

SITE PLAN KEYNOTES:

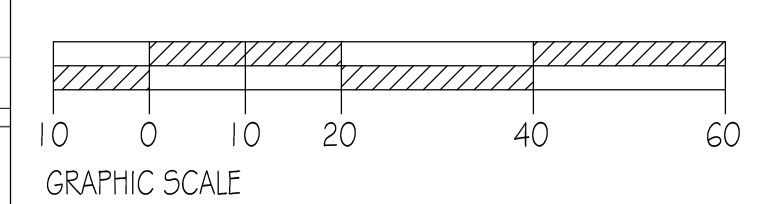
1. EXISTING 8" WATER MAIN.
2. EXISTING 6" WATER MAIN (ABANDONED)
3. EXISTING GAS LATERAL.
4. EXISTING FIRE HYDRANT.
5. NEW 8" PVC SANITARY SEWER MAIN.
6. NEW 6" WATER SERVICE.
7. NEW 8" WATER MAIN.
8. NEW 8" FIRE WATER.
9. NEW GAS SERVICE.
10. EXISTING EDGE OF EXISTING ASPHALT.
11. NEW ASPHALT, 2-1/2" ON 8" ROAD BASE.
12. NEW 30" CURB AND GUTTER.
13. NEW 5" WIDE CONCRETE WALK.
14. NEW 6" THICK CONCRETE DRIVE APPROACH ON 4" GRAVEL BASE.
15. MONUMENT SIGN. COMPLY WITH WEBER COUNTY SIGN ORDINANCE.
16. TEMPORARY 5' HIGH TRASH ENCLOSURE, STONE VENEER, 10' WATCH BUILDING WITH STEEL 'B' DECK GATES, PAINTED.
17. NOT USED.
18. PARKING LOT LIGHT, 20 FT. HIGH POLE. COMPLY WITH "DARK SKY" ORDINANCE. (110,000 LUMENS) 277 V.
19. 42" HIGH LIGHT BOLLARD AREA LIGHT. 277 V. 1000 LUMENS @ 15.5 WATTS.
20. NEW FIRE HYDRANT.
21. EXISTING LIFT SHACK.
22. PARKING GARAGE PEDESTAL OUTLINE.
23. PINE CANYON IRRIGATION DISTRICT EASEMENT.
24. HAMMER HEAD TURN AROUND.
25. WET STAND PIPE IN STAIRWELL. BUILDING TO BE IN COMPLIANCE WITH NFPA 13.
26. FIRE ACCESS CONTROL ROOM.

Items still needed prior to December 20th:

1. New Elevations showing the new location of the building with natural and finished grade lines.
2. New Landscaping Design with new location of the building.
3. New Architectural drawings showing modifications made to floor plans (including 4th floor redesign).
4. New Civil Drawings with new location of building.
5. Letter from Weber County Fire Marshall.

ZONING & PARKING REQUIREMENTS

LOT, SUBDIVISION	CVR-1		
ZONE:	CONDOMINIUMS		
BUILDING USE:	CONDOMINIUMS		
SETBACKS	YARD	DISTANCE	
	FRONT	30 FT.	
	REAR	20 FT.	
	SIDE	20 FT.	
MAX. BLDG. HT.	25 FT.		
COVERAGE	AREA	% REQ.	% OF LOT
LOT AREA	3.2 ACRES		
BUILDING	54,003 SQ. FT. (FOOTPRINT)		36%
LANDSCAPING	79,454 SQ. FT.	20% MIN.	57%
PAVING	7,109 SQ. FT.		5%
PARKING MATRIX	USE	RATIO	REQ. STALLS
RESIDENTIAL	1 3/4 SPACES PER UNIT (54 UNITS)		95
COMMERCIAL	1 SPACE PER 2 EMPLOYEES PLUS 4 FOR CLIENT USE		11
STALLS REQUIRED	106		
STALLS PROVIDED	112		



PROJECT NO: 14024  
DRAWN BY: PAG  
CHECKED BY: ---

REVISIONS:

OWNER: PINE CANYON LODGE  
PROJECT: PINE VALLEY CONDOMINIUMS  
LOCATION: 2803 NORDIC VALLEY WAY, EDEN, UTAH 84310  
© vanZeben Architecture



SITE PLAN  
SHEET NUMBER:  
**AS101**  
DATE: 12/10/14