

Application for Project Review Garden City, Utah

This application must be accompanied with the necessary and appropriate materials, as stated on the project checklist, before it will be accepted for processing. The date upon which the project will appear on an agenda is determined by the notification schedule required by the State of Utah. The project will be scheduled for the next meeting for which a legal notice has not yet been prepared, after an application is accepted as complete by the Town Staff.

Type of Application (check all that apply):

- ☐ Annexation
- ☐ Appeal
- ☐ Conditional Use Permit
- ☐ Condominium/Townhouse
- ☐ Encumbrance
- ☐ Extension of Time

- ☐ Lot Split/Lot Line Adjustment
- ☐ PUD Conceptual
- ☒ PUD Phase Approval/Preliminary or Final
- ☐ PRUD Conceptual
- ☐ PRUD Phase Approval/Preliminary or Final
- ☐ Subdivision
- ☐ Vacation of Subdivision
- ☐ Variance
- ☐ Water Transfer
- ☐ Zone Change
- ☐ AEG Meeting, (Affected Entity Group):
- ☐ Other Land Use Permit United States

Ordinance Reference:

11A-301
11B-400
11C-500
11E-524 or 11E-525

Subdivision 11E-503/PUD or PRUD
11F-107-A-2
11E-506
11C-1950, 11E-100, and 11F-100
11C-1950, 11E-100, and 11F-100
11C-1950, 11E-100, and 11F-100
11C-1950, 11E-100, and 11F-100
11E-100
11E-523
11B-308
13A-1300

Project Name: Water's Edge Resort Current Zone: PUD Proposed Zone: _____

Property Address: 35 E 150 South

Parcel # 41 - 21 - 400 - 0306

Contact Person: Chris Shurian Phone #: 801-830-6060

E-mail address: chris@fundutah.com

Mailing Address: 967 W Center St, Orem, Utah 84057

Applicant (if different): _____ Phone #: 8018306060

Mailing Address: _____

Property Owner of Record (if different): Arete Land Company, LLC Phone #: 8018306060

Mailing Address: 967 W Center St, Orem, UT 84057

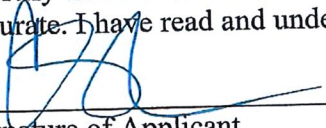
Project Start date: _____ Completion date: _____

Describe the proposed project as it should be presented to the hearing body and in the public notices.
Preliminary Plat Approval for the next construction Phase 1-5-6 of approved Waters Edge PUD.

Lot Size in acres or square feet: 5 Acres Number of dwellings or lots: 58

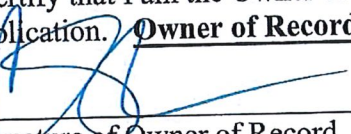
Non-residential building size: _____

I certify that the information contained in this application and supporting materials is correct and accurate. I have read and understand the requirements and deadlines associated with this application.



Signature of Applicant

I certify that I am the Owner of Record of the subject property and that I consent to the submittal of this application. **Owner of Record MUST sign the application prior to submitting to Garden City.**



Signature of Owner of Record

Signature of Owner of Record

Email Form

Signature of Owner of Record

Office Use Only

Date Received: _____

Fee: _____

By: _____



Garden City Project Checklist

A complete application packet must be filed with the Garden City Town Clerk by the due date listed on the "Procedure for Submittal Poster" for the meeting when your project will be considered. Subdivisions, PUD/PRUD, and Condominium projects are required to follow the Subdivision/PUD/PRUD Process, which also requires an AEG pre-meeting before turning in this packet.

INCOMPLETE APPLICATION PACKETS WILL NOT BE ACCEPTED.

PLEASE REFER TO ORDINANCES FOR A LIST OF REQUIRED DOCUMENTS TO BE INCLUDED WITH THE FOLLOWING PROJECT APPLICATIONS:

- ☐ **Subdivision Plat:** \$3,000 Deposit *
 - Preliminary Plat: \$500 per plat + \$10 per lot 11E-400
 - Final Plat: \$500 per plat + \$10 per lot 11E-500
 - Subdivision packets must include A, 20 of B, 4 of C, D, E, & F for each plat*
- ☐ **Condominium Plat:** \$3,000 Deposit * Must follow Subdivision Ordinance, Chapter 11E and/or Planned Unit Development Ordinance, Chapter 11F and:
 - Condominium Plat: \$500 per plat + \$10 per lot 11E-524
 - Townhouse Plat: \$500 per plat + \$10 per lot 11E-525
 - Condominium packets must include A, 20 of B, 4 of C, D, E, & F for each plat*
- ☒ **Planned Unit Development or Planned Residential Development (PUD or PRUD):**
 - \$3,000 Deposit * 11C-1950, 11F & 11E
 - Preliminary PUD Development Plan: \$1,000 11F-103
 - Final Development Plan: \$1,000 11F-107
 - PUD/PRUD packets must include A, 20 of B, 4 of C, D, E, & F for each plat*
- ☐ **Readjustment of Lot Lines or Lot Splits:** \$250 11E-506
 - Packets must include A, B, C, D, E, & F, Also, a deed for each lot*
- ☐ **Vacation of Subdivision:** \$300 11E-523
 - Packets must include A, 20 of B, 4 of C, D, E, & F*
- ☐ **Conditional Use Permit:** \$300
 - CUP packets must include A, 9 of B, D, E, & F*
- ☐ **Variance:** \$250 11B-308
 - Variance Packets must include A, B, D, E, & F*
- ☐ **Annexation:** \$300 for first acre or less, \$20 per acre for each additional acre (Maximum of \$1,000) 11A-300
 - Annexation packets must include A, 20 of B, 4 of C, D, E, & F*
- ☐ **Zone Change:** \$300 for first acre or less, \$20 per acre for each additional acre (Maximum of \$1,000) 11A-302
 - Zone Change packets must include A, 20 of B, 4 of C, D, E, & F*

- ☐ **Encumbrance: \$250**
Encumbrance Packets must include A, B, D, E, & F
- ☐ **Un-Encumbrance: \$250**
Un-Encumbrance Packets must include A, B, D, E, & F
- ☐ **Appeal: \$250**
Appeal Packets must include A and a letter from the property owner outlining the reason for the appeal.
- ☐ **Extension of Time:**
Extension of Time Packets must include A, and a letter from the Developer explaining the reason for the extension request.
- ☐ **Other Land Use Permits: \$50**
Packets must include A, B, D, E, & F
- ☐ **Water Share Transfer:**
Water Share Transfer Packets must include A
- ☐ **AEG Meeting, (Affected Entity Group): \$500 Deposit**
Packets must include A, 10 of B

* The \$3,000 deposit is used to cover engineer costs, attorney costs, recording fees, etc. The balance will be refunded to developer.

PACKET DOCUMENTATION REQUIREMENTS

- A. Completed Garden City Application for Project Review@ form.
- B. 11"x14" or 11"x17" plot plan showing lot dimensions and area, and the location, uses dimensions, and set backs of all existing and proposed buildings. Any right-of-ways or easements must be shown if applicable. **Provide 20 readable hard copies.**
- C. A AD@ size (22" x 34") plot plan showing lot dimensions and area, and the location, uses, dimensions, and set backs of all existing and proposed buildings. When appropriate, include the same information for property from which a new lot is being created. Plot at appropriate scale (e.g. 1"=50' or 1"=100')
- D. A legal description and current ownership plat of the property.
- E. A current Title Report or Preliminary Title Report showing ownership. Must match legal description on plat.
- F. An electronic copy of plat.

Please review Garden City ordinances for requirements for each type of project. Garden City ordinances can be found at www.gardencityut.us .

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J-U-B FAMILY OF COMPANIES

MEMORANDUM

DATE: February 16, 2022
TO: Town of Garden City Planning Commission
CC: Riley Argyle
FROM: Quinn Dance, P.E.
SUBJECT: Waters Edge Phase 1, 5 and 6 – Preliminary Plat

The Waters Edge Phase 1, 5 and 6 Preliminary Plats were received from the Town for engineering review in preparation for the upcoming March Planning Commission meeting. The review items discussed below can be found in more detail in Chapter 11E-400 of the most recent Municipal Code.

Preliminary Plat – Phase 1, 5 and 6

Contents

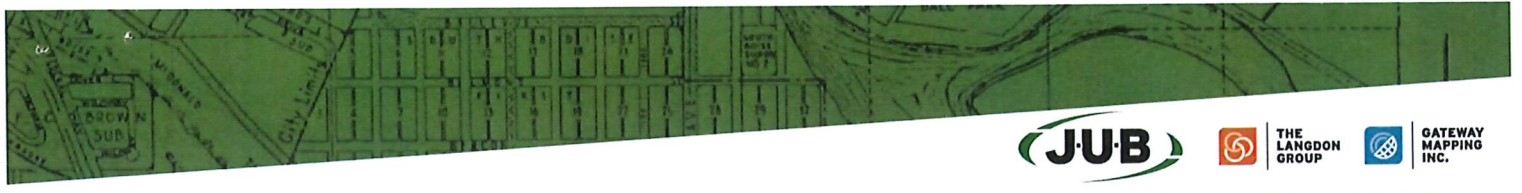
1. No vicinity map was provided on the plats submitted.
2. Boundary closure issues:
 - a. Phase 1 parking easement does not close within tolerances.
 - b. Phase 5 is missing a bearing/distance callout between L5 and L6. It is shown in the text description but not on the building.

Existing Conditions

1. Provide a statement or information on the plat regarding the floodplain.
2. Include the existing utilities on the preliminary plat along with the interface with proposed utilities.
3. Include existing contours on the preliminary plat.

Construction Drawings

1. Storm water drainage calculations have been provided and are being reviewed and comments being sent to the developer. Generally, the major item to address initially at the time of this review is the following:



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- a. Infiltration is indicated to be 20 in/hr in the drainage study, but the original Soils Report suggests 3 in/hr. Please update calculations to reflect the more conservative and suggested rate of infiltration to be 3 in/hr. This will likely alter the volume required at the site.

We appreciate your cooperation on these matters and feel free to reach out with any questions or concerns.

Memo

TO: Town of Garden City Planning Commission

FROM: Casey Pennington, PE

DATE: February 23, 2022

RE: Response to Bear Lake RV Resort Preliminary Plat Review by JUB (2/16/22)

General

1. It should be noted that this will be considered a Commercial RV Park for purposes of this review.
Response: Information reflecting intended use on sheet C001 (1 of 10) under Land Use Information "Proposed Land Use: PUD/CUP for recreations vehicle park."

Standards

1. Verify that the 30' side yard setback from roads is being met.
Response: Final site plan will clearly indicate all setback requirements.
2. Verify depth of automobile parking is meeting current parking stall standards.
Response: Current stall requirements are 9'x20' the proposed plan is using 10'x20' stalls which exceed standard.
3. Verify that underground water is at the required 5' bury depth.
Response: Acknowledged, general note 1 added to C301 (sheet 9 of 10) to indicate this standard.
4. Additional coordination needs to occur with Town Engineer and Public Works Department regarding culinary water connection to Town system.
Response: Acknowledged design team will coordinate with City staff with respect to water requirements prior to final submittal.
5. Provide a location for the bulk meter for the development. We will only allow one connection/bulk meter to the existing culinary system.
Response: See sheet C301 (9 of 10) for proposed location of master meter for the property.
6. Provide water main sizes.
Response: See Sheet C301 (9 of 10) for general utility sizing. Will be refined on final plan.
7. Proposed roads into Phase 2 will exceed 8% grade. Additional design should be considered which could include additional curves to lengthen out the run of roadway to limit the steep grades.
Response: Acknowledged. Operations of the glamping models will be seasonal and final design will provide for minimum grade requirements or restrict access accordingly during winter months.

8. Verify fire protection requirements are being met with Fire Marshal. Show hydrants on the plat.
Response: A primary emergency vehicle routing has been added to the site plans and dead-end accesses provided with turn-arounds or limited to 150' in length. Hydrants are shown at 400' spacing.
9. It appears the landscaping/tree requirements are met based on the individual lot details but provide a full landscaping plan prior to final approval.
Response: Final plans will provide a detailed landscaping plan for the entire development.
10. Illustrate the location and details associated with the buffer areas that have been discussed by the Town in previous meetings.
Response: The buffer and fencing adjacent to residential areas has been added to the site plans and details. (See C100, C101 and C700)
11. According to Town ordinance, a Conditional Use Permit will be required for all permanent construction to a RV (Park Model).
Response: Acknowledged.

Preliminary Plat Requirements

1. Confirm that roadway curves are adequate for necessary vehicular movement.
Response: Roadway curves are adequate for the proposed recreational vehicle traffic which also meet emergency vehicle standards.
2. Provide additional site information related to permanent buildings/structures. Include dimensions and more detailed layouts of these areas.
Response: The permanent structures are preliminary and will be subject to change during final design, but areas and dimensions have been provided. (see sheet C700)
3. Include the existing wells within 100' of the development. Visit Map (utah.gov) as a potential resource for existing wells.
Response: Research indicates two wells within 100' of the property they are shown on the existing conditions plans. (Additional research ongoing)
4. Provide additional storm water drainage information which should include volume calculations, soil reports and other related drainage data.
Response: See attached "Preliminary Drainage Study" by Civil Solutions Group Inc., dated March 2021. The site plan has been revised, but the general concept has been maintained. The ponds indicated on the plans match the general sizing by the preliminary drainage report and the model further refined with final grading and analysis.
5. Walkability may be considered within the development by the Planning Commission. Consider sidewalks/paths to move around the development without walking in the roads.
Response: A trail system has been added to the site plans C100 & C101.



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PRELIMINARY DRAINAGE STUDY

~105 Acres (Project Area)

**Hodges Canyon Road & SR-30
Garden City, UT 84028**

Rich County, Utah
A Part of Section 33
T14N, R5E, SLBM
Salt Lake Base and Meridian

Prepared For:

Arthur Nehf, Project Manager
Atwell, LLC

Prepared By:

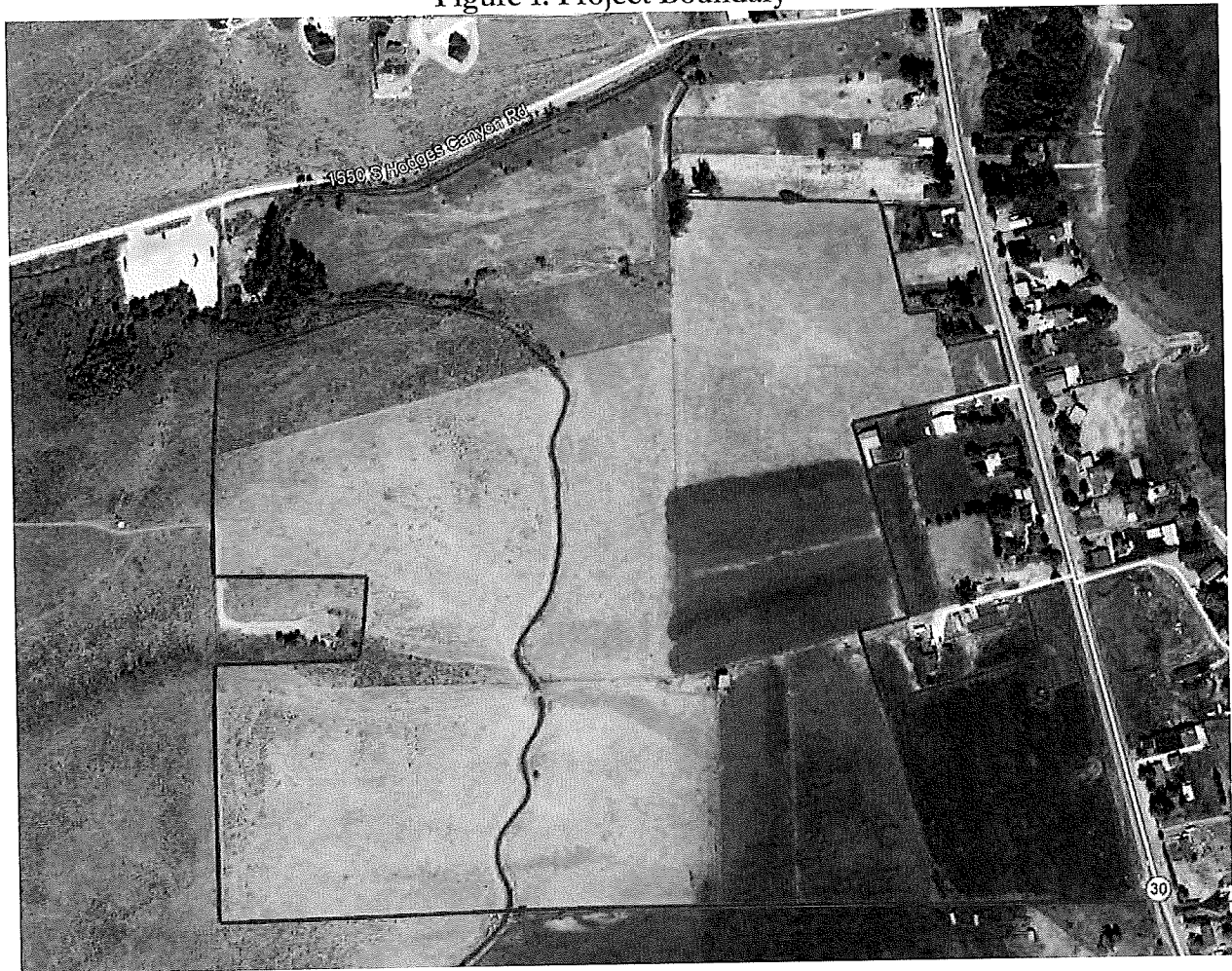
Michael Taylor, P.E.
Civil Solutions Group, Inc.
540 W. Golf Course Rd. Suite B1
Providence, Utah 84332

Original Submittal: March 2021

INTRODUCTION

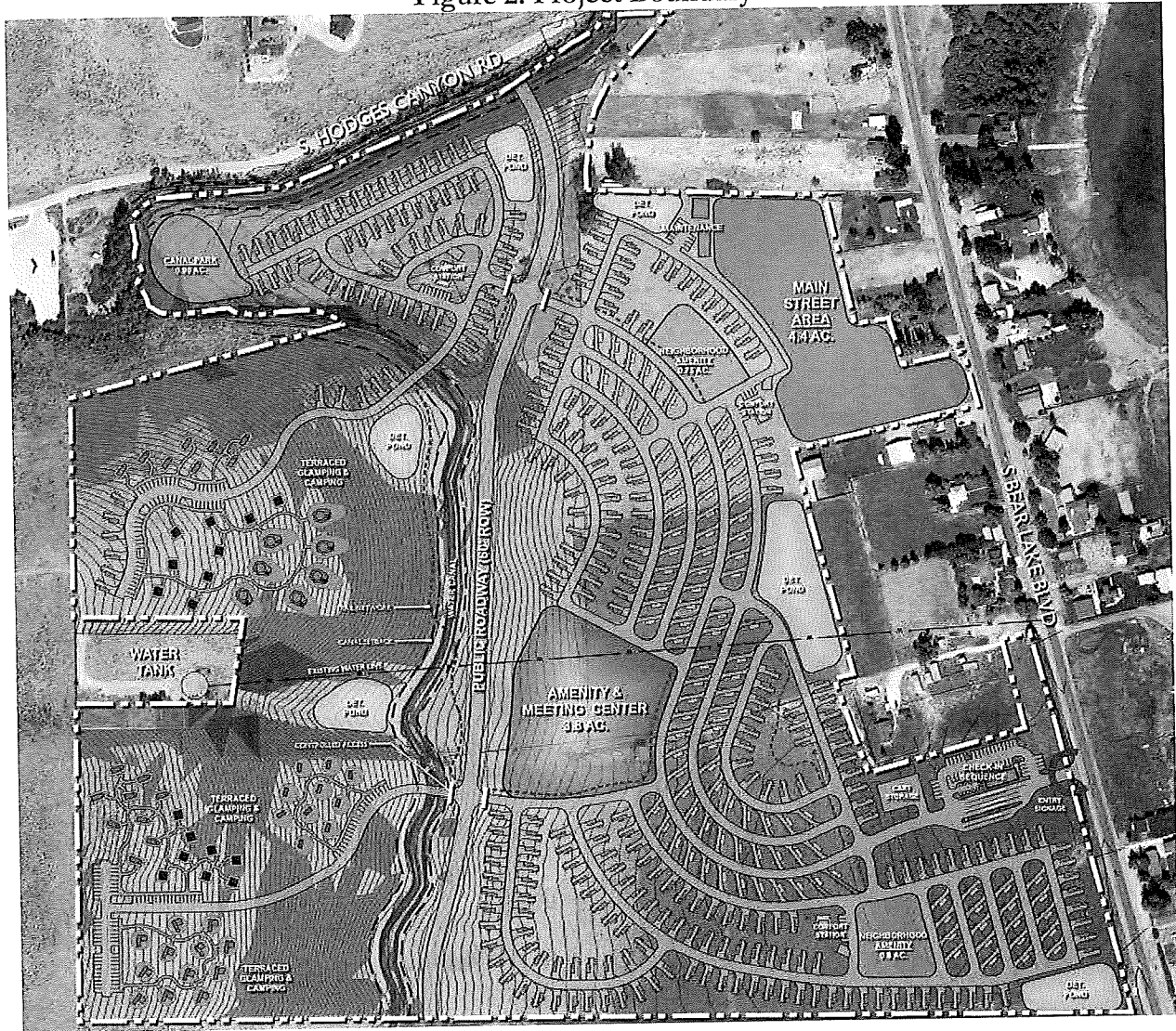
Civil Solutions Group, Inc. was contracted by Arthur Nehf with Sun Communities to conduct a preliminary drainage study for a proposed project to be located on a piece of ground located in Rich County and further identified by the vicinity map in Figure 1.

Figure 1. Project Boundary



The preliminary layout for the project as provided by the client's architect is provided in Figure 2. The layout includes some 383 RV pads and 63 glamping pads. Check-in, cart storage, amenity, guest parking, and meeting center areas are also included within the site. A 4.4-acre area is reserved at the northeast corner of the site for future commercial development.

Figure 2. Project Boundary



DESIGN CRITERIA

The Garden City code relating to required storm water improvements is given in Figure 3. This code refers to water being discharged to natural drainage ways, but then also requires that “All runoff be contained on site”. This has been interpreted to mean that all storm water shall be detained on site and then released to natural drainages at historic flow rates. In the absence of a specified storm water methodology, SCS TR-55 has been selected as it is more appropriate to semi-rural settings with significant natural land.

Figure 3. Garden City Code – Storm Water Requirements

11E – 518 Drainage Improvements. For all subdivisions the subdivider shall submit with the preliminary plat application, such maps, profiles, and other data prepared by an engineer to indicate the proper drainage of the surface water to natural drainage courses or storm drains, existing or proposed. The location and width of the natural drainage courses shall be shown as an easement common to all owners within the subdivision and the Town on the preliminary and final plat. All natural drainage courses shall be left undisturbed or be improved in a manner that will increase the operating efficiency of the channel without overloading its capacity. An adequate storm and surface drainage system shall be a required improvement in all major subdivisions and shall be installed by the subdivider. Culverts shall be required where all water or drainage courses intersect with streets, driveways, or improved public easements and shall extend across and under the entire improved width thereof including shoulders.

- A. Culverts to be a minimum of 12" in diameter-with a crush resistance as defined by AASHTO T99 Standards.
- B. Natural drainage channels should be used when available.
- C. Catchment basins to be designed to contain runoff during a one (1) 25 year storm event.
- D. All runoff to be contained on site.
- E. Measures should be taken to prevent storm water from entering irrigation canals.
- F. Easements shall be provided along drainages adequate to contain that watercourse and any further width necessary for maintenance of reconstruction.

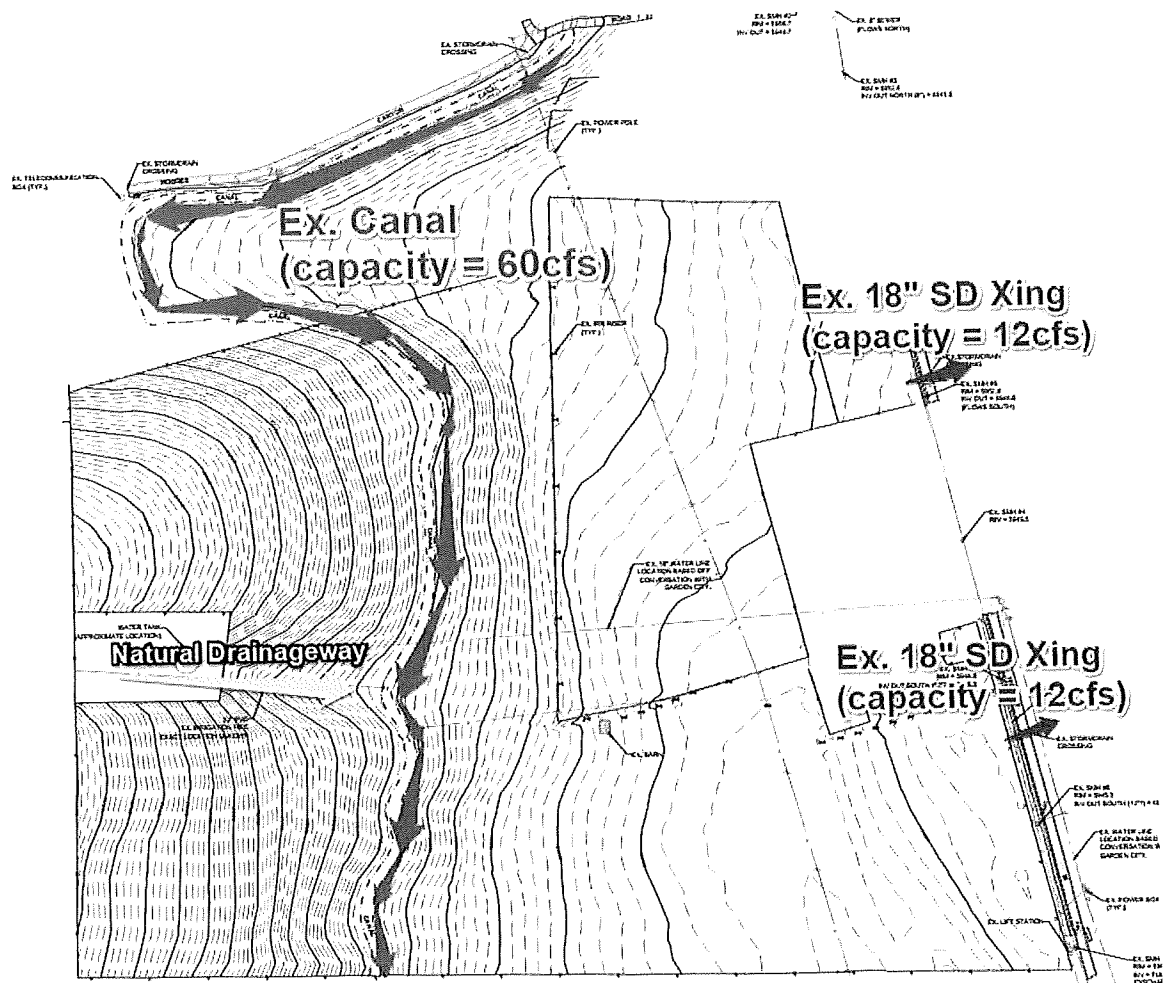
EXISTING PROJECT HYDROLOGY & OFF-SITE DRAINAGE

Existing project hydrology and relevant storm water features are shown in Figure 4. The project area currently features an existing canal flowing from north to south which is intersected by a natural east-west drainage channel. High ground water conditions exist on the east of the project against the highway. Two 18" storm water culverts convey project runoff east towards Bear Lake, each with a capacity up to 12cfs.

The existing canal has an estimated capacity to convey approximately 60cfs. The canal baseflow is not known; however, it is possible, according to NSS StreamStats calculations as given in Appendix A, that the intersecting natural drainage way could contribute an additional 36 cfs to the canal during the 100-yr storm event. If the combined base flow and the off-site drainage exceeds 60cfs, then the project will need to provide a drainage pathway through the project for potential emergency flows. Further coordination with the canal company is required to determine if this is necessary.

According the NRCS Web Soil Survey, the majority of the area is composed of Cloud Rim, dry-McCarey loams, 4 to 15 percent slopes (52% of study area); Thatcher silt loam, warm, 1 to 3 percent slopes (35% of study area); and Wader variant gravelly loam (13% of the study area). The first two soil groupings are hydrologic group C, while the third minor soil group is B/D, which averages to C. For the purpose of this analysis all soils will be considered hydrologic group C. Additional soil information from the NRCS is contained in Appendix B. In the existing condition, all areas within the project are well-vegetated with good grass cover and hence have been assigned a SCS Curve Number of 74 together with a manning's roughness of 0.4.

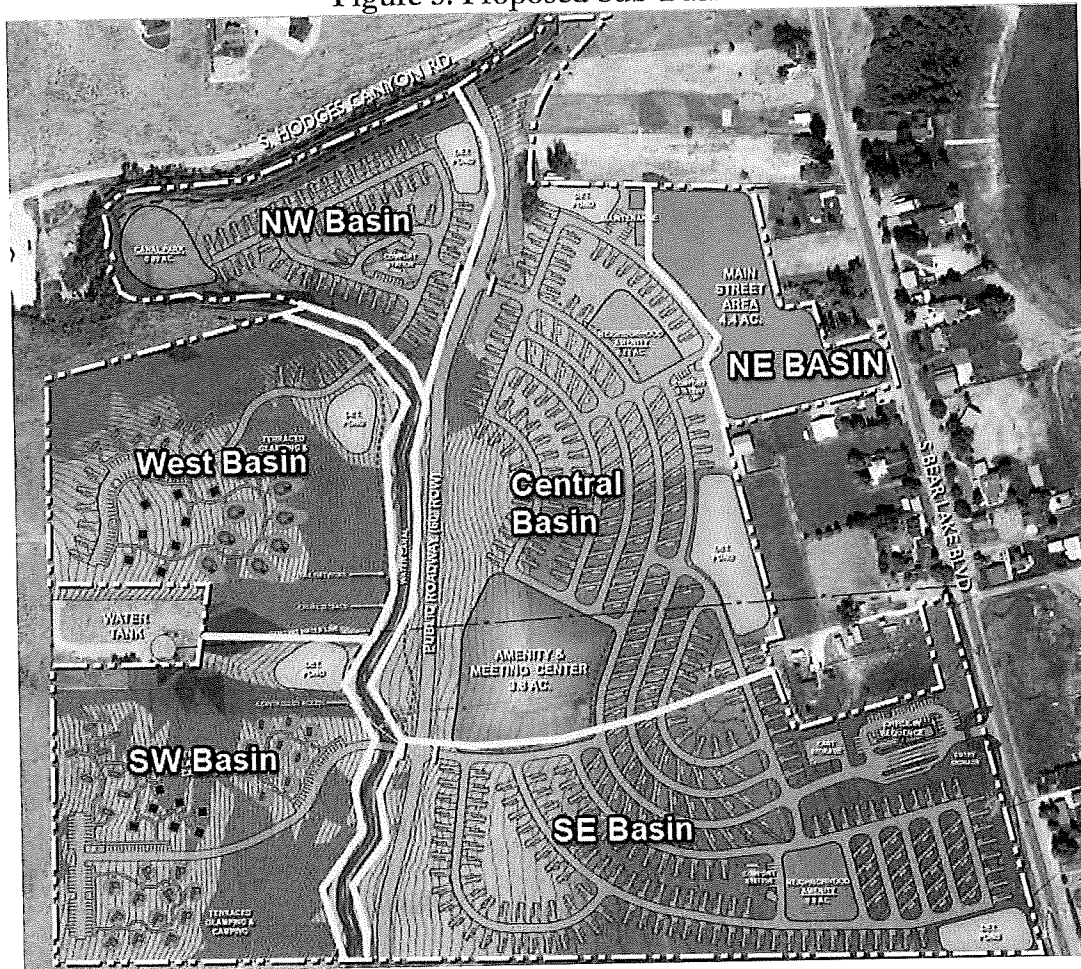
Figure 4. Existing Project Hydrology



PROPOSED CONDITIONS & STORAGE REQUIREMENTS

Given the natural features and topography of the project area, it is proposed that the project be divided into the sub-basins with the designations shown in Figure 5. The canal right-of-way has been excluded from the basin delineation.

Figure 5. Proposed Sub-Basins



In order to determine storage requirements, it was first necessary to calculate pre-development runoff rates and times of concentration. The 100-year cumulative storm for Rich County, Utah is 2.31 inches. A SCS Type II 24-hr storm distribution was used. Pre-development runoff rates for each sub-basin are provided in Table 1. No sub-basin pre-development rate exceeds the typical maximum proposed release of 0.2 cfs/acre, hence no reductions in release are required.

		Sub-Basin					
		West	SW	NW	NE	Central	Southeast
Existing	Area (ac)	16.2	15.1	10.2	4.4	30	26.4
	Pre-Development Time of Concentration (min)	104	88	169	127	247	278
	Pre-Development Runoff Rate (cfs)	2.43	2.56	1.07	0.57	2.39	1.94
	Pre-Development Runoff Rate (cfs/ac)	0.15	0.17	0.10	0.13	0.08	0.07
Proposed	% Impervious	20%	20%	30%	85%	50%	50%
	Curve Number	79	79	81	94	86	86
	Detention Storage Required	13,500	11,800	11,300	12,900	61,200	55,500

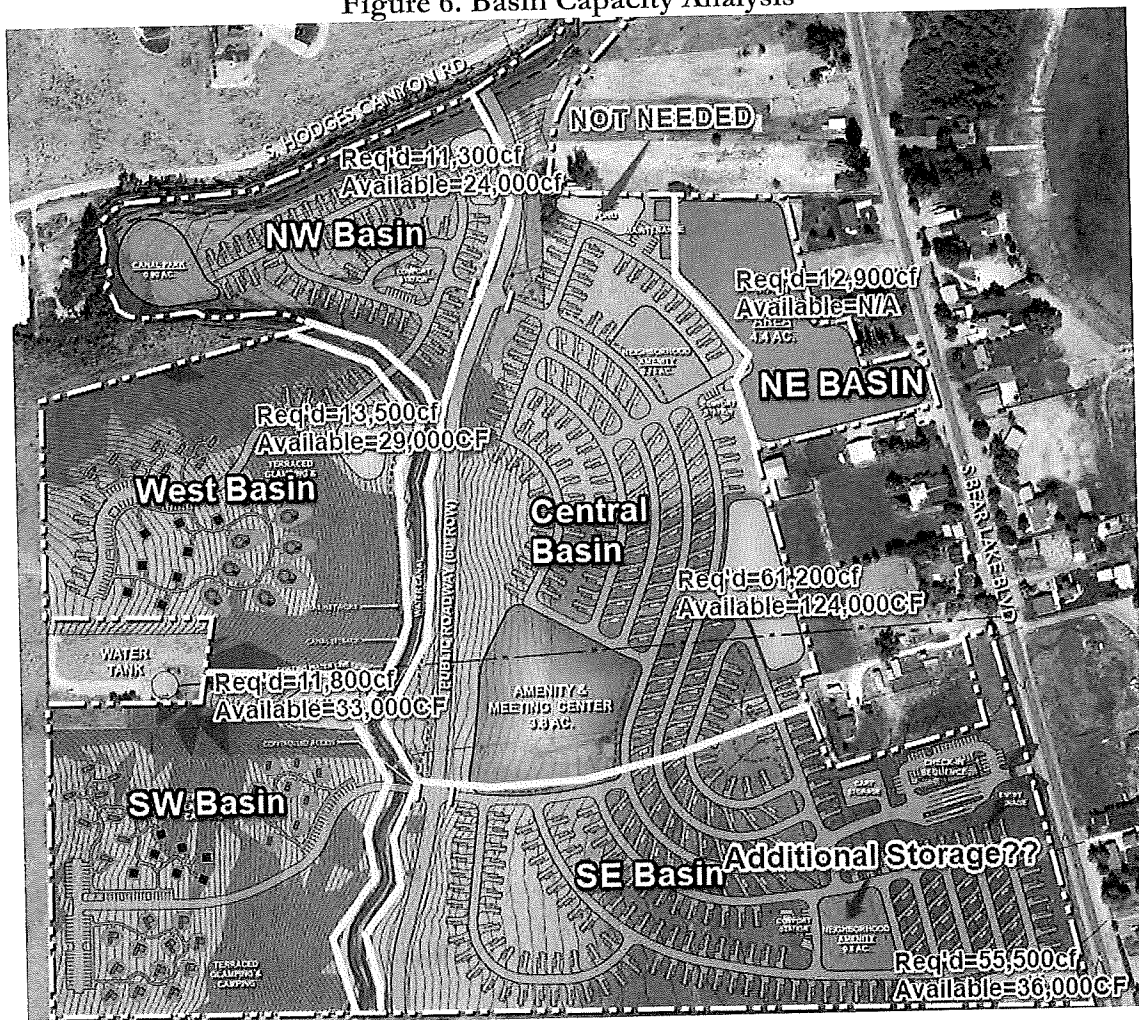
Table 1. Pre-Development Runoff Rates and Post-Development Detention Required

Values relating to the proposed conditions are also listed in Table 1. Proposed Curve numbers were calculated as a blended ratio of the pervious (CN = 74) and impervious areas (CN = 98). Though not drafted, the commercial NE sub-basin was assumed to 85% impervious area. The detention storage required for each basin based on storm water detention with subsequent release at the historic pre-development flow rate is listed at the bottom of Table 1.

STORAGE RECOMMENDATIONS

Storm water storage capacity as shown in the current design has been estimated as shown in Figure 6 with factors of safety to account for basins located on steep slopes. When compared with storage required, it is only the southeast basin that comes up deficient. In fact, the size of most basins could potentially be drastically reduced. Given the high groundwater on the east side of the highway, it may be advisable to minimize storage expectations at that location anyways. It may be necessary to redistribute this storage capacity among other nearby basins as also shown in Figure 6. Lastly, the northernmost sub-basin shown in the site layout will likely not be needed and the room could be repurposed for other uses.

Figure 6. Basin Capacity Analysis



DISCHARGE POINTS

The basins downhill of the canal should plan on discharging at controlled historical rates to one of the two culverts that cross under on the highway on the east side of the project as identified in Figure 4. The combined release would only account for one-sixth of the total capacity of those pipes. The two sub-basins west of the canal would pragmatically discharge into the canal, although the City Code shown in Figure 3 appears to discourage such. If the designer is not able to successfully argue that historic discharge rates should be allowed into the canal, these flows too will have to be piped to the culverts at east side of the project.

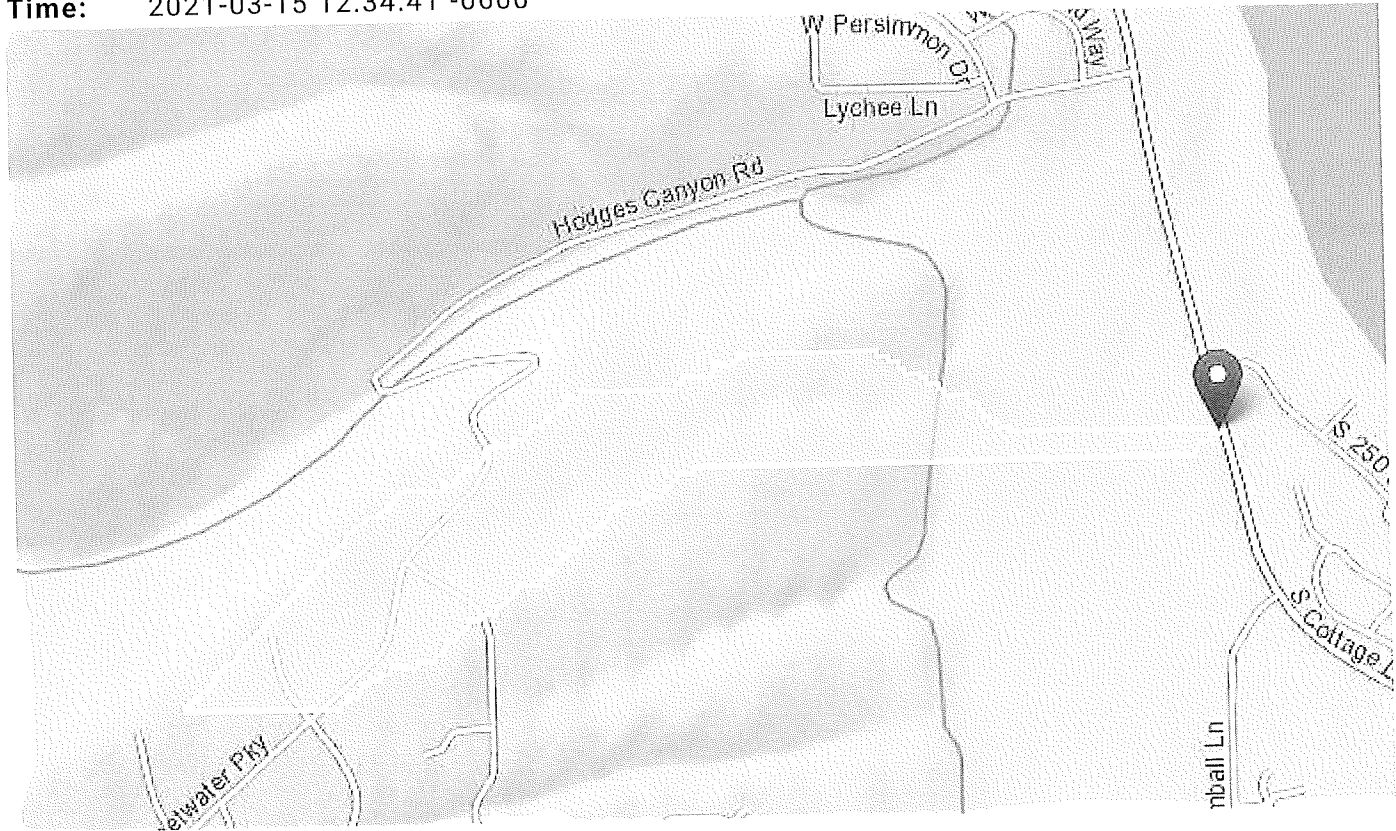
CONCLUSION

1. It may be necessary, depending on canal baseflow rates, to provide an emergency overflow for the existing draw through the site.
2. The site plan as laid out provides storm water storage basins at locations that make fit the topography and are of ample size to accommodate storage requirements.
3. Adequate points of discharge exist for all proposed stormwater basins.

APPENDIX A: OFF-SITE DRAINAGE CALCULATIONS

NORTH DRAINAGE

Region ID: UT
Workspace ID: UT20210315183423067000
Clicked Point (Latitude, Longitude): 41.91280, -111.39135
Time: 2021-03-15 12:34:41 -0600



Basin Characteristics

Parameter Code	Parameter Description	Value	Unit
DRNAREA	Area that drains to a point on a stream	0.12	square miles
ELEV	Mean Basin Elevation	6240	feet

Peak-Flow Statistics Parameters[Region 1]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	0.12	square miles	3.62	390

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
ELEV	Mean Basin Elevation	6240	feet	6420	10500

Peak-Flow Statistics Disclaimers^[Region 1]

One or more of the parameters is outside the suggested range. Estimates were extrapolated with unknown errors

Peak-Flow Statistics Flow Report^[Region 1]

Statistic	Value	Unit
50_percent_AEP_flood	2.82	ft ³ /s
20_percent_AEP_flood	7.68	ft ³ /s
10_percent_AEP_flood	12.1	ft ³ /s
4_percent_AEP_flood	20.3	ft ³ /s
2_percent_AEP_flood	28.7	ft ³ /s
1_percent_AEP_flood	36.3	ft ³ /s
0_5_percent_AEP_flood	50.1	ft ³ /s
0_2_percent_AEP_flood	69.5	ft ³ /s

Peak-Flow Statistics Citations

Kenney, T.A., Wilkowske, C.D., and Wright, S.J., 2007, Methods for Estimating Magnitude and Frequency of Peak Flows for Natural Streams in Utah: U.S. Geological Survey Scientific Investigations Report 2007-5158, 28 p. (<http://pubs.usgs.gov/sir/2007/5158/>)

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Application Version: 4.4.0

APPENDIX B: NRCS SOIL SURVEY DATA

Soil Map—Rich County, Utah
(Soil Report)



MAP LEGEND

Area of Interest (AOI)	Spoil Area
Area of Interest (AOI)	Stony Spot
Soils	Very Stony Spot
Soil Map Unit Polygons	Wet Spot
Soil Map Unit Lines	Other
Soil Map Unit Points	Special Line Features
Special Point Features	Water Features
Blowout	Streams and Canals
Borrow Pit	Transportation
Clay Spot	Rails
Closed Depression	Interstate Highways
Gravel Pit	US Routes
Gravelly Spot	Major Roads
Landfill	Local Roads
Lava Flow	Background
Marsh or swamp	Aerial Photography
Mine or Quarry	
Miscellaneous Water	
Perennial Water	
Rock Outcrop	
Saline Spot	
Sandy Spot	
Severely Eroded Spot	
Sinkhole	
Slide or Slip	
Sodic Spot	

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Rich County, Utah
Survey Area Data: Version 15, Jun 8, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

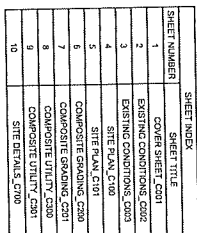
Date(s) aerial images were photographed: May 6, 2012—Oct 22, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI	HYDRO GROU
CBD	Cloud Rim, dry-McCarey loams, 4 to 15 percent slopes	59.7	52.0%	C
JAF	Jebo very gravelly loam, 25 to 40 percent slopes	0.0	0.0%	
TBA	Thatcher silt loam, warm, 1 to 3 percent slopes	40.0	34.9%	C
WC	Wader variant gravelly loam	15.0	13.1%	B/D
Totals for Area of Interest		114.7	100.0%	

(105 ± AC, 490 UNITS)



SHEET INDEX	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET, C001
2	EXISTING CONDITIONS, C002
3	EXISTING CONDITIONS, C003
4	SITE PLAN, C100
5	SITE PLAN, C101
6	COMPOSITE GRADING, C200
7	COMPOSITE GRADING, C201
8	COMPOSITE UTILITY, C300
9	COMPOSITE UTILITY, C301
10	SITE DETAILS, C700

COMFORT STATION & AMENITY AREAS:

SITE ACREAGE:	23
COMFORT STATION & AMENITY AREAS:	105 AC
MAIN STREET AREA:	3.5 AC
	4.9 AC
COMFORT STATION PARKING QUANTITY:	23
CAMPING PARKING QUANTITY:	1200
CHECK-IN / OFFICE PARKING QUANTITY:	43
RV SITE: PERPENDICULAR BACK-IN	370
RV SITE: DRIVE-THRU SITE	58
GLAMPING SPACES / UNITS	63

RR = RURAL, RESIDENTIAL.
SFR = SINGLE-FAMILY RESIDENTIAL.

ZONING INFORMATION:
EXISTING: HE = HILLSIDE ESTATES
RR = RURAL RESIDENTIAL
SFR = SINGLE-FAMILY RESIDENTIAL
C3 = COMMERCIAL (3)

PROPOSED: PLANNED UNIT DEVELOPMENT (PUD)
WITH CONDITIONAL USE PERMIT (CUP)

NJJ AT THE LAKE, LLC
411 W. 4400 NORTH
PLEASANT VIEW, UT 84414
PHONE: _____

NJJ AT THE LAKE, LLC
411 W. 4400 NORTH
PLEASANT VIEW, UT 84414
PHONE: _____

DEVELOPER
SUN ACO II, LLC
2777 FRANKLIN ROAD, SUITE 200
SOUTHFIELD, MI 48034
PHONE: (248) 208-2500

DEVELOPER
SUN ACO II, LLC
2777 FRANKLIN ROAD, SUITE 200
SOUTHFIELD, MI 48034
PHONE: (248) 208-2500

CIVIL ENGINEER
ATWELL
4720 E. SOUTHERN AVENUE
MESA, AZ 85206
PHONE: (480) 218-9831

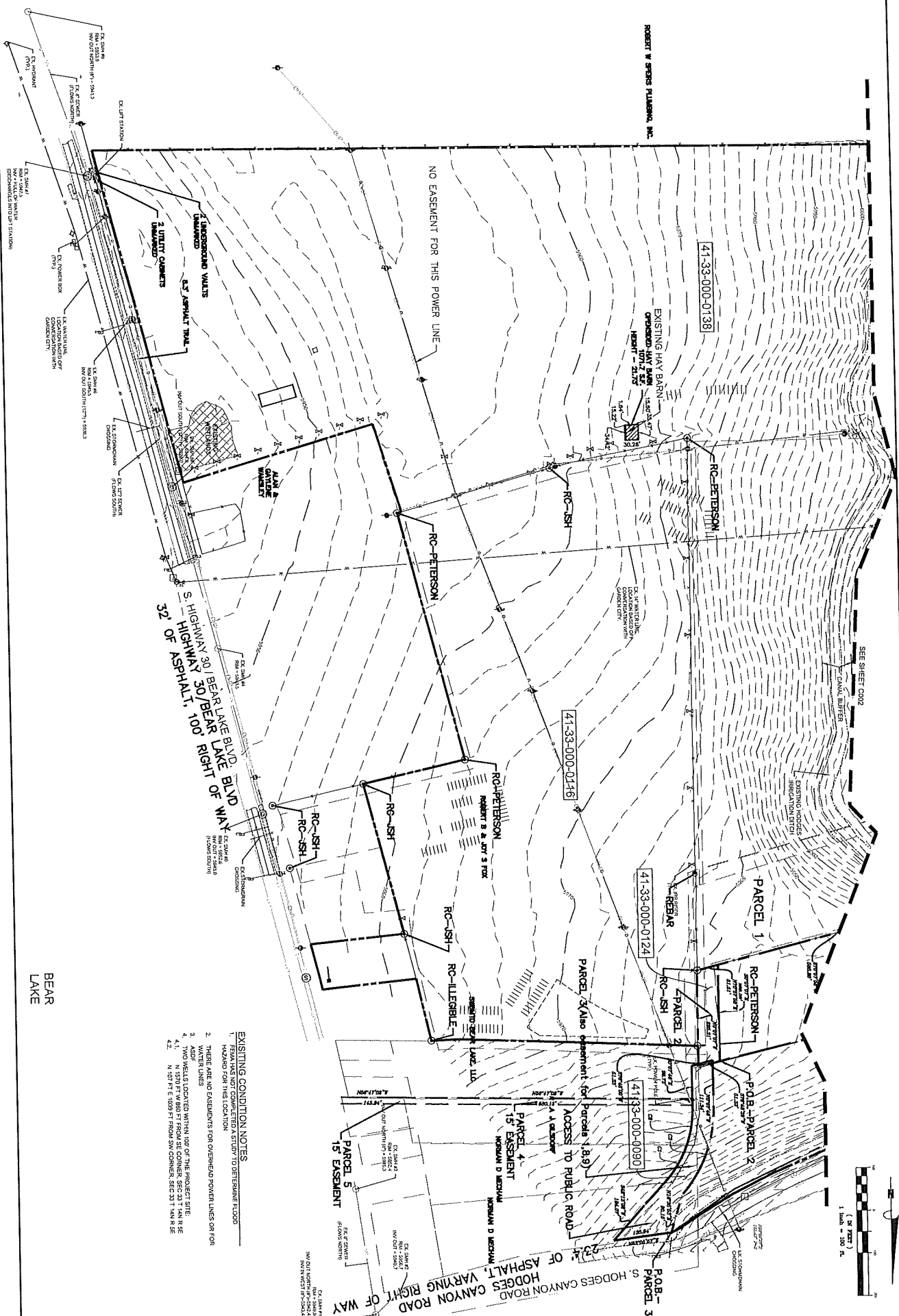
CIVIL ENGINEER
ATWELL
4720 E. SOUTHERN AVENUE
MESA, AZ 85206
PHONE: (480) 218-9831

PROPOSED LAND USE: PUD / CLUP FOR RECREATIONAL VEHICLE PARK

PROPOSED LAND USE: PUD / CLUP FOR RECREATIONAL VEHICLE PARK

PARCEL NO.	ACREAGE	ZONING
41-33-000-016	20.3	SF / C3
41-33-000-015	5.6	HE / RR
41-33-000-017	4.3	HE / RR
41-33-000-009	1.0	PR
41-33-000-012	0.4	RR
41-33-000-002	7.0	HE / RR
41-33-000-004	24.1	HE / RR
41-33-000-018	42.6	HE / RR / SF / C3

[illegible]

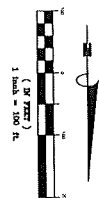


EXISTING CONDITIONS PLAN

LAND USE SUBMITTAL
BEAR LAKE RV RESORT
GARDEN CITY, RICH COUNTY, UTAH

[illegible]

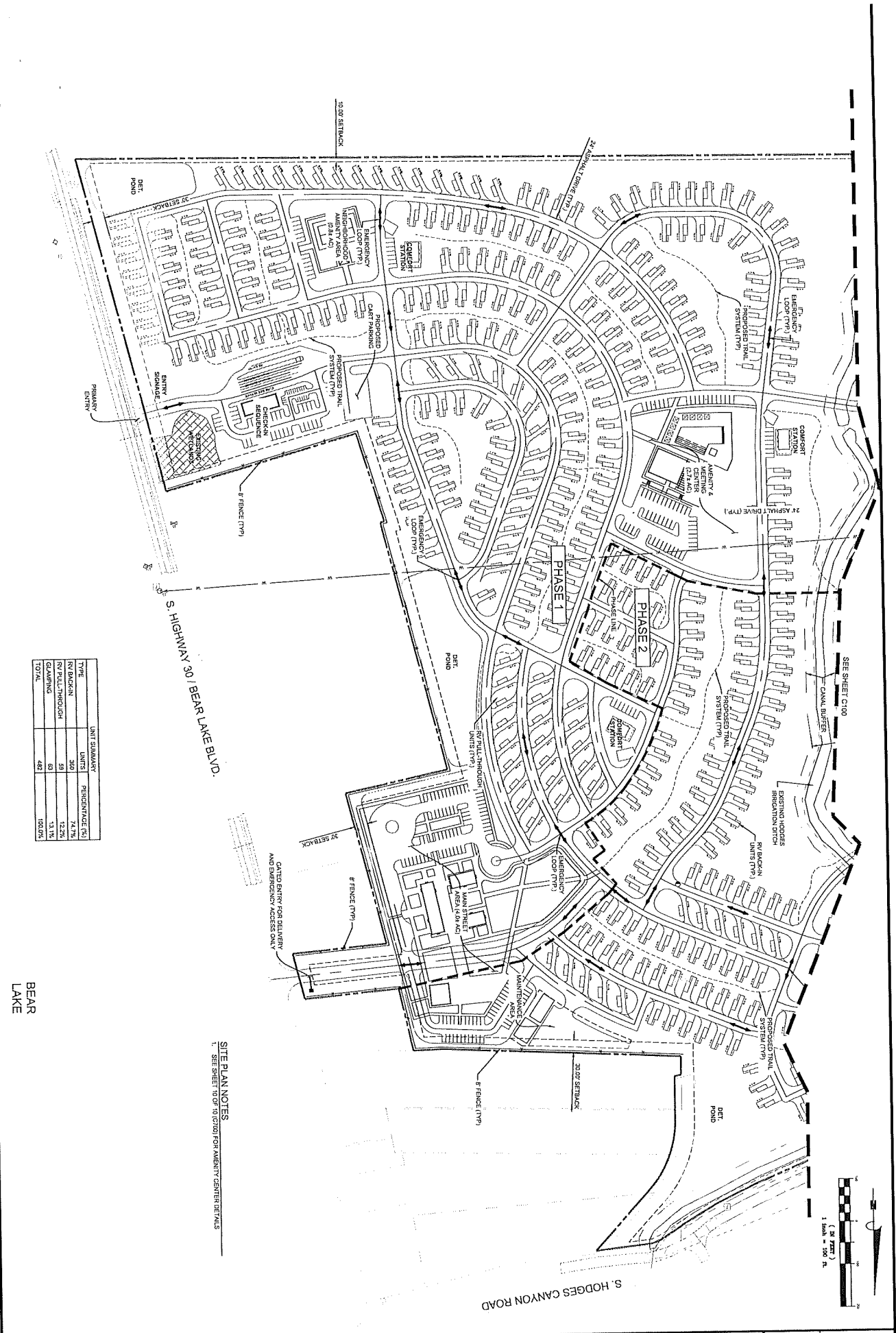
KNOWN Call letters below Call letters you skip	REVISIONS: 02/03/2022 02/22/2022	P/N DR	B/LB SIM	JOB NO. 200001257 FILE NO. 20000357, C100-SP C003	SHEET NO. 3 OF 10
--	--	-----------	-------------	---	----------------------



UNIT SUMMARY	
TYPE	PERCENTAGE (%)
RV BACK-IN	380
RV PULL-THROUGH	59
GLAMPING	63
TOTAL	482

SITE PLAN NOTES
1. SEE SHEET 10 OF 10 (C700) FOR AMENITY CENTER DETAILS.

1. SEE SHEET 10 OF 10 (C700) FOR AMENITY CENTER DETAILS



UNIT SUMMARY	
TYPE	PERCENTAGE (%)
RV BACKIN	74.7%
RV FULL THROLOH	12.2%
CLAMPING	13.1%
TOTAL	100.0%

SITE PLAN NOTES
1. SEE SHEET 10 OF 10 (C101) FOR AMENITY CENTER DETAILS

BEAR
LAKE

811

Know what's below. Call before you dig.

REVISIONS:

DATE	BY	DESCRIPTION
02/20/2022		

SITE PLAN

LAND USE SUBMITTAL

BEAR LAKE RV RESORT

GARDEN CITY, RICH COUNTY, ILLINOIS

ATWELL

666.850.4200 www.atwell-group.com

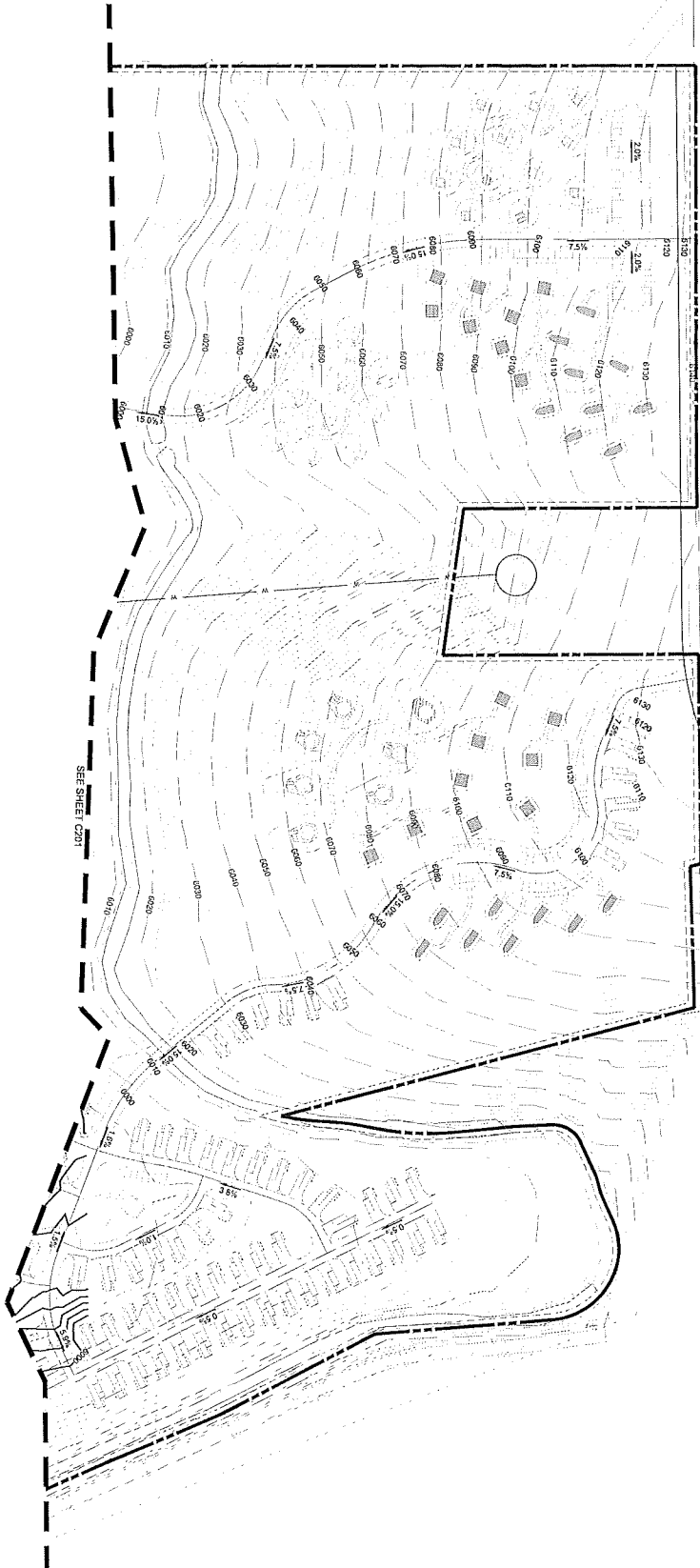
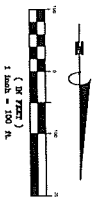
5155 SW BARBERS ROAD, SUITE 150
PORTLAND, OR 97225
253.447.2000

SHEET NO. 5 OF 10

C101

BEAR LAKE

PARADISE PARKWAY
(PROPOSED PUBLIC ROADWAY)



- GRADING NOTES**
1. FINAL GRADING TO BE DETAIL IN FINAL SUBMITTAL.
 2. EMERGENCY ACCESS ROAD AND PARADISE PARKWAY TO BE GRADED IN FINAL SUBMITTAL.
 3. GRADING NOTES SHALL BE RECONSIDERED AND FINAL DESIGN WILL PROVIDE FOR UNIMPAIRED GRADING OR RESTRICT ACCESS DURING WINTER MONTHS.

COMPOSITE GRADING PLAN

LAND USE SUBMITTAL
BEAR LAKE RV RESORT

GARDEN CITY, RICH COUNTY, UTAH

ATWELL
888.850.4200 www.atwell-group.com
9755 SW BARBER ROAD, SUITE 110
PORTLAND, OR 97225
253.447.2003

NOTES:
1. THE GRADING PLAN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE DESIGNER HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED.
2. THE GRADING PLAN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE DESIGNER HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED.
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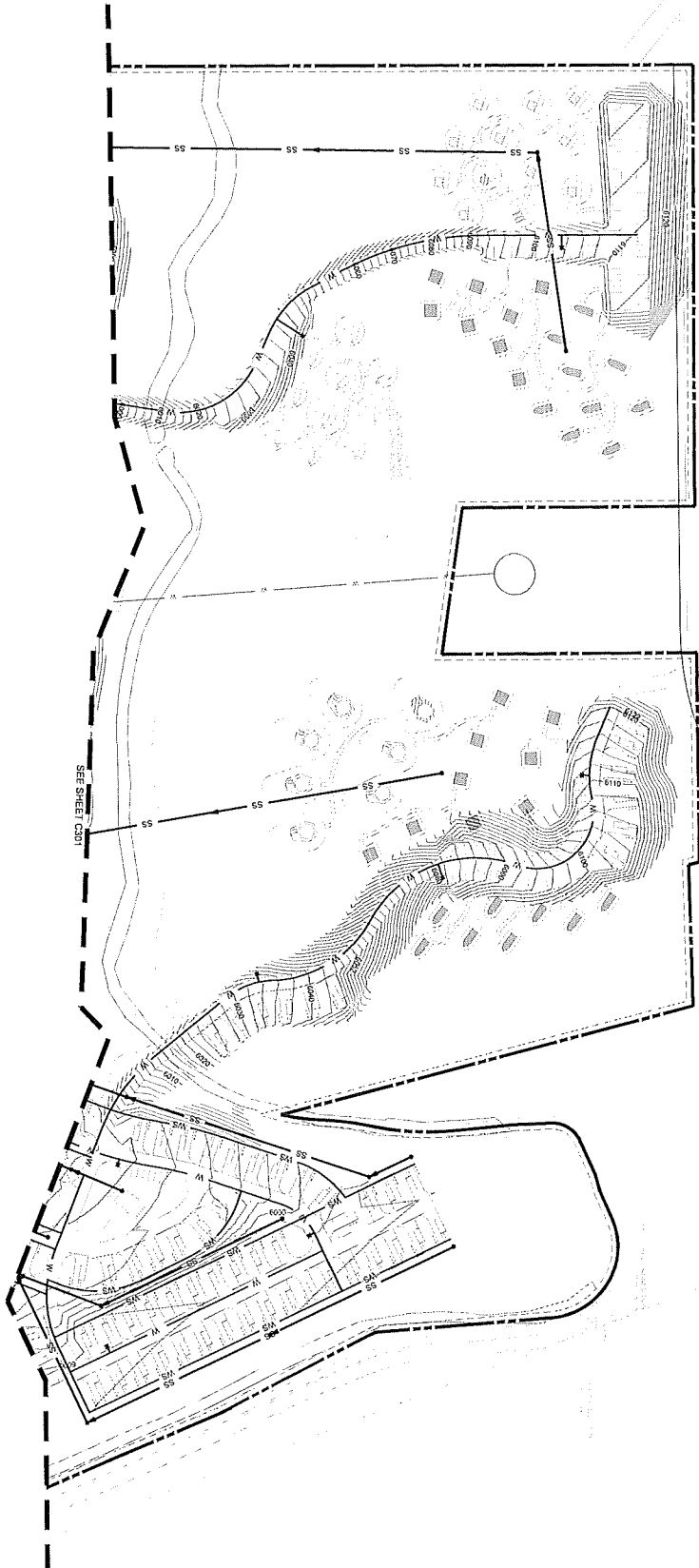


Know what's below.
Call before you dig.

DESIGNER:
03/08/2022
02/23/2023

FILE NO.
20000387
C200

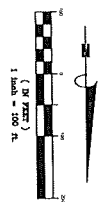
SHEET NO.
6 OF 10



COMPOSITE UTILITY LEGEND

PROPOSED WATER MAIN (8" TYP)	W
PROPOSED WATER SERVICE (1"-2" TYP)	WS
PROPOSED HYDRANT (APPROX. 400 SPACING)	▲
PROPOSED SANITARY MAIN (4"-8" TYP)	SS
PROPOSED FORCE MAIN (4" TYP)	FM
EXISTING WATER	W
EXISTING SANITARY	SS

UTILITY NOTES
1. WATER LINES SHALL BE BURIED WITHIN 5' OF COVER.



8 OF 10

PAL	BLB
DR	SM
JOB NO.	200000007
FILE NO.	200000007_C000-CU
C300	
SHEET NO.	

REV	DATE	BY	CHKD
1	07/20/2002	BLB	SM
2	07/20/2002	BLB	SM
3	07/20/2002	BLB	SM
4	07/20/2002	BLB	SM
5	07/20/2002	BLB	SM

Know what's below.
Call before you dig.
800.4A-SAFE
www.8004a-safe.com

COMPOSITE UTILITY PLAN
LAND USE SUBMITTAL
BEAR LAKE RV RESORT
GARDEN CITY, RICH COUNTY, UTAH

ATWELL
606.650.4200 www.atwell-group.com
9755 S. H. RAINES ROAD, SUITE 150
PORTLAND, OR 97225
254.447.2000

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