



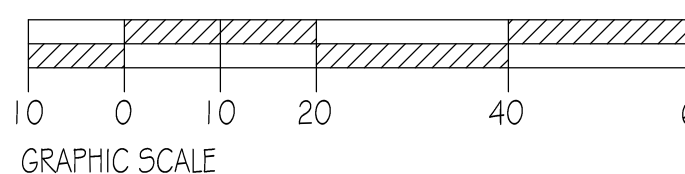
SITE PLAN KEYNOTES:

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.

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	2.5 ACRES		100%
BUILDING	56,291 SQ. FT. (FOOTPRINT)		52%
LANDSCAPING	48,340 SQ. FT.	20% MIN.	44%
PAVING	4,267 SQ. FT.		4%

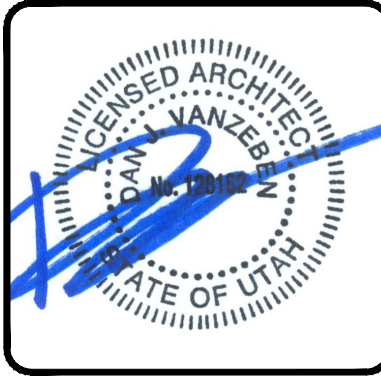
PARKING MATRIX		
BUILDING AREA:	56,291 SQ. FT.	
USE	RATIO	REQ. STALLS
RESIDENTIAL	1 3/4 SPACES PER UNIT (54 UNITS)	95
OFFICE	1 SPACE PER 2 EMPLOYEES PLUS 4 FOR CLIENT USE	7
GUEST PARKING		5
STALLS REQUIRED	102	
STALLS PROVIDED	112	



PROJECT NO: 14014
DRAWN BY: MJV
CHECKED BY: ---

REVISIONS:

OWNER: PINE CANYON LODGE, INC.
PROJECT: PINE CANYON CONDOMINIUM
LOCATION: 2803 NORDIC VALLEY WAY, EDEN, UTAH 84310
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SITE PLAN
SHEET NUMBER:
AS101
DATE: 10/12/14