

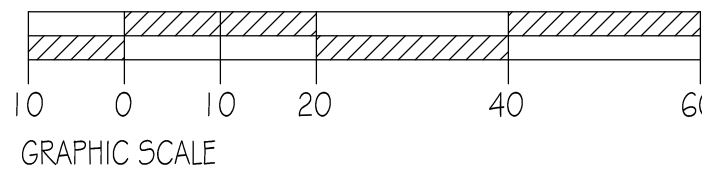
SITE PLAN KEYNOTES:

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 6' HIGH TRASH ENCLOSURE, STONE VENEER TO MATCH BUILDING WITH STEEL 18" DECK GATES, PAINTED.
17. NOT USED.
18. PARKING LOT LIGHT, 20 FT. HIGH POLE. COMPLY WITH "DARK SKY" ORDINANCE. (10,000 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. NEW 20'-0" FIRE APPARATUS ACCESS ROAD W/ HAMMER HEAD TURN AROUND.
25. WET STAND PIPE IN STAIRWELL. BUILDING TO BE IN COMPLIANCE WITH NFPA 13.
26. FIRE ACCESS CONTROL ROOM.

ZONING & PARKING REQUIREMENTS

LOT, SUBDIVISION			
ZONE:		CVR-1	
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
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SITE PLAN
SHEET NUMBER:
AS101
DATE: 12/10/14