## BOUNTIFUL CITY PLANNING COMMISSION AGENDA Tuesday, September 3, 2019 6:30 p.m.

**NOTICE IS HEREBY GIVEN** that the Bountiful City Planning Commission will hold a meeting in the Conference Room at City Hall, **South Davis Metro Fire Station, 255 S 100 W, Bountiful, Utah**, at the time and on the date given above. The public is invited. Persons who are disabled as defined by the American with Disabilities Act may request an accommodation by contacting the Bountiful Planning Office at 298-6190. Notification at least 24 hours prior to the meeting would be appreciated.

- 1. Welcome and Introductions.
- 2. Approval of the minutes for August 20, 2019.
- 3. Swearing in of Sam Bawden, new Planning Commission Member Shawna Andrus.
- 4. **PUBLIC HEARING** Consider approval for a Conditional Use Permit for Tri-line Apartments, a multi-family dwelling located at 170 North 100 West, Jonathon Blosch, applicant Francisco Astorga.
- 5. Consider Final Site Plan review approval for Tri-line Apartments, a multi-family dwelling located at 170 North 100 West, Jonathon Blosch, applicant Francisco Astorga.
- 6. **PUBLIC HEARING** Consider changing the zoning designation of C-G to RM-13 located at 1265 North Main, Bryon Prince, applicant Francisco Astorga.
- 7. Planning Director's report, review of pending applications and miscellaneous business.

Fastorian

Francisco Astorga, Planning Director

## Bountiful City Planning Commission Minutes August 20, 2019

Present: Chair – Sean Monson and Vice Chair – Von Hill; Planning Commission Members – Jesse Bell and Jim Clark, City Attorney – Clint Drake; City Planner – Francisco Astorga; Asst City Planner – Curtis Poole; City Engineer – Lloyd Cheney; and Recording Secretary – Darlene Baetz
 Excused: City Council Representation – Richard Higginson and Planning Commission Member – Sharon Spratley

## 1. Welcome and Introductions.

Chair Monson opened the meeting at 6:31 pm and welcomed all those present.

## 2. Approval of the minutes for July 16, 2019.

Jim Clark made a motion to approve the minutes for July 16 as written. Von Hill seconded the motion. Voting passed 4-0 with Commission members Bell, Clark, Hill and Monson voting aye.

## 3. Continuations:

- a. **PUBLIC HEARING** Variance to the standards of the Bountiful City Land Use Ordinance to allow for encroachments on slopes greater than 30% located at 3865 Highland Court. <u>Continuation to a date uncertain.</u>
- b. **PUBLIC HEARING** Conditional Use Permit for Tri-line Apartments, a multi-family dwelling located at 170 North 100 West. <u>Continuation to September 3, 2019 meeting.</u>
- c. Final Site Plan Review Approval for Tri-line Apartments, a multi-family dwelling located at 170 North 100 West. <u>Continuation to September 3, 2019 meeting.</u>

The Public Hearings were not opened, however Chair Monson recognized the Randall Edwards who wanted to be heard. Mr. Edwards owns the building at 188 N 100 West and spoke about items b and c. He understood before he purchased the building that the City wanted to have businesses on 100 West and not multi-family. He feels that allowing multi-family would change what the City had wanted to do.

Von Hill made a motion to approve the continuations. Jim Clark seconded the motion. Voting passed 4-0 with Commission members Bell, Clark, Hill and Monson voting aye.

# 4. PUBLIC HEARING – Consider approval of a Variance Request for development standards to the Val Verda Well for South Davis Water District located at 33 E 3300 South, Dimond Zollinger, applicant.

Dimond Zollinger, representing South Davis Water District was present. Francisco Astorga presented staff report.

The applicant, South Davis Water District, has requested a Variance request from lot standards, setback requirements and permissible lot coverage standards found in the R-3 Single-Family Residential Zone. The proposed Variance would allow for construction of a new well house at this location. The existing

well was drilled in 1955; however, it has not been in operation for the last 10 years due to performance issues. South Davis Water District has decided to perform rehabilitation on the well which will require a structure to be built on the property to house chlorine and fluoride, which are incidental to the well rehabilitation. The property is approximately 40 feet deep and 16 feet wide (640 square feet) and currently is nonconforming due to the size. Currently the parcel does not comply with the following R-# Zone lot standards:

- Minimum lot size 11,000 square feet
- Minimum buildable area 3,000 square feet
- Minimum lot frontage width 80 feet
- Minimum distance abutting a public street 50 feet

The proposed structure will be approximately 50 square feet with two doors facing 3300 South. It will be 17.5 feet from the front property line, just over 2.5 feet from the side property lines and a little over 15 feet from the rear property line. The applicant has placed and will continue to maintain a fence surrounding the lot. Other structures such as electrical boxes and well vault will not be increased or moved. The Land Use Code requires buildings in the R-3 Residential Zone to have the following minimum setback requirements:

- Front Yard 25 feet
- Side Yard 8 feet
- Rear Yard 20 feet

Based upon the width and depth of the property it severely limits anything which could be constructed. Furthermore the Land Use Code regulates permissible lot coverage of at least fifty percent of all required front, side and rear yard areas to be landscaped.

## Variance Findings

Utah Code 10-9a-702 establishes the criteria for review of a Variance request and stipulates the applicant "shall bear the burden of proving that all of the conditions justifying a Variance have been met." In order to grant a Variance <u>each</u> of the following criteria must be met:

(i) Literal enforcement of the ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the land use ordinances;

**Staff Response:** State law defines a hardship as "associated with and peculiar to the property itself." The size of the property would require the applicant an unnecessary and unreasonable hardship to comply with building lot standards, setback and permissible lot coverage standards of the code. The proposed plans are reasonable for the use of the property.

(ii) There are special circumstances attached to the property that do not generally apply to other properties in the same zone;

**Staff Response:** There are few if any other properties in the R-3 Zone with the same property size as the applicant's property, which is unlike most properties within the zone as this property is maintained for

the purpose of providing a public benefit. Staff would consider these constraints to be special and unique circumstances.

(iii) Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same zone;

**Staff Response:** Granting the Variance will allow the applicant the ability to update and provide ongoing maintenance for a public use.

(iv) The variance will not substantially affect the general plan and will not be contrary to the public interest;

**Staff Response:** Since the property is relatively small and has been in existence for decades there will not be a substantial affect to the General Plan. Granting the Variance will allow the applicant to rehabilitate the well, and provide a benefit to the neighboring properties, the properties within the same zone and the public in general.

(v) The spirit of the land use ordinance is observed and substantial justice done

**Staff Response:** Allowing the applicant to build the proposed structure will maintain the spirit of the land use ordinance within the constraints of the property.

Staff recommends approval of the requested Variance, based on the analysis of the required review criteria from State law included in the above findings and the materials submitted by the applicant with the following condition:

1. Applicant shall install solid fencing and landscaping to buffer the use of the property from neighboring properties.

Chair Monson opened the **PUBLIC HEARING** at 6:44 p.m.

Nicholas Montgomery resided at 39 E 1300 South. Mr. Montgomery stated that he had reached out to the South Davis Water District for concerns about chemicals, chlorine gas and the venting of the gases. He wanted to be able to protect his family from this situation. He has spoken with the Division of Drinking Water for answers about the chemicals that would be needed for this water station. He appreciated that the fence will be a solid fence

Chair Monson closed the **PUBLIC HEARING** at 6:46 p.m.

Mr. Zollinger addressed Mr. Nicholas concern about the fence and assured the Commission that the solid fence could be installed.

Mr. Bell stated his concern about the proximity to the street and the continuity of the neighborhood. He understands the need for the water needed for the neighborhood. He mentioned the concern for the fencing next to the sidewalk.

Mr. Astorga discussed the challenge of the setback of the fence. Keep the solid fence requirement – solid fence for 5. Mr. Drake stated that the 6 ft chain link fence could be kept from the sidewalk and then change to a solid fence which would eliminate the clear view hazard for the long driveway for the property next door.

The well was existing and producing a lot of sand and haven't used it for a while. The Water District would like to rehab the well but the State requires the water to be treated. This well currently has underground vaults but chlorine cannot be stored underground, that is why the well house is needed. The Subdivision was created in 1912 and approved by the County. Mr. Hill discussed the history of the approved odd parcel because of the need for the water.

Chair Monson discussed his concerns about setting a precedence for approval for these types of variances. Clint Drake stated that he had concerns about this item and had done research on this item and concluded that this is a benefit to the entire City and would not set a precedence for other Variances.

The update to this well will required an approval from the State. The well has smaller tanks, 150 lb, and will not have automatic sensors that will monitor and transfer information to the operators, the state will monitor the well on a daily basis.

Von Hill made a motion to grant the Variance for development standards to the Val Verda Well for South Davis Water District located at 33 E 3300 South with the one condition outlined by staff and the addition of a second condition "The fencing will include a combination of chain link and solid fencing for security and aesthetic purposes and the solid fence be constructed as to not to obstruct the clear view requirements and all required approvals from the state of Utah. Jesse Bell seconded the motion. Voting passed 3-1 with Commissioners Bell, Clark, and Hill voting aye and Chair Monson voting nay.

# 5. Consider Final Site Plan Review approval for Double Take, a multi-family dwelling located at 33 W 400 South, Brian Knowlton, applicant.

Brian Knowlton and Randy Byers were present. Curtis Poole presented the staff report.

The applicant, Knowlton General, requests final site plan approval for a 14-unit multifamily development located at 33 and 55 West 400 South. The property is located within the Downtown (DN) Mixed Use zone. The Planning Commission reviewed and approved a Conditional Use Permit and forwarded a positive recommendation of approval to the City Council for a Preliminary Site Plan at its May 7, 2019 meeting. The Council reviewed the Commission's recommendation and approved the Preliminary Site Plan at its May 14, 2019 meeting. The site is surrounded by single family residential use on the west, mixed use and commercial to the north, and commercial property to the south and east.

The two properties which make up the development are approximately 0.25 acres (10,933 square feet) each, although 33 West will need to have an additional 0.05 acres (2,178 square feet) conveyed to it from the former Marie Calendar's/Sea Bears property immediately to the east. The two properties will need to be combined into a single parcel of record prior to the issuance of a building permit.

The proposed buildings meet the required setback and height standards for the DN Zone. Because the buildings are located more than 200 feet from 100 West the maximum building height is 55 feet. The

proposed buildings are four stories and approximately 46 feet in height. The applicant proposes building materials consisting of a mix of EIFS cladding (synthetic stucco) and brick. Color renderings of the buildings are attached to this report. The proposed structures meet the required articulation standards of the Code and comply with the maximum 2:1 height to width ratio requirements. Ground floor units have entrances facing 400 South and balconies or patios are shown for each unit.

The plan shows the minimum 10 percent of landscape area and the additional 50 square feet per unit of landscaping required by Code for a multifamily development; however, a detailed landscape plan will need to be submitted demonstrating compliance with the minimum requirements of the landscape code prior to the issuance of a building permit.

Access to the site will be via a single driveway on 400 South. Submitted plans show the development meets the parking standards in code. There are 29 off-street parking stalls; of which, 17 stalls are covered. The development will have a total of 8, one-bedroom units, and 6, two-bedroom units. Based upon the parking standards in the Code the development is required to have 28 off-street parking stalls with at least 14 covered stalls. The development will also have two handicap parking stalls.

Water and sewer will be provided via connections to existing lines in 400 South. Storm water drainage may require a connection to 100 West as the proposed retention system may not adequately dispose of storm water and additional information is required to determine adequate permeability of soils to allow for retention on site. Garbage collection will occur at the rear of the property.

Staff recommends the Planning Commission forward a recommendation of approval to the City Council for final site plan review for the proposed 14-unit multifamily building subject to the following conditions:

- 1. Complete any and all redline corrections.
- 2. Prior to the issuance of a building permit the lots shall be combined and recorded with Davis County.
- 3. Submit a landscape plan meeting the minimum requirements of Sections 14-16-104 and 14-16-109.
- 4. Resolve any issues or concerns regarding storm water retention to the satisfaction of the City Engineer.
- 5. All damaged curb, gutter and sidewalks along 400 South shall be replaced.
- 6. Sign a Development Agreement.
- 7. Pay fees and post an acceptable bond in the amount determined by the City Engineer.

Von Hill made a motion to forward a recommendation of approval to the City Council for the final site plan review for Double Take, a multi-family dwelling located at 33 W 400 South with the seven conditions outlined by staff. Jim Clark seconded the motion. Voting passed 4-0 with Commissioners Bell, Clark, Hill and Monson voting aye.

# 6. Consider Final Site Plan Review approval for an addition at St. Olaf Church and School located at 1793 South Orchard Dr, Ralph Stanislaw representing St. Olaf Church and School, applicant.

Ralph Stanislaw was present. Curtis Poole presented the staff report.

The applicant, St. Olaf Catholic Church and School, requests Final Site Plan approval for an expansion of their private school, located at 1793 South Orchard Drive. The property is located in the R-4 Single-Family Residential Zone.

The Planning Commission reviewed and forwarded a positive recommendation of approval to the City Council for the Preliminary Site Plan at its July 2, 2019 meeting. The Council reviewed and approved the Preliminary Site Plan at its July 9, 2019 meeting. The property is zoned R-4 and is surrounded primarily by single-family uses. St. Olaf Catholic School and Church are located on 7.207 acres (313,936 square feet) at the intersection of Orchard Drive and 1800 South. Construction on the existing school began in 1959 with the first classes starting in 1960. The school provides Kindergarten through 8<sup>th</sup> grade classes.

The proposed expansion will allow for construction of a multipurpose room, kitchen, additional classrooms and new entry to the school. The school currently does not have a cafeteria or kitchen and students eat lunch at their desks. The proposed expansion will be to the east of the existing school on what is now a hard surface playground and parking area. In addition to the building expansion the applicant is proposing revisions to the entrances, parking and landscaping plans.

The expansion will move the main school entry further to the east giving it more prominence. In addition to revising the entrances to the school the applicant will create a smoother traffic flow for student pick-up/drop-off. The parking lot to the west of the existing school will be modified to create a landscape buffer between the sidewalks on corner of Orchard Drive and 1800 South, and the parking lot. The sidewalk along 1800 South will be extended to bridge an existing gap. A new parking lot is being proposed to the south of the expansion with additional parking being added to the west of the expansion. Parking for this property is shared between school and Church uses.

A new storm water retention system will also be added as part of the expansion to resolve drainage issues. Modification to the drain line from the proposed upper parking lot will need to be made to better align it with the lower parking lot drain line. Bountiful Power will provide one connection to the school. The applicant will also be removing the current parking lot lighting provided by the City and replace it with their own lighting system.

A fire lane will be added at the northwest drive approach and will be marked and maintained year round. As part of the building approval process the applicant will be required to receive approval from the State Fire Marshall, which may require a sprinkler system on the addition and to retrofit a sprinkler system on the existing school.

Construction should not impact traffic flow; primarily along 1800 South since a new culinary water line was installed in advance of the recent overlay on 1800 South. The property has been in use for years so there should be little impact to the surrounding neighborhoods, public utility and transportation systems.

Staff recommends the Planning Commission forward a recommendation of approval to the City Council for final site plan review for the proposed expansion of the Denominational and Private School subject to the following conditions:

- 1. Complete any and all redline corrections.
- 2. Receive approval from the State Fire Marshall and make any required changes.
- 3. All damaged curb, gutter and sidewalks along Orchard Drive and 1800 South shall be replaced.
- 4. The sidewalk along 1800 South shall be extended to cover the existing gap.
- 5. Any retaining wall over 4 feet will require a separate permit.
- 6. The applicant shall provide documentation regarding water retention and resolve any storm drain issues to the satisfaction of the City Engineer.
- 7. Prior to issuance of the building permit, resolve any concerns with Bountiful City Light and Power regarding connections to the property and lighting in the parking lot.
- 8. Pay fees and post an acceptable bond in the amount determined by the City Engineer.
- 9. Sign a Development Agreement.

Jim Clark made a motion to forward a recommendation of approval to the City Council for the final site plan review for an addition at St. Olaf Church and School located at 1793 South Orchard Dr with the 9 conditions outlined by staff. Jesse Bell seconded the motion. Voting passed 4-0 with Commissioners Bell, Clark, Hill and Monson voting aye.

# 7. Consider Preliminary Architechtural and Site Plan Review approval for a new building for Alphagraphics located at 265 South Main Street, Spencer Anderson, applicant.

Francisco Astorga presented the staff report.

The applicant, Spencer Anderson with JZW Architects representing Bountiful Alpha Graphics, requests Preliminary Architectural and Site Plan Review Approval for an addition to the existing building located at 265 South Main Street. The site is located within the Downtown (DN) Mixed-Use Zone and will incorporate an addition to the existing building, mainly on the site formerly known as Bountiful RV. The application includes the construction of an addition of approximately 17,000 square feet. The square footage of the two (2) buildings is approximately 22,000.

This site received Final Site Plan approval by the City Council on October 9, 2018 and all corresponding subsequent Site Plan Approvals by the Planning Commission and City Council based on a different set of plans. The former application included the construction/remodel of approximately 24,000 square feet which included a  $\pm 3,000$  square foot future tenant space. The applicant notified the City that they are no longer pursuing such plans.

The property is zoned DN and is surrounded by commercial development on the north, south, east, and west. To the northeast is the existing soccer field property owned by Bountiful City.

The proposed development is located on a 1.02 acre property consisting of two (2) lots. Prior to construction of the proposed addition, the lots will need to be consolidated into one (1). Access to the project will be via two (2) driveways: the existing Main Street driveway leading to the existing parking lot and a separate new driveway on 300 South. The applicant will close the existing driveway approaches on the former Bountiful RV site. Based on the square footages and known uses, the proposal meets the parking requirements.

The proposed building meets the required setbacks and height standards. The applicant proposes

building materials consisting of EIFS (synthetic stucco) and metal paneling. Color renderings of the buildings are attached to this report. The newly adopted standards of the Code require certain articulation of the building. While the Main Street frontage appears to meet the standard, the 300 South frontage does not appear to provide the required articulation at the 25 foot intervals. As a condition of approval, the applicant shall demonstrate how these standards have been met.

The plan shows the minimum 10 percent of landscape area; however, a detailed landscape plan will need to be submitted meeting the minimum requirements of the landscape code.

Storm water will be collected on site in an underground detention facility with excess flows conveyed to the existing storm drain system to the north in Main Street via new storm drain lines installed in the existing soccer field property. Water and sewer will be provided from existing lines in 300 South and Main Street and will include the extension of an 8-inch water line and onsite fire hydrant. Plans have been reviewed by the City Engineer with redline changes required in order to meet City standards and obtain final approval.

Currently the DN Zone regulations requires building to be located within ten feet (10') of Main Street, see *Bountiful City Land Use Code* § 14-7-105(A)(2), and requires off-street parking to be located to the side or rear of the building, see *Bountiful City Land Use Code* § 14-7-110(A). The existing building is approximately eighty-one feet (81') from Main Street and has eleven (11) parking spaces directly in front of the building. The existing building/site does not comply with current maximum front setbacks and parking location regulations found in the DN Zone, and is classified as a Noncomplying Structure.

Bountiful City Land Use Code defines a noncomplying structure a, "a structure that legally existed before its current land use designation; and because of one or more subsequent land use ordinance changes, does not conform to the setback, height restrictions, or other regulations, excluding those regulations which govern the use of land."

Traditionally expansion of a nonconforming or noncomplying structure is discouraged; however, a municipality may provide direction regarding when or how a structure may be altered, expanded, or enlarged, which is typically done by ordinance. Bountiful City Land Use Code § 14-2-402(A) states: "Expansion and Enlargement. Any expansion of a nonconformity that increases the degree of nonconformance is prohibited except as provided in this Title or as may be required by law. For purposes of this Section, the addition of a solar energy device to a building is not an expansion."

The Bountiful City Land Use Code defines a noncomplying structure a, "a structure that legally existed before its current land use designation; and because of one or more subsequent land use ordinance changes, does not conform to the setback, height restrictions, or other regulations, excluding those regulations which govern the use of land." It is important to note that any expansion must be in compliance with the current zoning code applicable to the property (e.g., setbacks, parking, signage), and there is no similar right to expand a nonconforming structure that would exacerbate the structure's dimensional nonconformity. The proposed addition to the existing building does not increase the degree of nonconformance as it complies with the current regulation. The proposed addition is placed towards the front of the street and the off-street parking is placed behind the proposed addition. The addition meets the current maximum front setback and parking location regulations found in the DN Zone. The "connector piece" or interior hallway connecting the existing building to the proposed addition is found

behind the existing driveway/parking area and it also does not increase the degree of nonconformance.

Staff recommends that the Planning Commission forward to the City Council a recommendation of approval for preliminary site plan review for the proposed addition to the existing Alpha Graphics building subject to the following conditions:

- 1. Complete any and all redline corrections.
- 2. Prior to issuance of building permit, consolidate the two (2) parcels.
- 3. Demonstrate how the plan meets the standards of section 14-7-112 C. 7 related to required articulation along the building facades.
- 4. Enter into an agreement with Bountiful City to provide a 10 foot wide drainage easement in favor of the subject property owners across the soccer field property for the proposed storm water outfall line. The description of the easement to be written after the installation of the storm drain system is complete. In return for granting the drainage easement, the City requests to use of the new storm drain for drainage of the future parking lot on the west side of the soccer field.

Mr. Astorga stated the current building footprint will remain but does not meet the current Downtown (DN) zone code. The current code will not allow the building footprint to be enlarged unless the changes would meet the current DN code requirements. The cost associated with the previous set of plans has prevented the applicant from going forward and has brought the new proposed plans forward for approval. The proposed plan has enough parking in the rear of the property even if the existing parking goes away.

There was a discussion about the design of the walkway to connect the two buildings and whether it was allowed under the standards of the code.

Von Hill made a motion to forward a recommendation of approval to the City Council for the Preliminary Architectural and Site plan review approval for a new building for AlphaGraphics located at 265 South Main St with the 4 conditions outlined by staff. Jim Clark seconded the motion. Voting was 3-1 with Commissioners Clark, Hill and Monson voting aye and Commissioner Bell voting nay.

## 8. Planning Director's report, review of pending applications and miscellaneous business.

- 1. New Zone Change next meeting.
- 2. New Software for Planning Commission packets.

Chair Monson ascertained there were no other items to discuss. The meeting was adjourned at 7:36 p.m.

Francisco Astorga, Bountiful City Planner

# **Commission Staff Report**

Subject:	<b>Public Hearing:</b> Conditional Use Permit and Final Site Plan for a 3-unit Multifamily Development
Author:	Curtis Poole, Assistant City Planner
Address:	170 North 100 West
Date:	August 29, 2019



## **Description of Request:**

The applicant, Jonathon Blosch, requests Conditional Use Permit and Final Site Plan Approval for a 3-unit Multifamily Development located at 170 North 100 West. The property is located within the DN (Downtown) Mixed-Use zone.

## **Background and Analysis:**

The Applicant received Preliminary Site Plan approval from the City Council at its July 23, 2019 meeting. The property is on the western edge of the DN zone which borders single-family residential to the west. The property has a commercial use to the north and south of the property, and a DCFS facility to the east. The property is .25 acres (approximately 10,933 square feet) and currently has a single-family home on the lot.

The Applicant has submitted elevation plans showing a mix of brick and stucco, with articulations providing relief from large expanses of flat walls. The proposal is for a twostory building which will not exceed the 35 feet maximum standard for the DN zone. Each unit will have a patio or balcony as required by code. The Applicant is proposing a single sidewalk along with landscaping and other architectural features which will connect the front entrances to 100 West. The Code specifies that entrances facing a public street should demonstrate a level of prominence consistent with the standards of the DN zone.

The proposed building meets setback requirements. The Applicant has submitted a preliminary landscaping plan showing the development will meet the minimum landscaping standards for the DN zone; however, the Applicant will need to submit a detailed final landscaping plan for approval before the issuance of a building permit.

After the discussion with the Planning Commission the Applicant has modified the floorplans to show three 2-bedroom units with a shared storage space on the ground floor to the rear of the building. The revision to the floorplan reduced the number of parking stalls needed from 8 to 7. The proposal shows a total of 7 parking stalls which will be located behind the building and 3 of the spaces will be covered.

Prior to the issuance of a Certificate of Occupancy the Applicant will need to repair any damage to the curb, gutter and sidewalk along 100 West, and construct a new drive approach. Bountiful Power will require a 7 foot utility easement along the south side of the property.

## **Department Review**

This proposal has been reviewed by the Engineering, Power, and Planning Departments and by the Fire Marshall.

## **Significant Impacts**

None.

## **Recommended Action**

Staff recommends the Planning Commission approve the Conditional Use Permit and forward a recommendation of approval to the City Council for Final Site Plan review for the proposed 3-unit Multi-family building subject to the following conditions:

- 1. Complete any and all redline corrections.
- 2. Submit a final landscaping plan meeting the minimum requirements of Sections 14-16-104 and 14-7-109.
- 3. All damaged curb, gutter and sidewalk along 100 West shall be replaced.
- 4. Resolve concerns regarding storm water retention to the satisfaction of the City Engineer.
- 5. Sign a Development Agreement.
- 6. Pay fees and post an acceptable bond in the amount determined by the City Engineer.

## Attachments

- 1. Aerial photo
- 2. Site and utility plans
- 3. Building elevations
- 4. Floorplans











# 170 N 100 W LOCATED IN THE [QUADRANT] 1/4 OF SECTION [SECTION], T.[TOWNSHIP]., R.[RANGE]., S.L.B.&M. **BOUNTIFUL CITY, DAVIS COUNTY, UTAH**





**BENCHMARK: WATER METER ELEVATION:** 101.26

PACKET: Bountiful City Planning Commission

# JON BLOSCH

# VICINITY MAP



*C000 C100 C200 C300 C400 C900 EC100* 

## **GENERAL NOTES**

1) ALL WORK WITHIN A PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS & SPECIFICATIONS.

2) ALL UTILITY WORK SHALL CONFORM TO THE UTILITY OWNER'S STANDARDS & SPECIFICATIONS.

3) THESE PLANS DO NOT INCLUDE DESIGN OF DRY UTILITIES. THESE PLANS MAY CALL FOR RELOCATION, AND/OR REMOVAL AND/OR CONSTRUCTION OF DRY UTILITIES, BUT ARE NOT OFFICIAL DRAWINGS FOR SUCH. DESIGN AND COORDINATION OF DRY UTILITIES IS BY OTHERS.

4) THE CONTRACTOR SHALL COORDINATE AND OBTAIN ANY PERMITS RÉQUIRED FOR THE WORK SHOWN HEREON.

5) THE LOCATION AND ELEVATIONS OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS IS A BEST ESTIMATE BASED ON UTILITY COMPANY RECORDS, BLUESTAKES, AND FIELD MEASUREMENTS OF READILY OBSERVABLE ABOVE-GROUND FEATURES. AS SUCH, THIS INFORMATION MAY NOT BE COMPLETE, UP-TO-DATE, OR ACCURATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO STOP WORK AND NOTIFY THE ENGINEER IF CONFLICTING INFORMATION IS FOUND IN THE FIELD.

6) THE CONTRACTOR IS TO FIELD VERIFY THE LOCATION AND ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES PRIOR TO STAKING AND CONSTRUCTION.

7) CALL BLUESTAKES AT LEAST 48 HOURS PRIOR TO DIGGING. DO NOT PROCEED UNTIL BLUESTAKES ARE MARKED.

8) IT SHALL BE THE CONTRACTOR'S AND SUBCONTRACTOR'S RESPONSIBILITY TO MEET ALL APPLICABLE HEALTH AND SAFETY REGULATIONS, AND SHALL ASSUME SOLE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING CONSTRUCTION OF THIS PROJECT, SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK, AND THE PUBLIC IS PROTECTED ..



# **DRAWING INDEX**

COVER NOTES AND LEGEND **TOPOGRAPHIC PLAN DEMOLITION PLAN** SITE PLAN/GRADING PLAN SITE DETAILS **EROSION CONTROL PLAN** 

TOTAL SHEETS



COVER	REV.	BY	DATE	
COV ER	1	INIT	DATE	
DRAWN:				
[BY] [DATE]				
APPROVED:				
STA [DATE]				
PROJECT:				
DWG: 1768001 SITE 7-29-19.dwg				
	-			



1470 South 600 West Woods Cross, UT 84010 Phone 801.298.2236 www.Entellus.com

## **GENERAL NOTES**

- ALL IMPROVEMENTS SHALL COMPLY WITH THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY. CONTACT THE PUBLIC WORKS OFFICE BEFORE BEGINNING.
- CONTRACTOR TO FIELD VERIFY LOCATION, SIZE, AND AVAILABILITY OF EXISTING UTILITIES. UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE. SEE UTILITY NOTE 3.
- ALL DIMENSIONS ARE IN FOOT UNITS AND ARE TO THE TOP BACK OF CURB UNLESS SHOWN OR NOTED OTHERWISE.
- PROVIDE HANDICAP RAMPS AT ENDS OF WALKWAYS. END 0.1' ABOVE FLOWLINE OF
- CURB AND GUTTER SHALL BE AS PER APWA STD DWG NO 205 TYPE A.
- UTILITY INFORMATION INDICATED ON DRAWING IS BASED UPON VISUAL OBSERVATION OR INFORMATION FURNISHED BY MUNICIPAL AUTHORITIES WHICH MAY NOT BE VALID. LATERAL LOCATIONS AND ELEVATIONS ARE ASSUMED. SEE UTILITY NOTE 3.
- ALL GRADING SHALL BE DONE UNDER THE SUPERVISION OF A QUALIFIED SOILS ENGINEER WHO SHALL VERIFY THAT ALL FILL HAS BEEN PLACED IN ACCORDANCE WITH PROVISIONS IN CURRENT INTERNATIONAL BUILDING CODE.
- COMPACTION TEST REPORTS SHALL BE MADE AVAILABLE TO THE ENGINEER WITHIN 24 HOURS OF A REQUEST. FINAL REPORTS AS SPECIFIED IN CURRENT INTERNATIONAL BUILDING CODE SHALL BE SUBMITTED TO THE ENGINEER WITHIN TEN DAYS AFTER COMPLETION OF GRADING.
- ALL STORM DRAIN PIPE SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND THE LOCAL GOVERNING MUNICIPALITY'S STANDARDS AND SPECIFICATIONS.
- ). STORM DRAIN PIPE WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE RIGHT-OF-WAY OWNER'S SPECIFICATIONS. PRIVATE STORM DRAIN PIPE OPTIONS SHALL CONSIST IF THE FOLLOWING MATERIALS.
  - PVC PIPE, ASTM D3034, SDR 35, BELL & SPIGOT TYPE. RCP PIPE, CLASS 3, BELL & SPIGOT TYPE.
    - HIGH DENSITY CORRUGATED POLYETHYLENE SMOOTH INTERIOR PIPE, ASTM D3350 WITH WATERTIGHT JOINTS.
- 1. THE CONTRACTOR SHALL VERIEY ALL DIMENSIONS AND CHECK CONDITIONS AT THE SITE BEFORE STARTING WORK AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- 2. TYPICAL DETAILS SHALL APPLY IN GENERAL CONSTRUCTION UNLESS SPECIFICALLY DETAILED. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION WILL BE AS FOR SIMILAR WORK. DO NOT SCALE DRAWINGS.
- 3. ANY OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED.
- 4. PIPE BEDDING SHALL BE 3/8" MAXIMUM AGGREGATE. USE 3/4" MAXIMUM SIZE ROAD BASE FOR BACKFILL MATERIAL. COMPACT TO 95% STANDARD PROCTOR DENSITY. MAXIMUM LIFT 8 INCHES.
- 15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PUBLIC AND OSHA STANDARDS.
- 6. ALL WORK SHALL COMPLY WITH THE AMERICAN PUBLIC WORKS ASSOCIATION UTAH CHAPTER (APWA) MANUAL OF STANDARD SPECIFICATIONS 2007 EDITION WITH ALL PERTINENT SUPPLEMENTS AND AMENDMENTS AND THE MANUAL OF STANDARD PLANS 2007 EDITION. SAID STANDARD SPECIFICATIONS AND PLANS SHALL BE THE REQUIREMENTS.
- 7. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THE WORK TO BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORITY FROM THE OWNER AND/OR ENGINEER.
- 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR REINSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
- 9. THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL MECHANICAL ELECTRICAL AND INSTRUMENTATION EQUIPMENT; PIPING AND CONDUITS; STRUCTURES AND OTHER FACILITIES. THE AS-BUILTS OF THE ELECTRICAL SYSTEM SHALL INCLUDE THE STREET LIGHT LAYOUT PLAN SHOWING LOCATION OF LIGHTS, CONDUITS, CONDUCTORS, POINTS OF CONNECTIONS TO SERVICES, PULLBOXES, AND WIRE SIZES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS. AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR.
- 0. PRIOR TO ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL DELIVER TO ENGINEER, ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.

## SEQUENCE OF CONSTRUCTION

- CONSTRUCTION EXIT IS TO BE CONSTRUCTED AT TIME OF ENTRY TO SITE.
- 2. CLEAR AND GRUB AREAS FOR SEDIMENT MEASURES.
- 3. INSTALL SILT FENCES.
- 4. COMPLETE CLEARING OF SITE AND BEGIN ROUGH GRADING.
- 5. FILL AREAS SHALL BE FILLED IN 12 INCH MAXIMUM LIFTS AND COMPACTED TO AT LEAST 95% MAXIMUM DENSITY.
- DRAINAGE WILL BE CONTROLLED AND GROUND SLOPED SO AS TO DIRECT RUNOFF TO SEDIMENT CONTROLLED INLETS.
- . INSTALL REMAINDER OF STORM DRAIN
- 8. INSTALL UTILITY LINES, WATER, ETC.
- 9. INSTALL CURBS, WALKS, ETC., AND STABILIZE ALL DISTURBED AREAS.
- 10. INSTALL BASE COURSE.
- 1. REMOVE SEDIMENT CONTROL MEASURES, CLEAN OUT TEMPORARY SEDIMENTATION BASINS AND REGRADE, CLEAN OUT SEDIMENT TRAPS AND CONVERT THEM TO STORM WATER MANAGEMENT STRUCTURES.
- 12. PAVE SITE.
- 13. OWNER TO BE RESPONSIBLE TO CHECK CLEAN OUT INLET BOXES FOR SEDIMENT AND OIL AND CLEAN AS NECESSARY

## UTILITY NOTES

- ALL SERVICE LATERALS SHALL BE EXTENDED 2 FEET PAST THE 10 FOOT P.U.E.
- ALL CONSTRUCTION SHALL COMPLY WITH LOCAL GOVERNING MUNICIPALITY DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS
- LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO FIELD VERIFY CONNECTION POINTS WITH EXISTING UTILITIES, INCLUDING LOCATIONS AND INVERT ELEVATIONS OF ALL EXISTING STRUCTURES OR PIPES, BEFORE STAKING OR CONSTRUCTING ANY NEW UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN.
- CONTRACTOR IS RESPONSIBLE TO EXPOSE ALL UTILITY SERVICES STUBBED INTO PROJECT PROPERTY AND GIVE H&A ENTELLUS, INC. 48 HOURS PRIOR NOTICE SO H&A ENTELLUS CAN VERIFY DEPTHS AND INVERT ELEVATIONS TO DETERMINE IF CONFLICTS EXIST. ALSO ANY EXISTING UTILITIES THAT RUN ACROSS PROJECT PROPERTY WHICH MAY CAUSE POTENTIAL CONFLICT NEED TO BE EXPOSED AND LOCATED BOTH HORIZONTALLY AND VERTICALLY. CONTRACTOR PROCEEDS AT OWN RISK IF H&A ENTELLUS IS NOT NOTIFIED TO FIELD VERIFY THE ABOVE MENTIONED CONDITIONS.
- CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL DRAWINGS WHERE APPLICABLE
- NO GROUNDWATER OR DEBRIS TO BE ALLOWED TO ENTER THE NEW PIPE DURING CONSTRUCTION. THE OPEN END OF ALL PIPES IS TO BE COVERED AND EFFECTIVELY SEALED AT THE END OF EACH DAYS WORK
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CLASSIFICATION WITH SUFFICIENT BEDDING TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS FOR H-20 LOAD REQUIREMENTS.
- ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.
- 9. ALL SEWER LINES AND LATERALS ARE TO BE SDR 35 PVC PIPE.
- 10. SEWER LATERALS WILL BE INSTALLED AT A UNIFORM SLOPE OF NOT LESS THAN 2% GRADE AND THEY SHALL HAVE A MINIMUM OF 4 FEET OF COVER, UNLESS OTHERWISE NOTED.
- . ALL NEW CULINARY AND IRRIGATION WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.
- 12. WATER LINES TO BE PVC C-900. WATER LINES SHALL BE A MINIMUM OF 10' HORIZONTALLY FROM SEWER MAINS. CROSSINGS SHALL MEET STATE HEALTH STANDARDS. (MECHANICAL JOINTS REQUIRED WHEN LESS THAN 18" VERTICAL OR 10' HORIZONTAL SEPARATION FROM SEWER LINES.)
- 13. ALL WATER LINES SHALL BE 8" MINIMUM SIZE AND SERVICE LATERALS SHALL BE 1-1/2" MINIMUM UNLESS OTHERWISE NOTED.
- 14. WATER SERVICE LATERALS TO INCLUDE ALL BRASS SADDLE; CORP. STOP LATERAL, DOUBLE CHECK VALVE AND BACKFLOW PREVENTION DEVICE, AND SHUTOFF VALVE IN BOX NEAR BUILDING EDGE.
- 15. ALL WATER LINES SHALL BE A MINIMUM 48" BELOW FINISH GROUND TO TOP OF PIPE. ALL VALVE BOXES AND MANHOLES SHALL BE RAISED OR LOWERED TO FINISH GRADE AND SHALL INCLUDE A CONCRETE COLLAR IN PAVED AREAS.
- 16. CONTRACTOR TO NOTIFY PUBLIC UTILITIES FOR CHLORINE TEST PRIOR TO FLUSHING LINES, CHLORINE LEFT IN PIPE 24 HOURS MINIMUM WITH 25 PPM RESIDUAL. ALL TURNING OF MAINLINE VALVES, CHI ORINA HON FLUSHING, PRESSURE TESTING, BACTERIA TESTING, ETC. TO BE COORDINATED WITH LOCAL GOVERNING MUNICIPALITY. ALL TESTS TO
- IN ACCORDANCE WITH AWWA STANDARDS.
- 7. BOTTOM FLANGE OF FIRE HYDRANTS TO BE SET TO APPROXIMATELY 4" INCHES ABOVE BACK OF CURB ELEVATION. HYDRANTS TO INCLUDE TEE, 6" LINE VALVE, AND HYDRANT COMPLETE TO MEET CITY STANDARDS.
- 18. ALL NEW STORM DRAIN/LAND DRAIN CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS SPECIFICATIONS. <u>&</u>
- 19. ALL STORM WATER CONVEYANCE PIPING TO BE RCP CLASS 3 OR EQUAL, UNLESS OTHERWISE NOTED.
- 20. CONTRACTOR IS TO SUBMIT SITE PLAN/SUBDIVISION PLAT TO QUESTAR GAS FOR DESIGN OF GAS SERVICE TO BUILDINGS/LOTS. CONTRACTOR TO COORDINATE WITH QUESTAR GAS FOR CONTRACTOR LIMITS OF WORK VERSUS QUESTAR GAS LIMITS.
- 21. ALL GAS LINE TAPS TO BE HDPE WITH COPPER TRACER WIRE AND DETECTA TAPE. TERMINATE TRACER WIRE AT APPROVED LOCATIONS.
- 22. ALL GAS LINE TAPS, VALVES AND CAPS TO BE FUSED USING
- ELECTRO-FUSION TECHNOLOGY.
- 23. ALL ELECTRICAL CONDUITS/LINES TO BE PVC SCH 40 OR BETTER. 24. ALL PHONE AND TV CONDUITS TO BE PVC SCH 40 OR BETTER.
- 25. CONTRACTOR IS TO SUBMIT SITE PLAN/SUBDIVISION PLAT TO COMCAST FOR DESIGN OF CABLE TV SERVICE TO BUILDINGS/LOTS. CONTRACTOR TO COORDINATE WITH COMCAST FOR CONTRACTOR LIMITS OF WORK VERSES COMCAST LIMITS.
- 26. CONTRACTOR IS TO COORDINATE LOCATIONS OF NEW TELEPHONE SERVICE TO NEW BUILDINGS OR LOTS WITH QWEST. A PVC CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE IS REQUIRED FOR SERVICE THROUGH PROPERTY. COORDINATE SIZES AND LOCATION WITH QWEST.
- 27. ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE CORRESPONDING AGENCY/DISTRICT STANDARDS AND SPECIFICATIONS: WATER - BOUNTIFUL CITY
  - SEWER SOUTH DAVIS SEWER DISTRICT STORM DRAIN/GROUNDWATER - OWNER IRRIGATION - OWNER
  - ELECTRICAL BOUNTIFUL POWER TELEPHONE - QWEST
  - NATURAL GAS DOMINION ENGERGY

## **GRADING NOTES**

SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH

THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING IT WITH SUITABLE MATERIALS AS SPECIFIED IN SECTION CORNER THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING MONUMENT FOUNDATION WHERE IT SHALL BE 95% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL 30.82 Ø30.82 EXISTING SPOT ELEVATION NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PROPOSED SPOT ELEVATION PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE GRADE DOWNWARD GRADE RECOMMENDATIONS SET FORTH IN THE SOILS. REPORT. THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES \_\_\_\_\_ EXISTING INDEX CONTOUR FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THE PROJECT. SPECIFIC DETAILS SHOWN SHALL BE USED IN EXISTING MINOR CONTOUR COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES. ---- PROPOSED CONTOUR EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE ---- PROPOSED MINOR CONTOUR SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF ----- LOT OR BOUNDARY LINE PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN ---- --- PUBLIC UTILITY EASEMEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN – · ---- BUILDABLE AREA SETBAC ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING - - CENTER LINE OF ROAD SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF --- -- -- --- --- -- --- --- -- EXISTING FENCE CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. \_\_\_\_\_ EXISTING BUILDING IF AT ANY TIME DURING CONSTRUCTION ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, WORK IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE PROPOSED BUILDING OBTAINED FROM THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS OWN EXISTING ASPHALT ESTIMATE OF EARTHWORK QUANTITIES. \_<u>\_\_\_\_</u>\_\_\_\_<u>\_\_</u>\_\_ WHERE NEW CURB AND GUTTER IS BEING CONSTRUCTED PROPOSED ASPHALT ADJACENT TO EXISTING ASPHALT OF CONCRETE PAVEMENT, THE FOLLOWING SHALL APPLY: PRIOR TO PLACEMENT OF ANY CONCRETE THE CONTRACTOR SHALL HAVE A LICENSED EXISTING CONCRETE SURVEYOR VERIFY THE GRADE AND CROSS SLOPE OF THE CURB AND GUTTER FORMS, THE CONTRACTOR SHALL SUBMIT THE SLOPE AND GRADES TO THE ENGINEER FOR APPROVAL PROPOSED CONCRETE PRIOR THE PLACEMENT OF CONCRETE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SECTION WHICH DOES NOT CONFORM TO THE DESIGN OR TYPICAL EXISTING CURB & GUTTER CROSS SECTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CURB AND GUTTER POURS WITHOUT THE PROPOSED CURB & GUTTER APPROVAL OF THE ENGINEER. **EROSION CONTROL** ADA PARKING ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE STREET LIGHT CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY. - CHARTER - CHAR ALL SEDIMENT CONTROL MEASURES TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND **GPWR OPWR** POWER POLE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. OTEL OTEL TELEPHONE POLE DAILY INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO INSURE INTENDED PURPOSE IS ACCOMPLISHED. CONTRACTOR SHALL BE GUTIL OUTIL UTILITY POLE RESPONSIBLE FOR ALL SEDIMENT LEAVING THE PROPERTY. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY. STREET SIGN ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS WILL BE PROTECTED TO PREVENT TRACKING OF MUD ONTO PUBLIC WAYS ALL SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM DRAINAGE SYSTEM THROUGH THE USE OF SANDBAGS. STRAW BALES, SILT FENCES, GRAVEL, BOARDS, AND OTHER APPLICABLE METHODS. ALL DISTURBED AREAS OUTSIDE OF ROADWAYS, PARKING LOTS, SIDEWALKS AND OR BUILDING FOOTPRINTS SHALL BE SEEDED, SODDED AND/OR MULCHED. IF SITE IS READY TO RECEIVE FINAL COVER DURING THE NON-PLANTING SEASON, THEN IT SHALL BE PROTECTED BY MULCHING. THE MULCH WILL REMAIN UNTIL THE NEXT PLANTING SEASON AS DEFINED BY THE LOCAL GOVERNING MUNICIPALITY. RE-VEGETATE ALL DENUDED AREAS AS PER THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY. ). THE CONTRACTOR AGREES THAT: . THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH PHASE OF WORK. THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER. -POWER THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A TELEPHONE NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES. THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT -GAS AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE TO DO SO WILL RESULT IN -SEWER A DEDUCTION FOR THE COST OF CLEAN UP FROM FINAL PAYMENT. -WATER HRRIGATION THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL. PERMITS. RETESTING AND REINSPECTION TWO WORKING DA AT THEIR OWN EXPENSE. BEFORE YOU DIG C **I-800-662-411**1 UNLESS OTHERWISE NOTED ALL EXCESS SOILS AND MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF SITE AT THE UTAH TOLL FREE, OR 801-208-2100 CONTRACTOR'S EXPENSE. SALT LAKE G. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, IT'S THE LAW TO CALL SIGNS, FLAG-MEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.

# LEGEND

—— — — IRR — I ——IRR ———— RR —SS— \_\_\_\_ \_ \_ \_ LD \_\_ · \_\_\_\_\_ LD \_\_\_\_\_ —\_\_\_\_\_SD\_\_\_\_\_\_ ——— FO ——— —— GAS——— ——— — — P — -——— P ——— ------OHP -------\_\_\_\_\_UGP \_\_\_\_\_

ND			ABBREVIATIONS			
— — — — W — — — — W — — — — W — — — — W — — — — W — — — — W — — — — — W —	EXISTING WATER LINE PROPOSED WATER LINE EXISTING FIRE PROTECTION	ADA ADS	DIAMETER DELTA DEGREES MINUTES, FEET SECONDS, INCHES ALGEBRAIC DIFFERENCE AMERICAN DISABILITIES ACT CORRUGATED BLACK PLASTIC PIPE		600 West ss, UT 84010	.298.2236 lus.com
	WATER MANHOLE WATER METER FIRE HYDRANT	ARCH B&C BLA BLDG BND BND BND BOW BRG	ARCHITECT, ARCHITECTURAL BAR & CAP BOUNDARY LINE AGREEMENT BUILDING BENCHMARK BOUNDARY BOUNDARY BACK OF WALK BEARING		1470 South Woods Cro	Phone 801 www.Entel
× ∞ ⊨ H	BLOWOFF VALVE TEE	BVCE BVCE BVCS C&G CE CHE CHE CHE CHE	BEGIN VERTICAL CURVE BEGIN VERTICAL CURVE ELEVATION BEGIN VERTICAL CURVE STATION CURB AND GUTTER CATCH BASIN CHORD CHORD BEARING CAST IRON CAST IN PLACE		20	Entellus
ער ער ער ג ער ער	ELBOW REDUCER THRUST BLOCK	CL CMF COMM CONC CONST CUL CWL CWL DEMC	CENTERLINE CORRUGATED METAL PIPE CLEANOUT COMMUNICATIONS CONCRETE CONSTRUCTION CULINARY CULINARY WATER CULINARY WATERLINE DEMOLITION			
	EXISTING IRRIGATION LINE PROPOSED IRRIGATION LINE IRRIGATION MANHOLE IRRIGATION METER	DIAN DIST EASE EASE ELEC ELEC FOA	DIAMETER DISTANCE E AST, ELECTRICITY, ELECTRICAL E EASEMENT E ELBOW E ELECTRICAL ELEVATION E ELEVATION			
¥ ≈ ¤ H ⊢ ۲ ۲ ۲	BLOWOFF VALVE TEE FLBOW	EVCE EVCE EVCS FFE FC FL FND FP	E END VERTICAL CURVE END VERTICAL CURVE ELEVATION SEND VERTICAL CURVE STATION (EXISTING FINISH FLOOR ELEVATION FINISH GRADE FIRE HYDRANT FLOWLINE FOUNDATION FIRE PROTECTION			R. [RANGE].,
	REDUCER THRUST BLOCK	FTG GE GE HDPE HPE HPS ID IE	G FOOTING GAS, NATURAL GAS GRADE BREAK GATE VALVE HIGH POINT HIGH POINT ELEVATION HIGH POINT STATION HIGH POINT STATION INSIDE DIAMETER INVERT ELEVATION			, T.[TOWNSHIP]., I UTAH
	EXISTING SEWER LINE PROPOSED SEWER LINE SEWER MANHOLE	INV IRR IRRMH L LAT LDMH IF	/ INVERT R IRRIGATION H IRRIGATION MANHOLE C RADIUS OF CURVATURE LENGTH LATERAL SERVICE D LAND DRAIN H LAND DRAIN MANHOLE		HOSCH	RTH 100 W TION [SECTION] B.&M. DAVIS COUNTY,
	EXISTING LAND DRAIN PROPOSED LAND DRAIN LAND DRAIN MANHOLE	LG LF LPE MD MECH MECH MON	CLIP OF GUTTER CLOW POINT LOW POINT ELEVATION CLOW POINT STATION MEASURE DOWN MECHANICAL MANHOLE MONUMENT NORTH		JONB	170 NOI ANTJ 1/4 OF SEC S.L. UNTIFUL CITY, I
	EXISTING STORM DRAIN PROPOSED STORM DRAIN STORM DRAIN MANHOLE	NE NG NW OC OHF PCC PCC	E NORTHEAST S NATURAL GRADE R NON-RADIAL / NORTHWEST C ON CENTER O OUTSIDE DIAMETER P OVERHEAD POWER C POINT OF CURVATURE C PORTLAND CONCRETE CEMENT I POINT OF INFLECTION			D IN THE [QUADR BO
	CATCH BASIN / CLEANOUT CURB INLET	PROF PROF PUE PUE&DE PV RC RC	PROPERTY LINE PROPERTY POINT OF TANGENCY PUBLIC UTILITY EASEMENT PUBLIC UTILITY EASEMENT & DRAINAGE EA POINT OF VERTICAL INFLECTION RADIUS REBAR & CAP	SEN	ENT	LOCATE
— — — F0 — — — F0 — — F0 — — F0 — — F0 — F0 — F0 — — F0 — — GAS — — GAS — GAS — GAS — GAS — F — — P — — — P — — P — — — P — — — P — — — P — — — P — — — P — — — P — — — P — — — P — — — P — — — P — — — P — — — P — — — — P — — — P — — — P — — — — P — — — P — — — P — — — P — — — P — — — P — — — — P — — — — — P — — — — — — P —	EXISTING FIBER OPTIC PROPOSED FIBER OPTIC EXISTING NATURAL GAS PROPOSED NATURAL GAS EXISTING POWER PROPOSED POWER	RCL RCF ROW SDCE SDCE SDCC SDMF SEC	REINFORCED CONCRETE PIPE REINFORCED CONCRETE PIPE / RIGHT OF WAY S SOUTH D STORM DRAIN S STORM DRAIN CATCH BASIN D STORM DRAIN CLEANOUT H STORM DRAIN MANHOLE S SOUTHEAST C SECONDARY			
— — — — OHP — — — — OHP — OHP —OHP — — — — — UGP — — — — UGP — UGP —UGP — — — — TEL — — — TEL —	EXISTING OVERHEAD POWER PROPOSED OVERHEAD POWER EXISTING UNDERGROUND POWE PROPOSED UNDERGROUND POWE EXISTING TELEPHONE	SEC SLB&M SPECS SPECS R SPF R SS WERSSCC SSMH STD	C SECTION M SALT LAKE BASE & MERIDIAN C SPECIFICATION S SPECIFICATIONS P STEEL PIPE S SANITARY SEWER D SANITARY SEWER CLEANOUT H SANITARY SEWER MANHOLE D STANDARD			
— TEL — TEL —	PROPOSED TELEPHONE	STDS SWL SWL TAN TEL TBC TBC TBW TEL TCW TOA TOC TOC TOC TOC TOC	S STANDARDS / SECONDARY WATER / SOUTHWEST SECONDARY WATERLINE N TANGENT 3 THRUST BLOCK C TOP BACK OF CURB / TOP BACK OF WALK TELEPHONE / TOP OF CURBWALL A TOP OF CURBWALL A TOP OF CONCRETE C TOP OF SLOPE OR WALL C TOP OF GRATE / TOP OF WALL UTILITY		DRAWN: [BY] APPROVED STA	[DATE]
		UGF UGF VC W2 W2 W1 W1 W1 W1 W1 W1 W1	) UNDERDRAIN P UNDERGROUND POWER C VERTICAL CURVE / WEST, WATER 2 SECONDARY WATER - WATERLINE 4 WATER METER P WORK POINT		PROJECT: 1768001 SI C NOTES	1768001 TE 7-29-19.dwg 100 & LEGEND

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$10 \qquad 0 \qquad 10 \qquad 20 \qquad 30$ $10 \qquad 0 \qquad 10 \qquad 20 \qquad 30$ $10 \qquad 0 \qquad$	1470 South 600 West	Entellus www.Entellus.com
PARKING TABULATION: 6 AVAILABLE PARKING SPACES <u>NOTE:</u> USE EXISTING UTILITY LATERALS <u>AREA TABULATION:</u> TOTAL: 11060 SF	N CO A	ROFESSIONAL ENGINEER 7/30/19 0.189586 COTT T. ARGYLE 0 V V
BLDG: 2089 SF (19%) HS: 4857 SF (44%) LS: 4114 SF (37%) SYMBOL LEGEND ASPHALT & BASE PER DETAIL A, SHEET C900 24" CONCRETE HIGH-BACK CATCH CURB & GL PER DETAIL B, SHEET C900 24" CONCRETE HIGH-BACK RELEASE CURB & PER DETAIL D, SHEET C900 CONCRETE SIDEWALK PER DETAIL D, SHEET C900 GARBAGE CAN STORAGE ADA SIDEWALK RAMP AND PARKING AREA PER DETAIL G, SHEET C900 ADA VAN ACCESSIBLE PARKING SIGN PER DETAIL H, SHEET C900 ADA ACCESSIBLE PARKING SIGN PER DETAIL H, SHEET C900 ADA ACCESSIBLE PARKING SIGN PER DETAIL H, SHEET C900 CONCRETE SIDEWALK REPLACEMENT PER [CITY] STANDARDS CONCRETE SIDEWALK REPLACEMENT PER [CITY] STANDARDS ASPHALT REPLACEMENT PER [CITY] STANDARDS	HDSOTA NOL THE R GUTTER	170 NORTH 100 W LOCATED IN THE [QUADRANT] 1/4 OF SECTION [SECTION], T.[TO S.L.B.&M. BOUNTIFUL CITY, DAVIS COUNTY, UTAH
ALL ITEMS WITHIN THE PUBLIC RIGHT-OF WAY TO CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS & SPECIFICATIONS. ACCESSIBLE AREAS ARE TO MAINTAIN THE FOLLOWING MAXIMUM SLOPES AND TOLERANCES: ACCESSIBLE PARKING: MAXIMUM SLOPE OF 1:48 (2%) THROUGHOUT. ACCESSIBLE ROUTE: MINIMUM WIDTH OF 48". MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%). ACCESS ROUTE TURNAROUNDS: A CLEAR 60" TURNING DIAMETER. MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION. LEVEL LANDING / EXTERIOR DOOR LANDING: MINIMUM SLOPE OF 60"X60". MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION. ACCESSIBLE EGRESS TO PUBLIC WAY: MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%). ADA ACCESS RAMPS: MAXIMUM SLOPE OF 1:12 (8.33%), WITH A MAXIMUM SLOPE OF 1:12 (8.13%), WITH A MAXIMUM SLOPE OF 1:12 (8.13%), WITH A MAXIMUM CROSS-SLOPE OF 2%. THE TRANSITION BETWEEN ASPHALT AND CONCRETE IS NOT TO	DRAWN BYJ APPROV STA PROJEC 176800 SITE	: [DATE]

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10   0   10   20   30 $10   0   10   20   30$ $SCALE: 1" = 10'$		1470 South 600 West Woods Cross, UT 84010	Entellus.com
<u>Parking tabulation:</u> 6 available parking		PRISIDER NO.	DFESSIONAL 7/30/19 189586 OTT T. RGYLE
SPACES <u>NOTE:</u> USE EXISTING UTILITY LATERALS			, R.[RANGE].,
AREA TABULATION: TOTAL: 11060 SF BLDG: 2089 SF (19%) HS: 4857 SF (44%) LS: 4114 SF (37%)		SCH	00 W  SECTION , T.[TOWNSHIP] : COUNTY, UTAH
ASPHALT & BASE PER DETAIL A, SHEET C900 C=2 24" CONCRETE HIGH-BACK CATCH CURB & GU PER DETAIL B, SHEET C900 C=3 24" CONCRETE HIGH-BACK RELEASE CURB & PER DETAIL C, SHEET C900 C=4 CONCRETE SIDEWALK PER DETAIL D, SHEET C900	TTE GUT	ROTA NOL	170 NORTH 10 DRANTJ 1/4 OF SECTION S.L.B.&M OUNTIFUL CITY, DAVIS
C-5 GARBAGE CAN STORAGE ADA SIDEWALK RAMP AND PARKING AREA PER DETAIL G, SHEET C900 ADA VAN ACCESSIBLE PARKING SIGN ADA ACCESSIBLE PARKING SIGN ADA ACCESSIBLE PARKING SIGN ADA ACCESSIBLE PARKING SIGN PER DETAIL H, SHEET C900 CONCRETE SIDEWALK REPLACEMENT PER [CITY] STANDARDS			DCATED IN THE [QUAI B
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PUBLIC HEARING – Zoning Map Amendment from
General Commercial Zone (C-G) to Multiple-Family
(RM-13) Residential Zone
1265 and 1295 North Main Street
Curtis W. Poole, Assistant Planner
August 28, 2019



## **Background**

The applicant, Ivory Homes, is proposing a Zoning Map Amendment to amend the zoning on three parcels, which total 3.84 acres, from the General Commercial Zone (C-G) to Multiple-Family (RM-13) Residential Zone. The parcels are located at approximately 1265 and 1295 North Main Street.

## **Review Authority**

The Planning Commission has authority to review requests for amendments to the zoning map and forwards a recommendation to the City Council for Final Action. The Commission shall review the request according to the provisions contained within the Administrative Chapter of the Bountiful City Land Use Ordinance particularly, 14-2-205.

## <u>Analysis</u>

The proposed amendment to the zoning map includes three properties owned by Ivory Homes. All three properties will be combined into one parcel for the purpose of a future development should the zoning map amendment be approved. The first property is 1265 North Main Street, which currently has a single-family home and an orchard behind the home, and is 1.17 acres. The second property is 1295 North Main Street, which is the current location of Bountiful RV, and is 2.65 acres. The third property is a smaller parcel to the north of the second property, and is 0.011 acres. All three properties are currently in the C-G Zone. The properties are bordered by RM-13 Zone on the south, R-4 Zone on the east, R-4 and C-G on the north, and Viewmont High School and a Bountiful City Power substation to the west, both in the R-4 Zone.

The Applicant is requesting the amendment to the zoning map in order to develop a residential subdivision on the property which would include a mix of townhomes and single-family homes. The Applicant submitted a <u>conceptual drawing</u> which shows 12 townhomes fronting Main Street with 22 single-family homes behind the townhomes. The proposed single-family homes would border the existing single-family homes directly to the north providing a transition between the higher density townhomes and the existing neighborhood.

The parcels border Main Street, which provides accessibility to public transportation. Placing higher density homes near key public transportation corridors such as Main Street is an appropriate use of the parcels and is consistent with conventional planning practices. It is also consistent with recent legislation passed by the Utah Legislature regarding housing and transportation. In reviewing this application it is also important to consider the limited amount of commercial zoning districts within Bountiful and how these parcels may serve the City and its residents. Approving the amendment to the zoning map will decrease available land for potential commercial developments and the Commission should review this potential effect.

## **Department Review**

This item has been reviewed by the City Planner, City Engineer, and City Attorney.

## **Recommendation**

Based upon the above analysis, staff recommends the Planning Commission forward a recommendation of approval to the City Council for the properties located approximately at 1265 and 1295 North Main Street to be rezoned from General Commercial (C-G) Zone to Multiple Family (RM-13) Residential Zone.

## **Attachments**

- 1. Aerial Map
- 2. Current Zoning Map
- 3. Proposed Zoning Map
- 4. Legal Descriptions of Affected Parcels

# <image>

**Current Zoning Map** 





## **Legal Descriptions of Affected Parcels**

### 1265 North Main Street:

#### Parcel #03-004-0051

COM 6.35 CHAINS E & 10.262 CHAINS N FROM SW CORNER OF SE 1/4 OF SEC 18-T2N-R1E, SLM; TH E 6.57 CHAINS; TH N 1.902 CHAINS; TH W 6.57 CHAINS; TH S 1.902 CHAINS TO BEG. LESS TO 978-690. CONT. 1.186 ACRES.

#### 1295 North Main Street:

#### Parcel #03-004-0052

COM AT A PT 3.044 CHAINS S OF THE NW CORNER OF LOT 9 OF JOHN ALLEN SURVEY OF THE SE 1/4 OF SEC 18-T2N-R1E, SLM; WH PT IS 6.35 CHAINS E & N 0^20' E 13.306 CHAINS FR THE SW COR OF THE SE 1/4 OF SD SEC 18 & RUN TH N 0^20' E 3.044 CHAINS; TH E 6.57 CHAINS TO THE W LINE OF HWY NO 1; TH S ALG SD HWY 4.186 CHAINS; TH W 6.57 CHAINS TO THE W BNDRY LINE OF SD LOT 9; TH ALG SD W LINE OF LOT 9; N 0^20' E 1.142 CHAINS TO THE POB. CONT. 2.75 ACRES. LESS TO 978-690 CONT. 0.0047 ACRES TOTAL CONT. 2.7453 ACRES

#### Parcel #03-004-0089

BEG 16.35 CHAINS N, 13.09 CHAINS E FR THE SW CORNER OF SE 1/4 OF SEC 18-T2N-R1E, SLM: N 12 FT; W 40 FT; S 12 FT; E 40 FT TO BEG. CONT. 0.011 ACRES.