

### Application for Project Review Garden City, Utah

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

- |   |  |
|---|--|
| Type of Application (check all that apply):   | Ordinance Reference:                           |
| <input type="checkbox"/> Annexation   | 11A-301  |
| <input type="checkbox"/> Appeal   | 11B-400  |
| <input type="checkbox"/> Conditional Use Permit   | 11C-500  |
| <input type="checkbox"/> Condominium/Townhouse  | 11E-524 or 11E-525                             |
| <input type="checkbox"/> Encumbrance  |  |
| <input type="checkbox"/> Extension of Time  | Subdivision 11E-503/PUD or PRUD<br>11F-107-A-2 |
| <input type="checkbox"/> Lot Split/Lot Line Adjustment  | 11E-506  |
| <input type="checkbox"/> PUD Conceptual   | 11C-1950, 11E-100, and 11F-100                 |
| <input type="checkbox"/> PUD Phase Approval/Preliminary or Final                                  | 11C-1950, 11E-100, and 11F-100                 |
| <input type="checkbox"/> PRUD Conceptual  | 11C-1950, 11E-100, and 11F-100                 |
| <input type="checkbox"/> PRUD Phase Approval/Preliminary or Final                                 | 11C-1950, 11E-100, and 11F-100                 |
| <input type="checkbox"/> Subdivision  | 11E-100  |
| <input type="checkbox"/> Vacation of Subdivision  | 11E-523  |
| <input type="checkbox"/> Variance   | 11B-308  |
| <input type="checkbox"/> Water Transfer   | 13A-1300                                       |
| <input type="checkbox"/> Zone Change  |  |
| <input type="checkbox"/> AEG Meeting, (Affected Entity Group):                                    |  |
| <input checked="" type="checkbox"/> Other Land Use Permit <u>parking , landscape, arch design</u> |  |

Project Name: The Ironhorse Current Zone: c3 Proposed Zone: \_\_\_\_\_

Property Address: 219 so bear lake blvd

Parcel # 41 - 21 - 400 - 0220

Contact Person: Bret England Phone #: 208-520-5156

E-mail address: beartrapper.restaurant@gmail.com

Mailing Address: po box 114 , garden city, utah 84028

Applicant (if different): \_\_\_\_\_ Phone #: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Property Owner of Record (if different): \_\_\_\_\_ Phone #: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Project Start date: 06/15/2023 Completion date: 05/01/2024

Describe the proposed project as it should be presented to the hearing body and in the public notices.  
Ten 3 bedroom units ( cabins ) 16' x 32' in size to be used as a motel in association with our restaurant.  
Each unit will sleep 6-8 people. Each will be 2 stories tall. Units will be open and accessible year round

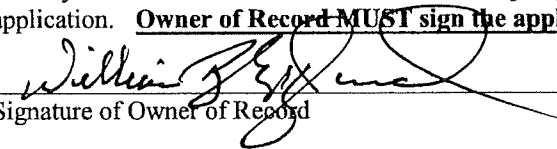
Lot Size in acres or square feet: .5889 acre Number of dwellings or lots: 10

Non-residential building size: \_\_\_\_\_

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

\_\_\_\_\_  
Signature of Applicant

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

  
\_\_\_\_\_  
Signature of Owner of Record

\_\_\_\_\_  
Signature of Owner of Record

**Email Form**

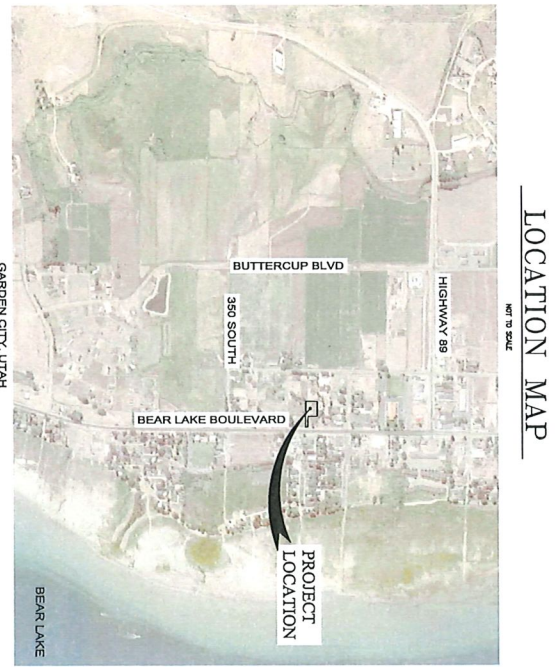
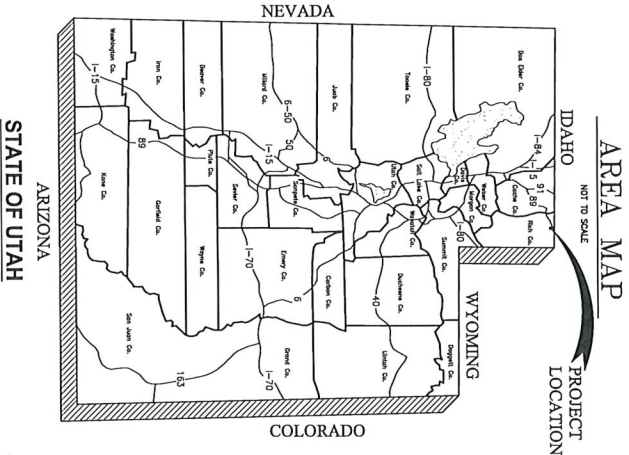
\_\_\_\_\_  
Signature of Owner of Record

Office Use Only
Date Received: _____
Fee: _____
By: _____



# BRET ENGLAND BEAR LAKE BOULEVARD MOTEL

## GARDEN CITY, UTAH 2022



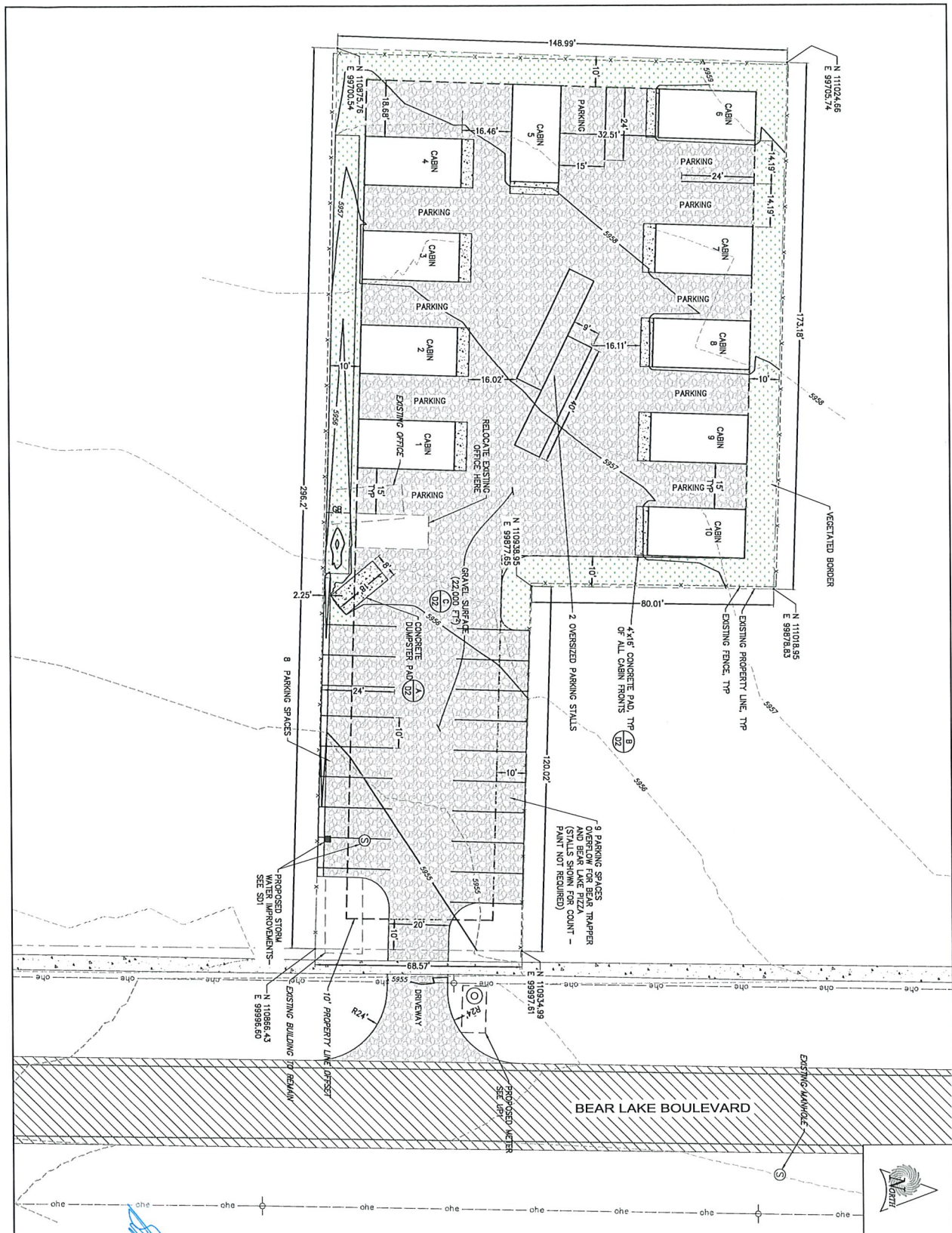
### SHEET INDEX

1 - GENERAL SHEETS:	DWG. NO.	SHEET NO.
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SEWER & SITE DETAILS	D2	9
STORMWATER DETAILS	D3	10
4 - STORM WATER POLLUTION PREVENTION PLAN (SWPPP):		
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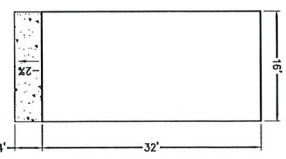






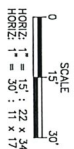


TYPICAL CABIN DIMENSIONS:



NOTES:

1. 29 TOTAL PARKING SPACES PROVIDED
- 1.a. 15 CABIN GUEST PARKING
- 1.b. 18 CABIN GUEST PARKING
- 1.c. 2 OVERSIZED TRAILER PARKING
2. SEE SPT1 FOR STORM WATER INFORMATION
3. SEE UPT1 FOR UTILITY INFORMATION

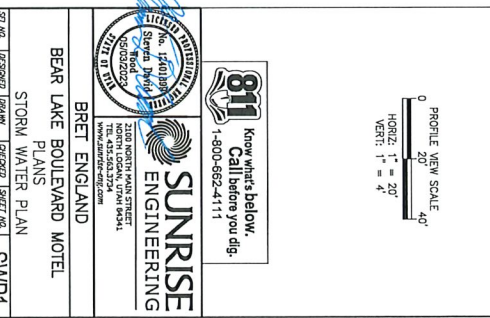
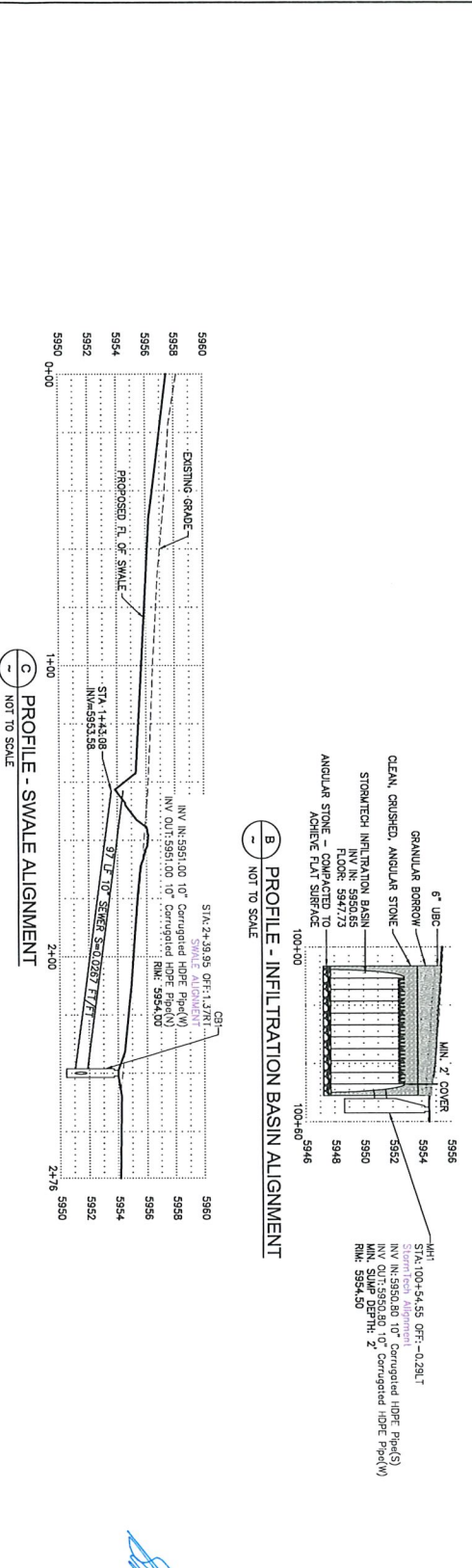
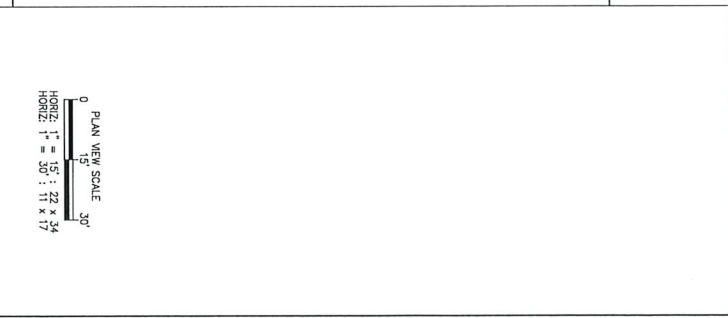
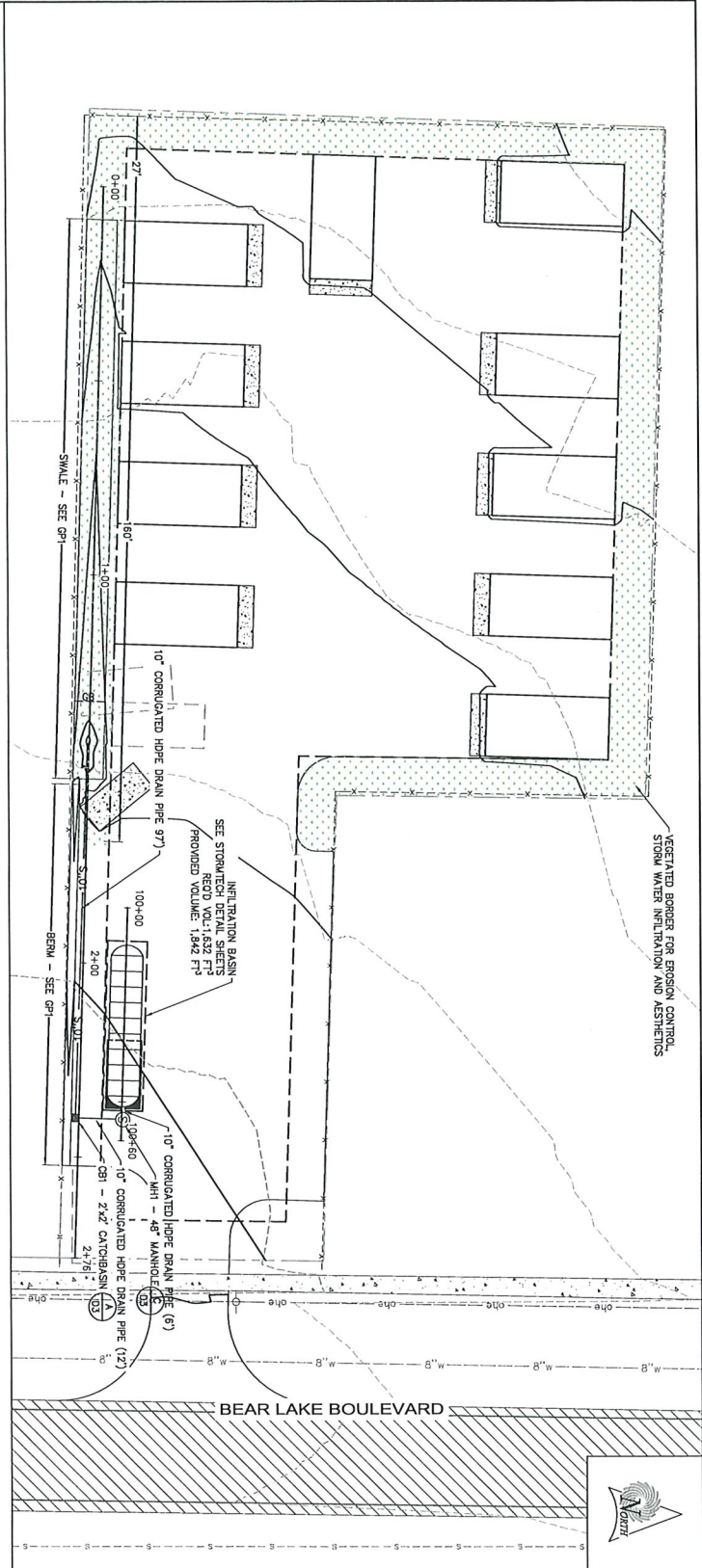


**811** Know what's below. Call before you dig.  
1-800-652-4111

**SUNRISE ENGINEERING**  
 2100 W. 10TH AVENUE, SUITE 100  
 DENVER, CO 80202  
 TEL: 435.563.3724  
 FAX: 435.563.3724  
 www.sunriseeng.com

**BRET ENGLAND**  
 BEAR LAKE BOULEVARD MOTEL  
 PLANS  
 GENERAL SITE PLAN  
 SP1



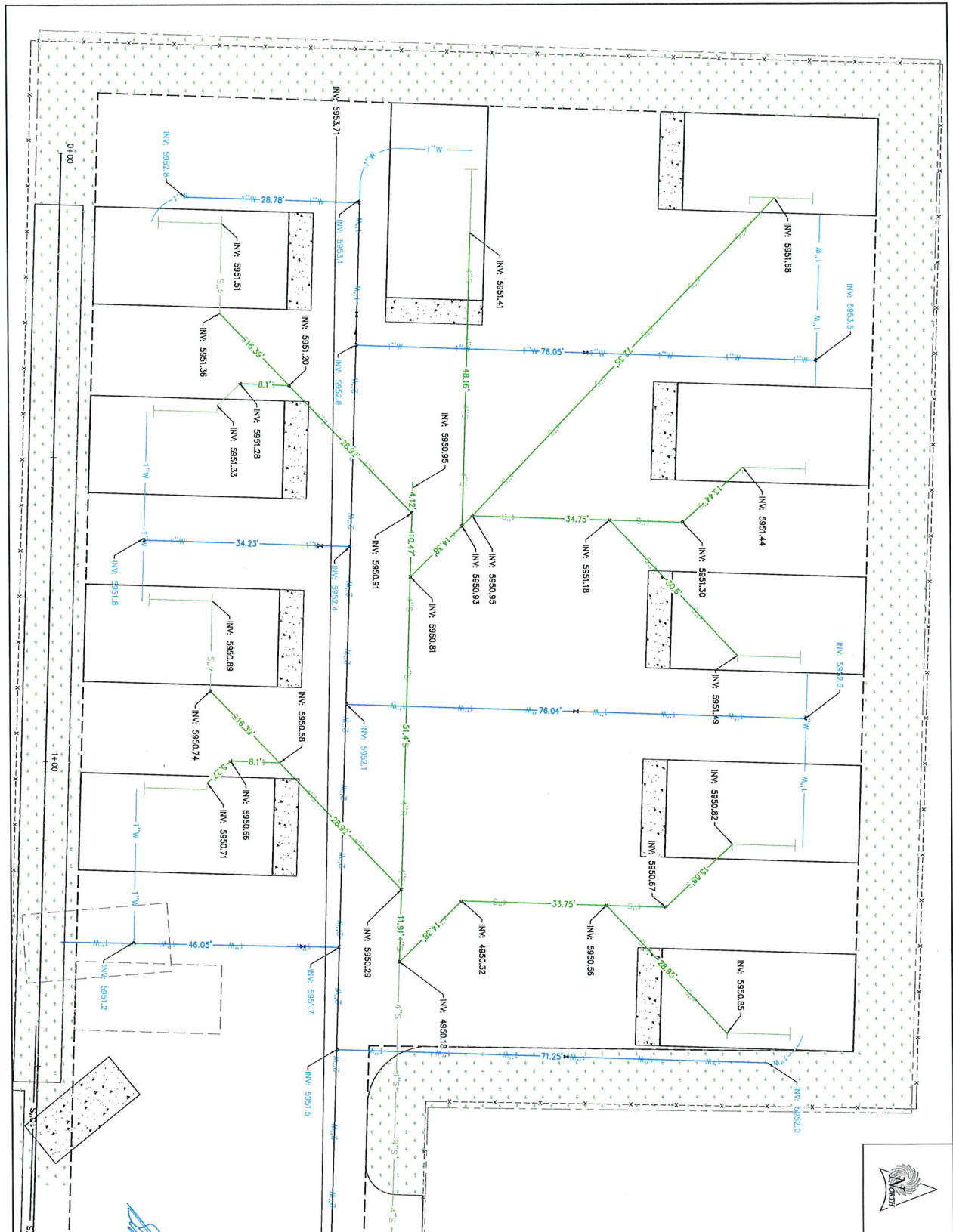



**PLAN VIEW SCALE**  
 30'  
 HORIZ. 1" = 15' : 22 x 34  
 HORIZ. 1" = 30' : 11 x 17

**PROFILE VIEW SCALE**  
 40'  
 HORIZ. 1" = 20'  
 VERT. 1" = 4'







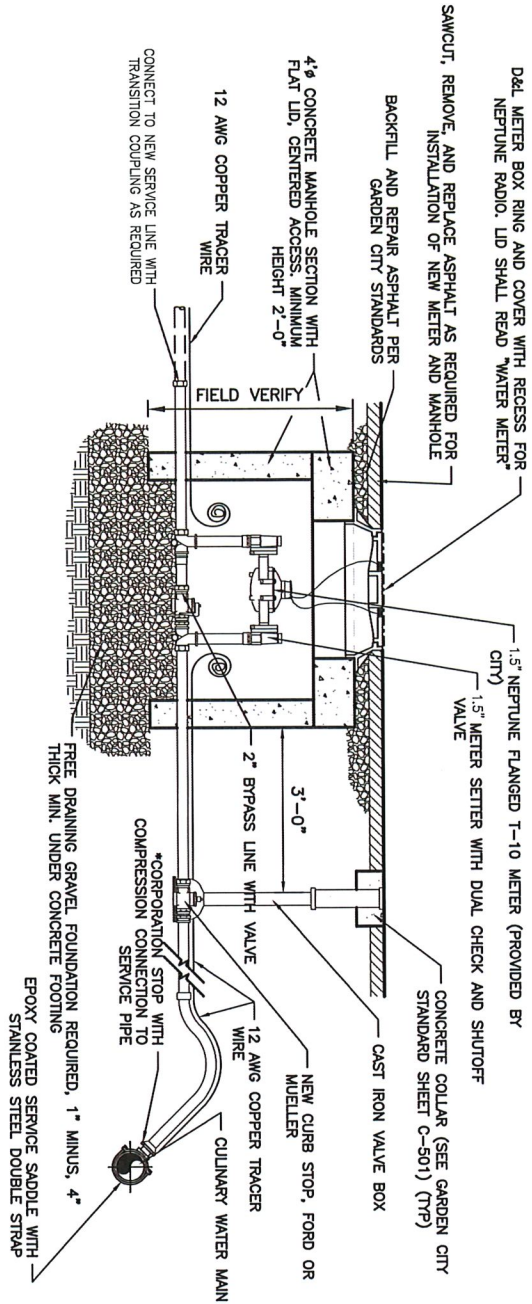

**SUNRISE ENGINEERING**  
 2020 NORTH MAIN STREET  
 SUITE 200  
 BOZEMAN, MT 59717  
 TEL: 406.552.3734  
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**BRET ENGLAND**  
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 UTILITY PLAN  
 UP2

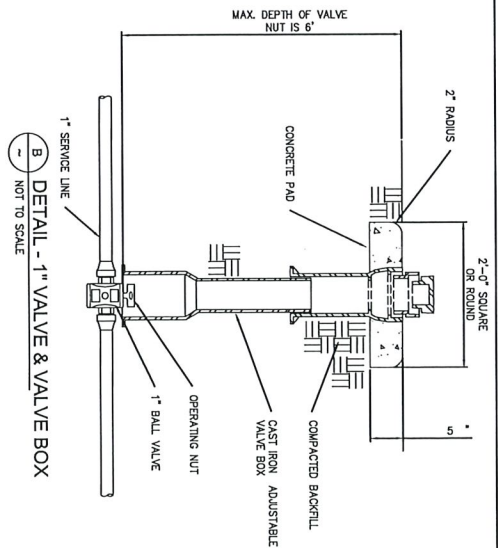






- NOTES:
1. EXCAVATION AND TRENCH REPAIR TO BE COMPLETED TO MEET THE REQUIREMENTS OF GARDEN CITY STANDARD TRENCH DETAIL (SEE SHEET C-503).
  2. ALL FITTINGS SHALL BE FORD OR MUELLER COMPRESSION TYPE FITTINGS.
  3. PROVIDE ENOUGH TRACER WIRE COILED IN THE METER BOX TO BE ABLE TO PULL TWO FEET ABOVE GRADE.

(A) METER ASSEMBLY  
NOT TO SCALE



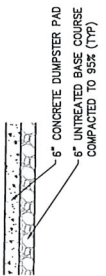
**811** Know what's below. Call before you dig. 1-800-552-4111

**SUNRISE ENGINEERING**  
 1500 WEST 10TH AVENUE  
 SUITE 100  
 DENVER, CO 80202  
 TEL: 432.503.3724  
 FAX: 432.503.3724

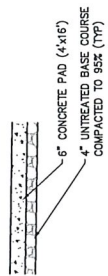
**BRET ENGLAND**  
 BEAR LAKE BOULEVARD MOTEL  
 DETAILS  
 WATER DETAILS

DATE	REVISION	BY	APP'D
08/24/23	1	SA	SA

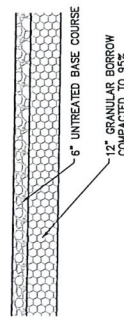
D1



**A** DETAIL - CONCRETE DUMPSTER PAD  
NOT TO SCALE



**B** DETAIL - CONCRETE PAD  
NOT TO SCALE



**C** DETAIL - GRAVEL SURFACE  
NOT TO SCALE

**Sewer lateral connection**

**GENERAL**

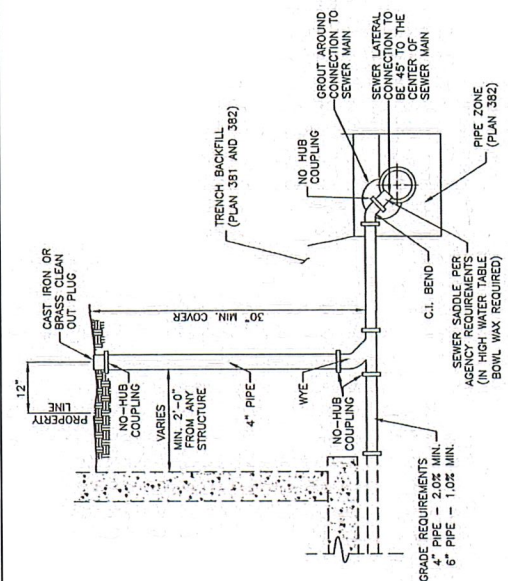
- A. Before installation, secure acceptance by ENGINEER for all pipe, fittings, and couplings to be used.
- B. Before backfilling, secure inspection of installation by ENGINEER. Give at least 24 hours notice.
- C. Verify if CONTRACTOR or agency is to install the wye.

**PRODUCTS**

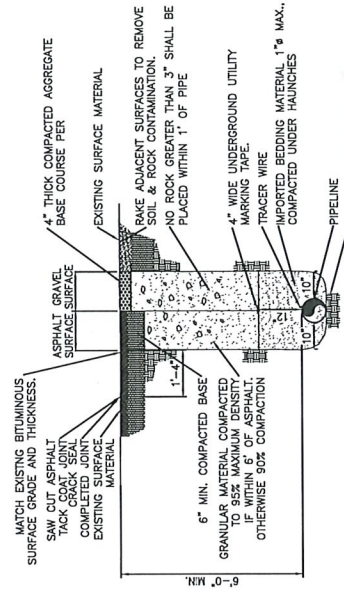
- A. Base Course: Untreated base course, APWA Section 32.11.23. Do not use gravel as a base course without ENGINEER's permission.
- B. Backfill: Common fill, APWA Section 31.05.13. Maximum particle size 2-inches.
- C. Provide agency approved wye or tee with appropriate donut.
- D. Stainless steel straps required.

**EXECUTION**

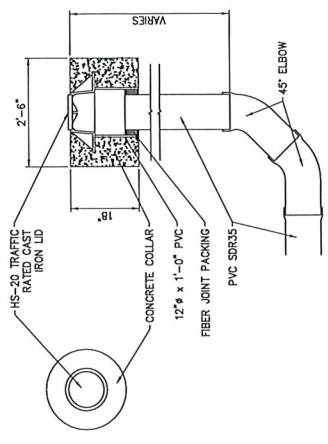
- A. Tape wrap pipe as required by soil conditions.
- B. Remove core plug from sewer main. Do not break into sewer main to make connection.
- C. Base Course and Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31.25.26.



**D** DETAIL - SANITARY LATERAL CONNECTION  
NOT TO SCALE



**E** DETAIL - TYPICAL TRENCH  
NOT TO SCALE



**F** DETAIL - SEWER CLEAN-OUT  
NOT TO SCALE

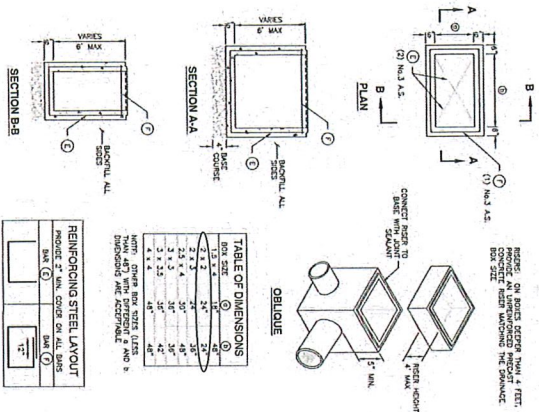


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BRET ENGLAND  
BEAR LAKE BOULEVARD HOTEL  
DETAILS  
SEWER & SITE DETAILS

DATE	14	SCALE	D2
DESIGNED	14		
CHECKED	14		
DATE	14		





- GENERAL**
  - Consulting drawings show typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the box.
  - This drawing is acceptable when the water table elevation is less than 3 feet above the bottom of the box.
  - Submit bar design detail for ENGINEER'S review.
- PRODUCTS**
  - Base Course: Untreated base course, APWA Section 21 11 23. Do not use gravel as a base course without ENGINEER'S permission.
  - Reinforcing Steel: ASTM A618 Grade 60, minimum yield strength 24,000 psi.
  - Precast Concrete: Class 4000 precast, APWA Section 03 40 00.
  - Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.
  - Joint Sealant: Rubber-based, compressible.
  - Joint Sealant: Rubber-based, compressible.
- EXECUTION**
  - Concrete Placement: Provide 2-inches of concrete cover over reinforcing steel.
  - Lifting Points: Provide at least 2 lifting points per side for lifting and lowering. Lift only from the engineering lifting points.
  - Design: Changes boxes and rear connections that exceed sheet from finished drawings require ENGINEER'S approval. Show design calculations and shop drawings.
  - Cure Holes:
    - Provide cure holes that are at least 1" taper from stubbing outer rim diameter to 1/2" diameter at the manufacturing plant unless ENGINEER permits field cure holes.
    - Center cure holes to leave 2" of concrete measured horizontally from inside wall at or above floor elevation with at least 5-inches of concrete directly above the cure hole to the top of the box.
    - Deviators from cure hole tolerances require shop drawings. Shop drawings will show the location of the hole and the diameter of the hole.
  - Precast Top: Design precast top for ASHTO H-30 live loads and submit rider detail and stamped design drawings to ENGINEER. Show connection detail for frame and grate or cover.

**A CATCHBASIN**

**England Development Storm Water Analysis**

Curve Number	Area (ft <sup>2</sup> )	Area (Ac)	% of Area	Sub-Group	CN
Grass Cover	5,320	0.12	1.7%	B	58
Grass Cover	6,750	0.15	2.0%	B	61
Gravel Roads	21,740	0.50	6.9%	B	85
Total	34,810	0.79	10.6%		82.85

**Time of Concentration**

Sheet flow equation:  $T_t = 0.0078(L^{0.47})^{0.78}$

Where:  $n = \text{Manning's roughness (gravel)} = 0.015$

$L = \text{Flow length} = 250 \text{ ft}$

$S = \text{Slope} = 2.4\% \text{ (2.4 ft per 100 ft)} = 0.024$

Channel flow equation:  $T_c = 1.49L^{0.76}S^{-0.16}$

Where:  $L = \text{Flow length} = 250 \text{ ft}$

$S = \text{Slope} = 2.4\%$

Time of Concentration:  $T_c = T_{sheet} + T_{channel} = 6.11 + 6.13 = 12.24 \text{ min.}$

**Model Analysis**

Retention Volume determined from Autodesk Storm and Sanitary Analysis

Model Inputs: 1.5" 25C1 Type II (25-year, 24-hour for Rich County)

Design Storm: 0.73 inches

Total Area: 23.71 acres

Catchment: 83

Model Output: Peak Inflow Rate: 0.55 cfs

Total Inflow: 1.82 cfs

**Basin Drainage**

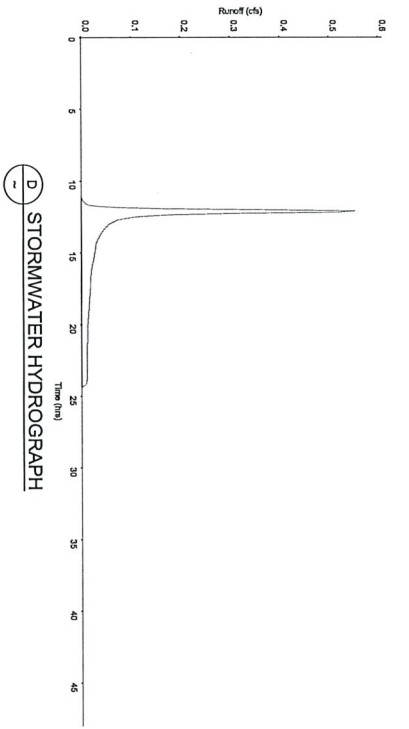
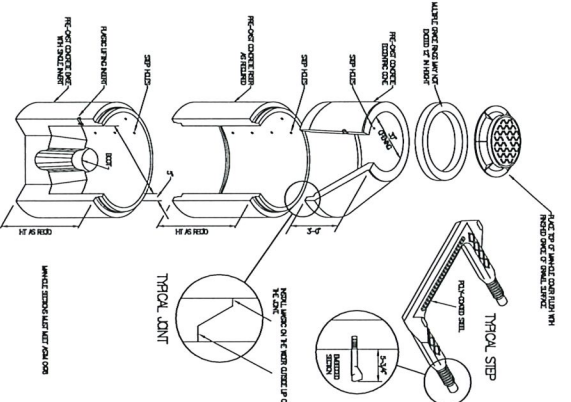
Scale Infiltration Rate: 0.11 ft/hr

Infiltration Rate: 451 ft<sup>3</sup>

Infiltration Volume Rate:  $Q = K_{in}A = 0.11 \frac{\text{ft}}{\text{hr}} \times 489 \text{ ft}^2 = 48.9 \frac{\text{ft}^3}{\text{hr}}$

Time to Drain Total Inflow Volume: 33.8 hours

**B STORMWATER CALCULATIONS**



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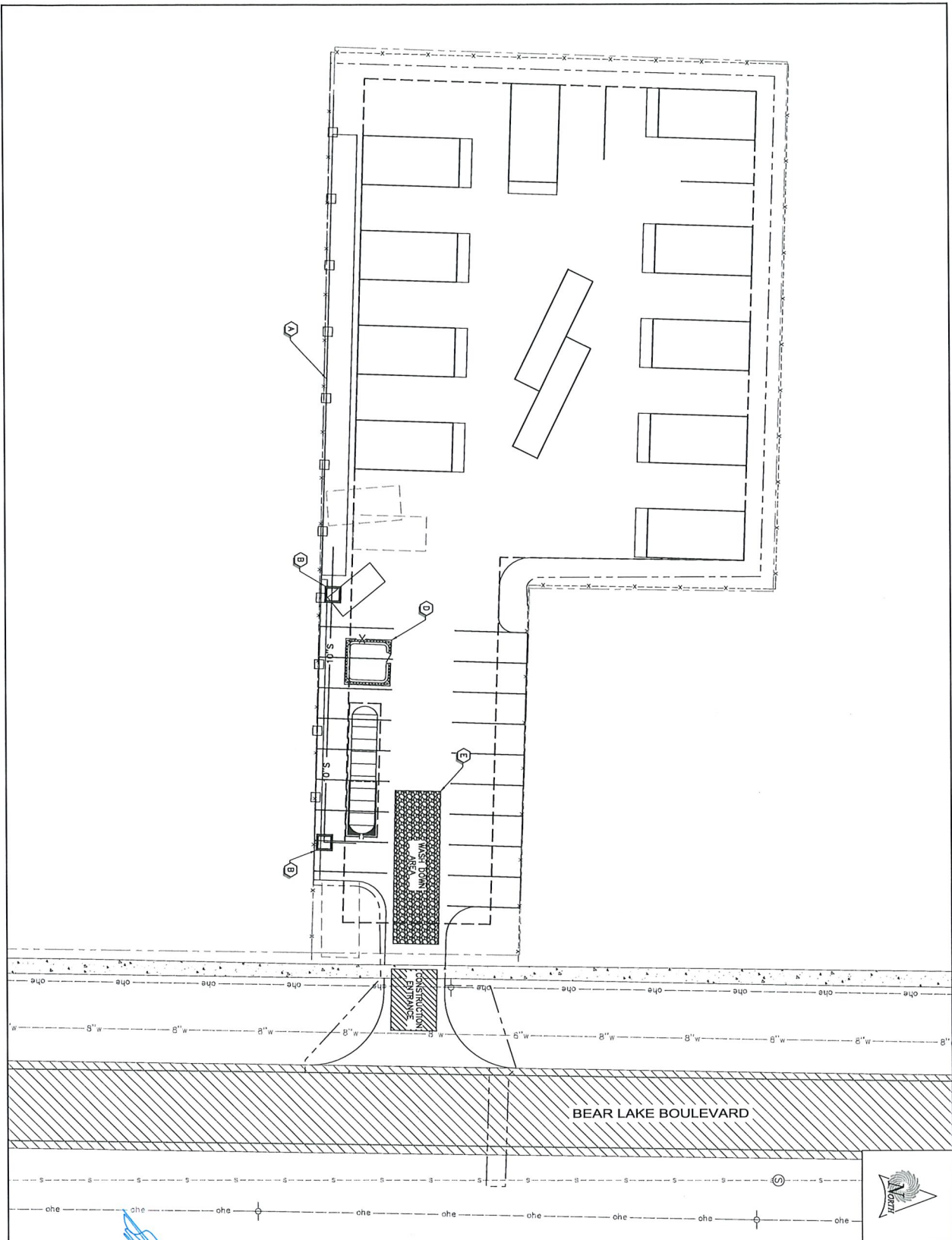
2200 PROGRESS AVENUE WEST  
SUNRISE, MO 64583-3734  
TEL: 417-553-3734

**BRET ENGLAND**

BEAR LAKE BOULEVARD HOTEL  
DETAILS  
STORMWATER DETAILS

DATE	REVISION	BY	CHKD	DATE
08/24	SLA	EN	EN	10/12

**D3**



**LEGEND**

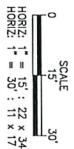
- LIMITS OF DISTURBANCE
- - - SILT FENCE
- STORM WATER FLOW
- ▣ STORAGE / WASHOUT AREA
- ▨ GRAVEL SOCK
- ▧ WASH DOWN AREA

**CONSTRUCTION NOTES**

- A CONSTRUCT SILT FENCE PER DETAIL A
- B CONSTRUCT INLET PROTECTION PER DETAIL B
- C CONSTRUCT GRAVEL SOCK FILTER PER DETAIL C
- D CONSTRUCT STORAGE/WASHOUT AREA PER DETAIL D
- E CONSTRUCT WASH DOWN AREA PER DETAIL E

**NOTES**

1. THIS MAP & ASSOCIATED DETAILS ARE TO BE USED IN CONJUNCTION WITH THE STORM WATER POLLUTION PREVENTION PLAN THAT HAS BEEN PREPARED FOR THIS SPECIFIC PROJECT.
2. CONSTRUCTION WASTE WILL BE HAULED OFF-SITE AND DISPOSED OF PER STATE REGULATIONS.
3. DUST CONTROL - CONTRACTOR SHALL USE WATER AS NEEDED FOR DUST SUPPRESSION. MEET ALL LOCAL AND STATE REGULATIONS.
4. ALL CONSTRUCTION BAP'S ARE TO BE INSPECTED AND MAINTAINED AS OUTLINED IN THE SHEET DOCUMENT.
5. CONTRACTOR SHALL BE REQUIRED TO KEEP A RECORD OF ALL INSPECTIONS AND POLLUTION PREVENTION PLAN.
6. TEMPORARY EROSION PROTECTION - ANY EROSION CONTROL MEASURES THAT ARE NOT EXPECTED FOR 28 DAYS SHALL BE MULCHED OR TEMPORARILY SEEDDED.

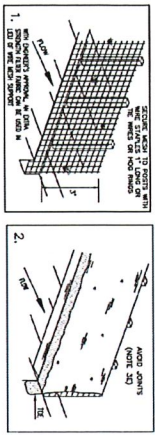


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2020 NORTH WINDY HILL BLVD.  
SUITE 100  
DENVER, CO 80202  
TEL: 435.563.3734  
WWW.SUNRISE-ENG.COM

**BRET ENGLAND**  
BEAR LAKE BOULEVARD MOTEL  
SWPPP  
SITE PLAN  
SCALE: AS SHOWN  
DATE: 11/12  
SW1

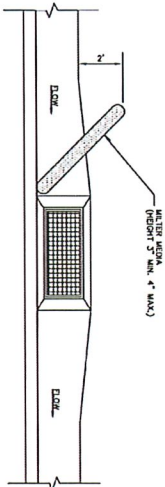




TOE DETAIL

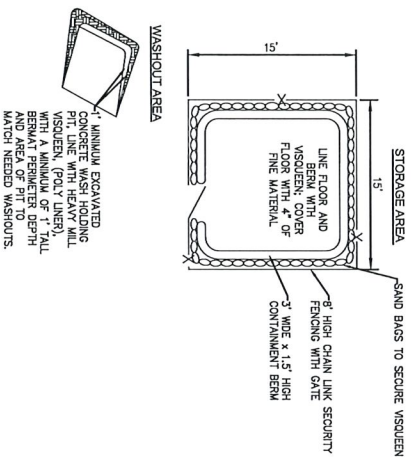
A DETAIL - SILT FENCE NOT TO SCALE

- SILT FENCE**
- DESCRIPTION: A temporary sediment barrier consisting of a filter fabric stretched across and attached to supporting posts over concrete.
  - APPLICATION: To intercept sediment from disturbed areas of limited extent.
  - INSTALLATION: To be installed in accordance with the manufacturer's instructions.
  - MAINTENANCE: Inspect for holes, tears, or damage to the fabric. Repair or replace as needed.
  - REMOVAL: Remove the fabric and posts after the site has been stabilized.
  - CONSTRUCTION: The fabric should be stretched taut and secured to the posts with 1/2" diameter galvanized steel pins. The fabric should be secured to the posts with 1/2" diameter galvanized steel pins. The fabric should be secured to the posts with 1/2" diameter galvanized steel pins.
  - REMOVAL: Remove the fabric and posts after the site has been stabilized.
  - CONSTRUCTION: The fabric should be stretched taut and secured to the posts with 1/2" diameter galvanized steel pins. The fabric should be secured to the posts with 1/2" diameter galvanized steel pins.
  - REMOVAL: Remove the fabric and posts after the site has been stabilized.
  - CONSTRUCTION: The fabric should be stretched taut and secured to the posts with 1/2" diameter galvanized steel pins. The fabric should be secured to the posts with 1/2" diameter galvanized steel pins.



C DETAIL - GRAVEL SOCK PLACEMENT NOT TO SCALE

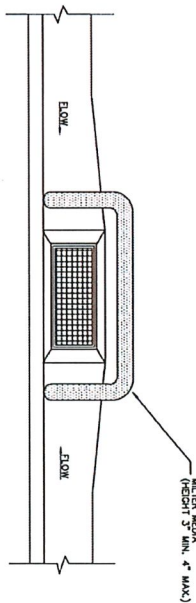
- GRAVEL SOCK**
- Prepare filter media (gravel sock, straw media, or other approved media) in accordance with manufacturer's recommendations.
  - Install filter media every 200 ft, where possible.
  - Filter media shall be tightly against the face of the curb and angle of the media over the curb.
  - Examine rows will flow either over or around the filter media and into the silt box.
  - Expect ponding behind the filter media.



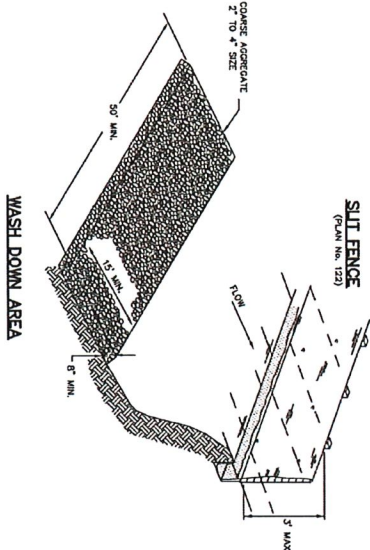
- NOTES:**
- DO NOT DISPOSE OF WASH-OUT INTO THE STREET, STORM DRAINS, DRAINAGE DITCHES, OR WATERCOURSES. WASH OUT CONCRETE TRAVEL WATERS ONLY IN THE DESIGNATED AREA AND AS DIRECTED BY THE PROJECT MANAGER.
  - DIG WASH OUT PIT LARGE ENOUGH TO HOLD WASTE. LET WATER PERCOLATE THROUGH SOIL AND DISPOSE OF SETTLED, HARDENED CONCRETE.
  - JOB SUPERINTENDENT TO MONITOR ON-SITE CONCRETE WASH-OUT, WASTE STORAGE AND DISPOSAL PROCEDURES AT LEAST WEEKLY.

D DETAIL - STORAGE/WASHOUT AREA NOT TO SCALE

- INLET PROTECTION - GRAVEL SOCK**
- DESCRIPTION: Placement of gravel sock on grade upstream of, or in front of, storm drain inlets to filter or pond sediment.
  - APPLICATION: At inlet is pond or impound areas where up gradient area is to be disturbed by construction activities.
  - INSTALLATION/APPLICATION CRITERIA: Refer to APMW Section 01.57.00.
  - CONSTRUCTION: The sock should be placed in the curb and when disturbed by further excavation will not cause undesirable results.
  - REMOVAL: Remove the sock after the site has been stabilized.
  - CONSTRUCTION: The sock should be placed in the curb and when disturbed by further excavation will not cause undesirable results.
  - REMOVAL: Remove the sock after the site has been stabilized.
  - CONSTRUCTION: The sock should be placed in the curb and when disturbed by further excavation will not cause undesirable results.
  - REMOVAL: Remove the sock after the site has been stabilized.
  - CONSTRUCTION: The sock should be placed in the curb and when disturbed by further excavation will not cause undesirable results.



B DETAIL - INLET PROTECTION - GRAVEL SOCK NOT TO SCALE



- SECURE MESH TO POSTS WITH 1/2\"/>
- SECURE FABRIC TO MESH WITH 1/2\"/>

E DETAIL - WASH DOWN AREA NOT TO SCALE

**EQUIPMENT AND VEHICLE WASH DOWN AREA**

- DESCRIPTION: A temporary washing area of gravel for general washing of equipment and construction vehicles.
- APPLICATION: At any site where regular washing of vehicles and equipment will occur. May also be used as a fill-in point for water trucks. Inlet location caused by overflow or spillage of water.
- INSTALLATION/APPLICATION CRITERIA: Refer to APMW Section 01.57.00.
- CONSTRUCTION: The area shall be prepared to provide maximum slope of 2 percent away from paved roadway.
- MAINTENANCE: Inspect for holes, tears, or damage to the fabric. Repair or replace as needed.
- REMOVAL: Remove the fabric and posts after the site has been stabilized.
- CONSTRUCTION: The area shall be prepared to provide maximum slope of 2 percent away from paved roadway.
- MAINTENANCE: Inspect for holes, tears, or damage to the fabric. Repair or replace as needed.
- REMOVAL: Remove the fabric and posts after the site has been stabilized.
- CONSTRUCTION: The area shall be prepared to provide maximum slope of 2 percent away from paved roadway.

**811** Know what's below. Call before you dig. 1-800-662-4111

**SUNRISE ENGINEERING**

200 NORTH MAIN STREET  
MEMPHIS, TN 38103  
TEL: 901-525-3734  
WWW.SUNRISEENGINEERING.COM

**BRET ENGLAND**

**BEAR LAKE BOULEVARD MOTEL**  
SWPP DETAILS

57' x 6'	DESIGNED	1/1	1/1	1/1	1/1
60' x 6'	PERFORMED	1/1	1/1	1/1	1/1
	CHECKED	1/1	1/1	1/1	1/1
	DATE	1/1	1/1	1/1	1/1