



BOUNTIFUL

MAYOR
Kendalyn Harris

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

CITY MANAGER
Gary R. Hill

Bountiful City Ordinance No. 2025-10

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

It is the finding of the Bountiful City Council that:

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

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


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

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

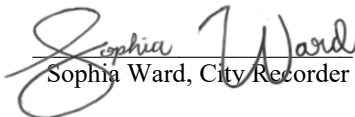
Section 3. City ordinance in conflict with these provisions are hereby repealed. However, all provision in force immediately prior to this ordinance shall continue in force hereafter for the purpose of any pending legal action, all rights required, all fines, penalties and forfeitures imposed, and any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

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

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


Kendalyn Harris, Mayor

ATTEST:


Sophia Ward, City Recorder



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

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

- 1) ALL WORK WITHIN A PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS & SPECIFICATIONS.
- 2) ALL UTILITY WORK SHALL CONFORM TO THE UTILITY OWNER'S STANDARDS & SPECIFICATIONS.
- 3) THESE PLANS DO NOT INCLUDE DESIGN OF DRY UTILITIES. THESE PLANS MAY CALL FOR RELOCATION, AND/OR REMOVAL AND/OR CONSTRUCTION OF DRY UTILITIES, BUT ARE NOT OFFICIAL DRAWINGS FOR SUCH. DESIGN AND COORDINATION OF DRY UTILITIES IS BY OTHERS.
- 4) THE CONTRACTOR SHALL COORDINATE AND OBTAIN ANY PERMITS REQUIRED FOR THE WORK SHOWN HEREON.
- 5) THE LOCATION AND ELEVATIONS OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS IS A BEST ESTIMATE BASED ON UTILITY COMPANY RECORDS, BLUEPRINTS, AND FIELD MEASUREMENTS OF READERily 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 BLUEPRINTS AT LEAST 48 HOURS PRIOR TO DIGGING. DO NOT PROCEED UNTIL BLUEPRINTS ARE MARKED.
- 8) IT SHALL BE THE CONTRACTOR'S AND SUBCONTRACTOR'S RESPONSIBILITY TO MEET ALL APPLICABLE HEALTH AND SAFETY REGULATIONS, AND THAT THEY ASSUME SOLE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE CONSTRUCTION OF THIS PROJECT, SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK, AND THE PUBLIC IS PROTECTED.

Know what's below.
Call 811 before you dig.

 **BLUE STAKES OF UTAH**
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

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


PLAN REVIEW
 05/20/2025 2:59:19 PM
 Lloyd Cronley, Bountiful City Engineer
 TYPICAL COMMENTS BLUE TEXT GRAY BACKGROUND

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

DEVELOPER

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



HIDDEN GARDENS EXPANSION

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

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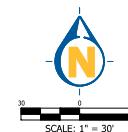
RAWN: JH	2025-05-06
PPROVED: CJC	2025-05-06
ROJECT #:	1185030
PLANSET-1185030.dwg	

C100
COVER & INDEX

REVISIONS				
	DRAWN: JH	2025-05-06		
	APPROVED: CJC	2025-05-06		
	PROJECT #:	1185030		
	PLANSET-1185030.dwg			
	<h1>C101</h1> <p>NOTES & LEGEND</p>			



NOTES



SYMBOL LEGEND



DEVELOPER



HIDDEN GARDENS EXPANSION

REVISIONS

DRAWN: JH	2025-05-0
APPROVED: CJC	2025-05-0
PROJECT #:	118503

C300

DEMOLITION PLAN



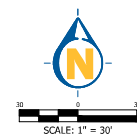
DEMOLITION LEGEND



TREES TO BE REMOVED

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Plan	0.48 (in.)
Imp _{plan}	0.66
Imp _{area}	78%
A	2.15 (acre)
P _{area}	-0.37
P _{area}	0.52
WCRV	0.076 ac-ft
Potential	3,324 cu.ft.
COMBINED STORAGE	
Retention	3,324 cu.ft.
Detention	4,954 cu.ft.
Combined Storage	8,277 cu.ft.

UTILITY SEPARATION NOTES

- 19. MAINTAIN 10 FEET HORIZONTAL SEPARATION AND 18 INCHES VERTICAL SEPARATION BETWEEN SEWER AND CULINARY WATER MAINS.
- 20. MAINTAIN 10 FEET HORIZONTAL SEPARATION AND 18 INCHES VERTICAL SEPARATION BETWEEN SEWER AND CULINARY WATER LATERALS.
- 21. MAINTAIN 4 FEET HORIZONTAL SEPARATION AND 12 INCHES VERTICAL SEPARATION BETWEEN STORM DRAIN AND ALL OTHER UTILITIES.
- 22. MAINTAIN 4 FEET HORIZONTAL SEPARATION AND 12 INCHES VERTICAL SEPARATION BETWEEN CULINARY WATER AND ALL OTHER UTILITIES.
- 23. MAINTAIN 4 FEET HORIZONTAL SEPARATION AND 12 INCHES VERTICAL SEPARATION BETWEEN PRESSURE IRRIGATION AND ALL OTHER UTILITIES.

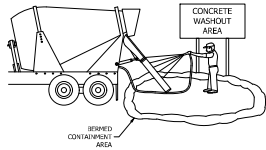
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CONCRETE WASTE MANAGEMENT

CWM-BERM



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

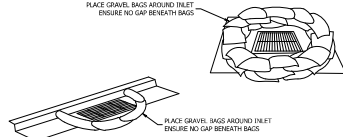


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Bountiful, UT 84010
Phone: 801-296-1235
www.entellus.com

Adapted from Davis County Stormwater Coalition materials.

INLET PROTECTION - GRAVEL BAGS

IP-GB



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

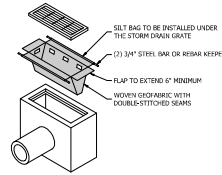


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INLET PROTECTION - SILT BAGS

IP-SB



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

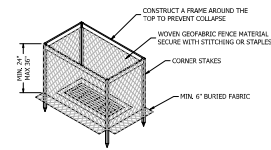


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INLET PROTECTION - SILT FENCE

IP-SF



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



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PORTABLE TOILET

PT



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

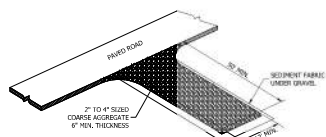


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STABILIZED CONSTRUCTION ENTRANCE

SCE



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

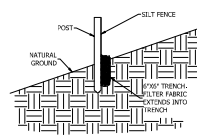


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SILT FENCING

SF



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

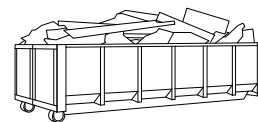


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WASTE DISPOSAL

WD



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



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DEVELOPER

KNOWLTON GENERAL
1201 NORTH MAIN STREET STE 105
BOUNTIFUL, UT 84010
Phone: 801-828-0756
RANDY@KNOWLTONGENERAL.COM



HIDDEN GARDENS EXPANSION

24152 DUNDAS DRIVE
PARCEL 100 OF SECTION 34, T. 2 N., R. 1 E., S. 11 B. 10
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

REVISIONS

ISSUED: JN 2025-05-06
APPROVED: CK 2025-05-06
PROJECT #: 1185030
PLANSET: 1185030.dwg

C691
EROSION CONTROL DETAILS

1. ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
2. PLACE MATERIAL PER APWA SECTION 32 05 10.



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



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2. CONCRETE IS TO BE 4,000 PSI TEST.
3. CONTROL JOINTS AT 5' INTERVALS.
4. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.
5. STEEL REINFORCEMENT IS TO BE DEFORMED GRADE 60 STEEL, GALVANIZED OR EPOXY COATED.



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2. CONCRETE IS TO BE 4,000 PSI TEST.
3. CONTROL JOINTS AT 5' INTERVALS.
4. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.



1. BACKFILL IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
2. CONCRETE IS TO BE 4,000 PSI TEST.



CONCRETE DUMPSTER ENCLOSURE



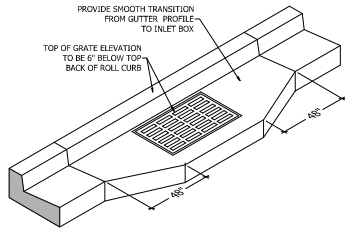
KNOWLTON GENERAL
Contact: RANDY BEYER
170 NORTH MAIN STREET STE 106
BOUNTIFUL, UT 84010
Phone: 801-828-0756
RANDY@KNOWLTONGENERAL.COM



PARCEL #05-002-0125 & #05-022-0047
LOCATED IN THE NE 1/4 OF SECTION 31, T.2 N., R.1 E., S.1 & 2 N.M.
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

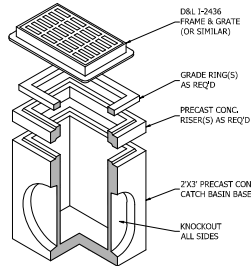
RAWN: JH	2025-05-06
APPROVED: CJC	2025-05-06
PROJECT #:	1185030
PLANSET-1185030.dwg	

C901

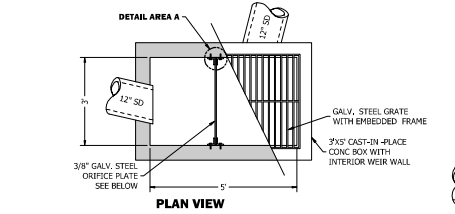


GRATE & FRAME IN
CONCRETE WATERWAY

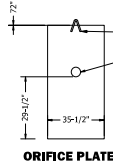
SD-1
C900
TYPICAL
N.T.S.



GRATE & FRAME WITH
PRECAST CONCRETE BOX



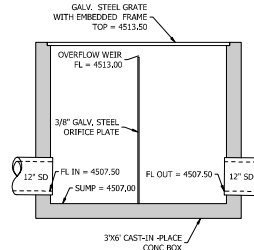
PLAN VIEW



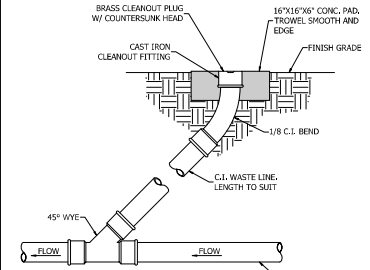
ORIFICE PLATE

SD-1
C900
TYPICAL
N.T.S.

PRIVATE
STORM DRAIN CONTROL BOX WITH OVERFLOW WEIR



SECTION VIEW



SS-1
C900
TYPICAL
N.T.S.

SEWER CLEANOUT



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

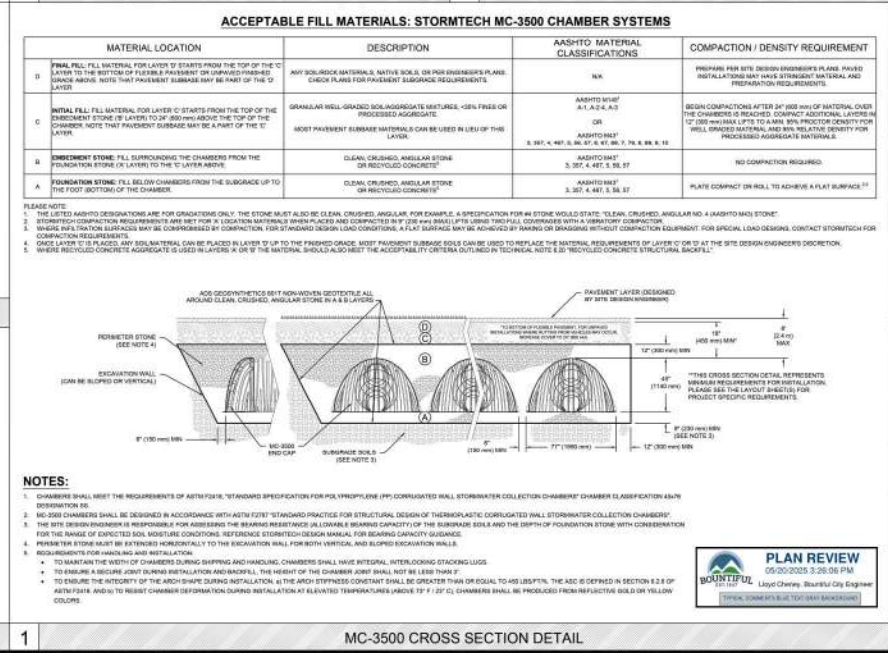
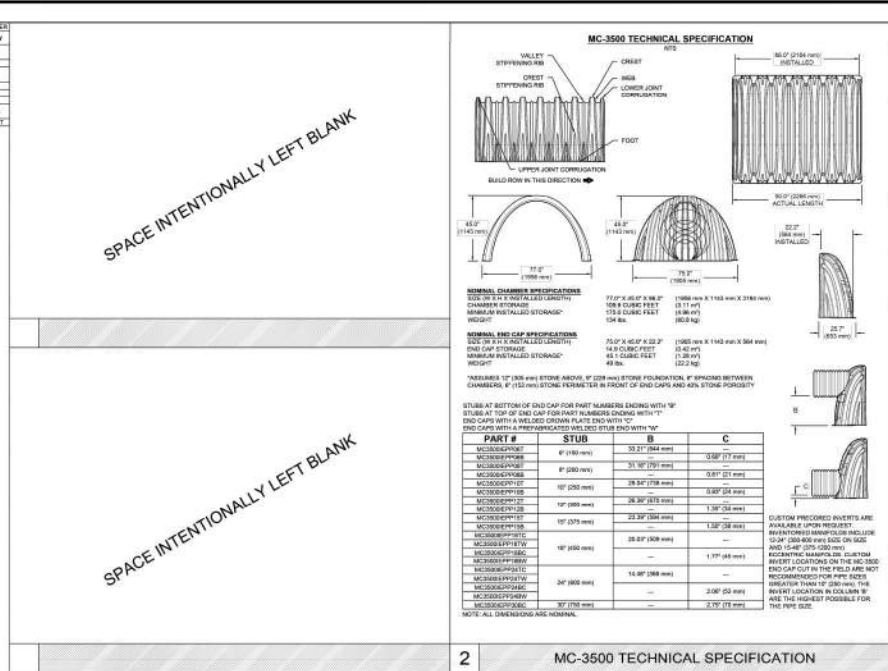
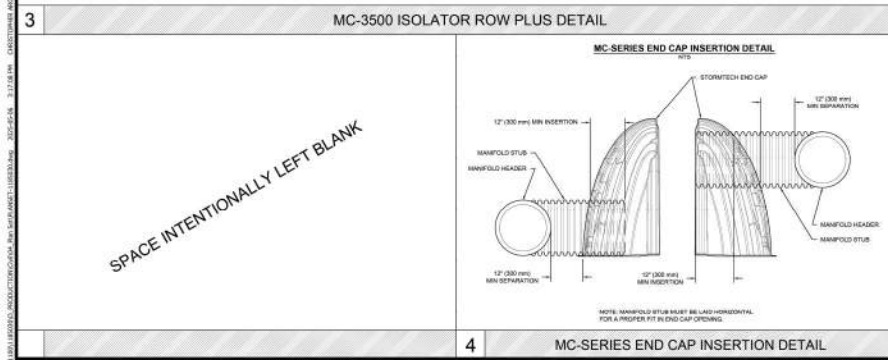
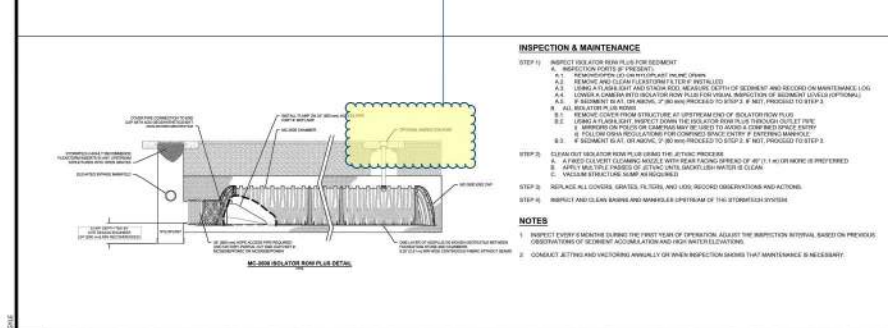
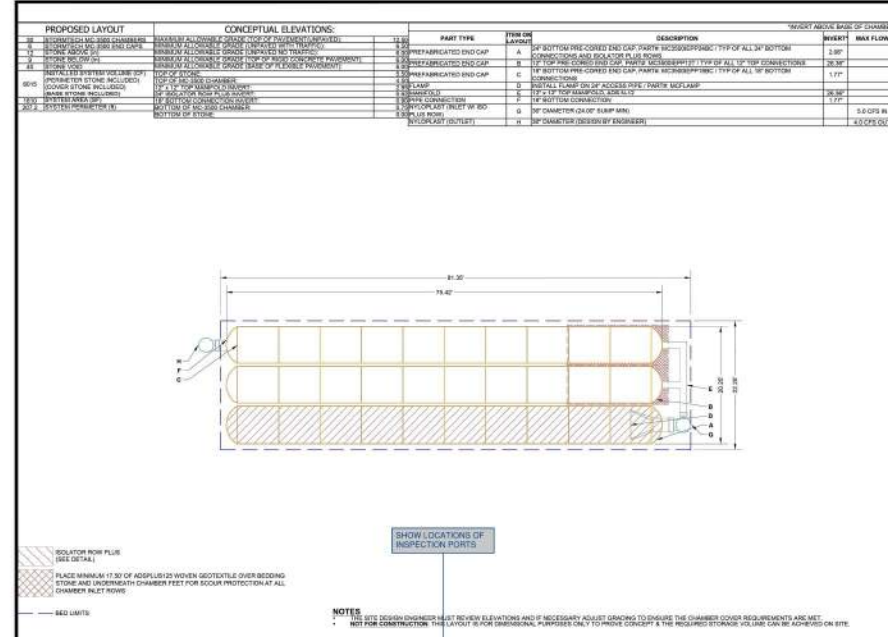


HIDDEN GARDENS EXPANSION
2122 ORCHARD DRIVE
PARCEL 1805600013 & 1805600014
LOCATED IN THE
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

REVISIONS

DRAWN BY: 2025-05-06
APPROVED BY: 2025-05-06
PROJECT #: 1185030
PLANSHEET: 1185030.dwg

C910
UTILITY DETAILS



DATE: 02/28/2025

DRAWN: JH

CHECKED: N/A

PROJECT #:

REV:

NOT TO SCALE

HIDDEN GARDENS EXPANSION

BOUNTIFUL, UT, USA

StormTech® Chamber System

4640 TRUEMAN BLVD
HILLIARD, OH 43025
1-800-733-7473

PLAN REVIEW

05/20/2025 3:28:06 PM

ADG CHAIR, BOUNTIFUL CITY ENGINEER

STORMTECH CROSS SECTION DETAIL

8

1 OF 1

DEVELOPER

KNOWLTON GENERAL

CONTRACT: RANDY BEYER

120 NORTH MAIN STREET, STE 106

BOUNTIFUL, UT 84002

Phone: 801-429-0765

RANDY@KNOWLTONGENERAL.COM

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

Entellus

HIDDEN GARDENS EXPANSION

3122 ORCHARD DRIVE
LOCATED IN: PANDOL RIVER SUBDIVISION & 9th ADDITION
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

1-800-733-7473

REVISIONS

DATE: 05/20/2025

APPROVED: CK 2025-05-06

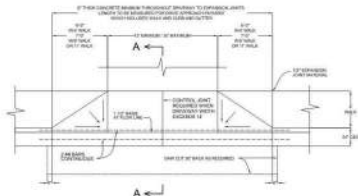
PROJECT #: 1185030

PLANSET: 1185030.dwg

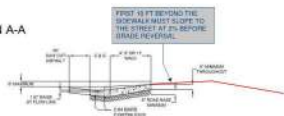
C911

STORMTECH DETAILS

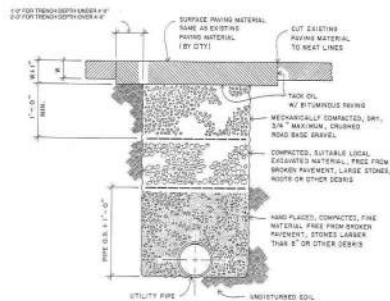
PLAN VIEW



SECTION A-A

[illegible]

Abstract



NOTES:

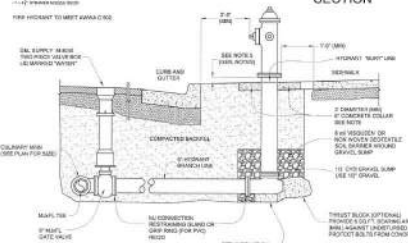
1. MATERIAL MUST BE REPLACED AND COMPACTED TO 98% MODIFIED PROCTOR DENSITY.
2. CONTRACTOR TO IMMEDIATELY REMOVE EXCESS MATERIAL.

BOUNTIFUL STANDARD
STREET EXCAVATION DETAIL

BOUNTIFUL STANDARD FIRE HYDRANT INSTALLATION

[illegible]

ACCEPTABLE MODELS	
MULLER A 42	"CENTURION"
CLOW T 2845	"MAGALLON"
WATERBURY	"FACER"

TYPICAL
SECTION

NOTES

GENERAL NOTES

- [illegible]

HYDRANT INSTALLATION NOTES (FOR REPLACEMENT PROJECTS)

- INSTALL HYDRANT TEE AND VALVE IN VERIFIED LOCATION FOR NEW HYDRANT. TYPICAL HYDRANT LOCATIONS AT PROPERTY CORNERS (EXTENDED) SEE PROJECT PLANS OR SPECIFIED LOCATIONS.
- INSTALL NEW HYDRANT BRANCH LINE AND HYDRANT AFTER THE NEW MAIN HAS BEEN PLACED INTO SERVICE.
- INSTALL THE ADVANCED CALUMMA VALVE TO MATCH THE NEW HYDRANT.
- PULL AND LOCK THE LINES OF THE ABANDONED MAIN AT THE CROSSING OF THE NEW HYDRANT BRANCH LINE.
- REMOVE EXISTING LANDSCAPE AND OFFERING SYSTEMS AT THE LOCATION OF THE NEW HYDRANT INSTALLATION OR REMOVE EXISTING HYDRANTS HAVE BEEN REMOVED.
- RESTORE CURB AND GUTTER AS REQUIRED BY THE INSTALLATION OF THE NEW HYDRANT ON THE BRANCH OR EXISTING MAIN HYDRANT.

BOUNTIFUL CITY
ENGINEERING DEPT.
115 SOUTH 1500 ST.
BOUNTIFUL, UT 84002
801-288-6128 OFFICE

BOUNTIFUL CITY
WATER DEPT.
260 WEST 10400 SOUTH
BOUNTIFUL, UT 84005
801-296-8300 OFFICE

REVISED 2.24.2009

REVISIONS

DRAWN: JH	2025-05-06
APPROVED: CJC	2025-05-06
PROJECT #:	1185030

PLANSET-1185030.dwg

C920

CITY DETAILS

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



DEVELOPER

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

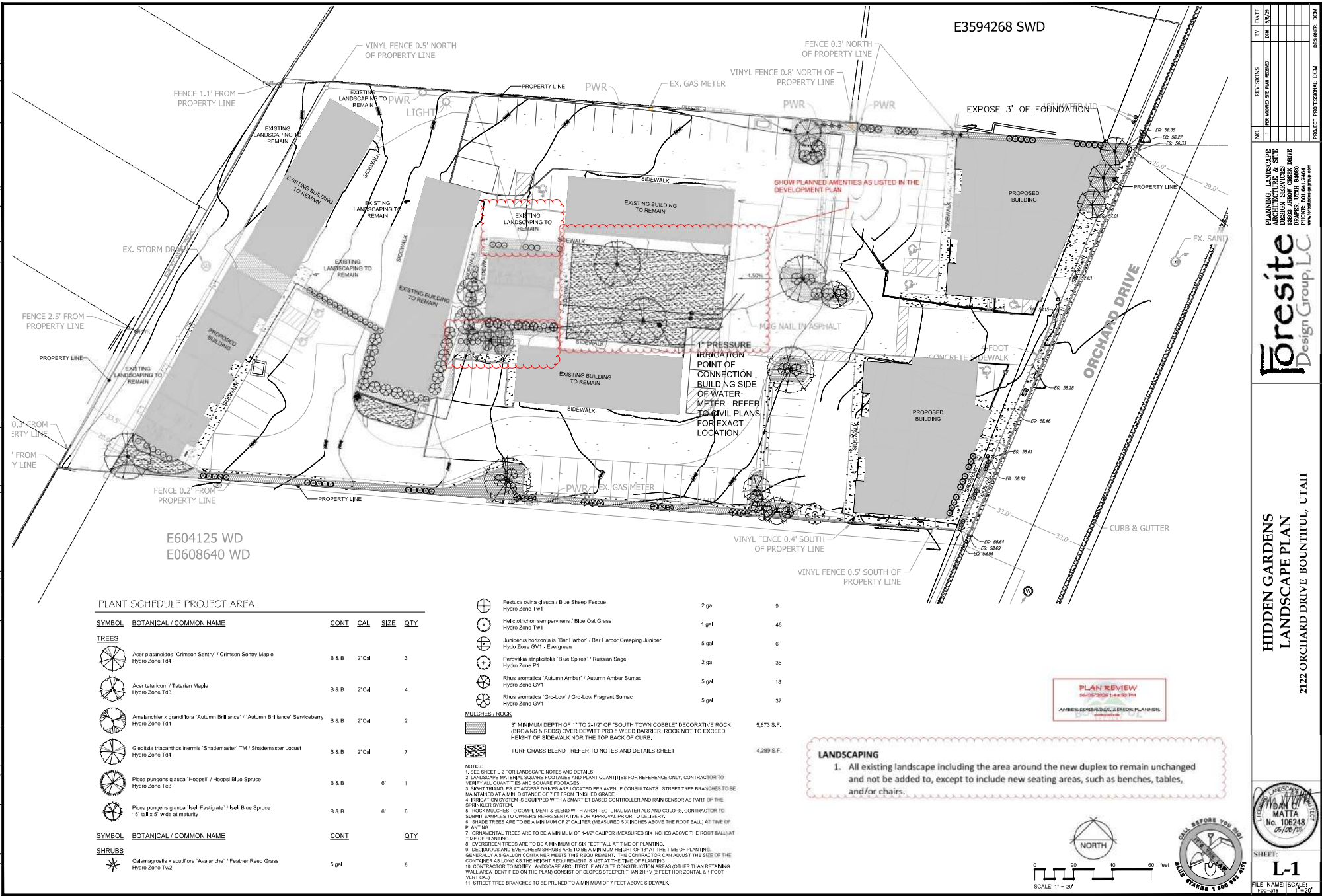


HIDDEN GARDENS EXPANSION

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



This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Review of any instrument of service in this document without written authorization and adaptation by Foresite Design Group, LLC shall be without liability to Foresite Design Group, LLC.



HIDDEN GARDENS
LANDSCAPE PLAN
2122 ORCHARD DRIVE BOUNTIFUL, UTAH

PROJECT PROFESSIONAL DCM
DESIGNER DCM

REVISIONS
BY DATE
1. 04/05/23 04/05/23

PLANNING, LANDSCAPE
ARCHITECTURE, SITE
DESIGN SERVICES
BOUNTIFUL, UTAH 84003
PHONE: 801.641.7464
WWW.FORESITEDSG.COM

Foresite
Design Group, LLC

E3594268 SWD

E604125 WD
E0608640 WD

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

SHEET #		SHEET NAME
GENERAL		
0001	COVER SHEET	
SITE		
AS101	ARCHITECTURAL SITE PLAN	
AS101.1	SITE USE DIAGRAM	
AS102	PEDESTRIAN PATHS DIAGRAM	
AS102	SITE VIEWS - AERIAL + STREET	
AS103	SITE VIEWS - MAIN DRIVEWAY	
AS104	SITE VIEWS - STREET FROM NORTH	
AS105	SITE VIEWS - STREET FROM SOUTH	
AS106	SITE VIEWS - INTERIOR AERIAL, AD	
AS107	SITE VIEWS - BUILDING A + REAR	
AS108	SITE VIEWS - INTERIOR AERIAL, CD	
AS109	SITE VIEWS - BUILDING C + D	
BUILDING A/B		
AE101	BUILDING A + B FLOOR PLANS	
AE102	BUILDING A + B FLOOR PLANS	
AE103	BUILDING A + B FLOOR PLANS	
AE104	BUILDING A + B FLOOR PLANS	
AE201A	BUILDING A ELEVATIONS	
AE202A	BUILDING A ELEVATIONS	
AE201B	BUILDING B SECTIONS	
AE201B	BUILDING B ELEVATIONS	
AE202B	BUILDING B ELEVATIONS	
AE301B	BUILDING B SECTIONS	
BUILDING C		
AE10C	BUILDING C FLOOR PLAN	
AE20C	BUILDING C ELEVATIONS	
AE30C	BUILDING C SECTIONS	
BUILDING D		
AE101D	BUILDING D FLOOR PLAN	
AE201D	BUILDING D ELEVATIONS	
AE202D	BUILDING D ELEVATIONS	
AE301D	BUILDING D SECTIONS	

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

[illegible][illegible]

NO COMMENTS

3055 s. grace street
salt lake city, utah 84109
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GENERAL CONTRACTOR
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PHONE: 801-828-0756
CONTACT: RANDY BEYER
EMAIL: randy@knowltongeneral.com

[illegible]

Project Status	SITE PLAN REVIEW
Project Number	23_0043
Date	05.14.2025
Drawn by	EGE
Checked by	DJY
G1001	
Scale	

ORCHARD DRIVE



3055 s. grace street
salt lake city, utah 84105
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EMAIL: randy@knowltongeneral.com

[illegible]

**HIDDEN GARDENS
EXPANSION**
2122 ORCHARD DRIVE, BOUNTIFUL UT 84010
**SITE VIEWS - AERIAL
+ STREET**

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

AS102

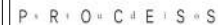
Scale

BUILDING B
COMMERCIAL SPACE
+8 RESIDENTIAL UNITS

BLDG C
DUPLEX

BUILDING A
COMMERCIAL SPACE
+8 RESIDENTIAL UNITS

ORCHARD DRIVE



3055 s. grace street
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EMAIL: randy@knowltongeneral.com

[illegible]

HIDDEN GARDENS EXPANSION

2122 ORCHARD DRIVE, BOUNTIFUL, UT 84010

SITE VIEWS - MAIN
DRIVEWAY

Project Status	SITE PLAN REVIEW
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Project Number	23 0043
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Date	05.14.2025
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Drawn by	EGE
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Checked by _____ DJY

AC102

AS 103

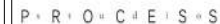
Scale

BUILDING B
COMMERCIAL SPACE
+8 RESIDENTIAL UNITS

BUILDING A
COMMERCIAL SPACE
+8 RESIDENTIAL UNITS



ORCHARD DRIVE



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

[illegible]

HIDDEN GARDENS EXPANSION

A SITE VIEWS - STREET FROM NORTH

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

AS104

Scale

An aerial perspective rendering of a modern, multi-story commercial building. The building features a flat roof, large glass windows, and a mix of light-colored panels and darker brickwork. A line points to the roof structure. In front of the building is a paved parking lot with several blue cars parked in a row. To the left of the building, there is a covered walkway or entrance area with more blue cars parked underneath. A large green tree is situated to the right of the covered area. The overall scene is set against a plain white background.

[illegible]

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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BUILDING D
4 TOWNHOMES

BUILDING C
DUPLEX

X1

X2

X3

X4

[illegible]

SITE VIEWS -
INTERIOR AERIAL C/

Project Number	23_00
Date	02.03.20
Drawn by	E
Checked by	D

AS108

BUILDING C
DUPLEX

BUILDING D
4 TOWNHOMES

3055 s. grace street
alt lake city, utah 84109
p.801.906.0866
www.ptoccsiplic.com


PLAN REVIEW
 05/20/2025 3:26:06 PM
 Lloyd Cheney, Bountiful City Engineer
 TYPICAL COMMENTS BLUE TEXT GRAY BACKGROUND
 NO COMMENTS

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

[illegible]

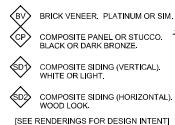
**HIDDEN GARDENS
EXPANSION**
2122 ORCHARD DRIVE, BOUNTIFUL UT 84010

**SITE VIEWS -
BUILDING C + D**

Project Status	SITE PLAN REVIEW
Project Number	23_0043
Date	02.03.2025
Drawn by	EGE
Checked by	DJY
AS109	
Scale	

23/2025 11:51:06 AM

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



EAST (STREET) ELEVATION A5
1/4" = 1'-0" AE201A

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



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

The image displays architectural drawings for a building section, including a plan view and two cross-sections (A-B and C-D).

Plan View: The plan view shows a layout with three 2-BEDROOM units, a 2/3-BEDROOM unit, and a COMMERCIAL space. The units are arranged around a central corridor. The 2/3-BEDROOM unit is located on the right side, and the COMMERCIAL space is located below it. The three 2-BEDROOM units are located on the left side. The plan view includes a north arrow pointing towards the top right.

Cross-Section A-B: This cross-section shows the vertical structure of the building. It includes the following levels and heights:

- T.O. PLATE (2.5): 4392.34'
- T.O. DECK (2.5): 4392.34'
- T.O. PLATE (1.5): 4381.11'
- T.O. DECK (1.5): 4389.11'
- T.O. PLATE (0.5): 4387.89'
- T.O. SLAB (0.5): 4387.89'

The cross-section shows a 10'-0" height for the 2-BEDROOM units and a 12'-0" height for the 2/3-BEDROOM unit. The commercial space is shown with a height of 10'-0".

Cross-Section C-D: This cross-section shows the vertical structure of the building. It includes the following levels and heights:

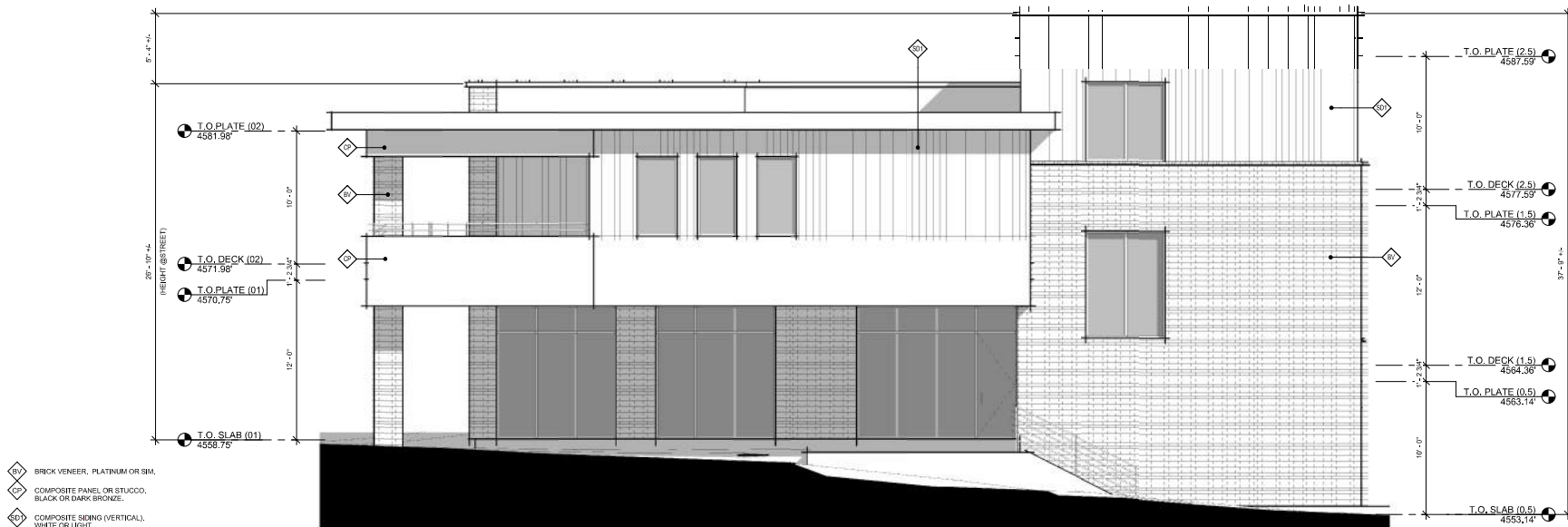
- T.O. PLATE (2.5): 4392.34'
- T.O. DECK (2.5): 4392.34'
- T.O. PLATE (1.5): 4381.11'
- T.O. DECK (1.5): 4389.11'
- T.O. PLATE (0.5): 4387.89'
- T.O. SLAB (0.5): 4387.89'

The cross-section shows a 10'-0" height for the 2-BEDROOM units and a 12'-0" height for the 2/3-BEDROOM unit. The commercial space is shown with a height of 10'-0".

Scale: The scale for the plan view is 1/4" = 1'-0". The scale for the cross-sections is 1/4" = 1'-0".

Scale	1/4" = 1'-0"
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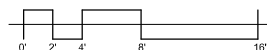
NOTE:
ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED
(PARAPET SCREENING WOULD NOT BE CALCULATED WITH
BUILDING HEIGHT). UTILITY METERS SHALL BE SCREENED.



NORTH (DRIVEWAY) ELEVATION C5
1/4" = 1'-0" (A/E 2018)



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



3055 s. grace street
salt lake city, utah 84105
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B[illegible]

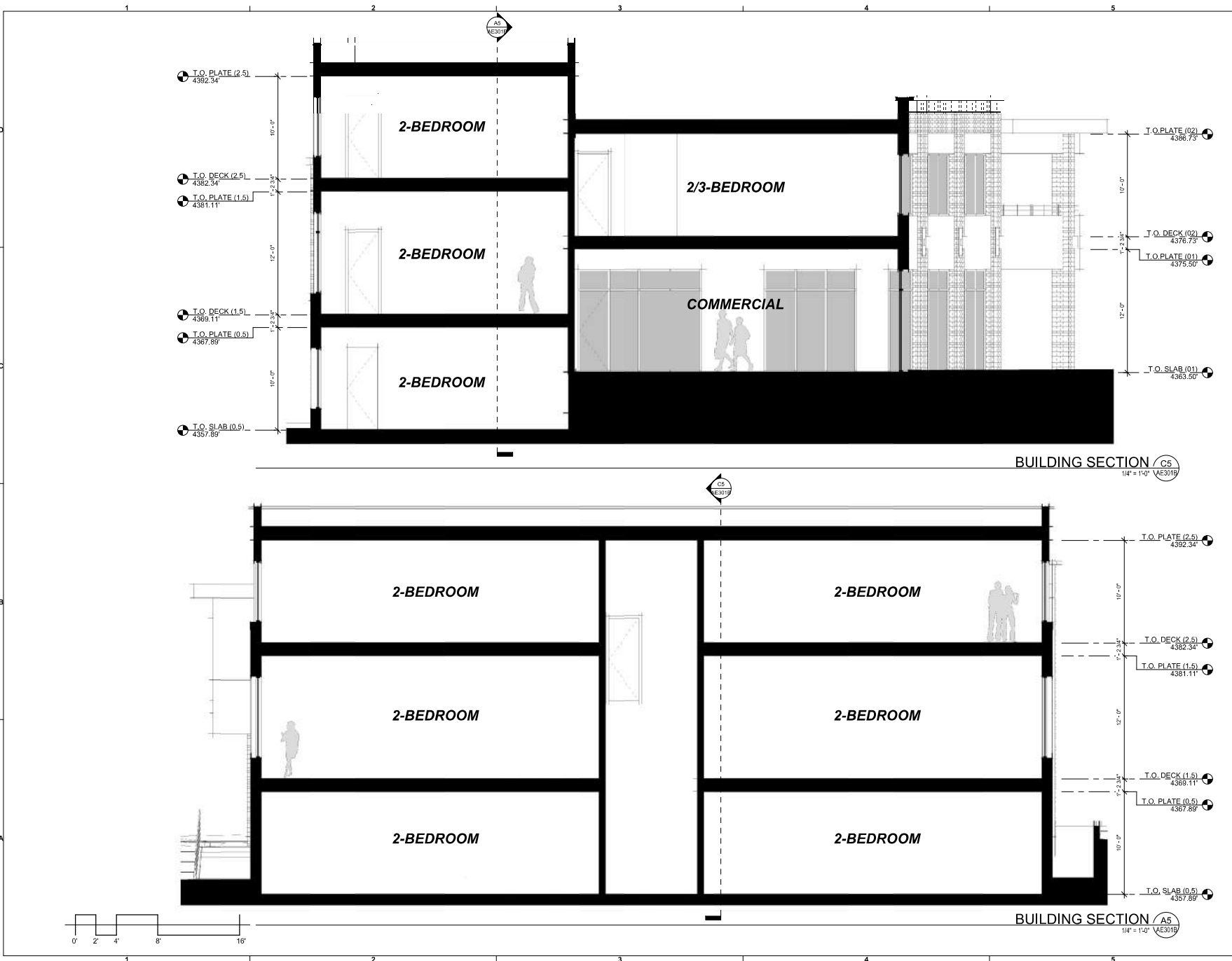
**HIDDEN GARDENS
EXPANSION**
2122 ORCHARD DRIVE, BOUNTIFUL UT 84010

**BUILDING B
ELEVATIONS**

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

AE201B

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



P · R · O · C · E · S · S

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



NO COMMENT

GENERAL CONTRACTOR
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EMAIL: randy@knowltongeneral.com

B[illegible]

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

**BUILDING B
SECTIONS**

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

AE301B

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

GENERAL NOTES:

MATERIAL LEGEND:

AS	ASPHALT SHINGLES, COLOR TBD.
BV	BRICK VENEER, COLOR TBD.
SC	SEALED CONCRETE.
CSV	COMPOSITE SIDING (VERTICAL), COLOR TBD.
CSH	COMPOSITE SIDING (HORIZONTAL), COLOR TBD.

NORTH

SOUTH

MATERIAL LEGEND:

3

20' - 0" ±

9' - 0" ±

1' - 2 3/4" ±

9' - 0" ±

T.O. PLATE (02) 4367.23'

T.O. DECK (02) 4358.23'

T.O. PLATE (01) 4357.00'

T.O. SLAB (01) 4348.00'

SECTION C3

1/4" = 1'-0" RE2012

20' - 0" ±

9' - 0" ±

1' - 2 3/4" ±

9' - 0" ±

T.O. PLATE (02) 4367.23'

T.O. DECK (02) 4358.23'

T.O. PLATE (01) 4357.00'

T.O. SLAB (01) 4348.00'

SECTION A3

1/4" = 1'-0" RE2012

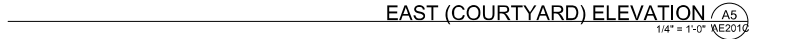
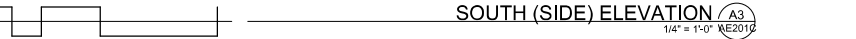
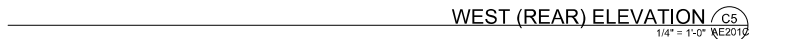
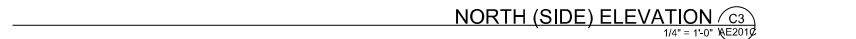
9

KEYED NOTES:

KEYED NOTES:

WEST (REAR) ELE

COURTYARD) ELE



3055 s. grace street
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p.801.906.0860
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BUILDING C
ELEVATIONS

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

C

[illegible]

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

BUILDING SECTIONS






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

AE301C

Scale	1/4" = 1'-0"
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GENERAL NOTES:

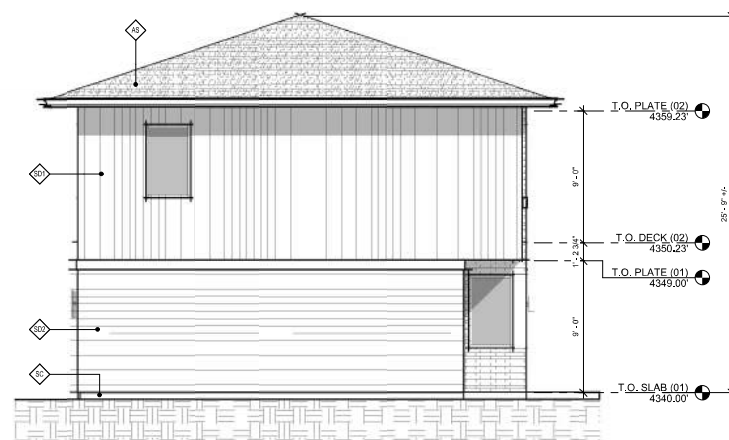
MATERIAL LEGEND:

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

MATERIAL LEGEND:

KEYED NOTES:

KEYED NOTES:



SOUTH (SIDE) ELEVATION C5
1/4" = 1'-0" ME2010



EAST (FRONT) ELEVATION A5
1/4" = 1'-0" ME2010

P · R · O · C · E · S · S

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p.801.906.0866
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NO COMMENTS

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

D

[illegible]

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

**BUILDING D
ELEVATIONS**

Project Status	SITE PLAN REVIEW
Project Number	23_0043
Date	02.03.2024
Drawn by	EGE
Checked by	DJY

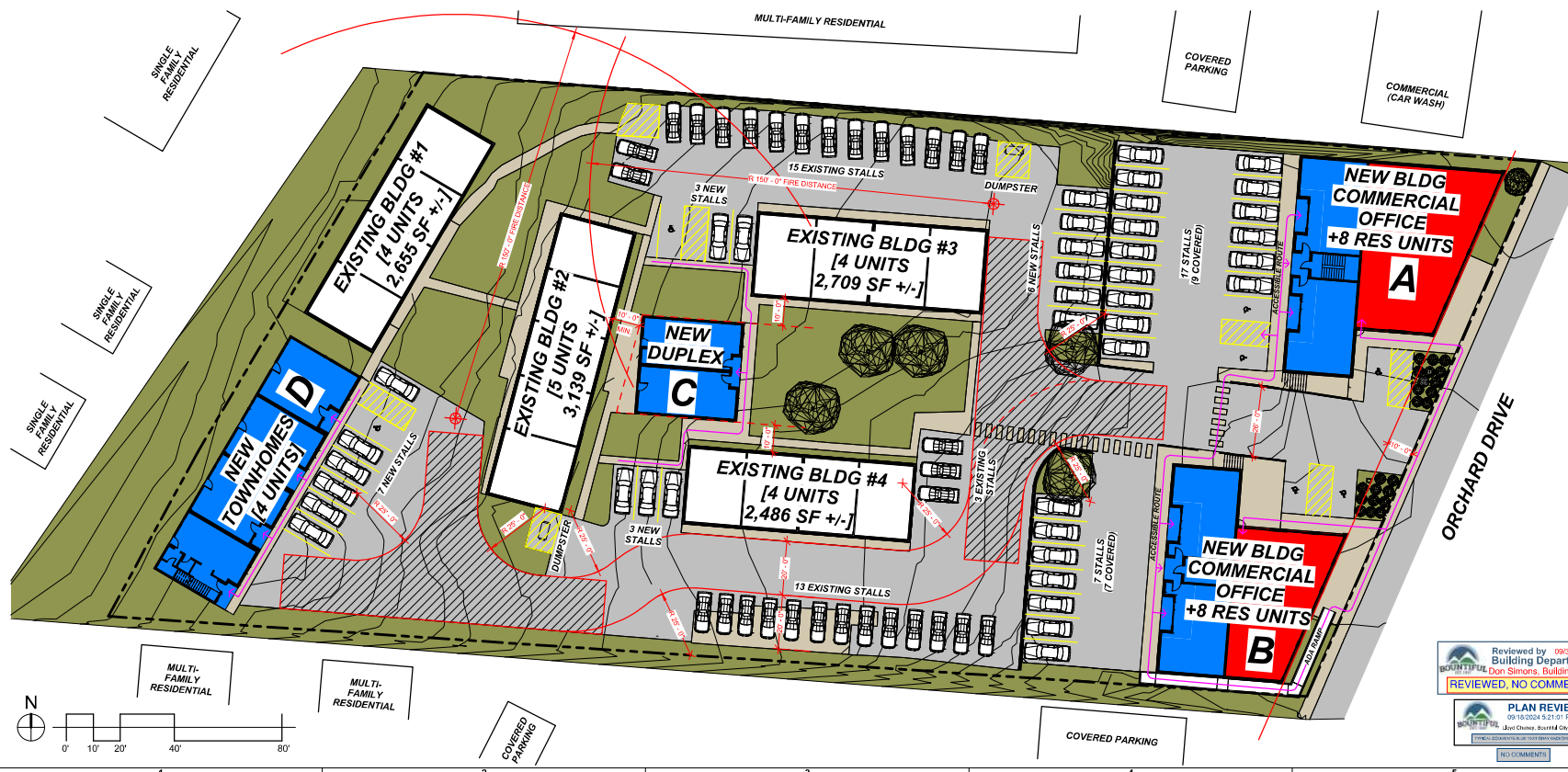
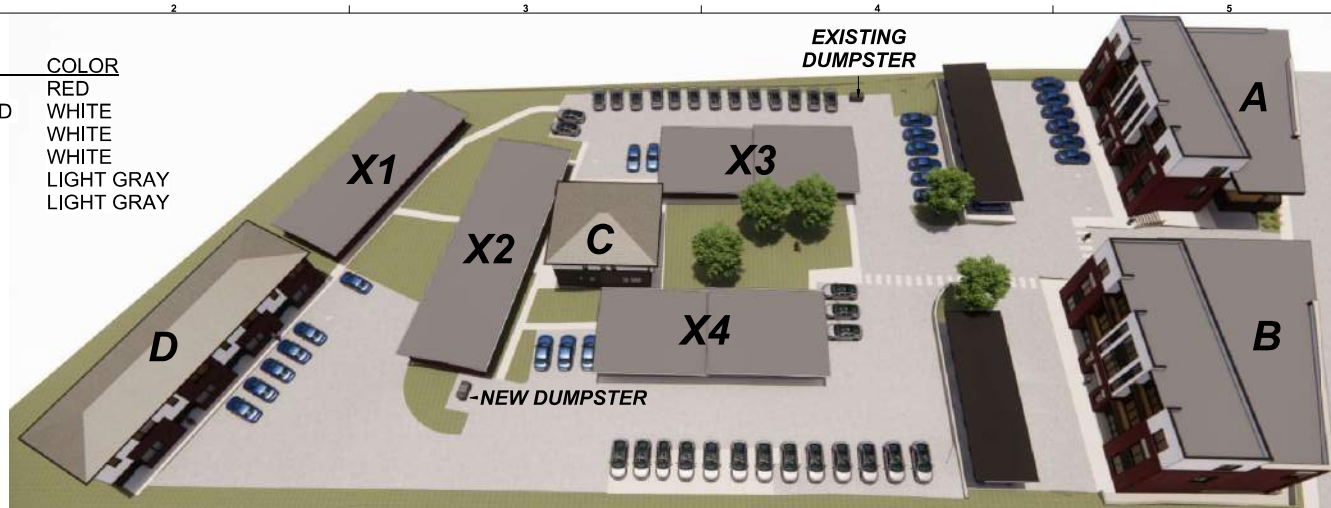
AE201D

Scale	$1/4'' = 1'-0''$
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NOTE: PROVIDE LANDSCAPING
OR SCREENING ELEMENTS FOR
GROUND LEVEL OR ROOFTOP
UTILITIES AND MECHANICAL
EQUIPMENT.

<u>COLOR</u>
RED
WHITE
WHITE
WHITE
LIGHT GRAY
LIGHT GRAY



P · R · O · C · E · S · S

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[illegible]

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

ARCHITECTURAL SITE

ARCHITECTURAL SITE
PLAN

Project Status	ZONE MODIFICATION
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Project Number	23 0043
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Date	09.06.2024
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Drawn by	EGE
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Checked by _____ DJY

AS101

AS 101

Scale 1" = 20'-0"
