



**Bountiful City**  
**Planning Commission Agenda**  
**Tuesday, August 20, 2024**  
**5:00 p.m.**

**NOTICE IS HEREBY GIVEN** that Bountiful City Planning Commission will hold a meeting in the **Planning Conference Room**, Bountiful City Hall, 795 South Main, Bountiful, Utah, 84010, at the time and on the date given above. The public is invited to attend. Persons who are disabled as defined by the Americans with Disabilities Act may request an accommodation by contacting the Bountiful City Planning Office at 801-298-6190. Notification at least 24 hours prior to the meeting would be appreciated.

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1. Welcome and Roll Call
2. Consideration to Approve the meeting minutes from August 06, 2024
  - Review
  - Action
3. Final Architectural and Site Plan Review for Bountiful Flex Garages at 260 North 500 West  
*Senior Planner Corbridge*
  - Review
  - Action: Recommendation to City Council
4. Planning Director's report, update, and miscellaneous items
5. Adjourn



1 **Draft Minutes of the**  
2 **BOUNTIFUL CITY PLANNING COMMISSION**  
3 **Tuesday, August 06, 2024 – 6:30 p.m.**  
4

5 Official notice of the Planning Commission Meeting was given by posting an agenda at City  
6 Hall, and on the Bountiful City Website and the Utah Public Notice Website.  
7

8 **City Council Chambers**  
9 795 South Main Street, Bountiful, Utah 84010  
10

11 Present: Planning Commission Chair Lynn Jacobs, Alan Bott, Jim Clark,  
12 Beverly Ward, and Richard Higginson  
13  
14 Planning Director Francisco Astorga  
15 Senior Planner Amber Corbridge  
16 Assistant Planner Jonah David Hadlock  
17 City Engineer Lloyd Cheney  
18 City Attorney Bradley Jeppson  
19 Recording Secretary Sam Harris  
20  
21 Excused: Planning Commission Sean Monson and Krissy Gilmore  
22

23 **1. Welcome**  
24

25 Chair Jacobs called the meeting to order at 6:30 p.m. and welcomed everyone.  
26

27 **2. Consideration to approve meeting minutes from July 02, 2024**  
28

29 Commissioner Ward motioned to approve the minutes from July 02, 2024, and Commissioner  
30 Bott seconded the motion. The motion was approved with Commissioners Jacobs, Bott, Clark,  
31 Ward, and Higginson voting “aye.”  
32

33 **3. Conditional Use Permit for outdoor vehicle storage at 2773 South Main Street**  
34

35 Senior Planner Corbridge presented the item as outlined in the packet. She presented both the  
36 Conditional Use Permit (Agenda item 3) and the Preliminary/Final Architectural and Site Plan  
37 Review (Agenda item 4).  
38

39 Chair Jacobs opened the Public Hearing at 6:38 p.m. Valerie Jones, resident, asked for a  
40 condition to add slats to the chain link fence to help it look more residential and help with  
41 possible lighting mitigation. Chair Jacobs closed the Public Hearing at 6:41 p.m.  
42

43 Commissioner Bott had concerns about how proposed use would service the community and its  
44 potential to negatively impact surrounding uses.  
45

46 Commissioner Bott had concerns about how proposed use would service the community and its  
47 potential to negatively impact surrounding uses.

48 Commissioner Higginson expressed concerns about the proposed use conducting sales offsite,  
49 rather than onsite.

50  
51 Josh Erickson, applicant, stated that even though they do not directly service the community,  
52 many of their customers and the trucks that they use do service our community.

53  
54 Planning Director Astorga gave insight into the listed uses in the Bountiful City Land Use Code,  
55 specifically going over the criteria specified in the code and expressed his opinion in that the  
56 proposed Conditional Use Permit application complies with such.

57  
58 City Attorney Jeppson gave insight into the process of a Conditional Use Permit, stating it is  
59 already an allowed use, but there could be conditions imposed.

60  
61 Chair Jacobs questioned the applicant about the lighting for the concern for neighbors. Josh  
62 Erickson, the applicant, stated that they have not added any new lights but there should not be a  
63 significant change in the lighting.

64  
65 Commissioner Higginson motioned to approve the Conditional Use Permit for vehicle storage at  
66 2773 South Main Street. Commissioner Clark seconded the motion. The motion was approved  
67 with Commissioners Jacobs, Clark, Ward, and Higginson voting “aye”. Commissioner Bott voted  
68 “nay”.

69  
70 **4. Preliminary/Final Architectural and Site Plan Review at 2773 South Main Street**

71  
72 Commissioner Higginson motioned to forward a positive recommendation to approve the  
73 Preliminary/Final Architectural and Site Plan Review at 2773 South Main Street, to the City  
74 Council. Commissioner Ward seconded the motion. The motion was approved with  
75 Commissioners Jacobs, Bott, Clark, Ward, and Higginson voting “aye”.

76  
77 **5. Conditional Use Permit for a fast-food restaurant at 386 West 500 South**

78  
79 Senior Planner Corbridge presented the item as outlined in the packet. She presented both the  
80 Conditional Use Permit (Agenda item 5) and the Preliminary/Final Architectural and Site Plan  
81 Review (Agenda item 6).

82  
83 Commissioner Higginson had questions regarding the peninsula on the North-West side of the  
84 property, what will be done with that area and will it land lock the neighbor. Senior Planner  
85 Corbridge confirmed that this is used for underground retention with asphalt on top.

86  
87 Chair Jacobs opened the Public Hearing at 7:30 p.m. Gary Davis, resident, states that his family  
88 has been waiting a long time for a Jack in the Box to come to our community. Chair Jacobs  
89 closed the Public Hearing at 7:31 p.m.

90

91 Commissioner Ward inquired about the status of the shared access and the agreement. It was  
92 confirmed by the applicant that the agreement is a requirement in the lease agreement. Staff  
93 stated that a copy of the agreement is required during the building permit process.  
94

95 Commissioner Bott motioned to approve the Conditional Use Permit for a fast-food restaurant at  
96 386 West 500 South, subject to meeting all department staff review comments. Commissioner  
97 Clark seconded the motion. The motion was approved with Commissioners Jacobs, Bott, Clark,  
98 Ward, and Higginson voting “aye”.  
99

100 **6. Preliminary/Final Architectural and Site Plan Review at 386 West 500 South**  
101

102 Commissioner Higginson motioned to forward a positive recommendation to approve the  
103 Preliminary/Final Architectural and Site Plan Amendment for a fast-food restaurant at 386 West  
104 500 South, to the City Council. Commissioner Bott seconded the motion. The motion was  
105 approved with Commissioners Jacobs, Bott, Clark, Ward, and Higginson voting “aye”.  
106

107 **7. Preliminary/Final Architectural and Site Plan Review at 77 South 500 West**  
108

109 Senior Planner Corbridge presented the item as outlined in the packet.  
110

111 Commissioner Jacobs inquired about the access to the property and the required options given to  
112 them by UDOT. City Engineer Cheney explained that the applicant is required by UDOT to close  
113 the North drive approach to the property, as well as include cross access to the Big-O Tires and  
114 to the Cache Valley property to the South. The applicant stated they would comply with the  
115 UDOT requirements.  
116

117 Commissioner Jacobs motioned to forward a positive recommendation to the City Council, to  
118 approve the Preliminary/Final Architectural and Site Plan Review at 77 South 500 West, subject  
119 to the following conditions and removing number 1.  
120

121 ~~1. Updating the Planting Plan to either match the Landscape Plan or meet Land Use~~  
122 ~~Code 14-16-109(A)(4).~~

123 2. Submit a copy of a recorded access agreement between the property to the North.

124 3. Meet all department review comments prior to building permit approval.

125 4. Comply with UDOT requirements for access approval and construction standards in  
126 the UDOT right-of-way.

127 5. Add a COA regarding material changes in the future.  
128

129 Commissioner Higginson seconded the motion. The motion was approved with Commissioners  
130 Jacobs, Bott, Clark, Ward, and Higginson voting “aye”.  
131

132 **8. Conditional Use Permit for private assembly (event center) at 1480 South Orchard Dr.**  
133

134 Assistant Planner Hadlock presented the item as outlined in the packet.  
135

136 Commissioner Higginson had a question regarding parking use after 5:00 p.m. and if it could be  
137 adjusted for earlier use.

138  
139 Megan Erickson, applicant, states she completed her own parking study over three days,  
140 concluding that on average there are 11 cars in the parking lot. She acknowledged that she could  
141 lower her capacity from 65 guests using 16.25 parking spaces to 60 guests using 15 parking  
142 spaces, to alleviate the parking issue of only 15 parking spaces for her business.

143  
144 Chair Jacobs opened the Public Hearing at 7:58 p.m. Sharlynn Thompson, resident, questioned if  
145 there are regulations about parking on the street in front of houses and if there are problems with  
146 that who they contact. Gary Wall, resident, had concerns about the parking and adequate areas  
147 for garbage. Commissioner Higginson inquired about how many neighboring people park in the  
148 parking lot for long periods of time. Gary Wall stated that it is and has been a problem. Gary  
149 Davis, resident, had concerns for the applicant and the time limit. Chair Jacobs closed the Public  
150 Hearing at 8:08 p.m.

151  
152 Commissioner Bott inquired as to who sets the occupancy for a specific space. Planning Director  
153 Astorga described staff's method of utilizing the building code occupancy standards to provide  
154 an accurate parking count. The Commission deliberated its efficacy which included the  
155 discussion of removing condition of approval number 3 that proposed to lime the hours of  
156 operation.

157  
158 Commissioner Bott motioned to approve the Conditional Use Permit for private assembly (event  
159 center) at 1480 South Orchard Drive subject to the following conditions and removing number 3.

- 160  
161 1. Comply with all requirements of the building and fire codes.  
162 2. Obtain the necessary building permits to the satisfaction of the Building Official.  
163 3. ~~Limit the use to after 5pm on weekdays and to reasonable hours on weekends.~~  
164 4. If applicable, apply for and obtain permits for any new signage.  
165 5. Comply with any additional comments made by Staff or the Planning Commission

166  
167 Commissioner Higginson seconded the motion. The motion was approved with Commissioners  
168 Jacobs, Bott, Clark, Ward, and Higginson voting "aye".

169  
170 **9. Planning Director's Report/Update**

171  
172 Planning Director Astorga gave an update on the General Plan stating that a Work Session with  
173 the City Council is coming up next week on August 13, 2024, with a continuing focus on active  
174 transportation. He also gave an update about the policy on the attendance sheet for human  
175 resources.

176  
177 **10. Adjourn**

178  
179 Chair Jacobs adjourned the meeting at 8:27pm.

# Planning Commission Staff Report



**Subject:** Final Architectural and Site Plan for a Flex Warehouse Development at 260 North 500 West  
**Author:** Amber Corbridge, Senior Planner  
**Date:** August 20, 2024

## Background

The applicant Randy Beyer, the owner of 260 North 500 West is requesting Final Architectural and Site Plan for the flex warehouse development, *Bountiful Flex Garages*. The applicant is proposing to change the exterior building materials from the original approval given on [December 14, 2021](#) (See Attached Previously Approved Building Elevations). The applicant is proposing to change the architectural rooflines from angled to flat, reduce the number of windows, and replace the metal siding for concrete masonry units (CMU). All other architectural and site plan elements meeting staff review comments will remain the same as found in the December 14, 2021 report (See attached Updated Site Plan Package).

## Analysis

*The Planning Commission shall determine if the proposed amendment to the architectural plans submitted are consistent with the purpose and objectives of the Code (14-2-301).*

This application is for construction of a new building consisting of five (5) indoor vehicle storage units on a property located in the Heavy Commercial (C-H) Zone. The C-H Zone lists Vehicle Storage – Indoor as a permitted use. Other vehicle related uses are listed in the C-H as permitted or conditional uses. Vehicle Salvage/Wrecking and Self Storage Units or Warehouse w/o Office are both expressly prohibited uses in the C-H subzone and the City. Indoor vehicle storage is not further defined in the Land Use Code. It is important to note that while indoor vehicle storage is a permitted use within the zone, storage facilities are expressly prohibited. Staff will not make a different interpretation for this use other than for the indoor storage of vehicles. Furthermore, these units are not allowed to have kitchens and living spaces (sleeping and cooking facilities).

## *Yard Requirements*

Minimum Setback	Regulation	Proposal
Front/Street Yard	20 feet	West side: 232 feet from 500 West, complies.
Side Yard	10 feet	North side: 10 feet, complies. South side: 35.5 feet, complies.
Rear Yard	10 feet	East side: 10 feet, complies.
Yard Abutting Residential Lots	20 feet	North side, 10 feet, *see below.

*\*Land Use Code section 14-6-105 indicates that “An interior side or rear yard setback may be reduced during the site plan approval process if the land use authority determines that there is no need for a landscape buffer along that portion of the site, and that the public interest is better served by reducing the setback. However, no setback may be less than required by the International Building Code.”*

The proposed structure would be located on the north line of the DFCU property which is next to a large carport on the Manor Condominiums property to the north. The existing DFCU building is approximately 28 feet high and is setback 20 feet from the side property line. The existing carport straddles the property line. The residential building is located approximately 60 feet to the North of the same property line.



The proposed structure is also located approximately 200 feet from 500 west. Due to the location of the Manor Condominiums' carport and the 200-foot distance from 500 west, Staff does not find a need for a 20-foot landscape buffer directly north of the proposed building. Staff finds the proposed 10-foot setback is sufficient to meet the goals of the Code as there is a large carport directly north so there is no need for additional landscaping buffer. Additionally reducing the landscape buffer setback better serves the public interest by making the site more accessible to its users and provides for better and safer traffic and pedestrian circulation.



### *Building Height*

No building or structure in the Commercial Zone shall exceed three (3) stories or forty-five (45) feet in height as measured at the average grade. The maximum height of the building is 28 feet from average grade.

### *Parking*

The existing credit union building requires sixteen (16) parking spaces. There are sixteen (16) parking spaces adjacent to the existing building and the drive-through. The Land Use Code does not specify a parking ratio for indoor vehicle storage; however, it does indicate that the approving Authority is to determine the standard based on the recommendation of the City Planner and the City Engineer. Staff recommends allocating one (1) parking space per indoor vehicle storage unit, consisting of a total of five (5) parking spaces. There are six (6) parking spaces east of the drive-through that would comply with this recommendation.

### *Access*

The existing driveway on the south of the entire site provides compliant access to the proposed building towards 500 West. As 500 West is a UDOT facility, the Applicant has already received necessary approvals, etc. for the existing driveway.

### *Landscaping*

The entire site, including the credit union, requires 15% of the lot area to be landscaped. The proposal includes 30% of the entire site to be landscaped, consisting of existing landscaping (27%) and additional landscaping (3%). A minimum of ten (10) feet wide landscape buffer is required adjacent to all residential properties which matches the interior side yard setback reduction from 20 to 10 feet along the north side. The proposal includes a total of seven (7) additional trees and 20 additional shrubs directly adjacent to the proposed building. While the submitted landscape plan was not signed and stamped by a licensed landscape architect, Staff recommends based on the already compliant landscaping percentage that it be provided to the City during the building permit review, to be consistent with the landscaping provided on the Overall Site Plan and applicable landscaping requirements.

### *Building Materials*

The proposed building is one level with a mezzanine and shows painted concrete masonry unit (CMU). The proposal includes higher building corners along the south elevation creating vertical articulation in conjunction with the proposed different materials which break up the building mass.

### *Utilities*

Development of this site included the installation of sewer and culinary water service to the eastern end of the development. The developer anticipates that each unit will be served with culinary water and sanitary sewer. An underground storm water detention system was also installed during the construction of the credit union building and is sufficiently sized to accommodate the proposed use for the site. Electrical and gas utility services are also available in the immediate vicinity.

### **Department Review**

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

### **Significant Impacts**

The development is occurring in an area with urban levels of infrastructure already in place. Impacts from the development of this property have been anticipated in the design of the existing storm water, sewer, and water and 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 Final Architectural and Site Plan application for the proposed flex warehouse development and forward a positive recommendation to the City Council subject to the following:

1. All units will only be used for indoor vehicle storage. Traditional storage units are prohibited.
2. A signed/stamped landscape plan shall be provided during the building permit review consistent with the landscaping provided on the Overall Site Plan, and applicable landscaping requirements.

### **Attachments**

1. Previously Approved Building Elevations
2. Proposed Building Elevations
3. Updated Site Plan Package

# Attachment 1: Previously Approved Building Elevations

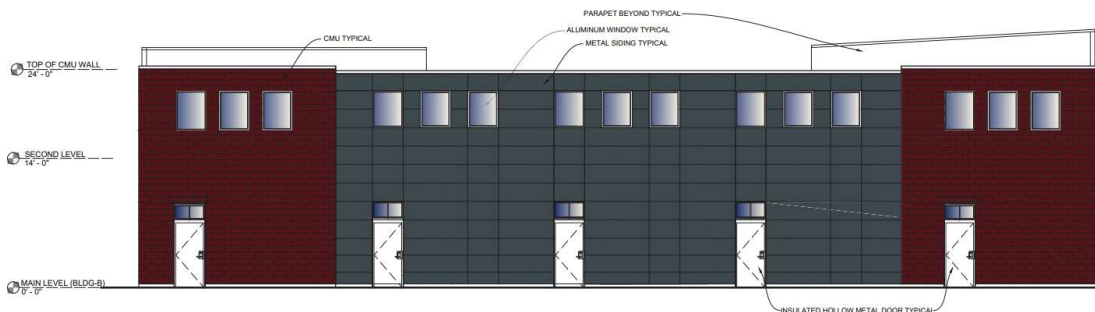


1 SOUTH ELEVATION  
 FULL SCALE: 1/4" = 1'-0"  
 TYPICAL SCALE: 1/8" = 1'-0"

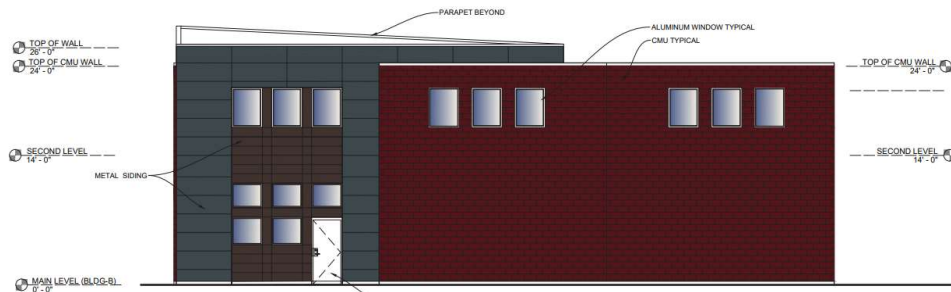


1 WEST ELEVATION  
 FULL SCALE: 1/4" = 1'-0"  
 TYPICAL SCALE: 1/8" = 1'-0"

IF THIS SHEET IS NOT 2024 THEN IT IS A REDUCED SIZE PLOT. USE GRAPHIC SCALE ACCORDINGLY.

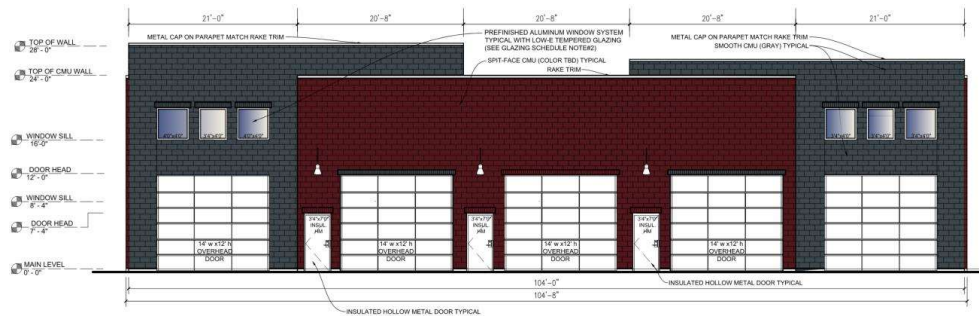


1 NORTH ELEVATION  
 FULL SCALE: 1/4" = 1'-0"  
 TYPICAL SCALE: 1/8" = 1'-0"

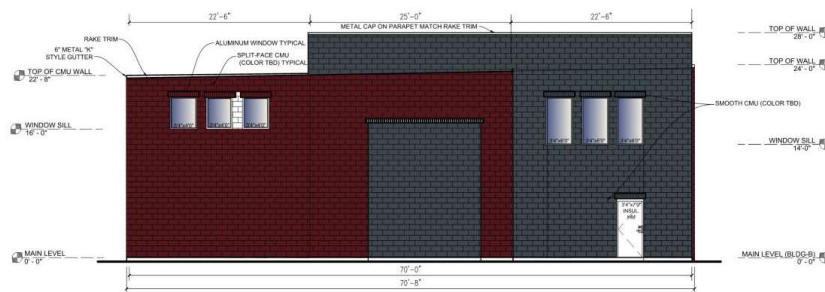


1 EAST ELEVATION  
 FULL SCALE: 1/4" = 1'-0"  
 TYPICAL SCALE: 1/8" = 1'-0"

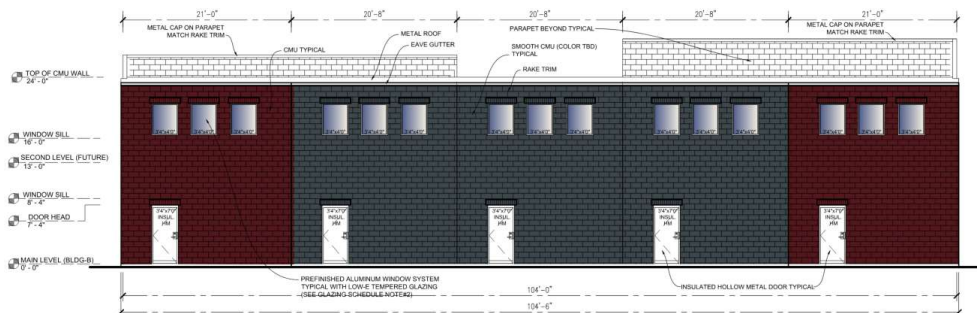
# Attachment 2: Proposed Building Elevations



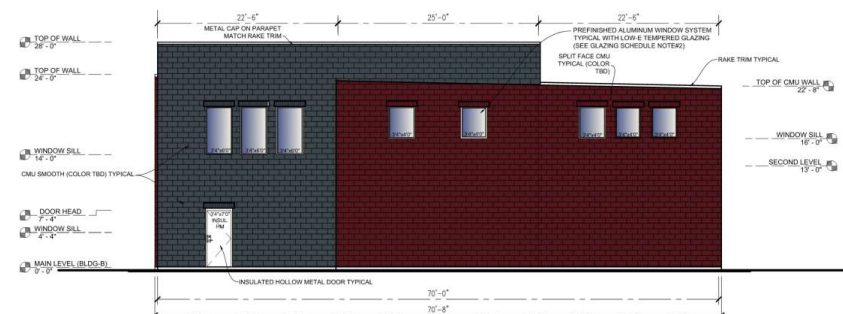
1 SOUTH ELEVATION  
 3/16"=1'-0"  
 24"x36" SCALE: 3/16" = 1'-0"  
 11"x17" SCALE: 3/32" = 1'-0"



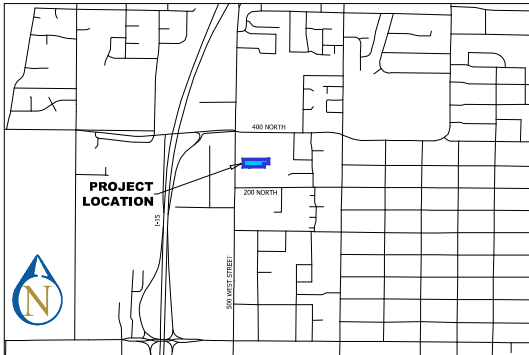
2 WEST ELEVATION  
 3/16"=1'-0"  
 24"x36" SCALE: 3/16" = 1'-0"  
 11"x17" SCALE: 3/32" = 1'-0"



1 NORTH ELEVATION  
 1/8"=1'-0"  
 FULL SCALE: 1/8" = 1'-0"  
 11"x17" SCALE: 1/8" = 1'-0"



1 EAST ELEVATION  
 1/8"=1'-0"  
 FULL SCALE: 1/8" = 1'-0"  
 11"x17" SCALE: 1/8" = 1'-0"



SCALE: 1"=1000'

# DFCU ADDITION

260 NORTH 500 WEST  
 LOCATED IN THE SW 1/4 OF SECTION 19, T.2N., R.1E., S.L.B.&M.  
 BOUNTIFUL CITY CITY, DAVIS COUNTY, UTAH

## SHEET INDEX

NUMBER	TITLE
C100	COVER
C101	NOTES & LEGEND
C400	SITE PLAN
C500	GRADING PLAN
C600	UTILITY PLAN
C900	SITE DETAIL SHEET

Client **DESERET FIRST CREDIT UNION**  
 Contact **Spencer Park**  
 Phone **(801) 456-7161**  
 Address **3999 W Parkway Blvd**  
**West Valley City, UT 84120**

**CITY ENGINEER'S APPROVAL**  
 APPROVED BY THE FARMINGTON CITY ENGINEER, THIS \_\_\_\_ DAY OF  
 \_\_\_\_\_, 20\_\_\_\_.  
 \_\_\_\_\_  
 FARMINGTON CITY ENGINEER

### GENERAL NOTES

- ALL WORK WITHIN A PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS & SPECIFICATIONS.
- ALL UTILITY WORK SHALL CONFORM TO THE UTILITY OWNERS STANDARDS & SPECIFICATIONS.
- 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.
- THE CONTRACTOR SHALL COORDINATE AND OBTAIN ANY PERMITS REQUIRED FOR THE WORK SHOWN HEREON.
- 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.
- THE CONTRACTOR IS TO FIELD VERIFY THE LOCATION AND ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES PRIOR TO STAKING AND CONSTRUCTION.
- CALL BLUESTAKES AT LEAST 48 HOURS PRIOR TO DIGGING. DO NOT PROCEED UNTIL BLUESTAKES ARE MARKED.
- IT SHALL BE THE CONTRACTOR'S AND SUBCONTRACTORS RESPONSIBILITY TO MEET ALL APPLICABLE HEALTH AND SAFETY REGULATIONS, AND THEY SHALL ASSUME SOLE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING CONSTRUCTION OF THIS PROJECT, SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK, AND THE PUBLIC IS PROTECTED.

M:\1185017.D - PRODUCTION (DWG) - 48x-56x-PLAN SET-1185017

**DFCU ADDITION**  
**1185017**

**RNH**  
 CIVIL  
 SURVEY  
 ENGINEER

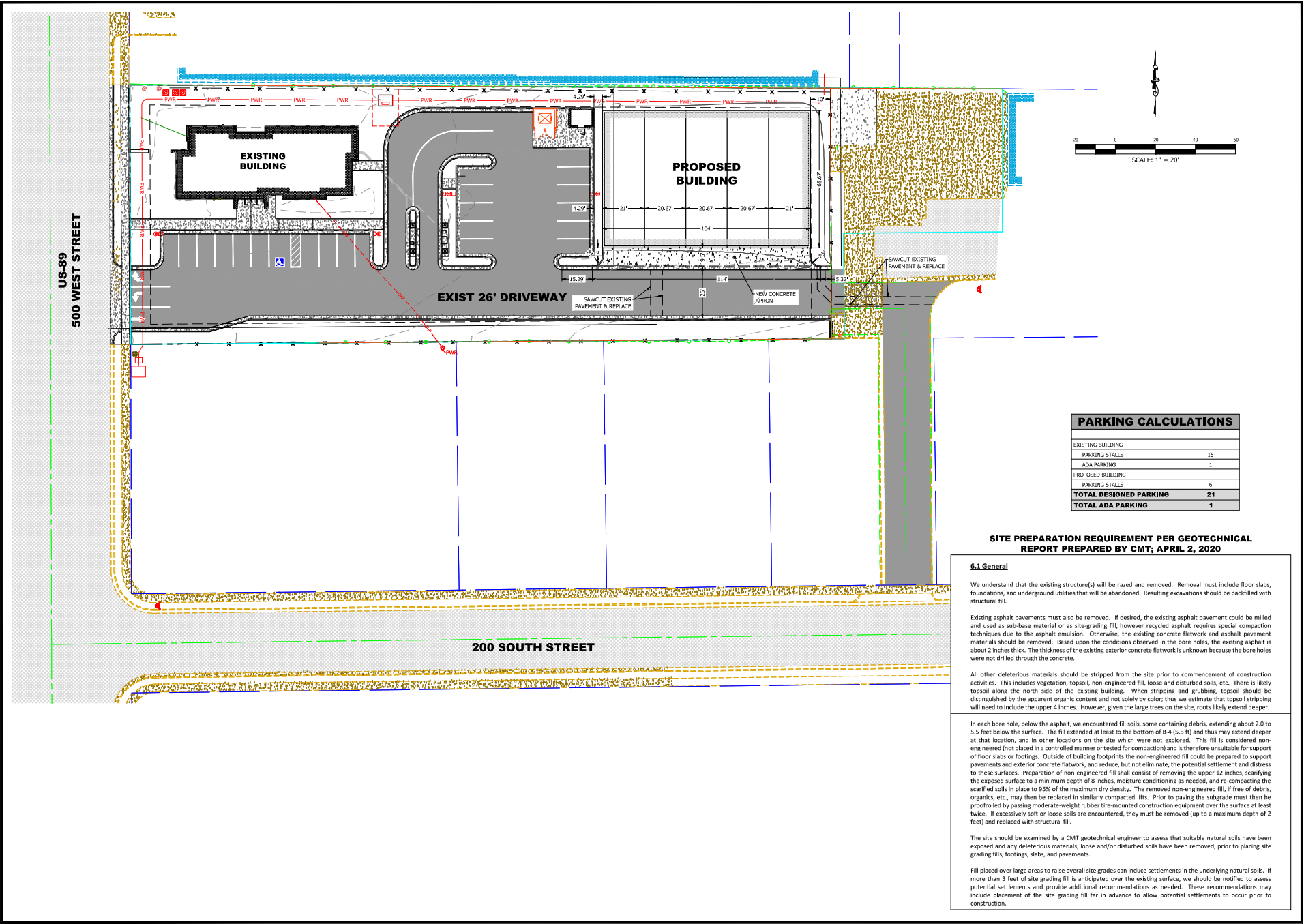
**STA**

REV #	BY	DATE

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

**C100**  
 COVER





PARKING CALCULATIONS	
EXISTING BUILDING	
PARKING STALLS	15
ADA PARKING	1
PROPOSED BUILDING	
PARKING STALLS	6
<b>TOTAL DESIGNED PARKING</b>	<b>21</b>
<b>TOTAL ADA PARKING</b>	<b>1</b>

**SITE PREPARATION REQUIREMENT PER GEOTECHNICAL REPORT PREPARED BY CMT; APRIL 2, 2020**

**6.1 General**

We understand that the existing structure(s) will be razed and removed. Removal must include floor slabs, foundations, and underground utilities that will be abandoned. Resulting excavations should be backfilled with structural fill.

Existing asphalt pavements must also be removed. If desired, the existing asphalt pavement could be milled and used as sub-base material or as site-grading fill; however recycled asphalt requires special compaction techniques due to the asphalt emulsion. Otherwise, the existing concrete flatwork and asphalt pavement materials should be removed. Based upon the conditions observed in the bore holes, the existing asphalt is about 2 inches thick. The thickness of the existing exterior concrete flatwork is unknown because the bore holes were not drilled through the concrete.

All other deleterious materials should be stripped from the site prior to commencement of construction activities. This includes vegetation, topsoil, non-engineered fill, loose and disturbed soils, etc. There is likely topsoil along the north side of the existing building. When stripping and grubbing, topsoil should be distinguished by the apparent organic content and not solely by color; thus we estimate that topsoil stripping will need to include the upper 4 inches. However, given the large trees on the site, roots likely extend deeper.

In each bore hole, below the asphalt, we encountered fill soils, some containing debris, extending about 2.0 to 5.5 feet below the surface. The fill extended at least to the bottom of B-4 (5.5 ft) and thus may extend deeper at that location, and in other locations on the site which were not explored. This fill is considered non-engineered (not placed in a controlled manner or tested for compaction) and is therefore unsuitable for support of floor slabs or footings. Outside of building footprints the non-engineered fill could be prepared to support pavements and exterior concrete flatwork, and reduce, but not eliminate, the potential settlement and distress to these surfaces. Preparation of non-engineered fill shall consist of removing the upper 12 inches, scarifying the exposed surface to a minimum depth of 8 inches, moisture conditioning as needed, and re-compacting the scarified soils in place to 95% of the maximum dry density. The removed non-engineered fill, if free of debris, organics, etc., may then be replaced in similarly compacted lifts. Prior to paving the subgrade must then be proofrolled by passing moderate-weight rubber tire-mounted construction equipment over the surface at least twice. If excessively soft or loose soils are encountered, they must be removed (up to a maximum depth of 2 feet) and replaced with structural fill.

The site should be examined by a CMT geotechnical engineer to assess that suitable natural soils have been exposed and any deleterious materials, loose and/or disturbed soils have been removed, prior to placing site grading fills, footings, slabs, and pavements.

Fill placed over large areas to raise overall site grades can induce settlements in the underlying natural soils. If more than 3 feet of site grading fill is anticipated over the existing surface, we should be notified to assess potential settlements and provide additional recommendations as needed. These recommendations may include placement of the site grading fill far in advance to allow potential settlements to occur prior to construction.

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

Entellus

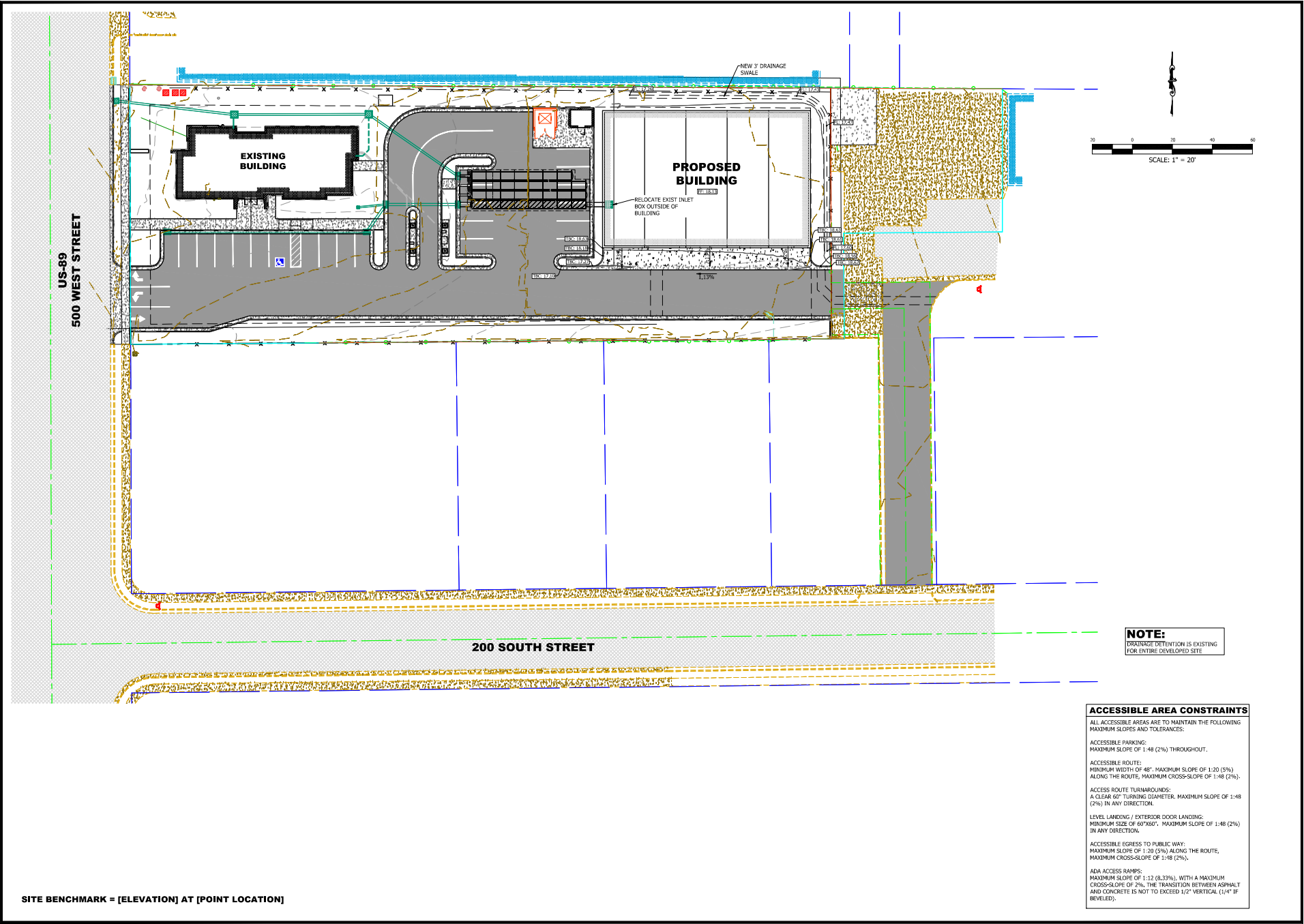
CIVIL ENGINEER  
 SURVEY ENGINEER  
 STA

RNH  
 DFCU ADDITION  
 1185017

REV # BY DATE  
 1  
 2  
 3  
 4  
 5

1470 SOUTH 600 WEST  
 WOODS CROSS, UT 84010  
 PHONE 801.298.2236  
 WWW.ENTELLUS.COM

C400  
 SITE PLAN



SITE BENCHMARK = [ELEVATION] AT [POINT LOCATION]

**ACCESSIBLE AREA CONSTRAINTS**

ALL ACCESSIBLE AREAS ARE TO MAINTAIN THE FOLLOWING MAXIMUM SLOPES AND TOLERANCES:

**ACCESSIBLE PARKING:**  
MAXIMUM SLOPE OF 1:48 (2%) THROUGHOUT.

**ACCESSIBLE ROUTE:**  
MINIMUM WIDTH OF 48"; MAXIMUM SLOPE OF 1:20 (5%)  
ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

**ACCESS ROUTE TURNAROUNDS:**  
A CLEAR 60' TURNING DIAMETER, MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

**LEVEL LANDING / EXTERIOR DOOR LANDING:**  
MINIMUM SIZE OF 60'x60", MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

**ACCESSIBLE EGRESS TO PUBLIC WAY:**  
MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE,  
MAXIMUM CROSS-SLOPE OF 1:48 (2%).

**ADA ACCESS RAMPS:**  
MAXIMUM SLOPE OF 1:12 (8.33%), WITH A MAXIMUM CROSS-SLOPE OF 2%, THE TRANSITION BETWEEN ASPHALT AND CONCRETE IS NOT TO EXCEED 1/2" VERTICAL (1/4" IF REVEELED).

1185017.D - PRODUCTION (04) - P&S PLAN SET-1185017

**DFCU ADDITION**

**1185017**

**CIVIL**

**RNH**

**STA**

**ENGINEER**

**SURVEY**

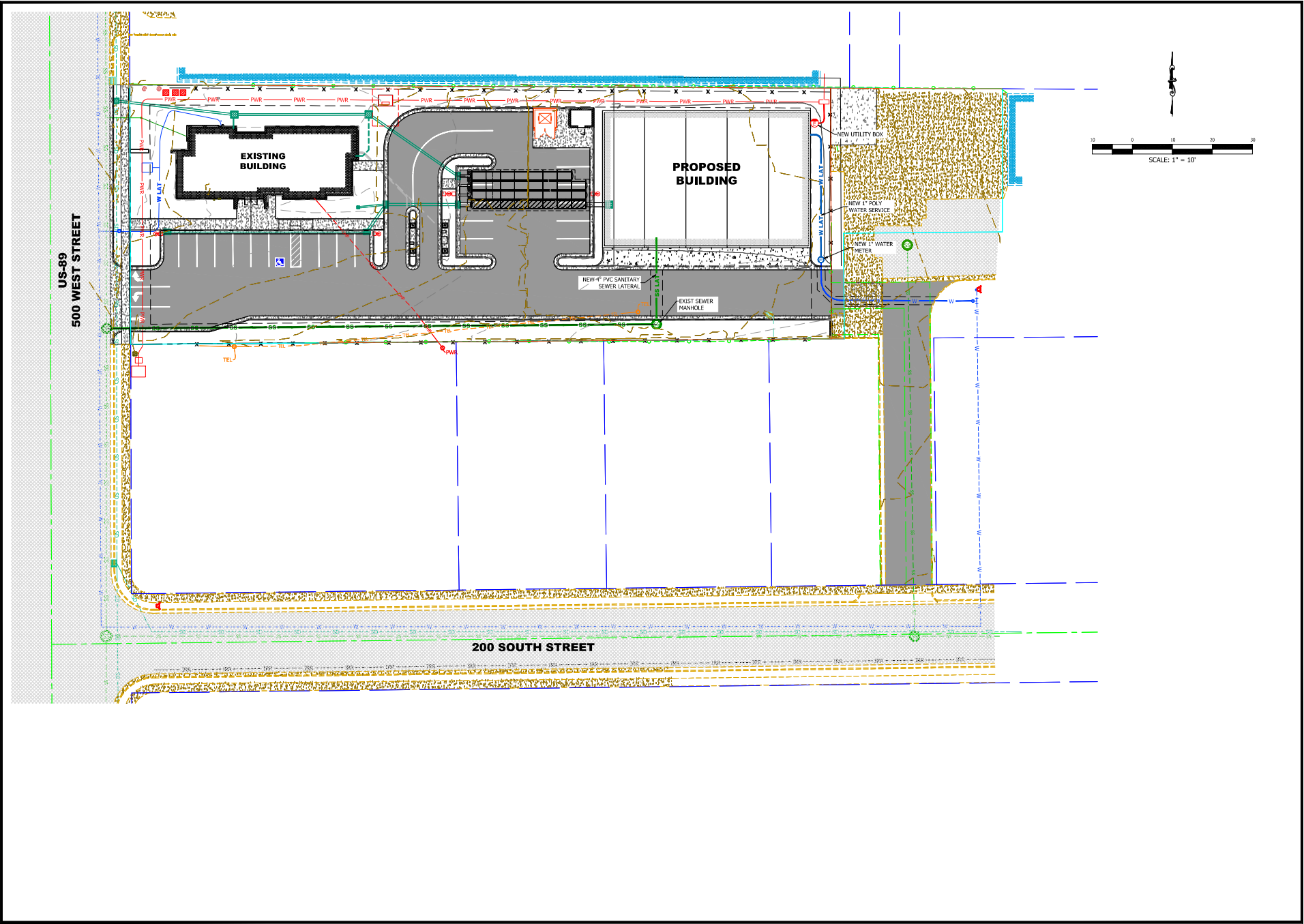
REV #	BY	DATE

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Phone 801.298.2236  
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**C500**  
GRADING PLAN





1185017.D - PRODUCTION (04) - P&S PLAN SET-1185017

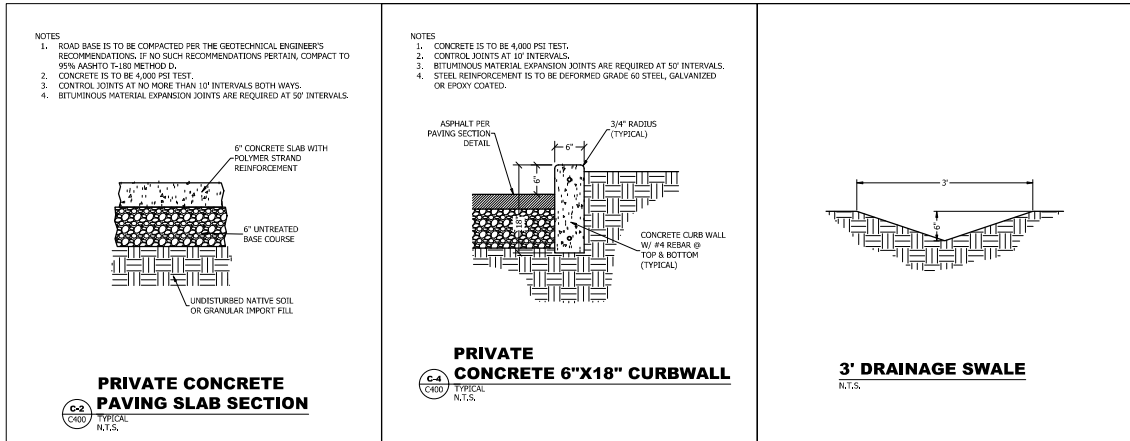
**DFCU ADDITION**  
**1185017**

CIVIL	<b>RNH</b>	ENGINEER	<b>STA</b>
DATE			
BY			
REV #			

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**C600**  
 UTILITY PLAN



1185017.D - PRODUCTION (REV) 04 - 45m S&P PLAN SET-1185017

**DFCU ADDITION**  
**1185017**

**RNH**  
 CIVIL  
 SURVEY  
 ENGINEER

**STA**

REV #	BY	DATE

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**C900**  
 SITE DETAIL SHEET