

# BOUNTIFUL CITY PLANNING COMMISSION

# Tuesday, February 21, 2023 6:30 p.m.

**NOTICE IS HEREBY GIVEN** that the Bountiful City Planning Commission will hold a meeting in the Council Chambers, Bountiful City Hall, 795 South Main, Bountiful, Utah, 84010, 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 801-298-6190. Notification at least 24 hours prior to the meeting would be appreciated.

- 1. Welcome.
- 2. Approval of the meeting minutes for January 17, 2023.
  - Review and Action
- 3918 South 430 East (3918 Newport Circle) Conditional Use Permit for a Telecommunication Facility not on City Property (Telecommunication Tower Site). Senior Planner Amber Corbridge
  - Item to be continued to a date uncertain. (This item will not be reviewed by the Planning Commission)
- 4. 406 South Main Conditional Use Permit for a Multi-Family Mixed Use Development. *Senior Planner Amber Corbridge* 
  - Review
  - Public Hearing
  - Action
- 5. 406 South Main Preliminary and Final Architectural and Site Plan Review. Senior Planner Amber Corbridge
  - Review
  - Forward a Recommendation to the City Council

- 6. Planning Commission Training: Open Public Meeting Act. *City Attorney Clint Drake*
- 7. Planning Director's report, review of pending applications and miscellaneous business
- 8. Adjourn

		BOUNTIFU	Draft Minutes of the L CITY PLANNING COMMISSION January 17, 2023
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Prese	nt:	Commission Members	Lynn Jacobs (Chair), Alan Bott (Vice-Chair), Jim Clark, Krissy Gilmore, Sharon Spratley, and Cecille Price-Huish
		City Engineer	Lloyd Cheney
		Planning Director	Francisco Astorga
		Recording Secretary	Darlene Baetz
Excus	sed:	Commission Members	Sean Monson
		City Attorney	Clinton Drake
		Senior Planner	Amber Corbridge
1.	. Wel	come.	
2.	. App	roval of the minutes for De	cember 6, 2022.
	MO	TION: Commissioner Clark	made a motion to approve the minutes as written.
	Con	missioner Bott seconded the	motion.
	VOT	TE: 6-0 in approval.	
3.	Lot	Line Adjustment for 2941 S	outh 100 West, Daniela Anghel, Applicant – <i>City Engineer Lloyd</i>
	Che	ney.	
	City	Engineer Cheney presented t	he item.
	CON	NDITIONS OF APPROVAL:	
		Complete any outstanding com	
	2. P	rovide a current Title Report.	
	MO	TION · Commissioner Spratle	ey made a motion to forward a positive recommendation to the City
		ncil with the two (2) conditio	
	Com	missioner Gilmore seconded	the motion.
	T CO		
	VOI	TE: 6-0 in approval.	
4.	Con	prehensive General Plan	Amendment regarding the Moderate Income Housing Plan
		nent – <i>Planning Director Fr</i>	
			ted the item and indicated that Bountiful City was required to submit
			Iousing report to Utah Department of Workforce Services Housing
		nittal.	sion within 90 days to correct any discrepancies with the previous
	SUUL		
	PUE	BLIC HEARING: Chair Jaco	bs opened the Public Hearing. No comments were made by the

1 2	public. Chair Jacobs closed the Public Hearing.
3	MOTION: Commissioner Spratley made a motion to forward a positive recommendation to the City
4	Council.
5	
6	Commissioner Bott seconded the motion.
7	
8	VOTE: 6-0 in approval.
9	
10	Commissioner Price-Huish to suggested to Planning Staff to place the "Housing Resources" section
11	of the Moderate Income Housing Plan on the Bountiful City Website.
12	
13 <b>5</b>	Planning Director's report, review of pending applications and miscellaneous business.
14	
15	Chair Jacobs adjourned the meeting at 6:48 p.m.

# **Planning Commission Staff Report**

Planning	Commission Staff Report	
Subject:	Conditional Use Permit and Preliminary/Final Architectural and Site Plan for a Multi-Family Mixed Use Development at 406 South Main Street	BOUNTIFU EST. 1847
Author:	Amber Corbridge, Senior Planner	
Department:	Planning	
Date:	February 21, 2023	

# **Background**

Randy Beyer, representing Knowlton General, is requesting both a Conditional Use Permit (CUP) and Architectural and Site Plan Approval to develop a mixed-use project consisting of two (2) three-story multi-family residential structures along 400 South and one (1) three-story mixed multi-family residential/mercantile building facing Main Street. The multi-family residential buildings facing 400 South would include twelve (12) units each, totaling twenty-four (24) units. The proposal meets the Downtown Mixed Use Code requirement for main floor residential units to face the street to accommodate future commercial use conversion. The building facing Main Street would include a total of four (4) residential units on the second and third floors, and nonresidential office/mercantile space on the main floor.

The structures are designed to fit within downtown Main Street, where exterior architectural elements and materials are compatible with other structures in the area. The applicant is proposing brick as the main exterior building material, and masonite/siding and stucco as accent materials (See renderings below and attached elevation drawings, including material finishes, colors, and coverages).

The proposed site consists of multiple parcels – about 50,000 square ft., including a former restaurant site and one (1) single-family dwelling – which would be demolished (as shown on the Demolition Plan). The total proposed landscaping area is 7, 275 square ft. or fifteen percent (15%), where a minimum of ten percent (10%) is required. A parking study was provided (see attachments) for the mixed uses residential/office where fifty-two (52) stalls would be recommended during a typical weekday, forty-five (45) stalls on a typical Saturday and fortyseven (47) on a typical Sunday. The proposed development plan proposes fifty-six (56) parking stalls. According to Land Use Code 14-18-104(E), when parking use intensities vary during the course of a day, because of mixed uses or staggered operational shifts, the approving authority may permit reduced parking standards based on accepted professional standards. The approving authority may also require a shared parking analysis performed by a traffic engineer.









# <u>Analysis</u>

# Meets Conditional Use Standards

The Planning Commission shall consider how the proposed multi-family residential use meets the following Conditional Use Standards (14-2-506.C):

- 1. Relates to the surrounding uses.
- 2. Impacts the existing surrounding developments.
- 3. Appropriate buffering of uses and buildings, proper parking and traffic circulation, and use of building materials and landscaping, which are in harmony with the area.

The Downtown Zone consists of various existing uses and structures, residential and nonresidential. The proposed structures and uses complements the existing multi-family and mixed-use structures downtown in the surrounding area. Some existing structures have brick, neutral colors, varying rooflines, flat rooflines, storefront details, street trees, balconies, etc. The proposed development includes a screening fence and landscaping, such as trees, along the west property line abutting a residential single-family use. The onsite parking provided meets the parking needs for this mixed-use development, as mentioned above. A security lighting plan is still required for review and is a condition of approval (see Staff Recommendation) subject to code requirements. Staff finds with the conditions of approval the proposed use meets the Conditional Use Permit Standards.



Main Street

# Code Compliance

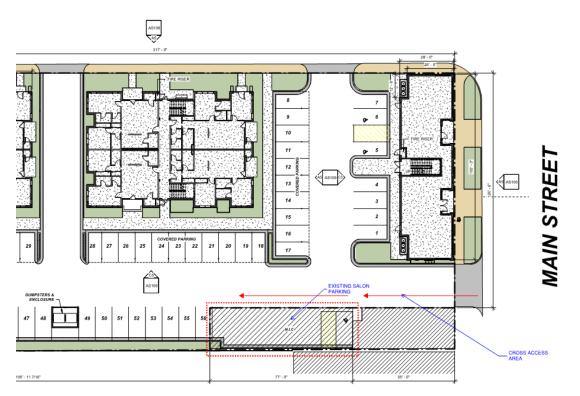
The architectural and site plans have been reviewed by staff, where setbacks, height, landscaping, parking, and other applicable standards are reviewed for compliance. The following items are notable review comments:

### General Regulations.

Multiple parcels are utilized for this development and require a lot-combination process or plat where all parcels become one (1), including showing necessary access and utility easements. Staff recommends this as a condition of approval and must be complete prior to obtaining building permits.

## Parking and Access.

Regarding shared access, a recorded cross access agreement is to be recorded between this property owner and the adjacent property owner along the south side of the lot. The parking stalls used for the neighbor's property require access through the subject site. The following graphic (site plan) below shows the existing site conditions where this condition for access is required:



# 400 SOUTH

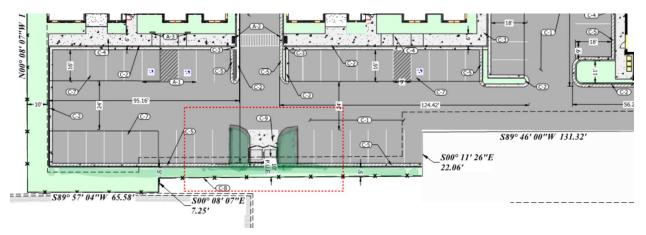
# Landscaping.

The site plan (see Attachment 2) has some landscape islands which break up some hardsurface areas; however, there are other areas of the site where interior landscaping is sparse. The landscape parking design meets the five percent (5%) minimum gross parking surface landscaping; however, to meet interior parking design (14-15-106.A.1) the plan must meet one (1) of the following options:

- a. Five (5) feet by five (5) feet tree diamonds placed not more than six (6) parking spaces apart and located at the intersection of parking space striping. Tree diamonds shall be used only with ninety (90) degree parking spaces;
- b. Minimum five (5) foot wide landscaped medians with trees planted forty (40) feet apart; or

c. Other similar designs that disperse landscaping throughout a parking area, to be determined by the Planning Commission.

To meet this requirement, staff suggests approval of option c, where the Planning Commission determines how this site will need to be designed to include dispersed parking lot landscaping. Staff recommends the following changes to the existing site plan to include dispersed parking lot landscaping.



The addition of two (2) landscape islands on each side of the proposed dumpster enclosure, preferably with three (3) large shrubs on each side. This would break up the hard surfaces along the west side of the property and buffer/screen the dumpster enclosure as additional mitigation. The parking stalls required for the development exceeds the requirement, as proposed by the parking study, by four (4) stalls (as mentioned above), and the landscaping islands may replace two (2) parking stalls.

# Engineering, Building, Power, and Fire Comments

There are outstanding typical building and engineering redlines/corrections, such as placement of ADA stalls, utility easements, etc. The Fire District will need to complete review comments as well. Staff recommends addressing these typical items prior to issuance of the building permit, see conditions of approval.

# **Department Review**

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

# Significant Impacts

The development would be in an area with existing urban infrastructure levels. Impacts from the development of this property have been anticipated in the design of the existing storm water, sewer, and water transportation systems. The conditions of approval are designed to mitigate other impacts anticipated by the development.

# Recommendation

Staff recommends that the Planning Commission review the 4<sup>th</sup> and Main Mixed Use Project, hold a public hearing, and approve the Conditional Use Permit subject to the Conditions of Approval found below.

Staff recommends that the Planning Commission review the 4<sup>th</sup> and Main Mixed Use Project Architectural and Site Plan application and forward a positive recommendation to the City Council, subject to the Conditions of Approval found below.

- 1. Combine the parcels used for the project, including utility and cross access easements.
- 2. Submit a lighting plan meeting the land use code requirements.
- 3. Modify Site/Landscape Plan to include two (2) additional landscape islands on each side of the dumpster enclosure, each including three (3) large shrubs.
- 4. Meet all department staff review comments and corrections.

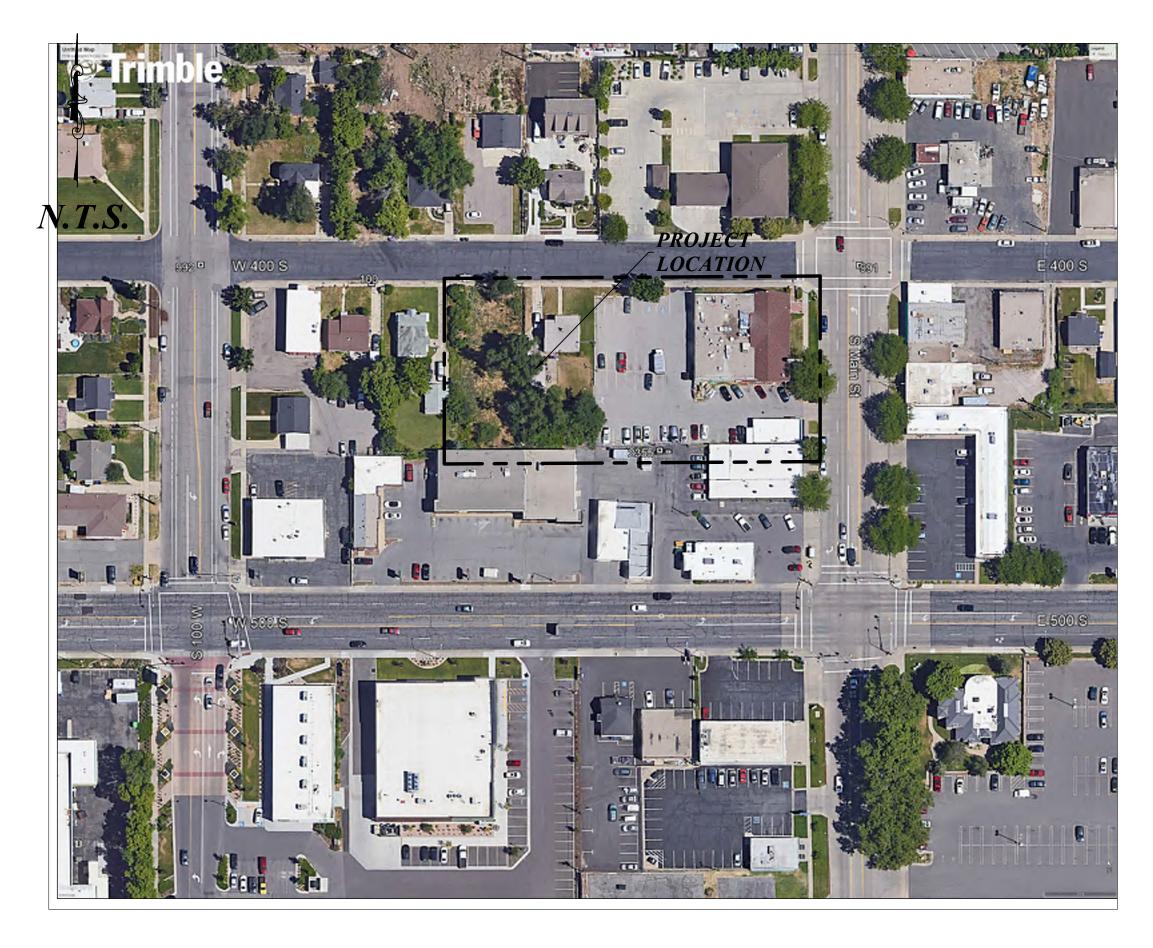
# Attachments

- 1. Site Plan
- 2. Building Elevations
- 3. Parking Study

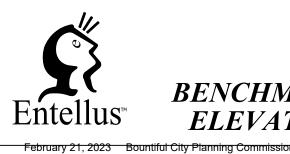




406 SOUTH MAIN STREET & 33 WEST 400 SOUTH STREET TAX PARCELS #03-032-0081, -0082, -0083, -0084, & -0113 LOCATED IN THE NE 1/4 OF SECTION 30, T. 2 N., R. 1 E., S.L.B.&M. **BOUNTIFUL CITY, DAVIS COUNTY, UTAH** 







BENCHMARK: NAIL IN SIDEWALK, NW CORNER **ELEVATION: 4390.17** 

# **KNOWLTON GENERAL - 4TH AND MAIN**

# VICINITY MAP

*C101 C200 C201 C300 C400 C500 C600 C700 C900 C*910 *C920 C921 C930 EC100 L1.1* 

*C100* 

# **GENERAL NOTES**

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

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

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

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

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

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

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

8) IT SHALL BE THE CONTRACTOR'S AND SUBCONTRACTOR'S RESPONSIBILITY TO MEET ALL APPLICABLE HEALTH AND SAFETY REGULATIONS, AND 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 & LEGEND TOPOGRAPHIC SURVEY BOUNDARY SURVEY DEMOLITION PLAN** SITE PLAN **GRADING PLAN UTILITY PLAN** PLAN & PROFILE SITE DETAILS **UTILITY DETAILS CITY UTILITY DETAILS CITY DETAILS STORMTECH DETAILS EROSION CONTROL** LANDSCAPE PLAN 17

TOTAL SHEETS

**COVER** 

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06/03/22

06/03/22

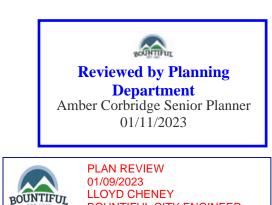
DRAWN:

APPROVED:

JBC

STA **PROJECT:** 





BOUNTIFUL CITY ENGINEER

CHENEY COMMENTS IN GREEN

DATE REV. BY 7/2/20 6/3/2022 Entellus™

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/HER 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.
- 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 REOUEST. 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.
- 0. 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 OF 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 VERIFY 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.
- 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.
- 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.
- CLEAR AND GRUB AREAS FOR SEDIMENT MEASURES.
- INSTALL SILT FENCES.
- . COMPLETE CLEARING OF SITE AND BEGIN ROUGH GRADING.
- 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.
- BUILDING PERMIT WILL NOT BE ISSUED NTIL AN INSPECTION IS PERFORMED BY INSTALL REMAINDER OF STORM DRAIN.
- OUNTIFUL ENGINEERING DEPT TO VERIFY HE INSTALLATION OF ALL BMPs REQUIRED INSTALL UTILITY LINES, WATER, ETC.
- Y THE SWPPP D. INSTALL CURBS, WALKS, ETC., AND STABILIZE ALL DISTURBED AREAS. Noted
- INSTALL BASE COURSE.
- . 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**

- 1. ALL SERVICE LATERALS SHALL BE EXTENDED 2 FEET PAST THE 10 FOOT P.U
- ALL CONSTRUCTION SHALL COMPLY WITH LOCAL GOVERNING MUNICIPALI 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 CONSTRUCTIN 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 STUBBE INTO PROJECT PROPERTY AND GIVE ENTELLUS. 48 HOURS PRIOR NOTICE S ENTELLUS CAN VERIFY DEPTHS AND INVERT ELEVATIONS TO DETERMINE I CONFLICTS EXIST. ALSO ANY EXISTING UTILITIES THAT RUN ACROSS PROJECT PROPERTY WHICH MAY CAUSE POTENTIAL CONFLICT NEED TO BE EXPOSED AND LOCATED BOTH HORIZONTALLY AND VERTICALLY. CONTRACTOR PROCEEDS AT OWN RISK IF ENTELLUS IS NOT NOTIFIED TO FIELD VERIFY THE ABOVE MENTIONED CONDITIONS.
- 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
- 8. 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.
- 11. ALL NEW CULINARY AND IRRIGATION WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.
- 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.)
- 3. ALL WATER LINES SHALL BE 6" MINIMUM SIZE AND SERVICE LATERALS SHALL BE 1-1/2" MINIMUM UNLESS OTHERWISE NOTED.
- 4. WATER SERVICE LATERALS TO INCLUDE ALL RRASS SADDLE. CORP. STC CULINARY WATER INSTALLATION BY ЛC DEV BOUNTIFUL WATER DEPT.
- 15. ALL INSTALLATION SCHEDULE MAY VARY BASED IND TO ON CREW AVAILABILITY AND MATERIAL AVAILABILITY Notes 12-17 have been COL
  - removed and replaced
- 6. CONTRACTOR TO NOTIFY PUBLIC UTILITIES FOR CHLORINE TEST PRIOR TO FLUSHING LINES, CHLORINE LEFT IN PIPE 24 HOURS MINIMUM WITH 25 PPM RESIDUAL. ALL TURNING OF MAINLINE VALVES, CHLORINATION, FLUSHING, PRESSURE TESTING, BACTERIA TESTING, ETC. TO BE COORDINATED WITH LOCAL GOVERNING MUNICIPALITY. ALL TESTS TO BE IN ACCORDANCE WITH AWWA STANDARDS.
- . 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.
- 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 DOMINION ENERGY GAS FOR DESIGN OF GAS SERVICE TO BUILDINGS/LOTS. CONTRACTOR TO COORDINATE WITH DOMINION ENERGY GAS FOR CONTRACTOR LIMITS OF WORK VERSUS DOMINION ENERGY GAS LIMITS.
- 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 CENTURYLINK. A PVC CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE IS REQUIRED FOR SERVICE THROUGH PROPERTY. COORDINATE SIZES AND LOCATION WITH CENTURYLINK.
- 27. ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE CORRESPONDING AGENCY/DISTRICT STANDARDS AND SPECIFICATIONS: WATER - BOUNTIFUL CITY SEWER - SOUTH DAVIS SEWER DISTRICT STORM DRAIN - BOUNTIFUL CITY
  - IRRIGATION BOUNTIFUL CITY ELECTRICAL - ROCKY MOUN BOUNTIFUL POWER

TELEPHONE - CENTURYLINK This has been updated NATURAL GAS - DOMINION ENERGY

# **GRADING NOTES**

J.E. TY I G	1.	SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING IT WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATION WHERE IT SHALL BE 95% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL 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 PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS. REPORT.	♦ 30.82 ♦ 30.82	SECTION CORNER MONUMENT EXISTING SPOT EL PROPOSED SPOT E
F	2.	THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THE PROJECT. SPECIFIC DETAILS SHOWN SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL	GRADE	Downward grad
	3.	PRACTICES. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.	(4258) (4258)  [4258] 	<ul> <li>EXISTING INDEX C</li> <li>EXISTING MINOR</li> <li>PROPOSED CONTC</li> <li>PROPOSED MINOR</li> <li>LOT OR BOUNDAR</li> <li>PUBLIC UTILITY E/</li> <li>BUILDABLE AREA S</li> <li>CENTER LINE OF R</li> </ul>
	4.	IF AT ANY TIME DURING CONSTRUCTION ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, WORK IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED FROM THE ENGINEER.	x x x	
	5.	THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS/HER OWN ESTIMATE OF EARTHWORK QUANTITIES.		EXISTING BUILDIN
,	6.	WHERE NEW CURB AND GUTTER IS BEING CONSTRUCTED ADJACENT TO EXISTING ASPHALT OF CONCRETE PAVEMENT, THE FOLLOWING SHALL APPLY:		PROPOSED BUILDI
		<ul> <li>PRIOR TO PLACEMENT OF ANY CONCRETE THE CONTRACTOR SHALL HAVE A LICENSED SURVEYOR VERIFY THE GRADE AND CROSS SLOPE OF THE CURB AND GUTTER FORMS.</li> <li>THE CONTRACTOR SHALL SUBMIT THE SLOPE AND GRADES TO THE ENCLUSED FOR ADDROLL SUBMIT THE SLOPE AND GRADES TO THE</li> </ul>		EXISTING ASPHAL
		<ul> <li>ENGINEER FOR APPROVAL PRIOR TO THE PLACEMENT OF CONCRETE.</li> <li>THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SECTION WHICH DOES NOT CONFORM TO THE DESIGN OR TYPICAL CROSS SECTION.</li> </ul>		PROPOSED ASPHA EXISTING CONCRE
		• THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CURB AND GUTTER POURS WITHOUT THE APPROVAL OF THE ENGINEER.		PROPOSED CONCR
				EXISTING CURB & -LIGHT PROPOSED CURB {
		EROSION CONTROL	E.	-PWR ADA PARKING
	1.	ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED		-TEL STREET LIGHT
		AND MAINTAINED IN ACCORDANCE WITH THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY.	* *	-UTIL
:	2.	ALL SEDIMENT CONTROL MEASURES TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE.	★ ¥LIGHT	LIGHT POLE
	3.	DAILY INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO INSURE INTENDED PURPOSE IS	• •Tel	TELEPHONE POLE
		ACCOMPLISHED. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SEDIMENT LEAVING THE PROPERTY. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.	● ●UTIL	UTILITY POLE
	4.	ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS WILL BE PROTECTED TO PREVENT TRACKING OF MUD ONTO PUBLIC WAYS.	<u> </u>	STREET SIGN
	5.	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.	"[[[[[[[[[[[[[[[[[[[[[[[[[[[[[[[[[[[[[	EXISTING RETAININ PROPOSED RETAINI EXISTING ROCK WA
	6	ALL DISTURBED AREAS OUTSIDE OF ROADWAYS, PARKING LOTS, SIDEWALKS		PROPOSED ROCK W

- ALL DISTURDED AREAS OUTSIDE OF ROADWATS, PARNING 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.
- 9. 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.
- C. THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES.
- THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE TO DO SO WILL RESULT IN A DEDUCTION FOR THE COST OF CLEAN UP FROM FINAL PAYMENT.
- E. THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL. PERMITS, RETESTING AND REINSPECTION AT THEIR OWN EXPENSE.
- UNLESS OTHERWISE NOTED ALL EXCESS SOILS AND MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF SITE AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAG-MEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.

——— FO ——— FO ——

——— GAS ———— GAS ————

—— PWR ——— PWR ———

------ TEL ------- TEL -------

 $\otimes$   $\bowtie$ 

N CORNER FNT IG SPOT ELEVATION SED SPOT ELEVATION VARD GRADE IG INDEX CONTOUR IG MINOR CONTOUR SED CONTOUR ED MINOR CONTOUR BOUNDARY LINE UTILITY EASEMENT BLE AREA SETBACK LINE OF ROAD IG FENCE SED FENCE IG BUILDING ED BUILDING IG ASPHALT SED ASPHALT IG CONCRETE SED CONCRETE IG CURB & GUTTER ED CURB & GUTTER RKING LIGHT OLE

LEGEND

RETAINING WALL RETAINING WALL ROCK WALL D ROCK WALL ----FO - - - FO - - - FO - - - EXISTING FIBER OPTICPROPOSED FIBER OPTIC ---- GAS ---- GAS ---- EXISTING NATURAL GAS PROPOSED NATURAL GAS ---- PWR ---- PWR ---- EXISTING POWER PROPOSED POWER ---OHP ---- OHP ---- OHP --- EXISTING OVERHEAD POWER - OHP - OHP - OHP - PROPOSED OVERHEAD POWER UGP UGP PROPOSED UNDERGROUND POWER --------------------------------EXISTING TELEPHONE PROPOSED TELEPHONE

--- IRR --- IRR --- EXISTING IRRIGATION LINE PROPOSED IRRIGATION LINE

**IRRIGATION MANHOLE** 

**IRRIGATION METER** 

BLOWOFF

VALVE

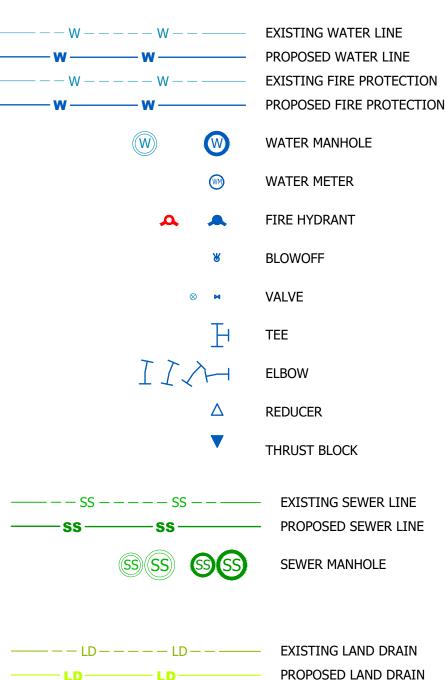
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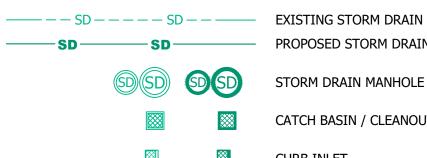
REDUCER

THRUST BLOCK

# LEGEND







# PROPOSED STORM DRAIN STORM DRAIN MANHOLE CATCH BASIN / CLEANOUT CURB INLET

LAND DRAIN MANHOLE

# ABBREVIATIONS

a	DIAMETER
Ø	
Δ	DELTA
0	DEGREES
1	MINUTES, FEET
	SECONDS, INCHES
ADA	AMERICAN DISABILITIES ACT
ADS	CORRUGATED BLACK PLASTIC PIPE
APWA	AMERICAN PUBLIC WORKS ASSOCIATION
ARCH	ARCHITECT, ARCHITECTURAL
ASTM	AMERICAN SOCIETY FOR TESTING AND
ASTM	
	MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
B&C	BAR & CAP
BLA	BOUNDARY LINE AGREEMENT
BLDG	BUILDING
BM	BENCHMARK
BND	BOUNDARY
BOW	BACK OF WALK
BRG	BEARING
	-
BV	BUTTERFLY VALVE
C&G	CURB AND GUTTER
CB	CATCH BASIN
CH	CHORD
СНВ	CHORD BEARING
CI	CAST IRON
CIP	CAST IN PLACE
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
COMM	COMMUNICATIONS
CONC	CONCRETE
CONST	CONSTRUCTION
CUL	CULINARY
CW	CULINARY WATER
CWL	CULINARY WATERLINE
DEMO	DEMOLITION
DI	DUCTILE IRON
DIAM	DIAMETER
	DISTANCE
DIST	
DWG	DRAWING
E	EAST, ELECTRICITY, ELECTRICAL
EASE	EASEMENT
EG	EXISTING GRADE
EL	ELBOW
ELEC	ELECTRICAL
ELEV	ELEVATION
EOA	EDGE OF ASPHALT
EVC	END VERTICAL CURVE
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
EX	EXISTING
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FH	
FL	FLOWLINE FND FOUNDATION
FP	FIRE PROTECTION
FTG	FOOTING
G	GAS, NATURAL GAS
GB	GRADE BREAK
GV	GATE VALVE
HDPE	HIGH-DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
HPE	HIGH POINT ELEVATION
🗠	

A	BB	RE		ATI	0	NS
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HPS

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LAT

ID

IF

LG

LP

LPE

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NW

OD

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PC

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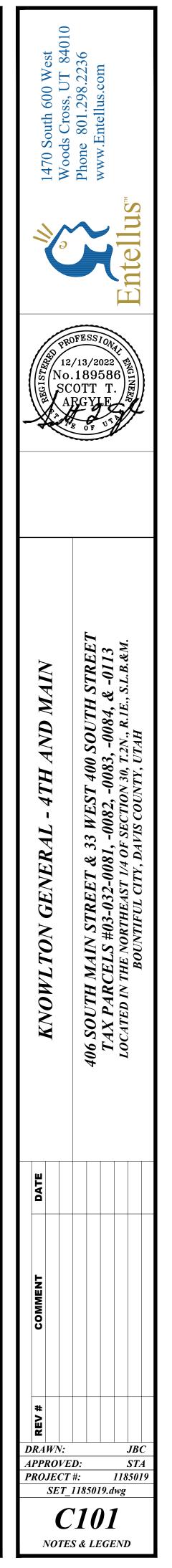
MECH

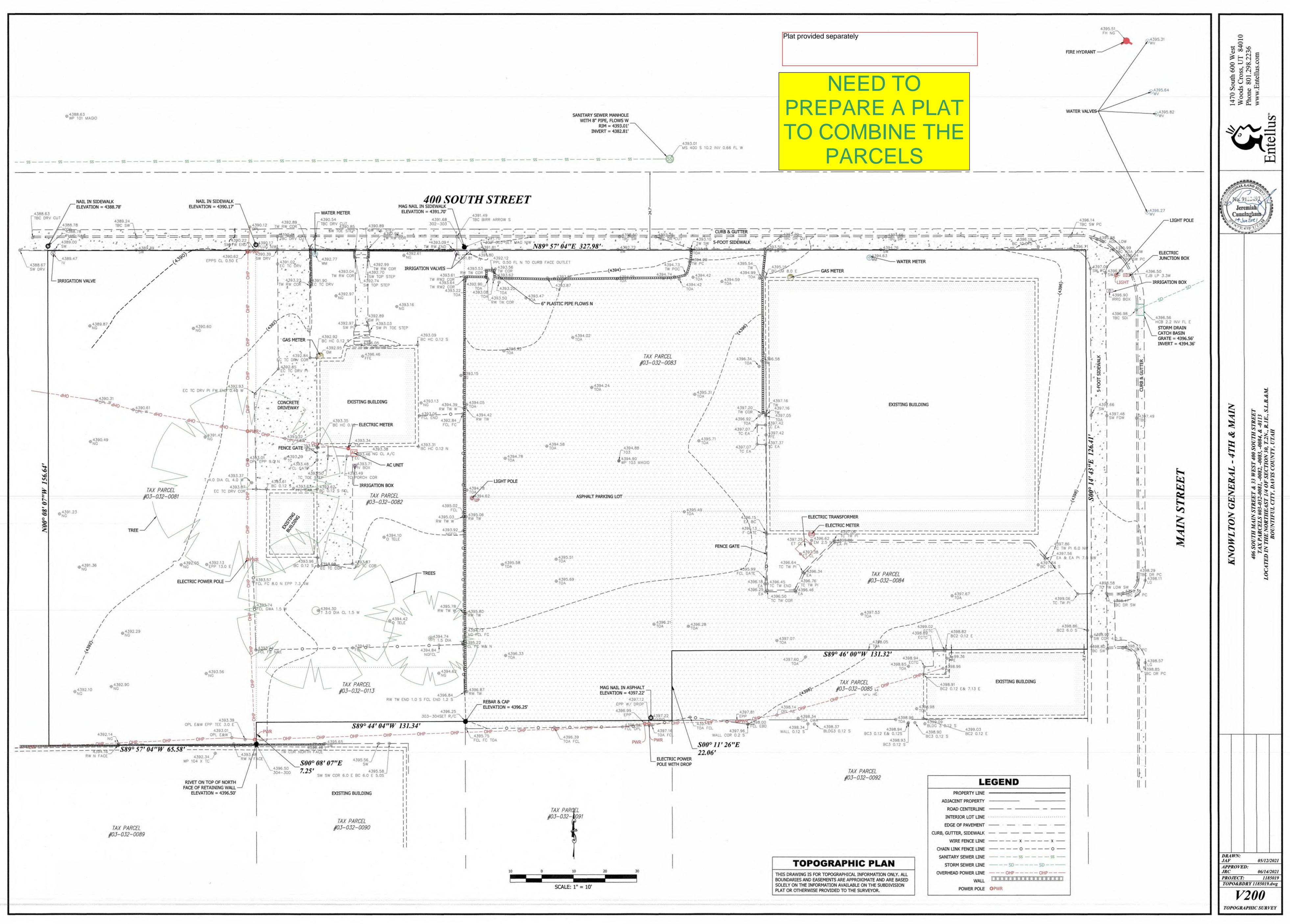
LDMH

HIGH POINT STATION

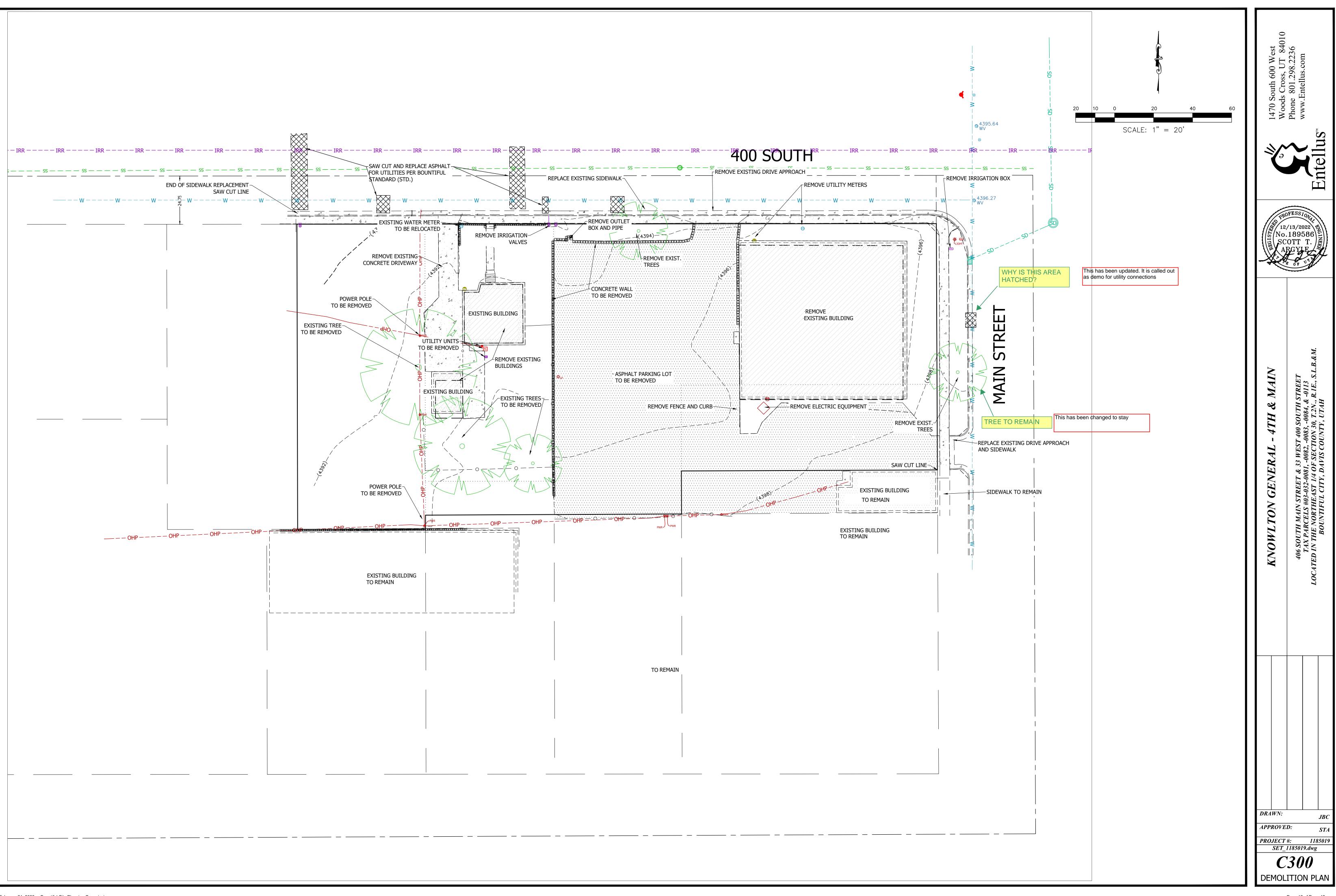
INSIDE DIAMETER INVERT ELEVATION INVERT IRRIGATION **IRRIGATION MANHOLE** IRRMH RADIUS OF CURVATURE LENGTH LATERAL SERVICE LAND DRAIN LAND DRAIN MANHOLE LINEAL FEET LIP OF GUTTER LOW POINT LOW POINT ELEVATION MECHANICAL MANHOLE MONUMENT NORTHEAST NORTHWEST OUTSIDE DIAMETER OVERHEAD POWER OCCUPATIONAL SAFETY AND HFAI TH ADMINISTRATION POINT OF CURVATURE PORTLAND CONCRETE CEMENT POINT OF INFLECTION PROPERTY LINE PARTS PER MILLION PROPERTY POINT OF TANGENCY PUBLIC UTILTIY EASEMENT PUE&DE PUBLIC UTILITY EASEMENT & DRAINAGE EASEMENT POLYVINYL CHLORIDE POINT OF VERTICAL INFLECTION RADIUS REBAR & CAP ROADWAY CENTERLINE **REINFORCED CONCRETE PIPE RIGHT OF WAY** STORM DRAIN STORM DRAIN CATCH BASIN STORM DRAIN CLEANOUT STORM DRAIN MANHOLE STANDARD DIMENSION RATIO SOUTHEAST SECONDARY, SECTION SLB&M SALT LAKE BASE & MERIDIAN SPECIFICATION STEEL PIPE SANITARY SEWER SANITARY SEWER CLEANOUT SANITARY SEWER MANHOLE STANDARD SECONDARY WATER SOUTHWEST SECONDARY WATERLINE STORMWATER POLLUTION SWPPP PREVENTION PLAN TANGENT THRUST BLOCK TOP BACK OF CURB TOP BACK OF WALK TELEPHONE TOP OF CURBWALL TOP OF ASPHALT TOP OF CONCRETE TOE OF SLOPE OR WALL TOP OF GRATE TOP OF WALL UTILITY UNDERDRAIN UNDERGROUND POWER VERTICAL CURVE WEST, WATER SECONDARY WATER WATERLINE WATER METER WORK POINT

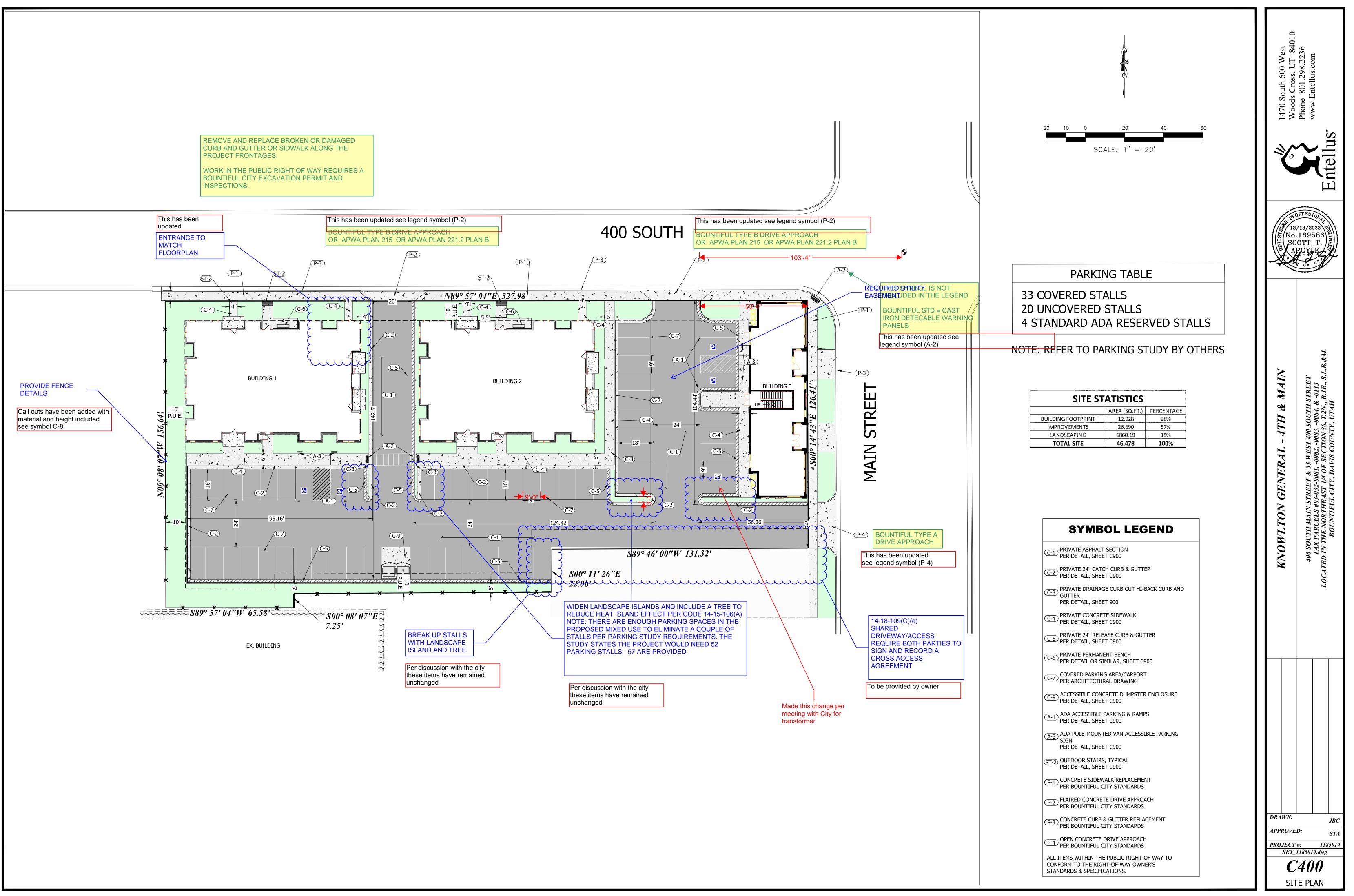


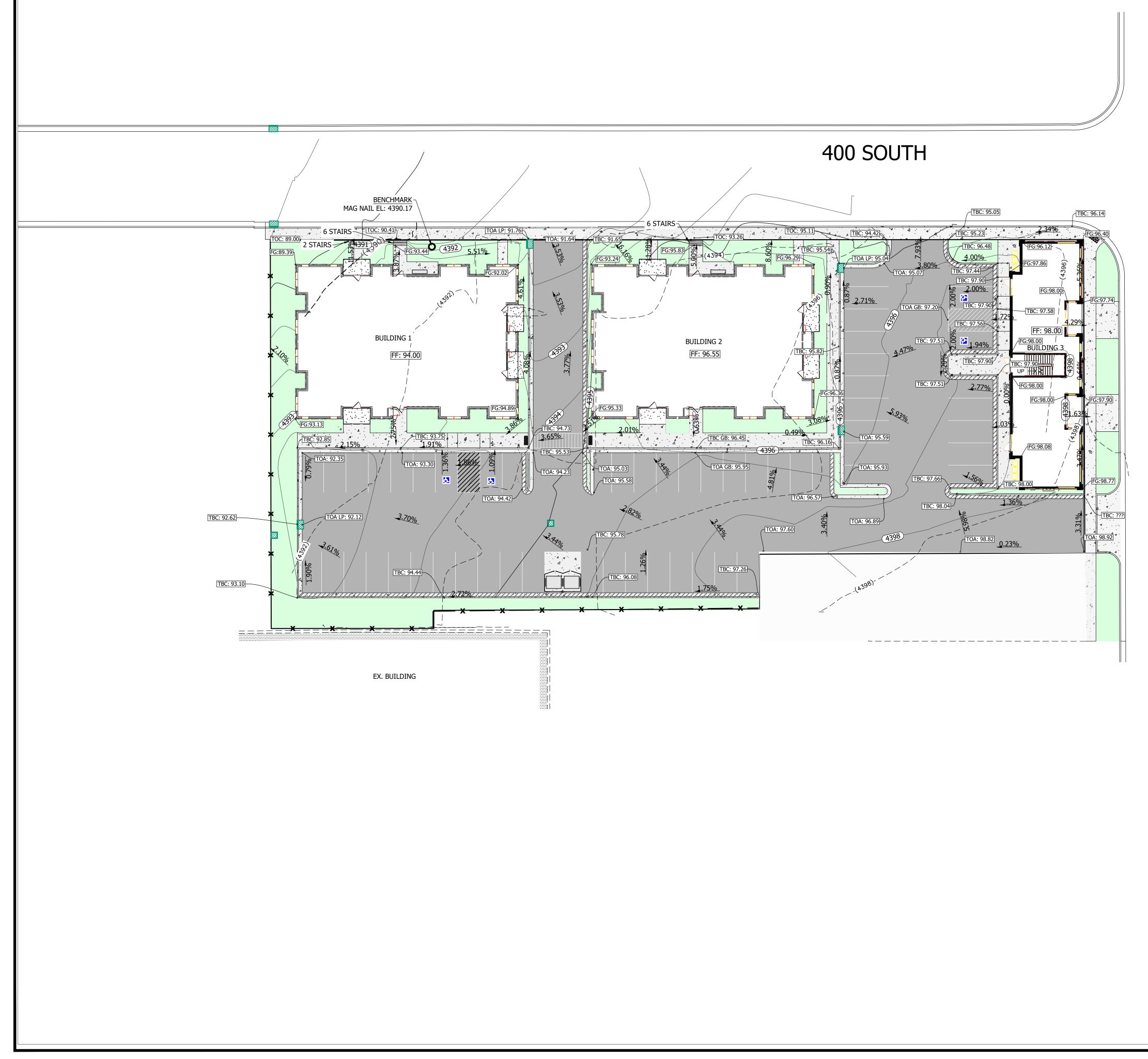




February 21, 2023 Bountiful City Planning Commission

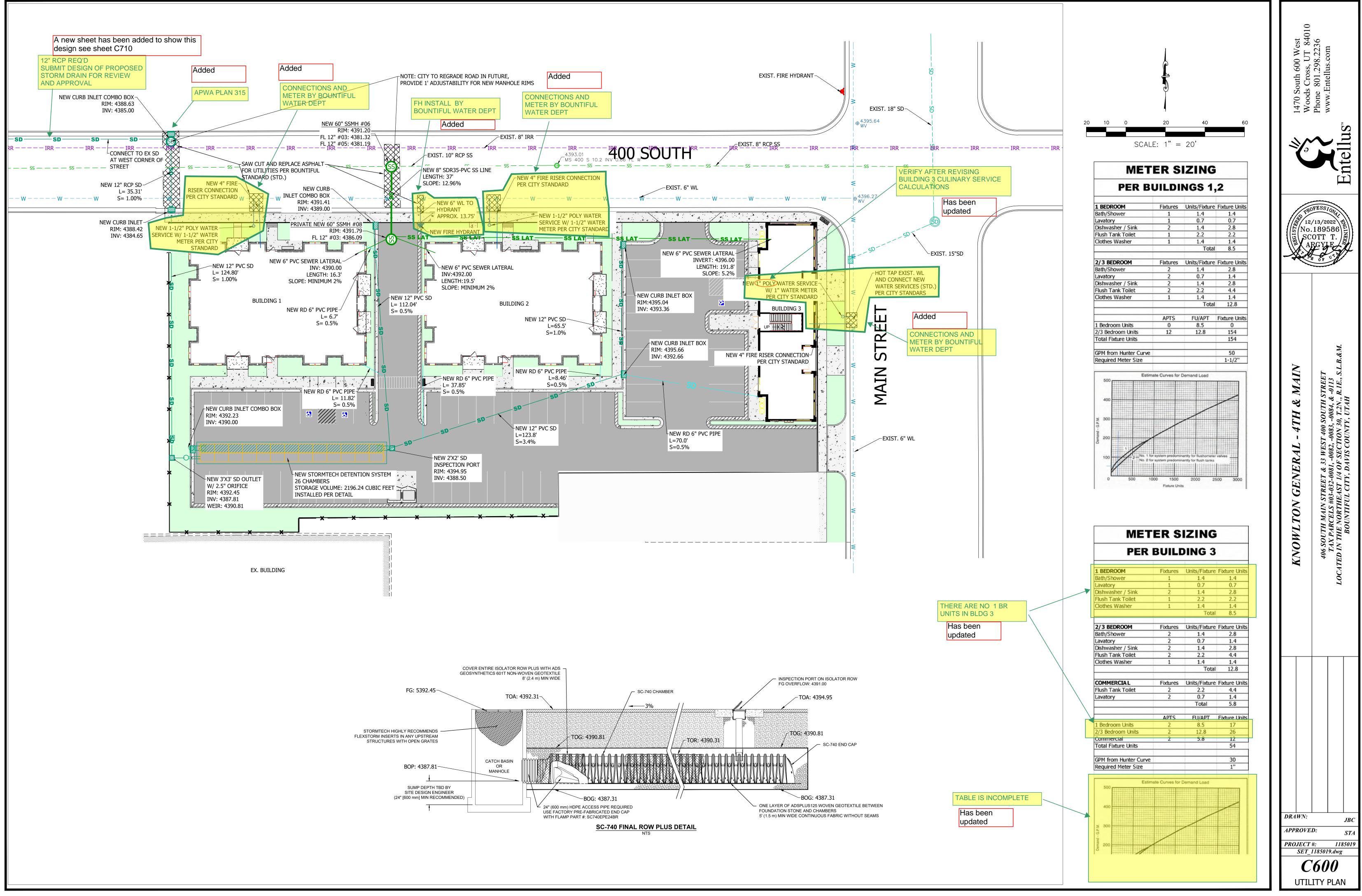




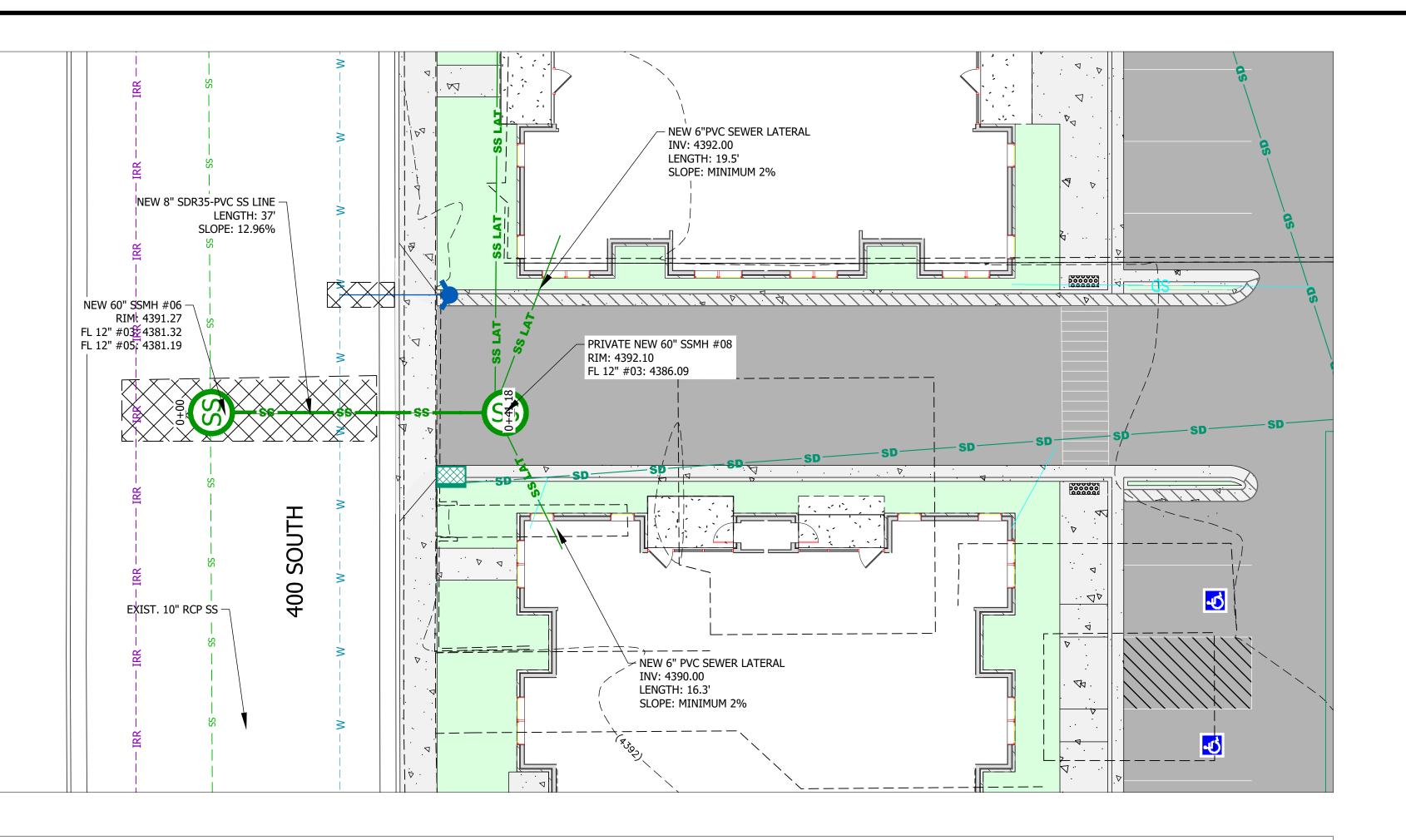


# MAIN STREET

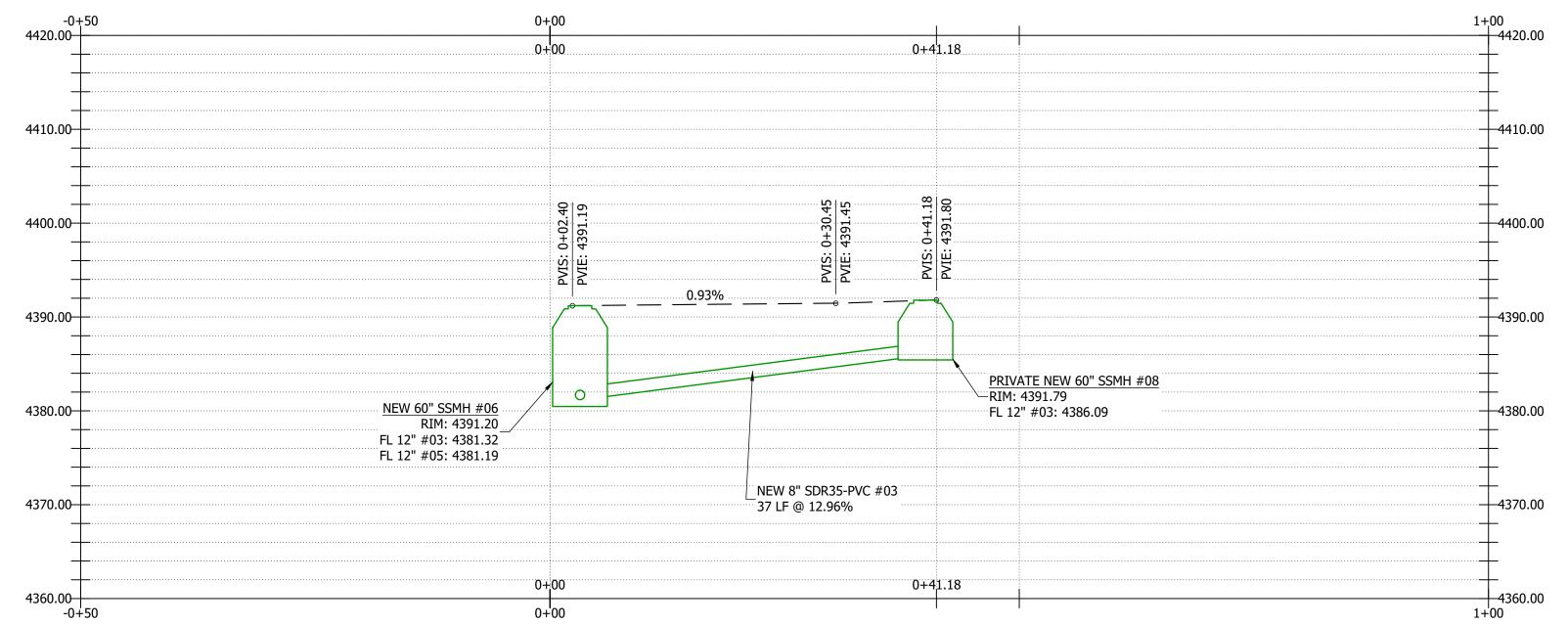
Area Building Improvemen Landscape Total Post-Develo Area Building Improvemen Landscape Total 10 Year Det	ention Analysi tation Frequenc 3851°	alysis sq.ft. 8,315 19,220 18,943 46,479 naiysis sq.ft. 12,928 26,690 6,860 46,479 s	Acres 0.19 0.44 0.43 1.07 Acres 0.30 0.61 0.16 1.07 (1.07)	29-Nov-22 C 0.85 0.90 0.15 0.59 C 0.85 0.90 0.15 0.78 Storage ft <sup>3</sup> 770 1,143 1,387 1,745 > 1,615 1,144 0 0 0 0	1470 S Woods	801.298.22 ntellus.com
Soth Percer Pnew EQ. A Pnew EQ. B WQRV EQ. Retention Pa0% Imppre Impnew A Rpre Rnew WQRV Retention Combined St Orifice Sizin Highwater El Orifice Eleva Flow Cd Orifice Size	Itile Retention         Rnew = 0.225(         Rnew = 1.14(I)         WQRV = (P 80%         Retention = With         Retention         Image         Image	Requir	ed Detention <i>n Imp&lt;55%</i> <i>n Imp&gt;55%</i> 0.60 ( 0.59 85% 1.07 ( 0.30 0.60 0.016 ( 689 ( 1170 ( 1,859 ( 4,394.15 ( 4,392.07 ( 0.21 (	1,859         (in.)         (in.)         (acre)         ac-ft         cu.ft.         cu.ft.         cu.ft.         cu.ft.         cu.ft.         ft         ft         ft         ft         square-edge	0	SIA

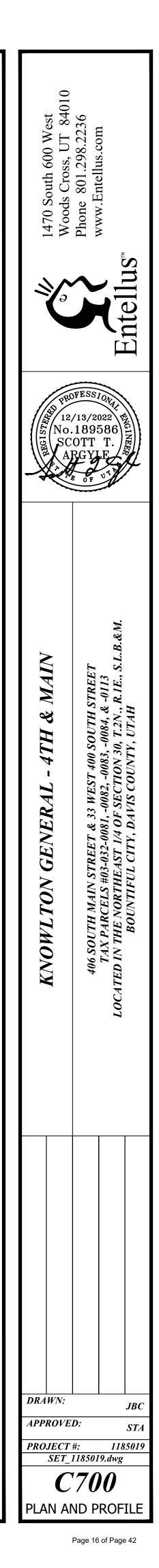


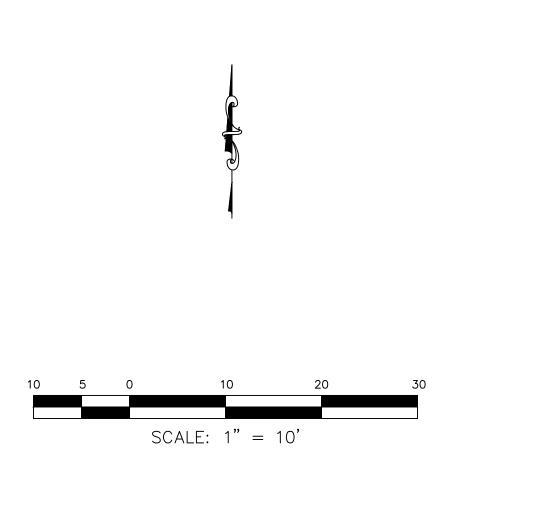
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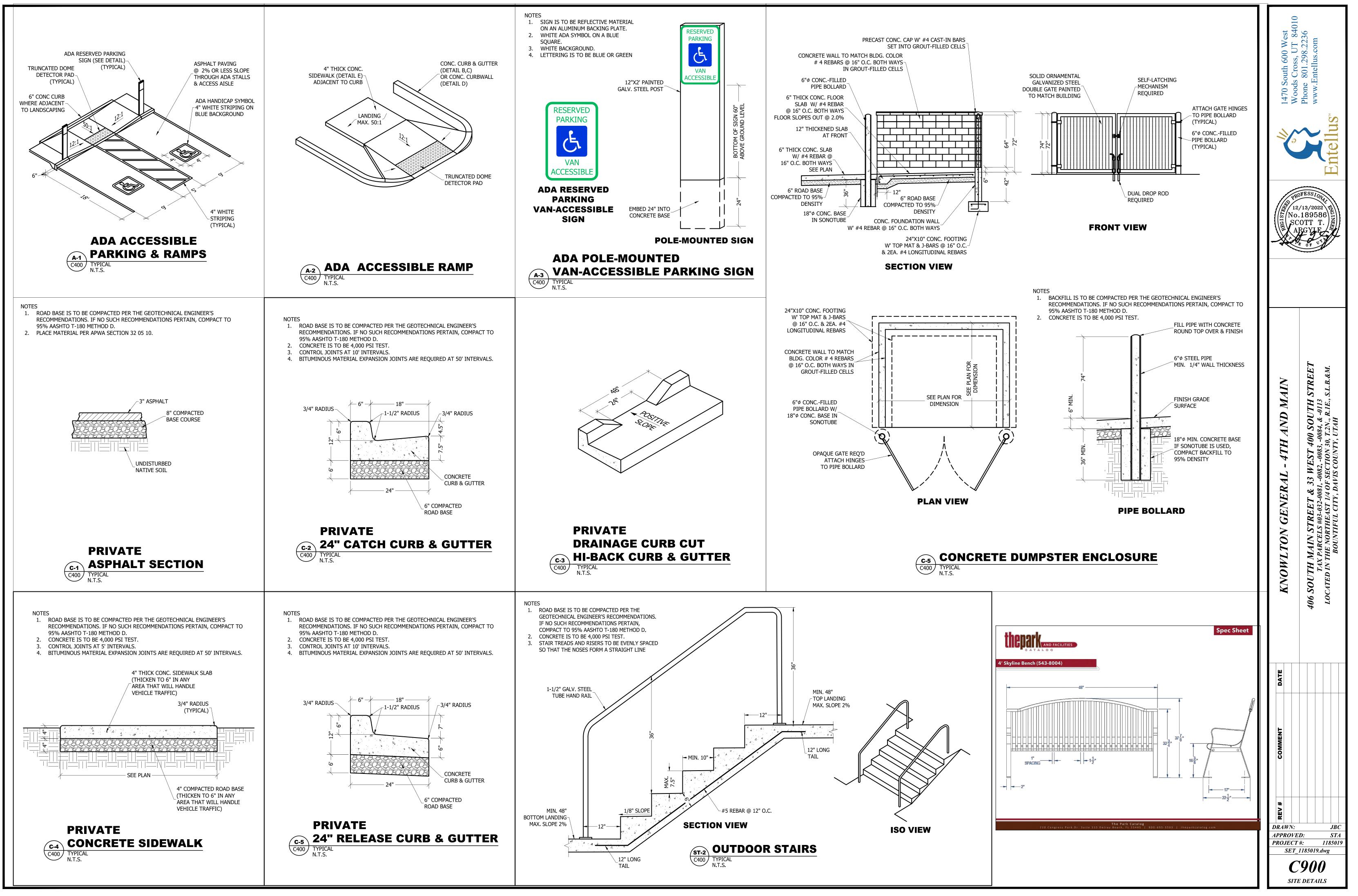


# **4TH SOUTH TO DEVELOPMENT** - **STA:** -0+50 to 1+00

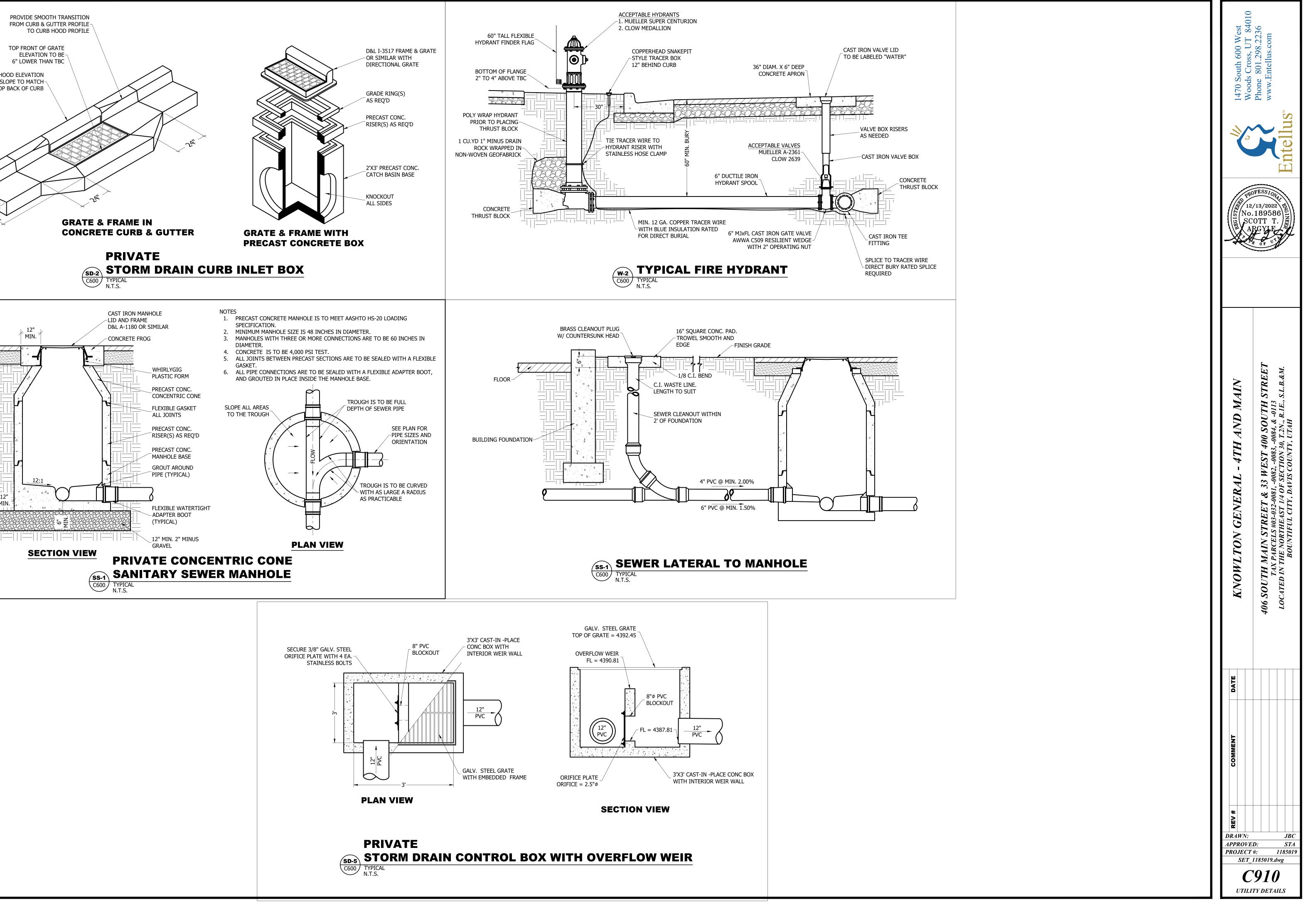


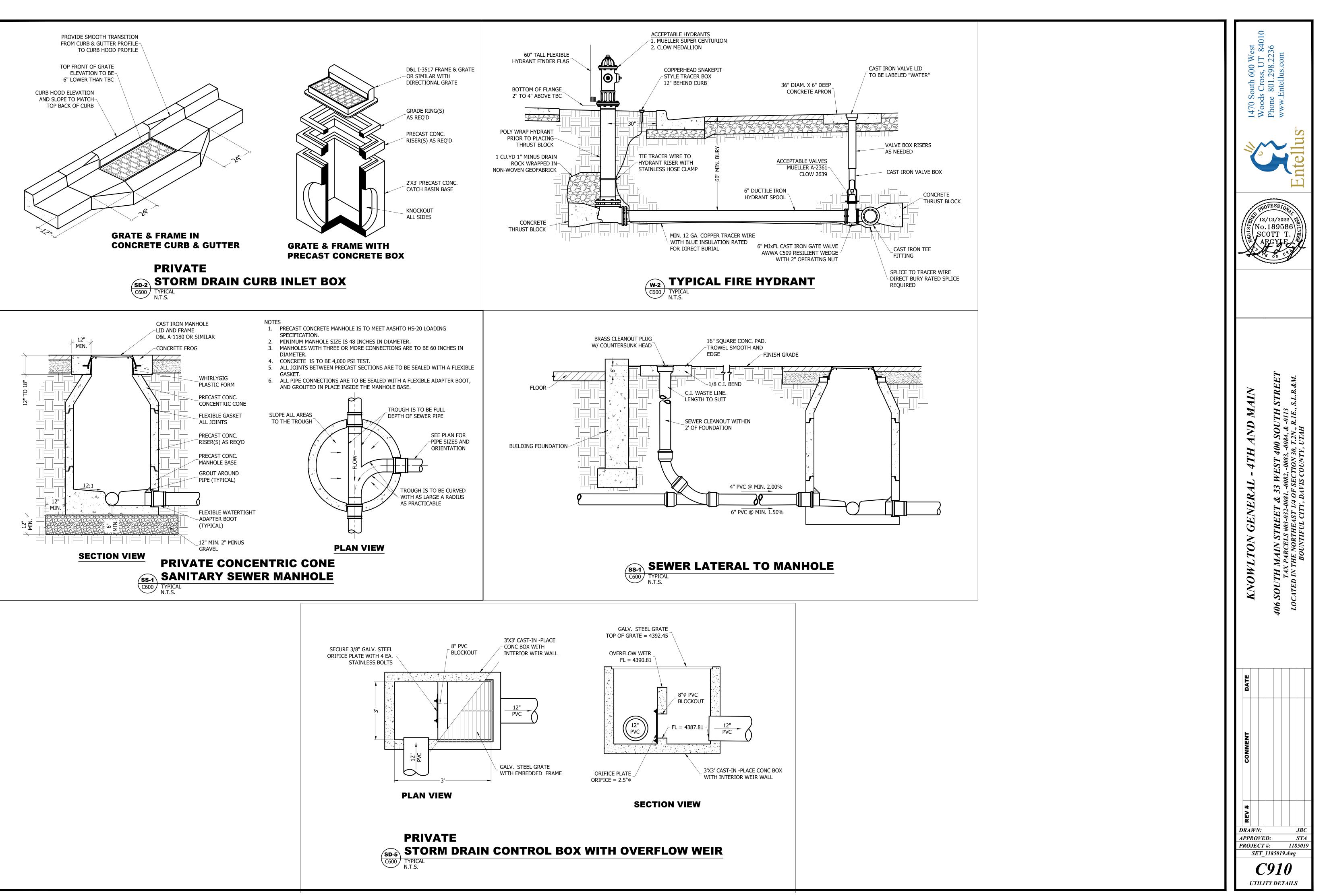


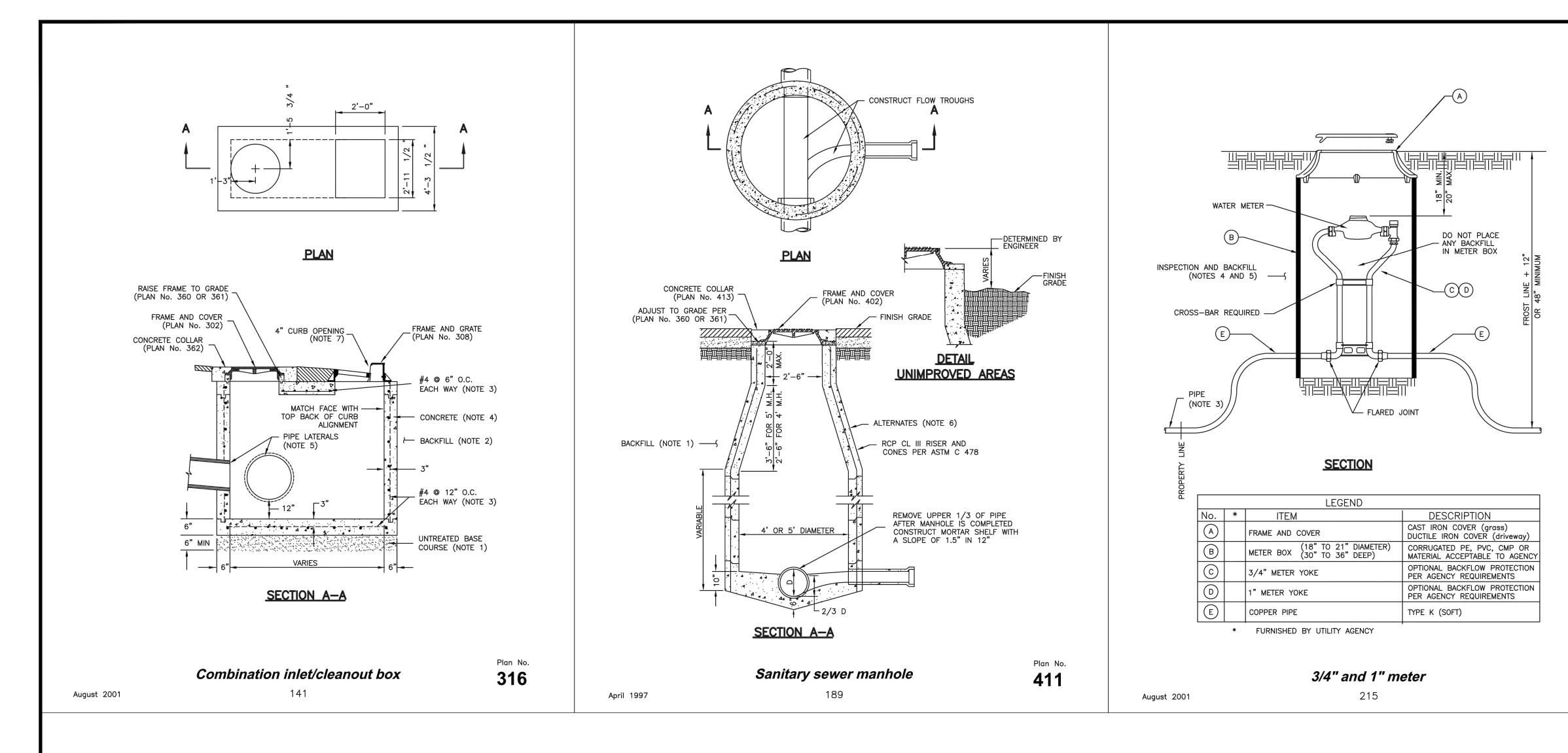


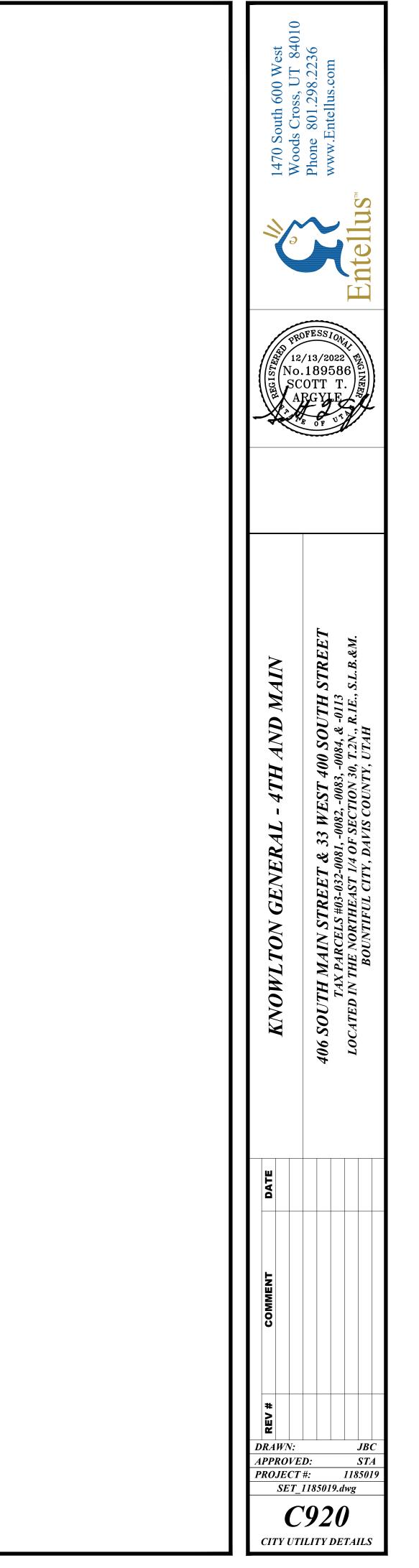




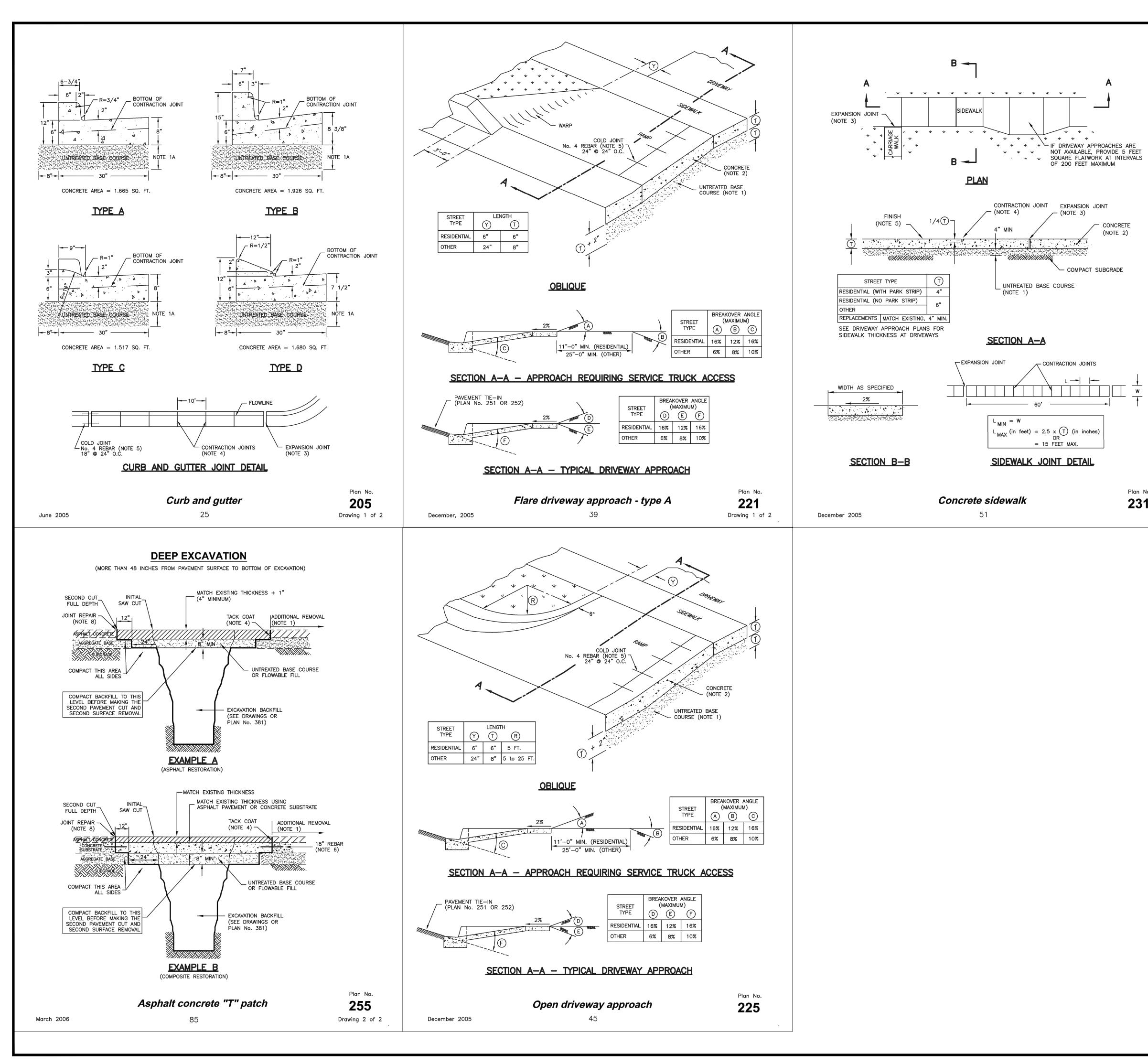


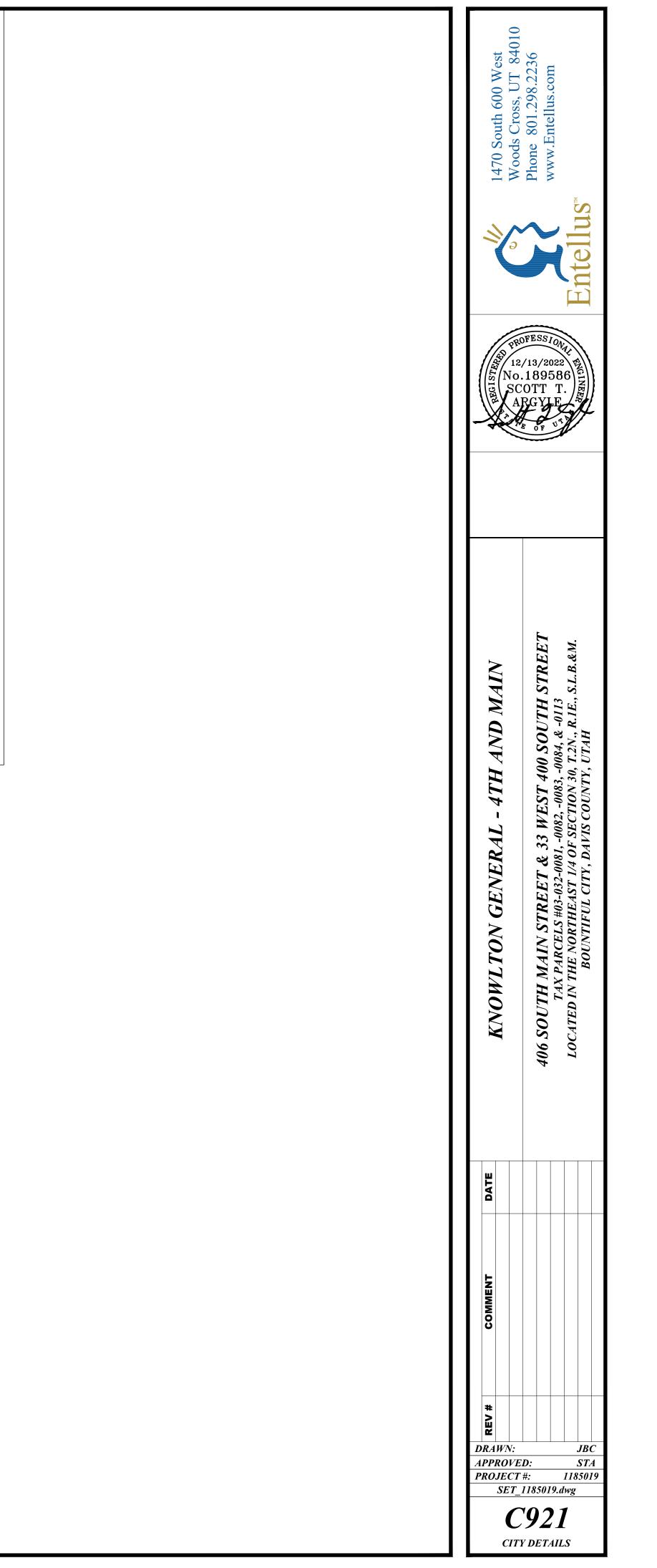






Plan No. **521** 





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Plan No.

231

PROJEC	CT INFORMATION
ENGINEERED PRODUCT MANAGER	
ADS SALES REP	
PROJECT NO.	





# 4TH AND MAIN

# SC-740 STORMTECH CHAMBER SPECIFICATIONS

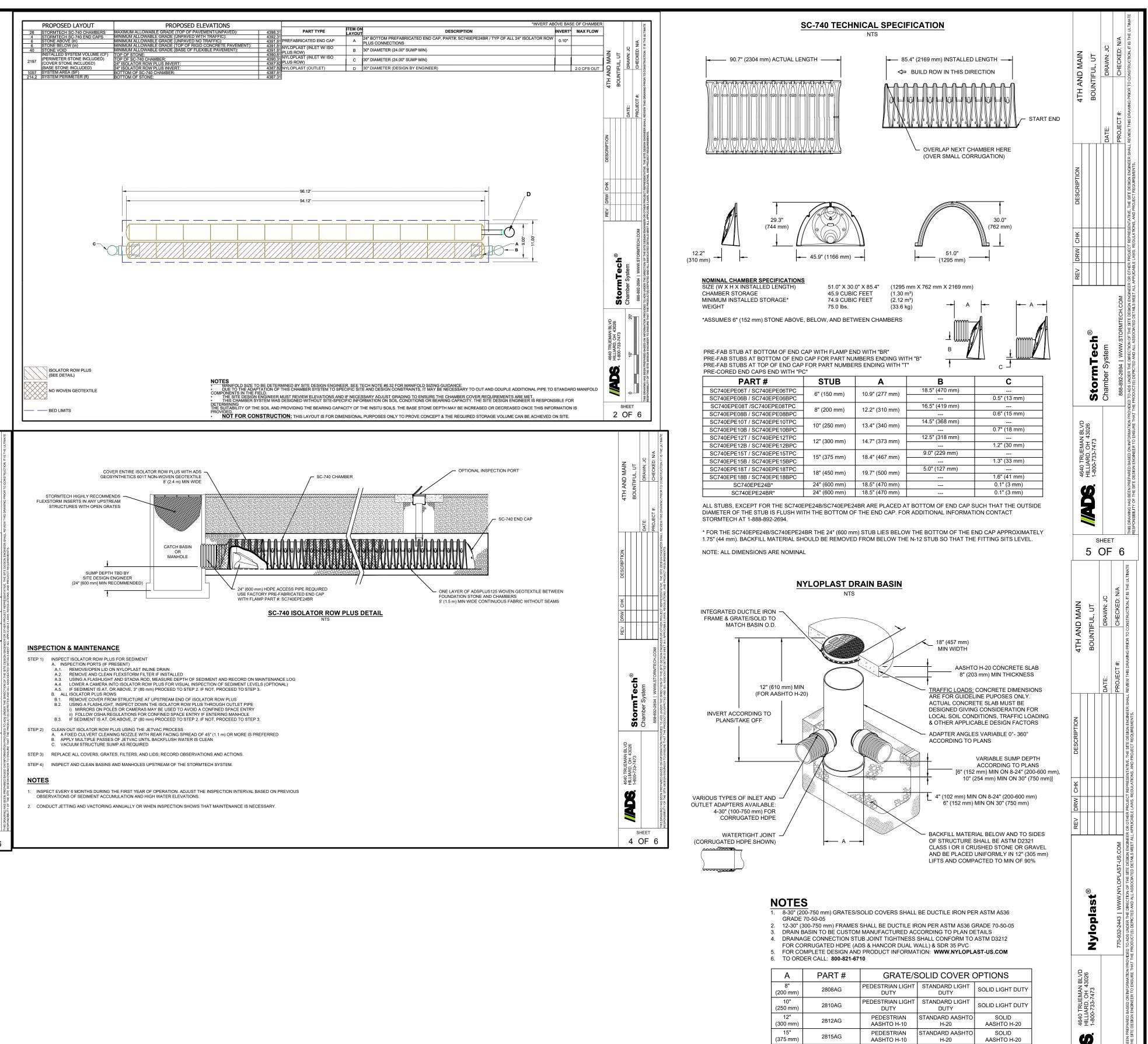
- 1. CHAMBERS SHALL BE STORMTECH SC-740.
- 2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS
- 6. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD
- IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
- CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
- REQUIREMENTS FOR HANDLING AND INSTALLATION: TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS. • TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE CREATER THAN OR EQUAL TO 550 LBS/IN/IN AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN UNLT CHAMBERS THAT LAKE APPROVED BY THE STIELDESIGN ENGINEER WILL BE ALLOWED. OF ON REQUEST BY THE STIELESIGN ENGINEER WILL BE ALLOWED. OF ON REQUEST BY THE STIELESIGN ENGINEER WILL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE
  DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
  THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
  THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
  THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
  THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
  THE STRUCTURED COFEED MODILIUS & SECTORED IN ACTIVATE AC444 SHALL BE LISED FOR DEDMANENT DEAD LOAD DESIGN
- THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN 9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

- BOUNTIFUL, UT IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-740 SYSTEM
  - 1. STORMTECH SC-740 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
  - 2. STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
  - 3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. FORMTECH RECOMMENDS 3 BACKFILL METHODS STONESHOOTER LOCATED OFF THE CHAMBER BED.
  - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE. BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR. 4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
  - 5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
  - 6. MAINTAIN MINIMUM 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
  - EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4-2" (20-50 mm). 8. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER
  - ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.
  - NOTES FOR CONSTRUCTION EQUIPMENT
  - 1. STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE". THE USE OF CONSTRUCTION EQUIPMENT OVER SC-740 CHAMBERS IS LIMITED: NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
     NO RUBBER TIRED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING. USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANT)

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS AASHTO MATERIA COMPACTION / DENSITY REQUIREMENT MATERIAL LOCATION DESCRIPTION CLASSIFICATIONS FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' PREPARE PER SITE DESIGN ENGINEER'S PLANS, PAVED AYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED SRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' NY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS. N/A CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENT BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVE AASHTO M145 GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR A-1, A-2-4, A-3 HE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS I " (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE PROCESSED AGGREGATE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' OR ELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS SED AGGREGATE MATERIALS, ROLLER GROSS ICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAN FORCE NOT TO EXCEED 20,000 lbs (89 kN). AASHTO M431 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10 EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE AASHTO M43<sup>1</sup> 3, 357, 4, 467, 5, 56, 57 CLEAN, CRUSHED, ANGULAR STONE NO COMPACTION REQUIRED. OUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE. FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO AASHTO M431 CLEAN, CRUSHED, ANGULAR STONE PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.<sup>2</sup> THE FOOT (BOTTOM) OF THE CHAMBER. 3, 357, 4, 467, 5, 56, 57 PLEASE NOTE: 1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE". 2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6'' (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION. ← FG: VARIES BETWEEN 94.95 AND 92.31 ADS GEOSYNTHETICS 601T NON-WOVEN GEOTEXTILE AL PAVEMENT LAYER (DESIGNEI AROUND CLEAN, CRUSHED, ANGULAR STONE IN A & B LAYERS TOG: IS CONSTANT AT 90.81 BY SITE DESIGN ENGINEEI PERIMETER STONE (450 mm) MIN EXCAVATION WALL (CAN -BE SLOPED OR VERTICAL -TOR: IS CONSTANT AT 90.31 -BOR: IS CONSTANT AT 87.81 DEPTH OF STONE TO BE DETERMINED **5** 5 BY SITE DESIGN ENGINEER 6" (150 mm) MIN (150 mm) MIN ----- 51" (1295 mm) -----12" (300 mm) MIN -12" (300 mm) TYP SUBGRADE SOILS (SEE NOTE 3) BOG: IS CONSTANT AT 87.31 NOTES: CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS. REQUIREMENTS FOR HANDLING AND INSTALLATION: • TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS. TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKELL. THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2" • TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 550 LBS/IN/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW SHEET COLORS. 3 OF 6



18"

(450 mm)

(600 mm)

(750 mm)

2818AG

2824AG

2830AG

PEDESTRIAN

AASHTO H-10

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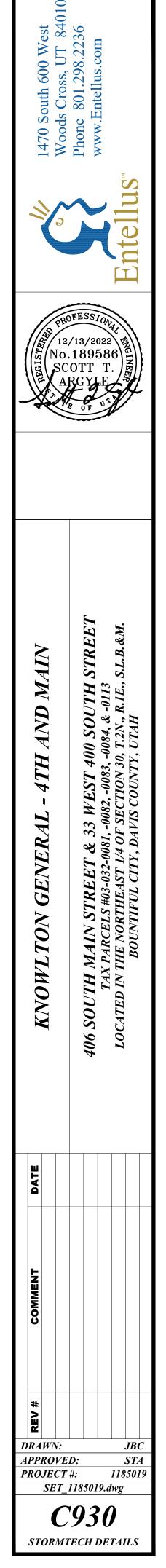
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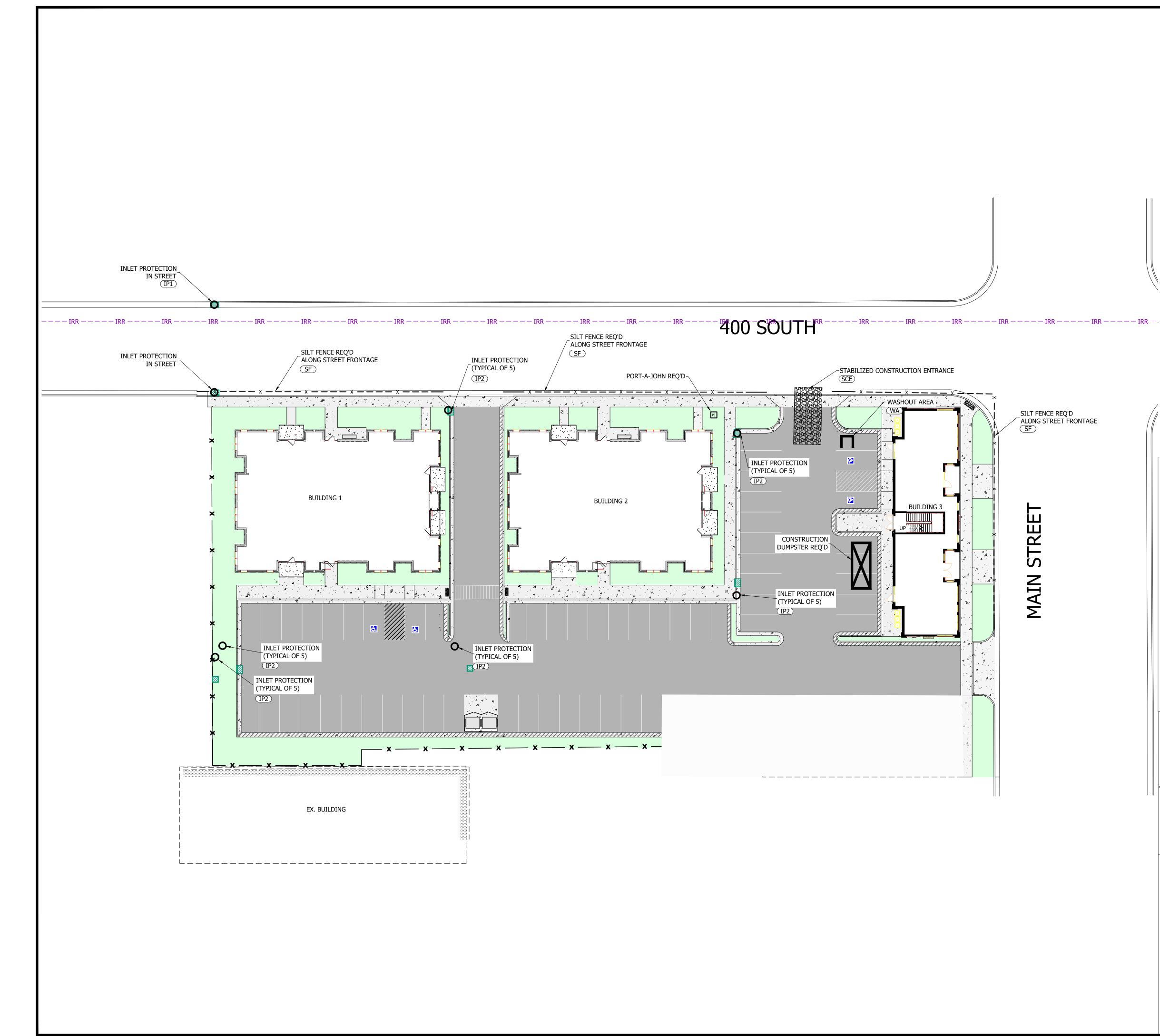
AASHTO H-20

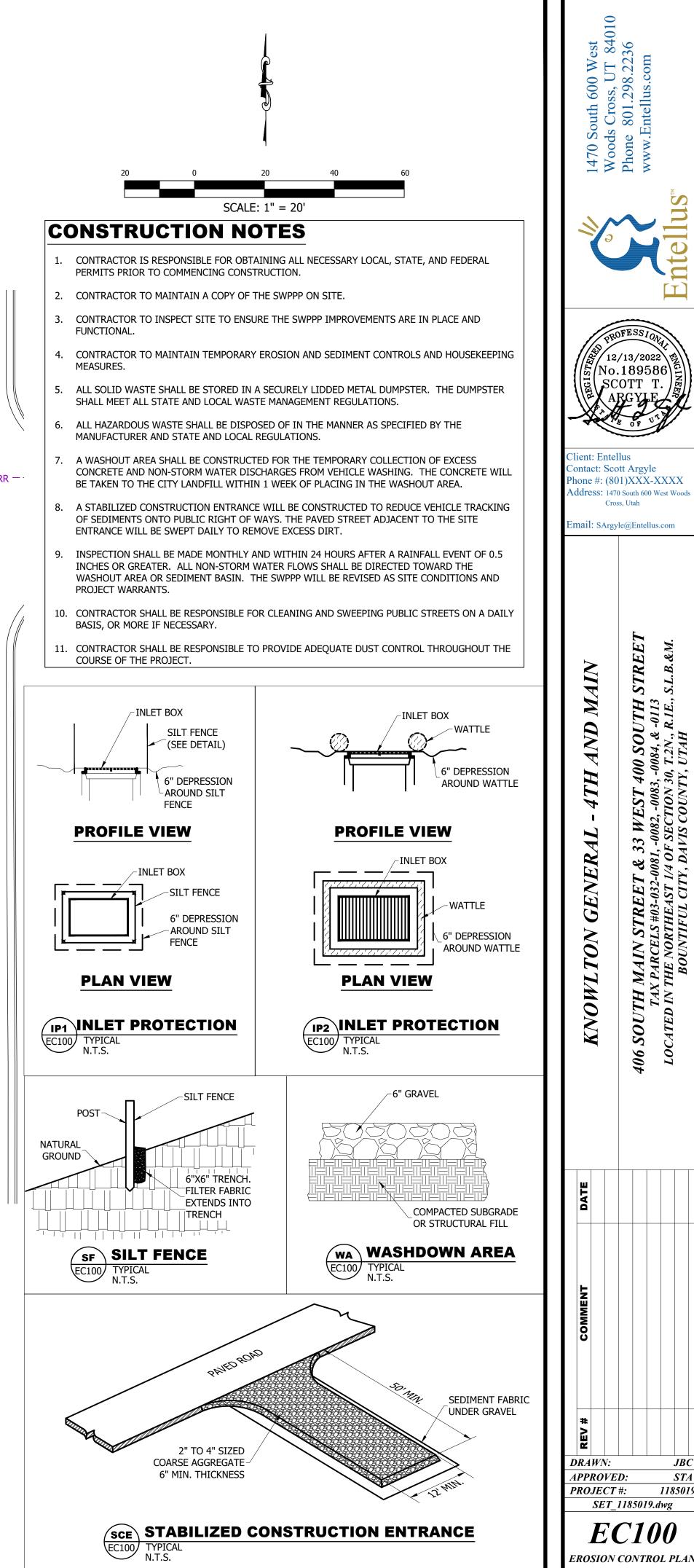
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AASHTO H-20

SHEET 6 OF 6







Page 22 of Page 42



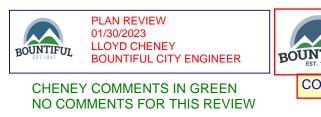
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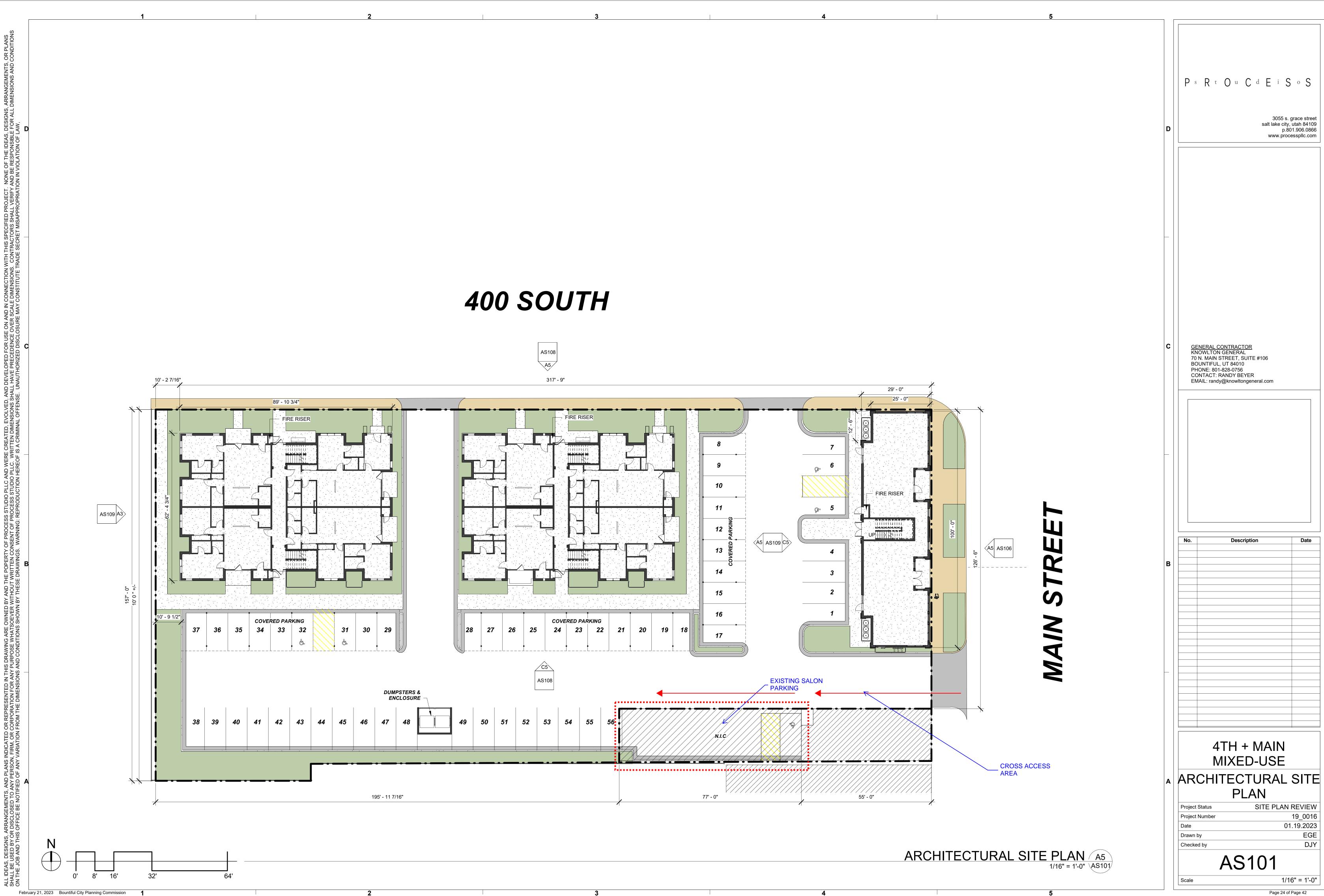
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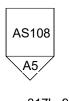
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ED, EVOLVED, AND DEVELOPE DIMENSIONS SHALL HAVE PRE MINAL OFFENSE. UNAUTHORI

all ideas, designs, arrangements, and plans indicated or represented in this drawing are owned by and the poperty of process studio pllc an Shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without written consent of process studio on the job and this office be notified of any variation from the dimensions and conditions shown by these drawings. Warning: reproduction i









February 21, 2023 Bountiful City Planning Commission



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		<b>D</b>	Ps Rt Ou Cd E i So S 3055 s. grace street salt lake city, utah 84109 p.801.906.0866 www.processplic.com
ATION D4 1/16" = 1'-0" AS105		-	
-0-0-			GENERAL CONTRACTOR KNOWLTON GENERAL 70 N. MAIN STREET, SUITE #106 BOUNTIFUL, UT 84010 PHONE: 801-828-0756 CONTACT: RANDY BEYER EMAIL: randy@knowltongeneral.com
MASONITE / SIDING =       3,229 SF       (4         CORNICE =       317 SF       (4         MAIN SREET BUILDING:        (4         ALL FACADES:       8,186 SF          BRICK =       3,039 SF       (3)         MASONITE / SIDING =       1,572 SF       (1)         CONCRETE =       223 SF       (3)         STUCCO =       1,900 SF       (2)	4%) 2%) %) (7%) 9%) (%) (3%)	<b>B</b>	No.       Description       Date         I       I       I       I       I         I       I       I       I       I         I       I       I       I       I
	8%) <u>DING:</u> (31%) (0.3%) (3%)		Image: Section of the section of th
MAIN SREET BUILDING:         PRIMARY FRONTAGE (MAIN ST):       2,743 SF         RECESSES/BALCONIES =       409 SF (1         FRIEZE / CORNICE =       555 SF (2)         MASONRY PILASTERS =       490 SF (1)         DECORATIVE PANELING =       592 SF (2)         SECONDARY FRONTAGE (400 S):       1,023 SF         RECESSES =       197 SF (1)         FRIEZE / CORNICE =       160 SF (1)         MASONRY PILASTERS =       188 SF (1)         DECORATIVE PANELING =       211 SF (2)         OTHER FACADES (INTERNAL):       4,420 SF         RECESSES / BAYS =       1,375 SF	0%) 8%) 2%) 9%) 6%) 8%)	-	4TH + MAIN MIXED-USESITE PLAN REVIEWSITE PLAN REVIEWProject StatusSITE PLAN REVIEWProject Number19_0016Date01.19.2023Drawn byEGEChecked byDJY
FRIEZE / CORNICE = 771 SF MASONRY PILASTERS = 457 SF DECORATIVE PANELING = 211 SF	(17%) (10%) (5%)		AS105 Scale 1/16" = 1'-0"
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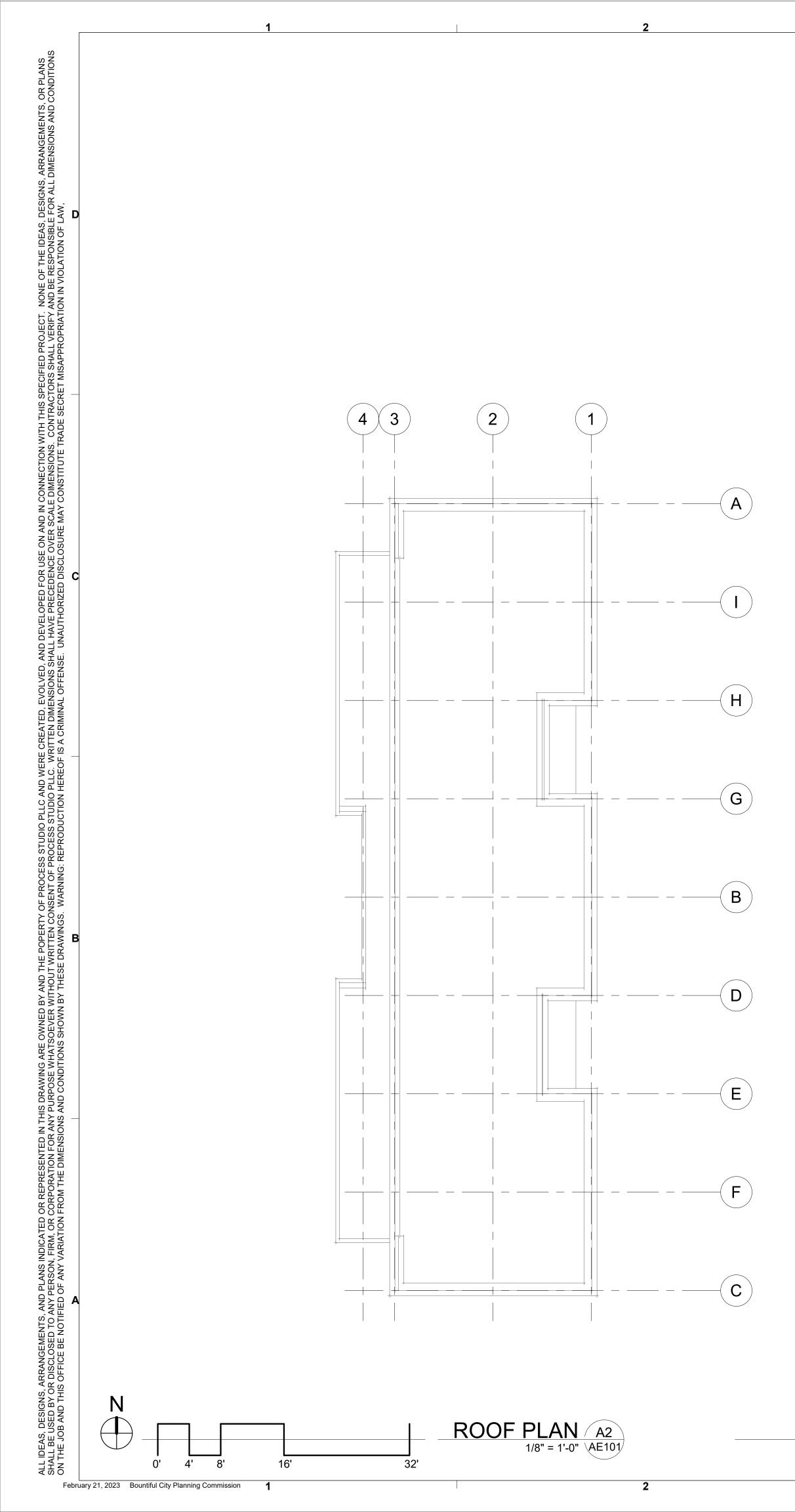
3055 s. grace street lake city, utah 84109 p.801.906.0866 ww.processpllc.com Date \_\_\_\_\_ \_\_\_\_\_ \_\_\_\_\_ \_\_\_\_\_ \_\_\_\_\_ \_\_\_\_\_ \_\_\_\_\_ \_\_\_\_\_ IN E RIOR NS PLAN REVIEW 19\_0016 01.19.2023 EGE DJY 1/16" = 1'-0"

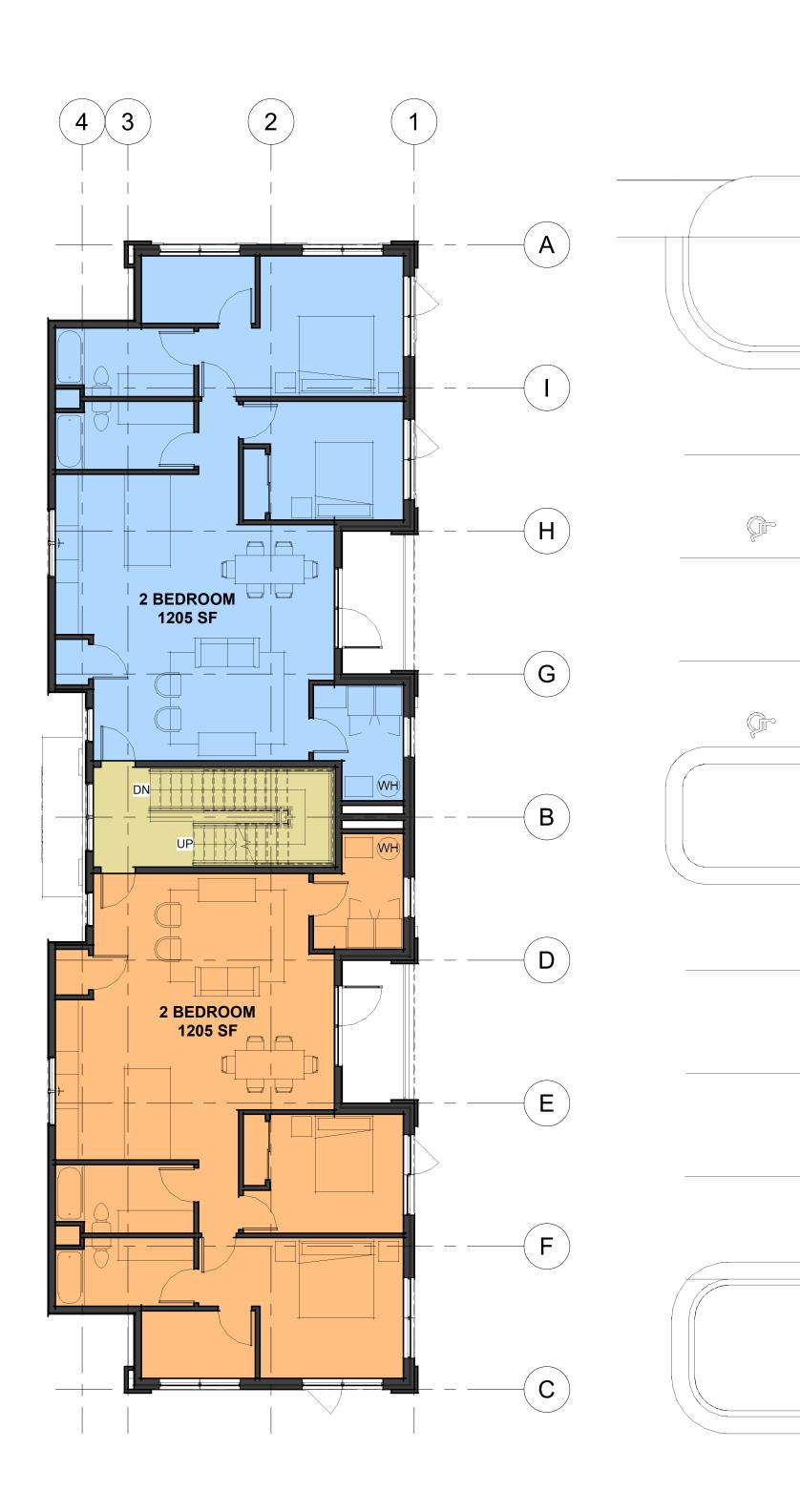
Page 25 of Page 42

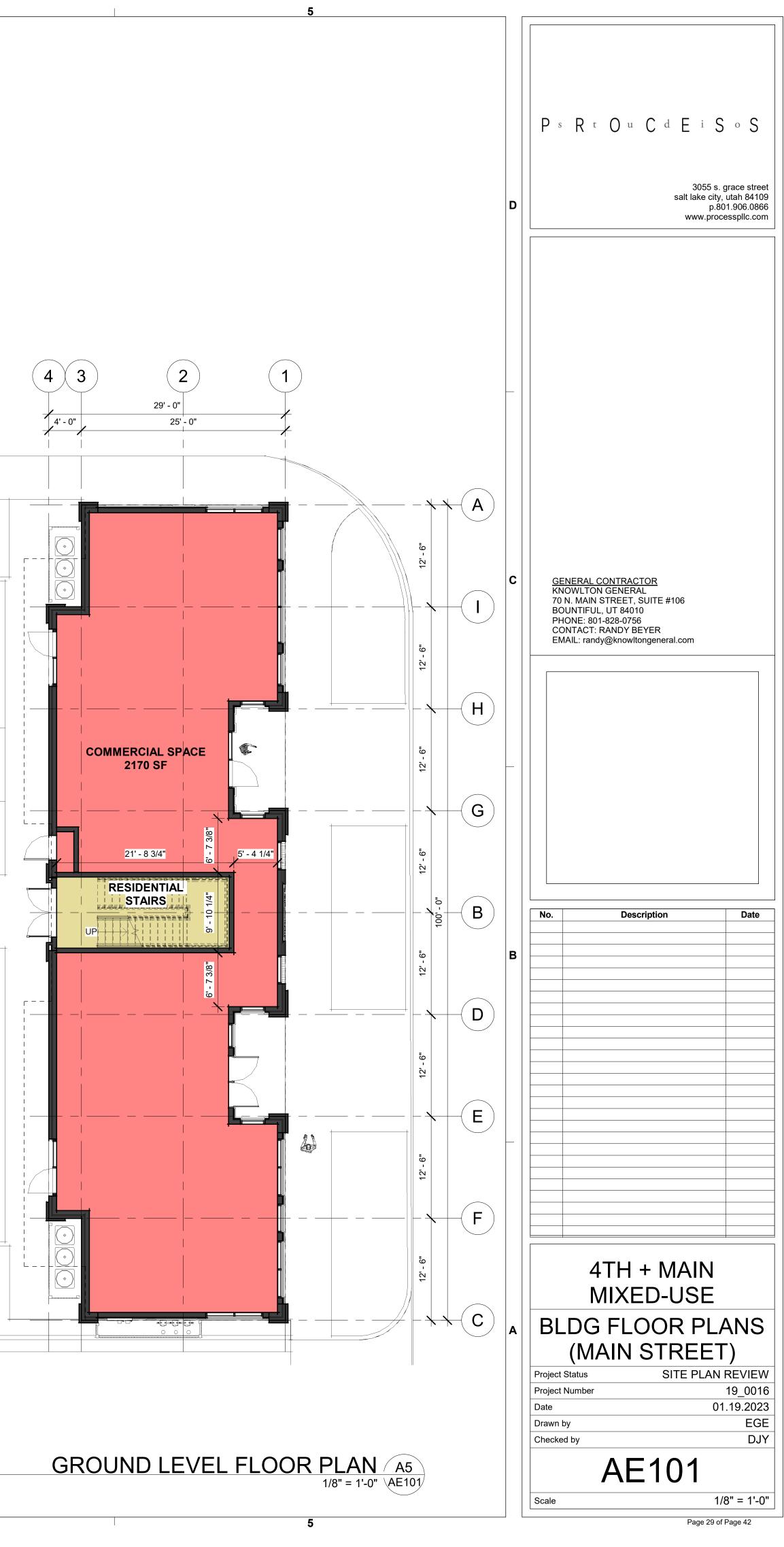








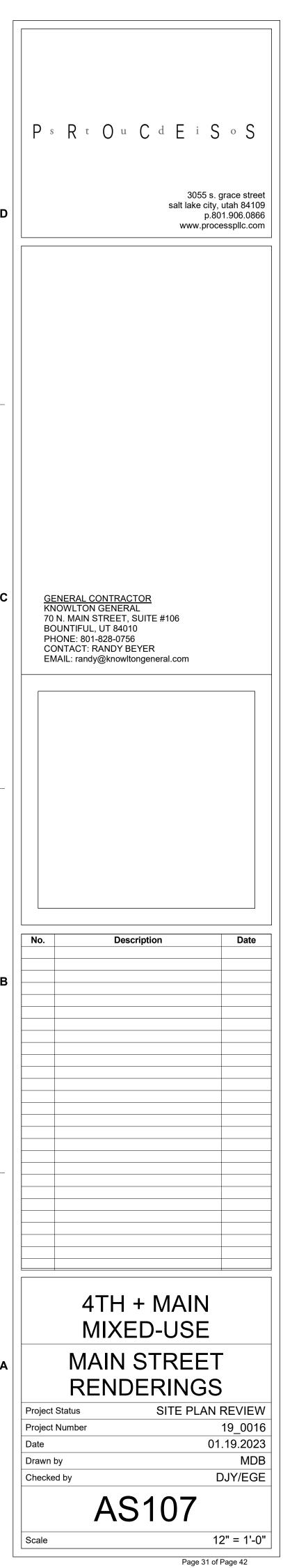




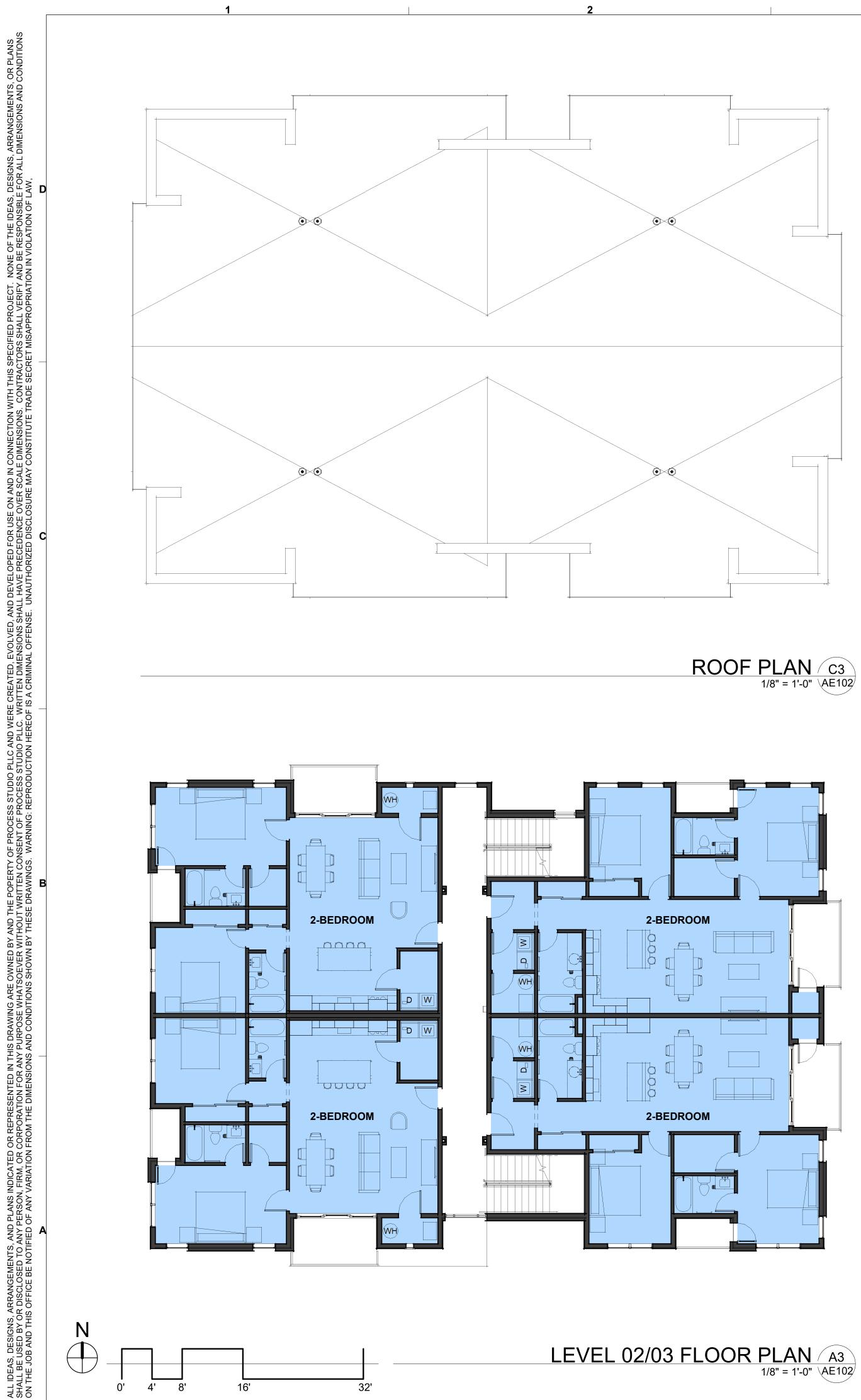
LEVEL 02/03 FLOOR PLAN A4 1/8" = 1'-0" AE101





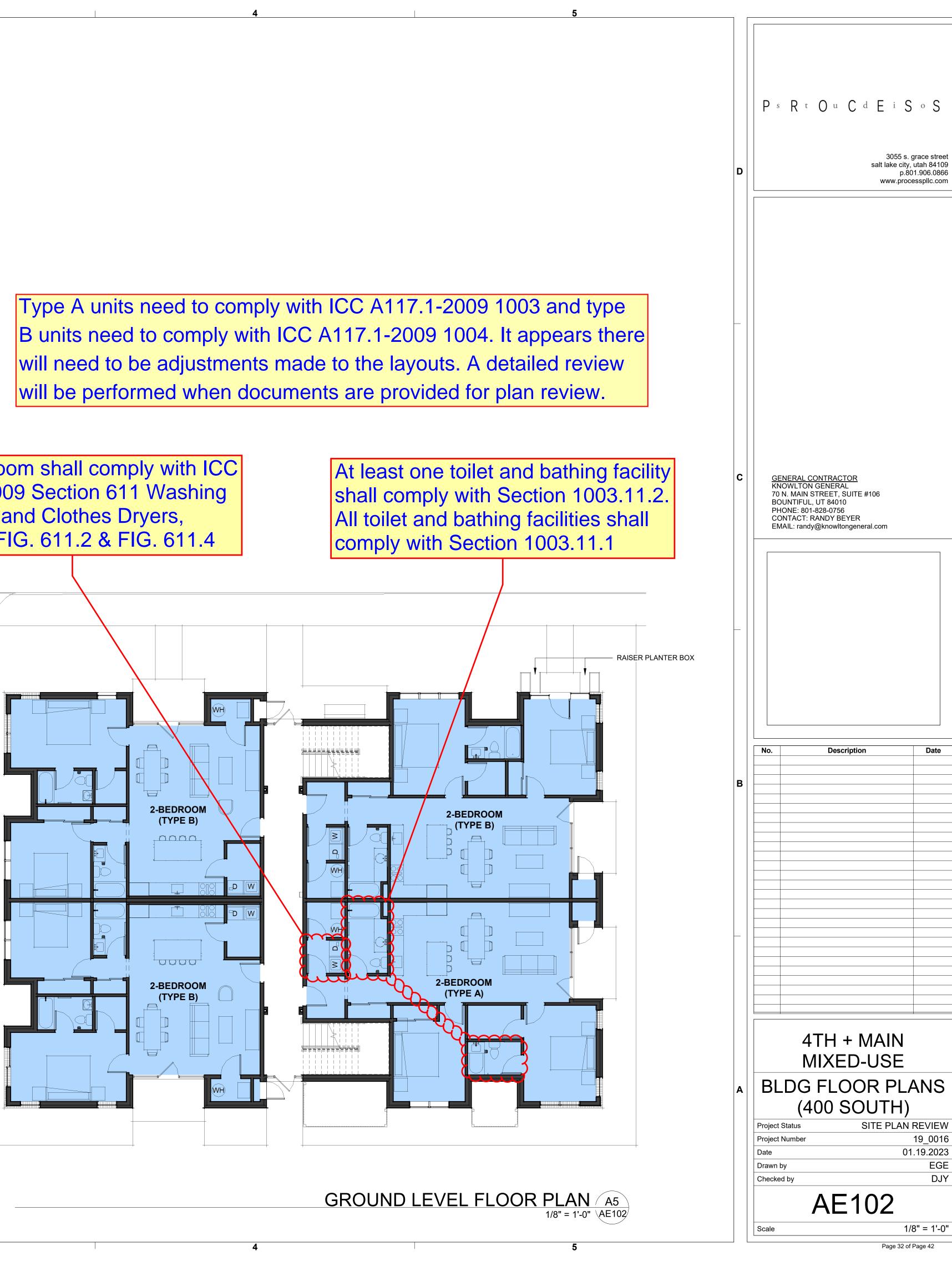


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February 21, 2023 Bountiful City Planning Commission

Laundry room shall comply with ICC A117.1-2009 Section 611 Washing Machines and Clothes Dryers, including FIG. 611.2 & FIG. 611.4



February 21, 2023 Bountiful City Planning Commission 1

2



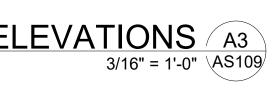




# WEST (WEST DRIVEWAY AND SIDE) ELEVATIONS A3 3/16" = 1'-0" AS109



ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED IN THIS DRAWING ARE OWNED BY AND THE POPERTY OF PROCESS STUDIO PLLC AND WERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THIS SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT WRITTEN CONSENT OF PROCESS STUDIO PLLC. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITION OF LAW ON THE JOB AND THIS OFFICE BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS SHOWN BY THESE DRAWING: REPRODUCTION HEREOF IS A CRIMINAL OFFENSE. UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET MISAPPROPRIATION FROM THE DIMENSIONS SHOWN BY THESE DRAWING: REPRODUCTION HEREOF IS A CRIMINAL OFFENSE. UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET MISAPPROPRIATION FROM THE DIMENSIONS SHOWN BY THESE DRAWING: REPRODUCTION HEREOF IS A CRIMINAL OFFENSE. UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET MISAPPROPRIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWING: REPRODUCTION HEREOF IS A CRIMINAL OFFENSE. UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET MISAPPROPRIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWING: REPRODUCTION HEREOF IS A CRIMINAL OFFENSE. UNAUTHORIZED DISCLOSURE ANY CONSTITUTE TRADE SECRET MISAPPROPRIATION FROM THE DIMENSIONS AND CONDITIONS AND THIS OFFICE BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS SHOWN BY THESE DRAWINGS. WARNING: REPRODUCTION HEREOF IS A CRIMINAL OFFICE BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS SHOUND BY THESE DRAWINGS. WARNING: REPRODUCTION HEREOF IS A CRIMINAL OFFICE BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND THIS OFFICE BE NOTIFIED OFFICE AND DRAVID BY THESE DRAVID BY THESE DRAVID BY THE DIMENSIONS AND THIS OFFICE BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND DRAVID BY AND DRAVID BY AND DRAVID BY AND DRAVED BY AND DRAVED BY AND DRAVAND BY AND DRAVI









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 $P \circ R \circ O \circ C \circ E \circ S \circ S$ 3055 s. grace street salt lake city, utah 84109 p.801.906.0866 www.processpllc.com <u>GENERAL CONTRACTOR</u> KNOWLTON GENERAL 70 N. MAIN STREET, SUITE #106 BOUNTIFUL, UT 84010 PHONE: 801-828-0756 CONTACT: RANDY BEYER EMAIL: randy@knowltongeneral.com Description Date No. 4TH + MAIN MIXED-USE 400 SOUTH RENDERINGS SITE PLAN REVIEW Project Status 19\_0016 01.19.2023 Project Number Date MDB Drawn by DJY Checked by AS110 12" = 1'-0" Scale Page 35 of Page 42

19/2023 11:55:10 AM



To:	Bountiful City	From:	Jason Watson, PE, PTOE
			FOCUS Engineering & Surveying, LLC
File:	400 South & Main Street - <b>REVISED</b>	Date:	April 29, 2022

### Reference: 400 South and Main Street Development Parking Generation Statement

# INTRODUCTION

FOCUS Engineering and Surveying, LLC (FOCUS) has been retained to complete a Parking Generation Statement for the addition of a new Mixed-Use Development located on the southwest corner of 400 South and Main Street in Bountiful, Utah. The purpose of this Parking Generation Statement is to project the number of parking stalls that will be needed on the proposed site with the planned land uses. This statement will also compare the parking demand percentages between the residential land uses and the office land uses. This will help determine the peak time periods for parking on site and how the parking stalls can be shared between the two land uses.

The proposed development will access onto 400 South and Main Street. The site currently consists of an existing building and a single-family residence. Exhibit 1 illustrates the vicinity map of the proposed project site.



### Exhibit 1 – Project Vicinity Map



# **EXISTING CONDITIONS**

# Surrounding Land Uses and Roadways

This Mixed-Use Development is bordered to the north by 400 South and to the east by Main Street. To the south and west of this proposed development are existing businesses and residential homes. The proposed site for the new Mixed-Use Development currently consists of an existing building and a single-family residential unit.

500 South is a major roadway that connects to Interstate 15 and is located to the south of the proposed development.

# Roadways

<u>Main Street</u>: Along the east frontage of this proposed development, Main Street currently consists of two lanes in each direction with on-street parking, curb, gutter and sidewalk. Currently along Main Street there is a two-way left turn lane for vehicles to access the many developments along this roadway. There is a major bus route that runs along Main Street and provides access into Salt Lake and connection to Light Rail. The posted speed limit is 25 mph.

<u>400 South:</u> 400 South currently consists of one lane in each direction and runs east and west along the north frontage of the proposed development. On-street parking is allowed along 400 South although there are no marked parking stalls. There are no pavement markings along 400 South to delineate the travel lanes. The posted speed limit is 25 mph.

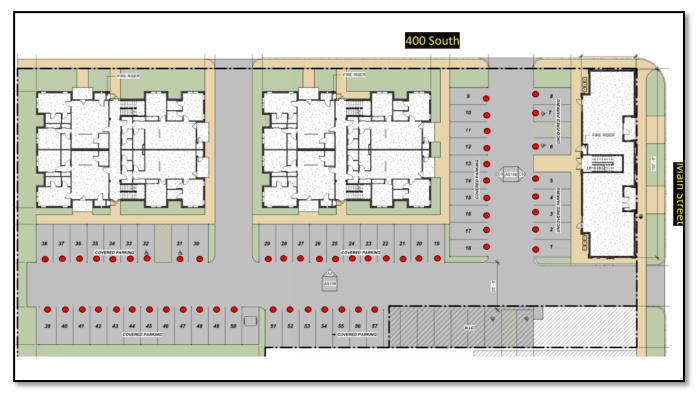
# **PROPOSED SITE CONDITIONS**

The proposed Mixed-Use Development located on 400 South and Main Street will consist of 2,170 SF of small office space and twenty-eight (28) 2-bedroom residential units. The proposed site plan as illustrated in Exhibit 2, will have two accesses onto 400 South and one access onto Main Street. The proposed site plan has been designed to provide 57 parking stalls represented in Exhibit 2 with the "red dot". Refer to Exhibit 2 for the proposed site plan of this Mixed-Use Development. It should also be noted that parking along Main Street and 400 South is legal and there are painted parking stalls along Main Street, although these parking stalls are not counted toward the overall number of parking stalls provided for this site.



6949 South High Tech Drive Suite 200 Midvale, UT 84047 801.352.0075

Exhibit 2 – 400 South & Main Street Site Plan



# **PARKING GENERATION**

Using the Institute of Transportation Engineer's (ITE) Parking Generation Manual 5<sup>th</sup> Edition, the proposed number of parking stalls needed for this Mixed-Use Development were generated. Land Use Code 220 – Multifamily (Low-Rise) and Land Use Code 712 – Small Office Building were used to generate the number of parking stalls. The description of Land Use Code 220 - Multifamily (Low-Rise) states "multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and with one or two levels (floors) of residence". This proposed layout of this Mixed-Use Development will have one to two levels of residential units. The description of Land Use Code 712 - Small Office Building states, "A small office building typically houses a single tenant and is less than or equal to 5,000 gross square feet in size." The office space associated with this Mixed-Use Development will be a total of 2,170 SF. Within the Land Uses in the Parking Generation Manual, there are also different settings/locations depending on where the development is located. There are urban/suburban settings to dense multi-use urban settings. Depending if the development is located near rail transit or not, there are also different calculations. For purposes of this Mixed-Use Development, the General Urban/Suburban settings and not



near rail transit were used. The *ITE Manual* uses an average rate over all the parking studies that were analyzed and also generates an 85<sup>th</sup> percentile rate for some land uses. For purposes of this study, the parking numbers were generated using this 85<sup>th</sup> percentile rate for land uses where it was available. Refer to the appendix of this statement for the full description and parking generation research from the *ITE Parking Generation Manual*. Table 1 illustrates the number of parking stalls needed for this development using the average rates available from the manual.

ITE Land Use Code	Land Use Description	Size	Weekday 85 <sup>th</sup> Percentile Rate	Parking Stalls	Saturday 85 <sup>th</sup> Percentile Rate	Parking Stalls	Sunday Ave. Rate*	Parking Stalls
220	Multifamily Units	28 DU	1.52	43	1.61	45	1.66	47
712	Small Office	2,170 SF	4.17	9	-	-	-	-

### Table 1 – Parking Generation for Mixed-Use Development

\* = 85<sup>th</sup> Percentile Rate not available in the ITE Parking Generation Manuals

As seen in Table 1, the number of parking stalls needed for this Mixed-Use Development varies from a typical weekday to a typical Saturday and Sunday. The proposed Mixed-Use Development will need 52 parking stalls during a typical weekday, 45 stalls on a typical Saturday and 47 stalls on a typical Sunday. These calculations are assuming full occupancy of both the Office and the Residential units and using the 85<sup>th</sup> percentile rates from the *ITE Manuals*. The proposed site plan provides a total of 57 parking stalls for this development. This is more than the calculated number of stalls per the *ITE Parking Generation Manual* under the worst-case scenario, which would be on a Weekday with 52 parking stalls.

The *ITE Parking Generation Manual* also provides the "Percent of Weekday Peak Parking Demand" tables. These table provide an average percentage of the number of stalls that are used throughout the day based on that land use. These tables can be found in the appendix of this statement. The peak demand for parking for a Small Office land use is typically between the 8:00 a.m. to 5:00 p.m. hours. Where the peak demand for parking for a Multifamily Housing (Low-Rise) is between 6:00 p.m. to 7:00 a.m., which is opposite from the Small Office land use. This illustrates that many of the parking stalls within the proposed development can be shared between the two land uses, even though there are sufficient stalls provided if they were on the same peak times. Table 2 illustrates the parking demand percentages and number of stalls needed for different times of the day based on the parking generation numbers from the *ITE Parking Generation Manual* listed in Table 1.



Hour Beginning	ITE Land Use 220: (%)	Parking Stalls	ITE Land Use 712: (%)	Parking Stalls	Total Parking Stalls
12:00-4:00 a.m.	100%	43	0%	0	43
5:00 a.m.	97%	42	0%	0	42
6:00 a.m.	90%	39	0%	0	39
7:00 a.m.	77%	33	0%	0	33
8:00 a.m.	56%	24	27%	2	26
9:00 a.m.	45%	19	69%	6	25
10:00 a.m.	40%	17	88%	8	25
11:00 a.m.	37%	16	100%	9	25
12:00 p.m.	36%	15	81%	7	22
1:00 p.m.	36%	15	81%	7	22
2:00 p.m.	37%	16	84%	8	24
3:00 p.m.	43%	18	86%	8	26
4:00 p.m.	45%	19	92%	8	27
5:00 p.m.	55%	24	85%	8	32
6:00 p.m.	66%	28	4%	0	28
7:00 p.m.	73%	31	0%	0	31
8:00 p.m.	77%	33	0%	0	33
9:00 p.m.	86%	37	0%	0	37
10:00 p.m.	92%	40	0%	0	40
11:00 p.m.	97%	42	0%	0	42

## Table 2 – Weekday Parking Demand Percentages based on ITE

The Bountiful City Land Use Ordinances, Chapter 18 Off-Street Parking Ord. 2018-13, section 14-18-107 provides the required parking spaces within the city for various land uses. The proposed land uses for this development are broken out as follows:

- 2 bedrooms requires 2.0 spaces per unit and 0.25 visitor spaces per unit.
- Office requires one (1) parking space for each 300 square feet of floor area.

Using these numbers from the City's ordinances, the number of parking stalls required for twenty-eight (28) 2-bedroom units would be 63 parking stalls. The number of parking stalls required for the 2,170 SF of Office space would be 8 parking stalls. When using the "Percent of Weekday Peak Parking Demand" tables from the *ITE Parking Generations Manuals*, the number of parking stalls that would be needed per hour based on the City Land Use Ordinance for parking are illustrated in Table 3. It provides the percentages for each land use at every hour of the day.



Hour Beginning	ITE Land use: 220: (%)	Parking Stalls	ITE Land Use 712: (%)	Parking Stalls	Total Parking Stalls
12:00-4:00 a.m.	100%	63	0%	0	63
5:00 a.m.	97%	61	0%	0	61
6:00 a.m.	90%	57	0%	0	57
7:00 a.m.	77%	49	0%	0	49
8:00 a.m.	56%	35	27%	2	37
9:00 a.m.	45%	28	69%	6	34
10:00 a.m.	40%	25	88%	7	32
11:00 a.m.	37%	23	100%	8	31
12:00 p.m.	36%	23	81%	6	29
1:00 p.m.	36%	23	81%	6	29
2:00 p.m.	37%	23	84%	7	30
3:00 p.m.	43%	27	86%	7	34
4:00 p.m.	45%	28	92%	7	35
5:00 p.m.	55%	35	85%	7	42
6:00 p.m.	66%	42	4%	0	42
7:00 p.m.	73%	46	0%	0	46
8:00 p.m.	77%	49	0%	0	49
9:00 p.m.	86%	54	0%	0	54
10:00 p.m.	92%	58	0%	0	58
11:00 p.m.	97%	61	0%	0	61

## Table 3 – Weekday Parking Demand Percentages

The calculated totals for each of the land use percentages (shown in Table 3) exceed the number of parking stalls provided in the site plan (57 parking stalls) during the hours of 10:00 p.m. to 5:00 a.m. only. All other hours of the day, the number of parking stalls provided on site will be sufficient for the land uses proposed. It should be noted this total does not account for the parking stalls along Main Street that can also be used as there are dedicated parking stalls along Main Street. Using the number of parking stalls along Main Street, and the probability that these parking stalls will be empty during the 10:00 p.m. to 5:00 a.m. hours, as the adjacent businesses that typically use these stalls will be closed during these hours, there should be adequate parking stalls for this development using the City's Land Use Ordinances parking requirements.



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# CONCLUSION

Based on the provided site plan, the Mixed-Use Development will consist of 28 Multifamily Residential units (condos/townhomes) and 2,170 SF of Small Office space. The proposed layout of the development will provide for 57 parking stalls onsite with the option for additional parking along 400 South and Main Street. Using the *ITE Parking Generation Manual*, the calculated number of parking stalls will range from 52 parking stalls during a typical weekday, 45 stalls on a typical Saturday, and 47 stalls on a typical Sunday. The proposed site plan will provide more parking stalls than are recommended by the *ITE Parking Generation Manual*. These calculated numbers are assuming both land uses, are using 100% of the recommended number of parking stalls at the same time.

Using the Percent of Peak Parking Demand Tables from the ITE Parking Generation Manual, these land uses will not overlap with their peak demands for parking on a typical weekday. The peak demand for parking for a multifamily residential land use is between 6:00 p.m. to 7:00 a.m., and the peak demand for office is between 8:00 a.m. to 5:00 p.m.

Using the Parking Generation calculations from the City Ordinances, the number of parking stalls for both these land uses is 71 parking stalls if both land uses are using 100% of their required stalls. Using the percentages from the *Peak Parking Demand Tables* from the *ITE Parking Generation Manual*, during a typical day, the highest number of parking stalls needed would be 63 stalls, which exceeds the provided number of parking stalls on-site by 6 stalls. However, with the existing on-street parking along Main Street, and the off hours the adjacent businesses will have compared to the peak parking demand for this Mixed-Use Development, there should be adequate available parking stalls along Main Street to meet the parking needs of this development.

Therefore, it is concluded that the proposed site plan for the Mixed-Use Development on 400 South and Main Street will provide adequate parking stalls, 57, compared to the number of parking stalls calculated per the *ITE Parking Generation Manual*. With the use of the available parking stalls along Main Street, the number of available stalls can also be met using the calculations from the City's Ordinances along with the *Peak Parking Demand Percentage Tables*.

Please feel free to contact me with any questions or comments.

Sincerely,

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