

**AREA TABULATION**

	sq. ft.	Acres	%
BUILDING	22,399	0.51	32.31%
IMPROVEMENTS	32,879	0.75	47.43%
LANDSCAPE	14,050	0.32	20.27%
TOTAL	69,328	1.59	100.00%

**GENERAL INFORMATION**

PROPERTY OWNER:  
SCOTT KJAR  
19 RICKS CREEK WAY  
CENTERTVILLE, UT 84014

SURVEYOR / ENGINEER:  
ENTELLUS  
181 NORTH 200 WEST SUITE #4  
BOUNTIFUL, UTAH 84010

CURRENT LAND USE: GRASS LOT  
EXISTING ZONE: CV-2 (COMMERCIAL VALLEY)

FRONT SETBACK: 20'  
SIDE SETBACK: 0'  
REAR SETBACK: 0'

NOTES:  
1. ALL OUTDOOR LIGHTING IS TO BE "DARK SKY COMPLIANT".  
2. GRAVEL DRIVEWAYS ARE TO BE 1/2" MINUS.  
3. INTENDED USE IS FOR PRIVATE CLOSED STORAGE UNITS.  
4. (2) PARKING SPACES PROVIDED.  
5. UDOT HIGHWAY 39 SPEED LIMIT = 50 MPH

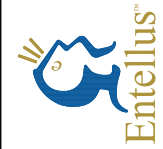
**LANDSCAPE LEGEND**

	GRASS	10.37%
	IRRIGATED FOR TREES AND BUSHES	6.12%
	XEROSCAPE	3.78%
		TOTAL 20.26%

**UDOT NOTES**

- UDOT RESERVES THE RIGHT, AT ITS OPTIONS, TO INSTALL A RAISED MEDIAN ISLAND OR RESTRICT THE ACCESS TO A RIGHT-IN OR RIGHT-OUT AT ANY TIME.
- WORK ON THE UDOT RIGHT-OF-WAY IS SEASONALLY RESTRICTED FROM OCTOBER 15 TO APRIL 15.
- ROW WORK: WORK IS NOT ALLOWED ON THE RIGHT-OF-WAY DURING THE AM/PM PEAK TRAFFIC HOURS (6:00-9:00AM AND 3:30-6:00PM). ADDITIONAL WORK RESTRICTIONS OR MODIFICATIONS MAY BE IMPOSED AT THE TIME OF THE ENCROACHMENT PERMIT.
- REPLACE ALL PAVEMENT MARKINGS IN KIND (TAPE WITH TAPE AND PAINT WITH PAINT). INSTALL ALL PAINT LINES WITH PERMANENT PAINT APPLICATION PER UDOT SPECIFICATION 02765. PAINT MUST HAVE A LEAST 6 MONTH LIFE AS DETERMINED BY UDOT'S PERMITS OFFICER.
- ALL NEW PAVEMENT WORDS, ARROWS AND SYMBOLS MARKING WITHIN THE RIGHT-OF-WAY SHALL BE PRE-FORMED THERMOS PLASTIC. ALL LETTERS, ARROWS AND SYMBOLS SHALL CONFORM WITH THE "STANDARD ALPHABET FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" ADOPTED BY THE FEDERAL HIGHWAY ADMINISTRATION.
- ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE IX SHEETING) WITH A B3 SLIP BASE. INSTALL ALL SIGNS PER UDOT SN SERIES STANDARD DRAWINGS.
- BEFORE COMMENCING WORK ON THE STATE HIGHWAY, THE GENERAL CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE REGION'S PERMITS OFFICE BEFORE WORKING WITHIN THE STATE RIGHT-OF-WAY.
- NO ROAD CUTS ALLOWED ON THIS JOB.
- FOR ALL UTILITY TAPS (ROAD CUTS), USE FLOWABLE FILL PER UDOT'S CURRENT MIX DESIGN (50-150 PSI) UDOT SPEC.03575.
- ALL UTILITIES WITHIN THE PAVED SURFACE MUST BE BORED.
- FOR EXCAVATIONS, OUTSIDE OF THE ROADWAY, BACK FILL WITH UDOT APPROVED GRANULAR BORROW AND ROAD BASE. COMPACTION PER UDOT SPEC. 2056 AND 2721.
- OWNER, DEVELOPER, AND/OR THE CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.
- OWNER, DEVELOPER, AND THE CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGE TO THE UDOT RIGHT-OF-WAY THAT MAY BE DIRECTLY OR INDIRECTLY CAUSED BY THE DEVELOPMENT ACTIVITY.
- TRAFFIC SIGNAL INSTALLATION OR MODIFICATION REQUIRES A SEPARATE WARRANTY BOND ONCE THE WORK HAS BEEN COMPLETED AND ACCEPTED. THE PERMITTEE IS RESPONSIBLE FOR HIRING AN INDEPENDENT INSPECTION COMPANY TO PERFORM INSPECTION SERVICES FOR ALL SIGNAL WORK COMPLETED. FOR A LIST OF THE UDOT APPROVED CONTRACTORS AND CONSULTANTS CONTACT THE APPROPRIATE REGION'S TRAFFIC SIGNALS ENGINEER.
- PARTIAL CONCRETE PANEL REPLACEMENT IS NOT ALLOWED. WHEN PANELS ARE REMOVED, THE ENTIRE PANEL IS REQUIRED TO BE REPLACED PER UDOT STANDARDS, SPECIFICATIONS AND STANDARD DRAWINGS.
- DOUBLE SAW CUT THE CONCRETE TO PREVENT THE SPALLING OF OTHER CONCRETE PANELS AND TO AVOID OVER CUTS. OVER CUTS AND SPALLS WILL REQUIRE FULL PANEL REPLACEMENT.
- ALL ABOVE GROUND FEATURES INCLUDING UTILITIES (POLES, FIRE HYDRANTS, BOXES, ETC.) MUST BE RELOCATED OUT OF THE AASHTO CLEAR ZONE OR A MINIMUM OF 18" BEHIND CURB.

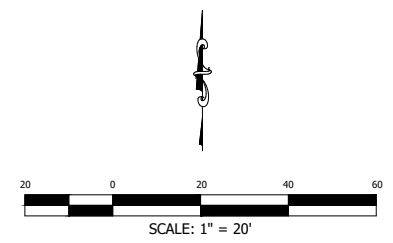
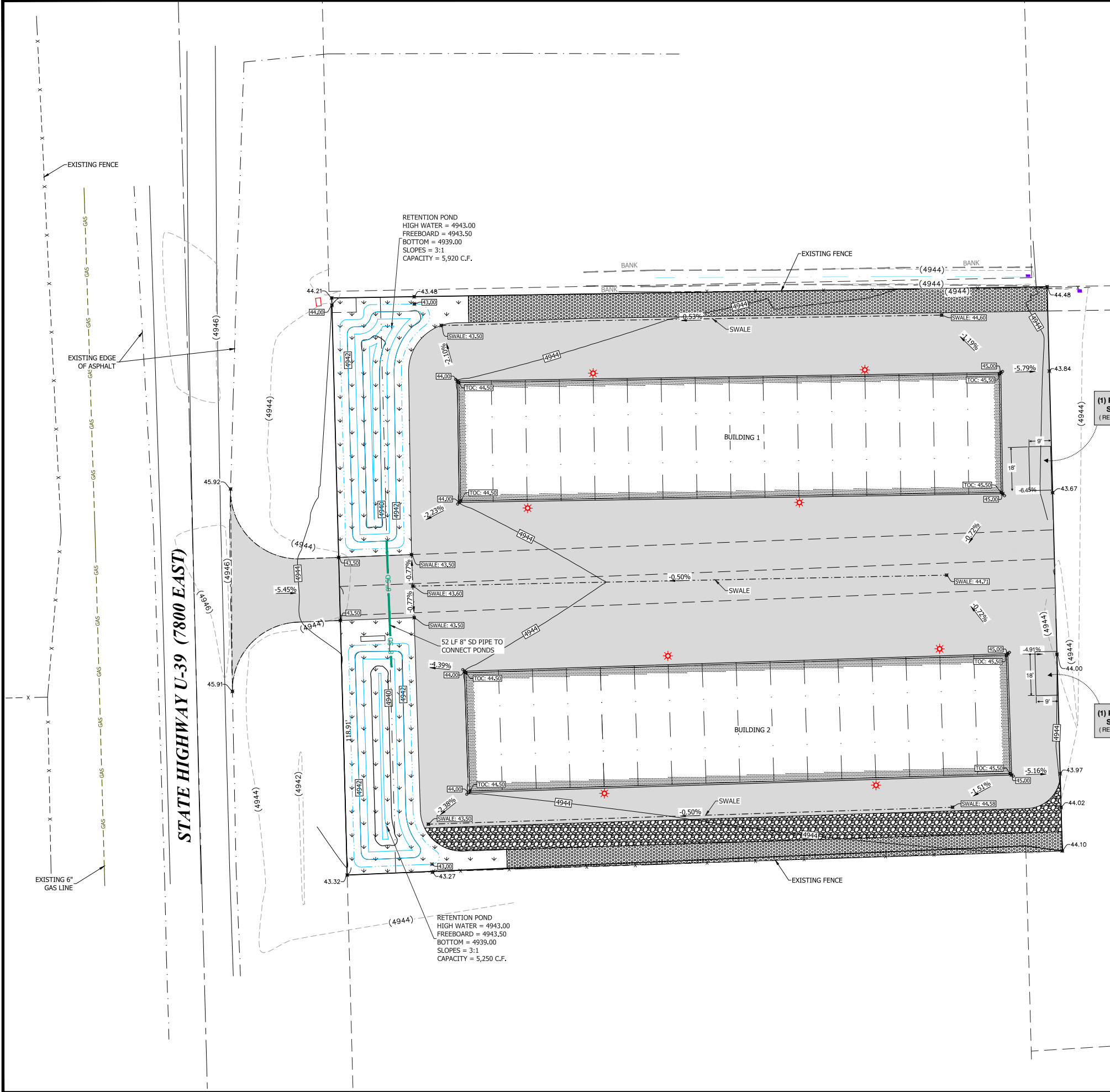
181 North 200 West, Suite #4  
Bountiful, UT 84010  
Phone 801.298.2236  
www.Entellus.com



**SCOTT KJAR HUNTSVILLE STORAGE**

P-Parcel # 24-018-0003  
LOCATED IN THE SE 1/4 OF SECTION 18, T.6N., R.2E., S.L.B.&M.  
HUNTSVILLE CITY, WEBER COUNTY, UTAH

DRAWN: JKS 5/9/2018  
APPROVED: ST 5/9/2018  
PROJECT: 1169003  
1169003 Design.dwg  
**C400**  
SITE PLAN



**DRAINAGE CALCULATIONS**

4-Oct-17

**Area Analysis**

Area	sq.ft.	Acres	C
Building	22,399	0.51	0.85
Improvements	32,879	0.75	0.50
Landscape	14,050	0.32	0.15
Total	69,328	1.59	0.54

**100 Year Retention Analysis**

NOAA Precipitation Frequency Data Server N41.2535, W111.7602

Time (min.)	I in./hr	Runoff ft <sup>3</sup>	Allowable Runoff ft <sup>3</sup>	Storage ft <sup>3</sup>
5	7.220	1,869	0	0
10	5.510	2,853	0	2,853
15	4.550	3,533	0	3,533
30	3.060	4,753	0	4,753
60	1.900	5,902	0	5,902
120	1.090	6,772	0	6,772
180	0.750	6,989	0	6,989
360	0.419	7,809	0	7,809
720	0.261	9,729	0	9,729
1440	0.149	11,108	0	11,108

Required Retention **11,108**

**Orifice Sizing**

Highwater Elevation	ft
Orifice Elevation	ft
Flow	0.00 cfs
C <sub>d</sub>	0.62 square-edge
Orifice Size	#DIV/0! in.

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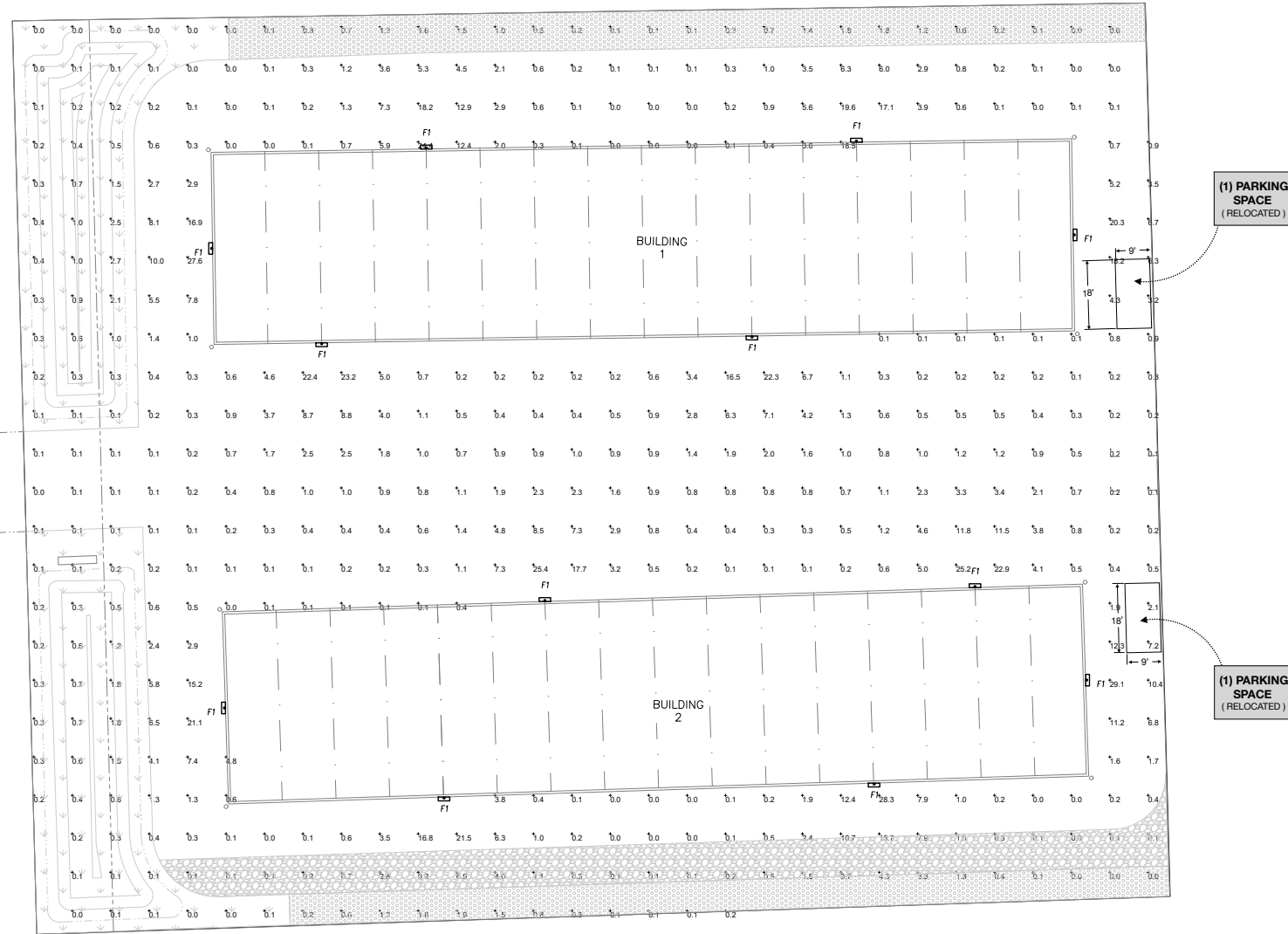


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HUNTSVILLE CITY, WEBER COUNTY, UTAH

DRAWN: JKS 5/9/2018  
APPROVED: STA 5/9/2018  
PROJECT: 1169003  
1169003 Design.dwg  
**C500**  
GRADING PLAN

STATE HIGHWAY U-39 (7800 EAST)



 **PHOTOMETRIC SITE PLAN**  
SCALE: 1/16" = 1'-0"

**RE**  
**ROYAL ENGINEERING**  
ELECTRICAL  
MECHANICAL  
PROVO, UTAH 84606  
1837 S. EAST BAY BLVD.  
PHONE: 801.375.2228  
FAX: 801.375.2576



**PINEVIEW STORAGE**  
650 S. 7800 E.  
HUNTSVILLE, UT 84317

DRAWING TITLE:  
PHOTOMETRIC  
SITE PLAN

DRAWN BY: MJN  
CHECKED BY: SRG

DATE PLOTTED:  
6/18/18

PROJECT #:  
J18079.00

E102