

**BOUNTIFUL CITY
PLANNING COMMISSION AGENDA
TUESDAY, JUNE 16, 2026
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.

1. Welcome
2. Meeting Minutes of April 7, 2026
 - Review
 - Action
3. Preliminary & Final Plat Approval of the North Canyon Towns PUD Subdivision at 460 West 2600 South
 - Review
 - Recommendation
4. Architectural & Site Plan for North Canyon Towns at 460 West 2600 South
 - Review
 - Recommendation
5. Director's Report
6. Adjourn

**DRAFT Minutes of the
BOUNTIFUL CITY PLANNING COMMISSION
Tuesday, April 7, 2026 - 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	Acting Chair Krissy Gilmore, Sean Monson, Beverly Ward, Chair Alan Bott, Alan Arbuckle, Lynn Jacobs, and Beth Child
	Planning Director	Francisco Astorga
Excused	City Engineer	Lloyd Cheney
	City Attorney	Brad Jeppsen
	Recording Secretary	Rachel Coleman
Excused	Assistant Planner	Chaz Leech
	Senior Planner	Amber Corbridge

1. Welcome

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

2. Meeting Minutes from January 20, 2026

Vice Chair Gilmore noted that the meeting minutes were going to be postponed due to an error.

3. 2523 South 100 West Zone Change from Single-Family Residential (R-4) Subzone to Mixed Use Residential (MXD-R)

Senior Planner Corbridge presented the item as outlined in the packet

Planning Director Astorga stated that Vice Chair Gilmore was Acting Chair, even though Chair Alan Bott was present but late.

Planning Commission members introduced themselves in response to a request from an audience member.

Acting Chair Gilmore requested clarification on whether the Planning Commission would be reviewing and voting on the rezone and/or the development plan outlined in the packet

Mr. Astorga clarified that the Planning Commission's role is to provide a recommendation to the City Council based on adopted policy and the General Plan.

Mr. Astorga noted that the Planning Commission previously recommended adoption of the General Plan, which was approved by the City Council in December. He stated that the General Plan has not yet been fully implemented, though staff are currently working through the implementation process.

Mr. Astorga explained that the subject application was submitted prior to adoption of the General Plan and was paused at the request of the applicant, Alexander Clark, until after its adoption. He noted that the Land Use Code has not yet been updated to align with the General Plan and the applicant is proceeding with a request to rezone the property from Single-Family Residential (R-4) to MXD-R Zone. Mr. Astorga referenced other developments in Bountiful that are located within the MXD Zone and went through the same zone change process but have different parameters than the subject application. The subject application zone change proposal is site specific.

Mr. Astorga explained that he created the MXD Zone Change Development Plan Application Guide, included in the packet, as a framework for the current proposal and future rezoning applications. The guide outlines applicable code requirements, provides brief explanations, and includes findings and analysis. Mr. Astorga explained that applicants are encouraged to use the MXD Zone Change and Development Plan Application Guide when preparing submittal materials.

Mr. Astorga stated that his findings support a recommendation to the Planning Commission that the proposed development aligns with the General Plan. He noted that the MXD Zone predates the current General Plan but clarified that the General Plan may still be used to guide decision-making for the proposal.

Mr. Astorga highlighted key sections of the Application Guide, including staff findings related to MXD Zone requirements. These include demonstrating outstanding site characteristics to justify a zone change for a property smaller than the five-acre minimum and applying standards for determining sub-zone designation based on land use percentages.

Mr. Astorga explained that the applicant submitted updates after the packet was finalized and provided the Planning Commission with a hard copy. The updates included revisions to the parking study, corrections to the café land use designation, and adjustments to square footage allocations.

Mr. Astorga explained that the application is for the MXD-R subzone and noted that all existing MXD designations in Bountiful are currently MXD-R, with predominantly residential land uses.

Commissioner Jacobs clarified that it is possible that a prospective applicant could propose a MXD designation that is not for the MXD-R subzone.

Mr. Astorga explained that applicants may propose modifications to default setbacks and height limits outlined in the Application Guide. He noted that a previous applicant for the Renaissance Town Center was granted increased building height under the provisions of the applicable land use code. He also confirmed that the current applicant is requesting a deviation of how the height is measured rather than an overall increase in height.

Mr. Astorga emphasized the importance of meeting requirements that align with urban design characteristics. He further explained that, because this is a legislative application, the Planning Commission has the authority to establish specific standards for this site within the general urban design framework outlined in the applicable land use code.

Mr. Astorga confirmed that the applicant submitted calculations intended to demonstrate compliance with open space requirements; however, these calculations have not yet been verified by staff.

Mr. Astorga explained that the applicant needs to meet the required parking standards, though reductions may be possible if shared parking is shown to be a workable option. He also noted that the City can decide how much parking is needed and where it should be located to meet the goals of the code. He added that the parking reduction analysis was based on a general office use for the commercial portion; however, since the proposed use is now a café/restaurant, which typically has higher and more overlapping peak demand with residential uses, the shared parking reduction may not be as effective as originally assumed.

Mr. Astorga explained that the applicant submitted the required site plan documents and noted that staff may request additional materials if needed to show compliance with the applicable code and planning standards.

Mr. Astorga explained that if the development plan is approved then all uses under the applicable code will be processed as permitted uses, unless otherwise stated, with residential and hotel/entertainment serving as the primary use designations within the MXD-R subzone.

Mr. Astorga asked if the Planning Commission had any questions about the MXD rezone process. Commissioner Monson requested clarification on the rezoning process, asking if it involves setting site-specific standards between the applicant and the City, followed by approval from the City Council. Mr. Astorga confirmed this understanding.

Commissioner Monson also asked whether the standards run with the land. Mr. Astorga confirmed that, once approved, the standards become an ordinance and a regulating document specific to the proposed development. Finally, Commissioner Monson asked whether a future property owner could change those standards. Mr. Astorga confirmed that a new owner could apply to amend the development plan, rather than the entire zone.

Commissioner Bott asked for clarification on whether an applicant seeking an MXD rezone must first identify the appropriate subzone and then set standards through a site-specific development plan, subject to the applicable code. Mr. Astorga confirmed this understanding.

Mr. Astorga explained that only a few properties have applied for an MXD rezone, including the property at 189 South 200 West. Ms. Corbridge noted that this property was also significantly smaller than the five-acre minimum requirement.

Chair Monson asked for clarification on the five-acre minimum requirement for an MXD rezone, noting that smaller properties may still be considered if the applicant can demonstrate unique characteristics, as with the subject property. Mr. Astorga confirmed this understanding.

Mr. Astorga gave a visual presentation to guide the Planning Commission through the process. He explained that the development supports the City's overall goals by aligning with the place-type provisions in the General Plan. He referenced the adopted Future Land Use Map, noting that the subject property is within the Neighborhood Mix Residential Overlay, also known as "Orchard Bend." This overlay was added to allow a variety of appropriately scaled housing types, along with small-scale, low-intensity mixed-use development.

Mr. Astorga added that staff is supportive of the application because it complies with the Neighborhood Mix Residential Overlay by meeting its key characteristics.

Mr. Astorga continued his presentation, stating that he and staff support rezoning the subject property to help achieve the goals of the proposed development. He also noted that this application would be the first to use the MXD zone to implement the General Plan place-type vision without the Orchard Corridor Study. Mr. Astorga noted that the Orchard Corridor Study originated as an idea from the Planning Commission.

Mr. Astorga continued by asking whether the proposed development is an appropriate interim approach until zoning code updates are completed. He also noted that any property owner has the ability to apply to rezone their property.

Mr. Astorga noted that the property is located along the UTA Route 455 and that the proposed development includes characteristics that support a pedestrian-oriented design, integrated housing, and neighborhood-serving uses, all of which help advance the General Plan goal of activating the Orchard Drive Corridor.

Mr. Astorga concluded by asking whether the proposed development aligns with the City's vision and whether the issues identified in the staff report, including the parking study, can be resolved through further refinement.

He stated that while Staff supports the proposed rezone, several technical issues remain outstanding. As such, Staff is not advancing a recommendation for approval at this time. The meeting is intended to serve primarily as a work session while also fulfilling the public hearing requirement.

Commissioner Monson asked whether, given the need for further refinement, it would be appropriate to continue the item and public hearing until the development plan is updated. Mr. Astorga responded that the decision to continue the public hearing rests with the Planning Commission and recommended continuing it rather than re-opening it, as this would inform those in attendance of the date for the continued hearing. He noted that re-opening the public hearing would require additional public notice.

Commissioner Monson clarified that if the item were continued, the public hearing would not proceed that evening but would instead occur after the development plan is refined. Mr. Astorga explained that because the public hearing was properly noticed for that meeting, the Planning Commission is required to open it, and any continued hearing would not require additional notice.

Commissioner Bott stated that he found the rezone proposal and development plan to be an interesting, precedent-setting project. He explained that he envisions the corridor as more commercial-oriented rather than multi-family residential. He emphasized the need for the Planning Commission to establish a clear direction and overall vision for the subject property and surrounding area, noting that such a vision has not yet been solidified. Mr. Astorga asked for clarification on whether Commissioner Bott was referring to implementation of the General Plan. Commissioner Bott responded that he envisions a commercial-oriented place type, not a multi-family residential area, and expressed a desire to further clarify the City's vision and work collaboratively with the property owner.

Acting Chair Gilmore responded that the Planning Commission had extensive discussion during the General Plan process, identifying the Residential Neighborhood Mix Overlay as the predominant place type along Orchard Bend, with any commercial development intended to be small in scale.

Commissioner Jacobs concurred with Acting Chair Gilmore and stated that the area presents significant transportation challenges. He expressed concern that the proposed café use may not meet parking requirements, noting that café standards typically require more parking than office use and should be applied accordingly.

He stated that while the Commission has taken a more conservative approach to parking in the Downtown area due to available on-street parking, overflow parking from the proposal could impact surrounding neighborhoods.

Commissioner Jacobs also raised concerns regarding the parking layout along 100 West, indicating that its use as an extended driveway could result in traffic queuing and spillover onto Orchard Drive. He noted safety concerns at the intersection of Orchard Drive and 100 West, citing limited visibility and speeding.

He further stated that UTA Route 455 should not be considered a major transportation corridor and that Main Street BRT should be the primary focus. He also expressed concerns regarding site access and stated that the presence of transit does not justify development on a parcel smaller than five acres.

Commissioner Monson concurred with Commissioner Bott regarding the vision for the Orchard corridor, particularly along Orchard Bend, supporting a more commercial-oriented development rather than continuation of expanding the existing multi-family uses. He also expressed concern that the proposed parking configuration along 100 West could result in spillover onto Orchard Drive, creating negative impacts.

Commissioner Ward concurred with other Commissioners regarding parking and traffic concerns. She noted visibility issues for southbound traffic on Orchard Drive due to a tall solid brick fence adjacent to the property and stated that drivers traveling at higher speeds may not anticipate vehicles exiting 100 West or traffic queuing during peak hours associated with drop-off and pick-up at Boulton Elementary.

She also expressed concern that proposed street trees near the 100 West intersection and Orchard Bend could further obstruct visibility. Additionally, she noted significant congestion during school start and dismissal times.

Commissioner Ward further questioned the viability of the proposed development with only 12 parking stalls, stating that this may limit customer capacity unless supported by increased pedestrian, bicycle, or transit use.

Commissioner Jacobs requested clarification regarding the sight distance triangles referenced in the packet. He noted that while the applicant may have addressed some traffic-related considerations, additional review may be necessary in light of visibility concerns at the 100 West left-turn lane, as raised by Commissioner Ward, and suggested the traffic report may need to be updated.

Commissioner Child said that the Orchard Corridor Study needs to take place before any development along Orchard is considered. She said she liked the idea of a café but was concerned about the feasibility of staying in business with 12 seats.

Commissioner Jacobs stated that the purpose of the Orchard Drive Study is to establish a community vision.

Mr. Clark addressed the Planning Commission and thanked them for their consideration. He expressed enthusiasm for the project and stated his intent to improve the property and enhance neighborhood viability. He noted that the concept has been discussed for several years and was developed to align with the General Plan vision, including the addition of a coffee shop to bring vibrancy to the area.

Mr. Clark stated that he worked with engineers to evaluate parking and other site considerations, and thanked residents for their participation. He indicated a willingness to consider modifications to the proposal to better align with the Planning Commission's vision.

Commissioner Child and Arbuckle thanked Mr. Clark and said that the proposed development is a great step forward to beautifying the area.

Mr. Astorga noted that Mr. Clark had previously considered a purely multi-family residential development. He explained that while the applicant could revise the proposal to a residential-only project, the requested MXD zoning would not support such use without a secondary commercial component. He stated that a café would serve as an appropriate light commercial use and would align with the General Plan and Future Land Use Map.

Acting Chair Gilmore opened the public hearing at 7:55 pm

Cullen Irvine, a resident within 500 feet of the subject property, spoke in opposition to the proposal. He expressed concerns regarding increased traffic at the blind corner, the lack of a sidewalk on 100 West, and the suitability of the site for mixed-use zoning due to its size. He also stated that the proposal represents high-density development and could negatively impact the character of the neighborhood.

Myca Irvine expressed concerns regarding student safety, noting that many elementary and junior high students in the area walk to school. She cited inadequate sidewalk conditions and raised specific concerns for the safety of children, including those with disabilities. She also identified safety issues at the intersection of 200 West and Orchard Drive, including conflicts with right-turning vehicles and limited crossing guard presence, and stated that additional traffic could increase risks to pedestrians.

Brett King stated that the parking comparison to 100 West at Bountiful Town Square is not comparable. He expressed support for a walkable community.

Judy Johnson submitted a letter from Ross L. Youngberg, who was unable to attend. She stated that the 100 West corner is currently a traffic hazard even without additional development. She also expressed concern regarding the height of the proposed building and stated that there is insufficient parking.

Acting Chair Gilmore gave Mr. Astorga the letter from Mr. Youngberg and asked that it be documented.

Elaine Oaks stated that the proposed high-density housing is not compatible with the scale of the surrounding neighborhood and expressed concern that it could contribute to water supply and aquifer recharge issues.

Debbie Holbrook expressed concerns that high-density development would contribute to increased traffic, particularly affecting children and pedestrian safety.

Cathy McDonald thanked Commissioner Ward for taking time to walk the neighborhood. She expressed concerns regarding building height, privacy impacts, and lack of on-street parking. She also raised concerns about increased traffic and suggested consideration of less dense multi-family development. She stated that, in her view, the site is not suitable for the proposed development.

308 Ron Mortensen stated that this would be the first decision made under the new General Plan and
309 expressed concern that it does not justify the proposed development on a five-acre site. He also
310 requested that an aquifer study be completed.

311
312 Mason Malin stated that the proposed development would directly impact his family and
313 expressed opposition, noting that he did not believe it was beneficial for local families or
314 neighborhoods..

315
316 Mitchell Dawson stated he is resident of Bountiful but not near the proposed development. He
317 asked the Planning Commission to do something.

318
319 Mary Sellers stated that she installed the tall brick wall for safety, which was referenced as a
320 visibility concern adjacent to the proposed development. She also reported experiencing multiple
321 traffic hazards on Orchard Drive.

322
323 Ray Wilson said he lives across street from proposed development and is against the rezone and
324 proposed development.

325
326 Acting Chair Gilmore continued the public hearing for a future meeting at 8:37 p.m.

327
328 Mr. Clark thanked those in attendance and expressed appreciation for support from neighborhood
329 residents near the proposed development, including those not present at the meeting, regarding
330 their desire for change.

331
332 Commissioner Monson asked Mr. Astorga that if the rezone is not approved how much density
333 could that applicant have on his property based off the current zoning regulations.

334
335 Mr. Astorga stated that the property is located within the Single-Family Residential (R-4)
336 subzone and that a reanalysis of the General Plan would be required to evaluate whether the
337 current neighborhood zoning supports the Plan's goals. He further noted that, under current
338 zoning, duplexes are not a permitted use.

339
340 Commissioner Jacobs stated that his primary concern is improving safety along Orchard Drive.
341 He noted that the current proposed development does not adequately address safety concerns for
342 roadway users and stated that a traffic study is needed.

343
344 Commissioner Bott thanked Mr. Clark for his willingness to work with the City on potential
345 modifications. He stated that he does not support the current proposal but encouraged continued
346 collaboration to develop a plan that would benefit both the applicant and City residents.

347
348 Commissioner Arbuckle expressed his concern about sidewalk safety along all of Orchard and
349 supported the Orchard Drive Corridor study idea.

Acting Chair Gilmore stated that, as currently proposed, she does not support the project. She noted that a café could be beneficial for youth and the community, but stated that a study and landscape buffer, including a backyard buffer, are needed. She also expressed opposition to vehicles backing out onto 100 West.

Commissioner Child stated that the Mayor has suggested pursuing a grant to fund the Orchard Drive Corridor Study and noted that the referenced items could be completed in 2026.

Mr. Astorga asked the Planning Commission to provide direction if the consensus is not to make a positive recommendation to City Council.

Commissioner Jacobs suggested that the motion should include clarity on the issues identified by staff about the parking study and the other technical issues that were identified. He also encouraged the applicant to take what he heard tonight to heart and see if there are reasonable modifications that could be made to the proposed development.

Commissioner Bott asked if it would be appropriate to continue the item and commence discussion for a future date once the issues have been addressed.

Acting Chair Gilmore said she didn't think that they could hold an application indefinitely

Mr. Astorga stated that, as a legislative item, there is no specific timeframe for how long the application may be held.

City Attorney Jeppsen said that the proposed development as is would be unfavorable recommendation to City Council. Applicant could request a delay in order to address concerns.

Commissioner Jacobs clarified that the Planning Commission is not the final decision-making body and that City Council serves as the deciding authority.

Mr. Jeppsen advised that if there is to be a prolonged delay to address application issues, the delay should be initiated at the applicant's request.

Mr. Clark addressed the Planning Commission and expressed concern regarding how to move forward, noting that the property has significant potential and is relatively large compared to the existing development on the site.

Commissioner Bott stated that, although the applicant has completed a parking study for the development, an Orchard Drive corridor study should first be completed. He noted this would help determine the best use of the site and provide greater comfort to both the Planning Commission and affected neighbors.

Mr. Jeppsen stated that the Planning Commission may either proceed with a vote on the application or the applicant may take the Commission's recommendations, work with Mr. Astorga, and request a continuance to a future meeting date.

Mr. Clark said his preference would be to request a delay and work with Staff to create a more favorable proposal.

Commissioner Bott asked Commissioner Jacobs what changes would be necessary to achieve a favorable recommendation for the proposed development. Commissioner Jacobs stated that the site is challenging from a transportation perspective and noted safety concerns and anticipated increases in traffic volume.

He stated that if the proposal were modified to eliminate use of 100 West for parking, he would be more supportive and would expect more than minimum parking requirements to be provided. He further stated that it is not appropriate for the neighborhood to absorb excess parking demand and indicated he does not support reducing parking below the minimum requirement of 22 stalls.

Commissioner Bott suggested options for moving forward, including proceeding with a vote or continuing the item. He noted that a continuation may be unproductive if the Planning Commission does not have clear direction to reach a favorable outcome.

Commissioner Monson asked Mr. Astorga how long it would take Staff and the applicant to develop modifications that could address Commissioner Jacobs' concerns regarding parking and traffic safety.

Mr. Astorga said that May 5 would be the earliest available date.

Commissioner Monson motioned to continue the 2523 South 100 West Zone Change from Single-Family Residential (R-4) Subzone to Mixed Use Residential (MXD-R) proposal no more than 60 days pending the preparation and analysis by Staff and the applicant of the information outlined by Commissioner Jacobs. Commissioner Jacobs made an amendment to the motion to continue the public hearing. Commissioner Monson agreed to the proposed amendment.

Commissioner Ward clarified that, under the current zoning, the property would allow only a single-family dwelling and not a duplex. Commissioner Jacobs agreed and said that the existing duplex is a legal nonconforming structure. The motion was unanimously approved with Commissioners Gilmore, Arbuckle, Bott, Monson, Ward, Jacobs, and Child voting "aye."

4. Land Use Code Text Amendment – RM Zone and Access Standards

Planning Director Astorga presented the item as outlined in the packet.

Mr. Monson was excused at 9 p.m.

Planning Commission agreed to conduct straw polls in order to quickly gauge opinions before making an official decision.

The Planning Commission approved the positive recommendation, with staff alternatives for Amendment 1: Allow Shared Driveways and Fire Access and Amendment 2: Reduce Setbacks for Townhome Development.

The Planning Commission approved Staff's negative recommendation, as proposed, for Amendment 3: Increase Lot Coverage, Amendment 4: Reduce Landscaping Requirements, and Amendment 5: Revise Minimum Lot Size Density.

Commissioner Jacobs expressed concern, in reference to Amendment 3 and 4, given current drought conditions and water shortages in the City, increasing impervious surface area may not be advisable.

Mr. Astorga asked the applicant, John Blocker, whether he was agreeable to Staff's negative recommendation for Amendments 3-5. Mr. Blocker indicated that he was agreeable to Staff's recommendation. Mr. Blocker explained that the intent of the proposed text amendments was to encourage meaningful development and provide opportunities for affordable housing. Referring to Amendment 3, he noted that numerous existing requirements within the RM Zone limit the ability to achieve higher density on smaller lots. Mr. Astorga stated that Staff does not support Amendment 3 because they have not yet had the opportunity to evaluate whether it would support the base density outlined in the Land Use Code.

The Planning Commission approved Staff's negative recommendation for Amendment 6: Reduce Landscape Buffer Requirement.

The Planning Commission approved the positive recommendation, with staff alternatives, for Amendment 7: Update Open Space Flexibility.

Commissioner Arbuckle asked Mr. Astorga to explain the modification to yard setbacks up to 20%, referring to Amendment 7. Mr. Astorga said he didn't want to change the 20% setback modification because it gives the Commission the ability to reduce yard setbacks.

Mr. Astorga, referring to Amendment 8 & 9 Access Width and Dead-End Driveway Standards, noted that the code was revised to align with the adopted International Fire Code (IFC), improve clarity, and eliminate double standards.

Commissioner Ward asked whether it is common for other cities throughout the State to utilize the International Fire Code (IFC) in their review process.

Mr. Astorga responded that, per Mr. Blocker's understanding, most cities utilize IFC Appendix D. Mr. Astorga further noted that while he is not adopting all of Mr. Blocker's recommendations in Amendment 8 & 9, Mr. Blocker is agreeable to Staff's recommendations.

Mr. Blocker addressed Planning Commission and thanked them for their consideration in reviewing the changes to the Land Use Code. He said there is a huge hole in the Land Use Code.

Acting Chair Gilmore opened the public hearing at 9:28 p.m.

Mr. Cullen Irvine stated that he is in favor of development but not high-density development.

Acting Chair Gilmore closed the public hearing at 9:29 p.m.

Commissioner Bott stated, in reference to Amendment 5, that if a property is just under one (1) acre, the development should be allowed the same density. Acting Chair Gilmore concurred with Commissioner Bott's statement.

Mr. Astorga shared a visual of Land Use Code §14-5-103 and explained how density is calculated based on lot size within the designated zone. He noted that properties under one (1) acre and above certain thresholds are subject to different density allowances, and that properties under 0.25 acres are generally limited to single-family zoning.

Mr. Astorga stated that Staff frequently explains density calculations at the front counter, at least once per month. He further explained that Staff did not recommend approval of the amendment because it was unclear whether the proposed language would be consistent with the General Plan. Based on the information submitted, Staff did not feel there was sufficient detail to support a recommendation of approval.

Commissioner Bott asked Mr. Astorga whether consideration could be given to revising the code related to density calculations in the RM Zone at a future date. Mr. Astorga responded that it could be considered at a future time.

Commissioner Jacobs suggested that any discussion of policy be discussed at a different time.

Commissioner Ward asked Mr. Astorga how long the density calculation requirements have been in the Code. Mr. Astorga responded that, without researching the exact date, he estimated the provision has been in place for at least 20 years. Commissioner Ward stated that if the referenced code has been in place for that length of time, it may be best not to make a quick decision regarding changes to it.

Mr. Blocker asked the Planning Commission if he could table the policy items

Attorney Jeppsen said that if the item is tabled without a future date, then it is dead.

Mr. Blocker asked the Planning Commission what they proposed to do with the policy items.

Commissioner Jacobs suggested that it would be important to give Staff clear direction on what they would want.

Mr. Astorga stated that Mr. Blocker did not provide sufficient information to support a determination of how the proposed text amendment would be beneficial.

Commissioner Bott asked the applicant what he would like to see. Mr. Blocker responded that he agreed with the Planning Commission's assessment that the text amendment requires additional research and that insufficient information had been provided to support the request.

Acting Chair Gilmore stated that she believes policy issues should be addressed in a separate amendment and indicated that the Commission would likely proceed with Staff's recommendation at this time.

Commissioner Ward asked whether the decision rests with the Planning Commission or the City Council. Commissioner Jacobs responded that the Planning Commission's action is a recommendation to the City Council.

Commissioner Jacobs motioned to approve staff recommendations of forwarding positive and negative recommendations outlined in the staff report with Commissioner Ward's recommended typo corrections. Commissioner Bott seconded the motion. The motion was unanimously approved by Acting Chair Gilmore, Commissioner Bott, Jacob, Ward, Child, and Arbuckle.

5. Director's Report

Mr. Astorga discussed the General Plan Implementation that was discussed at Council retreat. Mr. Astorga said that City Manager Gary Hill and City Council have had positive discussions about economic development in the City.

Mr. Astorga said he is no longer the RDA director

Acting Chair Gilmore adjourned the meeting at 9:41 p.m.

Planning Commission Staff Report



Subject: Preliminary & Final Plat Approval of the North Canyon Towns PUD Subdivision and Architectural & Site Plan at 460 West 2600 South

Author: Amber Corbridge, Senior Planner

Date: June 16, 2026

Background

Previously, on November 25, 2025, the City Council approved the subdivision plat for the North Canyon Towns Planned Unit Development (PUD). The applicant, John Blocker with Brighton Homes representing *Monument Real Estate Bountiful LLC*, is now requesting approval of significant changes to the plat (subdivision) for twenty-one (21) PUD lots at 460 West 2600 South, located in the Multi-Family Residential (RM-13) Subzone. This request is to subdivide a 5-acre property (outlined in red below) into multiple lots/units with limited common areas and common areas for shared landscaping, parking, access and patios (See Attached Proposed Plat).

The proposal includes creating twenty-one (21) new residential PUD units on the north end of the subject property for future townhome development and subdivides the existing assisted living facility, located near the center-south portion of the site, as a separate lot (Proposed Lot 22). Additionally, the applicant is requesting approval of Architectural and Site Plan Review for the proposed development.



Figure 1. Aerial Imagery of 460 West 2600 South, Bountiful Nearmap 2025

Analysis

Preliminary and Final Subdivision Plat

The Planning Commission will need to find the proposed subdivision meeting the Bountiful City Subdivision [Code Section 14-20-101](#):

- 1. Meets the best interest of the public*
- 2. Meets good neighborhood development of the area concerned and Citywide*
- 3. Meets City codes and ordinances*

The property complies with the following minimum requirements:

Table 1. Required Lot Standards for Multi-Family Development in the RM-13 Zone

Lot	Front Yard Setback	Side Yard Setback s	Rear Yard Setback	Lot Size	Lot Width	Building Height	Parking Stalls
Requirement, Minimum	25'	10' (Townhouse)	20'	1.0 acres (13 units/acre)	80'	35'	2.5 per unit (dwelling, 1 covered) .25 per unit (visitor) 1.25 per assisted living unit
Proposed Lot 1-21	25'	20' and 21'	40'	1.66 acres (217,800 SF)	88'	2-Story (35' or less)	58 (42 covered, 16 stalls)
Proposed Lot 22	82'	70' and 43'	30'	3.4 acres (148,104 SF)	434'	1-Story (35' or less)	68 (existing)

Architectural and Site Plan Review

The Planning Commission shall determine if the proposed architectural and site development plans submitted are consistent with the purposes 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 the land in the City*
- 4. Promoting the orderly layout of buildings, landscaping, walkways, lighting, and other site improvements*

The proposed townhome development meets the minimum requirements for a new multiple-family community, between an existing assisted living facility and a single-family neighborhood. The exterior brick material, decorative arch entrances, building layout, and roof style meets the surrounding neighborhood scale, design compatibility, and traffic flow.



Landscaping Requirements

The landscape plan shows the site meeting minimum landscaping area and tree count. The project requires a minimum of forty percent (40%) landscaping, including thirty-nine (39) trees and one hundred forty-four (144) shrubs. The landscape plan shows the private yard areas landscaped, including at least fourteen (14) trees. Staff recommends that the plat

include a note assigning responsibility for maintaining the required landscaping and minimum tree count within the limited common areas. Responsibility shall be clearly assigned to either the homeowners association (HOA) or the individual unit owners to ensure ongoing compliance with the City's landscaping requirements (see Attached Landscape Plan and Proposed Plat).

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 existing infrastructure, such as water, sewer, culinary water, and transportation are in place to support this development.

Recommendation

Staff recommends the Planning Commission review the proposed Preliminary & Final Subdivision Plat and Architectural & Site Plan and forward a positive recommendation to City Council, subject to the following:

1. Include a note assigning responsibility for maintaining the required landscaping and minimum tree count within the limited common areas on the plat. Responsibility shall be clearly assigned to either the homeowners association (HOA) or the individual unit owners to ensure ongoing compliance with the City's landscaping requirements
2. The applicant shall address all staff review comments prior to plat recordation and final occupancy approvals.

Attachments

1. Proposed Plat
2. Proposed Plan Set
3. Landscape Plan

RIDGEWOOD A	
Level 1	672 Square Feet
Level 2	1042 Square Feet
Total Finished	1714 Square Feet
Basement (Unfinished)	745 Square Feet
Garage	471 Square Feet
Total	1216 Square Feet

Sheet Index		
Sheet Name	Sheet Number	
COVER	0.00	
GENERAL NOTES	0.01	
ARCH. FOOTING & FOUNDATION PLAN	A0.00	
BASEMENT FLOOR PLAN	A1.00	
LEVEL 1 FLOOR PLAN	A1.01	
LEVEL 2 FLOOR PLAN	A1.02	
ROOF PLAN	A1.05	
ELEVATIONS	A2.01	
ELEVATIONS	A2.02	
TYPICAL FINISH DETAILS	A3.00	
ARCHITECTURAL SECTIONS AND DETAILS	A3.01	
FIRE WALL DETAILS	A3.02	
FIRE WALL DETAILS CONTINUED	A3.03	
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BASEMENT ELECTRICAL PLAN	EM0.1	
LEVEL 1 ELECTRICAL PLAN	EM1.1	
LEVEL 2 ELECTRICAL PLAN	EM2.1	



Applicable Code: 2021 I.R.C.

Excavation, Backfill, And Grading:

All Excavations For Footings Shall Be To Natural, Undisturbed Soil.
All Footings Shall Be Placed On Undisturbed Earth And Below Frost Line (30" Minimum). Tops Of Foundation Shall Be A Minimum Of 8 Inches Above Finished Grade. Do Not Backfill Until Floor Above Has Been Installed.
Finish Grading Shall Be Done So As To Provide Positive Drainage Away From All Building Foundations. Grade Shall Slope Away 6 Inches Minimum For The First 10 Feet From Building.

II. Framing:

- A. All Dimensions On Floor Plans Are To Rough Framing. Walls Calculated To Be 3/4 Inches Wide.
- B. Built-Up Beams Of 2 X Members Shall Be Spiked Together With Not Less Than 16D Nails At 16" O.C. On All Edges. Built-Up Columns Of 2 X Members Shall Be Spiked Together With Not Less Than Two Rows Of 16D Nails At 10" O.C. Staggered.
- C. All Structural Sheathing Shall Be Aps Rated And Shall Not Exceed Maximum Span Rating. Floor Sheathing Shall Be Tongue And Groove. Gap All Water-Board Sheathing. Install H-Chips On Roof Sheathing.
- D. Trusses Shall Be Engineered And Constructed By Manufacturer And Guaranteed To Withstand Loads As Required By Local Codes.
- E. All Bi-Pass Doors Shall Be Framed One Inch Smaller In Width Than The Door. Example: A 4'-0" Slider Shall Have A 4'-7 Inch Rough Opening. Furthermore, Bi-Fold Doors Shall Be Framed 1" Wider Than Door And 82" In Height (Versus 83" In Height For Bi-Pass Doors).

- F. All Non-Bearing Interior Framing Shall Be At 16 Inches On Center (U.N.O.). Framing To Include All Furr Downs, Plant-Shelves, And Ceiling Joists Per Plan.
- G. Install Three Studs At Corners.
- H. Where not otherwise noted, connect all wood to concrete, wood to steel, and wood to wood (except sub-to-plate) using metal connectors (Simpson Strong-Tie or equivalent) — or follow current IRC Table R602.3.1(1).

- I. All Multiple Plates And Ledgers Shall Be Nailed Together With 16D Nails At 8 Inches On Center. No More Than Two Six Plates Connected To The Foundation With J Bolts Through Bolt Members Are Allowed Without Engineering. Multiple Member Ledgers Are Not Allowed Without Engineering That Shows The Fastening Is Adequate.

- K. Block All Horizontal Edges Of Plywood Walls And Roofs As Directed On Drawings. All Ledger Bolts Shall Have Plate Washers With A Minimum Diameter Equal To Three Times The Bolt Diameter Unless Shown Otherwise In Details.

- L. Minimum railing shall comply with the current IRC Table R602.3(1). Fasteners such as staples may only be substituted for nails at a rate equal to the load values provided by I.C.C. approval. However, all metal sheathing shall be fastened with a minimum of two (2) nails and ring-staples (e.g., 2"x4" x 0.113" RRSR-01 or 8d x 0.131") per IRC Table R602.3(1).

- M. Provide Holders At Shear Walls Indicated On The Foundation Plan. Walls Being Installed On Top Of Concrete Foundations Shall Have The Properly Secured Backed Or Nailed Together To Prevent Separation And To Insure Max Load Sharing. Each Interlocked Piece Shall Be Connected To The Foundation.

- N. Have The Same Width As The Opposite Beam. Shelving In Pantries & Linens To Be 16" In Cleats With Double Shelving. Upper Shelf To Be At 84" And Lower Shelf To Be At 42". In Cleats With Single Shelf, Shelf Shall Be Set At 72" Above Finished Floor.

- O. 2 X 4 Walls That Are 10' In Height Or More Shall Be Framed With Studs Spaced At 12" O.C.
- P. Stud Walls Over 10' In Height Shall Be Fireblocked Per Section 602.8 Of The 2012 Irc.

- Q. Maximum Rise = 8"
- R. Minimum Tread = 10" (11" Tread Required In The Absence Of Nosing).

- S. Every Stairway Landing Shall Have A Dimension, Measured In The Direction Of Travel, At Least Equal To Stairway Width.
- T. A Door May Open At The Top Step Of An Interior Flight Of Stairs, Provided The Door Does Not Swing Over The Top Step, And Provided That The Top Step Is No More Than Eight Inches Lower Than The Floor Level.

- U. The Distance (Measured Vertically) From Landing To Top Of Threshold Shall Not Exceed 8".

IV. Ventilation:

- A. Ventilation Shall Be Provided In All Crawl Spaces By Means Of Screened Vents Placed So As To Provide Cross Ventilation.
- B. Crawl Spaces Must Have One Square Foot Of Ventilation For Every 150 Square Feet Crawl Space With One Vent Within 3' Of Each Corner Of The Building.
- C. IRC (latest edition). See elevation drawings for locations of roof vents.

V. Fire Protection:

- A. The Garage Shall Be Separated From The Residence And Its Attic Area By 1/2" Gyp Board Applied To The Garage Side, Garage Beneath Habitable Rooms Shall Be Separated From All Habitable Rooms Above By 1/2" Type X Gyp Board. Where The Separation Is A Floor-Ceiling Assembly, The Structure Supporting The Separation Shall Also Be Protected By 1/2" Gyp Board. Enclosed Accessible Space Under Stairs Shall Have Walls, Under Stair Surface And Any Soffits Protected On The Enclosed Side With 1/2" Gyp Board.
- B. Stairs Leading From Garage Into Living Area Shall Be Solid Wood, Solid Or Honeycomb Core Steel Doors Not Less Than 1 1/2" Thick Or Having A Fire Protection Rating Of Not Less Than 20 Minutes When Tested.
- C. Fireplace Chimneys Must Extend 24 Inches Minimum Above Any Roof Within A Ten Feet Radius.

VI. Weather Protection:

- A. Install (1) Layer Of Grade D' (15 Lb.) Felt Under Asphalt Roof Shingles.
- B. Install (1) Layer Of Grade D' (15 Lb.) Felt Under Aluminum Siding.
- C. Install (1) Layer Of Grade D' (15 Lb.) Felt Under Synthetic Stucco System.
- D. Install (1) Layer No. 40 Coated Roofing Or Coated Glass Base From The Roof Eaves To A Line 24" Inside The Exterior Wall Line With All Laps Cemented Together.
- E. Provide (1) Layer No. 40 Coated Roofing Or Coated Glass Base At All Valleys.
- F. Install Metal Flashing Or Equal At Foundations (Or Where Brick Meets Stucco) Where Water From Weather Barrier Could Enter Dwelling.
- G. Provide Metal Flashing Or 15 Lb. Felt Between Wood Sheathing And Concrete Porches, Landings, Steps, And Stairs.
- H. Flashing shall be installed in such a manner so as to prevent moisture from entering the wall or to redirect it to the exterior. Flashing shall be installed at the perimeters of exterior door and window assemblies, penetrations and terminations of exterior wall assemblies, exterior wall intersections with roofs, chimneys, porches, decks, balconies, and similar projections and at built-in gutters and similar locations where moisture could enter the wall. Flashing with projected flanges shall be installed on both sides and the ends of copings, under sills and continuously above projected trim. A flashing shall be installed at the intersection of the foundation to stucco, masonry, siding or brick veneer. The flashing shall be on an approved corrosion-resistant flashing with a 1/2" drip leg extending past the exterior side of the foundation.

VII. Windows

- A. Guest Rooms And Habitable Rooms Within A Dwelling Unit Shall Be Provided With Natural Light By Means Of Exterior Glazed Openings With An Area Not Less Than 8% Of The Floor Area Of Such Rooms.
- B. Guest Rooms And Habitable Rooms Within A Dwelling Unit Shall Be Provided With Natural Ventilation By Means Of Operable Exterior Openings With An Area Not Less Than 4% Of The Floor Area Of Such Rooms At 6'-8" (Unless Noted).
- C. Tops Of Windows Shall Be At 6'-8" (Unless Noted).
- D. All Windows In Rooms Used For Sleeping Shall Have The Bottom Of The Clear Opening Greater Than 44 Inches Above Floor With An Net Clear Opening Of Not Less Than 5.7 Square Feet. Height Of Opening Shall Not Be Less Than 24 Inches. With A Net Clear Width Of Not Less Than 20 Inches.
- E. Provide Flashing, Counter-Flashing, And Approved Caulking At All Exterior Windows. Windows Must Be Installed Per Manufacturer's Specifications.
- F. Window Wells Serving Required Egress Windows Shall Have Dimensions In Keeping With The Minimums Required For The Windows
- G. 1. 44 Inch Maximum Depth (Or Provide Steps Or Ladder Rungs).
- G.2. 36" Horizontal Clearance Required From Foundation To Front Of Window Well.
- G.3. 36" Vertical Clearance Required From Any Projection In Horizontal Clearance Stated Above (I.e., Bay Windows Or Canopies).
- G.4. Bars, grilles, covers, or similar devices over emergency escape openings, bulkhead enclosures, or window wells shall meet R310.2-R310.2.2 and R310.4.1 clear opening requirements and be releasable from inside without special tools or excessive force.
- G.5. Window Wells Shall Have A Net Clear Opening Of 9 Square Feet (Min.)

VIII. Plumbing:

- A. Water Heaters Are To Be Strapped At The Upper One Third And Lower One Third With The Lower Strap Not Closer Than 4" Above Controls.
- B. The Lower Strap Not Closer Than 4" Above Controls.
- C. Insulate Hot Water Lines In Unfinished Areas With 1/2" Foam.
- D. Insulate Hot Water Lines In Unfinished Areas With 1/2" Foam.
- E. Toilet Shall Be 26 Gallons Per Minute Type.
- F. Shower Heads Shall Be 2.5 GPM.
- G. Provide Pressure Regulator At All Shower And Tub / Shower Installations.
- H. Provide Pressure Regulator At All Shower And Tub / Shower Installations.
- I. Interior Wastes And Vents Shall Be A B.S.
- J. Freeze-Excess, Back-Flow Prevention Hose Bibs With Accessible Shut Off Valves Required.
- K. Plumbing Vents Shall Be At Least 2' Above Or 10' Away From All Outside Air Intake Openings.
- L. No Slip Joint Plumbing Connections Allowed In Concealed Areas.

IX. Mechanical:

- A. Maximum Length Of Dryer Exhaust Duct Shall Be 25'. Max. Length Shall Be Reduced 2.5' For Each 45 Degree Bend And 5' For Each 90 Degree Bend.
- B. Refer To Architectural Plans For Exact Location Of All Mechanical Fixtures.
- C. Vents Shall Terminate 4 Feet Below Or 4 Feet Horizontally And At Least 1 Foot Above A Door, Operable Window, Or A Gravity Air Inlet Into A Building.
- D. Flue Vents And Exhaust Fan Vents Shall Be At Least 3 Feet Above An Outside Air Inlet Located Within 10 Feet And At Least 4 Feet From A Property Line.
- E. No Chimney Type Duct Tape Allowed. Metal Or Foil Tape Must Be Used.
- F. All Joints, Transverse And Longitudinal Seams And Connectors Must Be Properly Sealed With Tape Or Mastic.
- G. Gas Lines Shall Not Pass Through Or Penetrate Any Duct Or Plenum.

X. Electrical:

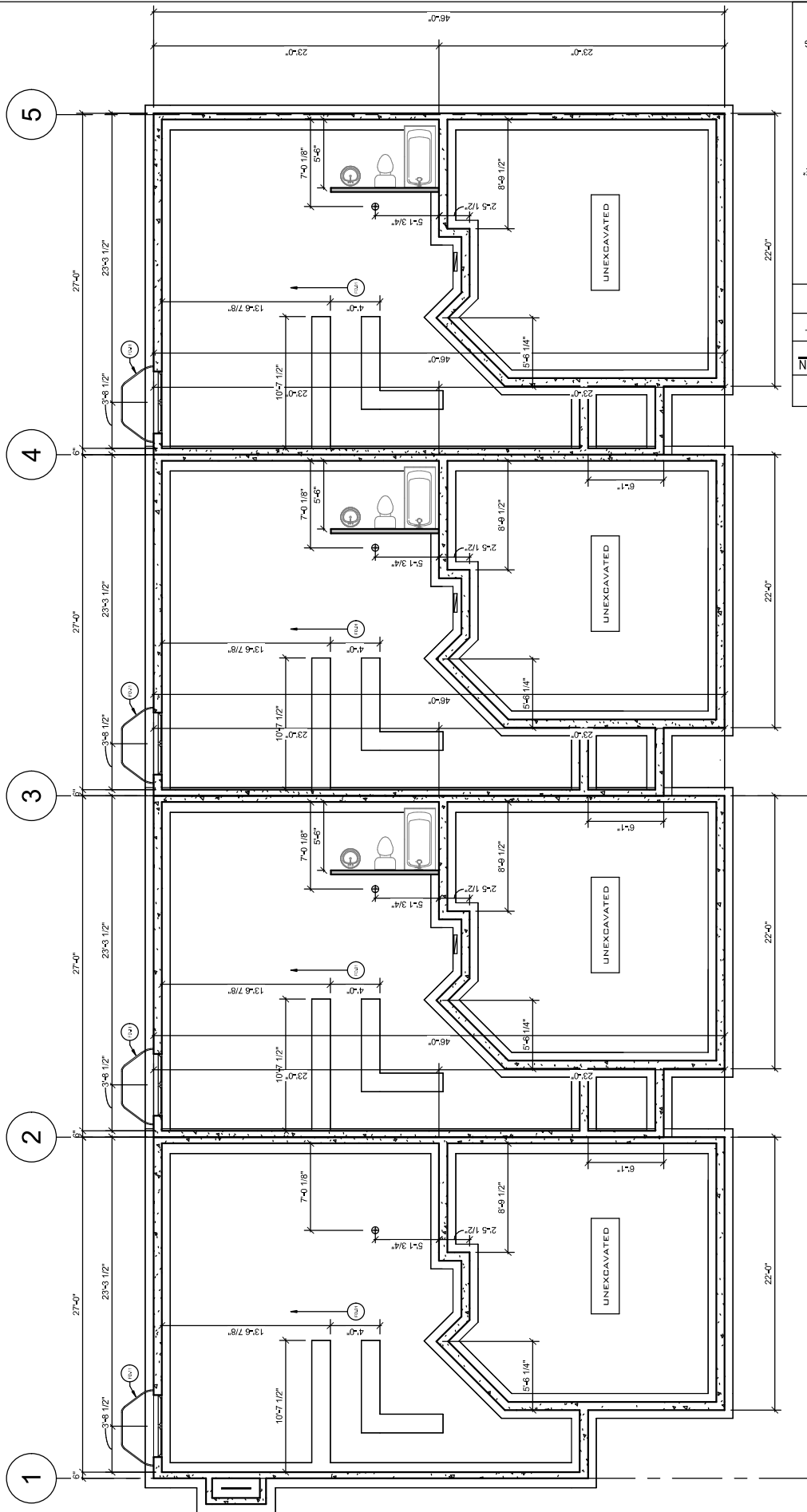
- A. Permanently Wired Smoke Detectors Are Required In Each Sleeping Room And Centrally Located In Corridors Or Areas Serving Sleeping Rooms. Install One On Every Story, Including Basements; For Split Levels, Place On The Upper Level Unless The Lower Has A Sleeping Room. For Sleeping Rooms On An Upper Level, Mount At The Ceiling Near The Stairway. If A Room Open To The Hallway Has A Ceiling 24" Higher Than The Hallway, Install Detectors In Both Spaces. Detectors Must Sound An Alarm Audible In All Sleeping Areas. Have Battery Backup With Low-Battery Signal. And Be Wired In Series. Carbon Monoxide Alarms Shall Be Installed Outside Each Sleeping Area And, Where A Fuel-Burning Appliance Is In A Bedroom Or Its Attached Bathroom, Inside That Bedroom.
- B. Bathroom Receptacle Outlets Shall Be Supplied By Dedicated 20 Amp Branch Circuit With No Other Outlets.
- C. Incandescent Closet Lighting Shall Be 18" Minimum From Combustibles Measured Horizontally. 6" Horizontal Is Permitted For Flush Fixtures And Fluorescent Fixtures.
- D. Ground Fault Circuit Protection Required For All 110 Volt, Single Phase 15 And 20 Ampere Receptacles Installed In Bathrooms, Garages, And Outdoors Where There Is Direct Grade-Level Access To Dwellings And Power Poles. Gfci Also Required For All Counter-top Level Kitchen Receptacles. Garage Outlets Must Be A Minimum Of 18" Above Floor.
- E. All Incandescent Lighting Fixtures Recessed Into Insulated Areas Shall Be Approved For Zero-Clearance Insulation Cover (I.C.) Per The 2006 Mandatory Energy Requirements.
- F. Conduct For Meter Base Service Entrance Shall Be Anchored To Foundation With Uni-Strut And Conduit Clamps (Power Actuated Fasteners Are Not Acceptable). Outlets Shall Be Spaced According To Prevailing Codes As A Minimum Requirement. Actual Outlet Location May Vary From What Plan Shows.
- G. Metallic Water Service And A Concrete Encased Electrode Available For Use As A Grounding Electrode For The House, Which Meets The Requirements Of The 2021 IRC. Shall Be Required (All Locations).
- H. Plastic Electrical Boxes In Garage Fire Walls To Be 2 Hour Listing.
- I. Carbon Monoxide Alarms Shall Be Installed On Each Habitable Level Of A Dwelling Unit Equipped With Fuel Burning Appliances. Carbon Monoxide Alarms Shall Have 110 Volt Permanent Power With Battery Backup And Shall Be Interconnected With The Smoke Detectors.
- K. ALL 125 volt, 15 & 20 amp receptacles installed inside or outside of a dwelling shall be tamper-resistant receptacles

XI. Masonry:

- A. Masonry Veneer Above Openings Shall Be Supported Per Table R703.7.1 Of The 2021 IRC.
- B. Flashing Shall Be Located Beneath The First Course Of Masonry Above Finished Ground Level Above The Foundation Wall And At Other Points Of Support.
- C. Weepholes Shall Be Provided In The Outside Wythe Of Masonry Walls At A Maximum Spacing Of 33" On Center. Weepholes Shall Not Be Less Than 3/16" In Diameter. Weepholes Shall Be Located Immediately Above The Flashing.

XII. Railings:

- A. Handrails Are Required At All Stairways Having Two Or More Risers.
- B. Provide 1 1/4" - 2 1/8" Handrails 34" - 38" In Height That Run Continuous And Have Return Ends To Wall. Nail End Post Or Safety Post Into Wall.
- C. Each Deep Riser On 2 1/8" In Risers Shall Have A Guardrail 3 1/4 Inch By 1 1/4 Inch Deep Roped The Entire Length Of All Landings One Side Of Handrail.
- D. Minimum 36" High Guardrails Are Required At All Landings Or Decks Or Floor Levels That Are More Than 30" Apart In Dimensions. Height Of Handrails For Guardrails And Handrails Shall Be Spaced Such That A 4 Inch Round Sphere Cannot Pass Through Guard Rails Shall Not Be Constructed In A Manner That Results In A Ladder Effect.



KEYNOTES	
◆	SEE GENERAL NOTES (PAGE(S)) FOR ADDITIONAL CODE REQUIREMENTS AND SPECIFICATIONS
??	THE FOLLOWING KEYNOTES REFERENCE THIS SYMBOL WHERE SHOWN ON PLANS.
FOUNDATION	
FD.01:	4" SLAB ON GRADE
FD.02:	SLOPE GARAGE FLOOR SLAB TO OPENING @ 1/4" PER 12" MIN.
FD.03:	WARP GARAGE SLAB CORNERS
FD.04:	WHERE NEEDED FOR POSITIVE DRAINAGE TO DOOR
FD.05:	LOCATION OF PLUMBING FEATURE
FD.06:	LOCATION OF DRAIN (LOOKS) ABOVE
FD.07:	LOCATION OF BASEMENT PLUMBING WALL
FD.08:	FLOOR DRAIN
FD.09:	FOUNDATION HATCH FOR CONCRETE
FD.10:	STEPS (CENTERED ON STEPS)
FD.11:	UPPER GROUND - REBAR IN
FD.12:	CONCRETE FOUNDATION WALL
FD.13:	4" X 2 1/2" NOTCH IN FOUNDATION WALL
FD.14:	BLOCK DOWN FOR OPENING
FD.15:	EARTHEN FILL IN PORCH CAVITY
FD.16:	STEP UP FOUNDATION WALL @ PORCH
FD.17:	SLOPE SLAB DOWN 2" AWAY FROM BUILDING
FD.18:	WARP SLAB CORNERS WHERE NEEDED
FD.19:	FOR POSITIVE DRAINAGE TO DRAINS
FD.20:	COORDINATE LOCATION AND SIZE WITH FLOOR PLANS

FOUNDATION PLAN NOTES

- SOILS OBSERVATION LETTER FROM THE GEOTECHNICAL ENGINEER IS REQUIRED PRIOR TO PLACEMENT OF CONCRETE FOR FOOTING.

FOOTING AND FOUNDATION PLAN
 1/8" = 1'-0"

KEYNOTES

◆ SEE GENERAL NOTES (PAGE(S) FOR ADDITIONAL CODE REQUIREMENTS AND SPECIFICATIONS

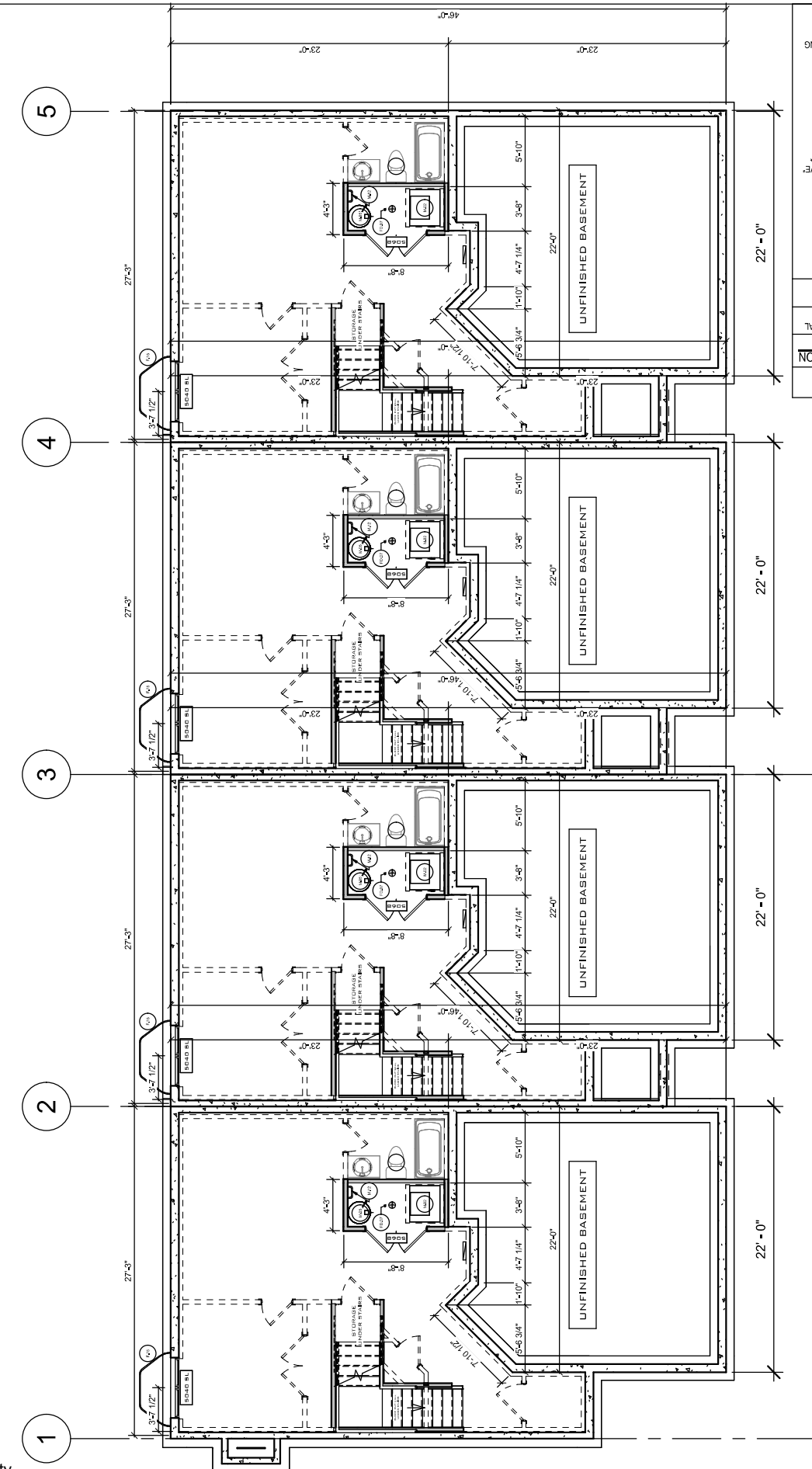
?? THIS SYMBOL WHERE SHOWN ON PLANS.

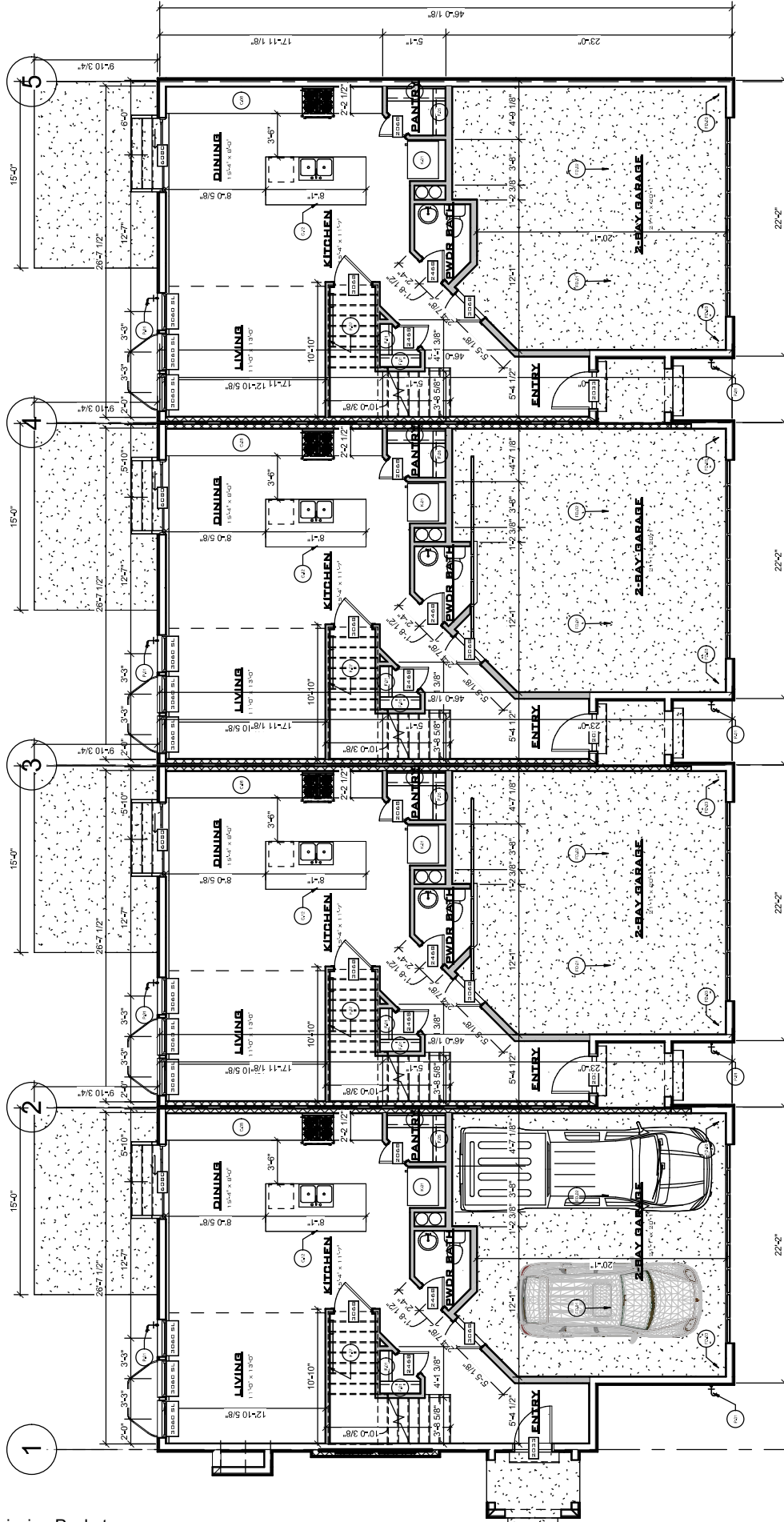
FOUNDATION

FD.01: 4" SLAB ON GRADE
FD.02: SLOPE GARAGE FLOOR SLAB TO OPENING @ 1/4" PER 12" MIN.
FD.03: WARP GARAGE SLAB CORNERS
FD.04: LOCATION OF PLUMBING FIXTURE DAMAGE TO DOOR
FD.05: LOCATION OF DRAIN FROM PLUMBING ABOVE
FD.06: LOCATION OF BASEMENT PLUMBING WALL
FD.07: FLOOR DRAIN
FD.08: FOUNDATION HATCH FOR CONCRETE STEPS (CENTERED ON STEPS)
FD.09: UFER GROUND - REBAR IN CONCRETE FOUNDATION WALL
FD.10: 4" X 24" NOTCH IN FOUNDATION WALL
FD.11: BLOCK DOWN FOR OPENING
FD.12: EARTHEN FILL IN PORCH CAVITY
FD.13: STEP UP FOUNDATION WALL @ PORCH
FD.14: SLOPE SLAB DOWN 2" AWAY FROM BUILDING
FD.15: WARP SLAB CORNERS WHERE NEEDED
* COORDINATE LOCATION AND SIZE WITH FLOOR PLANS FOR POSITIVE DRAINAGE TO DRAINS

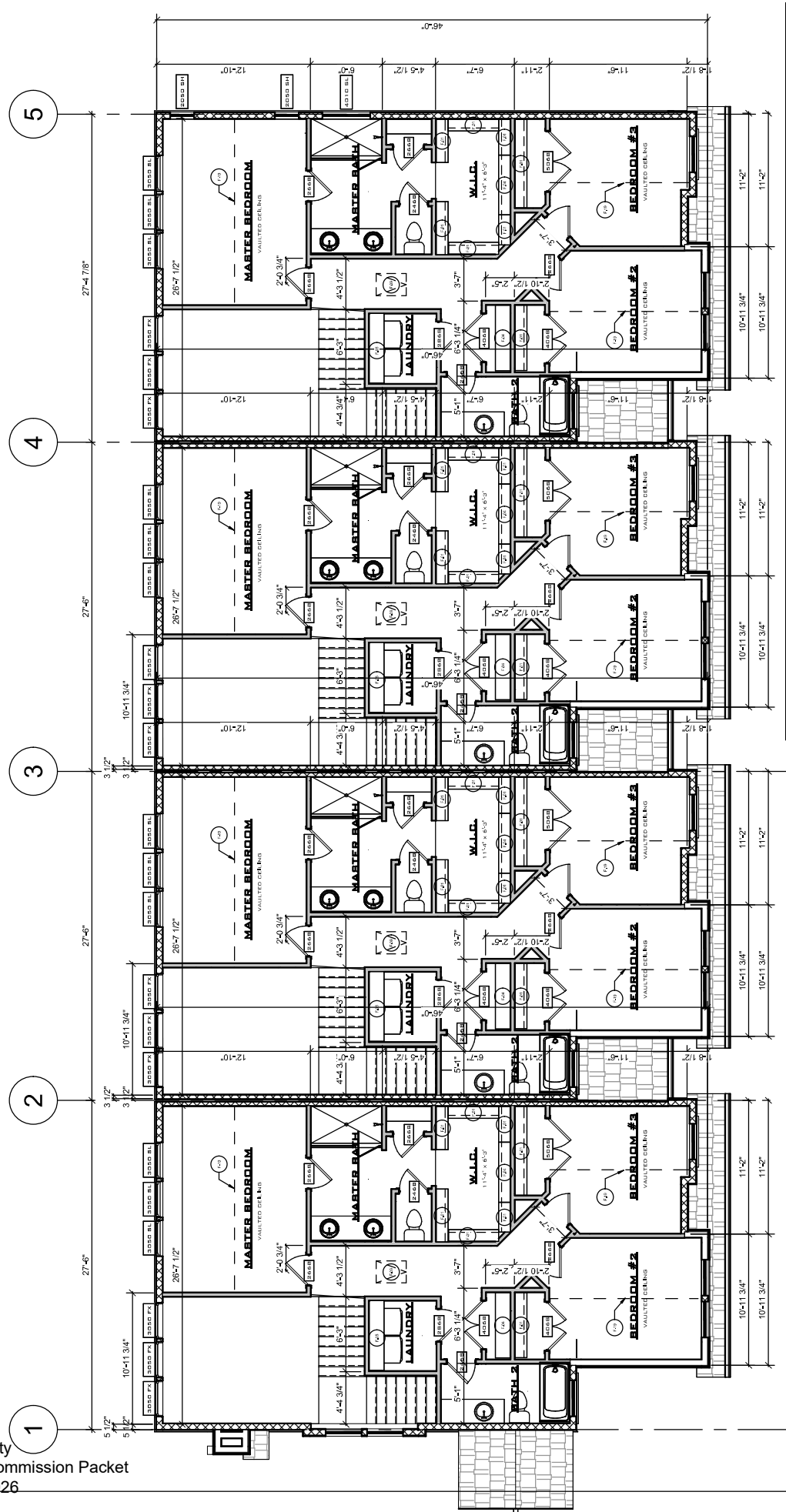
FOUNDATION PLAN NOTES

- SOILS OBSERVATION LETTER FROM THE GEOTECHNICAL ENGINEER IS REQUIRED PRIOR TO PLACEMENT OF CONCRETE FOR FOOTING.





KEYNOTES	
77	THE FOLLOWING KEYNOTES REFERENCE • SEE GENERAL NOTES PAGES FOR ADDITIONAL • CODE REQUIREMENTS AND SPECIFICATIONS • DENOTED BY DASHED LINES (UNO)
FLOOR PLAN NOTES	
DIMENSIONS ON FLOOR PLAN ARE TO ROUGH FRAMING (UNO) • ALL PARTITIONS ARE DIMENSIONED TO FACE OF FRAMING (UNO) • ALL ANGLED PARTITIONS ARE 45 DEGREES (UNO) • ALL INTERIOR WINDOW SILLS BELOW 48" WILL HAVE • A PAINT GRADE WOOD WINDOW SILL & APRON	
MECHANICAL	M.01: FLOOR M.02: 13 SEER AIR CONDITIONER M.03: 80 GALLON WATER HEATER M.04: FURNACE M.05: 8" COMBUSTION AIR FROM OUTSIDE M.06: ELECTRICAL PANEL M.07: FLOOR DRAIN M.08: 12" MECHANICAL CHASE 29" CLEAR M.09: WALL MOUNTED ELECTRIC HEATER
PLUMBING	P.01: HOSE BIB P.02: PEDESTAL SINK P.03: 60" X 30" TUB / SHOWER COMBO P.04: 48" LOW WALL W/ GLASS ABOVE P.05: SINK W/ DISPOSAL AND SPRAYER
FINISH	F.01: (1) 12" DEEP WOOD SHELF & (1) ROD F.02: (2) 12" DEEP WOOD SHELVES & (2) RODS F.03: (5) 16" DEEP WOOD SHELVES F.04: (5) 16" DEEP WOOD SHELVES F.05: (1) 12" DEEP WOOD SHELF (TOP @ 4'-0") F.06: (5) 24" DEEP WOOD SHELVES F.07: 2" X 4" WALL (12" HIGH) W/ WOOD CAP & APRON F.08: HAND RAIL (36" HIGH) F.09: OPEN HAND RAILING (36" HIGH) F.10: 22" X 30" ATTIC ACCESS F.11: FIRE DOOR (20 MIN.) F.12: WOOD STAIRS AS REQUIRED F.13: BOLLARD F.14: VAULTED CEILING F.15: LINE OF FRAMING ABOVE F.16: LINE OF OVERHEAD GARAGE DOOR F.17: SHELVES THAT SPAN 48" RECEIVE A SHELF SUPPORT
CABINET	C.01: 32" HIGH BASE CABINET C.02: 36" HIGH BASE CABINET C.03: UPPER CABINETS (TOP @ 7'-0") C.04: UPPER CABINETS (TOP @ 8'-0") C.05: FULL DEPTH CABINET C.06: LAZY SUSAN C.07: COUNTERTOP C.08: COUNTERTOP OVERHANG
KITCHEN	K.01: 39" X 73 1/2" WIDE REFRIGERATOR SPACE K.02: DISHWASHER K.03: 30" WIDE RANGE WITH MICROWAVE ABOVE
WALL OPENING	A.01: ARCH OPENING (TOP @ 8'-0" & SPES @ 7'-6") S.01: SQUARE OPENING (TOP @ 8'-0") S.02: SQUARE OPENING (TOP @ 8'-0") S.03: SQUARE OPENING (TOP @ 7'-6")

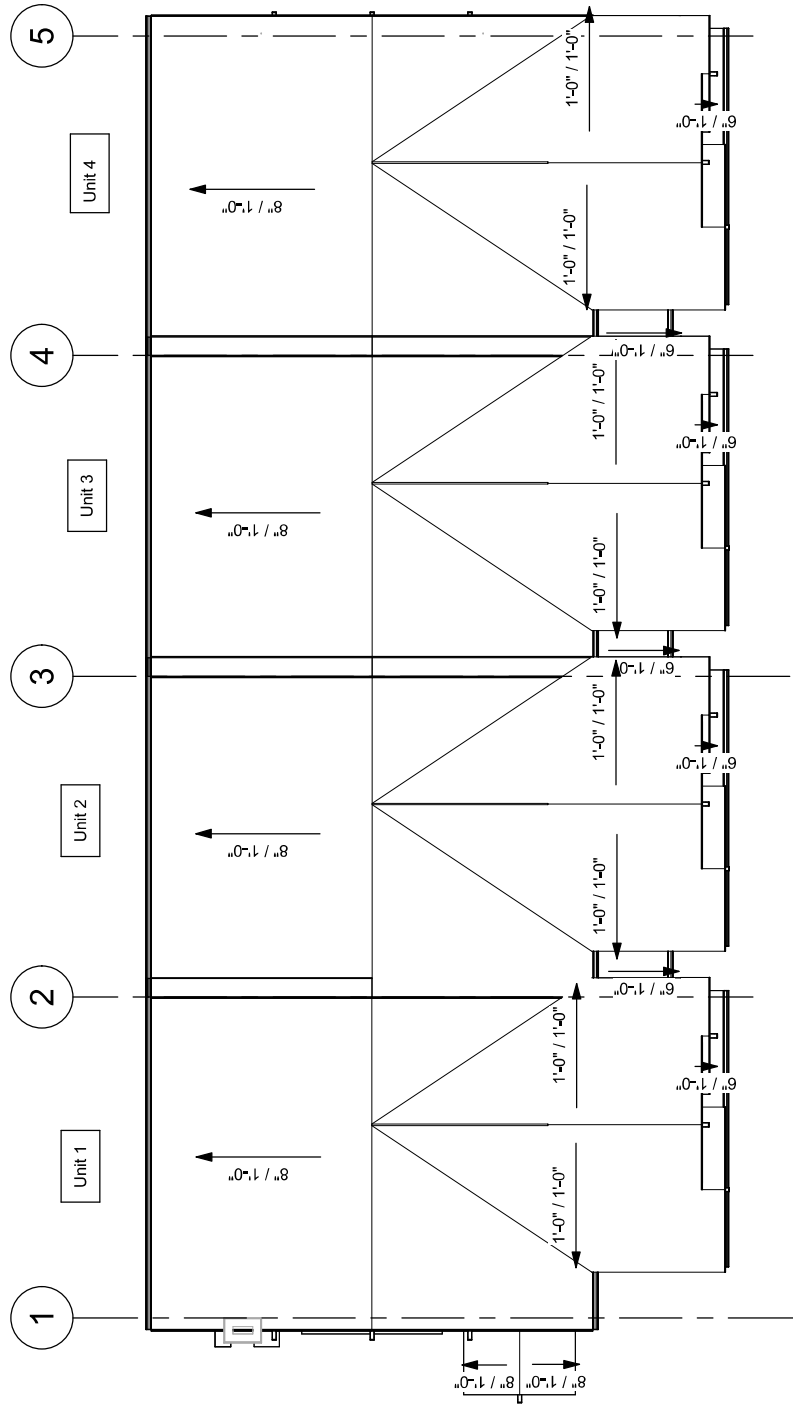


KEYNOTES	
SEE GENERAL NOTES PAGE(S) FOR ADDITIONAL DENOTED BY DASHED LINES (UNO). THE FOLLOWING KEYNOTES REFERENCE CODE REQUIREMENTS AND SPECIFICATIONS.	MECHANICAL MJ1: FLOOR MJ2: 95% EFFICIENT FURNACE MJ3: 15 SEER AIR CONDITIONER MJ4: 50 GALLON WATER HEATER MJ5: FLOOR DRAIN MJ6: ELECTRICAL PANEL MJ7: 8 COMBUSTION AIR FROM OUTSIDE TERMINATE 12" BELOW CEILING MJ8: MECHANICAL CHASE 25" CLEAR MJ9: WALL MOUNTED ELECTRIC HEATER PLUMBING PL1: HOSE BIB PL2: PEDestal SINK PL3: 60" x 30" TUB / SHOWER COMBO PL4: 48" LOW WALL w/ GLASS ABOVE PL5: SINK w/ DISPOSAL AND SPRAYER
FINISH FI1: (1) 12" DEEP WOOD SHELF & (1) ROOF FI2: (2) 12" DEEP WOOD SHELVES & (2) ROOF FI3: (5) 12" DEEP WOOD SHELVES FI4: (3) 16" DEEP WOOD SHELVES FI5: (1) 12" DEEP WOOD SHELF (TOP @ 4'-6") FI6: (5) 24" DEEP WOOD SHELVES FI7: STARTING @ 24" ABOVE FLOOR FI8: (5) 24" DEEP WOOD SHELVES FI9: STARTING @ 24" ABOVE FLOOR FI10: 2" x 4" WALL (42" HIGH) w/ WOOD CAP & APRON FI11: HAND RAIL (36" HIGH) FI12: OPEN HAND RAILING (36" HIGH) FI13: 1" x 4" AT 16" ACCESS FI14: FRIEZE DOOR (20 MIN.) FI15: WOOD STAIRS AS REQUIRED FI16: GOLFARD FI17: LINE OF FRAMING ABOVE FI18: LINE OF FRAMING BELOW FI19: LINE OF OVERHEAD GARAGE DOOR FI20: SHELVES THAT SPAN 48" RECEIVING A SHELF SUPPORT	CABINET CA1: 36" HIGH BASE CABINET CA2: 36" HIGH BASE CABINET CA3: UPPER CABINETS (TOP @ 7'-0") CA4: UPPER CABINETS (TOP @ 8'-0") CA5: FULL DEPTH CABINET CA6: LAZY SUSAN CA7: COUNTERTOP CA8: COUNTERTOP OVERHANG
KITCHEN K1: 36" x 73 1/2" WIDE REFRIGERATOR SPACE K2: 36" WIDE RANGE WITH MICROWAVE ABOVE K3: 36" WIDE RANGE WITH MICROWAVE ABOVE	WALL OPENING WO1: ARCH OPENING (TOP @ 8'-0" & 8'-6" & 8'-0" & 8'-6" @ 7'-0") WO2: SQUARE OPENING (TOP @ 8'-0") WO3: SQUARE OPENING (TOP @ 8'-0") WO4: SQUARE OPENING (TOP @ 7'-0")

FLOOR PLAN NOTES

- DIMENSIONS ON FLOOR PLAN ARE TO ROUGH FRAMING (UNO)
- ALL PARTITIONS ARE DIMENSIONED TO FACE OF FRAMING (UNO)
- ALL INTERIOR DOORS ARE 48" WIDE
- SEE GENERAL NOTES FOR GARAGE SEPARATION REQUIREMENTS
- ALL INTERIOR WINDOW SILLS BELOW 48" WILL HAVE A PAINT GRADE WOOD WINDOW SILL & APRON

KEYNOTES
FUTURE & OPTIONAL DENOTED BY DASHED LINES
SEE GENERAL NOTES PAGE(S) FOR ADDITIONAL CODE REQUIREMENTS AND SPECIFICATIONS
THE FOLLOWING KEYNOTES REFERENCE THIS SYMBOL WHERE SHOWN ON PLANS
ROOF
R2: TURTLE VENT



ROOF NOTES

- PROVIDE ATTIC VENTILATION IN ACCORDANCE WITH IRC SECTION R806.
- MINIMUM NET FREE VENTILATION AREA (NFA) SHALL BE 1 SQ. FT. PER 150 SQ. FT. OF ATTIC AREA (17/90).

KEYNOTES

**FUTURE & OPTIONAL CONSTRUCTION
DENOTED BY DASHED LINES**

- SEE GENERAL NOTES PAGE(S) FOR ADDITIONAL
CODE REQUIREMENTS AND SPECIFICATIONS
- THE FOLLOWING KEYNOTES REFERENCE
THIS SYMBOL, WHERE SHOWN ON PLANS:

??

- ELEVATION**
- E.A1: ARCHITECTURAL GRADE ASPHALT SHINGLES
 - E.A2: DOWNSPOUT
 - E.A3: 6" CAST BRONZE ADDRESS NUMBERS
 - E.A4: GABLE END VENT
 - E.A5: BRICK VENER (SEE DETAIL 3A3.00)
 - E.A6: STONE VENER (SEE DETAIL 3A3.00)
 - E.A7: DECORATIVE SHUTTER
 - E.A8: APPROXIMATE LINE OF FINISHED GRADE
 - E.A9: TURTLE VENT
 - E.A10: ALUMINUM FASCIA
 - E.A11: ALUMINUM PASCIA
 - E.A12: METAL ROOF
 - E.A13: CORBEL
 - E.A14: METAL AWNING (SEE DETAIL A3.01)
 - E.A15: BRICK SOLDIER COURSE
 - E.A17: EXTERIOR WALL SOURCE
 - E.A18: CONCRETE CAP

STUCCO

- S.A1: SYNTHETIC STUCCO
- S.A2: 8"x1" STUCCO TRIM

SIDING AND TRIM

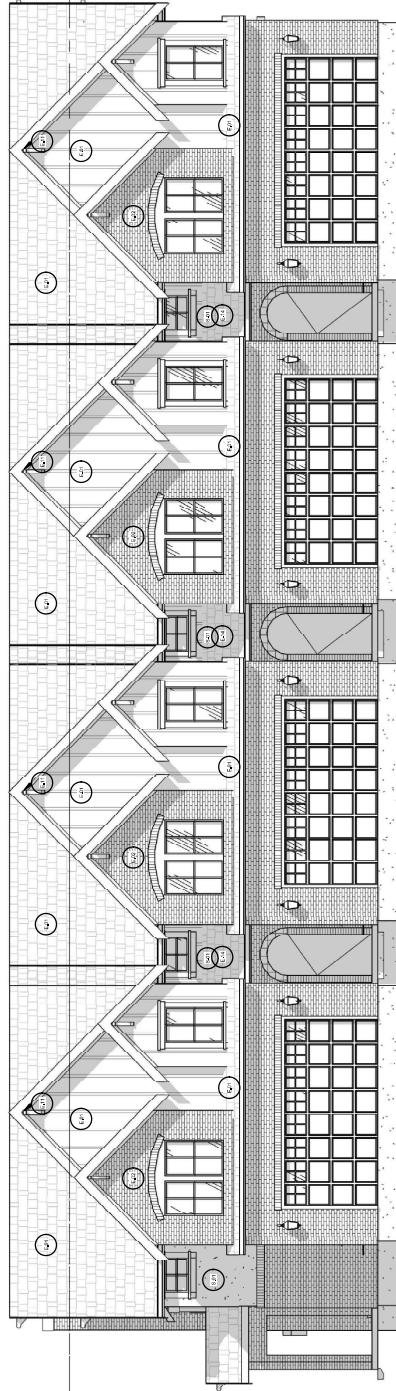
- CS.01: BOARD & BATTEN @ 16" O.C.
- CS.02: TRUE LAP SIDING
- CS.03: STAGGERED EDGE SHINGLE
- CS.04: 2-1/2"x3/4" COMPOSITE BATTEN BOARD
- CS.05: 3-1/2"x3/4" COMPOSITE TRIM BOARD
- CS.06: 2-1/2"x3/4" COMPOSITE TRIM BOARD
- CS.07: 7-1/4"x3/4" COMPOSITE TRIM BOARD
- CS.08: 9-1/4"x3/4" COMPOSITE TRIM BOARD
- CS.09: 1-1/4"x3/4" COMPOSITE TRIM BOARD
- CS.12: SMOOTH COMPOSITE TRIM BOARD
- CS.13: PAINTED WOOD

FINISHES

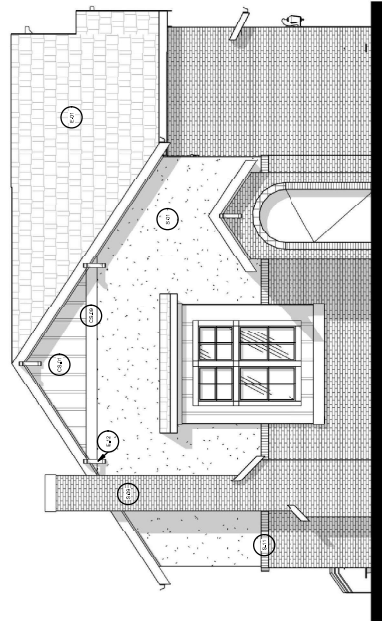
- F.08: GUARD RAIL (36" HIGH)
- * COORDINATE LOCATION AND SIZE WITH FLOOR PLANS

ELEVATION

- REFER TO GENERAL NOTE & DETAIL SHEETS
FOR TYPICAL REQUIREMENTS & MATERIALS
SPECIFIC TO THIS PROJECT
- GRADE CONDITIONS MAY VARY FROM SHOWN.
BUILDER SHALL VERIFY & COORDINATE
PER ACTUAL SITE CONDITIONS
- INSTALL ALL PRE-MANUFACTURED MATERIALS
PER MANUFACTURERS REQUIREMENTS,
RECOMMENDATIONS & SPECIFICATIONS.
INSTALLATION REQUIREMENTS TO BE
PROVIDED BY BUILDER



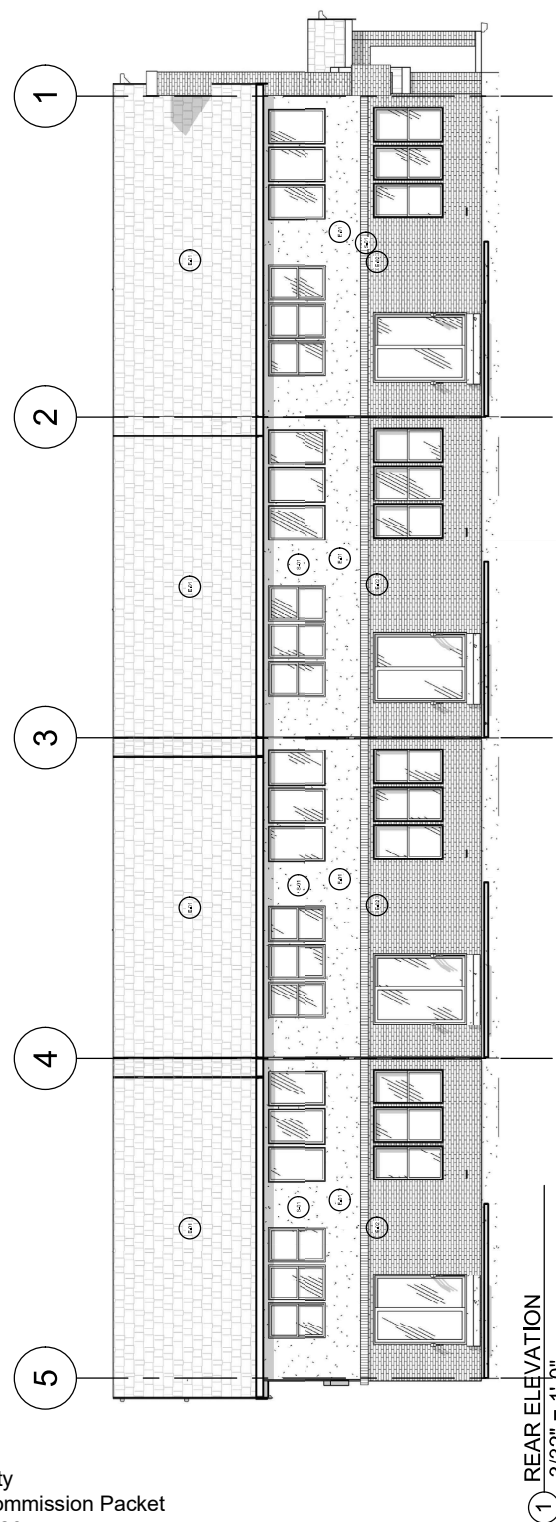
01 FRONT ELEVATION
3/32" = 1'-0"



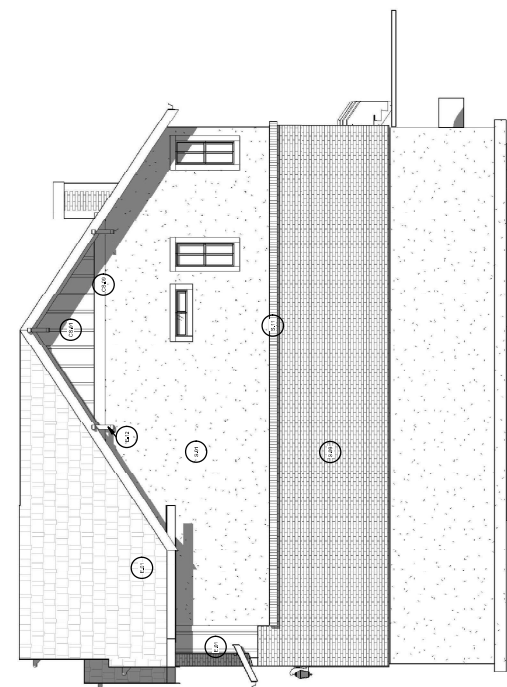
3 LEFT ELEVATION
3/32" = 1'-0"

KEYNOTES	
FUTURE & OPTIONAL CONSTRUCTION DENOTED BY DASHED LINES	
◆	SEE GENERAL NOTES PAGE(S) FOR ADDITIONAL CODE REQUIREMENTS AND SPECIFICATIONS
??	THE FOLLOWING KEYNOTES REFERENCE THIS SYMBOL WHERE SHOWN ON PLANS
ELEVATION	
E.01:	ARCHITECTURAL GRADE ASPHALT SHINGLES
E.02:	DOWNSPOUT
E.03:	6" CAST BRONZE ADDRESS NUMBERS
E.04:	GABLE END VENT*
E.05:	BRICK VENEER (SEE DETAIL 3/A3.00)
E.06:	STONE VENEER (SEE DETAIL 3/A3.00)
E.07:	5/8" SHUTTER VENT*
E.08:	ARCHITECTURAL GRADE ASPHALT SHINGLES
E.09:	ARCHITECTURAL GRADE ASPHALT SHINGLES
E.10:	TURTLE VENT
E.11:	ALUMINUM FASCIA
E.12:	HARORE FASCIA
E.13:	METAL ROOF
E.14:	CORBEL
E.15:	METAL AWNING (SEE DETAIL A3.01)
E.16:	BRICK SOLDIER COURSE
E.17:	EXTERIOR WALL SCOUR
E.18:	CONCRETE CAP
STUCCO	
S.01:	SYNTHETIC STUCCO◆
S.02:	8"x4" STUCCO TRIM
SIDING AND TRIM	
CS.01:	BOARD & BATTEN @ 16" O.C.
CS.02:	TRUE LAP SIDING
CS.03:	STAGGERED EDGE SHINGLE
CS.04:	1"x4" SHUTTER VENT BOARD
CS.05:	5/4"x3/4" COMPOSITE TRIM BOARD
CS.06:	5/4"x3/4" COMPOSITE TRIM BOARD
CS.07:	7/4"x3/4" COMPOSITE TRIM BOARD
CS.08:	5/4"x3/4" COMPOSITE TRIM BOARD
CS.09:	11/4"x3/4" COMPOSITE TRIM BOARD
CS.10:	5/4"x3/4" COMPOSITE TRIM BOARD
CS.11:	5/4"x3/4" COMPOSITE TRIM BOARD
CS.12:	SMOOTH COMPOSITE TRIM BOARD
CS.13:	PAINTED WOOD
FINISHES	
F.01:	GUARD RAIL - 36" HIGH◆
F.02:	COORDINATE LOCATION AND SET WITH FLOOR PLANS

ELEVATION	
◆	REFER TO GENERAL NOTE & DETAIL SHEETS FOR TYPICAL REQUIREMENTS & MATERIALS SPECIFIC TO THIS PROJECT
◆	GRADE CONDITIONS MAY VARY FROM SHOWN. BUILDER SHALL VERIFY & COORDINATE PER ACTUAL SITE CONDITIONS
◆	INSTALL ALL PRE-MANUFACTURED MATERIALS PER MANUFACTURER'S REQUIREMENTS, RECOMMENDATIONS & SPECIFICATIONS. INSTALLATION REQUIREMENTS TO BE PROVIDED BY BUILDER



1 REAR ELEVATION
3/32" = 1'-0"



2 RIGHT ELEVATION
3/32" = 1'-0"

KEYNOTES

FUTURE & OPTIONAL CONSTRUCTION
DENOTED BY DASHED LINES

SEE GENERAL NOTES PAGE(S) FOR ADDITIONAL
CODE REQUIREMENTS AND SPECIFICATIONS

THE FOLLOWING KEYNOTES REFERENCE
THIS SYMBOL WHERE SHOWN ON PLANS:

- ELEVATION
- E101: ARCHITECTURAL GRADE ASPHALT SHINGLES
 - E102: CONNSPOUT
 - E103: 6" CAST BRONZE ADDRESS NUMBERS
 - E104: GABLE END VENT*
 - E105: BRICK VENER (SEE DETAIL 3/43.00)
 - E106: STONE VENER (SEE DETAIL 3/43.00)
 - E107: DECORATIVE SHUTTER*
 - E108: APPROXIMATE LINE OF FINISHED GRADE
 - E110: TURTLE VENT
 - E111: ALUMINUM FASCIA
 - E112: ALUMINUM FASCIA
 - E113: METAL ROOF
 - E114: CORBEL
 - E115: METAL AWNING (SEE DETAIL A3.01)
 - E116: BRICK SOLDIER COURSE
 - E117: EXTERIOR WALL SOUNGE
 - E118: CONCRETE CAP

STUCCO

- S101: SYNTHETIC STUCCO*
- S102: 8"x1" STUCCO TRIM

SIDING AND TRIM

- CS101: BOARD & BATTEN @ 16" O.C.
- CS102: TRUE LAP SIDING
- CS103: STAGGERED EDGE SHINGLE
- CS104: 2-1/2"x3/4" COMPOSITE BATTEN BOARD
- CS105: 2-1/2"x3/4" COMPOSITE TRIM BOARD
- CS106: 1-1/2"x3/4" COMPOSITE TRIM BOARD
- CS107: 7-1/4"x3/4" COMPOSITE TRIM BOARD
- CS108: 9-1/4"x3/4" COMPOSITE TRIM BOARD
- CS109: 1-1/4"x3/4" COMPOSITE TRIM BOARD
- CS110: 1-1/4"x3/4" COMPOSITE TRIM BOARD
- CS111: 1-1/4"x3/4" COMPOSITE TRIM BOARD
- CS112: SMOOTH COMPOSITE TRIM BOARD
- CS113: PAINTED WOOD

FINISHES

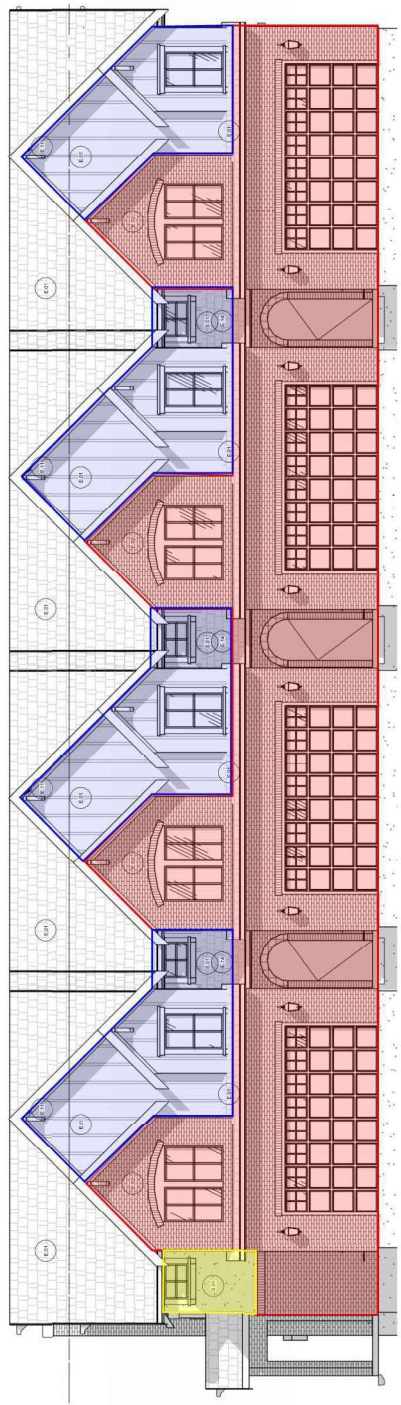
- F108: GUARD RAIL (36" HIGH)*
- * COORDINATE LOCATION AND SIZE WITH FLOOR PLANS

ELEVATION

- REFER TO GENERAL NOTE & DETAIL SHEETS
FOR TYPICAL REQUIREMENTS & MATERIALS
SPECIFIC TO THIS PROJECT
- GRADE CONDITIONS MAY VARY FROM SHOWN.
BUILDER SHALL VERIFY & COORDINATE
PER ACTUAL SITE CONDITIONS
- INSTALL ALL PRE-MANUFACTURED MATERIALS
PER MANUFACTURERS REQUIREMENTS,
RECOMMENDATIONS & SPECIFICATIONS.
INSTALLATION REQUIREMENTS TO BE
PROVIDED BY BUILDER

MATERIAL COLORS

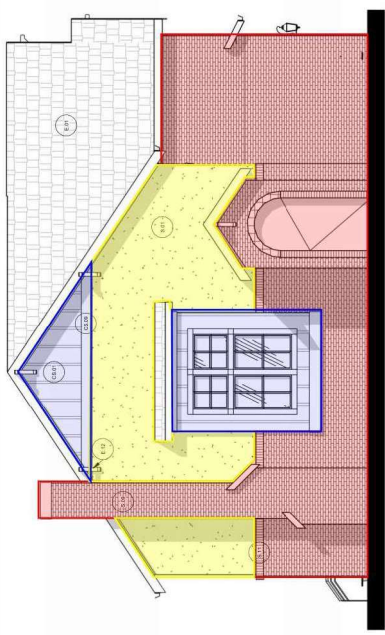
- BRICK- TIVOLI
- BOARD AND BATTEN- SHOUJIWHITE
- SW 7042
- STUCCO- URBAN BRONZE SW 7048



01 FRONT ELEVATION
3/32" = 1'-0"

Legend
Label Quantity Unit

Percentage
26%
65%
9%

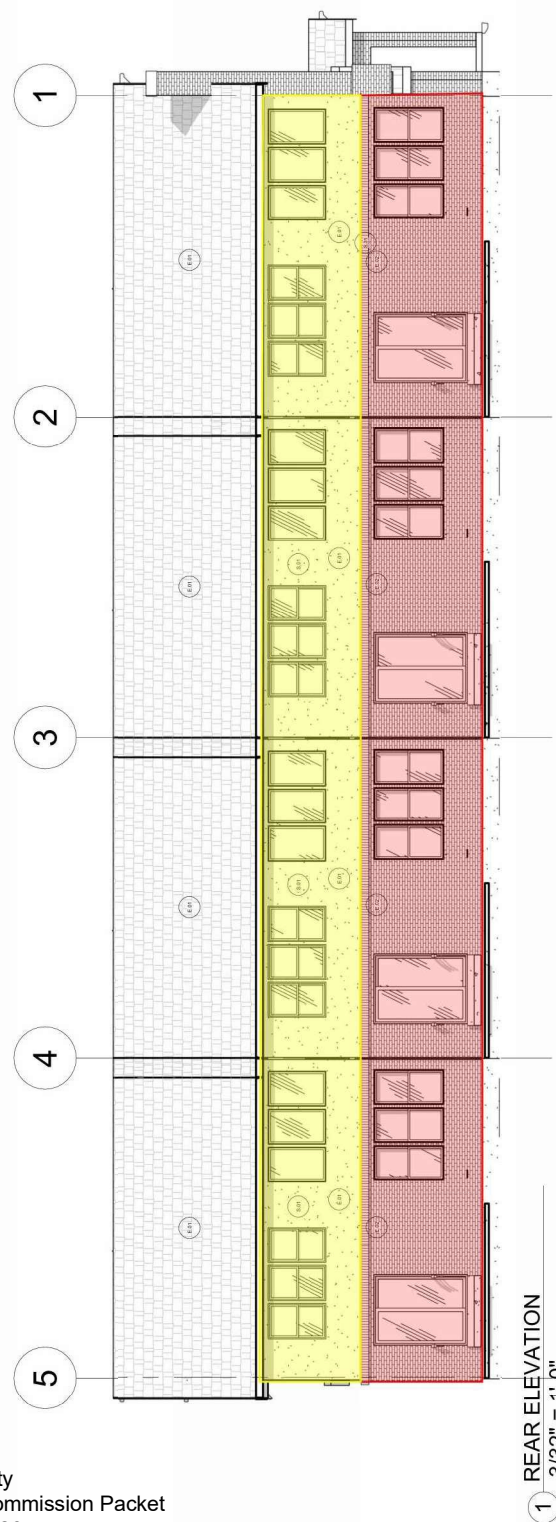


03 LEFT ELEVATION
3/32" = 1'-0"

KEYNOTES	
FUTURE & OPTIONAL CONSTRUCTION DENOTED BY DASHED LINES	
◆	SEE GENERAL NOTES PAGE(S) FOR ADDITIONAL CODE REQUIREMENTS AND SPECIFICATIONS
??	THE FOLLOWING KEYNOTES REFERENCE THIS SYMBOL WHERE SHOWN ON PLANS
ELEVATION	
E.01:	ARCHITECTURAL GRADE ASPHALT SHINGLES
E.02:	DOWNSPOUT
E.03:	6" CAST BRONZE ADDRESS NUMBERS
E.04:	GABLE END VENT*
E.05:	BRICK VENEER (SEE DETAIL 3A3.00)
E.06:	STONE VENEER (SEE DETAIL 3A3.00)
E.07:	7" SHIP LAP SHINGLE
E.08:	APPROXIMATE LINE OF FINISHED GRADE
E.09:	TURTLE VENT
E.10:	ALUMINUM FASCIA
E.11:	HARDIE FASCIA
E.12:	METAL ROOF
E.13:	C/RBEL
E.14:	METAL AWNING (SEE DETAIL A3.01)
E.15:	BRICK SOLDIER COURSE
E.16:	EXTERIOR WALL SCOUR
E.17:	CONCRETE CAP
STUCCO	
S.01:	SYNTHETIC STUCCO◆
S.02:	8" X 16" STUCCO TRIM
SIDING AND TRIM	
CS.01:	BOARD & BATTEN @ 16" O.C.
CS.02:	TRUE LAP SIDING
CS.03:	STAGGERED EDGE SHINGLE
CS.04:	1" X 4" SHIP LAP SIDING
CS.05:	3-1/2" X 3/4" COMPOSITE TRIM BOARD
CS.06:	5-1/2" X 3/4" COMPOSITE TRIM BOARD
CS.07:	7-1/4" X 3/4" COMPOSITE TRIM BOARD
CS.08:	9-1/4" X 3/4" COMPOSITE TRIM BOARD
CS.09:	11-1/4" X 3/4" COMPOSITE TRIM BOARD
CS.10:	SMOOTH COMPOSITE TRIM BOARD
CS.11:	PAINTED WOOD
FINISHES	
F.01:	GUARD RAIL - 36" HIGH◆
F.02:	COORDINATE LOCATION AND SET WITH FLOOR PLANS

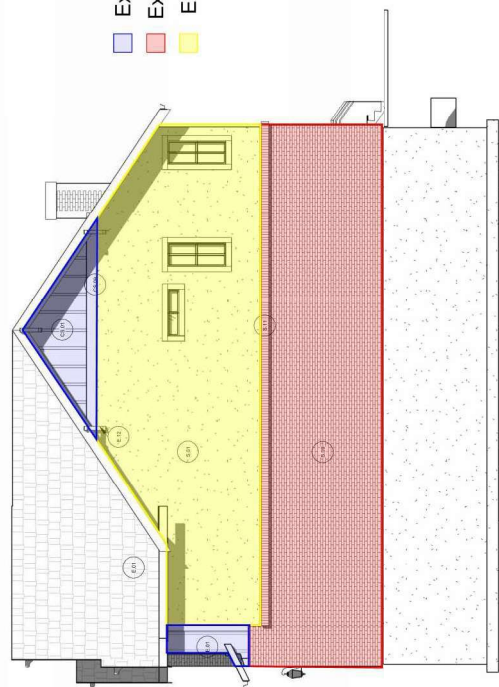
ELEVATION	
◆	REFER TO GENERAL NOTE & DETAIL SHEETS FOR TYPICAL REQUIREMENTS & MATERIALS SPECIFIC TO THIS PROJECT
◆	GRADE CONDITIONS MAY VARY FROM SHOWN. BUILDER SHALL VERIFY & COORDINATE PER ACTUAL SITE CONDITIONS
◆	INSTALL ALL PREMANUFACTURED MATERIALS PER MANUFACTURERS REQUIREMENTS, RECOMMENDATIONS & SPECIFICATIONS. INSTALLATION REQUIREMENTS TO BE PROVIDED BY BUILDER

MATERIAL COLORS	
BRICK- TIVOLI	
BOARD AND BATTEN- SHOUJI WHITE	
SW 7042	
STUCCO- URBAN BRONZE SW 7048	



1 REAR ELEVATION
3/32" = 1'-0"

Legend			
Description	Quantity	Unit	Percentage
Exterior Material	967.93	sf	46%
Exterior Materials	2,379.76	sf	2%
Exterior Material	340.55	sf	52%



2 RIGHT ELEVATION
3/32" = 1'-0"

14-40-11.C
Any roof mounted mechanical equipment shall be screened from public view by a parapet wall or similar device that is no lower in height than six (6) inches below the height of the mechanical equipment on the exposed side or sides. No chain link fencing, with or without slats, shall be allowed as a screening device for such equipment.

No roof mounted mechanical equipment will be used on this project.

Additional Planning Comments

A. Show how external utilities/storage meet screening:

1. Screening should be part of the articulation of the building and should not appear to be an afterthought. All screening shall be architecturally compatible with the primary structure.

2. Screening devices and landscaping shall be used to mitigate the visual impact of utility equipment and service areas.

B. Show percentages and areas for exterior building materials.

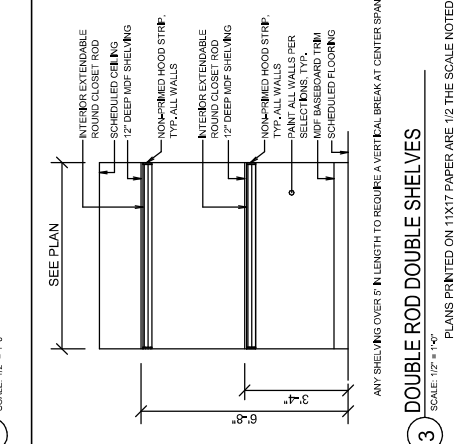
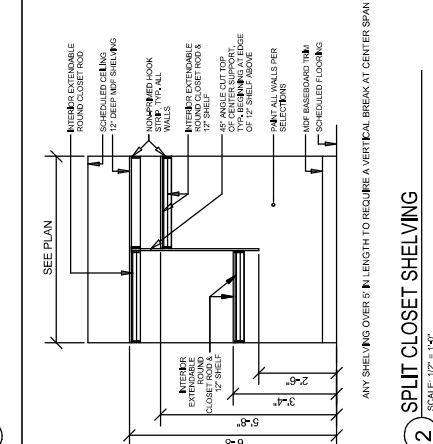
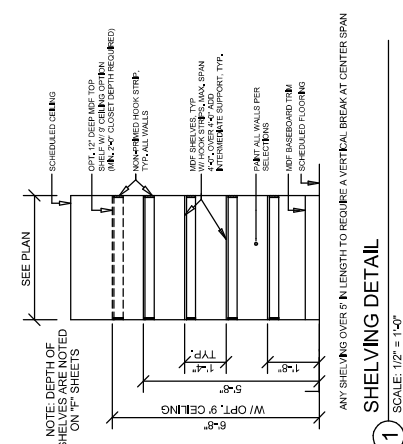
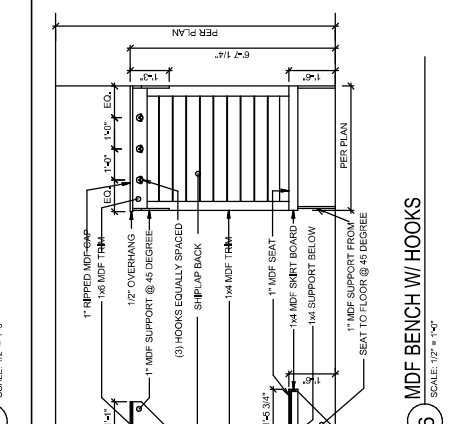
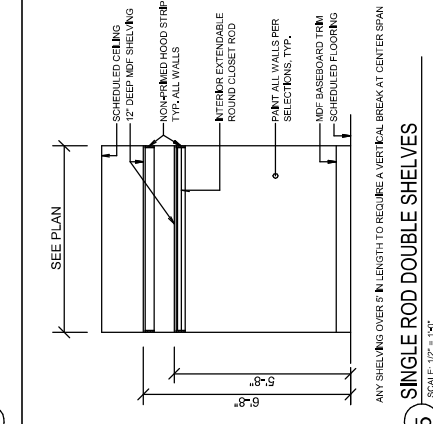
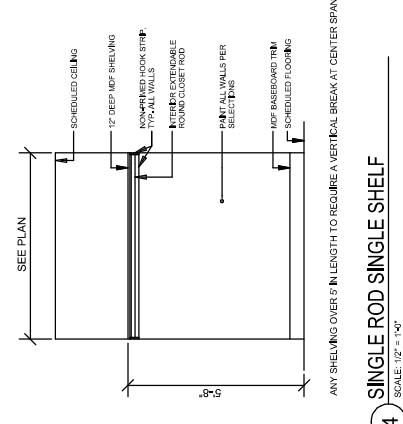
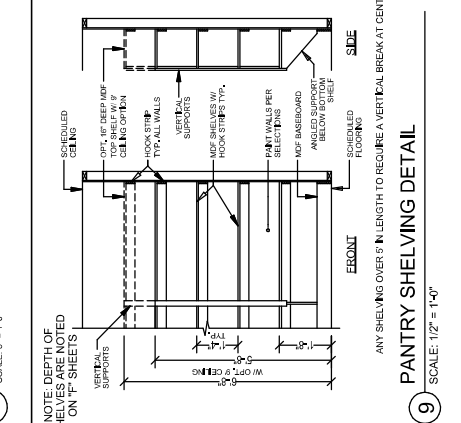
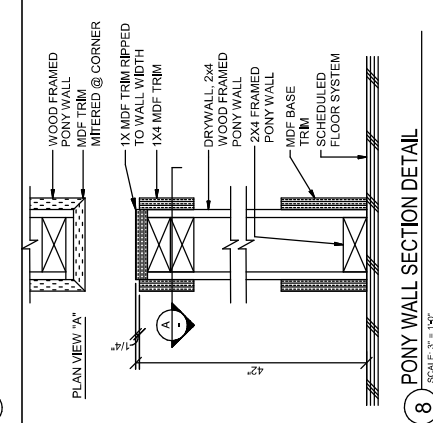
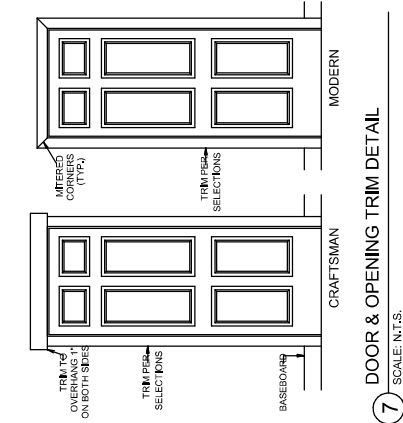
C. Is there proposed signage for this project?

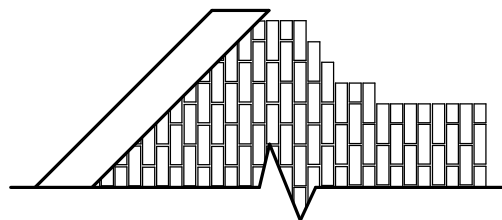
A. Air conditioning condensers will be located behind the garages, where they will be out of view from the front and either side of the unit. See sheet A2.02 for proposed locations.

Electrical and gas meters will be placed on the interior side yards of each building, out of view from the primary frontage. Utility meters will also be screened with Ivory Halo Dogwood, as shown on the current landscape plan.

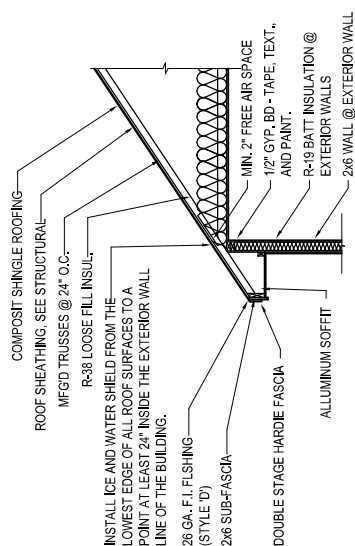
B. Whole Building Percentages:

- Brick - 59%
- Stucco - 26%
- Board and Batten - 15%

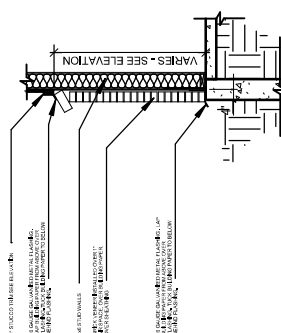




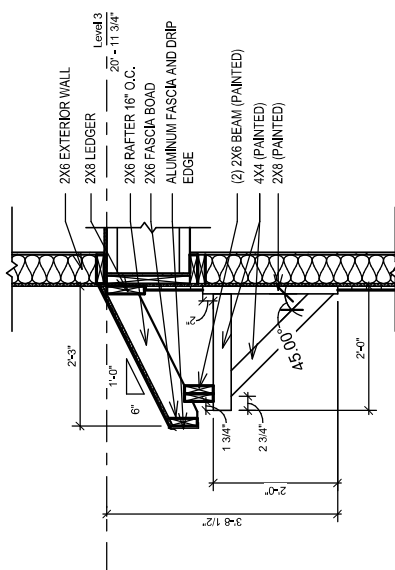
1 BRICK CORBEL DETAIL
1/2" = 1'-0"



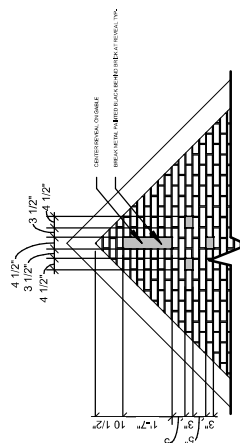
4 TYP. WALL SECTION AT SOFIT
1/4" = 1'-0"



③ BRICK VENEER
1/4" = 1'-0"

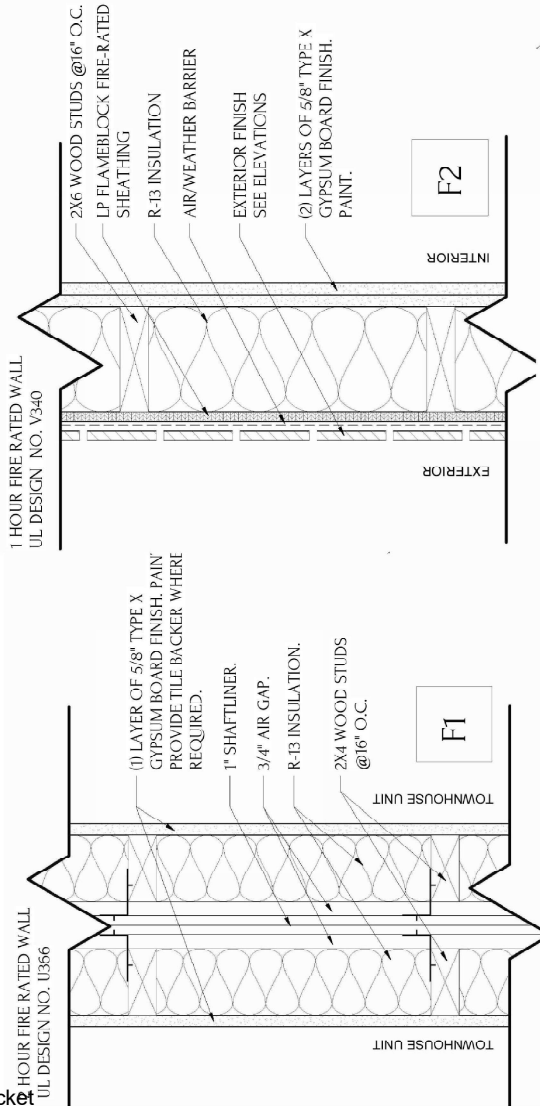


5 EYEBROW ROOF SECTION
1/2" = 1'-0"



7 BRICK GABLE DETAIL
1/4" = 1'-0"

WALL TYPES (FIRE PARTITION):



UL Product iQ®



Design/ System/ Construction/ Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot address every construction nuance encountered in the field.
- When field issues arise it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States
BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire Resistance Ratings - ANSI/UL 263 Certified for United States
Design Criteria and Allowable Variations

See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada
Design Criteria and Allowable Variations

Design No. V340

July 8, 2021

Bearing Wall Rating — 1 Hr Exposed to Fire on Either Face

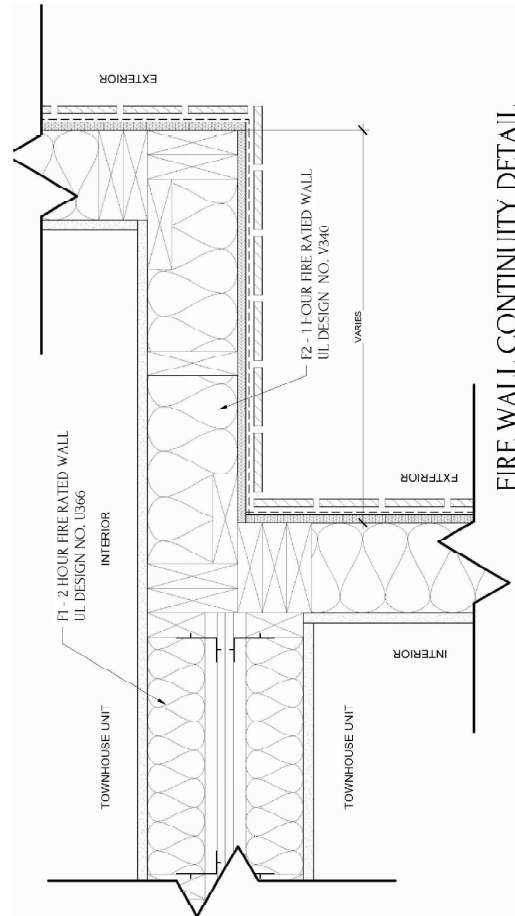
Bearing Wall Rating - 2 Hr Rating Exposed to Fire on Interior Face and 1 Hr Rating Exposed to Fire on Exterior Face (See Item 2)

Bearing Wall Rating - 2 Hr Rating Exposed to Fire on Exterior Face and 1 Hr Rating Exposed to Fire on Interior Face (See Item 6)

For Wood Studs, Finish Rating — 4 min (Exposed to Fire on Exterior Face)

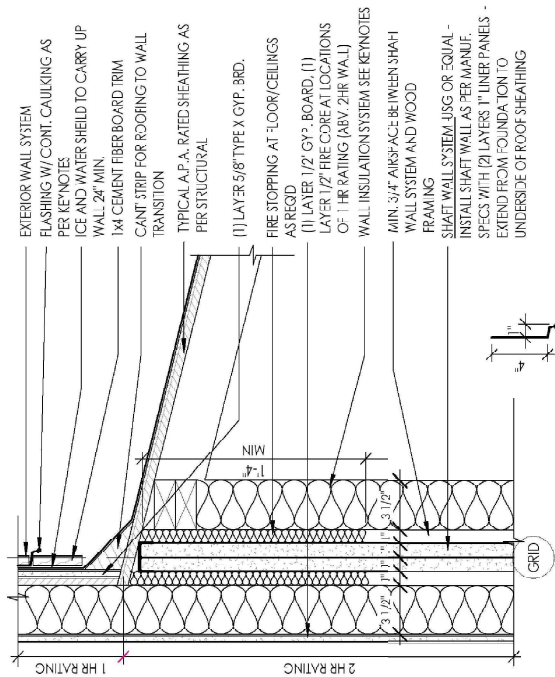
Loaded Per 2012 NDS Supplement, ASD Method, Wall Braced by Sheathing, 40% of Design Load Applied to Wall
This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUY or BXU7Z

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



FIRE WALL CONTINUITY DETAIL

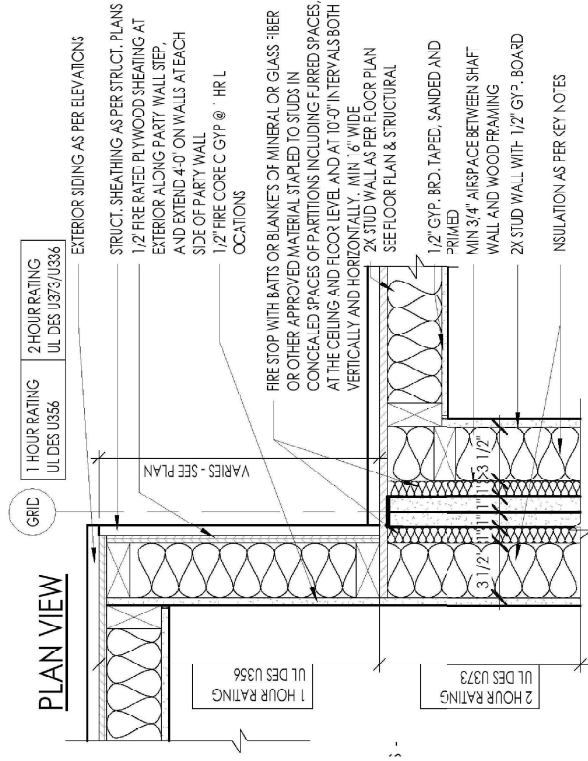
2 HR. TO 1 HR. PARTY WALL TRANSITION DETAIL



PARTY WALL - AT LOW ROOF TO WALL

1 1/2\"/>

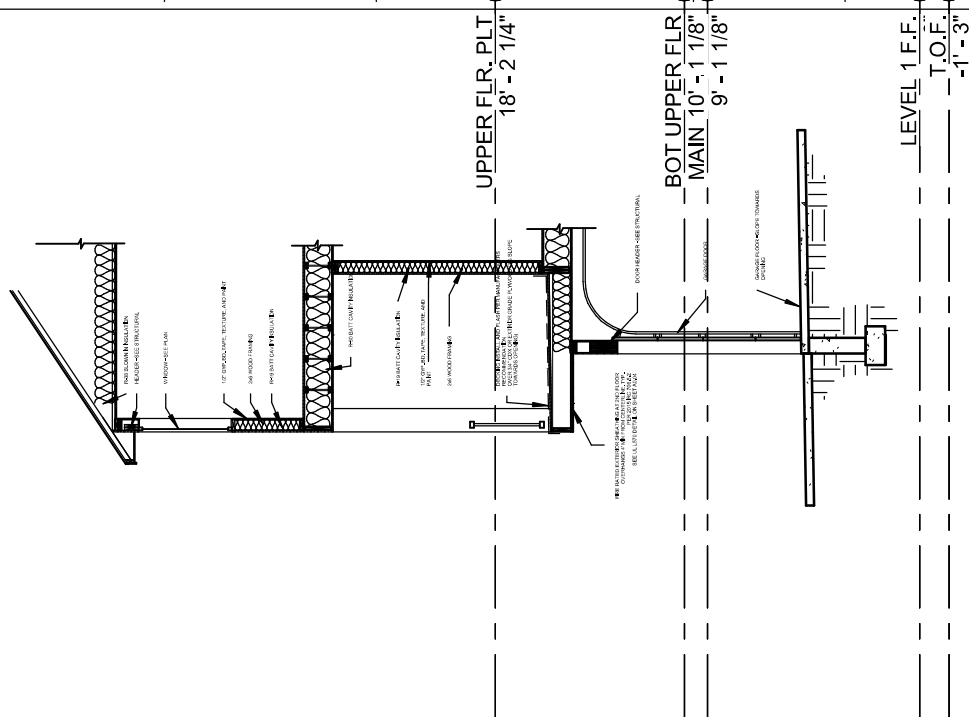
13
ASCI



PARTY WALL - AT OUTSIDE CORNER

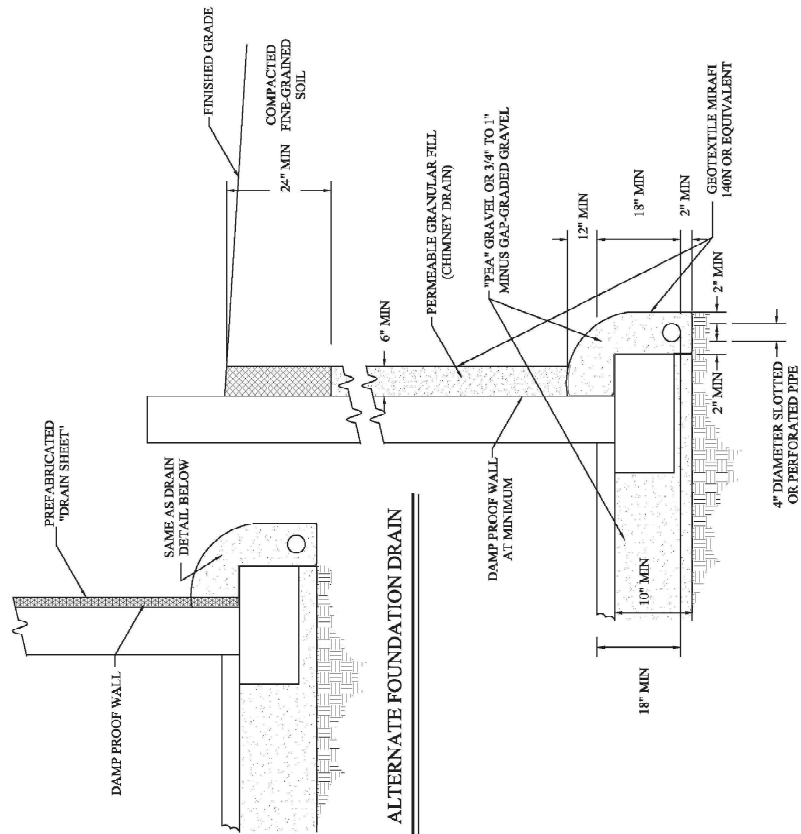
1 1/2\"/>

9
ASCI



② TYP. BUILDING SECTION
3/16" = 1'-0"

TYPICAL FOUNDATION/CHIMNEY SUBDRAIN DETAIL



(NOT TO SCALE)



FIGURE 5

ELECTRICAL PLAN NOTES

- PROVIDE & INSTALL LOCALLY CIRCULATED SMOKE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) & MEETING THE REQUIREMENTS OF ALL GOVERNING CODES
- PROVIDE & INSTALL GROUND FAULT CIRCUIT INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) & MEETING THE REQUIREMENTS OF ALL GOVERNING CODES
- ELECTRICAL PLAN INDICATES THE RELOCATION OF ALL EXISTING WORK (WIRING, CLOSETS, ETC.)
- ALL ELECTRICAL & MECHANICAL EQUIPMENT (I.E. FURNACES, WATER HEATERS, A/C UNITS, ELECTRICAL PANELS, DRAIN TILE SUMP & SANITARY SUMP PITS) ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS
- ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, 15 & 20 AMP RECEPTACLE OUTLETS INSTALLED IN ANY ROOM SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF NEC PER NEC 210.42 (A) & (B)
- FURNITURES LOCATED IN CLOSETS SHALL BE COVERED & COMPLY W/ NEC 410.8 REGARDING DISTANCES & TYPE OF FIXTURE
- OVEN/RANGE & ELECTRICAL DRYER ARE REQUIRED TO BE SUPPLIED BY 4-WIRE RECEPTACLE PER NEC 250-40
- ALL RECEPTACLE & FIXTURE BOXES IN THE GARAGE SHALL BE OF METAL OR MATERIAL TESTED FOR RESISTANCE TO CORROSION PER NEC 250-40
- CEILING FANS NOT EXCEEDING 36 INCHES (WITH OR WITHOUT ACCESSORIES) MAY BE SUPPORTED BY OUTLET BOXES PROVIDED THE BOXES ARE IDENTIFIED SUCH USE PER NEC 422-18
- CEILING FANS OR LIGHTS INSTALLED OUTDOORS OR UNDER PATIO COVERS MUST BE LISTED FOR DAMP LOCATION, NEC 110-11
- 600V CIRCULATING BUS SHALL BE INSTALLED IN ACCORDANCE WITH ARTICLE 600
- ELECTRICAL PLAN DESIGNATES SCHEMATIC LAYOUT ONLY. ALL ELECTRICAL ELEMENTS TO BE VERIFIED BY BUILDER PRIOR TO START OF CONSTRUCTION
- PROVIDE A PULL-CHAIN FIXTURE IN ATTIC
- OUTLETS SHALL BE SPACED ACCORDING TO PREVALING CODES @ THE DISCRETION OF THE ELECTRICIAN
- ACTUAL OUTLET LOCATION MAY VARY FROM WHAT THIS PLAN SHOWS

ELECTRICAL INSTALLATION GUIDE

- DIMENSIONS LOCATED ON PLAN TAKE PRECEDENCE OVER THIS GUIDE
- ALL SWITCHES 48"
 - WALL OUTLETS 14"
 - ALL OUTLETS OVER COUNTER 8" ABOVE COUNTER
 - KITCHEN RANGE OUTLETS 24"
 - KITCHEN REFRIGERATOR OUTLET 48"
 - KITCHEN HOOD FAN "WHIP" 60"
 - KITCHEN WALL HUNG MICROWAVE OUTLET 76"
 - BATH RECEPTACLE OUTLET (1" ABOVE TOP OF MIRROR) 48"
 - BATH VANTY BRACKET OUTLET (1" ABOVE TOP OF MIRROR) 80"
 - FRONT DOOR COACH LIGHT (ABOVE GARAGE FLOOR) 72"
 - THERMOSTAT 48"
 - GARAGE DOOR COACH LIGHT (ABOVE GARAGE FLOOR) 84"
 - DOORBELL BUTTON 48"
 - DOORBELL BUZZER 48"
 - ALL DIMENSIONS ARE HEIGHT ABOVE FINISHED FLOOR TO CENTER LINE (INCH)

KEYNOTES

FUTURE & OPTIONAL
DENOTED BY DASHED LINES (UNO)
SEE GENERAL NOTES PAGES 6 FOR ADDITIONAL
CODE REQUIREMENTS AND SPECIFICATIONS

ELECTRICAL KEY

- 110V DUPLEX OUTLET
- 110V SWITCHED OUTLET
- GROUND-FAULT CIRCUIT INTERRUPTER OUTLET
- 220V OUTLET
- PUCK LIGHTED SURFACE MOUNT LIGHT FIXTURE
- CEILING FIXTURE
- WALL MOUNTED FIXTURE
- PENDANT / HANGING LIGHT FIXTURE
- KEYLESS LIGHT FIXTURE

WET RATED RECESSED (CAN) LIGHT

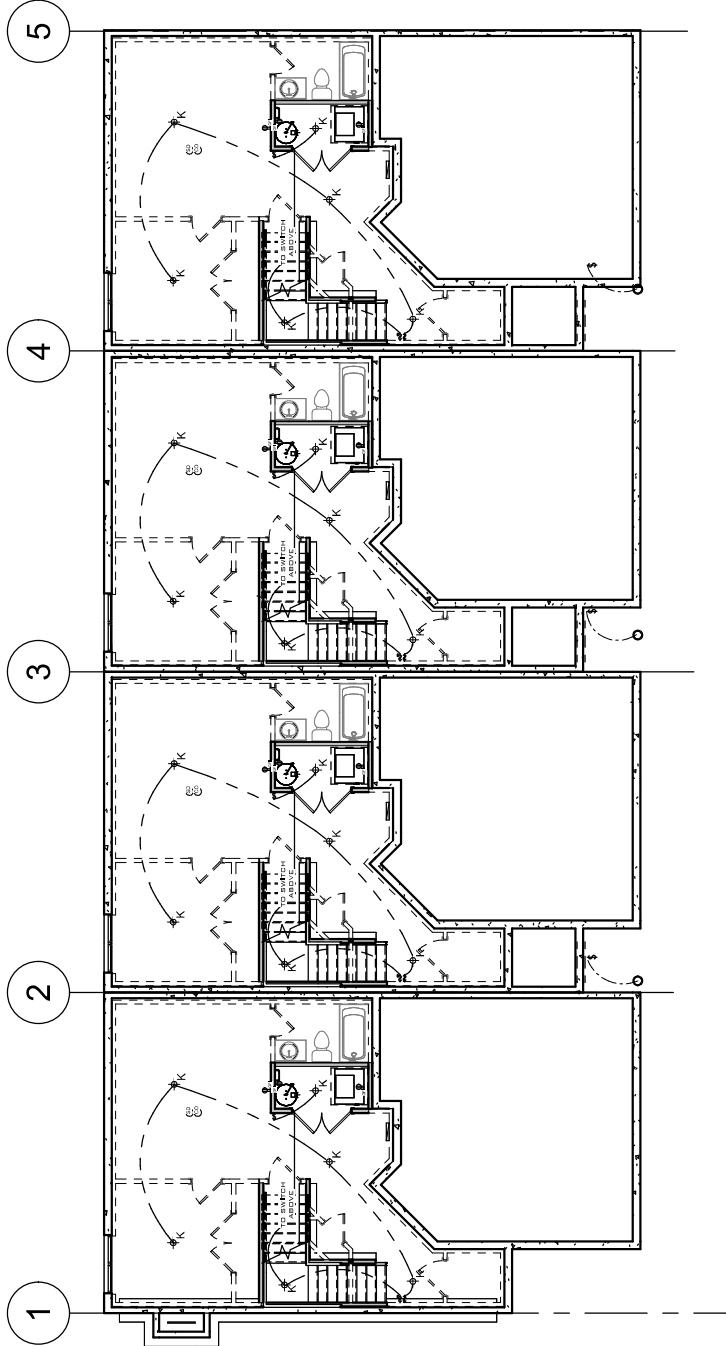
- PHOTOCELL SENSOR SWITCH
- UNDER CABINET LIGHTING
- EXHAUST FAN
- SWITCH
- 3-WAY SWITCH
- DIMMER SWITCH
- PHONE JACK
- TV OUTLET
- R44S OUTLET
- THERMOSTAT
- DOOR CHIME
- SMOKE ALARM
- SMOKE & CARBON MONOXIDE ALARM
- GARBAGE DISPOSAL

CEILING FAN w/ LIGHT

- CEILING FAN
- FLUE
- ELECTRICAL PANEL
- GAS LINE

NOTE

OUTLETS SHALL BE SPACED ACCORDING TO PREVALING CODES AT THE DISCRETION OF THE ELECTRICIAN. ACTUAL OUTLET LOCATION MAY VARY FROM WHAT THIS PLAN SHOWS.



1 Basement ELECTRICAL PLAN

3/32" = 1'-0"

ELECTRICAL PLAN NOTES

- PROVIDE A INSTALL LOCAL CERTIFIED SMOKE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) & MEETING THE REQUIREMENTS OF ALL GOVERNING CODES
- PROVIDE A INSTALL GROUND-FULT CIRCUIT INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) & MEETING THE REQUIREMENTS OF ALL GOVERNING CODES
- ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOODCAPS / CUT-OFFS
- HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS
- ALL ELECTRICAL & MECHANICAL EQUIPMENT (I.E. FURNACES, WATER-HEATERS, A/C UNITS, ELECTRICAL PANELS, DRAIN TILE SUMP & SANITARY SUMP PITS) ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS
- ALL ELECTRICAL & MECHANICAL EQUIPMENT SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER (PER NEC-210-12 (A) & (B))
- ALL ELECTRICAL & MECHANICAL EQUIPMENT SHALL BE COVERED & COMPLY w/ N.E.C. 410-4 REGARDING DISTANCES & TYPE OF FIXTURE
- OVEN / RANGE & ELECTRICAL DRYER ARE REQUIRED TO BE SUPPLIED BY 4WIRE RECEPTACLE PER N.E.C. 250-40
- ALL ELECTRICAL & MECHANICAL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE TESTED ASSEMBLY LISTED IN N.E.C. 703.2
- CEILING FANS NOT EXCEEDING 35 POUNDS (WITH OR WITHOUT ACCESSORIES) MAY BE SUPPORTED BY OUTLET BOXES PROVIDED THE BOXES ARE IDENTIFIED SUCH USE PER NEC-422-48
- CEILING FANS OR LIGHTS INSTALLED OUTDOORS OR UNDER PATIO COVERS MUST BE LISTED FOR DAMP LOCATIONS (NEC 711-15-2, ARTICLE 800)
- ALL ELECTRICAL & MECHANICAL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE TESTED ASSEMBLY LISTED IN N.E.C. 703.2
- ELECTRICAL PLAN DESIGNATES SCHEMATIC LAYOUT ONLY ALL ELECTRICAL ELEMENTS TO BE VERIFIED BY BUILDER PRIOR TO START OF CONSTRUCTION
- PROVIDE A PULL-CHAIN-FIXTURE IN ATTIC
- OUTLETS SHALL BE SPACED ACCORDING TO PREVALING CODES @ THE DISCRETION OF THE ELECTRICIAN
- ACTUAL OUTLET LOCATION MAY VARY FROM WHAT THIS PLAN SHOWS

ELECTRICAL INSTALLATION GUIDE

- DIMENSIONS LOCATED ON PLAN TAKE PRECEDENCE OVER THIS GUIDE
- ALL SWITCHES 48"
- WALL OUTLETS 14"
- OVER COUNTER 6" ABOVE COUNTER
- WASHOUT DRYER OUTLETS 24"
- KITCHEN RANGE OUTLET 48"
- KITCHEN REFRIGERATOR OUTLET 48"
- KITCHEN HOOD FAN "W/HP" 66"
- KITCHEN WALL HUNG MICROWAVE OUTLET 78"
- BATH VANTY BRACKET OUTLET (7" ABOVE TOP OF MIRROR) 80"
- FRONT DOOR COACH LIGHT 72"
- GARAGE DOOR COACH LIGHT (ABOVE GARAGE FLOOR) 72"
- DOORBELL CHIMES 54"
- DOORBELL BUTTON 54"
- ALL DIMENSIONS ARE HEIGHT ABOVE FINISHED FLOOR TO CENTER LINE (UNO)

KEYNOTES

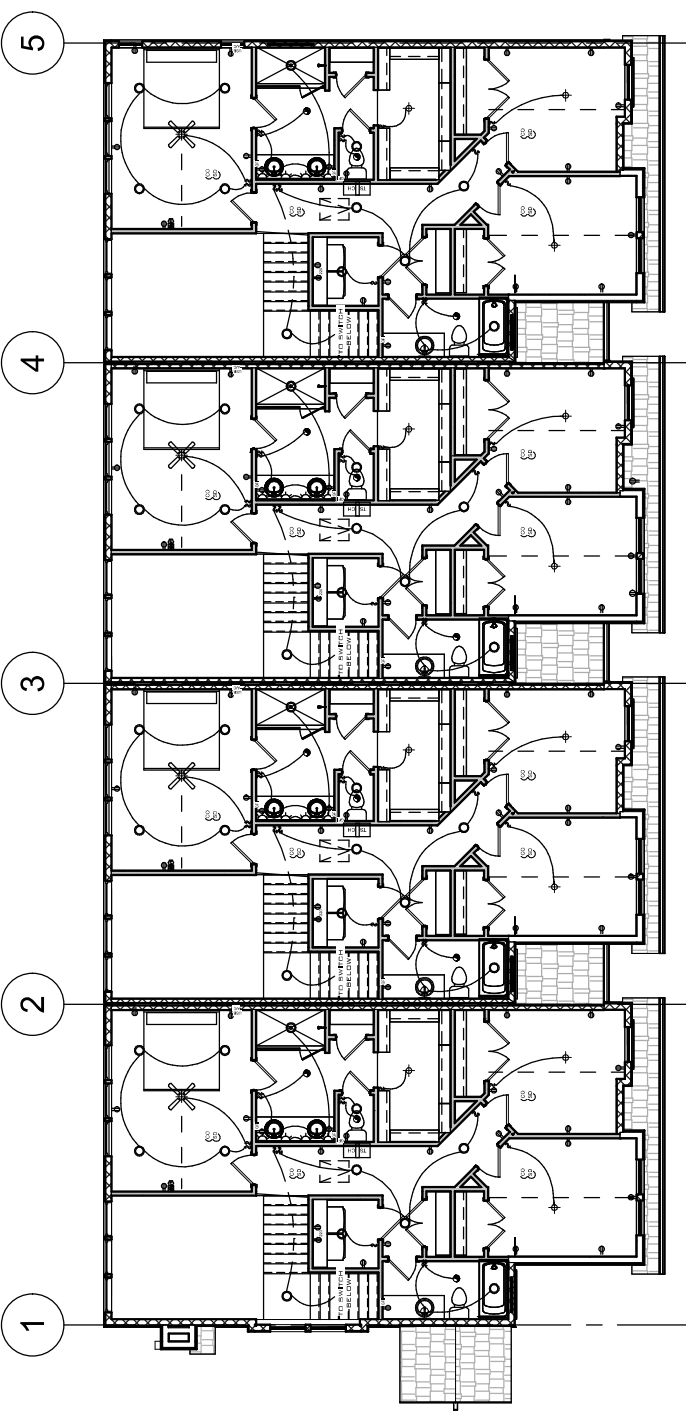
- FUTURE & OPTIONAL DENOTED BY DASHED LINES (UNO)
- SEE GENERAL NOTES PAGE(S) FOR ADDITIONAL CODE REQUIREMENTS AND SPECIFICATIONS
- ELECTRICAL KEY
 - 110V DUPLEX OUTLET
 - 110V SWITCHED OUTLET
 - GROUND-FAULT CIRCUIT INTERRUPTER OUTLET
 - 220V OUTLET
 - PUCK LIGHTED SURFACE MOUNT LIGHT FIXTURE
 - CEILING FIXTURE
 - WALL MOUNTED FIXTURE
 - PENDANT / HANGING LIGHT FIXTURE
 - KEYLESS LIGHT FIXTURE

- WET RATED RECESSED (CAN) LIGHT
- PHOTOCELL SENSOR SWITCH
- UNDER CABINET LIGHTING
- EXHAUST FAN
- SWITCH
- 3-WAY SWITCH
- DIMMER SWITCH
- PHONE JACK
- TV OUTLET
- R45 OUTLET
- THERMOSTAT
- DOOR CHIME
- SMOKE ALARM
- SMOKE & CARBON MONOXIDE ALARM
- GARBAGE DISPOSAL

- CEILING FAN w/ LIGHT
- CEILING FAN
- FLUE
- ELECTRICAL PANEL
- GAS LINE
- *H/VAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS

NOTE

OUTLETS SHALL BE SPACED ACCORDING TO PREVALING CODES AT THE DISCRETION OF THE ELECTRICIAN. ACTUAL OUTLET LOCATION MAY VARY FROM WHAT THIS PLAN SHOWS.



1 LEVEL 2 ELECTRICAL PLAN
3/32" = 1'-0"

PLAN REVIEW
06/01/2026
Lloyd Cheney, Bountiful City Engineer
BOUNTIFUL
EST. 1947
TYPICAL COMMENTS: BLUE TEXT WITH GRAY BACKGROUND



DRAWING NOTES:

SHEET INDEX

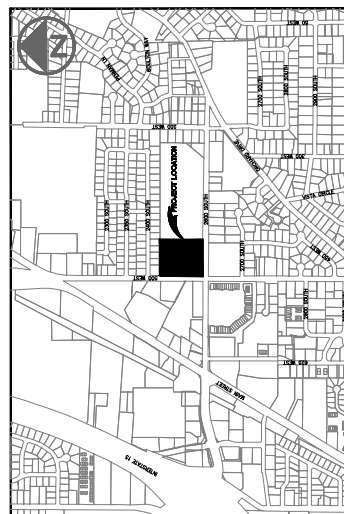
1101	COVER SHEET
0101	RECORD OF SURVEY
0101	PLAN
2201	CIVIL SITE PLAN
2202	UTILITY PLAN
2203	GRADING & DRAINAGE PLAN
3301	NORTHE CANYON WAY PLAN & PROFILE STA: 10+00 - END
3302	500 WEST PLAN & PROFILE STA: 10+00 - END
4401	CONSTRUCTION DETAILS
4402	CONSTRUCTION DETAILS

CONTACT INFORMATION

DEVELOPER/OWNER:
RIGHTON COMMUNITIES
CONTACT: JOHN BLOOMER
55 E. CENTER STREET, STE 004
NORTH SALT LAKE, UTAH 84054
(801)-706-0890

855.611.01

BUILDING ENGINEERING
CONTACT: GREG WILDING, P.L.S.
4721 S. HERITAGE CREST WAY
LUFFDALE, UTAH 84065
(801)-553-8112
gregwilding@earthlink.net



NEIGHBORHOOD MAP

[illegible]

1. CONTRACTOR TO SCHEDULE A PRECONSTRUCTION SWAMP INSPECTION PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR TO PROVIDE A COPY OF THE SWAMP INSPECTION REPORT TO THE STATE OF CONSTRUCTION SERVICES, CONTACT TODD CHRISTENSEN AT MOUNTAIN ENGINEERING DEPT. 951-298-4123 TO SCHEDULE.
2. CONTRACTOR TO OBTAIN AN ENCROACHMENT PERMIT FOR ALL WORK IN THE PUBLIC RIGHT OF WAY. SUBMIT BONDING AND INSURANCE DOCUMENTS THROUGH THE BOUNTIFUL CITY ENGINEERING DEPT. 951-298-4123.
3. MURKIN SCHEDULE INSPECTIONS WITH BOUNTIFUL ENGINEERING DEPT. AT 951-298-4123. SCHEDULE INSPECTIONS TO BE CONDUCTED BY THE BOUNTIFUL CITY ENGINEERING DEPT. ON THE 15TH OF EACH YEAR. AUTHORIZATION FOR WORK DURING THIS PERIOD WILL BE CONDITIONAL BASED ON WEATHER CONDITIONS, PROPOSED CONSTRUCTION METHODS AND THE AVAILABILITY OF PERSONNEL.

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31,
TOWNSHIP 2 NORTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
RECORD OF SURVEY



I, KAGAN M. DIXON, SALT LAKE CITY, UTAH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 9061081 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH; THAT I HAVE MADE A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY; THAT THIS PLAT CORRECTLY SHOWS THE DIMENSIONS OF THE BOUNDARIES SURVEYED AND OF THE VISIBLE IMPROVEMENTS AFFECTING THE BOUNDARIES AND THEIR POSITION IN RELATIONSHIP TO SAID BOUNDARIES.

[illegible]

BEGINNING AT A POINT WHICH IS NORTH 07°05'00" WEST 33.00 FEET AND SOUTH 89°55'10" EAST
FROM THE DAVIS COUNTY MONUMENT MARKING THE CENTERLINE INTERSECTION OF
3300.00 FEET FROM THE 2600 SOUTH STREET AND RUNNING THENCE NORTH 07°05'00" WEST 608.31
FEET; THENCE NORTH 89°54'51" EAST 429.08 FEET; THENCE SOUTH 0°43'10" EAST 512.10 FEET;
THENCE NORTH 89°55'10" WEST 434.76 FEET TO THE POINT OF BEGINNING.

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 63°16' WEST FROM THE FOUND SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND THE FOUND DAVIS COUNTY MONUMENT IN THE INTERSECTION OF 2600 S AND 500 W.

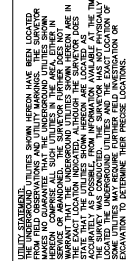
THE PURPOSE OF THIS SURVEY WAS TO LOCATE AND MONUMENT ON THE GROUND THE SUBJECT PROPERTY AS SHOWN HEREIN.

ALL DEEDS WERE FOUND TO BE CONSISTENT WITH ONE ANOTHER. THE FENCE NEAR THE EASTERLY BOUNDARY LINE DOES NOT MATCH THE DEED LINES, HOWEVER, DUE TO THE FACT THAT THE SUBJECT PROPERTY IS OWNED BY A PUBLIC ENTITY, IT IS LIKELY THAT ACQUISITION CANNOT BE CLAIMED.

ADDITIONALLY, THERE APPEARS TO BE IMPROVEMENTS FOR THE PUBLIC RIGHT-OF-WAY WHICH ENCROACH INTO THE PROPERTY NEAR THE SOUTHWEST CORNER, UPON FUTURE DEVELOPMENT.

[illegible]

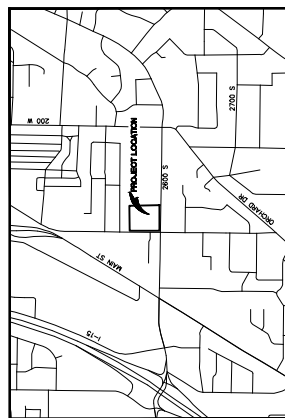
 FOUND SECTION CORNER _____ SECTION LINE _____
 _____ EXISTING ROW CENTERLINE _____
 ● FOUND REBAR AND CAP _____ (BOUNDARY LINE)
 ○ SET 5/8 REBAR AND CAP _____ (WELDING ENGINEERING)
 ▲ ADJACENT PROPERTY / ROW LINE _____
 ◆ FOUND PILE _____



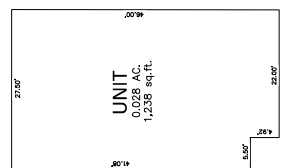
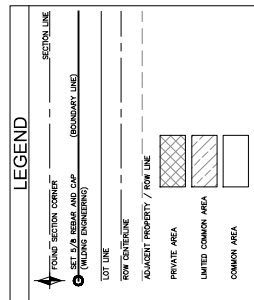
NO.	REVISION	DATE	DRAWING TITLE RECORD OF SURVEY LOCATION 460 W 2600 S PROJECT NAME BRIGHTON COMMUNITIES CHECKED BY MRD PROJECT NO. 25357 COUNTY DAVIS SHEET 1 OF 1 DATE 9/9/2025 SCALE 1" = 40'



SALT LAKE BASE AND MERIDIAN
BOUNTIFUL CITY, DAVIS COUNTY, UTAH



VICINITY MAP



TYPICAL UNIT

CITY APPROVALS:

- NOTES:
1. ROTATE CLOCKWISE 07°24" TO MATCH NA083 GRID BEARINGS.
 2. ALL PRIVATE STREETS, OPEN SPACES AND LIMITED COMMON AREAS ARE HEREBY DEDICATED AS PUBLIC UTILITY AND DRAINAGE EASEMENTS.
 3. BEARINGS FOR INDIVIDUAL UNIT SEGMENTS ARE PARALLEL AND IDENTICAL TO ESTABLISHED BEARINGS.

CITY ATTORNEY'S APPROVAL

APPROVED THIS _____ DAY OF _____
A.D., 20____

COUNTY CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED BY THE PLANNING COMMISSION OF BOUNTIFUL CITY

THIS _____ DAY OF _____ A.D., 20____

PLANNING DIRECTOR

CITY ENGINEER'S APPROVAL

APPROVED BY THE SOUTHWEST CITY ENGINEER

THIS DAY OF A.D. 20

BOUNTIFULL CITY ENGINEER

CITY COUNCIL'S APPROVAL

PRESENTED TO THE CITY COUNCIL OF BOUNTIFUL CITY, UTAH, ON
THIS DAY OF A.D. 20

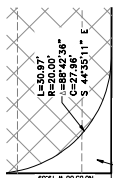
PROPERTY RECORDER ATTEST: _____

ANYOR: _____

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	30.97'	20.00'	89°42'36"	S44°05'31"E	27.96'
C2	12.54'	20.00'	53°54'49"	S77°00'51"E	12.33'
C3	12.64'	20.00'	36°12'00"	S77°55'42"W	12.43'
C4	34.98'	28.00'	71°32'21"	N61°15'34"E	32.75'
C5	28.03'	28.00'	57°12'23"	N61°17'34"W	26.83'

Input Data Table		Output Data Table	
Line #	Length (meters)	Line #	Length (meters)
1	36.007	13	74.12
2	36.007	14	74.12
3	36.007	15	74.12
4	36.007	16	74.12
5	36.007	17	74.12
6	36.007	18	74.12
7	36.007	19	74.12
8	36.007	20	74.12
9	36.007	21	74.12
10	36.007	22	74.12
11	36.007	23	74.12
12	36.007	24	74.12
13	36.007	25	74.12
14	36.007	26	74.12
15	36.007	27	74.12
16	36.007	28	74.12
17	36.007	29	74.12
18	36.007	30	74.12
19	36.007	31	74.12
20	36.007	32	74.12
21	36.007	33	74.12
22	36.007	34	74.12
23	36.007	35	74.12
24	36.007	36	74.12
25	36.007	37	74.12
26	36.007	38	74.12
27	36.007	39	74.12
28	36.007	40	74.12
29	36.007	41	74.12
30	36.007	42	74.12
31	36.007	43	74.12
32	36.007	44	74.12
33	36.007	45	74.12
34	36.007	46	74.12
35	36.007	47	74.12
36	36.007	48	74.12
37	36.007	49	74.12
38	36.007	50	74.12
39	36.007	51	74.12
40	36.007	52	74.12
41	36.007	53	74.12
42	36.007	54	74.12
43	36.007	55	74.12
44	36.007	56	74.12
45	36.007	57	74.12
46	36.007	58	74.12
47	36.007	59	74.12
48	36.007	60	74.12
49	36.007	61	74.12
50	36.007	62	74.12
51	36.007	63	74.12
52	36.007	64	74.12
53	36.007	65	74.12
54	36.007	66	74.12
55	36.007	67	74.12
56	36.007	68	74.12
57	36.007	69	74.12
58	36.007	70	74.12
59	36.007	71	74.12
60	36.007	72	74.12
61	36.007	73	74.12
62	36.007	74	74.12
63	36.007	75	74.12
64	36.007	76	74.12
65	36.007	77	74.12
66	36.007	78	74.12
67	36.007	79	74.12
68	36.007	80	74.12
69	36.007	81	74.12
70	36.007	82	74.12
71	36.007	83	74.12
72	36.007	84	74.12
73	36.007	85	74.12
74	36.007	86	74.12
75	36.007	87	74.12
76	36.007	88	74.12
77	36.007	89	74.12
78	36.007	90	74.12
79	36.007	91	74.12
80	36.007	92	74.12
81	36.007	93	74.12
82	36.007	94	74.12
83	36.007	95	74.12
84	36.007	96	74.12
85	36.007	97	74.12
86	36.007	98	74.12
87	36.007	99	74.12
88	36.007	100	74.12

LOT #	ADDRESS TABLE	LOT #
1	402 WEST NORTH CANTON WAY	1,338 SF
2	408 WEST NORTH CANTON WAY	1,338 SF
3	416 WEST NORTH CANTON WAY	1,338 SF
4	424 WEST NORTH CANTON WAY	1,338 SF
5	432 WEST NORTH CANTON WAY	1,338 SF
6	440 WEST NORTH CANTON WAY	1,338 SF
7	448 WEST NORTH CANTON WAY	1,338 SF
8	456 WEST NORTH CANTON WAY	1,338 SF
9	464 WEST NORTH CANTON WAY	1,338 SF
10	472 WEST NORTH CANTON WAY	1,338 SF
11	480 WEST NORTH CANTON WAY	1,338 SF
12	488 WEST NORTH CANTON WAY	1,338 SF
13	496 WEST NORTH CANTON WAY	1,338 SF
14	504 WEST NORTH CANTON WAY	1,338 SF
15	512 WEST NORTH CANTON WAY	1,338 SF
16	520 WEST NORTH CANTON WAY	1,338 SF
17	528 WEST NORTH CANTON WAY	1,338 SF
18	536 WEST NORTH CANTON WAY	1,338 SF
19	544 WEST NORTH CANTON WAY	1,338 SF
20	552 WEST NORTH CANTON WAY	1,338 SF
21	560 WEST NORTH CANTON WAY	1,338 SF
22	568 WEST NORTH CANTON WAY	1,338 SF
23	576 WEST NORTH CANTON WAY	1,338 SF
24	584 WEST NORTH CANTON WAY	1,338 SF
25	592 WEST NORTH CANTON WAY	1,338 SF
26	600 WEST NORTH CANTON WAY	1,338 SF
27	608 WEST NORTH CANTON WAY	1,338 SF
28	616 WEST NORTH CANTON WAY	1,338 SF
29	624 WEST NORTH CANTON WAY	1,338 SF
30	632 WEST NORTH CANTON WAY	1,338 SF
31	640 WEST NORTH CANTON WAY	1,338 SF
32	648 WEST NORTH CANTON WAY	1,338 SF
33	656 WEST NORTH CANTON WAY	1,338 SF
34	664 WEST NORTH CANTON WAY	1,338 SF
35	672 WEST NORTH CANTON WAY	1,338 SF
36	680 WEST NORTH CANTON WAY	1,338 SF
37	688 WEST NORTH CANTON WAY	1,338 SF
38	696 WEST NORTH CANTON WAY	1,338 SF
39	704 WEST NORTH CANTON WAY	1,338 SF
40	712 WEST NORTH CANTON WAY	1,338 SF
41	720 WEST NORTH CANTON WAY	1,338 SF
42	728 WEST NORTH CANTON WAY	1,338 SF
43	736 WEST NORTH CANTON WAY	1,338 SF
44	744 WEST NORTH CANTON WAY	1,338 SF
45	752 WEST NORTH CANTON WAY	1,338 SF
46	760 WEST NORTH CANTON WAY	1,338 SF
47	768 WEST NORTH CANTON WAY	1,338 SF
48	776 WEST NORTH CANTON WAY	1,338 SF
49	784 WEST NORTH CANTON WAY	1,338 SF
50	792 WEST NORTH CANTON WAY	1,338 SF
51	800 WEST NORTH CANTON WAY	1,338 SF
52	808 WEST NORTH CANTON WAY	1,338 SF
53	816 WEST NORTH CANTON WAY	1,338 SF
54	824 WEST NORTH CANTON WAY	1,338 SF
55	832 WEST NORTH CANTON WAY	1,338 SF
56	840 WEST NORTH CANTON WAY	1,338 SF
57	848 WEST NORTH CANTON WAY	1,338 SF
58	856 WEST NORTH CANTON WAY	1,338 SF
59	864 WEST NORTH CANTON WAY	1,338 SF
60	872 WEST NORTH CANTON WAY	1,338 SF
61	880 WEST NORTH CANTON WAY	1,338 SF
62	888 WEST NORTH CANTON WAY	1,338 SF
63	896 WEST NORTH CANTON WAY	1,338 SF
64	904 WEST NORTH CANTON WAY	1,338 SF
65	912 WEST NORTH CANTON WAY	1,338 SF
66	920 WEST NORTH CANTON WAY	1,338 SF
67	928 WEST NORTH CANTON WAY	1,338 SF
68	936 WEST NORTH CANTON WAY	1,338 SF
69	944 WEST NORTH CANTON WAY	1,338 SF
70	952 WEST NORTH CANTON WAY	1,338 SF
71	960 WEST NORTH CANTON WAY	1,338 SF
72	968 WEST NORTH CANTON WAY	1,338 SF
73	976 WEST NORTH CANTON WAY	1,338 SF
74	984 WEST NORTH CANTON WAY	1,338 SF
75	992 WEST NORTH CANTON WAY	1,338 SF
76	1,000 WEST NORTH CANTON WAY	1,338 SF
77	1,008 WEST NORTH CANTON WAY	1,338 SF
78	1,016 WEST NORTH CANTON WAY	1,338 SF
79	1,024 WEST NORTH CANTON WAY	1,338 SF
80	1,032 WEST NORTH CANTON WAY	1,338 SF
81	1,040 WEST NORTH CANTON WAY	1,338 SF
82	1,048 WEST NORTH CANTON WAY	1,338 SF
83	1,056 WEST NORTH CANTON WAY	1,338 SF
84	1,064 WEST NORTH CANTON WAY	1,338 SF
85	1,072 WEST NORTH CANTON WAY	1,338 SF
86	1,080 WEST NORTH CANTON WAY	1,338 SF
87	1,088 WEST NORTH CANTON WAY	1,338 SF
88	1,096 WEST NORTH CANTON WAY	1,338 SF
89	1,104 WEST NORTH CANTON WAY	1,338 SF
90	1,112 WEST NORTH CANTON WAY	1,338 SF
91	1,120 WEST NORTH CANTON WAY	1,338 SF
92	1,128 WEST NORTH CANTON WAY	1,338 SF
93	1,136 WEST NORTH CANTON WAY	1,338 SF
94	1,144 WEST NORTH CANTON WAY	1,338 SF
95	1,152 WEST NORTH CANTON WAY	1,338 SF
96	1,160 WEST NORTH CANTON WAY	1,338 SF
97	1,168 WEST NORTH CANTON WAY	1,338 SF
98	1,176 WEST NORTH CANTON WAY	1,338 SF
99	1,184 WEST NORTH CANTON WAY	1,338 SF
100	1,192 WEST NORTH CANTON WAY	1,338 SF

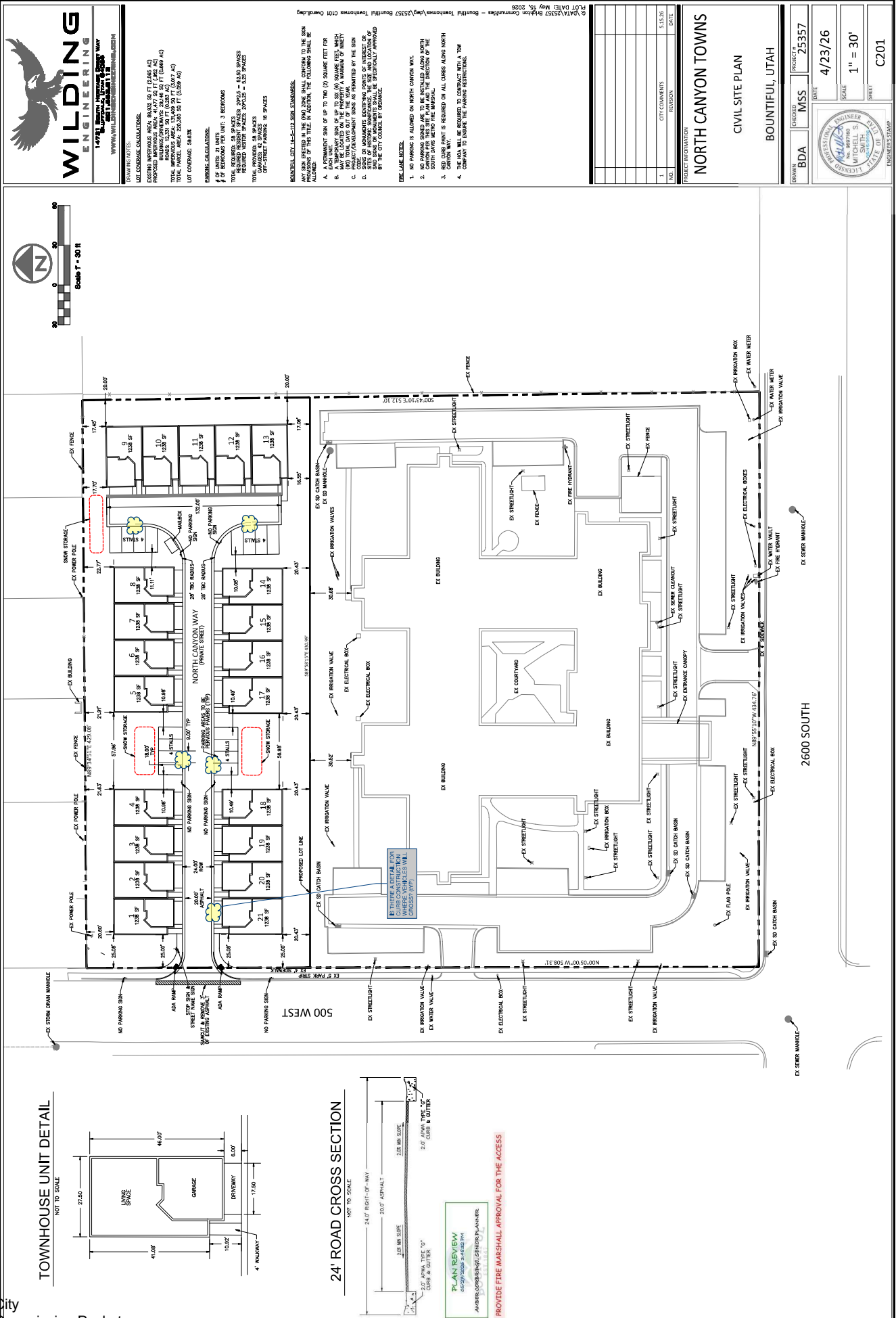


DETAIL A
SCALE: 1"=10'

WESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH (ENBRIDGE), APPROVES ITS PLAT SOLELY TO CONFIRM THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. THIS APPROVAL DOES NOT (A) AFFECT ANY RIGHT ENBRIDGE HAS UNDER TITLE 54, CHAPTER 8A, A RECORDED EASEMENT OR RIGHT-OF-WAY, OR (B) AFFECT ANY RIGHT ENBRIDGE HAS UNDER ANY OTHER INSTRUMENT, OR (C) CONSTITUTE ACCEPTANCE OF ANY TERMS CONTAINED IN ANY PORTION OF THE PLAT; AND (D) DONATE ANY RIGHTS OR EASEMENTS FOR GAS SERVICE TO ANY OTHER PARTY.

WESTAR GAS COMPANY
ATLANTA ENERGY GAS UTAH







SLIPSBALL, UTAH 84066
801.223.0112
WWW.WILDFIRESLIPSBALL.COM

ALL CONSTRUCTION IS TO COMPLY WITH BOUNTIFUL CITY, SOUTH DAVIS SEMER DISTRICT, AND SOUTH DAVIS WATER DISTRICT STANDARDS AND SPECIFICATIONS.

7. CULINARY WATER SERVICES ARE TO BE 3/4" AND CONSTRUCTED PER PER SOUTH DAVES DISTRICT STANDARDS.
8. SEWER SERVICE LATERALS ARE TO BE 4" AND CONSTRUCTED PER SOUTH DAVES DISTRICT STANDARDS.
9. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
10. BOUNTIFUL CITY ENFORCES A MORATORIUM ON WORK IN THE PUBLIC RIGHT-OF-WAY FROM OCTOBER 15TH TO APRIL 15TH OF EACH YEAR. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A TEMPORAL PERMIT BASED ON THE WEATHER CONDITIONS, PROPOSED CONSTRUCTION METHODS AND THE AVAILABLE CONDITIONS OF HOT-ACK ASPHALT.
11. A SEPARATE INCORPORATION PERMIT AND INSPECTIONS ARE REQUIRED FOR ALL WORK IN THE 500' WEST RIGHT-OF-WAY.

Communities – Bountiful townhomes 0101 Overdmg 10/26

EXISTING CULINARY WATERLINE
PROPOSED CULINARY WATERLINE
3/4" WATER METER
3/4" CULINARY WATER SERVICE
PROPOSED FIRE HYDRANT
EXISTING SEWER
PROPOSED SEWER
4" SEWER CLEANOUT
4" SEWER LATERAL
EXISTING STORM DRAIN
PROPOSED STORM DRAIN
1" IRRIGATION LATERAL

[illegible]

UTILITY PLAN

BOUNTIFUL, UTAH

DRAWN BDA	CHECKED MSS	PROJECT # 25357
---------------------	-----------------------	---------------------------

4/23/26

1" = 20'

SMITH
13344
C202



EXISTING BUILDING



14721 SOUTH HERMAN COURT WAY
BLUFFDALE, UTAH 84005
801-463-9112
WWW.WILSONENGINEERING.COM

DRAWING NOTES:

1. THE CONTRACTOR IS TO PROVIDE PROPER DRAINAGE AWAY FROM THE BUILDINGS PER THE REQUIREMENTS.
2. FINISHED GRADE MUST SLOPE A MINIMUM OF .5% AWAY FROM THE BUILDINGS FOR A MINIMUM OF 10 FEET.
3. SINKHOLE LEVELATIONS MUST BE A MINIMUM OF 3 INCHES ABOVE THE FINISHED GRADE.
4. DOWNSPUTS SHALL BE PLACED TO DRECT ALL ROOF DRAINAGE TO THE ROADWAY RIGHT-OF-WAY.
5. DESIGN ENGINEER IS TO CERTIFY THAT DESIGN CAPACITY REQUIREMENTS ARE MET AFTER THE BASINS HAVE BEEN BUILT.
6. BEAUFORT CITY ENVOYES A MONITORING ON WORK IN THE PUBLIC RIGHT-OF-WAY FROM OCTOBER 15TH TO APRIL 15TH OF EACH YEAR. THE MONITORING SHALL BE CONDUCTED BY THE CITY ENGINEER. THE MONITORING BASED ON THE WEATHER CONDITIONS, PROPOSED CONSTRUCTION METHODS AND THE AVAILABILITY OF HIGHWAY ASPHALT.
7. A SEPARATE ENCUMBRANCE EASEMENT AND INSPECTIONS ARE REQUIRED FOR ALL WORK IN THE 500 WEST RIGHT-OF-WAY.

Comments – Roundtable townhomes dwg/2537/ Roundtable townhomes C101 Overl.dwg 226

LEGEND

[illegible]

NORTH CANYON TOWNS

GRADING & DRAINAGE PLAN

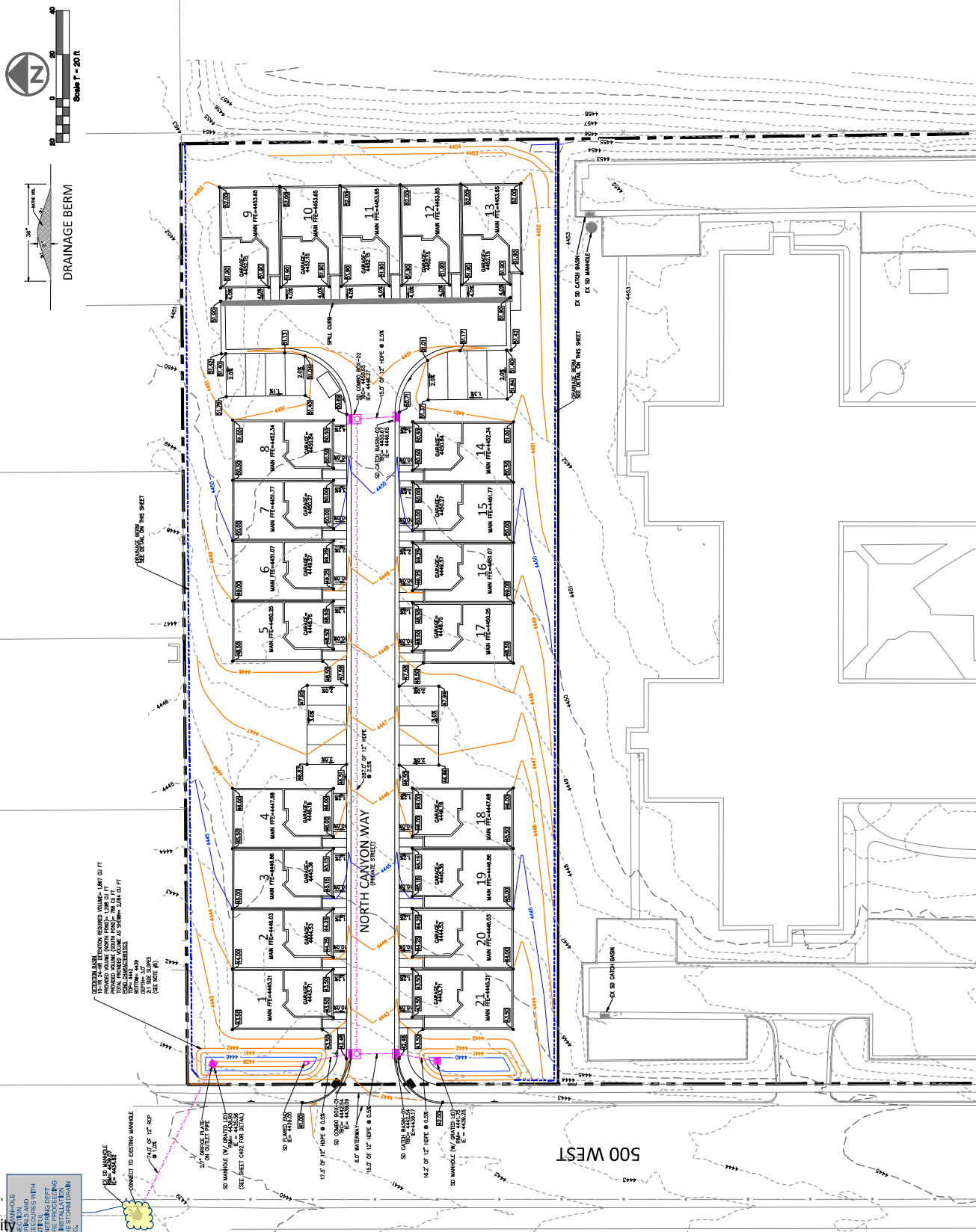
BOUNTIFUL, UTAH

DRAWN BY: BDA
 CHECKED BY: MSS
 PROJECT #: 25357

DATE 4/23/26

411 301
SCALE $T^{\circ} = 20^{\circ}$

C203





14921 SOUTH HERBERT STREET WAY
SALT LAKE CITY, UT 84119
801-487-8112
WWW.WILSONENGINEERING.COM

DRAINAGE NOTES:

BOUNTIFUL CITY ENFORCES A MORATORIUM ON WORK IN THE PUBLIC RIGHT-OF-WAY DURING THE MONTH OF MAY AND THE FIRST TWO WEEKS OF EACH YEAR. ANY CONSTRUCTION PROJECTS THAT REQUIRE A PERMIT FROM THE BOUNTIFUL CITY ENGINEERING DEPARTMENT MUST BE COMPLETED PRIOR TO MAY 1ST OR AFTER MAY 15TH.

CONSTRUCTION BASED ON THE WEATHER CONDITIONS, PROPOSED CONSTRUCTION METHODS AND THE AVAILABILITY OF HOT-MIX ASPHALT.

A SEPARATE ENCROACHMENT FORM AND INSPECTIONS ARE REQUIRED FOR ALL WORK IN THE 500 WEST FIRST-OF-MAY.

WATERBURY CONSTRUCTION IS TO USE APWA PLANS 211 & 213

ADA RAMP CONSTRUCTION IS TO USE APWA PLANS 235.1 THROUGH 235.4 AS APPLICABLE.

LEGEND

-

[illegible]

NORTH CANYON TOWNS

NORTH CANYON WAY
STA 10+00 - END

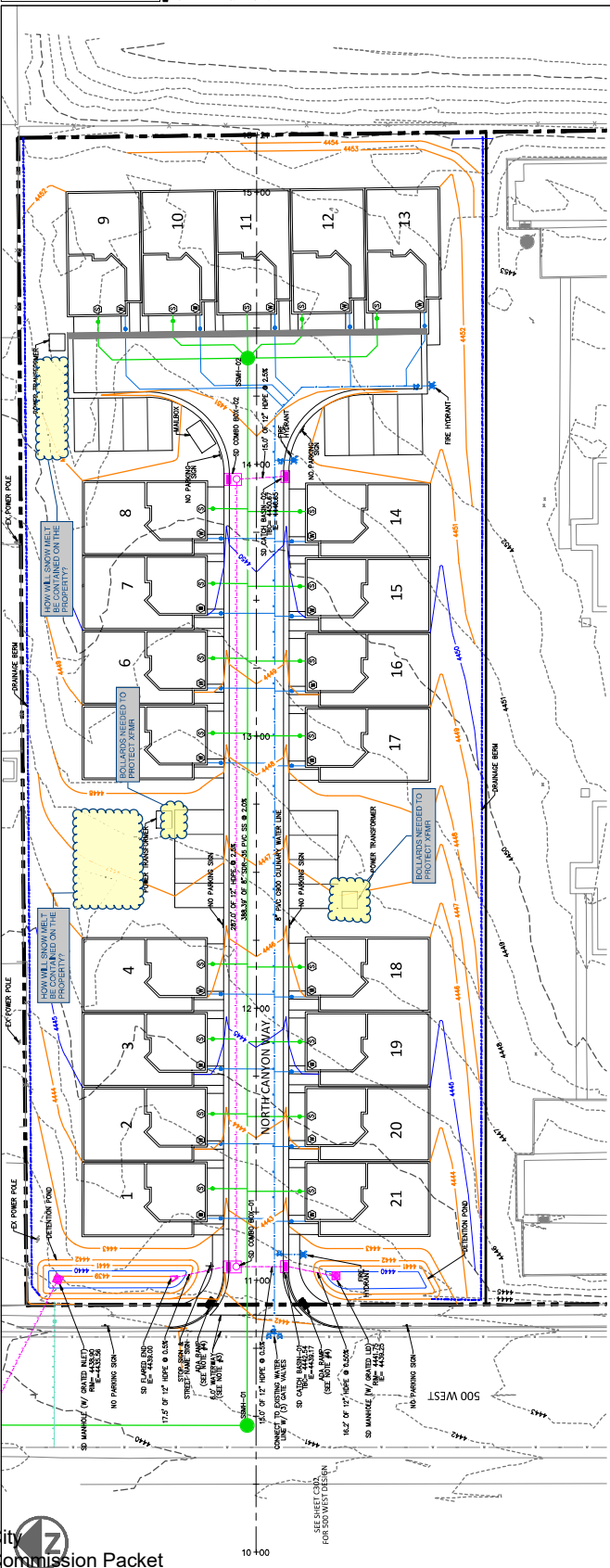
BOUNTIFUL, UTAH

SAWN	CHECKED	PROJECT #
BDA	MSS	25357

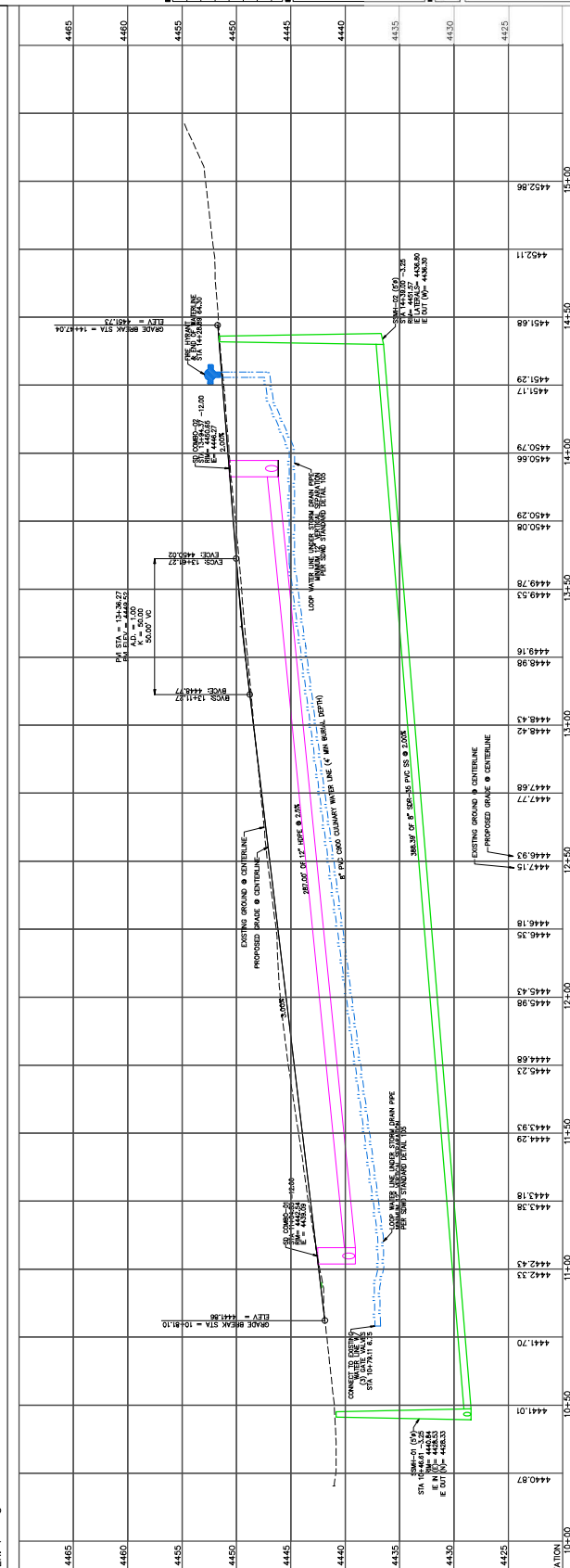
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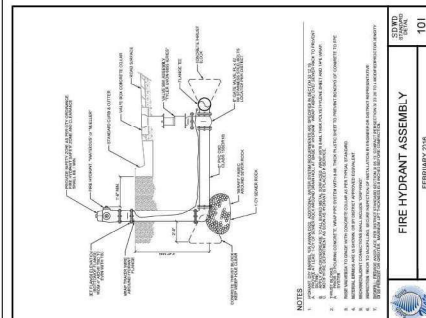
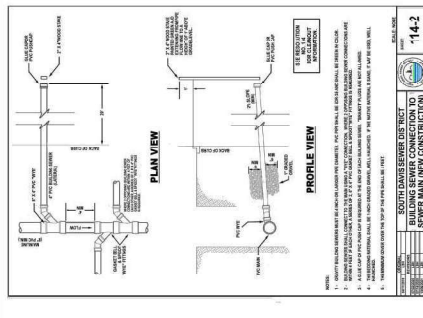
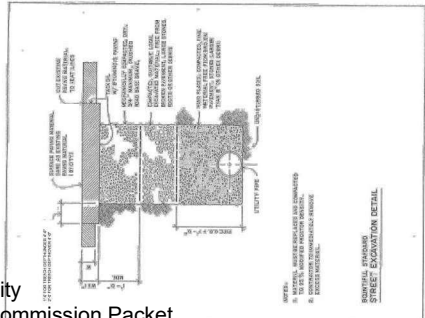
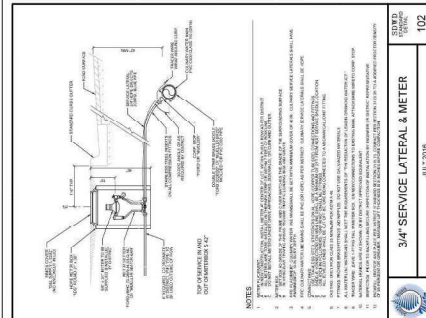
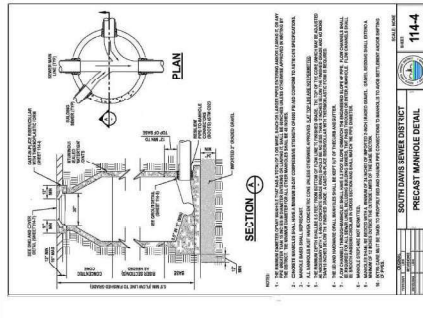
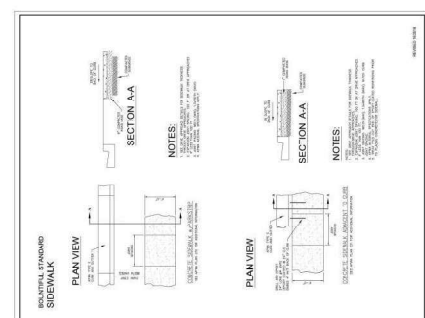
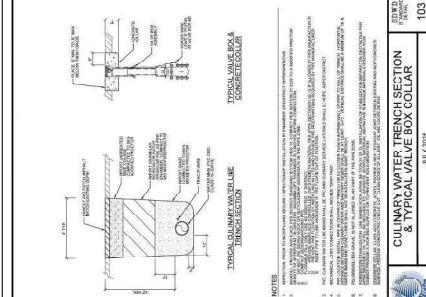
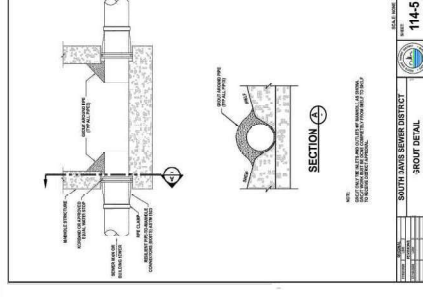
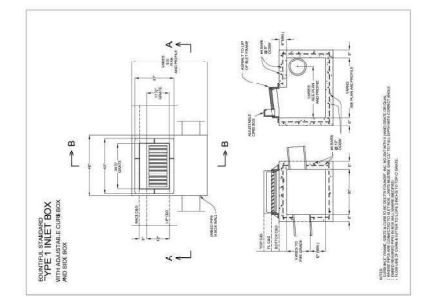
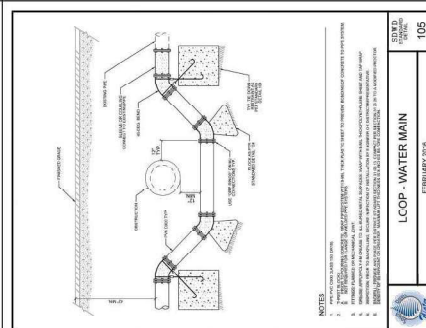
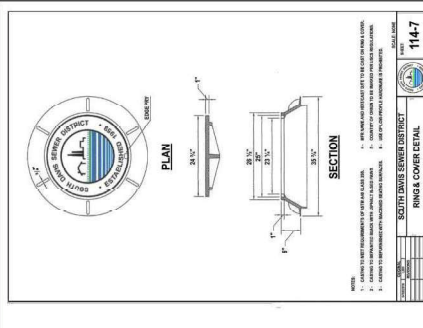
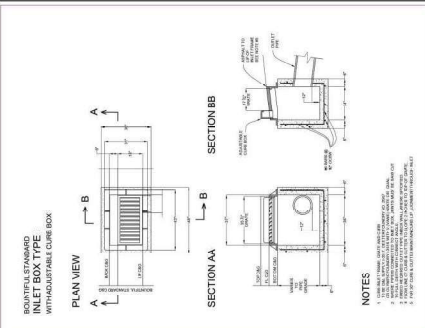
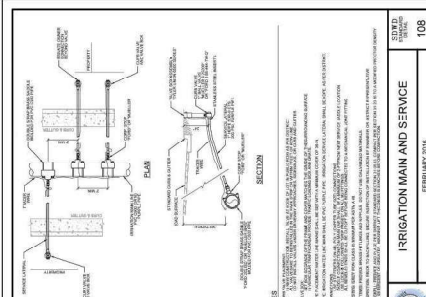
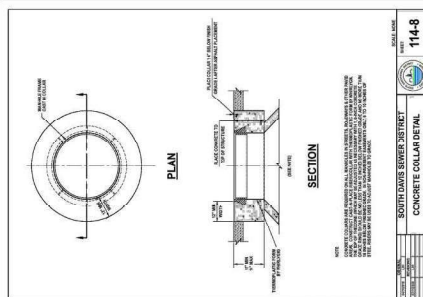
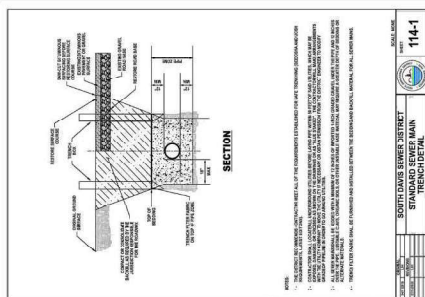
1" = 20'

VERTICAL SCALE
1" = 5'

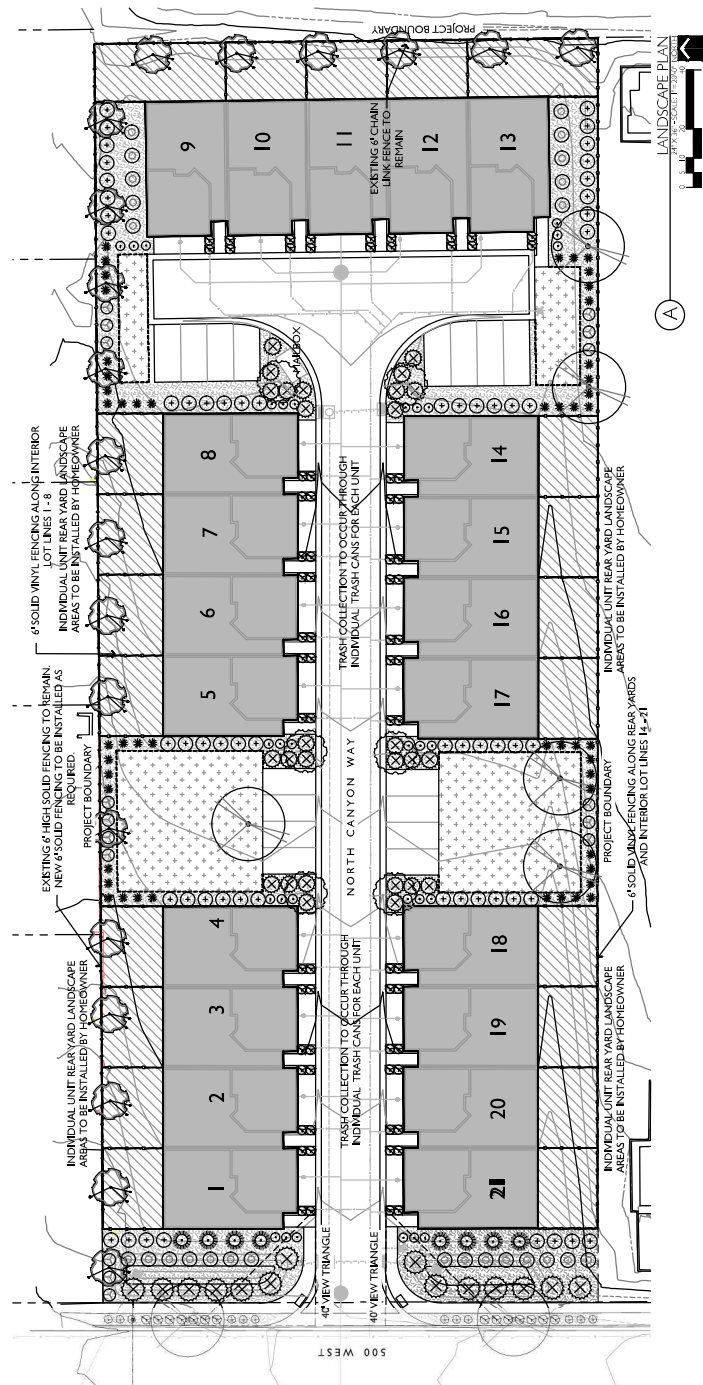


CALES
OR. 1" = 20'
FR. 1" = 5'









LANDSCAPE SUMMARY

PROJECT AREA	73,324 SF.
LANDSCAPE AREA	29,141 SF.
TREES - 1/750 SF. - 39 Req'd.	39 Trees Provided
SHRUBS - 1/200 SF. - 145 Req'd.	330 Shrubs Provided
SCREENING TREES - 601 LF. / 120 LG.	20 Trees Provided
STREET TREES - 43 LF. - 1/35 LF.	2 Trees Provided
LAWN AREA - 20% MAX. = 5,828 SF.	5,798 SF. Provided

PLAN REVIEW
BOUNTIFUL CITY PLANNING COMMISSION
APPROVED FOR THE PLANNING COMMISSION
DATE: 6/16/2026

MAINTAIN 40% OPEN SPACE AND TREE COUNT SHOWN - INCLUDING THE LIMITED COMMON AREAS IN INDIVIDUAL YARDS.

LANDSCAPE GENERAL NOTES

- Contractor shall locate and verify the existence of all utilities within project area prior to commencement of work.
- Do not commence planting operation until rough grading has been completed.
- All plants shall bear the same relationship to finished grade as the original grade before digging.
- Proper irrigation system shall be installed prior to planting.
- All plant materials shall conform to the minimum guidelines established by the American Standard for Nursery Stock, published by the American Nursery Association, Inc.
- All plants to be balled and burlapped or container grown, unless otherwise noted on the plan.
- The contractor shall supply all plant material in quantities sufficient to complete the planting shown on the drawings.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower color, fruit and culture only as approved by the Project Representatives.
- All soil areas shall receive four inches (4") of topsoil prior to planting. All shrub, groundcover, and perennial beds shall receive four inches (4") of topsoil prior to planting.
- Submit topsoil report prepared by a certified soil testing laboratory prior to soil placement. Topsoil shall meet the following mechanical analysis:
Gravel (No. 10 to 20 mesh) 0%
Sand (No. 30 to 60 mesh) 85%
Silt and Clay (No. 20 to 200 mesh) 15%
The soil must be a minimum of 4% organic matter content and free of stones 4" or larger.
Soil shall adsorb <2.0 mg of molybdenum and sodium absorption ratio (SAR) <6.

LANDSCAPE SCHEDULE

Sym	Botanical Name	Common Name	Size
7	Gleditsia inaequalis 'Imperial'	Imperial Honeylocust	6" Min/2' Cal.
8	Juniperus scopulorum 'Blue Arrow'	Blue Arrow Juniper	6'
20	Malus 'Spring Snow'	Spring Snow Crabapple	6" Min/2' Cal.
0	Quercus robur 'Robur Maja'	Kinked Saint Oak	6" Min/2' Cal.
6	Syringa reticulata 'Honey Silk'	Honey Silk Tree Lilac	6" Min/2' Cal.
60	Cornus alba 'Eclatant'	White Dogwood	5' Cal.
16	Physocarpus opulifolius 'Little Dwarf'	Little Dwarf Nivea	5' Cal.
30	Spirea berlandieri 'Tor'	Tor Bercklar Spirea	5' Cal.
51	ORNAMENTAL GRASSES		
88	Pennisetum alopecuroides 'Hameln'	Kull Foxtail Feather Grass	1' Cal.
		Fountain Grass	1' Cal.
	GROUNDCOVERS		
41	Juniperus sabina 'Lacy Carpet'	Savin Juniper	7' Cal.
32	Rhus aromatica 'Crown Low'	Grow Low Sumac	2' Cal.
	PERENNIALS		
12	Nepeta faassenii	Catnip	1' Cal.
	TULIPS		
	5,343 S.F.	Chesham Imperial Lilac	Seed
	6,400 S.F.	Crowned Decorative Rock, 1 1/2" x 2" Mixed Grey - all Harkers	Min. 3"
	POWDER		
	6' x 4' x 3/16"		
		INDIVIDUAL UNIT REAR YARD LANDSCAPE AREAS TO BE INSTALLED BY HOMEOWNER	



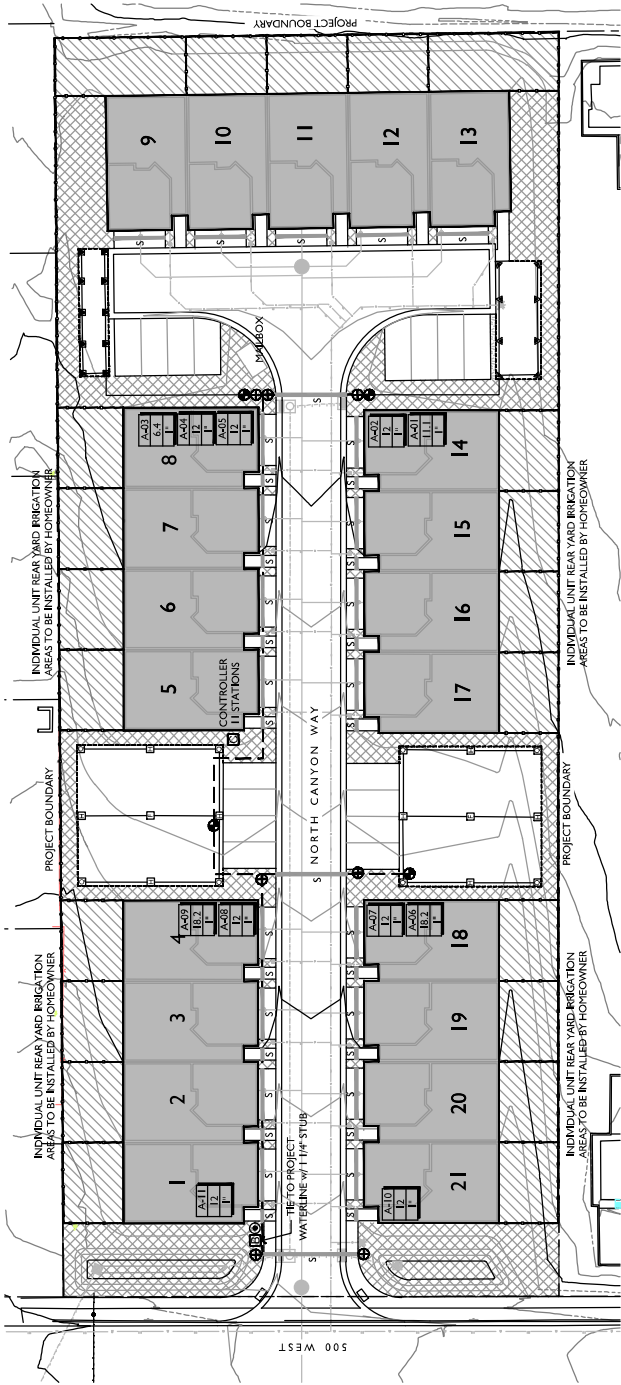
Note: Landscaping, grading, irrigation, and other improvements shall be installed in accordance with the approved plans and specifications. The contractor shall be responsible for obtaining all necessary permits and approvals from the local authorities. The contractor shall also be responsible for obtaining all necessary permits and approvals from the local authorities.



PROJECT NO.	DATE
512026	5/12/2026
REV.	DATE
1	5/12/2026

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Notes: Landscaping, irrigation, and other site improvements shall be installed in accordance with approved final site plan. The contractor shall be responsible for any and all permits required for any occupancy permits.



IRRIGATION SCHEDULE

SYM.	MODEL	PSI	GPM
1	Rainbird 5000-PC-CAN-IR-Rotor Spray w/ MPPE-25-40 Nozzle	45	1.00
2	Rainbird 5000-PC-CAN-IR-Rotor Spray w/ MPPE-25-41 Nozzle	45	1.98
3	Rainbird 5000-PC-CAN-IR-Rotor Spray w/ MPPE-25-41 Nozzle	45	3.62
4	Rainbird 180-180-PC-IR-Rotor w/ 15 Series MPPE (EQ-15F, EVAN)	30	1.85
5	Rainbird 180-180-PC-IR-Rotor w/ 10 Series MPPE (EQ-10F, IDVAN)	30	0.79
6	Drop Emitters - Rainbird Xerolux 250-DPC w/ PC-11 4FT Dripper Cap = 1/7 Triem, 25/20		
7	Automatic Control Valve - Rainbird ESPIR-12 Stations		
8	Drop Control Valve - Rainbird SCG-110-2-IR-CON		
9	Quick Coupler Valve Assembly		
10	Backflow Preventer - 1"		
11	Controller - Rainbird ESPR-12 Stations		
12	WVR2 Rain Sensor - EPA Water-Sense Certified Controller		
13	Lateral Pipe - Schedule 40 PVC		
14	Plastic - 1 1/4" Schedule 40 PVC		
15	Pressure - 1 1/4" Schedule 40 PVC		
16	Pressure - 1 1/4" Schedule 40 PVC		
17	Pressure - 1 1/4" Schedule 40 PVC		
18	Pressure - 1 1/4" Schedule 40 PVC		
19	Pressure - 1 1/4" Schedule 40 PVC		
20	Pressure - 1 1/4" Schedule 40 PVC		
21	Pressure - 1 1/4" Schedule 40 PVC		

IRRIGATION PIPE SIZING SCHEDULE

Distance - walls to end of lateral	0 - 160 FT.	160 - 200 FT.	200 - 250 FT.	250 - 300 FT.	300 - 350 FT.
1/2" SCH-40 PVC PIPE	0 - 5 GPM	0 - 5 GPM	0 - 1 GPM	0 - 3 GPM	
1" SCH-40 PVC PIPE	8 - 12 GPM	5 - 10 GPM	4 - 8 GPM	3 - 7 GPM	
1-1/2" SCH-40 PVC PIPE	12 - 22 GPM	10 - 18 GPM	9 - 18 GPM	8 - 16 GPM	7 - 14 GPM
1-7/8" SCH-40 PVC PIPE	22 - 30 GPM	22 - 30 GPM	18 - 26 GPM	16 - 24 GPM	14 - 27 GPM

IRRIGATION GENERAL NOTES

1. Base drawings for irrigation design have been provided by owner.
2. Irrigation design based on site plan. Location of backflow preventer and other equipment shall be as shown. Any major deviation in building design and/or site plan may require re-design of irrigation system.
3. Exact locations of major irrigation components to be approved by the Owner's Representative in the field prior to installation.
4. Contact the local underground utility services for utility location and identification.
5. Perform excavation in the vicinity of underground utilities with care and if necessary, by hand. The Contractor bears full responsibility for this work and duration or damage to utilities shall be repaired immediately at no expense to the Owner.
6. Irrigation main line and/or other components are shown schematically in this plan for graphic display only. All irrigation components shall be located in landscape areas.
7. Quick coupler valves in landscape areas shall be installed at 4' intervals or as specified by manufacturer. Quick coupler valve spacing shall not exceed 200 feet apart to allow for easy watering of all materials.
8. Sprinkler heads are designed for 30 PSI at the head. Rotor sprinklers are designed for 30 PSI at the head.
9. Not all piping necessary to complete this project is shown on this plan. Portions of irrigation piping may have been previously installed by others. Coordinate location and usage with Owner's Representative.

NORTH CANYON TOWNS
NORTH CANYON WAY
BOUNTIFUL, UTAH

IRRIGATION
PLAN

L201