



BOUNTIFUL CITY PLANNING COMMISSION

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

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

1. Welcome.
2. Approval of the meeting minutes for January 17, 2023.
 - Review and Action
3. 3918 South 430 East (3918 Newport Circle) – Conditional Use Permit for a Telecommunication Facility not on City Property (Telecommunication Tower Site).
Senior Planner Amber Corbridge
 - Item to be continued to a date uncertain.
(This item will not be reviewed by the Planning Commission)
4. 406 South Main – Conditional Use Permit for a Multi-Family Mixed Use Development.
Senior Planner Amber Corbridge
 - Review
 - Public Hearing
 - Action
5. 406 South Main – Preliminary and Final Architectural and Site Plan Review.
Senior Planner Amber Corbridge
 - Review
 - Forward a Recommendation to the City Council

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

Draft Minutes of the
BOUNTIFUL CITY PLANNING COMMISSION
January 17, 2023

Present:	Commission Members	Lynn Jacobs (Chair), Alan Bott (Vice-Chair), Jim Clark, Krissy Gilmore, Sharon Spratley, and Cecille Price-Huish
	City Engineer	Lloyd Cheney
	Planning Director	Francisco Astorga
	Recording Secretary	Darlene Baetz
Excused:	Commission Members	Sean Monson
	City Attorney	Clinton Drake
	Senior Planner	Amber Corbridge

1. Welcome.

2. Approval of the minutes for December 6, 2022.

MOTION: Commissioner Clark made a motion to approve the minutes as written.

Commissioner Bott seconded the motion.

VOTE: 6-0 in approval.

3. Lot Line Adjustment for 2941 South 100 West, Daniela Anghel, Applicant –City Engineer Lloyd Cheney.

City Engineer Cheney presented the item.

CONDITIONS OF APPROVAL:

1. Complete any outstanding corrections to the Plat.
2. Provide a current Title Report.

MOTION: Commissioner Spratley made a motion to forward a positive recommendation to the City Council with the two (2) conditions outlined by staff.

Commissioner Gilmore seconded the motion.

VOTE: 6-0 in approval.

4. Comprehensive General Plan Amendment regarding the Moderate Income Housing Plan Element – Planning Director Francisco Astorga.

Planning Director Astorga presented the item and indicated that Bountiful City was required to submit this amended Moderate Income Housing report to Utah Department of Workforce Services Housing & Community Development division within 90 days to correct any discrepancies with the previous submittal.

PUBLIC HEARING: Chair Jacobs opened the Public Hearing. No comments were made by the

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15

public. Chair Jacobs closed the Public Hearing.

MOTION: Commissioner Spratley made a motion to forward a positive recommendation to the City Council.

Commissioner Bott seconded the motion.

VOTE: 6-0 in approval.

Commissioner Price-Huish suggested to Planning Staff to place the “Housing Resources” section of the Moderate Income Housing Plan on the Bountiful City Website.

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

Chair Jacobs adjourned the meeting at 6:48 p.m.

Planning Commission Staff Report



Subject: Conditional Use Permit and Preliminary/Final Architectural and Site Plan for a Multi-Family Mixed Use Development at 406 South Main Street

Author: Amber Corbridge, Senior Planner

Department: Planning

Date: February 21, 2023

Background

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

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

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



Analysis

Meets Conditional Use Standards

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

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

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



Main Street

Code Compliance

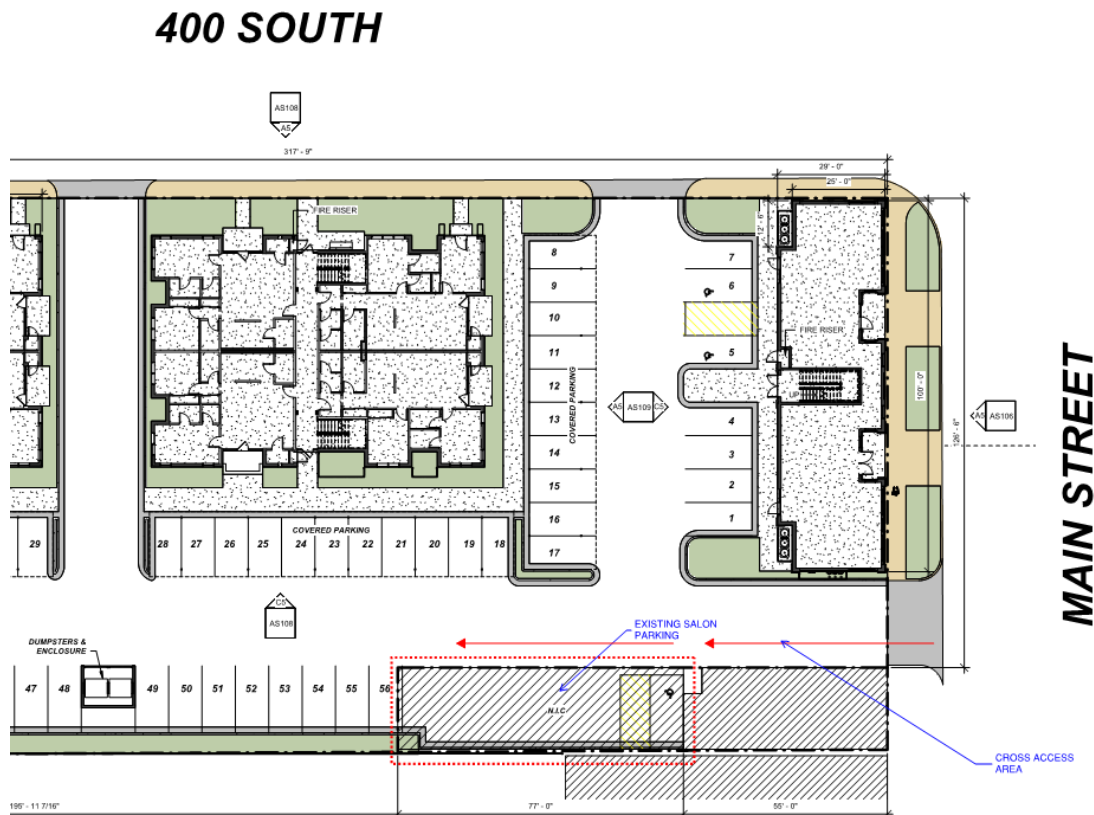
The architectural and site plans have been reviewed by staff, where setbacks, height, landscaping, parking, and other applicable standards are reviewed for compliance. The following items are notable review comments:

General Regulations.

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

Parking and Access.

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



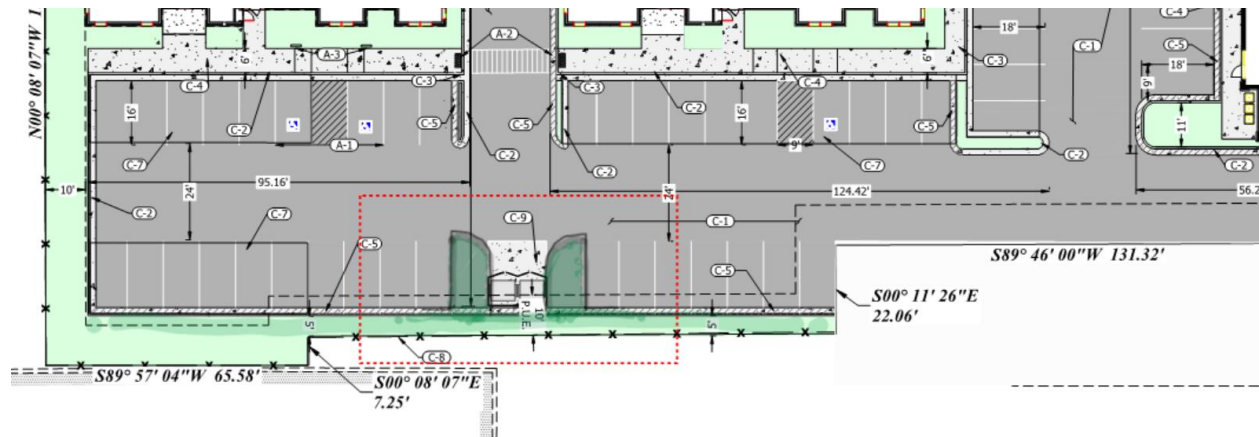
Landscaping.

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

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

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

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



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

Engineering, Building, Power, and Fire Comments

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

Department Review

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

Significant Impacts

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

Recommendation

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

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

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

Attachments

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

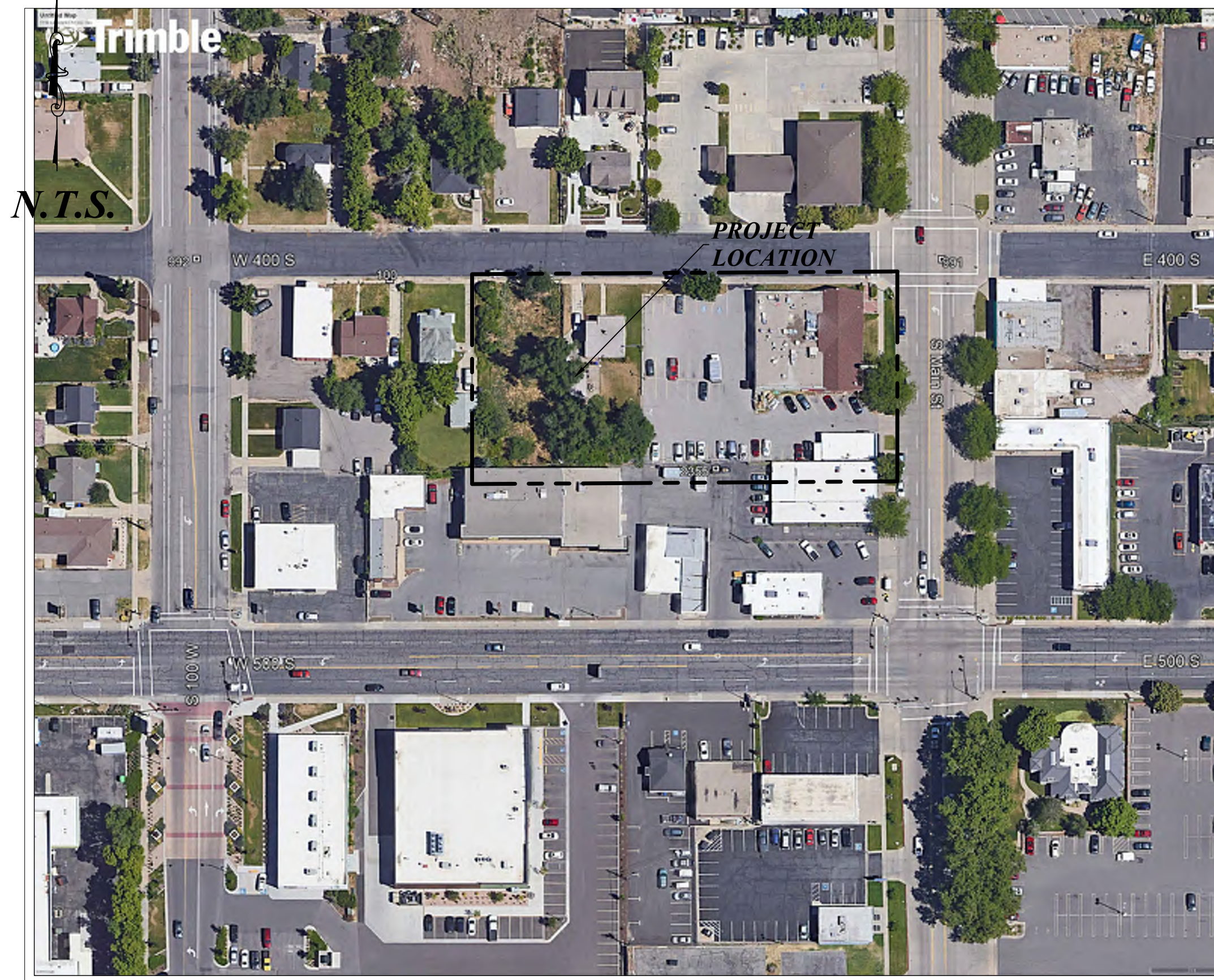
KNOWLTON GENERAL - 4TH AND MAIN

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

DRAWING INDEX

C100	COVER
C101	NOTES & LEGEND
C200	TOPOGRAPHIC SURVEY
C201	BOUNDARY SURVEY
C300	DEMOLITION PLAN
C400	SITE PLAN
C500	GRADING PLAN
C600	UTILITY PLAN
C700	PLAN & PROFILE
C900	SITE DETAILS
C910	UTILITY DETAILS
C920	CITY UTILITY DETAILS
C921	CITY DETAILS
C930	STORMTECH DETAILS
EC100	EROSION CONTROL
L1.1	LANDSCAPE PLAN
TOTAL SHEETS	17

VICINITY MAP



GENERAL NOTES

- 1) ALL WORK WITHIN A PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS & SPECIFICATIONS.
- 2) ALL UTILITY WORK SHALL CONFORM TO THE UTILITY OWNER'S STANDARDS & SPECIFICATIONS.
- 3) THESE PLANS DO NOT INCLUDE DESIGN OF DRY UTILITIES. THESE PLANS MAY CALL FOR RELOCATION, AND/OR REMOVAL AND/OR CONSTRUCTION OF DRY UTILITIES, BUT ARE NOT OFFICIAL DRAWINGS FOR SUCH. DESIGN AND COORDINATION OF DRY UTILITIES IS BY OTHERS.
- 4) THE CONTRACTOR SHALL COORDINATE AND OBTAIN ANY PERMITS REQUIRED FOR THE WORK SHOWN HEREON.
- 5) THE LOCATION AND ELEVATIONS OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS IS A BEST ESTIMATE BASED ON UTILITY COMPANY RECORDS, BLUESTAKES, AND FIELD MEASUREMENTS OF READILY OBSERVABLE ABOVE-GROUND FEATURES. AS SUCH, THIS INFORMATION MAY NOT BE COMPLETE, UP-TO-DATE, OR ACCURATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO STOP WORK AND NOTIFY THE ENGINEER IF CONFLICTING INFORMATION IS FOUND IN THE FIELD.
- 6) THE CONTRACTOR IS TO FIELD VERIFY THE LOCATION AND ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES PRIOR TO STAKING AND CONSTRUCTION.
- 7) CALL BLUESTAKES AT LEAST 48 HOURS PRIOR TO DIGGING. DO NOT PROCEED UNTIL BLUESTAKES ARE MARKED.
- 8) IT SHALL BE THE CONTRACTOR'S AND SUBCONTRACTOR'S RESPONSIBILITY TO MEET ALL APPLICABLE HEALTH AND SAFETY REGULATIONS, AND SHALL ASSUME SOLE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING CONSTRUCTION OF THIS PROJECT, SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK, AND THE PUBLIC IS PROTECTED.

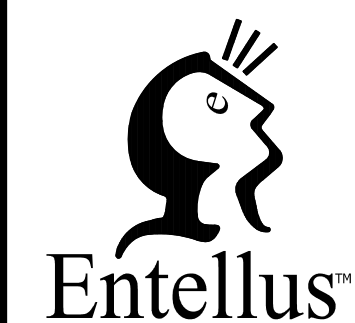


1-800-662-4111
 TWO WORKING DAYS BEFORE YOU DIG CALL
 UTAH TOLL FREE, OR
801-208-2100
 SALT LAKE
 IT'S THE LAW TO CALL

Reviewed by Planning Department
 Amber Corbridge Senior Planner
 01/11/2023

PLAN REVIEW
 01/09/2023
 LLOYD CHENEY
 BOUNTIFUL CITY ENGINEER
 CHENEY COMMENTS IN GREEN

COVER			
REV.	BY	DATE	
1	JBC	7/2/2021	
2	JBC	10/26/2021	
3	JBC	3/10/2022	
4	JBC	6/3/2022	
DRAWN: JBC 06/03/22			
APPROVED: STA 06/03/22			
PROJECT: 1185019			
DWG: SET_1185019.dwg			



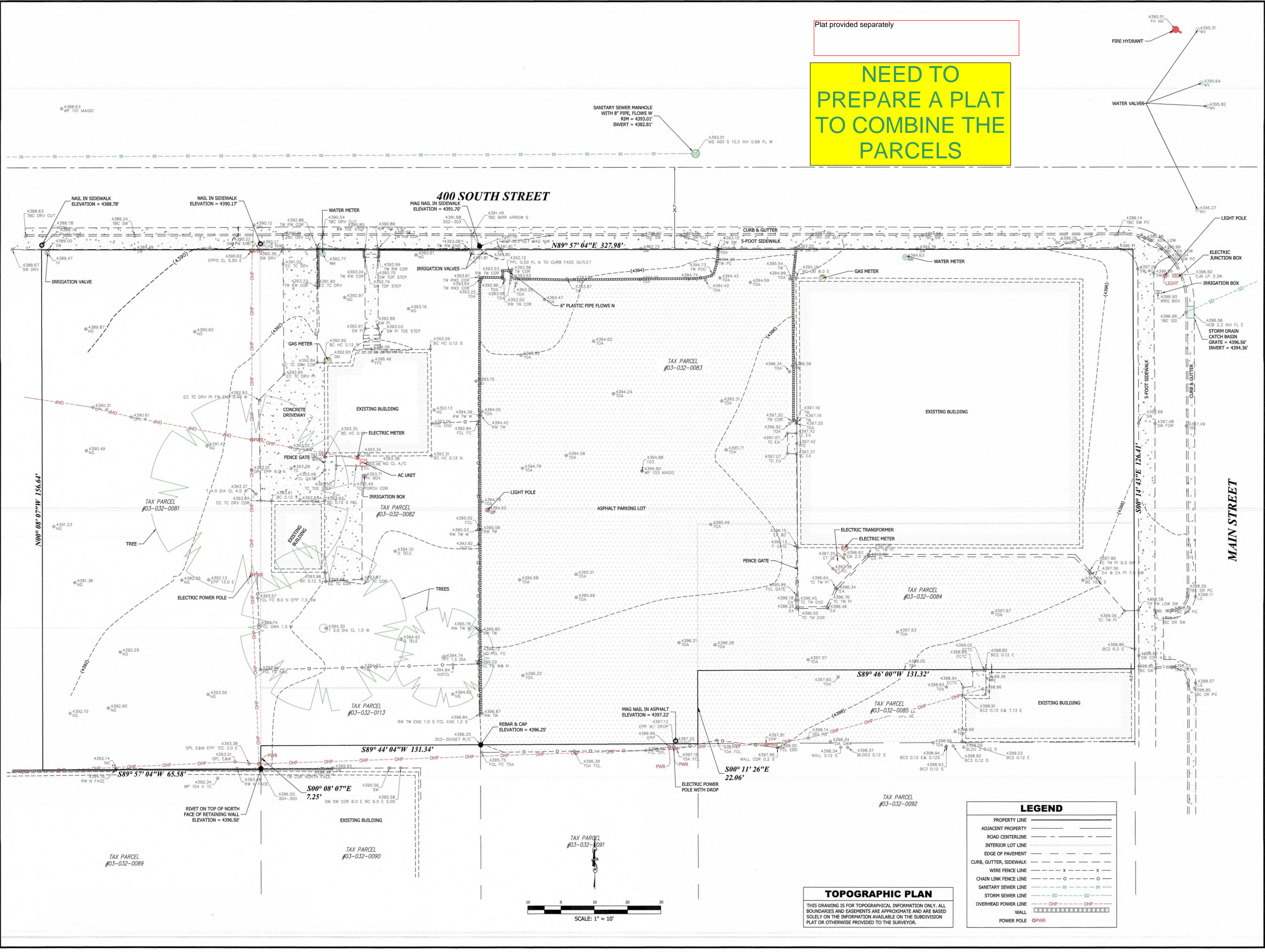
1470 South 600 West
 Woods Cross, UT 84010
 Phone 801.298.2236
 www.Entellus.com



KNOWLTON GENERAL - 4TH & MAIN
 406 SOUTH MAIN STREET & 33 WEST 100 SOUTH STREET
 TAX PARCELS #03-032-0081, #03-032-0082, #03-032-0083, #03-032-0084, & #03-032-0092
 LOCATED IN THE NORTHEAST 1/4 OF SECTION 30, T.23N., R.1E., S.L.R.&M.
 BOUNTIFUL CITY, DAVIS COUNTY, UTAH

Plat provided separately

NEED TO PREPARE A PLAT TO COMBINE THE PARCELS

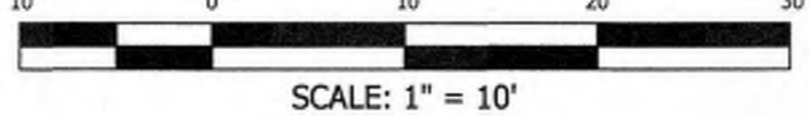


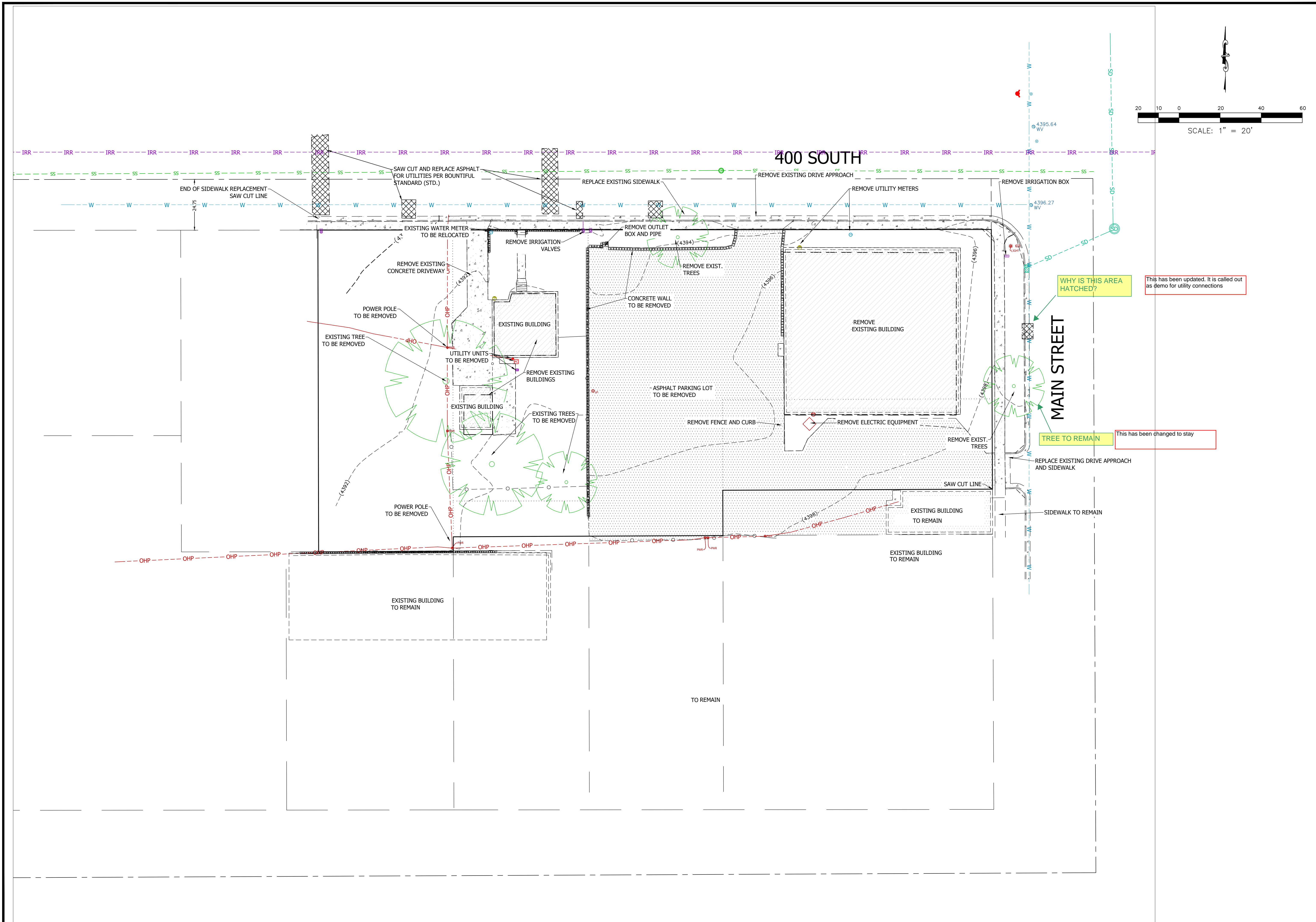
LEGEND

PROPERTY LINE	---
ADJACENT PROPERTY	---
ROAD CENTERLINE	---
INTERIOR LOT LINE	---
EDGE OF PAVEMENT	---
CURB, GUTTER, SIDEWALK	---
WIRE FENCE LINE	-x-x-
CHAIN LINK FENCE LINE	-o-o-
SANITARY SEWER LINE	-ss-ss-
STORM SEWER LINE	-sd-sd-
OVERHEAD POWER LINE	-ohp-ohp-
WALL	---
POWER POLE	oPWR

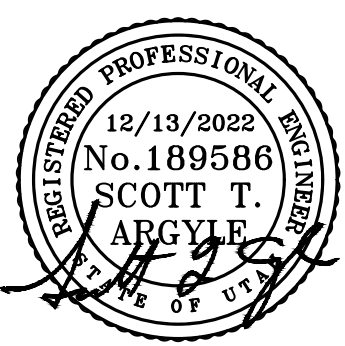
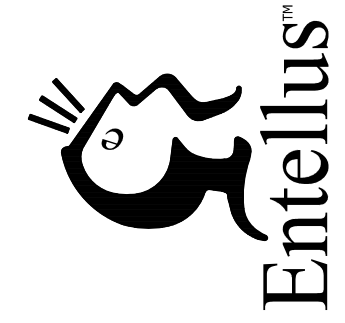
TOPOGRAPHIC PLAN

THIS DRAWING IS FOR TOPOGRAPHICAL INFORMATION ONLY. ALL BOUNDARIES AND EASEMENTS ARE APPROXIMATE AND ARE BASED SOLELY ON THE INFORMATION AVAILABLE ON THE SUBDIVISION PLAT OR OTHERWISE PROVIDED TO THE SURVEYOR.





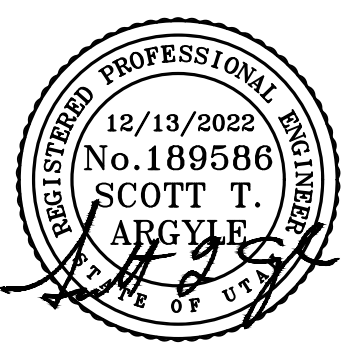
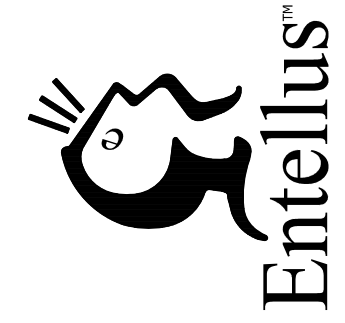
1470 South 600 West
 Woods Cross, UT 84010
 Phone 801.298.2236
 www.Entellus.com



KNOWLTON GENERAL - 4TH & MAIN
 406 SOUTH MAIN STREET & 33 WEST 400 SOUTH STREET
 TAX PARCELS 405-032-0081, -0082, -0083, -0084, & -0113
 LOCATED IN THE NORTHEAST 1/4 OF SECTION 30, T.2N., R.1E., S.L.B.&M.
 BOUNTIFUL CITY, DAVIS COUNTY, UTAH

DRAWN: JBC
 APPROVED: STA
 PROJECT #: 1185019
 SET: 1185019.dwg

C300
 DEMOLITION PLAN



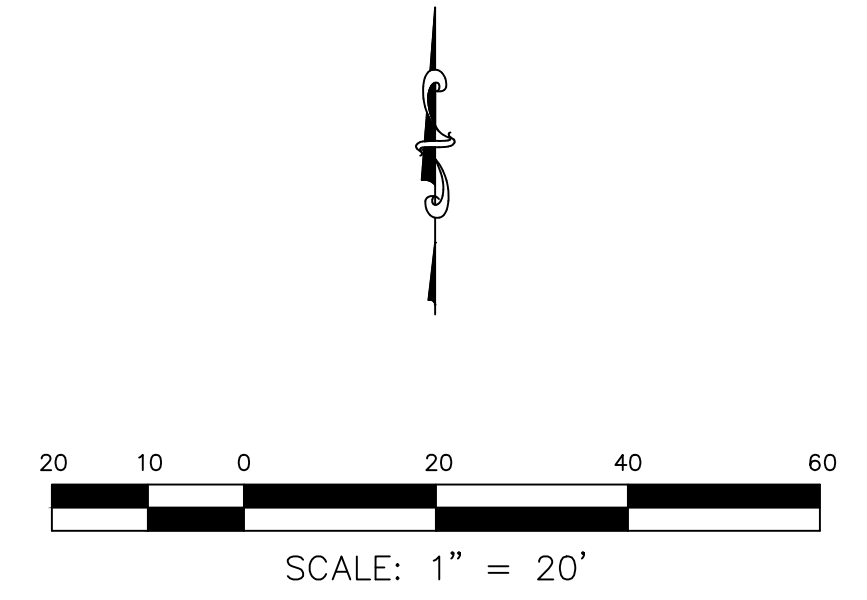
KNOWLTON GENERAL - 4TH & MAIN
 406 SOUTH MAIN STREET & 33 WEST 400 SOUTH STREET
 TAX PARCELS 405-032-0081, -0082, -0083, -0084, & -0113
 LOCATED IN THE NORTHEAST 1/4 OF SECTION 30, T.2N., R.1E., S.L.B.&M.
 BOUNTIFUL CITY, DAVIS COUNTY, UTAH

DRAWN: JBC

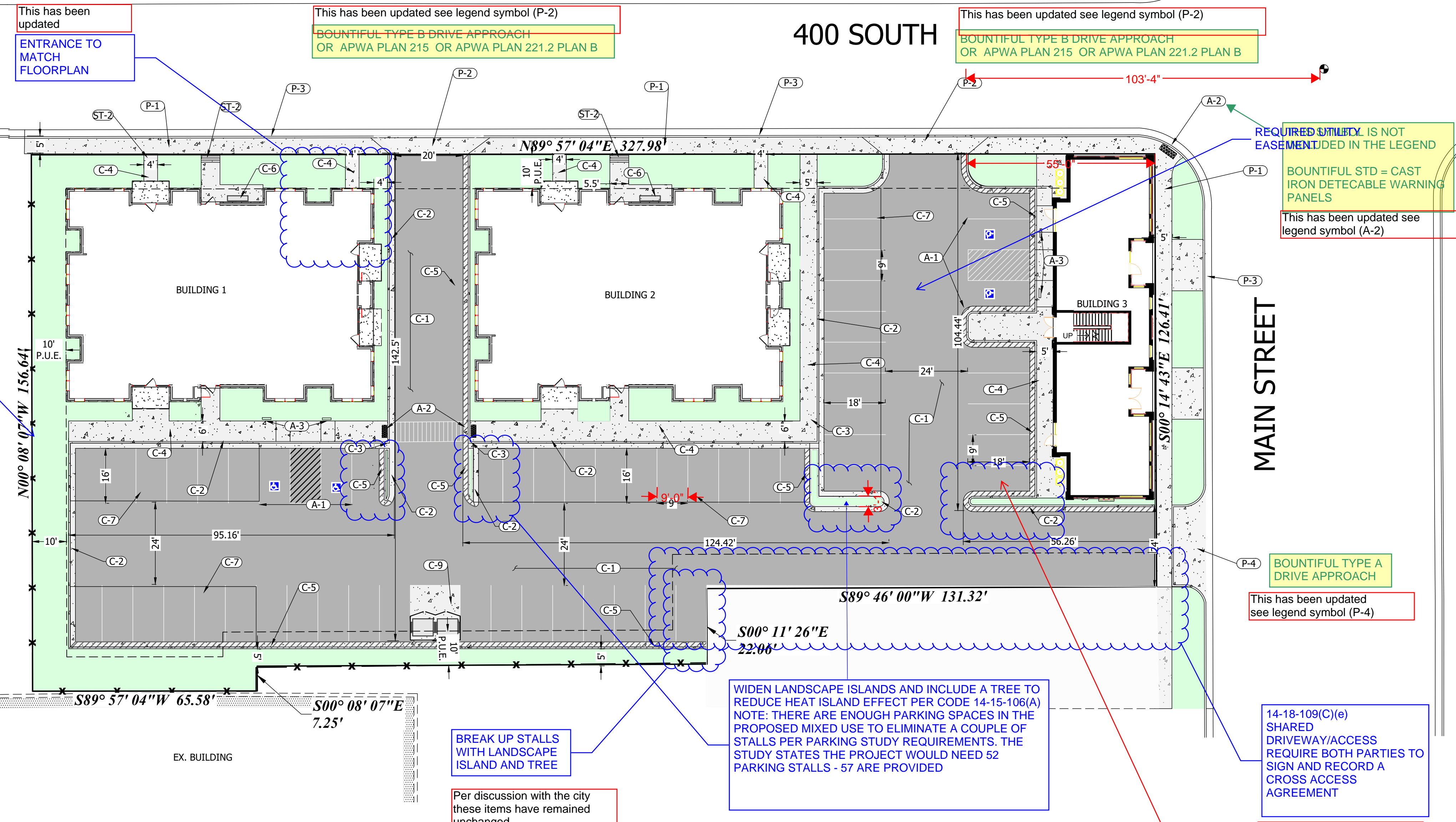
APPROVED: STA

PROJECT #: 1185019
 SET: 1185019.dwg

C400
 SITE PLAN



REMOVE AND REPLACE BROKEN OR DAMAGED CURB AND GUTTER OR SIDEWALK ALONG THE PROJECT FRONTAGES.
 WORK IN THE PUBLIC RIGHT OF WAY REQUIRES A BOUNTIFUL CITY EXCAVATION PERMIT AND INSPECTIONS.



PARKING TABLE

33 COVERED STALLS
 20 UNCOVERED STALLS
 4 STANDARD ADA RESERVED STALLS

NOTE: REFER TO PARKING STUDY BY OTHERS

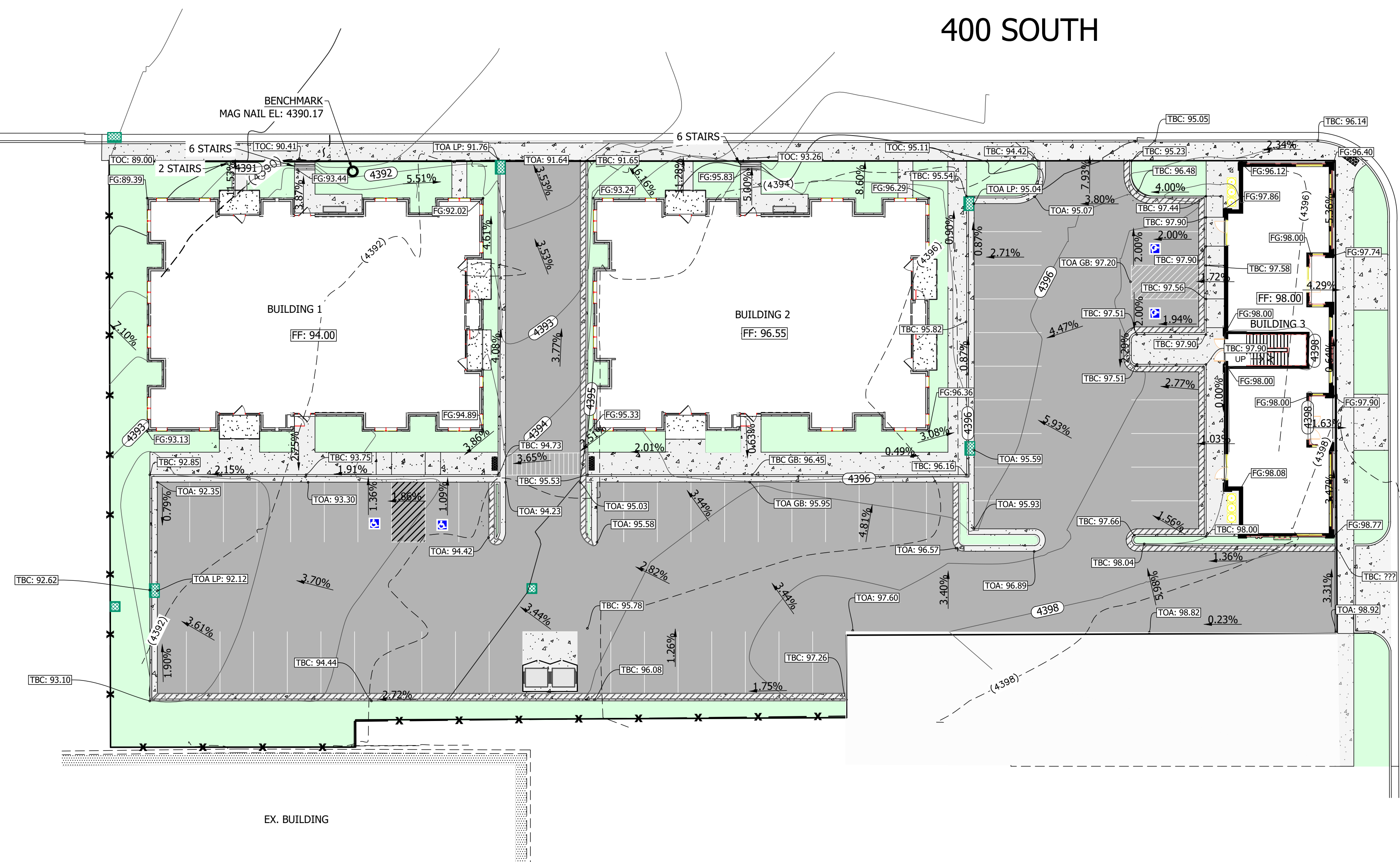
SITE STATISTICS

	AREA (SQ.FT.)	PERCENTAGE
BUILDING FOOTPRINT	12,928	28%
IMPROVEMENTS	26,690	57%
LANDSCAPING	6860.19	15%
TOTAL SITE	46,478	100%

SYMBOL LEGEND

- (C-1) PRIVATE ASPHALT SECTION PER DETAIL, SHEET C900
- (C-2) PRIVATE 24" CATCH CURB & GUTTER PER DETAIL, SHEET C900
- (C-3) PRIVATE DRAINAGE CURB CUT HI-BACK CURB AND GUTTER PER DETAIL, SHEET 900
- (C-4) PRIVATE CONCRETE SIDEWALK PER DETAIL, SHEET C900
- (C-5) PRIVATE 24" RELEASE CURB & GUTTER PER DETAIL, SHEET C900
- (C-6) PRIVATE PERMANENT BENCH PER DETAIL OR SIMILAR, SHEET C900
- (C-7) COVERED PARKING AREA/CARPORT PER ARCHITECTURAL DRAWING
- (C-9) ACCESSIBLE CONCRETE DUMPSTER ENCLOSURE PER DETAIL, SHEET C900
- (A-1) ADA ACCESSIBLE PARKING & RAMPS PER DETAIL, SHEET C900
- (A-3) ADA POLE-MOUNTED VAN-ACCESSIBLE PARKING SIGN PER DETAIL, SHEET C900
- (ST-2) OUTDOOR STAIRS, TYPICAL PER DETAIL, SHEET C900
- (P-1) CONCRETE SIDEWALK REPLACEMENT PER BOUNTIFUL CITY STANDARDS
- (P-2) FLAIRED CONCRETE DRIVE APPROACH PER BOUNTIFUL CITY STANDARDS
- (P-3) CONCRETE CURB & GUTTER REPLACEMENT PER BOUNTIFUL CITY STANDARDS
- (P-4) OPEN CONCRETE DRIVE APPROACH PER BOUNTIFUL CITY STANDARDS

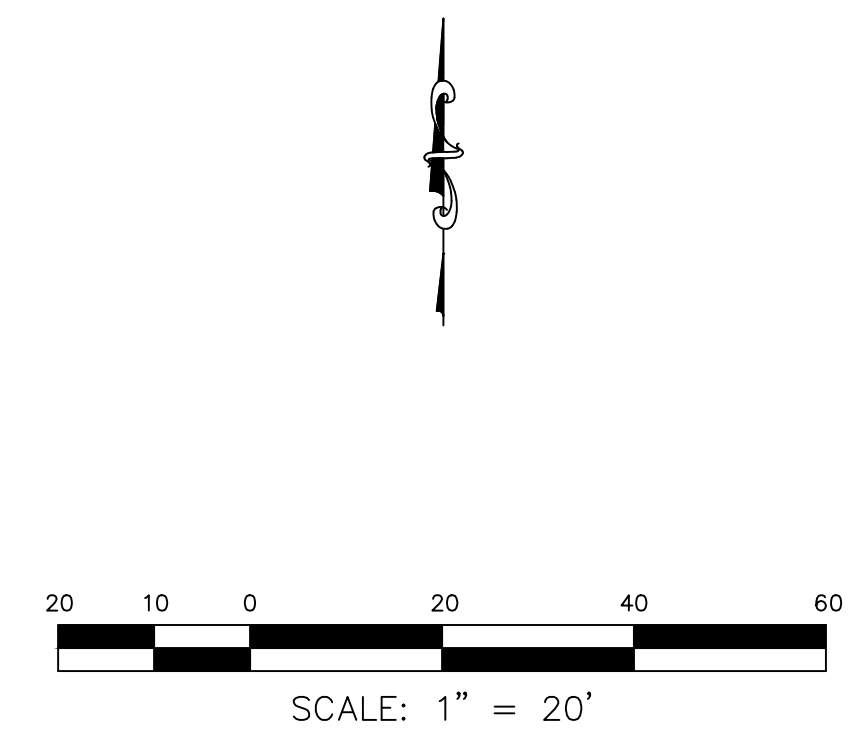
ALL ITEMS WITHIN THE PUBLIC RIGHT-OF-WAY TO CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS & SPECIFICATIONS.



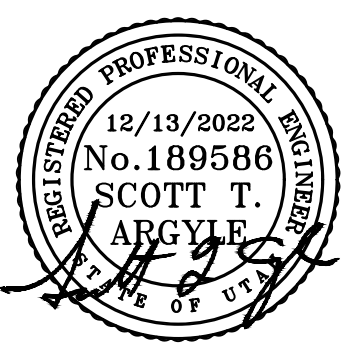
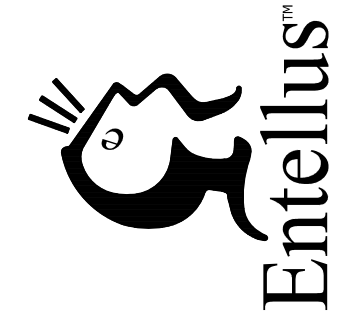
400 SOUTH

MAIN STREET

DRAINAGE CALCULATIONS			
29-Nov-22			
Pre-Development Area Analysis			
Area	sq.ft.	Acres	C
Building	8,315	0.19	0.85
Improvements	19,220	0.44	0.90
Landscape	18,943	0.43	0.15
Total	46,479	1.07	0.59
Post-Development Area Analysis			
Area	sq.ft.	Acres	C
Building	12,928	0.30	0.85
Improvements	26,690	0.61	0.90
Landscape	6,860	0.16	0.15
Total	46,479	1.07	0.78
10 Year Detention Analysis			
NOAA Precipitation Frequency Data Server			
Latitude: 40.8851°	Longitude: -111.8808°		
Allowable Runoff	0.20	cfs/acre	
Time (min.)	I (in./hr)	Runoff (ft)	Storage (ft)
5	3.360	64	770
10	2.560	127	1,143
15	2.120	192	1,387
30	1.430	384	1,745
60	0.882	768	1,859
120	0.529	1,536	1,615
180	0.386	2,305	1,144
360	0.237	4,609	0
720	0.147	9,219	0
1440	0.092	18,438	0
Required Detention			1,859
80th Percentile Retention Analysis			
$P_{new} EQ. A \quad R_{new} = 0.225(Imp)^{-0.5}$ when $Imp < 55\%$			
$P_{new} EQ. B \quad R_{new} = 1.14(Imp)^{-0.371}$ when $Imp > 55\%$			
$WQRV EQ. \quad WQRV = (P_{80th} * R_{new} * A) / 12$			
Retention Retention = $WQRV * 43560$			
P_{80th}	0.60 (in.)		
Imp_{80th}	0.59		
Imp_{new}	85%		
A	1.07 (acre)		
R_{new}	0.30		
R_{80th}	0.60		
WQRV	0.016 ac-ft		
Retention	689 cu.ft.		
Combined Storage			
Retention	689 cu.ft.		
Detention	1170 cu.ft.		
Combined Storage	1,859 cu.ft.		
Orifice Sizing			
Highwater Elevation	4,394.15 ft		
Orifice Elevation	4,392.07 ft		
Flow	0.21 cfs		
C_u	0.62 square-edge		
Orifice Size	2.33 in.		



1470 South 600 West
Woods Cross, UT 84010
Phone 801-298-2236
www.Entellus.com



KNOWLTON GENERAL - 4TH & MAIN

406 SOUTH MAIN STREET & 33 WEST 400 SOUTH STREET
TAX PARCELS 903-032-0081, -0082, -0083, -0084, & -0113
LOCATED IN THE NORTHEAST 1/4 OF SECTION 30, T.2N., R.1E., S.L.B.&M.
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

DRAWN: JBC

APPROVED: STA

PROJECT #: 1185019
SET: 1185019.dwg

C500
GRADING PLAN

A new sheet has been added to show this design see sheet C710

12" RCP REQ'D
SUBMIT DESIGN OF PROPOSED
STORM DRAIN FOR REVIEW
AND APPROVAL

Added

Added

NOTE: CITY TO REGRADE ROAD IN FUTURE,
PROVIDE 1" ADJUSTABILITY FOR NEW MANHOLE RIMS

Added

CONNECTIONS AND
METER BY BOUNTIFUL
WATER DEPT

FH INSTALL BY
BOUNTIFUL WATER DEPT

CONNECTIONS AND
METER BY BOUNTIFUL
WATER DEPT

Added

CONNECTIONS AND
METER BY BOUNTIFUL
WATER DEPT

Added

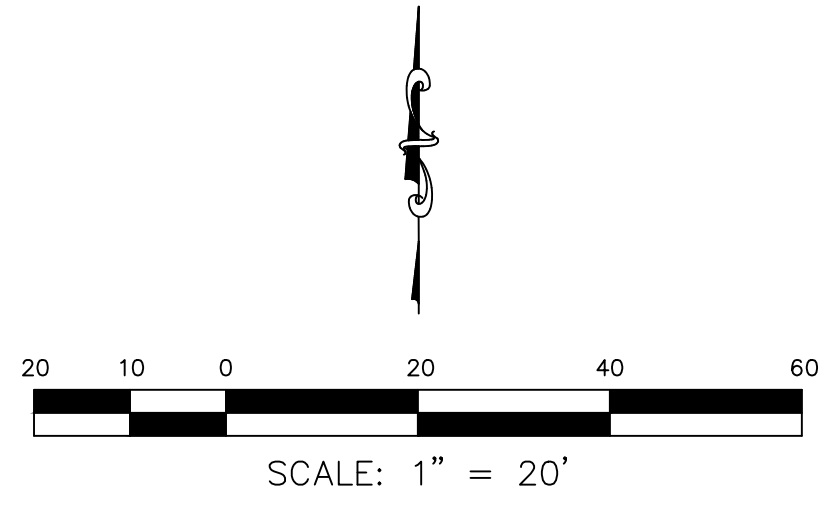
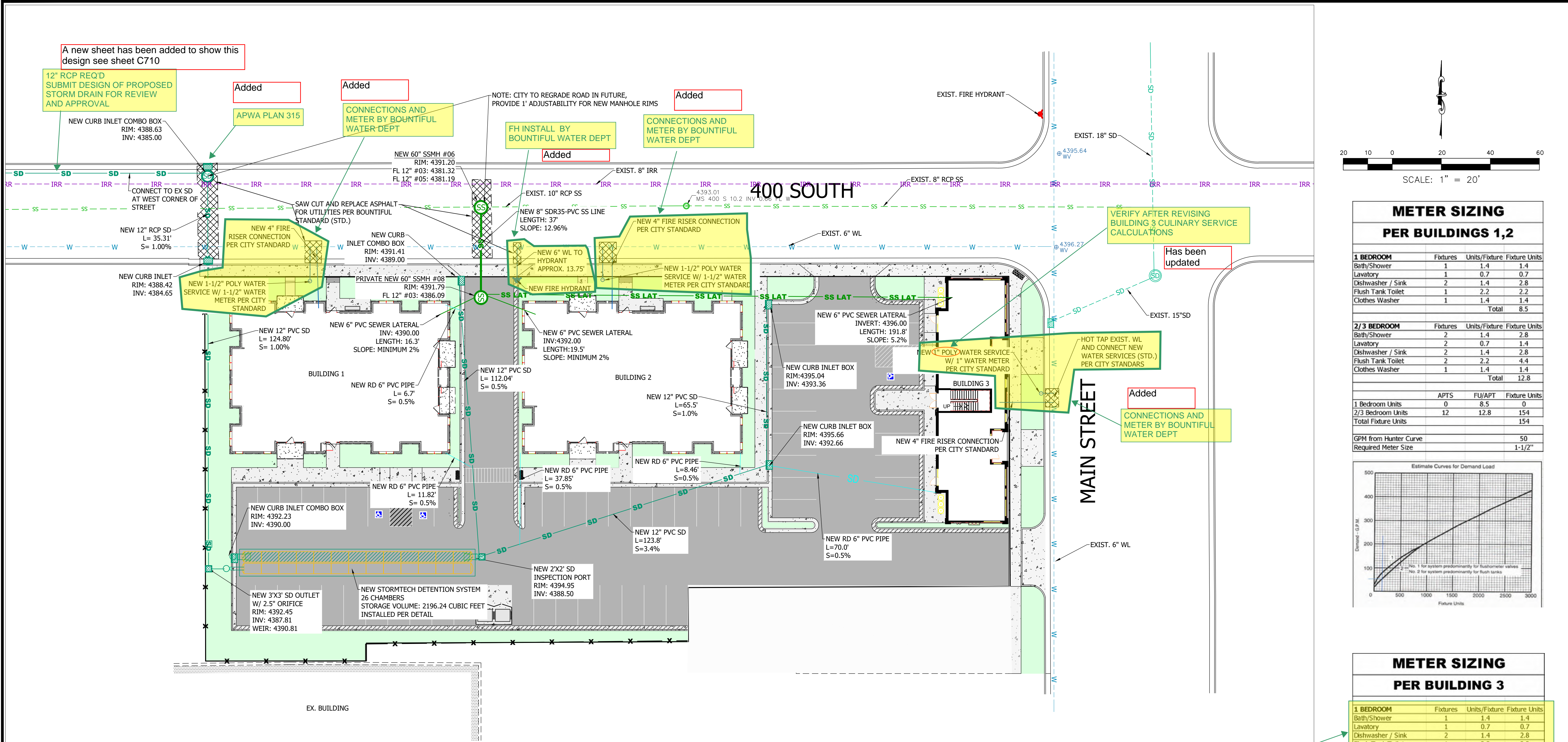
CONNECTIONS AND
METER BY BOUNTIFUL
WATER DEPT

VERIFY AFTER REVISING
BUILDING 3 CULINARY SERVICE
CALCULATIONS

Has been updated

Added

CONNECTIONS AND
METER BY BOUNTIFUL
WATER DEPT



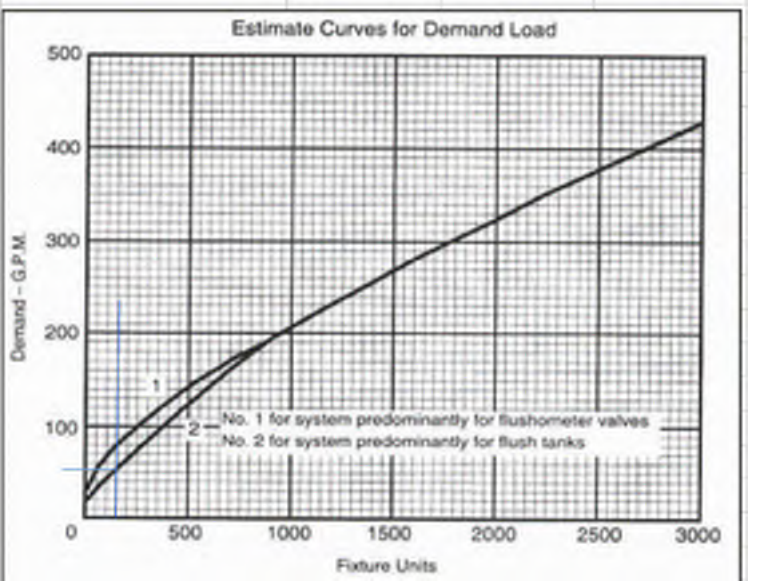
**METER SIZING
PER BUILDINGS 1,2**

1 BEDROOM	Fixtures	Units/Fixture	Fixture Units
Bath/Shower	1	1.4	1.4
Lavatory	1	0.7	0.7
Dishwasher / Sink	2	1.4	2.8
Flush Tank Toilet	1	2.2	2.2
Clothes Washer	1	1.4	1.4
Total			8.5

2/3 BEDROOM	Fixtures	Units/Fixture	Fixture Units
Bath/Shower	2	1.4	2.8
Lavatory	2	0.7	1.4
Dishwasher / Sink	2	1.4	2.8
Flush Tank Toilet	2	2.2	4.4
Clothes Washer	1	1.4	1.4
Total			12.8

1 Bedroom Units	APTS	FLU/APRT	Fixture Units
0	0	8.5	0
12/3 Bedroom Units	12	12.8	154
Total Fixture Units			154

GPM from Hunter Curve: 50
Required Meter Size: 1-1/2"



**METER SIZING
PER BUILDING 3**

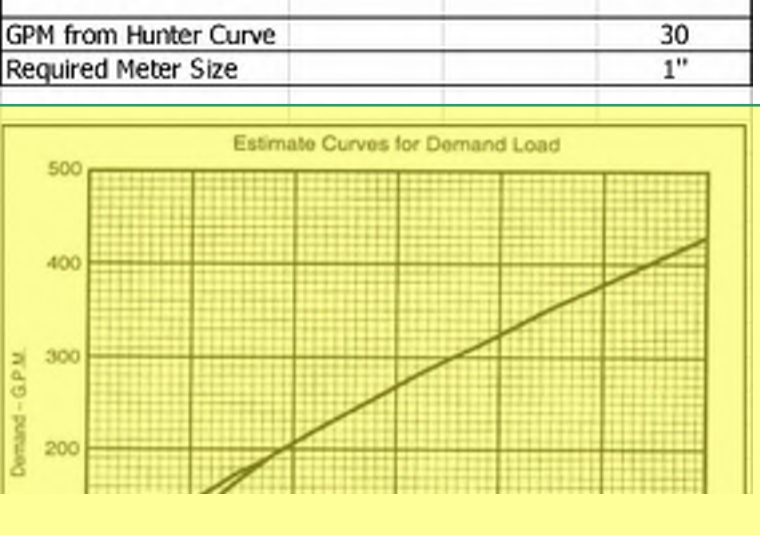
1 BEDROOM	Fixtures	Units/Fixture	Fixture Units
Bath/Shower	1	1.4	1.4
Lavatory	1	0.7	0.7
Dishwasher / Sink	2	1.4	2.8
Flush Tank Toilet	1	2.2	2.2
Clothes Washer	1	1.4	1.4
Total			8.5

2/3 BEDROOM	Fixtures	Units/Fixture	Fixture Units
Bath/Shower	2	1.4	2.8
Lavatory	2	0.7	1.4
Dishwasher / Sink	2	1.4	2.8
Flush Tank Toilet	2	2.2	4.4
Clothes Washer	1	1.4	1.4
Total			12.8

COMMERCIAL	Fixtures	Units/Fixture	Fixture Units
Flush Tank Toilet	2	2.2	4.4
Lavatory	2	0.7	1.4
Total			5.8

1 Bedroom Units	APTS	FLU/APRT	Fixture Units
2	2	8.5	17
2/3 Bedroom Units	2	12.8	26
Commercial	2	5.8	12
Total Fixture Units			54

GPM from Hunter Curve: 30
Required Meter Size: 1"

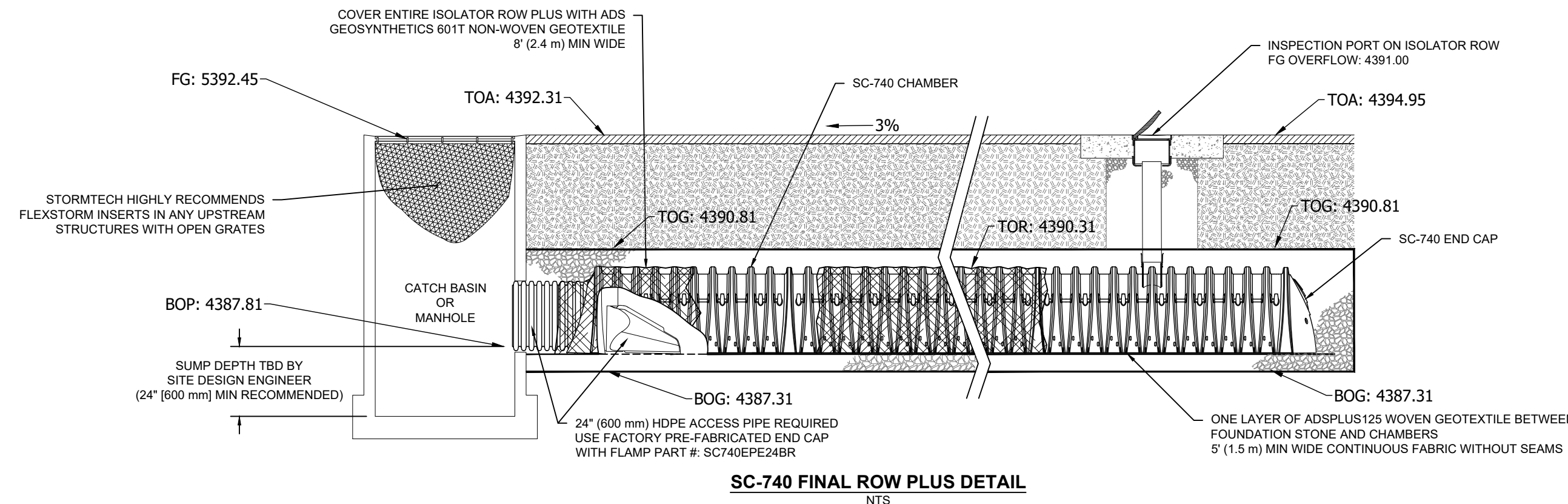


THERE ARE NO 1 BR
UNITS IN BLDG 3

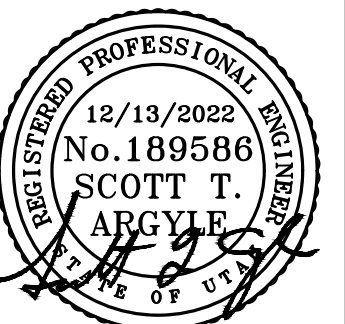
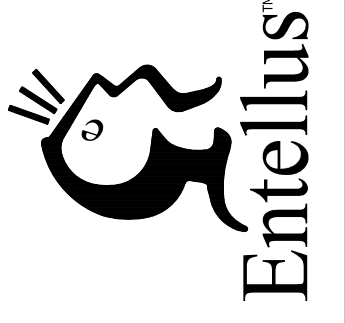
Has been updated

TABLE IS INCOMPLETE

Has been updated



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



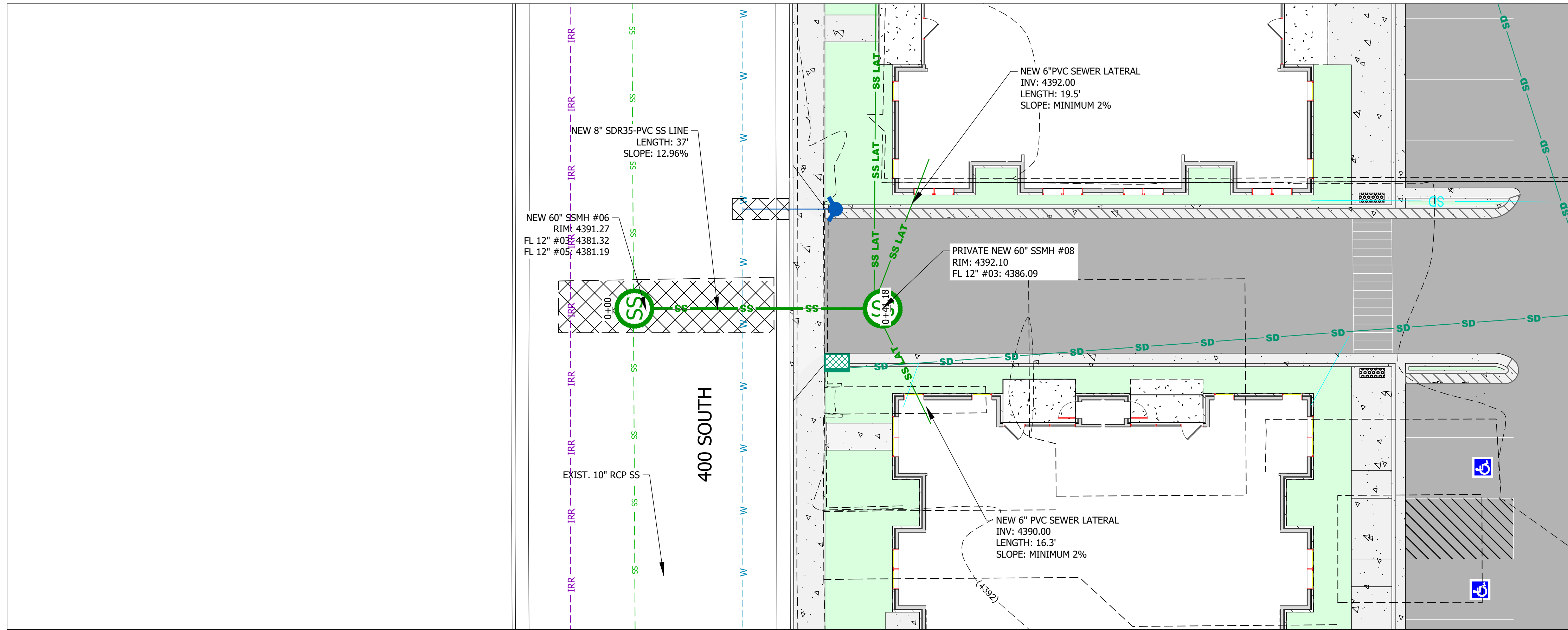
KNOWLTON GENERAL - 4TH & MAIN
406 SOUTH MAIN STREET & 33 WEST 400 SOUTH STREET
TAX PARCELS 905-032-0081, -0082, -0083, -0084, & -0113
LOCATED IN THE NORTHEAST 1/4 OF SECTION 30, T.2N., R.1E., S.1.B.&M.
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

DRAWN: JBC

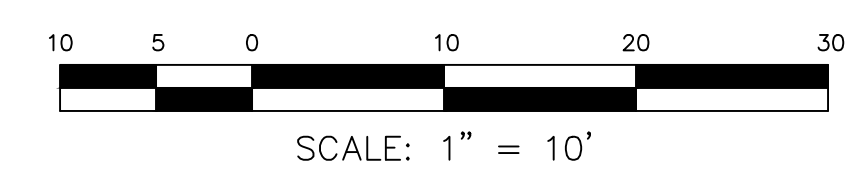
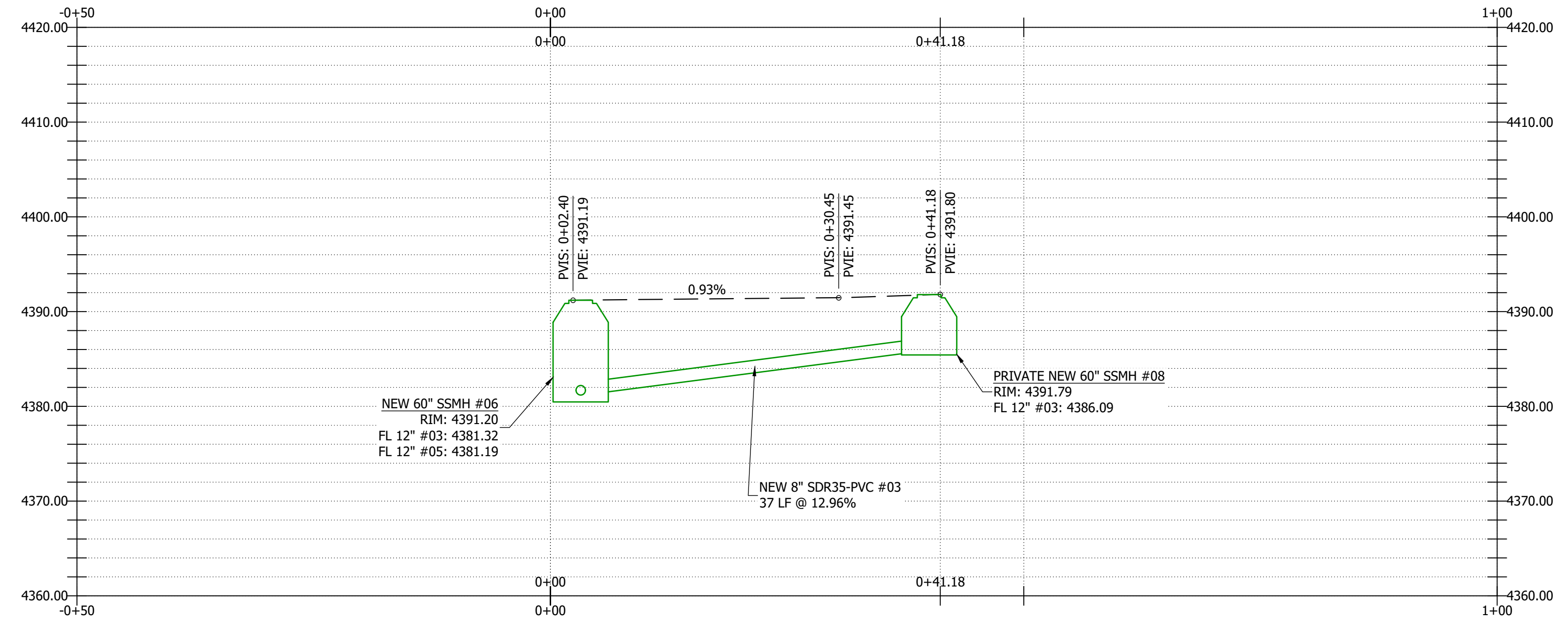
APPROVED: STA

PROJECT #: 1185019
SET: 1185019.dwg

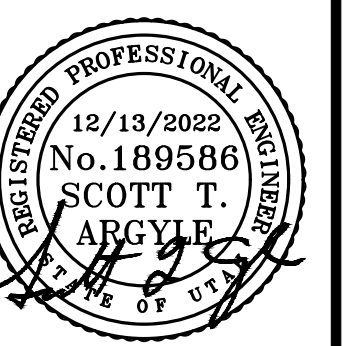
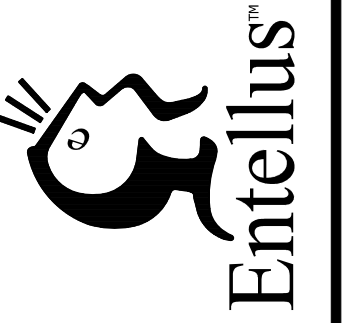
C600
UTILITY PLAN



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



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



KNOWLTON GENERAL - 4TH & MAIN

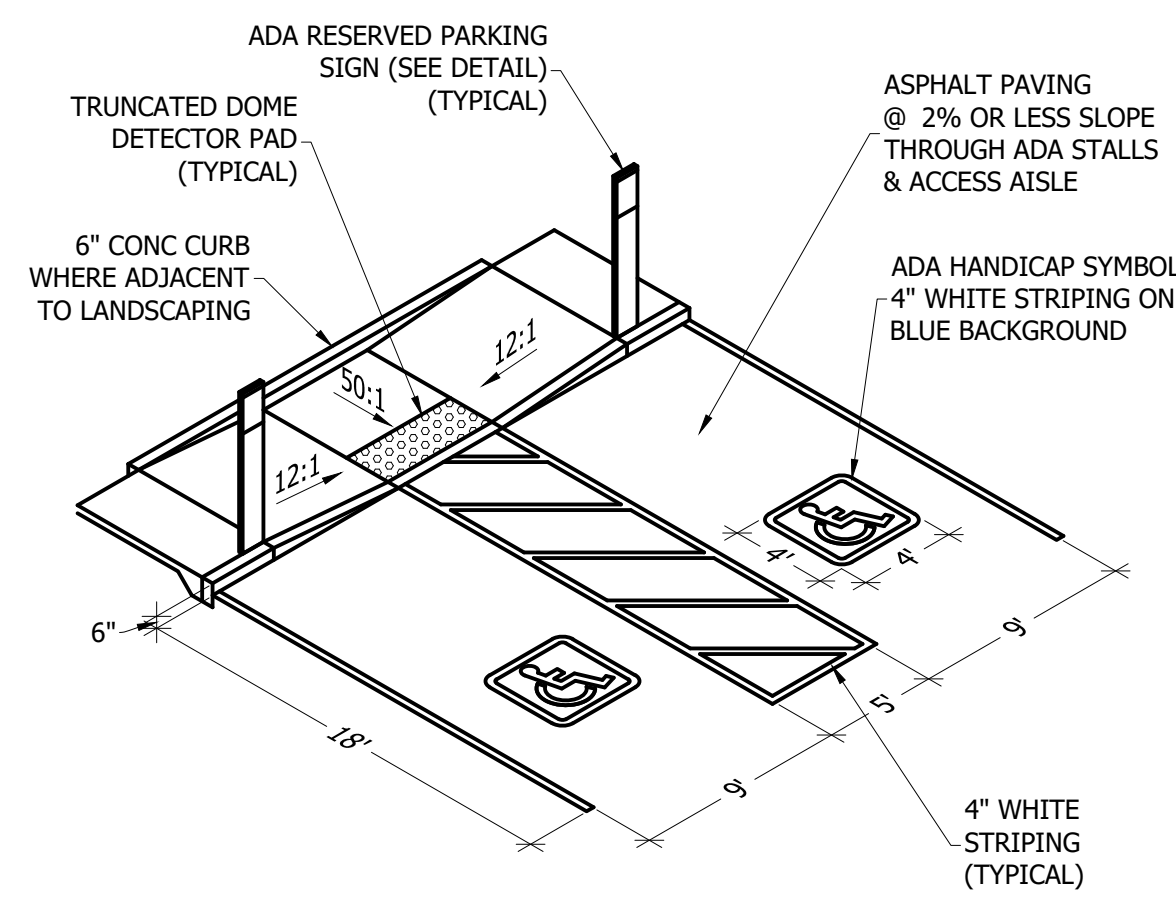
406 SOUTH MAIN STREET & 33 WEST 400 SOUTH STREET
TAX PARCELS #03-081, -082, -083, -084, & -013
LOCATED IN THE NORTHEAST 1/4 OF SECTION 30, T.2N., R.1E., S.L.B.&M.
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

DRAWN: JBC

APPROVED: STA

PROJECT #: 1185019
SET: 1185019.dwg

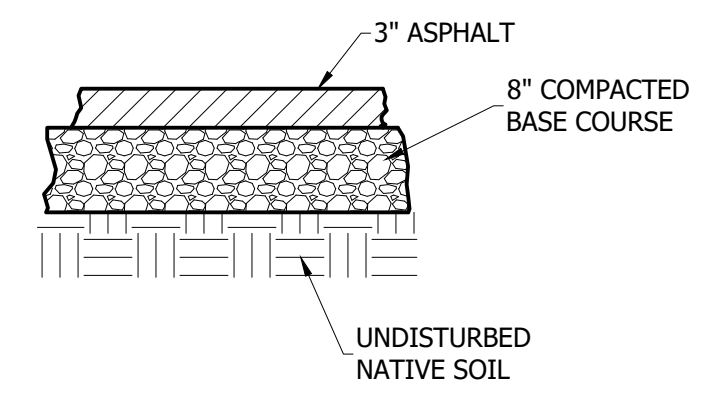
C700
PLAN AND PROFILE



ADA ACCESSIBLE PARKING & RAMPS

A-1
C400
TYPICAL
N.T.S.

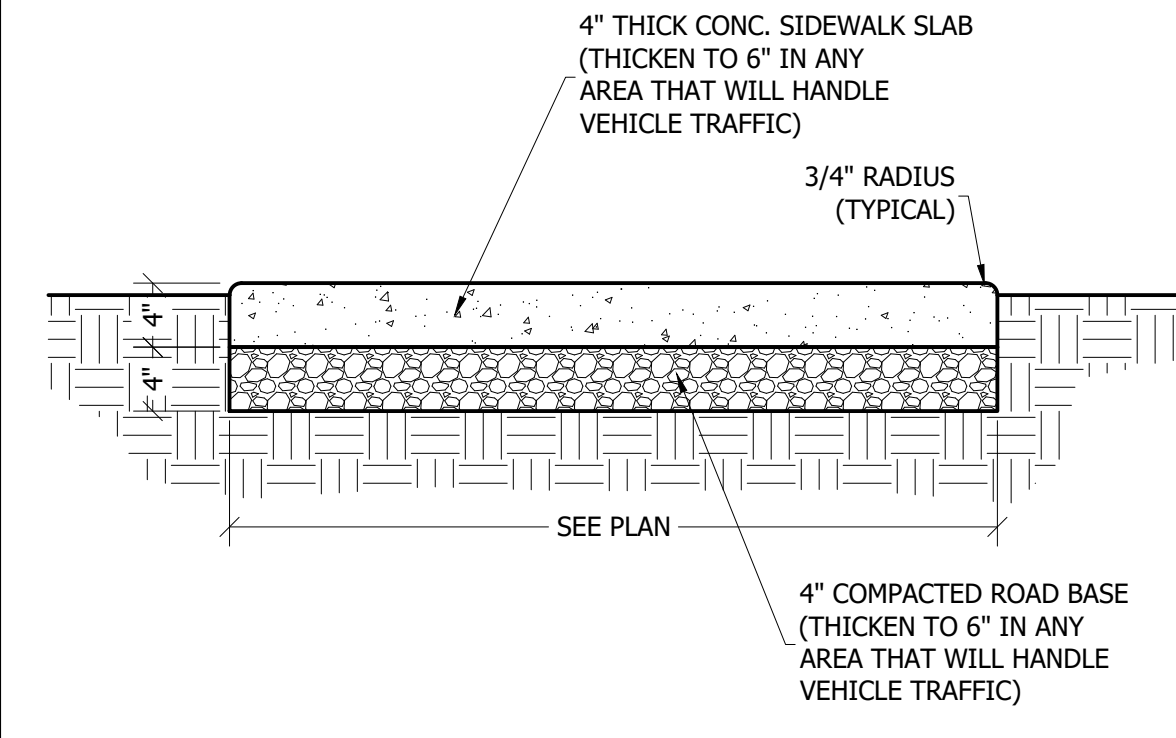
- NOTES
- ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
 - PLACE MATERIAL PER APWA SECTION 32 05 10.



PRIVATE ASPHALT SECTION

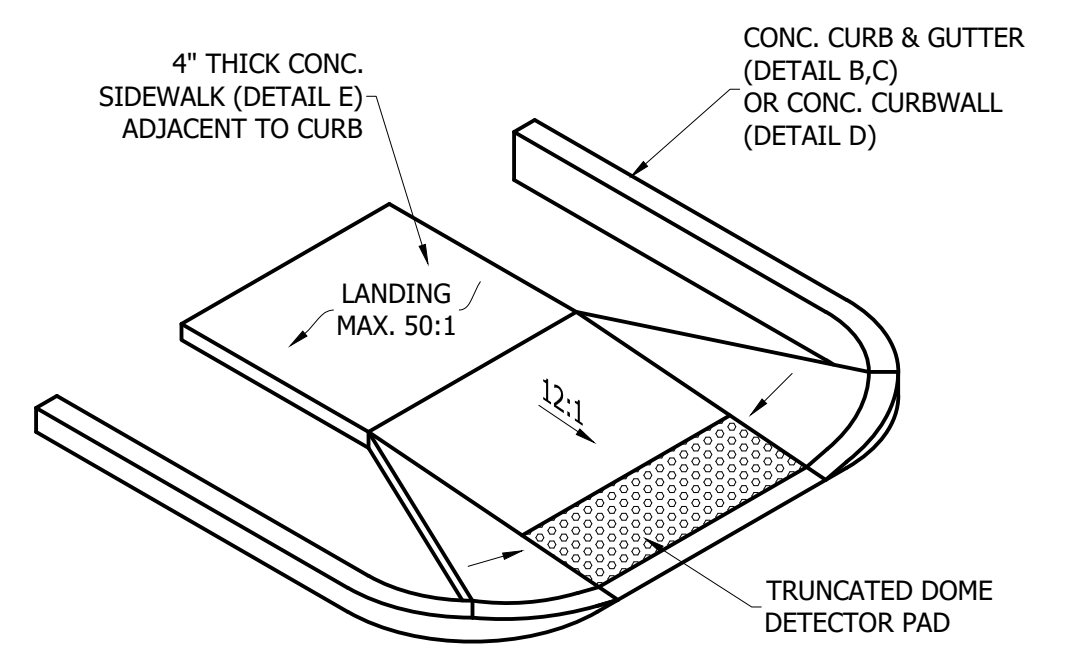
C-1
C400
TYPICAL
N.T.S.

- NOTES
- ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
 - CONCRETE IS TO BE 4,000 PSI TEST.
 - CONTROL JOINTS AT 5' INTERVALS.
 - BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.



PRIVATE CONCRETE SIDEWALK

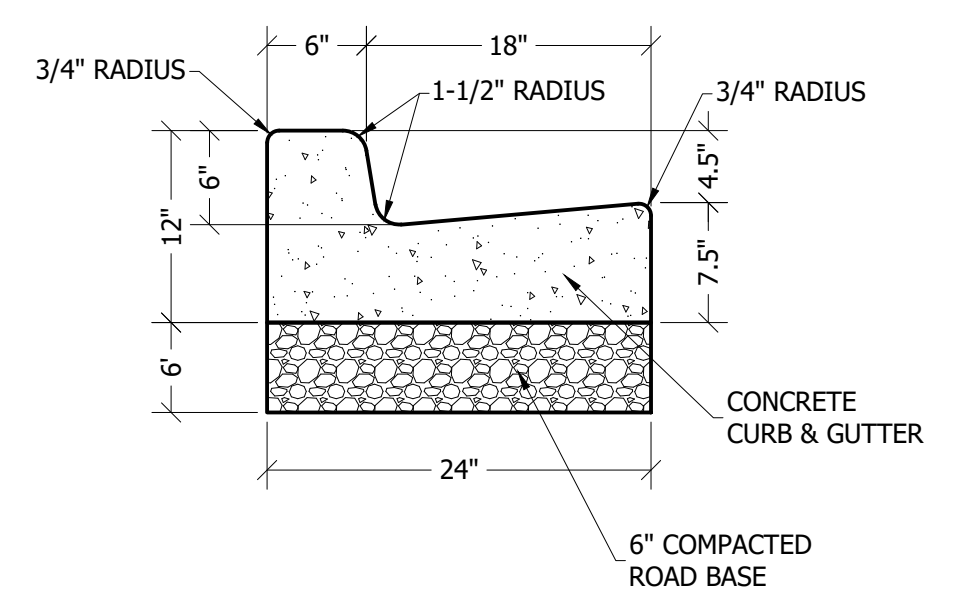
C-4
C400
TYPICAL
N.T.S.



ADA ACCESSIBLE RAMP

A-2
C400
TYPICAL
N.T.S.

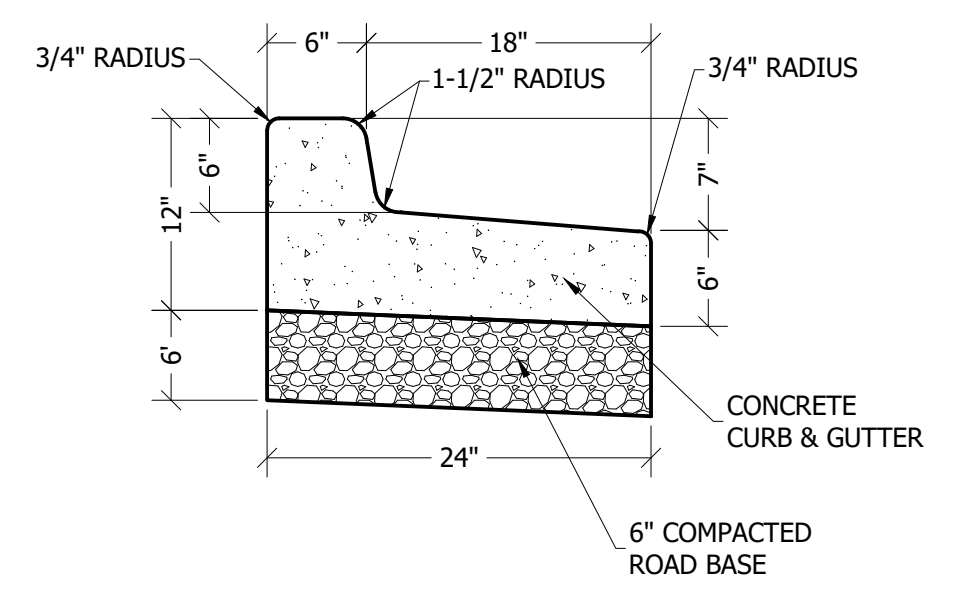
- NOTES
- ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
 - CONCRETE IS TO BE 4,000 PSI TEST.
 - CONTROL JOINTS AT 10' INTERVALS.
 - BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.



PRIVATE 24" CATCH CURB & GUTTER

C-2
C400
TYPICAL
N.T.S.

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



PRIVATE 24" RELEASE CURB & GUTTER

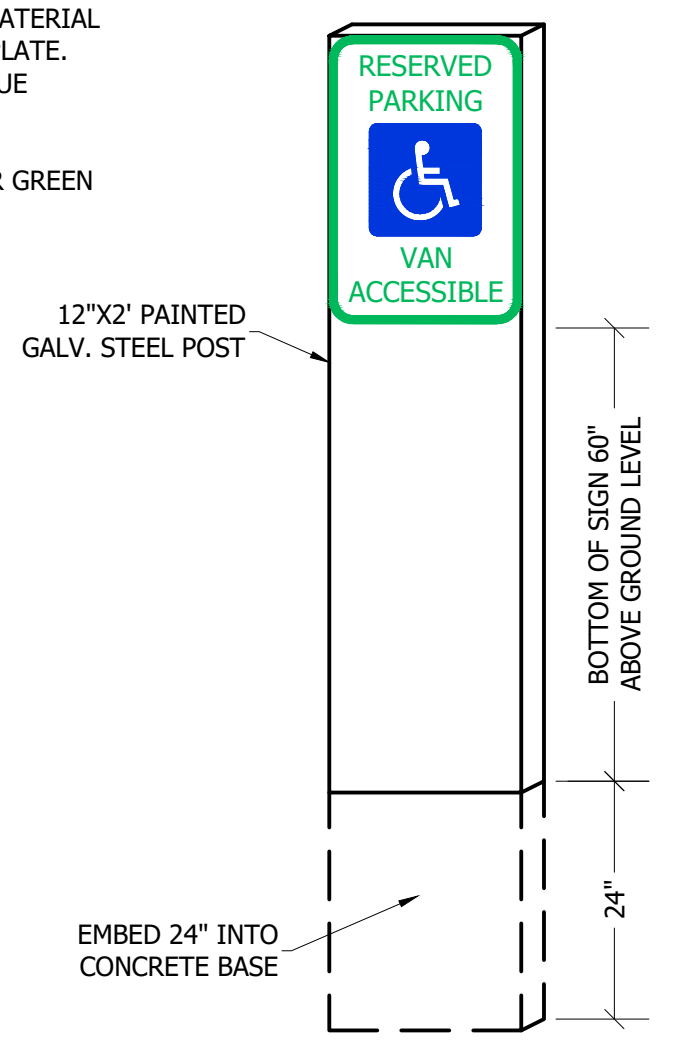
C-5
C400
TYPICAL
N.T.S.

- NOTES
- SIGN IS TO BE REFLECTIVE MATERIAL ON AN ALUMINUM BACKING PLATE.
 - WHITE ADA SYMBOL ON A BLUE SQUARE.
 - WHITE BACKGROUND.
 - LETTERING IS TO BE BLUE OR GREEN.



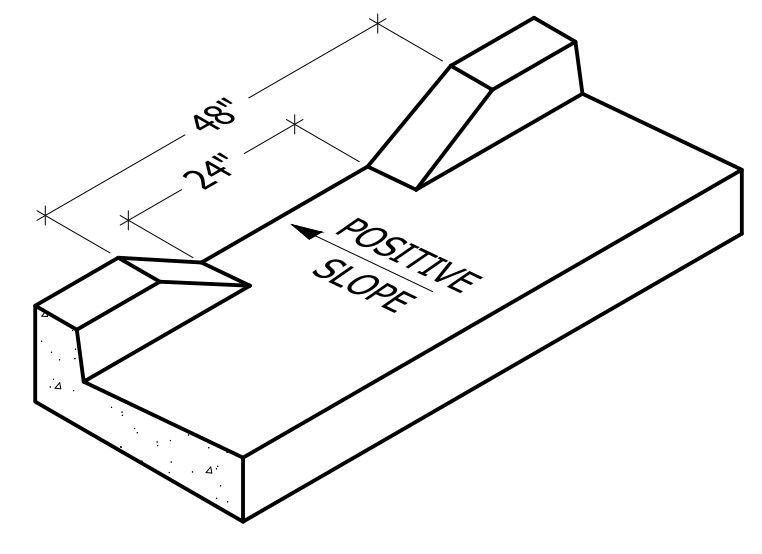
ADA RESERVED PARKING VAN-ACCESSIBLE SIGN

A-3
C400
TYPICAL
N.T.S.



POLE-MOUNTED SIGN

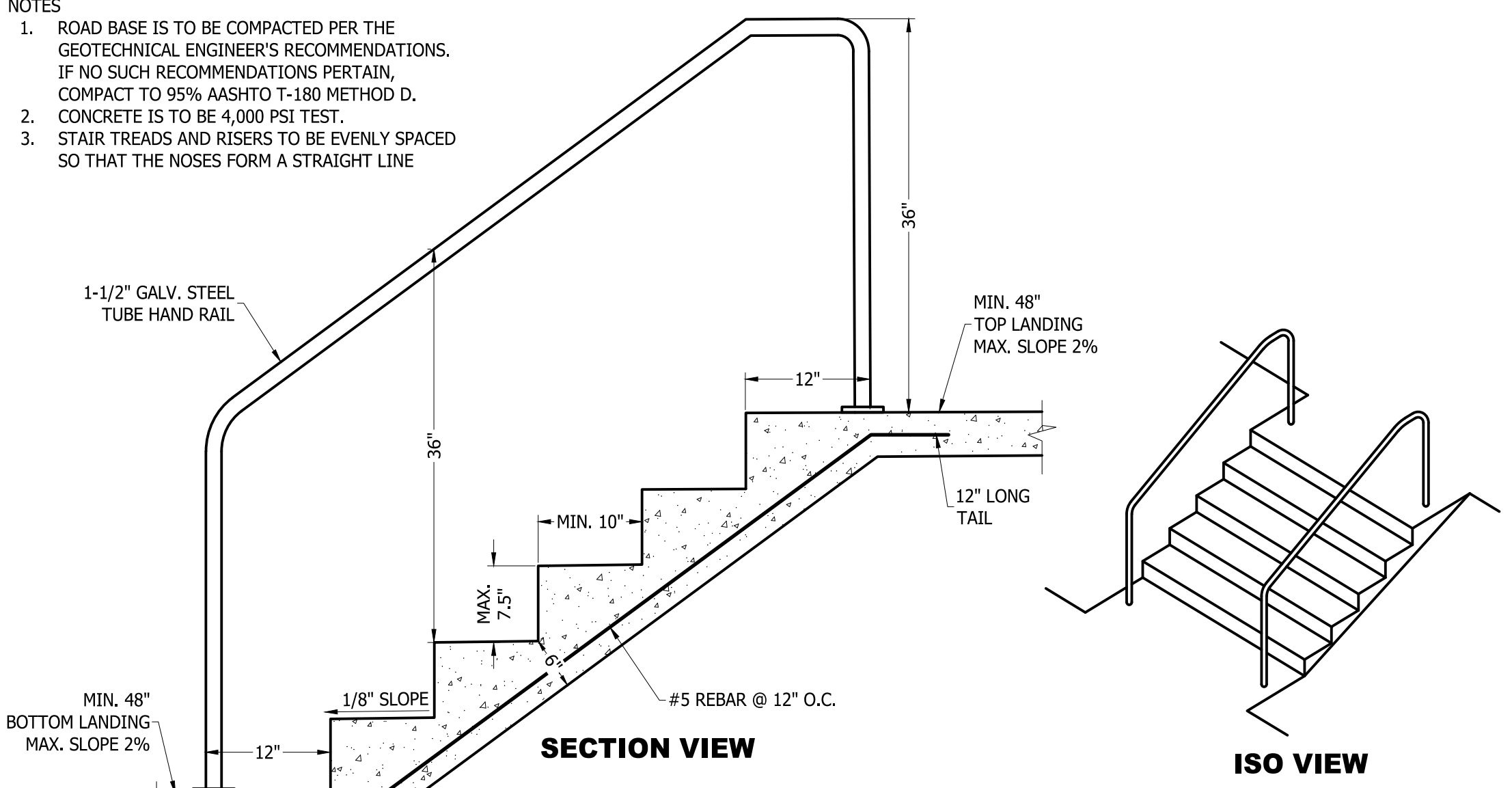
ADA POLE-MOUNTED VAN-ACCESSIBLE PARKING SIGN



PRIVATE DRAINAGE CURB CUT HI-BACK CURB & GUTTER

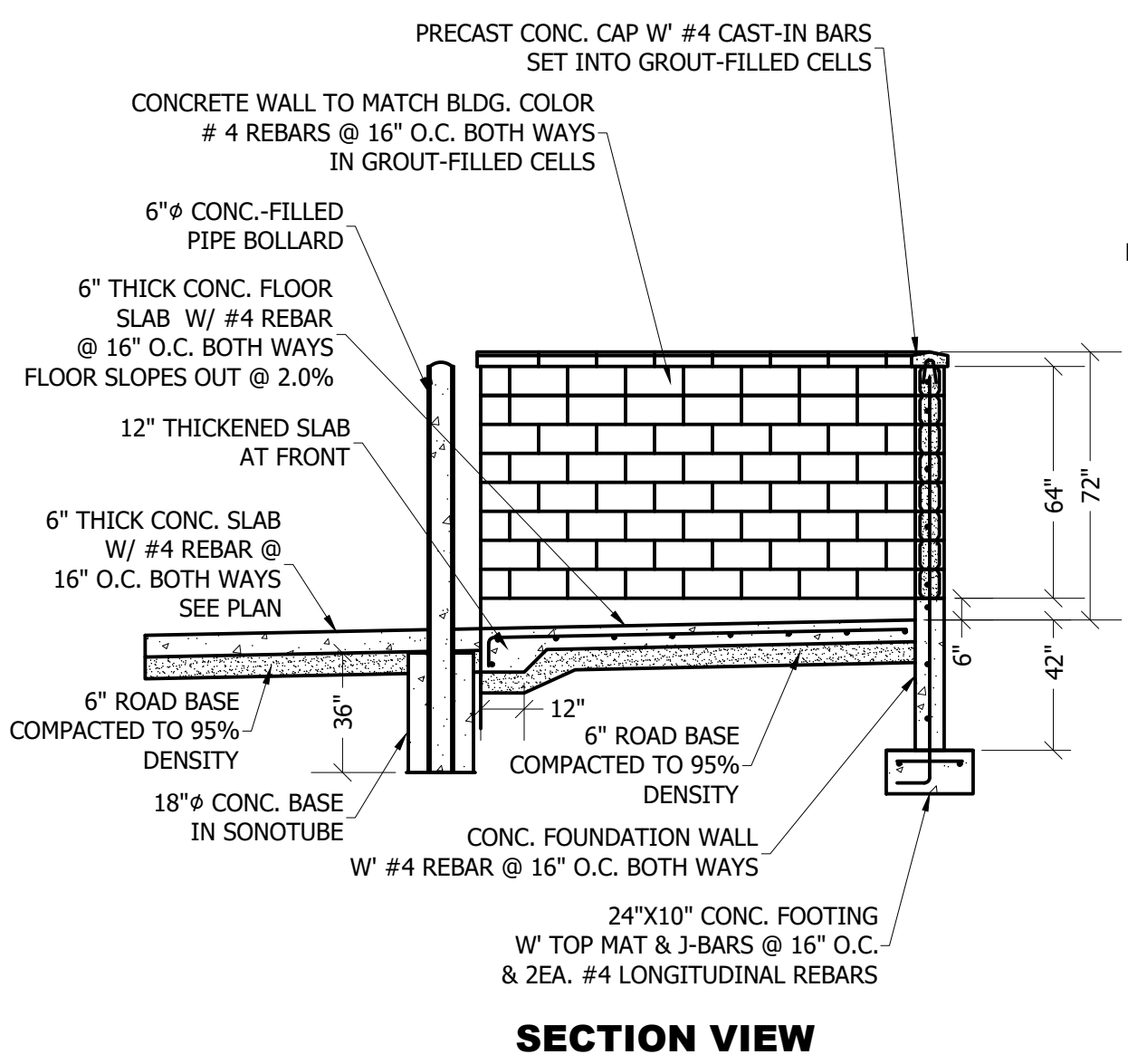
C-3
C400
TYPICAL
N.T.S.

- NOTES
- ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
 - CONCRETE IS TO BE 4,000 PSI TEST.
 - STAIR TREADS AND RISERS TO BE EVENLY SPACED SO THAT THE NOSES FORM A STRAIGHT LINE.

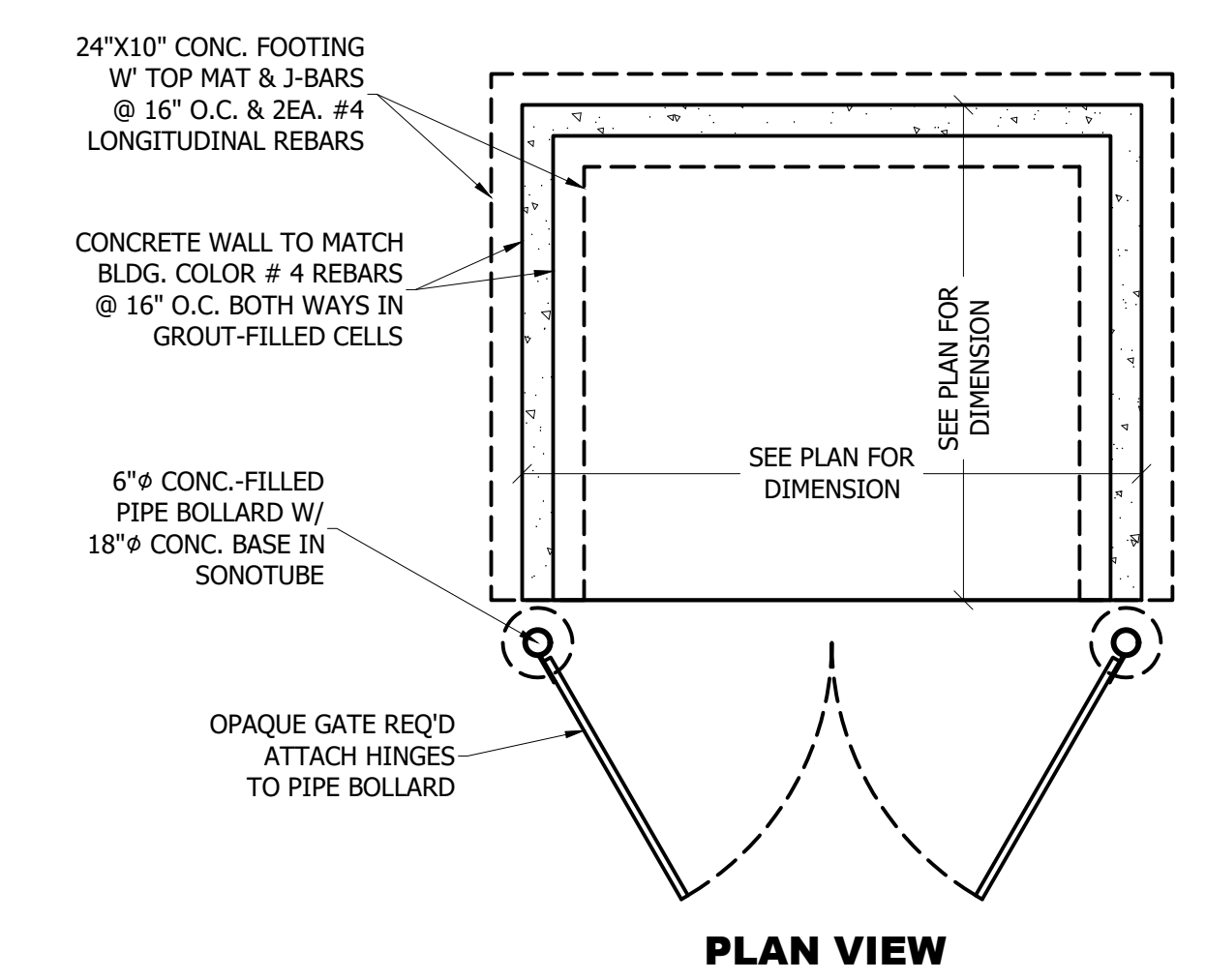


OUTDOOR STAIRS

ST-2
C400
TYPICAL
N.T.S.



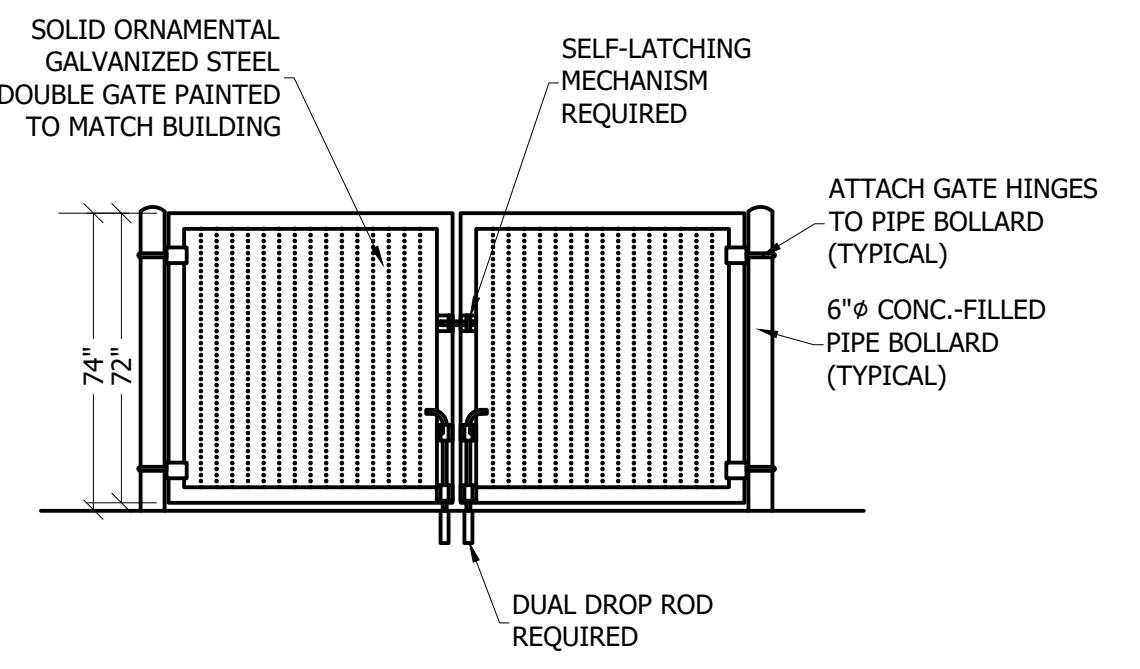
SECTION VIEW



PLAN VIEW

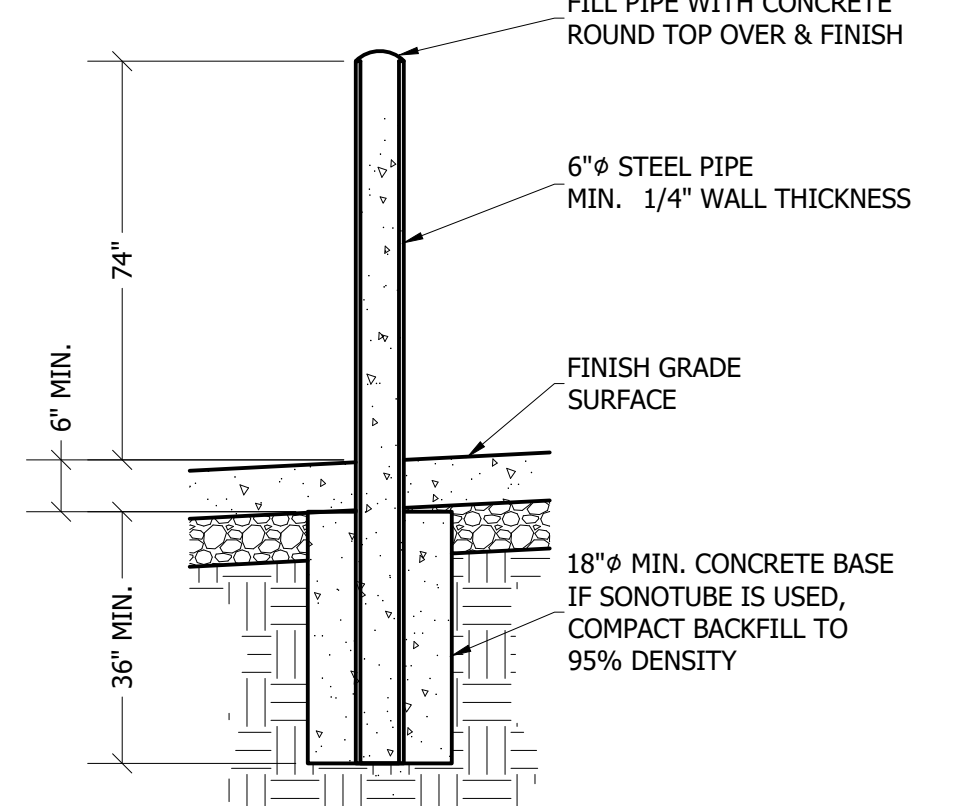
CONCRETE DUMPSTER ENCLOSURE

C-5
C400
TYPICAL
N.T.S.

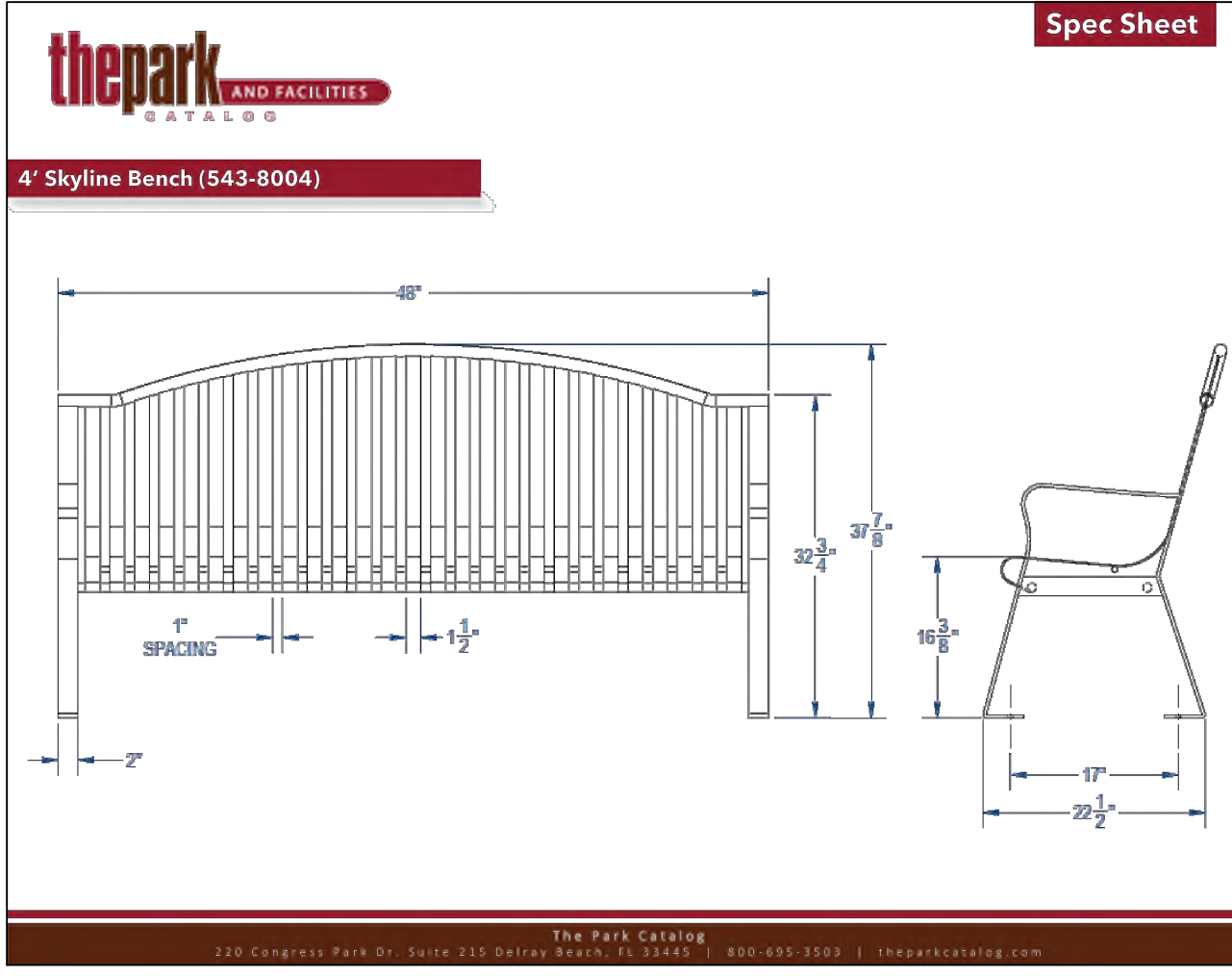


FRONT VIEW

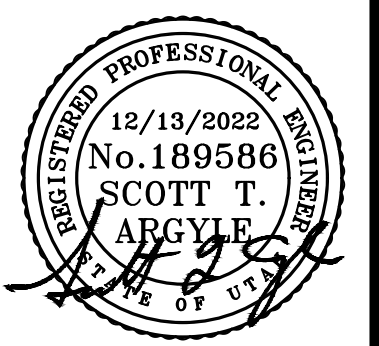
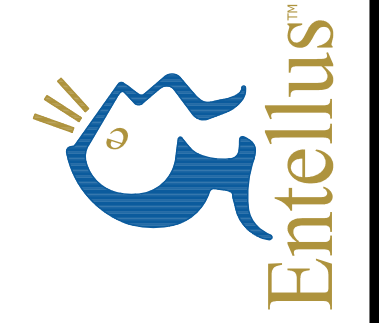
- NOTES
- BACKFILL IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
 - CONCRETE IS TO BE 4,000 PSI TEST.



PIPE BOLLARD



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

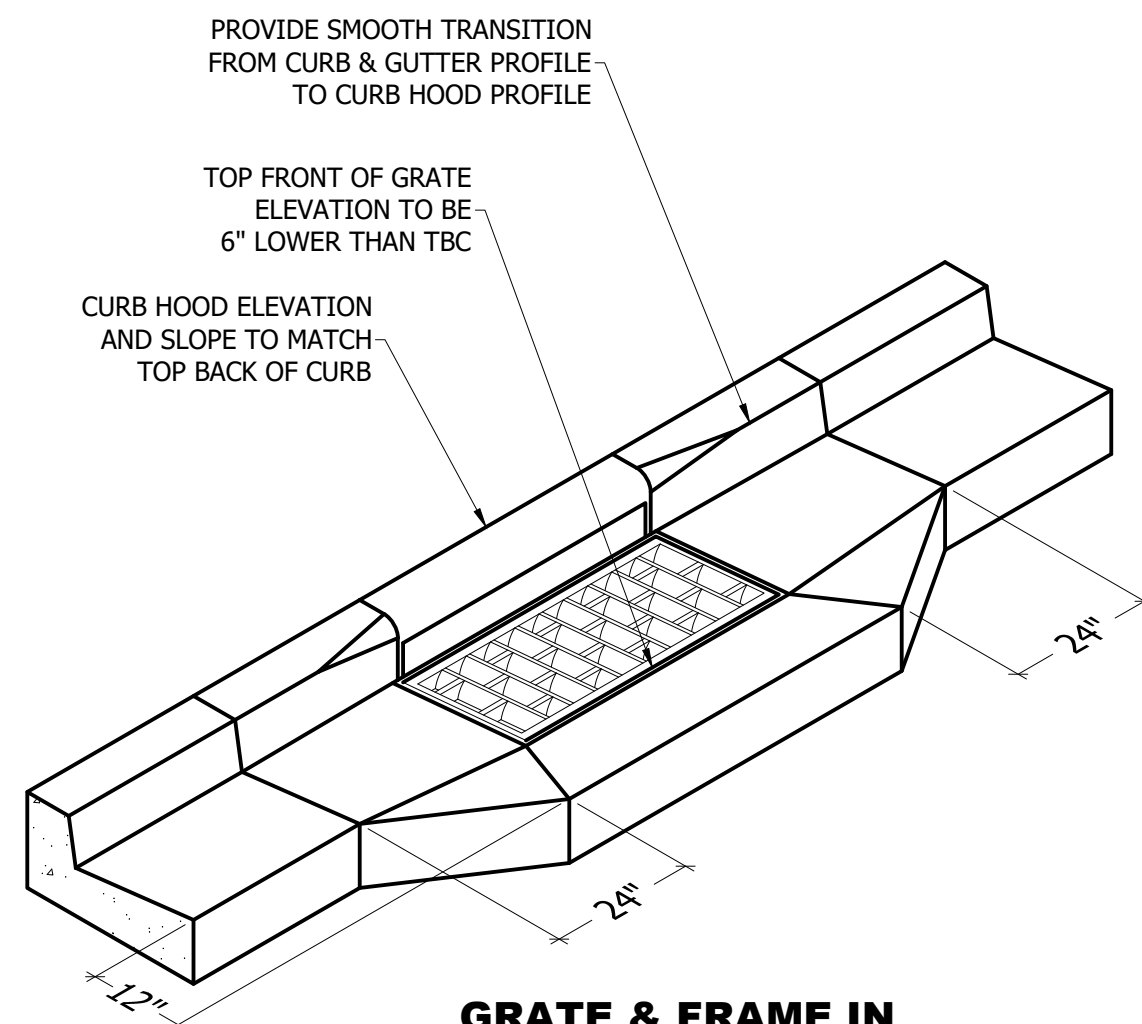


KNOWLTON GENERAL - 4TH AND MAIN
406 SOUTH MAIN STREET & 33 WEST 400 SOUTH STREET
TAX PARCELS #03-032-0081, -0082, -0083, -0084, & -0113
LOCATED IN THE NORTHEAST 1/4 OF SECTION 30, T2N., R1E., S.L.R.&M.
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

REV #	DATE	COMMENT

DRAWN: JBC
APPROVED: STA
PROJECT #: 1185019
SET_1185019.dwg

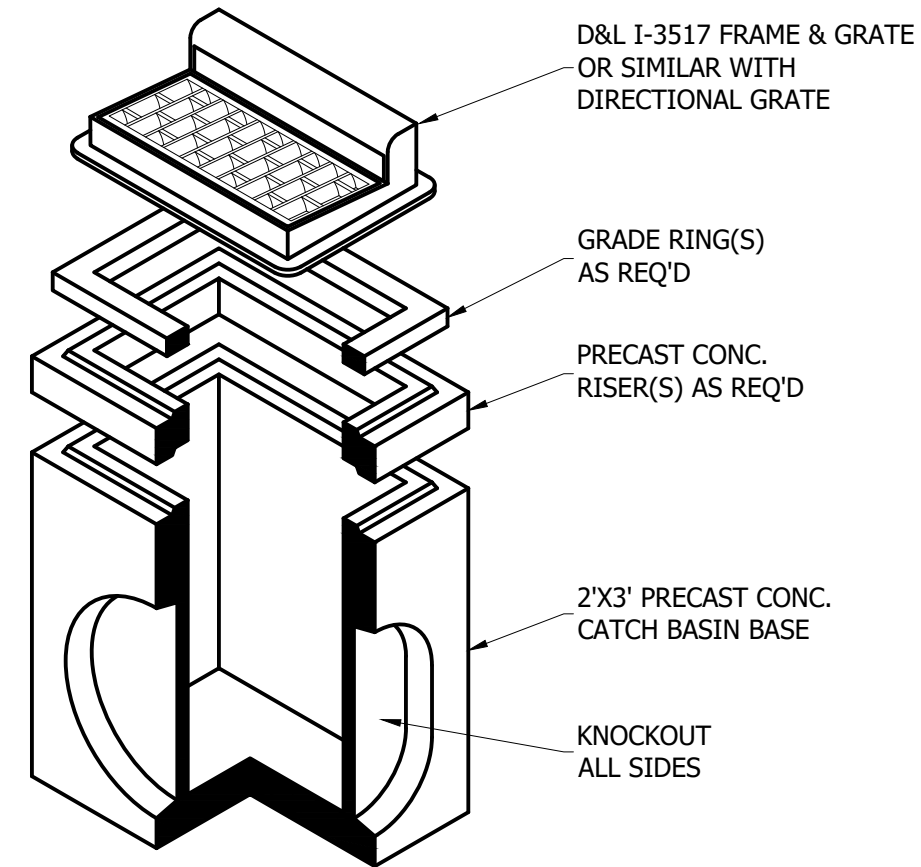
C900
SITE DETAILS



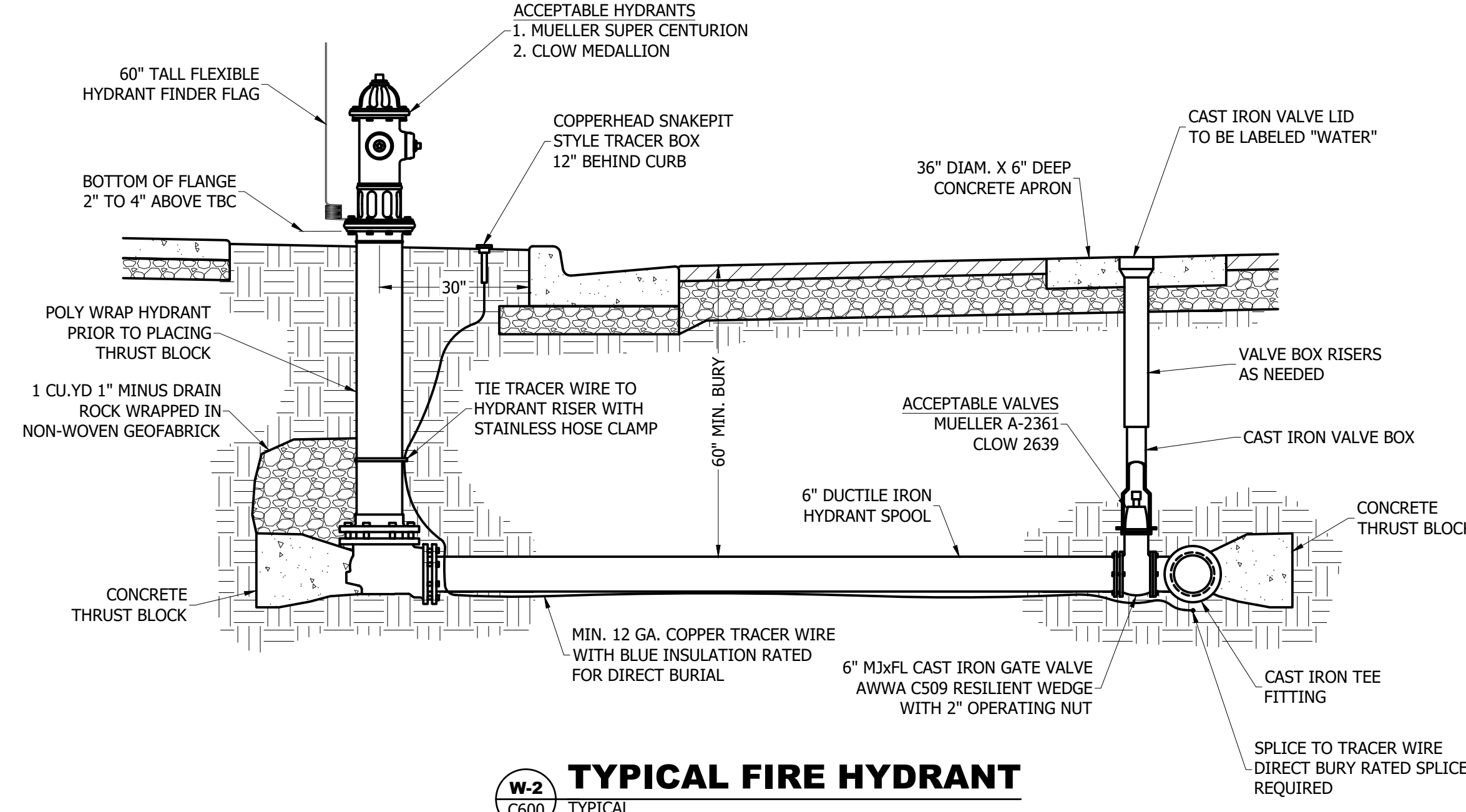
GRATE & FRAME IN CONCRETE CURB & GUTTER

PRIVATE STORM DRAIN CURB INLET BOX

SD-2
C600
TYPICAL
N.T.S.

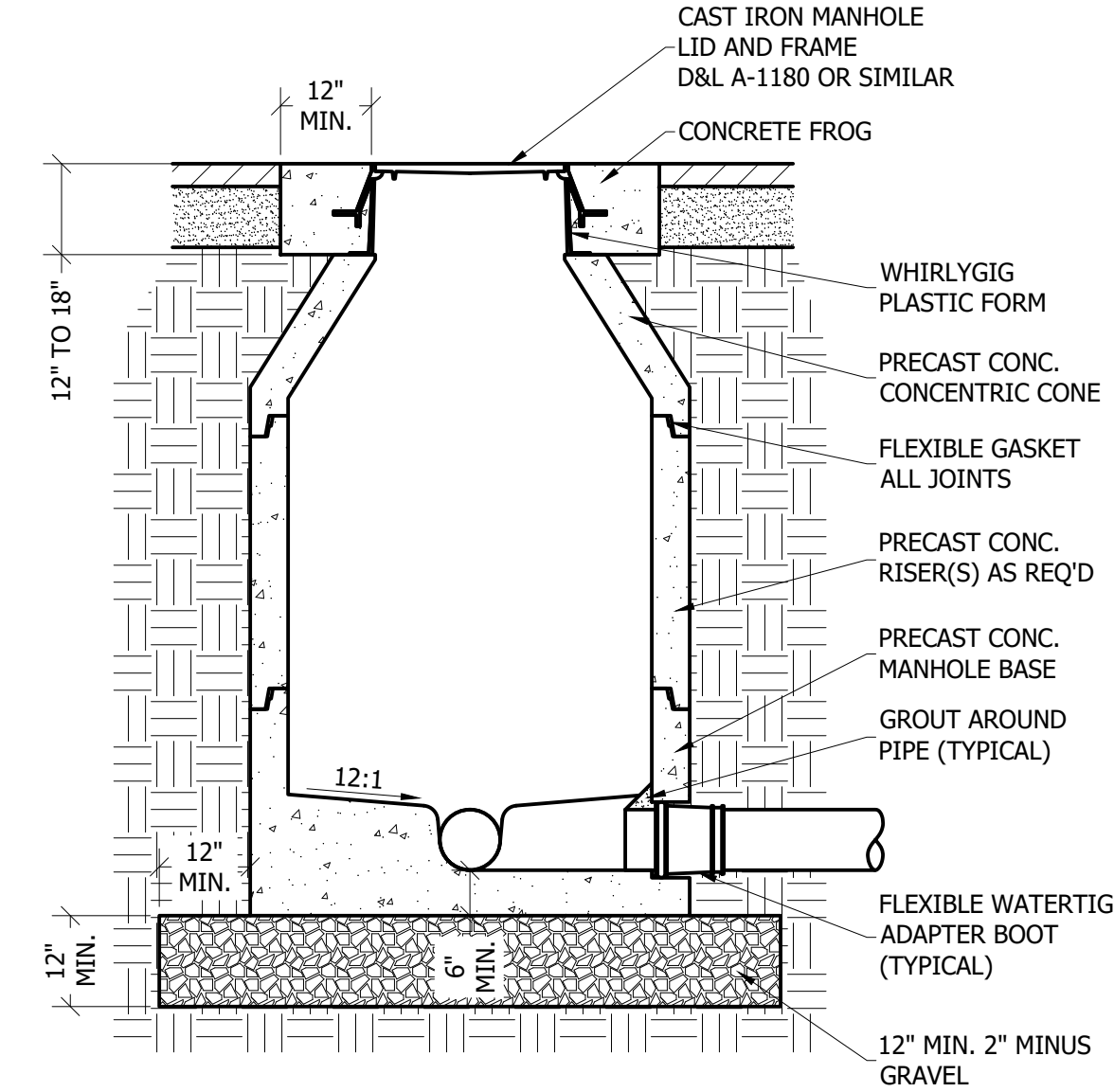


GRATE & FRAME WITH PRECAST CONCRETE BOX



TYPICAL FIRE HYDRANT

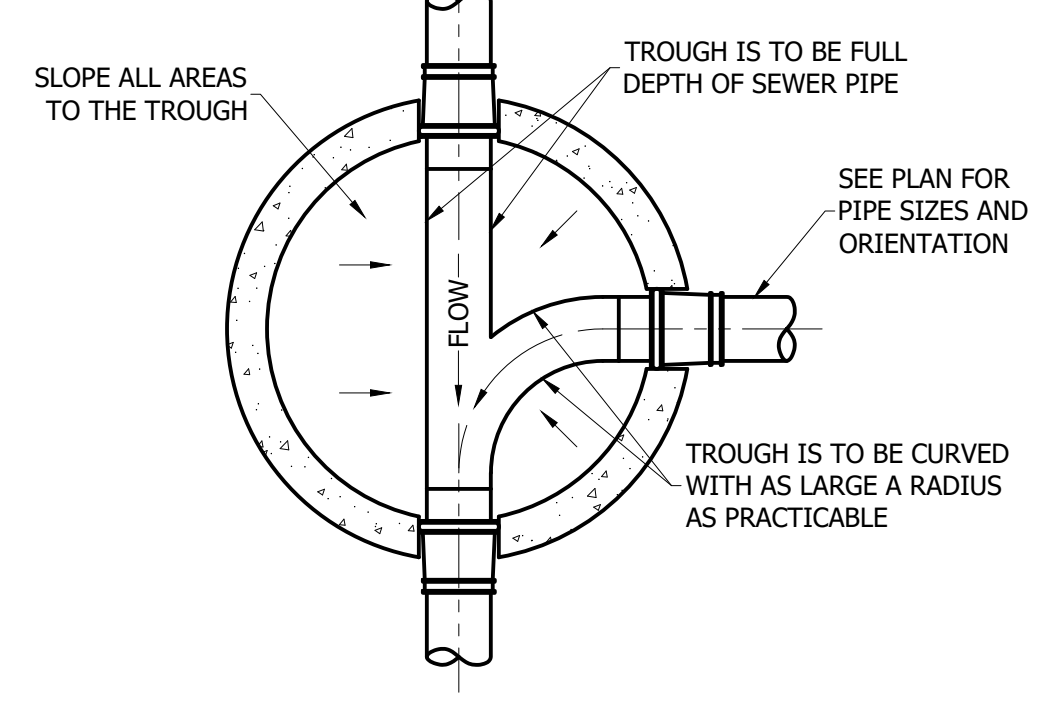
W-2
C600
TYPICAL
N.T.S.



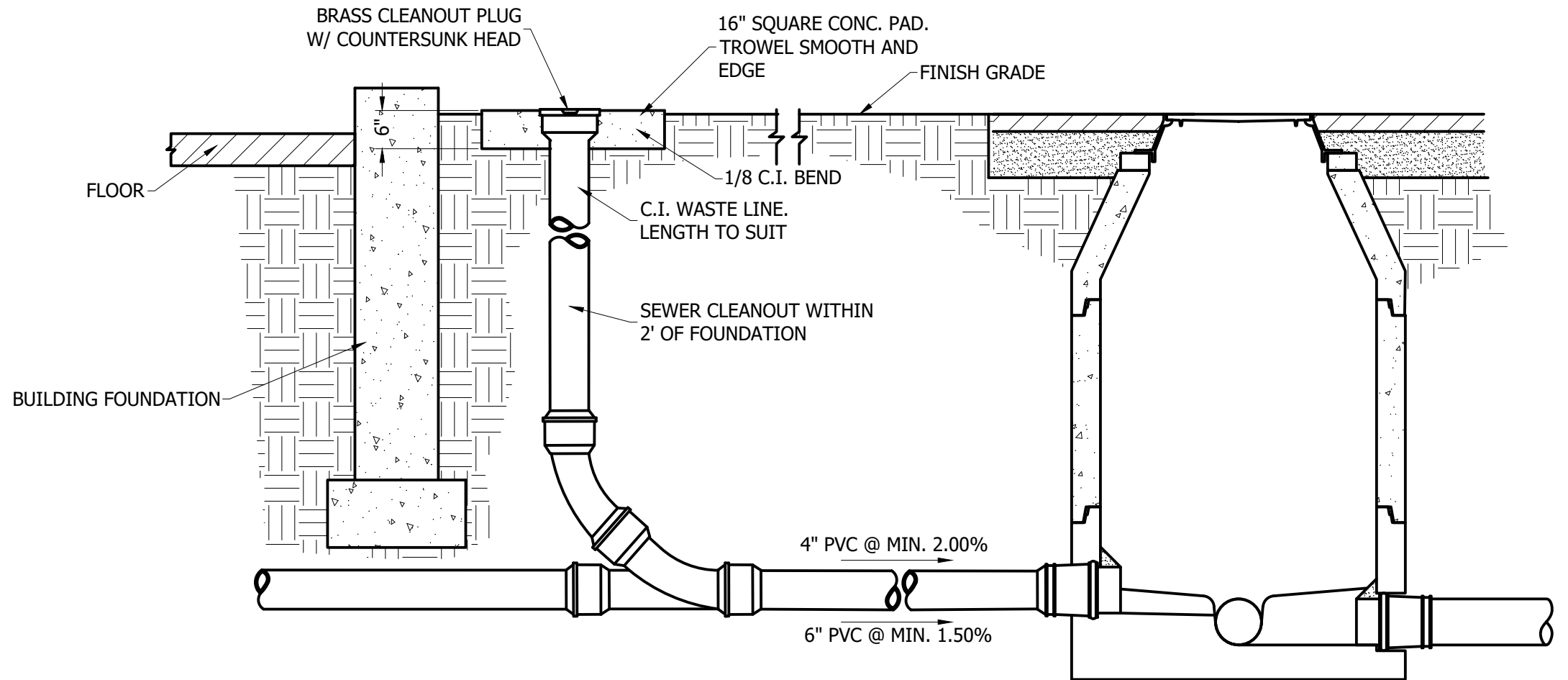
PRIVATE CONCENTRIC CONE SANITARY SEWER MANHOLE

SS-1
C600
TYPICAL
N.T.S.

- NOTES
1. PRECAST CONCRETE MANHOLE IS TO MEET AASHTO HS-20 LOADING SPECIFICATION.
 2. MINIMUM MANHOLE SIZE IS 48 INCHES IN DIAMETER.
 3. MANHOLES WITH THREE OR MORE CONNECTIONS ARE TO BE 60 INCHES IN DIAMETER.
 4. CONCRETE IS TO BE 4,000 PSI TEST.
 5. ALL JOINTS BETWEEN PRECAST SECTIONS ARE TO BE SEALED WITH A FLEXIBLE GASKET.
 6. ALL PIPE CONNECTIONS ARE TO BE SEALED WITH A FLEXIBLE ADAPTER BOOT, AND GROUTED IN PLACE INSIDE THE MANHOLE BASE.

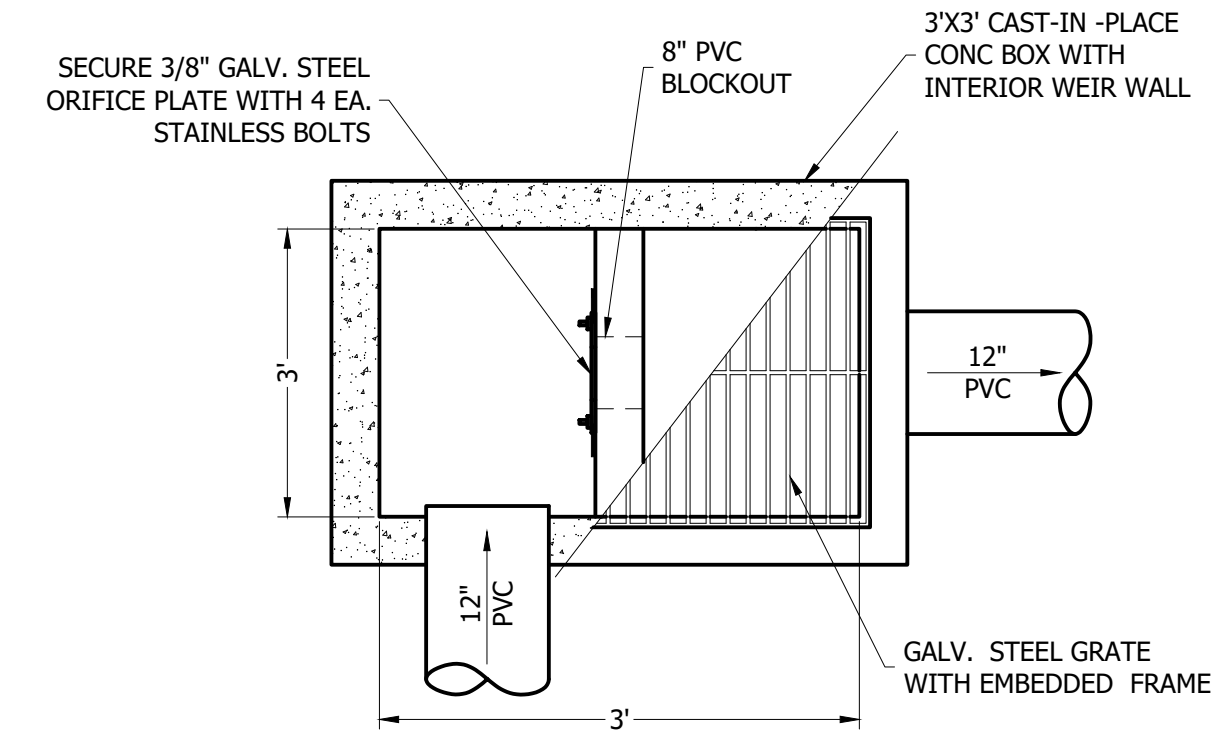


PLAN VIEW

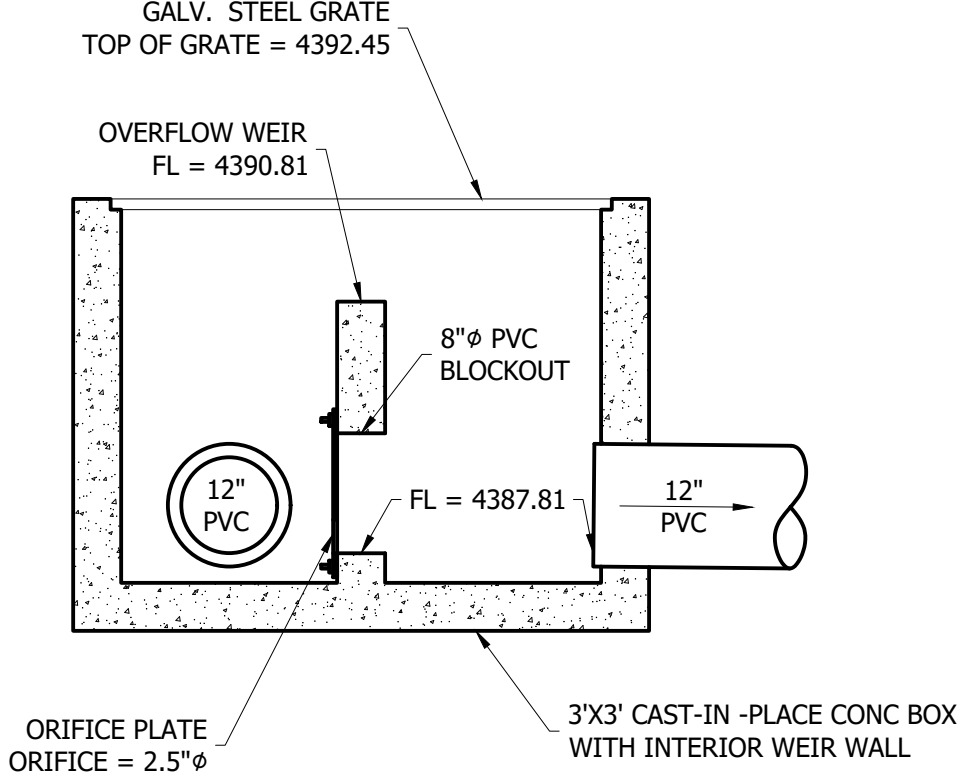


SEWER LATERAL TO MANHOLE

SS-1
C600
TYPICAL
N.T.S.



PLAN VIEW

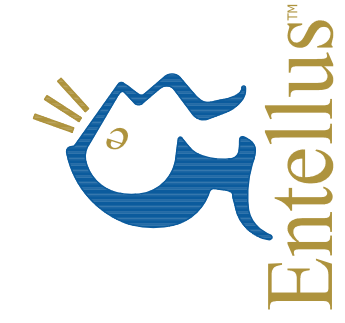


SECTION VIEW

PRIVATE STORM DRAIN CONTROL BOX WITH OVERFLOW WEIR

SD-5
C600
TYPICAL
N.T.S.

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



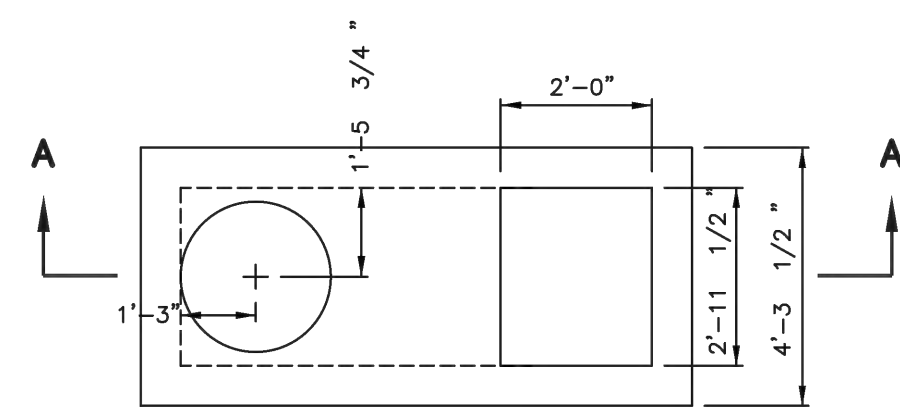
KNOWLTON GENERAL - 4TH AND MAIN

406 SOUTH MAIN STREET & 33 WEST 400 SOUTH STREET
TAX PARCELS #03-032-0081, -0082, -0083, -0084, & -0113
LOCATED IN THE NORTHEAST 1/4 OF SECTION 30, T2N., R1E., S1L.R.&M.
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

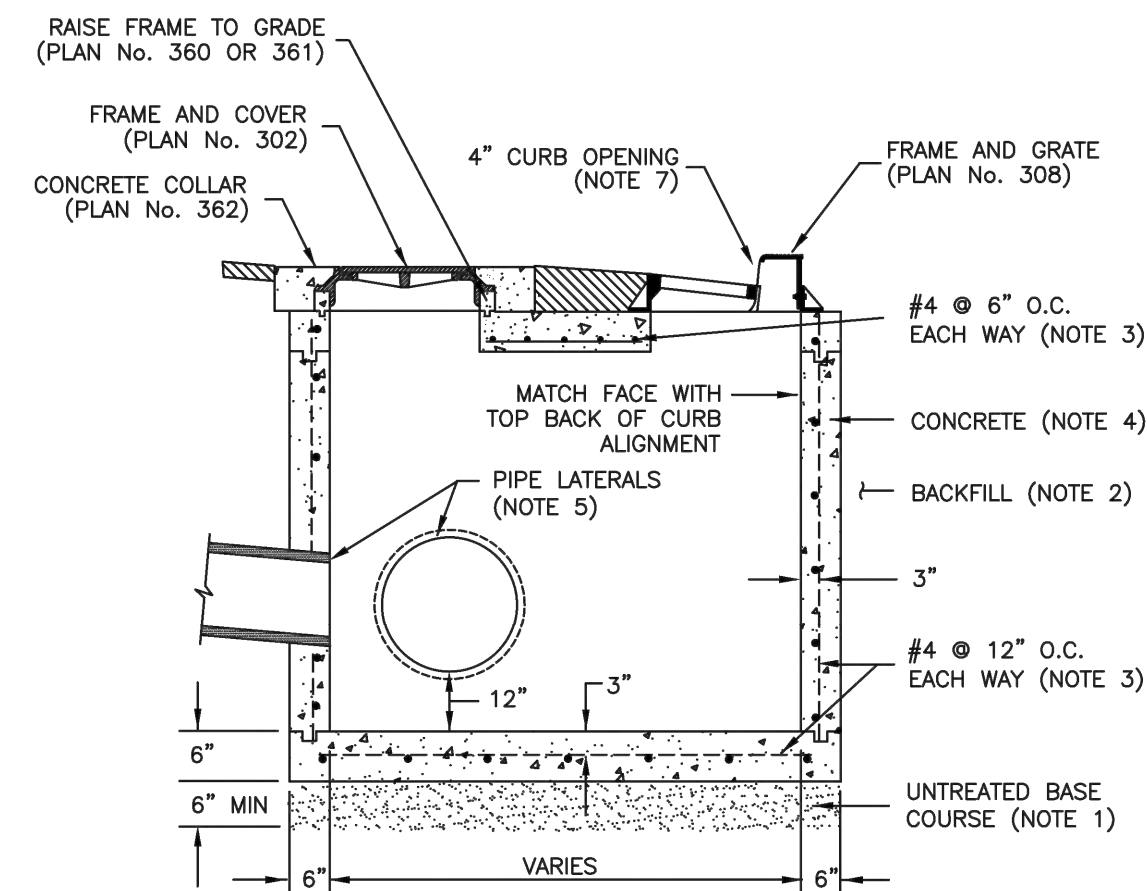
REV #	DATE	COMMENT

DRAWN: JBC
APPROVED: STA
PROJECT #: 1185019
SET_1185019.dwg

C910
UTILITY DETAILS



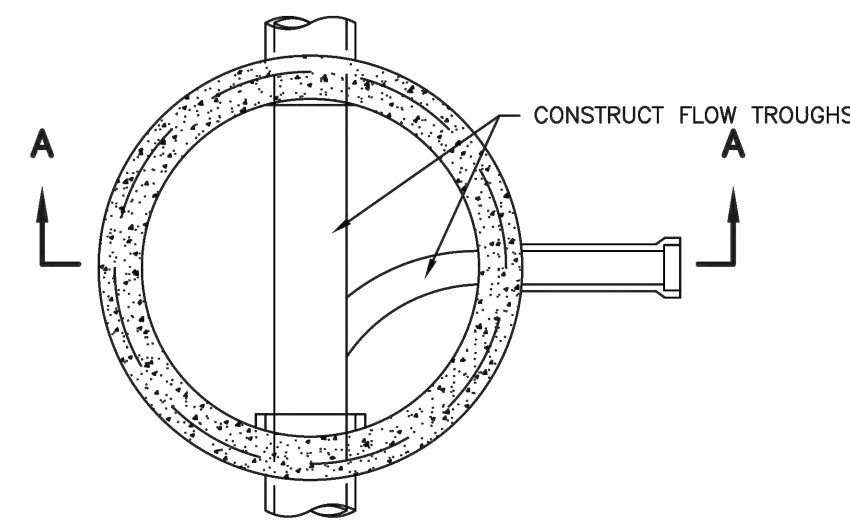
PLAN



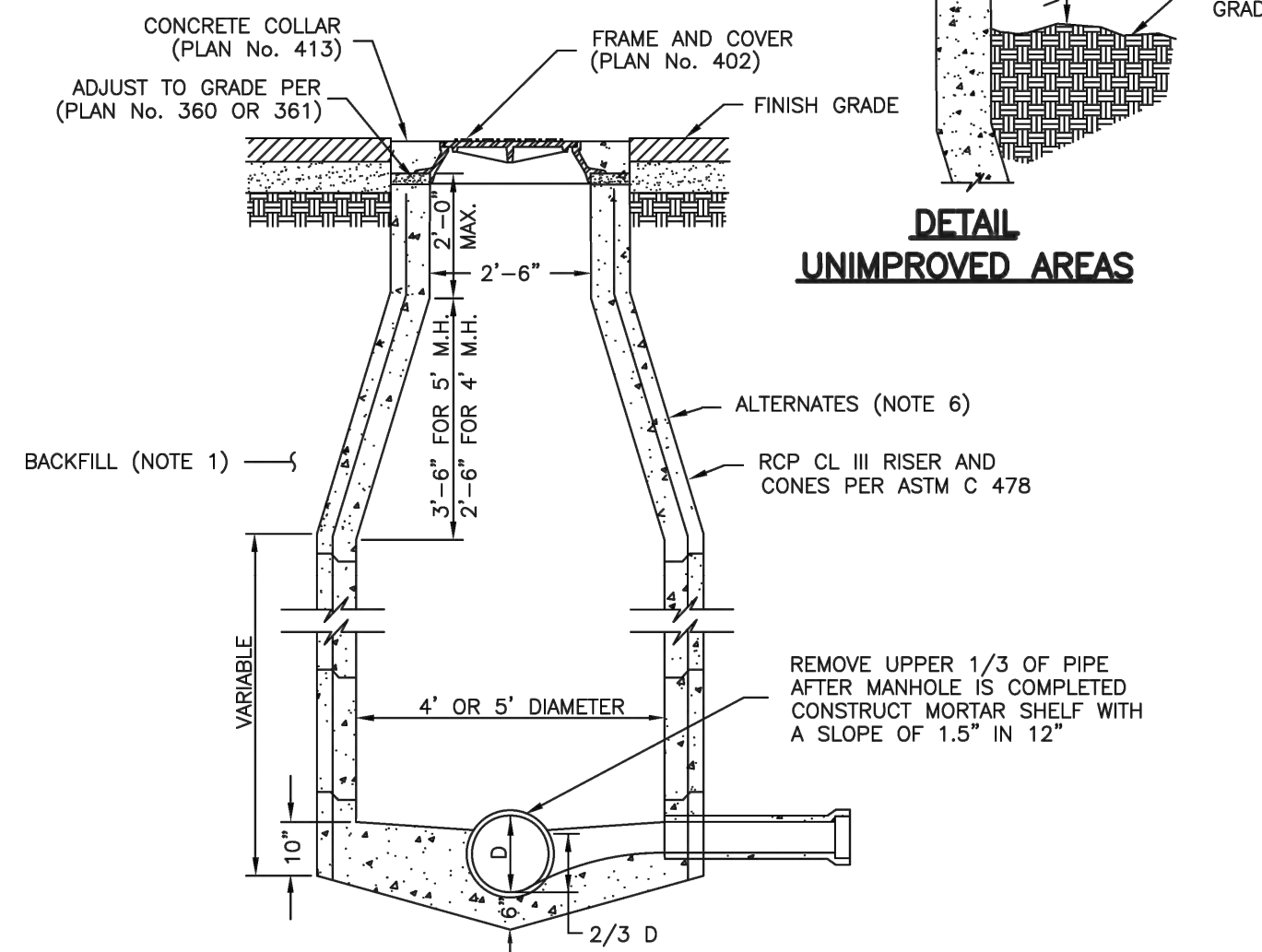
SECTION A-A

Combination inlet/cleanout box

Plan No. 316



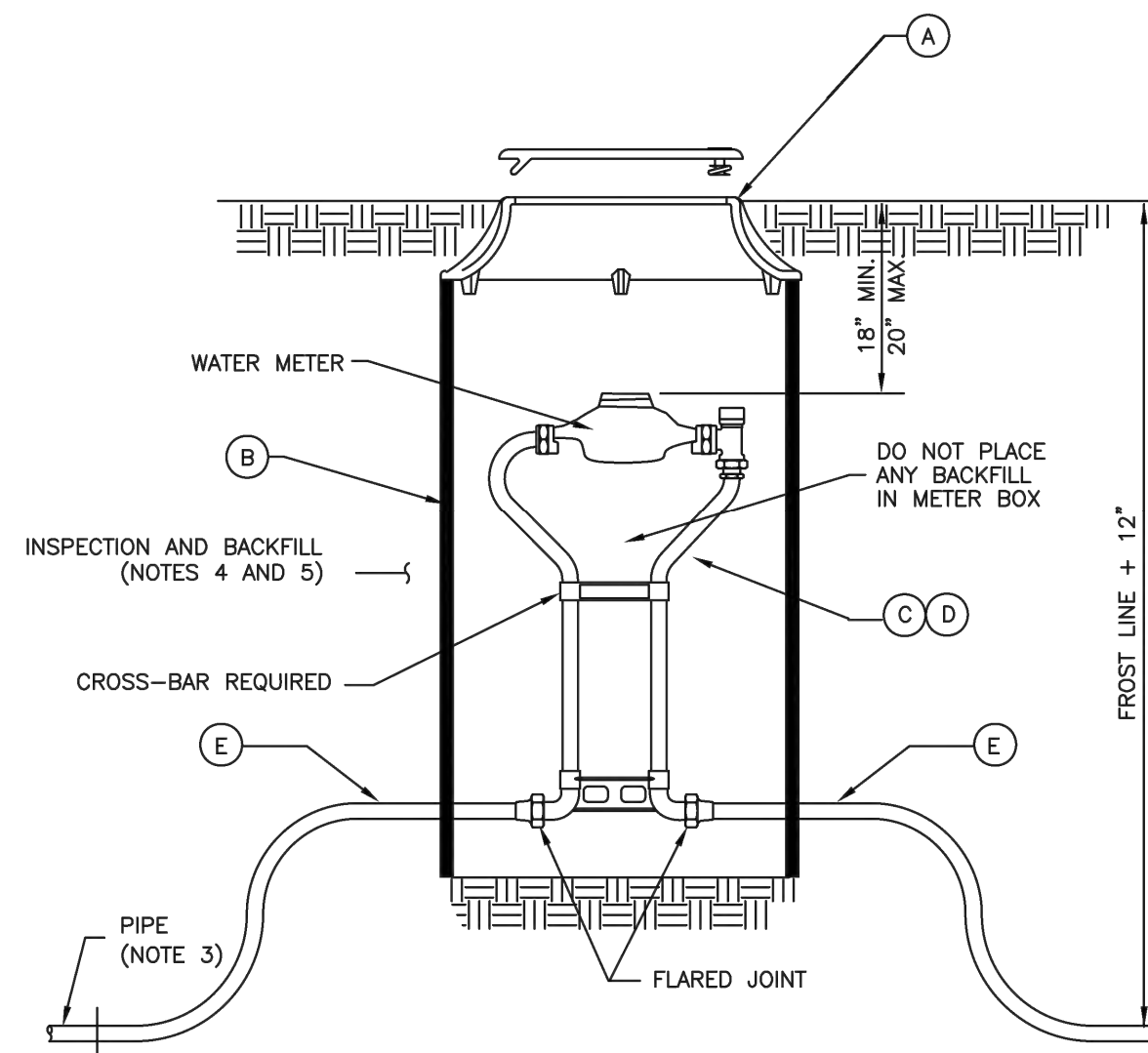
PLAN



SECTION A-A

Sanitary sewer manhole

Plan No. 411



SECTION

LEGEND		
No.	* ITEM	DESCRIPTION
(A)	FRAME AND COVER	CAST IRON COVER (grass) DUCTILE IRON COVER (driveway)
(B)	METER BOX (18" TO 21" DIAMETER) (30" TO 36" DEEP)	CORRUGATED PE, PVC, CMP OR MATERIAL ACCEPTABLE TO AGENCY
(C)	3/4" METER YOKE	OPTIONAL BACKFLOW PROTECTION PER AGENCY REQUIREMENTS
(D)	1" METER YOKE	OPTIONAL BACKFLOW PROTECTION PER AGENCY REQUIREMENTS
(E)	COPPER PIPE	TYPE K (SOFT)

* FURNISHED BY UTILITY AGENCY

3/4" and 1" meter

Plan No. 521

August 2001

141

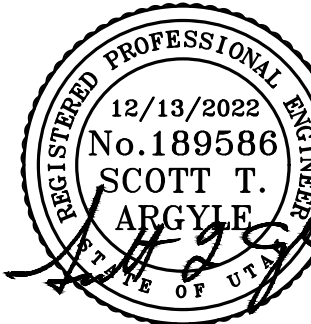
April 1997

189

August 2001

215

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



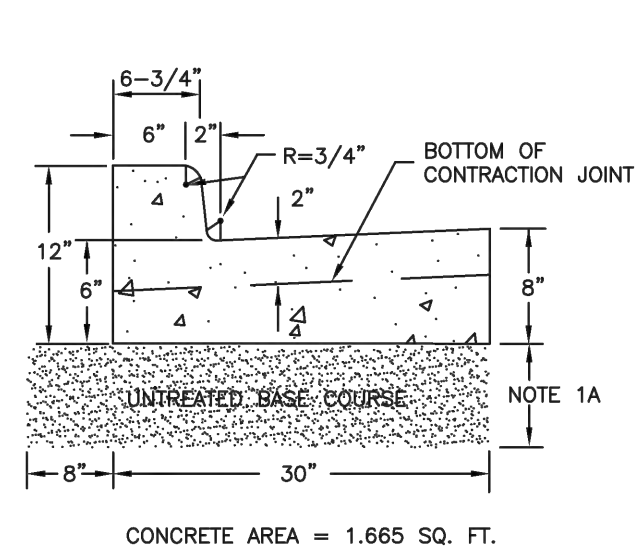
KNOWLTON GENERAL - 4TH AND MAIN

406 SOUTH MAIN STREET & 33 WEST 400 SOUTH STREET
TAX PARCELS #03-032-0081, -0082, -0083, -0084, & -0113
LOCATED IN THE NORTHEAST 1/4 OF SECTION 30, T2N., R1E., S1L.R.&M.
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

REV #	COMMENT	DATE

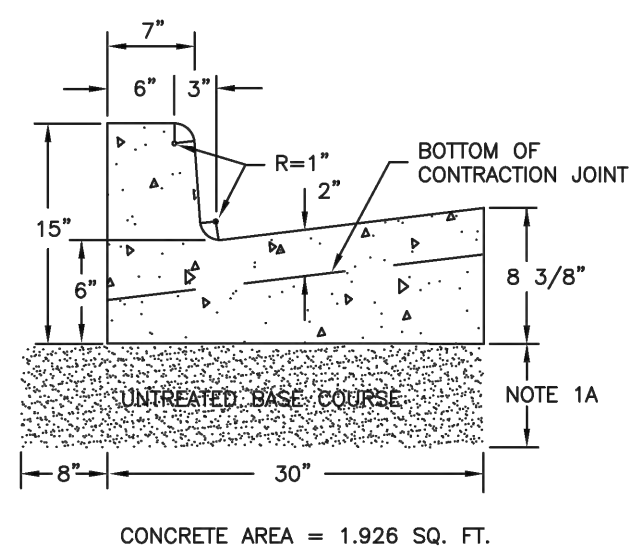
DRAWN: JBC
APPROVED: STA
PROJECT #: 1185019
SET_1185019.dwg

C920
CITY UTILITY DETAILS



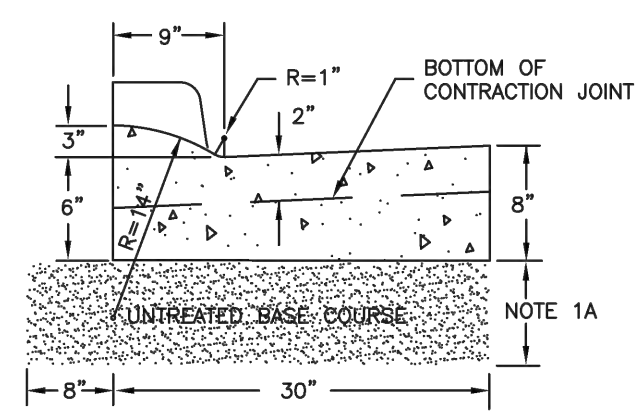
CONCRETE AREA = 1.665 SQ. FT.

TYPE A



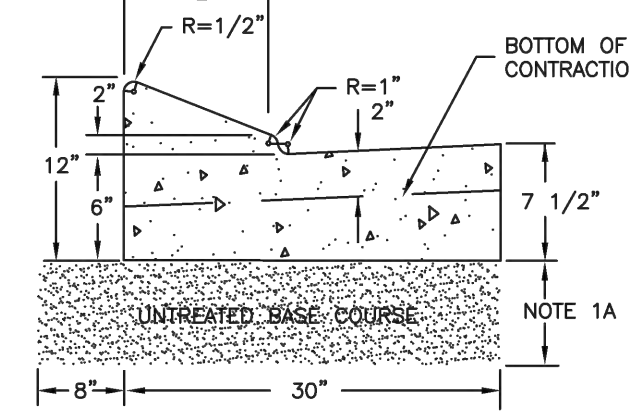
CONCRETE AREA = 1.926 SQ. FT.

TYPE B



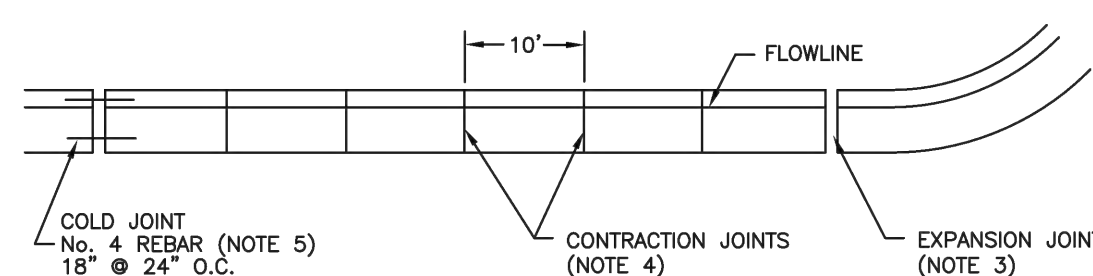
CONCRETE AREA = 1.517 SQ. FT.

TYPE C



CONCRETE AREA = 1.680 SQ. FT.

TYPE D



CURB AND GUTTER JOINT DETAIL

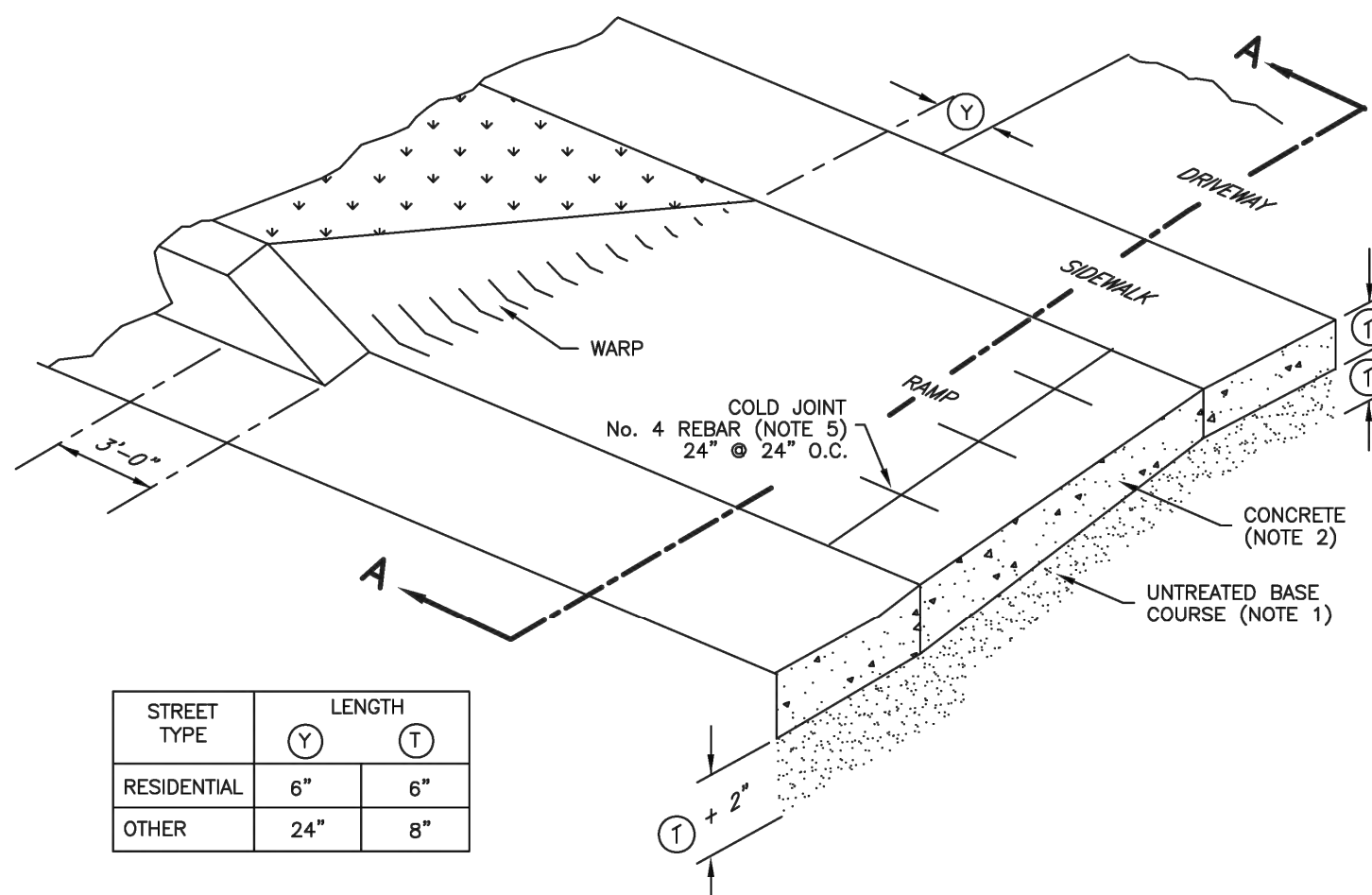
Curb and gutter

Plan No. **205**

Drawing 1 of 2

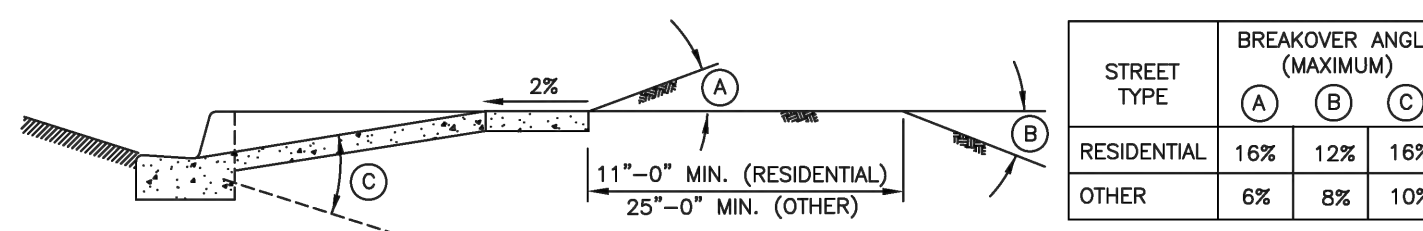
June 2005

25

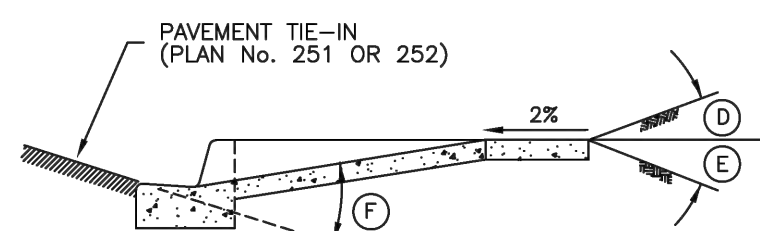


OBLIQUE

STREET TYPE	Y	LENGTH	T
RESIDENTIAL	6"	6"	
OTHER	24"	8"	



SECTION A-A -- APPROACH REQUIRING SERVICE TRUCK ACCESS



SECTION A-A -- TYPICAL DRIVEWAY APPROACH

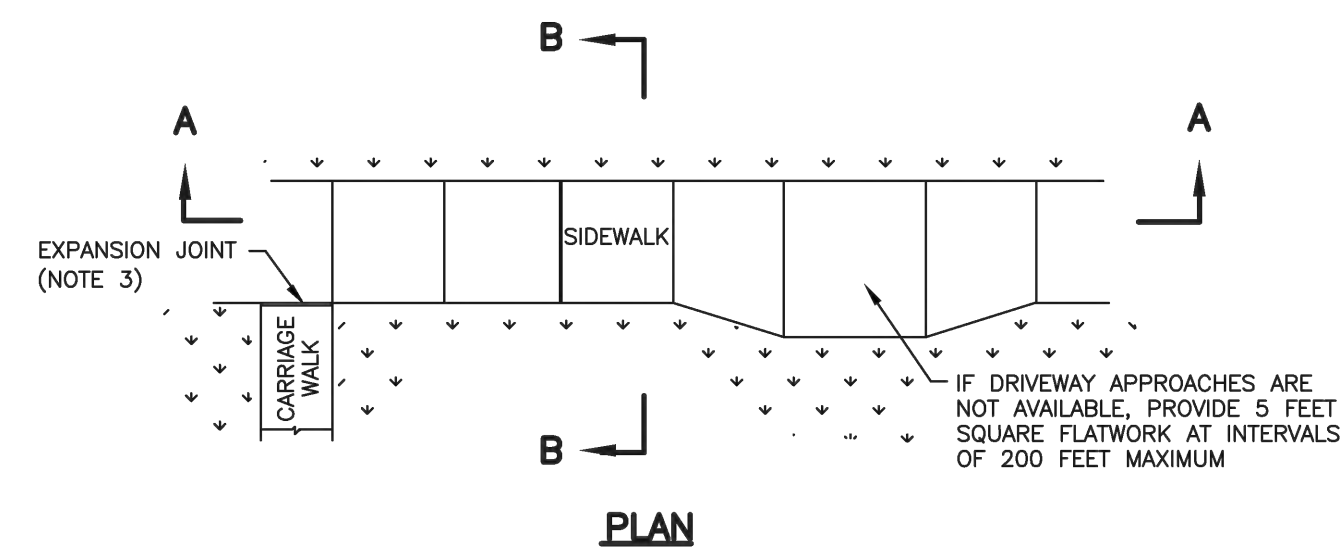
Flare driveway approach - type A

Plan No. **221**

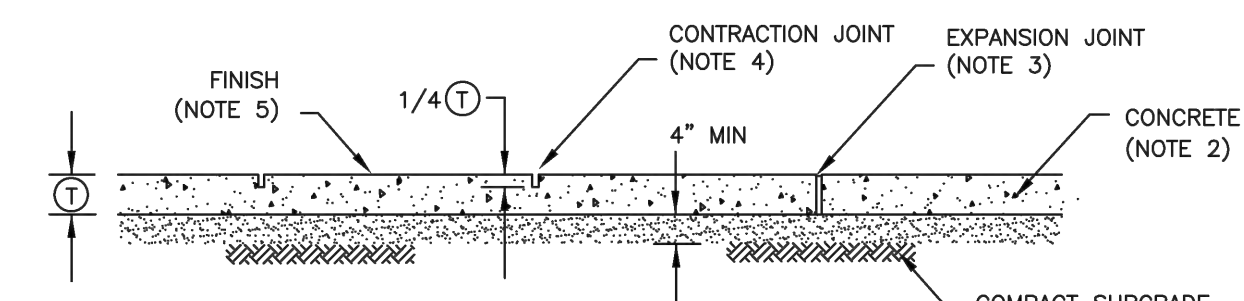
Drawing 1 of 2

December, 2005

39



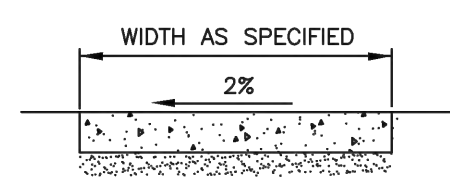
PLAN



SECTION A-A

STREET TYPE	T
RESIDENTIAL (WITH PARK STRIP)	4"
RESIDENTIAL (NO PARK STRIP)	6"
OTHER	

REPLACEMENTS MATCH EXISTING, 4" MIN.
SEE DRIVEWAY APPROACH PLANS FOR SIDEWALK THICKNESS AT DRIVEWAYS



SECTION B-B

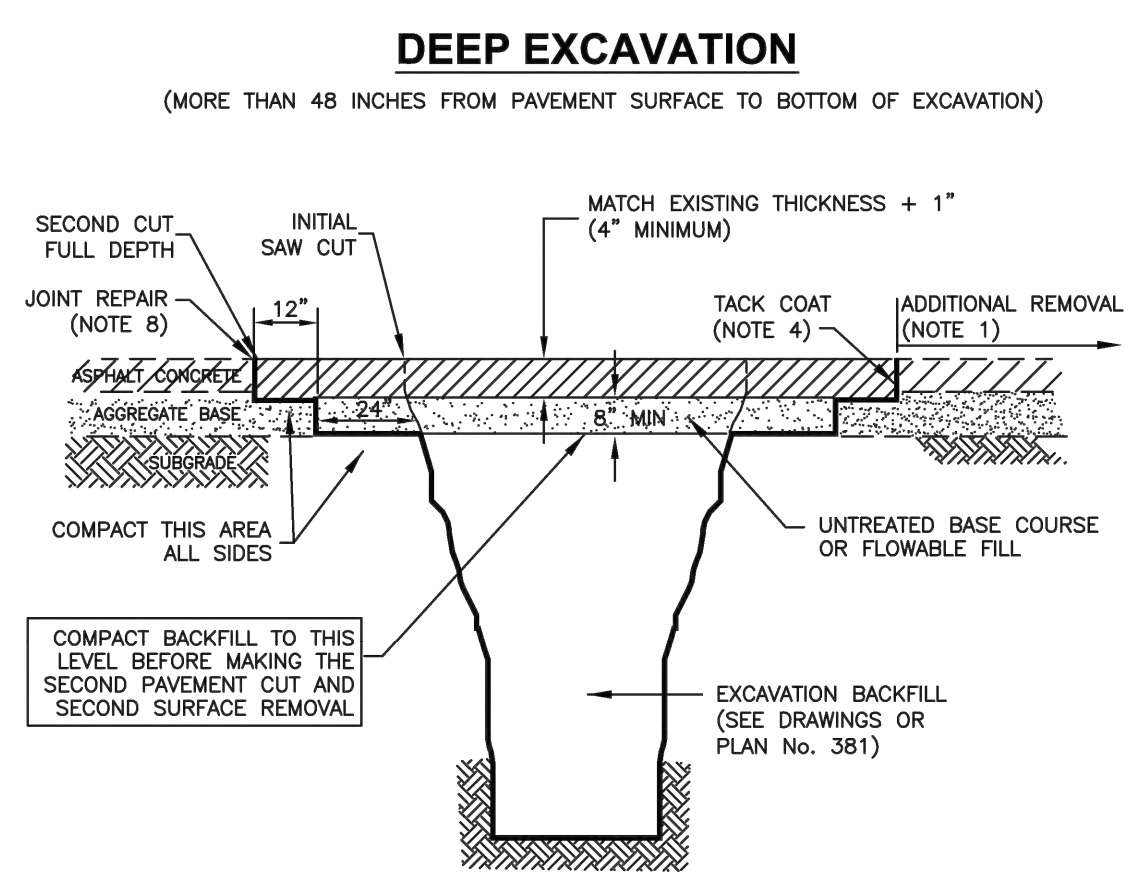
SIDEWALK JOINT DETAIL

Concrete sidewalk

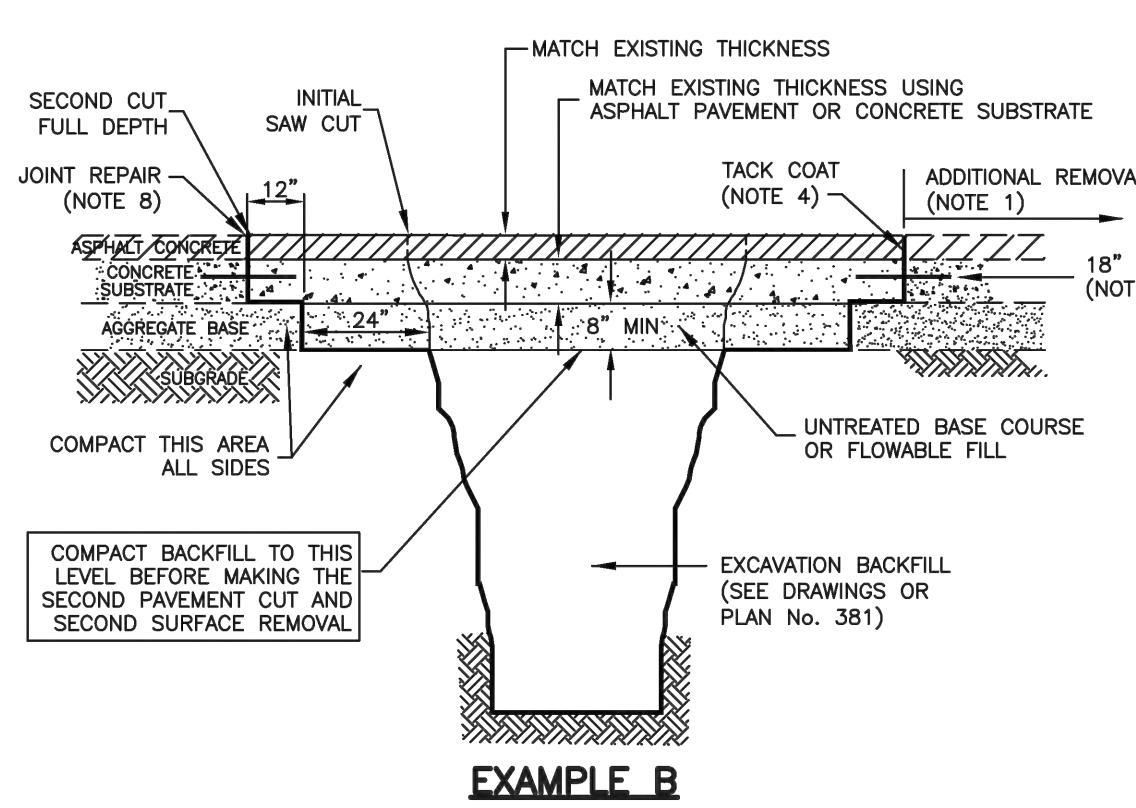
Plan No. **231**

December 2005

51



EXAMPLE A
(ASPHALT RESTORATION)



EXAMPLE B
(COMPOSITE RESTORATION)

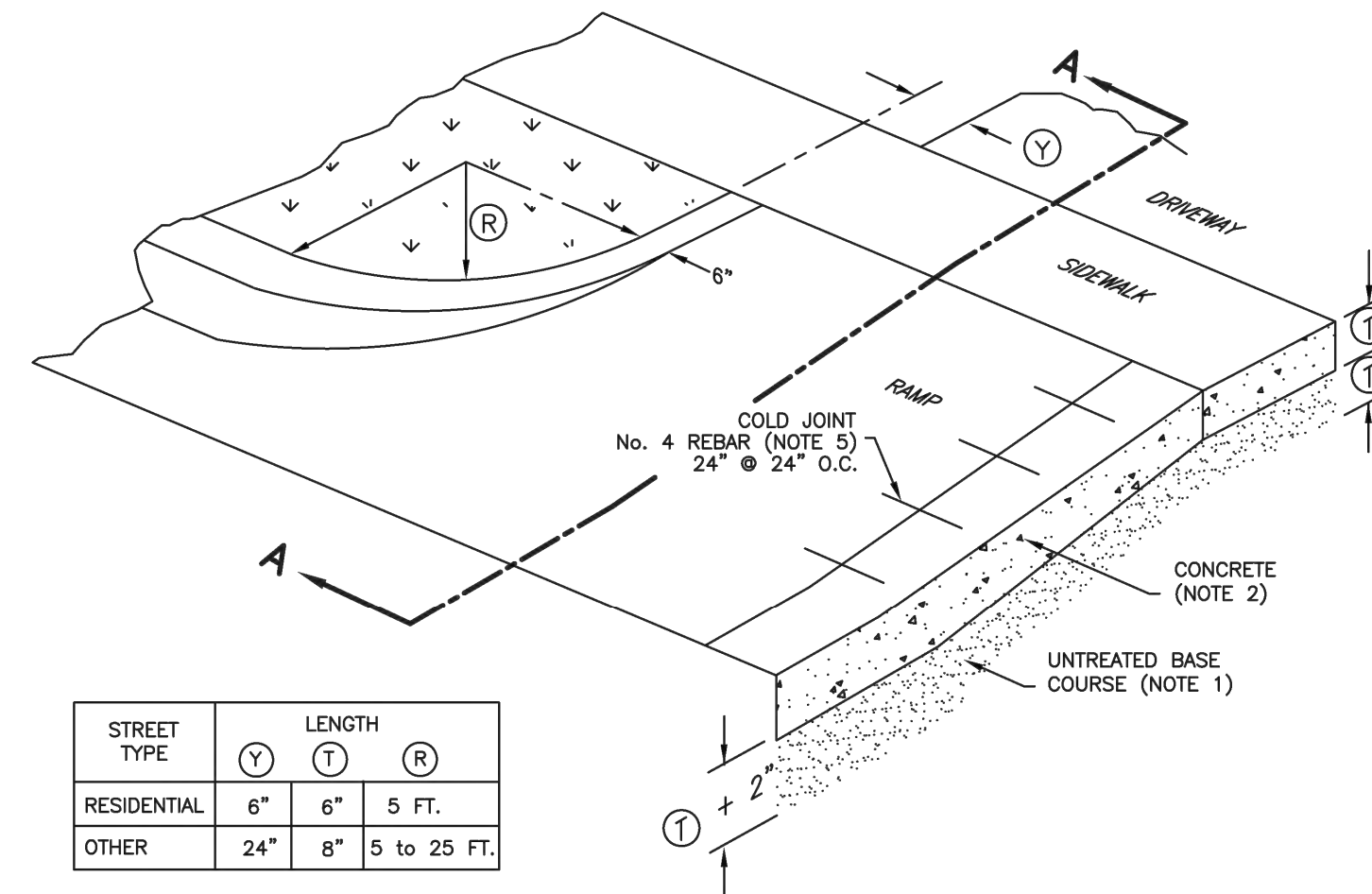
Asphalt concrete "T" patch

Plan No. **255**

Drawing 2 of 2

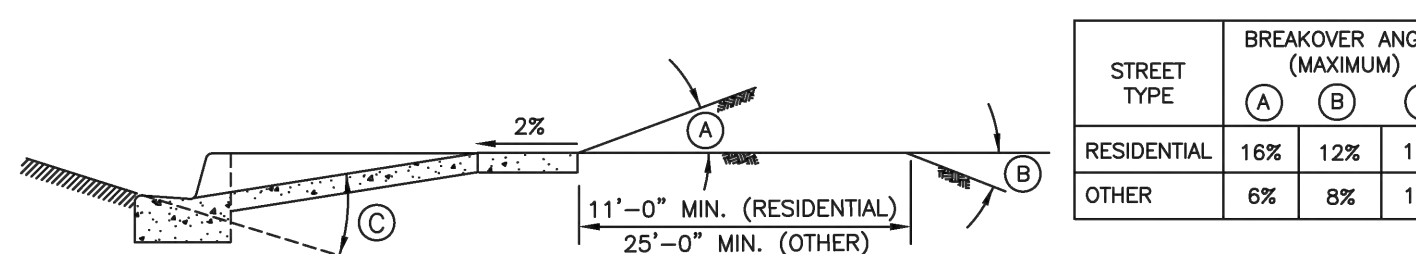
March 2006

85

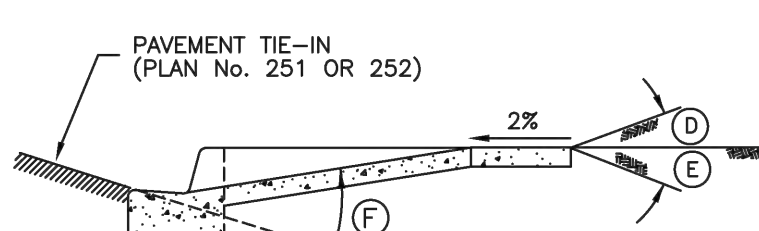


OBLIQUE

STREET TYPE	Y	LENGTH	T	R
RESIDENTIAL	6"	6"	5 FT.	
OTHER	24"	8"	5 to 25 FT.	



SECTION A-A -- APPROACH REQUIRING SERVICE TRUCK ACCESS



SECTION A-A -- TYPICAL DRIVEWAY APPROACH

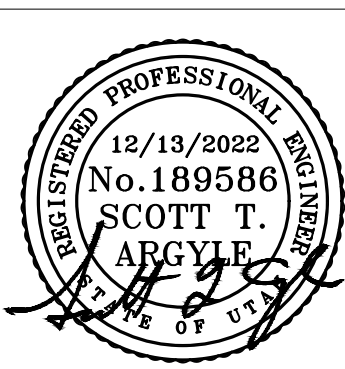
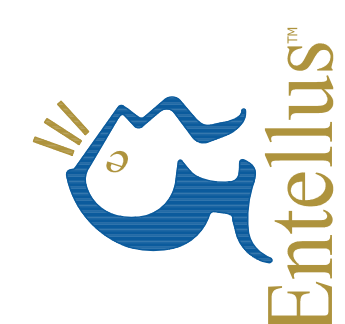
Open driveway approach

Plan No. **225**

December 2005

45

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



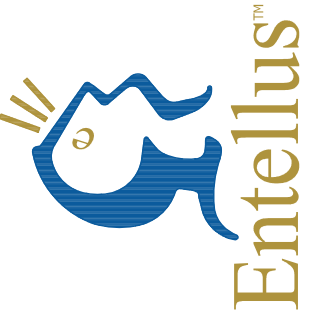
KNOWLTON GENERAL - 4TH AND MAIN

406 SOUTH MAIN STREET & 33 WEST 400 SOUTH STREET
TAX PARCELS #03-032-0081, -0082, -0083, -0084, & -0113
LOCATED IN THE NORTHEAST 1/4 OF SECTION 30, T2N., R1E., S1L.R.&M.
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

REV #	DATE	COMMENT

DRAWN: JBC
APPROVED: STA
PROJECT #: 1185019
SET_1185019.dwg

C921
CITY DETAILS



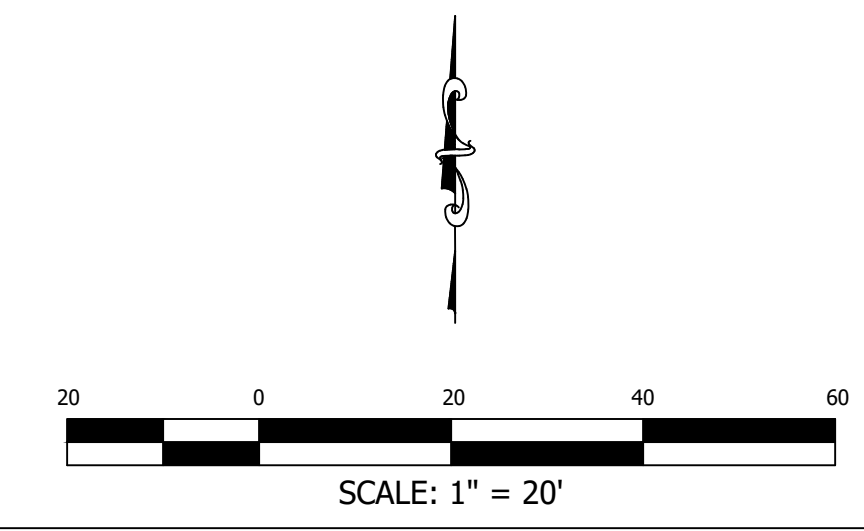
Client: Entellus
 Contact: Scott Argyle
 Phone #: (801)XXX-XXXX
 Address: 1470 South 600 West Woods
 Cross, Utah
 Email: SArgyle@Entellus.com

KNOWLTON GENERAL - 4TH AND MAIN
 406 SOUTH MAIN STREET & 33 WEST 400 SOUTH STREET
 TAX PARCELS #03-032-0081, -0082, -0083, -0084, & -0113
 LOCATED IN THE NORTHEAST 1/4 OF SECTION 30, T2N., R1E., S1L.R.&M.
 BOUNTIFUL CITY, DAVIS COUNTY, UTAH

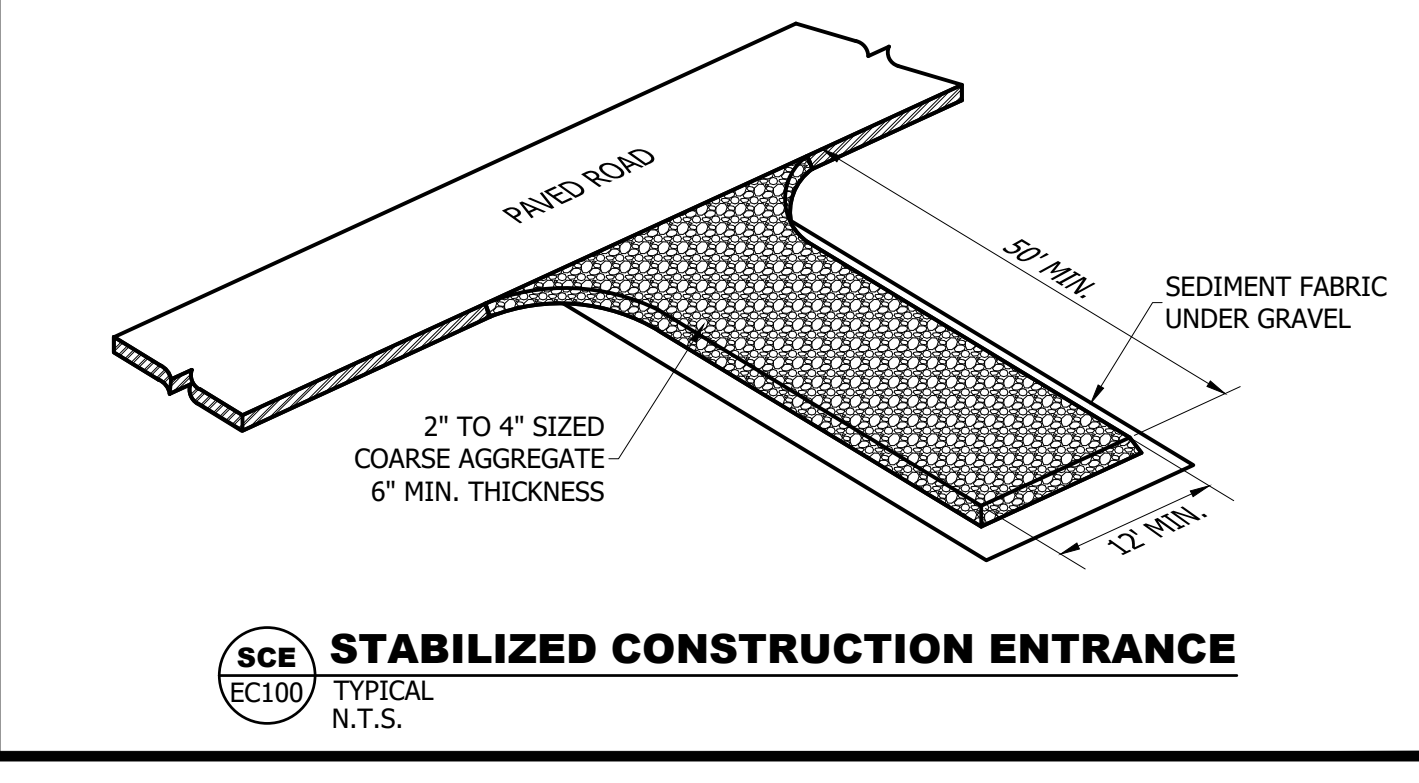
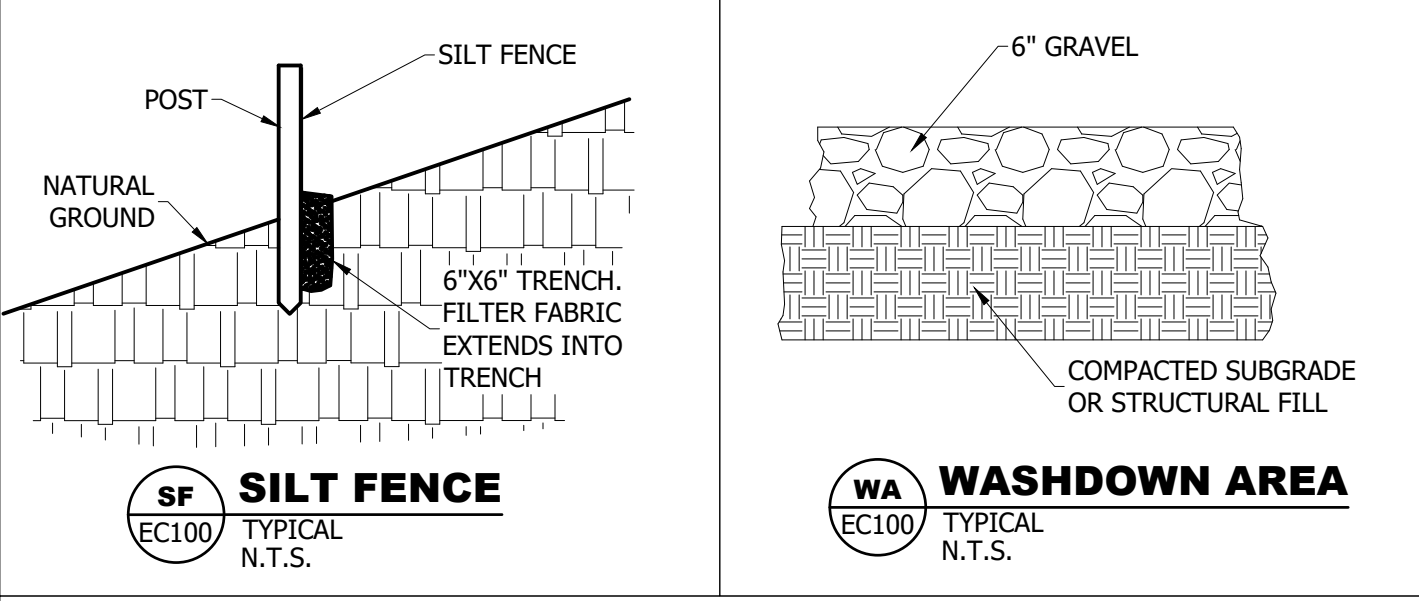
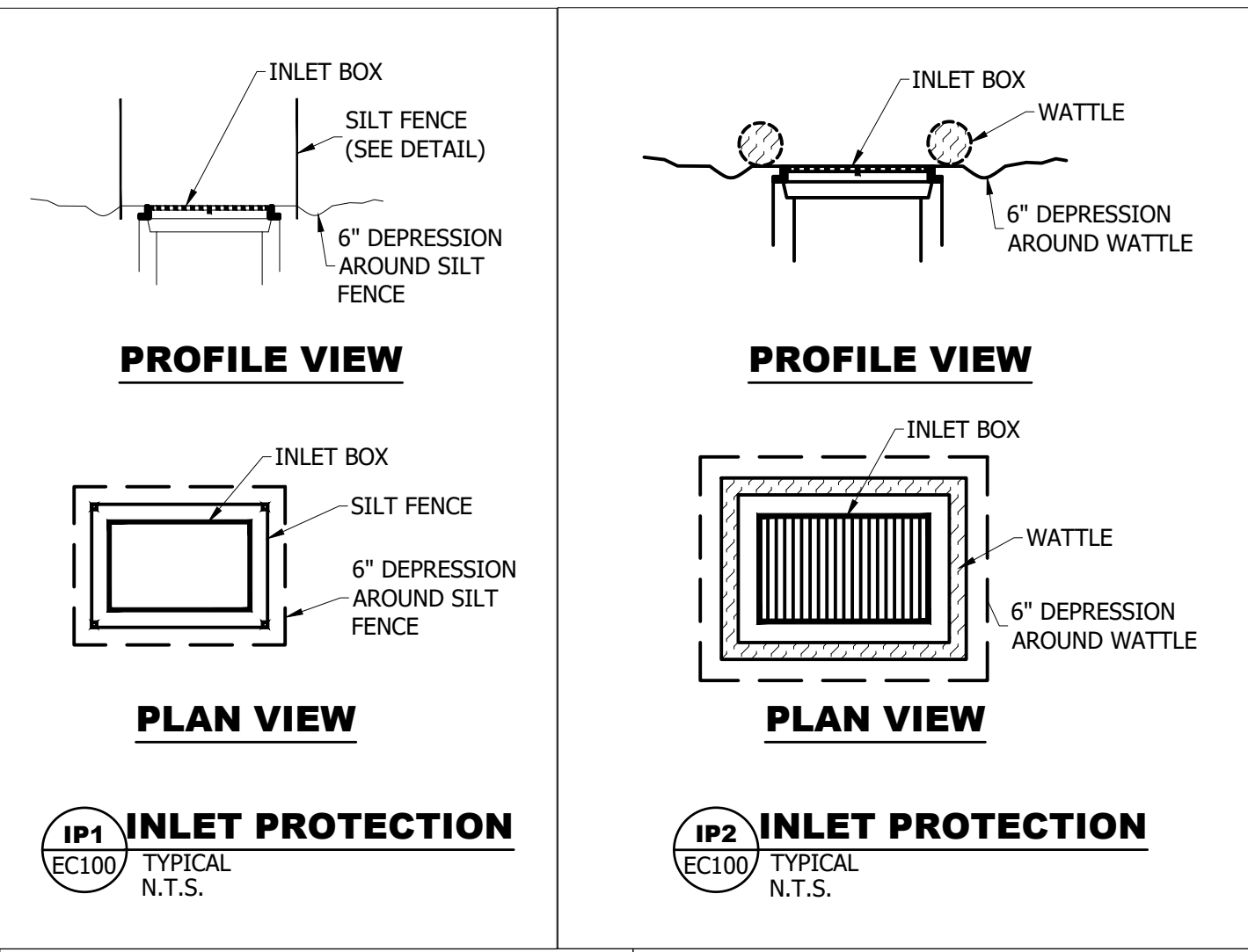
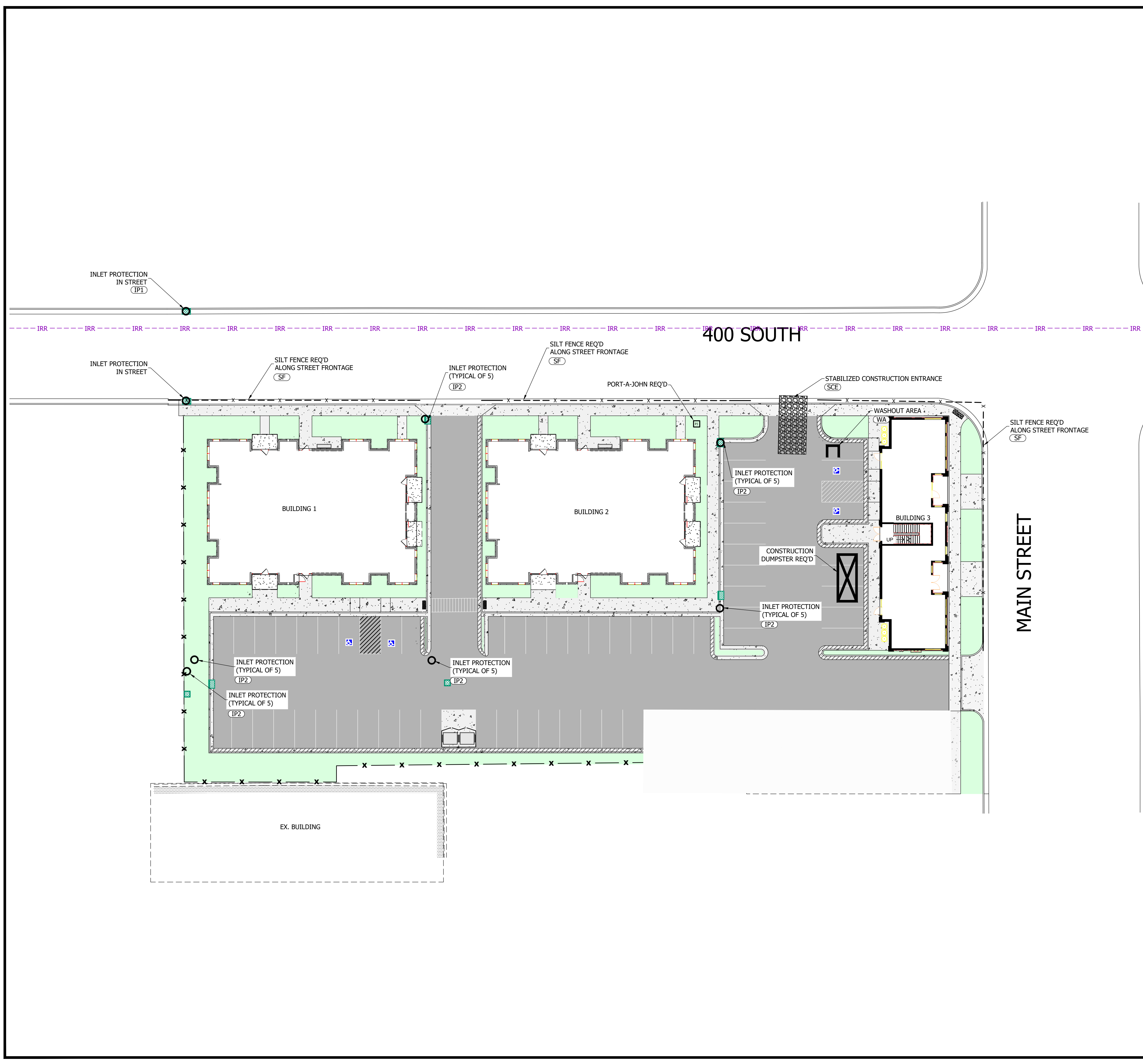
REV #	DATE	COMMENT

DRAWN: JBC
 APPROVED: STA
 PROJECT #: 1185019
 SET_1185019.dwg

EC100
 EROSION CONTROL PLAN



- CONSTRUCTION NOTES**
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY LOCAL, STATE, AND FEDERAL PERMITS PRIOR TO COMMENCING CONSTRUCTION.
 - CONTRACTOR TO MAINTAIN A COPY OF THE SWPPP ON SITE.
 - CONTRACTOR TO INSPECT SITE TO ENSURE THE SWPPP IMPROVEMENTS ARE IN PLACE AND FUNCTIONAL.
 - CONTRACTOR TO MAINTAIN TEMPORARY EROSION AND SEDIMENT CONTROLS AND HOUSEKEEPING MEASURES.
 - ALL SOLID WASTE SHALL BE STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER SHALL MEET ALL STATE AND LOCAL WASTE MANAGEMENT REGULATIONS.
 - ALL HAZARDOUS WASTE SHALL BE DISPOSED OF IN THE MANNER AS SPECIFIED BY THE MANUFACTURER AND STATE AND LOCAL REGULATIONS.
 - A WASHOUT AREA SHALL BE CONSTRUCTED FOR THE TEMPORARY COLLECTION OF EXCESS CONCRETE AND NON-STORM WATER DISCHARGES FROM VEHICLE WASHING. THE CONCRETE WILL BE TAKEN TO THE CITY LANDFILL WITHIN 1 WEEK OF PLACING IN THE WASHOUT AREA.
 - A STABILIZED CONSTRUCTION ENTRANCE WILL BE CONSTRUCTED TO REDUCE VEHICLE TRACKING OF SEDIMENTS ONTO PUBLIC RIGHT OF WAYS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEEPED DAILY TO REMOVE EXCESS DIRT.
 - INSPECTION SHALL BE MADE MONTHLY AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. ALL NON-STORM WATER FLOWS SHALL BE DIRECTED TOWARD THE WASHOUT AREA OR SEDIMENT BASIN. THE SWPPP WILL BE REVISED AS SITE CONDITIONS AND PROJECT WARRANTS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND SWEEPING PUBLIC STREETS ON A DAILY BASIS, OR MORE IF NECESSARY.
 - CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ADEQUATE DUST CONTROL THROUGHOUT THE COURSE OF THE PROJECT.



4TH + MAIN MIXED-USE

MAIN STREET AND 400 SOUTH, BOUNTIFUL UT 84010

OWNERS: HEPWORTH INVESTMENT GROUP LLC

SITE PLAN REVIEW | 01.19.2023

VICINITY MAP:



400 SOUTH
APPROXIMATE SITE BOUNDARY
500 SOUTH
S. MAIN STREET

PROCESS

3055 S. GRACE STREET
SALT LAKE CITY, UTAH 84109
P. 801.906.0866
WWW.PROCESSPLC.COM

PROJECT INFORMATION:

PROJECT TYPE:	MAIN STREET BUILDING MIXED-USE (MERCANTILE/RESIDENTIAL MULTI-FAMILY)	400 SOUTH BUILDINGS RESIDENTIAL MULTI-FAMILY
BUILDING HEIGHT	ALLOWED: 55' - 0" ACTUAL: 40' - 0"	45' - 0" 35' - 0"
AREA TABULATIONS	LEVEL 03: 2,864 SF LEVEL 02: 2,864 SF LEVEL 01: 2,580 SF TOTAL: 8,308 SF	5,153 SF 5,153 SF 5,174 SF 15,480 SF X 2 BLDGS = 30,960 SF
OFFICE AREA:	2,170 SF	0 SF
RESIDENTIAL UNITS	1-BEDROOM: 0 UNITS 2-BEDROOM: 4 UNITS	0 UNITS 12 UNITS X 2 BLDGS = 24 UNITS

PARKING COUNTS

OFFICE:	2,170 SF / 200 SF PER STALL =	11 STALLS
RESIDENTIAL		
1-BEDROOM:	0 UNITS X 1.75 STALLS PER UNIT =	0 STALLS
2-BEDROOM:	28 UNITS X 2.25 STALLS PER UNIT =	63 STALLS
TOTAL:		74 STALLS PROVIDED*

*INCLUDES 4 ADA STALLS (min. required is 3 ADA for 21-75 stalls)
SEE OWNER PROVIDED PARKING USE STUDY

LANDSCAPE:

PROPERTY AREA =	50,127 SF
LANDSCAPE AREA REQUIRED	
10% OF PROPERTY =	5,013 SF
+ 50 SF/UNIT = 50 SF X 28 UNITS =	1,400 SF
TOTAL REQUIRED =	6,413 SF
TOTAL PROVIDED =	7,275 SF

PLANS SHOW 56



DRAWING LIST:

SHEET #	SHEET NAME
GI001	COVER SHEET

GENERAL	
AS101	ARCHITECTURAL SITE PLAN
AS102	SITE AERIAL VIEW
AS103	SITE AERIAL VIEW
AS104	SITE STREET VIEWS
AS105	SITE EXTERIOR ELEVATIONS
AE101	BLDG FLOOR PLANS (MAIN STREET)
AS106	MAIN STREET ELEVATIONS
AS107	MAIN STREET RENDERINGS
AE102	BLDG FLOOR PLANS (400 SOUTH)
AS108	400 SOUTH ELEVATIONS
AS109	400 SOUTH ELEVATIONS
AS110	400 SOUTH RENDERINGS

4TH + MAIN MIXED-USE COVER SHEET

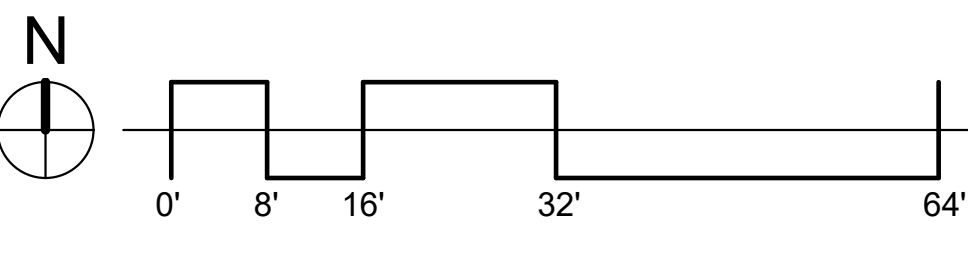
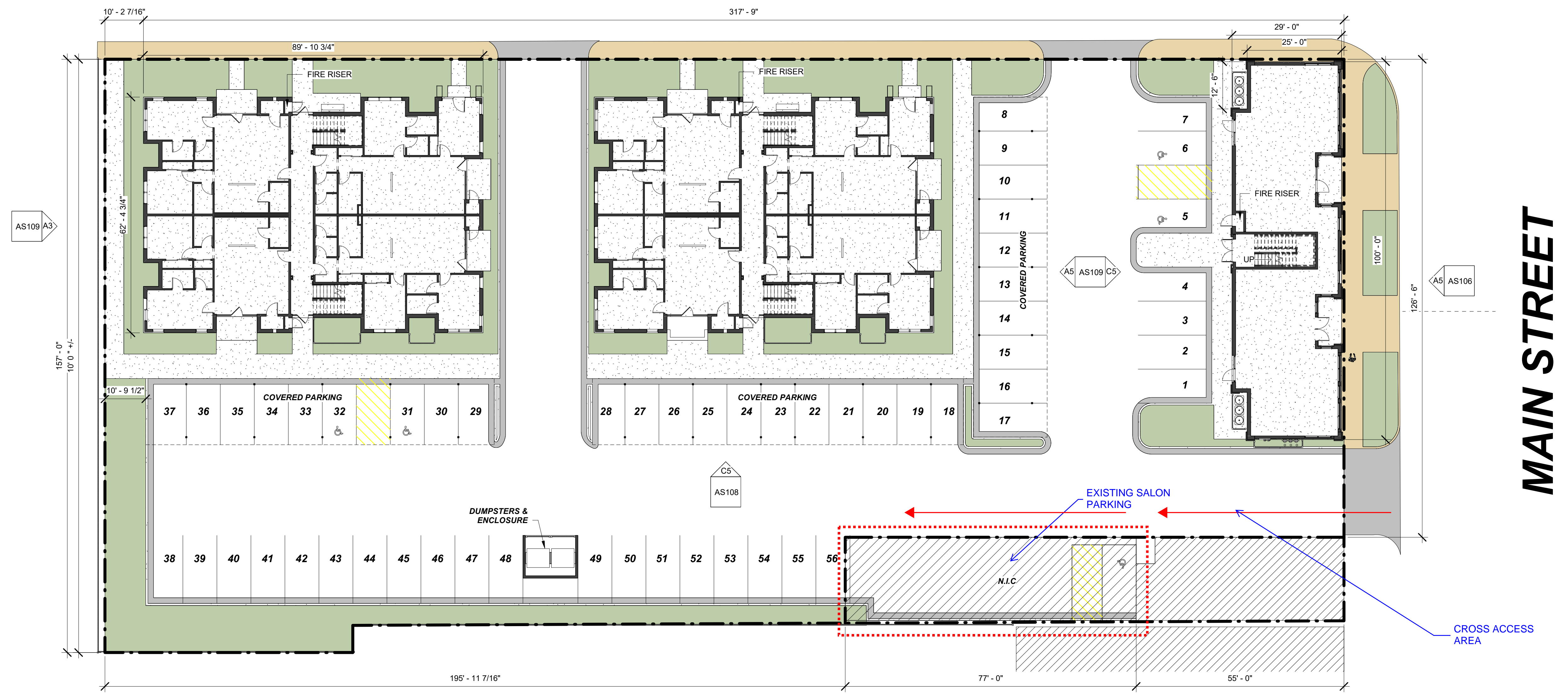
Project Status	SITE PLAN REVIEW
Project Number	19_0016
Date	01.19.2023
Drawn by	EGE
Checked by	DJY

GI001

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

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

400 SOUTH



ARCHITECTURAL SITE PLAN
 1/16" = 1'-0" AS101

P R O J E C T

3055 s. grace street
 salt lake city, utah 84109
 p.801.906.0866
 www.processpllc.com

GENERAL CONTRACTOR
 KNOWLTON GENERAL
 70 N. MAIN STREET, SUITE #106
 BOUNTIFUL, UT 84010
 PHONE: 801-528-0756
 CONTACT: RANDY BEYER
 EMAIL: randy@knowtongeneral.com

No.	Description	Date

4TH + MAIN
 MIXED-USE
 ARCHITECTURAL SITE
 PLAN

Project Status	SITE PLAN REVIEW
Project Number	19_0016
Date	01.19.2023
Drawn by	EGE
Checked by	DJY

AS101

Scale 1/16" = 1'-0"

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

P R O J E C T P R O D U C T S

3055 s. grace street
 salt lake city, utah 84109
 p.801.906.0866
 www.processpllc.com

GENERAL CONTRACTOR
 KNOWLTON GENERAL
 70 N. MAIN STREET, SUITE #106
 BOUNTIFUL, UT 84010
 PHONE: 801-528-0756
 CONTACT: RANDY BEYER
 EMAIL: randy@knowltongeneral.com

No.	Description	Date

4TH + MAIN MIXED-USE SITE EXTERIOR ELEVATIONS

Project Status	SITE PLAN REVIEW
Project Number	19_0016
Date	01.19.2023
Drawn by	EGE
Checked by	DJY

AS105

Scale 1/16" = 1'-0"



MATERIAL PERCENTAGES PER BUILDING:	
400 SOUTH; BOTH BUILDING 1 AND 2:	
ALL FACADES:	7,714 SF
BRICK =	4,168 SF (54%)
MASONITE / SIDING =	3,229 SF (42%)
CORNICE =	317 SF (4%)
MAIN STREET BUILDING:	
ALL FACADES:	8,186 SF
BRICK =	3,039 SF (37%)
MASONITE / SIDING =	1,572 SF (19%)
CONCRETE =	223 SF (3%)
STUCCO =	1,900 SF (23%)
CORNICE =	1,452 SF (18%)
ARCHITECTURAL ARTICULATION PER BUILDING:	
400 SOUTH; BOTH BUILDING 1 AND 2:	
PRIMARY FRONTAGE (400 S) =	2,283 SF
RECESSES/BALCONIES =	744 SF (31%)
CANOPIES =	6 SF (0.3%)
MASONRY (SOLDIER) =	62 SF (3%)
SECONDARY FRONTAGE: NONE	
OTHER FACADES (INTERNAL): 5,431 SF	
RECESSES/BALCONIES =	1,290 SF (24%)
FRIEZE / CORNICE =	222 SF (4%)
MASONRY (SOLDIER) =	183 SF (3%)
MAIN STREET BUILDING:	
PRIMARY FRONTAGE (MAIN ST):	2,743 SF
RECESSES/BALCONIES =	409 SF (15%)
FRIEZE / CORNICE =	555 SF (20%)
MASONRY PILASTERS =	490 SF (18%)
DECORATIVE PANELING =	592 SF (22%)
SECONDARY FRONTAGE (400 S): 1,023 SF	
RECESSES =	197 SF (19%)
FRIEZE / CORNICE =	160 SF (16%)
MASONRY PILASTERS =	188 SF (18%)
DECORATIVE PANELING =	211 SF (21%)
OTHER FACADES (INTERNAL): 4,420 SF	
RECESSES / BAYS =	1,375 SF (31%)
FRIEZE / CORNICE =	771 SF (17%)
MASONRY PILASTERS =	457 SF (10%)
DECORATIVE PANELING =	211 SF (5%)



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



P s R O U C D E I S O S

3055 s. grace street
salt lake city, utah 84109
p.801.906.0866
www.processpllc.com

GENERAL CONTRACTOR
KNOWLTON GENERAL
70 N. MAIN STREET, SUITE #106
BOUNTIFUL, UT 84010
PHONE: 801-528-0756
CONTACT: RANDY BEYER
EMAIL: randy@knowltongeneral.com

No.	Description	Date

**4TH + MAIN
MIXED-USE
SITE AERIAL VIEW**

Project Status SITE PLAN REVIEW
Project Number 19_0016
Date 01.19.2023
Drawn by EGE
Checked by DJY

AS102

Scale

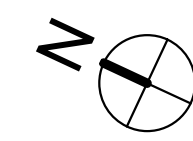
AERIAL VIEW FROM MAIN STREET AND 400 SOUTH A5
AS102

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



400 SOUTH

MAIN STREET



AERIAL VIEW FROM BLOCK INTERIOR A5
AS103

P R O C E S S

3055 s. grace street
salt lake city, utah 84109
p.801.906.0866
www.processpllc.com

GENERAL CONTRACTOR
KNOWLTON GENERAL
70 N. MAIN STREET, SUITE #106
BOUNTIFUL, UT 84010
PHONE: 801-528-0756
CONTACT: RANDY BEYER
EMAIL: randy@knowltongeneral.com

No.	Description	Date

**4TH + MAIN
MIXED-USE
SITE AERIAL VIEW**

Project Status	SITE PLAN REVIEW
Project Number	19_0016
Date	01.19.2023
Drawn by	EGE
Checked by	DJY

AS103

Scale

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



400 SOUTH



MAIN STREET

400 SOUTH

P s R o u C d E i S o S

3055 s. grace street
salt lake city, utah 84109
p.801.906.0866
www.processpllc.com

GENERAL CONTRACTOR
KNOWLTON GENERAL
70 N. MAIN STREET, SUITE #106
BOUNTIFUL, UT 84010
PHONE: 801-528-0756
CONTACT: RANDY BEYER
EMAIL: randy@knowltongeneral.com

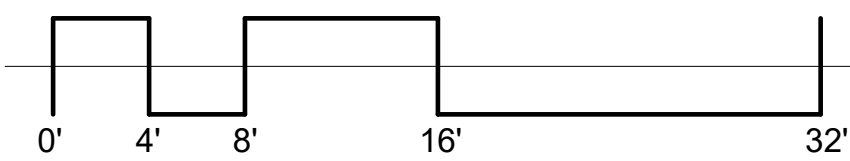
No.	Description	Date

**4TH + MAIN
MIXED-USE
SITE STREET VIEWS**

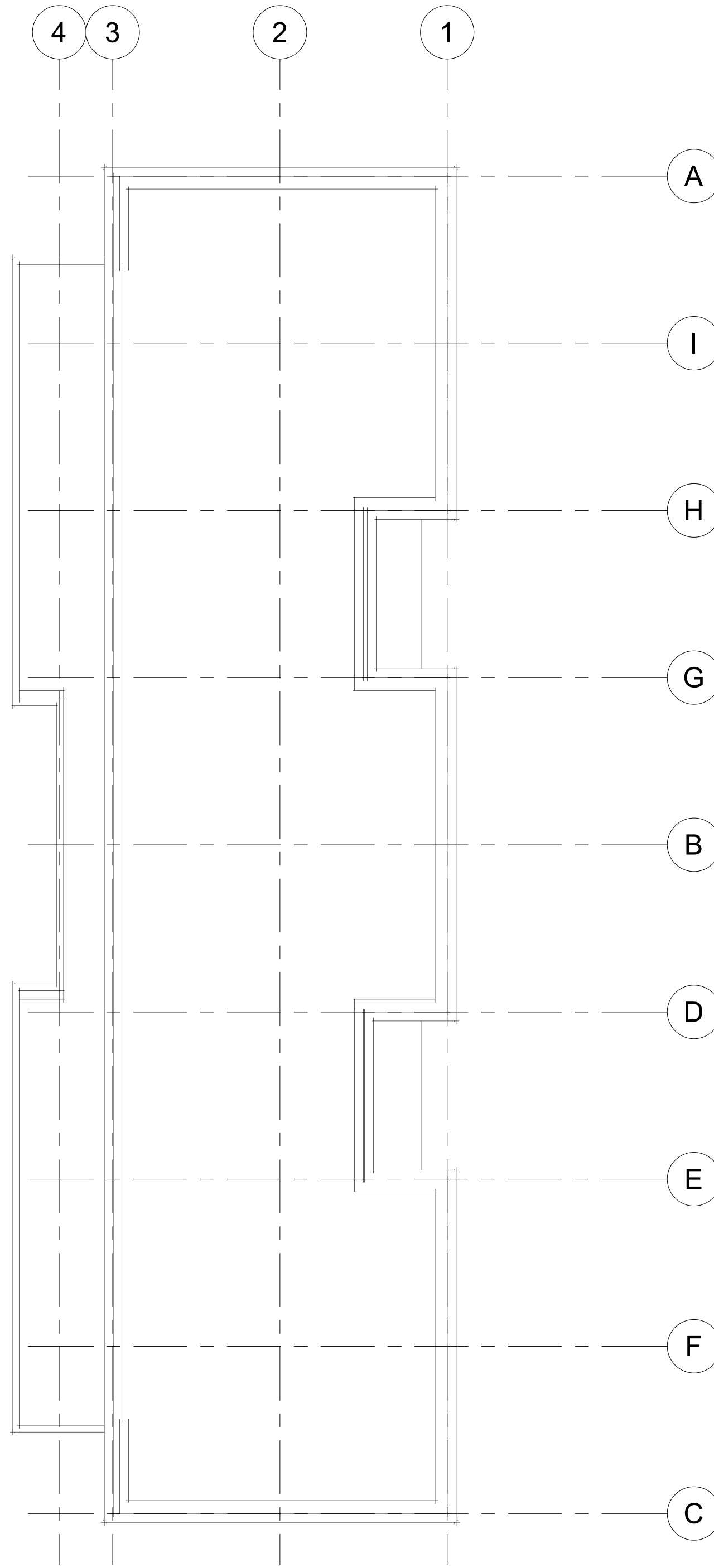
Project Status	SITE PLAN REVIEW
Project Number	19_0016
Date	01.19.2023
Drawn by	EGE
Checked by	DJY

AS104

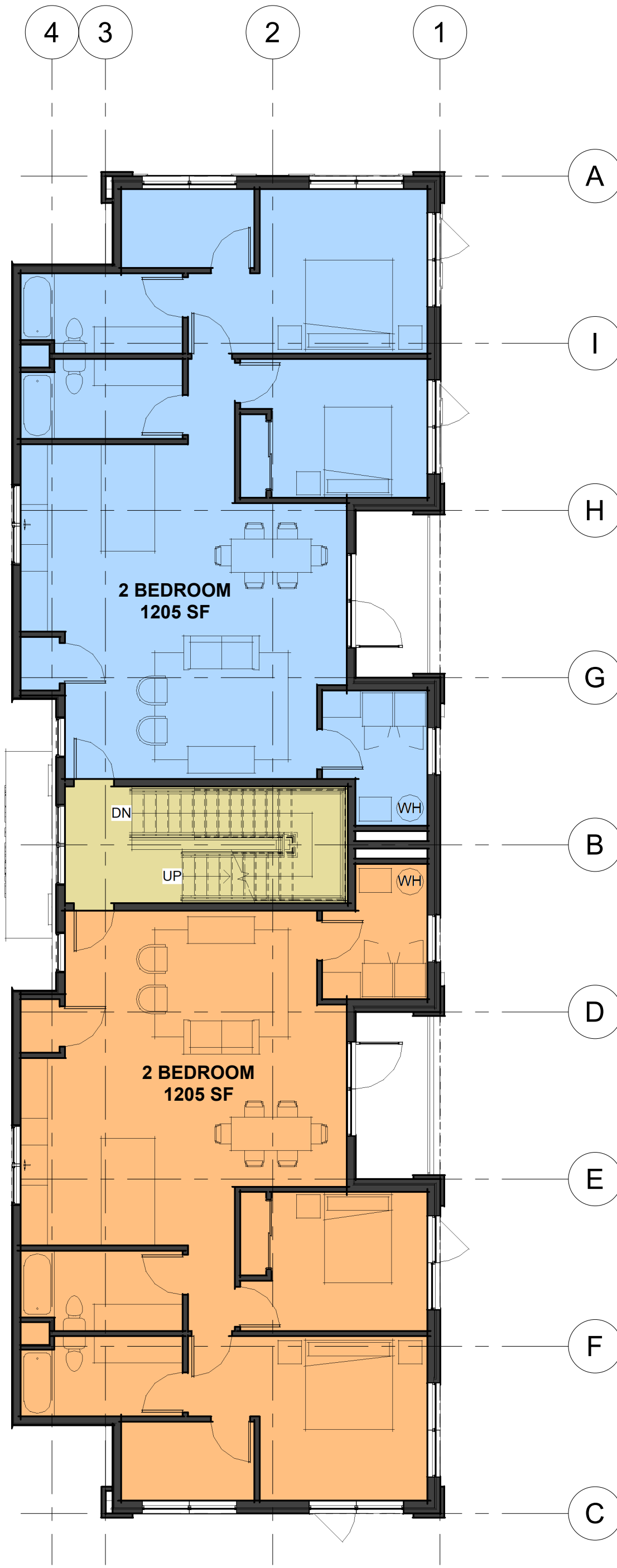
ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED IN THIS DRAWING ARE OWNED BY AND THE PROPERTY OF PROCESS STUDIO PLLC AND WERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THIS SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED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



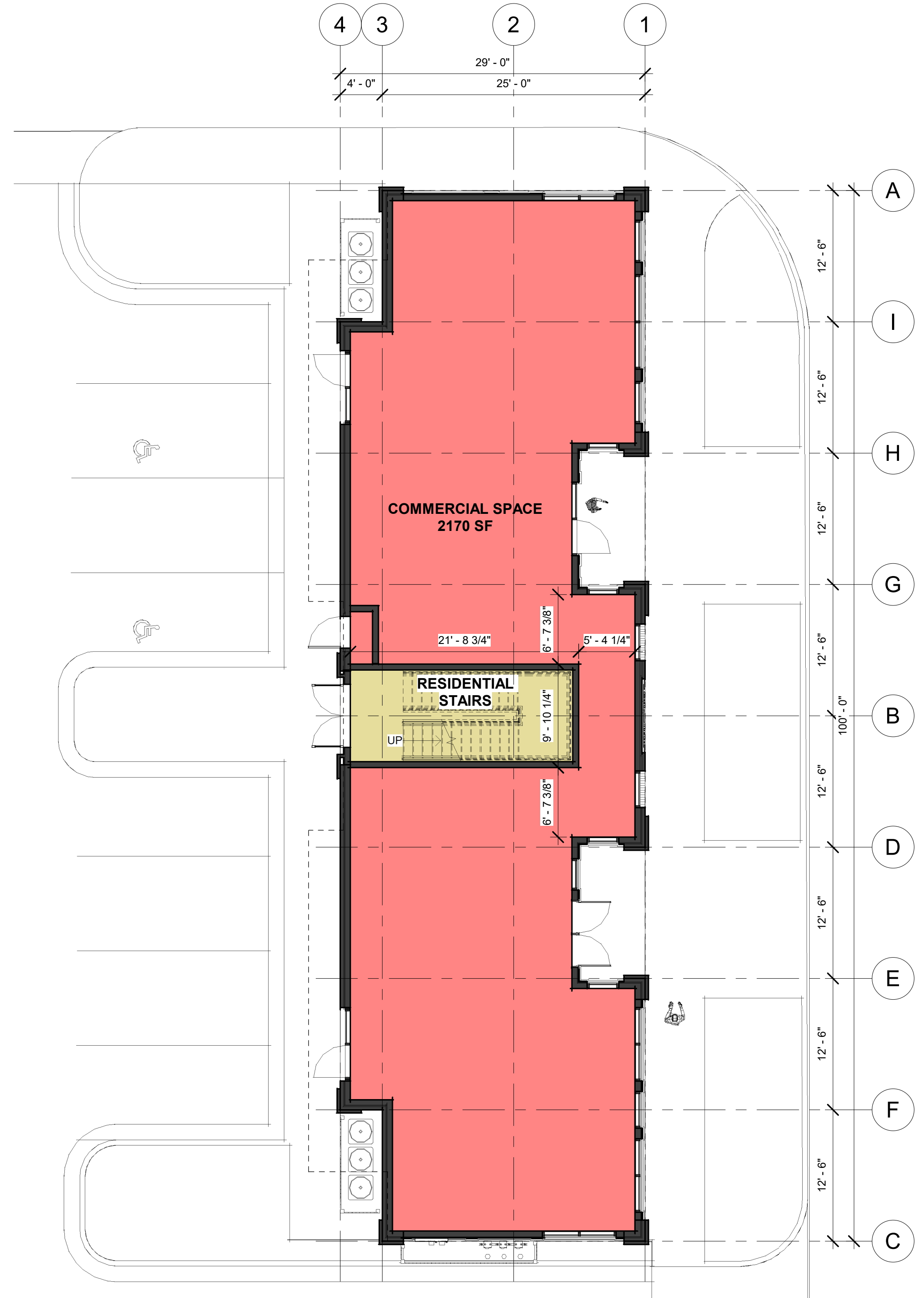
ROOF PLAN A2
1/8" = 1'-0" AE101



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



GROUND LEVEL FLOOR PLAN A5
1/8" = 1'-0" AE101



P s R t O u C d E i S o S

3055 s. grace street
salt lake city, utah 84109
p.801.906.0866
www.processpllc.com

GENERAL CONTRACTOR
KNOWLTON GENERAL
70 N. MAIN STREET, SUITE #106
BOUNTIFUL, UT 84010
PHONE: 801-528-0756
CONTACT: RANDY BEYER
EMAIL: randy@knowltongeneral.com

No.	Description	Date

**4TH + MAIN
MIXED-USE
BLDG FLOOR PLANS
(MAIN STREET)**

Project Status: **SITE PLAN REVIEW**

Project Number: **19_0016**

Date: **01.19.2023**

Drawn by: **EGE**

Checked by: **DJY**

AE101

Scale: 1/8" = 1'-0"

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



P R O C E S S

3055 S. Grace Street
Salt Lake City, Utah 84109
p.801.906.0866
www.processpllc.com

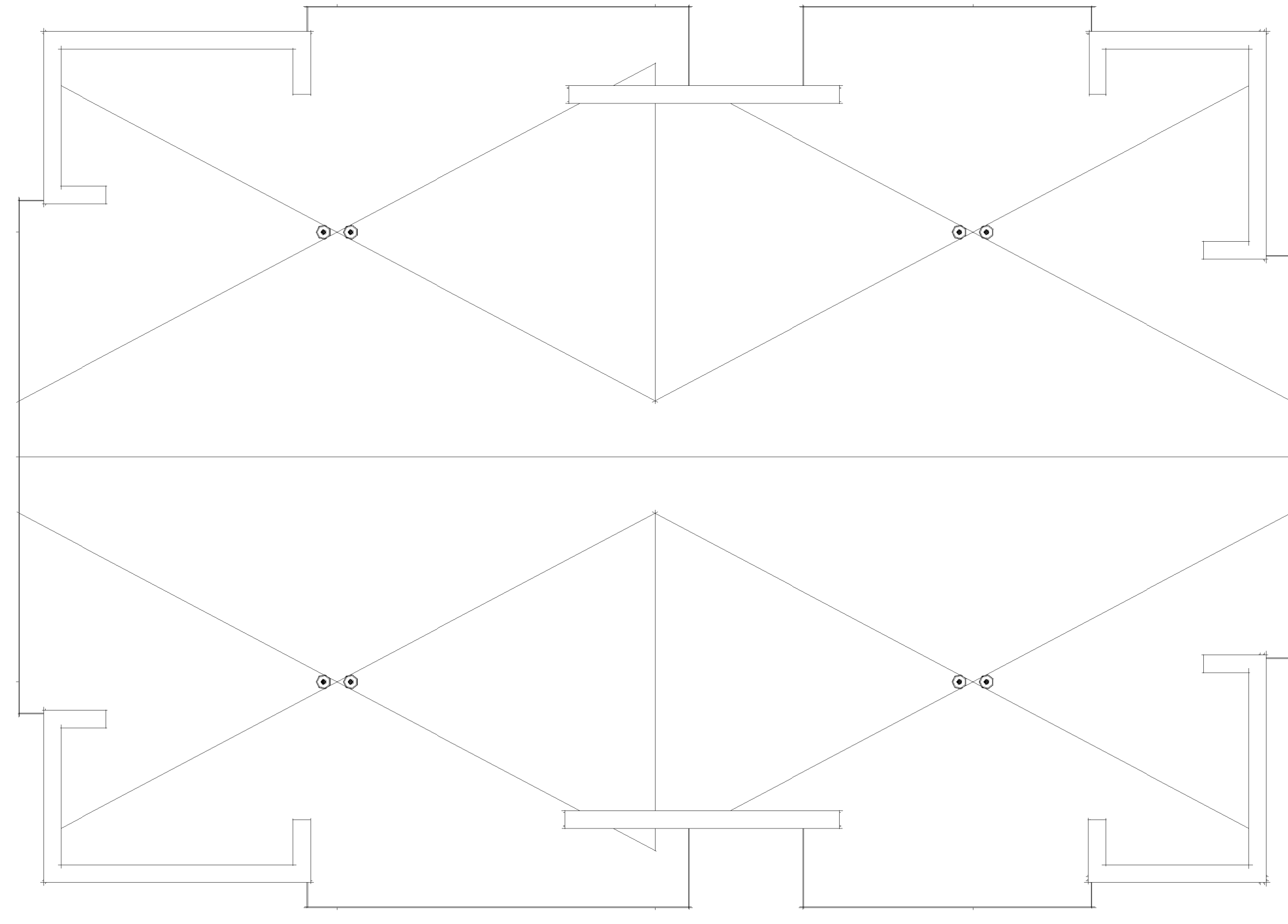
GENERAL CONTRACTOR
KNOWLTON GENERAL
70 N. MAIN STREET, SUITE #106
BOUNTIFUL, UT 84010
PHONE: 801-528-0756
CONTACT: RANDY BEYER
EMAIL: randy@knowitongeneral.com

No.	Description	Date

**4TH + MAIN
MIXED-USE
MAIN STREET
RENDERINGS**

Project Status	SITE PLAN REVIEW
Project Number	19_0016
Date	01.19.2023
Drawn by	MDB
Checked by	DJY/EGE
<h1>AS107</h1>	
Scale	12" = 1'-0"

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



ROOF PLAN C3
1/8" = 1'-0" AE102



LEVEL 02/03 FLOOR PLAN A3
1/8" = 1'-0" AE102



GROUND LEVEL FLOOR PLAN A5
1/8" = 1'-0" AE102

Type A units need to comply with ICC A117.1-2009 1003 and type B units need to comply with ICC A117.1-2009 1004. It appears there will need to be adjustments made to the layouts. A detailed review will be performed when documents are provided for plan review.

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

At least one toilet and bathing facility shall comply with Section 1003.11.2. All toilet and bathing facilities shall comply with Section 1003.11.1

P S R O U C D E I S O S

3055 s. grace street
salt lake city, utah 84109
p.801.906.0866
www.processpllc.com

GENERAL CONTRACTOR
KNOWLTON GENERAL
70 N. MAIN STREET, SUITE #106
BOUNTIFUL, UT 84010
PHONE: 801-528-0756
CONTACT: RANDY BEYER
EMAIL: randy@knowltongeneral.com

No.	Description	Date

4TH + MAIN
MIXED-USE
BLDG FLOOR PLANS
(400 SOUTH)

Project Status SITE PLAN REVIEW
Project Number 19_0016
Date 01.19.2023
Drawn by EGE
Checked by DJY

AE102
Scale 1/8" = 1'-0"

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

SOUTH FACADE: 2,364 SF
BRICK: 1,408 SF
MASONITE: 860 SF
CORNICE: 96 SF
STUCCO: 0 SF



SOUTH (PARKING) ELEVATION C5
3/16" = 1'-0" AS108

NORTH FACADE: 2,283 SF
BRICK: 1,228 SF
MASONITE / SIDING: 960 SF
CORNICE: 95 SF
STUCCO: 0 SF



NORTH (400 SOUTH) ELEVATION A5
3/16" = 1'-0" AS108

P R O C E S S
3055 s. grace street
salt lake city, utah 84109
p.801.906.0866
www.processpllc.com

GENERAL CONTRACTOR
KNOWLTON GENERAL
70 N. MAIN STREET, SUITE #106
BOUNTIFUL, UT 84010
PHONE: 801-528-0756
CONTACT: RANDY BEYER
EMAIL: randy@knowltongeneral.com

No.	Description	Date

**4TH + MAIN MIXED-USE
400 SOUTH ELEVATIONS**

Project Status	SITE PLAN REVIEW
Project Number	19_0016
Date	01.19.2023
Drawn by	MDB
Checked by	DJY

AS108

Scale 3/16" = 1'-0"

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



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



EAST (MIDDLE & WEST DRIVEWAY) ELEVATIONS A5
3/16" = 1'-0" AS109

P S R O U C D E I S O S

3055 s. grace street
salt lake city, utah 84109
p.801.906.0866
www.processpllc.com

GENERAL CONTRACTOR
KNOWLTON GENERAL
70 N. MAIN STREET, SUITE #106
BOUNTIFUL, UT 84010
PHONE: 801-528-0756
CONTACT: RANDY BEYER
EMAIL: randy@knowntongeneral.com

No.	Description	Date

**4TH + MAIN
MIXED-USE
400 SOUTH
ELEVATIONS**

Project Status	SITE PLAN REVIEW
Project Number	19_0016
Date	01.19.2023
Drawn by	MDB
Checked by	DJY

AS109

Scale: 3/16" = 1'-0"

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



P R O C E S S

3055 s. grace street
salt lake city, utah 84109
p.801.906.0866
www.processpllc.com

GENERAL CONTRACTOR
KNOWLTON GENERAL
70 N. MAIN STREET, SUITE #106
BOUNTIFUL, UT 84010
PHONE: 801-528-0756
CONTACT: RANDY BEYER
EMAIL: randy@knowltongeneral.com

No.	Description	Date

4TH + MAIN
MIXED-USE
400 SOUTH
RENDERINGS

Project Status SITE PLAN REVIEW
 Project Number 19_0016
 Date 01.19.2023
 Drawn by MDB
 Checked by DJY

AS110

Scale 12" = 1'-0"

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

Reference: 400 South and Main Street Development Parking Generation Statement

INTRODUCTION

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

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

Exhibit 1 – Project Vicinity Map



EXISTING CONDITIONS

Surrounding Land Uses and Roadways

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

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

Roadways

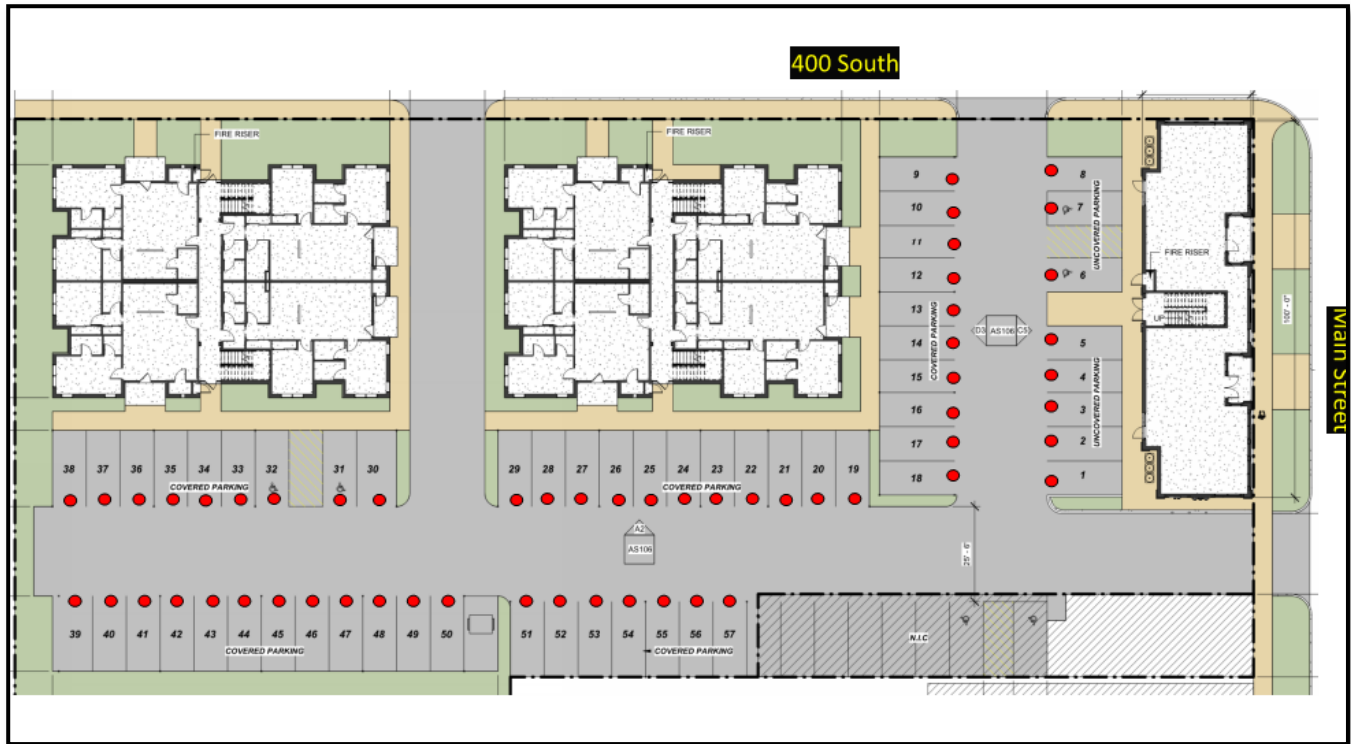
Main Street: Along the east frontage of this proposed development, Main Street currently consists of two lanes in each direction with on-street parking, curb, gutter and sidewalk. Currently along Main Street there is a two-way left turn lane for vehicles to access the many developments along this roadway.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

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

PROPOSED SITE CONDITIONS

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

Exhibit 2 – 400 South & Main Street Site Plan



PARKING GENERATION

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

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

Table 1 – Parking Generation for Mixed-Use Development

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

* = 85th Percentile Rate not available in the *ITE Parking Generation Manuals*

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

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

Table 2 – Weekday Parking Demand Percentages based on ITE

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

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

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

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

Table 3 – Weekday Parking Demand Percentages

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

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

CONCLUSION

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

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

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

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

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

Sincerely,

FOCUS ENGINEERING & SURVEYING, LLC


Jason Watson, PE, PTOE
jwatson@focusutah.com