applies to sites over 2 acres unless special conditions exist.
- IMPLEMENTATION**
1. Clear and grub area and grade to provide maximum slope of 2%
  2. Compact subgrade and place filter fabric if desired (recommended for entrances to remain for more than 3 months)
  3. Place coarse aggregate, 3-6 inches in size, to a minimum depth of 8 inches
- LIMITATIONS**
1. Requires periodic top dressing with additional stones
  2. Should be used in conjunction with street sweeping on adjacent public right-of-way
- MAINTENANCE**
1. Inspect daily for loss of gravel or sediment buildup
  2. Inspect sediment buildup for sediment deposit and clean by sweeping or hosing
  3. Repair entrance and replace gravel as required to maintain control in good working condition
  4. Expose stabilized area as required to accommodate traffic and prevent erosion at driveway



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## SILT FENCING SF



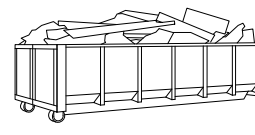
- DESCRIPTION**  
A temporary sediment barrier consisting of entrenched filter fabric stretched across and secured to supporting posts.
- APPLICABILITY**
1. Perimeter control place barrier at down-gradient limits of disturbance.
  2. Sediment barrier place barrier at toe of slope or soil stockpile.
  3. Protection of existing waterways place barrier at top of stream bank.
  4. Inlet protection place fence surrounding catch basins.
- IMPLEMENTATION**
1. Place posts 6\"/>
- LIMITATIONS**
1. Recommended maximum drainage area of 0.5 acre per 100 feet
  2. Recommended maximum vegetation slope length of 150'
  3. Recommended maximum cut# grade of 1:1 (50%)
  4. Recommended maximum flow rate of 0.5 cfs
  5. Ponding should not be allowed behind fence
- MAINTENANCE**
1. Inspect immediately after any rainfall and at least daily during prolonged rainfall
  2. Look for runoff bypassing ends of barrier or undercutting barrier
  3. Repair or replace damaged areas of the barrier and remove accumulated sediment
  4. Replace fence as necessary to prevent short-circuiting
  5. Remove accumulated sediment when it reaches 1/2 the height of the fence



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## WASTE DISPOSAL WD



- DESCRIPTION**  
Control storage and disposal of solid waste generated by construction activities.
- APPLICABILITY**  
All construction sites
- IMPLEMENTATION**
1. Designate one or several waste collection areas with easy access for construction vehicles and personnel. Ensure no waterways or storm drainage inlets are located near the waste collection areas.
  2. Construct compacted surface berm (see Davis County Barrier Information Sheet), or grade perimeter containment around collection area for impoundment in the case of spills.
  3. Ensure all on-site personnel are aware of and follow designated waste collection area properly and for intended use only (e.g., all toxic, hazardous, or recyclable materials shall be properly disposed of separately from general construction waste).
  4. Arrange for periodic pickup, transfer and disposal of collected waste at an authorized disposal location. Include regular Party-service in waste management activities.
- LIMITATIONS**  
On-site personnel are responsible for correct disposal of waste.
- MAINTENANCE**
1. Discuss waste management procedures at progress meetings.
  2. Collect site trash daily and deposit in containers at designated collection areas.
  3. Randomly check disposed materials for any unauthorized waste (e.g., toxic material).



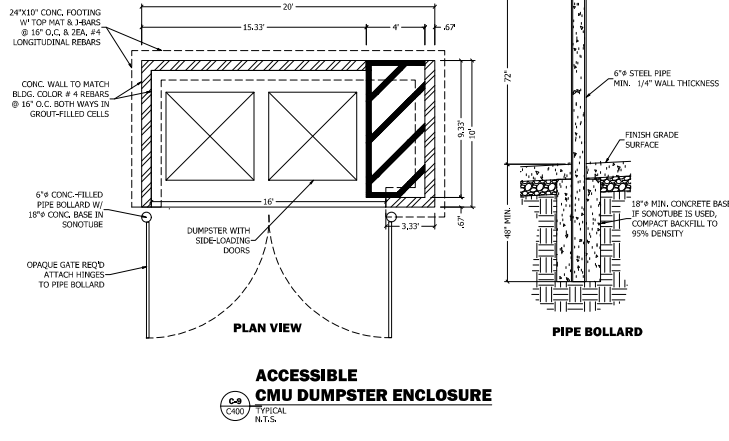
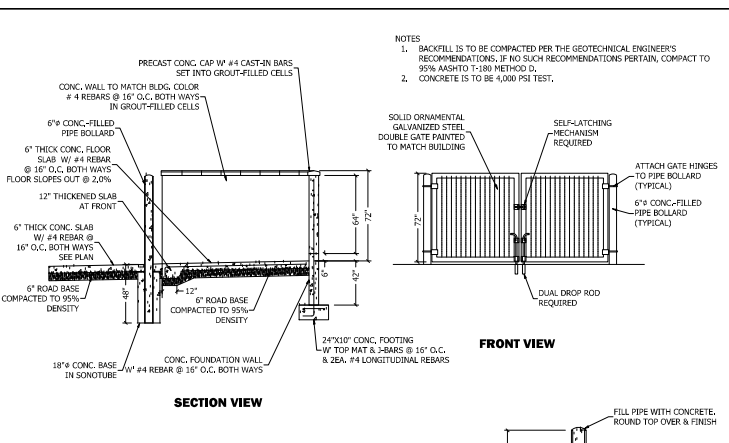
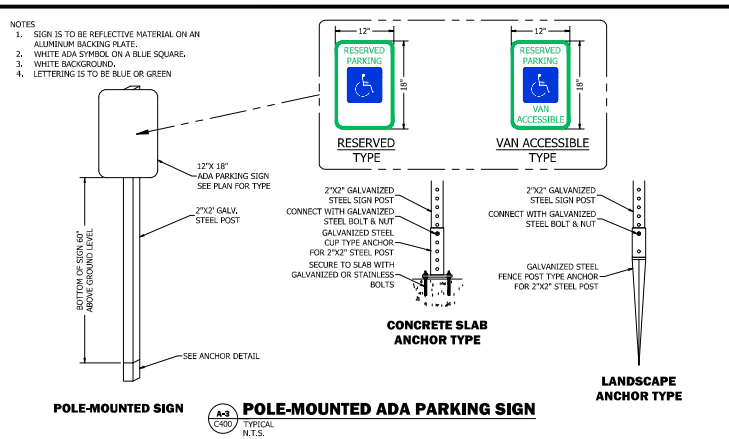
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EROSION CONTROL DETAILS			
REVISIONS	DATE	BY	APPROVED
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EST. 1847

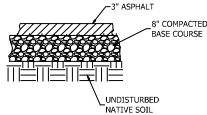
**PLAN REVIEW**  
05/20/2025 3:26:06 PM  
Lloyd Cheney, Bountiful City Engineer

TYPICAL COMMENTS BLUE TEXT GRAY BACKGROUND

NO COMMENTS



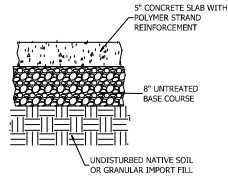
1. ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
2. PLACE MATERIAL PER APWA SECTION 32.05.10.



**PRIVATE**  
**ASPHALT SECTION**

NOTES:

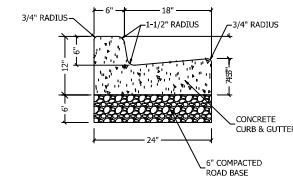
1. ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
2. CONCRETE IS TO BE 4,000 PSI TEST.
3. CONTROL JOINTS AT NO MORE THAN 10' INTERVALS BOTH WAYS.
4. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.



**PRIVATE CONCRETE  
PAVING SLAB SECTION**

## NOTES

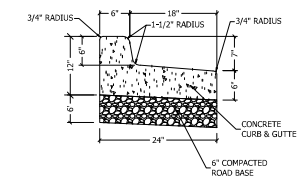
1. ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
2. CONCRETE IS TO BE 4,000 PSI TEST.
3. CONTROL JOINTS AT 10' INTERVALS.
4. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.



**PRIVATE**  
**24" CATCH CURB & GUTTER**

## NOTES

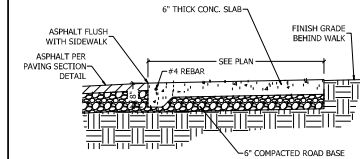
1. ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
2. CONCRETE IS TO BE 4,000 PSI TEST.
3. CONTROL JOINTS AT 10' INTERVALS.
4. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.



**PRIVATE**  
**24" RELEASE CURB & GUTTER**  
C-3  
C400  
TYPICAL  
N.T.S.

## NOTES

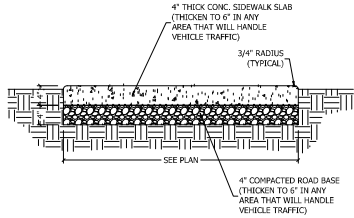
1. ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO 180 METHOD D.
2. CONCRETE IS TO BE 4,000 PSI TEST.
3. CONTROL JOINTS AT 5' INTERVALS.
4. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.
5. STEEL REINFORCEMENT IS TO BE DEFORMED GRADE 60 STEEL, GALVANIZED OR EPOXY COATED.



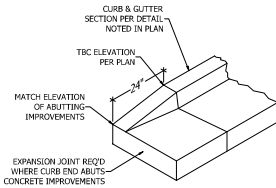
**FLUSH EDGE SIDEWALK**

## NOTES

1. ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
2. CONCRETE IS TO BE 4,000 PSI TEST.
3. CONTROL JOINTS AT 5' INTERVALS.
4. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.



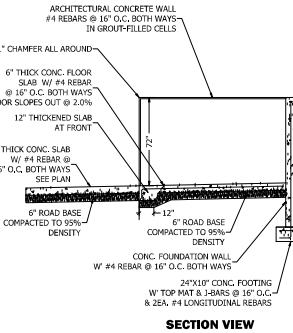
**PRIVATE**  
**CONCRETE SIDEWALK**



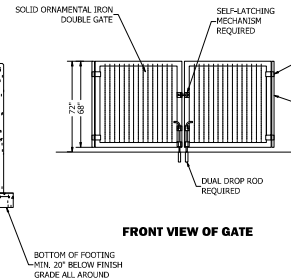
**PRIVATE  
TAPERED END  
HI-BACK CURB & GUTTER**

NOTE

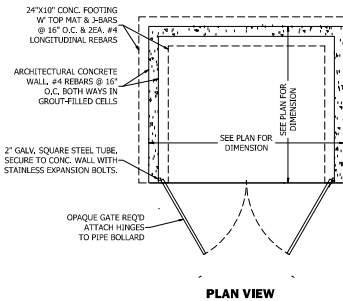
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2. CONCRETE IS TO BE 4,000 PSI TEST.



### SECTION VIEW



**FRONT VIEW OF GATE**



### PLAN VIEW

**G-1 CONCRETE DUMPSTER ENCLOSURE**  
C400 TYPICAL  
N.T.S.

**BOUNTIFUL**  
EST. 1847

**PLAN REVIEW**  
05/20/2025 3:26:06 PM  
Lloyd Cheney, Bountiful City Engineer

TYPICAL COMMENTS BLUE TEXT GRAY BACKGROUND

NO COMMENTS

1470 South 600 West  
Woods Cross, UT 84010  
Phone 801.298.2236  
[www.Entellus.com](http://www.Entellus.com)

**KNOWLTON GENERAL**  
Contact: RANDY BEYER  
170 NORTH MAIN STREET STE 106  
BOUNTIFUL, UT 84010  
Phone: 801-828-0756  
RANDY@KNOWLTONGENERAL.COM



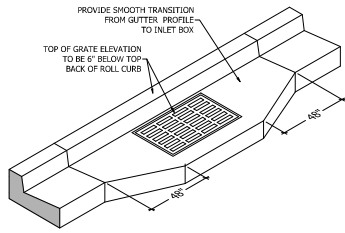
**HIDDEN GARDENS EXPANSION**  
2122 ORCHARD DRIVE  
PARCEL #005-002-0125 & #05-022-0047  
LOCATED IN THE NE 1/4 OF SECTION 31, T-2 N, R. 1 E, S. 10 E  
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

1111

RAWN: JH	2025-05-06
APPROVED: CJC	2025-05-06
PROJECT #:	1185030
PLANSET-1185030.dwg	

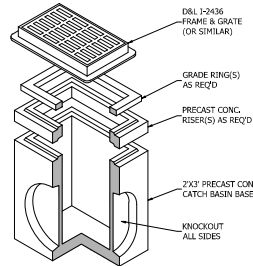
## C901



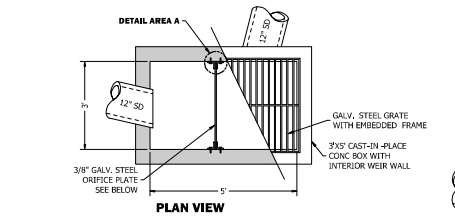


**GRATE & FRAME IN  
CONCRETE WATERWAY**

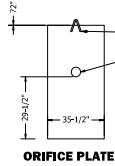
**SD-1**  
C900  
TYPICAL  
N.T.S.



**GRATE & FRAME WITH  
PRECAST CONCRETE BOX**



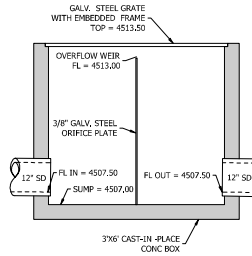
**PLAN VIEW**



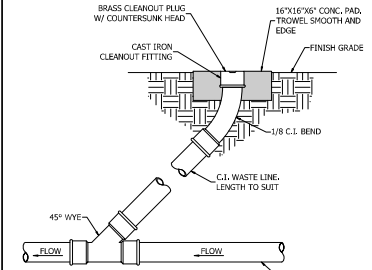
**ORIFICE PLATE**

**SD-1**  
C900  
TYPICAL  
N.T.S.

**PRIVATE  
STORM DRAIN CONTROL BOX WITH OVERFLOW WEIR**



**SECTION VIEW**



**SS-1**  
C900  
TYPICAL  
N.T.S.

**SEWER CLEANOUT**



**DEVELOPER**  
**KNOWLTON GENERAL**  
Contact: RANDY BEYER  
70 NORTH MAIN STREET STE 106  
BOULDER, UT 84003  
Phone: 801-428-0755  
RANDY@KNOWLTONGENERAL.COM



**HIDDEN GARDENS EXPANSION**

2122 ORCHARD DRIVE  
PARCEL 1805660013 & 1805660017  
LOCATED IN THE CITY OF BOULDER  
BOULDER COUNTY, UTAH

**REVISIONS**

DRAWN BY: 2025-05-06  
APPROVED BY: 2025-05-06  
PROJECT #: 1185930  
PLANSET-1185930.dwg

**C910**  
UTILITY DETAILS





SPACE INTENTIONALLY LEFT BLANK



**NOTES**

- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.



**NOTES**

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

PLEASE NOTE

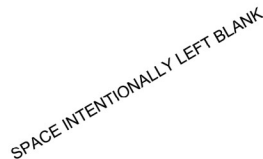
1. THE LISTED ASHFTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (ASHFTO M35) STONE".

2. STORMTRENCH COMPACTION REQUIREMENTS ARE MET FOR "A" LOCATION MATERIALS (WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX)) LIFTS USING TWO FULL COVERSAGES WITH A VIBRATORY COMPACTOR.

3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTRENCH COMPACTION REQUIREMENTS.

4. WHERE PLACED IN LAYER 1 OR 2 OF POLYMERALCANTH, THE STONE SHOULD BE PLACED IN LAYER UP TO THE FINISHED GRADE. MOST VARIATIONS (SUBBASE SOLTS) CAN BE USED TO REPLACE THE MATERIAL. REQUIREMENTS OF LAYER 1 OR 2 AT THE SITE DESIGN ENGINEER'S DISCRETION.

5. WHERE MIXTURE OF CONCRETE AGGREGATE IS USED IN LAYERS 1 OR 2, THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



**NOTES:**

- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2426 "STANDARD SPECIFICATION FOR POLY(VINYLIDENE FLUORIDE) CORRUGATED WALL STORMWATER COLLECTION CHAMBER" CHAMBER CLASSIFICATION 4576 DESIGNATION B6.
3. NO 3000 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM F2727 "STANDARD PRACTICE MANUAL FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
4. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE REQUIRED RESISTANCE TO LATERAL BEARING CAPACITY OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION FORTHE CHAMBERS FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STANDARD DESIGN MANUAL FOR STRUCTURAL DESIGN AND THE DEPTH OF FOUNDATION FORTHE CHAMBERS WITH CONSIDERATION OF THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STANDARD DESIGN MANUAL FOR STRUCTURAL DESIGN AND THE DEPTH OF FOUNDATION FORTHE CHAMBERS WITH CONSIDERATION OF THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
5. REMINDER DESIGN SHALL BE EXTENDED HORIZONTALLY TO THE ELEVATION WALL FOR BOTH VERTICAL AND SLOPED ELEVATION WALLS.
6. REQUIREMENTS FOR UNLOADING AND INSTALLATION
- a. TO MAINTAIN THE WEIGHT OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTERNAL, INTERLOCKING STACKING LOGS.
- b. TO MAINTAIN THE WEIGHT OF CHAMBERS DURING UNLOADING AND BACKFILL, THE WEIGHT OF THE CHAMBER UNIT SHALL BE LIMITED TO 4000 LBS.
- c. TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, AT THE ARCH STIFFNESS CONTACT SHALL BE GREATER THAN OR EQUAL TO 400 LBS/INCH. THE 400 LB IS DEFINED IN SECTION 6.2 OF ASTM F2426, AND b. TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES ABOVE 73° / 72° C, CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW.



MC-3500 CROSS SECTION DETAIL

HIDDEN GARDENS EXPANSION  
BOUNTIFUL, UT, USA

**StormTech®**  
Chamber System

**ADS**  
4640 TRUEMAN BLVD  
HILLIARD, OH 43026  
1-800-733-7473

SHEET  
1 OF 1



1470 South 600 West  
Woods Cross, UT 84015  
Phone 801.298.2236  
[www.Entellus.com](http://www.Entellus.com)

**DEVELOPER**

**KNOWLTON GENERAL**  
Contact: RANDY BEYER  
170 NORTH MAIN STREET STE 106  
BOUNTIFUL, UT 84010  
Phone: 801-828-0756



**HIDDEN GARDENS EXPANSION**

2122 ORCHARD DRIVE  
PARCEL #05-002-01125 & #05-022-0047  
LOCATED IN THE NE 1/4 OF SECTION 31, T. 2 N., R. 1 E., S.L.B.&M.  
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

## REVISIONS

DRAWN: JH	2025-0
APPROVED: CJC	2025-0
PROJECT #:	118
PLANSET-1185030.dwg	

# C911

STORMTECH DETAILS











SHEET:  
**L-2**  
FILE NAME: SCALE:  
FDG-316 N.A.



ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED IN THIS DRAWING ARE OWNED BY AND THE PROPERTY OF PROCESS STUDIO PLLC AND WERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THIS SPECIFIC PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS ON THE JOB AND THIS OFFICE BE NOTIFIED OF ANY VIOLATION FROM THE DIMENSIONS AND CONDITIONS SHOWN IN THESE DRAWINGS. WARNING: REPRODUCTION HEREOF IS A CRIMINAL OFFENSE. UNAUTHORIZED DISSEMINATION MAY CONSTITUTE TRADE SECRET MISAPPROPRIATION IN VIOLATION OF LAW.

# HIDDEN GARDENS EXPANSION

2122 ORCHARD DRIVE, BOUNTIFUL UT 84010  
OWNERS: KNOWLTON GENERAL  
SITE PLAN REVIEW| 05.14.2025

PROJECT RENDERING:



VICINITY MAP:



DRAWING LIST:

SHEET #	SHEET NAME
GENERAL	
GI001	COVER SHEET
SITE	
AS101	ARCHITECTURAL SITE PLAN
AS101.1	SITE USE DIAGRAM
AS101.2	PEDESTRIAN PATHS DIAGRAM
AS102	SITE VIEWS - AERIAL - STREET
AS103	SITE VIEWS - MAIN DRIVEWAY
AS104	SITE VIEWS - STREET FROM NORTH
AS105	SITE VIEWS - STREET FROM SOUTH
AS106	SITE VIEWS - INTERIOR AERIAL, A-B
AS107	SITE VIEWS - BUILDING A - B REAR
AS108	SITE VIEWS - INTERIOR AERIAL, C-D
AS109	SITE VIEWS - BUILDING C - D
BUILDING A-B	
AE101	BUILDING A + B FLOOR PLANS
AE102	BUILDING A + B FLOOR PLANS
AE103	BUILDING A + B FLOOR PLANS
AE104	BUILDING A + B FLOOR PLANS
AE201A	BUILDING A ELEVATIONS
AE202A	BUILDING A ELEVATIONS
AE201A	BUILDING A SECTIONS
AE201B	BUILDING B ELEVATIONS
AE202B	BUILDING B ELEVATIONS
AE201B	BUILDING B SECTIONS
BUILDING C	
AE301C	BUILDING C FLOOR PLAN
AE301C	BUILDING C ELEVATIONS
AE301C	BUILDING C SECTIONS
BUILDING D	
AE401D	BUILDING D FLOOR PLAN
AE401D	BUILDING D ELEVATIONS
AE401D	BUILDING D ELEVATIONS
AE401D	BUILDING D SECTIONS

GENERAL CONTRACTOR NOTES:

PLUMBING NOTES:

MECHANICAL NOTES:

PROJECT INFORMATION:

PROJECT ADDRESS: 2122 ORCHARD DRIVE, BOUNTIFUL, UT 84010  
PROJECT OWNER: KNOWLTON GENERAL  
GENERAL CONTRACTOR: KNOWLTON GENERAL  
ARCHITECT: PROCESS STUDIO PLLC  
STRUCTURAL ENGINEER: TBD  
CIVIL ENGINEER: ENTELLUS, INC.  
PROJECT DESCRIPTION: EXPANSION OF RESIDENTIAL AND MIXED-USE AT HIDDEN GARDENS COMMUNITY

NO COMMENTS



HIDDEN GARDENS  
EXPANSION  
2122 ORCHARD DRIVE, BOUNTIFUL UT 84010  
COVER SHEET

Project Status: SITE PLAN REVIEW  
Project Number: 23-0043  
Date: 05.14.2025  
Drawn by: EGE  
Checked by: DJY  
Scale: GI001



**PLAN REVIEW**  
05/03/2025 3:28:05 PM  
Lloyd Creech, Bountiful City Engineer  
THE FOLLOWING COMMENTS ARE IN BLUE TEXT ON A GRAY BACKGROUND.  
NO COMMENTS

**A**  
**B**  
**C**  
**D**  
**X1**  
**X2**  
**X3**  
**X4**

**ORCHARD DRIVE**

Project Status	SITE PLAN REVIEW
Project Number	23_0043
Date	05.14.2025
Drawn by	EGE
Checked by	DJY
AS102	
Scale	







**BUILDING B**  
**COMMERCIAL SPACE**  
**+8 RESIDENTIAL UNITS**

**BUILDING A**  
**COMMERCIAL SPACE**  
**+8 RESIDENTIAL UNITS**



ORCHARD DRIVE



P s R t O u C d E i S o S

3055 s. grace street  
salt lake city, utah 84106  
p.801.906.0864  
www.proccssplk.com

**GENERAL CONTRACTOR**  
KNOWLTON GENERAL  
70 N. MAIN STREET, SUITE #106  
BOUNTFUL, UT 84010  
PHONE: 801-828-0756  
CONTACT: RANDY BEYER  
EMAIL: randy@knowltongeneral.com

[illegible]

## HIDDEN GARDENS EXPANSION

**A SITE VIEWS - STREET FROM NORTH**

Project Status	SITE PLAN REVIEW
Project Number	23_0043
Date	05.14.2023
Drawn by	EGE
Checked by	DJN

AS104


Cost
------







An architectural rendering of a three-story building with a modern design. The building features a mix of white, grey, and brown exterior panels and large windows. A line points to the top of the building. In front of the building is a parking lot with several blue cars parked. To the left of the parking lot is a covered walkway with a dark roof, also with blue cars parked underneath. A green tree is located near the walkway. The scene is set on a light-colored paved area with some green grass patches.



<h1>HIDDEN GARDENS EXPANSION</h1> <p>2122 ORCHARD DRIVE, BOUNTIFUL UT 84010</p>	
<h2>SITE VIEWS - INTERIOR AERIAL A/B</h2>	
Project Status	SITE PLAN REVIEW
Project Number	23_0043
Date	05.14.2023
Drawn by	EGE
Checked by	DJY
<h1>AS106</h1>	
Scale	











**BUILDING C**  
**DUPLEX**

**BUILDING D**  
**4 TOWNHOMES**

The image consists of two architectural renderings. The top rendering shows a two-story duplex building with a red brick base and white upper level. It has large black-framed windows and a central entrance. A person is standing near the entrance, and a tree is on the right. The bottom rendering shows a long, two-story townhome building with a similar red brick and white color scheme. It features multiple entrances and windows. Four blue cars are parked in front, and a person is walking on the sidewalk. Both renderings are set against a blue sky with light clouds.

**GENERAL CONTRACTOR**  
KNOWLTON GENERAL  
70 N. MAIN STREET, SUITE #106  
BOUNTIFUL, UT 84010  
PHONE: 801-828-0756  
CONTACT: RANDY BEYER  
EMAIL: [randy@knowltongeneral.com](mailto:randy@knowltongeneral.com)

[illegible]

**HIDDEN GARDENS  
EXPANSION**  
2122 ORCHARD DRIVE, BOUNTIFUL UT 84010

SITE VIEWS -  
BUILDING C + D

Project Status	SITE PLAN REVIEW
----------------	------------------

Project Number	23_0043
Estimate Number	00-00-0005

Date	02.03.2025
Drawn by	EGE

Checked by	DJY
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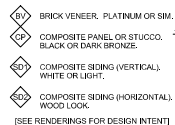
AS109

AS 109

Scale



**NOTE:**  
ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED  
(PARAPET SCREENING WOULD NOT BE CALCULATED WITH  
BUILDING HEIGHT). UTILITY METERS SHALL BE SCREENED.



3055 s. grace street  
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p.801.906.0866  
www.rproccssplk.com



**GENERAL CONTRACTOR**  
KNOWLTON GENERAL  
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BOUNTIFUL, UT 84010  
PHONE: 801-828-0756  
CONTACT: RANDY BEYER  
EMAIL: randy@knowltongeneral.com











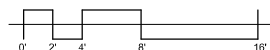
**NOTE:**  
ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED  
(PARAPET SCREENING WOULD NOT BE CALCULATED WITH  
BUILDING HEIGHT). UTILITY METERS SHALL BE SCREENED.



NORTH (DRIVEWAY) ELEVATION C5  
1/4" = 1'-0" \AE2018



EAST (STREET) ELEVATION A5  
1/4" = 1'-0" \AE2018



3055 s. grace street  
salt lake city, utah 84105  
p.801.906.0866  
www.proccssplc.com



**GENERAL CONTRACTOR**  
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BOUNTIFUL, UT 84010  
PHONE: 801-828-0756  
CONTACT: RANDY BEYER  
EMAIL: randy@knowltongeneral.com

**B**

**HIDDEN GARDENS  
EXPANSION**  
2122 ORCHARD DRIVE, BOUNTIFUL UT 84010

## BUILDING B ELEVATIONS

Project Status	SITE PLAN REVIEW
Project Number	23_0043
Date	05.14.2025
Drawn by	EGE
Checked by	DJY

AE201B

Scale  $1/4" = 1'-0"$
















GENERAL NOTES:

2

**MATERIAL LEGEND:**

- |   |   |
|---|---|
|  | ASPHALT SHINGLES. COLOR TBD.              |
|  | BRICK VENEER. COLOR TBD.                  |
|  | SEALED CONCRETE.                          |
|  | COMPOSITE SIDING (VERTICAL). COLOR TBD.   |
|  | COMPOSITE SIDING (HORIZONTAL). COLOR TBD. |

3  
MATERIAL LEGEND:

KEYED NOTES:

KEYED NOTES:



NORTH (SIDE) ELEVATION C3  
1/4" = 1'-0" X/E2010



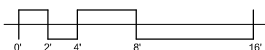
WEST (REAR) ELEVATION C5  
1/4" = 1'-0" RE2010



SOUTH (SIDE) ELEVATION A3  
1/4" = 1'-0" X/E2010



EAST (COURTYARD) ELEVATION (A5)  
1/4" = 1'-0" X/E2010



P s R t O u C d E i S o S

3055 s. grace street  
salt lake city, utah 84106  
p.801.906.0866  
www.nfoccsaplle.com



NO COMMENT

**GENERAL CONTRACTOR**  
KNOWLTON GENERAL  
70 N. MAIN STREET, SUITE #105  
BOUNTIFUL, UT 84010  
PHONE: 801-828-0756  
CONTACT: RANDY BEYER  
EMAIL: randy@knowltongeneral.com

C

[illegible]

**HIDDEN GARDENS  
WEST DUPLEX**  
2122 ORCHARD DRIVE, BOUNTIFUL UT 84010

**BUILDING C  
ELEVATIONS**

Project Status	SITE PLAN REVIEW
Project Number	23_0043
Date	02.03.2025
Drawn by	EGE
Checked by	DJY

AE201C

Scale  $1/4" = 1'-0"$



Scale	1/4" = 1'-0"
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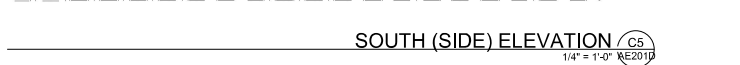
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AS	ASPHALT SHINGLES. COLOR TBD.
BV	BRICK VENEER. COLOR TBD.
SC	SEALED CONCRETE.
SDV	COMPOSITE SIDING (VERTICAL). COLOR TBD.
SDH	COMPOSITE SIDING (HORIZONTAL). COLOR TBD.

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3055 s. grace street  
salt lake city, utah 84106  
p.801.906.086  
www.procesplc.com

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1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

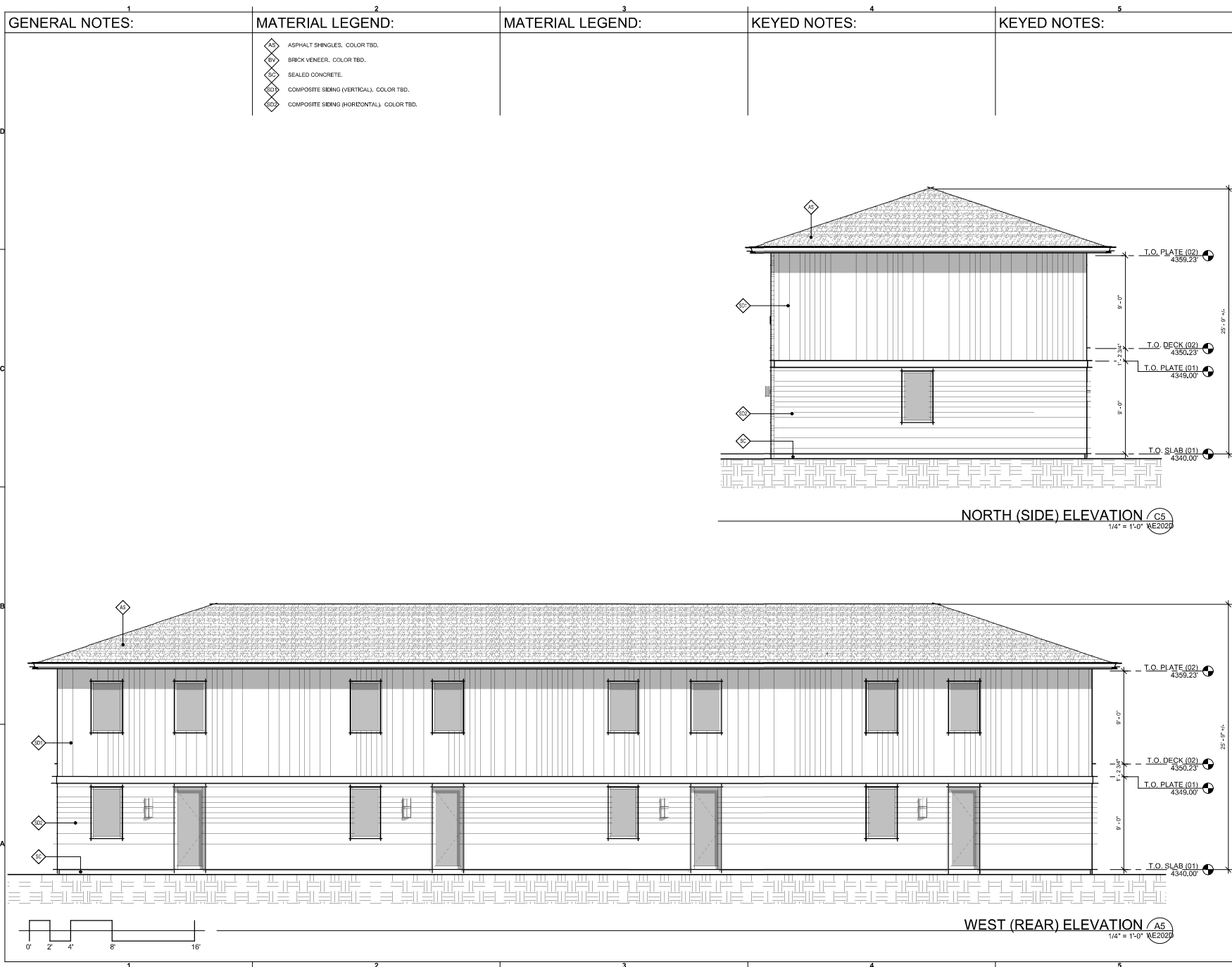
**HIDDEN GARDENS  
SW TOWNHOMES**  
2122 ORCHARD DRIVE, BOUNTIFUL UT 84010

**BUILDING D  
ELEVATIONS**

Project Status	SITE PLAN REVIEW
Project Number	23_004
Date	02.03.2023
Drawn by	EG
Checked by	DJ

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P s R t O u C d E i S o S

3055 s. grace street  
salt lake city, utah 84106  
p.801.906.0866  
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**GENERAL CONTRACTOR**  
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EMAIL: randy@knowltongeneral.com

***D***

[illegible]

**HIDDEN GARDENS  
SW TOWNHOMES**  
2122 ORCHARD DRIVE, BOUNTIFUL UT 84010

**BUILDING D  
ELEVATIONS**

Project Status	SITE PLAN REVIEW
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Project Number	23_0043
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Date	02.03.2025
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Drawn by	EGE
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Checked by \_\_\_\_\_ DJY

AE202D

AE202D

Scale  $1/4" = 1'-0"$

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0 of 136

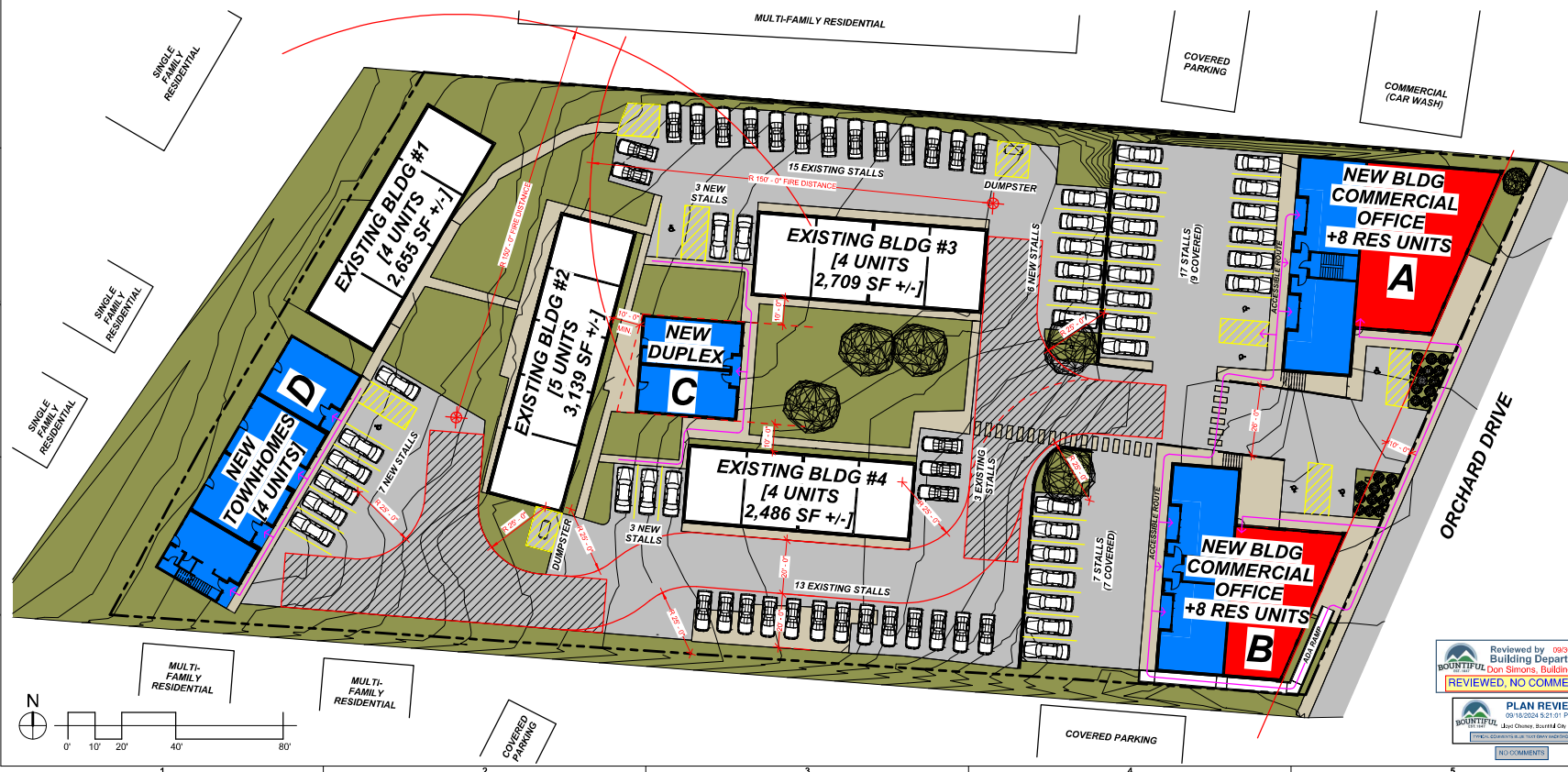
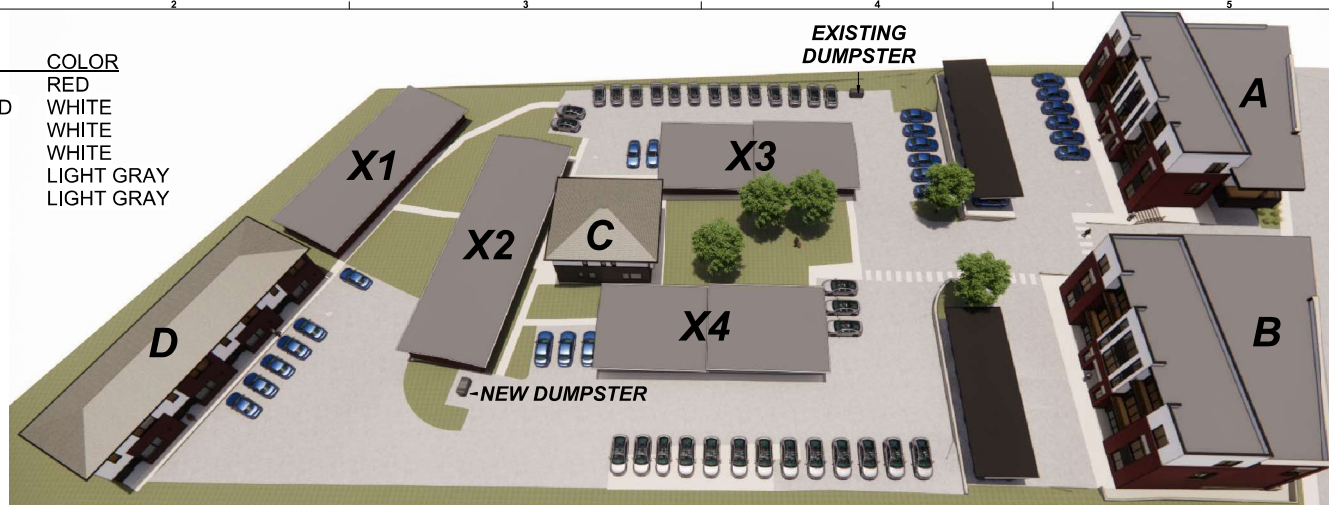
0 of 136



- BRICK VENEER
- VERTICAL SIDING @GABLE END
- ALUMINUM WINDOWS
- METAL FASCIA/GUTTERS
- ASPHALT SHEET ROOF
- TPO MEMBRANE ROOF

COLOR  
RED  
WHITE  
WHITE  
WHITE  
LIGHT GRAY  
LIGHT GRAY

**NOTE: PROVIDE LANDSCAPING  
OR SCREENING ELEMENTS FOR  
GROUND LEVEL OR ROOFTOP  
UTILITIES AND MECHANICAL  
EQUIPMENT.**



P s R t O u C d E i S o S

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salt lake city, utah 84105  
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HIDDEN GARDENS  
EXPANSION  
2122 ORCHARD DRIVE, BOUNTIFUL UT 84010

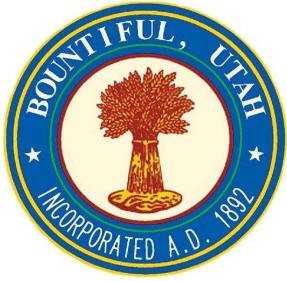
A ARCHITECTURAL SITE  
PLAN

Project Status	ZONE MODIFICATION
Project Number	23_0043
Date	09.06.2024

Drawn by	EGE
Checked by	DJY
<b>AS101</b>	
Scale	1" = 20'-0"

61 of 136





# BOUNTIFUL

MAYOR  
Kendalyn Harris

CITY COUNCIL  
Kate Bradshaw  
Beth Child  
Richard Higginson  
Matt Murri  
Cecilee Price-Huish

CITY MANAGER  
Gary R. Hill

## Bountiful City **DRAFT Ordinance No. 2025-10**

**An Ordinance Amending Section 2 Minimum Building Setbacks of Bountiful City Ordinance No. 2024-09 Which Contained the Development Standards of the Hidden Gardens Project located in the MXD-R Zone Approved by the City Council on December 10, 2024.**

**It is the finding of the Bountiful City Council that:**

1. The Bountiful City Council is empowered to adopt and Ordinances pursuant to Utah State law and under corresponding sections of the Bountiful City Code.
2. The proposed Ordinance/Development Plan amendment request has been made by the owner of the subject property.
3. As required by Section 14-2-205 of the Bountiful City Land Use Ordinance this Ordinance/Development Plan amendment is found to be in harmony with the objectives and purposes of the Land Use Code.
4. After a public hearing, the Bountiful City Planning Commission recommended in favor of approving this Ordinance amendment on **June 17, 2025**.
5. The Bountiful City Council reviewed this proposal on **July 8, 2025**.

**Now therefore, be it ordained by the City Council of Bountiful, Utah:**

**Section 1.** This Ordinance pertains to the Hidden Gardens Project consisting of approximately 2-acre parcel of land located at 2122 Orchard Drive located in the Mixed-Use Residential (MXD-R) zone.



**Section 2.** The front yard building setback, measured from Orchard Drive, is ten feet (10') minimum, and supersede any conflict.

**Section 3.** City ordinances in conflict with these provisions are hereby repealed. However, all provisions in force immediately prior to this ordinance shall continue in force hereafter for the purpose of any pending legal action, all rights acquired, all fines, penalties and forfeitures imposed, and any liabilities already incurred.

**Section 4.** This ordinance shall go into effect immediately upon first publication.

**Adopted by the City Council of Bountiful, Utah, this 8<sup>th</sup> day of July 2025.**

---

Kendalyn Harris, Mayor

ATTEST:

---

Sophia Ward, City Recorder







# Planning Commission Staff Report

**Subject:** Final Architectural and Site Plan Approval for a Hotel at 638 North 500 West  
**Author:** Amber Corbridge, Senior Planner  
**Date:** June 17, 2025

---



## Background

The applicant, Logan Johnson, project manager for *TownePlace Suites with Marriot*, is requesting Final Architectural Site Plan Approval for a hotel at 638 North 500 West. The 1.44-acre site is currently vacant. (See Figure 1, below). This proposal includes a new forty-five (45) feet tall 13,440 square ft. building (discussed in detail, below). The building exterior consists of muted blue and earth tone colored stucco and fiber cement siding, entrance canopies, and angled parapet features (See Attached Architectural Plans). This proposed hotel includes eighty-seven (87) rooms, seven (7) employees, and eighty (80) parking stalls on site, plus shared parking and cross access between the adjacent sites, *Culver's* and *7Brew*, fast-food restaurants facing 500 West (See Attached Parking Study for details).



*Figure 1. Aerial of 638 N 500 W April 2025*



## **Analysis**

The property is located in the Heavy Commercial (C-H) Zone. Bountiful Land Use Code section 14-6-103 lists a hotel as a permitted use, and section 14-6-111 states that Site Plan Approval shall be required for any new construction or change in use in this zone.

## ***Site Plan Approval Standards***

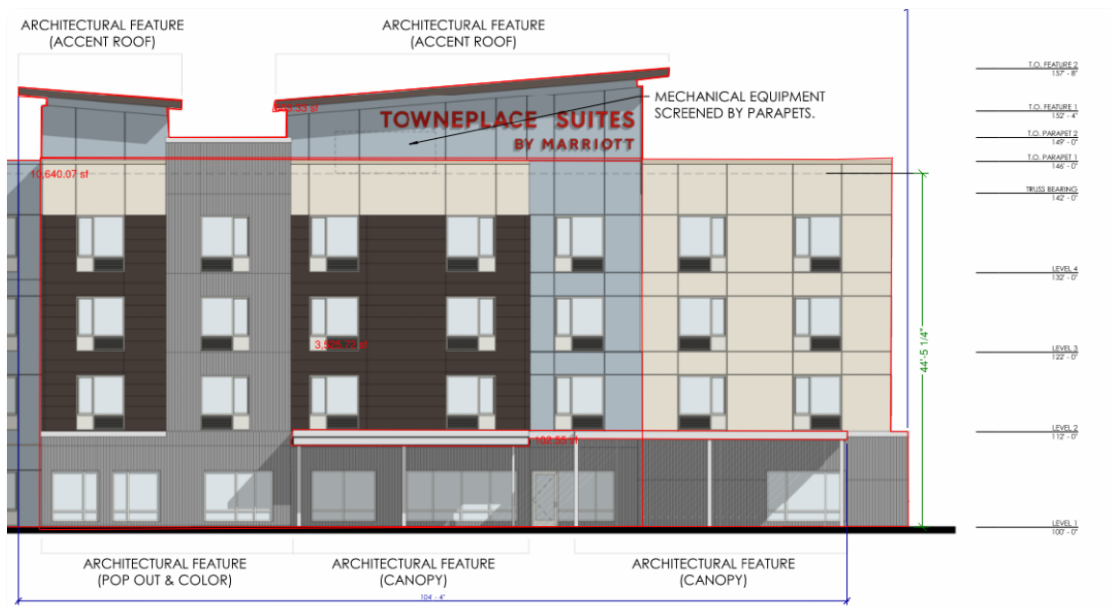
*The Planning Commission shall determine if the proposed architectural and site development plans submitted are consistent with the purpose and objectives of the Code (14-2-301 and 14-2-306). The purpose of the architectural and site plan review and approval process includes:*

- 1. Implementing the policies and goals established in the Bountiful City General Plan.*
- 2. Compliance with the Land Use Code.*
- 3. Promoting the orderly and safe development of land in the City.*
- 4. Promoting the orderly layout of buildings, landscaping, walkways, lighting, and other site improvements.*

The proposed plans for a new hotel have been reviewed by Staff for compliance with the above criteria. The proposal meets the goals and objectives of the General Plan, where old commercial areas need to be redeveloped (Bountiful City 2009 General Plan – Land Use Master Plan pg.2).

## ***Building Height and Setback Requirements***

The proposed building elevations show the building height measured from average grade at forty-five (45) feet and excludes elements like parapets not used for human occupancy, which meets the maximum height allowed in the zone ([§14-6-107](#)). The parapet and screening on the rooftop add about 12' to the structure, as shown below in Figure 2.



*Figure 2. Architectural Plans, Page 1, Attached*



The site plan shows the building oriented lengthwise along the north property line (Figure 3, below), where the proposed building setbacks are:

Yard Side	Proposed Building Setback	Minimum Required Building Setback*	Building Setback Difference
North	11.4' (reduction requested)	20'	8.6'
East	10.8' (reduction requested)	20'	9.2'
South	218' (complies with code)	20'	N/A
West	6.5' (reduction requested)	20'	13.5'

\*An additional 10' setback would be required to meet Code [§14-6-105](#):

*[Required yard setbacks] shall be increased by one-foot (1') for each foot in height the structure extends above thirty-five (35) feet, or the portion of the building extending above thirty-five (35) feet may be set back the equivalent horizontal distance. **An interior side or rear yard setback may be reduced during the site plan approval process if the land use authority determines that there is no need for a landscape buffer along that portion of the site, and that the public interest is better served by reducing the setback. However, no setback may be less than required by the International Building Code.***

The adjacent property to the north is occupied by a construction company, the properties to the east include an elementary school and senior living facility, and the property to the west is approved for a drive-through coffee shop. The setbacks to the north and east include landscaping and walkways, where the setback area to the west includes walkways and a shared drive aisle. Staff finds the proposed setbacks sufficient, as it complies with building code and does not negatively impact surrounding properties.



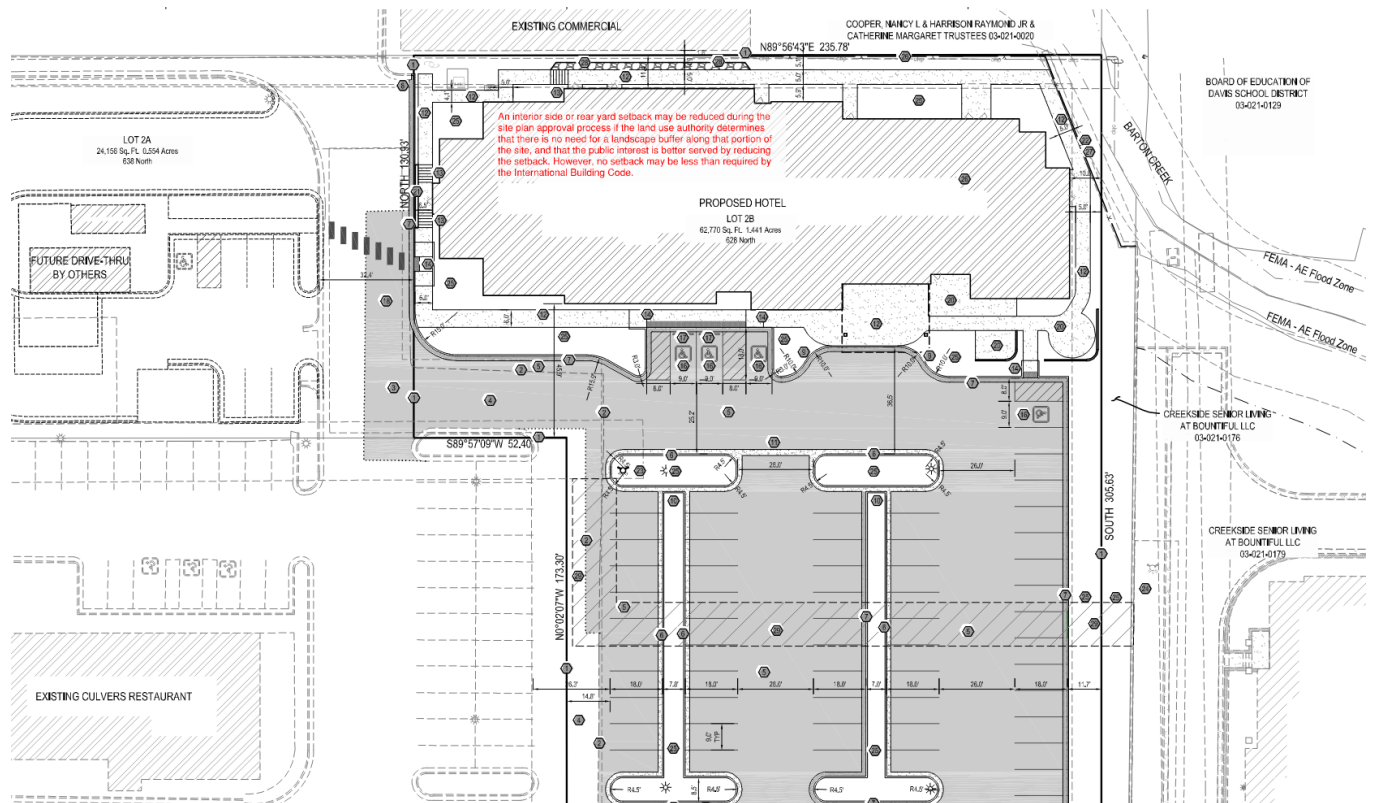


Figure 3. Proposed Site and Civil Plan, Page C-1.0

### *Pedestrian Circulation*

The Land Use Authority, the City Council, approved the 7Brew Site Plan (Figure 4, below) with a condition to connect pedestrian paths between the two properties. At the time, the hotel site plan was in review and needed to show a pedestrian connection to 7Brew.



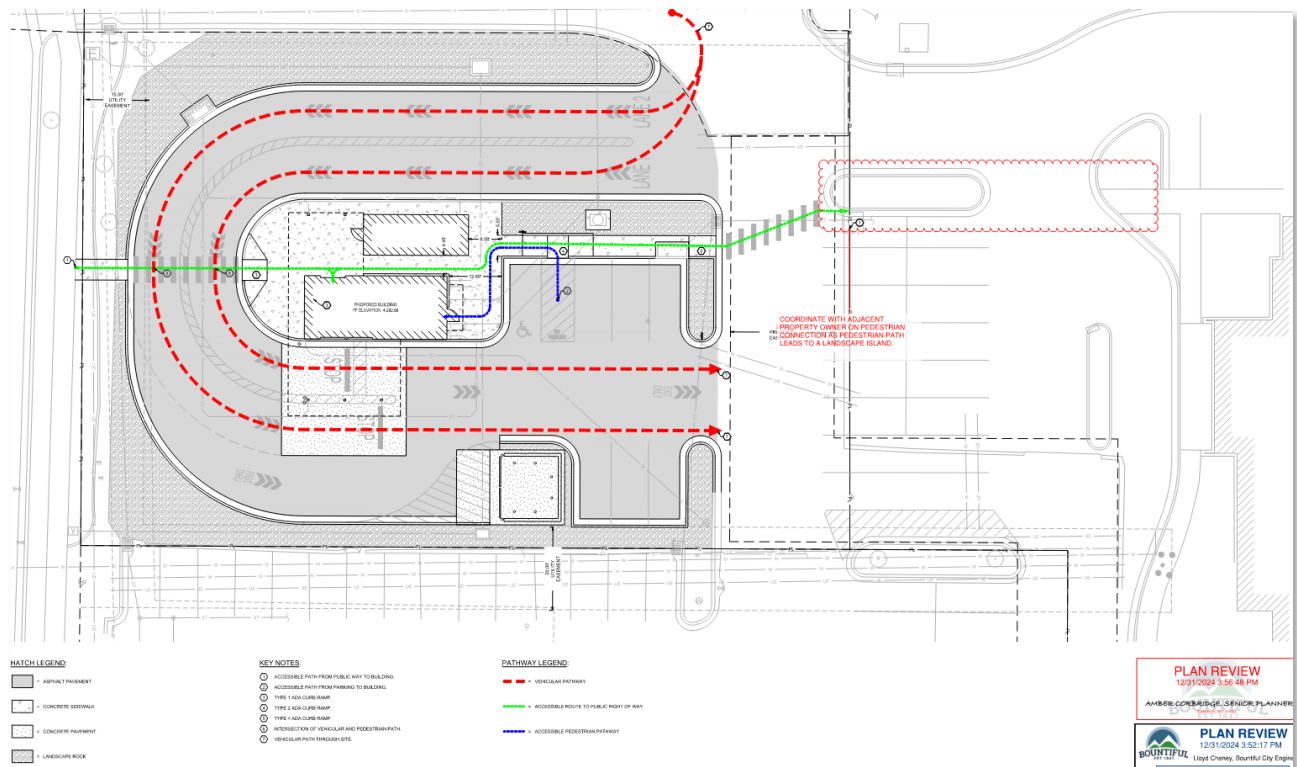


Figure 4. 7Brew Approved Pedestrian Circulation, 2024

Now, the proposed hotel site plan shows a pedestrian connection with 7Brew, shown in Figure 3 above, which is striped across the drive aisle and connects to the proposed sidewalk. This promotes safe circulation for both the driver and the pedestrian.

### *Parking and Vehicle Access*

The proposal shares an approved UDOT cross-access with the adjacent properties to the north and east. The subdivision plat for this development includes an easement and is shown on the attached Land Survey. There is enough parking to provide for the hotel and two adjacent fast-food restaurants, using the attached parking study.

### **Department Review**

This staff report was written by the Senior Planner and was reviewed by the City Engineer, City Attorney, and Planning Director.

### **Significant Impacts**

There are minimal impacts of this proposed development on the property and surrounding uses. The property is now a vacant lot and is adjacent to similar types of uses along a major commercial corridor. There are other remaining staff comments, such as providing water utility easements, which will need to be satisfied prior to occupancy.

### **Recommendation**



Staff recommends that the Planning Commission review the Final Architectural and Site Plan application for the hotel and forward a positive recommendation to the City Council subject to:

1. Record utility easements on the property for water lines, prior to obtaining occupancy.
2. Meet all Staff review comments.

**Attachments**

1. Civil and Site Plans
2. Pedestrian Plan
3. Landscape Plan
4. Architectural Plans
5. Parking Study
6. Recorded Access and Parking Agreement



CALL BEFORE YOU DIG  
1-800-662-4111  
48 HOURS PRIOR TO  
ANY CONSTRUCTION  
BENCHMARK ELEVATION: 4454.22  
MONUMENT BY: 300 W X 400 N

# TOWNEPLACE SUITES

## 628 NORTH 500 WEST

### BOUNTIFUL, UTAH

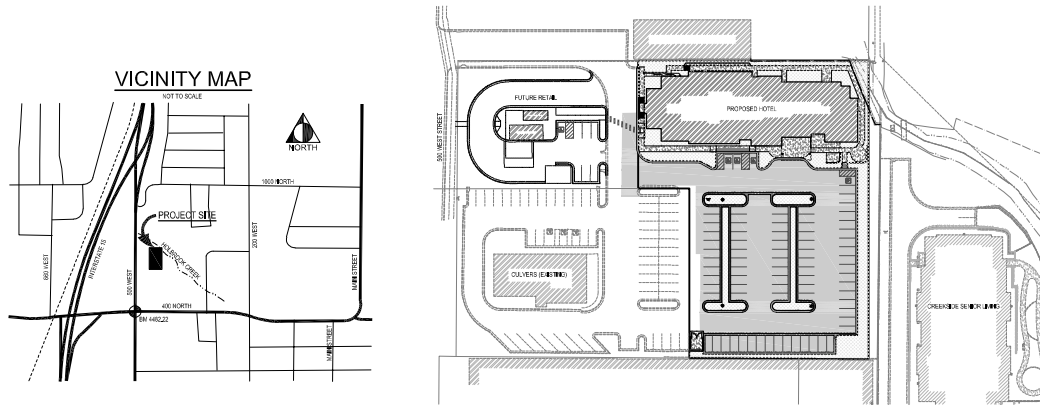
DEVELOPER:  
WRIGHT DEVELOPMENT GROUP  
1178 LEGACY CROSSING BLVD. #100  
CENTERVILLE, UT 84104  
(801)773-7339

ENGINEER:  
MICHAEL STATEN, P.E.  
STATEN ENGINEERING, PLLC  
1014 W 4175 S  
RIVERDALE, UT 84405  
(801) 589-2686



STATEN  
ENGINEERING PLLC  
• CIVIL • PLANNING • CONSTRUCTION MANAGEMENT •  
1014 W 4175 S  
RIVERDALE, UT 84405  
mstaten@statenpe.com  
(801) 589-2686

FOR:  
WRIGHT DEVELOPMENT GROUP  
1178 LEGACY CROSSING BLVD. #100  
CENTERVILLE, UT 84104  
CONTACT:  
LOGAN JOHNSON  
PHONE: 801-773-7339



- CIVIL SHEET INDEX:**
- C-0.0 CIVIL COVER SHEET
  - C-0.1 DEMOLITION PLAN
  - C-0.2 EROSION AND SEDIMENT CONTROL PLAN
  - C-1.0 CIVIL SITE PLAN
  - C-2.0 GRADING AND DRAINAGE PLAN
  - C-3.0 UTILITY PLAN
  - C-4.0 CIVIL DETAILS

**TOWNEPLACE SUITES**

**628 NORTH 500 WEST**

**BOUNTIFUL UTAH**

**SAFETY NOTICE:**  
ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS. THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

**UTILITY NOTICE:**  
THE CONTRACTOR IS SPECIFICALLY CAUTIONED EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROPRIATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ACCOMMODATE OR RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

- GENERAL NOTES:**
- ALL WORK SHALL CONFORM WITH APWA STANDARD PLANS AND SPECIFICATIONS, AND WITH BOUNTIFUL CITY STANDARDS AND SPECIFICATIONS.
  - PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AGENCIES.
  - ALL UNDERGROUNDS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES (EWT, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES, NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.
  - THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT, SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN SOILS REPORT AND PLANS, ETC.
  - CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING MANHOLES AND OTHER UTILITIES BEFORE CONSTRUCTING ANY IMPROVEMENTS. ALL EXISTING MANHOLES, WATER VALVES, CLEAN OUTS, ETC. SHALL BE ADJUSTED TO FINISH GRADE.
  - THE CONTRACTORS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT EXCEPT AS NOTED.

- SITEWORK:**
- THE CONTRACTORS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
  - EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED.
  - NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A

- REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED.
- SEE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
  - NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STANDING BEFORE PLACING CONCRETE OR ASPHALT. HANDICAP ACCESSIBILITY AT CONSTRUCTION SHALL MEET THE ADA HANDICAP ACCESSIBILITY REQUIREMENTS. FOR ANY DISCREPANCIES BETWEEN THE PLANS AND ADA REQUIREMENTS, ADA REQUIREMENTS WILL GOVERN.
  - FILL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIRED, AT ALL CHANGES IN CURB, GUTTER, AND CURB AND DRIVEWAYS AT EQUAL INTERVALS NOT TO EXCEED 10 FEET. SLAB ON GRADE WILL BE TYPICALLY SCORED 1/2 THE DEPTH AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR DEPTH, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING. CONCRETE WATERWAYS, CURB WALLS, MONUMENTS, CURB AND GUTTER, ETC., WILL TYPICALLY BE SCORED 1/2 THE DEPTH AT INTERVALS NOT TO EXCEED 10 FEET, AND HAVE FILL DEPTH EXPANSION JOINTS THAT EQUAL SPACING NOT TO EXCEED 50 FEET.
  - UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (95% DENSITY) SUB GRADE.
  - ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOVED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
  - ALL EXISTING ASPHALT WILL BE SAW CUT IN NEAR STRAIGHT LINES BY THE CONTRACTOR PRIOR TO PAVING TO MATCH.
  - ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SWIRLS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE DRAWINGS.
  - SEE LANDSCAPING/CONSTRUCTION PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
  - ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE MUTCD (MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES).
  - CURB EMBANKINGS, INCLUDING RAMP AND DRIVE MOUNTS, ARE TO TOP FACE OF CURB UNLESS NOTED OTHERWISE.
  - ALL DETERIORATED, DAMAGED, OR MISSING SURFACE IMPROVEMENTS ON SITE OR IN THE ADJACENT PUBLIC RIGHT OF WAY ALONG THE SITE SHALL BE REPLACED OR INSTALLED AS REQUIRED TO MEET APPLICABLE STANDARDS, INCLUDING BUT NOT LIMITED TO CURB AND GUTTER, SIDEWALK, LANDSCAPING, PARK STRIP IMPROVEMENTS, ASPHALT PATCHING, CONCRETE PAVEMENT, ETC.
  - ALL DETERIORATED, DAMAGED, OR MISSING SURFACE IMPROVEMENTS SURROUNDING THE PERIMETER OF THE DEVELOPMENT AND ON-SITE SHALL BE REPLACED OR INSTALLED AS NEEDED, INCLUDING BUT NOT LIMITED TO CURB AND GUTTER, SIDEWALK, LANDSCAPING, PARK STRIP IMPROVEMENTS, ASPHALT PATCHING, LANDSCAPE REPLACEMENT, SITE LIGHTING, DUMPSTER ENCLOSURES, CONCRETE IMPROVEMENTS, ETC.

- GRADING**
- SEE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT, INCLUDING STORMING OR DRAINING OF EXISTING VEGETATION AND TOPSOIL, AS SPECIFIED IN THE SOILS REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YELLING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE

- COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 2% BELOW OPTIMUM. 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 PROVIDED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
- ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
  - NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STANDING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
  - ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
  - ALL FACILITIES WITH DOWNPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE MECHANICAL/PLUMBING PLANS FOR DOWNPOUT/ROOF DRAIN LOCATIONS AND DEETS.
  - SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
  - LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
  - SPOT ELEVATIONS SHOWN ARE TO TOP BACK OF CURB UNLESS NOTED OTHERWISE.
  - ALL STORM DRAIN INLETS SHALL BE EQUIPPED WITH BICYCLE-SAFE GRATES.

- UTILITIES:**
- EXISTING UTILITIES HAVE BEEN IDENTIFIED BASED ON A COMBINATION OF AS-BUILT RECORDS, UTILITY LOCATION MARKINGS AND SIGNS, AND/OR SURFACE EVIDENCE OBSERVED AT THE TIME OF THE SURVEY, NOT ALL UTILITIES ARE SHOWN, INCLUDING BUT NOT LIMITED TO SERVICE LINES FOR WATER, SEWER, POWER, PHONE, GAS, ETC. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE, WORK AROUND, PRESERVE, AND/OR RESTORE ALL UTILITIES NECESSARY FOR THE OPERATION OF THE FINISH SITE, WHETHER OR NOT SUCH UTILITIES ARE SHOWN ON THE PLANS.
  - PROPOSED POWER, GAS, AND COMMUNICATIONS LINES WILL BE PROVIDED BY RESPECTIVE UTILITY COMPANIES. SEE EACH UNDER SEPARATE CONTRACTS WITH THE OWNER, UTILITIES APPLICABLE TO UTILITY EXAMINATIONS PROVIDED.
  - THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
  - ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH SEWER DISTRICT STANDARDS AND SPECIFICATIONS AND DETAILS.
  - SEWER LINES SHALL BE 30" DIA. PVC PIPE UNLESS NOTED OTHERWISE.
  - SEWER LATERALS SHALL BE CONSTRUCTED SUCH THAT CONNECTION BE MADE TO THE UPPER QUADRANT OF THE SEWER MAIN.

- STORM DRAIN PIPES 18" DIAMETER AND LARGER SHALL BE CLASS II RCP. STORM DRAIN PIPES 12" AND SMALLER, AND ROOF DRAIN PIPES, SHALL BE 80R-35 PVC.
- CONTRACTOR IS TO SUBMIT SITE PLAN TO DOWNTOWN ENERGY FOR DESIGN OF GAS LINE SERVICE TO PROPOSED BUILDINGS. ACTUAL CONSTRUCTION OF SERVICE TO BE DONE BY QUESTAR GAS COMPANY.
- ALL NEW WATER CONSTRUCTION SHALL CONFORM TO CITY STANDARD SPECIFICATIONS AND DETAILS.
- PROJECT SHALL COMPLY WITH ALL UTAH ORDINANCES OF CHINING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PREVENTION AND CROSS CONNECTION PREVENTION.
- DEFLECT OR LOOP ALL WATER LINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- ALL WATER LINE CONSTRUCTION SHALL BE PROVIDED BY BOUNTIFUL CITY WATER DEPARTMENT OR THEIR APPROVED CONTRACTOR.
- ALL VALVE BOXES WILL REQUIRE CONCRETE COLLAR TO BE POURED IN PLACE AGAINST UNDISTURBED SOIL AND BUILT WITH A DUCTILE IRON RING AND COVER POSITIONED OVER THE VALVE OPERATION UNIT CENTERED OVER THE MANWAY OPENING.
- CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW PIPE DURING CONSTRUCTION.
- TRAFFIC CONTROL AND SAFETY NOTES
- BARRELIAGE AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE CITY ENGINEER, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR THE OFFICIALS.
- THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
- DETOURING OPERATIONS FOR A PERIOD OF 30 CONSECUTIVE CALENDAR DAYS OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STOPPING AND REMOVAL OF INTERFERING STOPPING BY SIGNALING THE DETOURING STOPPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
- ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE CITY ENGINEER.
- TRAFFIC CONTROL DEVICES (CON) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
- FINAL DESIGN OF GAS, POWER, TELECOMMUNICATIONS SHALL BE PROVIDED BY RESPECTIVE UTILITY COMPANIES.



PROJECT NO.: 2025023  
DRAWN BY: MICHAEL STATEN, P.E.

NO.	DATE	DESCRIPTION
1	5/27/25	REV. COMPLETE FOR REVIEW
2	6/25/25	FOR APPROVAL
3	6/25/25	REVISED FOR APPROVAL
4	6/25/25	REVISED FOR APPROVAL

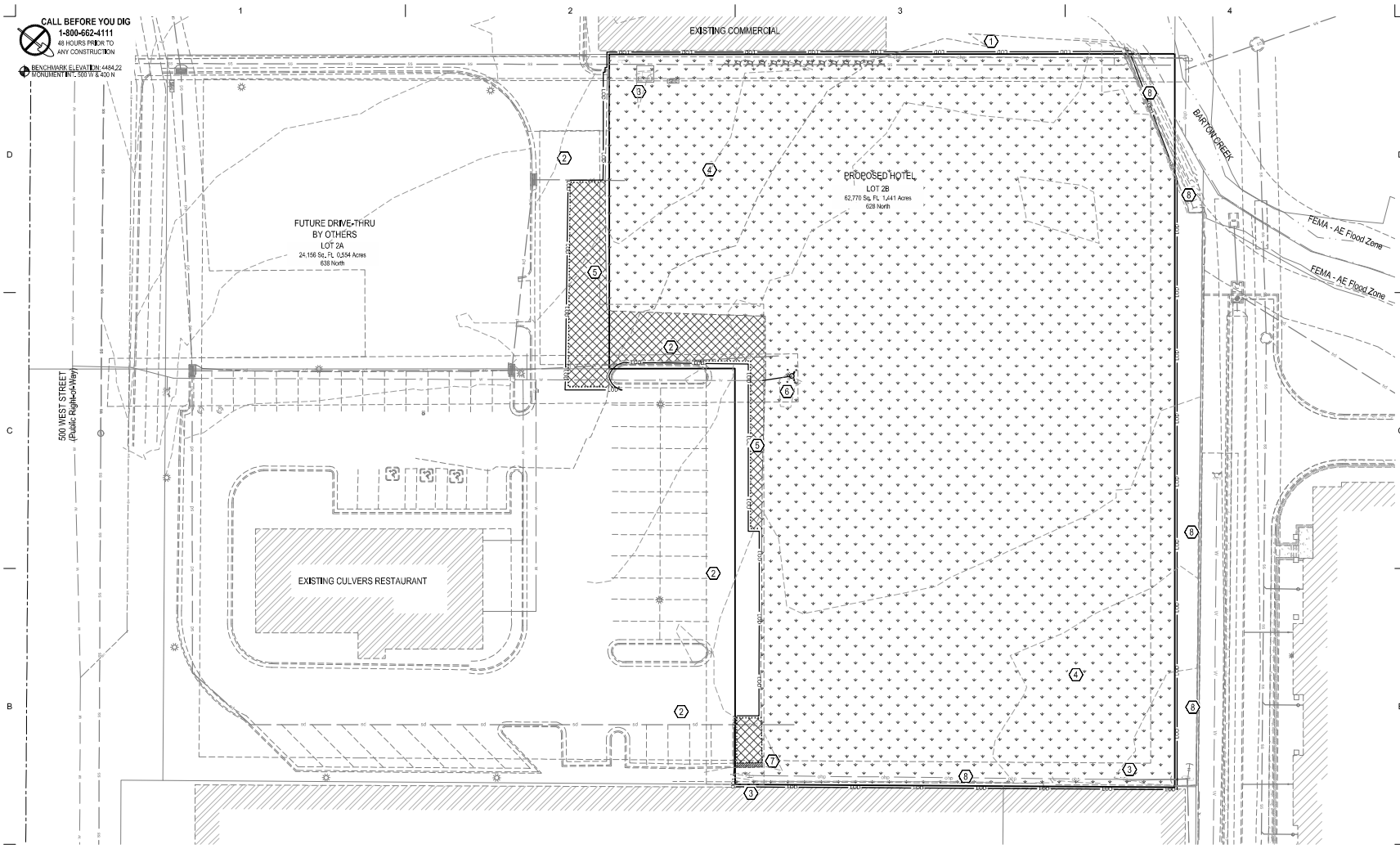
NO.	DATE	DESCRIPTION
1		
2		
3		
4		

## CIVIL COVER & SPECIFICATIONS

SHEET NUMBER

# C-0.0





**CALL BEFORE YOU DIG**  
 1-800-662-4111  
 48 HOURS PRIOR TO  
 ANY CONSTRUCTION  
 BENCHMARK ELEVATION 4454.22  
 MONUMENT IN 1:500 W 1:400 N

**LEGEND**

- |  |  |
|--|--|
| <p>--- REMOVE ASPHALT PAVEMENT</p> <p>--- EXISTING BUILDING</p> <p>--- EXISTING CURB AND GUTTER</p> <p>--- REMOVE CONCRETE</p> <p>--- EXISTING CONCRETE WALL</p> <p>--- EXISTING FENCE</p> <p>--- EXISTING CULINARY WATER</p> <p>--- REMOVE CULINARY WATER</p> <p>--- EXISTING HYDRANT</p> <p>--- REMOVE HYDRANT</p> <p>--- EXISTING NATURAL GAS</p> <p>--- EXISTING SANITARY SEWER</p> <p>--- EXISTING SANITARY SEWER CLEANOUT</p> <p>--- EXISTING SANITARY SEWER MANHOLE</p> <p>--- EXISTING STORM DRAIN</p> <p>--- EXISTING STORM DRAIN INLET</p> <p>--- EXISTING STORM DRAIN MANHOLE</p> <p>--- EXISTING TELECOMMUNICATIONS</p> <p>--- EXISTING TELECOM BOX/PEDASTAL</p> | <p>--- EXISTING OVERHEAD POWER</p> <p>--- EXISTING UNDERGROUND POWER</p> <p>--- EXISTING LIGHT</p> <p>--- EXISTING POWER BOX/JUNCTION</p> <p>--- CLEAR EXISTING VEGETATION</p> <p>--- EXISTING CONTOURS - 5'</p> <p>--- EXISTING CONTOURS - 1'</p> |
|--|--|

**KEYNOTES**

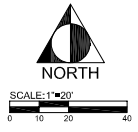
- 1 PLACE SILT FENCE BEFORE BEGINNING CLEARING WORK - SEE EROSION AND SEDIMENT CONTROL PLAN.
- 2 PRESERVE PAVEMENT OUTSIDE LIMITS OF DISTURBANCE
- 3 PRESERVE SECTIONALIZER, TRANSFORMER, POWER POLES, AND OTHER POWER INFRASTRUCTURE WITHIN LIMITS OF DISTURBANCE
- 4 CLEAR AND GRUB WITHIN LIMITS OF DISTURBANCE, INCLUDING ANY EXISTING TREES. PRESERVE TREES OUTSIDE LIMITS OF DISTURBANCE.
- 5 REMOVE ASPHALT AS NEEDED FOR WATERLINE CONSTRUCTION AND ACCESSIBLE-ROUTE GRADING. SAW-CUT EDGE AND TACK BEFORE PAVING - SEE UTILITY PLAN.
- 6 REMOVE BOLLARDS, RELOCATE HYDRANT. REMOVE WATERLINE BEYOND CONNECTION POINT - SEE UTILITY PLAN. CULINARY WATER SYSTEM MODIFICATIONS SHALL BE PROVIDED BY

- BOUNTIFUL CITY WATER DEPARTMENT OR THEIR APPROVED CONTRACTOR.
- 7 SAW-CUT AND REMOVE CURB AND GUTTER AT DUMPSTER ENCLOSURE, OR REMOVE TO NEXT CONTROL JOIN AND REPLACE TO DUMPSTER ENCLOSURE WEST SIDE, FOR DUMPSTER ENCLOSURE CONSTRUCTION.
  - 8 PRESERVE EXISTING WALL.

**NOTES**

STORM WATER PROTECTION BEST MANAGEMENT PRACTICES (BMP'S) SHOWN SHALL BE INSPECTED BY BOUNTIFUL CITY PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. CONTACT BOUNTIFUL CITY ENGINEERING DEPARTMENT, 801-298-6125, TO SCHEDULE THE INSPECTION.

**PLAN REVIEW**  
 06/02/2025 5:07:48 PM  
 Lloyd Cheney, Bountiful City Engineer  
 TYPICAL COMMENTS (BLUE TEXT) GRAY BACKGROUND  
 NO COMMENTS



**STATEN ENGINEERING PLLC**  
 • CIVIL • PLANNING • CONSTRUCTION MANAGEMENT •  
 1014 W 4175 S • Midvale, UT 84045 • 801-585-2885  
 FOR:  
 WRIGHT DEVELOPMENT GROUP  
 1178 LEGACY CROSSING BLVD, #100  
 CENTERVILLE, UT 84104  
 CONTACT:  
 LOGAN JOHNSON  
 PHONE: 801-773-7339

**TOWNEPLACE SUITES**  
**628 NORTH 500 WEST**  
**BOUNTIFUL UTAH**

**DEMOLITION PLAN**

PROJECT NO.: 202503  
 DESIGNED BY: MICHAEL STATEN, P.E.  
 REVISIONS:

NO.	DATE	DESCRIPTION
1	5/27/25	REV. COMPLETE FOR REVIEW
2	6/3/25	FOR APPROVAL
3	6/17/25	REVISED FOR APPROVAL
4	6/23/25	REVISED FOR APPROVAL

APPROVED:

NO.	DATE	DESCRIPTION





PROJECT NO.: 202503  
DESIGNED BY: MICHAEL STATEN, P.E.

NO.	DATE	DESCRIPTION
1	03/05	REV. COMPLETE FOR REVIEW
2	03/05	FOR APPROVAL
3	03/05	REVISED FOR APPROVAL
4	03/05	REVISED FOR APPROVAL

NO.	DATE	DESCRIPTION
1		
2		
3		
4		

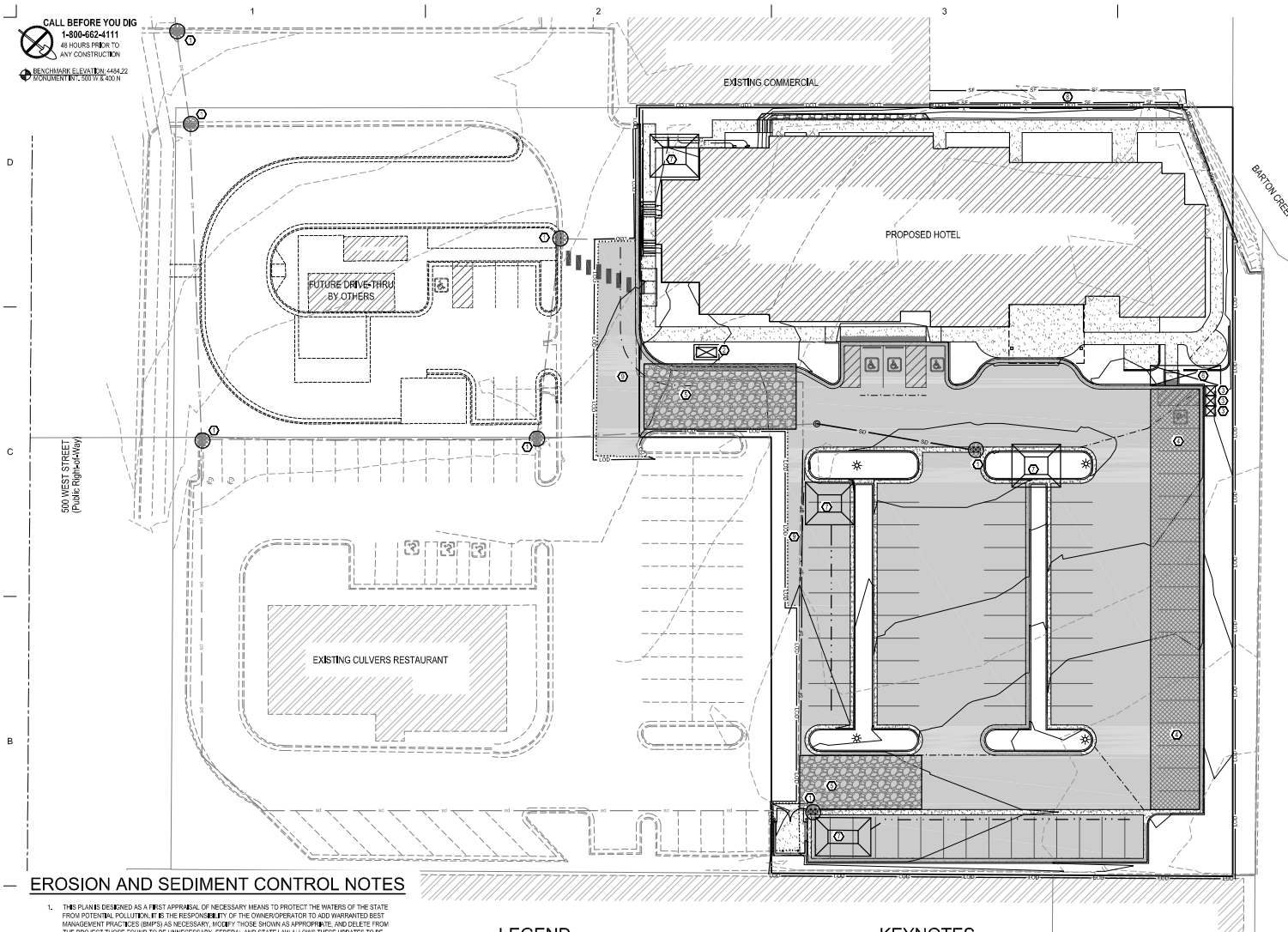
## EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER

**C-0.2**



SCALE: 1"=20'  
0 10 20 40



## EROSION AND SEDIMENT CONTROL NOTES

- THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMPs) AS NECESSARY. HOWEVER, THOSE SHOWN AS APPROPRIATE AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY, FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ON SITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ON SITE.
- DISTURBED LAND SHALL BE KEPT TO A MINIMUM STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY ON THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EROSION-CAUSING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
- RESEED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE RE-WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
- DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
- VARIABLE BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMPs TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
- NOT ALL POSSIBLE BMPs HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.
- A PRACTICE WITH POLLUTANT DISCHARGE ELIMINATION SYSTEM (PDES) IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.
- OWNER/CONTRACTOR MAY, AT THEIR DISCRETION, ELIMINATE ONE OR THE OTHER STABILIZED CONSTRUCTION EXIT AND ENFORCE ONE-WAY TRAFFIC THROUGH SITE SUCH THAT ALL DELIVERIES AND OTHER TRAFFIC ONLY ENTERS THE SITE OVER THE TRACKOUT PAD AND/OR BLOCK OFF SECOND LOCATION.
- SWPPP BMPs TO BE INSPECTED BY BOUNTIFUL CITY ENGINEERING DEPARTMENT PRIOR TO THE START OF CONSTRUCTION. CONTACT TODD CHENEY (505) 250-1234 TO SCHEDULE THE INSPECTION.

## LEGEND

	EXISTING CONCRETE WALL
	PROPOSED CONCRETE WALL
	FUTURE BUILDING
	PROPOSED BUILDING
	EXISTING CONCRETE FLATWORK
	FUTURE CONCRETE FLATWORK
	EXISTING CURB AND GUTTER
	PROPOSED CURB AND GUTTER
	PROPOSED REVERSE-PAVE GUTTER
	EXISTING STORM DRAIN
	PROPOSED STORM DRAIN
	EXISTING STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	EXISTING CONTOUR - 5'
	EXISTING CONTOUR - 1'
	PROPOSED CONTOUR - 5'
	PROPOSED CONTOUR - 1'

	LIMITS OF DISTURBANCE
	TEMPORARY SILT FENCE
	TEMPORARY DRAINAGE SWALE
	VEHICLE TRACKING PAD
	LAY-DOWN AND STOCKPILE AREA
	INLET PROTECTION

## KEYNOTES

- PROTECT INLET WITH FABRIC SOOK AND COVER
- CONCRETE WASH-OUT BASIN
- PORTABLE TOILET - STAINED DOWN
- LAY-DOWN AND SITE STORAGE
- STABILIZED CONSTRUCTION EXIT
- CONSTRUCTION DUMPSTER
- TEMPORARY SEDIMENTATION TRAP - ADJUST SIZE AND LOCATIONS AS NECESSARY TO REFLECT GRADING CHANGES AND ACTIVE WORK.
- TWO LINES OF SILT FENCE FOR STREAM PROTECTION
- STABILIZE TRENCH CUT WITH CRUSHED ROCK OR ASPHALT PATCH WITHIN 14 CALENDAR DAYS OF BACKFILL.





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1014 W 4175 S  
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Mikhael.Staten@stateneng.com (801)585-2888

FOR:  
WRIGHT DEVELOPMENT GROUP  
1178 LEGACY CROSSING BLVD, #100  
CENTERVILLE, UT 84104  
CONTACT:  
LOGAN JOHNSON  
PHONE: 801-773-7339

# TOWNEPLACE SUITES

628 NORTH 500 WEST  
BOUNTIFUL UTAH



PROJECT NO.: 202503  
DESIGNED BY: MICHAEL STATEN, P.E.

NO.	DATE	DESCRIPTION
1	03/05/25	REV. COMPLETE FOR REVIEW
2	03/25/25	FOR APPROVAL
3	03/25/25	REVISED FOR APPROVAL

## CIVIL SITE PLAN

SHEET NUMBER  
**C-1.0**

BOARD OF EDUCATION OF  
DAVIS SCHOOL DISTRICT  
03-02-10129

FEMA - AE Flood Zone  
FEMA - AE Flood Zone

CREEKSIDE SENIOR LIVING  
AT BOUNTIFUL LLC  
03-02-10176  
CREEKSIDE SENIOR LIVING  
AT BOUNTIFUL LLC  
03-02-10176



SCALE: 1"=20'  
0 10 20 40

**PLAN REVIEW**  
06/02/2025 5:10:29 PM  
Lloyd Cheney, Bountiful City Engineer  
TYPICAL COMMENTS IN BLUE TEXT ONLY  
NO COMMENTS

An interior side or rear yard setback may be reduced during the site plan approval process if the land use authority determines that there is no need for a landscape buffer along that portion of the site, and that the public interest is better served by reducing the setback. However, no setback may be less than required by the International Building Code.

### SITE INFORMATION

- SITE IS ZONED CH HEAVY COMMERCIAL
- 80 PARKING SPACES PROVIDED INCLUDING 4 VAN ACCESSIBLE SPACES
- CURB DIMENSIONS ARE TO TOP FACE OF CURB UNLESS NOTED OTHERWISE

	SF	AC	%
Building	13,440	0.309	21%
Previous Landscaping	12,821	0.294	20%
Hardscape	36,500	0.838	58%
Total Site	62,770	1.441	100%

### KEYNOTES

- PROPERTY LINE
- SAW-CUT AND TACK EDGE OF EXISTING ASPHALT BEFORE PAVING TO MATCH
- INSTALL PATCH AFTER UTILITY WORK
- PRESERVE EXISTING PAVEMENT
- CONSTRUCT ASPHALT PAVEMENT
- CONSTRUCT 24" CURB AND GUTTER
- CONSTRUCT 24" REVERSE-PAN CURB AND GUTTER
- MATCH TO EXISTING CURB TO REMAIN
- TAPER CURB TO 0" REVEAL AT DROP-OFF, SEE SHEET C-2.0 FOR GRADES
- CONSTRUCT THRU-GUTTER ACROSS LANDSCAPE ISLAND, SEE SHEET C-2.0 FOR GRADES
- CONSTRUCT 2" CONCRETE ROLL GUTTER
- CONSTRUCT CONCRETE SIDEWALK
- STAIRS REQUIRED - SEE SHEET C-2.0 FOR GRADES
- CONSTRUCT SIDEWALK RAMP WITH TRUNCATED DOME CONTRASTING PAVING
- 1:12 SLOPE MAX - SEE SHEET C-2.0
- VAN ACCESSIBLE PARKING STALL, 90" BEHIND SIDEWALK
- INSTALL PARKING CHUCK
- CROSSWALK STRIPING FOR ACCESSIBLE ROUTE
- INSTALL DUMPSTER ENCLOSURE - SEE ARCHITECTURAL
- OUTDOOR SEATING AND AMENITIES PER ARCHITECTURAL
- CONSTRUCT CONCRETE WALL WITH 42" RAIL AND 30" HANDRAIL - SEE ARCHITECTURAL

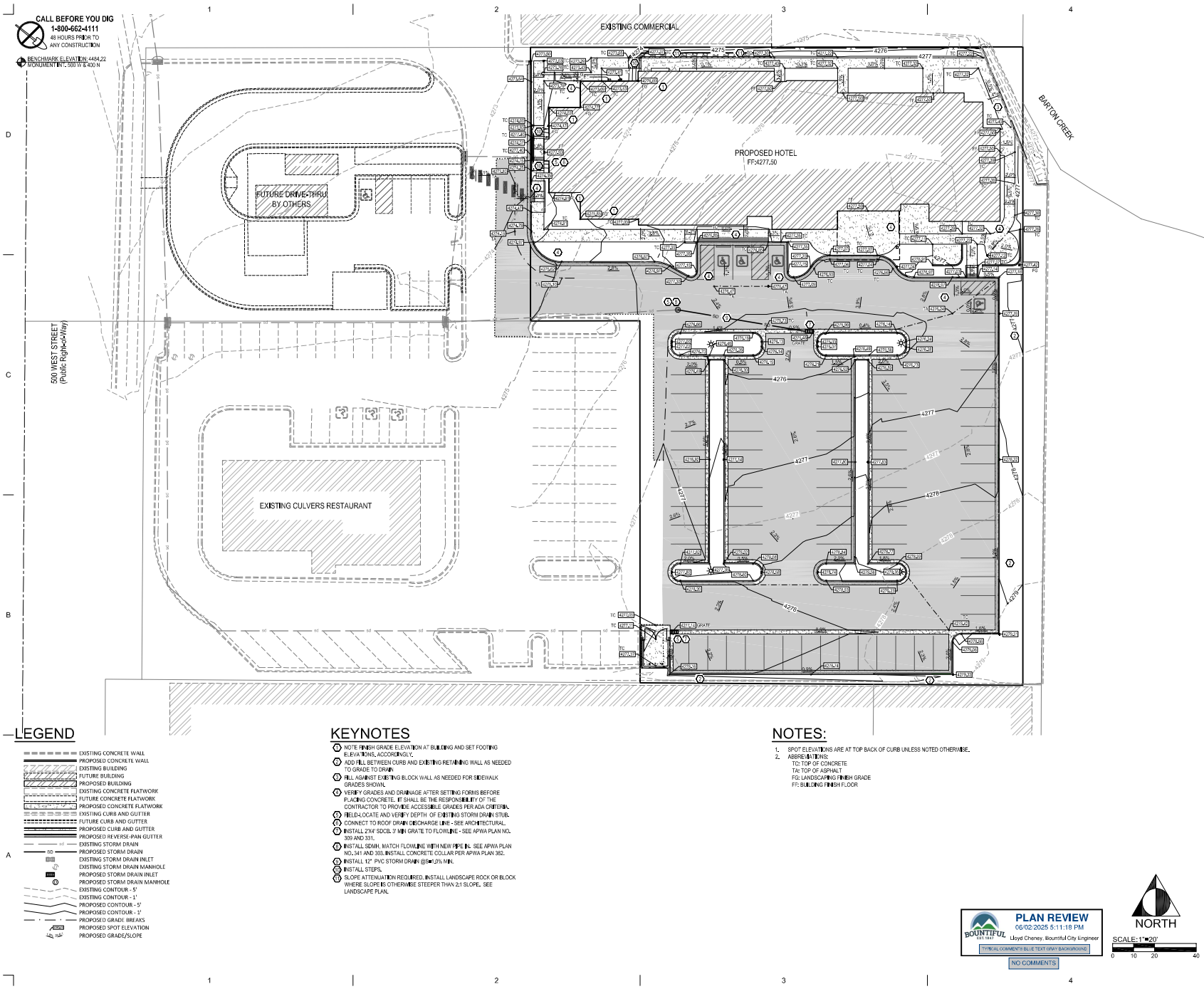
- PRESERVE EXISTING BLOCK GRAVITY WALL - PLASTER AND REFINISH FACE AND TOP
- INSTALL RELOCATED HYDRANT - SEE SHEET C-3.0 (BY BOUNTIFUL CITY WATER OR THEIR APPROVED CONTRACTOR)
- EXISTING HYDRANT
- SITE LANDSCAPING - SEE LANDSCAPE PLANS
- INSTALL 6" WHITE VINYL FENCE
- INSTALL HALF-HEIGHT GUARDRAIL OR FENCE ON EXISTING BLOCK WALL, STYLE BY OWNER
- SLOPE ATTENUATION REQUIRED - LANDSCAPE ROCKS OR BLOCKS WHERE OTHERWISE STEEPER THAN 2:1, SEE GRADING PLAN AND LANDSCAPE PLAN
- PROPOSED 15' WATERLINE EASEMENT

CALL BEFORE YOU DIG  
1-800-662-4111  
48 HOURS PRIOR TO  
ANY CONSTRUCTION  
BENCHMARK ELEVATION 4454.22  
MONUMENT IN 100 W & 400 N

### LEGEND

- EXISTING CONCRETE WALL
- PROPOSED CONCRETE WALL
- EXISTING BUILDING
- FUTURE BUILDING
- PROPOSED BUILDING
- EXISTING CONCRETE FLATWORK
- FUTURE CONCRETE FLATWORK
- PROPOSED CONCRETE FLATWORK
- EXISTING CURB AND GUTTER
- FUTURE CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED REVERSE-PAN CURB AND GUTTER
- PROPOSED FENCE
- PROPOSED FENCE
- EXISTING HYDRANT
- PROPOSED HYDRANT
- EXISTING LIGHT
- PROPOSED LIGHT
- SAW-CUT PAVEMENT
- PROPOSED ASPHALT
- EASEMENT
- HANDICAP PARKING MARKINGS





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 1014 W 4175 S  
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 (801) 585-2885

FOR:  
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 1178 LEGACY CROSSING BLVD, #100  
 CENTERVILLE, UT 84104

CONTACT:  
 LOGAN JOHNSON  
 PHONE: 801-773-7339

# TOWNEPLACE SUITES

## 628 NORTH 500 WEST BOUNTIFUL UTAH



PROJECT NO.: 202503  
 DESIGNED BY: INITIAL, STATEN P.L.L.C.

REVISIONS:

NO.	DATE	DESCRIPTION
1	5/17/25	REV. COMPLETE FOR REVIEW
2	6/3/25	FOR APPROVAL
3	6/17/25	REVISED FOR APPROVAL
4	6/23/25	REVISED FOR APPROVAL

APPROVALS:

NO.	DATE	DESCRIPTION

### GRADING & DRAINAGE PLAN

SHEET NUMBER  
**C-2.0**

### LEGEND

- EXISTING CONCRETE WALL
- PROPOSED CONCRETE WALL
- EXISTING BUILDING
- FUTURE BUILDING
- EXISTING CONCRETE PLATWORK
- PROPOSED CONCRETE PLATWORK
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED REVERSE-PAN GUTTER
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN INLET
- PROPOSED STORM DRAIN INLET
- EXISTING CONTOUR - 5'
- EXISTING CONTOUR - 1'
- PROPOSED CONTOUR - 5'
- PROPOSED CONTOUR - 1'
- PROPOSED GRADE BREAKS
- PROPOSED SPOT ELEVATION
- PROPOSED GRADE/SLOPE

### KEYNOTES

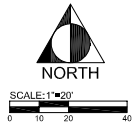
- NOTE FINISH GRADE ELEVATION AT BUILDING AND SET FOOTING ELEVATIONS ACCORDINGLY.
- ADD FILL BETWEEN CURB AND EXISTING RETAINING WALL AS NEEDED TO GRADE TO DRAIN.
- BUILD AGAINST CURB TO BLOCK WALL AS NEEDED FOR SIDEWALK GRADES SHOWN.
- VERIFY GRADES AND DRAINAGE AFTER SETTING FORMS BEFORE PLACING CONCRETE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ACCESSIBLE GRADES PER ADA CRITERIA.
- FIELD LOCATE AND VERIFY DEPTH OF EXISTING STORM DRAIN STUB.
- CONNECT TO ROOF DRAIN DISCHARGE LINE - SEE ARCHITECTURAL.
- INSTALL 2'x4' SDCB, 9" MIN GRATE TO FLOWLINE - SEE APWA PLAN NO. 309 AND 331.
- INSTALL SOAK MATCH FLOWLINE WITH NEW PIPE. SEE APWA PLAN NO. 341 AND 303. INSTALL CONCRETE COLLAR PER APWA PLAN 362.
- INSTALL 12" PVC STORM DRAIN @ 1/2% MIN.
- INSTALL STEPS.
- SLOPE ATTENUATION REQUIRED. INSTALL LANDSCAPE ROCK OR BLOCK WHERE SLOPE IS OTHERWISE STEEPER THAN 2:1 SLOPE. SEE LANDSCAPE PLAN.

### NOTES:

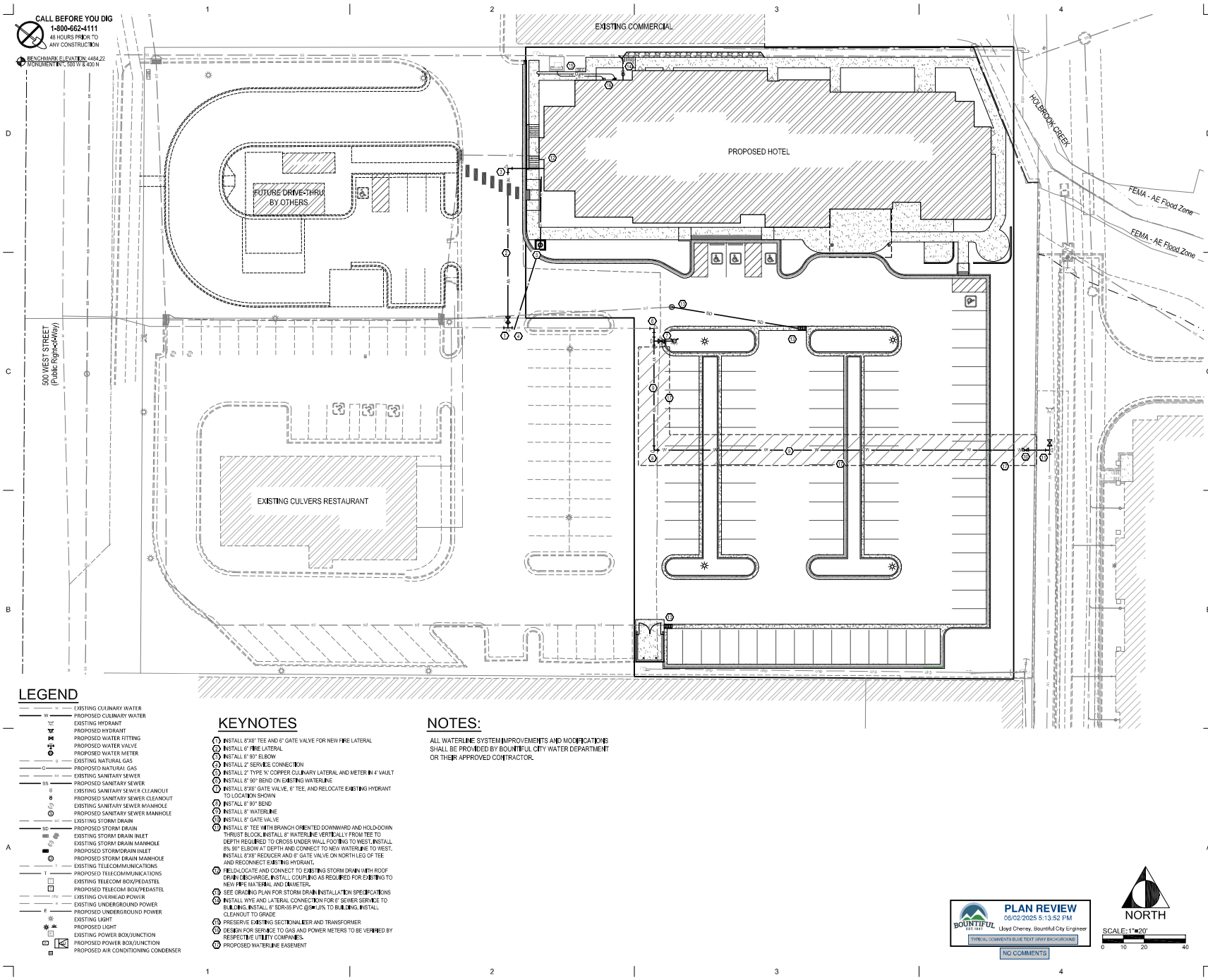
- SPOT ELEVATIONS ARE AT TOP BACK OF CURB UNLESS NOTED OTHERWISE.
- ASPHALT FINISH:
  - TC: TOP OF CONCRETE
  - TAC: TOP OF ASPHALT
  - FL: LANDSCAPING FINISH GRADE
  - FF: BUILDING FINISH FLOOR

**PLAN REVIEW**  
 6/10/2025 5:11:16 PM  
 Lloyd Cheney, Bountiful City Engineer

NO COMMENTS







**STATEN**  
ENGINEERING PLLC  
• CIVIL • PLANNING • CONSTRUCTION MANAGEMENT •  
1014 W 4175 S  
SALT LAKE CITY, UT 84143  
PHONE: 801-585-2885  
FAX: 801-585-2885

FOR:  
WRIGHT DEVELOPMENT GROUP  
1178 LEGACY CROSSING BLVD, #100  
CENTERVILLE, UT 84104  
CONTACT:  
LOGAN JOHNSON  
PHONE: 801-773-7339

**TOWNEPLACE SUITES**  
**628 NORTH 500 WEST**  
**BOUNTIFUL UTAH**



PROJECT NO.: 202503  
DESIGNED BY: MICHAEL STATEN, P.E.

**REVISIONS**

NO.	DATE	DESCRIPTION
1	03/05	REV. COMPLETE FOR REVIEW
2	03/05	FOR APPROVAL
3	03/05	REVISED FOR APPROVAL
4	03/05	REVISED FOR APPROVAL

**APPROVALS**

NO.	DATE	DESCRIPTION

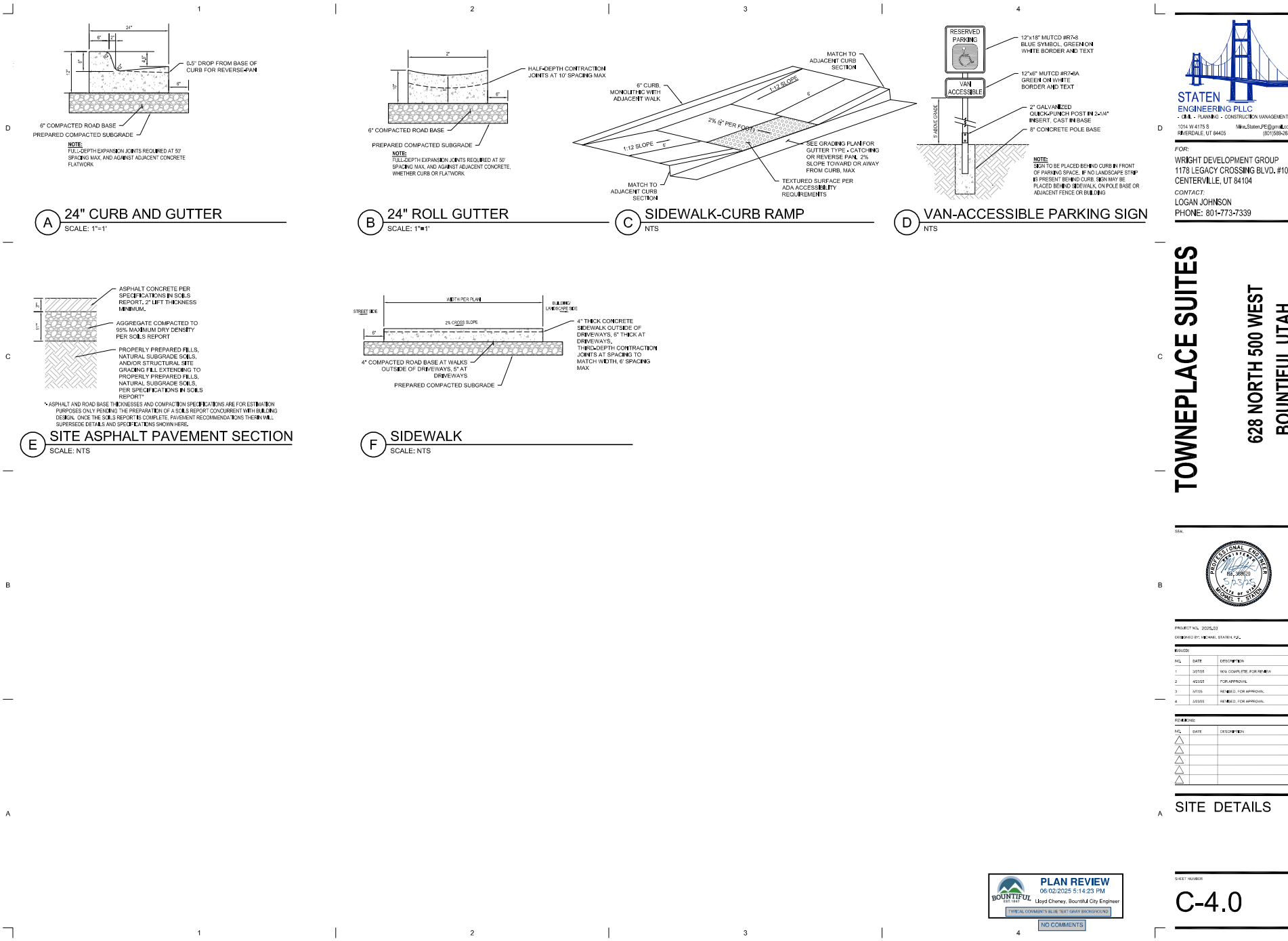
**UTILITY PLAN**

SHEET NUMBER  
**C-3.0**

**PLAN REVIEW**  
06/02/2025 3:13:52 PM  
Lloyd Cherry, Bountiful City Engineer  
TYPICAL COMMENTS BLUE TEXT GRAY BACKGROUND  
NO COMMENTS

**SCALE: 1"=20'**  
0 10 20 40









STATEN  
ENGINEERING PLLC  
• CIVIL • PLANNING • CONSTRUCTION MANAGEMENT •  
1014 W 4175 S  
SALT LAKE CITY, UT 84143  
PHONE: 801-585-2888

FOR:  
WRIGHT DEVELOPMENT GROUP  
1178 LEGACY CROSSING BLVD, #100  
CENTERVILLE, UT 84104  
CONTACT:  
LOGAN JOHNSON  
PHONE: 801-773-7339

# TOWNEPLACE SUITES

628 NORTH 500 WEST  
BOUNTIFUL UTAH



PROJECT NO. 202503		
DESIGNED BY: MICHAEL STATEN, P.E.		
REVISED:		
NO.	DATE	DESCRIPTION
1	07/05	REV. COMPLETE FOR REVIEW
2	07/05	FOR APPROVAL
3	07/05	REVISED FOR APPROVAL

## CIVIL SITE PLAN PEDESTRIAN PLAN

SHEET NUMBER  
**C-1.0**

BOARD OF EDUCATION OF  
DAVIS SCHOOL DISTRICT  
03-02-10129

FEMA - AE Flood Zone

FEMA - AE Flood Zone

CREEKSIDE SENIOR LIVING  
AT BOUNTIFUL LLC  
03-02-10176

CREEKSIDE SENIOR LIVING  
AT BOUNTIFUL LLC  
03-02-10176



SCALE: 1"=20'  
0 10 20 40



CALL BEFORE YOU DIG  
1-800-662-4111  
48 HOURS PRIOR TO  
ANY CONSTRUCTION  
BENCHMARK ELEVATION 4454.22  
MONUMENT IN: 300 W & 400 N

500 WEST STREET  
(Public Right-of-Way)

EXISTING COMMERCIAL  
COOPER, NANCY L & HARRISON RAYMOND, JR &  
CATHERINE MARGARET TRUSTEES 03-02-1-0020  
N89°56'43"E 235.78'

LOT 2A  
24.156 Sq. Ft. 0.554 Acres  
838 North

FUTURE DRIVE-THRU  
BY OTHERS

PROPOSED HOTEL  
LOT 2B  
62,770 Sq. Ft. 1.441 Acres  
628 North

S89°57'09"W 52.40'

EXISTING CULVERS RESTAURANT

LOT 1 CULVERS  
COMMERCIAL SUBDIVISION  
MIGAM LLC  
03-02-0-0001

ASSOCIATION OF UNIT OWNERS OF  
VANDYKE & WILLEY CONDOMINIUM  
03-04-0-0007

INVESTMENT 84-1 LLC  
03-04-0-0008

### LEGEND

- EXISTING CONCRETE WALL
- PROPOSED CONCRETE WALL
- EXISTING BUILDING
- FUTURE BUILDING
- PROPOSED BUILDING
- EXISTING CONCRETE FLATWORK
- FUTURE CONCRETE FLATWORK
- PROPOSED CONCRETE FLATWORK
- EXISTING CURB AND GUTTER
- FUTURE CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED REVERSIBLE-PAN CURB AND GUTTER
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING HYDRANT
- PROPOSED HYDRANT
- EXISTING LIGHT
- PROPOSED LIGHT
- SAW-CUT PAVEMENT
- PROPOSED ASPHALT
- EASEMENT
- HANDICAP PARKING MARKINGS

### KEYNOTES

- PROPERTY LINE
- SAW-CUT AND TACK EDGE OF EXISTING ASPHALT BEFORE PAVING TO MATCH
- INSTALL 1" PATCH AFTER UTILITY WORK
- PRESERVE EXISTING PAVEMENT
- CONSTRUCT ASPHALT PAVEMENT
- CONSTRUCT 24" CURB AND GUTTER
- CONSTRUCT 24" REVERSIBLE-PAN CURB AND GUTTER
- MATCH TO EXISTING CURB TO REMAIN
- TAPER CURB TO 0" REVEAL AT DROP-OFF. SEE SHEET C-2.0 FOR GRADES
- CONSTRUCT THRU-GUTTER ACROSS LANDSCAPE ISLAND. SEE SHEET C-2.0 FOR GRADES
- CONSTRUCT 2" CONCRETE ROLL GUTTER
- CONSTRUCT CONCRETE SIDEWALK
- STAIRS REQUIRED - SEE SHEET C-2.0 FOR GRADES
- CONSTRUCT SIDEWALK RAMP WITH TRUNCATED DOME CONTRASTING MARKING
- 1:12 SLOPE MAX - SEE SHEET C-2.0
- W/ACCESSIBLE PARKING STALL, 90" BEHIND SIDEWALK
- INSTALL PARKING CHUCK
- CROSSWALK STRIPING FOR ACCESSIBLE ROUTE
- INSTALL DUMPSTER ENCLOSURE - SEE ARCHITECTURAL
- OUTDOOR SEATING AND AMENITIES PER ARCHITECTURAL
- CONSTRUCT CONCRETE WALL WITH 42" RAIL AND 30" HANDRAIL - SEE ARCHITECTURAL

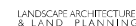
- PRESERVE EXISTING BLOCK GRAVITY WALL - PLASTER AND REFINISH FACE AND TOP
- INSTALL RELOCATED HYDRANT - SEE SHEET C-3.0 (BY BOUNTIFUL CITY WATER OR THEIR APPROVED CONTRACTOR)
- EXISTING HYDRANT
- SITE LANDSCAPING - SEE LANDSCAPE PLANS
- INSTALL 6" WHITE VINYL FENCE
- INSTALL HALF-HEIGHT GUARDRAIL OR FENCE ON EXISTING BLOCK WALL. STYLE BY OWNER
- SLOPE ATTENUATION REQUIRED - LANDSCAPE ROCKS OR BLOCKS WHERE OTHERWISE STEEPER THAN 2:1. SEE GRADING PLAN AND LANDSCAPE PLAN.
- PROPOSED 15' WATERLINE EASEMENT

### SITE INFORMATION

- SITE IS ZONED CH HEAVY COMMERCIAL
- 84 PARKING SPACES PROVIDED INCLUDING 4 VAN ACCESSIBLE SPACES
- CURB DIMENSIONS ARE TO TOP FACE OF CURB UNLESS NOTED OTHERWISE

	SF	AC	%
Building	13,440	0.309	21%
Previous Landscaping	12,821	0.294	20%
Hardscape	36,509	0.838	58%
Total Site	62,770	1.441	100%





















1375 E. PERRYS HOLLOW ROAD  
SALT LAKE CITY, UTAH 84103  
PH/TEXT/MO 801.554.6146  
SCOTT@STBDESIGNLLC.COM



ISSUE DESCRIP.	DATE
	5/30/2025

This drawing, as an instrument of professional service, and shall not be used, in whole or part, for any other project without the written permission of SCOTT THOMAS BLAKE DESIGN, LLC. Copyright © 2025



Sym	Qty.	Botanical Name	Common Name	Size
		TREES		
	4	Acer trunc. x A. plat. 'Keitiform'	Norwegian Sunset Maple	2' Cal.
	2	Prunus x yedensis 'Ablebore'	Daydream Cherry	2' Cal.
	2	Picea orientalis 'Well Green Knight'	Oriental Spruce	6' Min
	2	Prunus virginiana 'Canada Red'	Chokecherry	2' Cal.
	6	Malus 'Spring Snow'	Spring Snow Crabapple	2' Cal.
		SHRUBS		
	29	Caryopteris x dandonensis 'Dark Knight'	Dark Knight Bluebeard	2 Gal.
	4	Prunus x cistena	Cistena Plum	2 Gal.
	16	Juniperus chinensis 'Sea Green'	Sea Green Juniper	5 Gal.
	16	Juniperus chinensis dissecta	Spartan Juniper	2 Gal.
	19	Prunus laurocerasus 'Hill'	Chestnut Hill Cherry Laurel	2 Gal.
	18	Rhamnus frangula columnaris	Tall hedge Buckthorn	2 Gal.
		ORNAMENTAL GRASSES		
	40	Calamagrostis x acut. 'Karl Foerster'	Karl Foerster Feather Grass	1 Gal.
		GROUNDCOVERS		
	32	Juniperus horizontalis 'Buffalo'	Buffalo Juniper	2 Gal.
	33	Symphoricarpos x chenaulti 'Hancock'	Hancock Coralberry	2 Gal.
	44	Rhus aromatica 'Grow Low'	Grow Low Sumac	2 Gal.
		MULCH		
	14.453 S.F.	Decorative Rock Mulch, 2" Crushed.		Min. 3"

## LANDSCAPE GENERAL NOTES

1. Contractor shall locate and verify the existence of all utilities within project area prior to commencement of work.
2. Do not commence planting operation until rough grading has been completed.
3. All plants shall bear the same relationship to finished grade as the original grade before digging.
4. Pre-emergent herbicide shall be used prior to much placement.
5. All plant materials shall conform to the minimum guidelines established by the American Standard for Nursery Stock, published by the American Nursery Association, Inc.
6. All plants to be balled and burlapped or container grown, unless otherwise noted on the plant list.
7. The contractor shall supply all plant material in quantities sufficient to complete the planting shown on the drawings.
8. Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf color, fruit and culture only as approved by the Project Representative.
9. All shrub, groundcover, and perennial beds shall receive four inches (4") of topsoil prior to planting.
10. Submittal report prepared by a qualified soil testing laboratory prior to soil placement. Topsoil shall meet the following mechanical analysis:  
 Sieve 0.075 - 2.0 mm (No. 20) - 70%  
 Clay (0.002 - 0.05 mm Dia.) 30 - 70%  
 The mass, retained on a #10 sieve will be 15 percent. The topsoil must meet the following analysis: pH: Range 5.2 to 8.2, a max. of 4% of max. and 8% organic matter content and free of stones 2" or larger. Salinity:  $\leq 2$  (250) or more/gram, Sodium Absorption Ratio (SAR)  $\leq 9$ .

TOWNPLACE SUITES  
638 NORTH 500 WEST  
BOUNTIFUL, UTAH

LANDSCAPE  
PLAN

LANDSCAPE PLAN  
24" X 36" - SCALE 1" = 20'-0" N.D.

L101





DATE: 5/10/25  
SUBMITTED:

This drawing is an instrument of professional service, and shall not be used in whole or part for any other project without the written permission of SCOTT THOMAS DESIGN LLC. Copyright © 2025

## IRRIGATION SCHEDULE

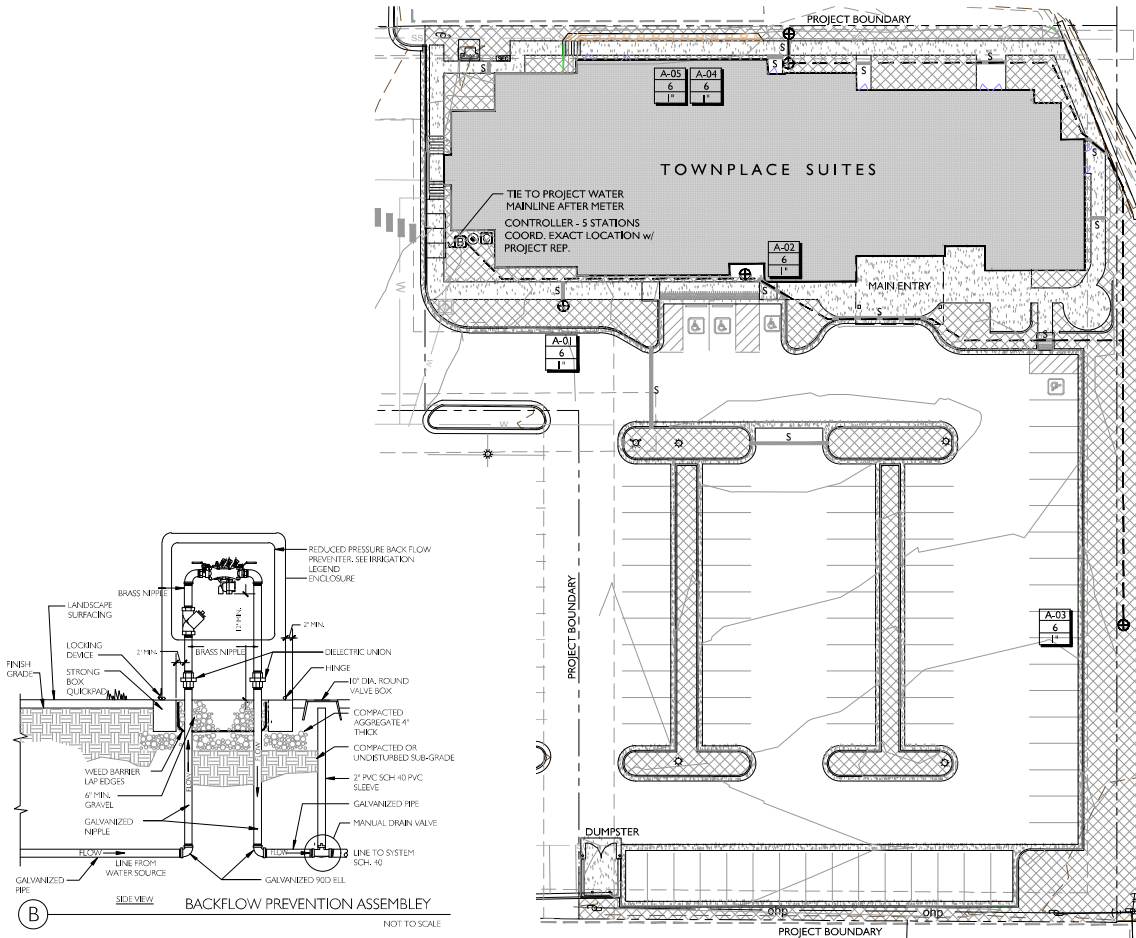
SYM.	MODEL	P.S.I.	G.P.M. (x-H)	PRECIP. RADIUS
⊗	Drip Emitter - Rainbird Xer-Bug XB-20PC w/ PC-DIFF-PPL Diffuser Cap - 4' Tree, 2/Shrub			
⊕	Drip Control Zone - Rainbird XICZ-100-PRBCOM			
⊙	Quick Coupling Valve Assembly			
B	Backflow Preventer - 1"			
C	Controller - Rainbird ESP4ME3, ESP5M3 Module w/ LNK2WIFI, WRQ-RFC - 7 Stations			
	Lateral Pipe - Schedule 40 PVC			
	Mainline - 1" Schedule 40 PVC			
S	Irrigation Sleeving (See Plan)			
A-01	Valve #			
6	26.7 GPM			
1"	Valve Size			

## IRRIGATION PIPE SIZING SCHEDULE

Distance - valve to end of lateral	0 - 160 FT.	160 - 200 FT.	200 - 250 FT.	250 - 300 FT.	300 - 350 FT.
3/4" SCH. 40 PVC PIPE	0 - 8 GPM	0 - 5 GPM	0 - 4 GPM	0 - 4 GPM	0 - 3 GPM
1" SCH. 40 PVC PIPE	8 - 12 GPM	5 - 10 GPM	4 - 9 GPM	4 - 8 GPM	3 - 7 GPM
1-1/4" SCH. 40 PVC PIPE	12 - 22 GPM	10 - 18 GPM	9 - 18 GPM	8 - 16 GPM	7 - 14 GPM
1-1/2" SCH. 40 PVC PIPE	22 - 30 GPM	22 - 30 GPM	18 - 26 GPM	16 - 24 GPM	14 - 22 GPM
2" SCH. 40 PVC PIPE	30 - 50 GPM	30 - 50 GPM	26 - 50 GPM	24 - 45 GPM	22 - 40 GPM
2-1/2" SCH. 40 PVC PIPE	50 - 70 GPM	50 - 70 GPM	50 - 70 GPM	45 - 70 GPM	40 - 65 GPM
3" SCH. 40 PVC PIPE	70 - 110 GPM	70 - 110 GPM	70 - 110 GPM	70 - 110 GPM	70 - 110 GPM

## IRRIGATION GENERAL NOTES

- Base drawings for irrigation design have been provided by others.
- Irrigation design based on schematic layout of turf-shrub areas, along with schematic depiction of buildings. Any major deviation in building design and/or turf-shrub areas may require re-design of irrigation system.
- Exact locations of major irrigation components to be approved by the Owner's Representative in the field prior to installation.
- Contact the local underground utility services for utility location and identification.
- Perform excavation in the vicinity of underground utilities with care and if necessary, by hand. The Contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately at no expense to the Owner.
- Irrigation main line and/or other components are shown schematically in landscapes for graphic clarity only. All irrigation components shall be located in landscaped areas.
- Quick coupler valves in landscaped areas shall be installed as close as possible to plan locations. Quick coupler valve spacing shall not exceed 200 feet apart to allow for hand watering of plant material.
- Spray sprinklers are designed for 30 PSI at the head. Rotor sprinklers are designed for 50 PSI at the head.
- Not all sleeving necessary to complete this project is shown on plan. Portions of irrigation sleeving may have been previously installed by others. Coordinate location and usage with Owner's Representative.



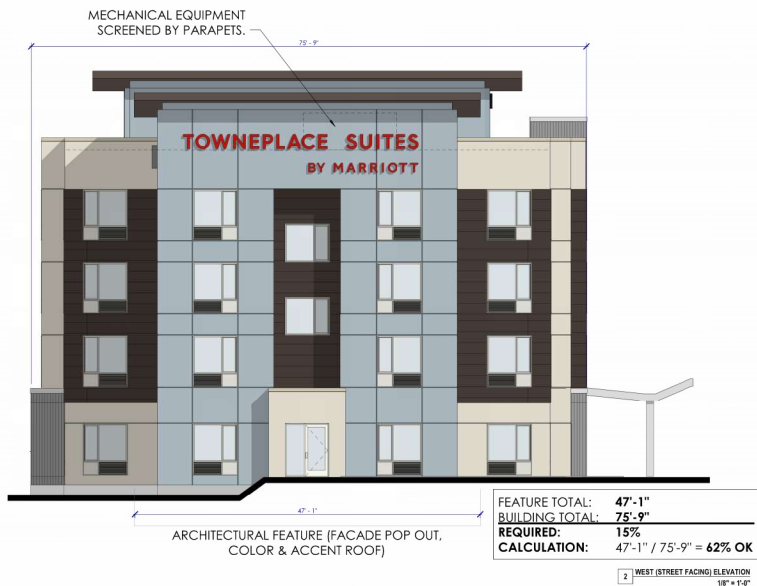
**TOWNPLACE SUITES**  
638 NORTH 500 WEST  
BOUNTIFUL, UTAH

IRRIGATION  
PLAN



**L201**





- EIFS 1**  
BENJAMIN MOORE - NOVEMBER RAIN
- EIFS 1**  
BENJAMIN MOORE - MANOR BLUE
- FIBER CEMENT PANEL 1**  
NICHHA AW3030 ILLUMINATION  
COLOR: NIGHT SHADE
- FIBER CEMENT PANEL 2**  
NICHHA AW3030 - ROUGH SAWN  
COLOR: SMOKE

**PLANNING COMMENT :**

THE INFORMATION PROVIDED DOES NOT SHOW THE FACADE OR PERCENTAGE AREAS MEETING UPGRADED ARCHITECTURAL FEATURES. COLOR DOES NOT QUALIFY AS AN UPGRADED ARCHITECTURAL FEATURE. POP OUT MAY QUALIFY AS AN ARCHITECTURAL FEATURE AND WILL BE FINALIZED WITH THE LAND USE AUTHORITY.



**TOWNEPLACE SUITES - BOUNTIFUL**



ELEVATIONS

201  
BOUNTIFUL, UT

APRIL 24, 2025







FEATURE TOTAL: 12'-7"  
 BUILDING TOTAL: 74'-4"  
 REQUIRED: 5%  
 CALCULATION: 12'-7" / 74'-4" = 16% OK

ARCHITECTURAL FEATURE (POP OUT & COLOR) - 16% OF FACADE, 5% REQUIRED

2 EAST ELEVATION  
 1/8" = 1'-0"

-  EIFS 1  
BENJAMIN MOORE - NOVEMBER RAIN
-  EIFS 1  
BENJAMIN MOORE - MANOR BLUE
-  FIBER CEMENT PANEL 1  
NICHHA AW3030 ILLUMINATION  
COLOR: NIGHT SHADE
-  FIBER CEMENT PANEL 2  
NICHHA AW3030 - ROUGH SAWN  
COLOR: SMOKE



FEATURE TOTAL: 77'-4"  
 BUILDING TOTAL: 216'-0"  
 REQUIRED: 5%  
 CALCULATION: 77'-4" / 216'-0" = 36% OK

ARCHITECTURAL FEATURE (POP OUT & COLOR)

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



# TOWNEPLACE SUITES - BOUNTIFUL

Design: 1.0011111111111111



ELEVATIONS | 202  
 BOUNTIFUL, UT

APRIL 24, 2025







To: Bountiful City Planning & Zoning  
Bountiful City Hall  
795 South Main Street  
Bountiful, UT 84010

Date: 4/24/2025

Subject: Bountiful Towneplace Suites | Parking Study

This Parking Memo has been performed at the request of the developer, Wright Development Group, in regard to the proposed Towneplace suites hotel development located at 638 North 500 West in Bountiful, UT. The proposed development will include 87 bedroom units and hired staff.

Per Bountiful City code, the proposed project parking requirements are specified below in Table 1:

Table 1 – Hotel Parking Demand

Use	Code Requirement	Required Stalls	Provided Stalls
87 hotel units	1 stall / unit	87	
No assembly space	1 stall / 200 sf	0	
Employees	1 stall / employee	7	
<b>Total</b>		<b>94</b>	<b>80 on hotel site</b>

Next door to proposed Townplace Suites is a Culvers restaurant. The Culvers restaurant is approximately 4,500 SF in size and has a drive-thru window. The Culvers site has 60 parking stalls, with an existing cross parking agreement for 30 stalls which lie on the eastern side of the Culvers parcel.

Per Bountiful City code, the existing Culverts parking requirements are specified below in Table 2:

Table 2 – Culvers Parking Demand

Use	Code Requirement	Required Stalls	Provided Stalls
4,500 SF Restaurant	1 stall / 100 sf	45	
<b>Total</b>		<b>45</b>	<b>60 on culvers site</b>





With a cross-parking agreement in place, the combined uses parking requirements are specified below in Table 3:

Table 3 – Combined Parking

Use	Code Requirement	Required Stalls	Provided Stalls
87 hotel units	1 stall / unit	87	
No assembly space	1 stall / 200 sf	0	
Employees	1 stall / employee	7	
4,500 SF Restaurant	1 stall / 100 sf	45	
<b>Total</b>		<b>139</b>	<b>140</b>

Based on the combined parking requirements and provided stalls, the development is required to have 139 parking stalls and it will provide 140, no parking stalls short. A previous version of this study contemplated demand based shared parking. However, this study now shows that the available stalls provide enough parking irrespective of each tenants projected peak demand windows. However, the demand analysis is still provided below.

On October 10 and 11, 2024 the Culvers site was visited during the noon peak (11:30 am to 2:00 pm) and pm peak (5:00 pm to 8:30 pm) to determine how many parking stalls were being used. The peak hours for the restaurant are during the noon peak hours and the maximum number of parking stalls used was 39. The store was still busy during the PM peak, but the maximum number of parking stalls used was 32.

A hotel use is busy from check-in time which starts around 4:00 PM until check-out which is 10:00 AM – with a high percentage of these check-ins not arriving until after the dinner rush. During the daytime, the hotel parking demand is drastically reduced. This time is off-set from when the restaurant is the busiest – which is from 11:30 am to 2:00 pm. Because of the off-setting peak parking demands between the two uses, a reduction in parking stall requirements can be implemented.

Based upon field observation and studies of these uses mentioned above, the recommended parking stalls to service both developments is 126. The number of stalls provided is 140. This is shown in Table 4 below.





Table 4 – Combined Parking Demand

Use	Code Requirement	Required Stalls	Provided Stalls
87 hotel units	1 stall / unit	87	
No assembly space	1 stall / 200 sf	0	
Employees	1 stall / employee	7	
4,500 SF Restaurant	1 stall / 100 sf	45	
<b>Total</b>		<b>139</b>	<b>140</b>
Off-Setting Demands	-17	122	<b>140</b>

Based upon the above study, it is recommended that with a cross parking agreement in place – the minimum number of stalls for the overall development is 122 and the development will provide 140 stalls and should be permitted.

If any questions arise, please let us know.

Regards,

Thomas Hunt

Principal Engineer & Planner



2271265

WHEN RECORDED, RETURN TO:

Ballard Spahr LLP  
201 S Main Street, Suite 800  
Salt Lake City, UT 84111  
Attn: Steven P. Mehr

APNs: 03-280-0001, 03-300-0002, 03-300-0003



### ACCESS AND MAINTENANCE AGREEMENT

THIS ACCESS AND MAINTENANCE AGREEMENT is made and entered into as of the 26<sup>th</sup> day of November, 2024 ("**Effective Date**"), by and among ES 177601 LC, a Utah limited liability company ("**ES**"), YOUNG ADVANTAGE, INC., a Utah corporation ("**Young Advantage**"), and MKJAM LLC, a Utah limited liability company ("**MKJAM**"). ES and MKJAM are at times collectively referred to herein as the "**Parties**," and individually as a "**Party**."

#### **RECITALS:**

A. MKJAM is the owner of certain real property in Davis County, Utah, located at 620 N 500 W in Bountiful, Utah, and more particularly described on "**Exhibit A**" attached hereto, together with certain buildings and improvements presently located or to be located thereon ("**Lot 1**").

B. ES is the owner of certain real property in Davis County, Utah, located at 638 N 500 West, Bountiful, Utah 84010, as legally described on "**Exhibit A-1**" attached hereto, together with certain buildings and improvements presently located or to be located thereon ("**Lot 2A**").

C. Young Advantage is the owner of certain real property located in Davis County, Utah, 628 N 500 W, Bountiful, Davis County, Utah, as legally described on "**Exhibit A-2**" attached hereto, together with certain buildings and improvements presently located or to be located thereon ("**Lot 2B**").

D. Lot 1, Lot 2A, and Lot 2B (collectively, the "**Properties**," individually "**Property**") comprise the Culvers Commercial Subdivision, as set forth on the Culvers Commercial Subdivision – Phase 2, Amending Lot 2 – Culvers Commercial Subdivision Plat recorded in the Office of the Recorder of Davis County ("**Recording Office**") on October 24, 2024 as Entry No. 3592204, Book No. 8613, Page No. 61 ("**Subdivision Plat**"), attached hereto as "**Exhibit B**".

E. The Parties desire to confirm certain ingress, egress, and use rights over real property located on Lot 2A, as depicted on "**Exhibit C**" attached hereto, and referred to hereinafter as the "**Access Easement Area**," which includes portions of that certain Cross Access Easement Agreement dated January 25, 2018, recorded in the Recording Office as Entry No. 3072301, Book No. 6938, Page No. 138, that certain Cross Access Easement dated May 9, 2018, recorded in the Recording Office as Entry No. 3108930, Book No. 7070, Page No. 46, and other real property. Further, the Parties desire to establish certain rights and responsibilities to provide for the maintenance and operation of the Access Easement Area.



F. The Parties further desire to establish certain ingress, egress, and parking rights and responsibilities over the Properties, all upon the terms and conditions set forth in this Agreement.

#### **AGREEMENT:**

NOW, THEREFORE, in consideration of the above recitals, the mutual promises contained below, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the Parties agree as follows:

1. **Recitals.** The Recitals are an integral part of the agreement and understanding of the Parties, and are hereby incorporated by reference as if fully set forth herein.

2. **Declaration of Easements.** Each Party, for itself and its successors and assigns, hereby declares that the Properties shall, from and after the date hereof, be owned, held, transferred, conveyed, sold, leased, rented, hypothecated, encumbered, used, occupied, maintained, altered and improved subject to the easements, equitable servitudes, covenants, conditions and restrictions set forth in this Agreement, all of which are declared to be a part of, pursuant to, and in furtherance of a common and general plan for the improvement and development the Properties. The provisions of this Agreement shall run with the land and shall bind, be charged upon, and inure to the mutual benefit of the Properties.

3. **Grant of Access Easement.** Subject to the terms and conditions set forth in this Agreement, ES grants the following non-exclusive, appurtenant easements in perpetuity, in, on, over, under, across and through the Access Easement Area:

a. ES hereby grants and conveys to MKJAM and its successors and assigns, and for the use, benefit and enjoyment of MKJAM, its successors, assigns and lessees and their respective agents, employees, customers, vendors and invitees, a non-exclusive easement appurtenant for maintenance and repair and pedestrian and vehicular ingress and egress over, across and through the Access Easement Area, as such may exist from time to time, subject to the provisions hereof.

b. ES hereby grants and conveys to Young Advantage, and its successors and assigns, and for the use, benefit and enjoyment of Young Advantage, its successors, assigns and lessees and their respective agents, employees, customers, vendors and invitees, a non-exclusive easement appurtenant for pedestrian and vehicular ingress and egress over, across and through the Access Easement Area, as such may exist from time to time, subject to the provisions hereof.

4. **Access Easement Maintenance and Snow Removal.** MKJAM, and its successors and assigns, shall manage and perform (or cause to be managed and performed) the repair, maintenance and snow removal for the Access Easement Area including but not limited to the following, referred to hereinafter as the “**Maintenance Services**”:

a. Maintaining the surfaces of the Access Easement Area in a smooth and evenly covered condition which will allow for proper usage and drainage. Such maintenance shall include replacement or repair of all or any portion of Access Easement



Area with the same type of surface and material originally installed or such substitute as shall in all respects be equal or better in quality, use and durability. Such maintenance shall also include cleaning, sweeping and restriping of the Access Easement Area in conformity with all applicable governmental regulations and in a safe, sound and functional condition consistent with a standard comparable to other similar developments in Davis County;

b. Removing all snow, ice, debris and refuse and sweeping to the extent reasonably necessary to keep the Access Easement Area in a safe and clean condition. Snow and ice shall be removed as frequently as is reasonably necessary to prevent excessive snow accumulations on Access Easement Area;

c. Placing, keeping in repair and replacing any necessary or appropriate directional signs, markers or lines;

d. Operating, keeping in repair and replacing such artificial lighting facilities as shall be required by applicable governmental authorities or as installed by the Parties; and

e. Performing such other maintenance and services with respect to the Access Easement Area as MKJAM determines is reasonably necessary.

5. **Access Easement Maintenance Costs.** Young Advantage and ES shall remit payment to MKJAM for their respective shares of the costs associated with the Maintenance Services ("**Maintenance Costs**"), in such amount as designated by MKJAM. The Maintenance Costs shall include an administrative fee for the Maintenance Services not to exceed eight percent (8%) of the actual costs incurred by MKJAM in providing the Maintenance Services. MKJAM shall keep records of the Maintenance Services and Maintenance Costs and shall provide copies of these records to the other Parties from time to time as they may reasonable request; provided however, MKJAM shall not be obligated to produce such records greater than once per calendar year.

a. Each Property shall contribute its pro rata share of the Maintenance Costs in accordance with the following percentages:

Lot 1	33.3%
Lot 2A	33.3%
Lot 2B	33.4%

b. On or before April 1st of each calendar year, MKJAM will submit (or cause to be submitted) to Young Advantage and ES a statement reconciling the Maintenance Costs for the immediately preceding calendar year ("**Reconciliation Statement**"), which shall (a) reconcile all such payments made by the Parties during such prior year with actual costs incurred by MKJAM and (b) adjust the amount payable by the Parties for the calendar year in which the Reconciliation Statement is provided.

c. Any amounts not paid by Young Advantage and ES within thirty (30) days of the date of receipt of the invoice from MKJAM shall accrue interest at a rate of one and



one-half percent (1.5%) per month until paid. Any delinquent Party shall also be responsible for paying reasonable costs of collection including any applicable costs and attorney's fees. Any unpaid amounts not paid within ninety (90) days of receipt may become a lien against the non-paying Party's parcel, or any future subdivisions thereof, upon recordation in the Recording Office of written notice of such delinquency and lien.

6. **Reciprocal Parking Easement.** Subject to the conditions, limitations, and reservations contained herein MKJAM, and Young Advantage hereby grant and establish, for the benefit of each other, and their respective successors and assigns, a non-exclusive perpetual easement on, over, under, and across the driveways, parking areas, drive aisles, access ways, and landscaping surrounding such areas, located from time to time on Lot 1 ("**Lot 1 Parking Easement Area**"), and the driveways, parking areas, drive aisles, access ways, and landscaping surrounding such areas, located from time to time on Lot 2B ("**Lot 2B Parking Easement Area**" and together with the Lot 1 Parking Easement Area, the "**Parking Easement Area**"), for reasonable access to and from the Properties and the improvements thereon, parking in parking areas and ingress and egress to, from, upon, over and across all of the Parking Easement Area now and from time to time existing on the Properties for the purpose of vehicular and pedestrian ingress and egress between all portions of the Parking Easement Area, to and from the Subdivision, and to and from all abutting streets or rights of way furnishing access to the Properties. For the avoidance of doubt, the Parking Easement Area does not include the Access Easement Area. Notwithstanding the foregoing, this easement shall not prohibit the rights of MKJAM, and Young Advantage from (i) reconfiguring, relocating, modifying or constructing parking, roadways and vehicular passageways, driveways, and driving lanes, (ii) constructing and maintaining traffic and parking control islands and other such facilities, or (iii) establishing rules, regulations, or hours of operation, with respect to the Parking Easement Area on their respective Property so long as the parking complies with any zoning or other parking requirement of Bountiful City. Notwithstanding the foregoing, any such rules, regulations, or hours of operation with respect to the Parking Easement Area shall not prohibit Young Advantage from parking within the Lot 1 Parking Easement Area outside of the hours of operation for the respective occupants or tenants located on Lot 1.

7. **Lot 2B Parking Easement Area Maintenance.** Young Advantage shall maintain the Lot 2B Parking Easement Area in a smooth and evenly covered condition, including (i) replacement of base, skin patch, resurfacing and, when necessary, restriping and resealing; (ii) restriping drive lanes when necessary, but in any event as necessary to clearly identify traffic direction designations and pedestrian cross-walks; and (iii) such other maintenance that Young Advantage determines reasonably necessary, in its sole discretion. Young Advantage shall maintain the Lot 2B Parking Easement Area in accordance with this Section at its sole cost and expense.

8. **Lot 1 Parking Easement Area Maintenance.** MKJAM shall maintain (or cause to be maintained) the Lot 1 Parking Easement Area in a smooth and evenly covered condition, including the (i) replacement of base, skin patch, resurfacing and, when necessary restriping and resealing; (ii) restriping drive lanes when necessary, but in any event as necessary to clearly identify traffic direction designations and pedestrian cross-walks; (iii) enforcement of any rules, regulations, or hours of operation, including the installation, placement, maintenance, repair and replacement of related informational signage; and (iv) such other maintenance that MKJAM



determines reasonably necessary, in its sole discretion ("**Lot 1 Maintenance**"). Young Advantage and MKJAM shall share the costs associated with performing the Lot 1 Maintenance ("**Lot 1 Maintenance Costs**") in accordance with this Section. Young Advantage shall remit payment to MKJAM for its pro rata share of the Lot 1 Maintenance Costs, in such amount as designated by MKJAM. The Lot 1 Maintenance Costs shall include an administrative fee for the Lot 1 Maintenance not to exceed eight percent (8%) of the actual costs incurred by MKJAM in providing the Lot 1 Maintenance. MKJAM shall keep records of the Lot 1 Maintenance and the Lot 1 Maintenance Costs and shall provide copies of these records to Young Advantage from time to time as it may reasonably request; provided however, MKJAM shall not be obligated to produce such records greater than once per calendar year.

a. MKJAM and Young Advantage shall contribute their pro rata share of the Lot 1 Maintenance Costs in accordance with the following percentages:

Lot 1	50%
Lot 2B	50%

b. On or before April 1st of each calendar year, MKJAM will submit (or cause to be submitted) to Young Advantage a statement reconciling the Lot 1 Maintenance Costs for the immediately preceding calendar year ("**Lot 1 Reconciliation Statement**"), which shall (a) reconcile all such payments made by Young Advantage during such prior year with actual costs incurred by MKJAM and (b) adjust the amount payable by Young Advantage for the calendar year in which the Lot 1 Reconciliation Statement is provided.

c. Any amounts not paid by Young Advantage within thirty (30) days of the date of receipt of the invoice from MKJAM shall accrue interest at a rate of one and one-half percent (1.5%) per month until paid. In the event of such delinquency, Young Advantage shall also be responsible for paying reasonable costs of collection including any applicable costs and attorney's fees. Any unpaid amounts not paid within ninety (90) days of receipt may become a lien against Lot 2B, or any future subdivisions thereof, upon recordation in the Recording Office of written notice of such delinquency and lien.

9. **Storm Sewer Facility.** Young Advantage agrees that it is prohibited from using the underground water retention facility located on Lot 1, as designated on the Subdivision Plat ("**Storm Sewer Facility**") and shall not use the Storm Sewer Facility to satisfy any water, runoff, or stormwater retention or drainage from Lot 2B.

10. **Insurance.** Each Party, at its sole cost and expense, shall keep and maintain, or cause to be kept and maintained, a policy or policies of Commercial General Liability Insurance (ISO form or equivalent) insuring it against liability for bodily injury, death and property damage occurring upon or in the Access Easement Area with such policy to afford protection with a combined single limit annual aggregate with respect to bodily injury, death and property damage in such amounts as from time to time are carried by prudent owners of modern, first-class projects similar to the Subdivision in construction, location, and use. MKJAM and Young Advantage, each at its sole cost and expense, shall keep and maintain, or cause to be kept and maintained, a policy or policies of Commercial General Liability Insurance (ISO form or equivalent) insuring it against



liability for bodily injury, death and property damage occurring upon or in the Parking Easement Area with such policy to afford protection with a combined single limit annual aggregate with respect to bodily injury, death and property damage in such amounts as from time to time are carried by prudent owners of modern, first-class projects similar to the Subdivision in construction, location, and use. Such insurance shall be issued on an occurrence basis and a comprehensive liability basis. Said insurance shall be with companies at all times having a current rating of not less than A- and financial category rating of at least Class VII in "A.M. Best's Insurance Guide" current edition. All such policies shall be written as primary policies, not contributing with and not in excess of the coverage that any other Party may carry. Each Party's Commercial General Liability Insurance policy shall name each other Party as additional insureds. Each Party shall provide the other Party with insurance certificates for all insurance required under this Section from time to time, upon written request.

11. **Indemnification.** Each Party, on behalf of itself and its successors, assigns and lessees and their respective agents, employees, customers, vendors and invitees (the "**Releasing Party**"), shall defend, protect, indemnify and hold harmless the other Parties and such other Party's respective agents, employees, customers, vendors and invitees (the "**Released Parties**") against and from any and all claims, suits, liabilities, judgments, costs, demands, causes of action and expenses (including, without limitation, reasonable attorneys' fees, costs and disbursements) (collectively, "**Claims**") arising in connection with (a) the use of the Access Easement Area or the Parking Easement Area by the Releasing Parties, or from any activity done, permitted or suffered by the Releasing Parties in or about the Access Easement Area or the Parking Easement Area, and (b) any act, neglect, fault, willful misconduct or omission of the Releasing Party, or from any breach or default in the terms of this Agreement by the Releasing Party, and (c) any action or proceeding brought on account of any matter in items (a) or (b). If any action or proceeding is brought against a Released Party by reason of any such Claims, upon notice to the Releasing Party, such Releasing Party shall defend the same at such Releasing Party's expense by counsel reasonably satisfactory to the Released Party. Each Releasing Party hereby releases the Released Parties from responsibility for, waives its entire claim of recovery for and assumes all risk of (i) damage to property or injury to persons in or about the Access Easement Area or the Parking Easement Area from any cause whatsoever (except that which is caused by the sole active gross negligence or willful misconduct of the Released Parties or by the failure of the Released Parties to observe any of the terms and conditions of this Agreement, if such failure has persisted for an unreasonable period of time after written notice of such failure), or (ii) loss resulting from business interruption or loss of income.

12. **Condemnation.** In the event the whole or any part of the Access Easement Area or Parking Easement Area, as applicable, are taken by right of eminent domain or any similar authority of law (or in lieu of such condemnation or under threat of condemnation), the entire award for the value of the land and improvements so taken shall belong to the Party which is the fee owner of the land so taken. No other Party shall claim any portion of such award by virtue of any interest created by this Agreement; provided, however, any such other Party may file a collateral claim with the condemning authority over and above the value of the land or improvements being so taken to the extent of any damage suffered by such Party resulting from the severance of the Access Easement Area or the Parking Easement Area so taken, as applicable.



13. **No Relationship.** Parties hereto do not, by this Agreement nor by any Party's acts, become principal and agent, limited or general partners, joint venturers or of any other similar relationship of each other in the conduct of their respective businesses, or otherwise.

14. **No Public Dedication.** Nothing in this Agreement shall be deemed to be a gift or dedication of all or any portion of the Access Easement Area or the Parking Easement Area for the general public or for any public purposes whatsoever, it being the intention of the Parties that the rights granted herein be strictly limited to the purposes expressed in this Agreement. The right of any person to make any use whatsoever of the Access Easement Area or the Parking Easement Area under this Agreement is subject to the permission and control of the Parties and the terms and conditions of this Agreement. There are no intended third party beneficiaries to this Agreement. The Parties may close any part of the Access Easement Area or the Parking Easement Area located on its Property as may be reasonably necessary to prevent the public from obtaining prescriptive rights or to make repairs or alterations. In such event, the Party seeking to close the area shall provide notice to the other in advance of such closure as defined in Section 15.

15. **Notice.** All notices, requests, demands, and other communications (collectively, the "Notices") hereunder shall be in writing and shall be given by established nationally-recognized express delivery service which maintains delivery records or certified or registered mail, postage prepaid, return receipt requested, to the Parties at the following addresses, or at such other address as Parties may designate by written notice in the above manner:

To ES:	ES 177601 LC 3720 Lois Ln Salt Lake City, UT 84124 Attention: Mark A. Young
With copies to:	Ballard Spahr LLP 201 S. Main Street, Suite 800 Salt Lake City, Utah Attn: Steven P. Mehr
If to MKJAM:	MKJAM LLC 3720 Lois Ln Salt Lake City, UT 84124 Attention: Matthew Young
If to Young Advantage:	Young Advantage, Inc. 3720 Lois Ln Salt Lake City, UT 84124 Attention: Mark A. Young

There are areas included in the agreement that are subject to previously granted public rights. Grant of future public rights for easements and utility maintenance may also be required.

Notices are effective upon receipt, except if delivery is refused, in which case delivery shall be effective upon the first attempted delivery.

16. **No Merger.** It is the intention the Parties that the easements, covenants, conditions, and restrictions set forth in this Agreement shall continue to burden or benefit the Properties,



notwithstanding the fact that, at any time, the same person or party may own one or more portions thereof. The easements, covenants, conditions, restrictions and other provisions contained in this Agreement shall remain in full force and effect despite the fact that the Properties may be owned by the same person from time to time, and such easements, covenants, restrictions and other provisions will not be terminated by the doctrine of merger or otherwise. Any such multiple ownership shall not result in the merger of the respective interests, rights, and obligations of the holder of any interest created hereunder.

17. **No Waiver.** Failure of a Party to insist upon strict performance of any provisions of this Agreement shall not be construed as a waiver for future purposes with respect to any such provision or option. No provision of this Agreement shall be waived unless such waiver is in writing and signed by the Party alleged to have waived its rights.

18. **Attorney's Fees.** If any action is brought because of a default under or to enforce or interpret this Agreement, in addition to the relief to which such Party is entitled, the Party prevailing in such action shall be awarded and the non-prevailing Party shall pay reasonable attorneys' fees, court costs, and other litigation expenses (including, without limitation, costs of investigation, settlement, expert witnesses, or any additional costs incurred in enforcing this Agreement, and those incurred in connection with any appeal), the amount of which shall be fixed by the court and made a part of any judgment rendered.

19. **Force Majeure.** Any Party or other person obligated under this Agreement shall be excused from performing any obligation set forth in this Agreement, except the payment of money, so long as (but only so long as) the performance of such obligation is prevented or delayed by an act of God, weather, avalanche, fire, earthquake, flood, explosion, act of the elements, war, invasion, insurrection, riot, malicious mischief, vandalism, larceny, inability to procure or general shortage of labor, equipment, facilities, materials or supplies in the open market, failure of transportation, strikes, lockouts, order of government or civil defense authorities or any other cause reasonably beyond the control of the Party or other person prevented or delayed.

20. **Entire Agreement.** This Agreement contains the entire agreement between the Parties, and there are no representations, agreements, arrangements or understanding, oral or written that are not fully expressed in this Agreement.

21. **Interpretation.** The headings contained in this Agreement are solely for the purpose of reference, are not part of the Agreement of the Parties and will not in any way affect the meaning or interpretation of this Agreement.

22. **Effective Dates and Duration.** This Agreement and any amendment to this Agreement shall take effect as of the date on which it is recorded in the Recording Office. No termination, extension, modification or amendment of this Agreement will be effective until a written instrument setting forth its terms has been executed, acknowledged and recorded by the Parties in the Recording Office.

23. **Further Acts.** In addition to the acts and deeds recited herein and contemplated to be performed, executed, and delivered hereunder, the Parties agree to perform, execute, and deliver



or cause to be performed, executed, and delivered any and all such further acts, deeds, and assurances as may be necessary to consummate the transactions contemplated hereby.

24. **Warranties.** Each Party represents and warrants to the other Parties as follows: (a) all necessary action has been taken to authorize the execution, delivery and performance by such Party of this Agreement; (b) the individuals executing this Agreement on behalf of such Party are authorized to do so and upon such execution, this Agreement shall be a legal, valid and binding obligation of such Party, enforceable against such Party in accordance with its terms; and (c) the execution, delivery and performance of this Agreement by such Party does not and will not violate, conflict with or contravene any judgment, order, decree, writ or injunction, or any law, rule, regulation, contract or agreement to which such Party is subject or by which any of its properties are bound.

25. **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Utah.

26. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall be an original but all of which shall constitute one and the same Agreement.

*[Signature Pages Follow]*







MJKAM:

MJKAM LLC,  
a Utah limited liability company

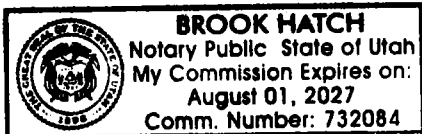
By: Mark A. Young  
Name: Mark A. Young  
Its: Authorized Signator

STATE OF UTAH                    )  
  )ss.  
COUNTY OF SALT LAKE )

Before me, Brook Hatch, on this day personally appeared  
Mark A. Young, Authorized Signator for \*, known to me to be the person whose name  
is subscribed to the foregoing instrument and acknowledged to me that he/she/they has/have  
executed the same for the purposes and consideration therein expressed.

\*MJKAM LLC, a Utah limited liability company

Given under my hand and seal of office this 7th day of November, 2024.



Brook Hatch  
Notary Public  
Name (Print): Brook Hatch  
My Commission Expires: 8-1-2027

[AFFIX NOTARY SEAL ABOVE]

~~-8-2-~~



**YOUNG ADVANTAGE:**

YOUNG ADVANTAGE, INC., a Utah corporation

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: President

*Mark Young*  
MARK YOUNG

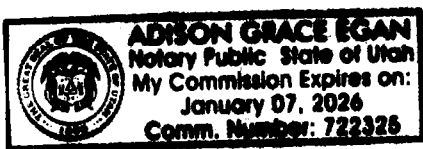
STATE OF UTAH )

)ss.

COUNTY OF SALT LAKE )

Before me, Adison Grace Egan, on this day personally appeared Mark Young, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she/they has/have executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 26 day of November, 2024.



*Adison Grace Egan*  
\_\_\_\_\_  
Notary Public

Name (Print): Adison Grace Egan

My Commission Expires: 1/7/26

[AFFIX NOTARY SEAL ABOVE]

*[End Signature Pages]*

*Signature Page to Access and Maintenance Agreement*



**Exhibit A**

**Legal Description of Lot 1**

**Lot 1**

APN: 03-280-0001

ALL OF LOT 1, CULVERS COMMERCIAL SUBDIVISION - PHASE 2

**Exhibit A-1**

**Legal Description of Lot 2A**

**Lot 2A**

APN: 03-300-0002

ALL OF LOT 2A, CULVERS COMMERCIAL SUBDIVISION - PHASE 2

**Exhibit A-2**

**Legal Description of Lot 2B**

**Lot 2B**

APN: 03-300-0003

ALL OF LOT 2B, CULVERS COMMERCIAL SUBDIVISION - PHASE 2



**Exhibit B**

Subdivision Plat

[Attached]

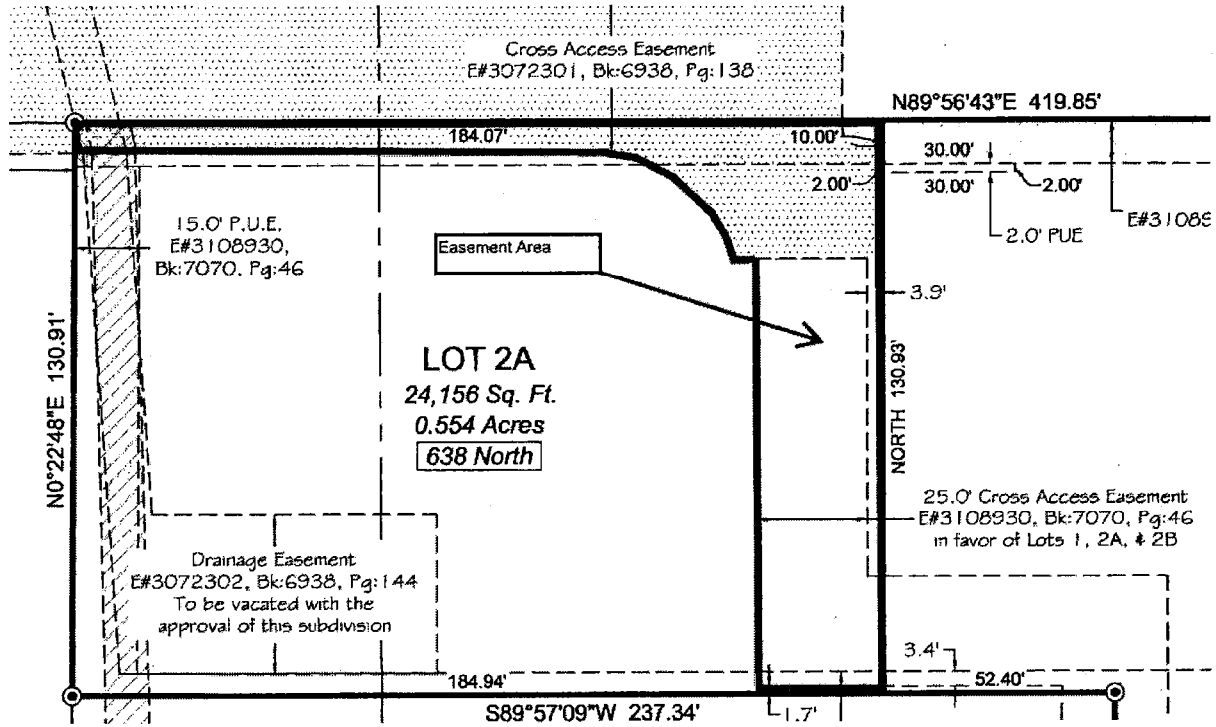






## Exhibit C

### Easement Area Depiction









# Planning Commission Staff Report



**Subject:** Land Use Code Text Amendment Affecting building height of single-family residential accessory structures  
**Author:** Francisco Astorga, AICP, Planning Director  
Amber Corbridge, Senior Planner  
**Date:** June 17, 2025

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## Background

The applicant, Lisa Hicks, is proposing to amend the language in Chapter 4 of the Land Use Code ([14-4-105](#)) requesting to increase the maximum height of accessory structures within the Single-Family Residential Zone. Reasons for the request include providing an option of being able to two story accessory dwelling units (ADUs), which minimizes the impact on lot coverage. The applicant proposes the following changes:

### 14-4-105(J)(1)(i) and (j):

*i. The sidewall of an accessory structure shall not exceed **twenty (20)** ~~fifteen (15)~~ feet in height, as measured from the average slope of the ground to the point where the undersides of the eaves connect to the top of the sidewall. For a flat or mansard roof, the sidewall shall be measured from the average slope of the ground to the highest point of the roof, including any coping, parapet or similar feature.*

*j. The height of an accessory structure shall not exceed **twenty-five (25)** ~~twenty (20)~~ feet.*

## Analysis

The Planning Commission will need to find that the proposed Land Use Code Text Amendments as stated above are necessary, in the interest of the public, and meets the goals and objectives of the Bountiful General Plan.

In the last several years, the Planning Department has observed specific limitations that affect residential accessory structures, such as ADUs, based on the maximum building height. The current code contains the following height parameters in the Single-Family Residential Zone (R-1, R-3, R-4, and R-F):

Primary dwelling height parameter:

- No building or structure in the (R) Zone shall exceed **thirty-five (35) feet** in height as measured at the average grade (14-4-107[A]).

Accessory structure height parameters:

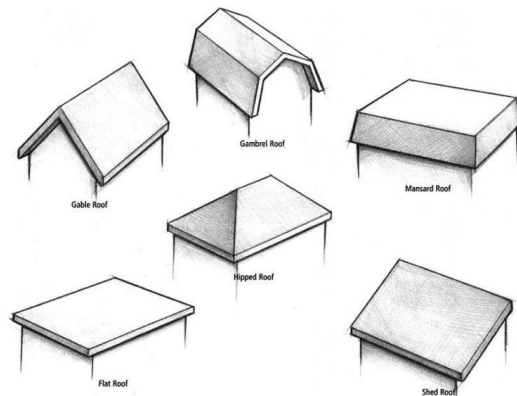
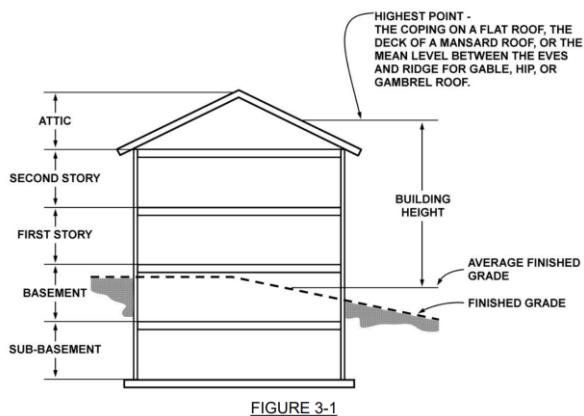


- The height of an accessory structure shall not exceed **twenty (20) feet** (14-4-105[J][1][j]).
- The **sidewall** of an accessory structure shall not exceed **fifteen (15) feet** in height, as measured from the average slope of the ground to the point where the undersides of the eaves connect to the top of the sidewall. For a flat or mansard roof, the sidewall shall be measured from the average slope of the ground to the highest point of the roof, including any coping, parapet or similar feature (14-4-105[J][1][i]).

The Land Use Code offers the following definitions and graphics which can be used to assist in determining the height of primary structures (single-family dwellings) and accessory structures:

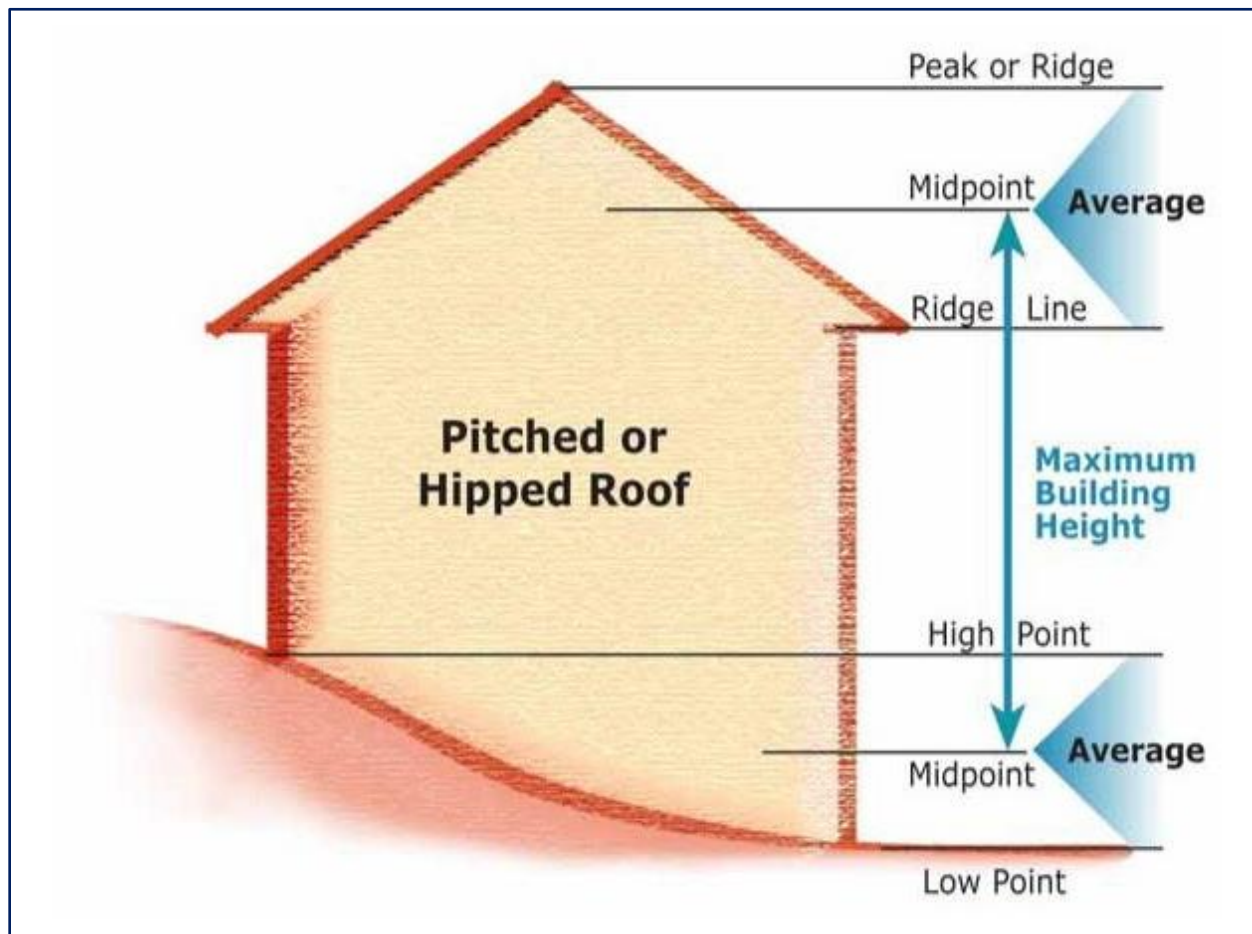
**57. BUILDING, HEIGHT OF:** The vertical distance from the grade plane to the highest point of the roof. (See Figures 3-1 and 3-2 at the end of this Chapter)

**259. ROOF, HIGHEST POINT:** The coping or parapet on a flat roof, the deck of a mansard roof, or the mean level between the eaves and the ridge for a gable, hip, or gambrel roof.





The following exhibit further clarifies diagrammatically how height is measured.



Required minimum setbacks affect the placement of each of these types of structures as follows:

Primary dwelling

Front yard	25 feet
Side yard	8 feet (20 feet total both side for the RF)
Rear yard	20 feet
Street yard	20 feet (applies to corner lots only)

Accessory structures

Same as primary dwelling **or** if placed 10 feet behind the front wall place of the primary dwelling:

Side yard	3 feet
Rear yard	3 feet
Street yard	20 feet (applies to corner lots only)

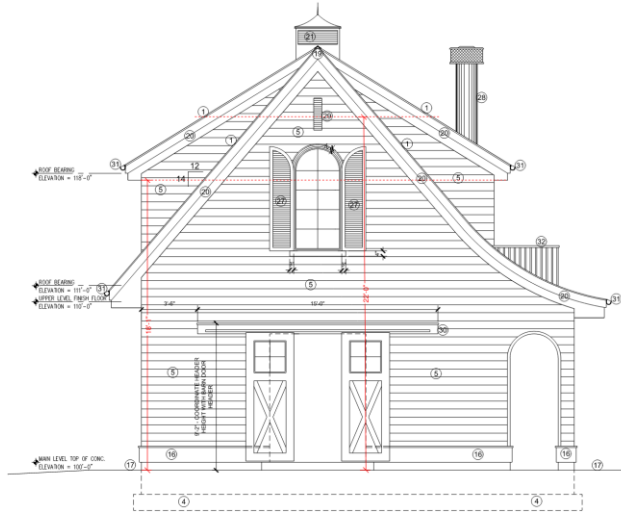
It is in the best interest of the City to continue to promote moderate income housing options, and provide development alternatives for ADUs, as individual circumstances vary. In many cases it is difficult and challenging to accommodate an ADU above a detached garage or as a two-story



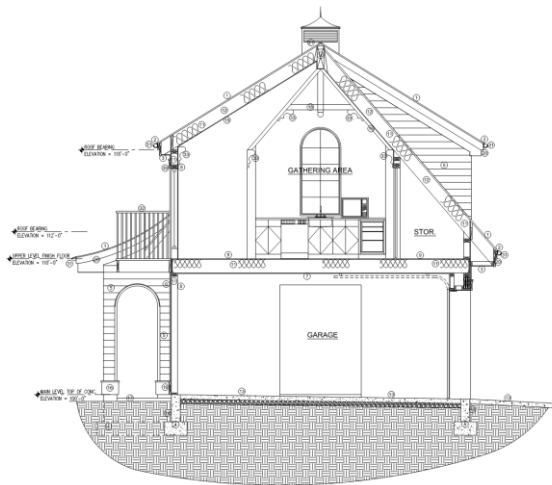
dwelling based on the current limitations of the maximum building height of accessory structures. The following graphics are some examples of recognized challenges with these types of ADUs based on the maximum building height of accessory structures.

Example: A possible ADU above a garage at 190 East 1500 South does not meet current accessory structure sidewall and building height requirements. The plans show 18 feet for the sidewall, where 15 would be required; and 22 feet for the overall height, where 20 would be required.

Front Elevation:

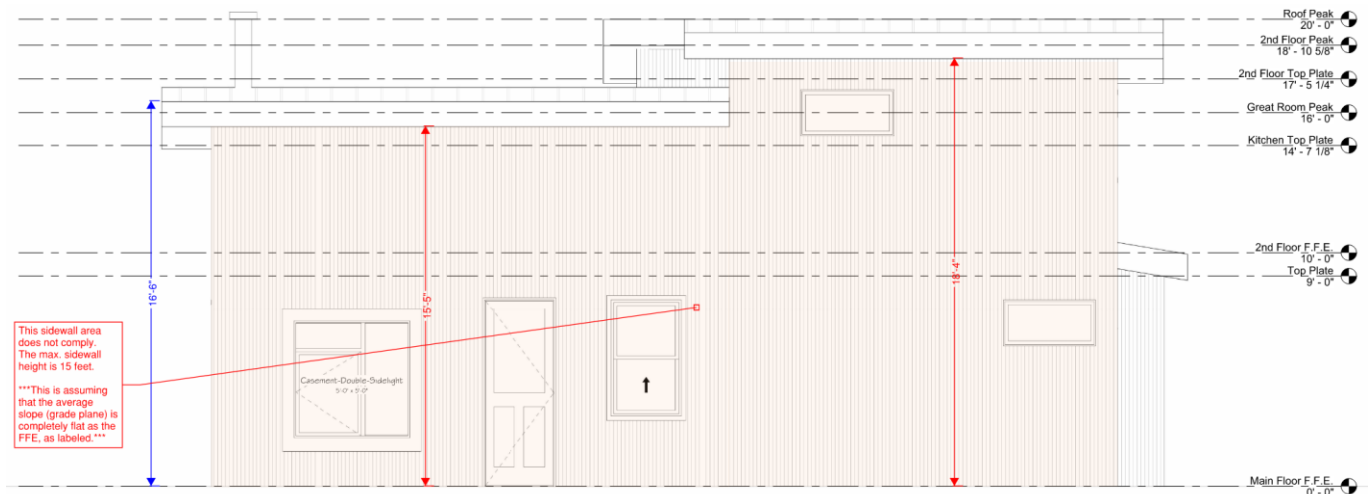


Rear Elevation:



Example: A proposed two-story ADU at 521 West 3500 South does not meet the sidewall height requirement. The plans show 15-18 feet, where a maximum of 15 feet would be required.

Front Elevation:



Rear Elevation:





In 2010, the City Council reviewed detached accessory structure regulations, specifically height requirements. Staff presented findings to regulate side wall height and provided examples in the City where side walls were as high as 19 feet and visually more intrusive than roof peak height (at standard setbacks, minimum of three (3) feet from property line).

If increasing the sidewall height from fifteen (15) feet to twenty (20) feet and overall height from twenty (20) feet to twenty-five (25) feet is still a concern, Staff recommends mitigating the visual impacts by increasing the accessory structure setbacks five (5) additional feet from the standard setbacks (minimum of three feet). Additionally, Staff finds it is important to keep the current height and setback regulations and add the alternative height and setbacks to provide more accessory structure options (See attached Draft Ordinance where the text in blue was drafted to clarify the current code while the text in red is either removed or added, as shown).

### Department Review

This staff report was written by the Senior Planner and the Planning Director and was reviewed by City Engineer and City Attorney.

### Significant Impacts

Possible impacts are mitigated via the location of where the accessory structure height can be located consisting of the building envelope.

### Recommendation

Staff recommends the Planning Commission review the proposed Land Use Code Text Amendment, hold a Public Hearing, and forward a positive recommendation to City Council approving Ordinance No. 2025-11.

### Attachments

1. Draft Ordinance 2025-11





## **BOUNTIFUL**

### **Bountiful City DRAFT Ordinance No. 2025-11**

**MAYOR**  
Kendalyn Harris

**CITY COUNCIL**  
Kate Bradshaw  
Beth Child  
Richard Higginson  
Matt Murri  
Cecilee Price-Huish

**CITY MANAGER**  
Gary R. Hill

### **Amending Chapter 4 Single-Family Residential, Accessory Structure Requirements 14-4-105 of the Land Use Code of Bountiful City**

#### **It is the finding of the Bountiful City Council that:**

1. The City Council of Bountiful City is empowered to adopt and amend general laws and land use ordinances pursuant to Utah State law (§10-9a-101 et seq.) and under corresponding sections of the Bountiful City Code; and
2. After review and a public hearing of the proposed Land Use Code Text Amendment on June 17, 2025, the Bountiful City Planning Commission forwarded a positive recommendation to the City Council; and
3. The City Council of Bountiful City finds that these amendments are necessary and are in harmony with the objectives and purposes of the Bountiful City Land Use Code and the General Plan; and
4. The City Council of Bountiful City reviewed the proposed Land Use Code Text Amendment on July 8, 2025, and finds that the proposed amendments are in the best interest of the health, safety, and welfare of the City and the public.

#### **Be it ordained by the City Council of Bountiful, Utah:**

**SECTION 1.** Chapter 4 Single-Family Residential of the Land Use Code of Bountiful City, Title 14 of the Bountiful City Code (14-4), related to accessory structure regulations, is hereby adopted and enacted as shown on Exhibit A, which is attached hereto and incorporated by this reference.

**Adopted by the City Council of Bountiful, Utah, this 8th day of July 2025.**



---

Kendalyn Harris, Mayor

ATTEST:

---

Sophia Ward, City Recorder



## 14-4-105 YARD AND SETBACK REQUIREMENTS

The following minimum yard requirements shall apply in the (R) Zone:

A. Front Yard – Each lot or parcel shall have a front yard setback of not less than twenty-five (25) feet from the front lot line. Except for corner lots, where the elevation of the ground differs ten (10) feet or more from the curb level, as measured at a point fifty (50) feet from the front lot line and midway between the side lot lines, said front yard setback may be reduced to twenty (20) feet.

B. Side Yard; Interior Lot – Each interior lot or parcel of land shall have two (2) side yards as indicated below for the sub-zone in which the lot or parcel is located:

<u>Subzone</u>	<u>Minimum Side Yard (ft)</u>	<u>Total Combined (ft)</u>
R-3, R-4, R-1	8	16
R-F	8	20

C. Side Yard; Corner Lot – On each corner lot or parcel of land, the side yard setback contiguous to the street shall not be less than twenty (20) feet, and shall not be paved or used for vehicle parking, except for a legally constructed driveway that provides direct access to a garage or carport. The interior side yard setback shall be the same as the side yard setback for an interior lot. The twenty (20) foot street side yard extends from the minimum front yard setback to the rear property line.

D. Side Yard; Flag Lot – A flag lot shall have a minimum side yard setback equal to the minimum required rear yard setback.

E. Side Yard; Deep Setback – Any home that is located more than one hundred (100) feet from the front property line shall have a minimum side yard setback equal to the minimum required rear yard setback.

F. Side Yard; Driveway – When used for vehicle access to the primary garage, carport, or parking area, an interior side yard setback shall be at least twelve (12) wide.

G. Side Yard; Accessory Structure – No accessory structures shall be allowed in any required side yard setback.

H. Rear Yard – Each lot or parcel shall have a rear yard setback of not less than twenty (20) feet.

I. Rear Yard; Irregular Lot – On any lot which is not generally rectangular in shape, the required minimum rear yard setback may be an average of the distances measured from the rear corners of the main building directly to the rear property



line(s). However, at no point may the main building be closer than fifteen (15) feet to the rear property line(s).

J. Accessory Structure, Primary Use Required – An accessory structure shall not be permitted on any lot or parcel of land unless a primary structure is first constructed on the site. If the primary structure is removed and not immediately replaced, any accessory structure must also be removed. A lot or parcel shall not be subdivided such that an accessory structure is located on a lot or parcel without a primary structure.

1. Accessory Structure, Permitted Use – An accessory structure allowed as a permitted use shall meet all of the following:

a. The total footprint of any and all accessory structures shall not exceed ten percent (10%) of the entire lot or parcel area, and no lot or parcel shall be reduced in area after the construction of an accessory building, such that it is in violation of this provision.

b. ~~An accessory structure shall meet all of the setbacks of a primary structure, or it shall be setback at least ten (10) feet behind the front building line of a primary structure, and shall be setback at least three (3) feet from a rear or interior side property line, and at least twenty (20) feet from a street side yard property line.~~

~~An accessory structure shall comply with either i. Standard Height and Setbacks or ii. Enhanced Height and Setbacks.~~

i. Standard Height and Setbacks.

(A) Height Requirements:

(1) The maximum height shall not exceed 20 feet.

(2) The height to the eave line, measured from the average slope of the ground to the point where the eaves connect to the top of the sidewall, shall not exceed 15 feet.

(B) Setback Requirements:

(1) Standard Setbacks: The structure shall comply with all required setbacks applicable to a primary structure.

(2) Reduced Setbacks: If the structure is located at least 10 feet behind the front building line of the



primary structure the minimum rear and side yards setbacks shall be 3 feet, and the minimum street side yard setback shall be 20 feet.

- ii. Enhanced Height and Setbacks. Accessory structures that exceed the standard height in section i above that remain within the setback limits below may be permitted.

(A) Height Requirements:

(1) The maximum height shall not exceed 25 feet.

(2) The height to the eave line, measured from the average slope of the ground to the point where the eaves connect to the top of the sidewall, shall not exceed 20 feet.

(B) Setback Requirements:

(1) Reduced Setbacks: If the structure is located at least 10 feet behind the front building line of the primary structure, the minimum rear and side yard setbacks shall be 8 feet, and the minimum street side yard setback on corner lots shall be 20 feet.

- c. An accessory structure shall be located at least five (5) feet from a primary structure, including eaves, bay windows, chimneys, and any other protrusion on either the accessory building or the primary structure.
- d. No part of an accessory structure, excluding the eaves, shall be closer than twelve (12) feet to any primary dwelling on an adjacent property.
- e. The eaves of an accessory structure shall be setback at least one (1) foot from any property line.
- f. An accessory structure shall be designed and constructed so as to prevent roof runoff from impacting an adjacent property.
- g. An accessory structure shall meet all applicable provisions of the International Building Code.
- h. An accessory structure shall not encroach on any easements, recorded or otherwise.



- i. ~~The sidewall of an accessory structure shall not exceed fifteen (15) feet in height, as measured from the average slope of the ground to the point where the undersides of the eaves connect to the top of the sidewall. For a flat or mansard roof, the sidewall shall be measured from the average slope of the ground to the highest point of the roof, including any coping, parapet, or similar feature.~~
- j. ~~The height of an accessory structure shall not exceed twenty (20) feet.~~

2. Accessory Structure, Conditional Use – An accessory structure may be allowed as a conditional use in accordance with the following:

- a. The approval body shall consider the following when reviewing the proposed accessory structure:
- i. The extent that sunlight, air, and viewsheds are obstructed/disturbed,
  - ii. The proximity to adjoining structures,
  - iii. The contour of the land, both existing and proposed,
  - iv. Features peculiar to the site and the immediately adjoining properties.
  - v. The location of windows, doors, balconies, and other openings that may intrude on the privacy of adjoining property owners,
  - vi. The proposed and potential uses based on the size, configuration, and other aspects of the structure.
- b. The total building footprint of any and all accessory structures shall not exceed fifteen percent (15%) of the entire lot or parcel area, and no lot or parcel shall be reduced in area after the construction of an accessory building, such that it is in violation of this provision.
- c. ~~An accessory structure shall meet all of the setbacks of a primary structure, or it shall be setback at least ten (10) feet behind the front building line of a primary structure, and shall be setback at least three (3) feet from a rear or interior side property line, and at least twenty (20) feet from a street side yard property line. The approving body may require an increased setback based on the criteria of 14-4-106(C.)(1.).~~



An accessory structure shall comply with either i. Standard Height and Setbacks or ii. Enhanced Height and Setbacks.

i. Standard Height and Setbacks.

(A) Height Requirements:

(1) The maximum height shall not exceed 20 feet.

(2) The height to the eave line, measured from the average slope of the ground to the point where the eaves connect to the top of the sidewall, shall not exceed 15 feet.

(B) Setback Requirements:

(1) Standard Setbacks: The structure shall comply with all required setbacks applicable to a primary structure.

(2) Reduced Setbacks: If the structure is located at least 10 feet behind the front building line of the primary structure the minimum rear and side yards setbacks shall be 3 feet, and the minimum street side yard setback shall be 20 feet.

ii. Enhanced Height and Setbacks. Accessory structures that exceed the standard height in section i above that remain within the setback limits below may be permitted.

(A) Height Requirements:

(1) The maximum height shall not exceed 25 feet.

(2) The height to the eave line, measured from the average slope of the ground to the point where the eaves connect to the top of the sidewall, shall not exceed 20 feet.

(B) Setback Requirements:

(1) Reduced Setbacks: If the structure is located at least 10 feet behind the front building line of the primary structure, the minimum rear and side yard setbacks shall be 8 feet, and the minimum street side yard setback on corner lots shall be 20 feet.



iii. The approving body may require an increased setback based on the criteria of 14-4-106(C)(1).

- d. An accessory structure shall be located at least five (5) feet from a primary structure, including eaves, bay windows, chimneys, and any other protrusion on either the accessory building or the primary structure.
- e. No part of an accessory structure, excluding the eaves, shall be closer than twelve (12) feet to any dwelling on an adjacent property.
- f. The eaves of an accessory structure shall be setback at least one (1) foot from any property line.
- g. An accessory structure shall be designed and constructed so as to prevent roof runoff from impacting an adjacent property.
- h. An accessory structure shall meet all applicable provisions of the International Building Code.
- i. An accessory structure shall not encroach on any easements, recorded or otherwise.
- j. ~~The sidewall of an accessory structure shall not exceed fifteen (15) feet in height, as measured from the average slope of the ground to the point where the undersides of the eaves connect to the top of the sidewall. For a flat or mansard roof, the sidewall shall be measured from the average slope of the ground to the highest point of the roof, including any coping, parapet, or similar feature.~~
- k. ~~The height of an accessory structure shall not exceed twenty (20) feet.~~
- l. Accessory structures used or designed for vehicle parking shall be connected to the street by a paved driveway.







# Planning Commission Staff Report



**Subject:** Boundary Adjustment Land Use Code Text Amendment  
**Author:** Amber Corbridge, Senior Planner  
**Date:** June 17, 2025

---

## Background

Utah State Senate Bill 104 requires municipalities to comply with new processes and procedures for boundary adjustments, formerly known as lot line adjustments ([10-9a-523 Property Boundary Adjustment](#)). This process includes an agreement between adjoining property owners to relocate a common boundary that results in a conveyance of property between the adjoining lots/parcels, excluding adding lots/parcels.

The land use authority shall consent to a proposed **Simple Boundary Adjustment** if the following apply:

1. The proposal includes a conveyance document complying with Utah Code [57-1-45.5](#) and describes all lots/parcels affected by the proposed boundary adjustment.
2. Does not affect:
  - a. The public right-of-way, municipal easement, or other public property
  - b. Affect an existing easement, onsite wastewater system, or an internal lot restriction
  - c. Result in a lot or parcel out of conformity with land use regulations

If the land use authority determines that the proposal **does not** meet the above criteria for **Simple Boundary Adjustment**, then a **Full Boundary Adjustment** process is required, where the land use authority shall hold a public hearing and give consent if:

1. The proposal submitted includes all necessary information in [Utah Code](#).
2. The resulting boundary adjustment complies with land use regulations.
3. If required, a plat amendment corresponding with the boundary adjustment has been approved.

## Analysis

The Planning Commission will need to find that the proposed Land Use Code Text Amendment is necessary, in the best interest of the public, and meets the goals and objectives of the Bountiful General Plan.

The attached drafted ordinance amendments would meet the requirements stated above. Staff recommends the Planning Director and City Engineer are designated as the Land Use Authority for Boundary Adjustment Applications (See Attached Application Agreement Forms).



**Department Review**

This staff report was written by the Senior Planner and has been reviewed by the Planning Director, City Engineer, and City Attorney.

**Significant Impacts**

There are no significant impacts related to the proposed amendments.

**Recommendation**

Staff recommends that the Planning Commission review the proposed Land Use Code text amendment, hold a public hearing, and forward a recommendation to the City Council based on the findings drafted on the attached proposed Draft Ordinance.

**Attachments**

1. Draft Ordinance 2025-12
2. Draft Bountiful Simple Boundary Adjustment Agreement
3. Draft Bountiful Full Boundary Adjustment Form Agreement





## **BOUNTIFUL**

### **Bountiful City Draft Ordinance No. 2025-12**

**MAYOR**  
Kendalyn Harris

**CITY COUNCIL**  
Kate Bradshaw  
Beth Child  
Richard Higginson  
Matt Murri  
Cecilee Price-Huish

**CITY MANAGER**  
Gary R. Hill

### **An Ordinance Amending Section 14-2-111 Approval/Review Bodies, Section 14-3-102 Definitions, and Section 14-20 Subdivision of the Land Use Code, Title 14, of the Bountiful City Code.**

#### **It is the finding of the Bountiful City Council that:**

1. The City Council of Bountiful City is empowered to adopt and amend general laws and land use ordinances pursuant to Utah State law (§10-9a-101 et seq.) and under corresponding sections of the Bountiful City Code; and
2. The Planning Department recommends that various changes take place to provide order, accuracy, and clarifications for consideration; and
3. After review and a public hearing on June 17, 2025, the Bountiful City Planning Commission forwarded a positive recommendation to the City Council; and
4. The City Council of Bountiful City held a public hearing on this Ordinance on July 8, 2025, and considered the statements made from the public as well as the recommendations from the Planning Commission and the Staff.
5. The City Council of Bountiful City finds that these amendments are necessary and are in harmony with the objectives and purposes of the Bountiful City Land Use Code and the General Plan; and
6. The City Council of Bountiful City reviewed the proposed ordinance and finds that the proposed amendments are in the best interest of the health, safety, and welfare of the City and the public.

#### **Be it ordained by the City Council of Bountiful, Utah:**



**SECTION I.** Section 14-2-111 Approval/Review Bodies Chapter 2 – Administration and Procedures of the Land Use Code, Title 14 of the Bountiful City Code; are hereby amended as shown on Exhibit A.

**SECTION II.** Section 14-3-102 Definitions of Chapter 3 – Definitions of the Land Use Code, Title 14 of the Bountiful City Code; is hereby amended as shown on Exhibit B.

**SECTION III.** Sections 14-20-701, of Chapter 20 - Subdivisions of the Land Use Code Title 14 of the Bountiful City Code; is hereby added shown on Exhibit C.

**Adopted by the City Council of Bountiful, Utah, this 8<sup>th</sup> day of July 2025.**

\_\_\_\_\_  
Kendalyn Harris, Mayor

ATTEST:

\_\_\_\_\_  
Sophia Ward, City Recorder



**Exhibit A**  
**Section I**  
**14-2-111 APPROVAL/REVIEW BODIES**

Item	Subcategory	Approval/Review Bodies			
		Staff	AC	PC	CC
Conditional Use Permit	Home Occupation Licenses & Commercial Business Operation	No	Final	No	No
	Detached Accessory Dwelling Units	No	Final	No	No
	All Others	No	No	Final	No
Internal Accessory Dwelling Units	All	Final	No	No	No
Subdivision	One-Family, Two-Family, and Townhomes Plat	Final	No	Preliminary	No
Subdivision	All Other Developments	No	No	Recommend	Final
Re-Zone	All	No	No	Recommend	Final
Land Use Code Text Amendment	All	No	No	Recommend	Final
Combine Lots/Lot Line Adjustment Boundary Adjustments	All	No Planning Director and City Engineer	Final No	No	No
Land Use Code/Map Interpretation	All	Planning Director	No	No	No
General Plan	All	No	No	Recommend	Final
Site Plan	Residential SFD	Final	No	Appeal	No
	Res SFD 150+ feet from street	No	Final	No	No
	All other Residential	No	No	Recommend	Final
	Res. SFD Accessory Structure	Final	No	No	No
	All other Res. Accessory Structure	Final	No	No	No
	Non-Residential	No	No	Recommend	Final
	Non-Residential Accessory Structure	Final	No	No	No
	All Non-SFD Residential Amend	No	No	Recommend	Final
	All Non-Residential Amend	No	No	Recommend	Final
Alteration and Modification of Non-Complying Site or Structure	Residential SFD	As Designated	All Others	No	No
	All Others	No	As Designated	All Others	No



Alteration and Modification of Non-Conforming Use	All	No	As Designated	All Others	No
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#### 14-2-111 APPROVAL/REVIEW BODIES (CONTINUED)

Item	Subcategory	Approval/Review Bodies			
		Staff	AC	PC	CC
Easement Release	All	No	No	No	Final
Variance	All	No	No	Final	No
Drive Approach	Residential SFD	Final	No	No	No
	All Non-SFD (without site plan review)	Final	No	No	No
	All Non-SFD (with site plan review)	No	No	Recommend	Final
Interior Remodel	All	Final	No	No	No
Retaining Wall	All	Final	No	No	No
Signs	Commercial Pole/Monument – New Developments	No	No	Recommend	Final
	All Others	Final	No	No	No
Utility Connections	All	Final	No	No	No
Vacate/Abandon Public Property	All	No	No	Recommend	Final
Improve Public Property	All	No	No	Recommend	Final
ADA and FFHA Accommodations	All	Planning Director	No	No	No

**Staff** = The Planning, Engineering, and/or Building Department employees as assigned.

**AC** = Administrative Committee; As currently composed.

**PC** = Planning Commission; As currently composed.

**CC** = City Council; As currently composed.

[...]



**Exhibit B**  
**Section II.**

**CHAPTER 3**

**DEFINITIONS**

**14-3-102 DEFINITIONS**

**XX BOUNDARY ADJUSTMENT:** An agreement between adjoining property owners to relocate a common boundary that results in a conveyance of property between the adjoining lots, adjoining parcels, or adjoining lots and parcels, which does not create an additional lot or parcel.



**Exhibit C**  
**Section III.**

**CHAPTER 20**

**SUBDIVISIONS**

<b>PART 1</b>	<b>GENERAL PROVISIONS</b>
<b>PART 2</b>	<b>SUBDIVISION APPROVAL PROCEDURE</b>
<b>PART 3</b>	<b>SUBDIVISION IMPROVEMENT REQUIREMENTS</b>
<b>PART 4</b>	<b>AMENDING OR VACATING A SUBDIVISION PLAT</b>
<b>PART 5</b>	<b>COMMERCIAL, CONDOMINIUM, AND PUD PLATS</b>
<b>PART 6</b>	<b>BOUNDARY ADJUSTMENTS</b>

[...]

**14-20-103 DEFINITIONS**

A. The definitions of terms set forth in the Utah Municipal Land Use Development and Management Act (§10-9a-101, et. Seq., of the Utah Code) are hereby adopted.

B. See Chapter 3 of this Title for the following definitions:

SUBDIVIDER  
PROPERTY  
MASTER STREET PLAN  
MAJOR STREET  
COLLECTOR STREET  
MINOR STREET  
UTILITIES  
PUBLIC UTILITY EASEMENT  
TOWN-HOUSE  
AVERAGE SLOPE  
**BOUNDARY ADJUSTMENT**

[...]

**PART 6 – BOUNDARY ADJUSTMENTS**

**14-20-701 PURPOSE AND PROCESS**

The purpose of this section is to establish procedures and requirements for boundary adjustments between adjoining parcels or lots within the City, in accordance with Utah Code §10-9a-523, to promote orderly land development and facilitate efficient land use. All boundary adjustment proposals shall be reviewed and approved by the Planning Director and City Engineer of Bountiful City.





## SIMPLE BOUNDARY ADJUSTMENT AGREEMENT

The Agreements and Conveyances set forth hereinafter are made and entered into by and between [Party 1], of [insert Party 1 address], (hereinafter referred to as "Party 1"), and [Party 2], of [insert Party 2 address], (hereinafter referred to as "Party 2"). All the Property described herein is in Davis County, Utah.

This Boundary Adjustment Conveyance Document is made in accordance with Utah Code § 57-1-45.5 between adjoining property owners adjusting their existing common boundary.

### RECITALS

#### WHEREAS:

- A. "Party 1" is the owner of the following parcel of real property as reflected in the current instruments recorded at Entry Number \_\_\_\_\_ Book \_\_\_\_ at Page \_\_\_\_ of the \_\_\_\_\_ County records:

**Parcel ID Number** \_\_\_\_\_

[INSERT CURRENT PARTY 1 DESCRIPTION]

(Hereinafter referred to as the "**Party 1 Property.**")

- B. "Party 2" is the owner of the following parcel of real property as reflected in the current instruments recorded as Entry Number \_\_\_\_\_ Book \_\_\_\_ at Page \_\_\_\_ of the \_\_\_\_\_ County records:

**Parcel ID Number** \_\_\_\_\_

[INSERT CURRENT PARTY 2 DESCRIPTION]

(Hereinafter referred to as the "**Party 2 Property.**")

### Bountiful City Department of Planning and Economic Development

795 South Main Street, Bountiful, Utah 84010 | 801.298.6190 | bountifulutah.gov | planning@bountiful.gov



- C. Party 1 and Party 2 desire to adjust the boundary line between the **Party 1 Property** and the **Party 2 Property** to a more desirable position.

**AGREEMENT AND CONVEYANCE**

NOW THEREFORE, in consideration of the above premises, and for other good and valuable consideration, the sufficiency and receipt of which is hereby acknowledged, and for the purpose of permanently establishing an adjusted boundary line between the **Party 1 Property** and the **Party 2 Property**, Party 1 and Party 2 agree as follows:

1. The **Party 1 Property** shall henceforth be referred to as the “**Party 1 Adjusted Property**” and shall, based upon the adjusted boundary, be more particularly described as follows:

**Party 1 Adjusted Property**  
**Parcel ID** \_\_\_\_\_

[INSERT PARTY 1 ADJUSTED DESCRIPTION]

2. The **Party 2 Property** shall henceforth be referred to as the “**Party 2 Adjusted Property**” and shall, based upon the adjusted boundary, be more particularly described as follows:

**Party 2 Adjusted Property**  
**Parcel ID** \_\_\_\_\_

[INSERT PARTY 2 ADJUSTED DESCRIPTION]

3. A visual graphic prepared in accordance with §57-1-45.5(3)(a) depicting the affected properties with their former and new adjusted boundary location is attached as Exhibit \_\_\_\_.
4. [INSERT IF SURVEY IS CONDUCTED] The undersigned parties mutually recognize that a survey has been made in accordance with §57-1-45.5(3)(b) to describe permanent monuments defining the location of the established boundary between their respective parcels. The said survey was performed on [Date], by [Name of Company], of [City], Utah, and certified by [Surveyor Name], [License Number], as [Project Number]. The survey is filed in the office of the [County] Surveyor as [File Number].
5. In order to establish the adjusted boundary, Party 1 hereby relinquishes, conveys and quitclaims to Party 2 any right, title, interest and estate Party 1

**Bountiful City Department of Planning and Economic Development**

795 South Main Street, Bountiful, Utah 84010 | 801.298.6190 | bountifulutah.gov | planning@bountiful.gov



- Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,

County of Davis )  
State of Utah )

My commission expires:

County of Davis )  
State of Utah )

795 South Main Street, Bountiful, Utah 84010 | 801.298.6190 | [bountifulutah.gov](http://bountifulutah.gov) | [planning@bountiful.gov](mailto:planning@bountiful.gov)



Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,

\_\_\_\_\_  
**Party 2**

County of Davis                    )  
State of Utah                        )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by **Party 2**.

\_\_\_\_\_  
Notary Public

My commission expires:

County of Davis                    )  
State of Utah                        )

\_\_\_\_\_  
Notary Public

My commission expires:

**Bountiful City Department of Planning and Economic Development**

795 South Main Street, Bountiful, Utah 84010 | 801.298.6190 | bountifulutah.gov | planning@bountiful.gov



## EXHIBIT A

### [Inset Graphic]

- ☐ Graphical exhibit of all properties affected by the adjustment, depicting:
  - Former boundary location
  - New boundary location
  - Size, shape and dimensions of each adjusted property, and
- ☐ A reference to a record of survey defined in Section 17-23-17, if conducted

DRAFT

#### **Bountiful City Department of Planning and Economic Development**

795 South Main Street, Bountiful, Utah 84010 | 801.298.6190 | [bountifulutah.gov](http://bountifulutah.gov) | [planning@bountiful.gov](mailto:planning@bountiful.gov)



## EXHIBIT B

### Notice of Consent

### Simple Boundary Adjustment

I, \_\_\_\_\_, the designated Land Use Authority for Bountiful City, in accordance with §10-9a-523 (3) or §17-27a-522 (3), hereby provide consent to a **Simple Boundary Adjustment** proposed by [Party 1] and [Party 2] that:

- (a) Includes the attached conveyance document that complies with §57-1-45.5;
- (b) Does not:
  - (i) affect a public right-of-way, county utility easement, or other public property;
  - (ii) affect an existing easement, onsite wastewater regulation, or an internal lot restriction; or
  - (iii) result in a lot or parcel out of conformity with land use regulations.

This notice of consent is an administrative act. The land use authority is not responsible for any error related to the boundary adjustment. The recording of a boundary adjustment does not constitute a land use approval. The land use authority may withhold approval of a land use application for property that is subject to a boundary adjustment if the county determines that the resulting lots or parcels are not in compliance with the county's land use regulations in effect on the day on which the boundary adjustment is recorded.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_ [signature]

\_\_\_\_\_ [printed name]

Designated Land Use Authority of Bountiful City

**Bountiful City Department of Planning and Economic Development**

795 South Main Street, Bountiful, Utah 84010 | 801.298.6190 | bountifulutah.gov | planning@bountiful.gov





## FULL BOUNDARY ADJUSTMENT AGREEMENT

The Agreements and Conveyances set forth hereinafter are made and entered into by and between [Party 1], of [insert Party 1 address], (hereinafter referred to as "Party 1"), and [Party 2], of [insert Party 2 address], (hereinafter referred to as "Party 2"). All the Property described herein is in Davis County, Utah.

This Boundary Adjustment Conveyance Document is made in accordance with Utah Code § 57-1-45.5 between adjoining property owners adjusting their existing common boundary.

### RECITALS

#### WHEREAS:

- A. "Party 1" is the owner of the following parcel of real property as reflected in the current instruments recorded at Entry Number \_\_\_\_\_ Book \_\_\_\_ at Page \_\_\_\_ of the \_\_\_\_\_ County records:

**Parcel ID Number** \_\_\_\_\_

[INSERT CURRENT PARTY 1 DESCRIPTION]

(Hereinafter referred to as the "**Party 1 Property.**")

- B. "Party 2" is the owner of the following parcel of real property as reflected in the current instruments recorded as Entry Number \_\_\_\_\_ Book \_\_\_\_ at Page \_\_\_\_ of the \_\_\_\_\_ County records:

**Parcel ID Number** \_\_\_\_\_

[INSERT CURRENT PARTY 2 DESCRIPTION]

(Hereinafter referred to as the "**Party 2 Property.**")

### Bountiful City Department of Planning and Economic Development

795 South Main Street, Bountiful, Utah 84010 | 801.298.6190 | bountifulutah.gov | planning@bountiful.gov



- C. Party 1 and Party 2 desire to adjust the boundary line between the **Party 1 Property** and the **Party 2 Property** to a more desirable position.

**AGREEMENT AND CONVEYANCE**

NOW THEREFORE, in consideration of the above premises, and for other good and valuable consideration, the sufficiency and receipt of which is hereby acknowledged, and for the purpose of permanently establishing an adjusted boundary line between the **Party 1 Property** and the **Party 2 Property**, Party 1 and Party 2 agree as follows:

1. The **Party 1 Property** shall henceforth be referred to as the “**Party 1 Adjusted Property**” and shall, based upon the adjusted boundary, be more particularly described as follows:

**Party 1 Adjusted Property**  
**Parcel ID** \_\_\_\_\_

[INSERT PARTY 1 ADJUSTED DESCRIPTION]

2. The **Party 2 Property** shall henceforth be referred to as the “**Party 2 Adjusted Property**” and shall, based upon the adjusted boundary, be more particularly described as follows:

**Party 2 Adjusted Property**  
**Parcel ID** \_\_\_\_\_

[INSERT PARTY 2 ADJUSTED DESCRIPTION]

3. A visual graphic prepared in accordance with §57-1-45.5(3)(a) depicting the affected properties with their former and new adjusted boundary location is attached as Exhibit \_\_\_\_.
4. [INSERT IF SURVEY IS CONDUCTED] The undersigned parties mutually recognize that a survey has been made in accordance with §57-1-45.5(3)(b) to describe permanent monuments defining the location of the established boundary between their respective parcels. The said survey was performed on [Date], by [Name of Company], of [City], Utah, and certified by [Surveyor Name], [License Number], as [Project Number]. The survey is filed in the office of the [County] Surveyor as [File Number].
5. In order to establish the adjusted boundary, Party 1 hereby relinquishes, conveys and quitclaims to Party 2 any right, title, interest and estate Party 1

**Bountiful City Department of Planning and Economic Development**

795 South Main Street, Bountiful, Utah 84010 | 801.298.6190 | bountifulutah.gov | planning@bountiful.gov



- Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,

County of Davis )  
State of Utah )

My commission expires:

County of Davis )  
State of Utah )

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Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,

\_\_\_\_\_  
**Party 2**

County of Davis                    )  
State of Utah                        )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by **Party 2**.

\_\_\_\_\_  
Notary Public

My commission expires:

County of Davis                    )  
State of Utah                        )

\_\_\_\_\_  
Notary Public

My commission expires:



## EXHIBIT A

### [Inset Graphic]

- ☐ Graphical exhibit of all properties affected by the adjustment, depicting:
  - Former boundary location
  - New boundary location
  - Size, shape and dimensions of each adjusted property, and
- ☐ A reference to a record of survey defined in Section 17-23-17, if conducted

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## EXHIBIT B

### Notice of Consent

### Full Boundary Adjustment

I, \_\_\_\_\_, the designated Land Use Authority for [City/County], in accordance with §10- 9a-523 (6) or §17-27a-522 (6), hereby provide consent to a Full Boundary Adjustment proposed by [Party 1] and [Party 2] that:

- (a) Includes the attached conveyance document that complies with §57-1-45.5;
- (b) Includes a reference to a survey that complies with §57-1-45.5(3)(b);
- (b) If required by local ordinance, includes a proposed plat amendment corresponding with the proposed full boundary adjustment, prepared in accordance with 17-27a-608; and
- (c) Does not:
  - (i) affect a public right-of-way, county utility easement, or other public property;
  - (ii) affect an existing easement, onsite wastewater regulation, or an internal lot restriction; or
  - (iii) result in a lot or parcel out of conformity with land use regulations.

This notice of consent is an administrative act. The land use authority is not responsible for any error related to the boundary adjustment. The recording of a boundary adjustment does not constitute a land use approval. The land use authority may withhold approval of a land use application for property that is subject to a boundary adjustment if the county determines that the resulting lots or parcels are not in compliance with the county's land use regulations in effect on the day on which the boundary adjustment is recorded.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_ [signature]

\_\_\_\_\_ [printed name]

Designated Land Use Authority of Bountiful City.

**Bountiful City Department of Planning and Economic Development**

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