

BOUNTIFUL CITY
PLANNING COMMISSION AGENDA
Tuesday, November 19, 2019
6:30 p.m.

NOTICE IS HEREBY GIVEN that the Bountiful City Planning Commission will hold a meeting in the Conference Room, **South Davis Metro Fire Station, 255 South 100 West, 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 298-6190. Notification at least 24 hours prior to the meeting would be appreciated.

1. Welcome and Introductions.
2. Approval of the minutes for October 29, 2019.
3. Consider final site plan approval for a new building for Alphagraphics located at 265 South Main St, Spencer Anderson representing Alphagraphics, applicant – Curtis Poole
4. Consider preliminary and final site plan approval for commercial business, Daniel Wood Square located at 410 South 500 West, Leslie Mascaro representing Wright Development Group, applicant – Curtis Poole
5. Consider preliminary and final site plan approval for Quick Quack located at 110 North 500 West, Joseph Earnest representing Quick Quack, applicant – Curtis Poole
6. Planning Director’s report, review of pending applications and miscellaneous business.



Francisco Astorga, Planning Director

Bountiful City
Planning Commission Minutes
October 29, 2019

Present: Chair – Sean Monson; Planning Commission Members – Sam Bawden, Jesse Bell, Jim Clark and Sharon Spratley; City Council Representation – Richard Higginson; City Attorney – Clint Drake; City Planner – Francisco Astorga; City Engineer – Lloyd Cheney; and Recording Secretary – Darlene Baetz

Excused: Vice Chair – Von Hill

1. Welcome and Introductions.

Chair Monson opened the meeting at 6:30 pm and welcomed all those present.

2. Approval of the minutes for October 15, 2019.

Sharon Spratley made a motion to approve the minutes for October 15, 2019 as written. Richard Higginson seconded the motion. Voting passed 6-0 with Commission members Bawden, Bell, Clark, Higginson, Monson, and Spratley voting aye.

3. Continuations to a date uncertain:

- 1. PUBLIC HEARING – Conditional Use Permit for a Private Recreation Facility (Existing Swimming Pool) located at 2422 Claremont Dr, Ryan and Leslie Nakaya and Nathan Felix, applicants.**
- 2. PUBLIC HEARING – Subdivision Plat Amendment for Oakridge Manor Subdivision, Ryan and Leslie Nakaya and Nathan Felix, applicants.**

Francisco Astorga stated that the applicants pulled the above two items off the agenda.

4. PUBLIC HEARING - Consider approval of General Plan update of the Moderate Income Housing Plan as required by Senate Bill 34.

Francisco Astorga presented the staff report.

In March 2019, the Utah State Legislature adopted SB 34, which encourages local government to plan for housing for residents of all income levels, and coordinate that housing with transportation. SB 34 requires municipalities to develop a Moderate Income Housing (MIH) plan as part of the community's General Plan, including a recommendation to implement three (3) or more of the following MIH planning strategies:

- a. rezone for densities necessary to assure the production of MIH
- b. facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of MIH
- c. facilitate the rehabilitation of existing uninhabitable housing stock into MIH
- d. consider general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the city
- e. **create or allow for, and reduce regulations related to, accessory dwelling units in residential zones**
- f. **allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers**
- g. **encourage higher density or moderate income residential development near major transit investment corridors**

- h. eliminate or reduce parking requirements for residential development where a resident is less likely to rely on their own vehicle, e.g. residential development near major transit investment corridors or senior living facilities
- i. allow for single room occupancy developments
- j. implement zoning incentives for low to moderate income units in new developments
- k. utilize strategies that preserve subsidized low to moderate income units on a long-term basis
- l. **preserve existing MIH**
- m. reduce impact fees, as defined in Section 11-36a-102, related to low and MIH
- n. participate in a community land trust program for low or MIH
- o. implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality
- p. apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of MIH
- q. apply for or partner with an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity
- r. apply for or partner with an entity that applies for affordable housing programs administered by the Department of Workforce Services
- s. apply for or partner with an entity that applies for programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act [not in county list of recommendations]
- t. apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create MIH
- u. apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance
- v. utilize a MIH set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency
- w. any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income

Bountiful City has actively worked on MIH as first incorporated on the City's General Plan in 2000, as well as by preparing subsequent reports which have analyzed the City's efforts. See timeline below of relevant documentation:

- 2000 First Adopted Moderate Income Housing Plan adopted via Res. 2000-05
- 2007 Biennial MIH Report approved by Council on 05.22.2007
- 2010 Biennial MIH Report approved by Council on 09.14.2010
- 2012 Biennial MIH Report approved by Council on 10.23.2012
- 2014 Biennial MIH Report approved by Council on 01.13.2015
- 2016 Biennial MIH Report approved by Council on 12.13.2016
- 2018 Biennial MIH Report approved by Council on 12.11.2018
- 2019 *Proposed MIH Plan Update to be reviewed by Council on 11.12.2019*

Goals of the 2000 MIH Plan include:

- a. *Meet the needs of as many people as possible who desire to live in Bountiful.*
- b. *Allow all persons to benefit from and to fully participate in all aspects of neighborhood and community life.*
- c. *Preserve areas/neighborhoods where affordable housing already exists, in order to provide for low- and moderate-income housing to meet existing and anticipated future needs.*
- d. *Provide for a full range of housing choices, conveniently located in a suitable living environment, for all incomes, ages and family sizes.*
- e. *Encourage and maintain a positive neighborhood identity and image.*

- f. *Encourage neighborhood conservation by giving preference to the renovation and rehabilitation of existing dwelling units, particularly single family units, over the infill construction of new buildings.*
- g. *Maintain safe levels of traffic flow conducive to residential character.*
- h. *Encourage the development of vacant lots and the redevelopment of non-contributing buildings with structures of compatible design and character.*
- i. *Encourage the replacement of or adaptive reuse of vacant structures in multiple-family and mixed use zones.*

As identified on the 2018 Biennial MIH Report, the City has actively worked on the following (consistency with SB 34 strategies is underlined) :

- *Taken measures to increase allowed densities in the Downtown Mixed Use Zone by adopting increased building heights and decreased minimum lot sizes, which allows for development of high density multi-family housing on properties where that previously would have not been possible. Several mixed use and multifamily developments have occurred in the area since the adoption of the zone.*
Aligns with strategy f – allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers; and strategy g - encourage higher density or moderate income residential development near major transit investment corridors.
- *The City continues to plan for multi-family residential along transit corridors including the South Davis Bus Rapid Transit corridor. Zone changes along this corridor have been approved allowing high density residential development and projects incorporating high density housing have recently received approval in these areas. The City has provided low interest loans to developers in order to support these projects.*
Aligns with strategy f – allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers; and strategy g - encourage higher density or moderate income residential development near major transit investment corridors.
- *The City recently [removed certain] restrictions on accessory dwelling units allowing for additional opportunities for these affordable housing units throughout all single family zones in the City.*
Aligns with strategy e - create or allow for, and reduce regulations related to, accessory dwelling units in residential zones.
- *Bountiful City ordinances allow flexibility in remodeling and upgrading homes built prior to 1965 that did not meet current setback requirements and/or that did not have an attached two car garage. Over 65 percent of single family homes in Bountiful were constructed before 1980. The goal of these criteria was primarily the preservation of these existing, affordable housing areas. The City also recently adopted changes to parking and driveway standards in order to help these older affordable units to respond to changes in automobile ownership in the past decades. The City also allows for legal non-conforming duplexes in single family zones as a permitted use, thus allowing the preservation, upgrading, and refinancing of these units.*
Aligns with strategy l. preserve existing MIH.

Bountiful City approved 4 ADUs in 2017, 8 in 2018, and 13 in 2019 (as the date of this report). As reported by the Bountiful City Engineering Office which oversees building permits, in 2019 (as the date of this report) the City added 23 single-family units and 42 multi-family units.

Staff recommends that the Planning Commission consider the following four (4) strategies to be incorporated as an Update to the City's MIH Plan:

- e. **create or allow for, and reduce regulations related to, accessory dwelling units in residential zones**
- f. **allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers**
- g. **encourage higher density or moderate income residential development near major transit investment corridors**
- l. **preserve existing MIH**

The Planning Commission may recommend consideration of other strategies listed on the “menu” provided by the Legislature listed on SB 34 as a recommendation to the City Council.

In 2018 the City conducted an analysis using the tools provided by the Utah Department of Workforce Services (DWS) as part of the 2018 MIH biennial report. This analysis showed that the City made progress in the provision of MIH over the past two (2) years for targeted populations. It is expected that the recent changes to the Downtown Mixed Use Zone standards, particularly those allowing for the development of smaller lot multi-family residential will have a positive impact on provision of housing for this demographic.

The City does not currently have any municipally sponsored programs subsidizing affordable housing, but there are a number of state and federally subsidized units in Bountiful City. The City currently has a total of 17 units subsidized by the Olene Walker Housing Loan Fund and an additional 167 units subsidized by the Low Income Housing Tax Credit program. In 2018 the City reported 87 units which received Section 8 vouchers. The Bountiful City Redevelopment Area (RDA) does not include a housing set-aside because the RDA was approved prior to this requirement being adopted into State law. The City has not waived development fees for MIH in the past, but has provided assistance in the form of low interest loans to mixed use developments containing multi-family residential units.

The City is required to comply with the SB 34 MIH planning element of our General Plan, post it on the City’s website and report it to the Utah Department of Workforce Services (DWS) by December 1, 2019. The City is required to report on the implementation (including successes and impediments) of the strategies identified in the MIH plan update by December 1, 2020 and annually thereafter. The City will use the DWS reporting form. By no specific deadline, but when the City updates the Land Use and Transportation/Traffic Circulation Elements of the General Plan, the City would also need to comply the new specifications mandated by SB 34 for these elements.

Chair Sean Monson opened the **PUBLIC HEARING** at 6:47 p.m.

Kathleen Bailey wanted to understand how the City is defining Moderate Income Housing and does it include multi-family? Does the home stay as moderate income if an addition is built for the home? Ms. Bailey would like to propose to the City Council that an Accessory Dwelling Unit (ADU) in the Bountiful have a set square footage and is not be based on a percentage and also set a maximum number of ADU’s in the City. She shared the research that she has discovered about ADU regulations in other cities. Ms. Bailey discussed the loans that are made available to mixed use developments from the City. She wants to see the moderate income housing as owned instead of rentals. She discussed her concerns about the approval of the Bountiful City ADU Code and short term rentals including Airbnb.

Chair Sean Monson closed the **PUBLIC HEARING** at 6:55 p.m.

Mr. Astorga stated that Bountiful City does not have a specific definition for Moderate Income Housing but did share LUDMA’s definition in which we get the authority “Housing occupied or reserved for occupancy by households with the gross household income equal to or less than 80% of the medium gross income for

households of the same size in the County in which the City is located.” The state does say that the City’s definition could be used. Most municipalities have a cap on the maximum size of the ADU which is something that the City could look at. The Bountiful City code is silent on short term rentals. Bountiful City Code defines family as “An individual, or two (2) or more persons related by blood, marriage, or adoption, or a group of not more than four (4) persons (excluding domestic help) who are not related, living in a dwelling unit as a single housekeeping unit and using common cooking facilities and entrances.” Redevelopment Agency (RDA) loan program for Bountiful was set up in 1981. There are no loan provisions for residential moderate income housing.

Mr. Higginson asked staff if the City should be taking active steps to preserve our number of existing moderate income housing stock. The City recently made changes in the Code to allow for reductions to the requirements for home additions to older lots but wonder if we should be looking at increasing restrictions for additions to older homes and narrow lots. Upon choosing the three strategies, will the City be asked to come up with a yearly review process and come up with ideas to preserve the housing stock for the next year? Mr. Astorga stated that there may be a need to have stricter codes so that the stock would remain. Ms. Spratley stated a concern about infringing on a home owner’s property rights.

Commission members stated concern about the City’s accountability to the State’s requirements and report details and City and Community midterm markers. Mr. Astorga discussed the City’s accountability to the State’s requirements and will have more details available in the next year’s report.

Mr. Higginson appreciated the information that Ms. Bailey brought to this meeting. He stated that City Council is not opposed to make changes to existing codes.

Sharon Spratley made a motion to forward a recommendation of approval to the City Council for the approval of the General Plan update of the Moderate Income Housing Plan as required by Senate Bill 34. Sam Bawden seconded the motion. Voting passed 6-0 with Commission members Bawden, Bell, Clark, Higginson, Monson and Spratley voting aye.

5. Planning Director’s report, review of pending applications and miscellaneous business.

- a. No Planning Commission meeting on November 5 due to Elections.

Chair Monson ascertained there were no other items to discuss. The meeting was adjourned at 7:28 p.m.

Francisco Astorga, Bountiful City Planner

Commission Staff Report

Item # 4

Subject: Final Architectural and Site Plan Review for new Alpha Graphics building
Author: Curtis Poole, Assistant City Planner
Address: 265 South Main Street
Date: November 13, 2019



Description of Request

The Applicant, Spencer Anderson, who is representing Alpha Graphics, requests Final Architectural and Site Plan approval for a new building with property improvements. The property is located within the Downtown (DN) Mixed Use Zone. The Applicant plans to combine the existing Alpha Graphics parcel and the former Bountiful RV parcel.

Background and Analysis

The Planning Commission reviewed and forwarded a positive recommendation of approval of a Preliminary Site Plan for the new Alpha Graphics building at its October 15, 2019 meeting. The City Council reviewed and voted to approve the Preliminary Site Plan at its October 22, 2019 meeting.

The property is in the DN Zone and is surrounded by commercial uses on all sides. The City owns an adjacent property to the northeast that is currently being used as a soccer field. The City has plans to construct a parking lot on the western portion of this parcel to accommodate anticipated parking demands generated by the Bountiful Plaza. The proposal is to construct a new building consisting of a 14,500 square foot office and production facility to the south of the existing Alpha Graphics building. The proposed development is located on a 1.03 (44,997 square feet) acre property consisting of two (2) parcels. Prior to receiving a building permit, the two (2) parcels will need to be consolidated.

Access to the project will be via the current approach on Main Street and a new drive approach on 300 South. The Applicant will close two (2) existing approaches; one (1) on Main Street and one (1) on 300 South. The Applicant has submitted a parking/site plan; however, once the specific use of each space has been identified the submittal of an additional parking analysis may be required in order to demonstrate compliance with the Code.

The proposed new building meets the required setbacks and height standards for the DN Zone. The Applicant proposes building materials consisting of a mix of fiber cement panels, metal panels and aluminum or metal trim. Color renderings of the buildings are attached to this report. Plans submitted by the Applicant show an appropriate usage of architectural features which comply with the standards of the Code, which require certain building articulations to reduce large expansions of flat walls and surfaces of the building.

With the elimination of the connecting structure previously proposed to connect the buildings, the Applicant is proposing a screening wall to buffer employee areas between the buildings from public access points and will give the appearance of connecting the buildings. The wall will need to meet similar architectural features as the new building to eliminate a large blank wall. Plans show the proposal meets the minimum ten percent (10%) of landscape area.

Storm water will be collected on site in an underground detention facility with excess flows directed to a storm drainage system to be installed under the existing soccer field to the north of the property. The City will need to grant a new easement for the actual location of the storm drain through the soccer field. Plans have been reviewed by the City Engineer with redline changes and installation of the storm drain will need to be coordinated with the construction of the parking lot.

Department Review

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

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 system.

Recommended Action

Staff recommends that the Planning Commission forward to the City Council a recommendation of approval for Preliminary Architectural and Site Plan review for the new proposed Alpha Graphics building and property improvements subject to the following conditions:

1. Complete any and all redline corrections.
2. Prior to issuance of building permit, consolidate the two (2) parcels.
3. Resolve the redline changes of the new storm drainage system to the satisfaction of the City Engineer.
4. Demonstrate the screening wall has architectural and landscaping features to mitigate the appearance of a large flat surface.
5. All damaged curb, gutter and sidewalk along Main Street and 300 South shall be replaced.
6. Record a utility easement on the east property line to the satisfaction of the City Engineer and Bountiful City Light and Power Department.
7. Apply separately for signage meeting the standards of the Code.
8. Replace the existing drive approaches on Main Street and 300 South which will be abandoned with curb, gutter and sidewalk.
9. Pay fees and post an acceptable bond in the amount determined by the City Engineer.

10. Sign a Public Improvement Development Agreement.

Attachments

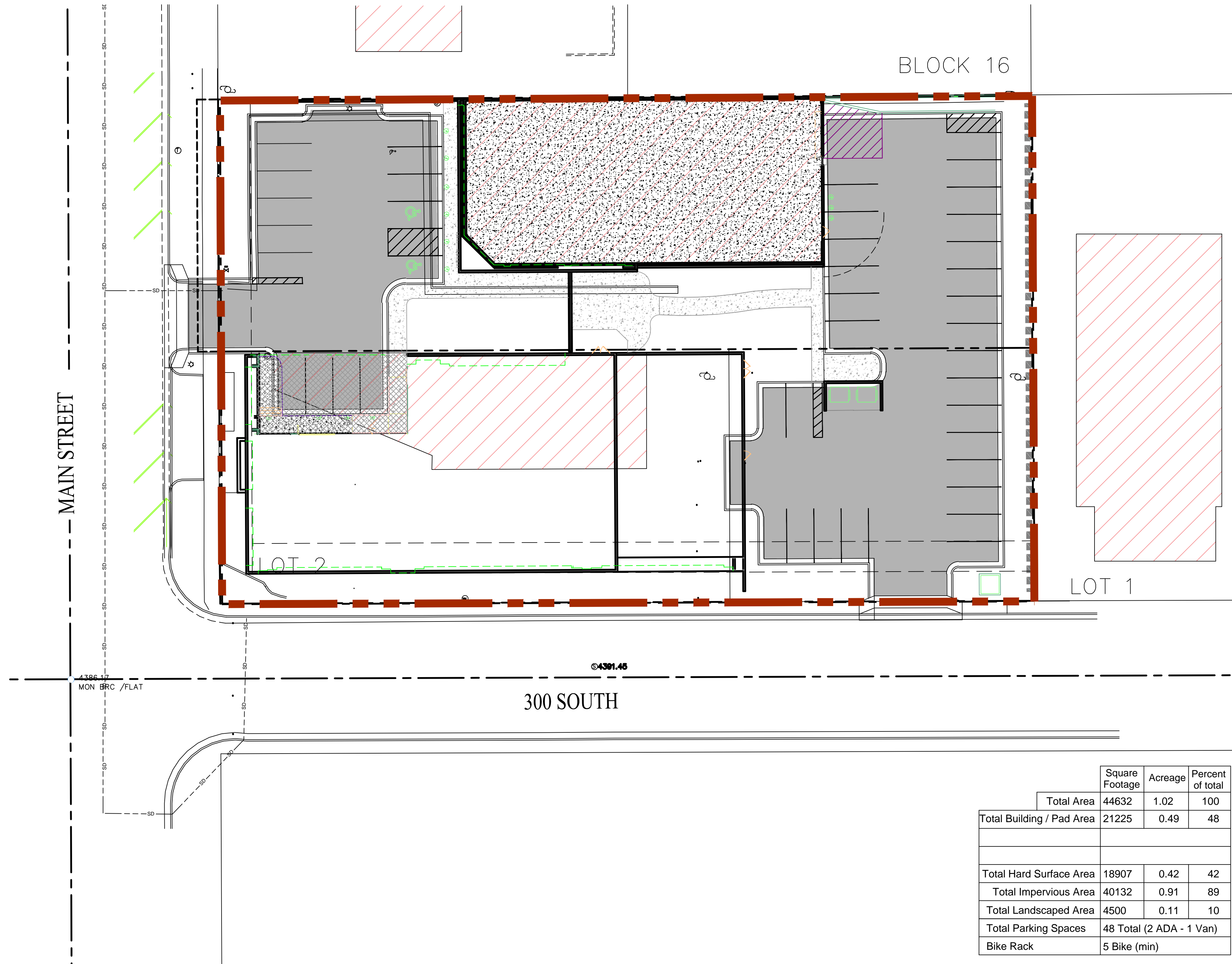
1. Aerial Photo
2. Floorplans
3. Building Elevations and Renderings
4. Site and Utility Plans
5. Landscape Plan

Aerial Photo



ALPHAGRAPHS REMODEL COMMERCIAL DEVELOPMENT

Bountiful, Utah



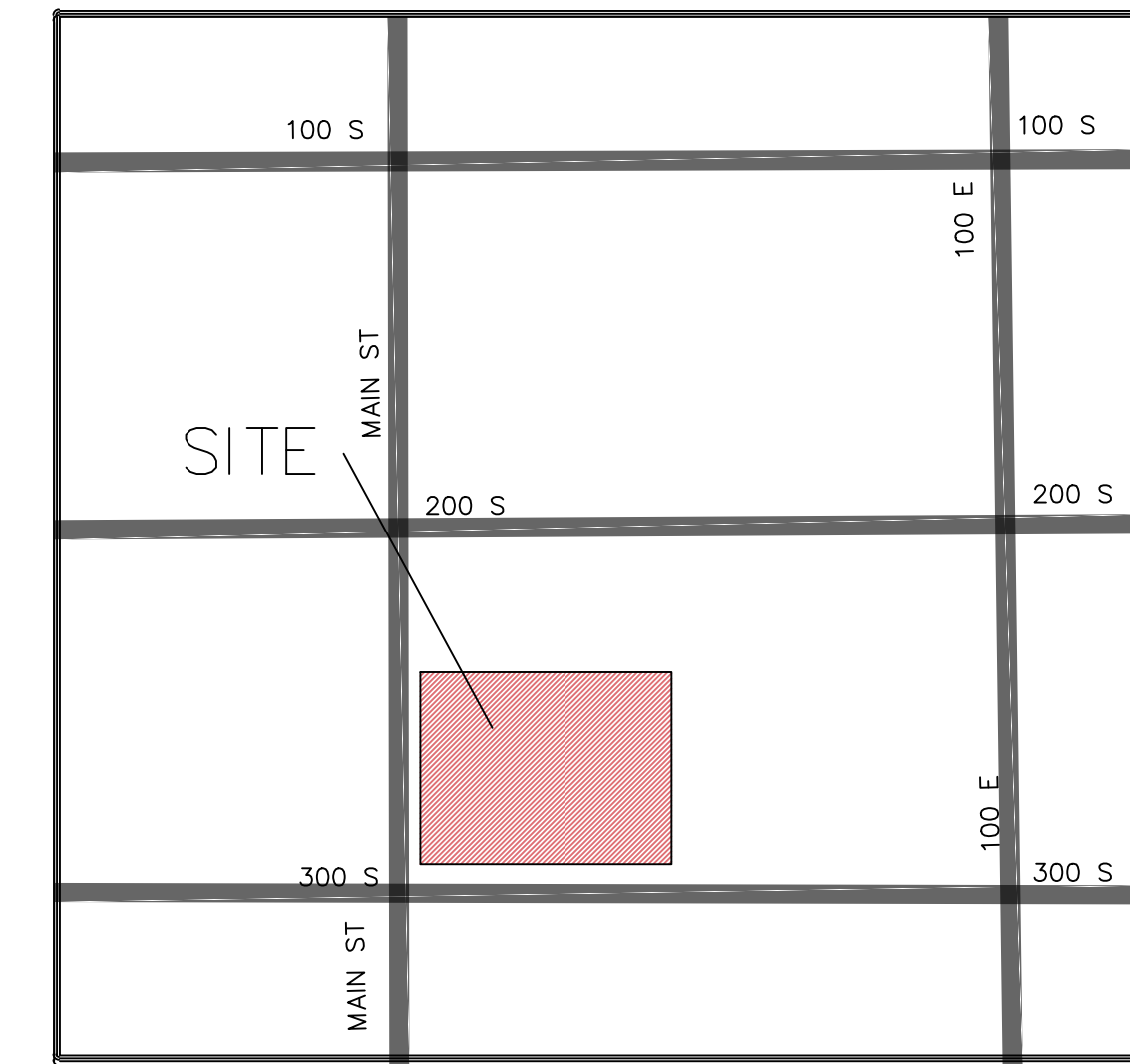
BLOCK 16

MAIN STREET

300 SOUTH

	Square Footage	Acreage	Percent of total
Total Area	44632	1.02	100
Total Building / Pad Area	21225	0.49	48
Total Hard Surface Area	18907	0.42	42
Total Impervious Area	40132	0.91	89
Total Landscaped Area	4500	0.11	10
Total Parking Spaces	48 Total (2 ADA - 1 Van)		
Bike Rack	5 Bike (min)		

Tabulation Table



PROJECT DEVELOPER
Alphagraphics/Insight Communication
 265 South Main Street
 Bountiful, UT 84010
 (801) 295-2400

**PROJECT ENGINEER
& SURVEYOR**
REGION ENGINEERING & SURVEYING
 1776 NORTH STATE STREET #110
 OREM, UTAH 84057
 PH - 801.376.2245

-INDEX OF PLAN SHEETS-

SHEET	DESCRIPTION
CS-01	COVER SHEET
SP-01	SITE PLAN
FP-01	TRUCK TURNAROUND EXHIBIT
UP-01	UTILITY PLAN
GR-01	GRADING PLANS
PP-01	OFFSITE SD PLAN & PROFILE
DT-01 - DT-02	TYPICAL DETAILS

Engineering & Surveying
region
 1776 N. State St. #110
 Orem, UT 84057
 P: 801.376.2245
 regiondesignllc.com

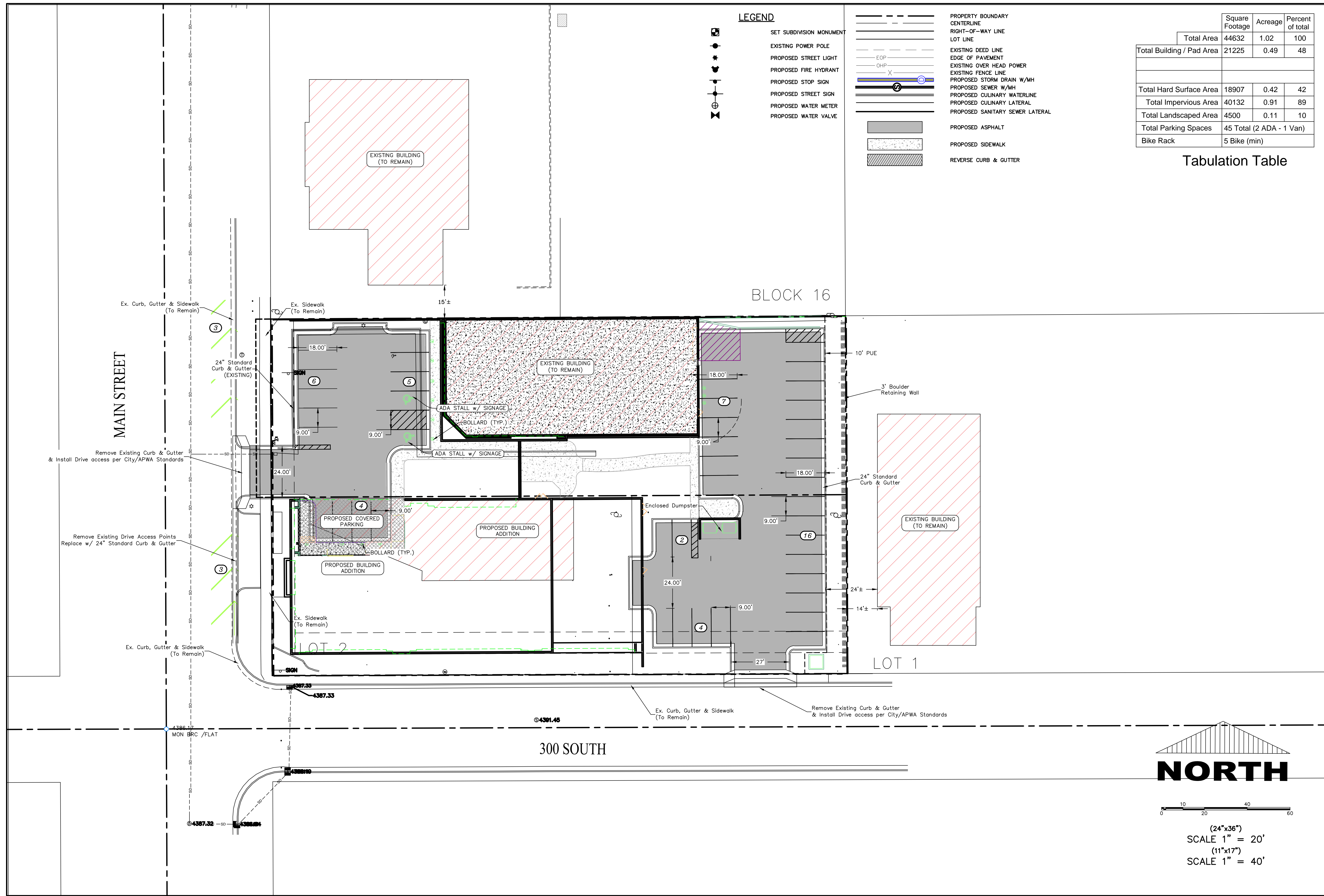
**ALPHAGRAPHS REMODEL
BOUNTIFUL, UTAH**
 LOCATED IN SECTION 19, TOWNSHIP 2 NORTH
 RANGE 1 EAST,
 PLAT 'A', BOUNTIFUL TOWNSITE SURVEY
 SALT LAKE BASE AND MERIDIAN

DATE: 11.2.2019
 PROJECT #

REVISIONS:

1	
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SHEET NAME:
 COVER SHEET & NOTES
 SHEET:
CS-01



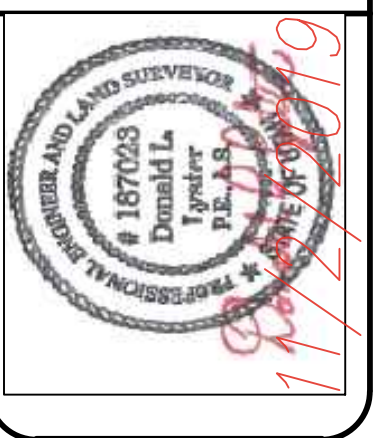
LEGEND

- SET SUBDIVISION MONUMENT
- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED STOP SIGN
- PROPOSED STREET SIGN
- PROPOSED WATER METER
- PROPOSED WATER VALVE
- PROPERTY BOUNDARY CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING DEED LINE
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- PROPOSED STORM DRAIN W/MH
- PROPOSED SEWER W/MH
- PROPOSED CULINARY WATERLINE
- PROPOSED CULINARY LATERAL
- PROPOSED SANITARY SEWER LATERAL
- PROPOSED ASPHALT
- PROPOSED SIDEWALK
- REVERSE CURB & GUTTER

	Square Footage	Acreage	Percent of total
Total Area	44632	1.02	100
Total Building / Pad Area	21225	0.49	48
Total Hard Surface Area	18907	0.42	42
Total Impervious Area	40132	0.91	89
Total Landscaped Area	4500	0.11	10
Total Parking Spaces	45 Total (2 ADA - 1 Van)		
Bike Rack	5 Bike (min)		

Tabulation Table

region
Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignllc.com



ALPHAGRAPHICS REMODEL BOUNTIFUL, UTAH
 LOCATED IN SECTION 19, TOWNSHIP 2 NORTH, RANGE 1 EAST, PLAT 'A', BOUNTIFUL TOWNSITE SURVEY, SALT LAKE BASE AND MERIDIAN

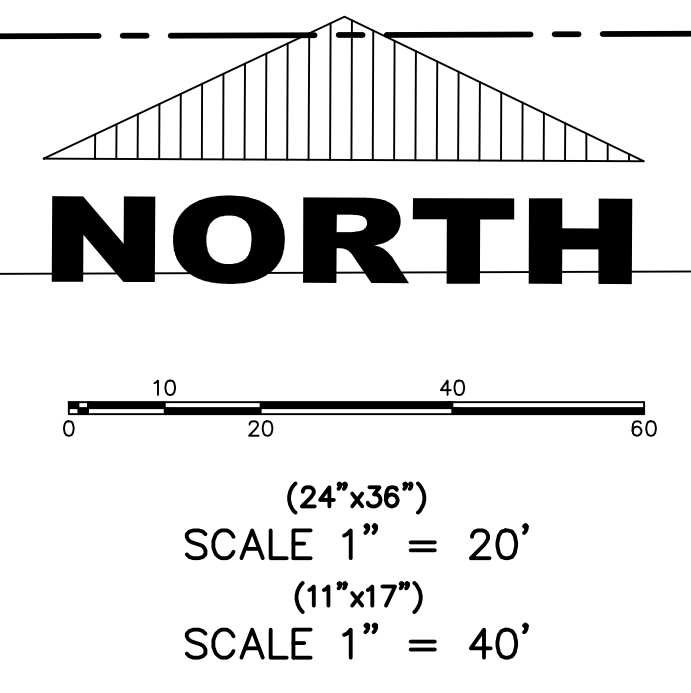
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PROJECT #

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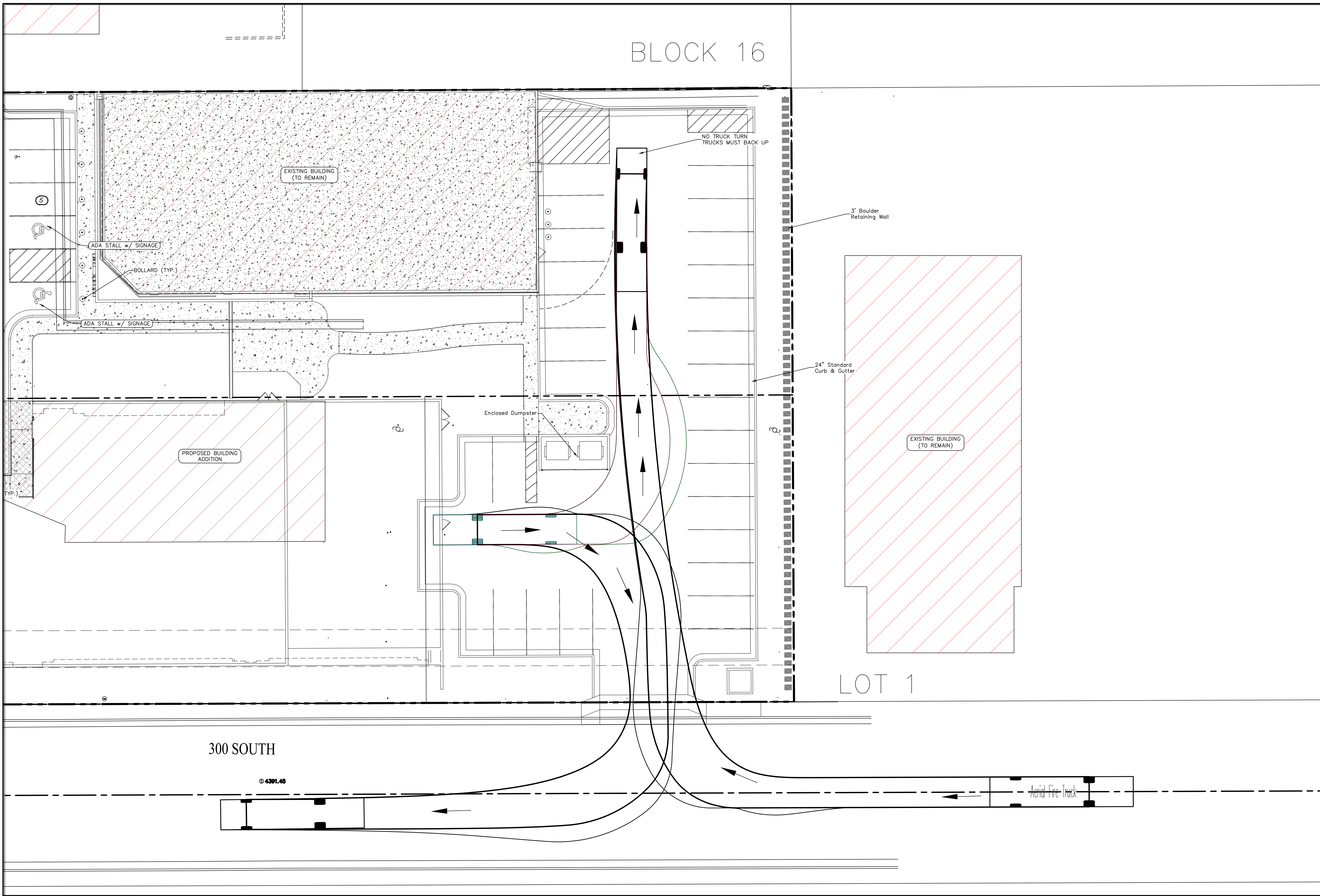
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SHEET NAME:
SITE UTILITY / PLAN
SHEET:
SP-01

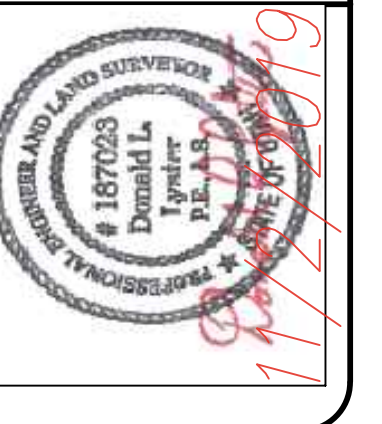


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BLOCK 16



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**ALPHAGRAPHICS REMODEL
 BOUNTIFUL, UTAH**
 LOCATED IN SECTION 19, TOWNSHIP 2 NORTH
 RANGE 1 EAST,
 PLAT 'A', BOUNTIFUL TOWNSITE SURVEY
 SALT LAKE BASE AND MERIDIAN

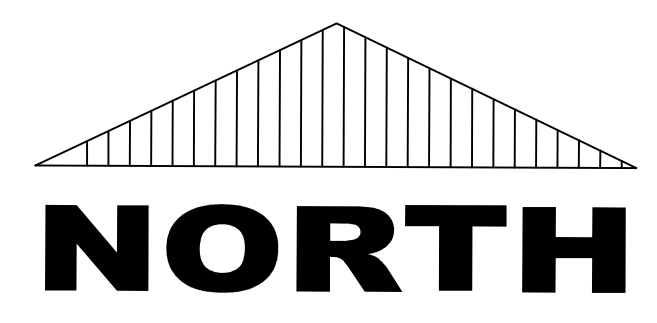
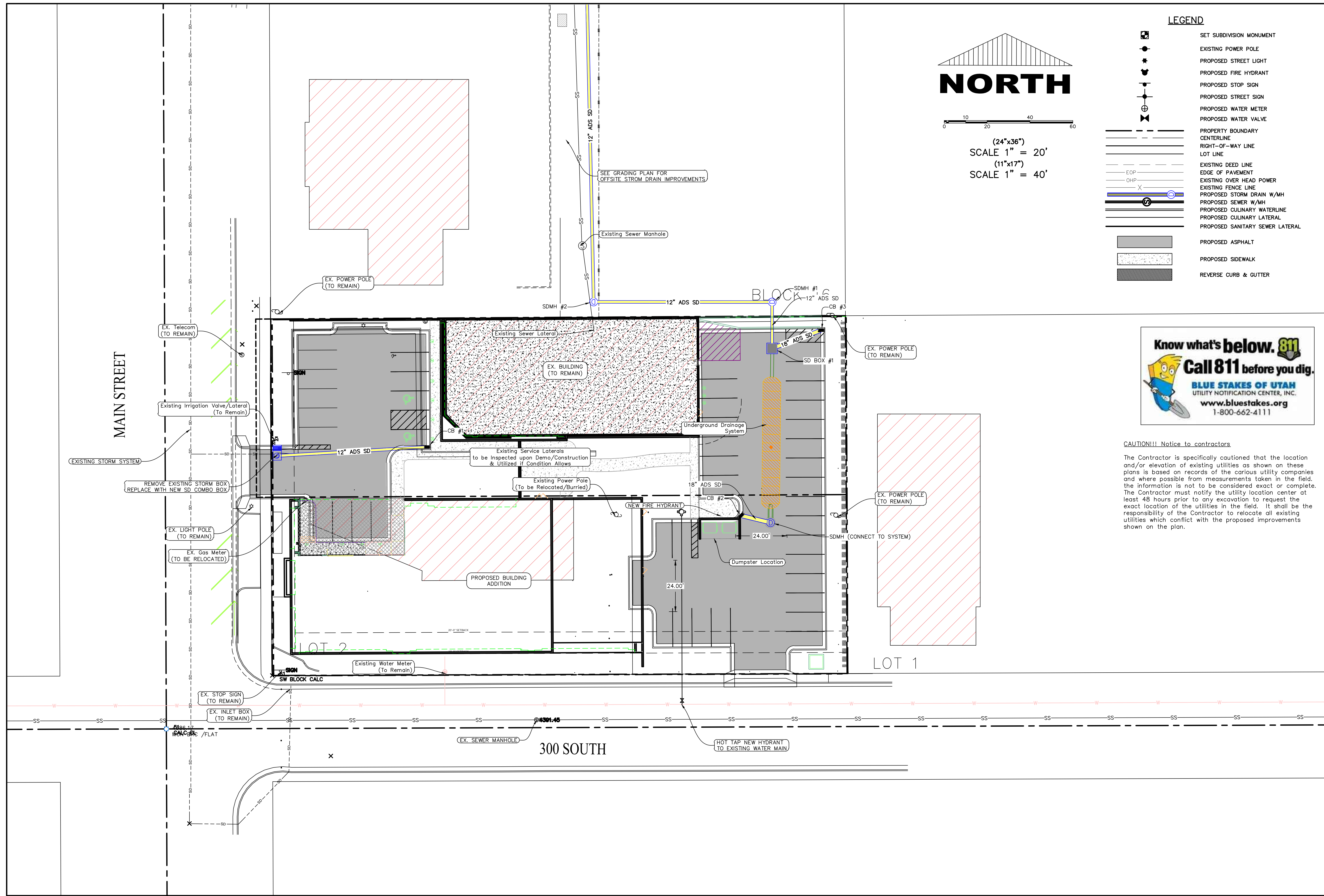
DATE: 11.2.2019
 PROJECT #

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SHEET NAME:
 FIRE TURNAROUND
 SHEET:
FP-01

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(24"x36")
 SCALE 1" = 20'
 (11"x17")
 SCALE 1" = 40'

LEGEND

- SET SUBDIVISION MONUMENT
- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED STOP SIGN
- PROPOSED STREET SIGN
- PROPOSED WATER METER
- PROPOSED WATER VALVE
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- PROPOSED SANITARY SEWER LATERAL
- PROPOSED ASPHALT
- PROPOSED SIDEWALK
- REVERSE CURB & GUTTER

Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
 UTILITY NOTIFICATION CENTER, INC.
 www.bluestakes.org
 1-800-662-4111

CAUTION!!! Notice to contractors
 The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. The information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.

region Engineering & Surveying
 1776 N. State St. #110
 Orem, UT 84057
 P: 801.376.2245
 regiondesignllc.com

ALPHAGRAPHICS REMODEL BOUNTIFUL, UTAH
 LOCATED IN SECTION 19, TOWNSHIP 2 NORTH, RANGE 1 EAST, PLAT 'A', BOUNTIFUL TOWNSITE SURVEY, SALT LAKE BASE AND MERIDIAN

DATE: 11.2.2019
 PROJECT #

REVISIONS:

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SHEET NAME:
 UTILITY PLAN
 SHEET:
 UP-01

ALPHA GRAPHICS REMODEL

265 SOUTH MAIN ST.
BOUNTIFUL, UT

PROJECT DIRECTORY

OWNER GRANT RICHEY ALPHAGRAPHICS	STRUCTURAL ENGINEER BHB DALLIN PEDERSEN 2766 MAIN ST. SALT LAKE CITY, UT. 84115 801-355-5656 DALLIN.PEDERSEN@BHBENGINEERS.COM
ARCHITECT JZW ARCHITECTS SPENCER ANDERSON 135 E. CENTER ST. NORTH SALT LAKE, UT 84054 (801) 936-1343 SPENCERA@JZW-A.COM	MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEER SPECTRUM ENGINEERS DAVID HINKLEY 324 SOUTH STATE ST. SALT LAKE CITY, UT. 84111 801-401-8435 DGH@SPECTRUM-ENGINEERS.COM
CIVIL ENGINEER REGION ENGINEERING BRIAN ADAMS 1776 N STATE ST. #110 OREM, UT 84057 (801) 376-2245	LANDSCAPING REEVE AND ASSOCIATES NATE REEVE 801.621.3100 5160 South 1500 West Riverdale, UT 84405

CODE SUMMARY

OCCUPANCY CLASSIFICATIONS:
B; BUSINESS- PRINT SHOP
AREA FIRST: 9,352 SF
BUSINESS: 7,275 SF
1 PER 150 SF = 48.5
MERCANTILE: 2,077 SF
1 PER 60 SF = 34.6
AREA SECOND: 5,340 SF
BUSINESS: 5,340 SF
1 PER 150 SF = 35.6
AREA 14,198 SF TOTAL
TOTAL OCCUPANCY: 119
PATIO = 1,070 SF
ATRIUM = 836 SF

EXISTING BUILDING: 6,486 SF
TOTAL SF: 23,084 SF
MAX ALLOWABLE SF: 27,000

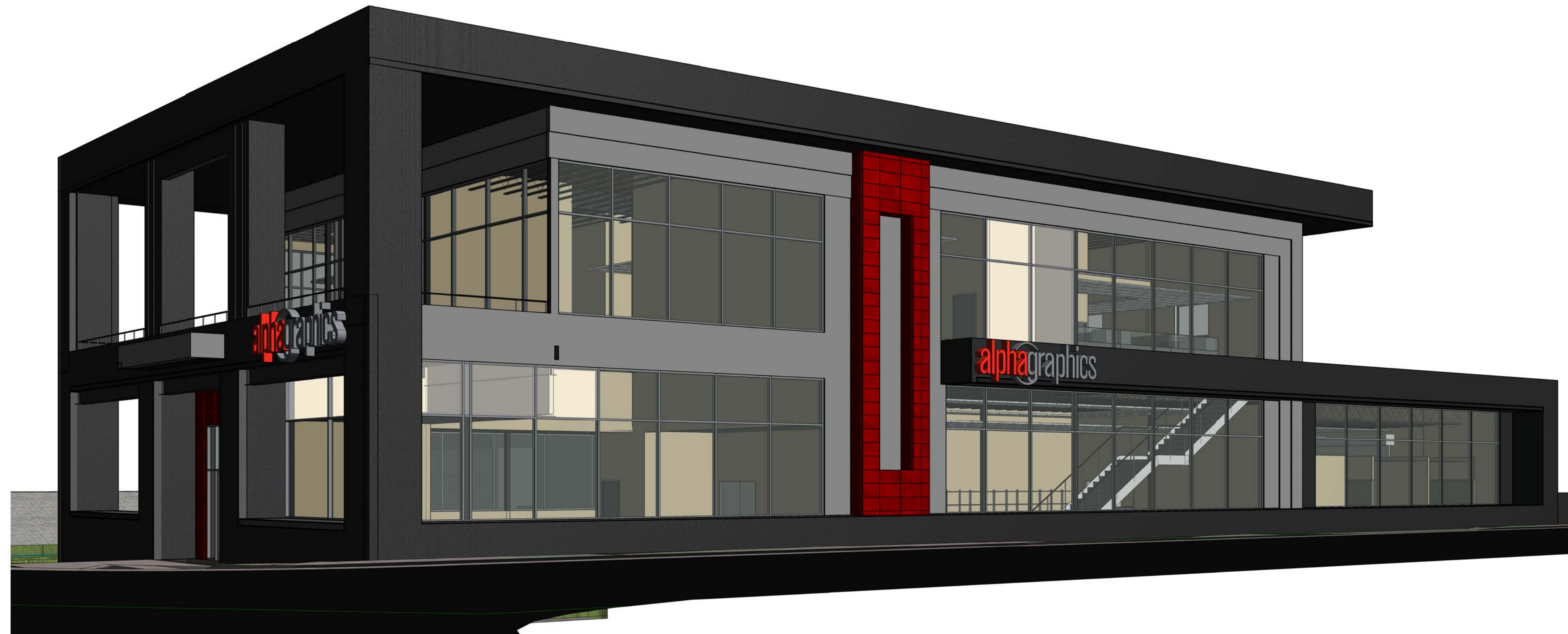
CONSTRUCTION TYPE V-B
BUILDING HEIGHT 40'-0"
GROSS BUILDING FOOTPRINT 10,595 SF
BUILDING TO BE SPRINKLED

APPLICABLE CODE:
2018 INTERNATIONAL BUILDING CODE, (I.B.C.)
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2017 NATIONAL ELECTRIC CODE

PROJECT LOCATION:
ADDRESS: 265 SOUTH MAIN STREET
CITY: BOUNTIFUL, UT.
LOT SIZE: 44,632 SF

DEFERRED SUBMITTALS:
FIRE SUPPRESSION SYSTEM

PARKING CALCULATIONS (BASED ON BOTH BUILDING REQUIREMENTS)
14-18-107 PARKING SPACES REQUIRED
10. GENERAL BUSINESS/RETAIL 1 PER 200
2,077/200 = 10.4
18. OFFICE NOT PROVIDING CUSTOMER SERVICES 1 PER 300
6,455/300 = 21.5
28. WAREHOUSES 1 PER 1,000
11,866/1,000 = 11.9
29. OTHER USES NOT LISTED
-RETAIL IS A GRAB AND GO SERVICE
-WAREHOUSE WAS SELECTED BUT THE INDICATED SPACE IS A PRINT SHOP
TOTAL PARKING REQUIREMENT = 43
TOTAL PARKING PROVIDED = 45



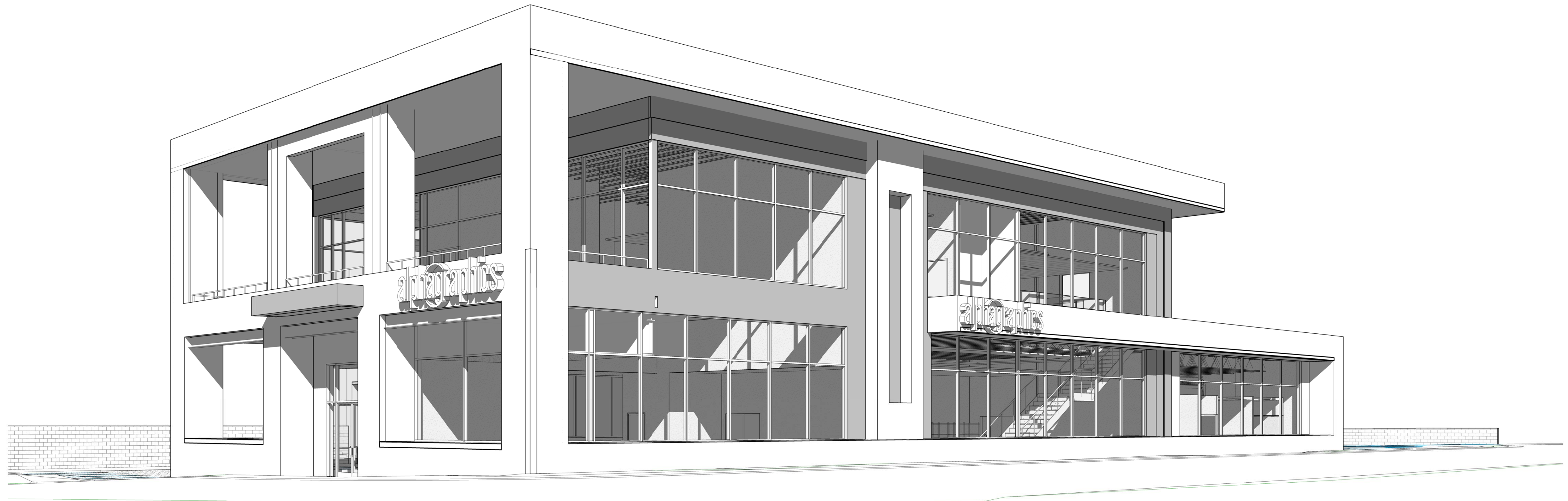
ALPHA GRAPHICS REMODEL

VICINITY MAPS



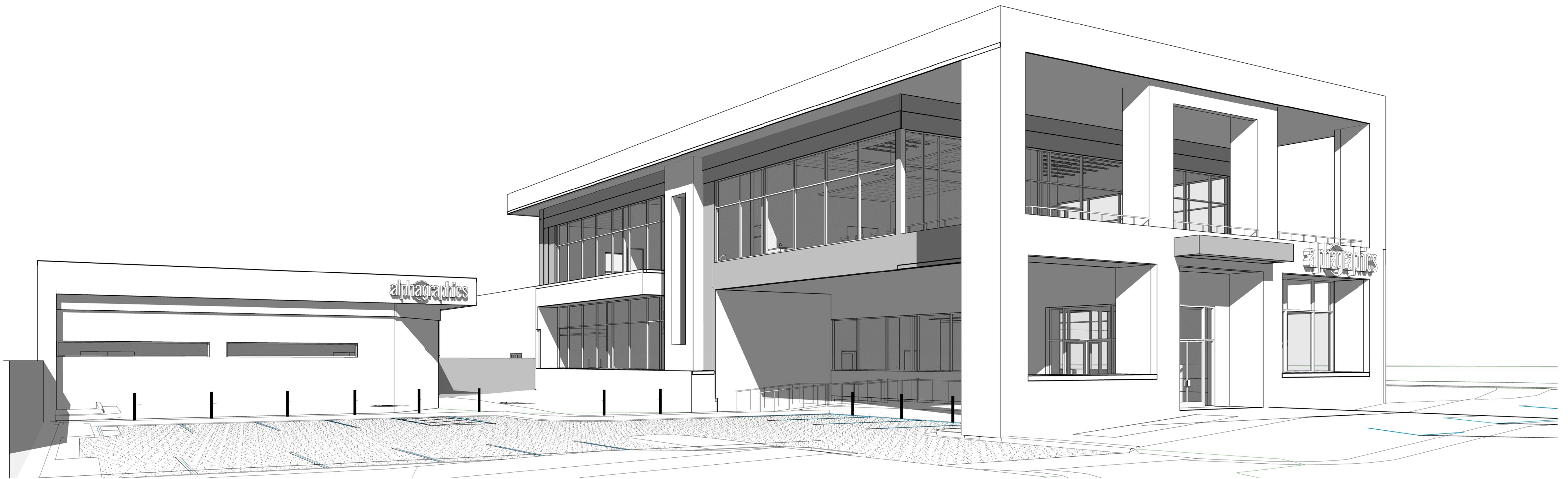
DRAWING INDEX

- R0.0 PLANNING COVER
- CIVIL DRAWINGS
 - CS-01 COVER SHEET AND NOTES
 - CS-02 COVER SHEET AND NOTES
 - DP-01 EXISTING SITE/DEMO PLAN
 - SP-01 SITE UTILITY/PLAN
 - FP-01 FIRE TURNAROUND
 - UP-01 UTILITY PLAN
 - GR-01 GRADING PLAN
 - PP-02 PLAN AND PROFILE
 - DT-01 TYPICAL DETAILS
 - DT-02 TYPICAL DETAILS
- LANDSCAPE PLAN
 - L1 LANDSCAPE PLAN
 - L2 LANDSCAPE DETAILS
 - L3 IRRIGATION PLAN
 - L4 IRRIGATION DETAILS
- ARCHITECTURAL DRAWINGS
 - R1.1 MAIN FLOOR PLAN
 - R1.2 UPPER FLOOR PLAN
 - R2.0 BUILDING PERSPECTIVES
 - R2.1 RENDERED ELEVATIONS
 - R2.2 RENDERED ELEVATIONS
 - R3.1 SECTION
 - R10.1 RENDERINGS



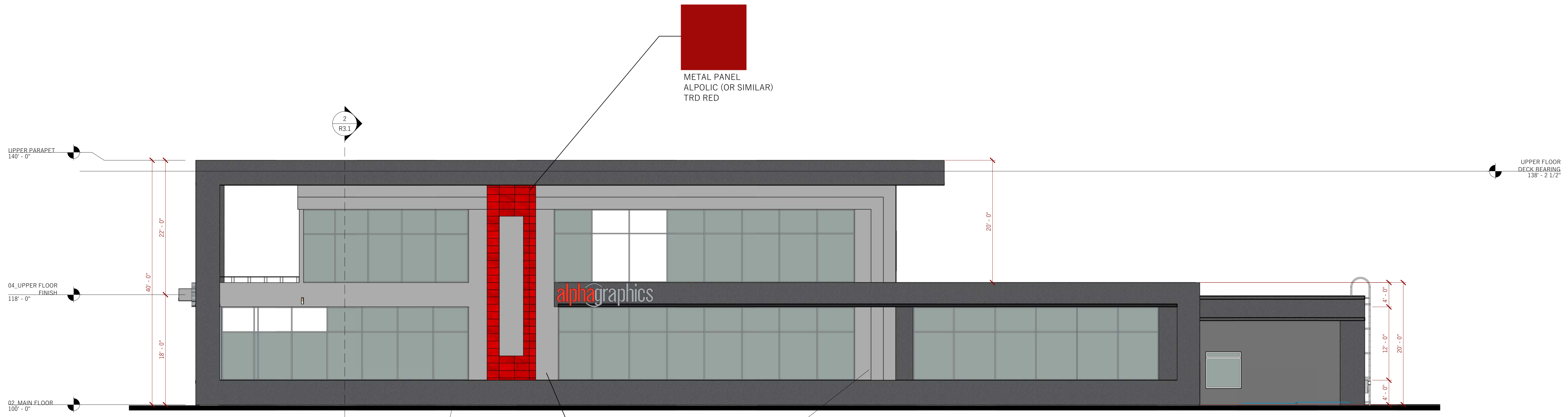
1
 R2.0

SOUTHWEST PERSPECTIVE



2
 R2.0

NORTHWEST PERSPECTIVE

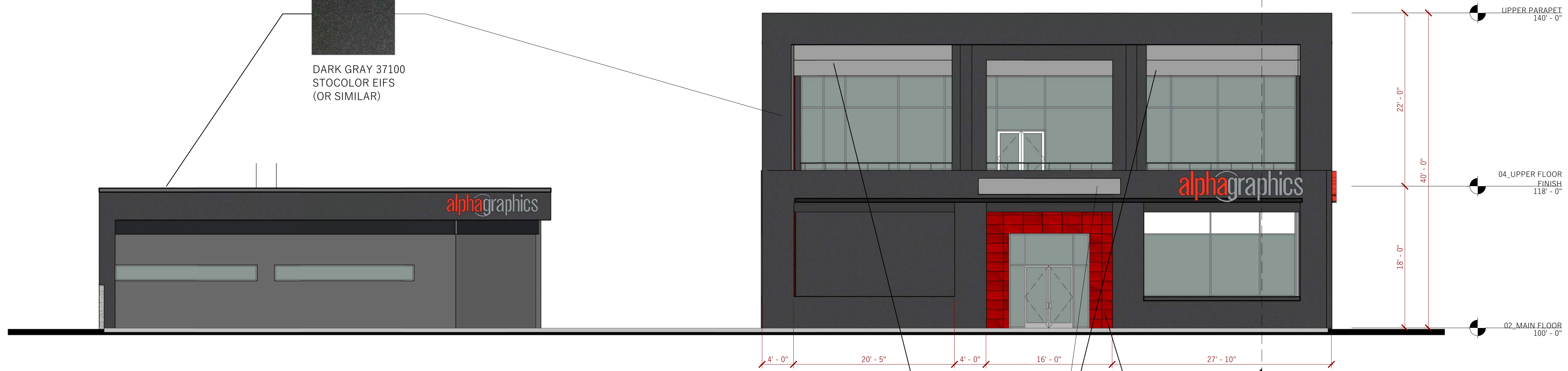


1
R2.1

RENDERED SOUTH ELEVATION
1/8" = 1'-0"

LIGHT GRAY 37107
STOCOLOR EIFS
(OR SIMILAR)

DARK GRAY 37100
STOCOLOR EIFS
(OR SIMILAR)

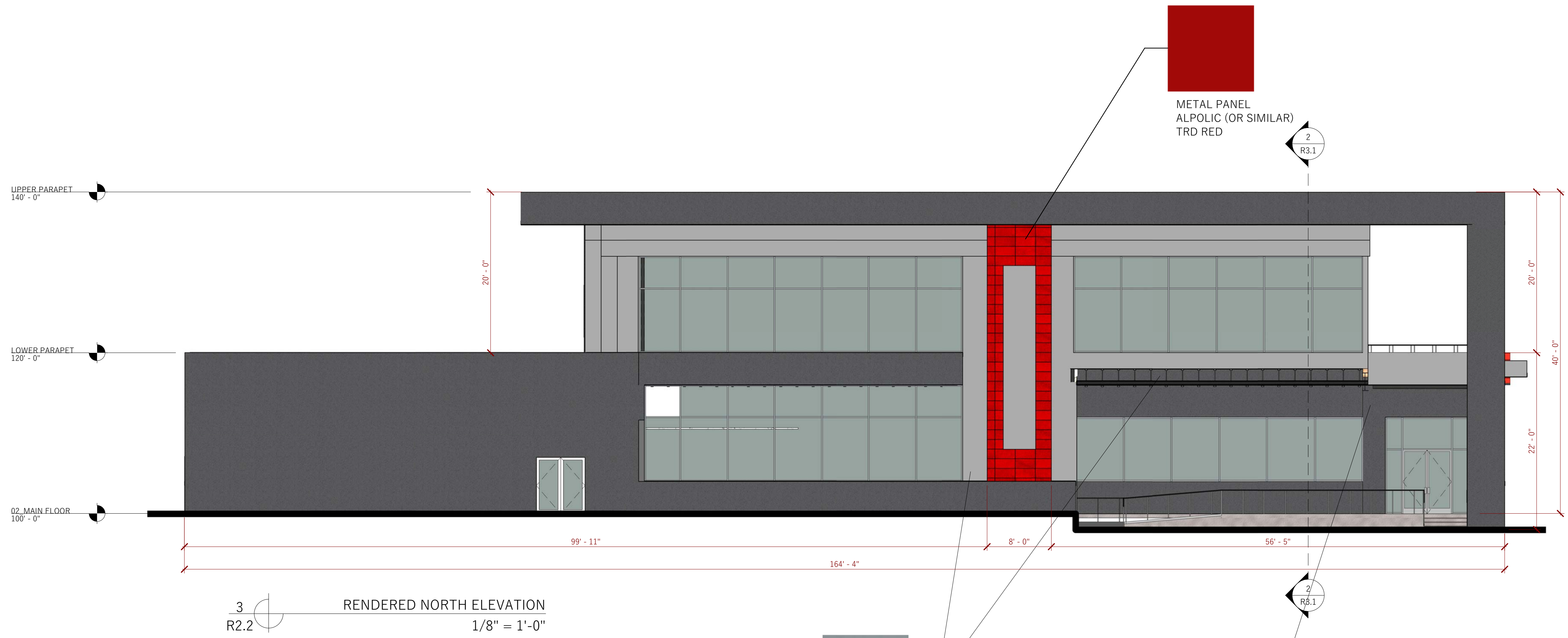


2
R2.1

RENDERED WEST ELEVATION
1/8" = 1'-0"

LIGHT GRAY 37107
STOCOLOR EIFS
(OR SIMILAR)

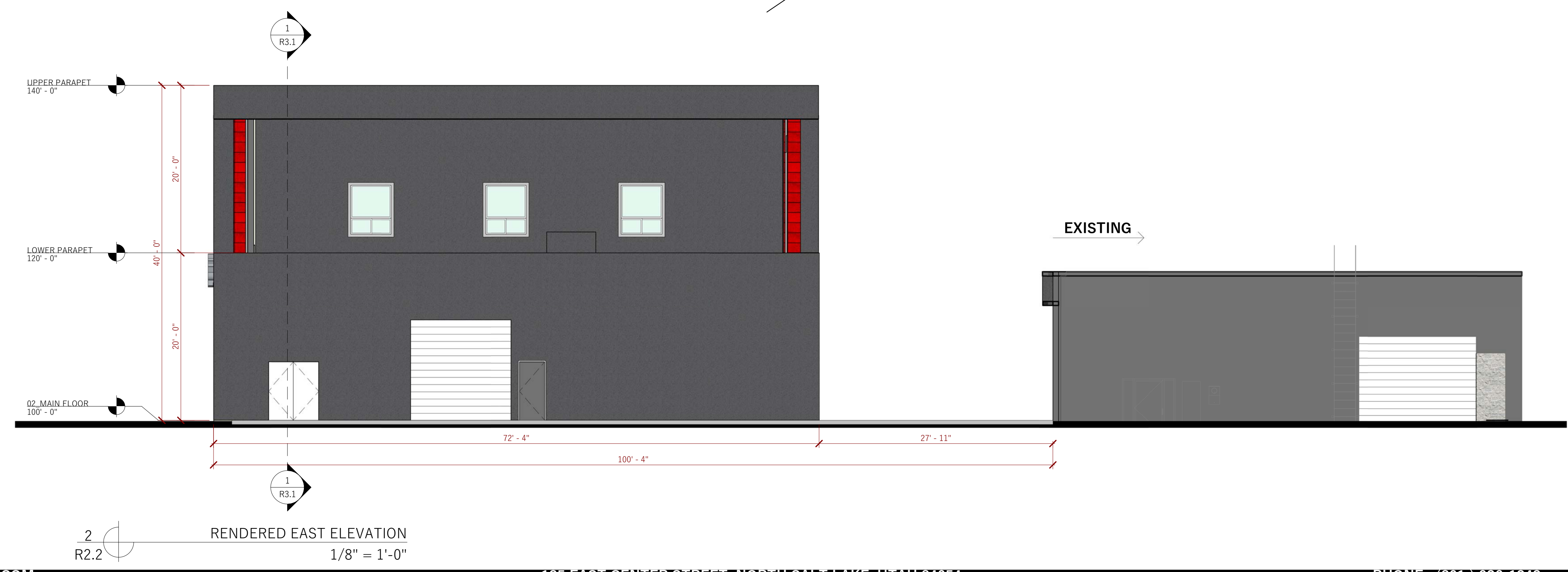
METAL PANEL
ALPOLIC (OR SIMILAR)
TRD RED



3
R2.2
RENDERED NORTH ELEVATION
1/8" = 1'-0"

LIGHT GRAY 37107
STOCOLOR EIFS
(OR SIMILAR)

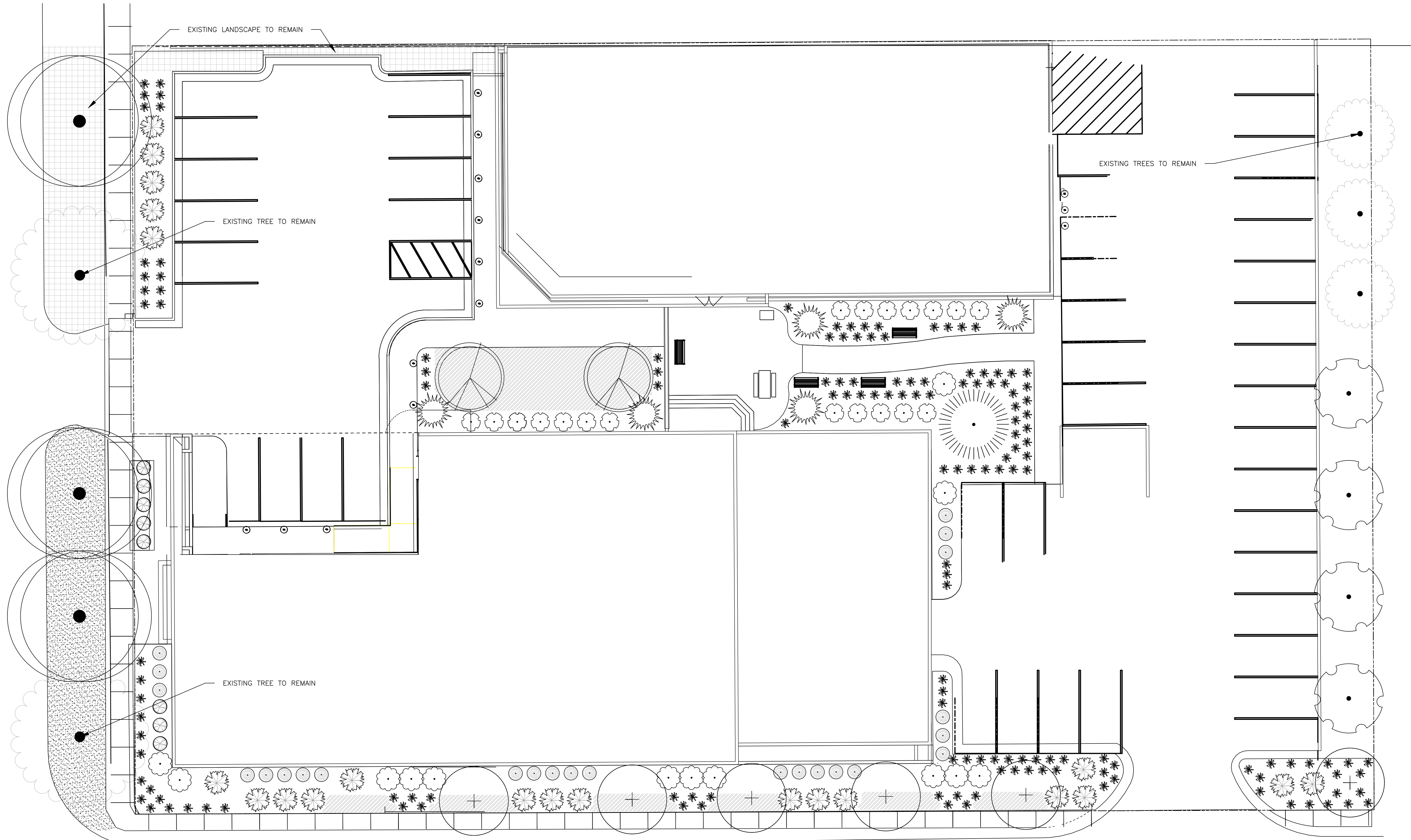
DARK GRAY 37100
STOCOLOR EIFS
(OR SIMILAR)



2
R2.2
RENDERED EAST ELEVATION
1/8" = 1'-0"

EXISTING





Plant Table

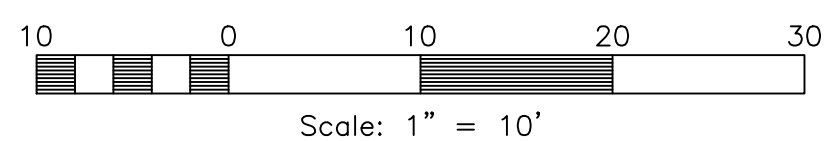
Quantity	Symbol	Scientific Name	Common Name	Planting Size
3		Gleditsia tr. inermis 'Impcole'	Imperial Honeylocust	2" cal.
3		Malus 'Royalty'	Royalty Crabapple	2" cal.
1		Pinus nigra	Austrian Pine	8" Height
6		Pyrus calleryana 'Aristocrat'	Aristocrat Flowering Pear	2" cal.
5		Pinus nigra 'Arnold's Sentinel'	Arnold's Sentinel Pine	6" Height

Quantity	Symbol	Scientific Name	Common Name	Planting Size
13		Euonymus alatas 'Compacta'	Dwarf Burning Bush	5 gal.
21		Juniperus sabino 'Buffalo'	Buffalo Juniper	5 gal.
8		Potentilla frut. 'Gold Drop'	Gold Drop Potentilla	5 gal.
24		Spiraea japonica 'Magic Carpet'	Magic Carpet Spirea	5 gal.
20		Ribes Alpinum	Alpine Currant	5 gal.

Quantity	Symbol	Scientific Name	Common Name	Planting Size
150		Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	1 gal.
434		Delosperma cooperi 'Table Mountain'	Table Mtn. Ice Plant	Flat 18" O.C.

Turf Grass - To be sodded.

All beds shall have a 3" dep layer of shredded bark mulch



Reeve & Associates, Inc.
 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
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 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION
DATE	

ALPHAGRAPHICS
 BOUNTIFUL, DAVIS COUNTY, UTAH
Landscape Plan



Project Info.
 PLA: NATHAN PETERSON
 Drafter: N. Peterson
 Begin Date: JULY 2019
 Name: ALPHA GRAPHICS
 Number: 6676-36

Sheet **4**
L1 Sheets

3/26/2019 1:08:00 PM I:\peterson\j\6676\6676\Architects\19-093_Bountiful\Landscapes\Alpha_Graphics.dwg

Commission Staff Report

Item #s 4 & 5

Subject: Preliminary and Final Site Plan for Construction of new Multi-Tenant Commercial Development
Author: Curtis Poole, Assistant City Planner
Address: 410 South 500 West
Date: November 12, 2019



Description of Request

The Applicant, Wright Development Group, requests Preliminary and Final Site Plan approval for the construction of a new Multi-Tenant Commercial Development located at 410 South 500 West. The property is located within the C-G (General Commercial) Zone and is surrounded by Commercial uses within Bountiful and the city of West Bountiful.

Background and Analysis

The property is located adjacent to the Daniel Wood Cemetery. The property is north of McDonald's, has a large retail complex to the west in West Bountiful City, a smaller retail complex directly to the north, with restaurants, commercial and recreational uses east across 500 West. The proposal submitted by the Applicant show a total building square footage of 4,351 square feet, which will be divided into a three (3) tenant complex. The Applicant is proposing a mix of metal siding and CMU with composite decking material trim elements. Color renderings have been attached to this report.

The proposed development is located on 0.612 acres wrapping around Daniel Wood Cemetery. Access to the project will be via two (2) drive approaches on 500 West. There are currently two (2) approaches at this location although the south approach may need to be modified to meet the standards of the Code. The Applicant will need to receive approval through UDOT prior to altering any drive approaches along 500 West. UTA has also proposed a new bus stop to be located at this location which is showing on the Applicant's site plan. A drive through window is being proposed on the south of the building with a drive lane which will wrap around the building on the west.

Based upon the square footage shown in the plans, the Applicant would be required to provide twenty-two (22) parking stalls based upon the standards of the Code. The Applicant is proposing twenty-three (23) parking stalls, which include two handicap accessible stalls. As the property develops and tenants change in the future, parking requirements will be reviewed and approved prior to obtaining a business license. The landscaping plan submitted shows 5,400 square feet of landscaped area, which exceeds the fifteen (15) percent required by Code. Signage for the development will be approved under a separate permit by staff prior to Tenant installation.

Bountiful Power is requesting a ten (10) foot easement along the west property line and a seven (7) easement along the south property line. The location of the easement will limit trees in the landscaped areas of the easement, especially in the northwest corner of the parcel. The number of trees shall not be reduced. The existing site has a storm drain

detention system which will be utilized for the new development. Culinary water service is provided to the site by West Bountiful City, and the existing sewer service will be used for the new building.

Department Review

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

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 system. The Applicant will need to receive approvals from UDOT prior to any improvements made in the right-of-way.

Recommended Action

Staff recommends that the Planning Commission forward to the City Council a recommendation of approval for the Preliminary and Final Site Plan for the proposed Multi-Tenant Commercial Development subject to the following conditions:

1. Complete any and all redline corrections.
2. Record utility easements of seven (7) feet on the south and ten (10) feet on the north of the parcel.
3. All damaged curb, gutter and sidewalk along 500 West shall be replaced.
4. Ensure all drive approaches meet the standards of the Code and prior to any improvements in the Right-of-Way; the Applicant shall receive approvals from UDOT.
5. Resolve any issues or concerns regarding storm water retention to the satisfaction of the City Engineer.
6. Each Tenant shall apply separately for signage meeting the standards of the Code.
7. Pay fees and post an acceptable bond in the amount determined by the City Engineer.
8. Sign a Public Improvement Development Agreement.

Attachments

1. Aerial photo
2. Site and Utility Plans
3. Building Renderings and Elevations
4. Landscaping Plan

Aerial Photo

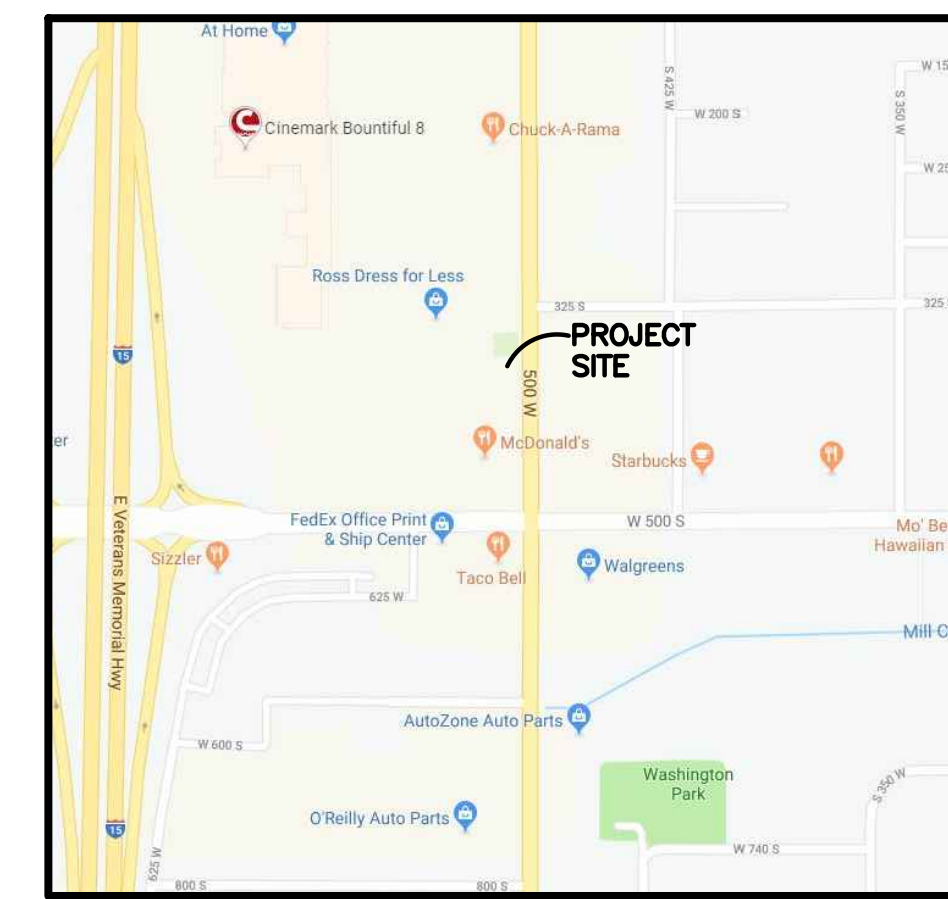


Project Narrative/Notes/Revisions

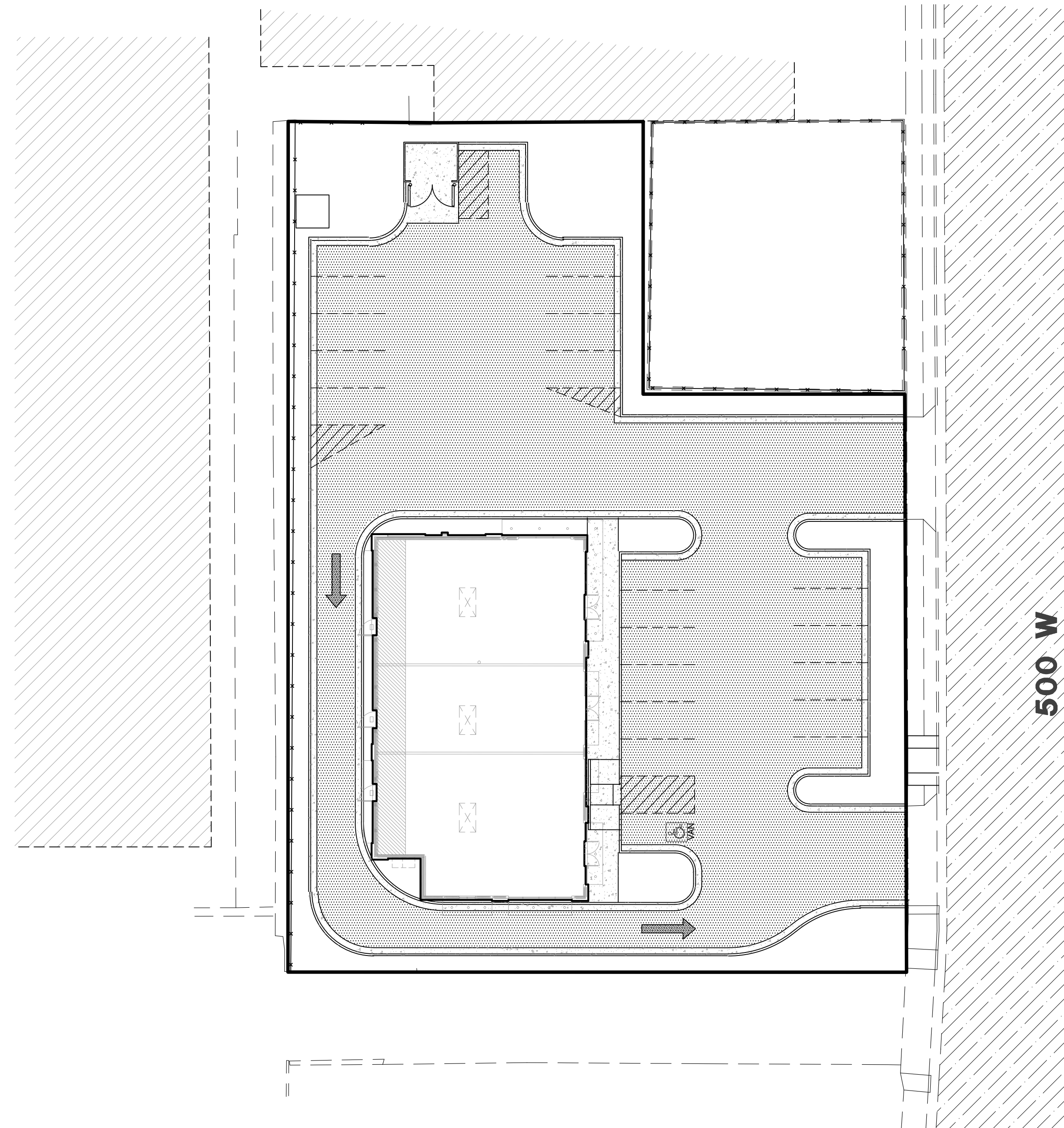
1. 09/19/19 JM - COMPLETED DESIGN FOR CLIENT & CITY REVIEW.
2. 09/30/19 JM - ADDED UTA BUS STOP
3. 10/03/19 JM - CITY CHECKLIST ITEMS
4. 10/22/19 JM - UTILITY REVISIONS.
5. 11/13/19 JM - WATER LATERAL AND PUE REVISIONS

Multi-Tenant Commercial 410 S 500 W Improvement Plans

BOUNTIFUL CITY, DAVIS COUNTY, UTAH
SEPTEMBER 2019



Vicinity Map
NOT TO SCALE

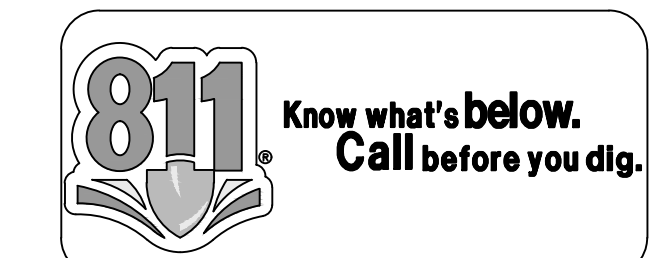


SITE DATA

PARKING:	23 STALLS PROVIDED (1 A.D.A.)
PARCEL AREA:	26,608 S.F. (0.61 ACRES)
BUILDING AREA:	4,451 S.F.
ASPHALT AREA:	13,536 S.F (0.31 ACRES)
LANDSCAPE AREA:	5,485 S.F. (0.13 ACRES)
LS RATIO:	20.6%

Sheet Index

- Sheet 1 - Cover/Index Sheet**
- Sheet 2 - Notes/Legend**
- Sheet 3 - Existing/Demolition Plan**
- Sheet 4 - Proposed Site Plan**
- Sheet 5 - Grading/Utility Plan**
- Sheet 6 - Civil Details**
- Sheet 7 - Storm Water Pollution Prevention Plan Exhibit**
- Sheet 8 - Storm Water Pollution Prevention Plan Details**
- Sheet L1 - Landscape Plan**
- Sheet L2 - Irrigation Plan**
- Sheet L3 - Irrigation Details**



Engineer's Notice To Contractors

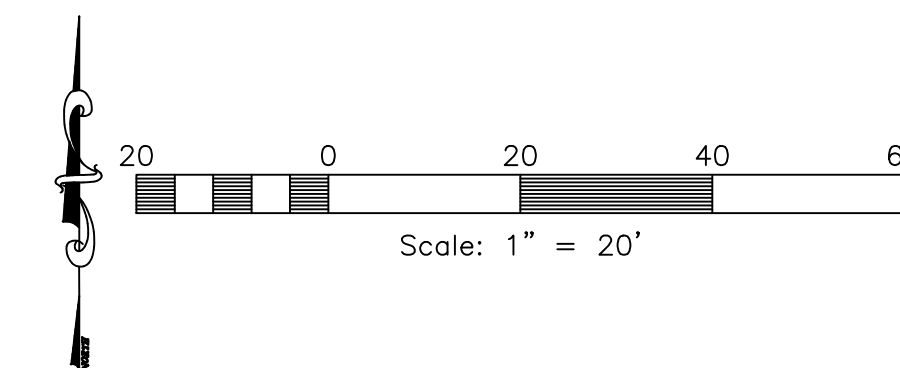
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

Developer Contact:

Leslie Mascaro
Wright Development Group
1178 W. Legacy Crossing Blvd Ste 100
Centerville, Utah, 84014
PH: (801) 773-7339

Project Contact:

Project Manager: Nate Reeve
Project Engineer: Jeremy Draper



Elevation Datum

SITE BENCHMARK: FOUND BRASS CAP WITNESS CORNER MONUMENT TO THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 2 NORTH RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN 4339.139 NAVD 88 AS PER RTK VRS MEASUREMENT.

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 821-2100 FAX: (801) 821-2666 www.reeve-assoc.com
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TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION
DATE	

**Multi-Tenant Commercial
410 S 500 W**
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

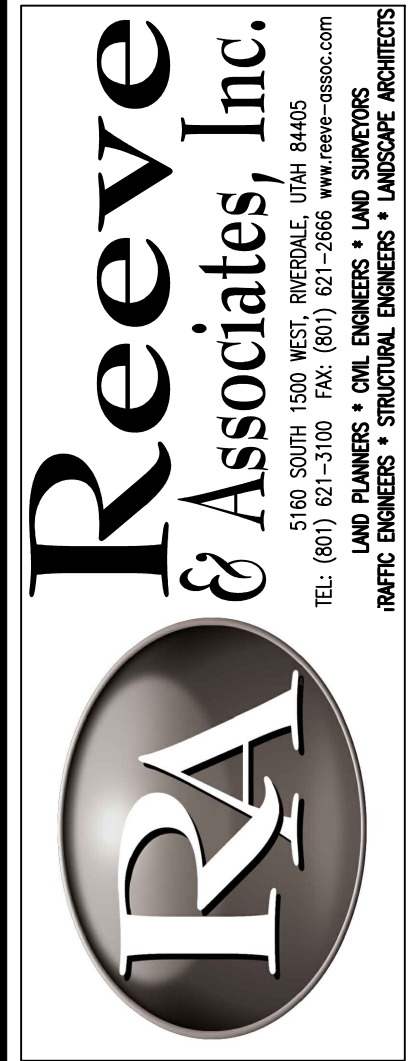
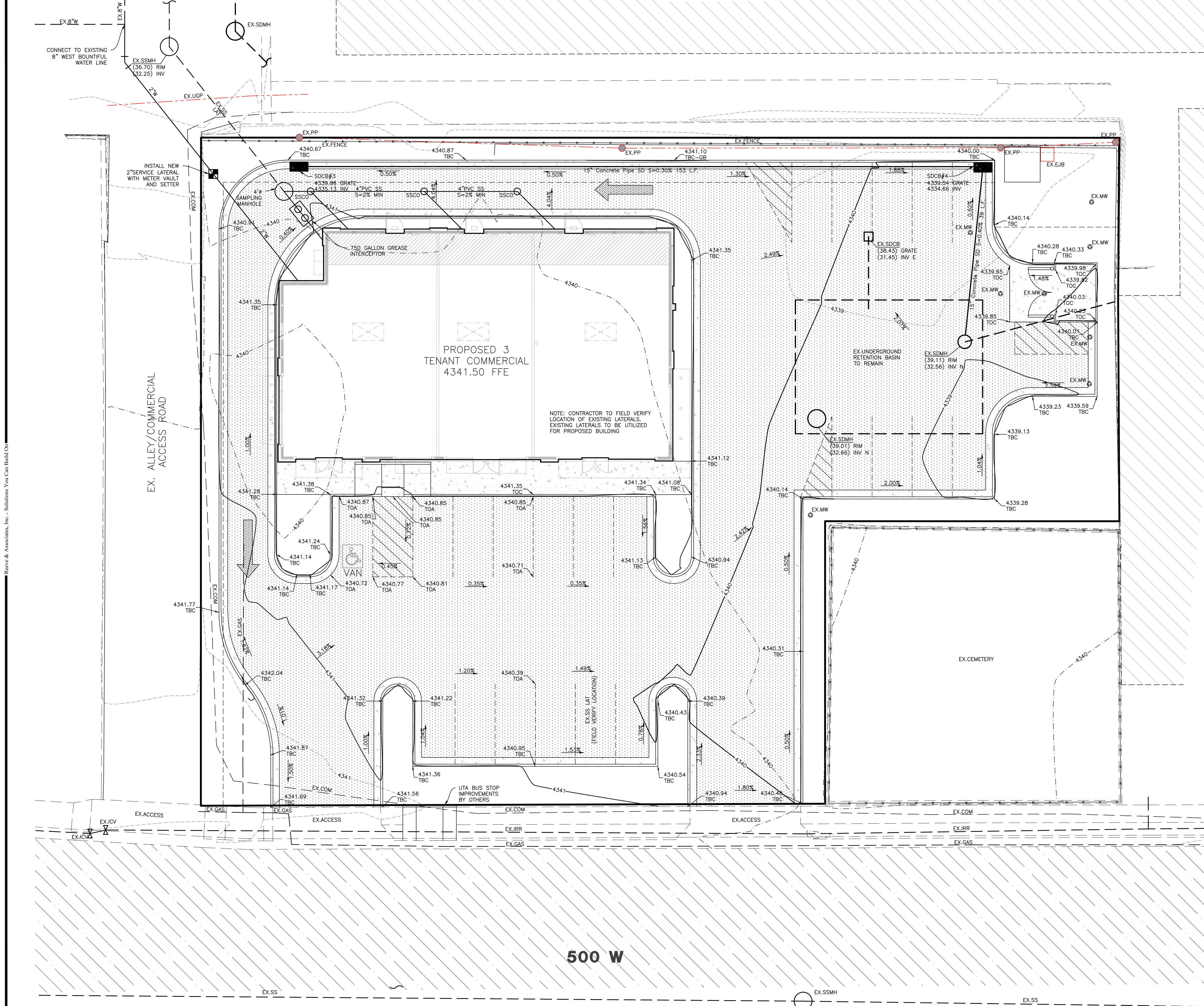
Cover/Index Sheet



Project Info.

Engineer:	J. NATE REEVE
Drafter:	J. MEYERS
Begin Date:	September 2019
Name:	MULTI-TENNANT COMMERCIAL BOUNTIFUL
Number:	6407-27

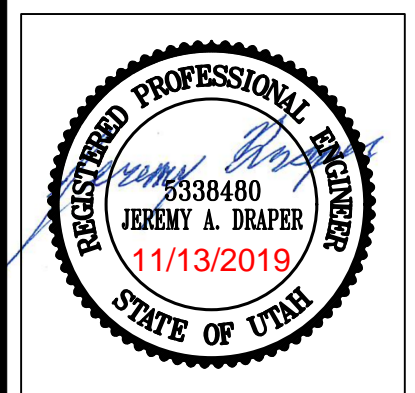
Sheet	8
1	Sheets



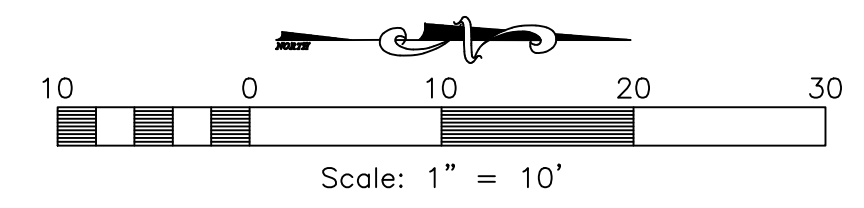
REVISIONS	DESCRIPTION
DATE	

Multi-Tenant Commercial
410 S 500 W
 BOUNTIFUL CITY, DAVIS COUNTY, UTAH

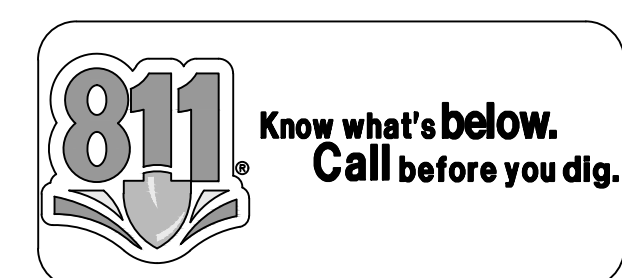
Grading & Utility Plan



Project Info.
 Engineer: J. NATE REEVE
 Drafter: J. MEYERS
 Begin Date: September 2019
 Name: MULTI-TENNANT COMMERCIAL BOUNTIFUL
 Number: 6407-27



Elevation Datum
 SITE BENCHMARK: FOUND BRASS CAP WITNESS CORNER MONUMENT TO THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 2 NORTH RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN 4339.139 NAVD 88 AS PER RTK VRS MEASUREMENT.

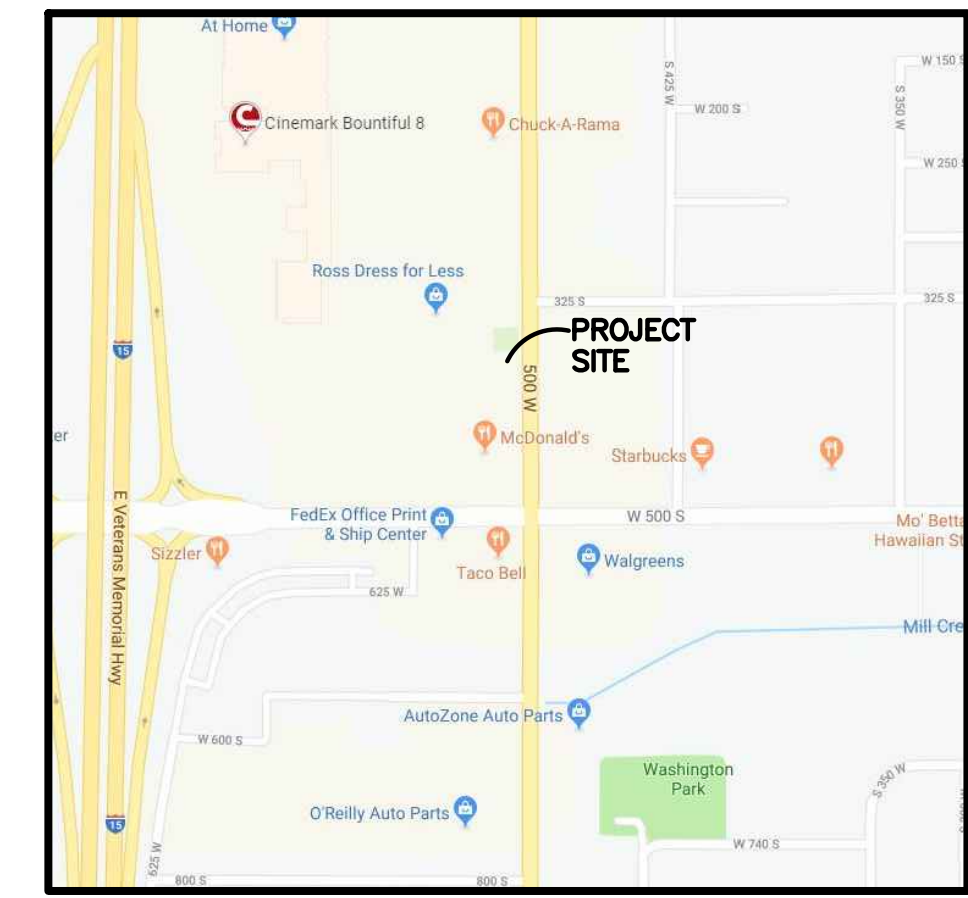


Multi-Tenant Commercial

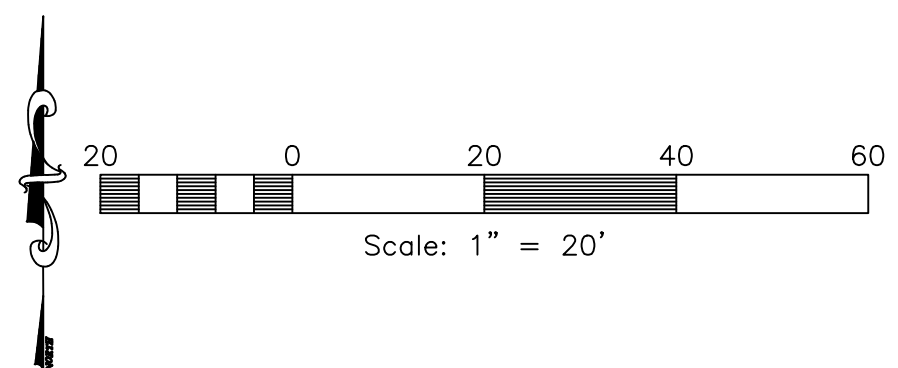
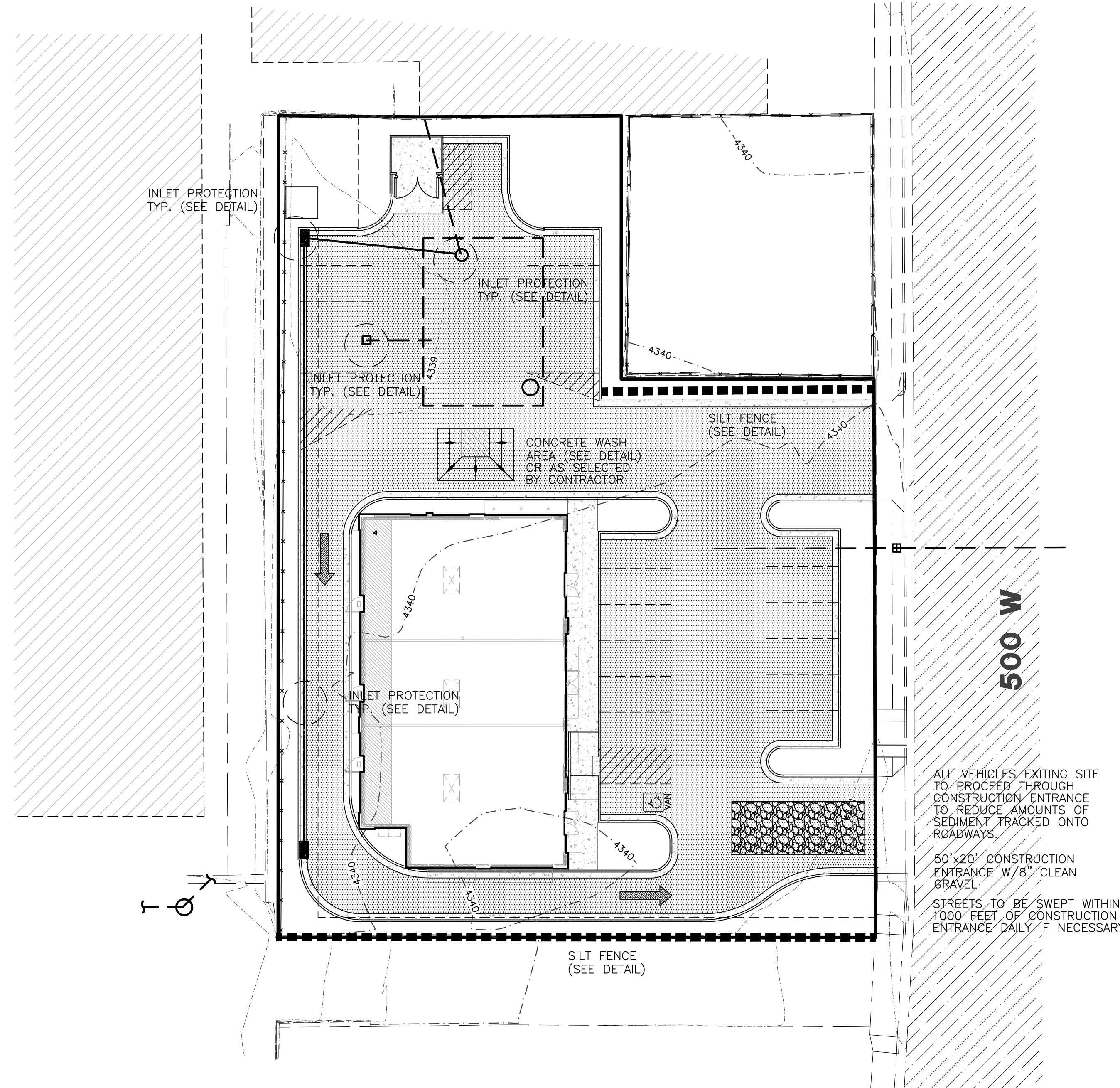
410 S 500 W

Storm Water Pollution Prevention Plan Exhibit

BOUNTIFUL CITY, DAVIS COUNTY, UTAH
SEPTEMBER 2019



Vicinity Map
NOT TO SCALE



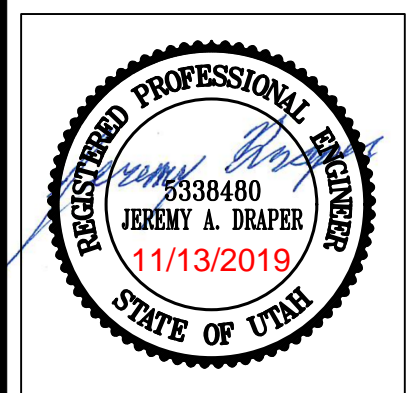
Construction Activity Schedule	
- PROJECT LOCATION.....	BOUNTIFUL CITY, DAVIS COUNTY, UT
- PROJECT BEGINNING DATE.....	NOVEMBER 2019
- BMP'S DEPLOYMENT DATE.....	NOVEMBER 2019
- STORM WATER MANAGEMENT CONTACT / INSPECTOR.....	TBD
- SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER	

Reeve & Associates, Inc.
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REVISIONS	DESCRIPTION
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Multi-Tenant Commercial
410 S 500 W
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

Storm Water Pollution Prevention Plan Exhibit



Project Info.	
Engineer:	J. NATE REEVE
Drafter:	J. MEYERS
Begin Date:	September 2019
Name:	MULTI-TENNANT COMMERCIAL BOUNTIFUL
Number:	6407-27

Sheet	8
7	Sheets



DEVELOPER



**BOUNTIFUL
 RETAIL**

**410 SOUTH 500 WEST
 BOUNTIFUL, UTAH
 84010**

**CONSTRUCTION
 DOCUMENTS**

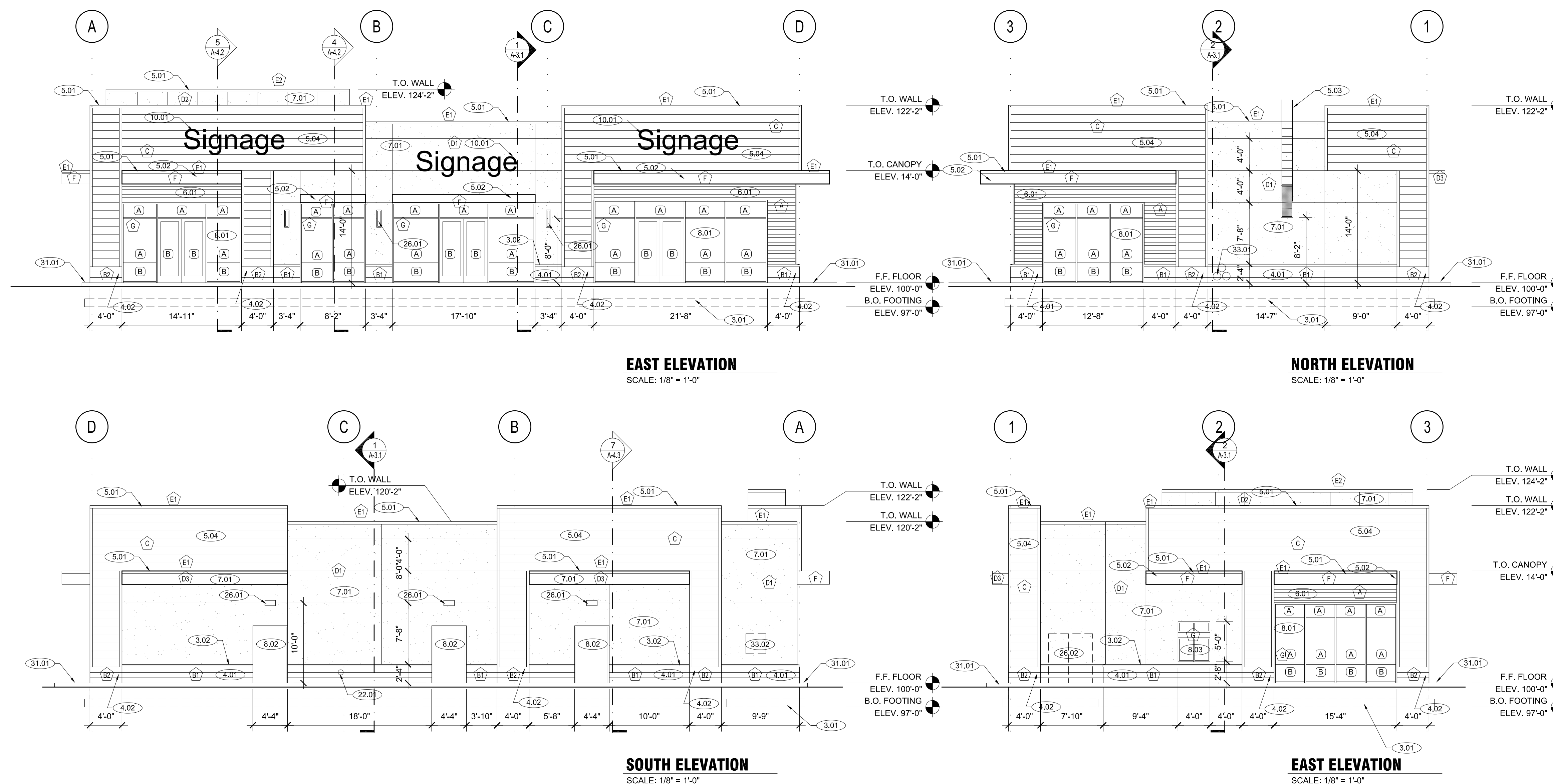
#	DATE	DESC.

ISSUE: 11 OCTOBER 2019
 PROJECT NO: 19068
 DRAWN BY: -
 CHECKED BY: -

SHEET TITLE

ELEVATIONS

A2.1



REFERENCE NOTES

01 GENERAL REQUIREMENTS

- 01.01 SEE SPECS FOR GENERAL REQUIREMENTS.
- 01.02 DIMENSIONS ARE TO FACE OF FINISH MATERIAL UNLESS NOTED OTHERWISE.
- 03 CONCRETE
- 03.01 FOOTING AND FOUNDATION MIN 30" BELOW GRADE. SEE STRUCTURAL.
- 03.02 PRE-CAST CONCRETE SILL, SEE WALL SECTIONS.

04 MASONRY

- 04.01 4" MASONRY WAINSCOT, SEE STRUCTURAL. SEE FINISH LEGEND FOR COLOR AND FINISH. ALL MASONRY SHALL BE SEALED. SEE SPECS. GROUT TO MATCH ADJACENT BLOCK COLOR.
- 04.02 8" MASONRY WAINSCOT, SEE STRUCTURAL. SEE FINISH LEGEND FOR COLOR AND FINISH. ALL MASONRY SHALL BE SEALED. SEE SPECS. GROUT TO MATCH ADJACENT BLOCK COLOR.

05 METALS

- 05.01 FACTORY PAINTED CONTINUOUS STANDING SEAM METAL COPING, SEE ELEVATIONS FOR COLOR AND MANUFACTURER.
- 05.02 TUBE STEEL TRELLIS/CANOPY, PAINTED. SEE STRUCTURAL FOR CONNECTIONS AND DETAILS.

- 05.03 ROOF ACCESS LADDER. SEE DETAIL 7/A-5.1. PAINTED TO MATCH D1.
- 05.04 METAL SIDING, MBCI "DESIGNER SERIES" PANEL SEE DETAILS SHEET A-5.3.

06 WOOD AND PLASTICS

- 06.01 IPE WOOD SIDING, SEE DETAILS ON SHEET A-5.3 AND FINISH LEGEND.

07 THERMAL AND MOISTURE

- 07.01 SYNTHETIC STUCCO (EIFS) OVER 1 1/2" RIGID INSULATION BOARD OVER MOISTURE BARRIER OVER SHEATHING OVER METAL STUD FRAMING.
- 07.02 HARD COAT STUCCO (PM EIFS) OVER SMOOTH FACE BLOCK. SEE FINISH LEGEND.
- 07.03 3/4" "V" GROOVE IN EIFS FINISH. SEE DETAIL 5/A5.1.

08 OPENINGS

- 08.01 ALUMINUM STOREFRONT SYSTEM THERMALLY BROKEN FRAME.
- 08.02 HOLLOW METAL DOOR, PAINTED TO MATCH ADJACENT BUILDING MATERIAL.
- 08.03 REDI ACCESS OR QUICK SERV DRIVE-THRU WINDOW WITH ELECTRONIC AIR CURTAIN AND STAINLESS INTERIOR SILL AND EXTERIOR STAINLESS SHELF. VERIFY SIZE OF WINDOW WITH TENANT.

09 FINISHES

- 09.01 SEE FINISH LEGEND

10 SPECIALTIES

- 10.01 SIGNAGE PROVIDED BY OTHERS.

22 PLUMBING

- 22.01 CAST BRONZE DOWNSPOUT NOZZLE FOR OVERFLOW ROOF. SEE PLUMBING DRAWINGS

26 ELECTRICAL

- 26.01 WALL MOUNTED LIGHT FIXTURE, SEE ELECTRICAL. DARK BRONZE COLOR.
- 26.02 ELECTRICAL METERING SECTION, SEE ELECTRICAL.

31 EARTHWORK

- 31.01 SLOPE GRADE AWAY FROM BUILDING ALL AROUND, TYPICAL.

33 UTILITIES

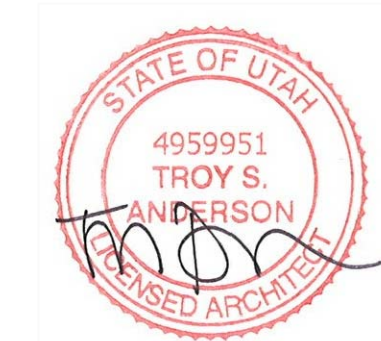
- 33.01 GAS METER LOCATION, SEE PLUMBING DRAWINGS FOR DETAILS. GAS LINE SHALL PENETRATE WALL JUST ABOVE THE METER AND THEN BE RUN VERTICALLY ALONG THE INSIDE FACE OF THE WALL BEFORE BRANCHING OUT AND PENETRATING THE ROOF FOR DISTRIBUTION.
- 33.02 TELEPHONE "D-MARK" LOCATION, PAINTED. SEE ELECTRICAL DRAWINGS. EMPTY OVERHEAD CONDUIT SHALL BE RUN TO EACH TENANT SPACE FOR FUTURE PHONE SERVICE.

FINISH LEGEND:

- A FIBERON COMPOSITE DECKING, HORIZON, COLOR: IPE
- B CMU
- B1 SPLIT-FACED; AMCOR BLOCK, JAVA, SEALED
- B2 HONED; AMCOR BLOCK, PARCHMENT, SEALED
- C METAL SIDING, MBCI "DESIGNER SERIES", 22 GA. 12" FLAT PANEL; SIGNATURE 300, MEDIUM BRONZE, EMBOSSED FINISH
- D EIFS, FINESTONE
- D1 FS-10622, LIMESTONE FINISH
- D2 FS-310 CHINA WHITE, ENCAUSTO VERONA FINISH
- D3 MATCH E1, ENCAUSTO VERONA FINISH
- E PARAPET COPING, MBCI SIGNATURE 300
- E1 SIGNATURE 300, MEDIUM BRONZE
- E2 SIGNATURE 300, ALMOND
- F STEEL TRELLIS, PAINTED, SHERWIN WILLIAMS, MATCH MBCI MEDIUM BRONZE
- G ALUMINUM STOREFRONT SYSTEM, DARK BRONZE ALUMINUM FINISH, U.S. ALUMINUM CORP. OR APPROVED EQUAL.

GLAZING TYPES:

- A 1" CLEAR, INSULATED, LOW E, SEALED.
 - B 1" CLEAR, INSULATED, LOW E, TEMPERED GLASS, SEALED.
- NOTE: GLASS / STOREFRONT SYSTEM TO HAVE THE FOLLOWING CHARACTERISTICS
- VISIBLE LIGHT TRANSMITTANCE: 68%
 SHGC: .38
 U-VALUE: .29
 SHADING COEFFICIENT: .43



DEVELOPER



**BOUNTIFUL
 RETAIL**

**410 SOUTH 500 WEST
 BOUNTIFUL, UTAH
 84010**

**CONSTRUCTION
 DOCUMENTS**

#	DATE	DESC.

ISSUE: 11 OCTOBER 2019
 PROJECT NO: 19068
 DRAWN BY: -
 CHECKED BY: -

SHEET TITLE

ELEVATIONS

A2.1



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

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

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

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

FINISH LEGEND:

- (A) FIBERON COMPOSITE DECKING, HORIZON, COLOR: IPE
- (B) CMU
 B1: SPLIT-FACED: AMCOR BLOCK, JAVA, SEALED
 B2: HONED: AMCOR BLOCK, PARCHMENT, SEALED
- (C) METAL SIDING, MBCI "DESIGNER SERIES", 22 GA. 12" FLAT PANEL:
 SIGNATURE 300, MEDIUM BRONZE, EMBOSSED FINISH
- (D) EIFS, FINESTONE
 D1: FS-10622, LIMESTONE FINISH
 D2: FS-310 CHINA WHITE, ENCAUSTO VERONA FINISH
 D3: MATCH E1, ENCAUSTO VERONA FINISH
- (E) PARAPET COPING, MBCI SIGNATURE 300
 E1: SIGNATURE 300, MEDIUM BRONZE
 E2: SIGNATURE 300, ALMOND
- (F) STEEL TRELLIS, PAINTED, SHERWIN WILLIAMS, MATCH MBCI MEDIUM BRONZE
- (G) ALUMINUM STOREFRONT SYSTEM, DARK BRONZE ALUMINUM FINISH, U.S. ALUMINUM CORP. OR APPROVED EQUAL.

Commission Staff Report

Item #s 4 & 5

Subject: Preliminary and Final Site Plan for Construction of new Car Wash Business
Author: Curtis Poole, Assistant Planner
Address: 136 North 500 West
Date: November 7, 2019



Description of Request

The Applicant, Quick QQ Utah LLC, requests Preliminary and Final Site Plan approval for the construction of a new carwash facility at 136 North 500 West. The property is located within the C-H (Heavy Commercial) Zone and the use is permitted within the zone.

Background and Analysis

Quick Quack received approval and recently completed construction of a carwash facility at the intersection of 500 West and 2600 South. This will be the second facility Quick Quack will operate in the City. The property is located on the City's western boundaries and is bordered on all sides by the C-H (Heavy Commercial) Zone in Bountiful and the C-G (General Commercial) Zone in West Bountiful City.

The proposed development is located on a 0.827 acre property consisting of two parcels. Prior to construction of the proposed carwash, the parcels will need to be consolidated. The proposed development will include the construction of an approximately 3,800 square foot building with an automated carwash and offices. The proposal also includes at least sixteen (16) vacuum stalls and two (2) central vacuum pump houses. The Applicant proposes building materials consisting of stucco and block with trim elements. The building, vacuum stations and supporting equipment buildings meet the required setbacks.

Access to the project will be via one (1) drive approach located at the northern end of the property. The Applicant will be required to close and abandon the existing approach on the southern end of the property. The northern drive approach has been aligned so as not to interfere with existing intersections located at 100 and 200 North. This approach has received approval from UDOT. Provision may also need to be made for restriction of this driveway to right-in/right-out only. This may include signage, striping or construction of concrete structures or a combination of these measures to direct vehicles to right turns.

The parking standards for carwashes are based on providing adequate queue length for cars waiting to enter the automated carwash. The Code requires at least 6 spaces for vehicle stacking and the proposed plan demonstrates compliance with this standard.

The plan, submitted by the Applicant, far exceeds the minimum fifteen (15) percent of landscaped area and provides trees and shrubs meeting the minimum standards of the Code; however, placement of trees will need to be carefully considered so as not to interfere with existing overhead power lines.

Storm water will be collected on site and the Applicant will provide an updated percolation test for review by the City Engineer. Culinary water and sewer will be provided from existing lines in 500 West; however, connections to culinary water will need to be moved further to the north as noted in redlined corrections.

Department Review

This proposal has been reviewed by the City Engineer, City Planner, and the Fire Marshall.

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 system. The application will require cutting into the road and there is a moratorium on excavations in the Right-of-Way starting on October 15 and lasting until April 15. The Applicant will have to delay work in the right of way until after the moratorium has been lifted. The conditions of approval are designed to mitigate other impacts anticipated by the development.

Recommended Action

Staff recommends the Planning Commission forward to the City Council a recommendation of approval for the Preliminary and Final Site Plan for the proposed carwash subject to the following conditions:

1. Complete any and all redline corrections.
2. Prior to issuance of Building Permit, the two parcels shall be consolidated and recorded with Davis County.
3. All damaged curb, gutter and sidewalk along 500 West shall be replaced.
4. Replace the existing drive approach which will be abandoned 500 West with curb, gutter and sidewalk.
5. Resolve any issues or concerns regarding storm water retention to the satisfaction of the City Engineer.
6. Apply separately for signage meeting the standards of the Code.
7. Pay fees and post an acceptable bond in the amount determined by the City Engineer.
8. Sign a Public Improvement Development Agreement.

Attachments

1. Aerial Photo
2. Site and Utility Plans
3. Building Rendering and Elevations
4. Landscaping Plan

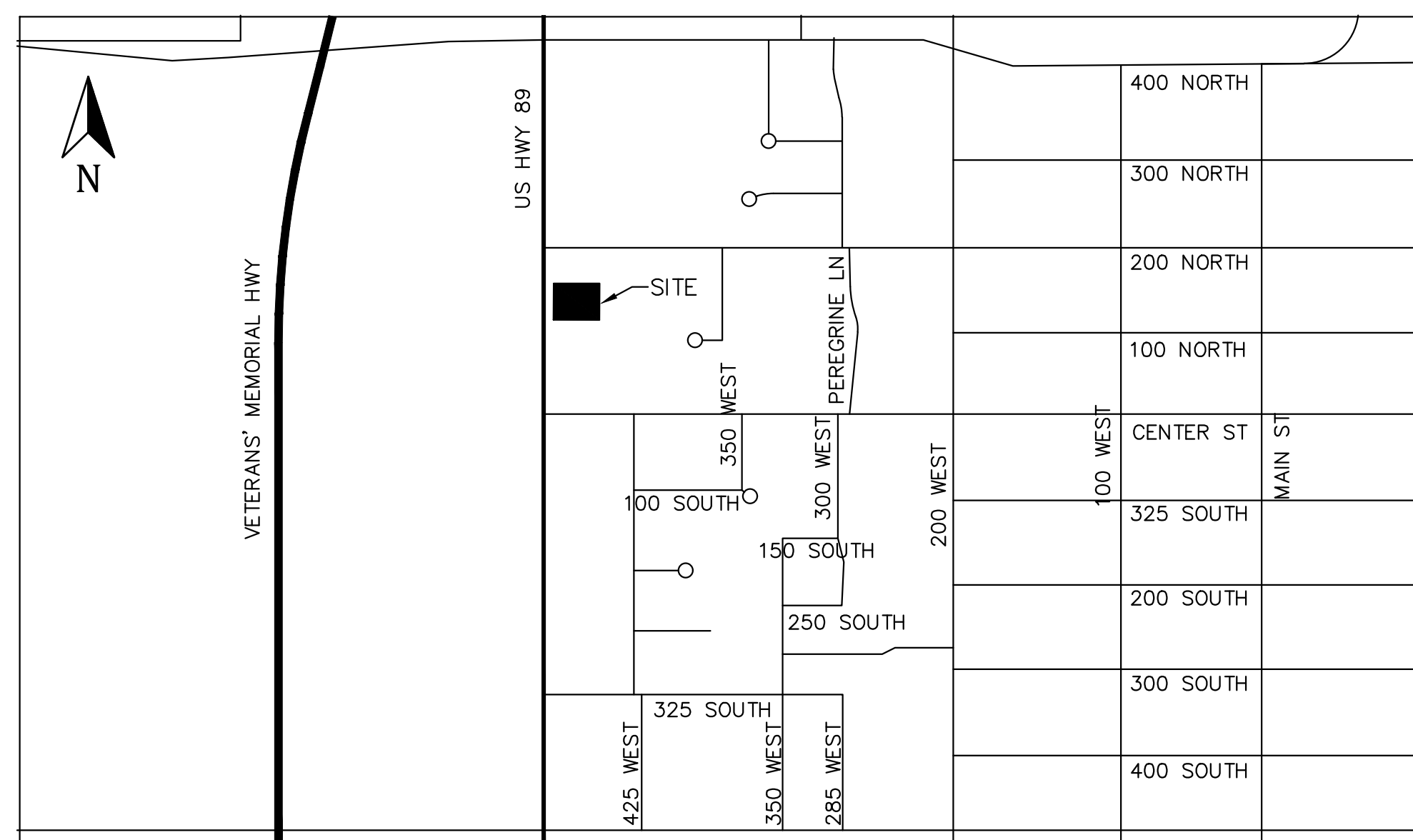
Aerial Photo



QUICK QUACK

Bountiful, UT

VICINITY MAP



NOT TO SCALE

INDEX

- C-0 Cover Sheet
- C-1 Site Plan
- C-2 Grading Plan
- C-2.1 Drainage Plan
- C-3 Utility Plan
- C-4 Standards Details
- C-5 Utility Details
- C-6 Stormwater Pollution Prevention Plan
- C-7 SWPPP Details
- C-8 Demolition Plan
- L-1 Landscape Plan
- A100 Dimension Floor Plan
- A200 Exterior Elevations
- A200 Exterior Color Elevations
- Photometric Plan
- Signage Plans

PROJECT ENGINEER:
 LARVIN POLLOCK
 ELEVATE ENGINEERING
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DEVELOPER:
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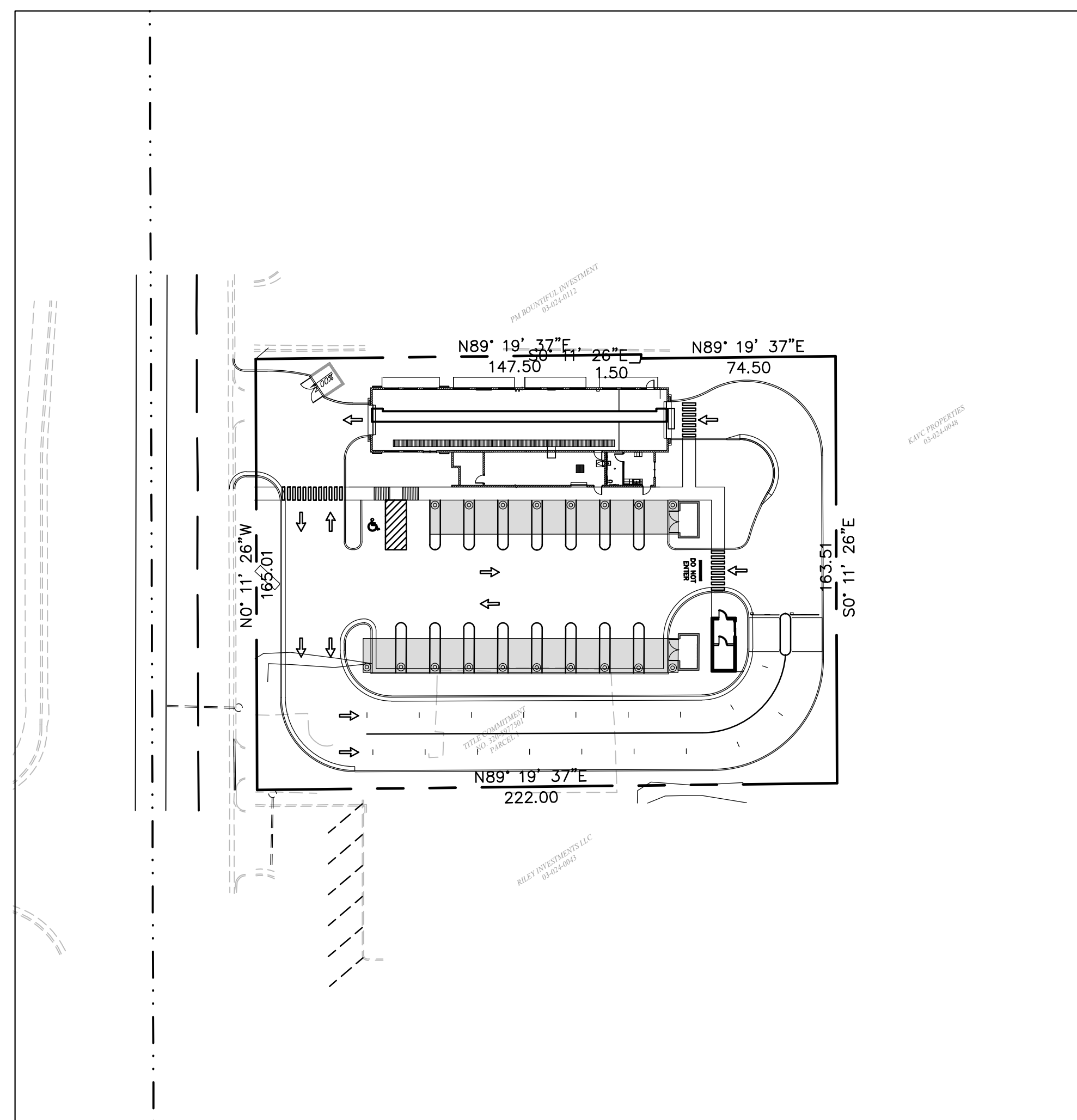
SURVEYOR:
 CORY NEERINGS
 LEGEND ENGINEERING
 52 WEST 100 NORTH
 HEBER CITY, UT 84032
 (435) 654-4828
 CORY@LEGENDENGINEERING.COM

SITE DATA

LOT AREA:	36,518	SF (0.84 ACRES)
BUILDING AREA:	3,820	SF± 10.5%
PAVEMENT AREA:	23,167	SF± 63.4%
LANDSCAPE AREA:	9,531	SF± 26.1%
ZONING: C-H (HEAVY COMMERCIAL)		

LEGEND & ABBREVIATION TABLE

R.O.W./PROPERTY LINE	---	EXISTING CURB AND GUTTER	====
EASEMENT LINE	---	PROPOSED CURB AND GUTTER	====
CENTER LINE	---	INVERT ELEVATION	I.E.
PROPOSED TRAIL	~	TOP BACK CURB	TBC
PROPOSED WATER LINE	-W-W-W-	TOP ASPHALT	TA
PROPOSED PRESSURIZED IRRIGATION	-PI-PI-PI-	TOP OF GRATE	TOG
PROPOSED GROUND WATER DRAIN	-GW-GW-GW-	FINISHED GRADE	FG
PROPOSED SEWER LINE	-SS-SS-SS-	TOP OF CONCRETE	TC
PROPOSED STORM DRAIN LINE	-SD-SD-SD-	HIGH WATER ELEVATION	HWE
EXISTING SEWER LINE	---SS---SS---SS---	CATCH BASIN	☐
EXISTING WATER LINE	---W---W---W---	SURFACE FLOW DIRECTION	→
EXISTING STORM DRAIN LINE	---SD---SD---SD---	PROPOSED STREET LIGHT	⊙
EXISTING CONTOUR	---(49.00)---	STORM DRAIN MANHOLE	⊙
FINISHED CONTOUR	---(47.00)---	SANITARY SEWER MANHOLE	⊙
		PROPOSED WATER VALVE	⊗



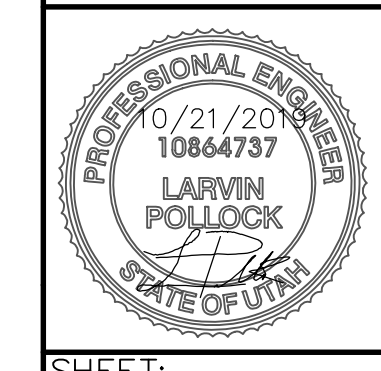
SITE MAP
 1" = 40'

NO.	REVISIONS	BY	DATE

ELEVATE ENGINEERING

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 larvin@elevateeng.com

QUICK QUACK BOUNTIFUL - US 89
 COVER SHEET
 136 NORTH 500 WEST BOUNTIFUL, UT 84010



SHEET: C-0
 DATE: Oct 21, 2019
 PROJECT ENGINEER: LP
 DESIGNER: DL

PROJECT ENGINEER:
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 JOSEPH@LONESTARBUILDERSINC.COM

LEGEND

LOT LINES (PROPERTY)	---
EXISTING CURB AND GUTTER	=====
PROPOSED CURB AND GUTTER	=====
STRIPING	=====
BUILDING SETBACK	-----
LANDSCAPE SETBACK	-----
EXISTING BUILDING	-----
EXISTING FENCE	-----x-----
TOP BACK OF CURB	TBC
FINISHED FLOOR ELEVATION	FFE
LANDSCAPE AREA	[Pattern]
CONCRETE AREA	[Pattern]
VACUUM CANOPY	[Pattern]

SITE DATA

LOT AREA:	36,518	SF (0.84 ACRES)
BUILDING AREA:	3,820	SF ± 10.5%
PAVEMENT AREA:	23,167	SF ± 63.4%
LANDSCAPE AREA:	9,531	SF ± 26.1%

ZONING: C-H (HEAVY COMMERCIAL)
 PERMITTED USE
 PARCEL ID#: 030240041,030240042

BUILDING DATA

CONSTRUCTION TYPE: V-B
 OCCUPANCY CLASSIFICATION: B
 SPRINKLERS: NO
 SETBACKS:
 FRONT=20 FEET
 REAR=10 FEET
 SIDE=10 FEET

PARKING TABULATION

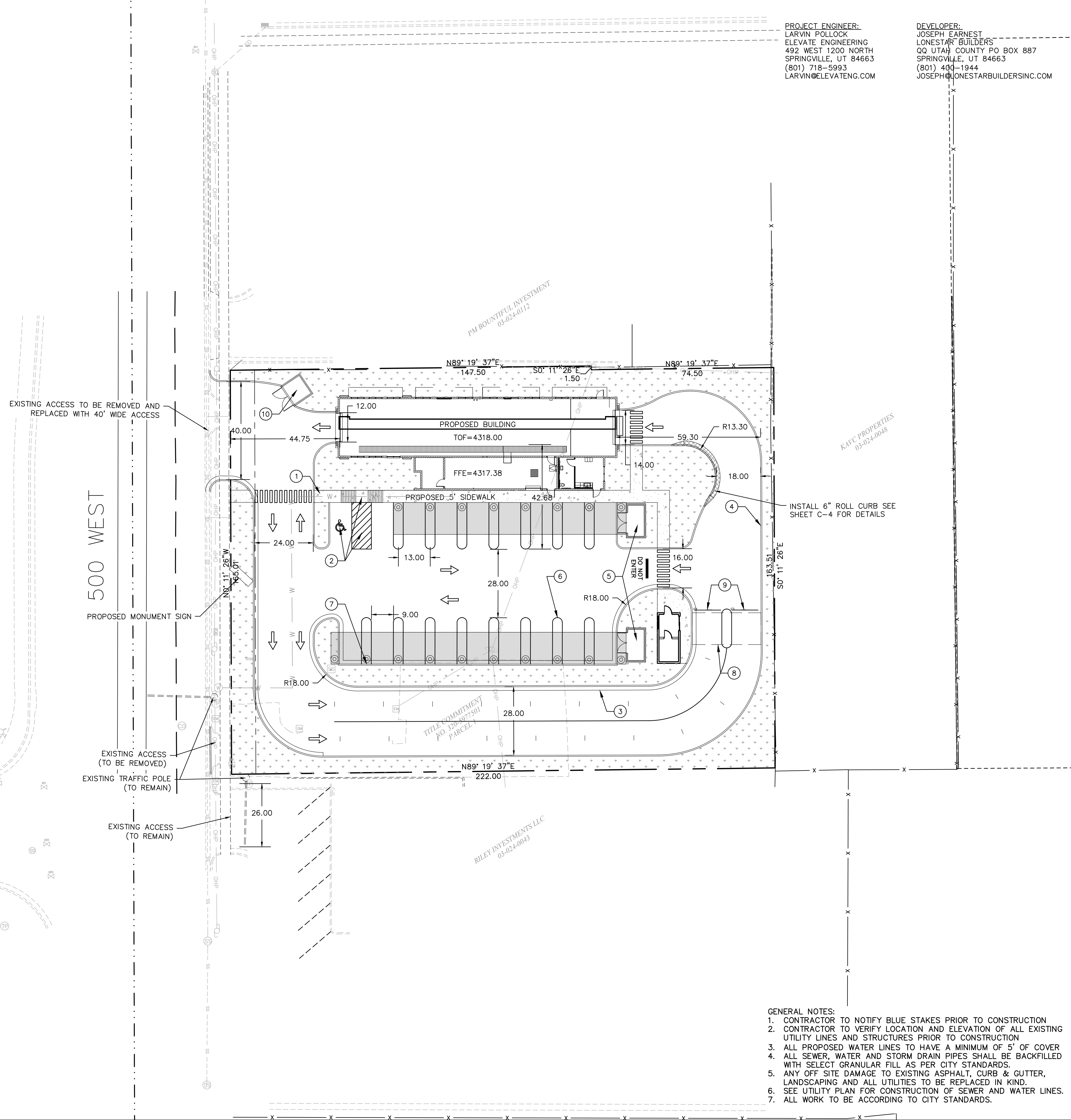
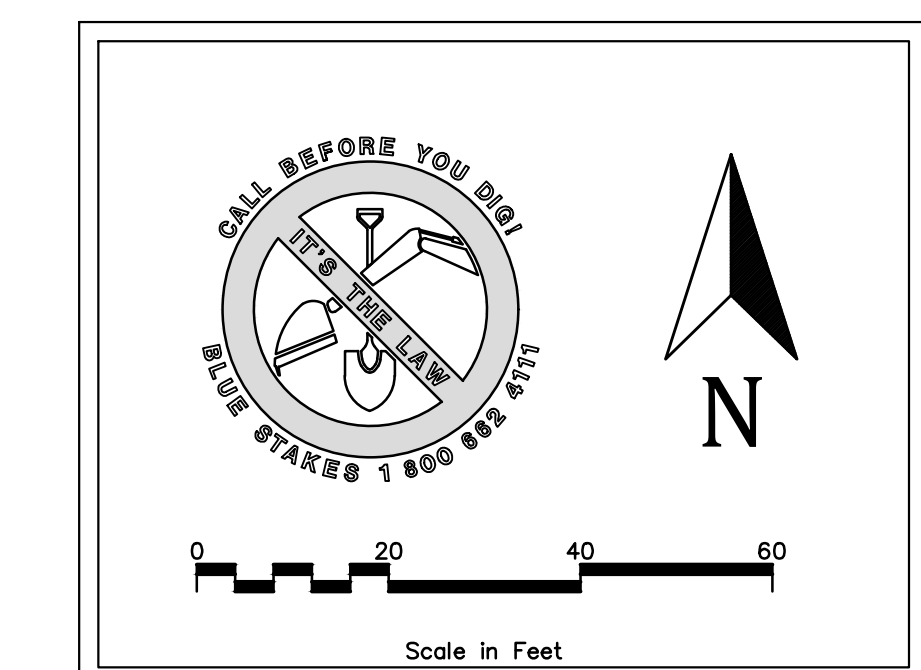
REQUIRED: 1 PER EMPLOYEE
 PROVIDED: 2 STALLS
 1 ADA STALL
 VACUUM STALLS: 16 STALLS
 TUNNEL LENGTH: 114 FEET
 STACKING: 19 STALLS

NOTES:

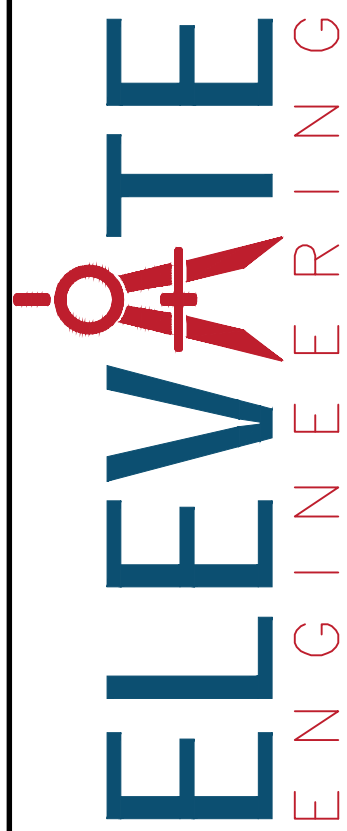
- PROPOSED 5' SIDEWALK PER APWA PLAN 231. SEE SHEET C-4 FOR DETAILS.
- ALL HANDICAP STALLS AND RAMPS TO BE INSTALLED PER ADA AND APWA STANDARDS. SEE SHEET C-4 FOR DETAILS.
- PROPOSED CURB & GUTTER TYPE E PER APWA 205. SEE SHEET C-4 FOR DETAILS.
- PROPOSED CURB TYPE P PER APWA PLAN 209. SEE SHEET C-4 FOR DETAILS.
- CONSTRUCT VACUUM ENCLOSURE WITH CONCRETE PAD AND APRON. INSTALL OWNER PROVIDED VACUUM EQUIPMENT, UNDERGROUND TRUNK LINES, PIPING, ETC. COORDINATE WITH ARCHITECTURAL PLANS.
- PAINT 4" SOLID YELLOW PAINT STRIPE AS SHOWN (TYPICAL).
- INSTALL OWNER PROVIDED "TOMMY BALL" PLANTERS/GARBAGE RECEPTACLE (TYPICAL). COORDINATE WITH ARCHITECTURAL PLANS FOR DETAILS.
- INSTALL OWNER PROVIDED PAY STATIONS WITH CANOPY. COORDINATE WITH ARCHITECTURAL PLANS FOR DETAILS.
- INSTALL OWNER PROVIDED GATES AND LOOP DETECTION SYSTEM. COORDINATE TIMING OF INSTALLATION PRIOR TO CONSTRUCTION OF PAVEMENT. SEE ARCHITECTURAL PLANS FOR DETAILS.
- PROPOSED DUMPSTER LOCATION. SEE SHEET C-4 FOR DETAILS.

GENERAL NOTES:

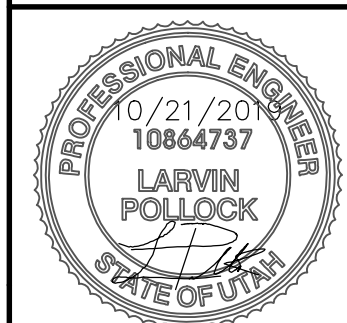
- CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION
- CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION
- ALL PROPOSED WATER LINES TO HAVE A MINIMUM OF 5' OF COVER
- ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS PER CITY STANDARDS.
- ANY OFF-SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
- SEE UTILITY PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES.
- ALL WORK TO BE ACCORDING TO CITY STANDARDS.



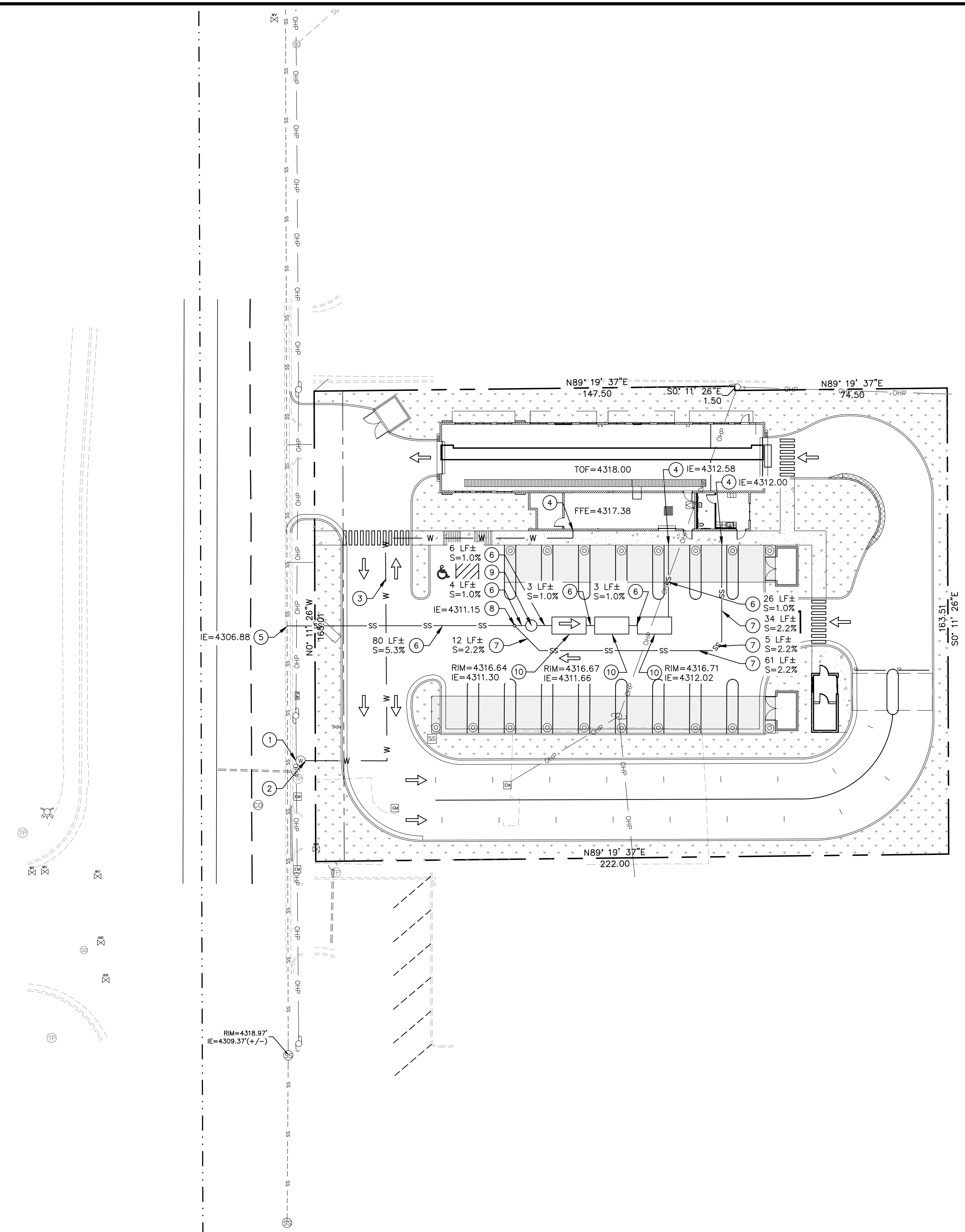
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QUICK QUACK BOUNTIFUL - US 89
 SITE PLAN
 136 NORTH 500 WEST BOUNTIFUL, UT 84010



SHEET:
C-1
 DATE:
 Oct 21, 2019



LEGEND

PROPERTY/ROW LINE	---
EXISTING CURB AND GUTTER	=====
PROPOSED CURB AND GUTTER	=====
PROPOSED STORM DRAIN LINE	---SD---SD---SD---
EXISTING STORM DRAIN LINE	---SD---SD---SD---
PROPOSED SEWER LINE	---SS---SS---SS---
EXISTING SEWER LINE	---SS---SS---SS---
PROPOSED WATER LINE	---W---W---
EXISTING WATER LINE	---W---W---W---
INVERT ELEVATION	IE
EXISTING	EX
FINISHED GRADE	FG
FINISHED FLOOR ELEVATION	FFE
TOP OF FOUNDATION	TOF

DESIGN NOTES:

- ① CONNECT TO EXISTING WATER MAIN PER CITY STANDARDS.
- ② CONNECT TO EXISTING WATER METER PER CITY STANDARDS.
- ③ INSTALL 2" POLY WATER LINE PER CITY STANDARDS.
- ④ END ALL UTILITIES 5' FROM BUILDING, SEE PLUMBING PLANS FOR CONTINUATION.
- ⑤ CONNECT TO EXISTING SEWER MAIN PER APWA PLAN 431. SEE SHEET C-5 FOR DETAILS. CONTRACTOR TO VERIFY LOCATION AND ELEVATION PRIOR TO ANY CONSTRUCTION.
- ⑥ INSTALL 6" Ø PVC SDR-35 SEWER PIPE AT 1% MIN. SLOPE.
- ⑦ INSTALL 4" Ø PVC SDR-35 SEWER PIPE AT 2% MIN. SLOPE.
- ⑧ INSTALL 6" CLEANOUT.
- ⑨ INSTALL 48" SANITARY SEWER SAMPLING MANHOLE PER APWA PLAN 411. SEE SHEET C-5 FOR DETAILS. RIM=4316.59 IE=4311.27 IE OUT=4311.19
- ⑩ INSTALL 1500 GAL. GREASE INTERCEPTOR/RECLAIM TANKS. INSTALL 3" OF 6" Ø PVC SDR-35 SEWER PIPE AT 1% MIN. SLOPE BETWEEN TANKS. COORDINATE WITH PLUMBING PLANS FOR DETAILS.

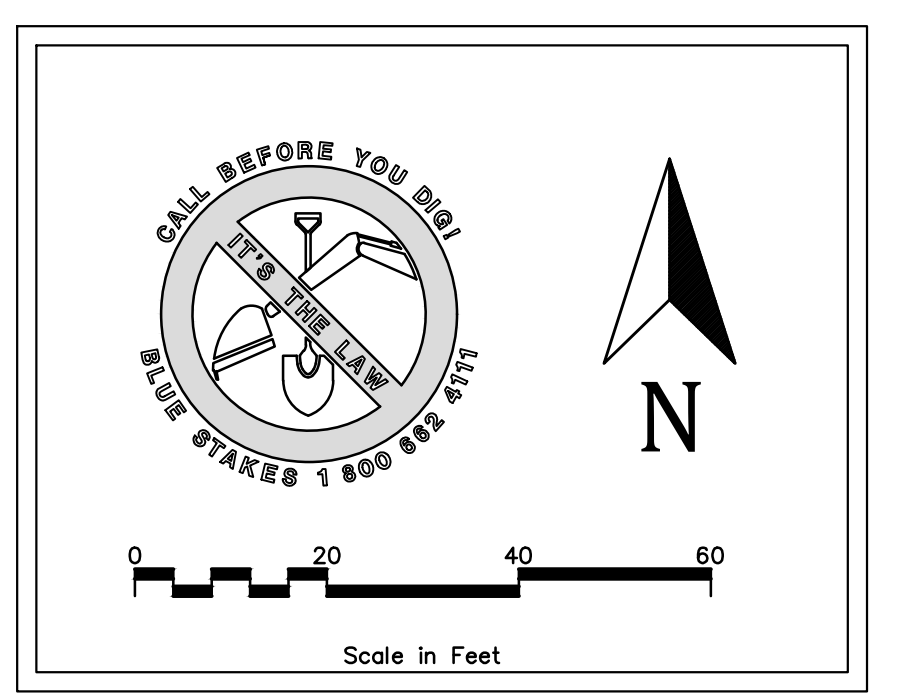
GENERAL NOTES:

1. CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION
2. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION
3. ALL PROPOSED WATER LINES TO HAVE A MINIMUM OF 5' OF COVER
4. ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS PER CITY STANDARDS.
5. ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
6. SEE GRADING AND DRAINAGE PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES.
7. ALL WORK TO BE ACCORDING TO CITY STANDARDS.

PRIVATE UTILITIES

CONTRACTOR TO CONTACT THE FOLLOWING COMPANIES PRIOR TO ANY CONSTRUCTION. EXACT LOCATION OF THESE UTILITIES TO BE DESIGNED AND COORDINATED BY THE FOLLOWING COMPANIES.

- DOMINION ENERGY - 801-853-6597
 ROCKY MOUNTAIN POWER - 801-756-1310
 CENTURY LINK - 801-536-6975

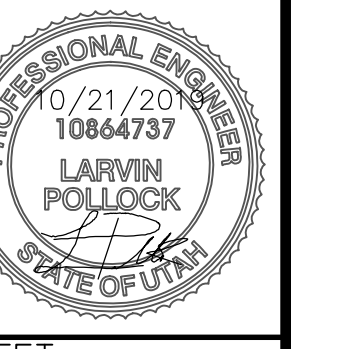


NO.	REVISIONS	BY	DATE

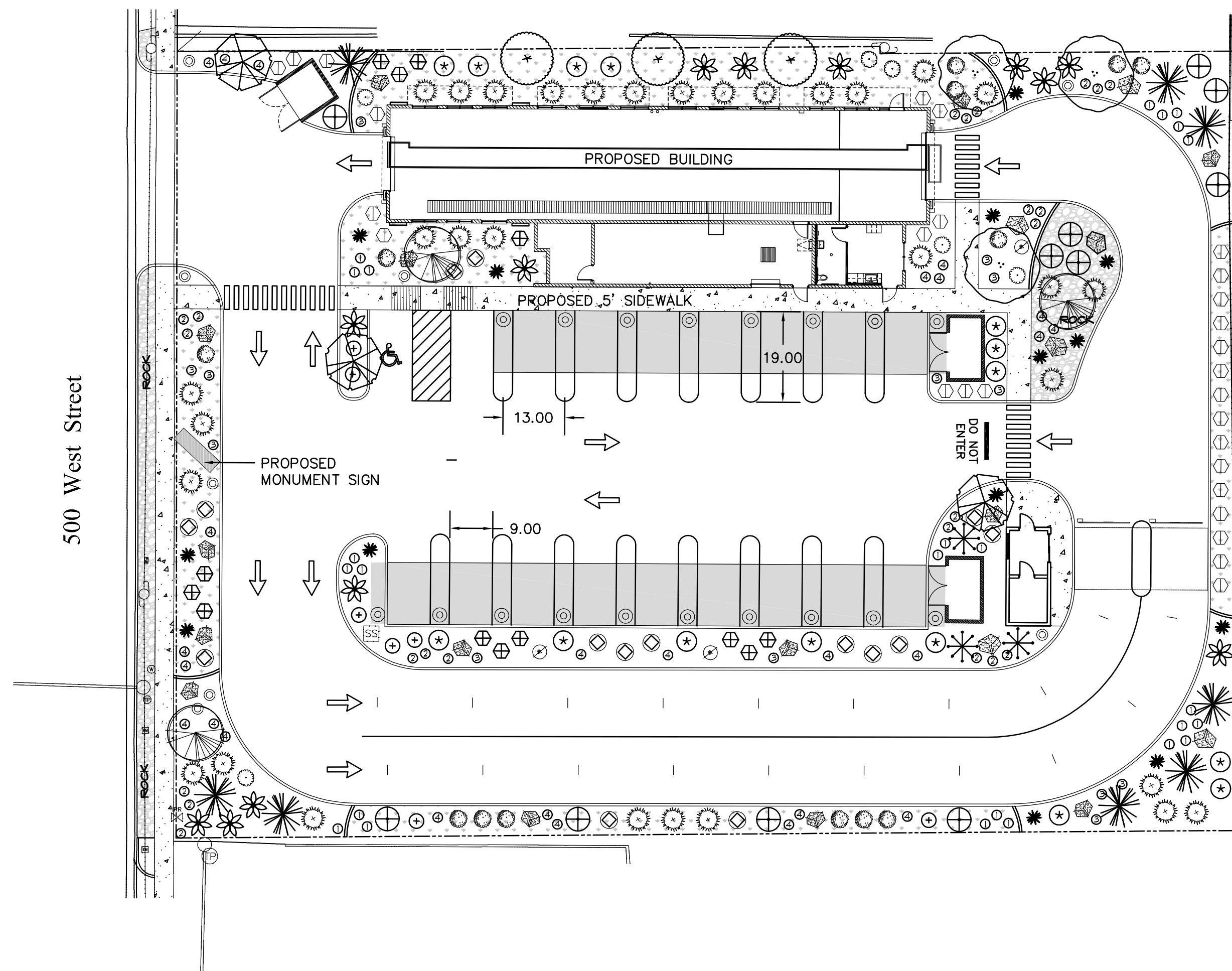
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 info@elevateeng.com



QUICK QUACK BOUNTIFUL - US 89
 UTILITY PLAN
 136 NORTH 500 WEST BOUNTIFUL, UT 84010



SHEET: C-3
 DATE: Oct 21, 2019



Legend

Symbol	Description	Remarks
	Landscape Boulder / 3'-4" Min. Size / Individually Placed	Boulder Type And Color Shall Be From Nearest Local Source. Blonde-Tan Colored Quartzite, Block Edges (Not Rounded).
	4" x 6" Extruded Concrete Mowstrip / Natural Color	Install In Straight True Lines And Uniform Curves, 4" Between All Lawn And Shrub Areas. Compact Sub-grade To 90% Prior To Installation.
	Rock ONLY Area / Cobble / 3" Minus Size / "Nephi Gray"	Install In Areas Shown To A Depth Of 6" Inches Over "DeWitt" Brand Weed Barrier Fabric. Submit Gray-Beige Sample For Approval.
	New Shrub - Rock Area / 2" Minus Size / "Soma"	Install In Areas Shown To A Depth Of 4" Inches Over "DeWitt" Brand Weed Barrier Fabric. Submit Gray-Beige Sample For Approval.
	New Shrub - Rock Area / 1/2" Min. Size / "Calico"	Install In Areas Shown To A Depth Of 4" Inches Over "DeWitt" Brand Weed Barrier Fabric. Rock To Be A "Soma" Product Or Equal.

- Submittal Requirements**
- The contractor shall provide to the Owner/Engineer product samples of all landscape materials such as boulders, decorative stone, bark mulches, weed barrier fabric, soil amendments & import topsoil in order to obtain approval to be used on the project, and prior to shipment to the site. Failure to provide this in a timely manner will in no way affect or delay the construction schedule and time for project completion.
 - All plant materials shall be secured for the project a minimum of 60 days prior to shipment to the site. The contractor shall provide to the Owner/Engineer written confirmation of this a minimum of 30 days prior to planting of the project. No substitutions will be considered following this time period.

Plant List (TREES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
3		Amelanchier grand. 'Autumn B.	A. Brilliance Serviceberry	2" Caliper 8'-10" Height	Full Head Crown Straight Trunk
3		Koeleruteria pan. 'Fastigiata'	Columnar Goldenrain Tree	2" Caliper 8'-10" Height	Full Head Crown Straight Trunk
8		Pinus leucodermis heidreichii	Dwarf Boenlan Pine	6'-8" Height B 4 B	Full Throughout Specimen
3		Pinus nigra 'Arnold's Sentinel'	Columnar Austrian Pine	6'-8" Height B 4 B	Full Throughout Specimen
3		Syringa reticulata 'Ivory Silk'	Japanese Flowering Lilac	2" Caliper 8'-10" Height	Full Head Crown Straight Trunk
3		Zelcova serrata 'Green Vase'	Green Vase Zelcova	2" Caliper 10'-12" Height	Full Head Crown Straight Trunk

Plant List (SHRUBS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
3		Berberis thund. 'Crimson Pygmy'	Crimson Pygmy Barberry	5 Gallon	15"-18" Height
15		Euonymus alatus 'Compacta'	Dwarf Burning Bush	5 Gallon	18"-24" Height
13		Physocarpus o. 'Summer Wine'	Summer Wine Ninebark	5 Gallon	24"-30" Height
32		Prunus besseyi 'Raines Buttes'	Faunee Buttes Sandcherry	5 Gallon	18"-24" Spread
13		Rosa 'Knock Out Red'	Knock Out Red Rose	5 Gallon	18"-24" Height
15		Rosa 'Maidland Red'	Red Groundcover Rose	5 Gallon	18"-24" Spread
6		Spiraea bumalda 'Goldmound'	Goldmound Spiraea	5 Gallon	15"-18" Height
7		Spiraea japonica 'Neon Flash'	Neon Flash Spiraea	5 Gallon	15"-18" Height
14		Yucca filam. 'Golden Sword'	Golden Sword Yucca	5 Gallon	15"-18" Height

Plant List (ORNAMENTAL GRASSES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
13		Calamagrostis a. 'Avalanche'	Avalanche Feather Grass	5 Gallon	24"-30" Height
28		Calamagrostis a. 'Foerster'	Foerster Feather Grass	5 Gallon	24"-30" Height
11		Miscanthus sinensis 'Gracillimus'	Malden Grass	5 Gallon	24"-30" Height
8		Pennisetum alopec. 'Hamel'	Hamel Fountain Grass	5 Gallon	15"-18" Height

Plant List (PERENNIALS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
25		Agastache 'Sunset'	Sunset Hyssop	1 Gallon	Full Can
23		Hemerocallis 'Stella d'Oro'	Stella d'Oro Day Lily	1 Gallon	Full Can
13		Lavandula 'Hidcote Blue'	Blue Lavender	1 Gallon	Full Can
25		Salvia 'East Friesland'	East Friesland Sage	1 Gallon	Full Can

** Plant material quantities are provided for convenience in bidding ONLY!! The contractor shall provide and install all plant materials either shown or noted on the plans, and of the sizes and heights specified.

Planting Notes

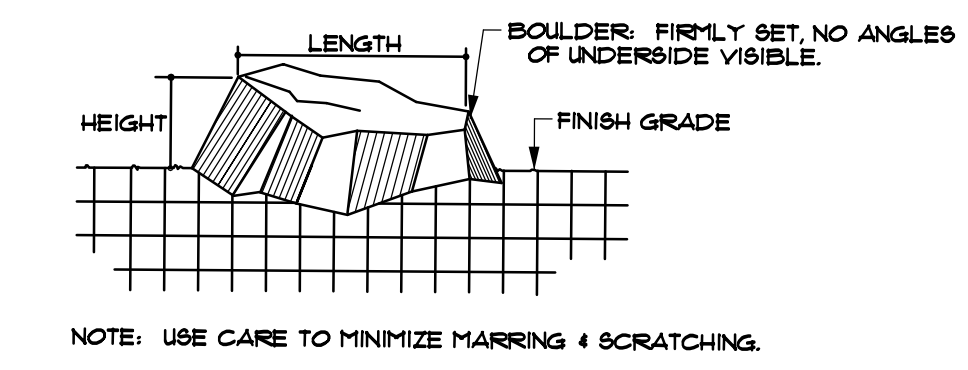
- All lawn areas (if used) shall receive a 6 inch depth of topsoil, shrub areas 4 inch depth. If topsoil is not available at the site, it must be imported from an approved local source. All topsoil shall be of a sandy loam consistency. Provide a chemical analysis of all topsoil for approval.
- Prior to placement of topsoil, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches, by the use of mechanical means, in order to create a transition layer between existing and new soils.
- All plant material notes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site.
- Plant backfill mixture shall be composed of 3 parts topsoil to 1 part humus additive (Soil Fep/or equal), and shall be rotary mixed on-site prior to installation.
- Plant fertilizer shall be 'Agriform' brand 21 gram tablets used as per manufacturers recommendations.
- Upon completion of planting operations, all shrub pits and tree wells shall receive a 4 inch depth of shredded bark mulch mixture as a cover. The overall shrub beds themselves (beyond plant wells) shall receive a 4" depth of decorative stone surfacing over Pro-5 weed barrier fabric.
- In decorative stone wells, cut the fabric from around the water well of each plant, then apply fine ground bark inside water well. The remainder of the planter bed shall receive the depth of decorative stone.
- Landscape maintenance shall be required for a period through the second mowing of the lawn (30 days minimum) and shall include weeding, pruning and one fertilization.
- The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than two years following the date of completion and final acceptance.
- As shown and noted, the irrigation system water supply is from a secondary (non culinary) source, and it's availability can be affected by climatic conditions, with the normal season extending from mid April to mid October. If any interruptions in water availability occur, the contractor shall coordinate with the Owner on the availability of possible temporary watering measures to keep all plant materials in a healthy condition.

General Notes

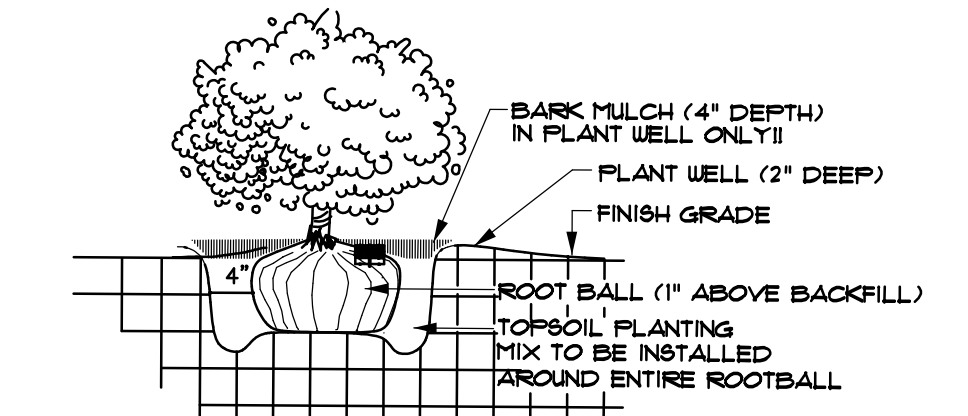
- All bidding landscape contractors shall have a minimum of 5 years experience in the installation of commercial landscape and irrigation projects, and be able to supply the necessary staff to perform all tasks associated with these drawings, and in a professional and timely manner.
- The landscape contractor, at all times, shall have personnel on-site experienced in being able to interpret the drawings correctly, and accurately measure the design layout using the specified scale.
- The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning work. The contractor shall coordinate his work with the project manager and all other contractors working on the site.
- The finish grade of all planting areas shall be smooth, even and consistent, free of any humps, depressions or other grading irregularities. The finish grade of all landscape areas shall be graded consistently 1/2" below all walks, curbs, etc.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
- All plant materials shall be approved prior to planting. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the specifications.
- The contractor shall plant all plants per the planting details, stakes/guy as shown. The top of the rootballs shall be planted flush with the finish grade.

Sub-Grade Requirements

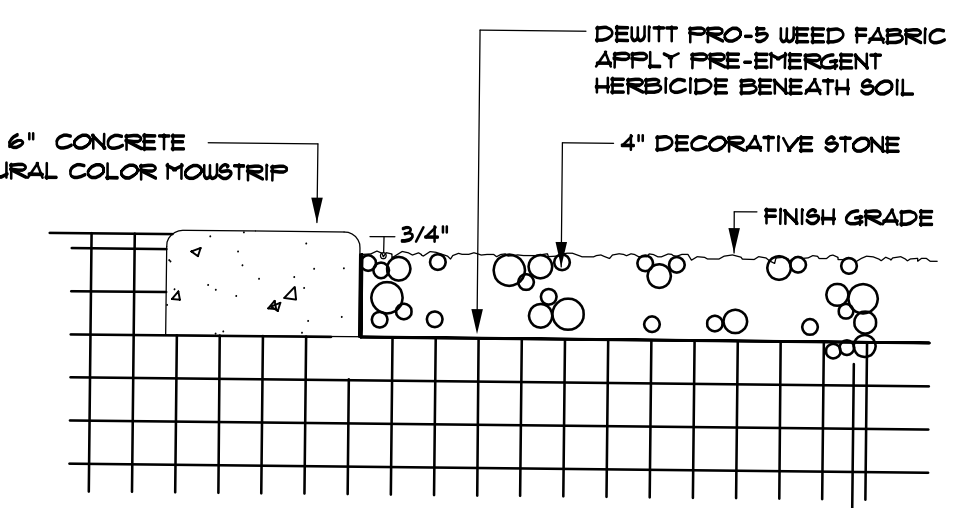
- LAWN & SHRUB AREAS : Eight (8) inches below finish grade. This will allow for the installation of a six inch depth (lawn) and 4 inch depth (shrub) of topsoil along with a four inch depth of bark mulch or decorative stone, leaving it slightly below finish grade and concrete areas.
- SUB-GRADE COORDINATION : The Landscape contractor shall meet early on in the construction process with the site grading contractor, in order to ensure that all sub-grades, prior to final topsoil placement, are provided. Any discrepancies or questions shall be discussed and resolved at that time. Landscape operations shall not begin until the specified sub-grade elevations have been provided.



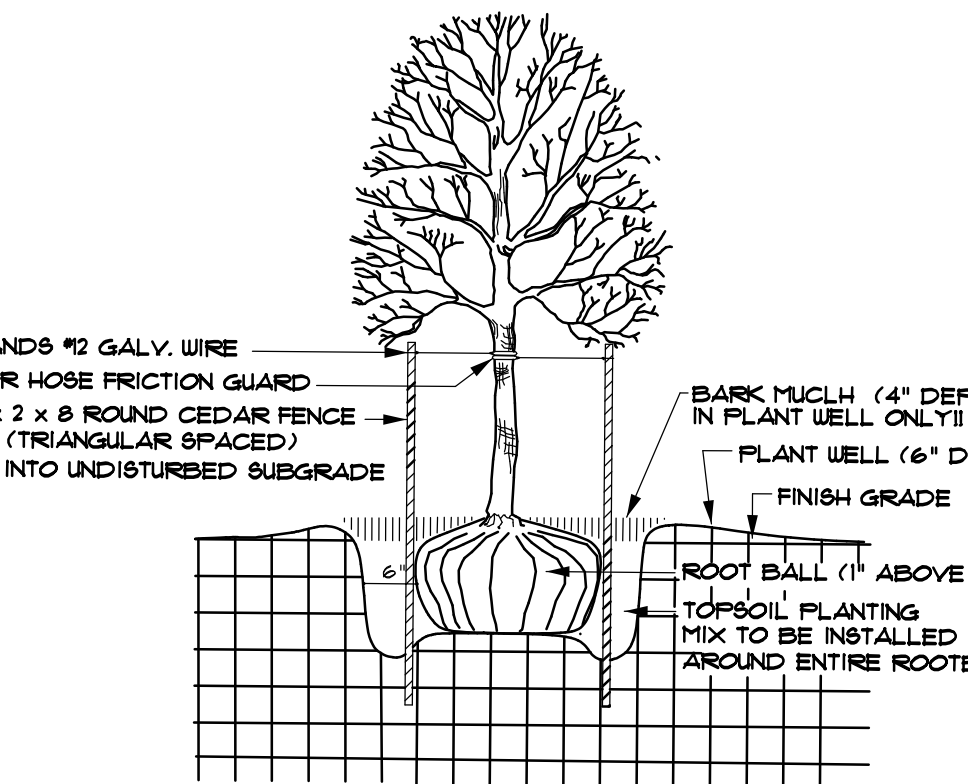
1 Landscape Boulder
N. T. S.



2 Shrub Planting
N. T. S.



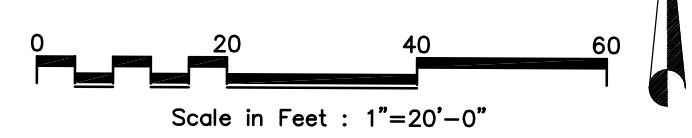
3 Mowstrip / Stone Mulch
N. T. S.



4 Tree Planting
N. T. S.

Landscape Architect

RDL Design Company, Inc.
1020 East Yale Avenue
Salt Lake City, Utah 84105
Phone : 801-647-3114
Email : rdl@comcast.net

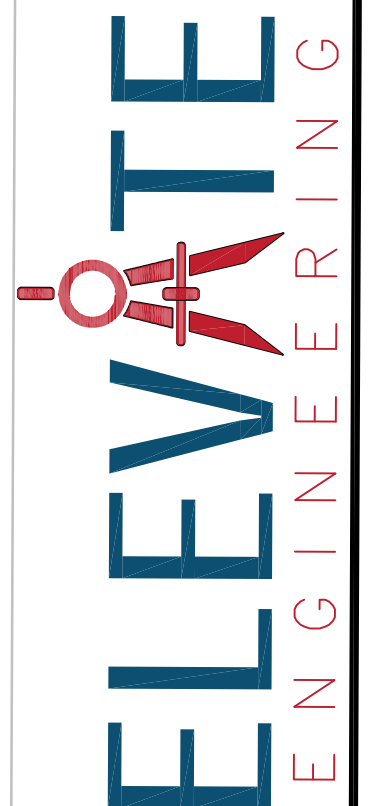


Scale in Feet : 1"=20'-0"

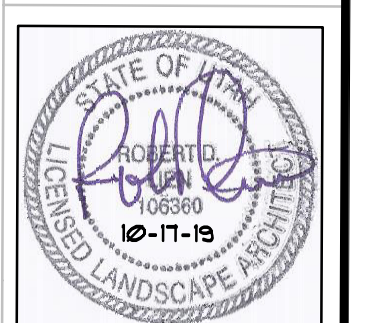


NO.	REVISIONS	BY	DATE

ELEVATE ENGINEERING
492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
for info@elevateeng.com

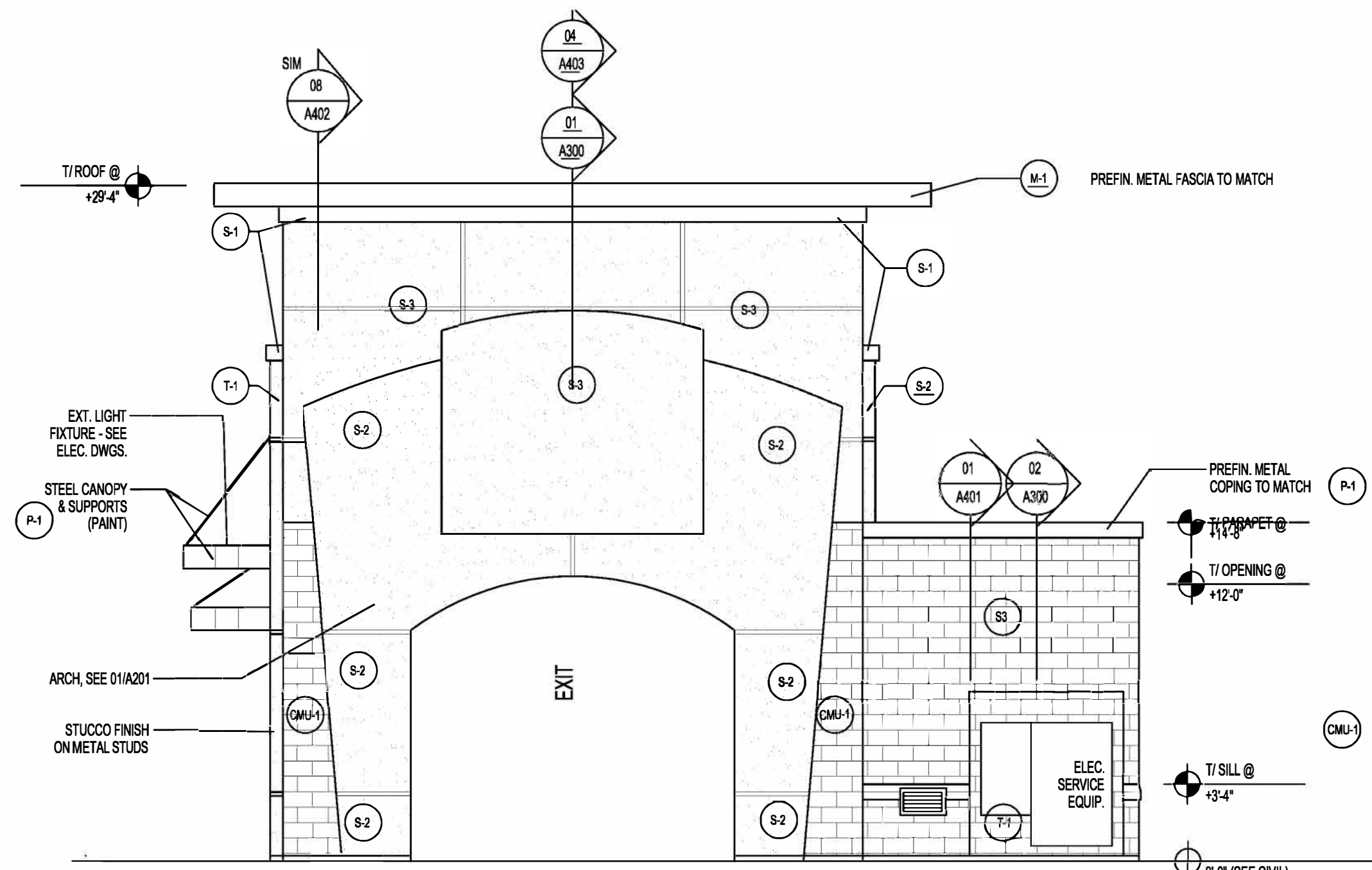


QUICK QUACK BOUNTIFUL - US 89
LANDSCAPE PLAN
136 North 500 West Bountiful, UT 84010

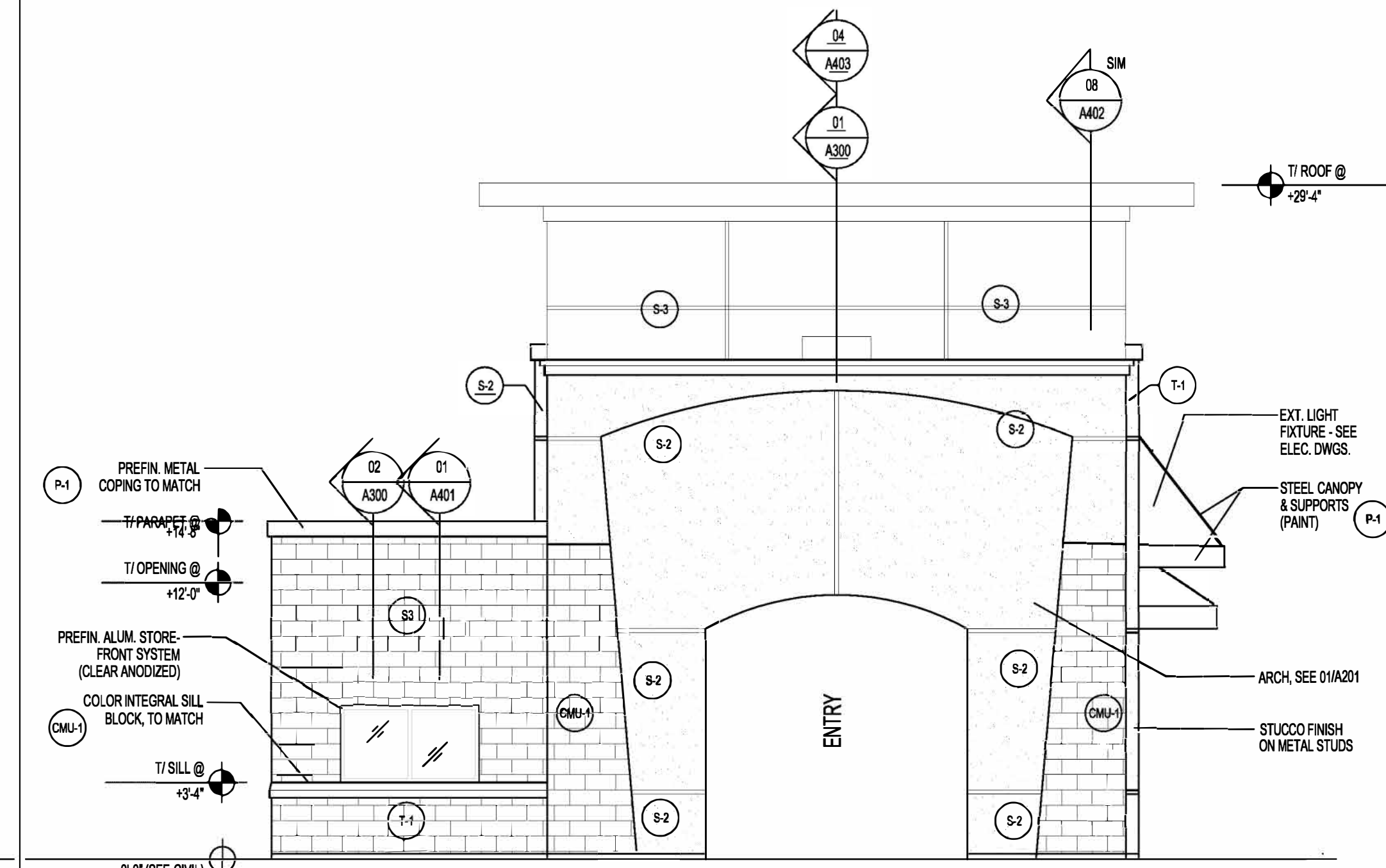


SHEET:
L-1
DATE: 10-17-2019

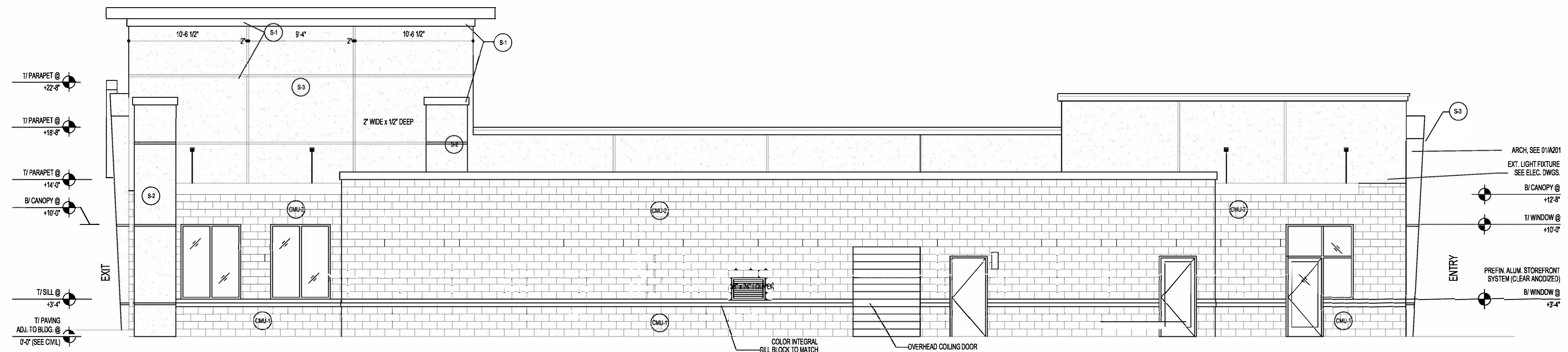
EXTERIOR FINISH SCHEDULE		
LABEL	MATERIAL	COLOR / MANUFACTURER
CMU-1	SPLIT-FACE CMU	INTEGRAL COLOR (DARK GREY) TO MATCH SW 7025 "BACKDROP"
CMU-2	SMOOTH FACE CMU	INTEGRAL COLOR (LIGHT GREY) TO MATCH SW 7638 "LOGGING PATH"
S-1	STUCCO	MATCH SW 6755 "STARBOARD" (GREEN)
S-2	STUCCO	MATCH SW 6803 "CHEERFUL" (YELLOW)
S-3	STUCCO	MATCH SW 7004 "SNOWBOUND" (WHITE)
P-1	PAINT	SW 6755 "STARBOARD" (GREEN)
P-2	PAINT	SW 6803 "CHEERFUL" (YELLOW)
P-3	PAINT	SW 7025 "BACKDROP" (DARK GREY)
P-7	PAINT	SW 6258 "TRICORN BLACK"
M-1	STANDING SEAM ROOFING	MATCH SW 6755 "STARBOARD" (GREEN)



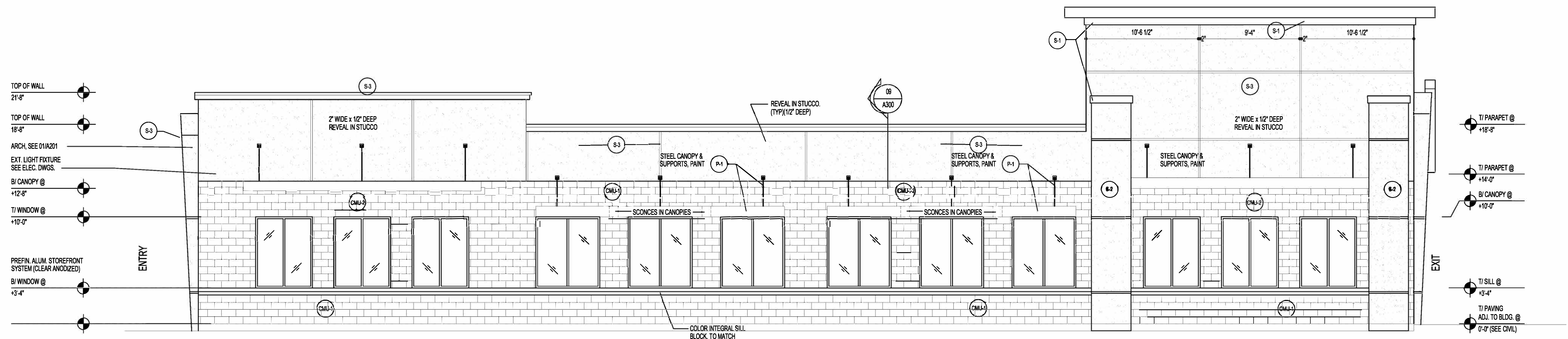
EXTERIOR ELEVATION SCALE: 3/16" = 1'-0" 04



EXTERIOR ELEVATION SCALE: 3/16" = 1'-0" 03



EXTERIOR ELEVATION SCALE: 3/16" = 1'-0" 02



EXTERIOR ELEVATION SCALE: 3/16" = 1'-0" 01

PROJECT NOTES

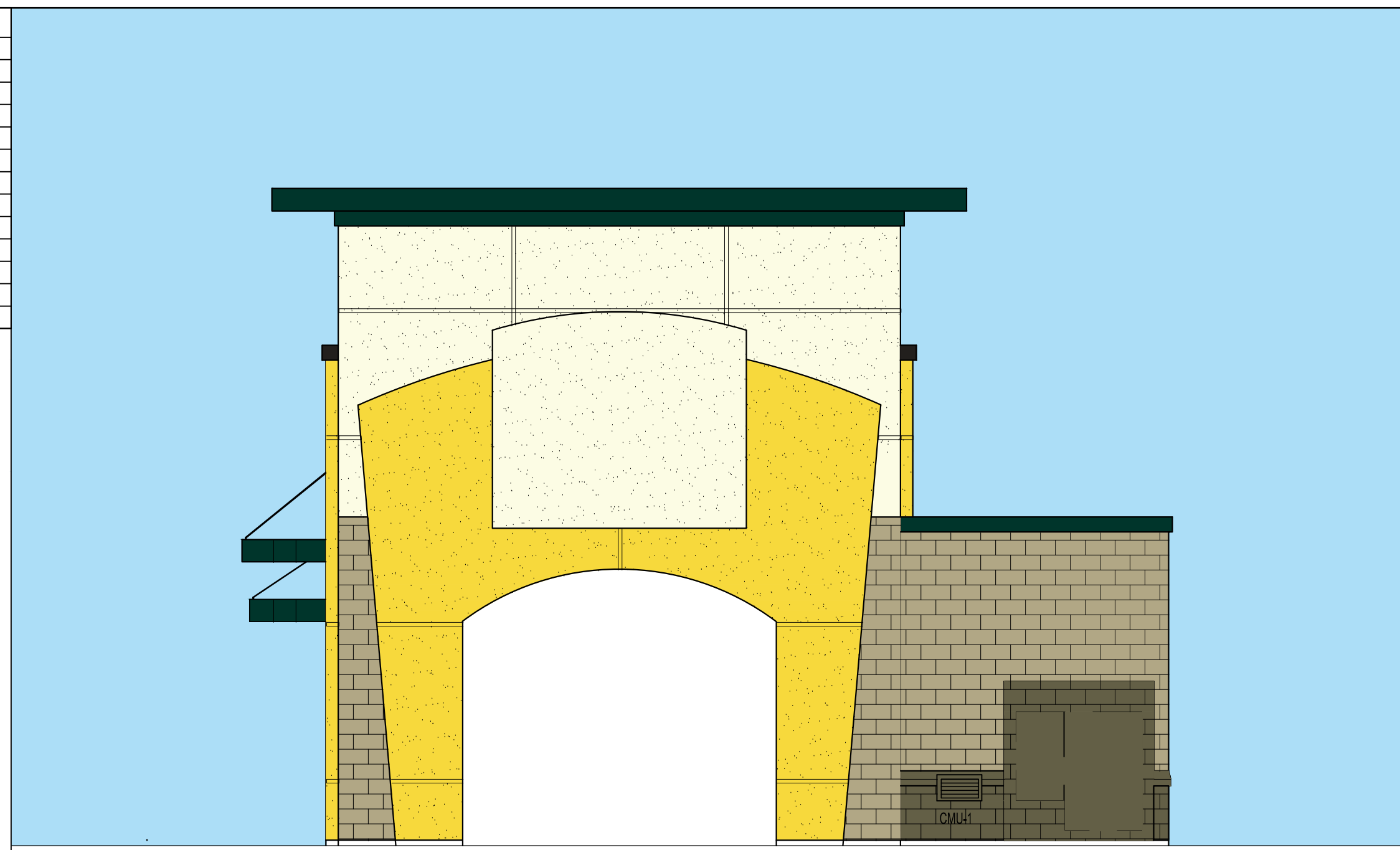
PROJECT TITLE
QUICK QUACK CAR WASH
BOUNTIFUL UTAH



DATE: October 17 2019
REVISIONS:

A200

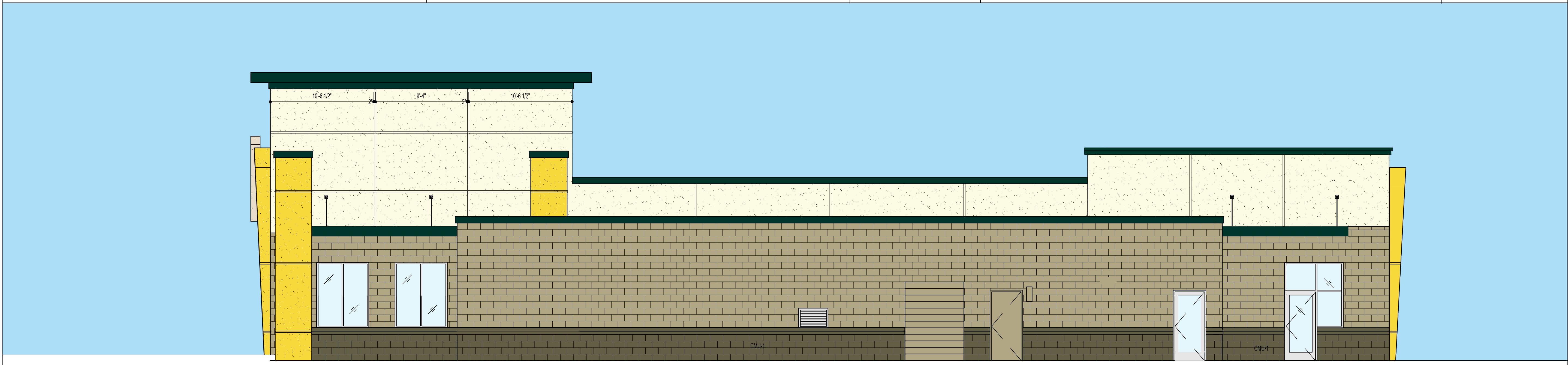
EXTERIOR FINISH SCHEDULE		
LABEL	MATERIAL	COLOR / MANUFACTURER
CMU-1	SPLIT-FACE CMU	INTEGRAL COLOR (DARK GREY) TO MATCH SW 7025 "BACKCROP"
CMU-2	SMOOTH FACE CMU	INTEGRAL COLOR (LIGHT GREY) TO MATCH SW 7638 "JOGGING PATH"
S-1	STUCCO	MATCH SW 6755 "STARBOARD" (GREEN)
S-2	STUCCO	MATCH SW 6903 "CHEERFUL" (YELLOW)
S-3	STUCCO	MATCH SW 7004 "SNOWBOUND" (WHITE)
P-1	PAINT	SW 6755 "STARBOARD" (GREEN)
P-2	PAINT	SW 6903 "CHEERFUL" (YELLOW)
P-3	PAINT	SW 7025 "BACKCROP" (DARK GREY)
M-1	METAL	MATCH SW 6755 "STARBOARD" (GREEN)
W1	WINDOW FRAME	CLEAR ANODIZED



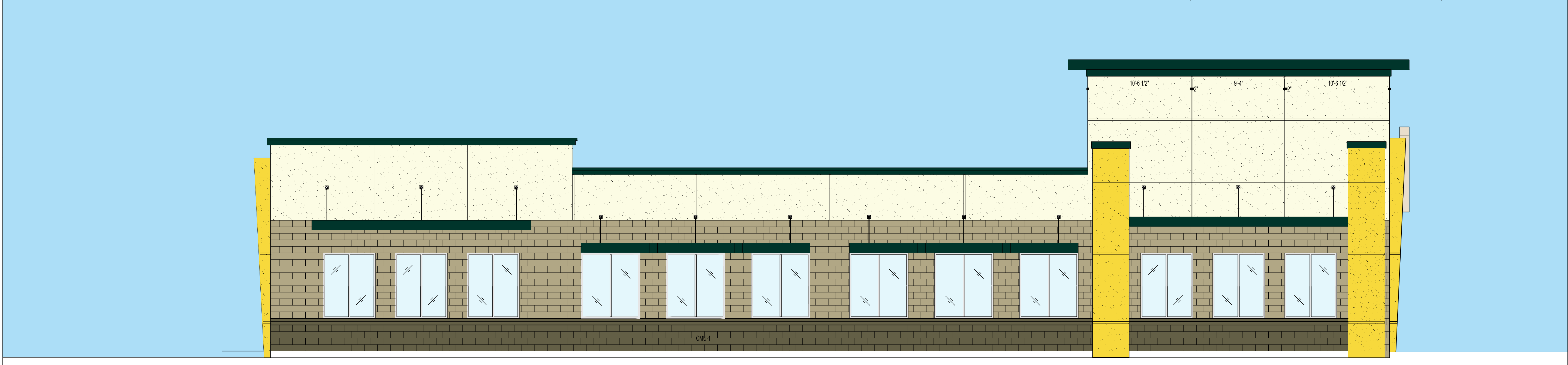
EXTERIOR ELEVATION SCALE: 3/16" = 1'-0" 04



EXTERIOR ELEVATION SCALE: 3/16" = 1'-0" 03



EXTERIOR ELEVATION SCALE: 3/16" = 1'-0" 02



EXTERIOR ELEVATION SCALE: 3/16" = 1'-0" 01

PROJECT NOTES

PROJECT TITLE
QUICK QUACK CAR WASH
BOUNTIFUL UTAH

DAIN & ASSOCIATES
ARCHITECTURE DESIGN PROJECT MANAGEMENT
JAMES A DAIN ARCHITECT
PHONE (801) 288-8800

DATE: October 17 2019

REVISIONS:

A200

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