

Planning Commission Staff Report



MAPLETON

Item:

2

Date:

4/14/2022

Applicant:

Steven Boshard

Location:

1730 W Alvey Dr

Prepared By:

Sean Conroy, Community
Development Director

Public Hearing:

No

Zone:

I&M-1

Attachments:

1. Application information.
2. Alvey Covenant.

REQUEST

Consideration of a Project Plan for the expansion of an existing industrial building located at 1730 West Alvey Drive in the Industrial and Manufacturing (I&M-1) Zone.

BACKGROUND & DESCRIPTION

The existing site is just under a half an acre in size and is developed with a garage/warehouse that is approximately 3,600 square feet in size. The site is located in the Alvey Industrial Park.

The applicant is requesting approval to expand the existing building by approximately 4,900 square feet to include two offices and additional garage/warehouse area.

EVALUATION

General Plan & Zoning: The General Plan designates the site as "*Industrial*". The site is zoned I&M-1, which is consistent with the General Plan designation. The site is subject to a Landscape Covenant and Agreement that was approved on 1996. The agreement requires a 12' wide bermed landscape buffer along the front of the property. The proposed plan is consistent with the General Plan, zoning and landscape agreement.

Parking: The parking requirements for the new addition include one space for every 250 square feet of office space plus one space for every two employees during the peak work time. The applicant has provided parking according to these requirements.

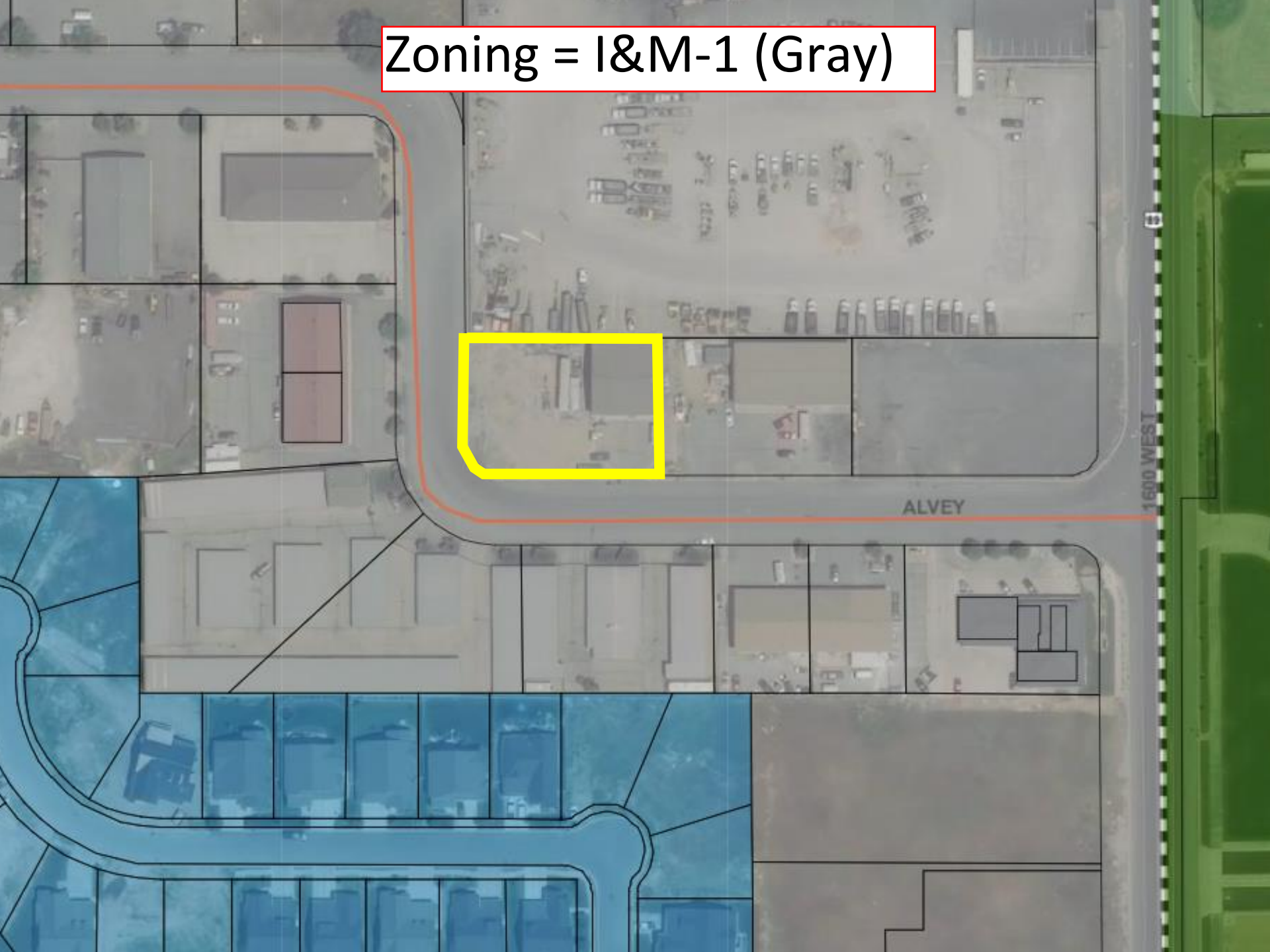
RECOMMENDATION

Approve the project plan.

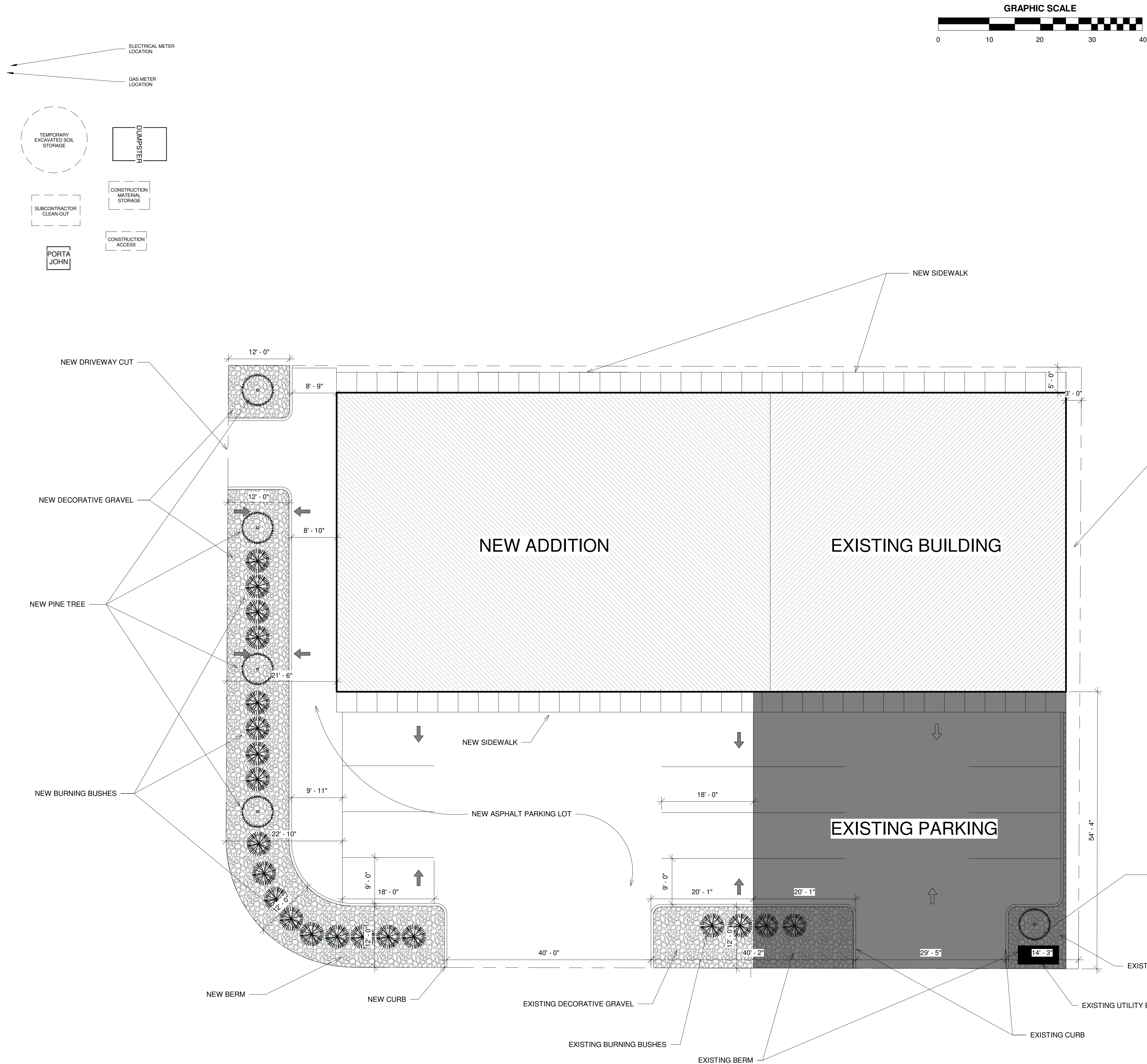
Attachment "1" - Application Info



Zoning = I&M-1 (Gray)



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SWPPP NOTES:

ALL STORM WATER AND DIRT WILL BE KEPT ON SITE DURING CONSTRUCTION UNTIL FINAL LANDSCAPING IS DONE. THE SITE MUST BE GRADED SO THAT WHEN FINAL LANDSCAPING IS COMPLETE, ALL STORM AND IRRIGATION WATER WILL REMAIN ON SITE.

STREET, CURB, AND GUTTER WILL BE INSPECTED AND CLEANED OF ALL MUD AND DIRT AT THE END OF EVERY DAY. STREET SWEEP AS NEEDED. GRAVEL BAGS TO BE PLACED AND MAINTAINED AROUND ANY STORM DRAIN INLET ADJACENT TO OR IMMEDIATELY DOWNSTREAM FROM THE SITE DURING CONSTRUCTION.

PROVIDE A 3" SEDIMENT CUTBACK BEHIND CURB.

BERMS OR SWALES WILL BE REQUIRED ALONG PROPERTY LINES **OF A SUFFICIENT SIZE** TO PREVENT STORM WATER FLOW ONTO ADJACENT LOTS. FINAL GRADING SHALL BLEND WITH ADJACENT LOTS.

A LINED CONCRETE WASHOUT AREA MUST BE PROVIDED AT THE SITE FOR ALL CONCRETE WORK. WASHOUT INTO THE FOUNDATION OR ON THE GROUND IS PROHIBITED.

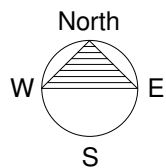
SITE DRAINAGE NOTES:

THE FOLLOWING PRECAUTIONS SHALL BE TAKEN TO HELP PREVENT WETTING OF THE FOUNDATION SOILS:

1. ADEQUATE COMPACTION OF BACKFILL SOILS AGAINST THE FOUNDATION SHOULD BE PROVIDED (IE: A MINIMUM OF 90% OF ASTM D 1557). WATER CONSOLIDATION METHODS SHOULD NOT BE USED.
2. THE GROUND SURFACE SHOULD BE GRADED TO DRAIN AWAY FROM THE STRUCTURE IN ALL DIRECTIONS. PROVIDE AT LEAST A MINIMUM SLOPE OF 6" WITHIN THE FIRST 10'-0" AS REREQUIRED BY R401.3.
3. ROOF RUNOFF SHOULD BE COLLECTED IN RAIN GUTTERS WITH DOWN-SPOUTS DESIGNED TO DISCHARGE WELL OUTSIDE OF THE BACKFILL LIMITS AT LEAST 10 FEET FROM STRUCTURES.
4. SPRINKLER HEADS, IF PLANNED, SHOULD BE AIMED AWAY AND KEPT AT LEAST 2 FEET FROM FOUNDATION WALLS. SPRINKLER SYSTEMS SHOULD BE DESIGNED WITH PROPER SLOPE AND DRAINAGE FOR ALL LINES TO PREVENT BREAKS. BREAKS SHOULD BE PROMPTLY REPAIRED. OVER-WATERING SHOULD BE AVOIDED.
5. LONG-TERM DRAINAGE CONTROL PROVIDED BY LANDSCAPING INCLUDING: PLANTS, GRASS, TREES, SHRUBS & AUTOMATIC SPRINKLERS.
6. THE GRADE ADJACENT TO ALL FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET (5%).
7. R401.3 - LANDINGS, RAMPS, PATIOS, PORCHES OR DECKS, ARE REQUIRED TO BE LEVEL OR CAN HAVE A MAXIMUM SLOPE OF " PER FOOT. ALL OTHER IMPERVIOUS SURFACES WITHIN 10 FEET OF THE FOUNDATION WALLS MUST SLOPE A MINIMUM OF 14" PER FOOT. ALL OTHER IMPERVIOUS SURFACES WITHIN 10 FEET OF THE FOUNDATION WALLS MUST SLOPE A MINIMUM OF 14" PER FOOT AWAY FROM WALLS.
8. DIRECT THE DRAINAGE WATER TO AN APPROVED LOCATION OF DISCHARGE AND NOT ONTO NEIGHBORING PROPERTIES OR ACROSS THE CITY SIDEWALKS.

SITE/LANDSCAPE/SWPPP

SCALE 1" = 10'-0"



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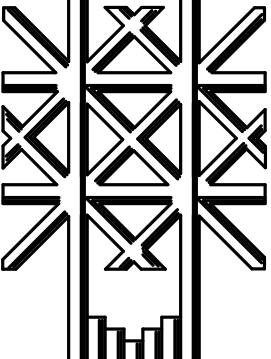
SHEET NUMBER:

A-0.1

3/31/22

STEVE BOSCHARD
WAREHOUSE ADDITION
1730 W Alvey Dr, Mapleton, UT 84664

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GUILFORD RAND, ARCHITECT



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PLUMBING NOTE:

ALL PLUMBING INSTALLATIONS SHALL COMPLY WITH THE 2018 IRC.

SHOWERHEADS SHALL HAVE A FLOW RATE OF NOT MORE THAN 2.5 GPM TO COMPLY WITH IRC P2903.2

SMOKE DETECTOR NOTE:

ADD SMOKE DETECTORS THROUGHOUT HOME

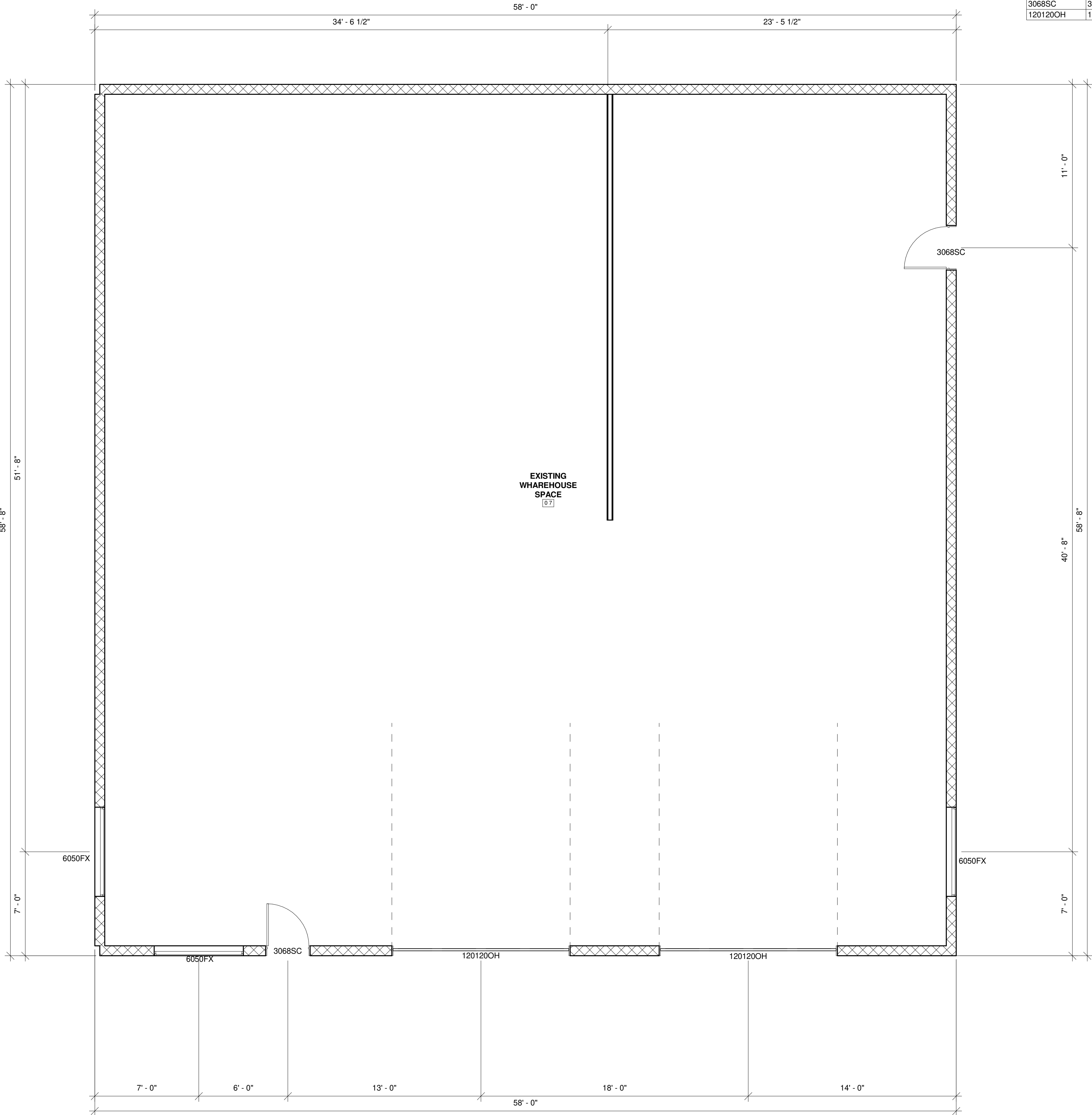
SMOKE DETECTORS SHALL COMPLY WITH SECTION R314 OF THE IRC AND SHALL BE HARD-WIRED, INTERCONNECTED, AND HAVE BATTERY BACKUP.

INSULATION NOTE:

ALL EXTERIOR 2X6 WALLS SHALL HAVE A MINIMUM OF R-20 INSULATION AND ALL ATTICS SPACE SHALL HAVE A MINIMUM OF R-49 INSULATION

DIMENSION NOTE:

SITE VERIFY ALL DIMENSIONS BEFORE ORDERING MATERIALS AND COMENSING ANY WORK. REPORT ANY SIGNIFICANT DESCREPENCIES TO THE DESIGNER.



MAIN LEVEL DOOR SHCHEDULE			
DESCRIPTION	WIDTH	HEIGHT	COUNT
2868HC	2'-8"	6'-8"	2
3068HC	3'-0"	6'-8"	2
3068SC	3'-0"	6'-8"	7
120120OH	12'-0"	15'-0"	5

MAIN LEVEL WINDOW SHCHEDULE			
DESCRIPTION	WIDTH	HEIGHT	COUNT
6050FX	6'-0"	5'-0"	7

EXISTING MAIN LEVEL FLOOR PLAN

SCALE 1/4" = 1'-0"

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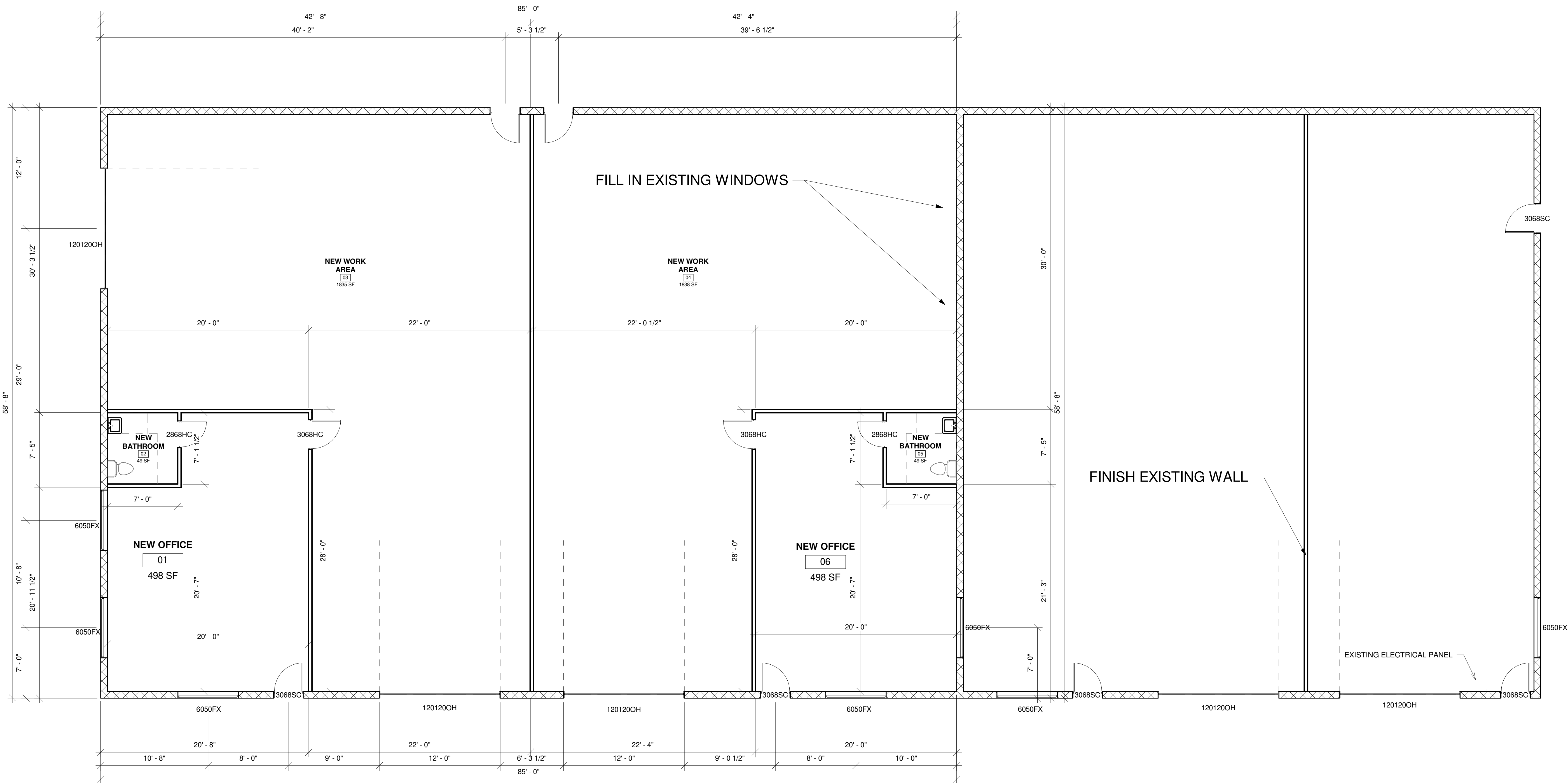
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A-1.1
3/31/22



NEW MAIN LEVEL FLOOR PLAN

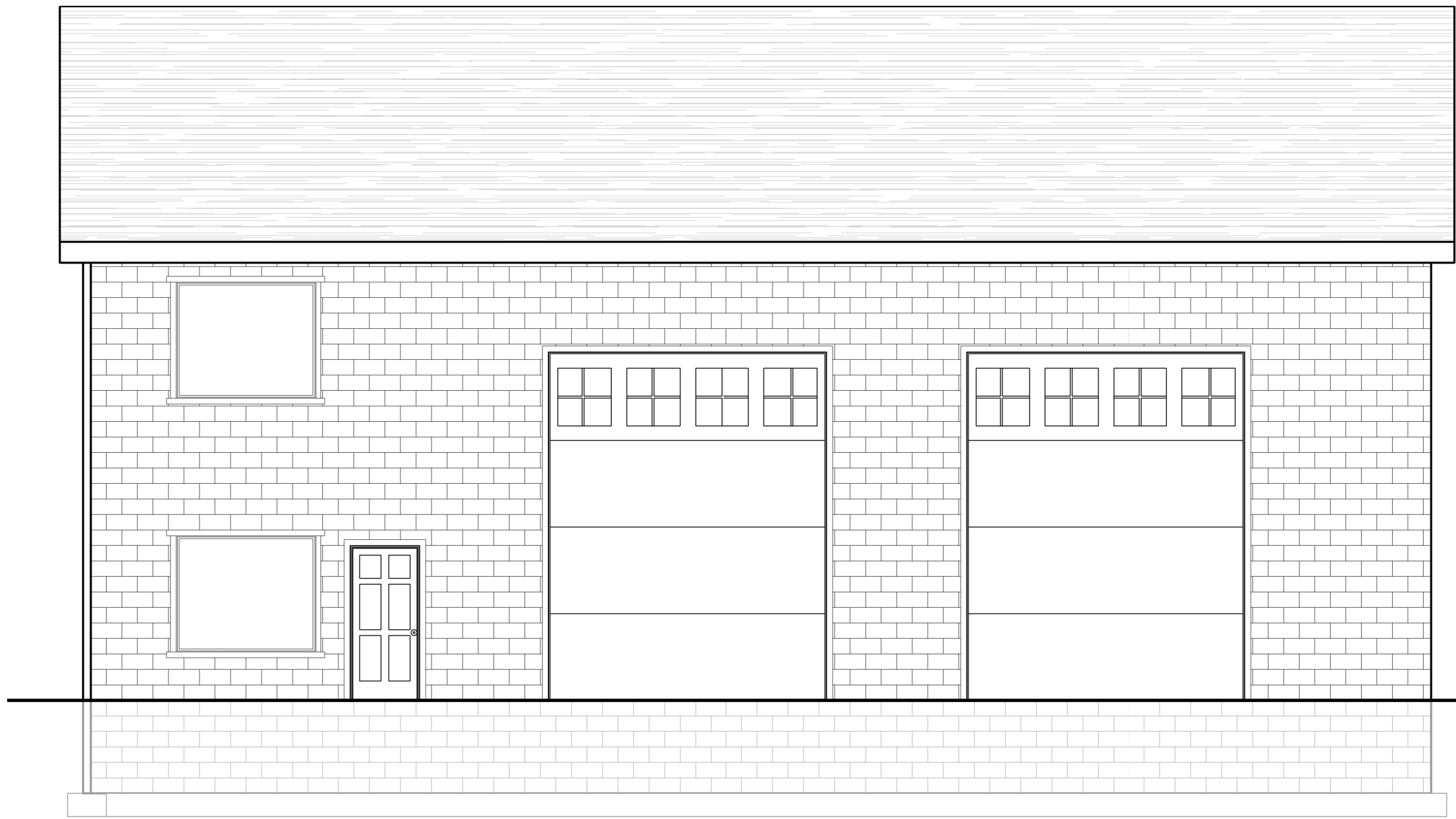
SCALE 3/16" = 1'-0"

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SHEET NUMBER:
A-1.2
3/31/22



EXISTING FRONT ELEVATION

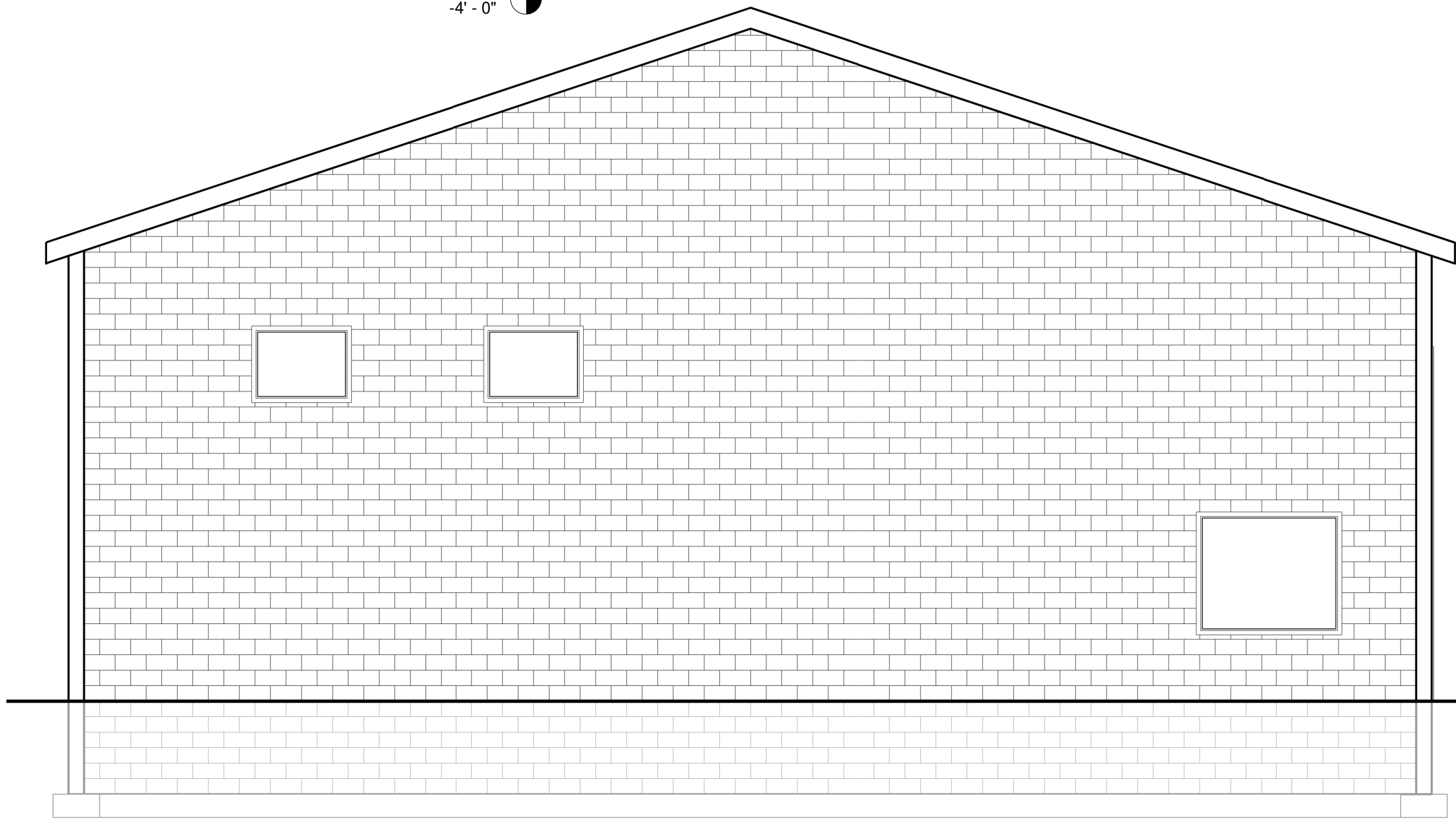
SCALE 3/16" = 1'-0"

T.O. RIDGE
29' - 10"

T.O. PLATE
19' - 2"

GRADE
0' - 0"

T.O. FOOTING
-4' - 0"



EXISTING LEFT ELEVATION

SCALE 3/16" = 1'-0"

T.O. RIDGE
29' - 10"

T.O. PLATE
19' - 2"

GRADE
0' - 0"

T.O. FOOTING
-4' - 0"



EXISTING BACK ELEVATION

SCALE 3/16" = 1'-0"

T.O. RIDGE
29' - 10"

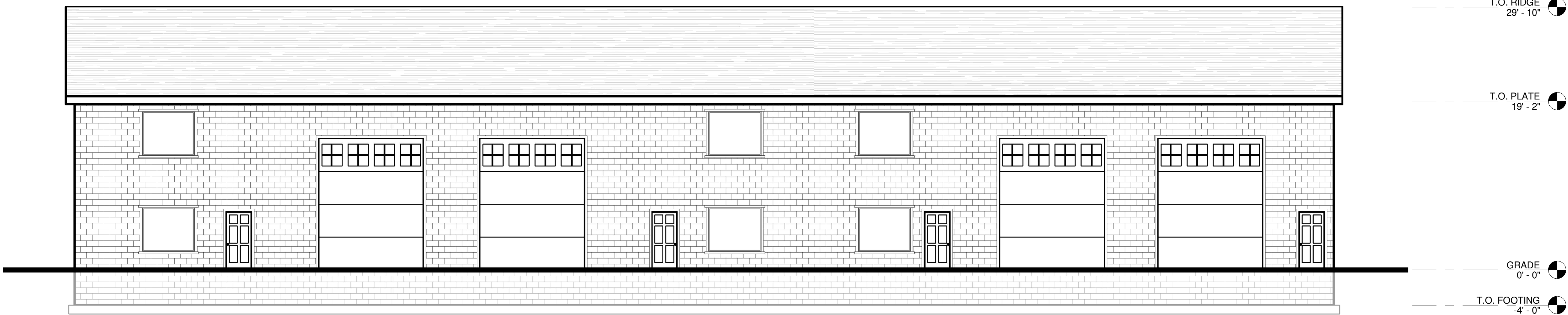
T.O. PLATE
19' - 2"

GRADE
0' - 0"

T.O. FOOTING
-4' - 0"

MATERIAL LEGEND	
NUMBER	MATERIAL

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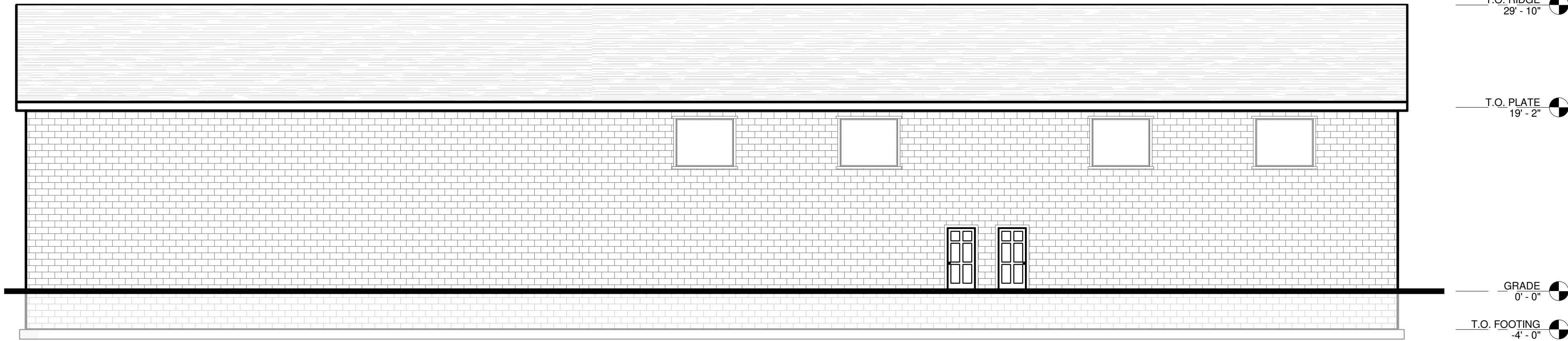
NEW FRONT ELEVATION

SCALE 1/8" = 1'-0"



NEW LEFT ELEVATION

SCALE 1/8" = 1'-0"



NEW BACK ELEVATION

SCALE 1/8" = 1'-0"

MATERIAL LEGEND	
NUMBER	MATERIAL

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REVISIONS:	
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SHEET NUMBER:
A-2.1
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Mayor: Richard L. Maxfield
Councilmembers: Boyd Adams,
Jim Baird, Rea Bleggi,
Charlotte Hanna, Marilyn Petersen
Recorder: Lori A. Brierley



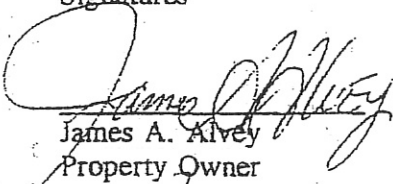
Exec. Secretary: Lois Murdock
Supt. of Public Works: Kent Wheeler
Treasurer: Dianne B. Wittusen
Zoning Administrator: William L. Jones
Planner: Karen A. McCandless

MAPLETON CITY CORPORATION

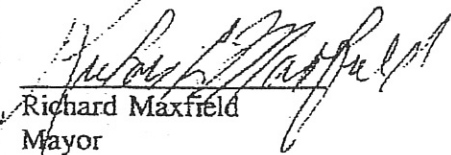
Landscape Covenant and Agreement
for Alvey Business Park
670 South 1600 West
Mapleton, UT

1. All lots abutting Highway 89 or the Mapleton Slant Road will have a thirty foot, bermed landscaped setback adjacent the lot's respective road.
2. The side yard setback not abutting a public street will be a three foot landscaped setback. There will be no rear yard setback requirement unless a lot abuts a residential zone, then there will be ten foot landscaped setback.
3. Where a lot abuts a street, there will be a twelve foot, bermed landscaped setback.

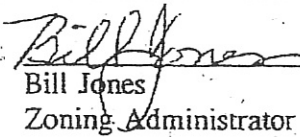
Signatures


James A. Alvey
Property Owner

Date 4-23-96


Richard Maxfield
Mayor

Date 4-23-96


Bill Jones
Zoning Administrator

Date 4-23-96

James Brady
City Attorney

Date _____