

Site Plan Administrative Approval

Project Name:

DR 2010-09 Waypoint Academy (Green Valley Academy)

Date Submitted:

March 13, 2013

Land Serial Number:

21-025-0012

Approximate Address:

9091 East 100 South

Planning Division Staff Review:

Ben Hatfield

Background

The applicant is requesting approval of an amended site plan for the Waypoint Academy (formerly Green Valley Academy) located at 9091 East 100 South in the East Huntsville area. The proposed location is zoned AV-3 and was approved by the Planning Commission on January 25, 2011 as DR 2010-09. As the site was being built certain alterations to the approved site and architectural plan occurred. The applicant has chosen to name the school the Waypoint Academy therefore the files have been updated to reflect the change.

The roof lines at the entrances of the garage, dormitory, and administrative building were altered by adding rock and timber siding and extended to accommodate for required structural alterations. The location of the dumpster area and subsequent landscaping shifted to a less visible and more convenient location by the kitchen. The detention basin has been extended to the south to accommodate the volume required for the site. As water storage was further examined it was determined that the landscaped pond would not be needed for irrigation storage, and is proposed to be hydro-seeded for turf. An escrow for this area has been deposited with the county, as this area has not been completed.

Planning Division Review

Have the applicable requirements of the Weber County Zoning Ordinance been met?

Staff has determined that Chapter 18B (CV-2 Zone), Chapter 18C (Architectural, Landscape, and Screening Design Standards), Chapter 24 (Parking Standards), Chapter 31 (Administration), Chapter 32B (Ogden Valley Signs), Chapter 36 (Design Review), and Chapter 39 (Ogden Valley Lighting) of the Weber County Zoning Ordinance apply to this Design Review. These ordinances have been complied with in the following ways:

- o The AV-3 Zone allows a Private School as a permitted use.
- o The locations of the buildings continue conform to the setback requirements of the AV-3 Zone.

- The parking area provides 44 spaces, which meet the requirements of Chapter 24 for all uses on the site.
- o The structural alterations meet the architectural requirements of Chapter 18C.
- Are review agency conditions and requirements complete?
 - Yes. Occupancy permits and a business license have been issued.

Planning Division Findings

- The application was submitted on March 13, 2013 and deemed complete on March 13, 2013.
- The requirements of Chapters 18B, 18C, 24, 31, 32B, 36, and 39 have been complied with as described above.

Based upon the findings listed above, the site plan amendment for the Waypoint Academy is hereby approved with the following modifications:

- Structural and architectural modifications to the roof line at the entrances of the garage, dormitory, and administrative building.
- Relocation of the dumpster and subsequent landscaping.
- Southerly extension of the detention basin as required by the Engineering Division.
- Removal of the irrigation storage pond and subsequent grading and landscaping around the water storage tanks.
- The hydro-seeding of the site south of the asphalt drive.

Date of Administrative Approval: March 18, 2013

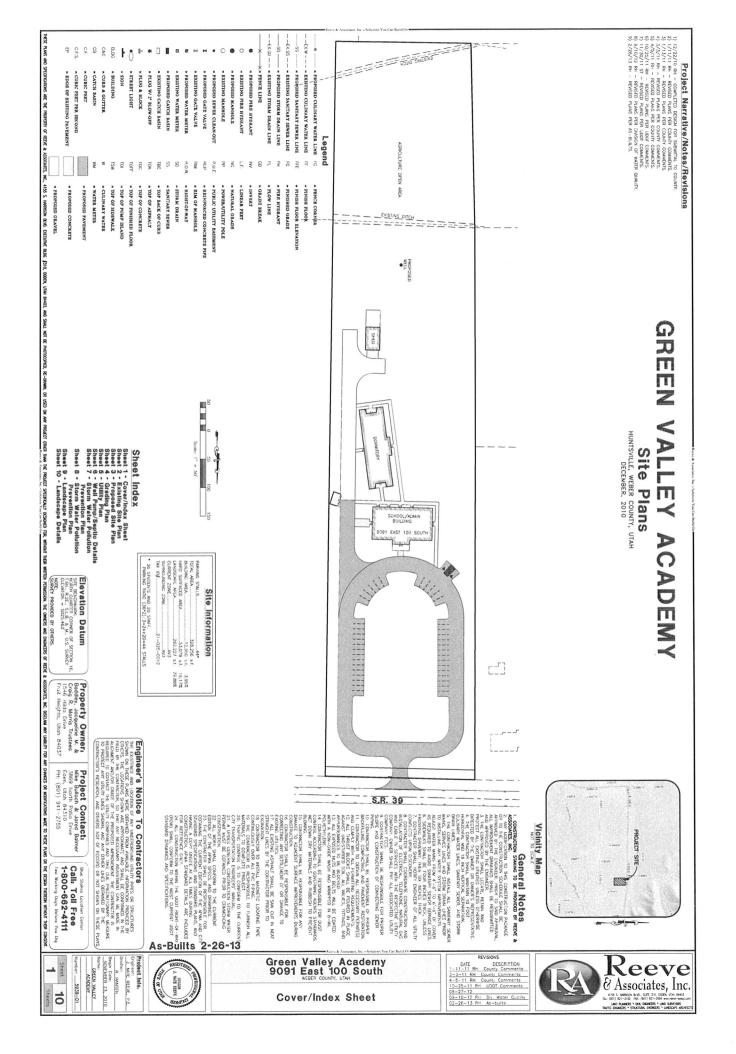
Robert O. Scott

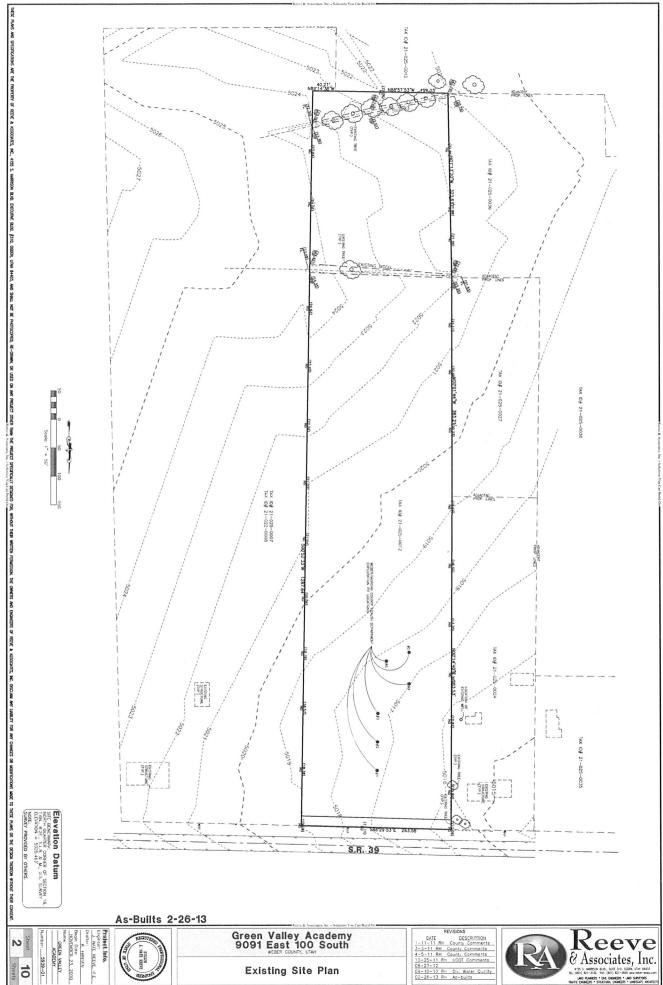
Weber County Planning Director

Exhibits

- A. Pictures
- B. Site plan

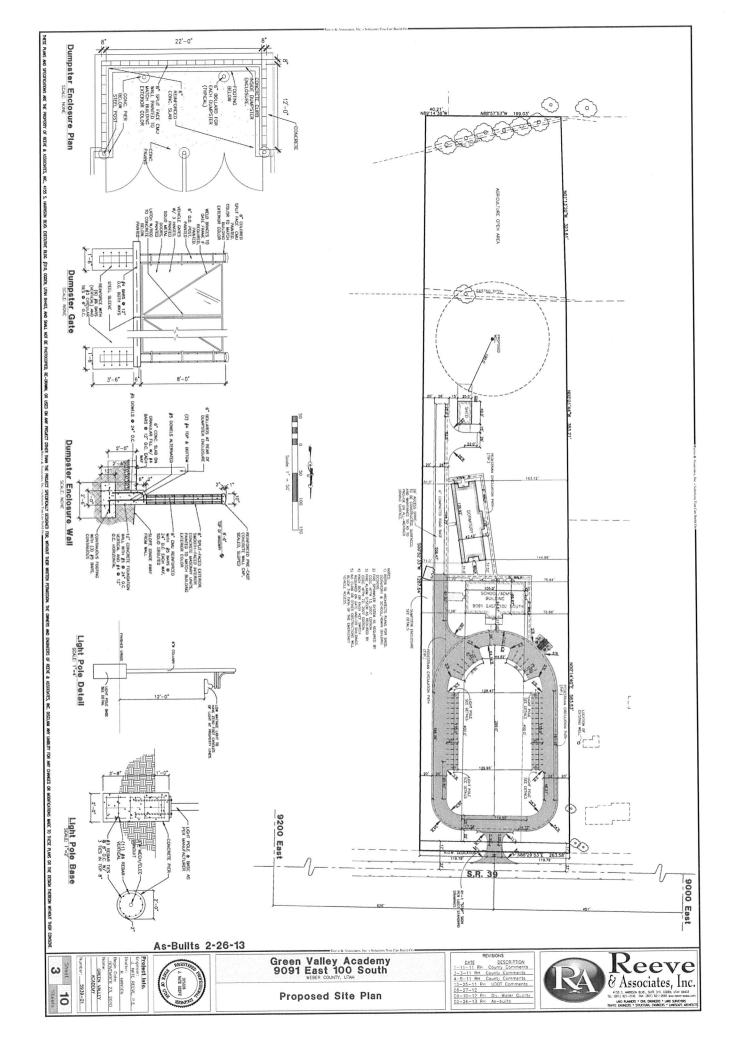
The exhibits are considered the approved documents associated with this Design Review site plan amendment for the Waypoint Academy.

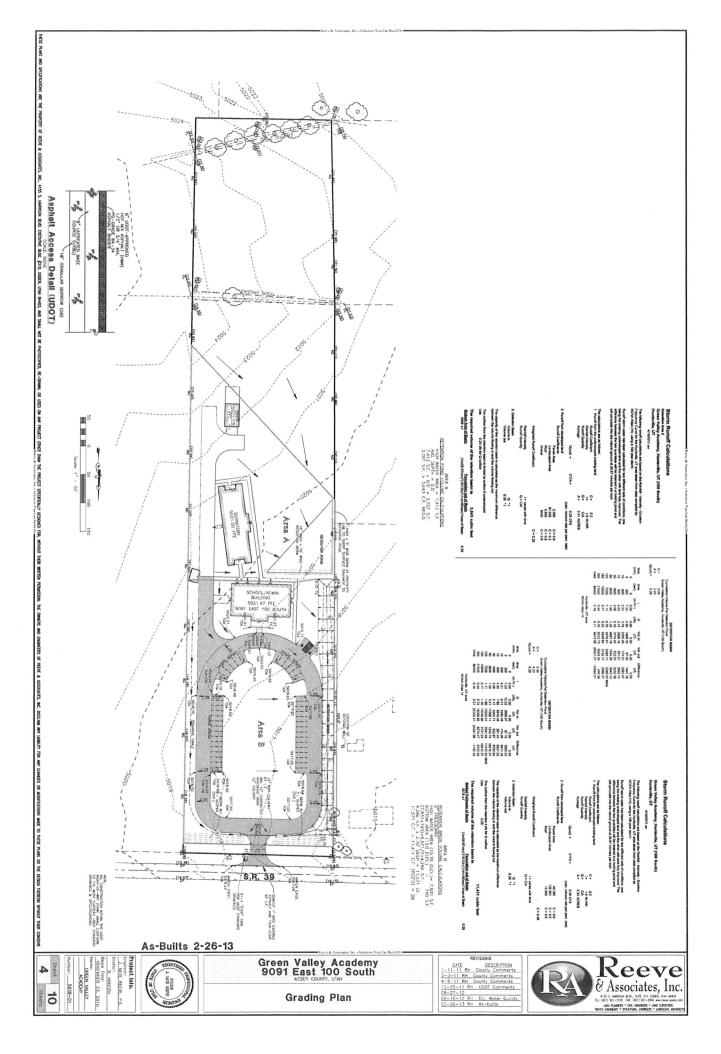


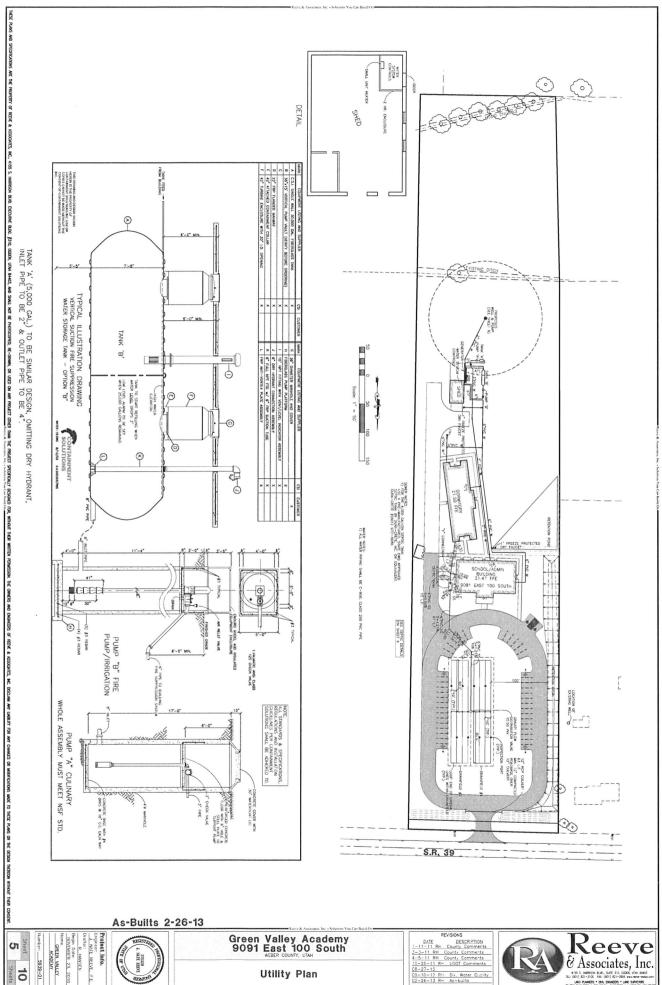








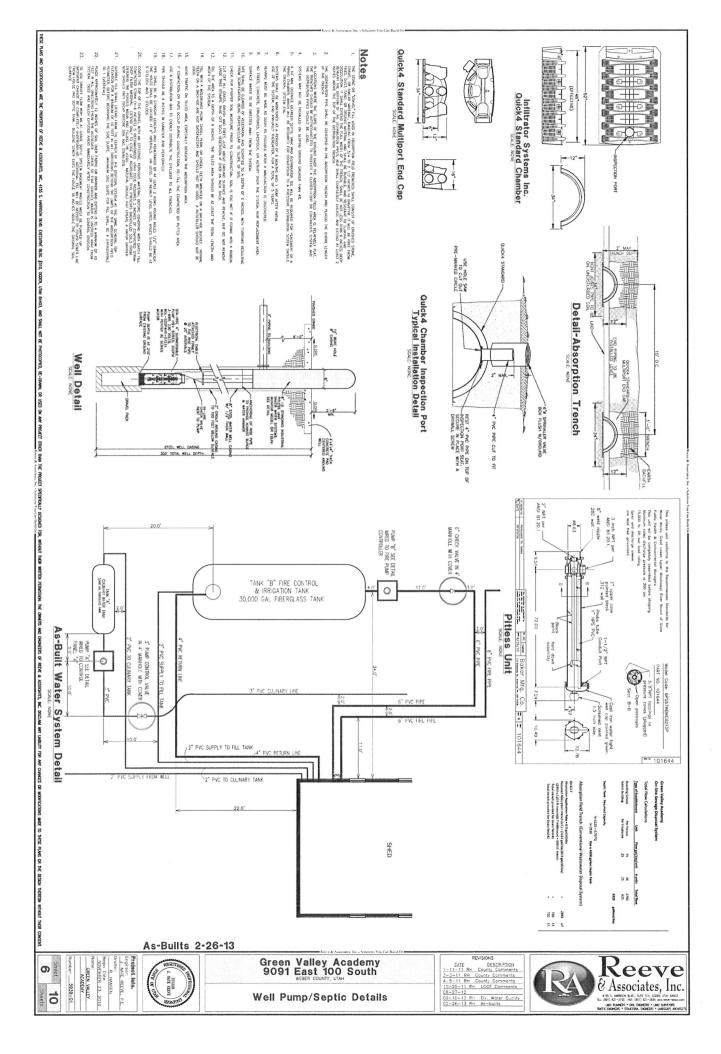




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R. HANSEN
R. HANSEN
ROVEMBER 23, 2010
Varne:
GREEN VALLEY
ACADEMY







Sample SWPPP Board (4'x8' Sheet of Plywood) 50 (SEE DETAIL) NC. DISCUM MY LIBELTY FOR MY CHIMICS OR MODIFICATIONS IMDE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THERE CONSIDER Construction Activity Schedule Vicinity Map S.R. 39 NTRANCE W/8" COMPACTED STREETS TO BE SWEPT WITHIN 1000 FEET OF CONSTRUCTION ENTRANCE DAILY IF NECESSAR As-Builts 2-26-13 Engineer: J. NATE REEVE. P.E. Begin Cote: NOVEMBER 23, 2010

Storm Water Pollution Prevention Plan Exhibit
HUNTSVILE, WEER COUNTY, UTAH
DECEMBER, 2010 GREEN ACADEMY







Green Valley Academy 9091 East 100 South

Storm Water Pollution Prevention Plan Exhibit

	REVISIONS
DATE 1-11-11 RH	DESCRIPTION County Comments
3-3-11 RH	County Comments
4-5-11 RH	County Comments
10-25-11 R	H UDOT Comments
08-27-12	
09-10-12 R	H Div. Water Quality
02-26-13 R	H As-builts



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of the trench. Maximum post specing should
be 2.4–3.0m (8–100). Post spacing
be 2.4–3.0m (8–100).

SIIt Fence Detail

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I and death shall be removed from all devices which 24 hours after each role or used event.

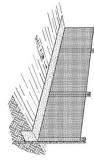
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) agency, a operation of these control devices will be modified as need as the project progresses, and plans of these by the engineer of record and the governing agency.

W/ 8" COMPACTED 2"-4" # GRAVEL BASE

Cross Section 50' x 20' Construction Entrance

Concrete Washout Area
w/ 10 mil Plastic Liner



ANCHOR NETTING

Perspective View

Section

Inlet Box Protection

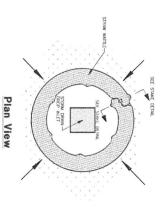


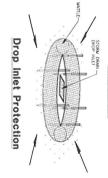


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SEJECTION SELECTION SELECT







Green Valley Academy 9091 East 100 South

Prevention Plan Exhibit

| REVISIONS | DESCRIPTION | 1-11-11 RH | County Comments | 3-3-11 RH | County Comments | 4-5-11 RH | County Comments | 10-25-11 RH | UDOT Comments | 10-25-1



ANCHOR

As-Builts 2-26-13

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Storm Water Pollution

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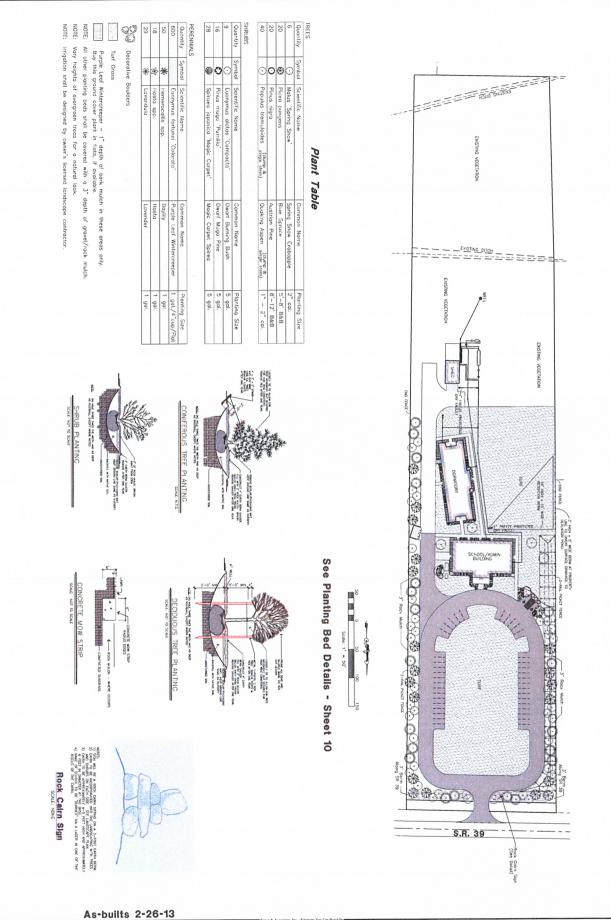
Begin Date:

NOVEMBER 23, 2010 GREEN VALLEY ACADEMY

Project Info.

NATE REEVE. P

Stake Detail





R. HANSEN
Begin Date:
NOVEMBER 23, 2010

GREEN VALLEY
ACADEMY

5939-01

PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT Report & Associates, Inc. - Solutions You Can Haidd On

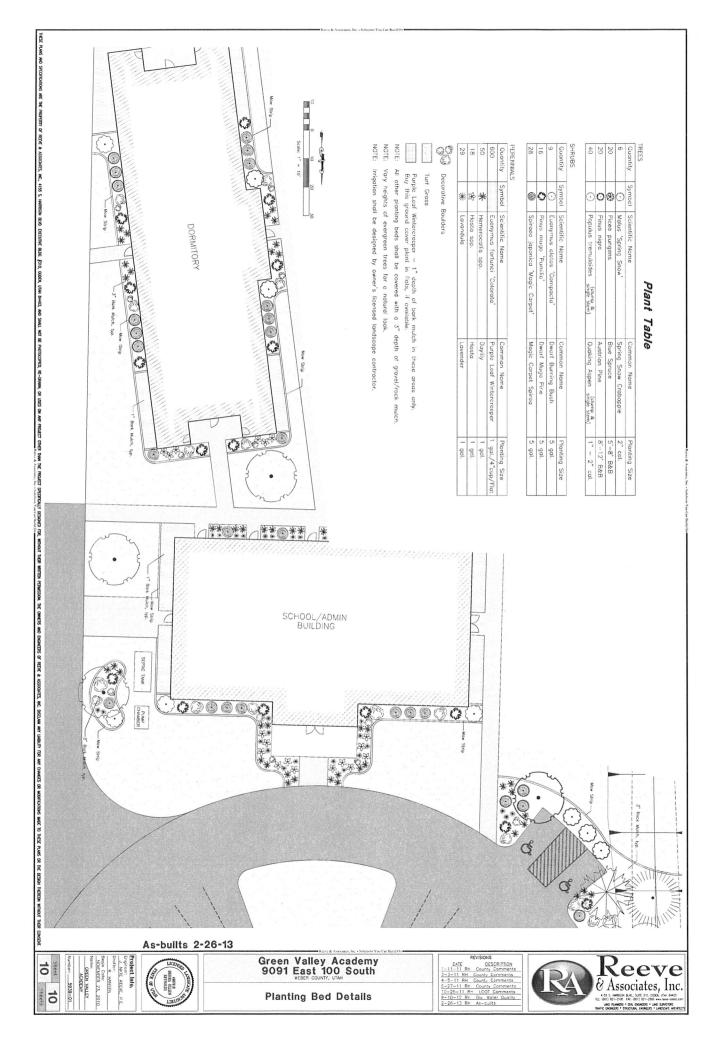


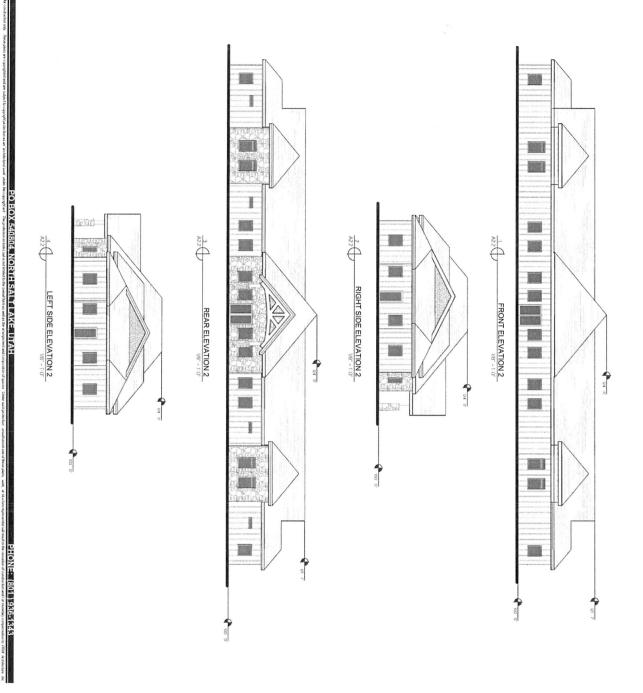
Green Valley Academy 9091 East 100 South

Landscape Plan







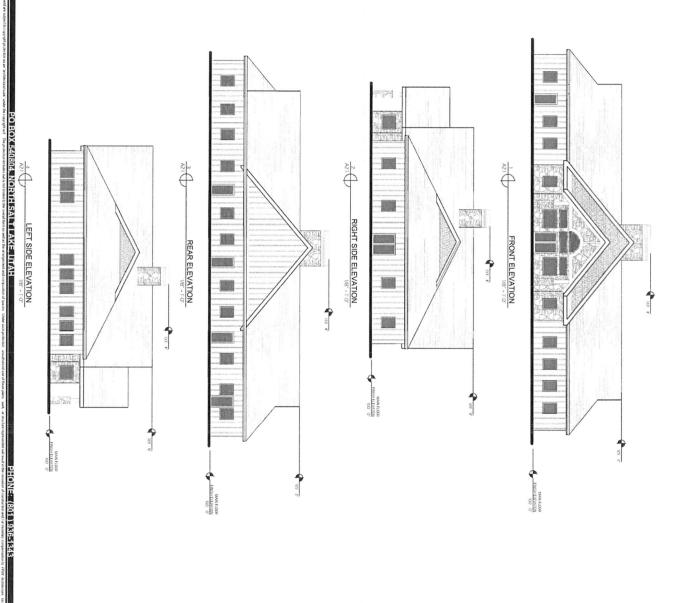


ZAXC (801) SXGE0180

GREEN VALLEY ACADEMY
HUNTSVILLE, UTAH

PROJECT NUMBER
10056
ISSUE DATE:
JANUARY 12, 2011
REVISIONS:
No. Date

DORMITORY ELEVATIONS



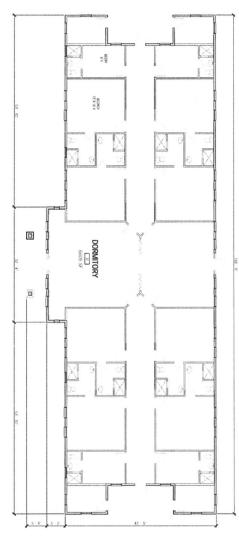
OFFICE ELEVATIONS

GREEN VALLEY ACADEMY HUNTSVILLE, UTAH

PROJECT NUMBER 10056 REVISIONS: ISSUE DATE: JANUARY 12, 2011

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A1.2 MAIN FLOOR PLAN **GREEN VALLEY ACADEMY** HUNTSVILLE, UTAH

PROJECT NUMBER 10056 REVISIONS: ISSUE DATE: JANUARY 12, 2011