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IRA

TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LAND SURVEYORS
LAND PLANNERS • CIVIL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS

DATE	DESCRIPTION

PRELIMINARY PLAN

WEBER COUNTY, UTAH

PINE CANYON CONDO - BUILDING 1

Project Info.

Surveyor:	R. KUNZ
Designer:	N. ANDERSON
Begin Date:	10-10-14
Name:	EXHIBIT NORDIC VALLEY
Scale:	1"=30'
Revision:	12-24-14
Number:	6387-01

Sheet

1

Sheets

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS: N88°57'13"E

BOUNDARY DESCRIPTION

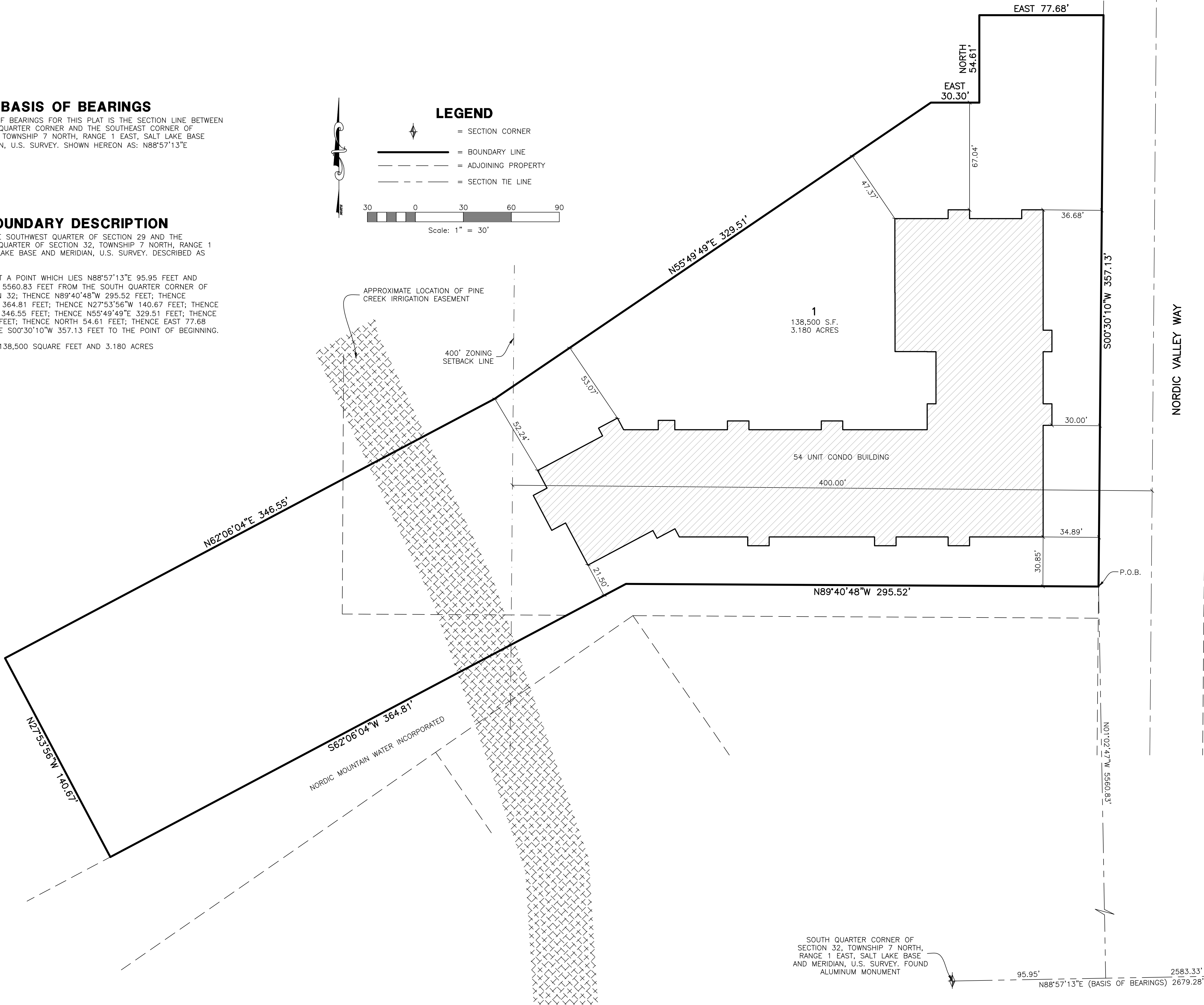
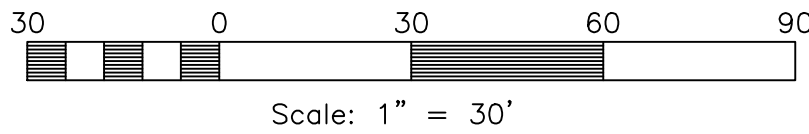
PART OF THE SOUTHWEST QUARTER OF SECTION 29 AND THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES N88°57'13"E 95.95 FEET AND N01°02'47"W 5560.83 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 32; THENCE N89°40'48"W 295.52 FEET; THENCE S62°06'04"W 364.81 FEET; THENCE N27°53'56"W 140.67 FEET; THENCE N62°06'04"E 346.55 FEET; THENCE N55°49'49"E 329.51 FEET; THENCE EAST 30.30 FEET; THENCE NORTH 54.61 FEET; THENCE EAST 77.68 FEET; THENCE S00°30'10"W 357.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 138,500 SQUARE FEET AND 3.180 ACRES

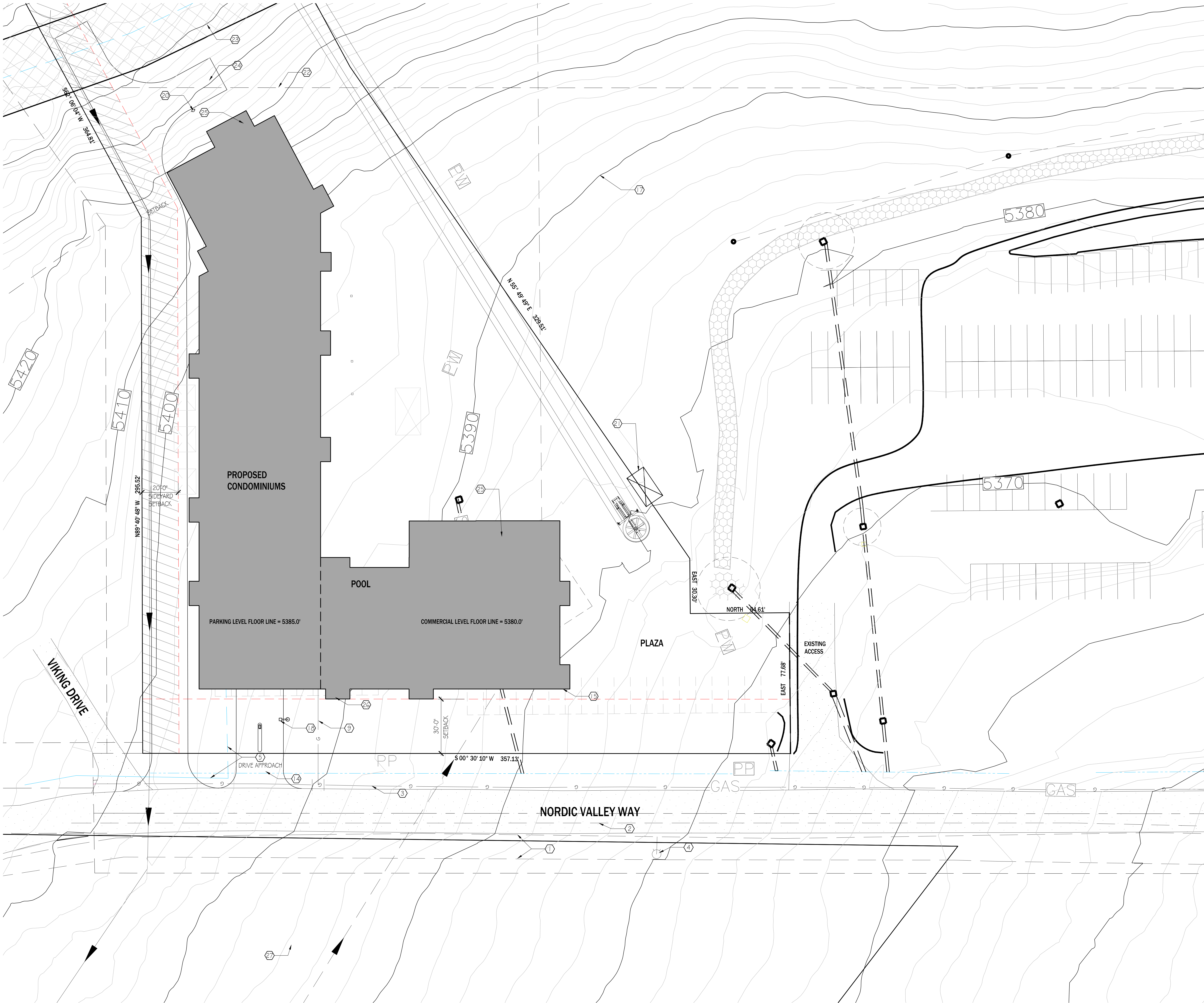
LEGEND

- = SECTION CORNER
- = BOUNDARY LINE
- = ADJOINING PROPERTY
- = SECTION TIE LINE



SOUTH QUARTER CORNER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND ALUMINUM MONUMENT

SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND WEBER COUNTY BRASS CAP MONUMENT



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. NOT USED.
17. EXISTING CONTOUR LINES TYPICAL.
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. CVR-1 REAR ZONE LINE 400'-0" FROM CENTER LINE OF STREET
23. 20'-0" FIRE APPARATUS ACCESS ROAD W/ HAMMER HEAD TURN AROUND.
24. WET STAND PIPE IN STARKWELL. BUILDING TO BE IN COMPLIANCE WITH NFPA 13
25. FIRE ACCESS CONTROL ROOM.
26. NEW 55 SPACE PARKING AREA.

ZONING & PARKING REQUIREMENTS

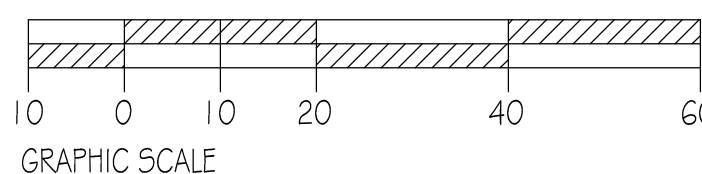
LOT, SUBDIVISION			
ZONE:	CVR-1		
BUILDING USE:	CONDOMINIUMS		
SETBACKS	YARD	DISTANCE	
	FRONT	30 FT.	
	REAR	20 FT.	
	SIDE	20 FT.	
AVERAGE BLDG. HT.	25 FT.		

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 (56 UNITS)	98
COMMERCIAL	1 SPACE PER 2 EMPLOYEES PLUS 4 FOR CLIENT USE	11
STALLS REQUIRED		109
STALLS PROVIDED		112 (57 UNDER BUILDING)



PROJECT NO: 14024
DRAWN BY: PAG
CHECKED BY: ---

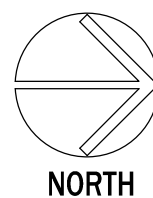
REVISIONS:

OWNER: PINE CANYON LODGE
PROJECT: PINE VALLEY CONDOMINIUMS
LOCATION: 3567 NORDIC VALLEY WAY, EDEN, UTAH 84310
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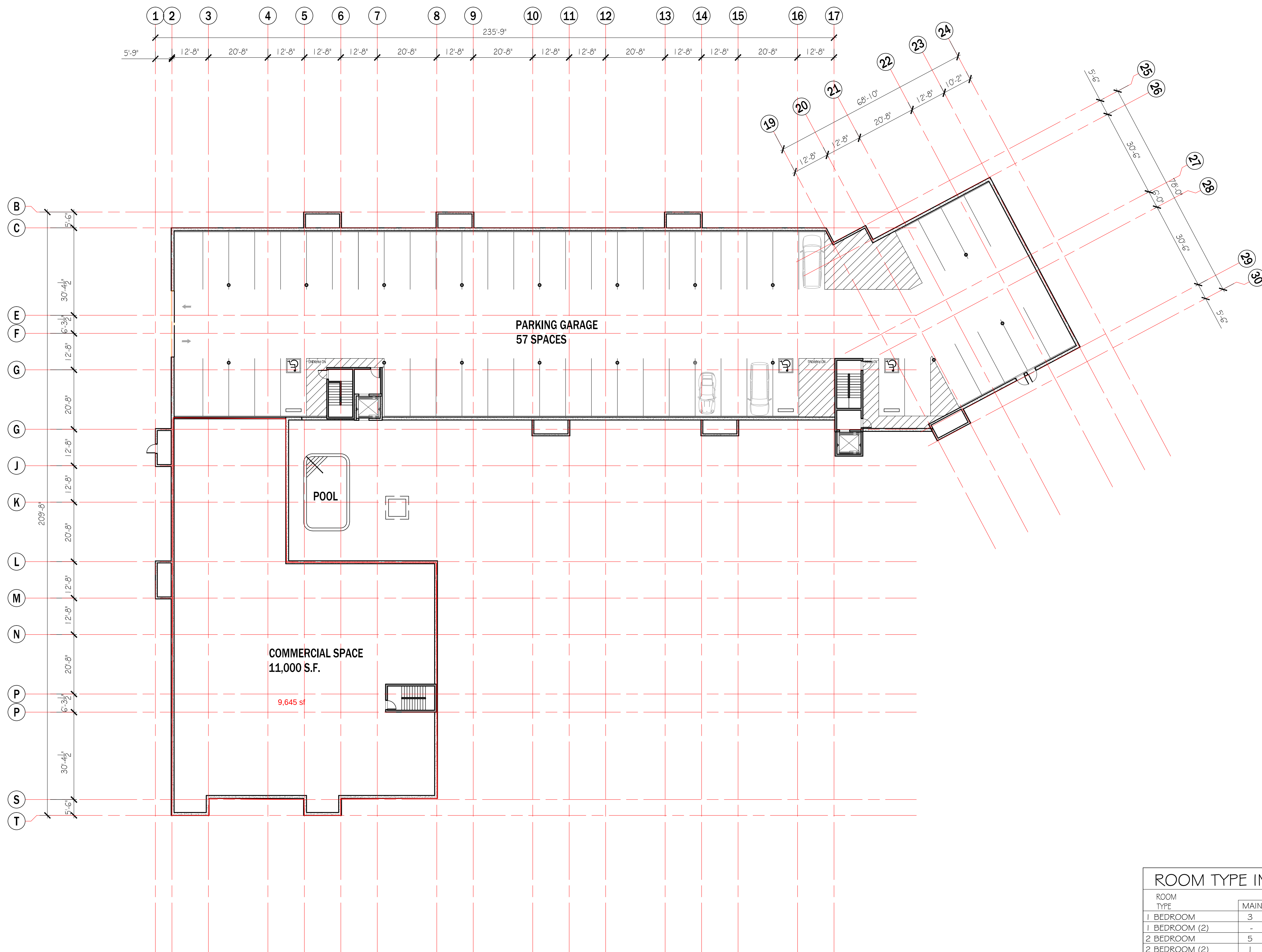
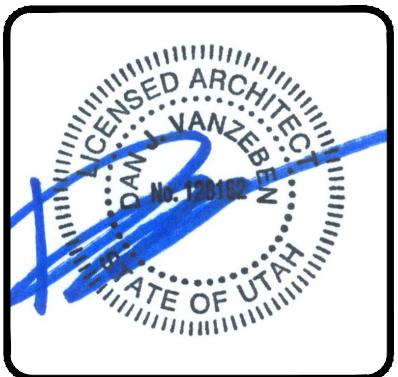


SITE PLAN

SHEET NUMBER:
AS101
DATE: 12/29/14

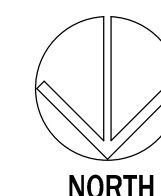
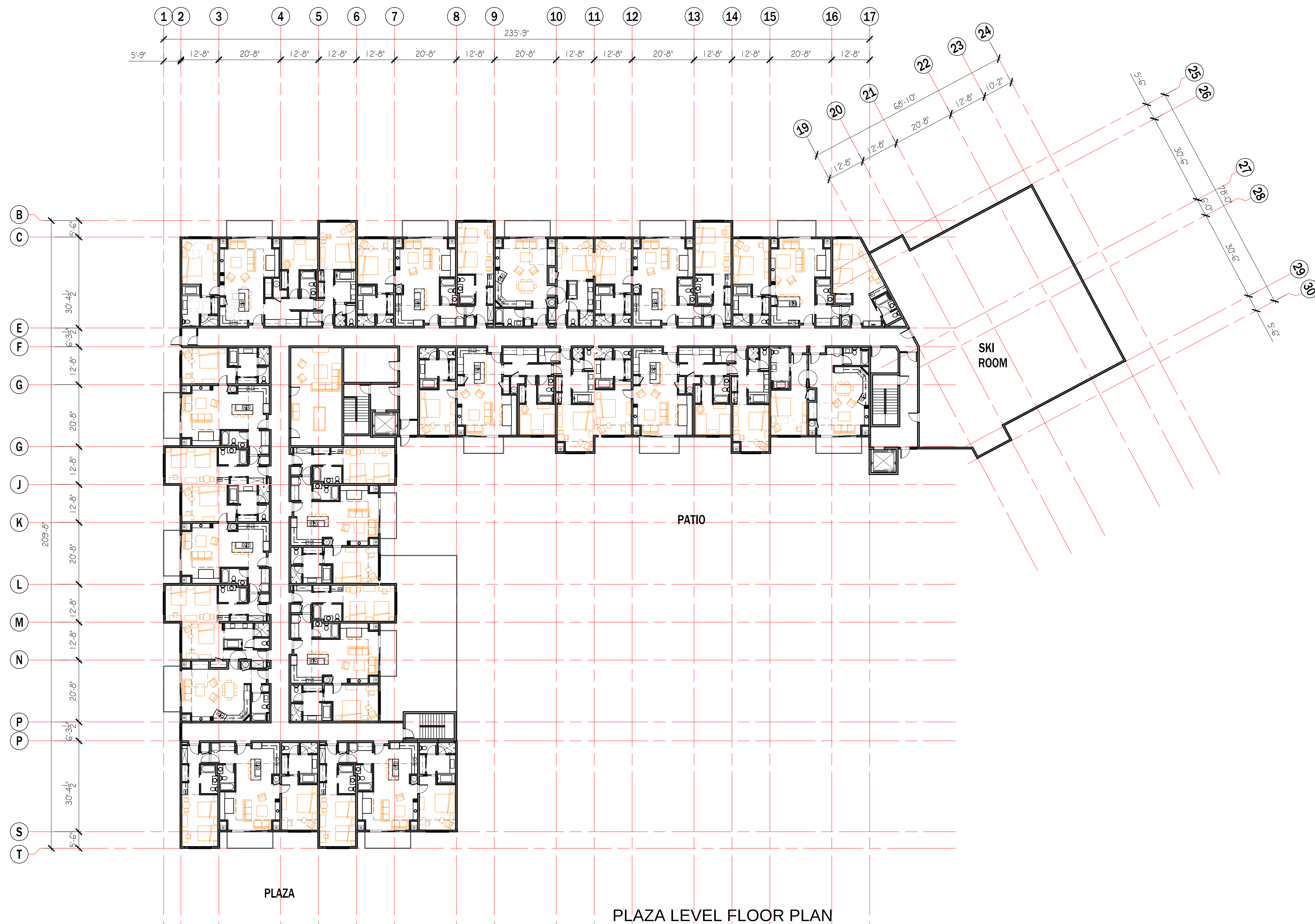


SITE PLAN
SCALE: 1" = 20'-0"



ROOM TYPE INDEX						
ROOM TYPE	FLOOR				TOTAL	LOCKOUT ROOM
	MAIN	2nd	3rd	4th		
1 BEDROOM	3	3	3	-	9	9
1 BEDROOM (2)	-	1	1	-	2	2
2 BEDROOM	5	5	4	2	16	16
2 BEDROOM (2)	1	1	1	1	4	4
3 BEDROOM	4	5	5	2	16	16
3 BEDROOM (2)	1	1	1	-	3	3
1 BEDROOM ADA	216	1	1	1	4	4
2 BEDROOM ADA	216	-	-	1	1	1
3 BEDROOM ADA	216	1	-	-	1	1
TOTAL	16	17	17	6	56	56

BUILDING AREA						
AREA TYPE	FLOOR AREA					
	LOWER	MAIN	2nd	3rd	4th	TOTAL
PARKING	46,200	-	-	-	-	46,200
COMMERCIAL	4,100	-	-	-	7,400	11,500
CONDOS/COMMON	-	31,750	31,750	31,750	12,540	107,790
TOTAL	50,300	31,750	31,750	31,750	19,940	165,490





SECOND LEVEL
FLOOR PLAN

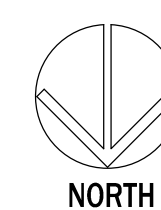
SHEET NUMBER:

A102

DATE: 12/30/14



SECOND LEVEL FLOOR PLAN



SECOND LEVEL FLOOR PLAN
A102 SCALE: 1/16" = 1'-0"



THIRD LEVEL
FLOOR PLAN

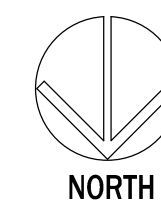
SHEET NUMBER:

A103

DATE: 12/30/14



THIRD LEVEL FLOOR PLAN



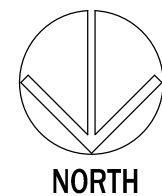
THIRD LEVEL FLOOR PLAN
A103 SCALE: 1/16" = 1'-0"



FOURTH LEVEL
FLOOR PLAN

SHEET NUMBER:
A104

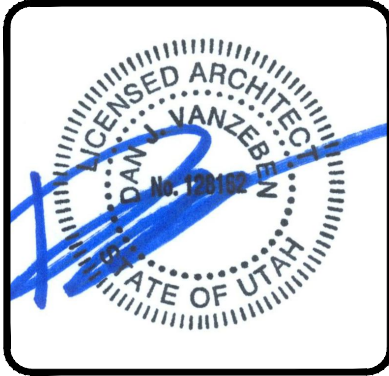
DATE: 12/30/14



ELEVATION KEYNOTES: —①

1. ASPHALT SHINGLES.
2. VERTICAL SIDING.
3. STANDING SEAM METAL ROOF.
4. STONE VENEER.
5. TIMBER FRAMING.
6. SECTIONAL OVERHEAD DOORS.
7. ALUMINUM WINDOWS
8. GLASS STOREFRONT.
9. BUILDING LETTER, 12" HIGH.

OWNER: PINE CANYON LODGE
PROJECT: PINE VALLEY CONDOMINIUMS
LOCATION: 3567 NORDIC VALLEY WAY, EDEN, UTAH 84310
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EXTERIOR
BUILDING
ELEVATIONS

SHEET NUMBER:

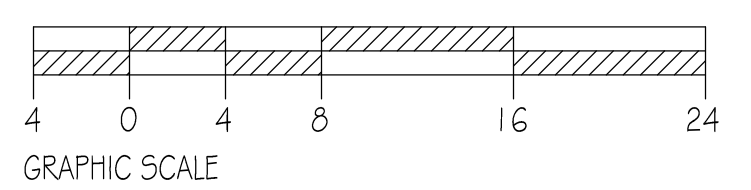
A201

DATE: 12/29/14

EXTERIOR FINISH MATERIALS

MATERIAL	DESCRIPTION	COLOR
ASPHALT SHINGLE	OWENS CORNING DURATION	DRIFTWOOD
VERTICAL SIDING	HARDI-PLANK BATTEN BOARD	5W7703 EARTHEN JUG
STANDING SEAM METAL ROOF	FIRESTONE KYMAR 500	DARK BRONZE
STONE VENEER	ELDORADO EUROPEAN LEDGE	COTTONWOOD
TIMBER	STAINED	5W 3113-P CINNAMON
HORIZONTAL SIDING	HARDI-BOARD T&G BEVELED	5W6111 COCONUT HUSK
FLASHING	FIRESTONE KYMAR 500	DARK BRONZE

NOTES:
A. COLORS ARE SUBJECT TO CHANGE BASED ON SUBMITTAL OF ACTUAL SAMPLES.



EAST ELEVATION
SCALE: 1/16" = 1'-0"



NORTH ELEVATION
SCALE: 1/16" = 1'-0"