



BOUNTIFUL CITY
PLANNING COMMISSION AGENDA
Tuesday, March 2, 2021

Planning Commissioner City Hall Tour 6:00 p.m.
Planning Commission Meeting 6:30 p.m.

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

1. Welcome
2. Approval of the minutes for February 16, 2021
3. Continuation (Public Hearing took place on February 16, 2021) - Take 5 - Conditional Use Permit for a vehicle service business located at 293 West 500 South, Charles Openshaw, owner - *City Planner Curtis Poole*
 - a. Action: Continue the item to a date uncertain, applicant requested.
4. Continuation - Take 5 - Amended site plan review for Take 5 located at 293 West 500 South, Charles Openshaw, owner - *City Planner Curtis Poole*
 - a. Action: Continue the item to a date uncertain, applicant requested
5. Continuation - Renaissance Towne Centre – Ordinance Amendment to the current adopted Development Plan (Zoning Map Amendment), Bruce Broadhead, applicant - *Planning Director Francisco Astorga*
 - a. Public Hearing
 - b. Action: Continue the item to the March 16, 2021 meeting, staff requested.
6. Creekside Senior Living - Conditional Use Permit for an addition to the existing facility located at 430 West 400 North, Adam Benton, representing Stellar Living - *City Planner Curtis Poole*
 - a. Public Hearing
 - b. Conditional Use Permit review and tentative possible approval in written form

7. Creekside Senior Living – Amended Site Plan Review for an addition to the existing facility located at 430 West 400 North, Adam Benton, representing Stellar Living - *City Planner Curtis Poole*
 - a. Review: Preliminary and Final Site Plan Review
 - b. Action: Consider forwarding a recommendation to the City Council
8. Adjournment

Draft Minutes of the
BOUNTIFUL CITY PLANNING COMMISSION
February 16, 2021

Present:	Commission Chair	Sean Monson
	Commission Members	Sam Bawden, Jesse Bell, Jim Clark, Lynn Jacobs (vice-chair), Sharon Spratley, and Councilwoman Kendalyn Harris
	City Attorney	Clinton Drake
	City Engineer	Lloyd Cheney
	Planning Director	Francisco Astorga (excused)
	City Planner	Curtis Poole
	Recording Secretary	Darlene Baetz

1. Welcome.

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

2. Approval of the minutes for February 2, 2021

MOTION: Commissioner Spratley made a motion to approve the minutes for February 2, 2021 with one correction Commissioner Clark seconded the motion.

VOTE: The motion passed unanimously (6-0).

Councilwoman Harris arrived at 6:32 p.m.

3. Take 5 - Conditional Use Permit for a vehicle service business located at 293 West 500 South, Charles Openshaw, owner

4. Take 5 - Consider forwarding a recommendation to the City Council for the approval of an amended site plan for Take 5 located at 293 West 500 South, Charles Openshaw, owner

Charles Openshaw was present. City Planner Curtis Poole presented the item.

City Planner Poole stated the applicant previously applied for an amended site plan review in 2016 to demolish the Barbacoa building and construct a new 4,000 square foot office building. The site plan was approved with the reduction in parking from 201 to 112 stalls. The applicant did not take any further action for this approval which expired after one year of the approval date. The applicant submitted a Conditional Use Permit and Site Plan Review applications for an express oil change business. Customer will remain in their cars for the oil change. Stacking lanes will be on the south of the proposed building. The proposed plan shows the Barbacoa building to be demolished and replaced with a smaller 1,400 square foot building and be placed closer to 500 South. The properties adjacent to this property are a mix of retail, restaurant and office uses with similar vehicle service uses along 500 West.

The plans show one of the drive accesses from 500 South will be removed and replaced with curb, gutter, and sidewalk. The applicant will be working with UDOT for permission since this portion of 500 South is a UDOT facility.

The plan included redesigned parking stalls at 90-degree angles with twenty-four (24) foot drive aisles

1 which would improve the parking congestion and currently meet parking demands. The new building
2 will be placed closer to 500 South and will accommodate five (5) additional parking stalls and would
3 make the ADA stalls compliant with current standards. The applicant did receive a parking study
4 which indicated a peak parking demand of ninety-one (91) vehicles. There is not a cross-parking
5 agreement between the other properties at this location (Chase Bank and Panda Express). The peak
6 for all sites was observed at 130 stalls with 201 total stalls available. The study does indicate that the
7 adjacent properties should not be included in parking counts for the 5th South Plaza and observed
8 patrons did not stay within the property lines of these sites. The parking study is based upon current
9 uses and any change in uses to 5th South Plaza in the future may require an additional parking study.
10

11 The proposed site plan meets all the standards of the Code for the architectural design. The current
12 and proposed landscape does not meet current code for the landscape requirement. The removal of
13 the access to 500 South will increase the proposed landscaping with additional trees and shrubs. The
14 applicant proposed to add additional trees next to Panda Express which will be above the number of
15 trees required by code.
16

17 City Planner Poole recommended that the Planning Commission approve the Conditional Use Permit
18 and Site Plan Approval with the following conditions:
19

20 Conditional Use Permit conditions of approval:

- 21 1. Prior to applying for a building permit the Applicant shall:
 - 22 a. Show plans to add one (1) street tree between the two (2) proposed drive accesses on 500
23 South.
 - 24 b. Add shrubs or additional plant material to the landscape buffer between 5th South Plaza and
25 the Panda Express property.
- 26

27 Site Plan Review conditions of approval:

- 28 1. Complete all redline correction.
- 29 2. Coordinate final easement location with Bountiful Light and Power.
- 30 3. Dumpster enclosure shall match the building material of the proposed Take 5 Oil Change
31 building.
- 32 4. Receive construction permits and approvals from UDOT prior to applying for a building permit.
- 33 5. Pay fees and post an acceptable bond in the amount determined by the City Engineer.
- 34 6. Sign a Public Improvement Development Agreement.
35

36 Chair Monson asked staff if this process should go thru a Variance instead of the Conditional Use
37 Permit. He noted that this type of approval may set a precedent for other projects. City Planner Poole
38 noted that the use for this business requires a Conditional Use Permit and would not be approved with
39 a Variance. The applicant is decreasing the level of non-conforming landscaping and would increase
40 the number of parking stalls.
41

42 Commissioner Spratley asked about the level of non-conformity and if the applicant could find a way
43 to come into compliance. City Planner Poole noted that compliance for landscaping is 15% and the
44 applicant currently is at 8.8%.
45

46 Commissioner Jacobs is concerned about the traffic flow and feels that the proposed plans will take
47 care of the existing traffic problems.
48

1 Commissioner Bell felt that this project is an improvement to the current issues but does feel it should
2 be in compliance.
3

4 City Engineer Lloyd Cheney stated that there would be no way to accommodate 210 stalls on this
5 site. He did not feel that this site would meet parking even if a the Barbacoa building was removed
6 and nothing was built in its place.
7

8 Chair Monson opened the public hearing at 7:02 p.m.
9

10 Ryan Steward resides at 360 N 100 E and stated that he has frequented this shopping center and felt
11 that this proposed plan is a good use for this location with the increase of the parking spaces.
12

13 Chair Monson closed the public hearing at 7:04 p.m.
14

15 Mr. Openshaw stated that he wanted to make this site better and did not want to keep the same
16 problems if he kept the existing building. He discussed the proposed changes from 2016 approved
17 project to the current project. He stated that this site is challenging and felt that this proposed business
18 is a good fit and would help with the existing parking issues.
19

20 Commissioners discussed the possibility of additional landscaping that could be obtained to be able
21 to reach the required 15% on the property. Suggestions were made for the possible increase of
22 landscaping in the extra triangle areas at the ends of the parking stalls and the exit from the bay.
23

24 MOTION: Commissioner Spratley made a motion to table this meeting until the next meeting on
25 March 2 to allow the City Attorney time to obtain answers for questions regarding approving a site
26 plan that does not meet current code. Commissioner Bell seconded the motion.
27

28 VOTE: The motion passed unanimously (7-0).
29

30 **5. Consider approval of a Conditional Use Permit in written form for an Accessory Structure over**
31 **10% of lot size located at 17 East 1400 South, Kirk Tomas, owner**
32

33 MOTION: Commissioner Jacobs made a motion to approve the Conditional Use Permit in written
34 form for an Accessory Structure over 10% of lot size located at 17 East 1400 South. Commissioner
35 Clark seconded the motion.
36

37 VOTE: The motion passed (5-2) with Commissioner Monson and Spratley voting nay.
38

39 **6. Planning Director's report, review of pending applications and miscellaneous business**
40

- 41 1. Future meetings to include an amended Creekside site plan and an amended zone map for
42 Renaissance Towne Center.
43

44 Chair Monson ascertained there were no other items to discuss. The meeting was adjourned at 7:22
45 p.m.
46

47 _____
Sean Monson
48 Planning Commission Chair

Planning Commission Staff Report



Subject: Amended Site Plan for an Expansion of an Assisted Living Center
Author: Curtis Poole, City Planner
Address: 430 West 400 North
Date: March 2, 2021

Background

The Applicant, Jonathan Johnson and Jay Taggart on behalf of Creekside Senior Living (Stellar Living), requests an amendment to their site plan located at 430 West 400 North. The purpose of the amendment is to allow for an expansion to Creekside Senior Living. The subject property is in the RM-13 (Multiple Family) Subzone with the C-H (Heavy Commercial) Subzone to the west, the R-4 (Single Family) Subzone to the north and east and the RM-13 Subzone to the south.

The Applicant received site plan and conditional use approval in September of 2015 to construct a 131 unit assisted living center. In February of 2019, the Planning Commission and City Council reviewed and approved an amendment to the site plan and conditional use. The amendment in 2019 consisted of expanding the development to include an additional property to be used for parking.

Analysis

The property is located on 5.61 acres (244,487 square feet). The proposal shows an addition to the east of the existing building which would add thirty (30) new units, bringing the total unit count to 160. As no additional property has been acquired or a change of use requested in conjunction with this submittal, an amendment to the conditional use is not necessary.

Plans propose to remove a garden and lawn area to the east of the existing building and extend the building by approximately 150 feet. The Applicant is proposing to match the façade and building materials of the addition to the existing building. Plans show the height of the building would be less than the standard of thirty-five feet (35') for the RM Zone. The Applicant obtained a Conditional Letter of Map Amendment from FEMA in June 2020, which shows the proposed addition will not encroach into the flood zone associated with Barton Creek.

Plans show no new parking stalls would be added to the site as the current number of stalls, ninety-three (93), exceed the requirements of the code. The site has drive accesses from 400 North and 325 West, which will not change. There is an existing drive approach along 400 North that was not removed when the parking lot was expanded. This approach should be removed and replaced with curb and gutter, and landscaping installed in the

park strip. The Applicant will need to work with UDOT for permits and approvals as 400 North in this location is a UDOT facility.

The addition proposed by the Applicant would decrease the overall landscaping percentage for the site. Plans show with the addition there would be 40.3% landscaping provided by the Applicant which meet the standards of the code. The Applicant is proposing to add additional trees beyond what is required by code. Proposed plans show the Applicant would not exceed the percentage of impervious surfaces permitted by code on the site.

One of the conditions of approval of the amended conditional use approved by the Planning Commission in 2019 required the Applicant to combine the two parcels. County records indicate the parcels have not been consolidated and should be consolidated prior to applying for a building permit.

Department Review

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

Significant Impacts

This proposed site plan amendment is located in an area with urban levels of infrastructure already in place and would be adequate to accommodate the addition.

Recommendation

Staff recommends that the Planning Commission review the amended site plan and forward a positive recommendation of approval to the City Council with the following conditions:

1. Complete all redline corrections.
2. Prior to applying for a building permit the Applicant shall:
 - a. Resolve the consolidation of the two (2) parcels with Davis County.
 - b. Receive construction permits and approvals from UDOT to remove the drive apron and replace with curb and gutter, and install landscaping in the park strip at this location.
3. Pay fees and post an acceptable bond in the amount determined by the City Engineer.
4. Sign a Public Improvement Development Agreement.

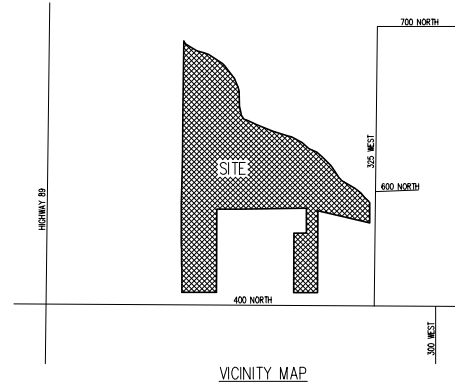
Attachments

1. Aerial photo
2. Cover Sheet
3. Site Plan
4. Demo Plan
5. Landscape Plan
6. Architectural Site Plan
7. Architectural Rendering
8. Building Elevations

Aerial Photo



CREEKSIDE SENIOR LIVING ADDITION



ZONING INFORMATION

1. ZONE: RM
2. MAXIMUM HEIGHT MEASURED FROM AVERAGE GRADE=35'
3. TOTAL EXISTING UNITS = 130 WITH MEMORY CARE REMODEL
4. NEW UNITS = 30
5. TOTAL UNITS = 160
6. PARKING REQUIRED = 0.5 PARKING STALLS/UNIT = 80
7. PARKING STALLS PROVIDED = 93

GENERAL NOTES

1. ALL CONSTRUCTION TO FOLLOW THE LATEST BOUNTIFUL CITY STANDARDS AND SPECIFICATIONS.
2. BUILDING WILL BE FIRE SPRINKLED AND WILL CONNECT TO EXISTING BUILDING SPRINKLER SYSTEM.
3. THE CONTRACTOR IS REQUIRED TO PROTECT AREAS OUTSIDE THE CONSTRUCTION LIMITS AND REPAIR DAMAGE TO ADJACENT PROPERTY TO PRE-CONSTRUCTION CONDITIONS, IF IT OCCURS.

TABULATIONS

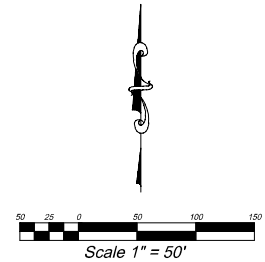
TOTAL BOUNDARY AREA:	244,487 S.F.
BUILDING & IMPERVIOUS AREA:	145,874 S.F.
PATIO AND SIDEWALK AREA:	9,479 S.F.
PERVIOUS LANDSCAPE AREA:	89,134 S.F.
COMBINED PATIO & LANDSCAPE AREA:	98,613 S.F. = 40.3%
REQUIRED 40% LANDSCAPE AREA:	97,795 S.F. = 40%

SHEET INDEX

C1	COVER SHEET
C2	BUILDING ADDITION SITE PLAN
C3	DEMOLITION PLAN
C4	GRADING & DRAINAGE PLAN (SOUTHEAST)
C5	GRADING & DRAINAGE PLAN (NORTHWEST)
C6	UTILITY PLAN
C7	EROSION CONTROL PLAN
C8	BMP DETAILS
C9	DETAIL SHEET
C10	DETAIL SHEET

NOTES TO CONTRACTOR

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UNDERGROUND UTILITIES, WHETHER OR NOT SUCH FACILITIES ARE SHOWN ON THESE PLANS.



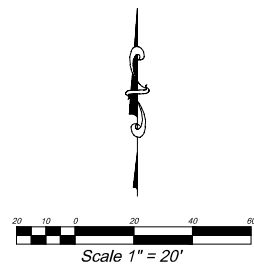
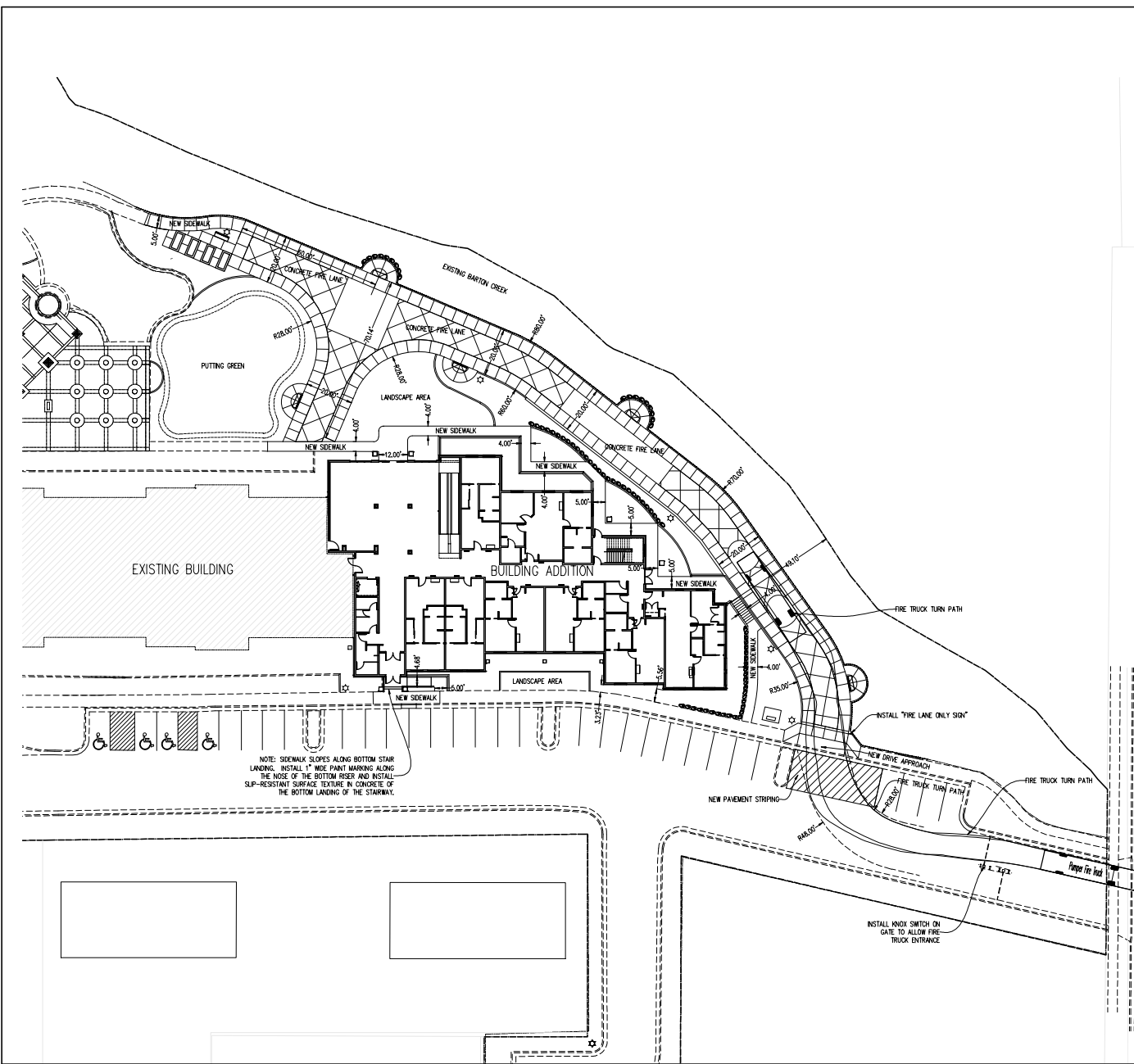
REVISIONS

Rev.	Date	Description
1	01/25/21	REVISED PER CITY COMMENTS

GARRETT MONROE ARCHITECTS/ENGINEERS
 237 SOUTH MAIN AVENUE BLDG. 2
 SUITE 105
 PLEASANT GROVE, UTAH 84062
 PHONE: (801) 795-2800

EXCEEDING ENGINEERING
 David W. Peterson, P.E., License #26566
 12 West 300 North, Suite 201c, American Fork, UT 84003
 P: (801) 734-4504, david@exceeding.com

CREEKSIDE SENIOR LIVING ADDITION
 BOUNTIFUL 430 WEST 400 NORTH UTAH
 Drawn by: D.W.P. Scale: 1"=50'
 Designed by: D.W.P. Date: 01/25/21
 Checked by: D.W.P. C1



GAUSTON MURPHY ARCHITECTS/ENGINEERS
 237 SOUTH PLEASANT GROVE BLVD.
 SUITE 105
 PLEASANT GROVE, UTAH 84062
 PHONE: (801) 792-2800

REVISIONS		
Rev.	Date	Description

CREEKSIDE SENIOR LIVING ADDITION		UTAH
BOUNTIFUL	430 WEST 400 NORTH	UTAH
Drawn by:	D.W.P.	Scale: 1"=20'
Designed by:	D.W.P.	Date: 01/25/21
Checked by:	D.W.P.	Sheet: C2
BUILDING ADDITION SITE PLAN		



KEYNOTES

- 1 EXISTING BUILDING
- 2 EXISTING FENCE
- 3 EXISTING POND
- 4 EXISTING MOWCURB
- 5 EXISTING CURB AND GUTTER TYP.
- 6 EXISTING CONCRETE PAVING TYP.
- 7 LANDSCAPE LIMITS OF WORK
- 8 EXISTING LANDSCAPE PRESERVE AND PROTECT
- 9 ROCK WALL
- 10 RAISED CONC. PLANTER - SEE STRUCT./ARCH.
- 11 6" BENCH KEYSTONE RIDGE DESIGNS - MODEL # ??
- 12 6" CONCRETE MOW CURB
- 13 SOD
- 14 PLANTING BED
- 15 RETAINING WALL - SEE CIVIL
- 16 TOP OF STREAM BANK
- 17 810 MEADOW SOD
- 18 3 RAIL PVC FENCE
- 19 RELOCATED RAISED VEGETABLE BOX

PLANTING NOTES

ALL PLANTS SHALL CONFORM TO THE MINIMUM STANDARDS OF HEIGHT, SIZE, CALIPER, FORM, ETC., OF THE AMERICAN ASSOCIATIONS OF NURSERYMEN "AMERICAN STANDARDS FOR NURSERY STOCK". ALL PLANT MATERIAL IS TO BE INSPECTED AND APPROVED BY OWNER PRIOR TO PLANTING OF ANY PLANT MATERIAL.

THIS CONTRACTOR SHALL PROVIDE A ONE YEAR MATERIAL AND LABOR WARRANTY ON ALL PLANT MATERIAL. ALL PLANT MATERIAL WHICH HAS LOST MORE THAN 50% OF HEALTHY PLANT LIFE SHALL BE REPLACED.

WARRANTY PERIOD SHALL BEGIN WHEN SUBSTANTIAL COMPLETION HAS BEEN COMPLETED AND ACCEPTED BY OWNER. THIS CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE OWNER WITH A WRITTEN DOCUMENT THAT THE ENTIRE SCOPE OF WORK IS SUBSTANTIALLY COMPLETE AND REQUESTS ACCEPTANCE OF SUCH.

THIS CONTRACTOR SHALL SPREAD TOPSOIL TO A DEPTH OF 4" IN ALL LAWN PLANTING AREAS AND 6" IN ALL SHRUB AND PERENNIAL BEDS. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING THE REQUIRED AMOUNT OF TOPSOIL TO COMPLETE THE PROJECT. NEW TOPSOIL SHALL MATCH QUALITY AND TEXTURE OF THE EXISTING TOPSOIL ON SITE.

THIS CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING FROM THE SITE ALL SOIL EXCAVATED FROM TREE PITS.

ALL MOWSTRIPS OR METAL EDGING ARE TO BE INSTALLED PRIOR TO THE INSTALLATION OF THE IRRIGATION SYSTEM SYSTEM AND THE LANDSCAPE PLANTING.

THIS CONTRACTOR SHALL APPLY PRE-EMERGENT TO ALL PLANTING BEDS PRIOR TO BARK INSTALLATION.

INSTALL A MINIMUM OF 4" SHREDDED BARK MULCH IN ALL SHRUB PLANTING BEDS AFTER PLANT MATERIAL INSTALLATION.

THIS CONTRACTOR SHALL FILL A TREE PIT WITH WATER. IF TREE PIT DOES NOT PERCOLATE WATER OUT IN A 24 HOUR PERIOD THIS CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING TREE PIT DRAINAGE.

THIS CONTRACTOR TO PROVIDE SPECIFICATIONS ON ALL SOD MIXES FOR APPROVAL BY OWNER PRIOR TO PROCURING MATERIAL. ALL SOD SHALL HAVE A MINIMUM OF 1-1/2" ROOT MASS.



WIDMIER DESIGN STUDIO
LANDSCAPE ARCHITECTURE PLANNING
801-488-6887 CRAIG@WIDMIERDESIGN.COM

**CREEKSIDE SENIOR
LIVING ADDITION**

430 SOUTH 400 WEST
BOUNTIFUL, UTAH



PROJECT NO. 2020-006
DRAWING DATE: 06/23/2020, C.W.

REVISIONS

NO.	DATE	DESCRIPTION
1	5/15/21	OFF SUBMITTAL

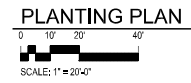
PROBLEMS

NO.	DATE	DESCRIPTION

**PLANTING
PLAN**

CITY
SUBMITTAL
SHEET NUMBER

LP-100




MARK	REVISION	DATE

SHEET NOTES

1. PROPERTY LINE.
2. EXISTING ROADWAY TO REMAIN.
3. EXISTING ASPHALT TO REMAIN.
4. EXISTING CONCRETE CURB AND GUTTER TO REMAIN.
5. EXISTING CONCRETE SIDEWALK TO REMAIN.
6. EXISTING RETAINING WALL OR LANDSCAPE EDGING TO REMAIN.
7. EXISTING CREEK TO REMAIN.
8. EXISTING POND TO REMAIN.
9. EXISTING CONCRETE PATIO TO REMAIN.
10. EXISTING PERGOLA TO REMAIN.
11. EXISTING FENCING TO REMAIN.
12. EXISTING PARKING TO REMAIN.
13. EXISTING RAISED CURB AND GATE SYSTEM TO REMAIN.
14. EXISTING ADA PARKING STALLS AND STRIPING.
15. EXISTING ELECTRICAL EQUIPMENT TO REMAIN. SEE ELECTRICAL.
16. EXISTING ENCLOSED DUMPSTER TO REMAIN.
17. EXISTING FIRE HYDRANT TO REMAIN.
18. EXISTING LIGHT POLE TO REMAIN.
19. NEW CONCRETE CURB CUT IN EXISTING SIDEWALK FOR FIRE LANE. SEE CIVIL.
20. NEW CONCRETE FIRE LANE. SEE CIVIL AND LANDSCAPE.
21. NEW FIRE LANE SIGN.
22. NEW CONCRETE SIDEWALK. SEE CIVIL.
23. NEW CONCRETE CURB. SEE CIVIL.
24. NEW CONCRETE RETAINING WALL OR LANDSCAPE EDGING. SEE LANDSCAPE AND STRUCTURAL.
25. NEW CONCRETE STAIRS.
26. NEW POWDER COATED STEEL GUARDRAIL.
27. NEW PAINTED GAME ON CONCRETE FIRE LANE. SEE LANDSCAPE.
28. NEW STORM DRAIN BOX. SEE CIVIL.
29. NEW PAINT STRIPING TO INDICATE NO PARKING IN FIRE LANE ACCESS.
30. NEW LANDSCAPING. SEE LANDSCAPE.
31. NEW BOULDER RETAINING TO MATCH EXISTING. SEE CIVIL AND LANDSCAPE.
32. NEW 3 RAIL VINYL FENCE TO MATCH EXISTING AS REQUIRED.
33. NEW BENCH. SEE LANDSCAPE.
34. RELOCATED PUTTING GREEN WITH CONCRETE EDGE AND ASTRO TURF. SEE CIVIL AND LANDSCAPE.
35. RELOCATE EXISTING LIGHT POLE TO THIS LOCATION AS REQUIRED. PROVIDE NEW CONCRETE BASE.
36. RELOCATE EXISTING GARDEN BOXES TO THIS LOCATION. SEE CIVIL AND LANDSCAPE.
37. NEW TRANSFORMER. SEE ELECTRICAL.
38. NEW FIRE HYDRANT. SEE CIVIL.

GENERAL NOTES

- A. ITEMS NOT NOTED ARE EXISTING TO REMAIN.
- B. COORDINATE SITE PLAN WITH LANDSCAPE, ARCHITECTURAL, CIVIL, MECHANICAL, AND ELECTRICAL SITE PLAN. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.

 <p>233 SOUTH PLEASANT GROVE BLVD. SALT LAKE CITY, UT 84115 PHONE: 801.769.3000 email@curtismin.com</p>	<p>DATE: FEBRUARY 18, 2021 PROJECT #: 19-043 PROJ. MAN.: JSJ CHECKED BY: JMT</p>
	<p>PROJECT: CREKSIDE SENIOR LIVING EXPANSION</p> <p>430 WEST 400 NORTH BOUNTIFUL, UTAH 84010</p>
<p>SHEET DESCRIPTION: ARCHITECTURAL SITE PLAN</p>	<p>SHEET: AS101</p>



D2 ARCHITECTURAL SITE PLAN
AS101 SCALE: 1" = 30'-0"

NOT FOR CONSTRUCTION

BIM 360/19-043 Crekside Senior Living Expansion/19-043 Crekside Senior Living - 2021-01-05 BIM360.rvt
 2/18/2021 4:48:32 PM



EXTERIOR PERSPECTIVE
SCALE:



EXTERIOR PERSPECTIVE
SCALE:



EXTERIOR PERSPECTIVE
SCALE:

**CREEKSIDE SENIOR
LIVING EXPANSION**

JANUARY 25, 2021



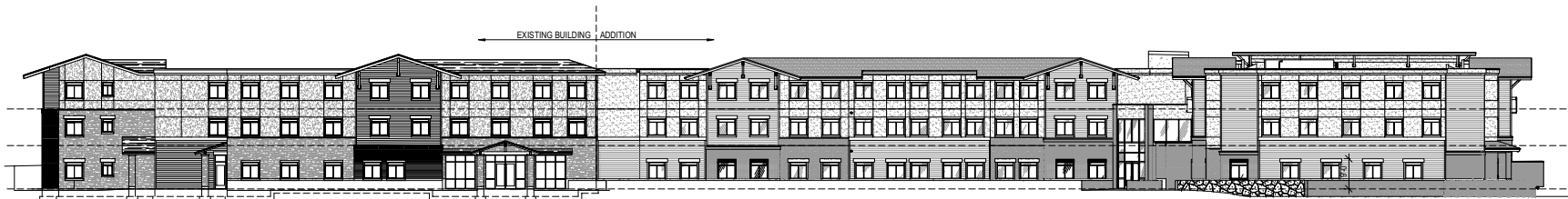
233 SOUTH PLEASANT GROVE BLVD.
SLCUTE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
FAX: (801) 769-3601
cms@cmatah.com



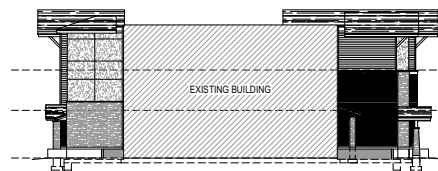
1 SOUTH EXTERIOR ELEVATION
SCALE: 1/16" = 1'-0"



2 EAST EXTERIOR ELEVATION
SCALE: 1/16" = 1'-0"



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



4 WEST EXTERIOR ELEVATION
SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

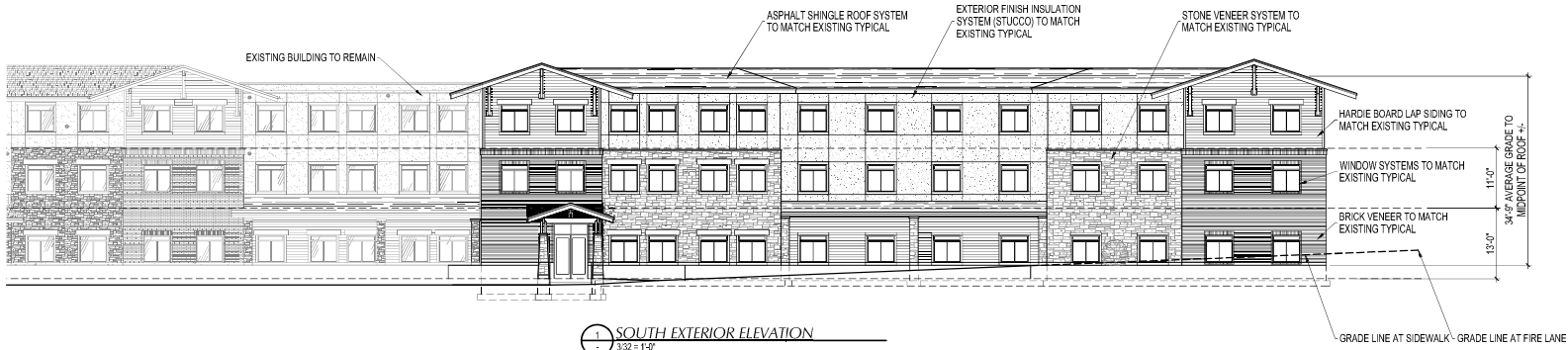
CREEKSIDE SENIOR LIVING ADDITION
430 WEST 400 NORTH
BOUNTIFUL, UTAH 84010
01/28/21



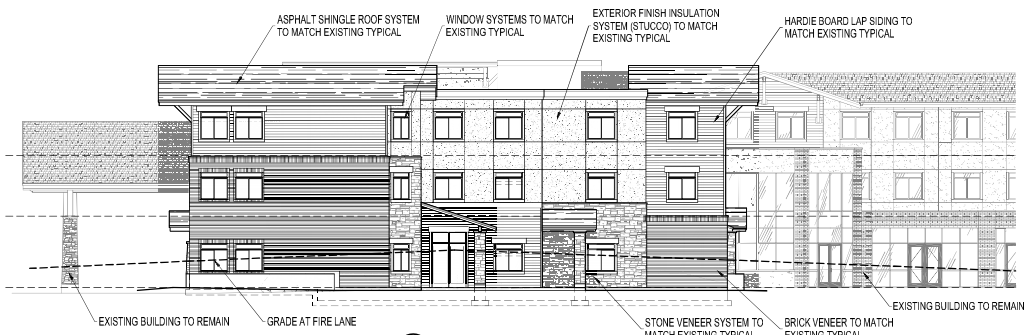
233 SOUTH PLEASANT GROVE BLVD.
SUITE # 105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
FAX: (801) 769-3001
oma@omastah.com

OVERALL EXTERIOR ELEVATIONS

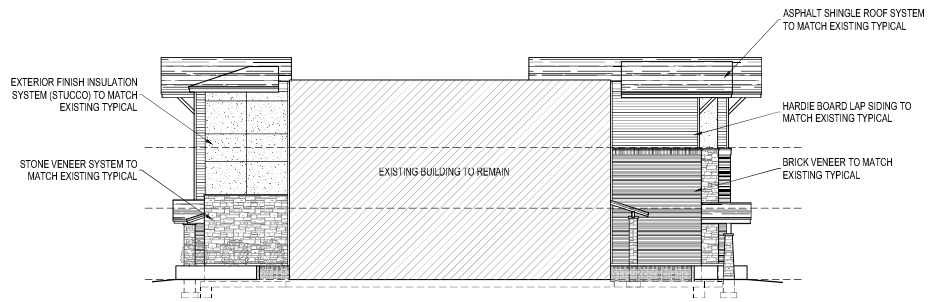
A201



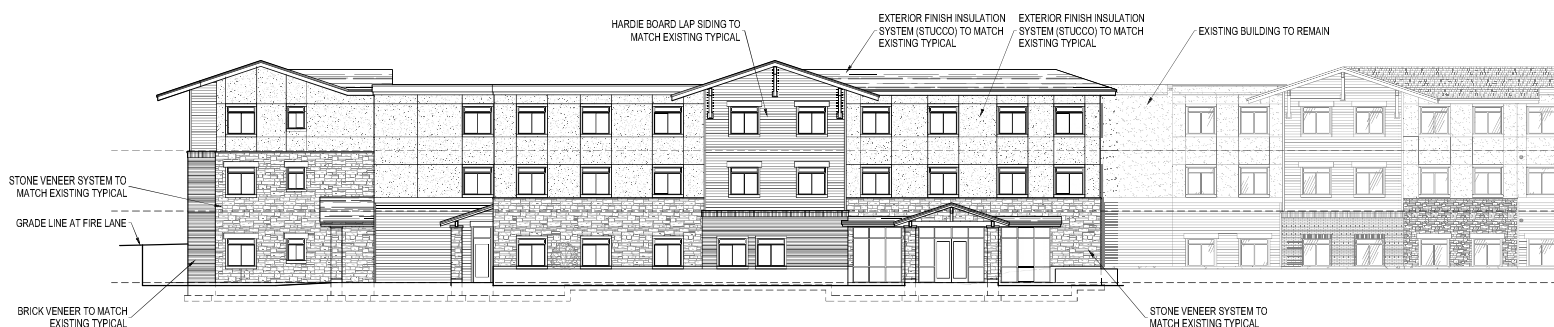
1 SOUTH EXTERIOR ELEVATION
3/32 = 1/8"



2 EAST EXTERIOR ELEVATION
3/32 = 1/8"



3 WEST EXTERIOR ELEVATION
3/32 = 1/8"



4 NORTH EXTERIOR ELEVATION
3/32 = 1/8"

NOT FOR CONSTRUCTION

CREEKSIDE SENIOR LIVING ADDITION
430 WEST 400 NORTH
BOUNTIFUL, UTAH 84010
0128/21



CURTIS MINER
ARCHITECTURE
233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
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ENLARGED EXTERIOR ELEVATIONS

A202