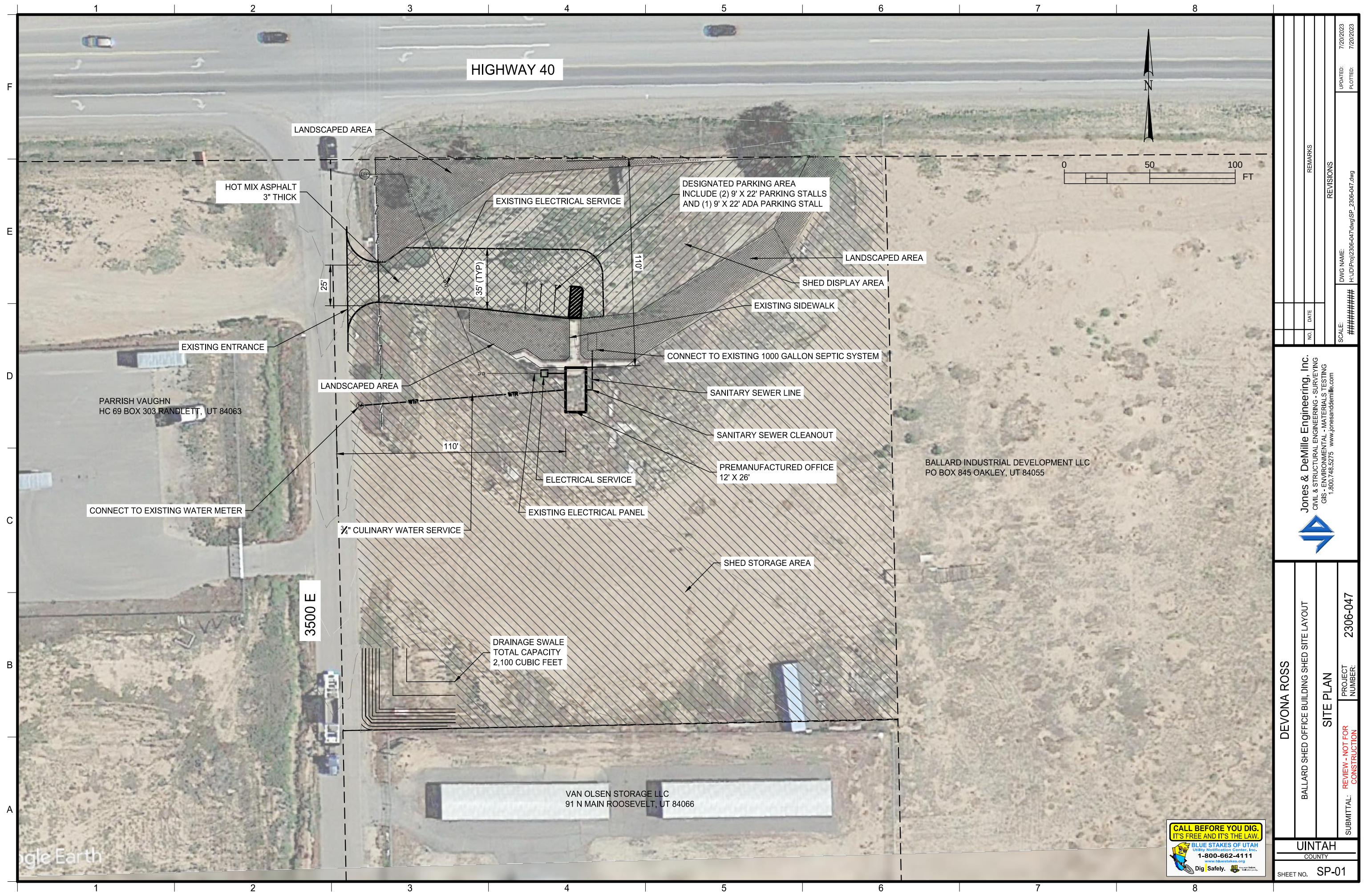




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DEVONA ROSS

BALLARD SHED OFFICE BUILDING SHED SITE LAYOUT

SITE PLAN

SUBMITTAL:
REVIEW - NOT FOR CONSTRUCTION
PROJECT NUMBER: 2306-047

JINTAH
COUNTY

SHEET NO. SP-01

GENERAL NOTES

SITE GRADING AND DRAINAGE

- SITE DRAINAGE WAS BASED ON 100-YEAR STORM WITH 24-HOUR DURATION RESULTING IN A POST-DEVELOPMENT RUNOFF VOLUME OF 1,675 CUBIC FEET OF WATER. THE RATIONAL METHOD WAS USED FOR CALCULATION WITH A COMPOSITE RUNOFF COEFFICIENT OF 0.49 BEING USED FOR PRE-DEVELOPMENT AND A COMPOSITE RUNOFF COEFFICIENT OF 0.55 BEING USED FOR POST-DEVELOPMENT. A RAINFALL INTENSITY FROM NOAA ATLAS 14 WITH A VALUE OF 0.089 IN/HR WAS USED FOR CALCULATION
- DRAINAGE SWALE INTENDED TO RETAIN ABOVE MENTIONED VOLUME. SEE DETAIL 1 FOR TYPICAL SECTION.

SITE ACCESS AND PARKING

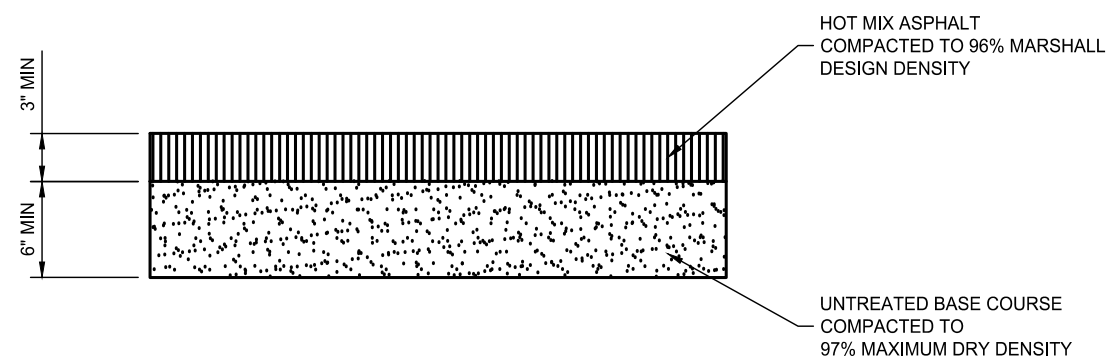
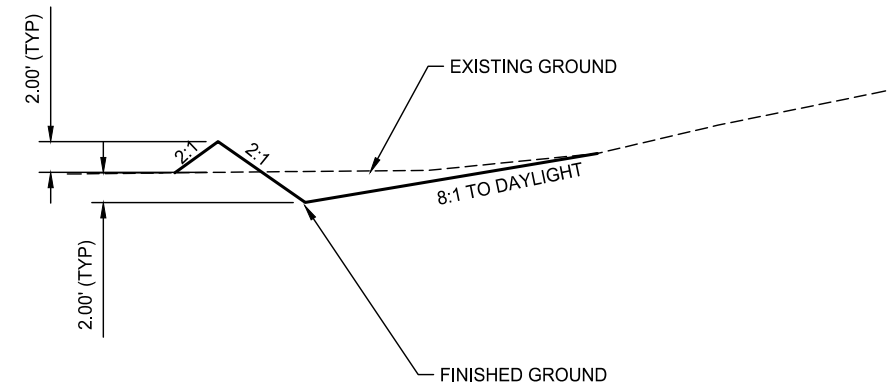
- PARKING LOT TO BE PAVED WITH 3" MINIMUM OF $\frac{3}{4}$ " HOT MIX ASPHALT COMPACTED TO 96% OF MARSHALL DESIGN DENSITY AND 6" MINIMUM OF UNTREATED BASE COURSE. SEE DETAIL 2 FOR DETAILS.
- PARKING TO INCLUDE (2) 9' X 22' STALLS WITH (1) 9' X 22' ADA PARKING STALL PER BALLARD CITY ORDINANCE 15.06.170 WHICH REQUIRES 1 STALL PER 250 SQUARE FEET OF GROSS FLOOR SPACE PLUS ONE ADA PARKING STALL FOR A RETAIL BUSINESS

SITE UTILITIES

- EXISTING WATER, ELECTRICAL, AND SEPTIC UTILITIES WILL BE UTILIZED BY THE PROPOSED BUSINESS.

LANDSCAPE PLANS

- SITE WILL CONFORM WITH LANDSCAPING REQUIREMENTS SET FORTH IN BALLARD CITY ORDINANCE 15.06.180.



REVISIONS		7/20/2023	7/20/2023
DWG NAME:		H:\JD\Proj\2306-047\dwg\SP_2306-047.dwg	
SCALE:		#####	
NO.		DATE	
REMARKS			
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DEVONA ROSS		PROJECT NUMBER:	2306-047
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SHEET NO.			1A