Planning Commission
Staff Report

Storage Units at 943 W 2550 N - Conditional Use Permit Application
April 20, 2023

BASIC INFORMATION

Applicant: Wildcat Storage
Owner: Cari Etherington
Location: Approximately 943 W 2550 N

PROPOSAL

The applicant is requesting conditional use approval for an expansion of an existing storage facility and storage building at 943 W 2550 North, in the C-2 Zone. The applicant has completed a subdivision plat, which has been approved, to combine parcels near 2500 North, with the parcel that fronts onto 2700, in order to accommodate the expansion, once recorded. Recording the subdivision combining the parcels ensures that the conditional use permit is an expansion of an existing facility, and not the construction or approval of a new one, as only expansion of existing facilities is permitted by City code in this area. The size of the approved plat for the expanded facility is under 10.00 acres, which is required in City Code 18.042.015.

18.27.010 Purpose.

2. General Commercial, C-2 Zone.

a. In addition to the uses contemplated in the C-1 zone, the general commercial zone allows for the full range of office, retail, service and entertainment needs of the city as a whole and the region of which it is a part.

b. Typical uses within the zone have impacts that necessitate substantial buffers to integrate the use within the community. Certain uses may not be compatible with adjacent single family homes. (Ord.2000-28, 12/12/00)

18.027.060

B. A conditional use is a use that may only be appropriate if additional conditions beyond the standard requirements in this zoning ordinance are applied. A conditional use may be denied if the planning commission finds that it can not meet the standards of the zoning ordinance or cannot apply reasonable conditions to improve compatibility or that the use is not necessary or desirable at that particular location as per Chapter 18.54. A conditional use requires a public hearing with the planning commission.

	C-1 ZONE	C-2 ZONE
Self Storage	X	C

Staff Comments: *Per 18.027.060 of City Code, self-storage is a conditional use in the C-2 zone. 18.42.015 of City Code states that there are special regulations for storage units in this area, which limit the size of the expansion and which are discussed in the next section of code listed next in this report. More generally, there are limitations regarding what conditions can be imposed on conditional uses, given recent changes in state law. Despite City Code, recent updates in Utah state code regarding conditional uses require that conditional uses may only be denied, if negative impacts of a use cannot be reasonably mitigated. Further, a use cannot be denied, if the negative impacts are able to be reasonably mitigated, but are not able to be fully eliminated. The updates in state code, as they pertain to this application, will be addressed later in this report.*

18.42.015 Storage Facilities, Special Regulations.

D. Location limitations. Any proposed new facilities may only be located in the area north of the Parkland Business Park (approximately 2800 North) and west of the Railroad line. Existing facilities outside of the location limitations may be expanded to a total storage unit area, including all existing units, of up to 10 acres and shall not exceed this allowable size. The proposed expansion area of existing facilities shall not be located along 2700 North or within 250 feet of 2700 North. (Ord.2022-16, dated 6/14/22; prior code: Ord.2008-12, dated 9/24/08)

Staff Comments: *The property is in the area where expansions to existing storage unit facilities are permitted by City Code. The final size of the proposed parcel is 9.54 acres, which is within the maximum permitted size of 10.00 acres, in order to meet the requirements for expansion of an existing storage facility listed above. The expansion area also meets the 250' minimum distance requirement from 2700 North. The proposed additional buildings have been proposed to be constructed on the site, as shown in the site plan; see Exhibit A.*

D. Height Standards.

2. In all C-2 zones, the maximum height shall be five stories or sixty-five feet.

Staff Comment: *The buildings meet the required height maximum, with the tallest building proposed at 13'4", well within the sixty-five feet permitted maximum height.*

18.27.040 SETBACK STANDARDS.

A. Front Yard. 1. The minimum setback for buildings and parking shall be twenty feet. Such areas shall be permanently landscaped except for access drives and pedestrian accommodations.

2. Commercial development located across the street or adjacent to a residential zone shall use the front yard setbacks required in that adjacent zone.

3. All structures shall be setback from the future right-of-way as defined in the Pleasant View City Major Street Plan.

> ***Staff Comment:*** *The Master Street Plan shows 2550 as a Major Collector. Per the City Engineer, however, the street improvements in this area have already been met. However, some additional right-of-way may have been dedicated as part of the subdivision. Staff recommends that the applicant needs to show, on a version of the site plan, where the property line defining the edge of the 2550 North right-of-way, will be once the subdivision is recorded, and show the distance of the proposed buildings from that property line to ensure they meet the required setback distance from that property line. That property line is the specified measuring point for the setback, in City code.*

Side Yard. 1. No setback is required unless, a. The use lies adjacent to a residential use or zone. In that case, a twenty foot setback is required. b. The use is located on a corner lot where in addition to the standard front yard setback, the side of the use facing another street shall have a twenty foot setback also.

> ***Staff Comment:*** *The use is not adjacent to a residential zone within the City. Based on these standards, there is no applicable, required side setback.*

C. Rear Yard. 1. Twenty feet where a commercial use lies adjacent to a residential zone. Such setback area is to be permanently landscaped. 2. Ten feet in all other cases. D. Height Standards. Structures in a C-1 zone adjacent to residential use or zone shall be setback an additional two feet for every foot of height over twenty feet from that residential area. In C-2 zones, that formula shall be three feet. 2. In all C-2 zones, the maximum height shall be five stories or sixty-five feet.

> ***Staff Comment:*** *This is considered a double-fronted lot, since property lines are on both 2550 North and 2700 North. However, the required setback is 20' either way, and that the resulting setback is twenty feet. As stated earlier, the applicant needs to demonstrate that the buildings will be 20' back from the new property line, that will be applicable once the subdivision is recorded, per Item A .3 in 18.27.040 above, and adjust the location of the building if the proposed location does not meet the required setback.*

18.27.040 SETBACK STANDARDS. E. 3.

1. Dumpsters shall be enclosed on three sides with a solid concrete or masonry wall that architecturally relates to the primary structure and shall be located at least thirty feet from residential zones. No dumpster shall be located in a required setback.

   Staff Comment*: There is an existing dumpster on site. It should be identified as being out of the required front setback (i.e., and should be brought into compliance with the above standard, of being enclosed on 3 sides with a solid concrete or masonry wall, that relates to the primary*

structure. If the dumpster needs to be moved in order to accommodate the 3-sided wall, Staff recommends that the building or set of buildings it is closest to should be considered the main building, and that therefore it should have a similar color to a portion of the building it is closest to. Staff further recommends that approval of the design of the wall may be delegated to Staff for approval.

Landscape. 1. A minimum of fifteen percent of the gross area of the site shall be attractively and permanently landscaped.

Staff Comment: *The applicant has demonstrated that 15% of the site is landscaped. See sheet C-2 of the site plan (See Exhibit A).*

2. Secondary water and permanent irrigation systems are required.

Staff Comment: Secondary water has been provided, per Public Works and the City Engineer.

3. All landscaped areas shall have a combination of ground cover, shrubs, trees, and may include art, street furniture, patios, fountains and up to twenty-five percent impermeable materials. One tree for every three hundred square feet is required.

Staff Comment: *The landscape plan has been provided on page C-9 of the site plan; see Exhibit A. The applicant has proposed an additional 20,938 of landscaping. Staff is of the opinion that the number of additional trees required should be based on the amount of additional landscaping, but that the trees may be added to any portion of the landscaping on site. Based on the standard of one tree for every three hundred square feet listed above, this requires 69 trees to be added. To Staff's count, 12 additional trees have been provided. It should be noted that the requirement does not specify any specific tree size or type, and a number of different sizes of trees may be used to meet this requirement. However, Staff views this requirement as excessive, and anticipates pursuing an ordinance amendment to adjust this requirement. Staff recommends the applicant have the option to either provide 57 additional trees, and show them on an updated landscaping plan, to meet the current requirements of City ordinance, or that the applicant also be given the option of complying with an updated version of the ordinance, that is adopted, on this issue, prior to Certificate of Occupancy for the buildings being issued, which we anticipated would be a significantly reduced number of trees. Staff also recommends that that any adjustment to the landscape plan may be delegated to Staff to approve.*

18.27.050 PARKING.

B. Parking shall meet the following general standards;

7. Listed and unlisted uses may provide alternate data from a traffic engineer or other appropriate source which may be considered by the planning commission for use in a site plan.

Staff Comment: *This is a listed, conditional use. The applicant's designer has stated that there will be no overnight parking, and that the parking stalls will be used only for potential new customers. The*

applicant has also provided a letter based on the experience as owners of six storage unit facilities, in the state (See Exhibit B). The applicant's agent is making the recommendation that the proposed 4 spaces be deemed sufficient, based on meeting the standard of 4 spaces per one thousand square feet, which is listed in City Code 18.27.050 B.1 and 18.27.050.B.4. The applicant is proposing to provide 1 ADA stall at 9' x 18", 3 standard 9' x 1`8" stalls, and a 5' x 18' unloading zone. Staff opinion is that the nature of the use is unique from other businesses regarding parking needs, and as such that most parking is anticipated to be used very lightly, and infrequently, as the applicant's designer has stated. The access lanes on the site, between the storage unit buildings, are anticipated to be used for loading and unloading of storage units on site by customers, instead of dedicated parking stalls. Based on Staff judgment and the information provided by the applicant and their agent, the dedicated parking stall proposed by the applicant are viewed by Staff to be sufficient to meet the needs of this use.

C. Parking stall size.

1. All parking stalls shall have a nine foot X eighteen foot minimum dimension except for stalls that do not include a two foot area for bumper overhang, where a twenty foot length shall be required. In addition, compact stalls may be a minimum of nine feet X sixteen feet and parallel parking stalls shall be ten feet X twenty-two feet.

Staff Comment: *The applicant has proposed to resize the parking stalls, and repaint the lines for such, to provide an ADA stall, and 3 other stalls that meet the size requirements.*

I. Landscaped areas adjacent to streets and parking shall include a two and one half foot berm to reduce the visual impact of the parked cars, except for automotive sales. (Ord.2022-7, dated 3/8/22; prior code: Ord.2000-28, 12/12/00)

Staff Comment: *The applicant needs to adjust the plan to be in compliance with this requirement for a berm, on the south side of the property, as it is clearly spelled out in City Code. The applicant will need to ensure that sufficient detention capacity is still retained, while adding the berm. Staff recommends that this adjustment may be delegated to Staff to approve.*

The following are the applicable provisions regarding conditional uses and related conditions of approval, listed in Utah State Code:

10-9a-507. Conditional uses.

(1) (a) A municipality may adopt a land use ordinance that includes conditional uses and provisions for conditional uses that require compliance with objective standards set forth in an applicable ordinance.

(b) A municipality may not impose a requirement or standard on a conditional use that conflicts with a provision of this chapter or other state or federal law.

(2) (a) (i) A land use authority shall approve a conditional use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.

(ii) The requirement described in Subsection (2)(a)(i) to reasonably mitigate anticipated detrimental effects of the proposed conditional use does not require elimination of the detrimental effects.

Staff Comment: *The Planning Commission should determine if there are any conditions which would reasonably mitigate any anticipated detrimental effects of the proposed conditional use, per Utah State Code. Staff recommends that the Commission consider whether a fence, wall and/or gate, should be considered as a requirement, to deter vandalism, unauthorized access to the site, etc. as anticipated negative impacts of the use, included any requirements regarding height or other characteristics of the fence. The requirement for the fence could have similar requirements regarding screening listed in 18.27.040 which are as follows: E. Screening. A minimum six-foot concrete or masonry wall shall be required in rear or side yards adjacent to residential zones or uses.*

Staff recommends that a fence with similar characteristics as the fence located on the north end side of the site, already in place, would be sufficient, and if required, that the applicant should show the location of the proposed fence on the site plan.

(b) If a land use authority proposes reasonable conditions on a proposed conditional use, the land use authority shall ensure that the conditions are stated on the record and reasonably relate to mitigating the anticipated detrimental effects of the proposed use.

(c) If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the land use authority may deny the conditional use.

Staff Comment: *Any conditions, imposed in an effort to mitigate any harmful effects of the conditional use, should be stated on the record, and be stated as part of any motion to approve the conditional use permit.*

18.27.080 COMPLIANCE WITH CONDITIONS OF APPROVAL. All conditions of approval are permanent and binding. Failure to maintain improvements in a condition similar to their original approved condition shall subject the owner or lessee to a fine of up to one hundred dollars for each day of noncompliance. Such violations may result in revocation of the business license and/or the conditional use. After written notice, if the violation is not brought into compliance within ten days, the fines and/or procedures specified above shall begin. (Ord.2000-28, 12/12/00)

Staff Comment: *The applicant needs to be aware that any approval granted with conditions, is not a 'carte blanche' approval, and that necessary signatures, building permits, or certificates of occupancy, will not be provided or issued by the City until the conditions of approval of this Conditional Use permit are met. Keeping this*

in mind will assist in moving the applicant towards the City being able to issue building permits, etc. for the project on this site.

Staff Recommendation

Staff recommends ***approval*** of the site plan and building elevations at 2647 N 1000 W, with the following recommended conditions of approval:

- *Staff recommends that the applicant needs to show, on a version of the site plan, where the property line defining the edge of the 2550 North right-of-way, will be once the subdivision is recorded, and show the distance of the proposed buildings from that property line to ensure they meet the required 20' setback distance from that property line, as that is the point from which setbacks are measured per City Code. The applicant needs to adjust the location of the buildings if they do not meet the required setback.*
- *Staff recommends that the existing trash dumpster should be identified as being out of the required front setback, or moved, and should be brought into compliance with the standard, of being enclosed on 3 sides with a solid concrete or masonry wall, that relates to the primary structure. The dumpster may need to be moved in order to accommodate the 3-sided wall, or for other reasons. Staff recommends that the building or set of buildings that the dumpster ends up nearest to in its final location should be considered the main building, and therefore the dumpster should have a similar color to a portion of that building. Staff further recommends that approval of the design of the enclosure wall, and final dumpster location may be delegated to Staff for approval.*
- *Staff recommends the applicant have the option to either provide 57 additional trees, and show them on an updated landscaping plan, to meet the current requirements of City ordinance, or that the applicant also be given the option of complying with an updated version of the ordinance, that is adopted, on this issue, prior to Certificate of Occupancy for the buildings being issued, which we anticipated would be a significantly reduced number of trees. Staff also recommends that any adjustment to the landscape plan, including to meet the requirement for additional trees, may be delegated to Staff to approve.*
- *Staff recommends that the applicant needs to adjust the plan to be in compliance with this requirement for a berm, on the south side of the property, while still ensuring that sufficient detention capacity is still retained, and that this adjustment may be delegated to Staff to approve.*
- *Staff recommends that a fence with similar characteristics as the fence located on the north end side of the site, already in place, would be sufficient, and if required, that the applicant should show the location of the proposed fence on the site plan.*
- *A Long-Term Stormwater Management Agreement must be approved by City Engineer and completed prior to a building permit being issued.*
- *Adjustments to the elevations or design of the buildings be permitted, if there are discrepancies between the proposed plans, or other adjustments are needed, within the requirements of City Code.*
- *Any minor design changes, that are within the requirements of City ordinance and the Public Works Standards, that are needed to accomplish any recommended conditions of approval listed above.*

Public Comment

There have been no comments currently.

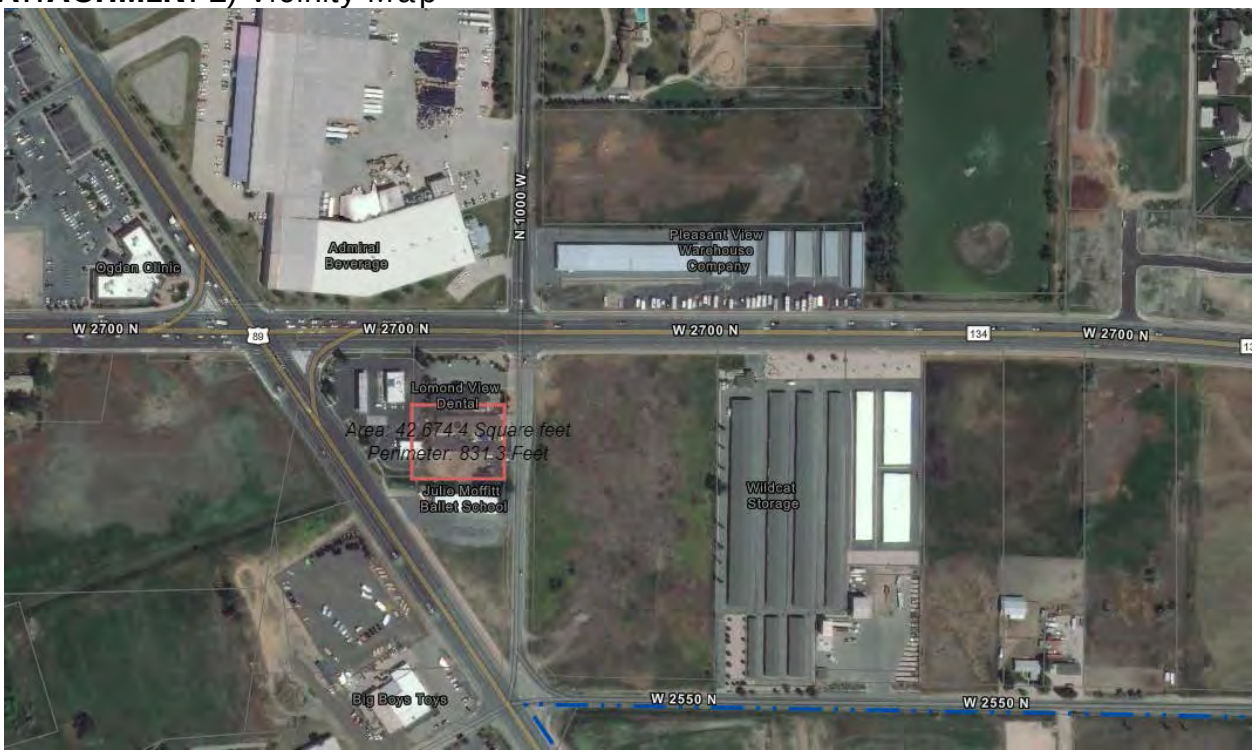
STAFF CONTACT

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EXHIBITS

A) Wildcat Storage Site Plan
B) Site Plan Appendix Documents
C) Architectural Plans & Elevations

ATTACHMENT 1) Vicinity Map



WILDCAT STORAGE EXPANSION

Exhibit A - Wildcat Storage Conditional Use Permit Application

PRELIM SUBMITTAL 2-9-23

PLEASANT VIEW CITY, WEBER , UTAH

TRAFFIC CONTROL & SAFETY NOTES

1. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT STATE OF UTAH DEPARTMENT OF TRANSPORTATION MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES, AND THE CURRENT CITY STANDARD DRAWING, AND SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO ANY WORK.

2. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE CITY TRAFFIC ENGINEER, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.

3. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.

4. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE CITY TRAFFIC ENGINEER FOR REVIEW AND APPROVAL.

5. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER

6. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS: OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS". THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

SANITARY SEWER GENERAL NOTES

1. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN CONFORMANCE WITH CITY STANDARDS AND SPECIFICATIONS.
2. ALL GRAVITY SANITARY SEWER LINES SHALL BE SDR-35 PVC MATERIAL. SEWER LINE CONSTRUCTION AND MATERIALS SHALL CONFORM TO ASTM STANDARDS AND SPECIFICATIONS.
3. DISTANCES SHOWN ON PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT.
4. RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATION. PIPELINE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GROUT AND STEEL SHIMS TO ADJUST THE MANHOLE FRAME TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS. ALL FRAMES SHALL BE ADJUSTED TO FINAL GRADE.
5. ALL SANITARY SEWER MAIN TESTING SHALL BE IN ACCORDANCE WITH THE CITY STANDARDS AND SPECIFICATIONS. COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE PUBLIC WORKS SANITARY SEWER DEPARTMENT HEAD PRIOR TO FINAL ACCEPTANCE.
6. COMPACTION TESTING OF ALL TRENCHES WITH THE PROJECT SITE MUST BE ATTAINED AND RESULTS SUBMITTED TO THE CITY ENGINEER PRIOR TO FINAL ACCEPTANCE.
7. CONTRACTOR IS RESPONSIBLE TO PROTECT ALL EXISTING STRUCTURES AND IMPROVEMENTS DURING INSTALLATION OF SANITARY SEWER LINE.
8. WHERE CONNECTION TO EXISTING UTILITY IS PROPOSED, CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION AND NOTIFY OWNER/ENGINEER IF LOCATION AND ELEVATION OF EXISTING UTILITY VARIES FROM THE DESIGN.
9. CAMERA TESTING AND PRESSURE TESTING PER CITY STANDARD.

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GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION OF SITE IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE CITY ENGINEER, PLANNING, CODES AND SPECIFICATIONS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT THE CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL NOTIFY THE DESIGNATED PUBLIC WORKS INSPECTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS.
4. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE CITY AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE.
5. THE CONTRACTOR SHALL HAVE ONE (1) COPY OF APPROVED PLANS, AND ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB, ON SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
7. IF DURING THE CONSTRUCTION PROCESS CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES, WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
8. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR DESIGNATED TO BE PROVIDED, INSTALLED, CONSTRUCTED, REMOVED AND RELOCATED UNLESS SPECIFICALLY NOTED OTHERWISE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT DRAWINGS ON A SET OF RECORD DRAWINGS KEPT AT THE CONSTRUCTION SITE, AND AVAILABLE TO THE CITY INSPECTOR AT ALL TIMES.
11. THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF WATER LINES AND DRY UTILITIES.
12. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL UTILITY RELOCATIONS CONSISTENT WITH THE CONTRACTORS SCHEDULE FOR THIS PROJECT, WHETHER SHOWN OR NOT SHOWN AS IT RELATES TO THE CONSTRUCTION ACTIVITIES CONTEMPLATED IN THESE PLANS.

SWPPP GENERAL NOTES

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY THE CITY AND STATE.
2. ALL STRUCTURAL EROSION MEASURES SHALL BE INSTALLED AS SHOWN ON THE SWPP PLAN, PRIOR TO ANY OTHER GROUND-DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR, UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREAS ARE STABILIZED WITH HARD SURFACE OR LANDSCAPING.

STORM SEWER GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:
   A) OBTAIN ALL REQUIRED PERMITS FROM THE CITY OR REGULATORY AGENCIES, INCLUDING PERMITS TO WORK IN THE RIGHT-OF-WAY.
   B) RESTORATION OF EXISTING IMPROVEMENTS INCLUDING BUT NOT LIMITED TO FENCES, SOD, LANDSCAPING, PAVEMENT, SPRINKLER SYSTEM.
   C) VERIFICATION AND PROTECTION OF ALL EXISTING IMPROVEMENTS WITHIN THE LIMITS OF CONSTRUCTION.
   D) PROVIDING AS-BUILT DRAWINGS TO THE CITY AND THE ENGINEER.
   E) ALL PERMITTING, DEVELOPMENT, LOCATION, CONNECTION AND INSPECTION AND SCHEDULING FOR SUCH.
2. ALL STORM SEWER CONNECTIONS SHALL BE IN CONFORMANCE WITH CITY STANDARDS AND SPECIFICATIONS.
3. RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATION. PIPELINE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GROUT, AND STEEL SHIMS TO ADJUST THE MANHOLE FRAME TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH CITY STANDARDS AND SPECIFICATIONS AND PLANS. ALL FRAMES SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO PLACEMENT OF ASPHALT PAVING.
4. COMPACTION OF ALL TRENCHES WITHIN THE PROJECT SITE MUST BE ATTAINED AND COMPACTION RESULTS SUBMITTED TO THE ENGINEER AND THE CITY PRIOR TO FINAL ACCEPTANCE.
5. ALL STORM DRAIN PIPES IN THE CITY RIGHT-OF-WAY SHALL BE RCP CL III.
6. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE PAVEMENT AND SHALL HAVE TRAFFIC BEARING LIDS. ALL STORM SEWER LIDS SHALL BE LABELED "STORM DRAIN".
7. WHERE CONNECTION TO EXISTING UTILITY IS PROPOSED, CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION AND NOTIFY OWNER/ENGINEER IF LOCATION AND ELEVATION OF EXISTING UTILITY VARIES FROM THE DESIGN.

GENERAL GRADING NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST APWA STANDARDS AND SPECIFICATION FOR PUBLIC WORKS AND THE CITY STANDARDS. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATIONS AND ENTRIES. FINISHED GRADE AT FOUNDATION FOR WOOD FRAMED STRUCTURES SHALL BE 8 INCHES BELOW TOP OF FOUNDATION AND DRAINAGE SHALL BE A MINIMUM OF 5% WITHIN 10 FEET FROM THE BUILDING.
2. MAXIMUM SLOPES SHALL BE 3:1 FOR CUT AND FILL UNLESS OTHERWISE NOTED.
3. COMPACTION REQUIREMENTS AND TESTING SHALL BE PERFORMED TO MEET THE CITY STANDARDS.
4. NO FILL SHALL BE PLACED UNTIL VEGETATION HAS BEEN REMOVED AND SUB-GRADE PREPARED PER THE SOILS REPORT.
5. DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.
6. CONTRACTOR SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN BY INSTALLING BMP'S PRIOR TO COMMENCEMENT OF EXCAVATION ACTIVITIES. CONTACT THE CITY INSPECTOR FOR INSPECTION.
7. ALL RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ALL SUBSEQUENT REPORTS, ADDENDUM ETC. SHALL BE CONSIDERED A PART OF THIS GRADING PLAN AND SHALL BE COMPLIED WITH.
8. THE CONTRACTOR SHALL CONTACT BLUE STAKES FOR LOCATION MARKING PRIOR TO COMMENCING EXCAVATION ACTIVITIES.
9. CITY MAY REQUIRE A PRE-CONSTRUCTION MEETING BEFORE A PERMIT IS ISSUED.
10. STREETS ADJACENT TO THE PROJECT SHALL BE CLEAN AT ALL TIMES.
11. CONTRACTOR IS RESPONSIBLE FOR ARRANGING FOR ALL REQUIRED INSPECTIONS.
12. PRIOR TO TAKING WATER FROM A CITY FIRE HYDRANT, THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE WATER UTILITY TO OBTAIN A WATER METER.

CULINARY WATER GENERAL NOTES

1. ALL INSTALLATION AND MATERIALS SHALL CONFORM TO WATER UTILITY STANDARDS, SPECIFICATIONS AND PLANS.
2. THRUST BLOCKING IS REQUIRED AT ALL BENDS AND FITTINGS. TIE RODS SHALL BE USED AT ALL BENDS AND FITTINGS WHERE THRUST BLOCKS DO NOT BEAR AGAINST UNDISTURBED SOIL.
3. ALL WATERLINES AT SEWER CROSSINGS SHALL BE LOCATED ABOVE AND HAVE AN 18-INCH VERTICAL SEPARATION FROM THE SEWER PIPE. IF THIS IS NOT PROVIDED, THE WATERLINE SHALL BE INSTALLED WITH 20 L.F. OF CONCRETE CASING CENTERED OVER THE SEWER PIPE.
4. DISINFECTION TESTS SHALL BE PERFORMED BY THE WATER UTILITY WITH COOPERATION FROM THE CONTRACTOR IN PERFORMING ANY NECESSARY EXCAVATION AND SUBSEQUENT BACKFILLING AT NO COST TO THE CITY.
5. CHLORINATION OF COMPLETED WATER LINE. THE NEW WATER LINES SHALL BE DISINFECTED BY CHLORINATION. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL RELATED COSTS AND FEES RELATED TO THE CHLORINATION OF THE COMPLETED WATER LINE. THIS TEST SHALL BE PERFORMED PRIOR TO CONNECTION OF THE NEW WATER LINES TO THE EXISTING WATER SYSTEM. THE CONTRACTOR SHALL NOTIFY THE WATER UTILITY AT LEAST 24 HOURS BEFORE THE CHLORINATION IS DESIRED.
6. A MINIMUM HORIZONTAL CLEARANCE OF 10 FEET SHALL BE MAINTAINED FROM SANITARY SEWER MAINS.
7. UNLESS OTHERWISE SPECIFIED, ALL WATERLINES SHALL BE AWWA C900 PVC CLASS 150, PER ASTM D2241.
8. CONTRACTOR SHALL LOCATE VALVES PRIOR TO CONNECTION WITH EXISTING SYSTEM, BUT SHALL NOT OPERATE ANY VALVE WITHOUT PERMISSION FROM THE WATER UTILITY.
9. ALL WATER MAINS, VALVES, FIRE HYDRANTS, SERVICES AND APPURTENANCES SHALL BE INSTALLED, TESTED, AND APPROVED PRIOR TO PAVING.
10. THERE SHALL BE A WATER SUPPLY TO THE DEVELOPMENT BEFORE ANY WOOD CONSTRUCTION STARTS.
11. THE WATER UTILITY REQUIRES THE USE OF CORROSION RESISTANT MATERIALS FOR ALL CULINARY WATER IMPROVEMENTS. SPECIFICALLY, ROMAC BLUE BOLTS OR STAINLESS STEEL BOLTS MUST BE USED ON ALL FITTINGS. FURTHER, ALL METAL FITTINGS SHALL BE POLY WRAPPED.

CITY ENGINEER ACCEPTANCE OF IMPROVEMENT PLANS

These improvement plans have been reviewed by the City Engineer for general conformance with the requirements of the City's ordinances and the City's Development, Design, & Construction Standards. This set of city-approved drawings shall be used for construction of the required subdivision improvements. The developer's engineer, whose stamp appears on these drawings, is responsible for the engineering design, drafting, and related field information. The construction contractor is responsible for the dimensions which shall be confirmed and correlated at the job site; fabrication processes and techniques of construction; coordination of the work with that of all other trades; and the satisfactory performance of the work.

JONES AND ASSOCIATES
Consulting Engineers

By: Dana Q. Shuler Date: 04/17/2023
Dana Q. Shuler, PE

PLEASANT VIEW CITY ENGINEER
JONES AND ASSOCIATES
DANA SHULER
6080 FASHION POINT DRIVE
SOUTH OGDEN, UTAH 84403
80-476-9767

BONA VISTA WATER
MATT FOX
2020 WEST 1300N
FARR WEST, UTAH 84404
801-621-0474

PLEASANT VIEW CITY SEWER
520W ALBERTA DR
PLEASANT VIEW, UTAH 84414
385-758-0051

PLEASANT VIEW CITY STORM WATER
520W ALBERTA DR
PLEASANT VIEW, UTAH 84414
385-758-0051

CENTRAL WEBER SEWER I.D.
2618 PIONEER ROAD
OGDEN, UT 84404
801-731-3011

PLEASANT VIEW CITY STREETS
520W ALBERTA DR
PLEASANT VIEW, UTAH 84414
385-758-0051

PLEASANT VIEW CITY INSPECTOR
520W ALBERTA DR
PLEASANT VIEW, UTAH 84414
385-758-0051

ALL IMPROVEMENTS TO CONFORM TO PLEASANT VIEW CITY STANDARDS AND SPECIFICATIONS

CULINARY WATER IMPROVEMENTS TO CONFORM TO THE PLEASANT VIEW CITY STANDARDS AND SPECIFICATIONS

SECONDARY WATER IMPROVEMENTS TO CONFORM TO THE SECONDARY WATER UTILITY'S STANDARDS AND SPECIFICATIONS

WILDCAT STORAGE EXPANSION
PRELIM SUBMITTAL 2-9-23



STRUCTURE OR OBJECT

CONCRETE OR ASPHALT

UTILITY TO BE REMOVED

PROTECT IN PLACE

DEMO PLAN KEYNOTES

1. PROTECT IN PLACE WATER MAIN
2. FIRE HYDRANT TO BE RELOCATED OUT OF THE WAY, SEE SHEET C3 FOR PROPOSED NEW FIRE HYDRANT DETAILS
3. PROTECT IN PLACE STORM DRAIN STRUCTURE
4. PROTECT IN PLACE STORM DRAIN LINE
5. DEMO STORM DRAIN STRUCTURE
6. DEMO STORM DRAIN LINE
7. DEMO WATER LATERAL TO TERMINATE PER PLEASANT VIEW CITY STANDARDS OR CAP AT CORP AT THE MAIN IF ON THE PROPERTY
8. DEMO SEWER LINE TO TERMINATE AND CAP PER CWSD STANDARDS (SEE SHEET C8A DETAIL 1)
9. DEMO LIGHT POLE AND ELECTRICAL, TERMINATE PER PLEASANT VIEW CITY STANDARDS
10. DEMO STRUCTURE
11. DEMO FENCE / INTERIORCONCRETE WALL
12. DEMO GAS LINE PER DOMINION ENERGY STANDARDS, OR TO CAP AT PROPERTY LINE FOR NEW RUN OF PIPE TO BUILDING.
13. VERIFY PRIVATE SITE UTILITY AND DEMO PER PLEASANT VIEW CITY STANDARDS, (IF ITEM IS UTILITY COMPANY PROPERTY CONTACT ENGINEER FOR REDESIGN OF STORM SYSTEM.

DEMOLITION TO FOLLOW OSHA, EPA, AND PLEASANT VIEW CITY STANDARDS AND GUIDELINES

** ALL WATER METERS AND VAULTS TO BE DELIVERED TO PLEASANT VIEW CITY **

** PLEASANT VIEW CITY PUBLIC WORKS TO BE NOTIFIED WHEN DEMOLITION OF STORM DRAIN SYSTEM AND OTHER UTILITY CROSSINGS OF THE ACTIVE WATER MAIN RUNNING THROUGH THE SITE WILL OCCUR FOR PROPER SUPERVISION **.

0' 15' 30' 60' 90'
Scale in Feet
1" = 30'

SCALE: 1" = 30'
DATE: 2-9-23
DESIGN: TN / RP
DRAWN: RP
CHECKED: CHECKED

REVISIONS	
DATE	DESCRIPTION

DWG: R:\0512 - EILERTSON, DOUG\WILDCAT STORAGE\DESIGN\EXPANSION 9-15-22\DWG\WILDCAT STORAGE EXPANSION 2 2-9-23.DWG

PROFESSIONAL STRUCTURAL ENGINEER
No. 4859845
TYLER M. NIELSON
LICENSED
STATE OF UTAH

DEMO PLAN

WILDCAT STORAGE EXPANSION

943W 2550N

PLEASANT VIEW CITY, WEBER, UTAH

GARDNER ENGINEERING
CIVIL ▪ LAND PLANNING
MUNICIPAL ▪ LAND SURVEYING
968 S CHAMBER ST, SUITE #5, OGDEN, UT 84405
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C1



1. EXISTING CONCRETE
2. EXISTING ASPHALT
3. EXISTING BUILDINGS
4. EXISITNG LANDSCAPING
5. EXISITNG PARKING
6. PROPOSED CONCRETE (SEE SITE PLAN DETAIL SHEET C2A)
7. PROPOSED ASPHALT (SEE SITE PLAN DETAIL SHEET C2A)
8. PROPOSED BUILDINGS (SEE SITE PLAN DETAIL SHEET C2A)
9. PROPOSED LANDSCAPING (SEE SITE PLAN DETAIL SHEET C2A AND LANDSCAPING PLAN SHEET C9)
10. PROPOSED LANDSCAPING ON EXISTING SITE, TO FOLLOW LANDSCAPING PLAN C9)
11. PROPOSED ADA STALL, SYMBOL, SIGN, UNLOADING ZONE (PER ADA STANDARDS, SEE SHEET C8 DETAIL 14,15,16)
12. PROPOSED PARKING STRIPING, WHITE 4" TYPICAL

WHOLE SITE INFORMATION	ZONE = C-2 COMMERCIAL	
BUILDINGS	177148 SF	41.00%
CONCRETE	6953 SF	1.61%
ASPHALT	180371 SF	41.75%
LANDSCAPE	67596 SF	15.64%
TOTAL SITE AREA	432068 SF 9.92 ACRES	100%

LEGEND

- BUILDING
- SIDEWALK
- TBC
- ASPHALT EDGE
- PARKING STRIPING
- SETBACK
- EASEMENT
- CENTERLINE
- BOUNDARY
- NEW ASPHALT
- NEW CONCRETE
- NEW LANDSCAPE
- NEW BUILDING
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING LANDSCAPING
- EXISTING BUILDING

46658 SF OF EXISTING LANDSCAPING

20938 SF OF PROPOSED LANDSCAPING
(16713 ADDITION, 4225 NEW ON EXISTING SITE)

67596 SF LANDSCAPING FOR WHOLE SITE

432068 SF PARCEL AREA FOR WHOLE SITE

15.64% LANDSCAPING

SITE PLAN GENERAL NOTES

1. STALLS DESIGNATED AS ADA WILL REQUIRE A PAINTED ADA SYMBOL AND SIGN.
2. ALL EXTERIOR DOORS REQUIRE A LEVEL EXTERIOR LANDING WITH A MAX. SLOPE OF 2%.
3. ACCESSIBLE ROUTES AND ADA RAMPS TO BE INSTALLED AS PER ADA STANDARDS.
4. ACCESSIBLE ROUTE TO BE A MAX. SLOPE OF 5% AND A MAX. CROSS SLOPE OF 2% 2009 ANSI 117.403.3.
5. MAXIMUM ELEVATION DIFFERENCE BETWEEN THE ASPHALT SURFACE OF THE PARKING SURFACE AND THE BOTTOM OF THE CONCRETE CURB RAMPS OR SIDEWALK HEIGHT SHALL NOT EXCEED ¼" VERTICAL OR ½" WHEN BEVELED. 2009 ANSI 117 303.502.5.
6. BUILDING SIDEWALKS, RAMPS, AND BOLLARDS ARE RESPONSIBILITY OF THE BUILDING CONTRACTOR. SEE ARCHITECTURAL PLANS.
7. AISLE MARKINGS, SOLID DIRECTIONAL ARROWS AND STOP BARS WILL BE PAINTED AT EACH DRIVEWAY AS SHOWN ON THE PLANS.SEE ALSO DETAIL SHEETS.
8. BUILDING SIDEWALKS, RAMPS, AND BOLLARDS ARE RESPONSIBILITY OF THE BUILDING CONTRACTOR. SEE ARCHITECTURAL PLANS.
9. SEE ELECTRICAL SITE PLAN FOR SITE LIGHTING DETAILS.
10. ALL DIMENSIONS ARE TO TOP BACK OF CURB AND TO THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
11. ALL INLETS SHALL HAVE BICYCLE SAVE GRATES.
12. NEW CULINARY WATER AND SANITARY SEWER SERVICE LATERALS TO BE STUBBED TO 5' OUTSIDE OF NEW BUILDING.
13. PRIOR TO CONNECTING A NEW SEWER SERVICE LATERAL, THE CONTRACTOR SHALL CAMERA THE EXISTING SEWER MAIN TO IDENTIFY LOCATION OF EXISTING LATERALS AND INFORM OWNER AND ENGINEER.
14. NEW CULINARY WATER AND SANITARY SEWER SERVICE LATERALS TO BE EXTENDED AS NEEDED TO 5' OUTSIDE OF NEW BUILDING. EXISTING UTILITY STUBS ARE SHOWN BASED ON SURVEY, ROADWAY PLANS, AND/OR UTILITY MAPS. ALL LOCATIONS AND ELEVATIONS SHOULD BE FIELD VERIFIED.

BENCHMARK - SEWER MANHOLE, ELEVATION 4305.98, GPS (41.304295,-111.999821), FRONT OF SITE AT 900W MIDDLE OF 2550N ROAD

OWNER/DEVELOPER - WILDCAT STORAGE LLC
945W 2700N PLEASANT VIEW CITY, UTAH 84414



0' 20' 40' 80' 120'
Scale in Feet
1" = 40'

SCALE: 1" = 40'
DATE: 2-9-23
DESIGN: TN / RP
DRAWN: RP
CHECKED: CHECKED

REVISIONS	
DATE	DESCRIPTION

DWG: R:\0512 - EILERTSON, DOUG\WILDCAT STORAGE\DESIGN\EXPANSION 9-15-22\DWG\WILDCAT STORAGE EXPANSION 2 2-9-23.DWG

PROFESSIONAL STRUCTURAL ENGINEER
No. 4859845
TYLER M. NIELSON
LICENSED
STATE OF UTAH

SITE PLAN OVERVIEW
WILDCAT STORAGE EXPANSION
943W 2550N
PLEASANT VIEW CITY, WEBER, UTAH

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C2



PROPOSED BUILDINGS	37357 SF	38.43%
PROPOSED CONCRETE	2446 SF	2.51%
PROPOSED ASPHALT	40680 SF	41.85%
PROPOSED LANDSCAPE	16713 SF	17.20%
TOTAL PROPOSED ADDITION AREA	97196 SF	100%

PARKING REQUIREMENT -
PROVIDING 4 STALLS = 1 ADA AND UNLOADING AND 3 REGULAR
2 STALLS REQUIRED PER RECOMMENDATION
24'X17'=408SF, 18.27.050.B.1/18.27.050.B.7- 4STALLS PER 1000SF, 408/1000*4=1.632~2 STALLS

(1) EXISTING ASPHALT (SEE SHEET C1 DEMO PLAN)
(2) EXISTING SIDEWALK (SEE SHEET C1 DEMO PLAN)
(3) EXISTING CURB AND GUTTER (SEE SHEET C1 DEMO PLAN)
(4) EXISTING CONCRETE (SEE SHEET C1 DEMO PLAN)
(5) EXISTING BUILDING (SEE SHEET C1 DEMO PLAN)
(6) EXISTING LANDSCAPING (SEE SHEET C1 DEMO PLAN)
(7) EXISTING STORMDRAIN DETENTION (SEE SHEET C1 DEMO PLAN)
(8) EXISTING FENCE (SEE SHEET C1 DEMO PLAN)
(9) EXISTING SITE ACCESS (SEE SHEET C1 DEMO PLAN)
(10) PROPOSED ASPHALT (SEE SHEET C8 DETAIL 5)
(11) PROPOSED CITY SIDEWALK (PER PVC STANDARDS, SEE SHEET C8 DETAIL 1)
(12) PROPOSED CITY CURB AND GUTTER (PER PVC STANDARDS, SEE SHEET C8 DETAIL 2)
(14) PROPOSED SITE "P" CURB (PER APWA 2017 PG 40, SEE SHEET C8 DETAIL 11)
(15) PROPOSED SITE CONCRETE (SEE SHEET C8 DETAIL 7)
(16) PROPOSED BUILDING (SEE ARCHITECTURAL PLANS)
(17) PROPOSED XERISCAPE LANDSCAPING (SEE SHEET C9)
(18) PROPOSED STORM DRAIN DETENTION (SEE SHEET C5)
(19) PROPOSED FENCE (CHAINLINK W/ SLATS, MATCH EXISTING SEE SHEET C8A DETAIL 2)
(21) PROPOSED SITE RETAINING WALL, REPURPOSED EXTERIOR CONCRETE WALL COORDINATE WITH OWNER (DETAIL BY OTHERS)
(22) PROPOSED 2' WATERWAY (SEE SHEET C8 DETAIL 9)
(24) PROPOSED EMERGENCY ACCESS W/ DRIVEWAY APPROACH (SLATTED CHAINLINK GATES, APPROACH AND SIDEWALK PER PLEASANT VIEW CITY SEE SHEET C8A DETAIL 2, C8 DETAIL 11)
(25) PROPOSED GRAVEL ROAD (6" OF 3/4" ROADBASE OVER 8" OF 2"MINUS, COMPACTED UNTIL UNYIELDING)
(26) PROPOSED RIP RAP ROCK POND ENTRANCE (3-6" ROCK IN A SINGLE LAYER)

LEGEND

BUILDING
SIDEWALK
TBC
ASPHALT EDGE
PARKING STRIPING
SETBACK
EASEMENT
CENTERLINE
BOUNDARY
NEW ASPHALT
NEW CONCRETE
NEW LANDSCAPE
NEW BUILDING
EXISTING ASPHALT
EXISTING CONCRETE
EXISTING LANDSCAPING
EXISTING BUILDING

SITE PLAN GENERAL NOTES

1. STALLS DESIGNATED AS ADA WILL REQUIRE A PAINTED ADA SYMBOL AND SIGN.
2. ALL EXTERIOR DOORS REQUIRE A LEVEL EXTERIOR LANDING WITH A MAX. SLOPE OF 2%.
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4. ACCESSIBLE ROUTE TO BE A MAX. SLOPE OF 5% AND A MAX. CROSS SLOPE OF 2% 2009 ANSI 117.403.3.
5. MAXIMUM ELEVATION DIFFERENCE BETWEEN THE ASPHALT SURFACE OF THE PARKING SURFACE AND THE BOTTOM OF THE CONCRETE CURB RAMPS OR SIDEWALK HEIGHT SHALL NOT EXCEED ¼" VERTICAL OR ½" WHEN BEVELED. 2009 ANSI 117 303.502.5.
6. BUILDING SIDEWALKS, RAMPS, AND BOLLARDS ARE RESPONSIBILITY OF THE BUILDING CONTRACTOR. SEE ARCHITECTURAL PLANS.
7. AISLE MARKINGS, SOLID DIRECTIONAL ARROWS AND STOP BARS WILL BE PAINTED AT EACH DRIVEWAY AS SHOWN ON THE PLANS.SEE ALSO DETAIL SHEETS.
8. BUILDING SIDEWALKS, RAMPS, AND BOLLARDS ARE RESPONSIBILITY OF THE BUILDING CONTRACTOR. SEE ARCHITECTURAL PLANS.
9. SEE ELECTRICAL SITE PLAN FOR SITE LIGHTING DETAILS.
10. ALL DIMENSIONS ARE TO TOP BACK OF CURB AND TO THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
11. ALL INLETS SHALL HAVE BICYCLE SAVE GRATES.
12. NEW CULINARY WATER AND SANITARY SEWER SERVICE LATERALS TO BE STUBBED TO 5' OUTSIDE OF NEW BUILDING.
13. PRIOR TO CONNECTING A NEW SEWER SERVICE LATERAL, THE CONTRACTOR SHALL CAMERA THE EXISTING SEWER MAIN TO IDENTIFY LOCATION OF EXISTING LATERALS AND INFORM OWNER AND ENGINEER.
14. NEW CULINARY WATER AND SANITARY SEWER SERVICE LATERALS TO BE EXTENDED AS NEEDED TO 5' OUTSIDE OF NEW BUILDING. EXISTING UTILITY STUBS ARE SHOWN BASED ON SURVEY, ROADWAY PLANS, AND/OR UTILITY MAPS. ALL LOCATIONS AND ELEVATIONS SHOULD BE FIELD VERIFIED.

BENCHMARK - SEWER MANHOLE, ELEVATION 4305.98, GPS (41.304295,-111.999821), FRONT OF SITE AT 900W MIDDLE OF 2550N ROAD

OWNER/DEVELOPER - WILDCAT STORAGE LLC
945W 2700N PLEASANT VIEW CITY, UTAH 84414



0' 15' 30' 60' 90'
Scale in Feet
1" = 30'

SCALE: 1" = 30'
DATE: 2-9-23
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REVISIONS

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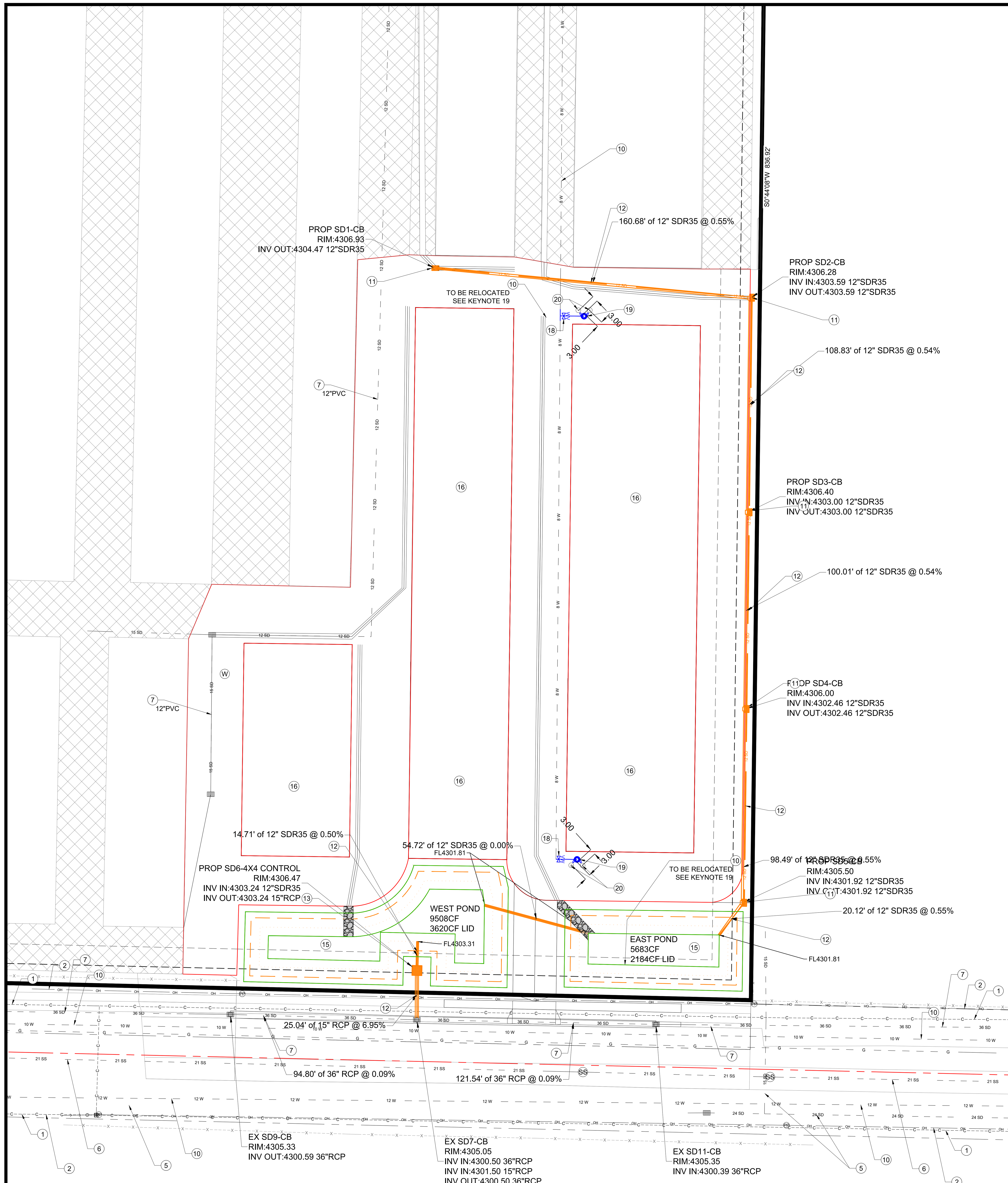
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PROFESSIONAL STRUCTURAL ENGINEER No. 4859845 TYLER M. NIELSON LICENSED STATE OF UTAH

SITE PLAN ADDITION
WILDCAT STORAGE EXPANSION
943W 2550N
PLEASANT VIEW CITY, WEBER, UTAH

GARDNER ENGINEERING
CIVIL • LAND PLANNING
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C2



UTILITY PLAN KEYNOTES

1. EXISTING CABLE UTILITIES
2. EXISTING POWER / ELECTRIC UTILITIES
3. EXISTING FIBER OPTIC UTILITIES
4. EXISTING GAS UTILITIES
5. EXISTING IRRIGATION UTILITIES
6. EXISTING SEWER UTILITES
7. EXISTING STORM DRAIN LINE (SIZE AND MATERIAL PER TAG)
8. EXISTING STORM DRAIN CONTROL STRUCTURE (SEE DEMO PLAN)
9. EXISTING STORM DRAIN MANHOLE STRUCTURE (SEE DEMO PLAN)
10. EXISTING WATER UTILITES
11. PROPOSED STORM DRAIN STRUCTURE (DETAILS PER TAG, PER PVC STANDARDS, SEE SHEET C8 DETAIL 3, 8, 12)
12. PROPOSED STORM DRAIN LINE (DETAILS PER TAG, PER PVC STANDARDS)
13. PROPOSED STORM DRAIN CONTROL STRUCTURE (DETAILS PER TAG, PER PVC STANDARDS, SEE SHEET C8 DETAIL 10)
14. STUB WITHIN 5' OF BUILDING OR CONNECT PER BUILDING PLANS
15. PROPOSED DETENTION (SEE SHEET C5 FOR MORE INFO)
16. PROPOSED BUILDING LIGHTING (SEE ARCHITECTURAL PLANS)
18. PROPOSED WATER VALVE (PER PVC STANDARDS, SEE SHEET C8A DETAIL 3)
19. PROPOSED FIRE HYDRANT (PER PVC STANDARDS, SEE SHEET C8A DETAIL 3)
20. PROPOSED FIRE HYDRANT BOLLARDS (PER FIRE CODE AND PVC STANDARDS, SEE SHEET C8 DETAIL 13)

CULINARY WATER NOTES

1. ALL CULINARY WATER LINE INSTALLATION AND MATERIALS SHALL CONFORM TO THE PLEASANT VIEW CITY'S WATER STANDARDS, SPECIFICATIONS AND PLANS.
2. UNLESS OTHERWISE SPECIFIED, ALL WATERLINES SHALL BE AWWA C900 PVC DR18 CLASS 150, PER ASTM D2241.
3. CONTRACTOR SHALL LOCATE VALVES PRIOR TO CONNECTION WITH EXISTING SYSTEM, BUT SHALL NOT OPERATE ANY VALVE WITHOUT PERMISSION FROM PLEASANT VIEW CITY.
4. ALL WATER MAINS, VALVES, FIRE HYDRANTS, SERVICES AND APPURTENANCES SHALL BE INSTALLED, TESTED, AND APPROVED PRIOR TO PAVING.

SANITARY SEWER NOTES

1. ALL UTILITY CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CITY'S STANDARDS AND SPECIFICATIONS.
2. ALL GRAVITY SANITARY SEWER LINES SHALL BE SDR-35 PVC MATERIAL, UNLESS OTHERWISE SPECIFIED. SEWER LINE CONSTRUCTION AND MATERIALS SHALL CONFORM TO ASTM STANDARDS AND SPECIFICATIONS.
3. CONTRACTOR IS RESPONSIBLE TO PROTECT ALL EXISTING STRUCTURES AND IMPROVEMENTS DURING INSTALLATION OF SANITARY SEWER LINE.

STORM DRAIN NOTES

1. ALL UTILITY CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CITY'S / UDOT'S STANDARDS AND SPECIFICATIONS WHERE APPLICABLE.
2. CONTRACTOR IS RESPONSIBLE TO PROTECT ALL EXISTING STRUCTURES AND IMPROVEMENTS DURING INSTALLATION OF STORM DRAIN SYSTEM.
3. ROOF DRAINS SHALL BE TIED INTO THE STORM DRAIN SYSTEM PER BUILDING PLANS OR AS INDICATED ON UTILITY PLAN.
4. ROOF DRAIN TO BE COORDINATED AS NEEDED.

SECONDARY WATER NOTES

1. ALL SECONDARY WATER LINE INSTALLATION AND MATERIALS SHALL CONFORM TO THE SECONDARY WATER UTILITY STANDARDS, SPECIFICATIONS AND PLANS.
2. CONTRACTOR IS RESPONSIBLE TO PROTECT ALL EXISTING STRUCTURES AND IMPROVEMENTS DURING INSTALLATION OF SECONDARY SYSTEM.
3. EXCEPT WHERE NOTED EXISTING SECONDARY WATER IMPROVEMENTS MUST BE PROTECTED IN PLACE.

GENERAL UTILITY NOTES

1. CONTRACTOR IS TO COORDINATE THE INSTALLATION OF THE GAS LINE METER WITH DOMINION ENERGY
2. CONTRACTOR IS TO COORDINATE THE INSTALLATION OF THE WATER METER AND CONNECTION TO EXISTING LINE, PER BONA VISTA STANDARDS.
3. SEE ARCHITECTURAL/MECHANICAL DRAWINGS FOR EQUIPMENT DETAILS AND CONTINUATION INSIDE BUILDING, BAY/TRENCH/FOOTING DRAIN, AND ANY EQUIPMENT OUTSIDE OF BUILDING
4. ALL WORK SHALL BE COMPLETED TO CITY/UTILITY STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL COORDINATE WITH THE CITY FOR INSPECTION AND TESTING PRIOR TO PUTTING NEW CONSTRUCTION INTO SERVICE.
5. CONTRACTOR SHALL VERIFY THE UTILITY LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION.
6. GAS LINE TO BE COORDINATED WITH DOMINION ENERGY.
7. ALL STORMDRAIN / SEWER INLETS AND PIPING PER THE CITY'S STANDARDS

LEGEND

EXISTING SANITARY SEWER
EXISTING SANITARY MANHOLE
NEW SANITARY SEWER LATERAL
NEW SANITARY SEWER MANHOLE 5FT/4FT/CLEANOUT
EXISTING SECONDARY WATER LINE
EXISTING SECONDARY WATER METER
NEW SECONDARY WATER LINE
NEW SECONDARY WATER METER
EXISTING CULINARY WATER
NEW CULINARY WATER LATERAL
EXISTING FIRE HYDRANT
NEW CULINARY WATER VALVE
EX CULINARY WATER VALVE
NEW CULINARY WATER METER
EX CULINARY WATER METER
NEW LIGHT POLE
NEW STORM DRAIN
NEW 2'x2' CATCH BASIN
NEW 2'x4' CATCH BASIN
EX 2'x4' CATCH BASIN
EX POWER LINE
EX POWER POLE
EX COMMS LINE
EX COMMS BOX
EX GAS
PROPOSED TRENCHS

Scale in Feet
1" = 30'

SCALE: 1" = 30'
DATE: 2-9-23
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REVISIONS
DATE | DESCRIPTION

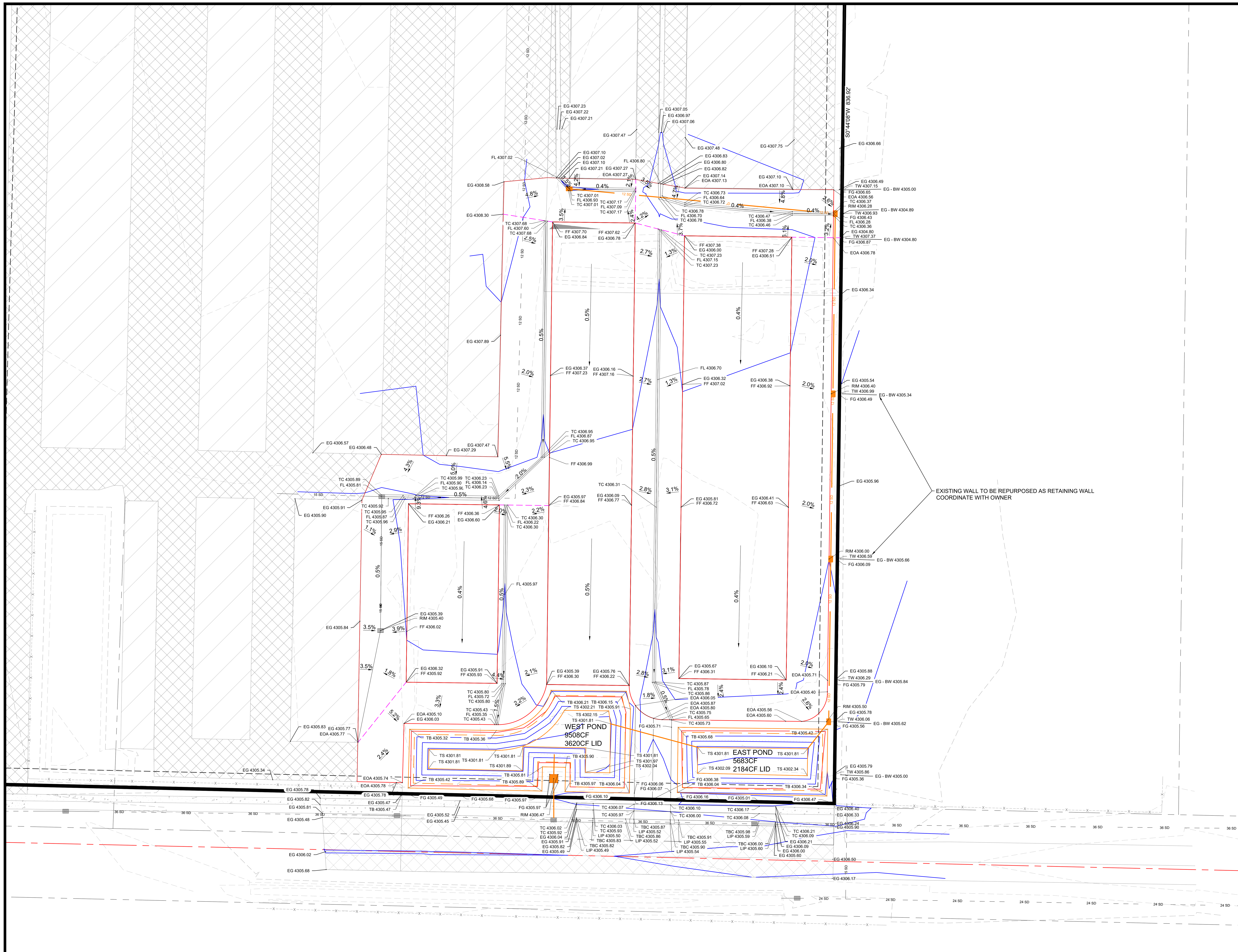
DWG: R:\0512 - EILERTSON, DOUG\WILDCAT STORAGE\DESIGN\EXPANSION 9-15-22\DWG\WILDCAT STORAGE EXPANSION 2 2-9-23.DWG

PROFESSIONAL STRUCTURAL ENGINEER
No. 4859845
TYLER M. NIELSON
LICENSED
STATE OF UTAH

UTILITY PLAN
WILDCAT STORAGE EXPANSION
943W 2550N
PLEASANT VIEW CITY, WEBER, UTAH

GARDNER ENGINEERING
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C3



24" SPILL CURB
EXISTING 5.0' CONTOUR
EXISTING 1.0' CONTOUR
NEW 1.0' DESIGN CONTOUR
NEW 5.0' DESIGN CONTOUR
RIDGE LINE
BERM LINE
TBC 00.00 SPOT ELEVATION
0.00% GRADE AND FLOW DIRECTION

ABBREVIATIONS:

EG – EXISTING GROUND
GB – GRADE BREAK
HP – HIGH POINT
TBC – TOP BASE CURB
LIP – LIP OF GUTTER
EOA – EDGE OF ASPHALT
FG – FINISHED GROUND
TC – TOP OF CONCRETE
TG – TOP OF GRATE
FL – FLOWLINE
TS – TOE OF SLOPE
TB – TOP OF BANK
RIM – RIM OF BOX
FF – FINISHED FLOOR
BW – BOTTOM OF WALL
TW – TOP OF WALL

GENERAL GRADING NOTES:

1. ALL WORK IN PUBLIC RIGHT OF WAY SHALL BE IN ACCORDANCE WITH CITY PUBLIC WORKS STANDARD.
2. DUST SHALL BE CONTROLLED BY WATERING.
3. THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE PERMITTEE.
4. APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING THE GRADING PROJECT.
5. ALL PUBLIC ROADWAYS MUST BE CLEARED DAILY OF ALL DIRT, MUD AND DEBRIS DEPOSITED ON THEM AS A RESULT OF THE GRADING OPERATION. CLEANING IS TO BE DONE TO THE SATISFACTION OF THE CITY.
6. MAXIMUM ELEVATION DIFFERENCE BETWEEN THE ASPHALT SURFACE OF THE PARKING SURFACE AND THE BOTTOM OF THE CONCRETE CURB RAMPS OR SIDEWALK HEIGHT SHALL NOT EXCEED $\frac{1}{4}$" VERTICAL OR $\frac{1}{2}$" WHEN BEVELED. 2009 ANSI 117 303.502.5.
7. ACCESSIBLE ROUTE TO BE A MAX. SLOPE OF 5% AND A MAX. CROSS SLOPE OF 2% 2009 ANSI 117.403.3.

0' 15' 30' 60' 90'
Scale in Feet
1" = 30'

SCALE: 1" = 30'
DATE: 2-9-23
DESIGN: TN / RP
DRAWN: RP
CHECKED: CHECKED

REVISIONS

DATE	DESCRIPTION

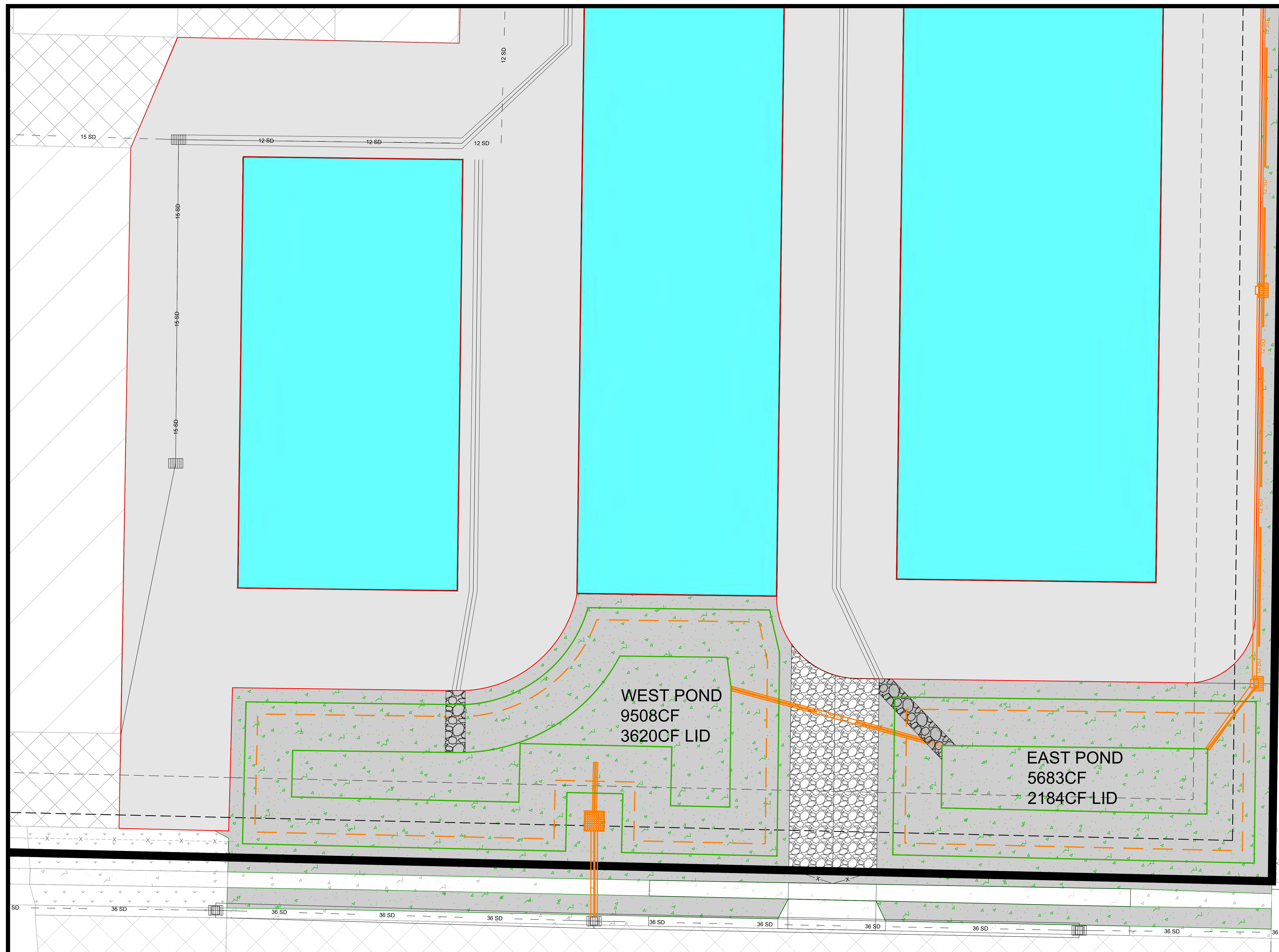
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PROFESSIONAL STRUCTURAL ENGINEER
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GRADING PLAN
WILDCAT STORAGE EXPANSION
943W 2550N
PLEASANT VIEW CITY, WEBER, UTAH

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C4



WILDCAT STORAGE
PLEASANT VIEW CITY, WEBER COUNTY, UTAH

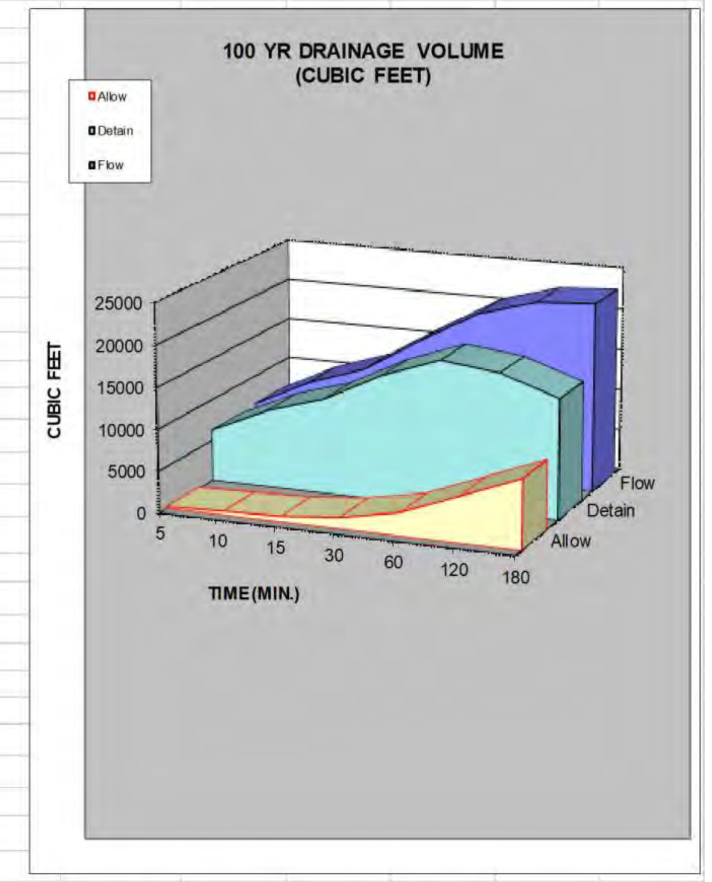
Gardner Engineering

Areas	Total Site Sq. Ft.	Acre	C				
Hard Surface	76,435	1.7547	0.90	68791.47	42.84%	Allow Release Rate (cfs/acre)	0.100
Buildings	74,907	1.7196	0.90	67416.3	41.98%		
Gravel	0	0.0000	0.25	0	0.00%	Q Allowable (cfs)	0.41
Landscape	27,082	0.6217	0.25	6770.5	15.18%		
Total/Weighted	178,424	4.0960	0.80	142978.3			

25yr

MIN	Runoff Vol (cf) Allowable	*Inch / Hr i25	Total Vol (cf) 25 YEAR	Detain Vol (cf) Difference
5	123	4.61	4,539	4,417
10	246	3.51	6,913	6,667
15	369	2.9	8,567	8,198
30	737	1.95	11,521	10,784
60	1,475	1.21	14,298	12,823
120	2,949	0.692	16,354	13,405
180	4,424	0.483	17,122	12,698
360	8,847	0.295	20,915	12,067
720	17,695	0.185	26,232	8,537
1440	31,195	0.11	31,195	0

*NOAA Data



Orifice Calculation

H =	3	Maximum water height (ft)
Q =	0.41	Flowrate out of orifice (cfs)
Cc =	0.62	Coefficient of Contraction
Cv =	0.98	Coefficient of Velocity
Area =	0.049	Orifice Area (ft^2)
Π =	3.14	
g =	32.17	Gravitational Constant
d =	2.98	Orifice Diameter (in)
d =	**3**	**Orifice**

	CUBIC FEET	CUBIC YARDS
100 YEAR STORM RECOMMENDED MIN. VOLUME DETAINED	13,405	496

Project Info

Project Disturbance Area	4.0961 ac		Hard Surface Area	Disturbance Area	Proposed Impervous Area
Proposed Impervrious Area	3.4743 ac		Hsa=Pda-Pa	27081.97 Pda=	178423.97 Pia= 151342
Project imperviousness%	85%	0.8482	sqf	sqf	sqf
Project Imperviousness,Rv	0.7515				3.474334252
80th Percentile Volume	5363.2548 cuft				
Predevelopment Hydrologic	5488.3213 cuft		Undisturbed Ground I	1 Rv=1.14*(i)-0.371	0.7690
Volume Retention Goal	5363.2548 cuft				

Steps for Calcs

80th percentile Depth, d= 0.48

Project Imperviousness I=Post Impervious Area/Project Disturbance Limits I= 0.8482

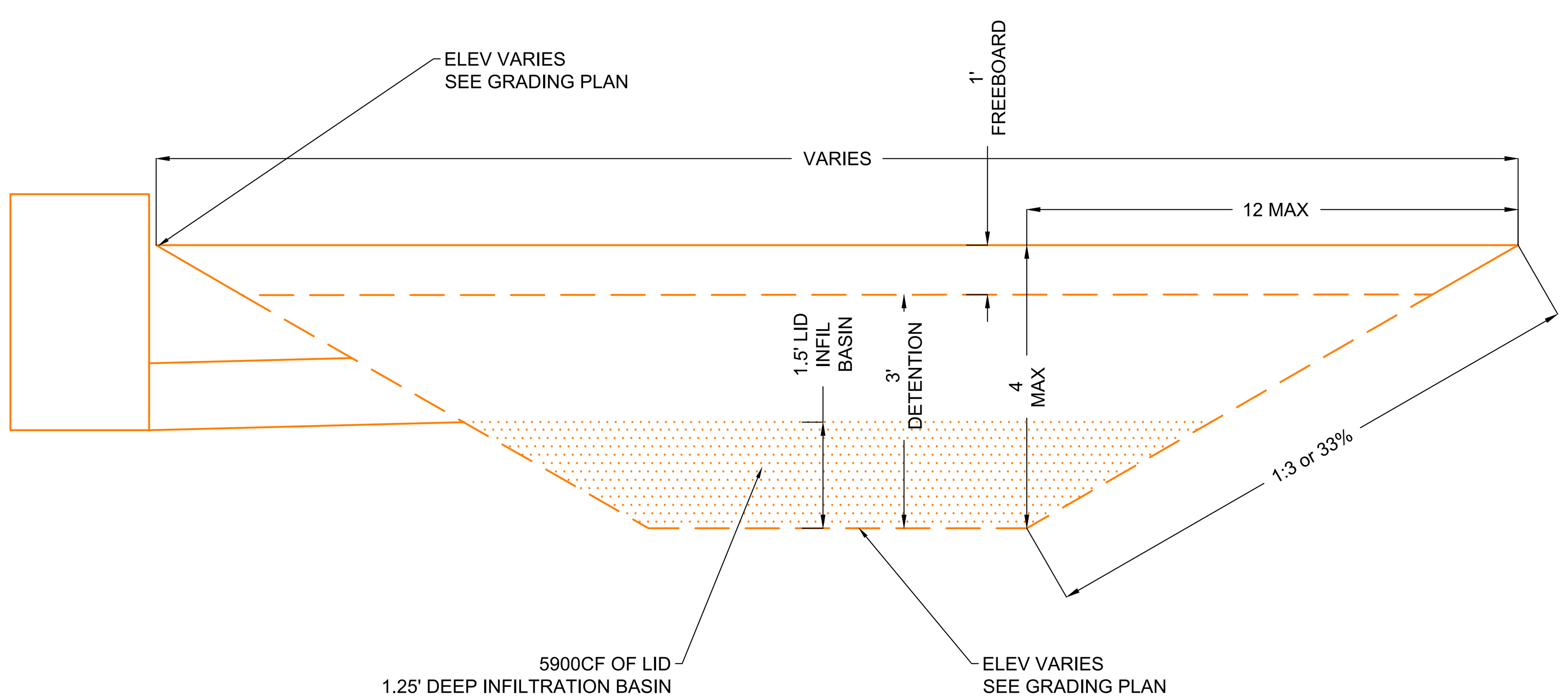
Volumetric Runoff Equation Rv=Vr/Vp

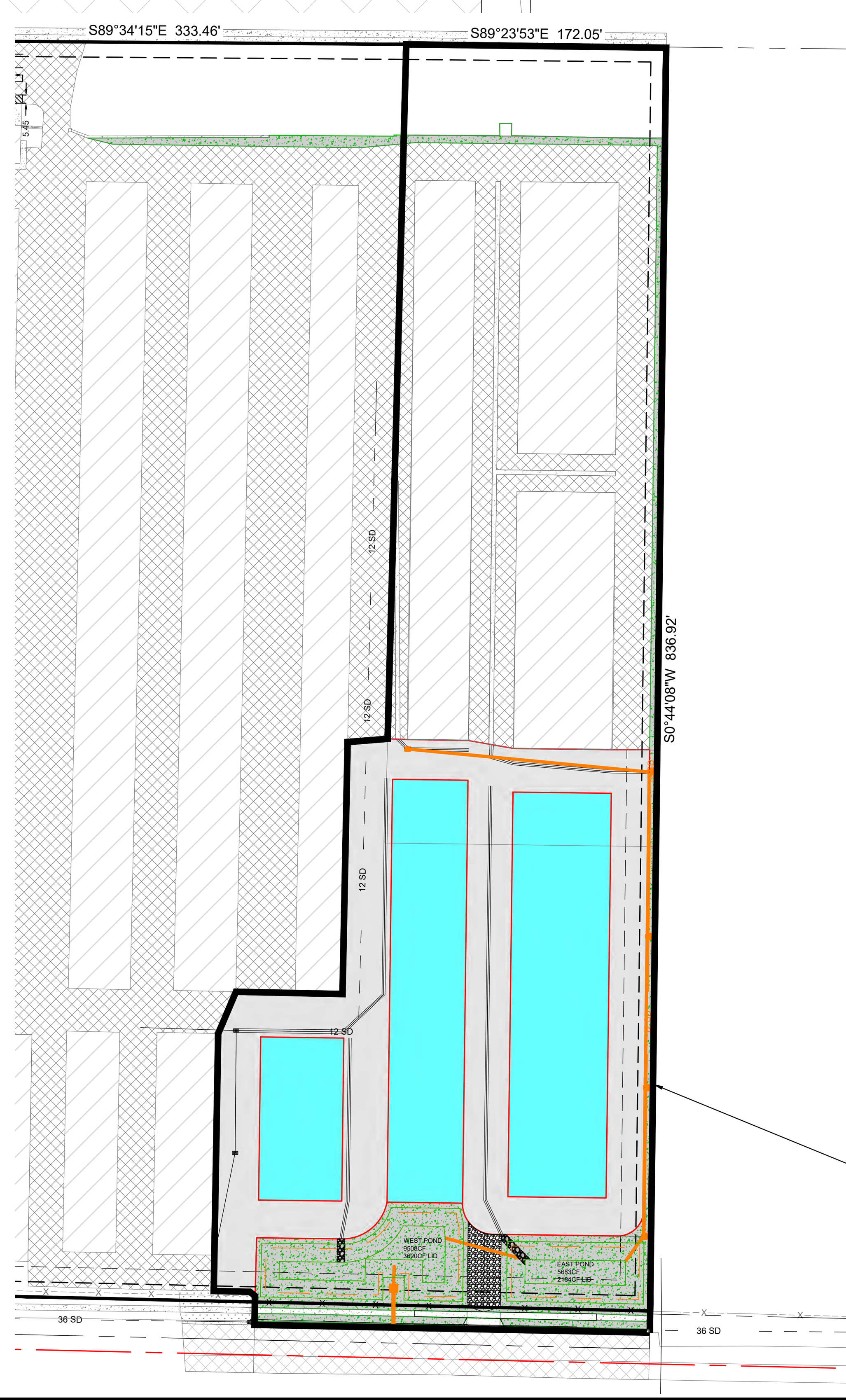
Vr=Runoff Volume,cf
Vp=Precipatation Volume,cf Vp=(d*A)/12

Reese Method				
Linear Equation			Rv=.91*(i)-0.0204	0.7515
Hyrdologic Soil Groups	A		Rv=0.84*(i)^1.302	0.6779
	B		Rv=0.84*(i)^1.169	0.6930
	C/D		Rv=0.83*(i)^1.122	0.6900
Grantos	I < .55		Rv=0.225*(i)+.05	0.2408
Two Line Regression	I > .55		Rv=1.14*(i)-0.371	0.5960

90th Percentile Volume Vgoal or Wqv = Rv*d*A 5363.2548 cuft

Pick Rv cell	Rv=	0.7515
90th Percentile Depth	d=	0.4800 in
Project area or BMP Area	A=	4.0961 ac





AREA IN RED BEING TAKEN INTO ACCOUNT
FOR DETENTION AND LID

LID / DETENTION:

PROJECT DISTURBANCE = 4.10 AC

PROJECT IMPERVIOUSNESS = .7515

80TH PERCENTILE PLEASANT VIEW CITY = .48

VGOAL= (((.91*.7515–.0204)*.48*178423.97)/12 = 5363 CUFT

LID WATER QUALITY VOLUME REQUIRED = 5363 CUFT

LID WATER QUALITY VOLUME PROVIDED = 5804 CUFT

DETENTION POND VOLUME REQUIRED = 13405 CUFT

DETENTION POND VOLUME PROVIDED = 15191 CUFT

0' 10' 20' 40' 60'
Scale in Feet
1" = 20'

SCALE: 1" = 20'
DATE: 2-9-23
DESIGN: TN / RP
DRAWN: RP
CHECKED: CHECKED

REVISIONS
DATE | DESCRIPTION

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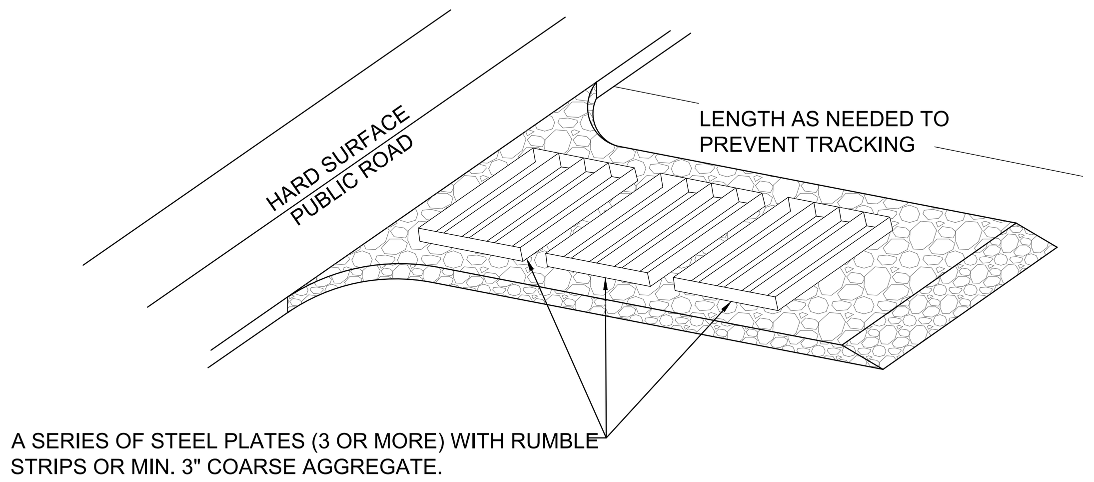
DETENTION
WILDCAT STORAGE EXPANSION
943W 2550N
PLEASANT VIEW CITY, WEBER, UTAH

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C5

EROSION CONTROL NOTES:

1. SANDBAGS WILL BE PLACED AT DISCHARGE LOCATIONS TO CONTAIN AND DIVERT STORM WATER THROUGH THE INLET PROTECTION.
2. AN EARTHEN BERM 6" HIGH WILL BE CONSTRUCTED TO CONTAIN THE STORM WATER AND DIVERT IT TO DISCHARGE AREAS.
3. STORM WATER WILL BE DISCHARGED INTO AN EXISTING DRAINAGE SYSTEM. EXISTING LINES SHALL BE INSPECTED PRIOR TO CERTIFICATE OF OCCUPANCY AND CLEANED IF NECESSARY.
4. THE STORM WATER POLLUTION PREVENTION PLAN SHALL CONFORM TO ALL STATE DIVISION OF ENVIRONMENTAL PROTECTION REGULATIONS.



ENTRANCE STABILIZATION NOTES:

1. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE STORM DRAIN SYSTEMS. DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
2. STABILIZED CONSTRUCTION ENTRANCE SHALL BE:
   a. LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT-OF-WAY, STREET, ALLEY AND SIDEWALK OR PARKING AREA.
   b. A SERIES OF STEEL PLATES WITH "RUMBLE STRIPS", AND/OR MIN. 3" COARSE AGGREGATE WITH LENGTH, WIDTH AND THICKNESS AS NEEDED TO ADEQUATELY PREVENT ANY TRACKING ONTO PAVED SURFACES.
3. ADDING A WASH RACK WITH A SEDIMENT TRAP LARGE ENOUGH TO COLLECT ALL WASH WATER CAN GREATLY IMPROVE EFFICIENCY.
4. ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE SITES.

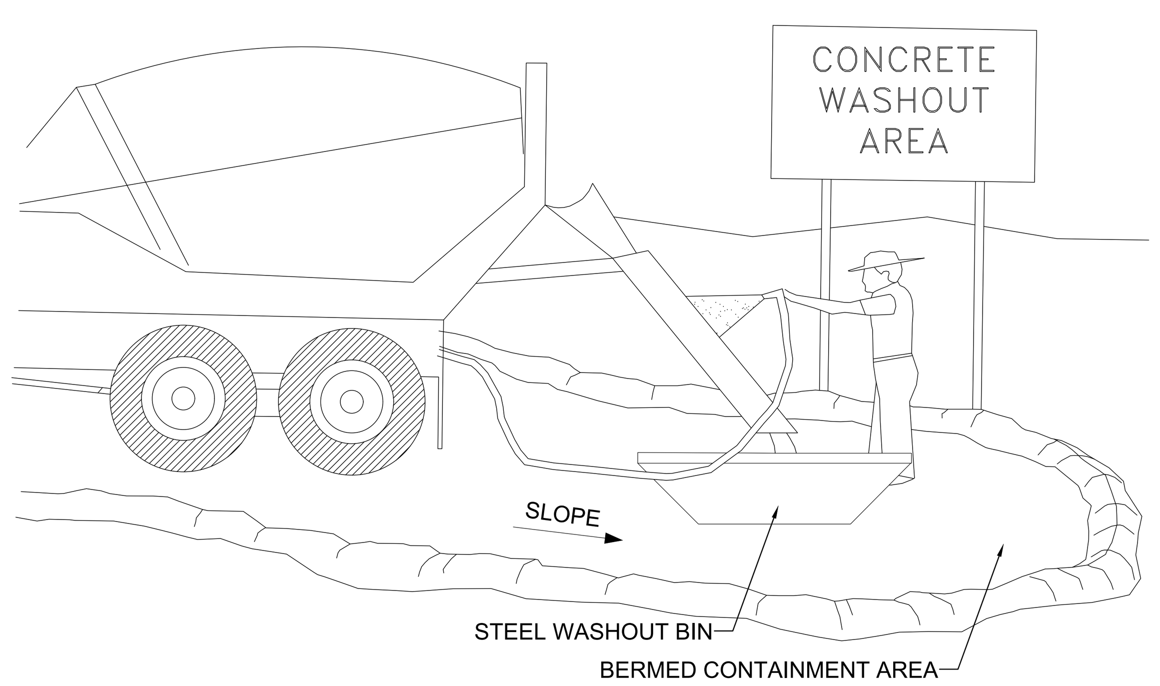
STREET MAINTENANCE NOTES:

1. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY.
2. SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.
3. PAVEMENT WASHING WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM.

NOTE:

CONTRACTOR SHALL COMPLETE AND SUBMIT A STATE NOTICE OF INTENT (NOI) AND A STORM WATER POLLUTION PREVENTION PLAN BOOKLET



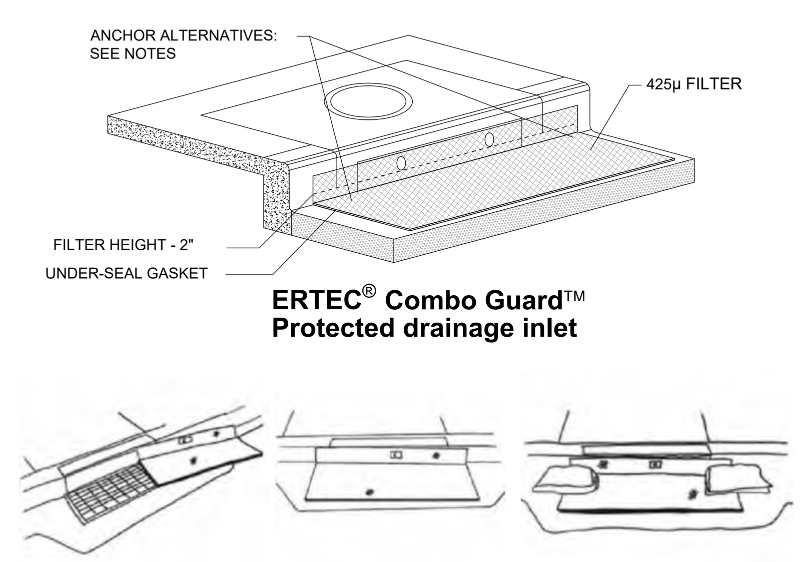


NOTES:

1. EXCESS AND WASTE CONCRETE SHALL BE DISPOSED OF OFF SITE OR AT DESIGNATED AREAS ONLY.
2. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
3. FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS ONSITE, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED.
4. ONSITE CONCRETE WASHOUT CONTAINMENT FACILITY SHALL BE A STEEL BIN OR APPROVED ALTERNATE.
5. SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHAL BE VACUUMED OR CONTAINED, DRIED, PICKED UP AND DISPOSED OF PROPERLY.

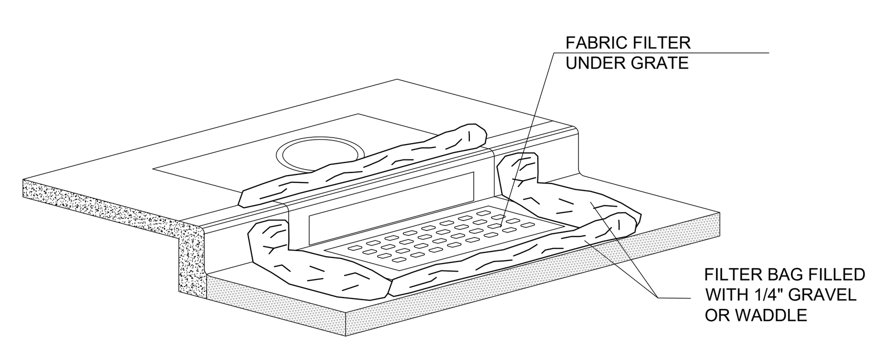
INSTALLATION NOTES

1. PLACEMENT: PLACE CG TIGHTLY AGAINST CURB OPENING AND COVER ENTIRE GRATE. CG SHOULD EXTEND AT LEAST 2 INCHES PAST GRATE TOWARDS STREET.
2. OVERLAP FOR LONG OPENINGS: OVERLAP CG UNITS AT LONGER OPENINGS.
3. ANCHOR: ANCHOR CG SO THAT WATER CANNOT FLOW BEHIND IT.
4. ALTERNATE ANCHOR METHODS: A) INSTALL GRAVEL BAGS AT EACH SIDE OF CG - HALF-ON AND HALF-OFF THE EDGES. USE HALF-FILLED GRAVEL BAGS (15 OR 20 LBS). ROUND ROCK IS RECOMMENDED. OR B) ATTACH WITH 16 GAUGE TIE-WIRE. CUT WIRE TO 18" LENGTH. AT EACH CORNER OF CG, FEED ONE END OF WIRE DOWN THROUGH CG, AROUND GRATE BAR, AND BACK UP THRU CG. ABOVE GROUND, TWIST WIRES SEVERAL TIMES, CUT-OFF EXCESS. OR C) FASTEN WITH CONCRETE ANCHORS/NAILS AT THE OUTSIDE EDGES OF CG.



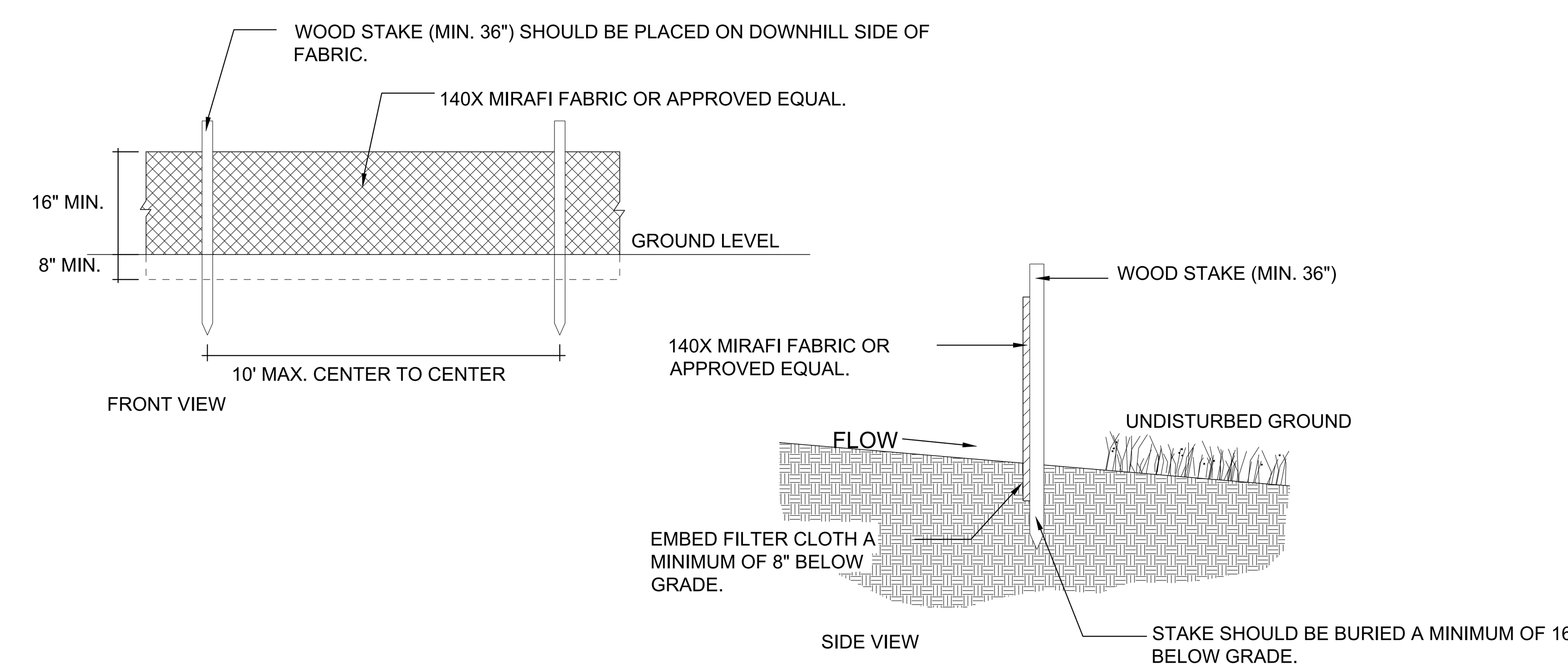
1A INLET PROTECTION - OPTION 1

Scale: NTS



1B INLET PROTECTION - OPTION 2

Scale: NTS



2 SILT FENCE

Scale: NTS

1. INLET PROTECTION (EITHER OPTION)
2. SILT FENCE (TYP.)
3. STABILIZED ENTRANCE W/ TRACKING PAD
4. PORTABLE TOILET
5. CONCRETE WASHOUT AREA
6. SWPPP POSTED
7. GARBAGE DUMPSTER

0' 25' 50' 100' 150'
Scale in Feet
1" = 50'

SCALE: 1" = 50'
DATE: 2-9-23
DESIGN: TN / RP
DRAWN: RP
CHECKED: CHECKED

REVISIONS

DATE	DESCRIPTION

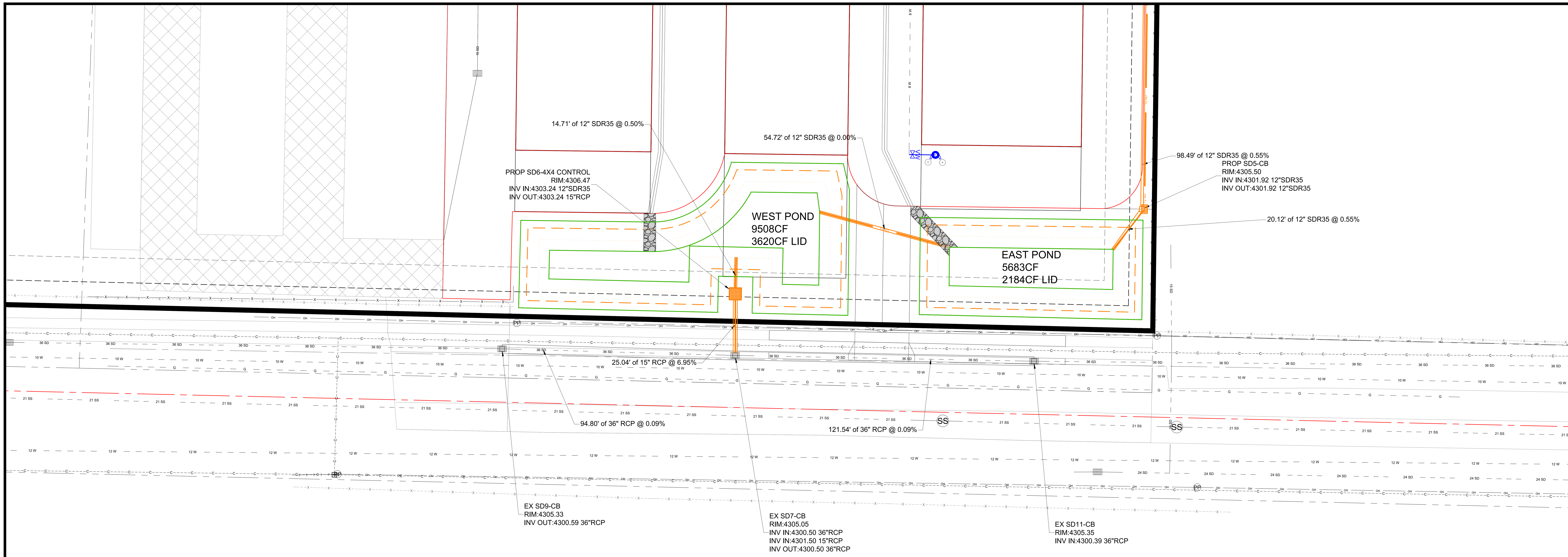
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PROFESSIONAL STRUCTURAL ENGINEER No. 4859845 TYLER M. NIELSON LICENSED STATE OF UTAH

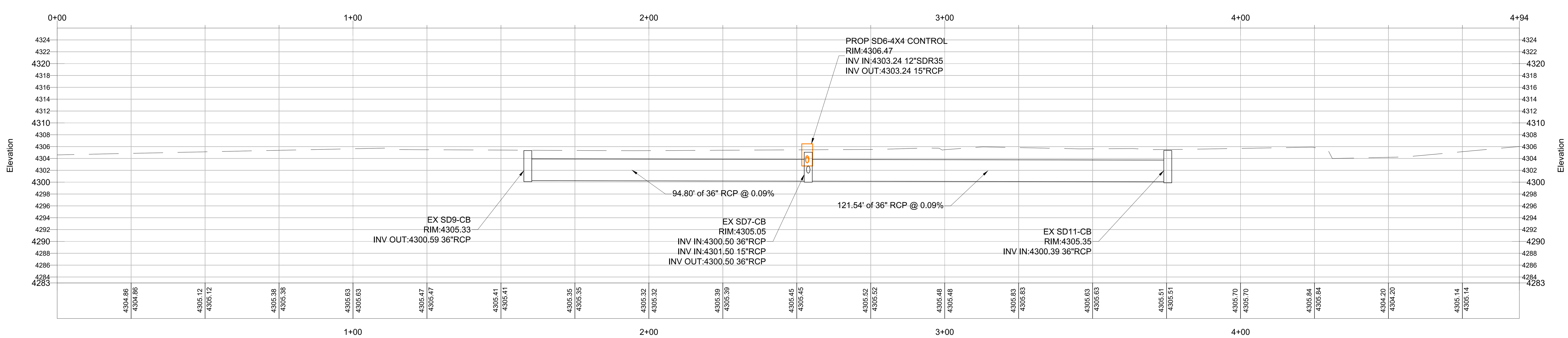
SWPPP
WILDCAT STORAGE EXPANSION
943W 2550N
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C6



EXISTING CITY STORM PROFILE



SCALE: 1" = 20'
DATE: 2-9-23
DESIGN: TN / RP
DRAWN: RP
CHECKED: CHECKED

REVISIONS	
DATE	DESCRIPTION

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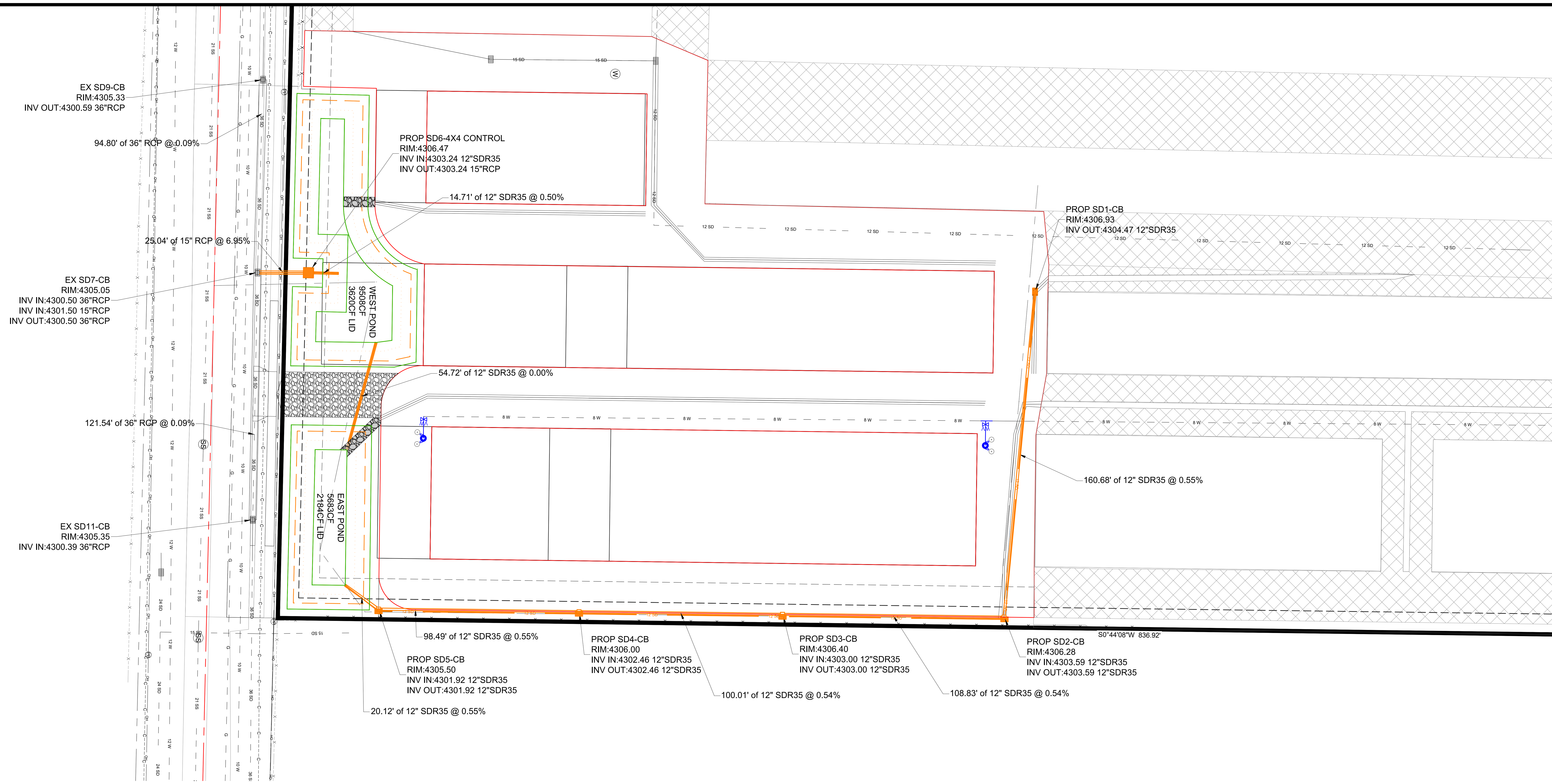
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STATE OF UTAH

PLAN AND PROFILE STREET STORM
WILDCAT STORAGE EXPANSION
943W 2550N
PLEASANT VIEW CITY, WEBER, UTAH

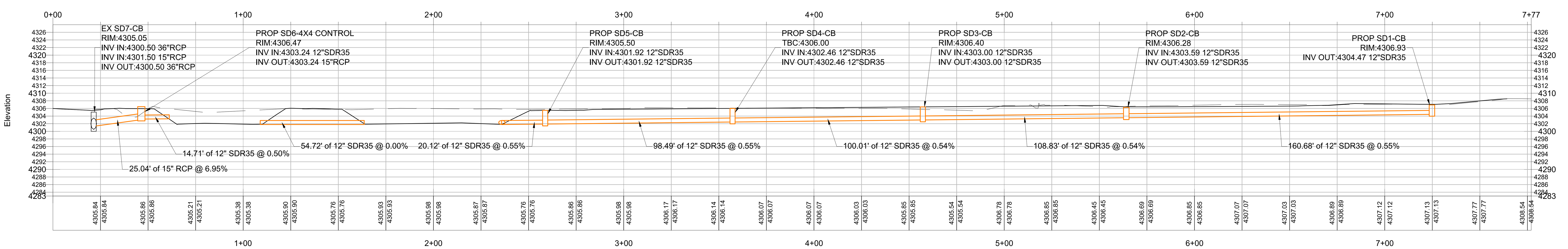
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0' 10' 20' 40' 60'
Scale in Feet
1" = 20'

C7



PROPOSED SITE STORM DRAIN PROFILE



Scale in Feet
1" = 30'

SCALE: 1" = 30'
DATE: 2-9-23
DESIGN: TN / RP
DRAWN: RP
CHECKED: CHECKED

REVISIONS

DATE	DESCRIPTION

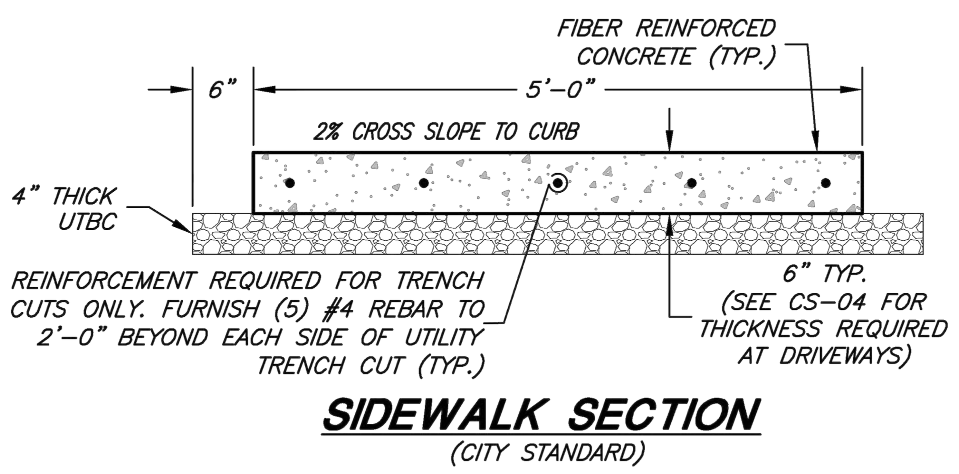
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PLAN AND PROFILE SITE STORM
WILDCAT STORAGE EXPANSION
943W 2550N
PLEASANT VIEW CITY, WEBER, UTAH

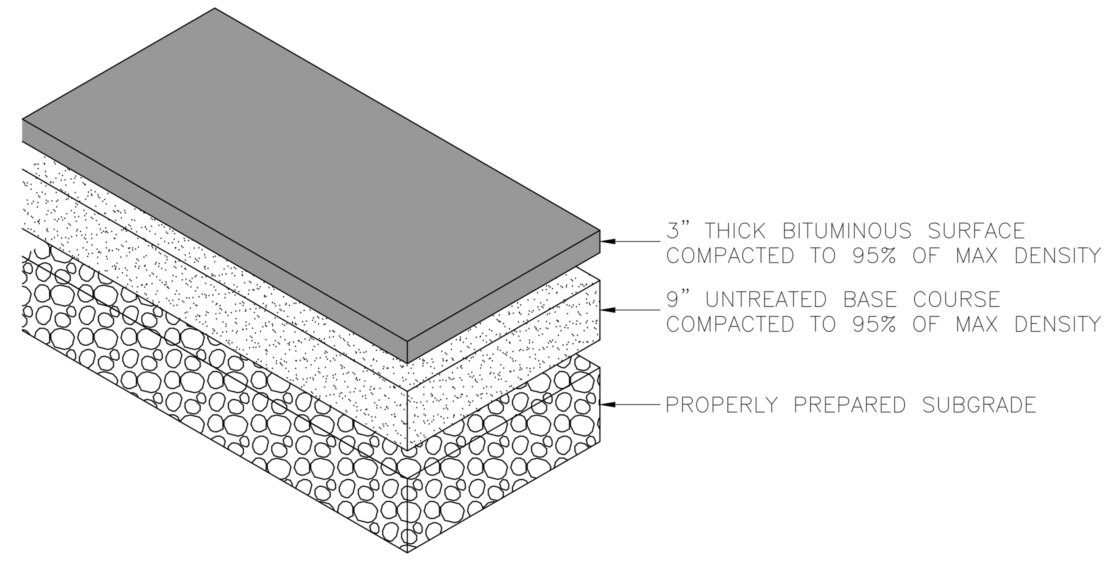
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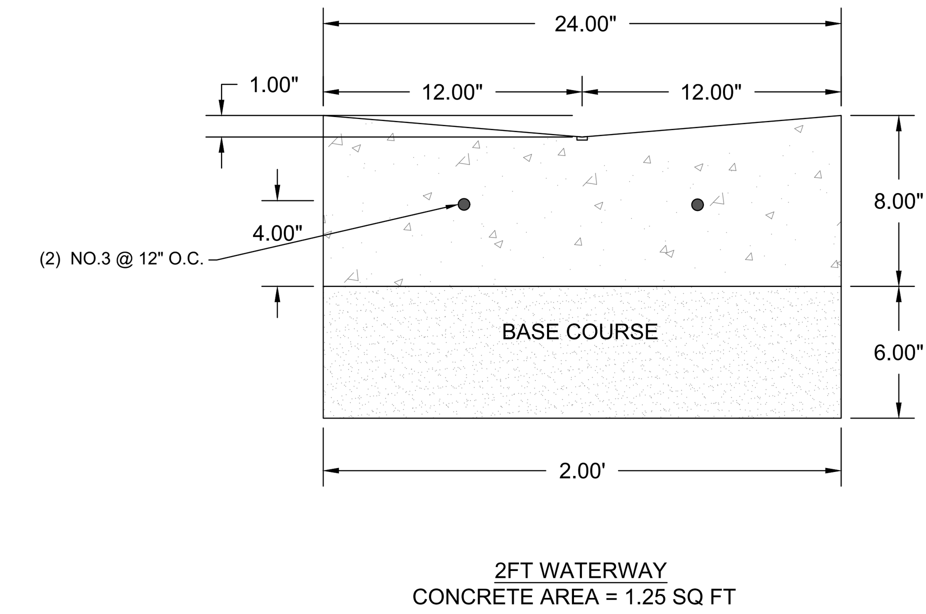
1 DETAIL 1 - PVC SIDEWALK

Scale: NTS



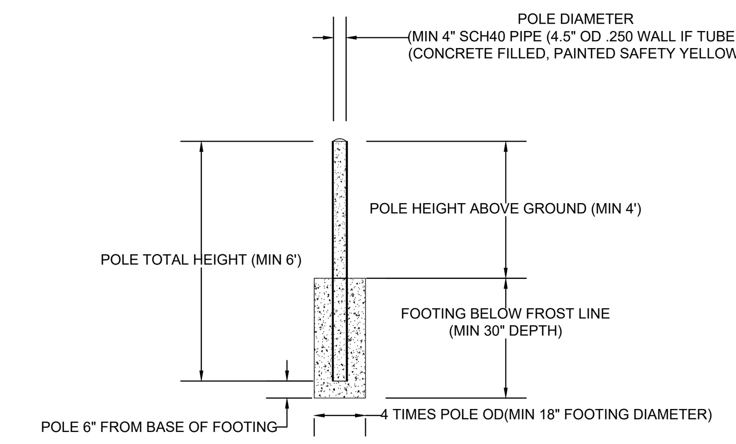
5 DETAIL 5 - SITE ASPHALT

Scale: NTS



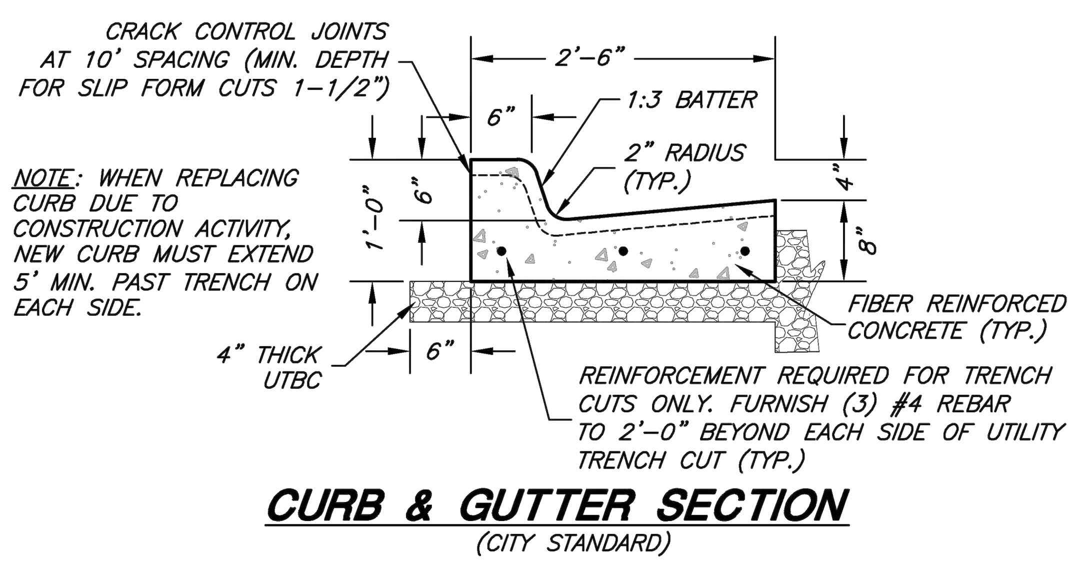
9 DETAIL 9 - 2FT WATERWAY

Scale: NTS



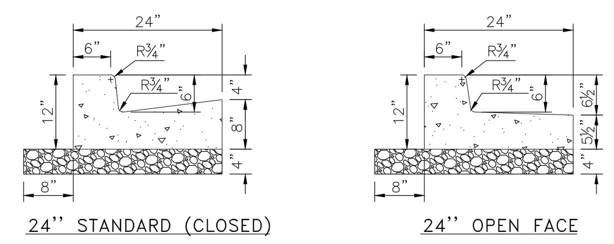
13 DETAIL 13 - PIPE BOLLARD

Scale: NTS



2 DETAIL 2 - PVC CURB AND GUTTER

Scale: NTS



TYPICAL 24" CURB AND GUTTER

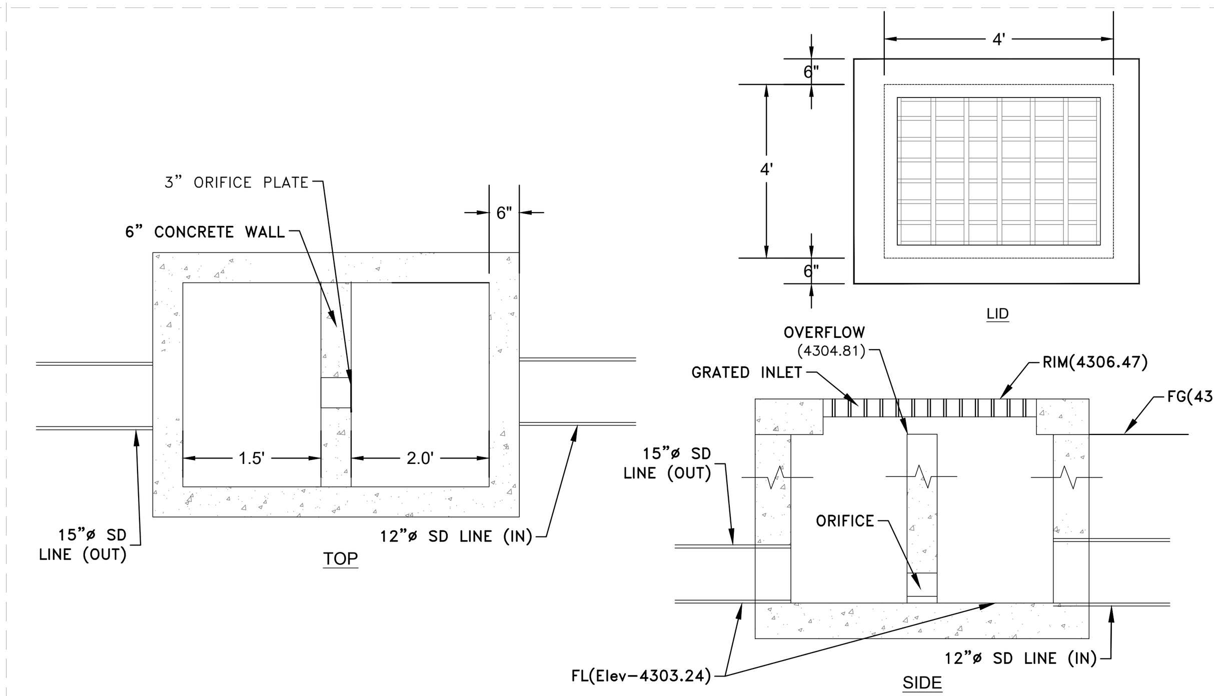
NOT TO SCALE

CURB AND GUTTER CONSTRUCTION NOTES:

1. OPEN FACE GUTTER SHALL BE CONSTRUCTED WHERE DRAINAGE IS DIRECTED AWAY FROM CURB.
2. OPEN FACE CURB & GUTTER LOCATIONS ARE INDICATED BY HATCHING AND NOTES ON THE GRADING PLAN.
3. IT IS THE RESPONSIBILITY OF THE SURVEYOR TO ADJUST TOP OF CURB GRADES AT THE TIME OF CONSTRUCTION STAKING.
4. REFER TO THE TYPICAL DETAILS FOR STANDARD (CLOSED) AND OPEN FACE CURB AND GUTTER FOR DIMENSIONS.
5. TRANSITIONS BETWEEN OPEN FACE AND STANDARD (CLOSED) CURB AND GUTTER ARE TO BE SMOOTH. HAND FORM THESE AREAS IF NECESSARY.

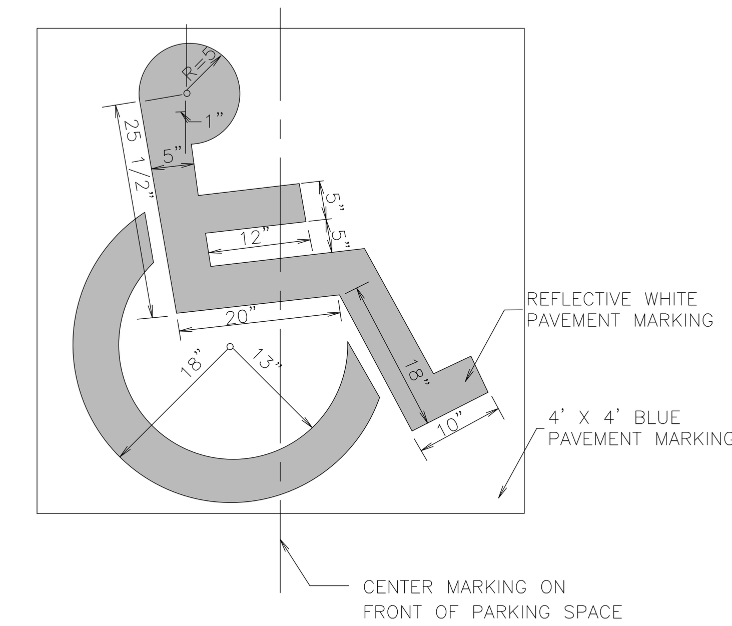
6 DETAIL 6 - SITE CURB AND GUTTER

Scale: NTS



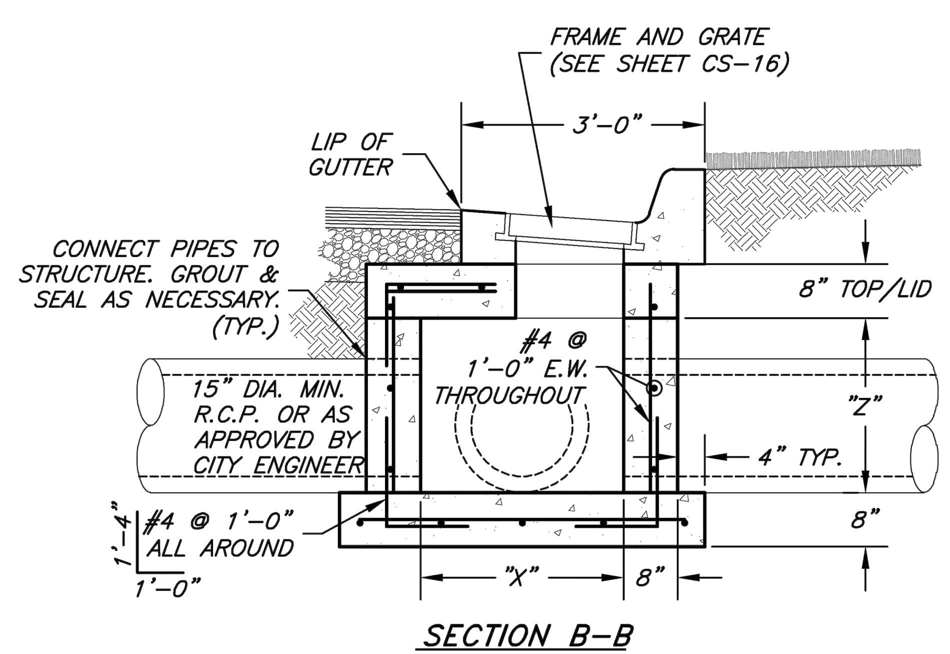
10 DETAIL 10 - 4X4 SD CONTROL BOX

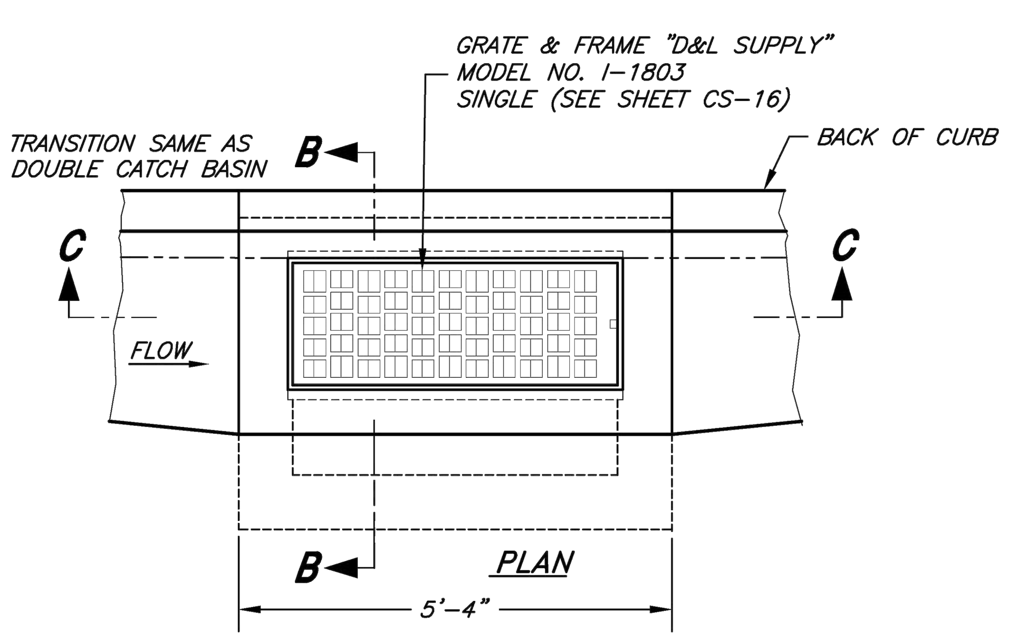
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14 DETAIL 14 - ADA SYMBOL

Scale: NTS

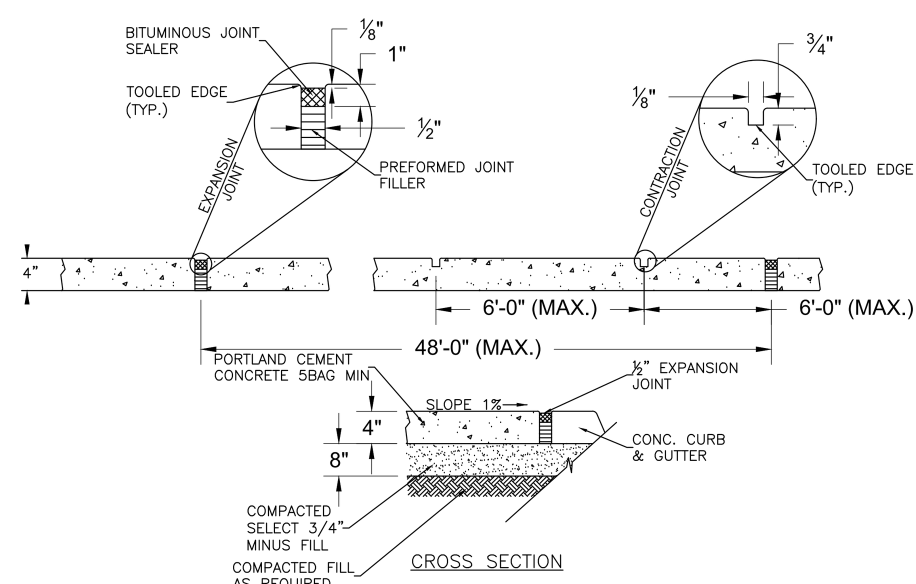




SINGLE CATCH BASIN

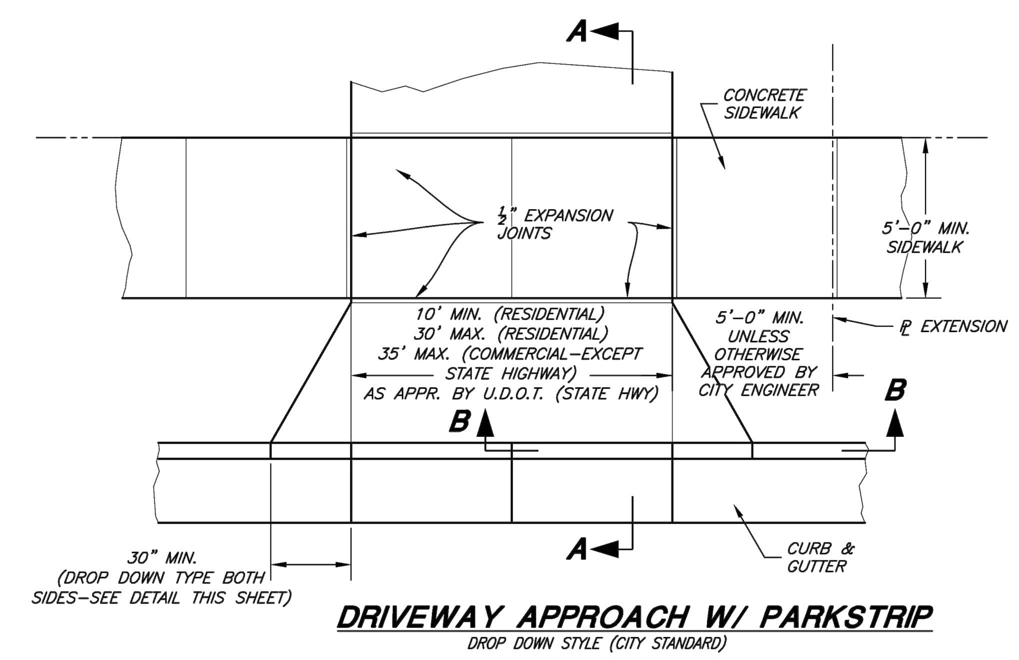
3 DETAIL 3 - PVC CATCH BASIN

Scale: NTS



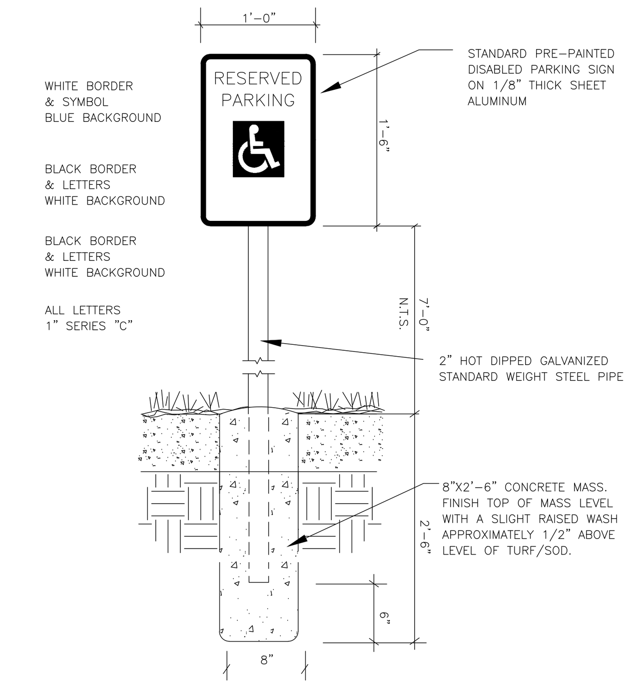
7 DETAIL 7 - SITE CONCRETE

Scale: NTS



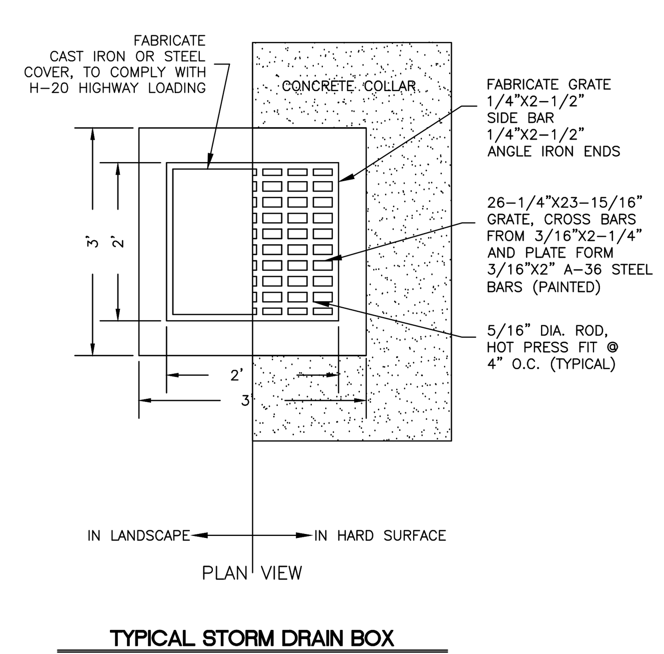
11 DETAIL 11 - PVC DRIVEWAY APPROACH

Scale: NTS



15 DETAIL 15 - ADA SIGN

Scale: NTS



TYPICAL STORM DRAIN BOX

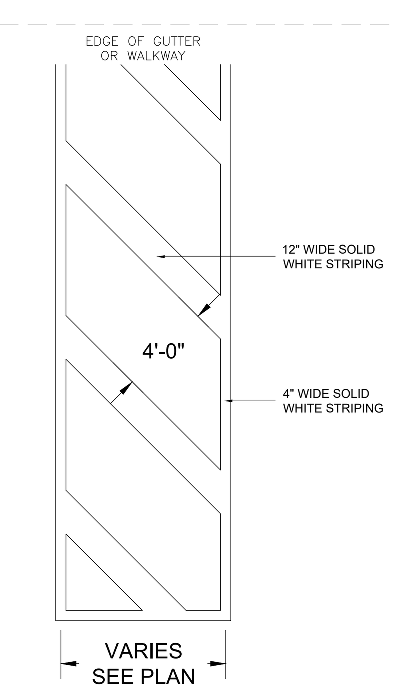
N.T.S.

8 DETAIL 8 - 2X2 SD BOX

Scale: NTS

12 DETAIL 12 -

Scale: NTS



16 DETAIL 16 - ADA UNLOADING ZONE

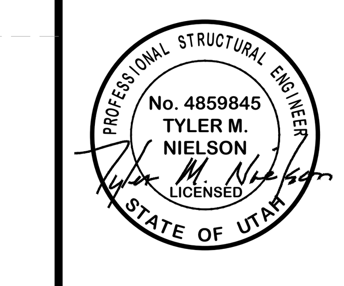
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SCALE:	NTS
DATE:	2-9-23
DESIGN:	TN / RP
DRAWN:	RP
CHECKED:	CHECKED

REVISIONS

DATE	DESCRIPTION

DWG: R:\0512 - EILERTSON, DOUG\WILDCAT STORAGE\DESIGN\EXPANSION 9-15-22\DWG\WILDCAT STORAGE EXPANSION 2 2-9-23.DWG



STANDARD DETAILS

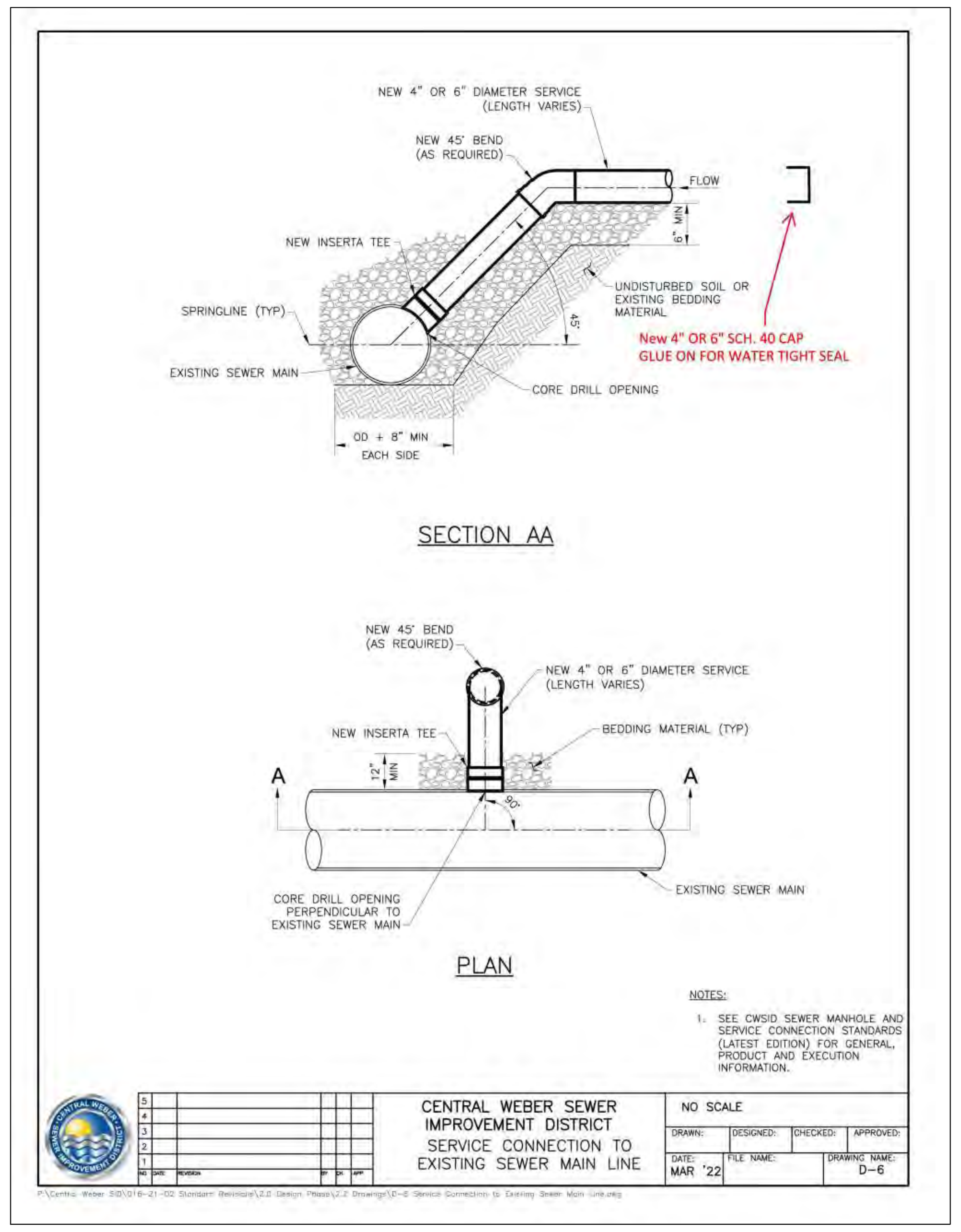
WILDCAT STORAGE EXPANSION

943W 2550N

PLEASANT VIEW CITY, WEBER, UTAH

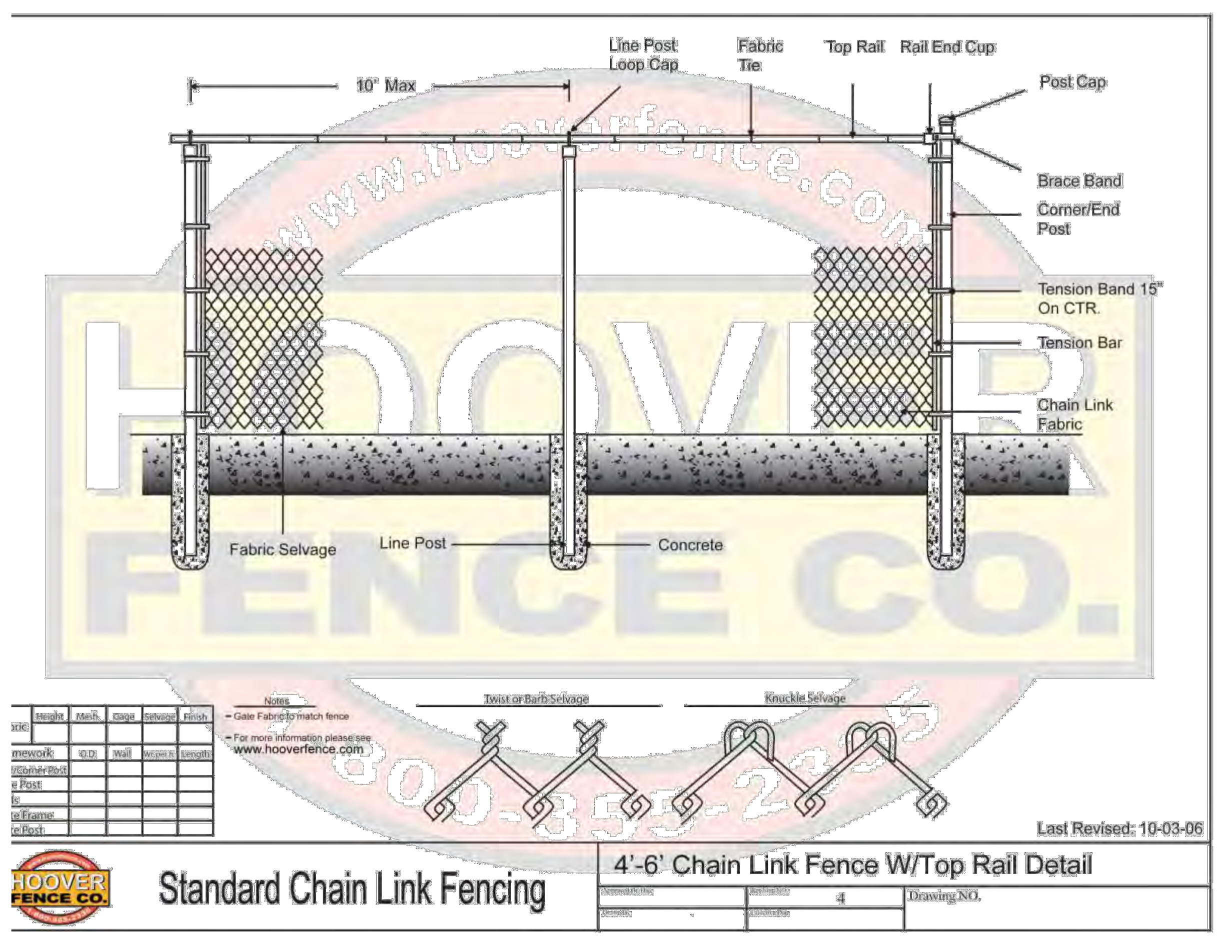
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C8

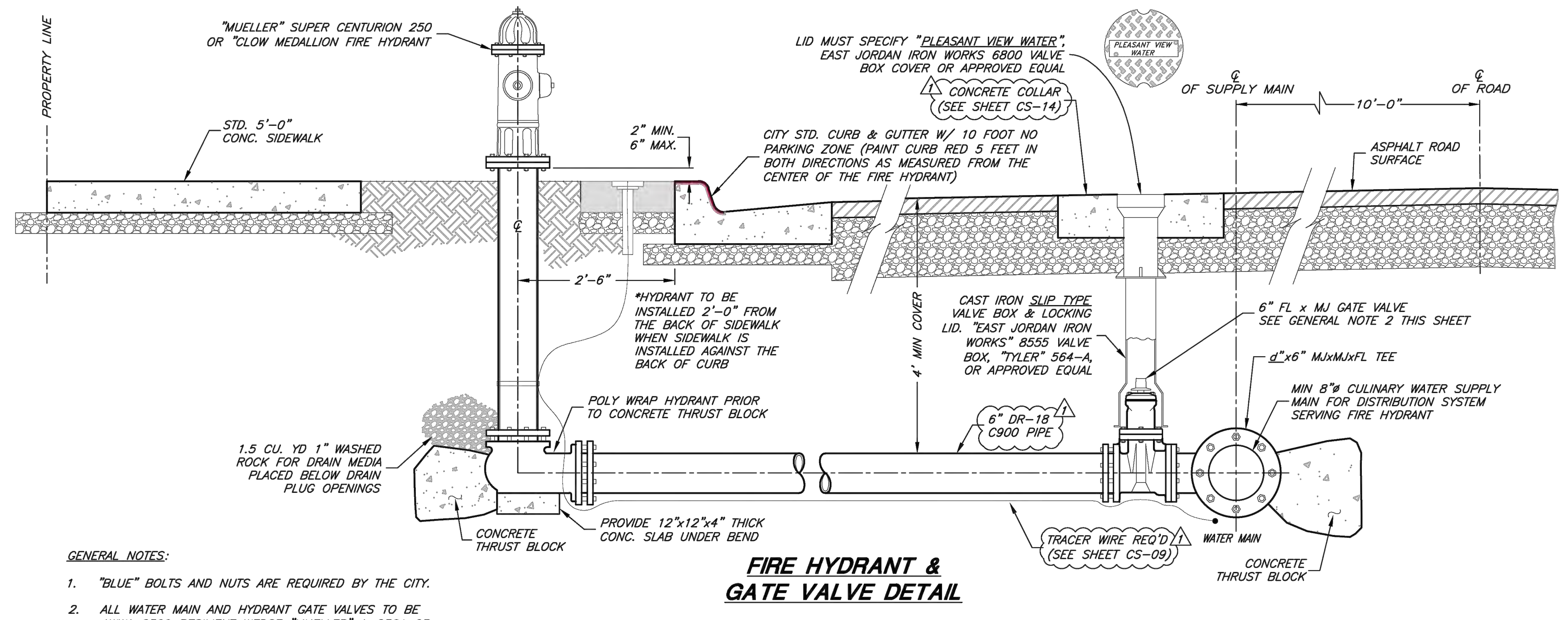


1 DETAIL 1 - CWSD SERVICE DEMO/ABANDON
Scale: NTS

1 DETAIL 1 - CWSD LATERAL TERMINATION DETAIL
Scale: NTS



2 DETAIL 2 - 6' CHAIN LINK FENCE W/ SLATS
Scale: NTS



GENERAL NOTES:

1. "BLUE" BOLTS AND NUTS ARE REQUIRED BY THE CITY.
2. ALL WATER MAIN AND HYDRANT GATE VALVES TO BE AWWA C509 RESILIENT WEDGE "MUELLER" A-2361 OR "CLOW" 2639 VALVES (ANY CHIPS IN THE VALVE FACTORY COATING DUE TO SHIPPING/INSTALLATION MUST BE REPAIRED USING AN APPROVED EPOXY COATING)
3. ALL SPECIFIED BRANDS OF MATERIALS SHOWN ON THESE DRAWINGS ARE "CITY STANDARDS." OTHER EQUIVALENT BRANDS MAY BE USED WITH THE PRIOR APPROVAL OF THE CITY ENGINEER AND THE CITY WATER SYSTEM SUPERINTENDENT.
4. PIPES, JOINTS, FITTINGS, VALVES, & FIRE HYDRANTS SHALL CONFORM TO ANSI / NSF 61.
5. FIRE HYDRANTS SHALL NOT BE LOCATED WITHIN 10 FEET OF A SANITARY SEWER OR WITHIN 10 FEET OF STORM DRAIN WHERE POSSIBLE.
6. ALL WATER SYSTEM MATERIALS SHALL BE NEW; USED MATERIAL ARE NOT ALLOWED.

3 DETAIL 3 - PVC WATER VALVE & HYDRANT
Scale: NTS

SCALE:	NTS
DATE:	2-9-23
DESIGN:	TN / RP
DRAWN:	RP
CHECKED:	CHECKED

REVISIONS

DATE	DESCRIPTION

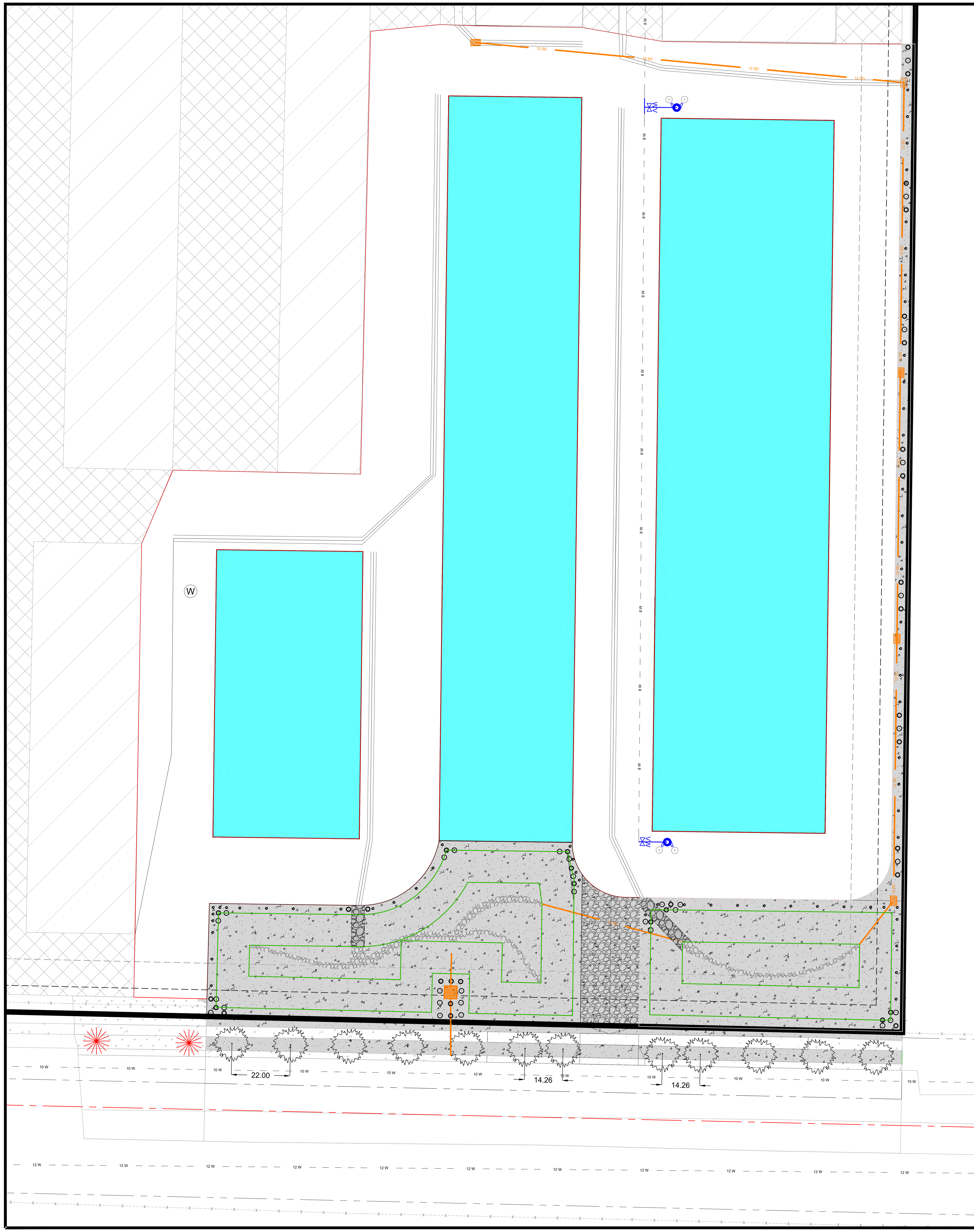
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PROFESSIONAL STRUCTURAL ENGINEER
No. 4859845
TYLER M. NIELSON
LICENSED
STATE OF UTAH

STANDARD DETAILS (2)
WILDCAT STORAGE EXPANSION
943W 2550N
PLEASANT VIEW CITY, WEBER, UTAH

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C8A



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	COUNT
TREES			
(tree symbol)	ALNUS GLUTINOSA	EUROPEAN ALDER	12
SHRUBS			
(shrub symbol)	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	35
(shrub symbol)	CALAMAGROSTIS ACUTIFLORA	"KARL FOERSTER" FEATHER REED GRASS	32
(boulder symbol)	1' BOULDERS	SOUTHWEST	65
(hatch)	1.5" WASHED ROCK		14042
(hatch)	5OZ WEED BARRIER		14052
(hatch)	ROUND RIVER ROCK		536
(hatch)	3-6" RIP RAP		189

EXISTING TREE

Notes
1. Spread 6" of topsoil in all planted areas
2. Backfill plants with 3:1 soil to compost
3. Fertilize plants with a well-rounded fertilizer for trees, shrubs, and perennials
4. 5oz weed barrier fabric to be installed in all areas receiving gravel. Overlap fabric 12" on seams
5. All quantities to be verified by contractor

IRRIGATION PLAN TO BE SUBMITTED TO OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION

0' 10' 20' 40' 60'
Scale in Feet
1" = 20'

SCALE: 1" = 20'
DATE: 2-9-23
DESIGN: TN / RP
DRAWN: RP
CHECKED: CHECKED

REVISIONS

DATE	DESCRIPTION

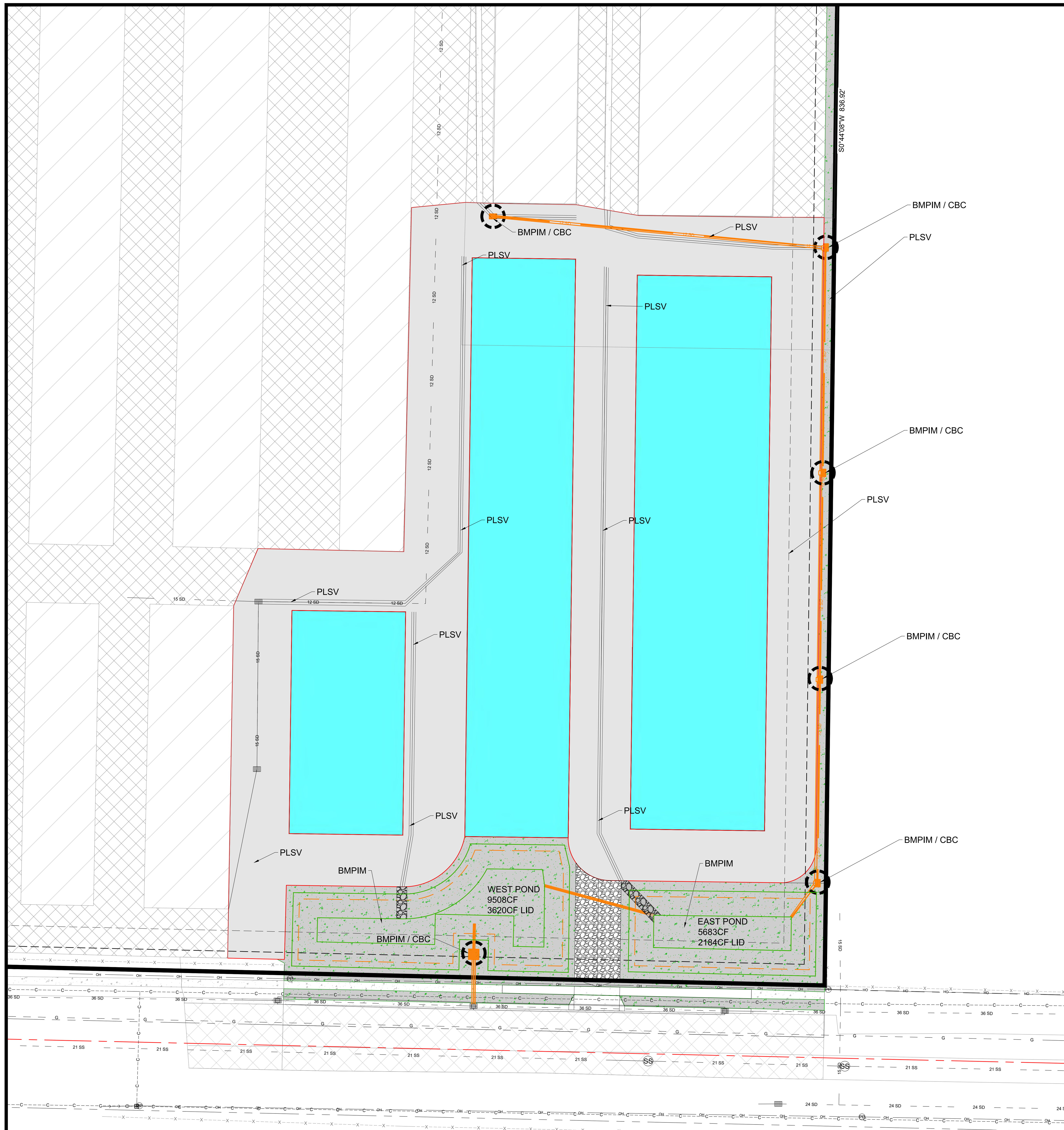
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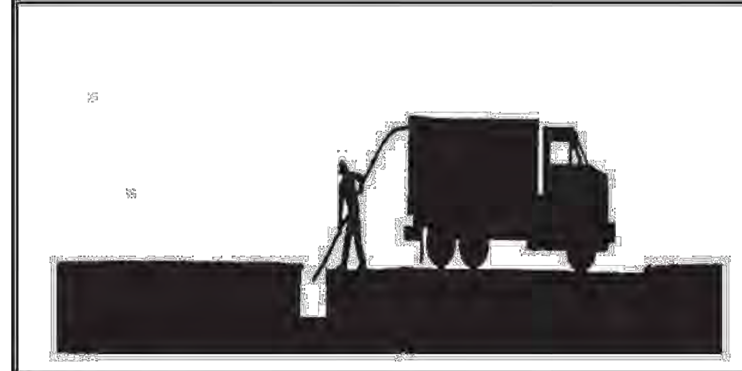
LANDSCAPE PLAN
WILDCAT STORAGE EXPANSION
943W 2550N
PLEASANT VIEW CITY, WEBER, UTAH

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C9



BMP: Catch Basin Cleaning — CBC



Program Elements

- ☐ New Development
- ☐ Residential
- ☐ Commercial Activities
- ☐ Industrial Activities
- ☒ Municipal Facilities
- ☒ Illegal Discharges

Description:
Maintain catch basin and stormwater inlets on a regular basis to remove pollutants, reduce high pollutant concentrations during the first flush of storms, prevent clogging of the downstream conveyance system, and restore the catch basins' sediment trapping capacity. A catch basin is distinguished from a stormwater inlet by having at its base a sediment sump designed to catch and retain sediments below the overflow point. This information sheet focuses on the cleaning of accumulated sediments from catch basins.

Approach:
Regular maintenance of catch basins and inlets is necessary to ensure their proper functioning. Clogged catch basins are not only useless but may act as a source of sediments and pollutants. In general, the key to effective catch basins are:

- At least annual inspections.
- Prioritize maintenance to clean catch basins and inlets in areas with the highest pollutant loading.
- Clean catch basins in high pollutant load areas just before the wet season to remove sediments and debris accumulated during the summer.
- Keep accurate logs of the number of catch basins cleaned.
- Record the amount of waste collected.

Limitations:
There are no major limitations to this best management practice.

Maintenance:
Regular maintenance of public and private catch basins and inlets is necessary to ensure their proper functioning. Clogged catch basins are not only useless but may act as a source of sediments and pollutants. In general, the keys to effective catch basins are:

- Annual/monthly inspection of public and private facilities to ensure structural integrity, a clean sump, and a stenciling of catch basins and inlets.
- Keep logs of the number of catch basins cleaned.
- Record the amount of waste collected.

Targeted Pollutants

- ■ Sediment
- ☒ Nutrients
- ■ Heavy Metals
- ☐ Toxic Materials
- ☒ Oxygen Demanding Substances
- ☒ Oil & Grease
- ■ Floatable Materials
- ☐ Bacteria & Viruses

■ High Impact
☒ Medium Impact
☐ Low or Unknown Impact

Implementation Requirements

- ☒ Capital Costs
- ■ O&M Costs
- ☐ Regulatory
- ☒ Training
- ■ Staffing
- ☒ Administrative

■ High ☒ Medium ☐ Low

BMP: Parking Lot Sweeping/Vacuuming — PLSV



Program Elements

- ☐ New Development
- ☐ Residential
- ☒ Commercial Activities
- ☒ Industrial Activities
- ☒ Municipal Facilities
- ☒ Illegal Discharges

Description:
Reduce the discharges of pollutants to stormwater from parking lot surfaces by conducting parking lot cleaning on a regular basis.

Approach:

- Restrict parking prior to and during sweeping.
- Establish frequency of sweeping based on anticipated need and observations of debris or sediment accumulation.
- Increase sweeping frequency just before the rainy season.
- Lots that generate greater amounts of debris or sediment must be swept more frequently. These include lots associated with or adjacent to recreational, commercial, or industrial areas, or other areas of high vehicle or pedestrian traffic.
- Manually remove debris from corners or other areas of the parking lot that equipment cannot reach.
- Keep accurate operation logs to track programs.
- Equipment selection can be key for this particular BMP. There are two types used, the mechanical broom sweepers (more effective at picking up large debris and cleaning wet streets), and the vacuum sweepers (more effective at removing fine particles and associated heavy metals). It may be useful to have the ability to use both kinds.

Limitations:

- Conventional sweepers are not able to remove oil and grease.
- Mechanical sweepers are not effective at removing finer sediments.
- Effectiveness may also be limited by parking lot conditions, presence of parked vehicles, presence of construction projects, climatic conditions and condition of curbs.

Maintenance:

- Acquisition and maintenance of equipment is generally handled by the company hired to perform the sweeping/vacuuming.

Targeted Pollutants

- ■ Sediment
- ■ Nutrients
- ■ Heavy Metals
- ☒ Toxic Materials
- ■ Oxygen Demanding Substances
- ☐ Oil & Grease
- ☒ Floatable Materials
- ☐ Bacteria & Viruses

■ High Impact
☒ Medium Impact
☐ Low or Unknown Impact

Implementation Requirements

- ☐ Capital Costs
- ☒ O&M Costs
- ☐ Regulatory
- ☐ Training
- ☐ Staffing
- ☒ Administrative

■ High ☒ Medium ☐ Low

LONG TERM MAINTENANCE PLAN NOTES:

1. OWNER TO KEEP THE PAVED DRIVE AND PARKING AREAS FREE OF DIRT AND DEBRIS
2. LANDSCAPE MAINTENANCE TO BE DONE REGULARLY. ITEM SUCH AS GRASS CLIPPINGS AND WEEDS TO BE DISPOSED OF IN AN APPROPRIATE MANNER AND LOCATION.
3. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE
4. THE FOLLOWING PRECAUTIONS SHALL BE PERFORMED:
A) PERIODIC INSPECTION OF CATCH BASIN SEDIMENT TRAPS AND CLEANING WHEN THE BASIN IS MORE THAN 1/4 FULL. INSPECTION SHALL BE DONE AFTER EVERY MAJOR RAINFALL AND EVERY 6 MONTHS AS A MINIMUM. DISPOSAL OF ANY GREASE OR OIL MUST BE DONE IN ACCORDANCE WITH CURRENT ENVIRONMENTAL REGULATIONS
B) LITTER, DEBRIS AND CHEMICALS MUST BE PICKED UP AND KEPT IN A CONTAINED LOCATION TO PREVENT POLLUTION OF STORM WATER DISCHARGE
C) PARKING AREAS SHALL BE KEPT FREE FROM AUTOMOBILE FLUIDS THAT COULD WASH INTO THE STORM DRAIN SYSTEM
5. PARKING LOT TO BE SWEPT A MINIMUM OF ONCE PER 6 MONTHS OR AS NEEDED IF MORE FREQUENT SWEEPING IS REQUIRED.
6. TRASH ENCLOSURES ARE TO BE INSPECTED A MINIMUM OF ONCE PER 6 MONTHS TO ENSURE THE LIDS ARE IN GOOD WORKING ORDER AND THAT NO LEAKAGE IS OCCURRING FROM THE DUMPSTER.

BMP: BMP Inspection and Maintenance — BMPIM



Applications

- ☐ Manufacturing
- ☒ Material Handling
- ☒ Vehicle Maintenance
- ☐ Construction
- ☐ Commercial Activities
- ☐ Roadways
- ☒ Waste Containment
- ☒ Housekeeping Practices

Description:
Inspect and maintain all structural BMP's (both existing and new) on a routine basis to remove pollutants from entering storm drain inlets. This includes the establishment of a schedule for inspections and maintenance.

Approach:
Regular maintenance of all structural BMP's is necessary to ensure their proper functionality.

- Annual inspections.
- Prioritize maintenance to clean, maintain, and repair or replace structures in areas beginning with the highest pollutant loading.
- Clean structural BMP's in high pollutant areas just before the wet season to remove sediments and debris accumulated during the summer and fall.
- Keep accurate logs of what structures were maintained and when they were maintained.
- Record the amount of waste collected.

Limitations:

- Availability of trained staff

Targeted Pollutants

- ■ Sediment
- ■ Nutrients
- ☐ Heavy Metals
- ■ Toxic Materials
- ☐ Oxygen Demanding Substances
- ■ Oil & Grease
- ■ Floatable Materials
- ☐ Bacteria & Viruses

■ High Impact
☒ Medium Impact
☐ Low or Unknown Impact

Implementation Requirements

- ■ Capital Costs
- ■ O&M Costs
- ☒ Maintenance
- ☒ Staffing
- ☐ Training
- ☐ Administrative

■ High ☒ Medium ☐ Low

0' 15' 30' 60' 90'
Scale in Feet
1" = 30'

SCALE:	1" = 30'
DATE:	2-9-23
DESIGN:	RP/TN
DRAWN:	RP
CHECKED:	CHECKED

REVISIONS

DATE	DESCRIPTION

DWG: R:\0512 - EILERTSON, DOUG\WILDCAT STORAGE\DESIGN\EXPANSION 9-15-22\DWG\WILDCAT STORAGE EXPANSION 2 2-9-23.DWG

PROFESSIONAL STRUCTURAL ENGINEER
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TYLER M. NIELSON
LICENSED
STATE OF UTAH

LTSWMP
WILDCAT STORAGE EXPANSION
943W 2550N
PLEASANT VIEW CITY, WEBER, UTAH

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C10

Exhibit B - (Wildcat Conditional Use Permit Application) -

WILDCAT STORAGE EXPANSION 9-15-22

#		Comment	#	Comment Responses
OGDEN CITY	Sheet Number			
ENGINEERING				
FIRE 1	C3	THE FIRE HYDRANTS ARE ADEQUATELY SPACED FOR THIS DEVELOPMENT. THE LOCATION OF THE HYDRANTS IS ACCEPTABLE HOWEVER I WOULD RECOMMEND THE NORTH HYDRANT BE RELOCATED TO THE EAST OR WEST OF THE ROADWAY. IF THE HYDRANT IS TO REMAIN IN THIS LOCATION THE IFC SECTION 507.5.5AND 507.5.6 WILL NEED TOBE ADDRESSED. THE HYDRANT WILL NEED TO HAVE GUARD POSTS LOCATED AROUND THE HYDRANT TO PROTECT IT FROM IMPACT FROM MOTOR VEHICLE AND GUARD POSTS WILL NEED TO BE SPACED SO THAT THERE IS A 3 FOOT CLEAR SPACE AROUND HYDRANT AT ALL TIMES.	1	THE HYDRANT HAS BEEN RELOCATED AND BOLLARDS WILL BE INSTALLED WITH A 3FT CLEAR SPACE FROM HYDRANT FOR VEHICLE PROTECTION.
FIRE 2	C3	STORAGE UNITS PRESENT A UNIQUE HAZARD TO FIRE DEPARTMENTS. FIRE SPRINKLERS WILL NOT BE REQUIRED FOR THIS PROJECT. STORAGE UNITS ARE RARELY HEATED AND FIRE SPRINKLERS HAVE POTENTIAL TO FREEZE IN WINTER MONTHS. FURTHER I HAVE SPOKEN WITH THE FIRE MARSHAL OF NEIGHBORING DEPARTMENTS AND WE ALL INTERPRET THE INTERNATIONAL FIRE CODE SECTION 903.2.9 REQUIRING FIRE SPRINKLERS WHEN REGARDING THE STORAGE OF MATTRESSES AND UPHOLSTERED FURNITURE TO BE FOR THE COIMMERCIAL STORAGE.	2	ALREADY ACCEPTABLE
MEMO 1	C2	Parcel line adjustment is required prior to approval.	1	ALL LOTS OF WILDCAT STORAGE HAVE BEEN COMBINED INTO ONE LOT
MEMO 2	C2	Provide landscape plan. (18.27.040.F, 18.43.280.B)	2	LANDCSAPE PLAN WILL BE PROVIDED
MEMO 3	C3	Provide proof of secondary water. (18.27.040.F)	3	COMBINATION INTO SINGLE LOT WITH EXISTING SITE THAT HAS A RECORDED EXISTING SECONDARY WATER SOURCE SATISFIES THIS COMMENT VIA AMY AND TYSON
MEMO 4	ALL	See also attached redlined plans.	4	SEE COMMENT RESPONES BELOW
PLANS 1	ALL	1. 2550 N must be the frontage (18.42.015.D); proper setbacks are required (18.27.040) 2. Parcel line adjustment(s) required prior to approval. 3. Provide landscape plan (18.27.040.F, 18.43.280.B) 4. Provide proof of secondary water (18.27.040.F) 5. Provide appropriate buffering, screening, site and building design criteria, access controls, and safety factors as are consistent with the location (18.42.015.B); existing facility has nice metal fence along frontage - match? (see clip below)	1	1. EXISTING REAR ENTRANCE ON SOUTHWEST CORNER, TO REMOVE EXISTING ACCESS AND PROPOSE AN EMERGENCY ACCESS 2.ALL LOTS OF WILDCAT STORAGE HAVE BEEN COMBINED INTO ONE LOT 3.LANDSCAPE PLAN WILL BE PROVIDED 4.COMBINATION INTO SINGLE LOT WITH EXISTING SITE THAT HAS A RECORDED EXISTING SECONDARY WATER SOURCE SATISFIES THIS COMMENT VIA AMY AND TYSON 5. WE WILL BE MATCHING THE EXISTING REAR ACCESS AND ASTHETICS WHILE MEETING LANDSCAPING REQUIREMENTS. CHAINLINK WITH SLATS
PLANS 2	C0	REVISE PLEASANT VIEW CITY AS WATER UTILITY	2	HAVE REVISED THE WATER UTLITY AS PLEASANT VIEW CITY
PLANS 3	C2	This appears to be an old Well (WR 35-1179) that needs to be abandoned and we should talk about them turning over the WR.	3	CLIENT CURRENTLY DOESN'T WISH TO ABANDON THE WELL. HAS APPROACHED A WATER CONSULTANT TO SEE ABOUT REFURBISHING AND EVALUATION, WANTS TO SEE VIABILITY FOR USE
PLANS 4	C1	Deliver water meters and vaults to City	4	NOTE HAS BEEN ADDED TO DEMO SHEET

PLANS 5	C1	We would want staff around when they are doing the demo at each of the crossing of the active water main.	5	NOTE HAS BEEN ADDED TO DEMO SHEET
PLANS 6	C1	Corp stop off at the main and the service line physically disconnected. Coordinate with PVC needs to be done before demo starts on other utilities.	6	NOTE HAS BEEN ADDED TO DEMO SHEET
PLANS 7	C1	We would need CWSD to approve what method is used. I would hope they do an internal patch in the main and but I haven't done a terminate with them before.	7	LINE WILL BE DEMO'D BACK TO THE MAIN AND CAPPED PER CWSD STANDARDS, DETAIL ON SHEET C8B DETAIL 1
PLANS 8	C2	See page 1, comment 1 (2550 N must be the frontage (18.42.015.D); proper setbacks are required (18.27.040))	8	THIS IS AN ADDITION TO AN EXISTING SITE NOT A NEW PROPOSED SITE. FRONT SETBACK IS SAME AS REAR SETBACK AND WE ARE 20' BACK FROM CITY ROW. REAR EMERGENCY ACCESS IS PROVIDED
PLANS 9	C2	landscape must be a minimum of 12% (18.43.280.B)	9	15.64% LANDSCAPING PROVIDED
PLANS 10	C2	is this considered a back or side lot line?	10	ALL LOTS OF WILDCAT STORAGE HAVE BEEN COMBINED INTO ONE LOT
PLANS 11	C2	property line	11	ALL LOTS OF WILDCAT STORAGE HAVE BEEN COMBINED INTO ONE LOT
PLANS 12	C3	It is recommended that this hydrant be moved out of the roadway next to a building.	12	HYDRANT HAS BEEN RELOACTED NEXT TO A BUILDING AND BOLLARDS HAVE BEEN ADDED TO FOR PROTECTION.
PLANS 13	C3	where is your secondary water source/connection?	13	COMBINATION INTO SINGLE LOT WITH EXISTING SITE THAT HAS A RECORDED EXISTING SECONDARY WATER SOURCE SATISFIES THIS COMMENT VIA AMY AND TYSON
PLANS 14	C3	Please verify that this is an actual curb inlet box; several upstream and downstream "structures" have not been actual boxes and design had to be changed during construction phase also, this pipe runs 1/3 full during dry times; try to bring new pipe in as high as possible	14	YES IS CURB INLET AND IT IS THE EXISTING DETENTION CONNECTION POINT, IT IS A 5X5 BOX. PIPE HAS BEEN BROUGHT IN AT 4301.5 EXISTING PIPE FL IS 4300.50
PLANS 15	C4	25-year storm req'd for detention	15	REVISED TO 25YR, SEE SHEET C4 FOR DETAILS
PLANS 16	C4	provide bottom elev. of chambers; show 1) they will drain, and 2) they have proper cover	16	ELEVATION FOR OPEN POND ON C4 AND C5
PLANS 17	C4	If retention is zero, provide rationale as to why, per LID Manual. Provide non-retention water quality measure.	17	WILL PROVIDE STORM WATER QUALITY TEMPLATE
PLANNING				
SIDE YARD	C2,C3	a. The use lies adjacent to a residential use or zone. In that case, a twenty foot setback is required.	1	BUILDINGS ARE BEYOND THE 20' SETBACK
FRONT YARD 1	C2,C3	The minimum setback for buildings and parking shall be twenty feet. Such areas shall be permanently landscaped except for access drives and pedestrian accommodations.	2	EXISTING PARKING WILL BE RESTRIPED TO SHOW 4 STALLS 1 OF WHICH WILL BE ADA WITH AN UNLOADING ZONE.
FRONT YARD 2	C2,C3	All structures shall be setback from the future right-of-way as defined in the Pleasant View City Major Street Plan.	3	PROPOSED BUILDINGS ARE BEYOND THE 20' SETBACK

REAR YARD 1	C2,C3	Twenty feet where a commercial use lies adjacent to a residential zone. Such setback area is to be permanently landscaped.	4	PROPOSED BUILDINGS ARE BEYOND THE 20' SETBACK AND IS LANDASCAPED
C2 ZONE 1	C2,C3	In all C-2 zones, the maximum height shall be five stories or sixty-five feet.	5	PROPOSED BUILDINGS DO NOT EXCEED ONE STORY OR THE 65' LIMIT.
C2 ZONE 2	C2,C3	A minimum six foot concrete or masonry wall shall be required in rear or side yards adjacent to residential zones or uses.	6	WE WILL BE SUBMITTING A CHAINLINK FENCE ON THE SIDE AND A CHAINLINK FENCE WITH SLATS ON THE REAR OF WHICH BOTH MATCH EXISTING FENCES ON THE EXISTING LOT.
C2 ZONE 3	C2,C3	Dumpsters shall be enclosed on three sides with a solid concrete or masonry wall that architecturally relates to the primary structure and shall be located at least thirty feet from residential zones. No dumpster shall be located in a required setback.	7	EXPANSION IS NOT PROPOSING ANOTHER DUMPSTER.
LANDSCAPE	C3,C9	A minimum of fifteen percent of the gross area of the site shall be attractively and permanently landscaped	8	15.64% OF THE SITE IS LANDSCAPED
LANDSCAPE 1	C3	Secondary water and permanent irrigation systems are required.	9	SITE ALREADY HAS EVIDENCE OF SECONDARY WATER SOURCE, AMY MABEY AND TYSON JACKSON CAN CONFIRM
LANDSCAPE 2	C9	All landscaped areas shall have a combination of ground cover, shrubs, trees, and may include art, street furniture, patios, fountains and up to twenty-five percent impermeable materials. One tree for every three hundred square feet is required.	10	LANDSCAPE PLAN IS XERISCAPE IN DESIGN TAKING INTO ACCOUNT THE CURRENT DROUGHT WE ARE FACING. USING ROCK GROUND COVER AND SHRUBS AND LANDSCAPE BOULDERS WITH TREES PROPOSED ALONG THE FRONTAGE.
PARKING	C2	Listed and unlisted uses may provide alternate data from a traffic engineer or other appropriate source which may be considered by the planning commission for use in a site plan.	11	RECOMMENDATION WILL BE PROVIDED FROM OWNER AND APPRORIATE PARTY
SUPPLEMENTAL CODE	C2,C3	Location limitations. Any proposed new facilities may only be located in the area north of the Parkland Business Park (approximately 2800 North) and west of the Railroad line. Existing facilities outside of the location limitations may be expanded to a total storage unit area, including all existing units, of up to 10 acres and shall not exceed this allowable size. The proposed expansion area of existing facilities shall not be located along 2700 North or within 250 feet of 2700 North. (Ord.2022-16, dated 6/14/22; prior code: Ord.2008-12, dated 9/24/08)		PROPOSED IS AN EXPANSION OF AN EXISTING SITE. SITE WILL NOT ENCOMPASS MORE THEN 10 ACRES. EXPANSION IS NOT WITHIN 250' OF 2700N

Storm Water Quality Report – Template

Date: 2-7-23

Project Name: WILDCAT STORAGE EXPANSION

Project ID: N/A

Design Engineer: RIKER PORTER, TYLER NIELSON

Is the project within a watershed that is 303(d) listed? NO

If yes:

Name of receiving water(s): WILLARD BAY, LOWER WEST BEAR RIVER

Listed Impairment(s): TOTAL PHOSPHUROUS, DISSOLVED OXYGEN

Does the watershed that has an approved TMDL? NO

If yes:

Approved TMDL(s): NOT SUPPORTING

I have reviewed the storm water quality design and find this report to be complete, accurate, and current.

[name], Project Manager

[name], Designate Storm Water Coordinator

[name], Head of Maintenance

[stamp required at final design phase]

[name], Landscape Architect or Equivalent

Project Information

80th Percentile Storm Depth (in): _.48____

New Development

Area of Land Disturbance (ac): ___4.10__

Project Impervious Area (ac): ___3.47__

Project Imperviousness (%): __85__

Project Volumetric Runoff Coefficient, R_V: __.7515__

80th Percentile Volume (cf): __5363___

Predevelopment Hydrologic Condition (cf): __5488_

Project Volume Retention Goal, V_{goal} (cf): __5363__

Redevelopment

Existing Project Impervious Area (ac): ___3.15__

Proposed Project Impervious Area (ac): __3.47_

Change in Impervious Area (%): ___8%__

If change in impervious area > 10%:

Existing Project Conditions

Imperviousness (%): ___77%__

Volumetric Runoff Coefficient, R_V: __.6805_

80th Percentile Volume, V_1 (cf): __4851___

Proposed Project Conditions

Imperviousness (%): __85%___

Volumetric Runoff Coefficient, R_V: __.7515___

80th Percentile Volume, V_2 (cf): __5363___

$V_{goal} = V_2 - V_1$ = ___512__

Subsurface Information

Groundwater

Depth to Groundwater (ft): ____6__

Historical High Depth to Groundwater if known (ft): ___N/A___

Source: ____WEB SOIL SURVEY_____

Groundwater Contamination at Site: ___N/A_____

Soil Information

Infiltration Rate (in/hr): ___from .25 to.09____

Hydrologic Soil Group: ___C/D_____

Source: ___WEB SOIL SURVEY_____

Soil Contamination at Site: ___N/A_____

Drinking Water

Within Drinking Water Source Area Protection: ___NO_____

Additional Relevant Site Information

SITE IS STORAGE UNITS

LID Drainage Areas

Add additional rows as needed.

Contributing Drainage Area	Area (ac)	Impervious Area (ac)	Imperviousness (%)	Volumetric Runoff Coefficient, R_V	Water Quality Volume, WQV (cf)
CDA 1	4.10	3.47	85%	.7515	5363
CDA 2					
CDA 3					
CDA 4					
				Total WQV (cf)	**5363**

LID BMP Design

Add additional rows as needed.

Contributing Drainage Area	LID BMP Type	Water Quality Volume, WQV (cf)	Runoff Retained (cf)	Percent of Runoff Captured (%)
CDA1	Infiltration Basin	5363	5804	100%
CDA 2				
CDA 3				
CDA 4				
		Total Volume Retained (cf)	5804	100%

Percent of V_{goal} captured by LID BMPs: _100%__

If 100% of V_{goal} is not captured, document and provide narrative of technical infeasibilities and/or alternate compliance measures below:

100% of VGoal is captured

Describe additional storm water quality measures incorporated into the site:

Xeriscape landscaping allows the runoff from hardscape to infiltrate into the soil in places where grading and no curb allows.

When recorded, return to:

Pleasant View City
520 W. Elberta Dr.
Pleasant View, Utah 84414-1408

Affects Parcel No(s):

LONG-TERM STORM WATER MANAGEMENT AGREEMENT

This Long-Term Storm Water Management Agreement ("Agreement") is made by and between Pleasant View City, a Utah municipal corporation ("City"), and *NAME*-(_____), a *ENTITY*(_____) ("Owner").

RECITALS

WHEREAS, the City is authorized and required to regulate and control the disposition of storm and surface waters within the Small Municipal Separate Storm Sewer System, also known as the Pleasant View City Storm Drain System, ("Small MS4"), as set forth in the Pleasant View City Storm Water Ordinance, as amended ("Ordinance"), adopted pursuant to the Utah Water Quality Act, as set forth in *Utah Code Ann*. §§ 19-5-101, *et seq*., as amended ("Act"); and

WHEREAS, the Owner hereby represents and acknowledges that it is the owner in fee simple of certain real property more particularly described in Exhibit "A," attached hereto ("Property"); and

WHEREAS, the Owner desires to build or develop the Property and/or to conduct certain regulated construction activities on the Property which will alter existing storm and surface water conditions on the Property and/or adjacent lands; and

WHEREAS, in order to accommodate and regulate these anticipated changes in existing storm and surface water flow conditions, the Owner is required to build and maintain, at Owner's expense, a storm and surface water management facility or improvements ("Storm Water Facilities"); and

WHEREAS, the Storm Water Facilities are more particularly described and shown in the final site plan or subdivision approved for the Property and related engineering drawings, and any amendments thereto, which plans and drawings are on file with the City and are hereby incorporated herein by this reference ("Development Plan"); and

WHEREAS, as a condition of Development Plan approval, and as required as part of the City's Small MS4 Utah Pollutant Discharge Elimination System (UPDES) General Permit from the State of Utah, Owner is required to enter into this Agreement establishing a means of documenting the operations and maintenance of the Storm Water Facilities; and

NOW, THEREFORE, in consideration of the benefits received and to be received by the Owner, its successors and assigns, as a result of the City's approval of the Storm Water Facilities, and the mutual covenants contained herein, the parties agree as follows:

Section 1

Construction of Storm Water Facilities. The Owner shall, at its sole cost and expense, construct the Storm Water Facilities in accordance with the City-approved Development Plans and specifications, and any amendments thereto which have been approved by the City.

Section 2

Maintenance of Storm Water Facilities. The Owner shall, at its sole cost and expense, adequately maintain the Storm Water Facilities. Owner's maintenance obligations shall include all system and appurtenances built to convey storm water, as well as all structures, improvements, and vegetation provided to control the quantity and quality of the storm water. Adequate maintenance, for purposes of this Agreement, is defined as the maintenance and actions required such that the Storm Water Facilities are 1) performing their design functions, 2) in good working condition, 3) continuing to provide the design storm water volume and capacity, and 4) being maintained in accordance with manufacturer's recommendations, where applicable. The Owner shall, at its sole cost and expense, perform all maintenance necessary to keep the Storm Water Facilities functioning and in good working condition. A copy of the Storm Water Facilities Maintenance Plan is contained in Exhibit "B." Owner may amend the Storm Water Facilities Maintenance Plan upon submittal to and approval by the City.

Section 3

Annual Inspection Report and Certification. The Owner shall, at its sole cost and expense, inspect, or have inspected, the Storm Water Facilities and submit an inspection report and certification to the City annually. The purpose of the inspection and certification is to assure safe and proper functioning of the Storm Water Facilities. The annual inspection shall cover all aspects of the Storm Water Facilities, including, but not limited to, pipes, catch basins/boxes, parking lots, structural improvements (e.g. oil/water separators, underground infiltration galleries, underground detention basins), berms, channels, outlet structure, pond areas, access roads, vegetation, landscaping, etc. Deficiencies shall be noted in the inspection report. The report shall also contain a certification as to whether adequate maintenance has been performed and whether the structural controls are operating as designed to protect water quality. The annual inspection report and certification shall be due by June 30th of each year and shall be on forms acceptable to the City. Inspections shall be performed by qualified personnel.

Section 4

City Oversight Inspection Authority. The Owner hereby grants permission to the City, its authorized agents and employees, to enter upon the Property and to inspect the Storm Water Facilities upon reasonable notice not less than three (3) business days to the Owner. Such inspections shall be conducted in a reasonable manner and at reasonable times, as determined appropriate by the City. The purpose of the inspection shall be to determine and ensure that the Storm Water Facilities are being adequately operated and maintained to meet the intent of the design, are continuing to perform in an adequate manner, and are in compliance with the Act, the Ordinance, the Storm Water Facilities Maintenance Plan, and manufacturer's recommendations, where applicable. Notice may be waived in emergency conditions.

Section 5

Notice of Deficiencies. If the City finds that the Storm Water Facilities contain any defects or are not being maintained adequately, the City shall send Owner written notice of the defects or deficiencies and provide Owner with a reasonable time, but not less than thirty (30) days, to cure such defects or deficiencies. Such notice shall be confirmed delivery to the Owner or sent certified mail to the Owner at the address on file with the Weber County Tax Assessor.

In the event the Owner fails to adequately maintain the Storm Water Facilities in good working condition acceptable to the City, after due notice of deficiencies as provided in the above paragraph and failure to cure, then the City shall send a second notice to the Owner. Upon Owner's failure to cure or correct within thirty (30) days following the second notice, the City may issue a citation punishable as a Misdemeanor in addition to any local, State, or EPA fine.

Section 6

Owner to Make Repairs. The Owner shall, at its sole cost and expense, make such repairs, changes, or modifications to the Storm Water Facilities as may be determined as reasonably necessary by the City within the required cure period to ensure that the Storm Water Facilities are adequately maintained and continue to operate as designed and approved.

Section 7

City's Corrective Action Authority. Upon the expiration of the thirty (30) days following the second notice, if the Owner fails to cure defects or deficiencies, the City and its authorized agents and employees shall have the authority to enter the Property and perform the necessary maintenance or corrective actions.

It is expressly understood and agreed that the City is under no obligation to maintain or repair the Storm Water Facilities, and in no event shall this Agreement be construed to impose any such obligation on the City. The actions described in this Section are in addition to and not in lieu of any and all equitable remedies available to the City as provided by law for Owner's failure to remedy deficiencies or any other failure to perform under the terms and conditions of this Agreement.

Section 8

Reimbursement of Costs. In the event the City, pursuant to this Agreement, incurs any costs, or expends any funds resulting from enforcement or cost for labor, use of equipment, supplies, materials, and the like related to correction of the defects or deficiencies, the Owner shall reimburse the City upon demand, within thirty (30) days of receipt thereof for all actual costs incurred by the City. After said thirty (30) days, such amount shall be deemed delinquent and shall be subject to interest at the rate of ten percent (10%) per annum. Owner shall also be liable for any collection costs, including attorneys' fees and court costs, incurred by the City in collection of delinquent payments. City reserves the right to file a lien on the Property in the event of non-payment.

Section 9

Successor and Assigns. This Agreement shall be recorded in the Weber County Recorder's Office, and the covenants and agreements contained herein shall run with the land. Whenever the Property shall be held, sold, conveyed, or otherwise transferred, it shall be subject to the covenants, stipulations, agreements, and provisions of this Agreement which shall apply to, bind, and be obligatory upon the Owner hereto, its successors, and assigns, and shall bind all present and subsequent owners of the Property described herein.

Section 10

Severability Clause. The provisions of this Agreement shall be severable and if any phrase, clause, sentence, or provision is declared unconstitutional, or the applicability thereof to the Owner, its successors, and assigns, is held invalid, the remainder of this Covenant shall not be affected thereby.

Section 11

Utah Law and Venue. This Agreement shall be interpreted under the laws of the State of Utah. Any and all suits for any claims or for any and every breach or dispute arising out of this Agreement shall be maintained in the appropriate court of competent jurisdiction in Weber County, Utah.

Section 12

Indemnification. This Agreement imposes no liability of any kind whatsoever on the City, and the Owner agrees to hold the City harmless from any liability in the event the Storm Water Facilities fail to operate properly. The Owner shall indemnify and hold the City harmless for any and all damages, accidents, casualties, occurrences, or claims which might arise or be asserted against the City from failure of Owner to comply with its obligations under this agreement relating to the Storm Water Facilities.

Section 13

Amendments. This Agreement shall not be modified except by written instrument executed by the City and the Owner of the Property at the time of modification, and no modification shall be effective until recorded in the Weber County Recorder's Office.

Section 14

Subordination Requirement. If there is a lien, trust deed, or other property interest recorded against the Property, the trustee, lien holder, etc., shall be required to execute a subordination agreement or other acceptable recorded document agreeing to subordinate their interest to the Agreement.

Section 15

Storm Water Facilities Maintenance Plan. The Storm Water Facilities Maintenance Plan ("Maintenance Plan") must adapt to change in good judgment when site conditions and operations change, and when existing programs are ineffective. Exhibit B, containing the Maintenance Plan, will not be filed with the agreement at the County Recorder but is included by reference and kept on file with the City Recorder. Revision applications must be filed with the City and amended into the Maintenance Plan on file with the City Recorder.

Section 16

Exhibits to this Agreement. Exhibits to this Agreement are enumerated as follows:

1. Exhibit A – Property Description
2. Exhibit B – Storm Water Facilities Maintenance Plan

(continued on next page)

LONG-TERM STORM WATER MANAGEMENT AGREEMENT

SO AGREED this _____day of _____20_____.

FOR OWNER

_____

(name), (title)
(company)

STATE OF UTAH)
§
COUNTY OF _____)

On this _____ day of_____, in the year _____, before me _____

(notary public name) a notary public, personally appeared _____

(name of document signer), proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same..

Witness my hand and official seal.

_____
Notary Public signature

_____ *(seal)*
(Printed Name)

FOR PLEASANT VIEW CITY

_____

By: Leonard Call
Its: Mayor

Attest:

_____
City Recorder

Approved as to Form: _____
City Attorney

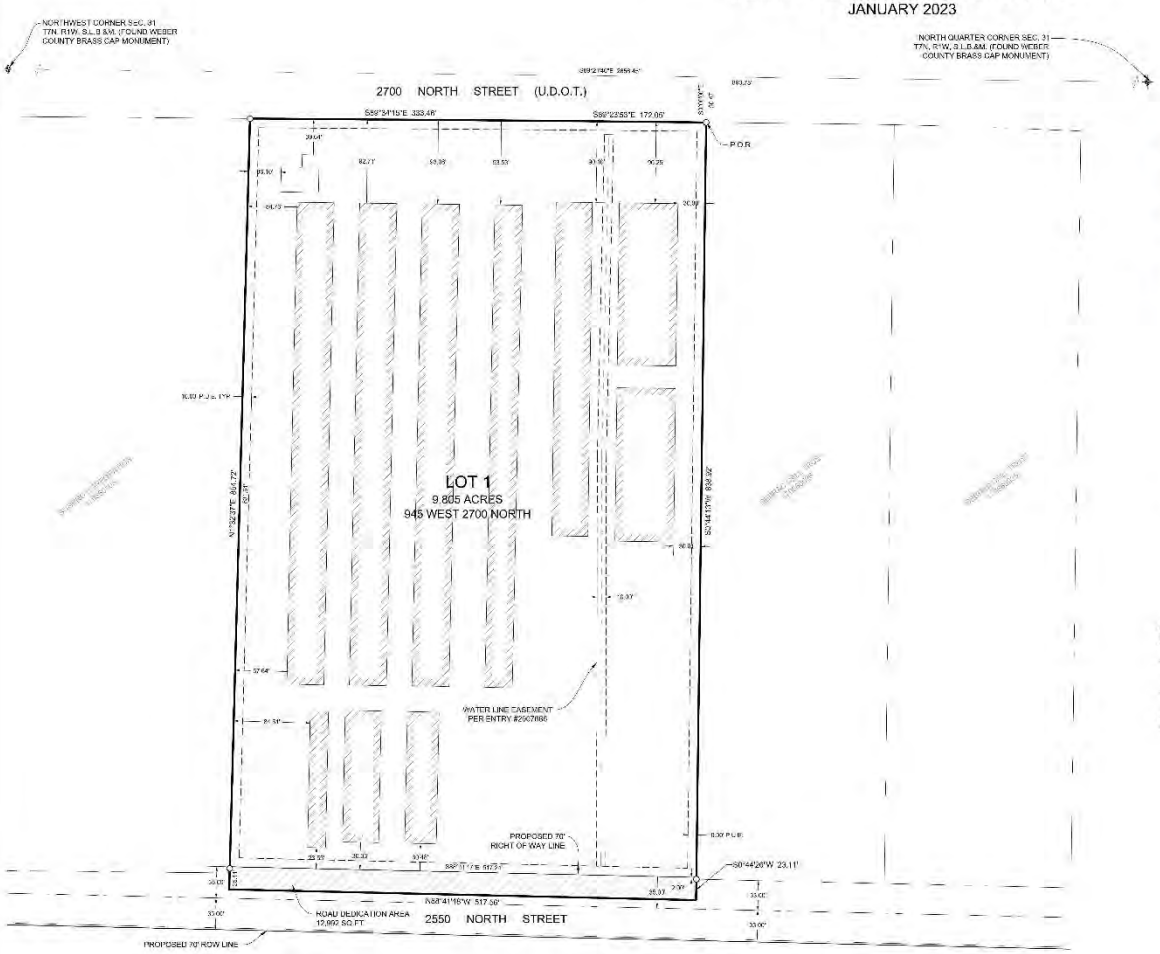
EXHIBIT A
PROPERTY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF 2700 NORTH STREET AND AN EXISTING FENCE LINE BEING LOCATED NORTH 89°21'46" WEST 890.75 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER AND SOUTH 00°00'00" EAST 50.47 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 31; RUNNING THENCE ALONG SAID FENCE LINE SOUTH 00°44'13" WEST 838.92 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 2550 NORTH STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 88°41'17" WEST 261.50 FEET; THENCE SOUTH 01°24'08" WEST 23.11 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 2550 NORTH STREET; RUNNING THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 88°41'19" WEST 255.79 FEET; THENCE NORTH 01°32'37" EAST 854.72 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF 2700 NORTH; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING 2 COURSES (1) SOUTH 89°34'15" EAST 333.46 FEET (2) SOUTH 89°23'53" EAST 172.05 FEET TO THE POINT OF BEGINNING. CONTAINING 433,103 SQUARE FEET, OR 9.94 ACRES, MORE OR LESS.

See exhibit on next page

WILDCAT SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 31,
TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,
PLEASANT VIEW CITY, WEBER COUNTY, UTAH
JANUARY 2023



VICINITY MAP

NOT TO SCALE



Scale: 1" = 50'

LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE
- EXISTING BUILDING

BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF 2700 NORTH STREET AND AN EXISTING FENCE LINE BEING LOCATED NORTH 89°21'46" WEST 890.75 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER AND SOUTH 00°00'00" EAST 50.47 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 31; RUNNING THENCE ALONG SAID FENCE LINE SOUTH 00°44'26" WEST 858.92 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 2550 NORTH STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 89°41'16" WEST 256.79 FEET; THENCE SOUTH 01°37'05" WEST 23.11 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 2550 NORTH STREET, RUNNING THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 89°41'16" WEST 260.79 FEET; THENCE NORTH 01°36'07" EAST 864.72 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF 2700 NORTH; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING 2 COURSES (1) SOUTH 89°34'15" EAST 333.48 FEET (2) SOUTH 89°23'55" EAST 172.05 FEET TO THE POINT OF BEGINNING. CONTAINING 133,103 SQUARE FEET, OR 9.94 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS TOGETHER WITH EASEMENTS HEREAFTER TO BE KNOWN AS WILDCAT SUBDIVISION IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____ 2023.

PROFESSIONAL LAND SURVEYOR
8227228
Klint H. Whitney
STATE OF UTAH

KLINT H. WHITNEY, PLS NO. 8227228

OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

WILDCAT SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO PLEASANT VIEW CITY, WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THIS PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY PLEASANT VIEW CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____ 2023.

WILDCAT STORAGE LLC.

_____
PRINTED NAME / TITLE

_____
SIGNATURE

ACKNOWLEDGEMENT

STATE OF UTAH)
: S
COUNTY OF WEBER)

On this _____ day of _____ 2023, personally appeared before me _____, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the _____ of WILDCAT STORAGE LLC. and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws or (Resolution of its Board of Directors), and said _____ acknowledged to me that said Corporation executed the same.

STAMP _____ NOTARY PUBLIC

PLEASANT VIEW CITY ENGINEER

THIS PLAT WAS APPROVED BY THE CITY ENGINEER AND THE COMMUNITY DEVELOPMENT DIRECTOR.

_____ , 2023
DATE CITY ENGINEER

_____ , 2023
DATE COMMUNITY DEVELOPMENT DIRECTOR

PLANNING COMMISSION PLEASANT VIEW CITY APPROVAL AND ACCEPTANCE

THIS IS TO CERTIFY THAT THIS PLAT AND THE DEDICATION OF THIS PLAT ALONG WITH ITS REQUIRED ON OR ALL STREETS, EASEMENTS AND OTHER PUBLIC IMPROVEMENTS GUARANTEE WERE DULY APPROVED AND ACCEPTED BY THE LAND USE AUTHORITY OF PLEASANT VIEW CITY, UTAH

SIGNED THIS DAY OF , 2023.

_____
LAND USE AUTHORITY CHAIR

ATTEST:
_____
LAND USE AUTHORITY SECRETARY

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A ONE LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY DOUG ELLERTSON. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°21'46" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

NOTES

1. ZONE (C-2) CURRENT MINIMUM YARD SETBACKS: FRONT - 20', SIDE - NONE, REAR - 20'.
2. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NOS. 49057C0210E AND 49057C0211E WITH AN EFFECTIVE DATE OF DECEMBER 18, 2006.

DEVELOPER
DOUG ELLERTSON
733 EDGEWOOD DRIVE
OGDEN UT 84403
801-668-3664

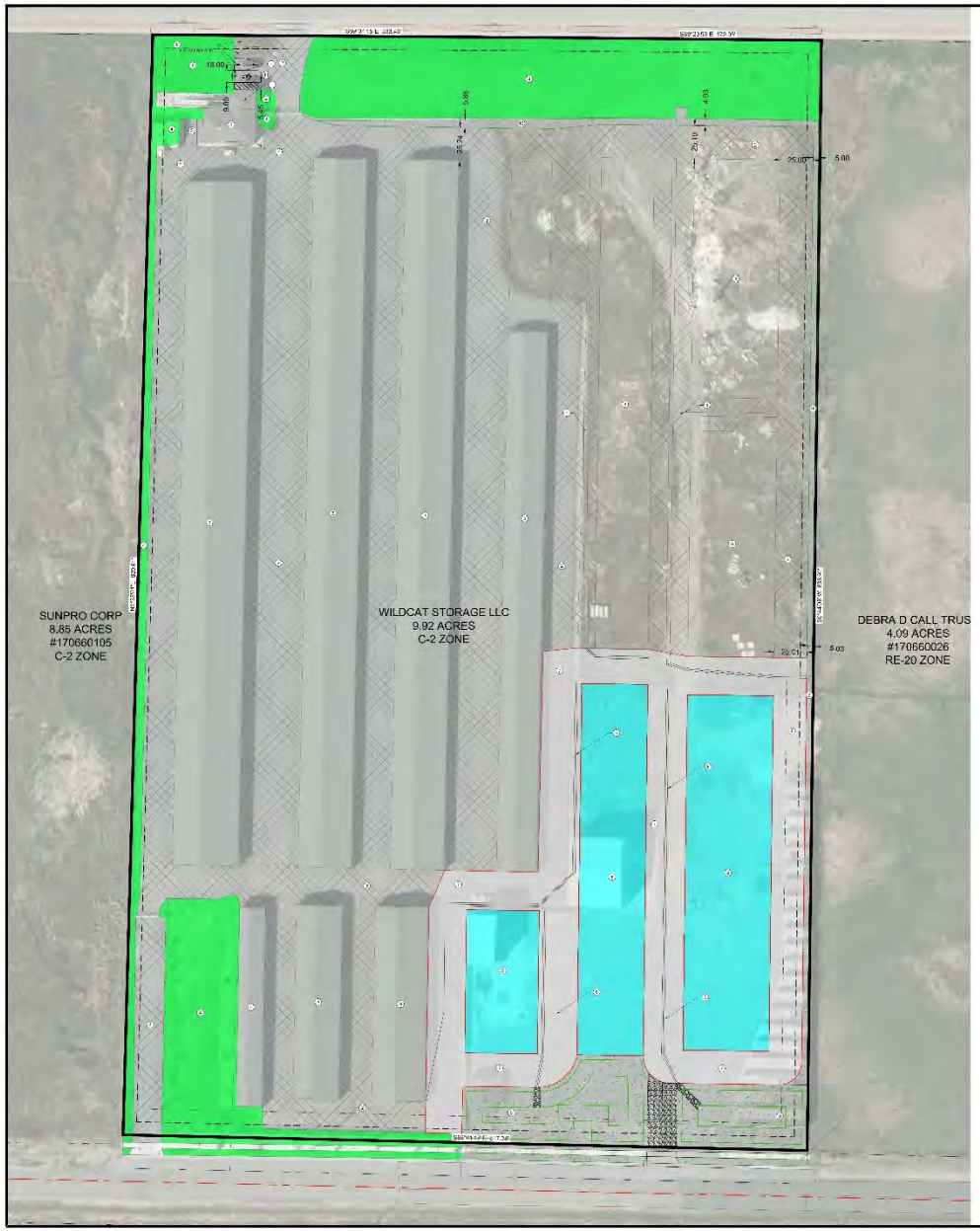
S1
1

GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

COUNTY RECORDER

ENTRY NO. FEE PAID
FILED FOR AND RECORDED _____,
AT _____ IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____ RECORDED
FOR _____
_____
COUNTY RECORDER
BY: _____

© 2023 - ALL RIGHTS RESERVED - COPYRIGHT GARDNER ENGINEERING



1. EXISTING CONCRETE
2. EXISTING ASPHALT
3. EXISTING BUILDING
4. EXISTING LANDSCAPING
5. EXISTING PARKING
6. PROPOSED CONCRETE (SEE SITE PLAN DETAIL SHEET C2A)
7. PROPOSED ASPHALT (SEE SITE PLAN DETAIL SHEET C2A)
8. PROPOSED BUILDINGS (SEE SITE PLAN DETAIL SHEET C2A)
9. PROPOSED LANDSCAPING (SEE SITE PLAN DETAIL SHEET C2A AND LANDSCAPING PLAN SHEET C9)
10. PROPOSED LANDSCAPING ON EXISTING SITE, TO FOLLOW LANDSCAPING PLAN C9)
11. PROPOSED ADA STALL, SYMBOL, SIGN, UNLOADING ZONE (PER ADA STANDARDS, SEE SHEET C8 DETAIL 14,15,16)
12. PROPOSED PARKING STRIPING, WHITE 4" TYPICAL

WHOLE SITE INFORMATION	ZONE = C-2 COMMERCIAL	
BUILDINGS	177148 SF	41.09%
CONCRETE	8933 SF	1.81%
ASPHALT	180371 SF	41.75%
LANDSCAPE	67598 SF	15.64%
TOTAL SITE AREA	432068 SF 9.92 ACRES	100%

LEGEND
- BUILDING
- SIDEWALK
- TBC
- ASPHALT EDGE
- PARKING STRIPING
- SETBACK
- EASEMENT
- CENTERLINE
- BOUNDARY
- NEW ASPHALT
- NEW CONCRETE
- NEW LANDSCAPE
- NEW BUILDING
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING LANDSCAPING
- EXISTING BUILDING

46656 SF OF EXISTING LANDSCAPING

20938 SF OF PROPOSED LANDSCAPING
(16713 ADDITION, 4225 NEW ON EXISTING SITE)

67598 SF LANDSCAPING FOR WHOLE SITE

432068 SF PARCEL AREA FOR WHOLE SITE

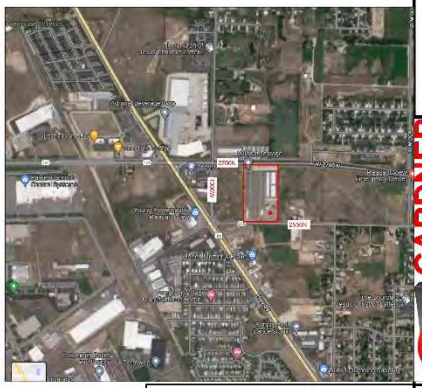
15.64% LANDSCAPING

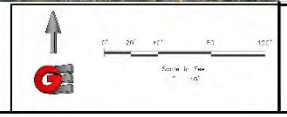
SITE PLAN GENERAL NOTES

1. STALLS DESIGNATED AS ADA WILL REQUIRE A PAINTED ADA SYMBOL AND SIGN.
2. ALL EXTERIOR DOORS REQUIRE A LEVEL EXTERIOR LANDING WITH A MAX. SLOPE OF 2%
3. ACCESSIBLE ROUTES AND ADA RAMPS TO BE INSTALLED AS PER ADA STANDARDS.
4. ACCESSIBLE ROUTE TO BE A MAX. SLOPE OF 5% AND A MAX. CROSS SLOPE OF 2% 2009 ANSI 117.1-403.3.
5. MAXIMUM ELEVATION DIFFERENCE BETWEEN THE ASPHALT SURFACE OF THE PARKING SURFACE AND THE BOTTOM OF THE CONCRETE CURB RAMPS OR SIDEWALK HEIGHT SHALL NOT EXCEED ¼" VERTICAL, OR ½" WHEN BEVELED. 2009 ANSI 117 303.5(2.1).
6. BUILDING SIDEWALKS, RAMPS, AND BOLLARDS ARE RESPONSIBILITY OF THE BUILDING CONTRACTOR. SEE ARCHITECTURAL PLANS.
7. ALL PAINTED MARKINGS, SOLID DIRECTIONAL ARROWS AND STOP BARS WILL BE PAINTED AT EACH DRIVEWAY AS SHOWN ON THE PLANS. See ALSO DETAIL SHEETS.
8. BUILDING SIDEWALKS, RAMPS, AND BOLLARDS ARE RESPONSIBILITY OF THE BUILDING CONTRACTOR. SEE ARCHITECTURAL PLANS.
9. SEE ELECTRICAL SITE PLAN FOR SITE LIGHTING DETAILS.
10. ALL DIMENSIONS ARE TO TOP BACK OF CURB AND TO THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
11. ALL INLETS SHALL HAVE BICYCLE SAVE GRATES.
12. NEW CULINARY WATER AND SANITARY SEWER SERVICE LATERALS TO BE STUBBED TO 5' OUTSIDE OF NEW BUILDING.
13. PRIOR TO CONNECTING A NEW SEWER SERVICE LATERAL, THE CONTRACTOR SHALL CAMERA THE EXISTING SEWER MAIN, TO IDENTIFY LOCATION OF EXISTING LATERALS AND INFORM OWNER AND ENGINEER.
14. NEW CULINARY WATER AND SANITARY SEWER SERVICE LATERALS TO BE EXTENDED AS NEEDED TO 5' OUTSIDE OF NEW BUILDING. EXISTING UTILITY STUBS ARE SHOWN BASED ON SURVEY, ROADWAY PLANS, AND/OR UTILITY MAPS. ALL LOCATIONS AND ELEVATIONS SHOULD BE FIELD VERIFIED.

BENCHMARK - SEWER MANHOLE, ELEVATION 4305.98, GPS (41.304295, -111.999821), FRONT OF SITE AT 900W MIDDLE OF 2550N ROAD

OWNER/DEVELOPER - WILDCAT STORAGE LLC
943W 2700N PLEASANT VIEW CITY, UTAH 84414





REVISIONS
DATE | DESCRIPTION

SCALE: 1" = 40'
DATE: 2-13-25
DESIGN: TH / RP
DRAWN: RP
REVIEWED: CE/REVIEW

DWG: C2 - SITE PLAN OVERVIEW - C:\USERS\RP\DOCUMENTS\GARDNER ENGINEERING\PROJECTS\WILDCAT STORAGE EXPANSION\CAD\WILDCAT STORAGE EXPANSION.DWG

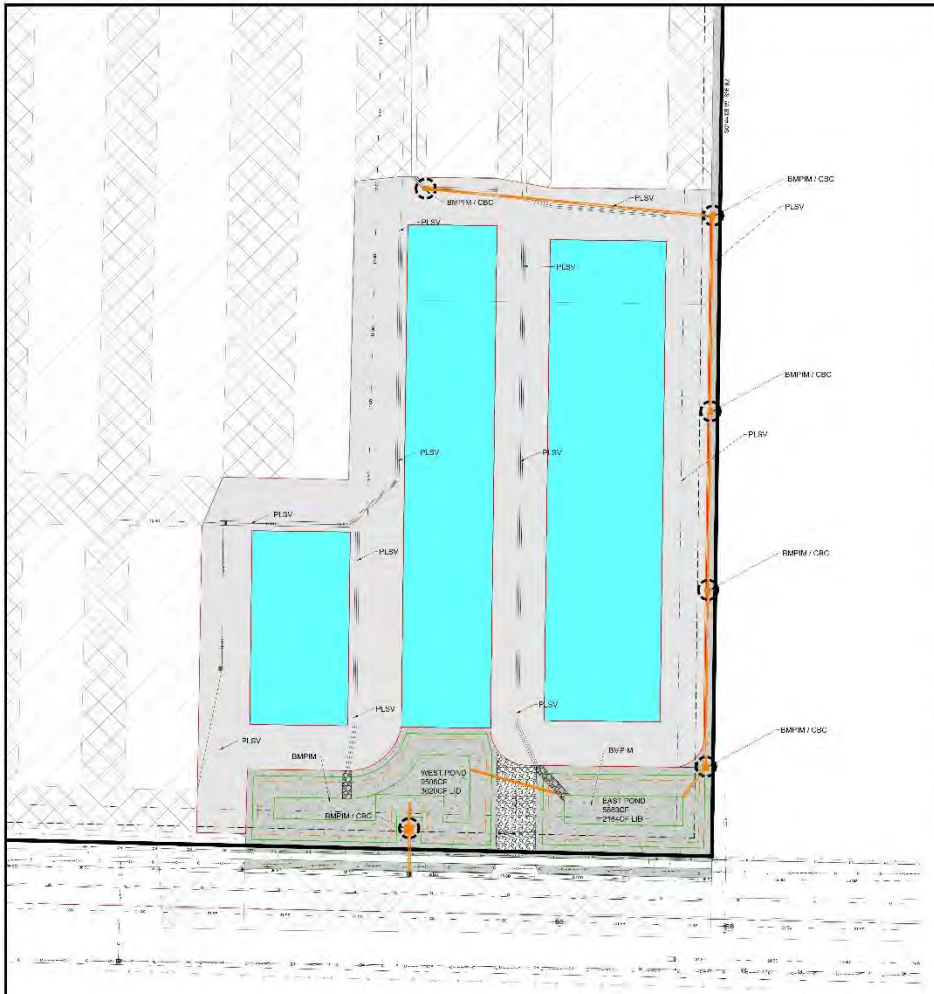
PROFESSIONAL ENGINEER — No. 4658645 — TYLER M. NILLSON — STATE OF UTAH

SITE PLAN OVERVIEW
WILDCAT STORAGE EXPANSION
943W 2550N
PLEASANT VIEW CITY, WEBER, UTAH

GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
5150 S CHAMBERS ST, SUITE 15, OGDEN, UT 84405
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C2

EXHIBIT B
STORM WATER FACILITIES MAINTENANCE PLAN



BMP: Catch Basin Cleaning — CBC



Program Elements

- L New Development
- R Residential
- C Commercial Activities
- I Industrial Activities
- M Municipal Facilities
- R Illegal Discharges

Description:
Maintain catch basin and storm water inlets on a regular basis to remove pollutants, reduce high pollutant concentrations during the 1st flush of storms, prevent clogging of the downstream conveyance system, and increase the catch basins' sediment trapping capacity. A catch basin is distinguished from a stormwater inlet by having a six-foot sediment sump designed to catch and retain sediment below the overflow point. This information sheet focuses on the cleaning of accumulated sediments from catch basins.

Approach:
Regular maintenance of catch basins and inlets is necessary to ensure their proper functioning. Clogged catch basins are not only useless but may act as a source of sediments and pollutants. In general, the key to effective catch basins are:

- At least annual inspections.
- Positive maintenance to clean catch basins and inlets in areas with the highest pollutant loading.
- Clean catch basins in high pollutant load areas just before the wet season to remove sediments and debris accumulated during the summer.
- Keep accurate logs of the number of catch basins cleaned.
- Record the amount of waste collected.

Limitations:
There are no major limitations to this best management practice.

Maintenance:
Regular maintenance of public and private catch basins and inlets is necessary to ensure their proper functioning. Clogged catch basins are not only useless but may also a source of sediments and pollutants. In general, the keys to effective catch basins are:

- Annual/monthly inspection of public and private facilities to ensure structural integrity, a clean sump, and no spilling of catch basins and inlets.
- Keep logs of the number of catch basins cleaned.
- Record the amount of waste collected.

Targeted Pollutants

- Sediment
- Nutrients
- Heavy Metals
- Toxic Materials
- Oxygen Demanding Substances
- Oil & Grease
- Floatable Materials
- Bacteria & Viruses

- High impact
- Medium impact
- Low or Unknown impact

Implementation Requirements

- Capital Costs
- O&M Costs
- Regulation
- Training
- Staffing
- Administration

■ High ■ Medium □ Low

BMP: Parking Lot Sweeping/Vacuuming — PLSV



Program Elements

- I New Development
- R Residential
- C Commercial Activities
- I Industrial Activities
- M Municipal Facilities
- R Illegal Discharges

Description:
Reduce the discharges of pollutants to stormwater from parking lot surfaces by conducting parking lot cleaning on a regular basis.

Approach:

- Restrict parking prior to and during sweeping.
- Establish frequency of sweeping based on anticipated need and observations of debris or sediment accumulation.
- Increase sweeping frequency on areas that alley erosion.
- Sites that generate greater amounts of debris or sediment must be swept more frequently. These include lots associated with or adjacent to recreational, commercial, or industrial areas, or other areas of high vehicle or pedestrian traffic.
- Manually remove debris from corners or other areas of the parking lot that equipment cannot reach.
- Keep accurate operation logs to track programs.
- Equipment selection can be key for this particular BMP. There are two types used: the mechanical broom sweeper (more effective at picking up large debris and cleaning wet streets), and the vacuum sweepers (more effective at removing fine particles and associated heavy metals). It may be useful to have the ability to use both kinds.

Limitations:

- Conventional sweepers are not able to remove oil and grease.
- Mechanical sweepers are not effective at sweeping fine sediments.
- Effectiveness may also be limited by parking lot conditions, presence of parked vehicles, presence of construction projects, climatic conditions and condition of curbs.

Maintenance:

- Acquisition and maintenance of equipment is generally handled by the company hired to perform the sweeping/vacuuming.

Targeted Pollutants

- Sediment
- Nutrients
- Heavy Metals
- Toxic Materials
- Oxygen Demanding Substances
- Oil & Grease
- Floatable Materials
- Bacteria & Viruses

- High Impact
- Medium Impact
- Low or Unknown Impact

Implementation Requirements

- Capital Costs
- O&M Costs
- Regulation
- Training
- Staffing
- Administration

■ High ■ Medium □ Low

BMP: BMP Inspection and Maintenance — BMPIM



Applications

- ☐ Manufacturing
- ☒ Material Handling
- ☒ Vehicle Maintenance
- ☐ Construction
- ☐ Commercial Activities
- ☐ Roadways
- ☒ Waste Containment
- ☒ Housekeeping Practices

Description:
Inspect and maintain all structural BMP's (built existing and new) on a routine basis to remove pollutants from entering storm drain inlets. This includes the establishment of a schedule for inspections and maintenance.

Approach:
Regular maintenance of all structural BMP's is necessary to ensure they operate functionally.

- Annual inspections.
- Develop maintenance to clean, maintain, and restore or replace structures in areas beginning with the highest pollutant loading.
- Clean structural BMP's in high pollutant areas just before the wet season to remove sediments and debris accumulated during the summer and fall.
- Keep accurate logs of what structures were maintained and when they were maintained.
- Record the amount of waste collected.

Limitations:

- Availability of maintenance staff.

Targeted Pollutants

- Sediment
- Nutrients
- ☐ Heavy Metals
- ☐ Toxic Materials
- ☐ Oxygen Demanding Substances
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Bacteria & Viruses

- ☐ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements

- ☐ Capital Costs
- ☐ O&M Costs
- ☒ Maintenance
- ☒ Staffing
- ☐ Training
- ☐ Administration

■ High ☒ Medium □ Low

LONG TERM MAINTENANCE PLAN NOTES:

1. OWNER TO KEEP THE PAVED DRIVE AND PARKING AREAS FREE OF DIRT AND DEBRIS
2. LANDSCAPE MAINTENANCE TO BE DONE REGULARLY. ITEM SUCH AS GRASS CLIPPINGS AND WEEDS TO BE DISPOSED OF IN AN APPROPRIATE MANNER AND LOCATION.
3. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE
4. THE FOLLOWING PRECAUTIONS SHALL BE PERFORMED:

A) PERIODIC INSPECTION OF CATCH BASIN SEDIMENT TRAPS AND CLEANING WHEN THE BASIN IS MORE THAN 1/4 FULL. INSPECTION SHALL BE DONE AFTER EVERY MAJOR RAINFALL AND EVERY 6 MONTHS AS A MINIMUM. DISPOSAL OF ANY GREASE OR OIL MUST BE DONE IN ACCORDANCE WITH CURRENT ENVIRONMENTAL REGULATIONS

B) LITTER, DEBRIS AND CHEMICALS MUST BE PICKED UP AND KEPT IN A CONTAINED LOCATION TO PREVENT POLLUTION OF STORM WATER DISCHARGE

C) PARKING AREAS SHALL BE KEPT FREE FROM AUTOMOBILE FLUIDS THAT COULD WASH INTO THE STORM DRAIN SYSTEM

5. PARKING LOT TO BE SWEPT A MINIMUM OF ONCE PER 6 MONTHS OR AS NEEDED IF MORE FREQUENT SWEEPING IS REQUIRED.
6. TRASH ENCLOSURES ARE TO BE INSPECTED A MINIMUM OF ONCE PER 6 MONTHS TO ENSURE THE LIDS ARE IN GOOD WORKING ORDER AND THAT NO LEAKAGE IS OCCURRING FROM THE DUMPSTER.

REVISIONS
DESCRIPTION
DATE

SCALE: 1"=30'
DATE: 9-9-22
DESIGN: BPTV
DRAWN: BP
CHECKED:

DWG: [illegible]

No. 4858845
TYLER M.
NIPLSON
STATE OF UTAH

LTSWMP
WILDCAT STORAGE EXPANSION
943W 2550N
PLEASANT VIEW CITY, WEBER, UTAH

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C10

945 West 2700 North
Pleasant View, Utah 84414
801-737-4733

To Whom It May Concern:

There is discussion around whether or not Wildcat Storage will have enough parking to accommodate our future expansion plans. We want to address the cities concerns by providing insight to the topic of parking. I am currently owner of six storage facilities throughout Utah. Location addresses as follows:

945 W 2700 N, Pleasant View 84414
1655 750 W St, Harrisville 84404
5828 Harrison Blvd, Ogden 84403
1816 N Fort Ln, Layton 84041
410 E Antelope Dr, Layton 84041
427 E Cimmarron Way, Erda 84074

Parking has never been an issue at any of my facilities due to the way we structure our business services. I have been in the storage business for over 30 years, so I consider myself an expert at all things storage. I had a discussion with each manager. The conclusion is that parking will not be a problem with the 165 units addition. The majority of our tenants are set up on an automatic withdrawal with a debit or credit card. The second most common form of payment is payment through our online portal. It is unusual for tenants to pay in the office. The main concern for parking would be customers inquiring about a storage unit or a customer coming in the office to sign paperwork upon move-in. There is rarely more than one customer in the office at one time. It takes five minutes or less to complete a move-in from start to finish. With our Pleasant View location currently having four parking spots located at the front of our facility. The survey of the managers of these locations I gathered the average number of visits to these locations ranged from 2-4 customers a day and was rare for them to see more than one customer coming in at a time, once the tenant is established there isn't a need for them to come into the office. From this I feel our current parking will be more than enough to accommodate our 165 unit addition. Hopefully we provided clarity on the situation. Thank you for hearing us out.

Doug Eilertson

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February 7, 2023

Pleasant View City

Wildcat Storage Expansion 2

Pleasant View City,

Per the C-2 Zone 18.28.050.B.7 "Listed and unlisted uses may provide alternate data from a traffic engineer or other appropriate source which may be considered by the planning commission for use in a site plan." Storage Units being an unlisted use.

We are making the recommendation that the parking be calculated for the gross floor area of the office that is allowed for customers as it also doubles as the Onsite Attendant/Groundskeepers Living Quarters. There is parking for them and the maintenance vehicle onsite behind the building and are not to be considered.

Our recommendation is that the calculation be for new customers seeking enrollment for a unit which is generally completed in under 15min, and current customers wishing to pay a bill of which the business primarily takes payment through a reoccurring online credit or debit charge not needing a visit to the site. For this calculation the site's office space is 24' x17' equaling 408sf of floor area. Per code 18.27.050.B.1 and 18.27.050.B.4 Intensive and office space both call for four spaces per one thousand square feet of gross floor area. At 408sf we would be required 2 parking stalls of which the site has 4 stalls existing. We are proposing to restripe 1- ADA at 9'x18' and a 5'x18' unloading zone and 3- normal stalls at 9'x18'.

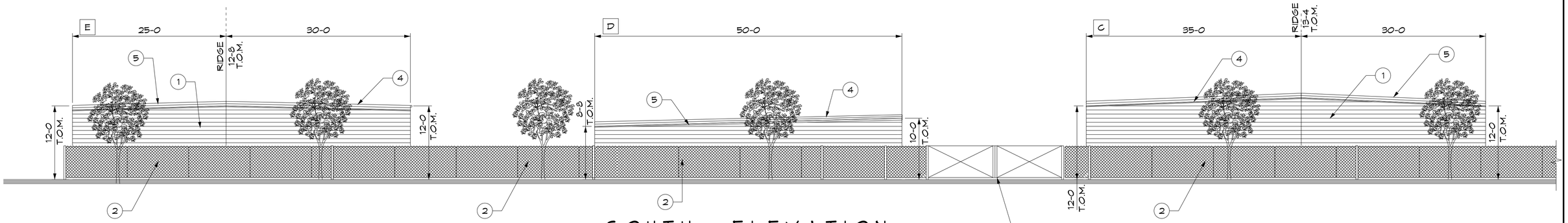
In conclusion we feel the 4 stalls and unloading zone that is existing that will be restriped is adequate for the site and its use for general parking needs.

We appreciate your willingness to work with us on addressing these review comments. Please let me know if you have questions or would like to further discuss parking.

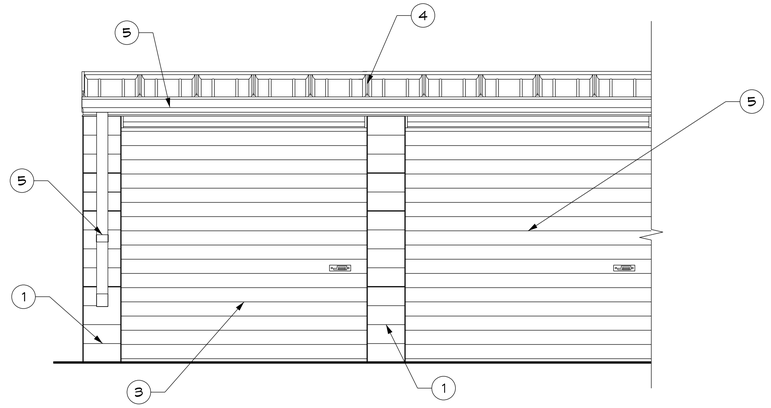
Tyler Nielson, PE | Gardner Engineering
Principal Engineer

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REVISION				
SYM.	DESCRIPTION	DATE	APPROVAL	CAD
2	NEW LAYOUT AFTER SURVEY	9-21-22	BARNETT	TROY
3	UPDATED PER REVIEW	9-22-22	BARNETT	TROY
4	UPDATE PER GARDNER ENG.	9-26-22	BARNETT	TGN
5	UPDATE ELEVATIONS / FENCE	11/11/22	BARNETT	TMN
6	LANDSCAPE REQUIREMENTS	1/4/23	BARNETT	TROY
7	UPDATE PER GARDNER ENG.	2/9/23	BARNETT	TMN



SOUTH ELEVATION



EAST ELEVATION

(TYPICAL INTERIOR ELEVATION)

MATERIAL / FINISH COLOR

1. SMOOTH 8" CMU / TBD
2. CHAINLINK FENCE WITH SLATS / MATCH EXISTING
3. EXTERIOR METAL - ROLL UP DOOR'S / TBD
4. METAL STANDING SEAM ROOF DECK / GALVALUME+ 24GA
5. METAL FLASHING TRIM STORAGE BUILDINGS / TBD

NOTE:
PROPOSED BUILDING MATERIALS/ FINISHES TO MATCH EXISTING. (FIELD VERIFY)

BARNETT STRUCTURES, L.C.

DRAWN BY	TROY NIELSEN
DRAWN BY	TATE NIELSEN
CHECKED	TAD NIELSEN
ENGINEER	LYNN BARNETT
ADDRESS:	P.O. BOX 1248 1199 S. MAIN CENTERVILLE, UT 84014 PHONE: (801) 294-2950 FAX: (801) 294-2939

DO NOT SCALE DRAWING

WILDCAT STORAGE PH-2
PLEASANT VIEW, UTAH

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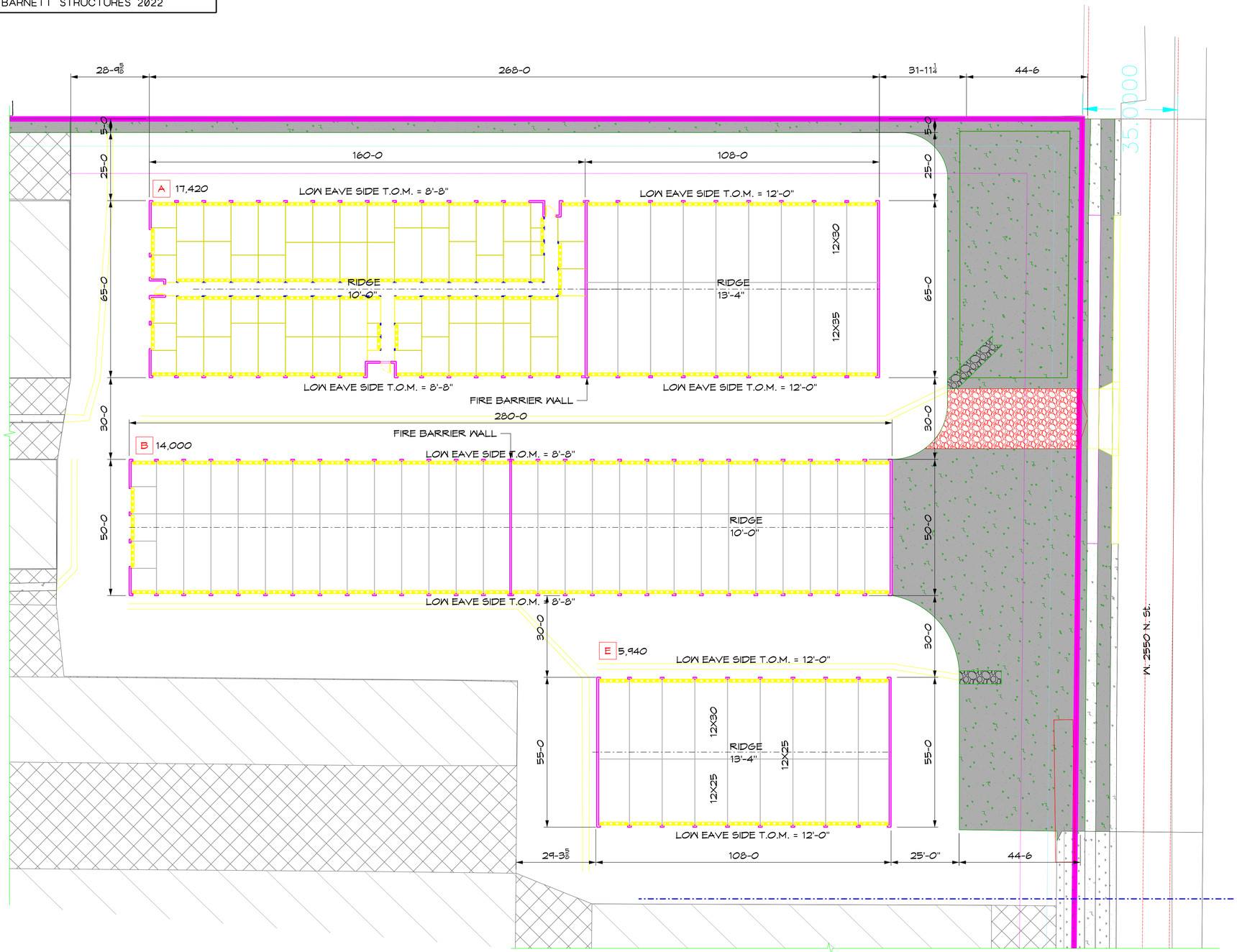
ELEVATIONS

SCALE	SIZE	SHEET	PROJECT #	DRAWING	REV.
1/8"=1'-0"	D	1 OF 1	2232	ELE	7

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6	LANDSCAPE REQUIREMENTS	1/4/23	BARNETT	TROY
7	UPDATE PER GARDNER ENG.	2/9/23	BARNETT	TMN



NORTH

STORAGE LAYOUT

37,360 TOTAL STORAGE SQ. FT.

DRAWN BY	TROY NIELSEN
DRAWN BY	TATE NIELSEN
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WILDCAT STORAGE PH-2
PLEASANT VIEW, UTAH

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STORAGE LAYOUT

SCALE	SIZE	SHEET	PROJECT #	DRAWING	REV.
1-20	D	1 OF 1	2232	SL	7

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Planning Commission
Staff Report

Peak View Lots 3 and 4 - Site Plan Application
April 20, 2023

BASIC INFORMATION

Applicant: ALS Development
Owner: ALS Development
Location: Approximately 400 West, 2700 North

PROPOSAL

The applicant is requesting site plan approval for an expansion of an existing storage facility and storage building at approximately 400 West 2700 North, in the C-2 Zone. The applicant has completed and recorded a subdivision plat, which has been approved, with a number of lots for the site.

FACTORS FOR CONSIDERATION

The Planning Commission reviews applications for site plans to ensure that submitted documents to be considered for approval meet the following:

18.27.010 Purpose.

2. General Commercial, C-2 Zone.

a. In addition to the uses contemplated in the C-1 zone, the general commercial zone allows for the full range of office, retail, service and entertainment needs of the city as a whole and the region of which it is a part.

b. Typical uses within the zone have impacts that necessitate substantial buffers to integrate the use within the community. Certain uses may not be compatible with adjacent single family homes. (Ord.2000-28, 12/12/00)

Staff Comment: *The property is in the C-2 zone.*

CHAPTER 18.27 - COMMERCIAL ZONES (C-1 & C-2)
18.27.010 Purpose.

A. The purpose of this zone is to replace 18.26, 18.28, 18.30, 18.31 and consolidate commercial zoning to two classifications of commercial zones. The two zones are created based upon classification of the types of activity and whether the use is complementary and compatible with the zone. The zones are more fully described as follows:
1. Neighborhood Commercial, C-1 Zone.
a. Provides for the sale and supply of daily living needs for people in nearby neighborhoods.
b. Promotes uses that have few negative impacts with hours of operation that are compatible with adjacent neighborhoods. The range of uses is such that most people would be willing to live nearby.
2. General Commercial, C-2 Zone.
a. In addition to the uses contemplated in the C-1 zone, the general commercial zone allows for the full range of office, retail, service and entertainment needs of the city as a whole and the region of which it is a part.
b. Typical uses within the zone have impacts that necessitate substantial buffers to integrate the use within the community. Certain uses may not be compatible with adjacent single family homes. (Ord.2000-28, 12/12/00)

18.27.030 USE REGULATIONS. In all C-1 or C-2 zones, only the uses enumerated within this chapter are allowed. Uses not clearly specified but substantially similar or customarily accessory to a listed use or category may be administratively allowed as determined by the community development coordinator. Appeals of such determinations shall be made to the Board of Adjustments within thirty days from the decision. (Ord.2000-28, 12/12/00)

The following is excerpted text from the uses listed in the C-2 zone:

LAND USE	**C-1 ZONE**	**C-2 ZONE**
Neighborhood Services	P	P

18.04.425 Neighborhood Services. Includes low impact retail and service uses that are frequently needed by nearby residential neighborhoods. Such uses may include, but are not limited to, bakery, bookstore, dry cleaner, hair salons, laundry, medical/dental offices, pet stores, pharmacy, shoe repair, tailor and the like. (Ord.2000-29, dated 12/12/00)

Staff Comment: *The applicant has proposed a number of uses including Roxberry Juice, Orange Theory Fitness, and Soda Mix. The ordinance states that uses that are "substantially similar or customarily accessory to a listed use or category may be administratively allowed as determined by the community development coordinator". Staff is of the opinion that these three uses are may be categorized as falling within the Neighborhood Services category.*

Son Son Asian Grill and Rusty's Taco may be interpreted as falling under sit down restaurant, which are permitted uses for the zone. Marcos Pizza does not have a sit down area is also not a typical fast food or sit-down restaurant. Staff is also of the opinion that it may reasonably be

categorized as Neighborhood Services. Staff is of the opinion that it can be considered similar in impacts and use to say a bakery, which is categorized as a neighborhood service.

18.27.040 SETBACK STANDARDS.

A. Front Yard.

1. The minimum setback for buildings and parking shall be twenty feet. Such areas shall be permanently landscaped except for access drives and pedestrian accommodations.

2. Commercial development located across the street or adjacent to a residential zone shall use the front yard setbacks required in that adjacent zone.

3. All structures shall be setback from the future right-of-way as defined in the Pleasant View City Major Street Plan.

***Staff Comment**: The setback is understood to be met, at 47.14' from the front property line.*

B. Side Yard

1. No setback is required unless,

a. The use lies adjacent to a residential use or zone. In that case, a twenty foot setback is required.

b. The use is located on a corner lot where in addition to the standard front yard setback, the side of the use facing another street shall have a twenty foot setback also.

***Staff Comment**: This setback is met at 37.14' feet.*

C. Rear Yard.

1. Twenty feet where a commercial use lies adjacent to a residential zone. Such setback area is to be permanently landscaped.

Staff Comment: *This setback is met at 88.55'*

2. Ten feet in all other cases.

D. Height Standards.

1. In all C-1 zones, two and one half stories or thirty-five feet unless adjacent to a residential use or zone. Structures in a C-1 zone adjacent to residential use or zone shall be setback an additional two feet for every foot of height over twenty feet from that residential area. In C-2 zones, that formula shall be three feet.

2. In all C-2 zones, the maximum height shall be five stories or sixty-five feet.

***Staff Comment:** The applicant has stated the height of the building to be 21 feet.*

1. To reduce noise and visual impacts, all mechanical equipment shall be screened from view.

3. Dumpsters shall be enclosed on three sides with a solid concrete or masonry wall that architecturally relates to the primary structure and shall be located at least thirty feet from residential zones. No dumpster shall be located in a required setback.

Staff Comment: *The dumpsters are not located in the front or side setback. A masonry wall enclosure is shown as part of the site plan, on page 4, enclosing the dumpsters (See Exhibit A).*

F. Landscape.

1. A minimum of fifteen percent of the gross area of the site shall be attractively and permanently landscaped.

Staff Comment: *The applicant is submitting a smaller site plan for just a portion of the site. Staff is of the opinion that the landscaping percentage may be met as a whole for the entire site. The applicant has provided a table with the landscaping percentage for each portion of the project, and for the entire site. The purpose of the table is to ensure that the total site has 15% at the end of the approval process, even though the site will be approved in stages* (See Exhibit B).

Staff recommends as a condition of approval that the applicant will be required to add additional landscaping in later phases, if some earlier phases, end up with less landscaping than what is shown on the table, and pull the landscaping percentage below the 15% for the site as a whole, to ensure the project meets the 15% required landscaping, when completed.

2. Secondary water and permanent irrigation systems are required.

Staff Comment: The applicant does have secondary water for the site.

3. All landscaped areas shall have a combination of ground cover, shrubs, trees, and may include art, street furniture, patios, fountains and up to twenty-five percent impermeable materials. One tree for every three hundred square feet is required.

Staff Comment: A *landscape plan has not been provided at the time of this report. There are 3991 square feet of landscaping on Lot 3 and 5,580 square feet of landscaping on Lot 4; this would total 13 for Lot 3, and for 18 trees for lot 4. Trees need to meet requirement of 1 per every 300 square feet, based on the current requirement. It should be noted that the requirement does not specify any specific tree size or type, and a number of different sizes of trees may be used to meet this requirement. However, Staff views this requirement as excessive, and anticipates pursuing an ordinance amendment to adjust this requirement. Staff recommends the applicant have the option to either provide 27 trees, to meet the current standard and show them on a landscaping plan, to meet the current requirements of City ordinance, or that the applicant also be given the option of complying with an updated version of the ordinance, that is adopted, on this issue, prior to Certificate of Occupancy for the buildings being issued, which we anticipated would be a significantly reduced number of trees.*

18.27.050 PARKING.

A. Access.

1. On a corner lot, no curb cut shall be located closer than sixty feet from the intersection of the curb lines from both streets.
2. No curb cut shall be located closer than twenty feet to a side lot line unless common curb cuts are used between uses.

B. Parking shall meet the following general standards;

1. Intensive retail - four spaces per one thousand square feet of gross floor area.
2. Low impact retail - three spaces per one thousand square feet of gross floor area.
3. Restaurants - ten per one thousand square feet of gross floor area plus one half spaces for each employee on the highest employment shift (five spaces minimum for employees
4. Office - four spaces per one thousand square feet of gross floor area.
5. Hotels/motels - one space per room if no in-room cooking provided, otherwise two spaces per room.
6. Automotive repair, service or parts - three spaces per bay and three per one thousand square feet of gross retail space.
7. Listed and unlisted uses may provide alternate data from a traffic engineer or other appropriate sources which may be considered by the planning commission for use in a site plan.

Staff Comment:

Marcos Pizza *1500 square feet – [Neighborhood services / Intensive Retail] – 6 spaces*
Soda Mix *1500 sq = [Neighborhood services / Intensive Retail] - 6 spaces*
Roxberry juice *1500 Square feet [Neighborhood services / Intensive Retail] – 6 spaces*
Rusty Taco *30 stall + 3000 square feet [Sit down restaurant / Restaurant] = 30+5=35 stalls*
Son Son Asian Grill *–1500 square feet. 15+5=20 [Sit down restaurant/ Restaurant] = 35 stalls*
Orange Theory Fitness *3000 square feet [Neighborhood services / Intensive Retail] =12 spots*

The applicant has provided 50 total stalls. 25 in each lot for the separate buildings. Per these calculations, a total of 94 stalls is required, if following the above requirements, thus a total of 44 additional stalls would needed. However, the code states that "Listed and unlisted uses may provide alternate data from a traffic engineer or other appropriate sources which may be considered by the planning commission for use in a site plan."

Since the buildings are being developed as part of a PRUD, Staff is of the opinion that this site should be able to meet the final parking requirement by means of a shared parking agreement to use stalls in the Rush Fun Center Lots. Staff recommends this as a recommended condition of approval, with the caveat that Certificate of Occupancies should not be issued for the buildings as part of this site plan, prior to the total number of additional stalls determined to be needed for these buildings, listed above, being completed and approved by the City as part of the Rush Fun Center Parking Lot, or other areas on the larger site, that are part of a shared parking agreement.

The above mentioned section of City Code does provides flexibility, regarding the number of stalls that may be required; meaning that the required parking amount may be significantly reduced by the Commission. Staff is of the opinion that the number of parking stalls required by the above calculation is excessive, and can easily, comfortably be reduced for these uses. Staff has requested that the applicant provide information demonstrating case studies of existing similar tenants and similar square footages, or other information, to demonstrate the ability to appropriately lower the amount of required parking. Staff recommends that the Commission work with the applicant to determine an appropriate amount of parking.

C. Parking stall size.
1. All parking stalls shall have a nine foot X eighteen foot minimum dimension except for stalls that do not include a two foot area for bumper overhang, where a twenty foot length shall be required. In addition, compact stalls may be a minimum of nine feet X sixteen feet and parallel parking stalls shall be ten feet X twenty-two feet.
2. Any use may have up to twenty-five percent compact parking stalls.

E. Parking lot lighting shall be required for any lot over ten spaces in size. Such lighting shall be directed away from residential areas and only toward the ground.
F. Any parking lot adjacent to a residential use or zone shall be screened with an opaque fence or wall and landscaping to include trees.
H. Lots with over twenty-five spaces shall include at least fifteen percent internal landscaping which shall include trees.
I. Landscaped areas adjacent to streets and parking shall include a two and one half foot berm to reduce the visual impact of the parked cars, except for automotive sales. (Ord.2022-7, dated 3/8/22; prior code: Ord.2000-28, 12/12/00)

Staff Comment: *The stalls meet the required stall size. Staff recommends as a condition of approval, that parking lot lighting for the parking needs to be added to the civil plans, in order to meet the lighting requirement. The applicant has indicated that a 2.5' berm will be added, along 2700 North, as part of the landscape plan.*

> **18.27.080 COMPLIANCE WITH CONDITIONS OF APPROVAL**. All conditions of approval are permanent and binding. Failure to maintain improvements in a condition similar to their original approved condition shall subject the owner or lessee to a fine of up to one hundred dollars for each day of noncompliance. Such violations may result in revocation of the business license and/or the conditional use. After written notice, if the violation is not brought into compliance within ten days, the fines and/or procedures specified above shall begin. (Ord.2000-28, 12/12/00)

Staff Comment: *The applicant needs to be aware that any approval is granted with conditions, is not a carte blanche approval, and that necessary signatures, building permits, or certificates of occupancy, will not be provided or issued by the City until the conditions of approval of any*

site plan approval granted are met. Keeping this in mind will assist in moving the applicant towards the City being able to issue building permits, etc. for the project on this site.

Staff Recommendation

Staff recommends ***approval*** of the site plan and building elevations at _____ with the following conditions and corrections:

- *The applicant needs to be required to add additional landscaping in later phases, if some earlier phases, end up with less landscaping than what is shown on the table the applicant has provided, in a manner that pull the landscaping percentage below the 15% for the site as a whole, to ensure the project meets the 15% required landscaping, when completed.*

- *Staff recommends the applicant have the option to either provide 27 trees, to meet the current standard and show them on a landscaping plan, to meet the current requirements of City ordinance, or that the applicant also be given the option of complying with an updated version of the ordinance, that is adopted, on this issue, prior to Certificate of Occupancy for the buildings being issued.*

- *A shared parking agreement be completed to allow parking on other areas of the nearby development, including the Rush Fun Center with the requirement that Certificate of Occupancies should not be issued for the buildings as part of this site plan, prior to the total number of additional stalls determined to be needed for these buildings, listed above, being completed and approved by the City as part of the Rush Fun Center Parking Lot, or other areas on the larger site.*

- *Staff recommends as a condition of approval, that parking lot lighting for the parking needs to be added to the civil plans, in order to meet the lighting requirement.*

- *A 2.5' berm needs to be added, along 2700 North, as part of the landscape plan.*

- *A landscape plan needs to be submitted and approved.*

Public Comment
There have been no comments currently.

STAFF CONTACT

Brandon Bell
bbell@pleasantviewcity.com
801-782-8529 Ext: 466

ATTACHMENTS

A) Site Plan & Civil Document
B) Landscaping Table
C) Architectural Renderings

Exhibit A - Peakview Lots 3 & 4

PEAKVIEW PLAZA LOTS 3 & 4 SITE PLANS

PROJECT NOTES SHEET

PROJECT OVERVIEW:
THE PROJECT CONSISTS OF THE CONSTRUCTION OF PARKING LOTS, UTILITIES, AND LANDSCAPE AREAS FOR TWO COMMERCIAL BUILDINGS (LOTS 3 & 4 OF THE PEAKVIEW PLAZA PUD)

THE SITE ADDRESSES ARE LOT 3 (370 WEST 2650 NORTH) AND LOT 4 (380 WEST 2650 NORTH) IN PLEASANT VIEW, UT. 2650 NORTH STREET IS A PRIVATE ROAD WITHIN THE PEAKVIEW PLAZA PUD DEVELOPMENT.

ACCESSES:
THE PROPOSED BUILDINGS WILL ACCESS ONTO 2650 NORTH STREET. THERE WILL BE NO ACCESS FROM 2700 NORTH STREET OR 400 WEST.

WATER / FIRE PROTECTION:
THE WATER SYSTEM IS UNDER THE AUSPICES OF PLEASANT VIEW CITY. EXISTING 8-INCH C900 DR14 WATER MAINS WERE INSTALLED IN 2650 NORTH STREET AS PART OF PEAKVIEW PLAZA PHASES 1 & 2 MASTER IMPROVEMENTS. 2-INCH WATER SERVICE LINES & 6-INCH FIRE LINES WERE STUBBED TO 5-FEET BEHIND THE PUE FOR EACH LOT. SAID LINES WILL BE EXTENDED TO THE BUILDINGS UPON LOT DEVELOPMENT.

FIRE PROTECTION IS UNDER THE NORTH VIEW FIRE DEPARTMENT. EXISTING FIRE HYDRANTS ARE LOCATED NEARBY, ONE AT THE EAST END OF 2650 NORTH STREET AND ANOTHER AT THE 2650 NORTH/400 WEST INTERSECTION. INDOOR FIRE SPRINKLER SYSTEMS ARE ANTICIPATED TO BE INSTALLED IN THE BUILDINGS.

SECONDARY WATER / IRRIGATION:
SECONDARY WATER IS PROVIDED FROM THE PINEVIEW WATER SYSTEM, HOWEVER ON-SITE SECONDARY WATER IS PRIVATELY MAINTAINED BY THE PEAKVIEW PLAZA PUD DEVELOPMENT. EACH LOT CAN BE INDIVIDUALLY WATERED AND HAS A STUBBED 2-INCH LINE TO THE FRONT LANDSCAPING AREA OF EACH LOT. IT IS STRONGLY RECOMMENDED TO PROVIDE SLEEVES UNDER PAVEMENT AREAS TO THE ON-LOT LANDSCAPE AREAS.

SEWER:
EACH LOT WILL CONNECT TO THE 8-INCH SEWER MAIN IN 2650 NORTH STREET. EACH BUILDING ON LOT 3 AND LOT 4 WILL HAVE A GREASE INTERCEPTOR SYSTEM. IT IS ANTICIPATED THAT THE EAST AND WEST UNITS IN EACH BUILDING WILL BE FOOD ESTABLISHMENTS – SUCH WILL FLOW TO A SINGLE COMMON TRAFFIC-WORTHY GREASE INTERCEPTOR (APPROX. 1,000 GALLON MINIMUM) LOCATED IN THE PARKING LOTS IN FRONT OF THE BUILDINGS. EACH BUILDING HAS A SEPARATE DOMESTIC WASTEWATER COLLECTION SYSTEM APART FROM THE GREASE INTERCEPTOR SYSTEM. ALL SEWER CONSTRUCTION TO BE IN ACCORDANCE WITH PLEASANT VIEW CITY STANDARDS.

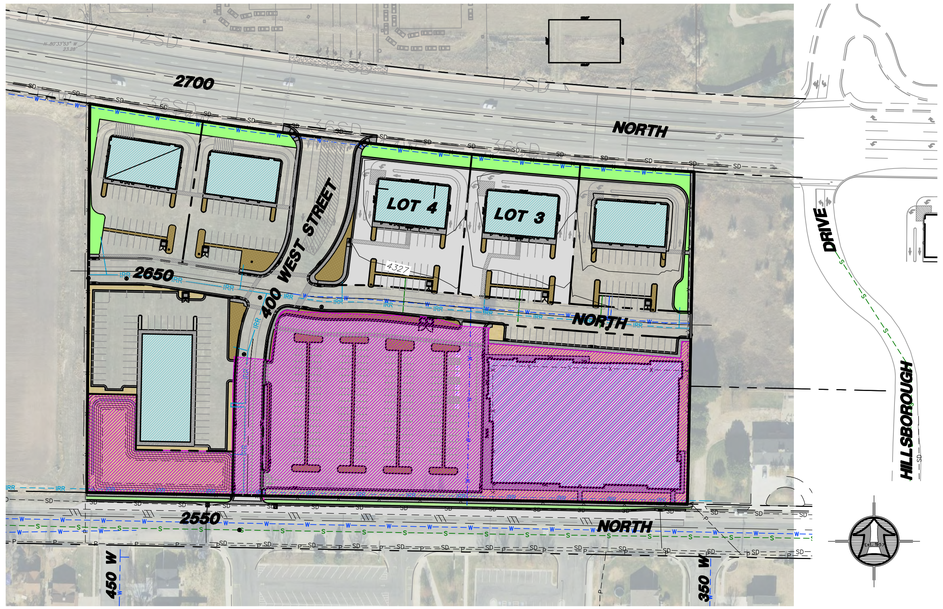
STORM DRAINAGE:
THIS PROJECT WILL TIE INTO THE EXISTING PIPED STORM DRAIN SYSTEM IN 2650 NORTH STREET THAT FLOWS TO THE PEAKVIEW PLAZA MASTER DRAINAGE POND WHERE ALL PEAKVIEW PLAZA DEVELOPMENT STORM DETENTION (AND LID MATTERS) TAKE PLACE – THE MASTER RAINAGE POND IS PRIVATELY MAINTAINED BY THE PEAKVIEW PLAZA PROJECT. ON-LOT DESIGN AND DRAINAGE CONDUCTANCE TO THE PROJECT'S PIPED SYSTEM IS THE RESPONSIBILITY OF EACH LOT. EACH LOT HAS THE POTENTIAL FOR ON-LOT LID (LOW IMPACT DEVELOPMENT) IN THE FRONT (SOUTH) PORTION OF THE LOT BY IMPLEMENTING A BIOSWALE IN THE FRONT LANDSCAPE AREA.

EACH LOT UPON DEVELOPMENT WILL SURFACE FLOW FROM NORTH TO SOUTH, WITH FLOWS BEING COLLECTED IN INLETS. THE SITES IN GENERAL HAVE SOUTHERLY AND WESTERLY GRADIENTS.

THE ROOFS OF THE BUILDINGS SLOPE NORTHWARD – ROOF DRAIN FLOWS TO BE COLLECTED AND PIPED SOUTHERLY AS SHOWN ON PLANS. THE ROOF DRAIN TRUNK LINES ARE LOCATED NEAR THE WEST BUILDING WALLS TO NOT CONFLICT WITH THE CENTRALLY LOCATED SEWER, GREASE INTERCEPTOR AND WATER LINES.

ELECTRICAL / TELEPHONE / GAS:
DRY UTILITY ROUTING AND BUILDING ENTRY LOCATIONS ARE CURRENTLY UNDER INVESTIGATION. PER THE ARCHITECTURAL PLANS, GAS METERS AND ELECTRIC METERS ARE TO BE ON THE WEST WALLS OF THE BUILDINGS NEAR THE NORTHWEST CORNERS. BUILDING UNITS ARE TO BE INDIVIDUALLY METERED.

PAVEMENT STRUCTURAL SECTION:
THE STRUCTURAL SECTIONS SHALL BE PER THE SITE GEOTECHNICAL SOIL REPORT. CMT PROJECT NO. 17633, DATED JANUARY 2022. IT IS RECOMMENDED TO USE THE 'INTERNAL DRIVE AREAS' SECTION (3.5 INCHES ASPHALT, ON 6 INCHES ROADBASE, ON 7 INCHES GRANULAR BORROW (ON COMPACTED NATIVE SUBGRADE) FOR AREAS LEADING TO AND THROUGH DRIVE-THRU AREAS. PLACE DUMPSTER PADS ON CONCRETE (6 INCHES CONCRETE ON 5 INCHES ROADBASE, ON COMPACTED NATIVE SUBGRADE). IT IS RECOMMENDED TO PLACE CONCRETE PADS IN FRONT OF DUMPSTER AREAS.





VICINITY MAP

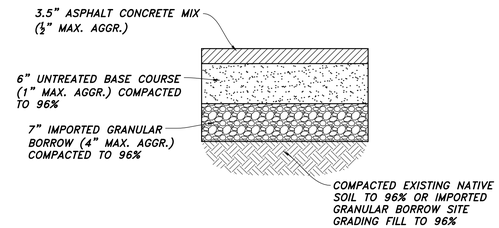
SHEET INDEX:

1 ..... PROJECT DATA

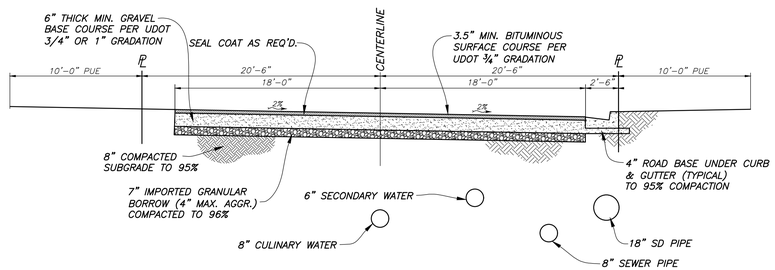
2 ..... OVERALL SITE & UTILITY

3 ..... GRADING PLAN

4 ..... DETAILS



ON-SITE ASPHALT PAVEMENT SECTION
NOT TO SCALE



2650 NORTH TYPICAL PRIVATE ROAD SECTION
NOT TO SCALE LOOKING EAST

CITY ENGINEER ACCEPTANCE OF IMPROVEMENT PLANS

These improvement plans have been reviewed by the City Engineer for general conformance with the requirements of the City's ordinances and the City's Development, Design, & Construction Standards. This set of city-approved drawings shall be used for construction of the required subdivision improvements. The developer's engineer, whose stamp appears on these drawings, is responsible for the engineering design, drafting, and related field information. The construction contractor is responsible for the dimensions which shall be confirmed and correlated at the job site; fabrication processes and techniques of construction; coordination of the work with that of all other trades; and the satisfactory performance of the work.

JONES AND ASSOCIATES
Consulting Engineers

locate water meters in sidewalks; see redline, sheet 2

By: Dana Q. Shuler Date: 04/12/2023
Dana Q. Shuler, PE

No.	Date	By	Revision

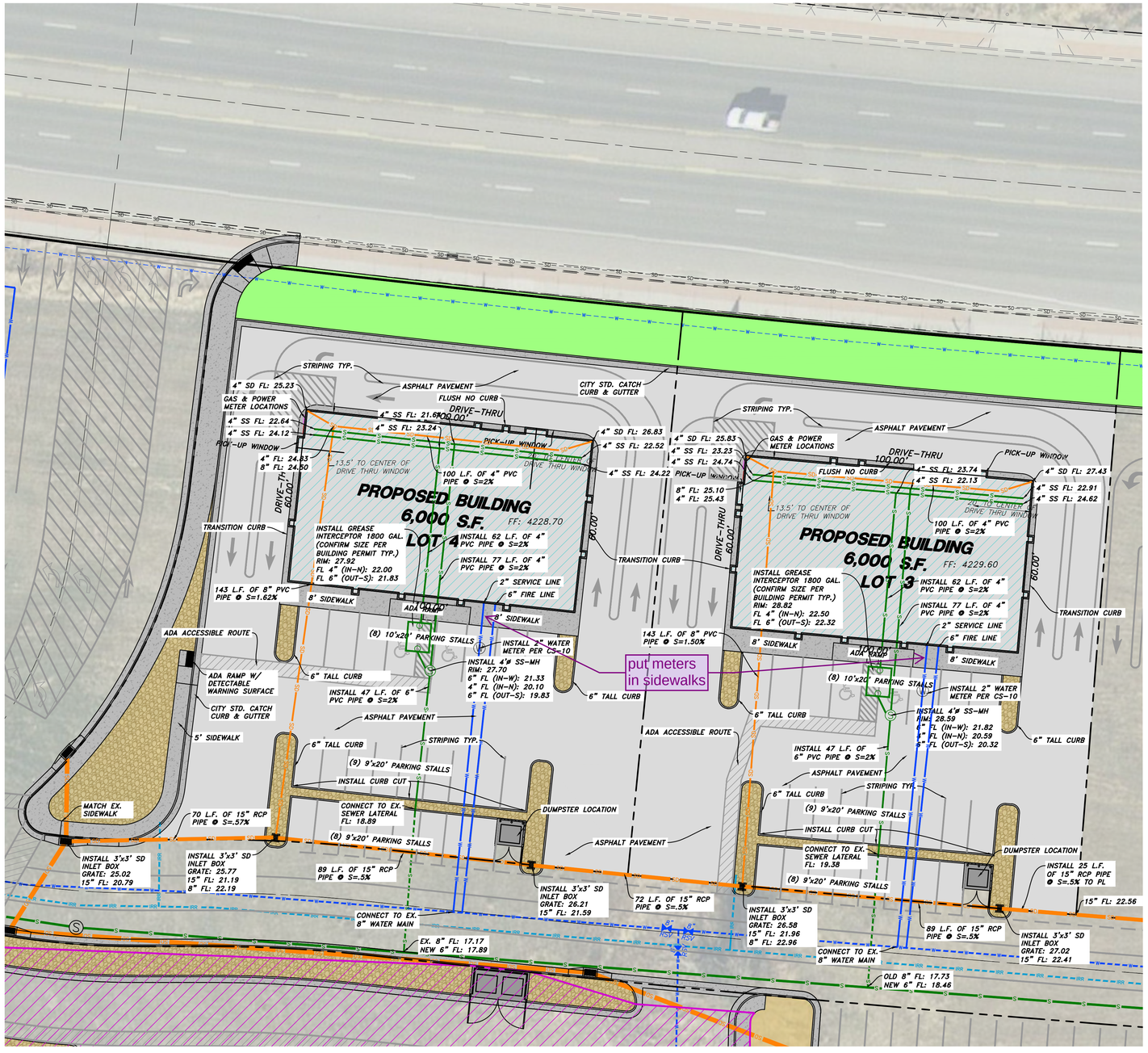
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Consulting Engineers and Land Surveyors
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Drawn By: BTC Date: 04/04/23
Designed By:
Checked By:
Approved By:
Scale:
Drawing File: 21-5-39r19 Ph2
JOB NUMBER: 21-5-39

PROJECT DATA FOR
PEAKVIEW PLAZA
LOTS 3 & 4 SITE PLANS
APPROX. 400 WEST 2700 NORTH
PLEASANT VIEW, UT

Sheet 1 of 4 Sheets

OVERALL SITE & UTILITY PLAN



PROJECT DATA

PROJECT ZONING:	M1
LOT 3 AREA:	30,167 S.F.
LOT 4 AREA:	34,272 S.F.
BUILDING FOOTPRINT AREA:	6,000 S.F. EACH
PARKING REQUIREMENTS:	
RETAIL:	
1 STALL PER 250 S.F.	24 STALLS EACH
TOTAL PARKING REQ'D:	24 STALLS EACH
PARKING STALLS PROVIDED:	25 STALLS EACH
ADA STALLS REQ'D:	2 STALLS EACH

LEGEND:

- SUBDIVISION BOUNDARY
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING SECONDARY WATER LINE
- EXISTING STORM DRAIN PIPE
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED SECONDARY WATER LINE
- PROPOSED STORM DRAIN PIPE
- SAW-CUT REQ'D.
- EXISTING FENCE
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- EXISTING SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING STORM DRAIN INLET
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING LIGHT POLE
- PROPOSED SEWER MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT
- EXISTING CURB & GUTTER
- EXISTING SIDEWALK
- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK
- PROPOSED ASPHALT PAVEMENT

SCALE: 1" = 20'

0 20 40

Scale in Feet

Engineer's Notice To Contractors

The existence and location of any underground utility pipes or structures shown on these plans were obtained from available information provided by others. The locations shown are approximate and shall be confirmed in the field by the contractor, so that any necessary adjustment can be made in alignment and/or grade of the proposed improvement. The contractor is required to contact the utility companies and take due precautionary measure to protect any utility lines shown, and any other lines obtained by the contractors research, and others not of record or not shown on these plans.

NOTICE!

EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.

Call BEFORE YOU Dig

1-800-662-4111 UNDERGROUND SERVICE

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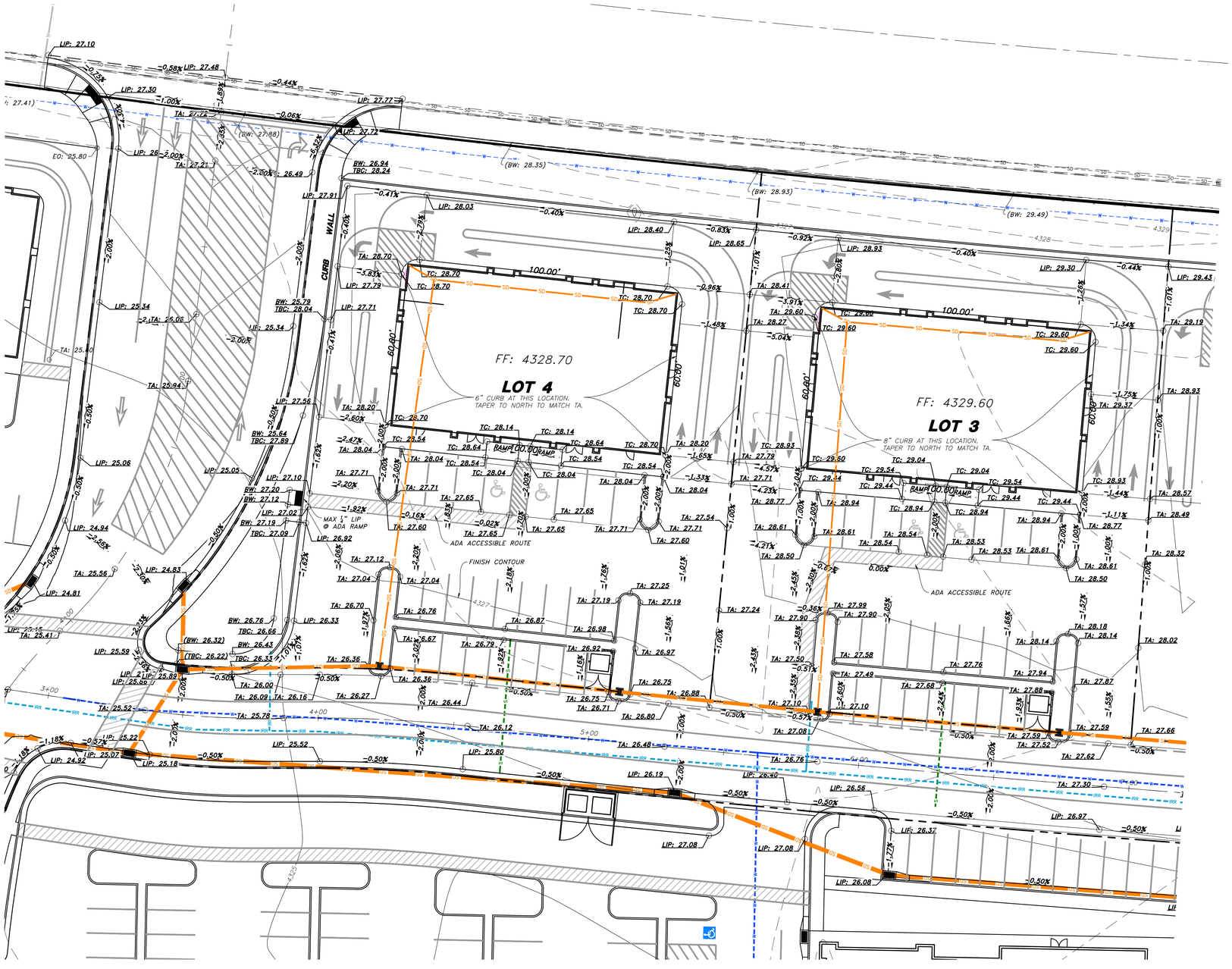
OVERALL SITE & UTILITY PLAN FOR

PEAKVIEW PLAZA
LOTS 3 & 4 SITE PLANS

APPROX: 400 WEST 2700 NORTH
PLEASANT VIEW, UT

Sheet 2 of 4 Sheets

OVERALL GRADING PLAN



Engineer's Notice To Contractors

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A/VOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.

Call BEFORE YOU Dig

1-800-662-4111 UNDERGROUND SERVICE

LEGEND:

- SUBDIVISION BOUNDARY
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING SECONDARY WATER LINE
- EXISTING STORM DRAIN PIPE
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED SECONDARY WATER LINE
- PROPOSED STORM DRAIN PIPE
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- EXISTING FENCE
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- EXISTING 1' CONTOUR
- EXISTING SEWER MANHOLE
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- EXISTING SIDEWALK
- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK
- PROPOSED ASPHALT PAVEMENT

SCALE: 1" = 20'

0 20 40

Scale in Feet

No.	Revision	Date	By

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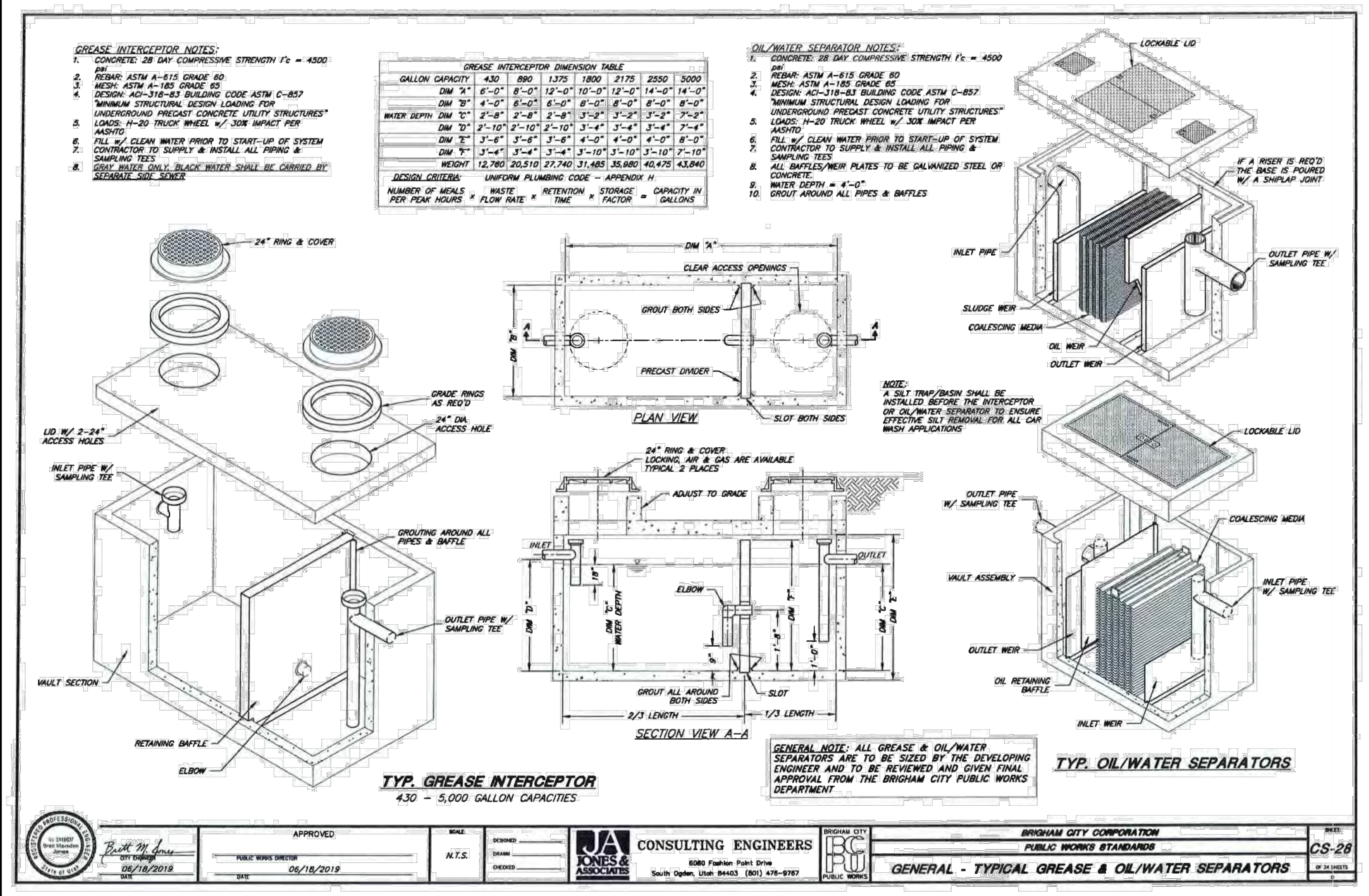
GRADING PLAN FOR

PEAKVIEW PLAZA
LOTS 3 & 4 SITE PLANS

APPROX. 400 WEST 2700 NORTH
PLEASANT VIEW, UT

Sheet 3 of 4 Sheets

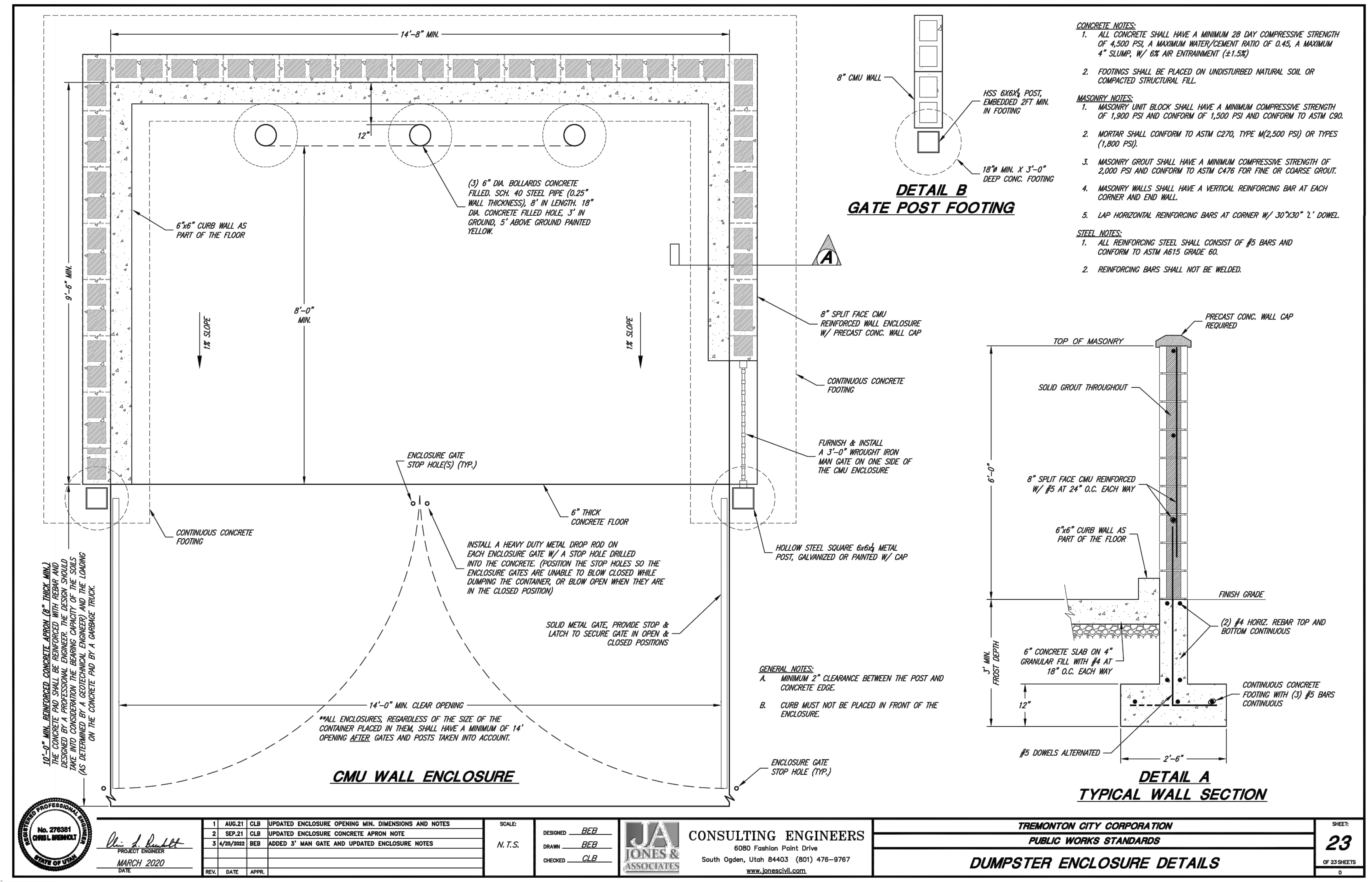
DETAILS

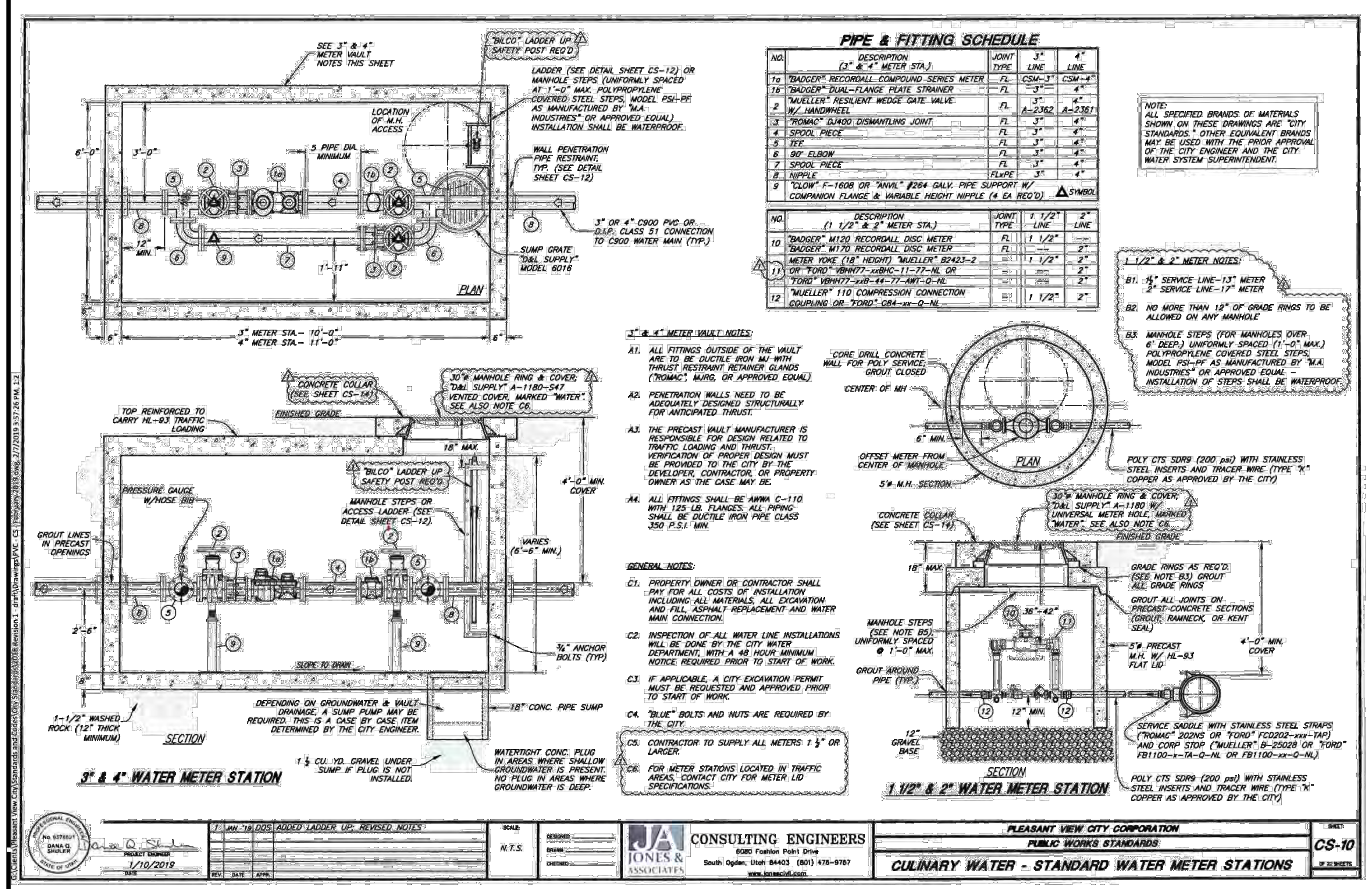


GREASE INTERCEPTOR DIMENSION TABLE								
GALLON CAPACITY		430	890	1375	1800	2175	2550	5000
	DIM "A"	6'-0"	8'-0"	12'-0"	10'-0"	12'-0"	14'-0"	14'-0"
	DIM "B"	4'-0"	6'-0"	6'-0"	8'-0"	8'-0"	8'-0"	8'-0"
WATER DEPTH	DIM "C"	2'-8"	2'-8"	2'-8"	3'-2"	3'-2"	3'-2"	7'-2"
	DIM "D"	2'-10"	2'-10"	2'-10"	3'-4"	3'-4"	3'-4"	7'-4"
	DIM "E"	3'-6"	3'-6"	3'-6"	4'-0"	4'-0"	4'-0"	8'-0"
	DIM "F"	3'-4"	3'-4"	3'-4"	3'-10"	3'-10"	3'-10"	7'-10"
	WEIGHT	12,760	20,510	27,740	31,485	35,980	40,475	43,840

DESIGN CRITERIA: UNIFORM PLUMBING CODE - APPENDIX H

NUMBER OF MEALS PER PEAK HOURS × WASTE FLOW RATE × RETENTION TIME × STORAGE FACTOR = CAPACITY IN GALLONS





PIPE & FITTING SCHEDULE

NO.	DESCRIPTION (3" & 4" METER STA.)	JOINT TYPE	3" LINE	4" LINE
1a	"BADGER" RECORDALL COMPOUND SERIES METER	FL	CSM-3"	CSM-4"
1b	"BADGER" DUAL-FLANGE PLATE STRAINER	FL	3"	4"
2	"MUELLER" RESILIENT WEDGE GATE VALVE W/ HANDWHEEL	FL	3" A-2362	4" A-2361
3	"ROMAC" DJ400 DISMANTLING JOINT	FL	3"	4"
4	SPOOL PIECE	FL	3"	4"
5	TEE	FL	3"	4"
6	90° ELBOW	FL	3"	4"
7	SPOOL PIECE	FL	3"	4"
8	NIPPLE	FLxPE	3"	4"
9	"CLOW" F-1608 OR "ANVIL" #264 GALV. PIPE SUPPORT W/ COMPANION FLANGE & VARIABLE HEIGHT NIPPLE (4 EA REQ'D)			

NO.	DESCRIPTION (1 1/2" & 2" METER STA.)	JOINT TYPE	1 1/2" LINE	2" LINE
10	"BADGER" M120 RECORDALL DISC METER	FL	1 1/2"	—
	"BADGER" M170 RECORDALL DISC METER	FL	—	2"
11	METER YOKE (18" HEIGHT) "MUELLER" B2423-2	—	1 1/2"	2"
	OR "FORD" VBHH77-xxBHC-11-77-NL OR	—	—	2"
	"FORD" VBHH77-xxB-44-77-AWT-Q-NL	—	—	2"
12	"MUELLER" 110 COMPRESSION CONNECTION COUPLING OR "FORD" C84-xx-Q-NL	—	1 1/2"	2"

No.	Date	By	Revision

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DETAILS FOR
PEAKVIEW PLAZA LOTS 3 & 4 SITE PLANS
APPROX. 400 WEST 2700 NORTH
PLEASANT VIEW, UT

Sheet 4 of 4 Sheets

Exhibit B - Peak View Lots 3 & 4 - Site Plan Landscaping Table

From: Jim Flint
To: Brandon Bell; "Dave Laloli"
Subject: Peakview - landscaping
Date: Thursday, March 23, 2023 4:27:20 PM
Attachments: image001.jpg
21-5-39v19 Ph2 092622-2 - Overall Site Utility.pdf

Caution! This message was sent from outside your organization.

Brandon & Dave,

Attached is the Peakview master plan - the project data is in the upper right corner. The total area (417,303 SF - 9.58 acres) is correct. We rechecked the landscape areas and they actually total 69,108 SF (16.6%) rather than 62,702 SF as shown on the sheet. The 15% requirement would be 62,595 SF. The individual breakdown off the landscape areas is as follows:

Lot 1: 20,750 SF
Drainage Pond: 17,694 SF
Lot 2: 5,388 SF
Lot 3: 3,991 SF
Lot 4: 5,580 SF
Lot 5: 4,581 SF
Lot 6: 5,919 SF
Lot 7: 5,205 SF
Total: 69,108 SF

Depending on how the parking checks, we now have the numbers if desired to be mandated lot-by-lot. We have an excess buffer of 6,513 SF (69,108 - 65,595) to work with. Being a PUD, it was discussed last year that the landscaping percentage could be fulfilled on a global basis, rather than lot-by-lot.

Jim Flint
435-723-3491 Office
970-749-4314 Cell

cid:image003.jpg@01CE1FD8.44BCE470





Virus-free.www.avast.com

Exhibit C - Building Elevations - Peak View Lots 3 and 4

PEAK VIEW PLAZA RETAIL BUILDING
BUILDING 3 & 4 SHELL ONLY

PLEASANT VIEW, UT



LIST OF DRAWINGS	
C	COVER SHEET
	ARCHITECTURAL DRAWINGS
A1	MAIN FLOOR PLAN
A2	FINISH SCHEDULE & DETAILS
A3	BUILDING SECTION
A4	WALL SECTIONS
A5	ROOF PLAN & DETAILS
A6	FRONT & SIDE EXTERIOR ELEVATIONS
A7	SIDE & BACK EXTERIOR ELEVATIONS
	STRUCTURAL DRAWINGS
S1	FOOTING & FOUNDATION PLAN
S2	SHEARWALL PLAN
S3	ROOF FRAMING PLAN
S4	STRUCTURAL NOTES & SCHEDULES
S5	STRUCTURAL DETAILS
	MECHANICAL & ELECTRICAL DRAWINGS
M1	MECHANICAL NOTES & SYMBOLS
M2	MECHANICAL PLAN
M3	MECHANICAL DETAILS
P1	PLUMBING NOTES & SYMBOLS
P2	PLUMBING PLAN
P3	PLUMBING DETAILS
P4	ROOF DRAINAGE PLAN
E1	ELECTRICAL NOTES & SYMBOLS
E2	ELECTRICAL PLAN
E3	ELECTRICAL DETAILS

BUILDING CODE ANALYSIS

BUILDING OCCUPANCY	A-2, B & M
CONSTRUCTION TYPE	VB
BUILDING HEIGHT	1 FLOOR / 21'-0"
FIRE SUPPRESSION	NO
BUILDING FOOT PRINT	6,032 SQUARE FEET
CHAPTER 5 - ALLOWABLE HEIGHT - BASE ALLOWABLE AREA -AREA INCREASE 30'-0 ALL SIDES Aa=6,000+(6000x.75)	 1 FLOORS / 40' FEET 6,000 BASE ALLOWABLE 10,500 TOTAL ALLOWABLE
FIRE RESISTANCE RATING TABLE 601 - STRUCTURAL FRAMING - EXTERIOR BEARING - INTERIOR BEARING - NONBEARING WALLS - FLOOR CONSTRUCTION - ROOF CONSTRUCTION	 0 HOUR 0 HOUR 0 HOUR 0 HOUR 0 HOUR 0 HOUR

BUILDING DESIGN CODES

2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL FUEL GAS CODE
2020 NATIONAL ELECTRICAL CODE
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
1997 UNIFORM CODE FOR BUILDING CONSERVATION
2009 ICC A117.1

ARCHITECT

RIDGELINE DESIGN

(801) 392-6882
1708 E. 5550 S. #20
SOUTH OGDEN, UT

PROJECT MANAGER
JASON R. BALL

MECHANICAL & ELECTRICAL ENGINEER

DC ENGINEERING, INC.
CONSULTING ENGINEERS
2688 South 4050 West Ogden, Utah 84401
(801) 388-3920 • Fax (801) 732-9229

STRUCTURAL

Engineering West, L.L.C.
STRUCTURAL ENGINEERING SERVICES
3677 NORTH HIGHWAY 126
FARR WEST, UT 84404
PHONE: (801) 298-9378 (WEST) FAX: (801) 296-6253
Engineering West, L.L.C.

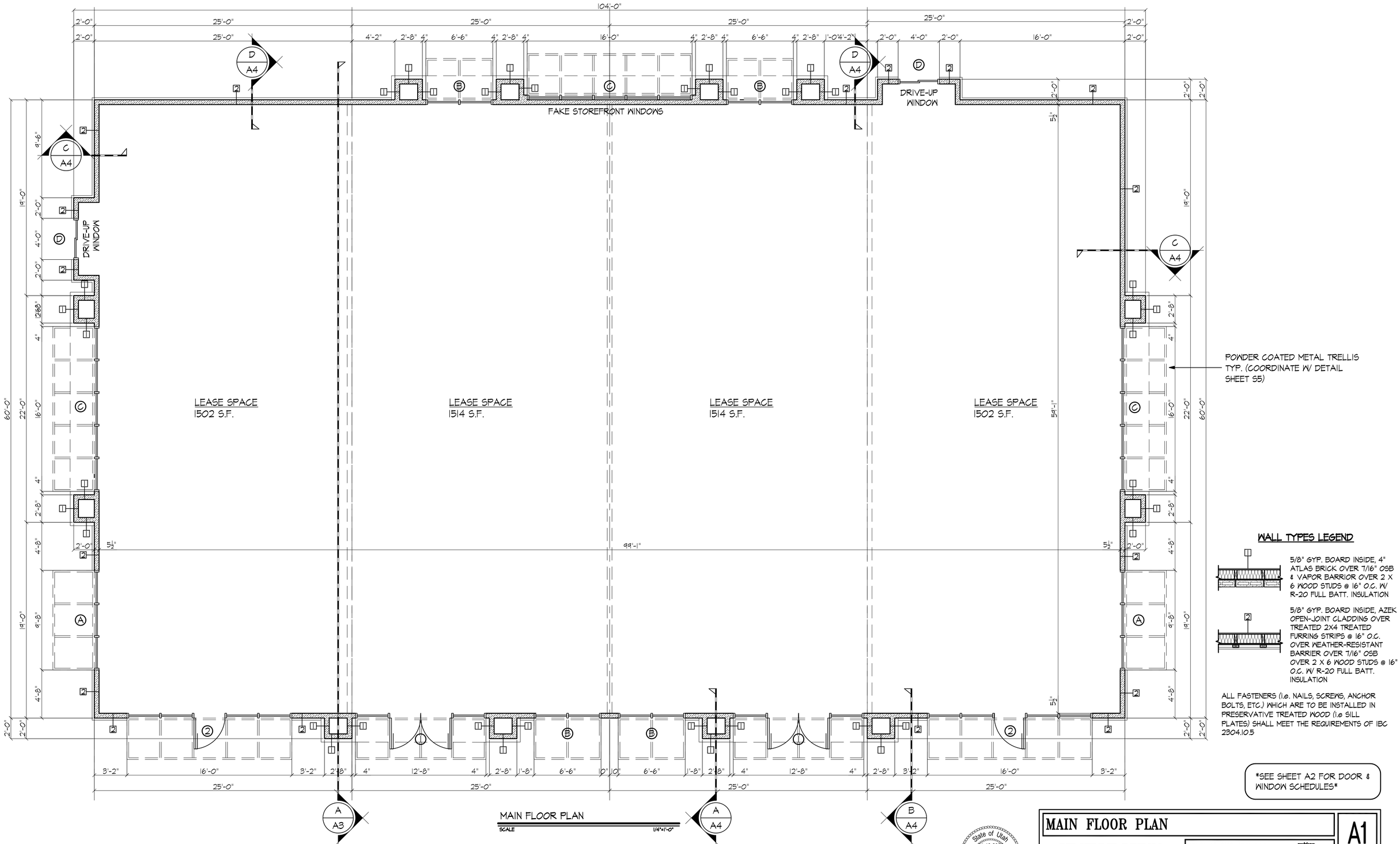
State of Utah
01-13-2023
Wesley G. Stonehocker
96-331553-0301
Licensed Architect

COVER SHEET | C

RIDGELINE DESIGN
ARCHITECTS
1708 E. 5550 S. #20 SOUTH OGDEN, UT 84403
Phone 801-392-6882 Fax 801-621-1494

date: 01-13-2023 job no: 2207 revisions:

project:
PEAK VIEW PLAZA RETAIL BUILDING
PLEASANT VIEW, UTAH



MAIN FLOOR PLAN

SCALE 1/4"=1'-0"

WALL TYPES LEGEND

5/8" GYP. BOARD INSIDE, 4" ATLAS BRICK OVER 7/16" OSB & VAPOR BARRIOR OVER 2 X 6 WOOD STUDS @ 16" O.C. W/ R-20 FULL BATT. INSULATION

5/8" GYP. BOARD INSIDE, AZEK OPEN-JOINT CLADDING OVER TREATED 2X4 TREATED FURRING STRIPS @ 16" O.C. OVER WEATHER-RESISTANT BARRIER OVER 7/16" OSB OVER 2 X 6 WOOD STUDS @ 16" O.C. W/ R-20 FULL BATT. INSULATION

ALL FASTENERS (i.e. NAILS, SCREWS, ANCHOR BOLTS, ETC.) WHICH ARE TO BE INSTALLED IN PRESERVATIVE TREATED WOOD (i.e SILL PLATES) SHALL MEET THE REQUIREMENTS OF IBC 2304.10.5

SEE SHEET A2 FOR DOOR & WINDOW SCHEDULES

State of Utah 01-13-2023 Wesley G. Stonehocker 9639465-5301 Licensed Architect

MAIN FLOOR PLAN

A1

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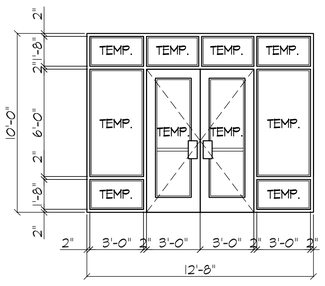
DOOR & HARDWARE SCHEDULE

DOOR				FRAME				MISC.
No.	TYPE	LEAFS	SIZE	TYPE	HARDWARE	THRESHOLD	FIRE RATING	REMARKS
1	ALUMINUM STOREFRONT	2	3'-0" X 8'-0"	ALUMINUM (12'-8" X 10'-0" STOREFRONT SYSTEM)	PUSH / PULL	ALUM.	NONE	W. STRIPING, DOOR SWEEP, COM. CLOSERS & NOTE #1,2,3,5,6,7
2								
3								

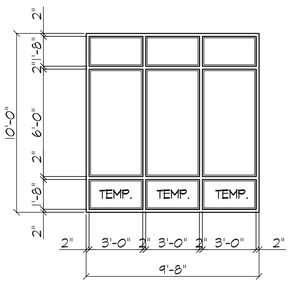
DOOR NOTES:
1. PROVIDE SIGN ON DOOR "THIS DOOR MUST REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED." THE LOCK MUST BE KEY-OPERATED LOCKING FROM EGRESS SIDE. THE LOCKING DEVICE SHOULD BE READILY DISTIGUISHABLE AS LOCKED.
2. INSTALL FLASHING AND CAULKING AROUND DOORS AND STOREFRONT SYSTEMS AS PER MANUFACTURES RECOMENDATIONS.
3. ALL STOREFRONT GLASS TO HAVE A .38 UFACTOR.
4. ALL OVERHEAD DOORS TO HAVE A MIN. R VALUE OF .475
5. ALL DOOR HARDWARE TO BE MOUNTED BETWEEN 36"-48" A.F.F.
6. DOOR HARDWARE SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST TO OPERATE THE DOOR. AS PER IBC 1008.1.9.1
7. WITH 4-1/2" BALL BEARING HINGES
8. PROVIDE ALL NECESSARY DOOR HARDWARE AND ACCESSORIES REQUIRED FOR DOOR TO SUSTAIN FULL FIRE RATING.

WINDOW SCHEDULE

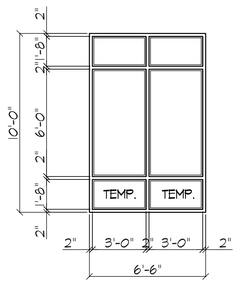
No.	TYPE	FRAME	SIZE	GLASS	SILL	REMARKS
A	FIXED	ALUM. STOREFRONT	9'-8" X 10'-0"	1" INSULATED CLEAR	G.B.	
B	FIXED	ALUM. STOREFRONT	6'-6" X 10'-0"	1" INSULATED CLEAR	G.B.	
C	FIXED	ALUM. STOREFRONT	16'-0" X 10'-0"	1" INSULATED SPANDREL	G.B.	
D	FIXED	ALUM. DRIVE-UP WINDOW	4'-0" X 5'-0"	1" INSULATED CLEAR	S.S.	READY ACCESS 600 DRIVE THRU WINDOW W/ TRANSOM
E	FIXED	ALUM. STOREFRONT	16'-0" X 10'-0"	1" INSULATED SPANDREL	G.B.	
ALL EXTERIOR WINDOWS TO HAVE A MAX. U-VALUE OF 0.38						



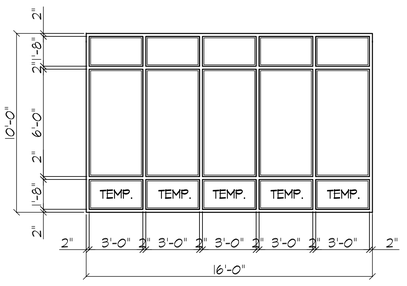
DOOR ELEVATION '1'
1/4" = 1'-0"



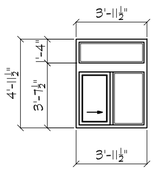
WINDOW ELEVATION 'A'
1/4" = 1'-0"



WINDOW ELEVATION 'B'
1/4" = 1'-0"



WINDOW ELEVATION 'C'
1/4" = 1'-0"



READY ACCESS MODEL 600 W/
16" ATTACHED TRANSOM L/R/
DIRECTION FROM OUTSIDE VIEW

WINDOW ELEVATION 'D'
1/4" = 1'-0"

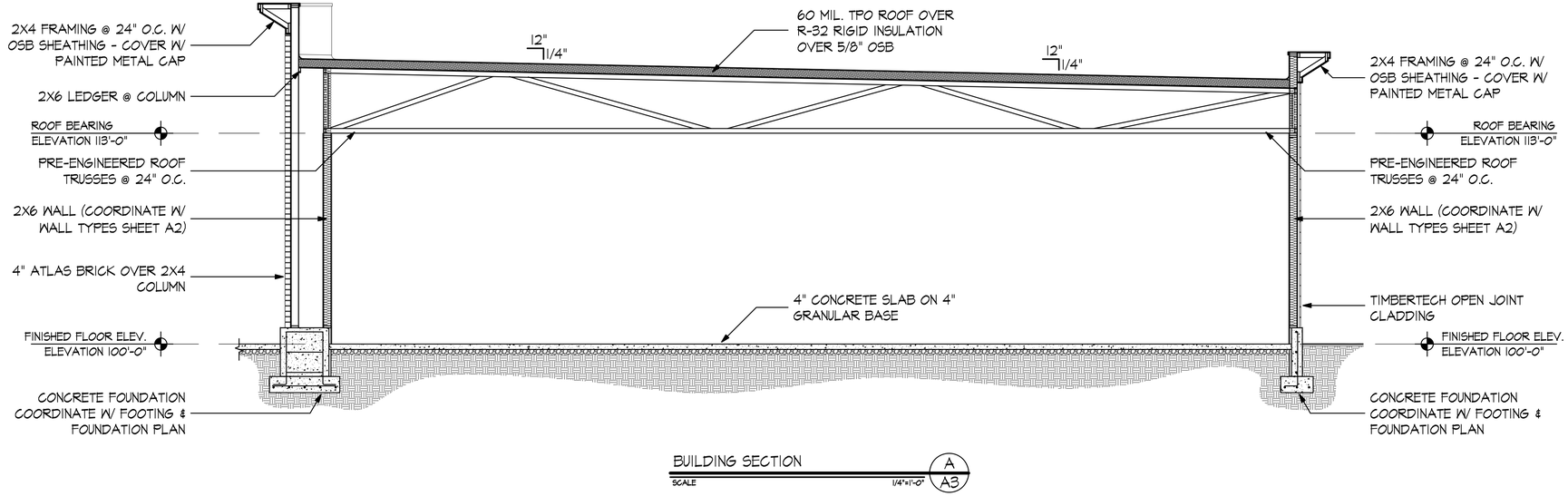
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01-13-2023
Wesley G. Stonehocker
Licensed Architect

SCHEDULES & DETAILS — A2

RIDGELINE DESIGN
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date 01-13-2023 job no 2207 revisions

project
PEAK VIEW PLAZA RETAIL BUILDING 3&4
PLEASANT VIEW, UTAH



BUILDING SECTION A / A3

SCALE 1/4"=1'-0"

State of Utah 01-13-2023 Wesley G. Stonehocker 9439458 Licensed Architect

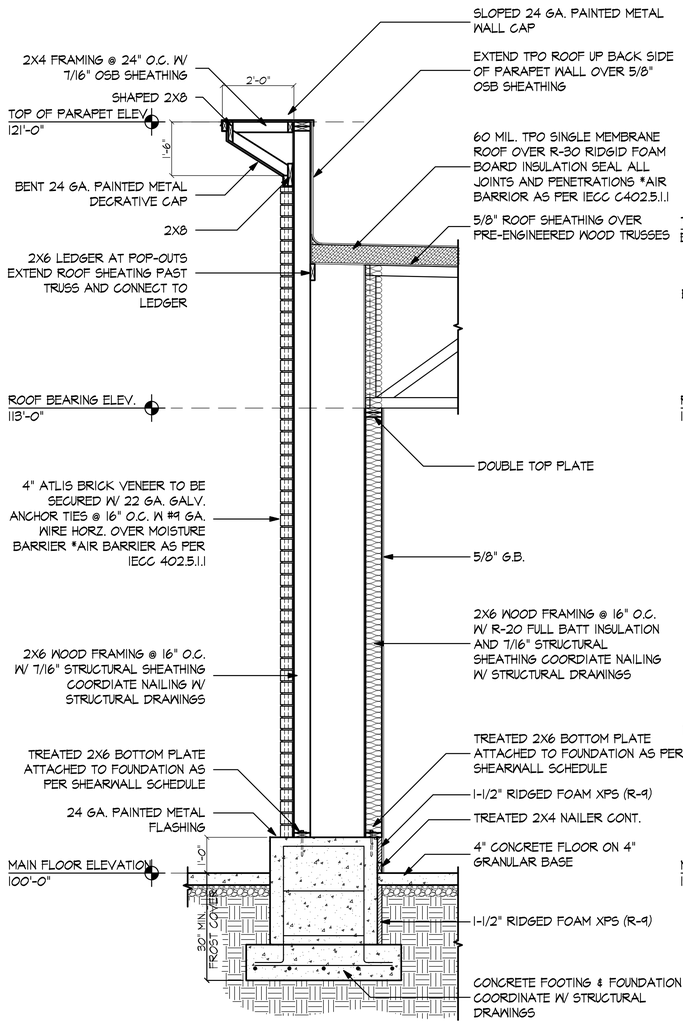
BUILDING SECTION

A3

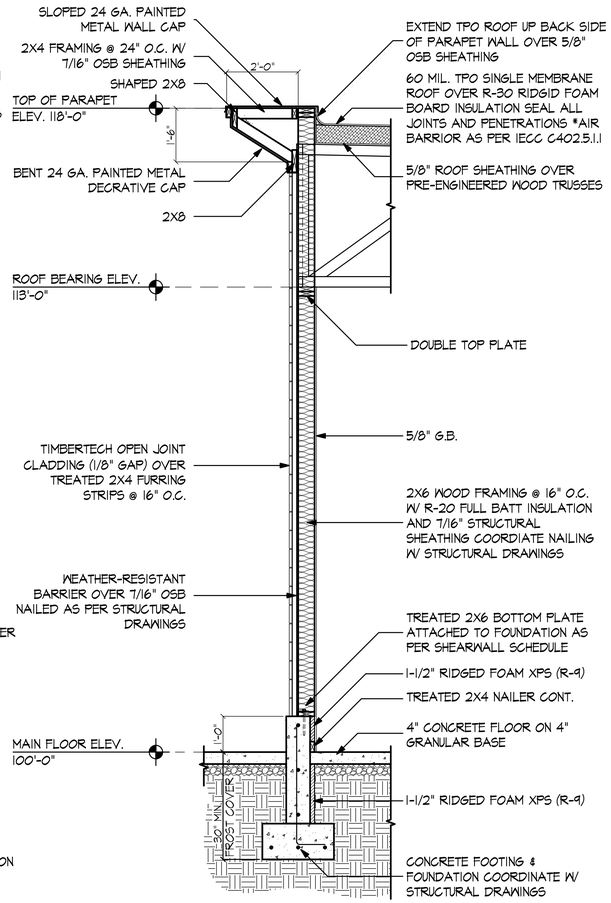
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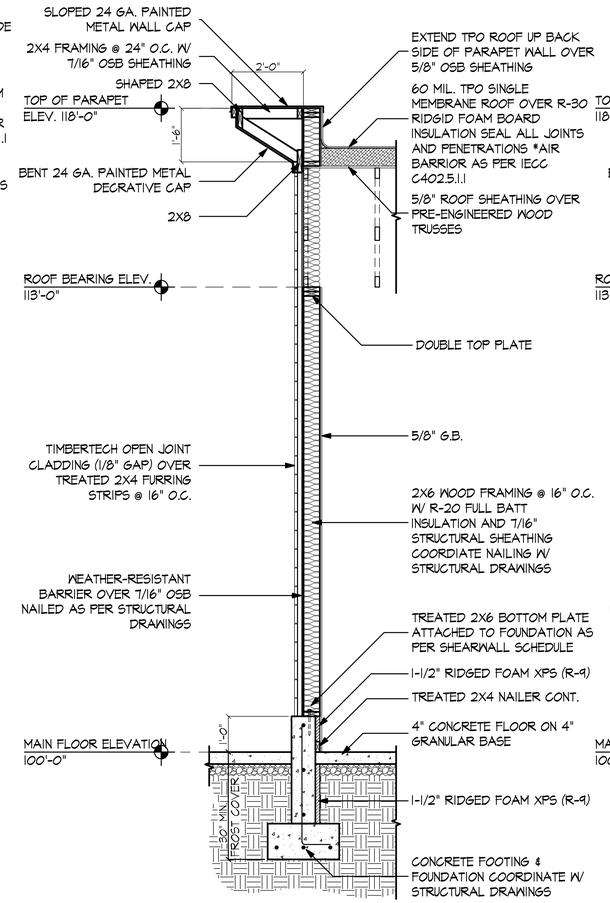
project
PEAK VIEW PLAZA RETAIL BUILDING 3&4
PLEASANT VIEW, UTAH



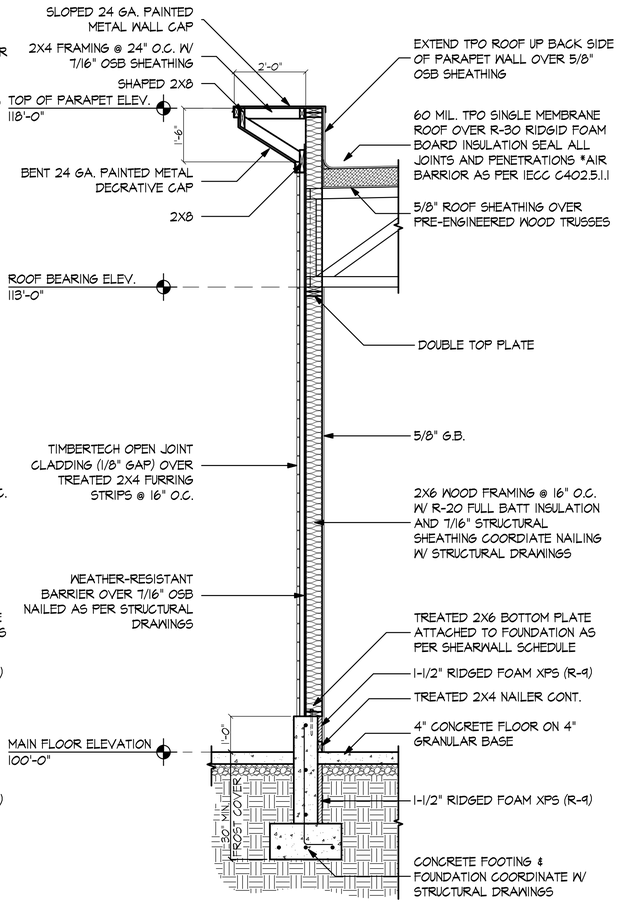
WALL SECTION @ COLUMN — A/A4
SCALE 1/2"=1'-0"



FRONT WALL SECTION — B/A4
SCALE 1/2"=1'-0"



SIDE WALL SECTION — C/A4
SCALE 1/2"=1'-0"



BACK WALL SECTION — D/A4
SCALE 1/2"=1'-0"

NOTE: ALL AIR BARRIERS SHALL BE MATERIALS WITH AN AIR PERMEABILITY NOT GREATER THAN 0.004 CFM/FT2 (0.02 L/S M2) UNDER A PRESSURE DIFFERENTIAL OF 0.3 INCH WATER GAUGE (75 PA) WHEN TESTED IN ACCORDANCE WITH ASTM E 2178. SEAL ALL JOINTS AND PENETRATIONS.

ALL FASTENERS (i.e. NAILS, SCREWS, ANCHOR BOLTS, ETC.) WHICH ARE TO BE INSTALLED IN PRESERVATIVE TREATED WOOD (i.e SILL PLATES) SHALL MEET THE REQUIREMENTS OF IBC 2304.10.5

State of Utah
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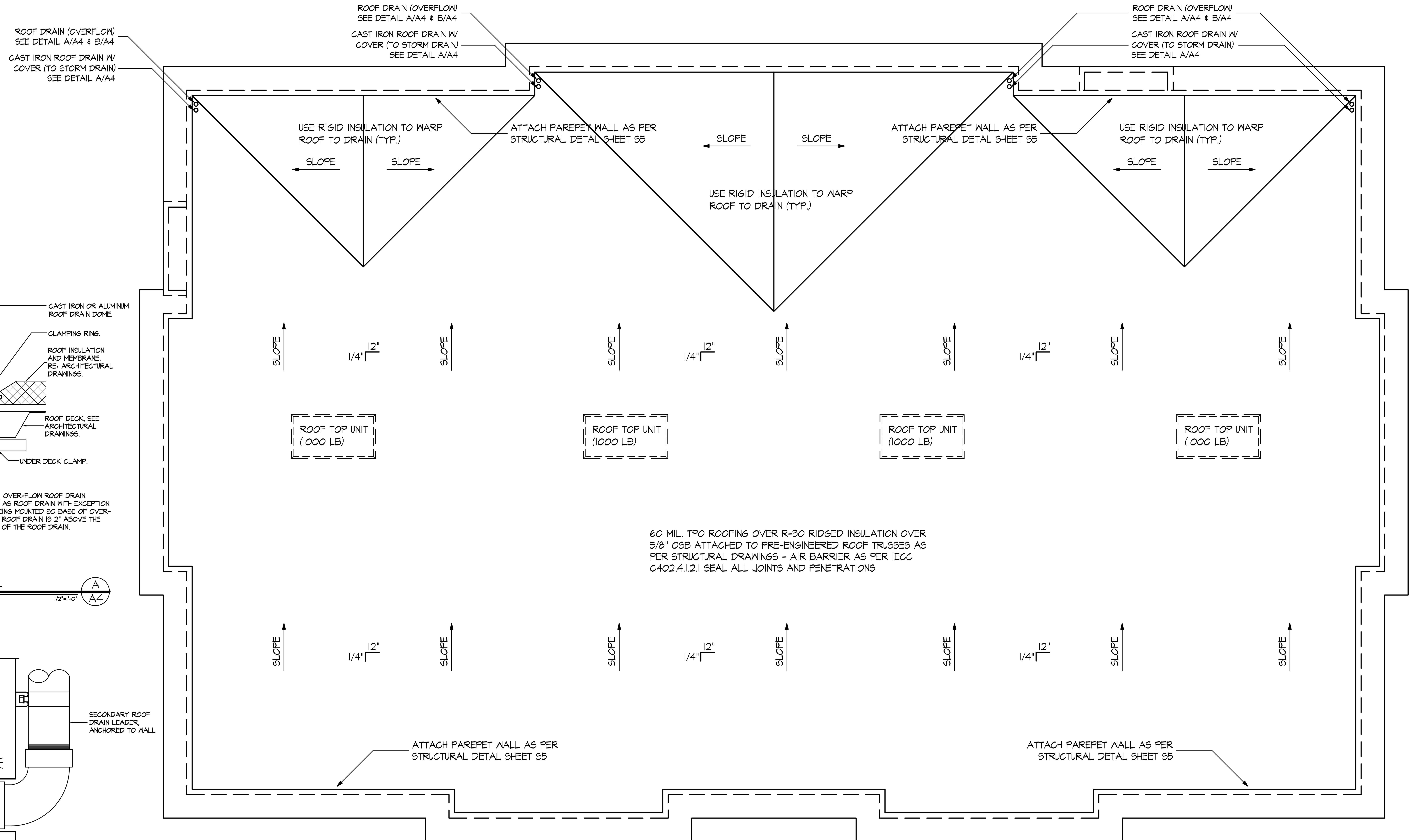
WALL & STAIR SECTIONS

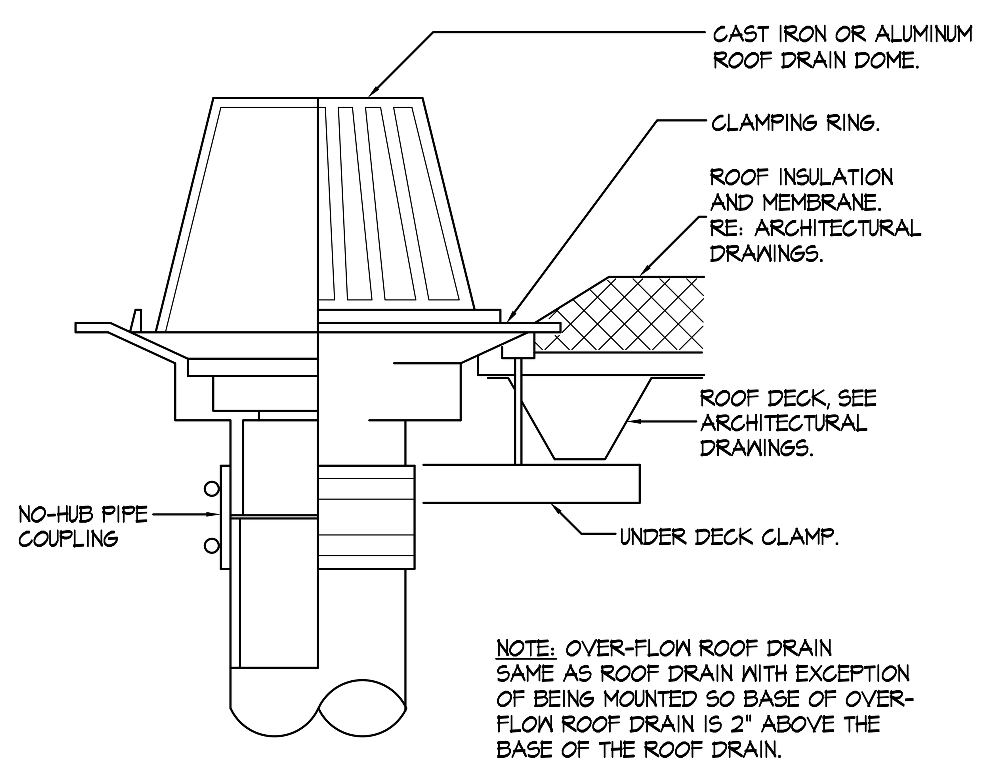
A4

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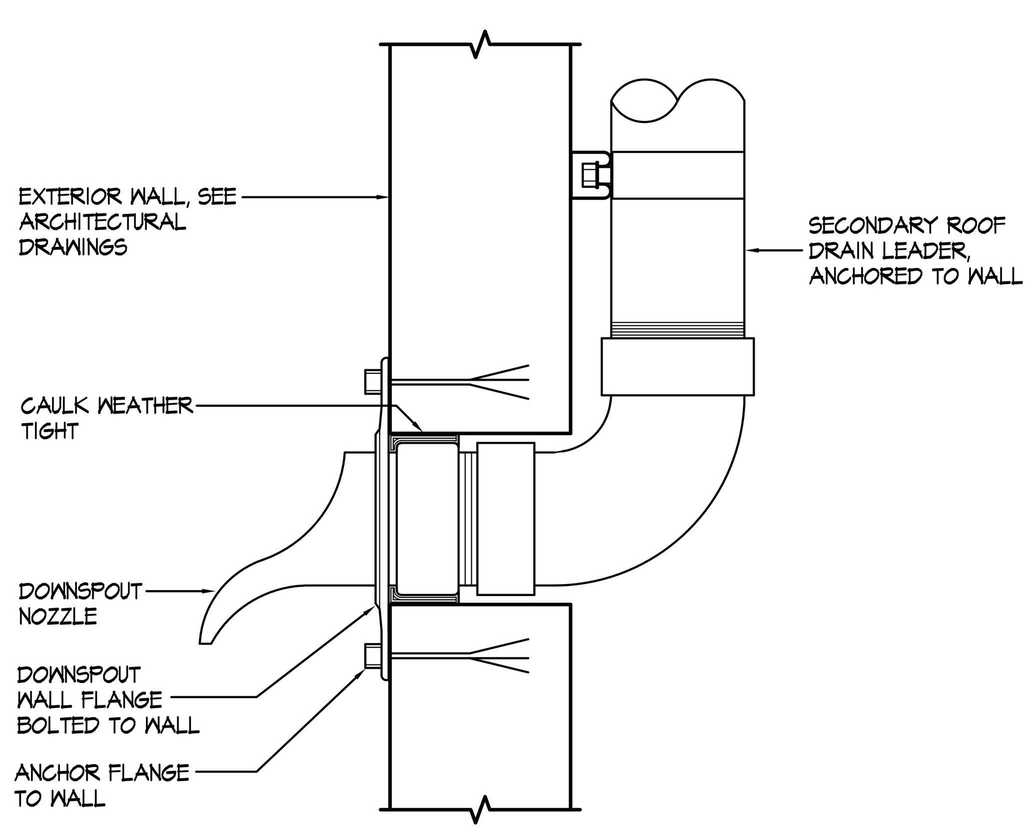
date 01-13-2023 job no: 2207 revisions

project
PEAK VIEW PLAZA RETAIL BUILDING 3&4
PLEASANT VIEW, UTAH





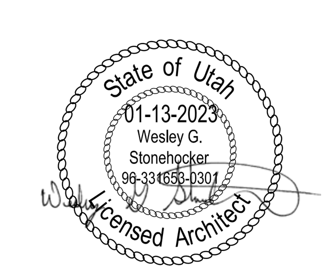
ROOF DRAIN DETAIL — SCALE 1/2"=1'-0" — A / A4



NOTE: DESIGN TRUSSES W/ 20 LB DEAD LOAD
FOR EXTRA LOAD FOR FUTURE ROOF MOUNTED
EQUIPMENT.

ROOF PLAN — SCALE 1/4"=1'-0"

SECONDARY ROOF DRAIN DOWNSPOUT DETAIL — SCALE 1/2"=1'-0" — B / A4



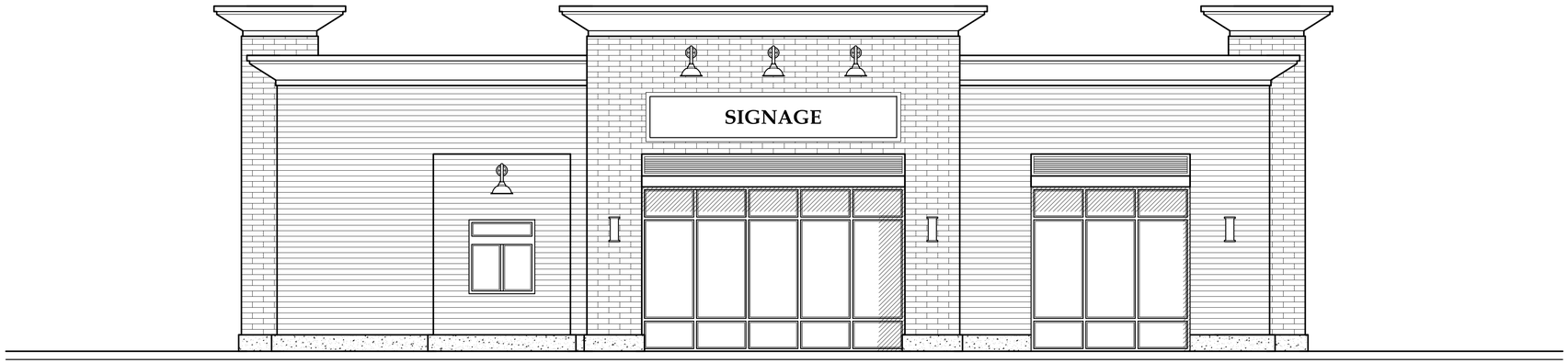
ROOF PLAN & DETAILS

A5

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Phone 801-392-6882 Fax 801-621-1494

date: 01-13-2022 job no: 2207
revisions:

project:
PEAK VIEW PLAZA RETAIL BUILDING 3&4
PLEASANT VIEW, UTAH



SIDE EXTERIOR ELEVATION

SCALE 1/4"=1'-0"



FRONT EXTERIOR ELEVATION

SCALE 1/4"=1'-0"

State of Utah
01-13-2023
Wesley G. Stonehocker
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FRONT & SIDE EXTERIOR ELEVATIONS

A6

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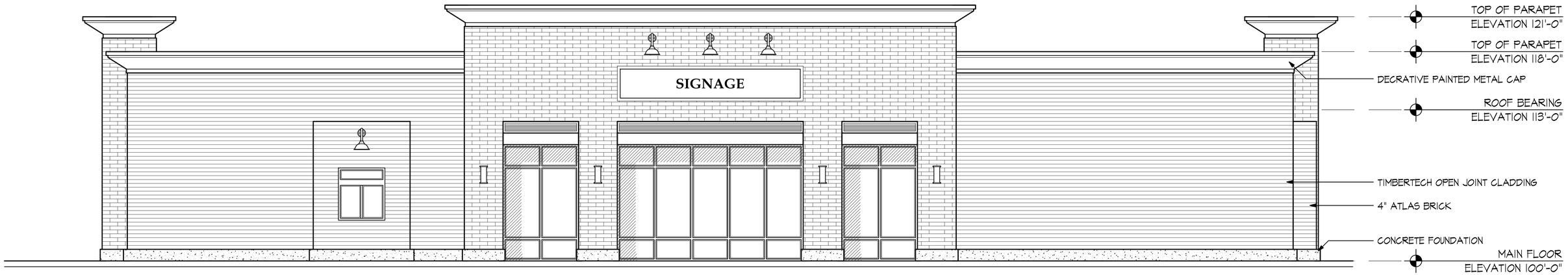
date 01-13-2023 job no 2207 revisions

project
PEAK VIEW PLAZA RETAIL BUILDING
PLEASANT VIEW, UTAH



SIDE EXTERIOR ELEVATION

SCALE 1/4"=1'-0"



BACK EXTERIOR ELEVATION (STREET SIDE)

SCALE 1/4"=1'-0"

State of Utah
01-13-2023
Wesley G. Stonehocker
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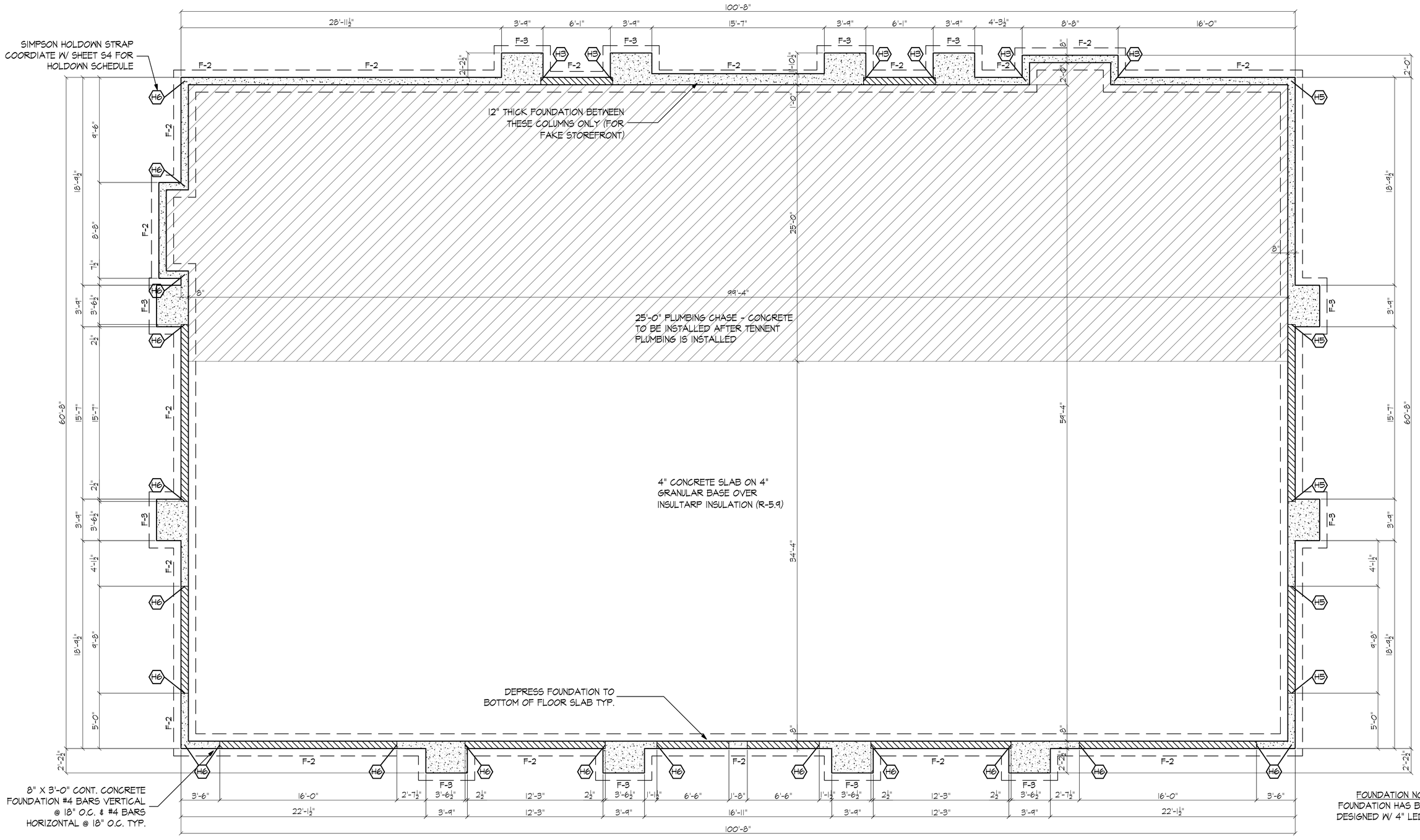
BACK & SIDE EXTERIOR ELEVATIONS

A7

RIDGELINE DESIGN
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project
PEAK VIEW PLAZA RETAIL BUILDING
PLEASANT VIEW, UTAH



FOOTING SCHEDULE

FOOTING MARK	DIMENSIONS			TRANSVERSE REINF.				LENGTHWISE REINF.				COMMENTS:
	WIDTH	LENGTH	THICK.	QTY.	SIZE	LENGTH	SPCG.	QTY.	SIZE	LENGTH	SPCG.	
F-1	1'-8"	CONT.	10"	-	-	-	-	2	#4	CONT.	EQ.	NOTE USED
F-2	2'-0"	CONT.	12"	-	-	-	-	3	#4	CONT.	EQ.	
F-3	5'-0"	4'-0"	12"	-	#4	3'-6"	8"	-	#4	4'-6"	8"	
F-5	3'-6"	3'-6"	14"	5	#4	3'-0"	EQ.	5	#4	3'-0"	EQ.	NOTE USED
F-8	5'-6"	5'-6"	20"	8	#5	5'-0"	EQ.	8	#5	5'-0"	EQ.	NOTE USED
F-9	5'-8"	5'-8"	20"	8	#5	5'-0"	EQ.	8	#5	5'-0"	EQ.	NOTE USED
F-10	6'-4"	6'-4"	20"	9	#5	5'-10"	EQ.	9	#5	5'-10"	EQ.	NOTE USED

CONCRETE FOOTING NOTES:
1. PLACE ALL FOOTING REINFORCING IN BOTTOM OF FOOTING WITH 3" CLEAR CONCRETE COVER UNLESS NOTED OTHERWISE.

FOOTING & FOUNDATION PLAN

SCALE 1/4"=1'-0"

ALL FASTENERS (i.e. NAILS, SCREWS, ANCHOR BOLTS, ETC.) WHICH ARE TO BE INSTALLED IN PRESERVATIVE TREATED WOOD (i.e SILL PLATES) SHALL MEET THE REQUIREMENTS OF IBC 2304.10.5

STATE OF UTAH — REG. NO. 171553 — STEVEN J. CARLSON — REGISTERED PROFESSIONAL ENGINEER — 5/3/22

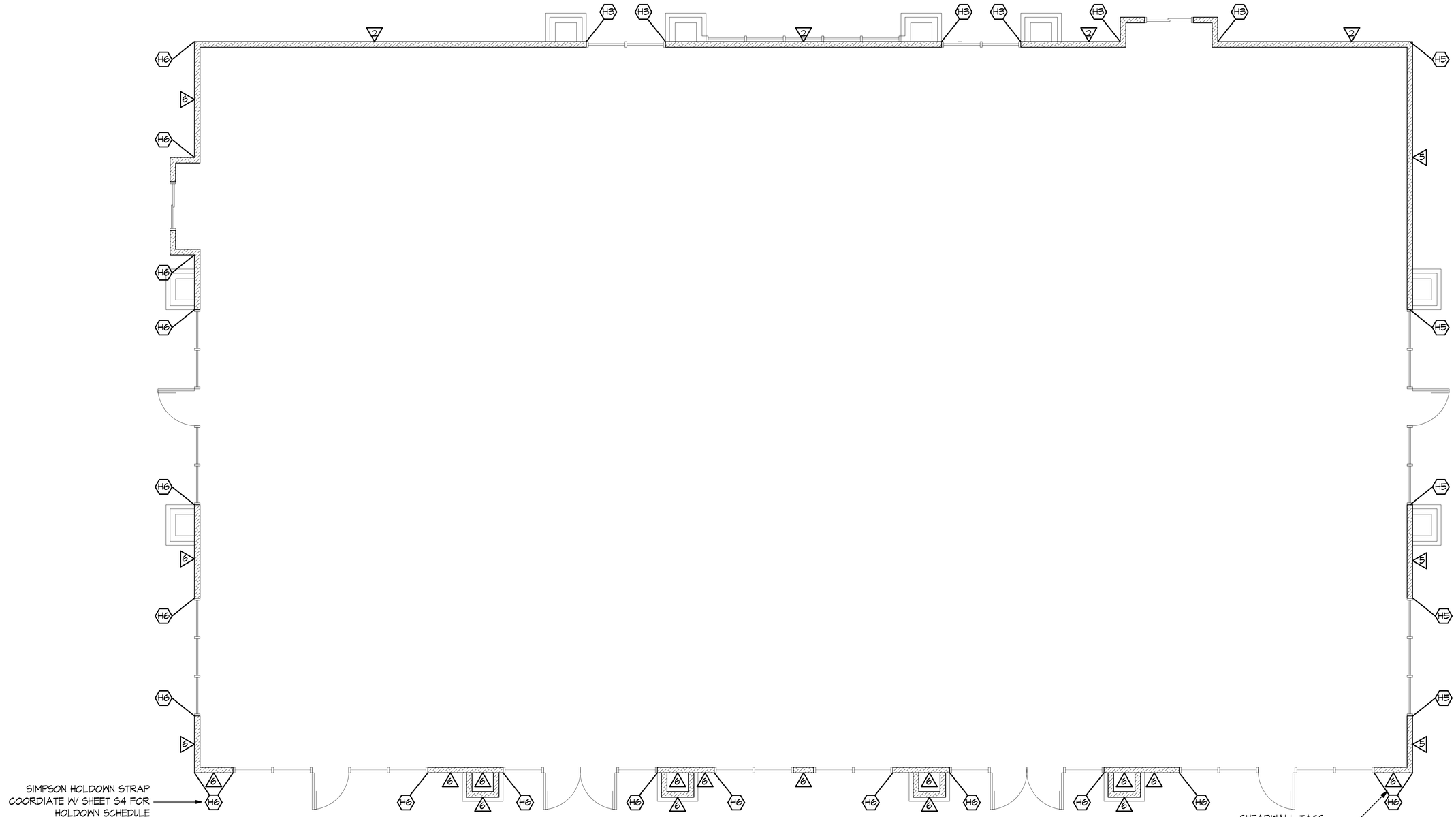
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FOOTING & FOUNDATION PLAN — S1

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date 05-05-2022 job no 2207 revisions

project
PEAK VIEW PLAZA RETAIL BUILDING 3&4
PLEASANT VIEW, UTAH



5/8" OSB SHEATING ON THESE SHEARWALLS (SEE SHEARWALL SCHEDULE SHEET S4)

SHEARWALL PLAN

SCALE 1/4"=1'-0"

ALL FASTENERS (i.e. NAILS, SCREWS, ANCHOR BOLTS, ETC.) WHICH ARE TO BE INSTALLED IN PRESERVATIVE TREATED WOOD (i.e SILL PLATES) SHALL MEET THE REQUIREMENTS OF IBC 2304.10.5

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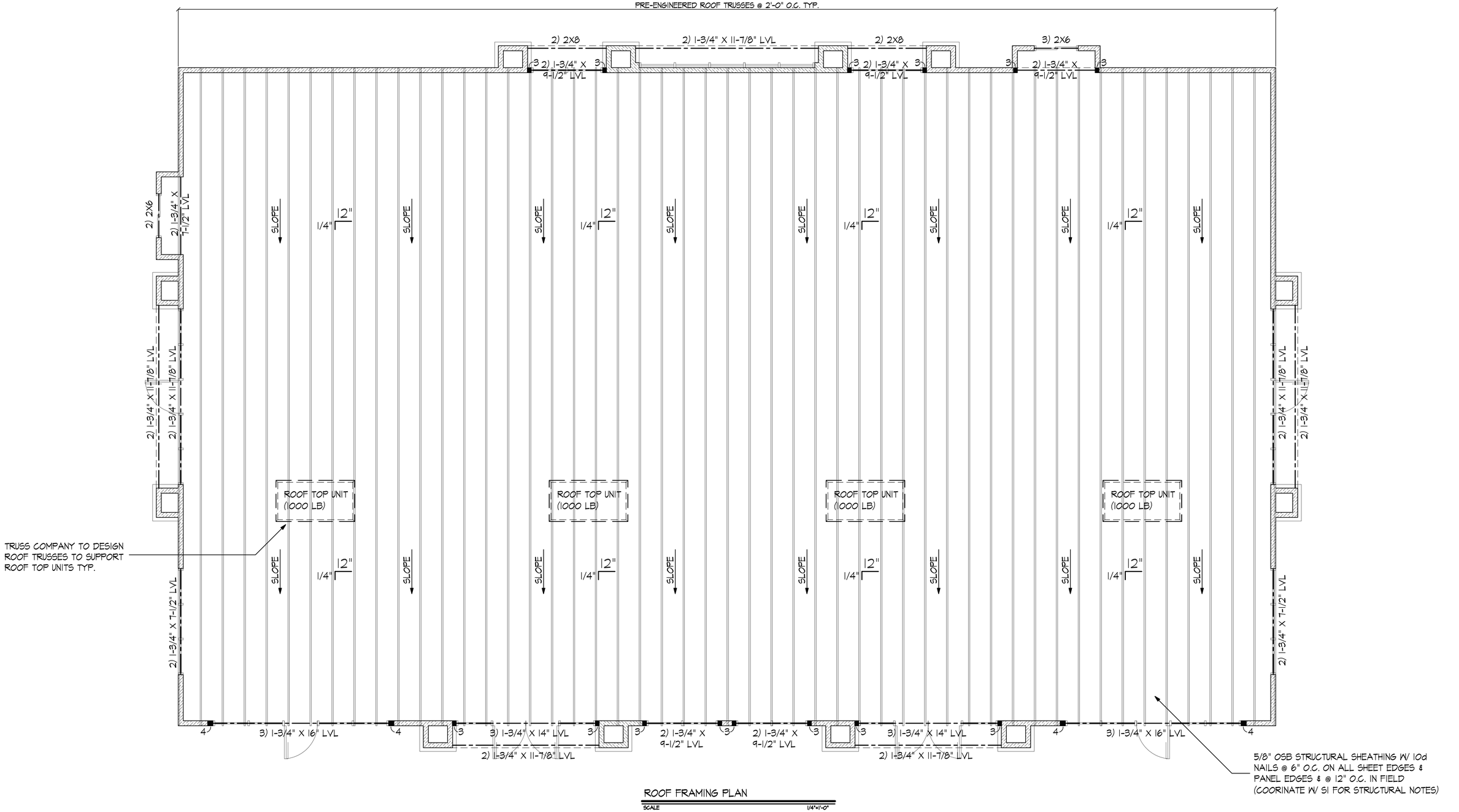
SHEARWALL PLAN

S2

RIDGELINE DESIGN
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date 04-28-2022 job no 2207 revisions

project
PEAK VIEW PLAZA RETAIL BUILDING 3&4
PLEASANT VIEW, UTAH



ROOF FRAMING PLAN

SCALE 1/4"=1'-0"

PROVIDE 2) KING STUDS UNDER EACH END OF EACH BEAM UNLESS NOTED OTHERWISE.

ALL FASTENERS (i.e. NAILS, SCREWS, ANCHOR BOLTS, ETC.) WHICH ARE TO BE INSTALLED IN PRESERVATIVE TREATED WOOD (i.e SILL PLATES) SHALL MEET THE REQUIREMENTS OF IBC 2304.10.5

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ROOF FRAMING PLAN

S3

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project
PEAK VIEW PLAZA RETAIL BUILDING 3&4
PLEASANT VIEW, UTAH

GENERAL STRUCTURAL NOTES

GENERAL REQUIREMENTS

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES.
2. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE SHOWN ON DRAWINGS.
3. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
4. ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING CODES:
   - THE 2015 EDITION OF THE INTERNATIONAL BUILDING CODE, AND ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK, AND THOSE CODES AND STANDARDS LISTED IN THE NOTES AND SPECIFICATIONS.
5. SEE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING:
   - SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS (EXCEPT AS NOTED).
   - SIZE AND LOCATION OF ALL INTERIOR AND EXTERIOR NONBEARING PARTITIONS.
   - SIZE AND LOCATION OF ALL CONCRETE CURBS, FLOOR DRAINS, SLOPES, DEPRESSED AREAS, CHANGES IN LEVEL, CHAMFER, GROOVES, INSERTS, ETC.
   - SIZE AND LOCATION OF ALL FLOOR AND ROOF OPENINGS (EXCEPT AS SHOWN).
   - FLOOR AND ROOF FINISHES.
   - STAIR FRAMING AND DETAILS (EXCEPT AS SHOWN).
   - DIMENSIONS NOT SHOWN ON THE STRUCTURAL DRAWINGS.
6. SEE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR THE FOLLOWING:
   - PIPE RUNS, SLEEVES, HANGERS, TRENCHES, WALL AND SLAB OPENINGS, ETC. (EXCEPT AS SHOWN OR NOTED).
   - ELECTRICAL CONDUIT RUNS, BOXES, OUTLETS IN WALLS AND SLABS.
   - CONCRETE INSERTS FOR ELECTRICAL, MECHANICAL OR PLUMBING FIXTURES.
   - SIZE AND LOCATION OF MACHINE OR EQUIPMENT BASES, ANCHOR BOLTS FOR MOUNTS.
7. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTORS SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. OBSERVATION VISITS TO THE SITE THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
8. OPENINGS, POCKETS, ETC., LARGER THAN 6 INCHES SHALL NOT BE PLACED IN SLABS, DECKS, BEAMS, JOISTS, COLUMNS, WALLS, ETC., UNLESS SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS. NOTIFY THE STRUCTURAL ENGINEER WHEN DRAWINGS BY OTHERS SHOW OPENINGS, POCKETS, ETC., NOT SHOWN ON THE STRUCTURAL DRAWINGS, BUT WHICH ARE LOCATED IN STRUCTURAL MEMBERS.
9. ASTM SPECIFICATIONS NOTED SHALL BE THE LATEST EDITION.
10. CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC. IF ANY SUCH STRUCTURES ARE FOUND, THE STRUCTURAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
11. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FLOORS OR ROOF. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. PROVIDE ADEQUATE SHORING AND / OR BRACING WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.
12. DESIGN LIVE LOADS: (UNLESS LOCAL CODE DESIGNATES OTHERWISE)
    ROOF (slopes equal to or greater than 4:12) ------ 30 PSF
    ROOF (slopes less than 4:12) ---------- 30 PSF
    FLOOR ---------- N/A
13. WIND LOAD = 115 MPH (3 SEC. GUST) EXPOSURE: C
14. SEISMIC FACTOR I.O, SEISMIC DESIGN CATEGORY 'D' SEISMIC SITE CLASS 'D' Ss=1.513 S1 = 0.553, Fa = 1.0, Fv = N/A

FOUNDATIONS & EXCAVATIONS

1. FOOTING DESIGN IS BASED ON GEOTECHNICAL ENGINEERING STUDY BY GMT ENGINEERING PROJECT NUMBER 11633 DATED JANUARY 10, 2022
2. CONTRACTOR SHALL PROVIDE FOR PROPER DE-WATERING OF EXCAVATIONS FROM SURFACE WATER, GROUND WATER, SEEPAGE, ETC.
3. FOOTINGS SHALL BE PLACED AND ESTIMATED ACCORDING TO THE DEPTHS SHOWN SHOWN ON THE DRAWINGS.
4. FOOTING BACK FILL AND UTILITY TRENCH BACK FILL WITHIN BUILDING AREA SHALL BE MECHANICALLY COMPACTED IN LAYERS. FLOODING WILL NOT BE PERMITTED.
5. ALL ABANDONED FOOTINGS, UTILITIES, ETC., THAT INTERFERE WITH NEW CONSTRUCTION SHALL BE REMOVED.
6. PREPARATION OF SOILS BENEATH BUILDING FOOTINGS AND FLOOR SLABS SHALL BE IN ACCORDANCE WITH INDUSTRY STANDARDS.

CONCRETE

1. ALL PHASES OF WORK PERTAINING TO THE CONCRETE CONSTRUCTION SHALL CONFORM TO THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318-LATEST APPROVED EDITION) WITH MODIFICATIONS AS NOTED IN THE DRAWINGS OR SPECIFICATIONS.
2. REINFORCED CONCRET DESIGN IS BY THE "ULTIMATE STRENGTH DESIGN METHOD", ACI 318-83.
3. SCHEDULE OF STRUCTURAL CONCRETE 28-DAY STRENGTHS AND TYPES:

LOCATION IN STRUCTURE	STRENGTH (PSI)
SLABS ON GRADE	2500
FOOTINGS	2500

4. PORTLAND CEMENT SHALL CONFORM TO ASTM C-150, TYPE "V" WHERE IN CONTACT WITH SOIL AND TYPE "II" ELSEWHERE.
5. AGGREGATE FOR HARDROCK CONCRETE SHALL CONFORM TO ALL REQUIREMENTS AND TESTS OF ASTM C-33 AND PROJECT SPECIFICATIONS. EXCEPTIONS MAY BE USED ONLY WITH PERMISSION OF THE STRUCTURAL ENGINEER.
6. CONCRETE MIXING OPERATIONS, ETC., SHALL CONFORM TO ASTM C-94.
7. PLACEMENT OF CONCRETE SHALL CONFORM TO ACI STANDARD 614 AND PROJECT SPECIFICATIONS.
8. CLEAR COVERAGE OF CONCRETE OVER OUTER REINFORCING BARS SHALL BE AS FOLLOWS:
   CONCRETE POURED DIRECTLY AGAINST EARTH _____3" CLEAR
   FORMED CONCRETE WITH EARTH BACKFILL_____ 2" CLEAR
9. ALL REINFORCMENT BARS, ANCHOR BOLTS AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.
10. PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN CONCRETE BEFORE PLACING. DO NOT CUT ANY REINFORCING WHICH MAY CONFLICT. CORING IN CONCRETE IS NOT PERMITTED EXCEPT AS SHOWN. NOTIFY STRUCTURAL ENGINEER IN ADVANCE OF CONDITIONS NOT SHOWN ON THE DRAWINGS.
11. CONDUIT OR PIPE SIZE (O.D.) SHALL NOT EXCEED 30% OF SLAB THICKNESS SHALL BE PLACED BETWEEN THE TOP AND BOTTOM REINFORCING, UNLESS SPECIFICALLY DETAILED OTHERWISE. CONCENTRATIONS OF CONDUITS OR PIPES SHALL BE AVOIDED EXCEPT WHERE DETAILED OPENINGS ARE PROVIDED.
12. MODULES OF ELASTICITY OF CONCRETE, WHEN TESTED IN ACCORDANCE WITH ASTM C469, SHALL BE AT LEAST THE VALUE GIVEN BY THE EQUATIONS IN SECTION 8.5.1 OF ACI 318 FOR THE SPECIFIED 28-DAY STRENGTH.
13. SHRINKAGE OF CONCRETE, WHEN TESTED IN ACCORDANCE WITH ASTM C-157, SHALL NOT EXCEED 0.00040 INCHES/INCH.

REINFORCING STEEL

1. REINFORCING BARS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-615 GRADE 60.
2. ALL REINFORCING BAR BENDS SHALL BE MADE COLD.
3. MINIMUM LAP OF WELDED WIRE FABRIC SHALL BE 6 INCHES OR ONE FULL MESH AND ONE HALF, WHICH EVER IS GREATER.
4. ALL BARS SHALL BE MARKED SO THEIR IDENTIFICATION CAN BE MADE WHEN THE FINAL IN-PLACE INSPECTION IS MADE.
5. REBAR SPLICES ARE TO BE: CLASS "C" IN CONCRETE, 52 BAR DIAMETERS IN C.M.U. (UNLESS NOTED OTHERWISE).
6. REINFORCING SPLICES SHALL BE MADE ONLY WHERE INDICATED ON THE DRAWINGS.
7. DOWELS BETWEEN FOOTINGS AND WALLS OR COLUMNS SHALL BE THE SAME GRADE, SIZE, AND SPACING OR NUMBER AS THE VERTICAL REINFORCING, RESPECTIVELY.

STRUCTURAL STEEL

1. ALL PHASES OF WORK PERTAINING TO STRUCTURAL STEEL CONSTRUCTION SHALL CONFORM TO THE BUILDING CODE REQUIREMENTS FOR STRUCTURAL STEEL (LATEST EDITION OF THE INTERNATIONAL BUILDING CODE AND THE MANUAL OF STEEL CONSTRUCTION).
2. ALL STRUCTURAL STEEL SHALL BE ASTM A36 (F_y = 36,000 PSI).
3. ALL STRUCTURAL STEEL PIPE COLUMNS SHALL BE ASTM A53, GRADE B.
4. ALL ANCHOR BOLTS SHALL BE A307 (UNLESS NOTED OTHERWISE).
5. ALL BOLTS FOR STRUCTURAL STEEL CONNECTIONS SHALL BE ASTM A325 (UNLESS NOTED OTHERWISE).
6. ALL WELDING SHALL BE PERFORMED BY WELDERS HOLDING VALID CERTIFICATES AND HAVING CURRENT EXPERIENCE IN THE TYPE OF WELDING SHOWN ON THE DRAWINGS OR NOTES.
7. ALL WELDING SHALL BE DONE USING E70 SERIES (LOW HYDROGEN RODS) AND SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN WELDING SOCIETY STANDARDS.

LUMBER

1. FRAMING LUMBER SHALL BE DOUGLAS FIR-LARCH (NORTH) NO. 2 GRADE FOR 4x, NO. 1 GRADE FOR 6x, AND STUD GRADE FOR 2x (UNLESS NOTED OTHERWISE).
2. BOLT HOLES SHALL BE 1/16" MAXIMUM LARGER THAN THE BOLT SIZE. RETIGHTEN ALL NUTS PRIOR TO CLOSING IN.
3. 3 X 3 SLOTED WASHERS SHALL BE USED UNDER BOLT HEADS AND NUTS AGAINST WOOD.
4. ALL SILLS OR PLATES RESTING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED DOUGLAS FIR. BOLTS SHALL BE PLACED 9 IN. FROM THE END OF A PLATE, OR FROM A NOTCH GREATER THAN 1/2 THE WIDTH OF A PLATE, AND PLACED AT INTERVALS NOTED.
5. DO NOT NOTCH JOISTS, RAFTERS, OR BEAMS, EXCEPT WHERE SHOWN IN DETAILS. OBTAIN ENGINEERS APPROVAL FOR ANY HOLES OR NOTCHES NOT DETAILED. HOLES THRU SILLS, PLATES, STUDS, AND DOUBLE PLATES IN INTERIOR BEARING AND SHEAR WALLS SHALL NOT EXCEED 1/3 THE PLATE WIDTH. USE BORED HOLES LOCATED IN THE CENTER OF THE STUD OR PLATE.
6. APPROVED CROSS-BRIDGING OR SOLID BLOCKING SHALL BE SPACED AS FOLLOWS:
   - FOR RAFTERS MORE THAN 8 IN. IN DEPTH, AT 10 FT. O.C. MAXIMUM.
   - FOR FLOOR JOIST MORE THAN 4 IN. IN DEPTH, AT 8 FT. O.C. MAXIMUM.
7. NAILING SCHEDULE PER 2003 EDITION OF THE INTERNATIONAL BUILDING CODE, TABLE 2304.9.1 (UNLESS NOTED OTHERWISE).

GLUE LAMINATED MEMBERS

GLUE-LAMINATED BEAMS SHALL BE 24F-V8 AND HAVE THE FOLLOWING MINIMUM PROPERTIES: F_b = 2400 PSI, F_v = 165 PSI, F_c (PERPENDICULAR) = 450 PSI, E = 1,800,000 PSI. ALL BEAMS SHALL BE FABRICATED USING WATERPROOF GLUE, FABRICATION AND HANDLING PER LATEST AITC AND NEGA STANDARDS. BEAMS TO BEAR GRADE STAMP AND AITC STAMP AND CERTIFICATE. MOISTURE CONTENT SHALL BE LIMITED RO 12% OR LESS.

WOOD TRUSSES

TRUSSES SHALL BE DESIGNED TO SUPPORT THE WEIGHT PLUS LIVE LOAD AND SUPERIMPOSED DEAD LOADS STATED IN THE GENERAL STRUCTURAL NOTES OR LOCATED ON THE PLANS. BRIDGING SIZE AND SPACING BY TRUSS MANUFACTURER (UNLESS NOTED OTHERWISE). CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND ERECTION DRAWINGS FOR REVIEW PRIOR TO MANUFACTURE. CALCULATIONS AND SHOP DRAWINGS SHALL SHOW ANY SPECIAL DETAILS REQUIRED AT BEARING POINTS. ALL CONNECTIONS SHALL HAVE CURRENT I.C.B.O. APPROVAL.

ADDITIONAL TRUSSES SHALL BE SUPPLIED AS REQUIRED TO SUPPORT MECHANICAL EQUIPMENT.

PLYWOOD

ALL PLYWOOD SHALL BE C-D EXTERIOR SHEATHING WITH EXTERIOR GLUE AND SHALL BEAR THE STAMP OF AN APPROVED TESTING AGENCY. LAY UP FLOOR AND ROOF PLYWOOD WITH THE FACE GRAIN PERPENDICULAR TO SUPPORTS, USING A MINIMUM OF 5 PLY PLYWOOD. STAGGER JOINTS. ALL NAILING TO BE DONE WITH COMMON NAILS. ALL PLYWOOD SHALL BE OF THE SPAN / INDEX RATIO AND SHALL BE NAILED AS SHOWN ON THE PLANS.

AT ALL LOCATIONS ON DRAWINGS WHERE PLYWOOD IS INDICATED, CONTRACTOR MAY SUBSTITUTE ORIENTED STRAND BOARD AS AN ALTERNATE. ORIENTED STRAND BOARD SHALL COMPLY WITH THE AMERICAN PLYWOOD ASSOCIATION STRUCTURAL USE PANELS QUALITY ASSURANCE POLICY AND ALL SHEETS SHALL BE MARKED WITH THE APA VALIDATION MARK. ALL THICKNESSES AND NAILING OF ORIENTED STRAND BOARD SHALL BE AS SHOWN ON DRAWINGS FOR PLYWOOD. THE SPAN INDEX SHALL BE AS SHOWN FOR PLYWOOD.

EQUIVALENT FASTENERS SCHEDULE:

COMMON NAIL SPACING		EQUIVALENT SPACING OF APPROVED FASTENERS				
		STAPLES			NAILS/ T-NAILS	
	GAUGE	16	15	14	113	131
	PENETRATION (MIN)	1"	1"	1"	1 1/4"	1/2"
8d @	3"	2"	2 1/2"	3"	2 1/2"	3"
	4"	2 1/2"	3 1/2"	4"	3 1/2"	4"
	6"	4"	5"	6"	5"	6"
	8"	5 1/2"	6 1/2"	8"	6 1/2"	8"
	10"	6 1/2"	8"	10"	8"	10"
	12"	8"	10"	12"	9 1/2"	12"
10d @	3"	1 1/2"	2"	2"	2"	2 1/2"
	4"	2"	2 1/2"	3"	2 1/2"	3 1/2"
	6"	3 1/2"	4"	5"	4"	5"
	8"	4 1/2"	5 1/2"	6 1/2"	5 1/2"	7"
	10"	5 1/2"	7"	8"	6 1/2"	8 1/2"
	12"	6 1/2"	8"	9 1/2"	8 1/2"	10"

PENETRATION IS THE DEPTH OF EMBEDMENT OF THE STAPLE OR NAIL INTO THE MAIN MEMBER REQUIRED TO ATTAIN ITS FULL CAPACITY (SHEAR VALUE) TO LATERAL LOADING.

SHEARWALL SCHEDULE

WALL NO.	PLYWOOD ONE SIDE	EDGE NAILING	BOLT SPACING	SILL PLATE NAILING	NOTES/ COMMENTS:
1	7/16"	8d @ 6"	32" O.C.	16d @ 6"	
2	7/16"	8d @ 4"	32" O.C.	16d @ 4"	
3	7/16"	8d @ 4"	24" O.C.	16d @ 4"	DOUBLE STUDS OR 3" NOMINAL MEMBER @ ALL PANEL EDGES & SEAMS
4	7/16"	8d @ 3"	18" O.C.	16d @ 3"	DOUBLE STUDS OR 3" NOMINAL MEMBER @ ALL PANEL EDGES & SEAMS
5	15/32"	10d @ 3"	16" O.C.	16d @ 2" STAGGERED	FRAMING AT ADJOINING PANEL EDGES SHALL BE 3" NOMINAL (MIN)
6	15/32"	10d @ 2"	12" O.C.	16d @ 2" STAGGERED	FRAMING AT ADJOINING PANEL EDGES SHALL BE 3" NOMINAL (MIN) AND NAILS TO BE STAGGERED

1. PLYWOOD SHALL BE STRUCTURAL II, CDX EXTERIOR GRADE. PLYWOOD PANEL EDGES SHALL BE BLOCKED. (PLYWOOD SHALL EXTEND TO FOUNDATION SILL PLATE. PLYWOOD SEAMS ARE TO BE MADE IN WALL AREA, NOT AT WALL TO FLOOR INTERFACE.)
2. ANCHOR BOLTS SHALL BE ASTM A307, 5/8"~ x 10" LONG, WITH A MINIMUM EMBEDMENT OF 7" INTO CONCRETE FOUNDATION. (BOLT SPACING TO BE AT SPACING SHOWN UNLESS OTHERWISE SHOWN ON FOUNDATION DWG.)
3. MAXIMUM STUD SPACING 16" ON CENTER.
4. PROVIDE NAILS @ 12" ON CENTER AT INTERMEDIATE SUPPORTS, NAILS TO BE SAME SIZE AS EDGE NAILING
5. PANEL PORTIONS ABOVE AND/ OR BELOW OPENINGS IN SHEARWALLS SHOULD BE CONSTRUCTED AS SHEARWALL
6. 1 1/2" 16 GAGE (w/ 7/16" CROWN (MIN)) STAPLES INSTALLED w/ CROWN PARALLEL TO LONG DIMENSION OF FRAMING MEMBERS MAY BE USED IN LIEU OF 8d NAILS FOR SHEARWALLS 1, 2, & 3. SPACE STAPLES @ 4" O.C. FOR 1, @ 3" O.C. FOR 2, & @ 2" O.C. FOR 3. STAPLES ARE NOT PERMISSIBLE FOR SHEARWALLS 4, 5, & 6.
7. DOUBLE STUDS TO BE NAILED TOGETHER w/ 16d NAILS @ 8" O.C. STAGGERED ONE FACE
8. FOR SHEARWALLS WITH SHEETING ON EACH FACE PROVIDE 3X FRAMING MEMBERS AT PANEL EDGES, AND STAGGERED NAILING.

ROOF DIAPHRAGM:

USE 5/8" (24/16) APA RATED OSB SHEETING, NAILED W/ 10d NAILS @ 6" O.C. AT DIAPHRAGM BOUNDARIES AND PANEL SUPPORTED EDGES. FIELD NAIL W/ 8d NAILS @ 12" O.C. (W/ H-CLIPS)

FLOOR DIAPHRAGM:

USE 3/4" APA RATED OSB T & G SHEETING, NAILED AND GLUED W/ 8d NAILS @ 6" O.C. AT DIAPHRAGM BOUNDARIES AND PANEL SUPPORTED EDGES. FIELD NAIL W/ 8d NAILS @ 12" O.C.

BEARING WALL SCHEDULE:

HEIGHT	MINIMUM STUD FRAMING
0' TO 10'	2 x 4's @ 16" O.C. (Block @ Mid Point)
10' TO 12'	2 x 4's @ 12" O.C. (Block @ Mid-Point)
12' TO 14'	2 x 6's @ 16" O.C. (Block @ 1/3 Points)
14' TO 16'	2 x 6's @ 12" O.C. (Block @ 1/3 Points)
16' TO 18'	2 x 8's @ 12" O.C. (Block @ 1/4 Points)

WALLS TALLER THAN 18' AND/ OR WALLS WITH LARGE OPENINGS TO BE SPCIFIED BY ENGINEER.

OVERFRAMING SCHEDULE:

SPAN	FRAMING MEMBERS
0' TO 8'	2 x 6's @ 24" O.C.
8' TO 10'	2 x 8's @ 24" O.C.
10' TO 12'	2 x 10's @ 24" O.C.
12' TO 14'	2 x 12's @ 24" O.C.

FOR RIDGE & HIP BEAMS USE (1) MEMBER ONE SIZE LARGER THAN MEMBER USED FOR RAFTERS. (I.E. FOR A 2 x 6 RAFTER, USE A 2 x 8 FOR RIDGE & HIP BEAMS)

ALL FASTENERS (i.e. NAILS, SCREWS, ANCHOR BOLTS, ETC.) WHICH ARE TO BE INSTALLED IN PRESERVATIVE TREATED WOOD (i.e SILL PLATES) SHALL MEET THE REQUIREMENTS OF IBC 2304.10.5

FRAMING NOTES:

1. ALL WOOD BEAMS, JOISTS AND COLUMNS SHALL BE NUMBER 2 GRADE LUMBER OR BETTER. ALL GLUE LAMINATED TIMBER MEMBERS SHALL HAVE A MINIMUM BENDING STRESS OF 2,400 PSI.
2. PROVIDE SOLID BLOCKING AT FULL DEPTH OF JOISTS AT ENDS AND AT EACH SUPPORT OF JOISTS. PROVIDE SOLID BLOCKING AT BEARING ENDS OF TRUSSES.
3. LAMINATED BUILT-UP BEAMS OF 2 x MEMBERS SHALL BE SPIKED TOGETHER WITH NOT LESS THAN 16d NAILS AT 12" O.C. TOP AND BOTTOM. USE (2) 20d COMMON NAILS AT ALL SUPPORTS.
4. ALL STRUCTURAL SHEATHING SHALL BE APA RATED AND SHALL NOT EXCEED MAXIMUM SPAN RATING.
5. TRUSSES TO BE DESIGNED AND ENGINEERED BY MANUFACTURER AND GUARANTEED TO WITHSTAND LOADS OF 40lbs. LIVE AND 20lbs. DEAD PER SQ. FT..
6. PROVIDE FIRE BLOCKING IN ANY STUD CAVITY GREATER THAN 8'-0".
7. PROVIDE SIMPSON H1's AT 24" O.C. ON BEARING ENDS OF TRUSSES.
8. PROVIDE JOIST HANGERS WHERE SHOWN OR WHERE APPLICABLE.
9. PROVIDE CROSS BRIDGING IN SPANS GREATER THAN 8'-0".
10. PROVIDE GABLE AND END TRUSSES AS REQUIRED.
11. FRAMING TO INCLUDE ALL FURR DOWNS, PLANT SHELVES AND CEILING RAFTERS AS PER PLAN.
12. ALL WOOD BEAMS AND HEADERS SHALL BEAR ON A MINIMUM OF (2) CRIPPLE STUDS AT EACH END UNLESS SHOWN OTHERWISE.
13. ALL HEADERS TO BE (2) 2 x 8's MIN. (U.N.O.)

HOLDOWN SCHEDULE:

	MARK	SIMPSON MODEL #	MIN. REQUIRED ATTACHMENT	NOTES/ COMMENTS:
SHEARWALL TO FOUNDATION HOLDOWNS	H1*	STHD8RJ OR STHD8	(24) 16d NAILS	MIN. DISTANCE FROM CENTER OF STRAP TO EDGE OF FOUNDATION IS 2" ON CORNER INSTALLATIONS
	H2*	STHD10RJ OR STHD10	(28) 16d NAILS	MIN. DISTANCE FROM CENTER OF STRAP TO EDGE OF FOUNDATION IS 2" ON CORNER INSTALLATIONS
	H3*	STHD14RJ OR STHD14	(32) 16d NAILS	MIN. DISTANCE FROM CENTER OF STRAP TO EDGE OF FOUNDATION IS 2" ON CORNER INSTALLATIONS
	H4	HDU8	(20) SDS 1/4" X 2-1/2"	7/8"~ ANCHOR BOLT
	H5	HDU11	(30) SDS 1/4" X 2-1/2"	1"~ ANCHOR BOLT
	H6	HDU14	(36) SDS 1/4" X 2-1/2"	1"~ ANCHOR BOLT
UPPER TO LOWER WALL TIE ANCHORS	H7	MSTA36	(14) 10d NAILS	CENTER STRAP SO EQUAL LENGTHS ARE ON UPPER AND LOWER WALLS
	H8	MSTC40	(52) 16d SINKERS	CENTER STRAP SO EQUAL LENGTHS ARE ON UPPER AND LOWER WALLS
	H9	MSTC66	(64) 16d SINKERS	CENTER STRAP SO EQUAL LENGTHS ARE ON UPPER AND LOWER WALLS
OPT.	* ADVANCED SYSTEMS AHPAHD22L MAY BE SUBSTITUTED FOR SIMPSON MODELS FOR H1, H2, H3 & H4			

1. ALL FOUNDATION "HOLDOWNS" AND BETWEEN LEVEL TIES SHALL BE ATTACHED TO A MINIMUM OF (2) 2 x OR A 4 x MEMBER.
2. USE STANDARD WASHERS WHEN BOLTING HD's TO THE STUDS OPPOSITE THE "HOLDOWN". HD's MUST BE LOCATED ON THE STUDS TO PROVIDE A MINIMUM OF 7 BOLT DIAMETERS BETWEEN THE HOLE AND THE END OF THE STUDS.
3. FOUNDATION CONCRETE STRENGTH SHALL BE 3,000 PSI. INSTALL A MINIMUM OF (1) #4 HORIZONTAL RE-BAR IN SHEAR CONE ON ALL FOUNDATION "HOLDOWNS".
4. NAILS SPECIFIED ARE 16d COMMONS. (DO NOT USE SINKERS UNLESS APPROVED BY ENGINEER.)
5. REFER TO ATTACHED CONCRETE SECTIONS AND DETAILS SHEET OR TO SIMPSON CATALOG C-2004 FOR APPLICABLE DETAILS AND ADDITIONAL INSTALLATION INSTRUCTIONS.



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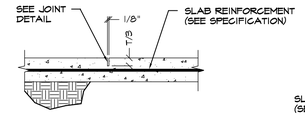
STRUCTURAL NOTES & SCHEDULES

S4

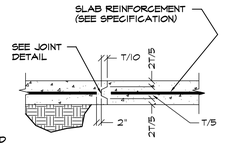
RIDGELINE DESIGN
ARCHITECTS
1708 E. 5550 S. #20 SOUTH OGDEN, UT 84403
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date: 04-28-2022 job no: 2207 revisions

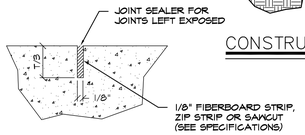
project
PEAK VIEW PLAZA RETAIL BUILDING 3&4
PLEASANT VIEW, UTAH



CONTROL JOINT



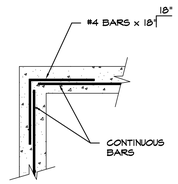
CONSTRUCTION JOINT



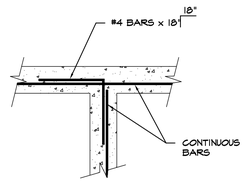
JOINT DETAIL

TYP. CONCRETE JOINT DETAILS

NOT TO SCALE



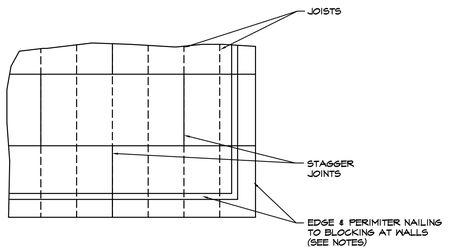
CORNER



INTERSECTION

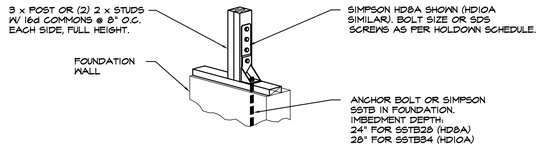
CORNER & INTERSECTION DETAILS

SCALE: NONE



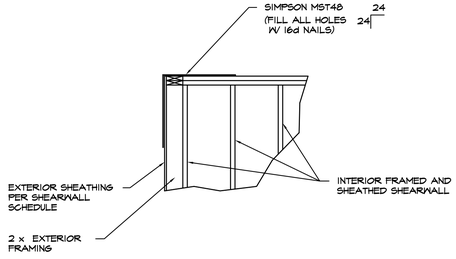
HORIZ. SHEATHING LAYOUT

NOTE:
ANCHOR BOLTS / SIMPSON SSTB's ARE TO BE INSTALLED BEFORE INSPECTION!

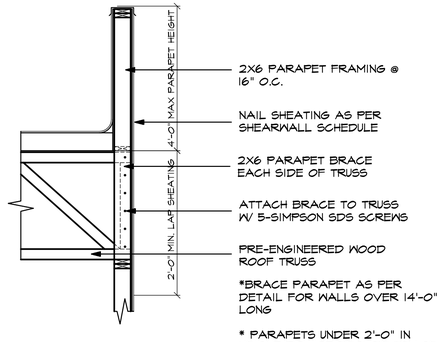


HOLDOWN DETAIL (HD8A, HD10A)

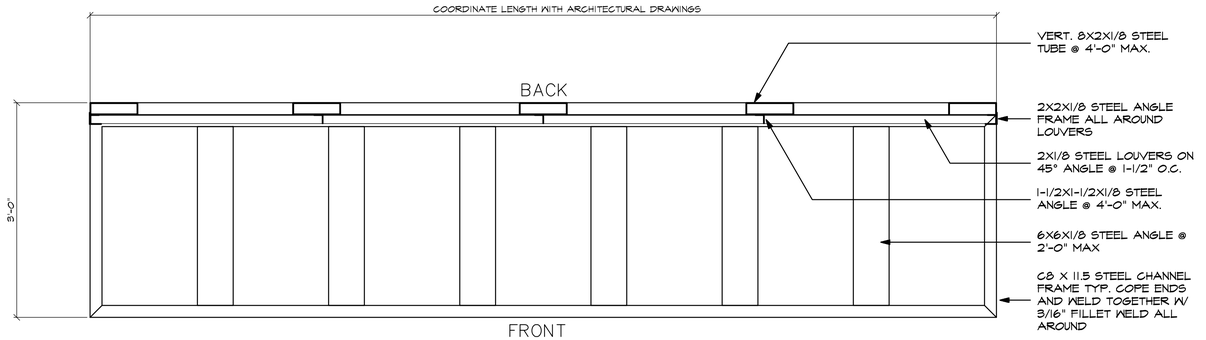
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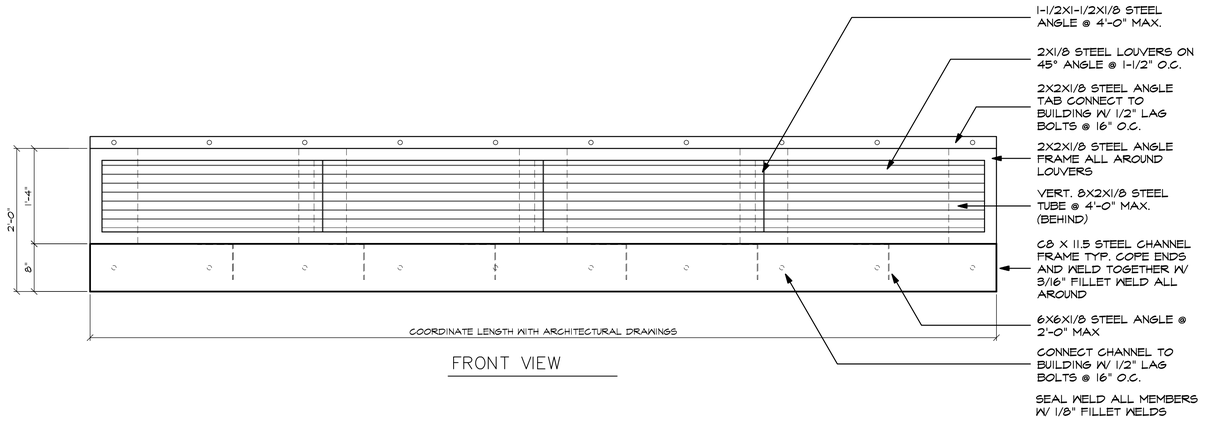
EXT. TO INT. SHEARWALL DETAIL



PARAPET BRACING DETAIL



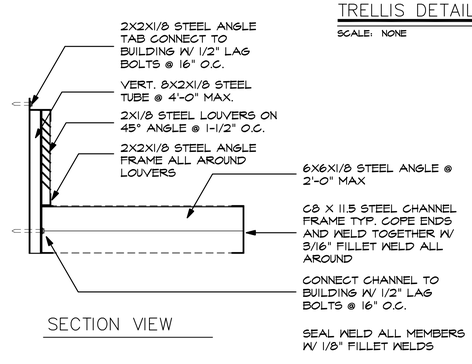
TOP VIEW



FRONT VIEW

TRELLIS DETAILS

SCALE: NONE



SECTION VIEW

ALL FASTENERS (i.e. NAILS, SCREWS, ANCHOR BOLTS, ETC.) WHICH ARE TO BE INSTALLED IN PRESERVATIVE TREATED WOOD (i.e SILL PLATES) SHALL MEET THE REQUIREMENTS OF IBC 2304.10.5



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STRUCTURAL DETAILS

S5

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date: 04-28-2022 job no: 2207 revisions

project
PEAK VIEW PLAZA RETAIL BUILDING 3&4
PLEASANT VIEW, UTAH

SYMBOL LEGEND

SYMBOL	DESCRIPTION
HVAC PIPING	
HPS	HIGH PRESSURE STEAM
MPS	MEDIUM PRESSURE STEAM
LPS	LOW PRESSURE STEAM
HPC	HIGH PRESSURE RETURN
MPC	MEDIUM PRESSURE RETURN
LPC	LOW PRESSURE RETURN
PC	PUMP DISCHARGE
HWS	HOT WATER SUPPLY
HWR	HOT WATER RETURN
TWS	TEMPERED WATER SUPPLY
CWS	CHILLED WATER SUPPLY
CWR	CHILLED WATER RETURN
RL	REFRIGERANT LIQUID
RS	REFRIGERANT SUCTION
C	CONDENSER WATER SUPPLY
CR	CONDENSER WATER RETURN
D	DRAIN LINE
HG	HOT GAS BYPASS
GS	GLYCOL SUPPLY
GR	GLYCOL RETURN
FOS	FUEL OIL SUCTION
FOR	FUEL OIL RETURN
FOV	FUEL OIL VENT
(E)	EXISTING PIPE
(E)	EXISTING PIPE TO BE REMOVED

ABBREVIATIONS

NOTE: ALL ABBREVIATIONS MAY NOT BE USED

AD	ACCESS DOOR	MCA	MINIMUM CIRCUIT AMPS
AIR	AIR CONDITION(–ING,–ED)	MFR	MANUFACTURER
COND		MIN	MINIMUM
APD	AIR PRESSURE DROP	N/A	NOT APPLICABLE
BD	BALANCING DAMPER	NC	NORMALLY CLOSED
BHP	BRAKE HORSE POWER	NC	NOISE CRITERIA
BTU	BRITISH THERMAL UNIT	NIC	NOT IN CONTRACT
BTUH	BTU/HOUR	NO	NORMALLY OPEN
CFH	CUBIC FEET PER HOUR	NPSH	NET POSITIVE SUCTION
CFM	CUBIC FEET PER MINUTE		HEAD
CLG	COOLING	NTS	NOT TO SCALE
COMP	COMPONENT	OA	OUTSIDE AIR
COND	CONDENS(–ER, –ING, –ATION)	OD	OUTSIDE DIAMETER
		OZ	OUNCE
CV	CONTROL VALVE	PD	PRESSURE DROP OR DIFFERENCE
CW	COLD WATER	PG	PROPYLENE GLYCOL
DIA	DIAMETER	PH	PHASE
DISCH	DISCHARGE	PPM	PARTS PER MILLION
DP	DEPTH OR DEEP	PRESS	PRESSURE
DB	DRY BULB TEMPERATURE	PSF	POUNDS PER SQUARE FOOT
(E)	EXISTING	PSI	POUNDS PER SQUARE INCH
EER	ENERGY EFFICIENCY RATIO	PSIA	PSI ABSOLUTE
EFF	EFFICIENCY	PSIG	PSI GAUGE
EG	ETHYLENE GLYCOL	R	THERMAL RESISTANCE
ELEC	ELECTRIC	RA	RETURN AIR
ELEV	ELEVATION	RECIRC	RECIRCULATE
ENT	ENTERING	REFR	REFRIGERATION
EVAP	EVAPORAT(–E, –ING, –ED, –OR)	REQD	REQUIRED
		RLA	RATED ––– AMPS
EWT	ENTERING WATER TEMPERATURE	RPM	REVOLUTIONS PER MINUTE
EXT	EXTERNAL	RW	RAINWATER
(F)	FUTURE	SA	SUPPLY AIR
F	FAHRENHEIT	SC	SHADING COEFFICIENT
FC	FLEXIBLE CONNECT(–OR, –ION)	SCFM	STANDARD CUBIC FEET PER MINUTE
FD	FIRE DAMPER	SCW	SOFT COLD WATER
FLA	FULL LOAD AMPS	SF	SAFETY FACTOR
FPI	FINS PER INCH	SH	SENSIBLE HEAT
FPM	FEET PER MINUTE	SL	SEA LEVEL
FPS	FEET PER SECOND	SP	STATIC PRESSURE
FSD	FIRE SMOKE DAMPER	SPECS(S)	SPECIFICATION(S)
FT	FEET	SQ	SQUARE
GAL	GALLON(S)	STD	STANDARD
GPH	GALLONS PER HOUR	STM	STEAM
GPM	GALLONS PER MINUTE	TEMP	TEMPERATURE
HD	HEAD	TD	TEMP. DROP OR DIFF.
HG	MERCURY	THERM	THERMAL
HR	HOUR	TOT	TOTAL
HT	HEIGHT	TSTAT	THERMOSTAT
HTG	HEATING	V	VOLT
HP	HORSE POWER	VAC	VACUUM
HW	HOT WATER	VAV	VARIABLE AIR VOLUME
HZ	HERTZ(FREQUENCY)	VEL	VELOCITY
ID	INSIDE DIAMETER	VENT	VENT, VENTILATION
IN	INCH	VERT	VERTICAL
KW	KILOWATT	VFD	VARIABLE FREQUENCY DRIVE
LAT	LEAVING AIR TEMPERATURE	VOL	VOLUME
LBS	POUNDS	WC	WATER COLUMN
LG	LENGTH	WG	WATER GAUGE
LH	LATENT HEAT	WPD	WATER PRESSURE DROP
LRA	LOCKED ROTOR AMPS	WTR	WATER
LVG	LEAVING	WT	WEIGHT
LWT	LEAVING WATER TEMPERATURE	WB	WET BULB TEMP
MAX	MAXIMUM	YR	YEAR
MBH	THOUSAND BTU PER HOUR		

SYMBOL LEGEND

SYMBOL	DESCRIPTION
VALVES, METERS, AND GAUGES	
	SHUT OFF VALVE
	GATE VALVE
	CHECK VALVE
	AUTO 2–WAY VALVE
	AUTO 3–WAY VALVE
	GLOBE VALVE
	BALL VALVE
	RELIEF VALVE
	CHAIN OPERATED GATE VALVE
	PRESSURE REDUCING VALVE
	BUTTERFLY VALVE
	SOLENOID VALVE
	ANGLE VALVE
	VENTURI
	BALANCING OR PLUG COCK
	FLOW SETTER
	EXPANSION VALVE (REFRIG.)
	GAS COCK
MAV	MANUAL AIR VENT
	STRAINER
	GAUGE COCK
	FLEXIBLE CONNECTION
	PRESSURE GAUGE
	THERMOMETER
	VICTUALIC COUPLING
	REDUCER CONCENTRIC
	REDUCER ECCENTRIC
	REFRIGERANT SITE GLASS
	REFRIGERANT STAINER
	REFRIGERANT FILTER DRIER
	90° ELBOW UP
	90° ELBOW DOWN
	90° TEE UP
	90° TEE DOWN
	UNION
	CAPPED PIPE
	ANCHOR
	FLOAT AND THERMOSTATIC TRAP
HVAC SYMBOLS	
T	THERMOSTAT
S	TEMPERATURE SENSOR
H	HUMIDISTAT
PLUMBING SYMBOLS	
C.B.	CATCH BASIN
M.H.	MANHOLE
W.H.	WALL HYDRANT
H.B.	HOSE BIBB
	CLEANOUT TO GRADE
	FLOOR CLEANOUT
	WALL CLEANOUT
	1/2 GRATE
	3/4 GRATE
	FULL GRATE

SYMBOL LEGEND

SYMBOL	DESCRIPTION		
DUCTWORK			
SINGLE LINE	DOUBLE LINE	DESCRIPTION	
		RECTANGULAR SUPPLY DUCT UP	
		RECTANGULAR SUPPLY DUCT DOWN	
		RECTANGULAR RETURN DUCT UP	
		RECTANGULAR RETURN DUCT DOWN	
		RECTANGULAR EXHAUST DUCT UP	
		RECTANGULAR EXHAUST DUCT DOWN	
		ROUND DUCT UP	
		ROUND DUCT DOWN	
		ACCOUSTICALLY LINED RECTANGULAR DUCT	
		90° RECTANGULAR ELBOW WITH TURNING VANES	
		90° RADIUS ELBOW R=1.5	
		DUCT SIZE OR SHAPE TRANSITION	
		OPPOSED BLADE BALANCING DAMPER (O.B.D.) IN RECT DUCT	
		BUTTERFLY BALANCING DAMPER IN ROUND DUCTS	
		COMBINATION TEE	
		SPLITTER DAMPER	
		SQUARE OR RECTANGULAR CEILING DIFFUSER	
		ROUND CEILING DIFFUSER	
		SIDEWALL REGISTER SUPPLY OR RETURN	
		ROUND FLEXIBLE DUCT	
		RETURN GRILLE	
		EXHAUST GRILLE	
FSD	FSD	FIRE/SMOKE DAMPER	
		FIRE DAMPER	
SD	SD	SMOKE DAMPER	
FC	FC	FLEXIBLE CONNECTION	
		EXISTING DUCT	

GENERAL MECHANICAL NOTES

1. ALL CEILING DIFFUSERS SHOWN AS SUCH ARE CD–1, CFM AS NOTED, UNLESS OTHERWISE NOTED. REFER TO DETAIL 1/M6.0.
2. ALL CEILING RETURN GRILLES SHOWN AS SUCH ARE RG–1 UNLESS OTHERWISE NOTED. PROVIDE SOUND BOOT PER DETAIL _/_–_.
3. ALL CEILING EXHAUST GRILLES SHOWN AS SUCH ARE EG–1, CFM AS NOTED, UNLESS OTHERWISE NOTED.
4. DO NOT ROUTE DUCTS AND PIPES ABOVE ELECTRICAL PANELS. ALL ELECTRICAL PANELS MUST HAVE CLEAR ACCESS SPACE IN FRONT OF PANEL 4'–0" DEEP AND 6'–6" HIGH. DO NOT ROUTE DUCTS AND PIPES IN ELECTRICAL ROOMS, EXCEPT DUCTS AND PIPES SERVING THE ROOM.
5. COORDINATE EXACT LOCATIONS OF CEILING DIFFUSERS AND GRILLES WITH ARCHITECTURAL REFLECTED CEILING PLAN.
6. REFER TO REHEAT BOX DETAIL 2/M6.0.
7. ALL DUCT DIMENSIONS ARE INSIDE FREE AREA DIMENSIONS. ADJUST SHEET METAL DIMENSION FOR LINED DUCT.
8. ALL FIRE DAMPERS SHOWN ARE 1–1/2 HOUR UNLESS OTHERWISE NOTED.
9. IF CONTRACTOR ENCOUNTERS MATERIAL WHICH MAY CONTAIN ASBESTOS IMMEDIATELY STOP WORK IN THIS AREA AND NOTIFY THE OWNER.
10. PROVIDE CEILING ACCESS PANELS AS REQUIRED WHERE MECHANICAL EQUIPMENT, VALVES, VAV BOXES, FIRE DAMPERS, ETC. ARE LOCATED ABOVE INACCESSIBLE CEILINGS.
11. ALL DUCT AND FLUE PENETRATIONS THRU 1 HOUR ROOF ASSEMBLY TO BE ENCLOSED WITH 2 SHEET ROCK LAYERS FROM SHEET ROCK AT BOTTOM OF ROOF TRUSSES TO ROOF DECK.
12. STEEL ROOF DECK SHALL NOT BE USED TO SUPPORT LOADS FROM PIPING, DUCTWORK OR EQUIPMENT, UNLESS NOTED OTHERWISE. HANGER LOADS LESS THAN 50 LBS. MAY BE HUNG FROM THE STEEL ROOF DECK IN CASES WHEN HANGING FROM THE STEEL ROOF DECK CANNOT BE AVOIDED; THE ATTACHMENT METHOD MUST DISTRIBUTE THE LOAD ACROSS THE DECK AS APPROVED BY THE STRUCTURAL ENGINEER.
13. THE EQUIPMENT INSTALLER IS TO APPLY AND SIGN A CERTIFICATION LABEL TO EACH GAS–FIRED APPLIANCE, STATING THE APPLIANCE HAS BEEN ADJUSTED OR MODIFIED PER MANUFACTURER'S REQUIREMENTS FOR OPERATION AT THE PROJECT ALTITUDE AND WITH THE BTU–CONTENT OF THE AVAILABLE FUEL–GAS.
14. SMOKE DETECTORS SHALL BE INSTALLED IN SUPPLY, RETURN, AND IN COMMON SUPPLY AND RETURN SYSTEMS HAVING A DESIGN CAPACITY OF 2,000 CFM OR GREATER.
15. WORKMANSHIP SHALL COMPLY WITH THE INTERNATIONAL MECHANICAL CODE AND ALL OTHER LOCAL CODES AND ORDINANCES.
16. THE FANS SHALL BE DERATED FOR THE ELEVATION OF THE JOB SITE TO DELIVER THE REQUIRED CFM OF AIR SHOWN ON DRAWINGS.
17. ALL DUCTWORK, INCLUDING FIRE DAMPERS, SHALL BE SEALED AND TESTED FOR LEAKS PRIOR TO COVERING WORK.
18. INSTALL FIRE DAMPERS IN ALL DUCTWORK THROUGH FIRE RATED ASSEMBLIES.
19. ALL RECTANGULAR DUCTWORK SHALL BE LINED. ALL ROUND DUCTWORK SHALL BE WRAPPED WITH DUCT INSULATION.
20. ALL CONTROL WIRING SHALL BE RUN IN CONDUIT. SEE DIVISION 16 FOR WIRING METHODS, CONDUIT, BOX SUPPORT, ETC.
21. COORDINATE WORK WITH OTHER TRADES. COORDINATE ALL EQUIPMENT WITH CONTROL SYSTEM FOR A COMPLETE OPERABLE SYSTEM.
22. PATCH ALL CUTTING OR DRILLING OF EXISTING FINISHED WALLS, CEILINGS, OR FLOORS.
23. UPON COMPLETION OF WORK, AN INDEPENDENT CERTIFIED TEST & BALANCE ENGINEER SHALL BALANCE ALL SYSTEMS, CHECK OPERATION OF ALL CONTROLS, AND SUBMIT A WRITTEN AIR TEST & BALANCE AND OPERATION OF CONTROLS REPORT TO ARCHITECT/ENGINEER ALONG WITH O&M MANUALS.
24. CONTRACTOR SHALL INSTALL ANY BALANCING DEVICE NECESSARY TO ACHIEVE PROPER ADJUSTING AND BALANCING OF MECHANICAL SYSTEMS.
25. FIELD VERIFY ALL UNDERGROUND UTILITIES, PIPE LINES, ETC. PRIOR TO DIGGING. MECHANICAL CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE AND REPAIR OF UTILITIES, PIPE LINES, ETC. DAMAGED DURING CONSTRUCTION.
26. ALL AUTOMATIC OR MOTORIZED CONTROL DAMPERS AND ACTUATORS NOT FURNISHED WITH PACKAGED EQUIPMENT SHALL BE FURNISHED BY CONTROL CONTRACTOR AND INSTALLED BY MECHANICAL CONTRACTOR.
27. ALL AUTOMATIC CONTROL VALVES SHALL BE FURNISHED BY CONTROL CONTRACTOR AND INSTALLED BY MECHANICAL CONTRACTOR.
28. SEE STRUCTURAL DRAWINGS FOR HANGING FROM ROOF TRUSSES OR FLOOR JOISTS.
29. ALL EQUIPMENT TO BE MIN. 10' FROM EDGE OF ROOF.

SYMBOL LEGEND

SYMBOL	DESCRIPTION
REFERENCE AND LINE SYMBOLS	
# / SHEET	DETAIL INDICATOR: # INDICATES DETAIL NUMBER, SHEET INDICATES DRAWING SHEET WHERE DETAIL IS SHOWN.
# / SHEET	ELEVATION OR SECTION INDICATOR, EXTERIOR: # INDICATES ELEVATION OR SECTION NUMBER, SHEET INDICATES DRAWING SHEET WHERE ELEVATION OR SECTION IS SHOWN.
# / SHEET	ELEVATION OR SECTION INDICATOR, INTERIOR: # INDICATES ELEVATION OR SECTION NUMBER, SHEET INDICATES DRAWING SHEET WHERE ELEVATION OR SECTION IS SHOWN.
100	ROOM OR SPACE NUMBER.
1	KEYNOTE INDICATOR.
X	REVISION INDICATOR.
CU–1	EQUIPMENT INDICATOR.
P–	PLUMBING FIXTURE INDICATOR.
TYPE / CFM / SIZE	DIFFUSER/GRILLE INDICATOR.
TYPE / SIZE	DIFFUSER/GRILLE INDICATOR.
	BREAK, STRAIGHT
	BREAK, ROUND.
MATCH LINE / SEE XX/X–XXX	MATCH LINE INDICATOR
– – – –	HIDDEN FEATURES LINE: HIDDEN, THIN LINE.
— · —	CONTRACT LIMIT LINE: DASHDOT, WIDE LINE.
	NEW CONNECTION POINT TO EXISTING

LICENSED PROFESSIONAL ENGINEER
05-05-2022
#128962
TODD B. WILDE
STATE OF UTAH

DC ENGINEERING, INC.
CONSULTING ENGINEERS
2688 South 4050 West Ogden, Utah 84401
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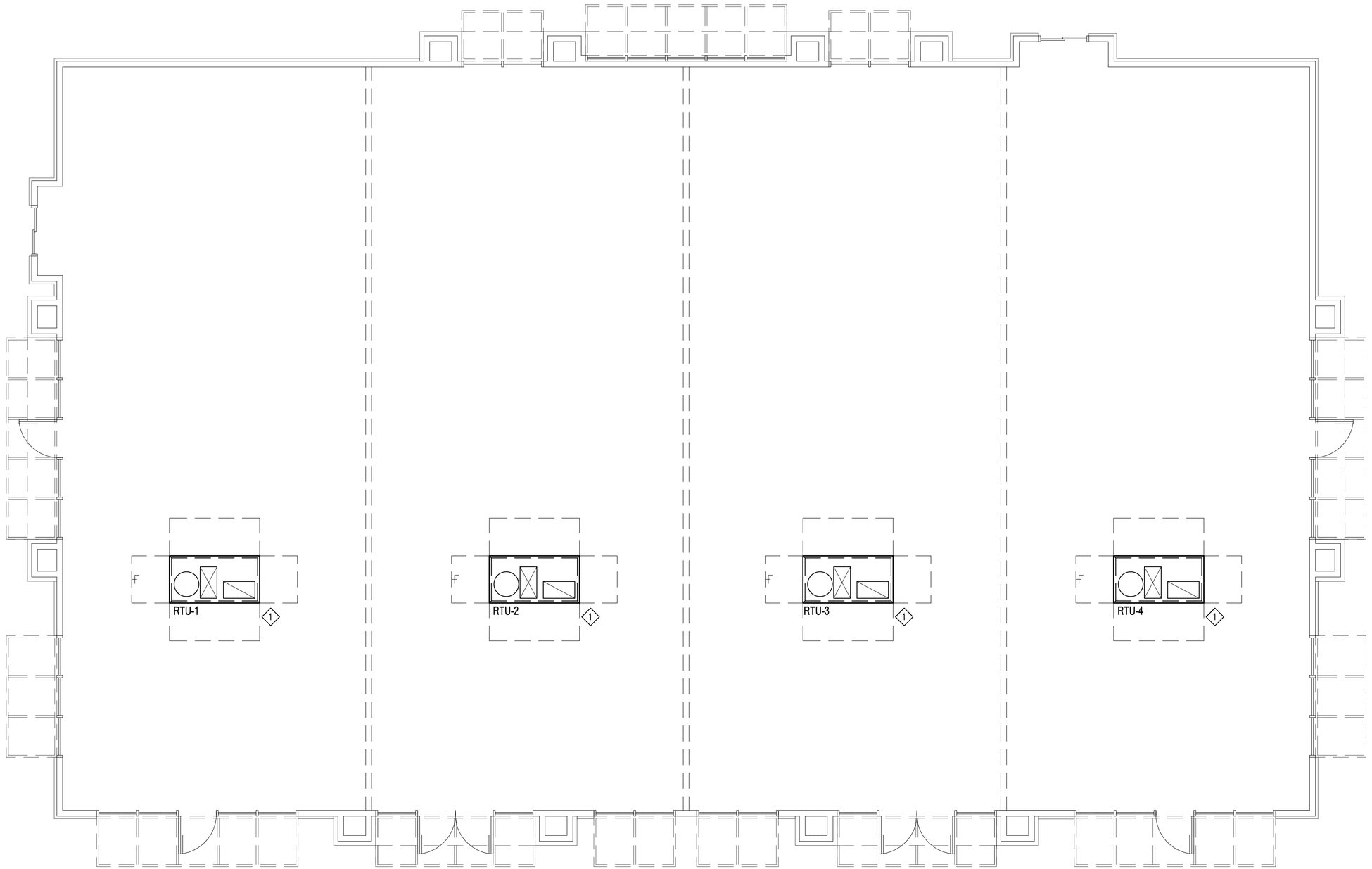
MECHANICAL NOTES & SYMBOLS

M1

RIDGELINE DESIGN
ARCHITECTS
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Phone 801–392–6882 Fax 801–621–1494

date 05–05–2022 job no: 2207 revisions

project
PEAK VIEW PLAZA RETAIL BUILDING 3&4
KAMAS, UT



KEYED NOTES

1. COORDINATE WITH TRUSS MANUFACTURER.

MECHANICAL PLAN

SCALE 1/4"=1'-0"

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MECHANICAL PLAN

M2

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project
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PLEASANT VIEW, UTAH

GENERAL NOTES:

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2. THE FANS SHALL BE DERATED FOR THE ELEVATION OF THE JOB SITE TO DELIVER THE REQUIRED CFM OF AIR SHOWN ON DRAWINGS.

3. DIMENSIONS SHOWN ON DRAWINGS FOR DUCTWORK ARE INSIDE CLEAR. FIELD VERIFY ALL DIMENSIONS BEFORE FABRICATING DUCTWORK.

4. ALL DUCTWORK, INCLUDING FIRE DAMPERS, SHALL BE SEALED AND TESTED FOR LEAKS PRIOR TO COVERING WORK.

5. INSTALL FIRE DAMPERS IN ALL DUCTWORK THROUGH FIRE RATED ASSEMBLIES.

6. ALL RECTANGULAR DUCTWORK SHALL BE LINED. ALL ROUND DUCTWORK SHALL BE WRAPPED WITH DUCT INSULATION.

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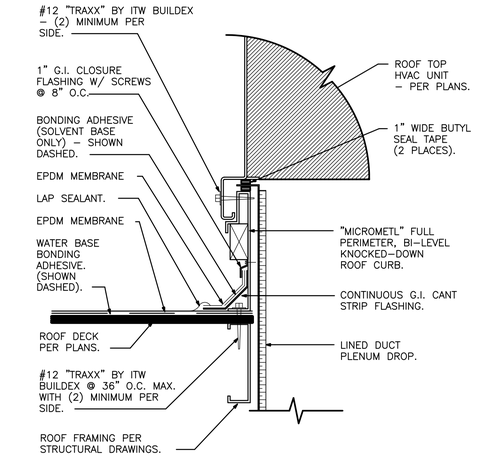
15. SEE STRUCTURAL DRAWINGS FOR HANGING FROM ROOF TRUSSES OR FLOOR JOISTS.

16. ALL EQUIPMENT TO BE MIN. 10' FROM EDGE OF ROOF.

ROOFTOP UNIT SCHEDULE (GAS HEAT)

ACCESSORIES:
1) ECONOMIZER WITH SINGLE ENTHALPY CONTROL., 2) RETURN AIR SMOKE DETECTOR., 3) SUPPLY AIR SMOKE DETECTOR., 4) CO2 SENSOR IN RETURN AIR., 5) HUMIDITROL., 6) VIBRATION ISOLATION CURB., 7 SEISMIC RATED CURB., 8) POWER EXHAUST. 9) HUMIDISTAT.,

SYMBOL	MANUFACTURER	MODEL NO.	DISCHARGE	NOMINAL TONS COOLING	TOTAL CFM	MIN. O.A. CFM	E.S.P. ("Wg)	DESIGN COOLING					DESIGN HEATING			ELECTRICAL					OPERATING WEIGHT (LBS)	ACCESSORIES AND REMARKS
								TOTAL CAPACITY	SENSIBLE CAPACITY	EDB (DEG. F)	EWB (DEG. F)	O.A (DEG. F)	INPUT (MBH)	OUTPUT (MBH)	GAS INLET	VOLT / PHASE / Hz.	TOTAL UNIT		MOTOR			
																	MCA	MOCP	H.P.	RPM		
RTU-1	LENNOX	LGA060H4B	DOWN	5	1990	190	0.9	60	55.8	80	65	95	125	100	3/4"	208/3/60	39	50	3	1070	860	1,10,11,12,16
RTU-2	LENNOX	LGA060H4B	DOWN	5	1990	190	0.9	60	55.8	80	65	95	125	100	3/4"	208/3/60	39	50	3	1070	860	1,10,11,12,16
RTU-3	LENNOX	LGA060H4B	DOWN	5	1990	190	0.9	60	55.8	80	65	95	125	100	3/4"	208/3/60	39	50	3	1070	860	1,10,11,12,16
RTU-4	LENNOX	LGA060H4B	DOWN	5	1990	190	0.9	60	55.8	80	65	95	125	100	3/4"	208/3/60	39	50	3	1070	860	1,10,11,12,16



HVAC ROOF CURB DETAIL
NO SCALE

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MECHANICAL DETAILS

M3

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project
PEAK VIEW PLAZA RETAIL BUILDING 3&4
PLEASANT VIEW, UTAH

PLUMBING SYMBOLS

SYMBOL	ABBREVIATION	DESCRIPTION
		CONCENTRIC REDUCER
		ECCENTRIC REDUCER
		CAPPED PIPE/OUTLET
		PLUGGED PIPE/OUTLET
	CV	CHECK VALVE
	SOV	SHUT-OFF VALVE OR ISOLATION VALVE
	GPR	GAS PRESSURE REGULATOR
	P/TRV	PRESSURE/TEMPERATURE RELIEF VALVE
		THERMOMETER
	U	UNION
		FLEXIBLE PIPE CONNECTOR
	HB/WH	HOSE BIBB / WALL HYDRANT
		TOP CONNECTION
		BOTTOM CONNECTION
	CO OR WCO	CLEANOUT OR WALL CLEANOUT
	FCO	FLOOR CLEANOUT
	COTG	CLEANOUT TO GRADE
		KITCHEN EQUIPMENT TAG
		BALL VALVE
		GAS COCK
	CW	DOMESTIC COLD WATER SUPPLY
	HW	DOMESTIC HOT WATER SUPPLY
	HWR	DOMESTIC HOT WATER RETURN LINE
SS		SANITARY SEWER/WASTE
SS		SANITARY SEWER/WASTE BELOW FLOOR
		VENT
G	GAS	NATURAL GAS
GW		GREASE WASTE
GW		GREASE WASTE BELOW FLOOR
	WHA	WATER HAMMER ARRESTER
		ANCHOR
		FLUID FLOW DIRECTION
		PIPE UP OR DOWN
		PIPE ELBOW UP OR DOWN
F		BALANCING VALVE
		EXPANSION JOINT
		SQUARE FLOOR DRAIN OR SHOWER DRAIN
		ROUND FLOOR DRAIN OR SHOWER DRAIN
		FLOOR SINK
XXX		KEYED NOTE
XX / ##		EQUIPMENT CALL OUT
		NEW CONNECTION TO EXISTING

PLUMBING ABBREVIATIONS

A	
ABS	ACRYLONITRILE BUTADIENE STYRENE
ABV	ABOVE
AC	AIR COMPRESSOR
ADA	AMERICAN WITH DISABILITIES ACT
ADJ	ADJUSTABLE
AD	ACCESS DOOR
AFF	ABOVE FINISH FLOOR
AFG	ABOVE FINISH GRADE
AFS	ABOVE FINISH SURFACE
AHU	AIR HANDLING UNIT
AMP	AMPERE(S)
AP	ACCESS PANEL
APPROX	APPROXIMATE
ARCH	ARCHITECT, ARCHITECTURAL
AS	AIR SEPARATOR
ASHRAE	AMERICAN SOCIETY OF HEATING,REFRIGERATION AND AIR CONDITIONING ENGINEERS
AUX	AUXILIARY
AV	AIR VENT
B	
BFF	BELOW FINISH FLOOR
BFP	BACKFLOW PREVENTER
BFV	BUTTERFLY VALVE
BHP	BRAKE HORSEPOWER
BLDG	BUILDING
BOP, B.O.P.	BOTTOM OF PIPE
BOS	BOTTOM OF STEEL
BTU	BRITISH THERMAL UNIT
BTUH	BRITISH THERMAL UNIT PER HOUR
BV	BALL VALVE
BWV	BACK WATER VALVE
C	
CA	COMPRESSED AIR
CAP.	CAPACITY
CBV	CALIBRATED BALANCE VALVE
CD	CONDENSATE DRAIN
CDF	CONDENSATE DRAIN FUNNEL
CDP	CONDENSATE DRAIN PUMP
CF	CUBIC FEET
CH	CHILLER
CI	CAST IRON
CIRC	CIRCULATING
℄	CENTERLINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
COL	COLUMN
COND	CONDENSATE
CONN	CONNECT, CONNECTION
CONT	CONTINUE, CONTINUATION
COTG	CLEANOUT TO GRADE
CP	CIRCULATING PUMP
CR	CONDENSATE RECEIVER
CU	CONDENSING UNIT
CV	CHECK VALVE
CW	DOMESTIC COLD WATER
°C	DEGREES CELSIUS
D	
DEG	DEGREE(S)
DFU	DRAINAGE FIXTURE UNIT
DIA OR Ø	DIAMETER
DIM	DIMENSION
DISC	DISCONNECT
DISCH	DISCHARGE
DIST	DISTANCE
DN	DOWN
DS	DOWNSPOUT
DWG(S)	DRAWING(S)
DWH	DOMESTIC WATER HEATER
E	
(E)	EXISTING
EA	EACH
ECC	ECCENTRIC
EER	ENERGY EFFICIENCY RATIO
EEW	EMERGENCY EYEWASH
EFF	EFFICIENCY
ELEV, EL	ELEVATION
ELEC	ELECTRICAL
ENCL	ENCLOSURE
EQ	EQUAL
EQUIP	EQUIPMENT
EQV	EARTHQUAKE VALVE
ESE	EMERGENCY EYE/FACE WASH AND SHOWER
ET	EXPANSION TANK
ETP	ELECTRONIC TRAP PRIMER
EXT	EXTERNAL
EWC	ELECTRIC WATER COOLER
F	
°F	DEGREE FAHRENHEIT
FC	FAN COIL
FCO	FLOOR CLEANOUT
FCW	FILTERED COLD WATER
FD	FLOOR DRAIN
FFE, F.F.E., FIN FLR ELEV	FINISH FLOOR ELEVATION
FGE, F.G.E. FIN GRADE ELEV	FINISH GRADE ELEVATION
FIN	FINISH
FLA	FULL LOAD AMPS
FLR	FLOOR
FP	FIRE PROTECTION
FPM	FEET PER MINUTE
FS	FLOOR SINK
FT	FOOT, FEET
FWD	FOOD WASTE DISPOSER
G	
G	NATURAL GAS
GA	GAUGE, GAGE
GAL	GALLON
GALV	GALVANIZED
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GPR	GAS PRESSURE REGULATOR
GW	GREASE WASTE
H	
H	HEIGHT
HB	HOSE BIBB
HD	HEAD
HORIZ	HORIZONTAL
HP	HORSEPOWER
HR	HOSE REEL
HVAC	HEATING, VENTILATION AND AIR CONDITIONING
HW	DOMESTIC HOT WATER (SUPPLY)
HWR	DOMESTIC HOT WATER RETURN
HZ	HERTZ
I	
ID	INSIDE DIAMETER
I.E., IE	INVERT ELEVATION
IN	INCH
IN WG	INCHES WATER GAUGE
IN w.c.	INCHES OF WATER COLUMN
IT	INFORMATION TECHNOLOGY
K	
KW	KILOWATT
KWH	KILOWATT-HOUR
L	
LAV	LAVATORY
LB(S) OR #	POUND(S)
LF	LINEAR FEET
LOC	LOCATION
M	
MAX	MAXIMUM
MBH	1000 BTU PER HOUR
MB	MOP BASIN
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MTD	MOUNTED
MV	MIXING VALVE
N	
N/A	NOT APPLICABLE
NC	NORMALLY CLOSED
NEMA	NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION
NIC	NOT IN CONTRACT
NO	NORMALLY OPEN
NO.	NUMBER
NOM	NOMINAL
N.T.S., NTS	NOT TO SCALE
O	
OC	ON CENTER
OD	OUTSIDE DIAMETER
OF	OVERFLOW
OH	OVERHEAD
OPNG	OPENING
OPER	OPERATING
OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
OST	OVERFLOW STORM
P	
P	PUMP
PD	PUMP DISCHARGE
PH	PHASE
PLBG	PLUMBING
PLC	PUMP LEVEL CONTROL(S)
PNL	PANEL
POC	POINT OF CONNECTION
POD	POINT OF DISCONNECT
PRESS	PRESSURE
PS	PRESSURE SWITCH
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSIA	POUNDS PER SQUARE INCH ABSOLUTE
PSIG	POUNDS PER SQUARE INCH GAUGE
PV	PLUG VALVE
PVC	POLYVINYL CHLORIDE
P/TRV	PRESSURE/TEMPERATURE RELIEF VALVE
Q	
QTY	QUANTITY
R	
(R)	RELOCATED
RE:	REFERENCE, REFER
RECIRC	RECIRCULATE
REINF	REINFORCING
REQD	REQUIRED
REV	REVISION, REVISE
RH	ROOF HYDRANT
RLA	RUNNING LOAD AMPERES
RM	ROOM
RPM	REVOLUTIONS PER MINUTE
S	
SECT	SECTION
SEER	SEASONAL ENERGY EFFICIENCY RATIO
SH	SHOWER
SHD	SHOWER DRAIN
SF	SQUARE FEET
SIM	SIMILAR
SK	SINK
SMACNA	SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION
SOV	SHUT-OFF VALVE
SP	SUMP PUMP
SPEC	SPECIFICATION
SQ	SQUARE
SS	SANITARY SEWER
STD	STANDARD
STRUC	STRUCTURAL
SW	COLD WATER (SOFT)
SV	SUPPLY VALVE
SYM	SYMBOL
S=%	SLOPE AT PERCENTAGE SHOWN
T	
TD	TRENCH DRAIN
TDH	TOTAL DYNAMIC HEAD
TEMP	TEMPERATURE
THRU	THROUGH
TMV	THERMOSTATIC MIXING VALVE
TOP, T.O.P.	TOP OF PIPE
TP	TRAP PRIMER OR TRAP PRIMING
TYP	TYPICAL
TW	TEPID WATER
TWR	TEPID WATER RETURN
U	
U/F	UNDER FLOOR
U/G	UNDERGROUND
U/S	UNDER SLAB
UFC	UNIFIED FACILITIES CRITERIA
UTR	UP THROUGH ROOF
UL	UNDERWRITERS LABORATORIES, INC.
UNO	UNLESS NOTED OTHERWISE
UPS	UNINTERRUPTIBLE POWER SUPPLY
V	
V	VENT
VAC	VOLTAGE ALTERNATING CURRENT
VBF	VENT BELOW FLOOR
VEL	VELOCITY
VERT	VERTICAL
VFD	VARIABLE FREQUENCY DRIVE
VLV	VALVE
VOR	VALVE ON RISER
VTR	VENT THROUGH ROOF
W	
W/	WITH
W/O	WITHOUT
WAP	WALL ACCESS PANEL
WC	WATER CLOSET
w.c.	WATER COLUMN
WCO	WALL CLEANOUT
WH	WATER HYDRANT
WHA	WATER HAMMER ARRESTER
WM	WATER METER
WP	WEATHER PROOF
WPD	WATER PRESSURE DROP
WS	WATER SOFTENER
WSFU	WATER SUPPLY FIXTURE UNIT
WT	WEIGHT

NOTE: NOT ALL ABBREVIATIONS AND SYMBOLS SHOWN HEREIN ARE UTILIZED.

PLUMBING GENERAL NOTES

1. PROVIDE LABOR AND MATERIALS TO DELIVER COMPLETE AND PROPERLY FUNCTIONING PLUMBING SYSTEMS.
2. INSTALL PLUMBING WORK IN ACCORDANCE WITH CONTRACT SPECIFICATIONS, IPC 2015, UFC REQUIREMENTS, AND APPLICABLE LOCAL CODES.
3. COORDINATE PLUMBING WORK WITH SITE CONDITIONS AND WORK OF OTHER TRADES. VERIFY SLOPES AND INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF WORK.
4. FURNISH MATERIALS, CUTTING, PATCHING, ADAPTING AND OTHER INCIDENTAL WORK, TOGETHER WITH SUCH TEMPORARY CONNECTIONS AS MAY BE REQUIRED.
5. PROVIDE PIPE PENETRATIONS THROUGH FLOOR SLAB AND WALLS WITH PIPE SLEEVES.
6. PROVIDE ACCESS PANELS FOR VALVES, WATER HAMMER ARRESTERS AND OTHER PLUMBING SPECIALTIES LOCATED INSIDE CHASES, BEHIND WALLS OR ABOVE INACCESSIBLE CEILINGS.
7. PROVIDE SECONDARY STRUCTURAL STEEL MEMBERS FOR PIPING AND EQUIPMENT SUPPORTS. PROVIDE BOLTING AND WELDING OF SUPPORTS PER CONTRACT STRUCTURAL SPECIFICATIONS. SUBMIT SHOP DRAWINGS FOR GOVERNMENT APPROVAL.
8. VENT ROOF PENETRATIONS SHALL BE A MINIMUM OF 15 FEET HORIZONTALLY AWAY FROM THE ROOF EDGE AND AIR INTAKES.
9. PROVIDE FIRE STOPPING FOR PIPING CROSSING FIRE-RATED BARRIERS. REFER TO ARCHITECTURAL DRAWINGS FOR FIRE RATED BARRIER LOCATIONS.
10. VENT CONNECTIONS TO WASTE PIPING AS SHOWN ARE BASED UPON A PIPE SLOPE OF 1/8" PER FOOT. IF A DIFFERENT SLOPE IS USED VENT CONNECTIONS WILL HAVE TO BE REVISED ACCORDINGLY.
11. ROUTE HORIZONTAL VENT PIPING ABOVE CEILING AND ROUTE HORIZONTAL SANITARY PIPING BELOW SLAB UNLESS OTHERWISE NOTED.
12. REFER TO ROOM FINISH SCHEDULE & SELECT PROPER TRIM ACCESSORIES TO MATCH CONDITIONS.
13. EQUIPMENT (PIPING, MACHINERY, ETC.) THAT DOES NOT SERVE THE TELECOM SPACES [EF, TER, & TR(S)] SHALL NOT BE INSTALLED ABOVE, BELOW (E.G. IN OR UNDER SLAB) OR IN THESE SPACES NOR WILL THIS EQUIPMENT PASS THROUGH OR ENTER THESE SPACES.

SPECIAL INSPECTIONS

LICENSED PROFESSIONAL ENGINEER 05-05-2022 #128962 TODD B. WILDE STATE OF UTAH

DC ENGINEERING, INC.
CONSULTING ENGINEERS
2688 South 4050 West Ogden, Utah 84401
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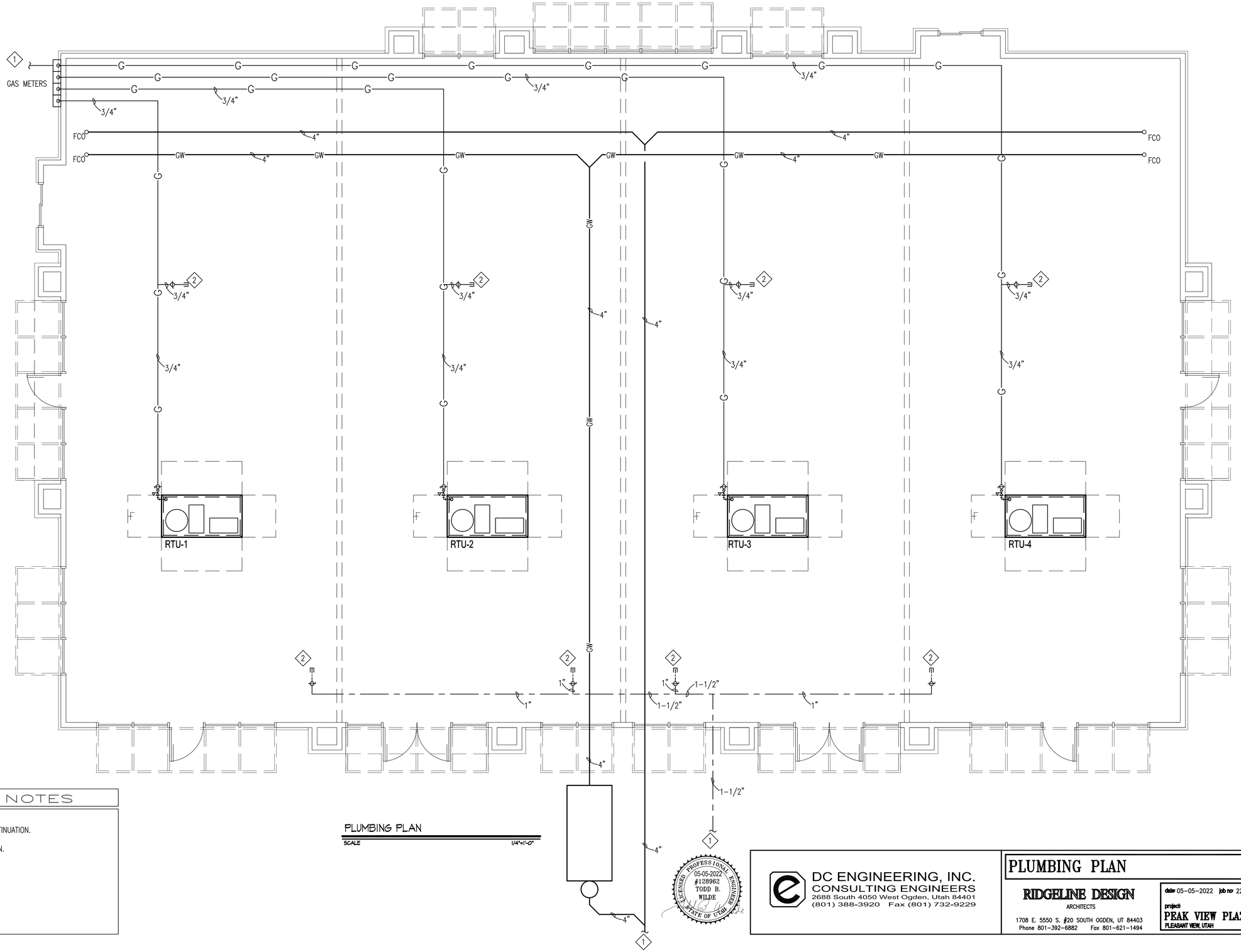
PLUMBING NOTES & SYMBOLS

P1

RIDGELINE DESIGN
ARCHITECTS
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Phone 801-392-6882 Fax 801-621-1494

date 05-05-2022 job no: 2207 revisions

project:
PEAK VIEW PLAZA RETAIL BUILDING 3&4
PLEASANT VIEW, UTAH



KEYED NOTES

1. SEE SITE PLAN FOR CONTINUATION.
2. CAP FOR FUTURE KITCHEN.

PLUMBING PLAN

SCALE 1/4"=1'-0"

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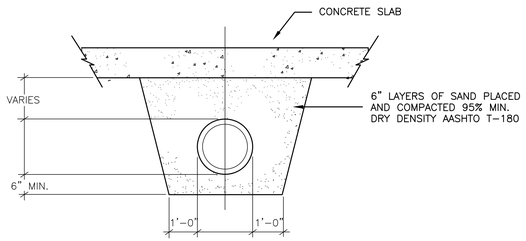
PLUMBING PLAN

P2

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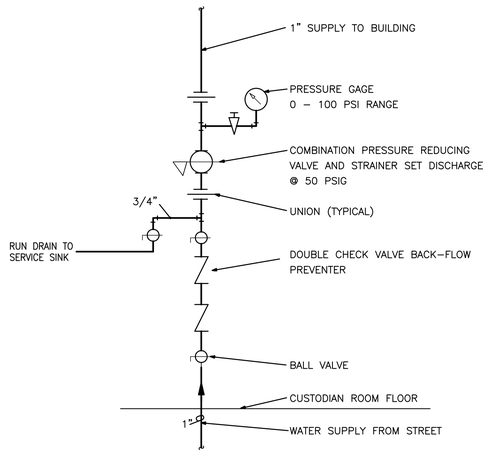
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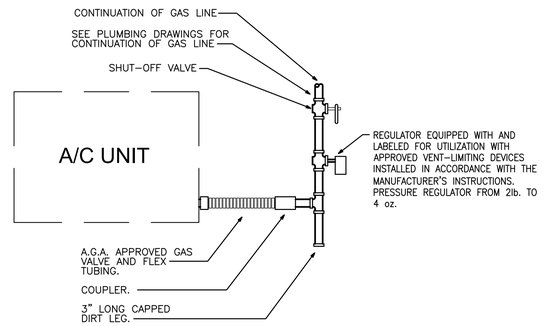
TYPICAL PIPE UNDER SLAB DETAIL

NO SCALE



VERICAL WATER PRESSURE REDUCING STATION DETAIL

NO SCALE



GAS HOOKUP DETAIL

NO SCALE

NATURAL GAS SCHEDULE

Fixture No.	Description	Location	Total Fixture BTUH	Total Fixture CF/HR
RTU-1	ROOF TOP UNIT	ROOF TOP	125,000	140
	FUTURE KITCHEN	KITCHEN	400,000	449
		Building Total BTUH =	525,000	
		Building Total CF/HR =	590	
		Total Developed Length=	72ft	

Gas Pressure = 5lb

NATURAL GAS SCHEDULE

Fixture No.	Description	Location	Total Fixture BTUH	Total Fixture CF/HR
RTU-2	ROOF TOP UNIT	ROOF TOP	125,000	140
	FUTURE KITCHEN	KITCHEN	400,000	449
		Building Total BTUH =	525,000	
		Building Total CF/HR =	590	
		Total Developed Length=	92ft	

Gas Pressure = 5lb

NATURAL GAS SCHEDULE

Fixture No.	Description	Location	Total Fixture BTUH	Total Fixture CF/HR
RTU-3	ROOF TOP UNIT	ROOF TOP	125,000	140
	FUTURE KITCHEN	KITCHEN	400,000	449
		Building Total BTUH =	525,000	
		Building Total CF/HR =	590	
		Total Developed Length=	118ft	

Gas Pressure = 5lb

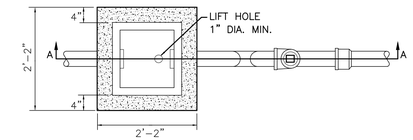
NATURAL GAS SCHEDULE

Fixture No.	Description	Location	Total Fixture BTUH	Total Fixture CF/HR
RTU-4	ROOF TOP UNIT	ROOF TOP	125,000	140
	FUTURE KITCHEN	KITCHEN	400,000	449
		Building Total BTUH =	525,000	
		Building Total CF/HR =	590	
		Total Developed Length=	143ft	

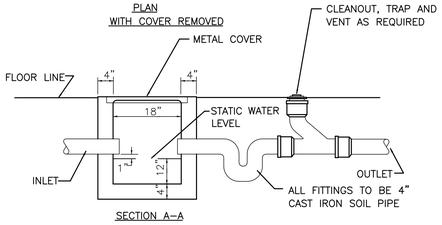
Gas Pressure = 5lb

GENERAL NOTES:

1. WORKMANSHIP SHALL COMPLY WITH THE INTERNATIONAL PLUMBING CODE AND ALL OTHER LOCAL CODES, ORDINANCES AND ADA REQUIREMENTS.
2. INSULATE ALL WATER LINES.
3. SEE ARCHITECTS DRAWINGS FOR EXACT LOCATIONS OF ALL PLUMBING FIXTURES.
4. VERIFY SEWER FLOW LINES PRIOR TO COMMENCEMENT OF WORK.
5. COORDINATE ALL WORK WITH OTHER TRADES.
6. PROVIDE PROPER PROVISIONS FOR EXPANSION OR MOVEMENT OF ANY PIPING.
7. ALL FIXTURES SHALL BE PROPERLY VENTED TO THE ATMOSPHERE.
8. PATCH ALL CUTTING OR DRILLING OF EXISTING FINISHED WALLS, CEILINGS, OR FLOORS.
9. CONTRACTOR MUST COMPLY WITH ALL E.P.A. STANDARDS, INCLUDING LEAD FREE WATER SYSTEMS.



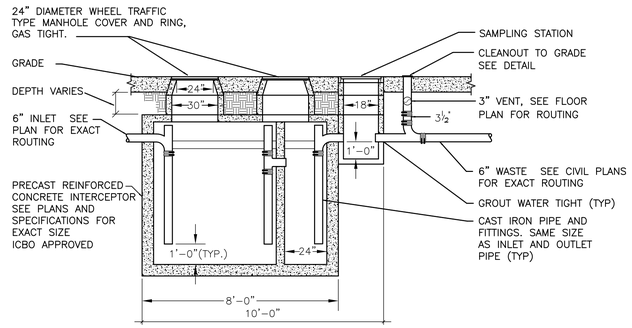
PLAN
WITH COVER REMOVED



SECTION A-A

SAMPLING BOX

NO SCALE



GREASE INTERCEPTOR DETAIL

NO SCALE

PLUMBING SYMBOLS

SYMBOL	DESCRIPTION
	SOIL OR WASTE
	VENT PIPING
	COLD WATER PIPING
	HOT WATER PIPING
	HOT WATER RETURN PIPING
G	NATURAL GAS LINE
C.O.	CLEANOUT
V.T.R.	VENT THRU ROOF
	BALL VALVE
	POINT OF CONNECTION
	HOSE BIBB
	RISE OR DROP IN PIPING
HWR	HEATING HOT WATER RETURN
HWS	HEATING HOT WATER SUPPLY
SD	STORM DRAIN, RAINWATER
SDO	STORM DRAIN OVERFLOW
	WALL CLEANOUT (WCO)



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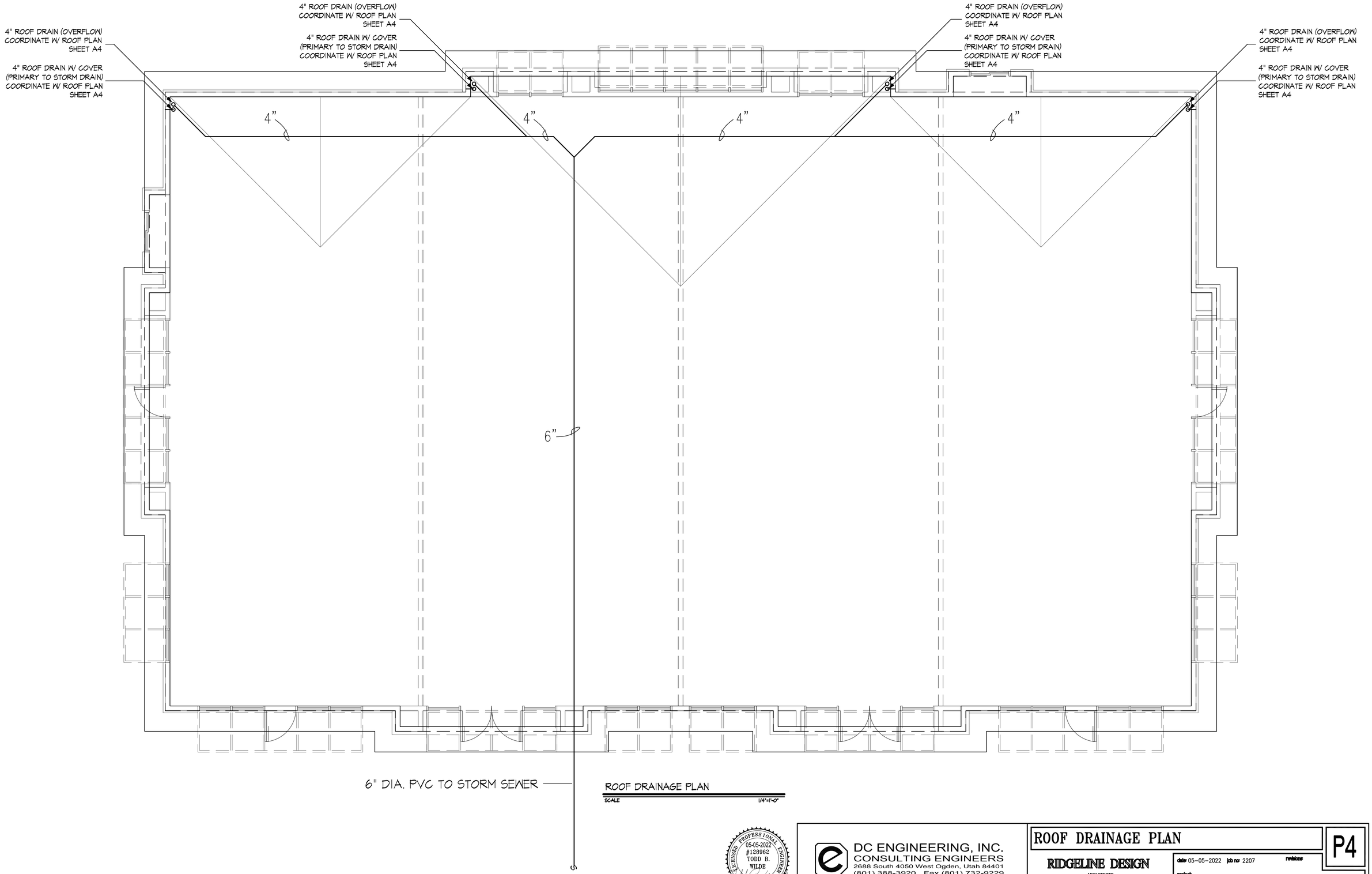
PLUMBING DETAILS

P3

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date 05-05-2022 job no 2207 revisions

project
PEAK VIEW PLAZA RETAIL BUILDING 3&4
PLEASANT VIEW, UTAH



ROOF DRAINAGE PLAN

SCALE 1/4"=1'-0"

LICENSED PROFESSIONAL ENGINEER
05-05-2022
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ROOF DRAINAGE PLAN

P4

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PLEASANT VIEW, UTAH

SYMBOL LEGEND

SYMBOL	DESCRIPTION
REFERENCE AND LINE SYMBOLS	
A5 / E-501	DETAIL INDICATOR: A5 INDICATES DETAIL NUMBER, E-501 INDICATES DRAWING SHEET WHERE DETAIL IS SHOWN.
A5 / E-201	ELEVATION OR SECTION INDICATOR, EXTERIOR: A5 INDICATES ELEVATION OR SECTION NUMBER, E-201 INDICATES DRAWING SHEET WHERE ELEVATION OR SECTION IS SHOWN.
A5 / E-201	ELEVATION OR SECTION INDICATOR, INTERIOR: A5 INDICATES ELEVATION OR SECTION NUMBER, E-201 INDICATES DRAWING SHEET WHERE ELEVATION OR SECTION IS SHOWN.
ROOM NAME 100	ROOM IDENTIFIER WITH ROOM NAME AND NUMBER.
1	KEYNOTE INDICATOR.
1	REVISION INDICATOR.
CU-1	EQUIPMENT INDICATOR.
	BREAK, STRAIGHT: TO BREAK PARTS OF DRAWING.
	BREAK, ROUND.
MATCH LINE SEE XX/X-XXX	MATCH LINE INDICATOR: CENTER, EXTRA WIDE LINE.
	NEW LINE: MEDIUM LINE.
	HIDDEN FEATURES LINE: HIDDEN, THIN LINE.
	EXISTING TO REMAIN LINE: THIN LINE.
	DEMOLITION LINE: DASHED, MEDIUM LINE.
	PROPERTY LINE: DASHED, WIDE LINE.
	CONTRACT LIMIT LINE: DASHDOT, WIDE LINE.
WIRING METHODS	
	WIRING.
	WIRING TURNED UP OR TOWARDS OBSERVER.
	WIRING TURNED DOWN OR AWAY FROM OBSERVER.
A-1,3,5	BRANCH CIRCUIT HOME RUN TO PANELBOARD: NUMBER OF ARROWS INDICATES NUMBER OF CIRCUITS. LETTER AND NUMBER NOTATIONS IDENTIFY PANEL AND CIRCUIT NUMBERS. USE #12 CONDUCTORS, EXCEPT #10 CONDUCTORS SHALL BE INSTALLED IF DISTANCES EXCEED THOSE SPECIFIED IN THE ELECTRICAL SPECIFICATIONS.
1 A-1,3,5	BRANCH CIRCUIT HOME RUN TO PANELBOARD: NUMBER OF ARROWS INDICATES NUMBER OF CIRCUITS. LETTER AND NUMBER NOTATIONS IDENTIFY PANEL AND CIRCUIT NUMBERS. NUMBER IN BOX REFERS TO THE CONDUCTOR AND CONDUIT SCHEDULE. FOR BRANCH WIRING USE #12 CONDUCTORS, EXCEPT #10 CONDUCTORS SHALL BE INSTALLED IF DISTANCES EXCEED THOSE SPECIFIED IN THE ELECTRICAL SPECIFICATIONS.
	FLEXIBLE WIRING.
X	WIRING AND/OR RACEWAY: THIN LINE. WHERE "X" = : CATV = CABLE TELEVISION CCTV = CLOSED CIRCUIT TELEVISION FA = FIRE ALARM FO = FIBER OPTICS I = INTERCOM NC = NURSE CALL P = POWER RC = RIGID CONDUIT S = SOUND T = TELEPHONE TV = TELEVISION OTHERS AS NOTED IN OTHER SCHEDULES. RACEWAYS AND WIRING SHALL BE SIZED AS SHOWN AND/OR SPECIFIED.
	LOW VOLTAGE WIRING: DIVIDE, MEDIUM LINE.
	CONDUIT STUB. DIMENSION RECORD DRAWINGS AND MARK.
	FUSED DISCONNECT / MOTOR STARTER
J	JUNCTION BOX.
J SC	JUNCTION BOX, SYSTEMS FURNITURE COMMUNICATION CONNECTION.
J SP	JUNCTION BOX, SYSTEMS FURNITURE POWER CONNECTION.
C C	CABLE TRAY ABOVE ACCESSIBLE CEILING.
W W	WIREWAY.
	EARTH GROUND (ONE-LINE DIAGRAM).
J C	JUNCTION BOX, CEILING.
	LADDER RACK.
A A	CABLE TRAY BELOW ACCESSIBLE FLOOR.
WIRING DEVICES	
	RECEPTACLE, SINGLE: NEMA 5-20R.
	RECEPTACLE, DUPLEX: NEMA 5-20R.
A	RECEPTACLE, DUPLEX, ABOVE COUNTER: NEMA 5-20R.
C	RECEPTACLE, DUPLEX, CEILING: NEMA 5-20R.

SYMBOL LEGEND

SYMBOL	DESCRIPTION
DF	RECEPTACLE, DUPLEX WITH GROUND FAULT CIRCUIT INTERRUPTER, DRINKING FOUNTAIN: CONCEAL WATER COOLER RECEPTACLE BEHIND WATER COOLER. SEE MECHANICAL/PLUMBING SHOP DRAWINGS FOR INSTALLATION REQUIREMENTS.
W	RECEPTACLE, DUPLEX WITH GROUND FAULT CIRCUIT INTERRUPTER, WET LABEL, "WEATHERPROOF IN USE": NEMA 5-20R.
	RECEPTACLE, DUPLEX WITH GROUND FAULT CIRCUIT INTERRUPTER: NEMA 5-20R.
WP	RECEPTACLE, DUPLEX WITH GROUND FAULT CIRCUIT INTERRUPTER, WEATHERPROOF: NEMA 5-20R.
	RECEPTACLE, QUADRAPLEX: NEMA 5-20R.
F	RECEPTACLE, FURNITURE
	RECEPTACLE, QUADRAPLEX WITH GROUND FAULT CIRCUIT INTERRUPTER: NEMA 5-20R.
	RECEPTACLE, SPECIAL PURPOSE. PROVIDE RECEPTACLE TO MATCH EQUIPMENT PLUG.
	MULTI-OUTLET ASSEMBLY: NEMA 5-20R.
FB#	FLUSH FLOOR BOX. "#" SHOWN ON DRAWINGS. REFER TO WIRING DEVICE SCHEDULE IN THE ELECTRICAL SPECIFICATIONS FOR CONFIGURATION AND DEVICES.
PP#	POWER POLE. "#" SHOWN ON DRAWINGS. REFER TO WIRING DEVICE SCHEDULE IN THE ELECTRICAL SPECIFICATIONS FOR CONFIGURATION AND DEVICES.
PT#	FLUSH FIRE RATED POKE THRU. "#" SHOWN ON DRAWINGS. REFER TO WIRING DEVICE SCHEDULE IN THE ELECTRICAL SPECIFICATIONS FOR CONFIGURATION AND DEVICES.
D	SWITCH, DIMMER.
X $	SWITCH, SINGLE POLE ("x" INDICATES FIXTURES CONTROLLED).
X $2	SWITCH, DOUBLE POLE ("x" INDICATES FIXTURES CONTROLLED).
X $3	SWITCH, THREE-WAY ("x" INDICATES FIXTURES CONTROLLED).
X $4	SWITCH, FOUR-WAY ("x" INDICATES FIXTURES CONTROLLED).
LIGHTING (REFER TO FIXTURE SCHEDULE FOR SYMBOLS)	
(W-3)	FIXTURE IDENTIFICATION: (W-3) INDICATES FIXTURE TYPE AS SCHEDULED.
(W-3)	FIXTURE IDENTIFICATION, EMERGENCY WITH BATTERY PACK, CONNECTED TO GENERATOR AS INDICATED: (W-3) INDICATES FIXTURE TYPE AS SCHEDULED.
EM	EMERGENCY.
LIGHTING CONTROL	
	OCCUPANCY SENSOR, DUAL TECHNOLOGY, OMNI-DIRECTIONAL, CEILING.
	OCCUPANCY SENSOR, DUAL TECHNOLOGY, WALL.
	OCCUPANCY SENSOR, DUAL TECHNOLOGY, DIRECTIONAL.
P	PHOTOCELL.
TC	TIME CLOCK.
	CEILING FAN.
STRUCTURED CABLING	
X	TELEPHONE, WALL MOUNTED ("X" INDICATES QUANTITY OF CABLES).
P	TELEPHONE, WALL MOUNTED: PAY PHONE.
W	TELEPHONE, WALL MOUNTED: WALL PHONE.
X	OUTLET, DATA COMMUNICATION ("X" INDICATES QUANTITY OF CABLES).
F	OUTLET, DATA COMMUNICATION, FURNITURE
	OUTLET, BUILDING STANDARD COMBINATION TELEPHONE/DATA COMMUNICATION.
F	OUTLET, BUILDING STANDARD COMBINATION TELEPHONE/DATA COMMUNICATION, FURNITURE.
	TELEPHONE TERMINAL BOARD, FIRE TREATED PLYWOOD PAINTED.
	LAN RACK, FLOOR STANDING.
D	DATA CABLE, CATEGORY 5 (ONE-LINE DIAGRAM).
V	VOICE CABLE, CATEGORY 3 (ONE-LINE DIAGRAM).
FIRE ALARM	
FCP	FIRE ALARM CONTROL PANEL, SEMI-RECESSED.
P	FIRE ALARM MANUAL PULL STATION.
	DETECTOR, SMOKE.
75	ALARM, HORN/STROBE, ONE ASSEMBLY, CEILING MOUNTED. SUBSCRIPT INDICATES CANDELA RATING.

ABBREVIATIONS

NOTE: ALL ABBREVIATIONS MAY NOT BE USED.

1P	SINGLE POLE	KV	KILOVOLT
1PH	SINGLE-PHASE	KVA	KILOVOLT AMPERE
1WAY	ONE-WAY	kVAR	KILOVOLT AMPERE REACTIVE
2/C	TWO-CONDUCTOR		
2WAY	TWO-WAY	kW	KILOWATT
3/C	THREE-CONDUCTOR	kWh	KILOWATT HOUR
3PH	THREE-PHASE	LED	LIGHT EMITTING DIODE
3WAY	THREE-WAY	LFMC	LIQUID TIGHT FLEXIBLE METAL CONDUIT
4OUT	QUADRUPLE RECEPTACLE OUTLET	LFNC	LIQUID TIGHT FLEXIBLE NONMETALLIC CONDUIT
4PDT	FOUR-POLE DOUBLE THROW	LPS	LOW PRESSURE SODIUM
4PST	FOUR-POLE SINGLE THROW	LRA	LOCKED ROTOR AMPS
		LTG	LIGHTING
4W	FOUR-WIRE	LV	LOW VOLTAGE
4WAY	FOUR-WAY	MATV	MASTER ANTENNA TELEVISION SYSTEM
A	ABOVE COUNTER	MAX	MAXIMUM
AC	ARMORED CABLE	MC	METAL CLAD
ADA	AMERICANS WITH DISABILITIES ACT	MCA	MINIMUM CIRCUIT AMPS
		MCB	MAIN CIRCUIT BREAKER
ADJ	ADJACENT	MCC	MOTOR CONTROL CENTER
AFF	ABOVE FINISHED FLOOR	MCP	MOTOR CIRCUIT PROTECTION
AFG	ABOVE FINISHED GRADE		
AIC	AMPERE INTERRUPTING CAPACITY	MDP	MAIN DISTRIBUTION PANEL
ALUM	ALUMINUM		
AMP	AMPERE	MG	MOTOR GENERATOR
ANN	ANNUNCIATOR	MH	MANHOLE
AP	ACCESS POINT (WIRELESS DATA)	MIN	MINIMUM
		MLO	MAIN LUGS ONLY
AR	AS REQUIRED	MOCP	MAXIMUM OVERCURRENT PROTECTION
ASC	AMPS SHORT CIRCUIT		
ATS	AUTOMATIC TRANSFER SWITCH	NA	NOT APPLICABLE
		NC	NORMALLY CLOSED
AV	AUDIO VISUAL	NEC	NATIONAL ELECTRICAL CODE
AWG	AMERICAN WIRE GAGE		
BB XFMR	BUCK-BOOST TRANSFORMER	NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
C	CEILING MOUNTED		
CATV	COMMUNITY ANTENNA TELEVISION	NFC	NATIONAL FIRE CODE
		NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
CB	CIRCUIT BREAKER		
CCBA	CUSTOM COLOR AS SELECTED BY ARCHITECT	NIC	NOT IN CONTRACT
		NL	NIGHT LIGHT
CCTV	CLOSED CIRCUIT TELEVISION	NO	NORMALLY OPEN
		NTS	NOT TO SCALE
CFBA	CUSTOM FINISH AS SELECTED BY ARCHITECT	OC	ON CENTER
		OCP	OVER CURRENT PROTECTION
CF/CI	CONTRACTOR FURNISHED/ CONTRACTOR INSTALLED	OF/CI	OWNER FURNISHED/ CONTRACTOR INSTALLED
CF/OI	CONTRACTOR FURNISHED/ OWNER INSTALLED	OF/OI	OWNER FURNISHED/ OWNER INSTALLED
CKT	CIRCUIT	OFP	OBTAIN FROM PLANS
CM	CONSTRUCTION MANAGER	OH DR	OVERHEAD (COILING) DOOR
CND	CONDUIT		
CO	CONVENIENCE OUTLET	OL	OVERLOAD
COR	CONTRACTING OFFICER'S REPRESENTATIVE	PB	PUSHBUTTON
		PF	POWER FACTOR
CP	CONTROL PANEL	PH	PHASE
CT	CURRENT TRANSFORMER	PNL	PANEL
CTV	CABLE TELEVISION	PT	POTENTIAL TRANSFORMER
CU	COPPER	PTZ	PAN/TILT/ZOOM
dBA	UNIT OF SOUND LEVEL	QTY	QUANTITY
DPDT	DOUBLE POLE DOUBLE THROW	R	REMOVE
		RCP	REFLECTED CEILING PLAN
DS	DISCONNECT SWITCH	RMC	RIGID METAL CONDUIT
EA	EACH	RNC	RIGID NONMETALLIC CONDUIT
EM	EMERGENCY		
EMT	ELECTRICAL METALLIC TUBING	RPM	REVOLUTIONS PER MINUTE
		RR	REMOVE AND RELOCATE
ENT	ELECTRICAL NONMETALLIC TUBING	SCA	SHORT CIRCUIT AMPS
		SCBA	STANDARD COLOR AS SELECTED BY ARCHITECT
EPO	EMERGENCY POWER OFF EQUIPMENT		
EQUIP	EQUIPMENT	SF	SQUARE FOOT (FEET)
EX	EXISTING	SFBA	STANDARD FINISH AS SELECTED BY ARCHITECT
F	FURNITURE MOUNTED		
FA	FIRE ALARM	SPDT	SINGLE POLE, DOUBLE THROW
FCP	FIRE ALARM CONTROL PANEL		
FLA	FULL LOAD AMPS	SPEC	SPECIFICATION
FMC	FLEXIBLE METALCONDUIT	SPST	SINGLE POLE, SINGLE THROW
FOB	FREIGHT ON BOARD		
FVNR	FULL VOLTAGE NON-REVERSING	S/S	START/STOP
		ST	SINGLE THROW
FVR	FULL VOLTAGE REVERSING	SWBD	SWITCHBOARD
G	GROUND	SWGR	SWITCHGEAR
GEN	GENERATOR	TL	TWIST LOCK
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	TP	TELEPHONE POLE
		TP	TWISTED PAIR
GFP	GROUND FAULT PROTECTION	TTB	TELEPHONE TERMINAL BOARD
HD	HEAVY DUTY	TV	TELEVISION
HID	HIGH INTENSITY DISCHARGE	TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSER
HOA	HAND-OFF-AUTOMATIC	TYP	TYPICAL
HP	HORSE POWER	UF	UNDERFLOOR
HPF	HIGH POWER FACTOR	UGND	UNDERGROUND
HPS	HIGH PRESSURE SODIUM	UPS	UNINTERRUPTIBLE POWER SUPPLY
HV	HIGH VOLTAGE		
HZ	HERTZ	V	VOLTS
IG	ISOLATED GROUND	VA	VOLT AMPERE
IMC	INTERMEDIATE METAL CONDUIT	VFC/VFD	VARIABLE FREQUENCY MOTOR CONTROLLER
IN/IS	INSULATED/ISOLATED	W/	WITH
I/O	INPUT/OUTPUT	W/O	WITHOUT
IR	INFRARED	WP	WEATHERPROOF
J-BOX	JUNCTION BOX	XFMR	TRANSFORMER

GENERAL ELECTRICAL NOTES

DIRECTORY CARDS AND LABELING
Provide labels and neatly typed directory cards for panel boards and load centers. Directory cards shall indicate the general area and type of electrical load served by each circuit. Provide appropriate labels for the panel covers.

PLENUM-RATED CABLES
Provide UL-listed plenum rated cable in environmental air space, including ceilings.

FIRE/SMOKE DAMPERS
Provide power circuits to all fire/smoke dampers indicated on mechanical and fire alarm drawings.

LOW VOLTAGE WIRING
All low voltage wiring including fire alarm, security, telephone/data, CATV, wireless media, shall be furnished and installed by low voltage contractor. All conduits and raceway shall be furnished and installed by electrical contractor. Low voltage is part of this building contract.

FIRE ALARM
General Contractor shall be responsible for hiring Fire Alarm Contractor. Fire Alarm Contractor shall be responsible for generating working documents according to NFPA & all local codes and shall be responsible for proper sealing and signing of all fire alarm drawings by a licensed Professional Fire Protection Engineer.
Electrical Contractor shall coordinate all conduit requirements with Fire Alarm Contractor. Fire Alarm Contractor shall also coordinate all wiring requirements with low voltage contractor.

SWITCHBOARDS
These will be Cutler-Hammer Pow-R-Line C type or equal.

PANELBOARDS
These will be Cutler-Hammer Pow-R-Line type or equal. Contactor shall verify that breakers used for HVAC units (including roof-top units) are HACR type.

DRY TYPE TRANSFORMERS
These will be Cutler-Hammer type or equal. These units may be type K-1 and/or type K-13. Where type K-13 are furnished they will also have an electrostatic shield.

SAFETY SWITCHES
Safety switches are not required for self-contained roof-top HVAC units, nor are power fuses. Disconnecting means for equipment shall be furnished and installed by contractor.

ENCLOSED BREAKERS
These will be Cutler-Hammer type and will usually be in either NEMA 1 or NEMA 12 enclosures or equal.

COMPACT FLUORESCENT LIGHT FIXTURES DIMMING
All fluorescent lamps which will be used on dimming circuits shall be preconditioned by burning at full intensity (100%) for a minimum of 100 hours before any attempt is made to use the dimming feature.

PENDANT LIGHT FIXTURES
All pendant stems shall be mounted using an UL-approved hook or swivel device.

DEFINITIONS

NOTE: ALL DEFINITIONS MAY NOT BE USED.

INDICATED: THE TERM "INDICATED" REFERS TO GRAPHIC REPRESENTATIONS, NOTES, OR SCHEDULES ON THE DRAWINGS, OTHER PARAGRAPHS OR SCHEDULES IN THE SPECIFICATIONS, AND SIMILAR REQUIREMENTS IN THE CONTRACT DOCUMENTS. WHERE TERMS SUCH AS "SHOWN", "NOTED", "SCHEDULED", AND "SPECIFIED" ARE USED, IT IS TO HELP THE READER LOCATE THE REFERENCE, NO LIMITATION ON LOCATION IS INTENDED.

DIRECTED: TERMS SUCH AS "DIRECTED", "REQUESTED", AUTHORIZED", "SELECTED", "APPROVED", "REQUIRED", AND "PERMITTED" MEAN "DIRECTED BY THE ENGINEER", "REQUESTED BY THE ENGINEER", AND SIMILAR PHRASES.

APPROVED: THE TERM "APPROVED", WHERE USED IN CONJUNCTION WITH THE ENGINEER'S ACTION ON THE CONTRACTOR'S SUBMITTALS, APPLICATIONS, AND REQUESTS, IS LIMITED TO THE ENGINEER'S DUTIES AND RESPONSIBILITIES AS STATED IN GENERAL AND SUPPLEMENTARY CONDITIONS.

FURNISH: THE TERM "FURNISH" IS USED TO MEAN "SUPPLY AND DELIVER TO THE PROJECT SITE, READY FOR UNLOADING, UNPACKING, ASSEMBLY, INSTALLATION, AND SIMILAR OPERATIONS."

INSTALL: THE TERM "INSTALL" IS USED TO DESCRIBE OPERATIONS AT PROJECT SITE INCLUDING THE ACTUAL "UNLOADING, UNPACKING, ASSEMBLY, ERECTION, PLACING, ANCHORING, APPLYING, WORKING TO DIMENSION, FINISHING, CURING, PROTECTING, CLEANING, AND SIMILAR OPERATIONS."

PROVIDE: THE TERM "PROVIDE" MEANS "TO FURNISH AND INSTALL, COMPLETE AND READY FOR THE INTENDED USE."

INSTALLER: AN "INSTALLER" IS THE CONTRACTOR OR AN ENTITY ENGAGED BY THE CONTRACTOR, EITHER AS AN EMPLOYEE, SUBCONTRACTOR, OR SUB-SUBCONTRACTOR, FOR PERFORMANCE OF A PARTICULAR CONSTRUCTION ACTIVITY, INCLUDING INSTALLATION, ERECTION, APPLICATION, AND SIMILAR OPERATIONS. INSTALLERS ARE REQUIRED TO BE EXPERIENCED IN THE OPERATIONS THEY ARE ENGAGED TO PERFORM.

TECHNOLOGY SYSTEMS: THE TERM "TECHNOLOGY SYSTEMS" IS USED TO DESCRIBE ALL LOW VOLTAGE SYSTEMS GENERALLY REFERRED TO AS "SPECIAL SYSTEMS". THESE SYSTEMS INCLUDE BUT ARE NOT NECESSARILY LIMITED TO ALL SYSTEMS WHICH UTILIZE VOLTAGES OF LESS THAN 71 VOLTS SUCH AS SOUND SYSTEMS, VIDEO SYSTEMS, TV SYSTEMS, SECURITY SYSTEMS, VOICE AND DATA CABLING SYSTEMS, ETC...

CONDUIT & WIRE SIZES
All conduit and wire sizes shall be 3/4"C, 3-#12, 1-#12 GND unless otherwise noted. All 120 volt circuits longer then 100 ft. shall be #10 AWG. Service entrance and panels conduits shall be copper conductors type THWN/THHN or XHHW-2. Branch circuit conductors and grounding electrode conductors shall be copper type THWN/THHN. All underground conduits shall be PVC. All overhead conduits shall be EMT, overhead conduit exposed to damage shall be RMC.

ELECTRICAL SERVICE
Furnish and install underground service as shown on the drawings. Contractor shall coordinate with serving agency on all items and the complete cost for service shall be included in the electrical bid. All service entrance equipment (panelboards, switchboards, etc.) shall be UL listed for use as service entrance equipment.

ELECTRICAL DESIGN
1. All service entrance equipment (panelboards, switchboards, etc.) shall be UL listed for use as service entrance equipment.
2. All equipment shall be fully-rated for short circuit (fault) capacity.
3. Bond building structural steel, metallic water pipes, and concrete-encased electrodes (rebar) to each other and to the enclosure grounding bus inside the enclosure containing the service disconnect switch. The concrete installation contractor shall be instructed to leave at least 1 ft. of rebar exposed at the service entrance panel for bonding.
4. Structural steel columns shall be bounded to earth using an approved grounding electode at very other column in accordance with the 2008 NEC 250.52(A)(2).
5. Ground rods, plates and rings are not required, nor are Ufer grounds unless rebar is not installed in the foundations. However, if any of these are present they must be bonded to the rest of the grounding system as required by the National Electrical Code.
6. For separately-derived systems bond the transformer secondary neutral (grounded conductor) to the structural metal and the nearest available point of the metal water piping systems in the area served by the transformer. The metal water piping shall be bonded to the structural metal.
7. For both services and separately-derived systems the grounded (neutral) conductor and the grounding conductors shall be bonded together at only one point in the enclosure which contains the service disconnecting means (for services) or the transformer secondary overcurrent device (for separately derived systems). The grounded and grounding conductors shall not be bonded together at any other point including downstream electrical panels.
8. All bonding shall be effected by means of UL listed devices specifically tested and approved for the purpose.
9. Transformers which serve harmonic rich loads such as dimming panels shall be K13 rated.
10. All metallic conduit joints shall be made up wrench-tight using UL approved devices. In addition, all conduits, metallic and non-metallic, shall have a bonding conductor installed in accordance with either NEC 250.66 or 250.122 as applicable.
11. The electrical contractor will be responsible for all conduit, junction boxes and 110 VAC power.

PHASE ROTATION
Electrical contractor shall assure and be responsible for proper phase rotation of all motors, compressors and other three phase equipment prior to energizing equipment. Contractor shall be responsible and coordinate proper phase rotation connections made by the serving utility company prior to energizing main service equipment.

BALANCING
The complete system shall be load balanced within 10-15 percent between phases.

TRENCHING AND BACKFILLING
Burial depth for underground conduit on site shall be 24 inches minimum referenced to final grade. Excavate trenches to minimum 3 inches deeper than bottom of conduit and backfill 3 inches with screened sand prior to installing conduit. Backfill minimum 3 inches over top of conduit with screened sand and remainder with 3/4 inch minus road mix and compact with vibrating plate compactor. Trench width shall be minimum 24 inches and shall extend at least six inches beyond outer conduits. Refer to Civil specifications and conform to more stringent requirement for similar work. Contractor shall be responsible for all new and existing buried utilities.

EXTERIOR OUTLETS
All outlets installed outdoors shall be in a weatherproof enclosure, the integrity of which is not affected when the receptacle is in use (attachment plug inserted), Crouse-Hinds WLRS or WLRD or UL-approved equal.

MECHANICAL EQUIPMENT WIRING SYSTEM
1. Provide all power branch circuits and final connections to all motors specified under mechanical portion of these specifications. Motors shall be furnished and set in place by Mechanical Contractor.
2. Install and wire through all devices such as magnetic starters, speed controllers, relays, line voltage thermostats, switches, etc., furnished by others, which directly handle the full load current of the motors. Locate as directed by Mechanical Contractor.
3. Mechanical Contractor shall be responsible for all temperature control wiring for this project and for all such interlock and control wiring which does not directly handle the full load current. Refer to mechanical drawings and specifications to determine locations for all power and control outlets and necessary wiring required including general GFI outlets. In general, GFCI outlets will be provided with mechanical rooftop units; however, verify with Mechanical Contractor. Provide weatherproof, heavy duty, fused disconnects for mechanical rooftop units. Size dual element fuses according to manufacturer's recommendations and NEC.
4. All motors shall comply with NEC 430.102(B).
5. The electrical contractor shall run conduit for all HVAC control wiring. Conduit shall run from thermostat location to above ceiling in finished areas and to mechanical unit where there is no ceiling. Control contractor shall run all HVAC control wiring. Control wiring shall be plenum rated. Mechanical contractor shall coordinate location and quantity of conduit with electrical contractor.

LICENSED PROFESSIONAL ENGINEER
05-05-2022
#128962
TODD B. WILDE
STATE OF UTAH

DC ENGINEERING, INC.
CONSULTING ENGINEERS
2688 South 4050 West Ogden, Utah 84401
(801) 388-3920 • Fax (801) 732-9229

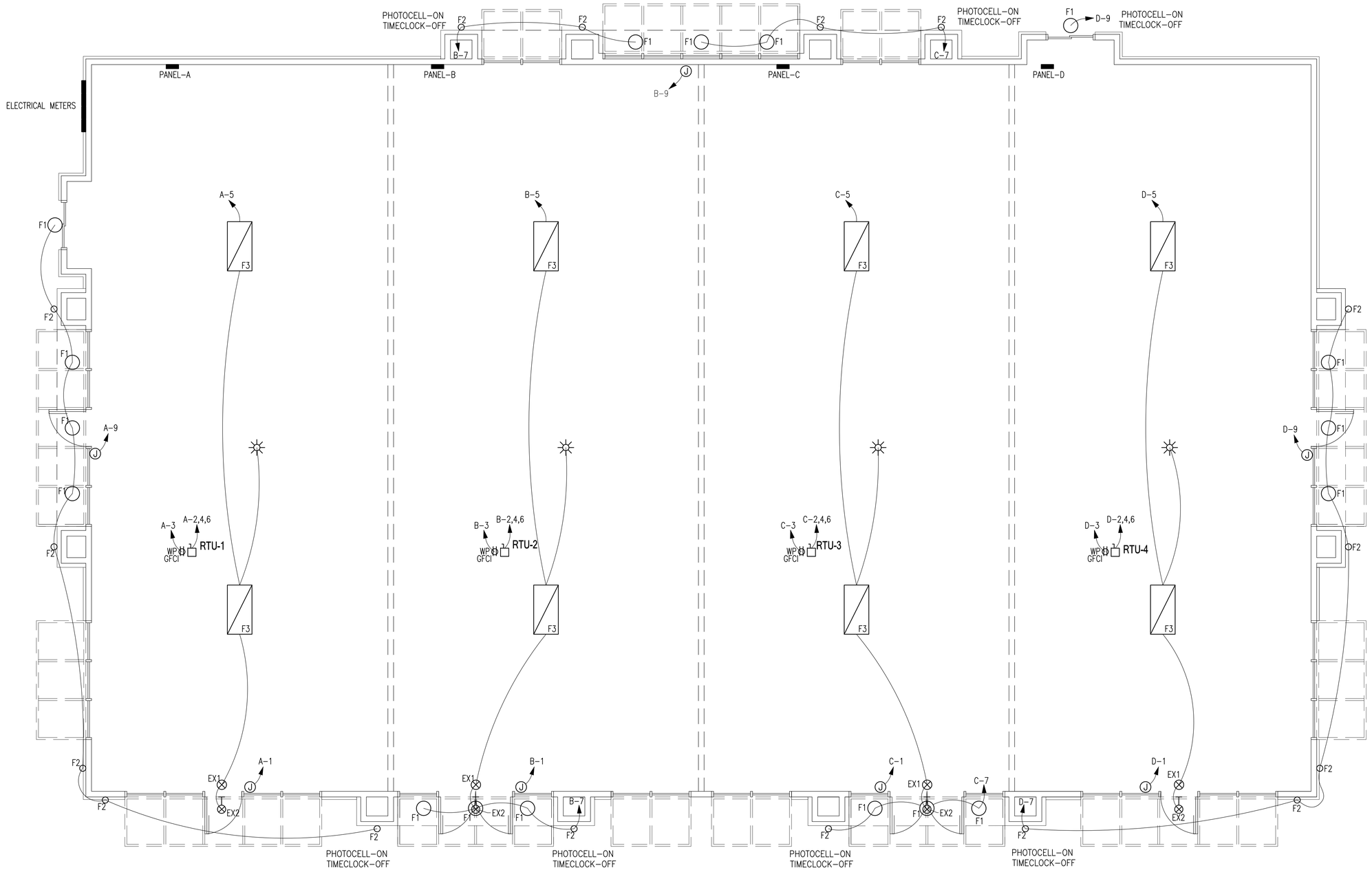
ELECTRICAL NOTES & SYMBOLS

E1

RIDGELINE DESIGN
ARCHITECTS
1708 E. 5550 S. #20 SOUTH OGDEN, UT 84403
Phone 801-392-6882 Fax 801-621-1494

date 05-05-2022 job no: 2207 revisions

project
PEAK VIEW PLAZA RETAIL BUILDING 3&4
PLEASANT VIEW, UTAH



ELECTRICAL PLAN

SCALE 1/4"=1'-0"

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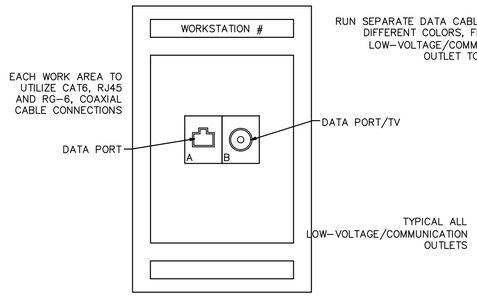
ELECTRICAL PLAN

E2

RIDGELINE DESIGN
ARCHITECTS
1708 E. 5550 S. #20 SOUTH OGDEN, UT 84403
Phone 801-392-6882 Fax 801-621-1494

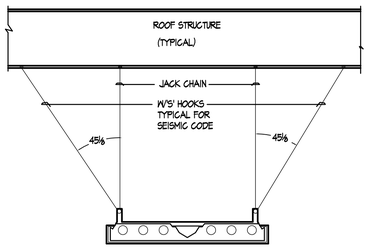
date: 05-05-2022 job no: 2207 revisions

project:
PEAK VIEW PLAZA RETAIL BUILDING 3&4
PLEASANT VIEW, UTAH



WORK AREA DATA PLATE

NO SCALE



LIGHTING FIXTURE MOUNTING DETAIL

NO SCALE

GENERAL NOTES:

1. WORKMANSHIP SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE AND ALL OTHER LOCAL CODES AND ORDINANCES.
2. COORDINATE ALL WORK WITH OTHER TRADES.
3. SEE ARCHITECTS DRAWINGS FOR EXACT LOCATION OF ALL LIGHT FIXTURES.
4. ELECTRICAL CONTRACTOR TO MAKE ALL FINAL ELECTRICAL CONNECTIONS TO ELECTRICAL AND MECHANICAL EQUIPMENT.
5. PATCH ALL CUTTING OR DRILLING OF EXISTING FINISHED WALLS, CEILINGS, OR FLOORS.
6. ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL MOTOR STARTERS AND THERMAL UNITS EXCEPT THOSE FURNISHED AS PART OF PACKAGED AIR CONDITIONING EQUIPMENT.
7. CONTRACTOR SHALL INSTALL RIGID METAL CONDUIT WRAPPED WITH 3-M CORROSIVE RESISTANT TAPE WHEN CONVERTING FROM UNDERGROUND OR UNDER SLAB PVC CONDUIT TO ABOVE GROUND METAL CONDUIT.
8. ALL CONDUIT FOR POWER AND DATA WILL BE A MINIMUM SIZE OF 3/4"

LIGHT FIXTURE SCHEDULE

FIXTURE CALL OUT	MANUFACTURER	CATALOG #	DESCRIPTION	LAMPS	NOTES
F1	BARN LIGHT ELECTRIC	FIRE CHIEF LED G22 14" SHADE	WALL LIGHT	18W LED	COLOR: BLACK
F2	LITHONIA	OLLWU LED P1 40K MVOLT DDB	LED WALL LIGHT	14W LED	COLOR: DARK BRONZE
F3	LITHONIA	IBE L48 2200LM SD080 MD MVOLT GZ10 40K E15WCP	LED BAY LIGHT	166W LED	WITH EMERGENCY BATTERY PACK
EX1	ISOLITE	LPDCEMGSABUN	EXT LIGHT	2.5W LED	
EX2	LITHONIA	ELM SD N H SSB TD	EMERGENCY LIGHTING	12W	WITH EMERGENCY BATTERY PACK

PANELBOARD SCHEDULE

PANEL: A,B,C,D NEMA 1 Enclosure 120 / 208 VOLT 3 Φ 4 Wire 200 A Bus

Main Lugs Only Accessible Copper Bus Ground Bus Surface Mounted

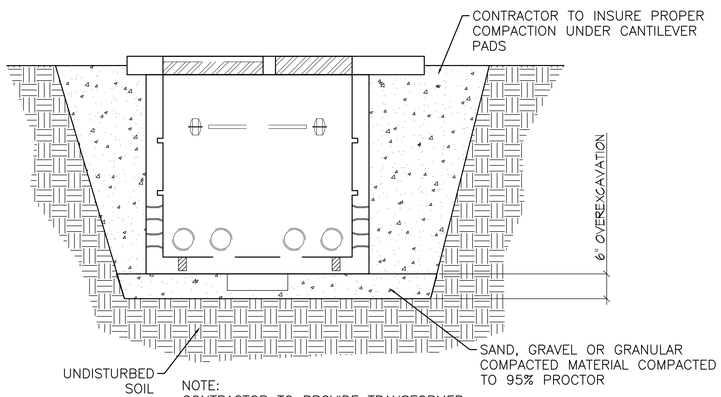
Main Breaker 200 A Bolt-On Aluminum Bus Iso. Ground Bus Flush Mounted

Plug-On

Item	Amp	Pole	Cir No.	Left Phase Load A	Left Phase Load B	Left Phase Load C	Cir No.	Amp	Pole	Item
SIGN	20	1	1	1,500			2	50	3	ROOF TOP UNIT
OUTLET	20	1	3		500		4	"	"	"
LIGHTING	20	1	5			350	6	"	"	"
OUTDOOR LIGHTING	20	1	7	142			8			
SIGN	20	1	9		1,500		10			
			11				12			
			13				14			
			15				16			
			17				18			
			19				20			
			21				22			
			23				24			
			25				26			
			27				28			
			29				30			
			31				32			
			33				34			
			35				36			
			37				38			
			39				40			
			41				42			
				1,642	2,000	350				
				5,386	5,744	4,094				
Total Amp / Phase				45	48	34				

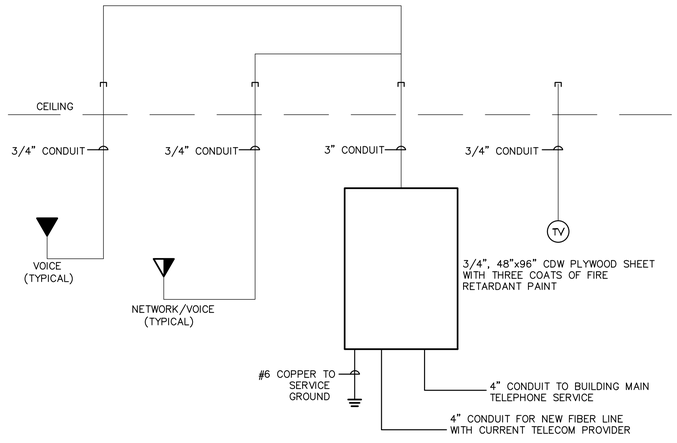
Right Phase Load A	Right Phase Load B	Right Phase Load C
3,744		
	3,744	
		3,744
3,744	3,744	3,744

Total Connected Load: 15,224 VA



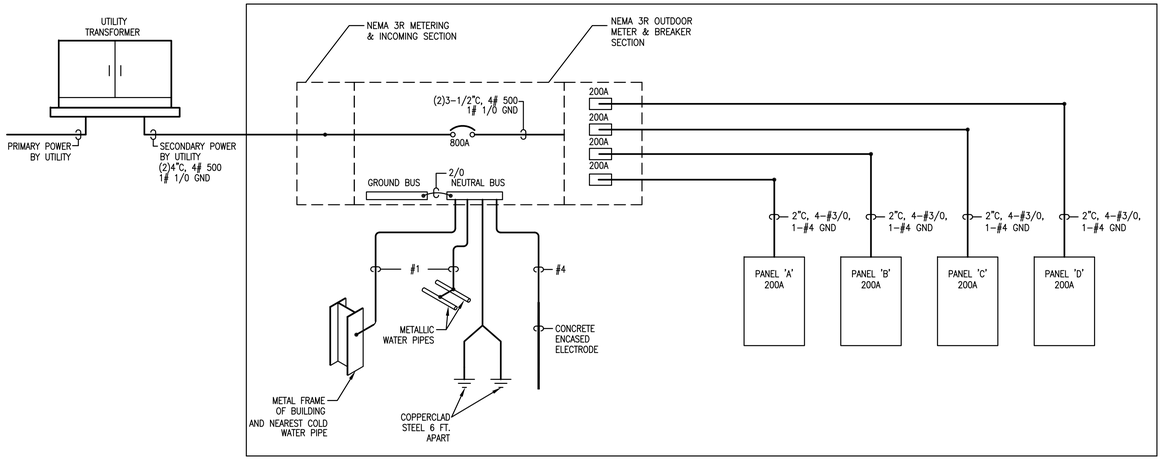
TRANSFORMER VAULT DETAIL

NO SCALE



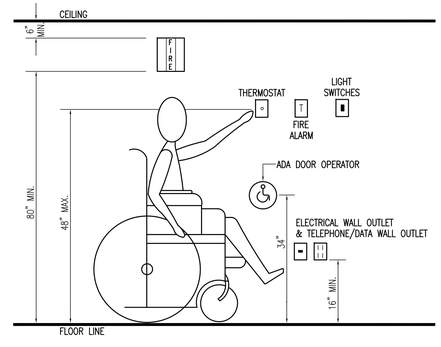
TELEPHONE/DATA RISER DIAGRAM

NO SCALE



POWER RISER DIAGRAM

NO SCALE



HANDICAP MOUNTING HEIGHTS DETAIL

NO SCALE

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ELECTRICAL DETAILS

E3

RIDGELINE DESIGN
ARCHITECTS
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date: 05-05-2022 job no: 2207 revisions

project:
PEAK VIEW PLAZA RETAIL BUILDING 3&4
PLEASANT VIEW, UTAH

Planning Commission Staff Report

2721 North Rulon White Blvd.

Amended Site Plan

April 20, 2023

BASIC INFORMATION

Applicant:	Derrick Oman
Location:	2721 North Rulon White Boulevard Weber County Parcel: 19-435-0006
Zone:	Manufacturing (MP-1)

PLANNING COMMISSION REVIEW

The Planning Commission will discuss and consider a site plan amendment that is being requested to modify the building materials for the approved project at 2721 North Rulon White Blvd. The current approved building materials are concrete with colors to be determined through staff approval. The proposal is to modify the approved building materials for both buildings from concrete to metal, with colors to also be determined through staff approval.

MP-1 Zoning Requirements | City Code § 18.32

The purpose of the MP-1 Zone is to serve as a light industrial use, planned manufacturing zone. The intent is to permit the establishment of a well-designed complex of manufacturing facilities for the community which shall best fit the general environment and land use pattern of the area to be served. The zoning code standards are intended to minimize any adverse effect of the planned manufacturing zone on nearby property values by achieving maximum compatible integration of land uses, ***by preserving the aesthetic qualities of the area***, and to provide for safe efficient use of the planned manufacturing zone and its built-in control processes which would be highly beneficial in protecting the established surrounding environment, especially residential uses in abutting residential zones. City Code § 18.32.060 outlines that a site plan is required to be submitted to the planning commission for review and approval which shows the character of onsite buildings prior to the issuance of a building permit.

STAFF RECOMMENDATION

Staff recommends approval of the proposed building material adjustments with the condition of retaining all other structural and design elements as priorly approved.

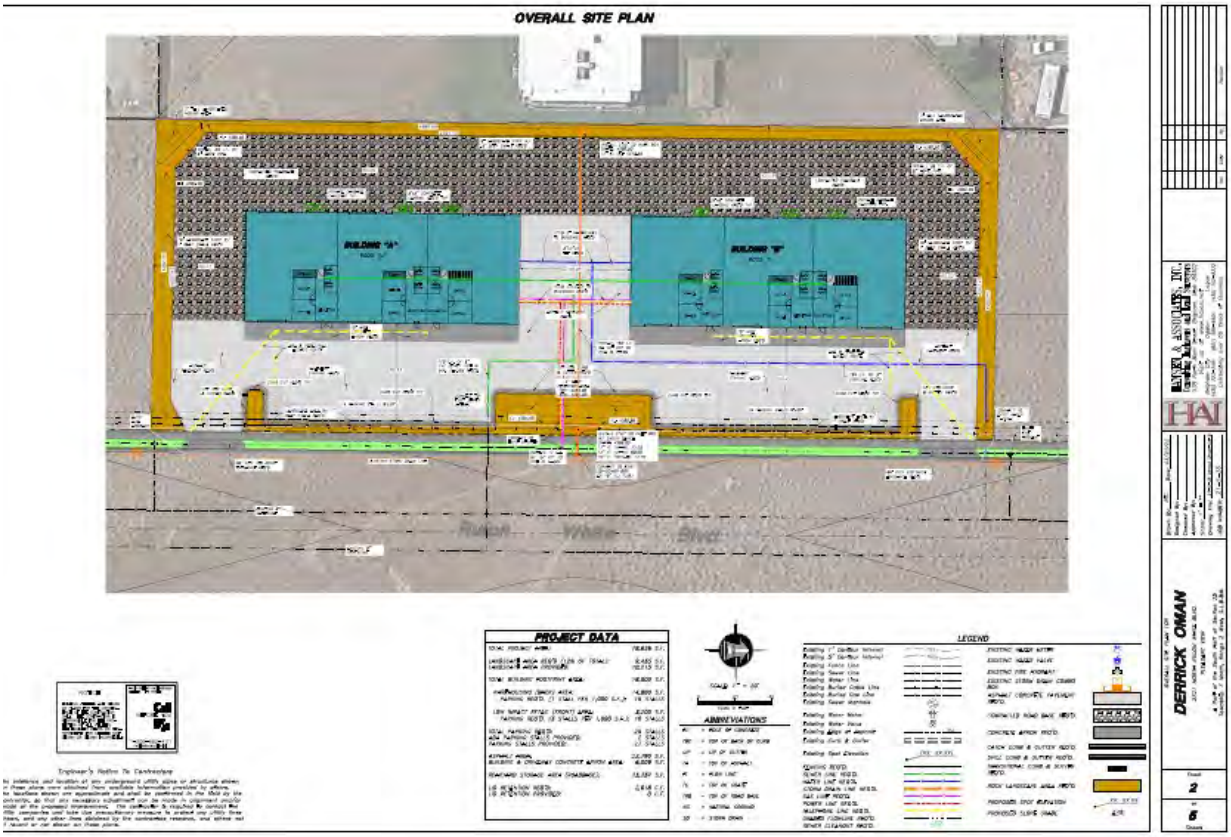
STAFF CONTACT

Amy Mabey, MPA
amabey@pleasantviewcity.com
801-782-8529

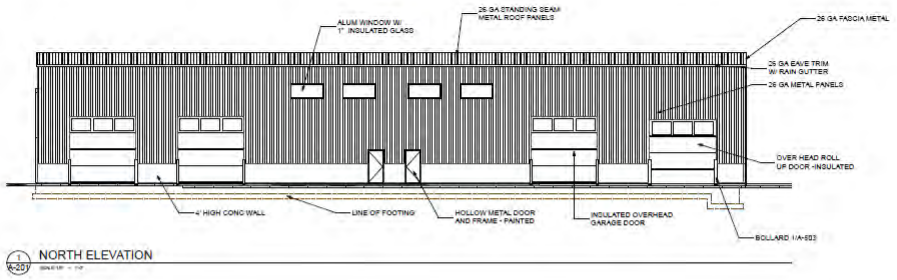
ATTACHMENT 1) Vicinity Map

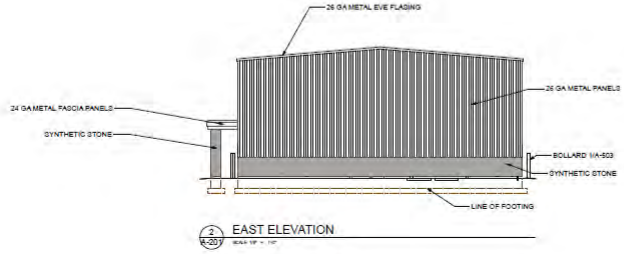


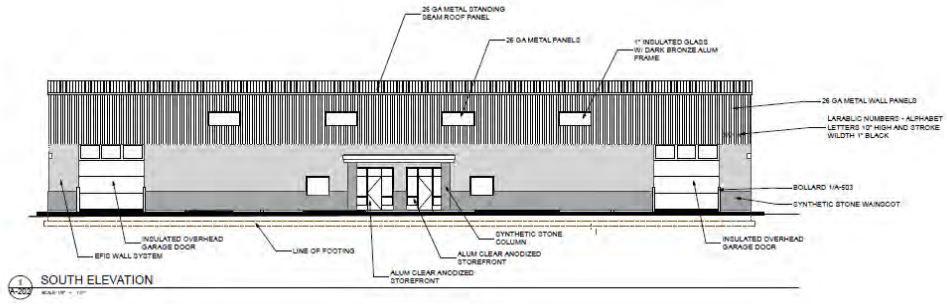
ATTACHMENT 2) Overall Site Plan

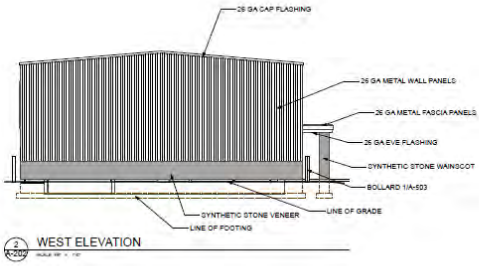


ATTACHMENT 3) Building Elevations | Proposed

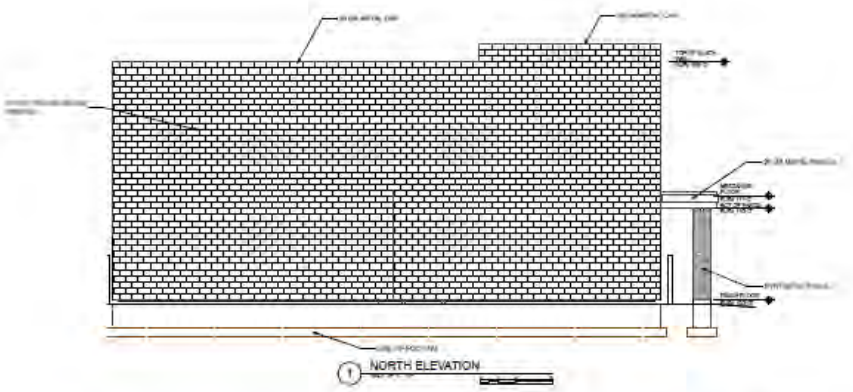




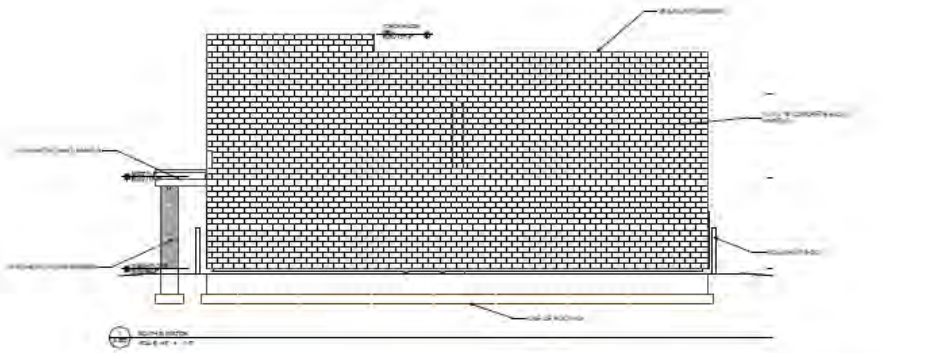


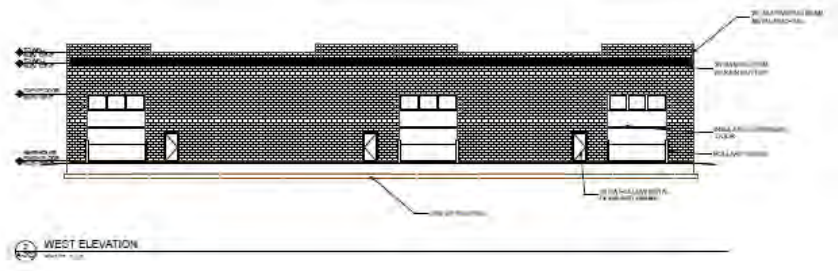


ATTACHMENT 3) Building Elevations | Approved Prior


NORTH ELEVATION


EAST ELEVATION




WEST ELEVATION

ATTACHMENT 4) Application

PLEASANT VIEW CITY
APPLICATION FOR SITE PLAN / CONDITIONAL USE APPROVAL
(New Development)

Note: Unless directed otherwise by the City, all applications and associated plats, plans and documents must be submitted to the City Planner.

LOCATION: 2721 N Rulon White Blvd. ACREAGE: 1.81

PROJECT NAME _____ CURRENT USE _____

PARCEL ID NUMBERS: 19-435-0006

PROPOSED USE Commercial

PROPERTY OWNER(S): (attach additional pages if needed)

NAME: [illegible] PHONE: 801 930 1263 FAX: _____

ADDRESS: 1990 N 200 W EMAIL: allstarcut@gmail.com

APPLICANT/AGENT:

NAME: _____ PHONE: _____ FAX: _____

ADDRESS: _____ EMAIL: _____

SURVEYOR OR ENGINEER:

NAME: _____ PHONE: _____ FAX: _____

ADDRESS: _____ EMAIL: _____

The information on this form is true and accurate to the best of my knowledge. I understand my responsibility to pay Pleasant View City for all professional and other fees associated with this application.

[illegible] Deborah Minert

Signature of Applicant/Agent Notary

DEBORAH MINERT
NOTARY PUBLIC • STATE of UTAH
COMMISSION NO. 713900
COMM. EXP. 09/01/2024

For City Use

DATE SUBMITTED: 4/11/23 TAKEN BY: DM

FEES (DUE AT TIME OF APPLICATION)

Application Fee	$250.00	Date Paid 4/11/23	Amt. 250.00
Noticing Fee	$75.00	Date Paid _____	Amt. _____
Accounts Receivable Deposit:	$1000.00	Date Paid _____	Amt. _____

Form Date: April 2023

Total Paid 250.00

Affidavit

Property Owner

I (we) Derrick Dmon (please print) certify that I(we) am(are) the Owners(s) of record of the property identified in this application and the statements, drawings, and other exhibits contained herein are in all respects true and correct to the best of my(our) knowledge.

Property Owner(s) Derrick Dmon

Subscribed and sworn to me on 4/11/23 (date)

Notary Deborah Minert
(Residing in: Weber County)
My commission expires 9/1/24 (date)

DEBORAH MINERT
NOTARY PUBLIC - STATE of UTAH
COMMISSION NO. 713900
COMM. EXP. 09/01/2024

Agent Authorization

I(we) _____ (please print), the owner(s) of the real property identified in this application, do authorize as my (our) agents(s) _____ (please print) to represent me(us) and appear on my(our) behalf before any administrative or legislative body concerning this application and to act in all respects as our agent in matters pertaining to the this application.

Property Owner(s) _____

Subscribed and sworn to me on _____ (date)

Notary _____
(Residing in: _____)
My commission expires _____ (date)