

22-046-0062
WEBER COUNTY ROAD SHOP

PERFORATED MH/SUMP
TOP ELEV.=91.50
FL=88.00

OVERFLOW WITH
2.0" RESTRICTION
TOP ELEV.=91.00
FL=88.50

12" RCP TO
OPEN FLOW CHANNEL
S=0.25% (S4L.F.)

ETENTION & SUMP
FL. ELEV. 91.50
TOP ELEV. 91.50

12" RCP
S=0.25%
(S4L.F.)

12" RCP
S=0.25%
(S4L.F.)

INLET
TOP ELEV.=92.45
FL=90.39

OPEN FLOW CHANNEL
TO RIVER BANK
S=0.2%

INSTALL 6" CHAIN
LINK FENCE ALONG
PROPERTY LINE

5 Aspen
Trees

DRAINAGE
EASEMENT
(TYP.)

EXIST.
RIVER BANK
(TYP.)

150'

FLOOD PLAIN LIMITS

LOT 17
29,929.38 sq.ft.
0.69 acres

AREA OUTSIDE FLOOD PLAIN LIMITS
25,622 sq.ft.
0.59 acres

NEW BUILDING
FIN. FLOOR ELEV.=94.28

INSTALL 6" CHAIN LINK FENCE
ALONG PROPERTY LINE WITH
VINES PLANTED ATTACHED TO FENCE

6" CHAIN
LINK FENCE
(TYP.)

1" WATER
SERVICE

WATER
METER

EXIST. CURB WALL
(TYP.)

CONNECT TO EXIST.
WATER LINE
(HOT TAP REQUIRED)

LANDSCAPING

BOXWOOD SHRUB (5 GALLON)

BARBERRY SHRUB (5 GALLON)

SCOTCH PINE (6' HIGH MIN.)

NORWAY MAPLE (2" CALIPER)

LAWN GRASS-KENTUCKY BLUE BLEND

NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH WEBER
COUNTY STANDARDS.

2. LIGHTING SHOWN ON SITE MUST HAVE SPECIFICATIONS
APPROVED BY WEBER COUNTY PLANNING PRIOR TO
INSTALLATION.

SCALE: 1" = 20'

9 Additional Parking
Spaces if
needed.

Parking Required:
1 space per 10 children. Capacity is 50 children.
5 spaces required
1 space per employee working.
Normally 4 employees or less but sometimes 5. So 5 spaces required.
1 tenant - part-time. 1 or 2 spaces required.
Total required is 12.
*There are less than 30 children at HAK for 80% of the day. Never as many as 50, but that is our capacity.

PROJECT NOTES

AREAS

TOTAL SITE AREA: 29,929 Sq. Ft.
PARKING AND SIDEWALKS: 7,365 Sq. Ft. (25%)
BUILDING AREA: 5,126 Sq. Ft. (17%)
LANDSCAPED AREA: 7,162 Sq. Ft. (24%) (MIN. 20%)

PARKING

11 TOTAL PARKING STALLS
11 TYPICAL STALLS: 9x18'

LAND USE

ZONING: M1/COMMERCIAL
CURRENT: VACANT
PROPOSED: EQUIPMENT REPAIR SHOP

LANDSCAPING

BOXWOOD SHRUB (5 GALLON)

BARBERRY SHRUB (5 GALLON)

SCOTCH PINE (6' HIGH MIN.)

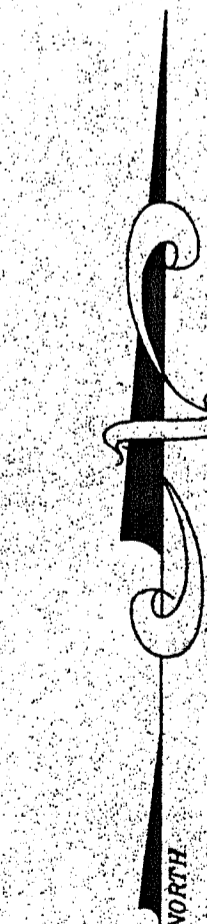
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REVISIONS	
1.) 08-30-00 L.A.	5.)
2.) 09-14-00 L.A.	6.)
3.) 10-16-00 L.A.	7.)
4.)	8.)

DRAWN BY: L.A. DATE: 08-29-00

CHECKED BY: D.B. SCALE: AS SHOWN

JOB NO.: 2226SITE



LANDMARK SURVEYING AND ENGINEERING, INC.
A COMPLETE LAND DEVELOPMENT SERVICE
4646 S. 3500 W. #A-3, ROY, UTAH 84067
PHONE 801-731-4075

SITE PLAN

LOT 17, VALLEY JUNCTION SUBD. PH. II
WEBER COUNTY, UTAH
DEVELOPER: TOM SUMMERS

SHEET
1
1
SHEETS