

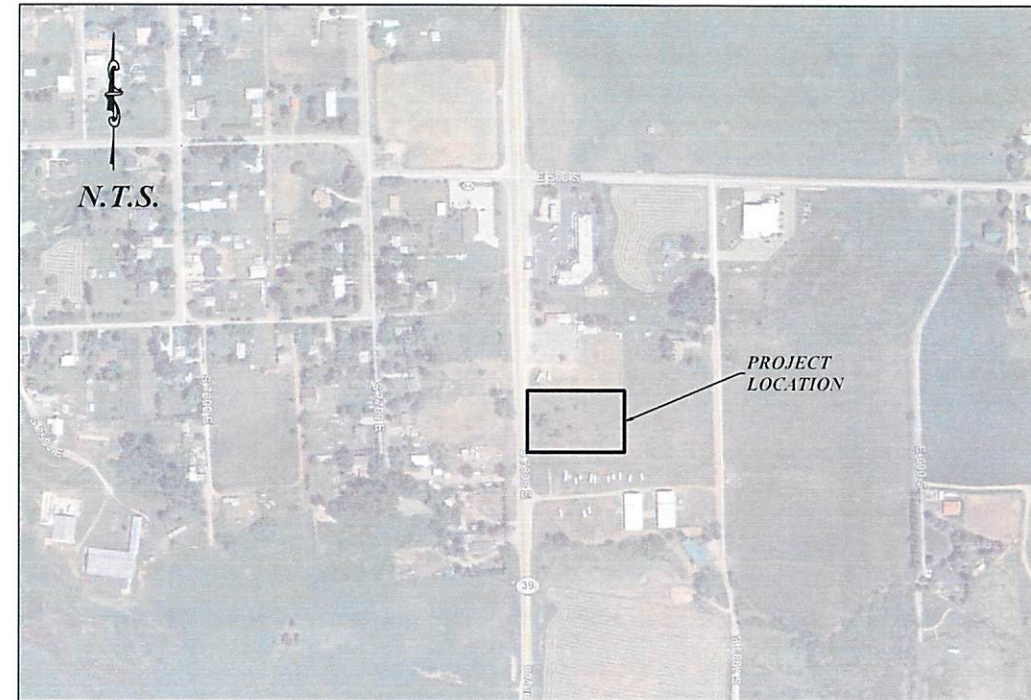


# SCOTT KJAR HUNTSVILLE STORAGE



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

## VICINITY MAP



## DRAWING INDEX

C000	COVER
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C400	SITE PLAN
C500	GRADING PLAN
EC100	EROSION CONTROL PLAN
<b>TOTAL SHEETS</b>	
	<b>6</b>

### GENERAL NOTES

- 1) ALL WORK WITHIN A PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS & SPECIFICATIONS.
- 2) ALL UTILITY WORK SHALL CONFORM TO THE UTILITY OWNER'S STANDARDS & SPECIFICATIONS.
- 3) THESE PLANS DO NOT INCLUDE DESIGN OF DRY UTILITIES. THESE PLANS MAY CALL FOR RELOCATION, AND/OR REMOVAL AND/OR CONSTRUCTION OF DRY UTILITIES, BUT ARE NOT OFFICIAL DRAWINGS FOR SUCH. DESIGN AND COORDINATION OF DRY UTILITIES IS BY OTHERS.
- 4) THE CONTRACTOR SHALL COORDINATE AND OBTAIN ANY PERMITS REQUIRED FOR THE WORK SHOWN HEREON.
- 5) THE LOCATION AND ELEVATIONS OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS IS A BEST ESTIMATE BASED ON UTILITY COMPANY RECORDS, BLUESTAKES, AND FIELD MEASUREMENTS OF READILY OBSERVABLE ABOVE-GROUND FEATURES. AS SUCH, THIS INFORMATION MAY NOT BE COMPLETE, UP-TO-DATE, OR ACCURATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO STOP WORK AND NOTIFY THE ENGINEER IF CONFLICTING INFORMATION IS FOUND IN THE FIELD.
- 6) \*THE CONTRACTOR IS TO FIELD VERIFY THE LOCATION AND ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES PRIOR TO STAKING AND CONSTRUCTION.
- 7) CALL BLUESTAKES AT LEAST 48 HOURS PRIOR TO DIGGING. DO NOT PROCEED UNTIL BLUESTAKES ARE MARKED.
- 8) IT SHALL BE THE CONTRACTOR'S AND SUBCONTRACTOR'S RESPONSIBILITY TO MEET ALL APPLICABLE HEALTH AND SAFETY REGULATIONS, AND SHALL ASSUME SOLE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING CONSTRUCTION OF THIS PROJECT, SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK, AND THE PUBLIC IS PROTECTED..



1-800-662-4111  
UTAH TOLL FREE, OR  
801-208-2100  
SALT LAKE  
IT'S THE LAW TO CALL

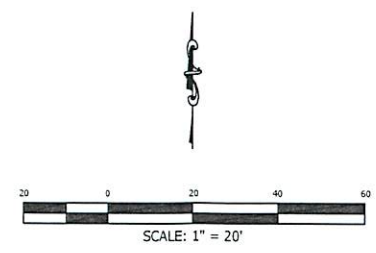
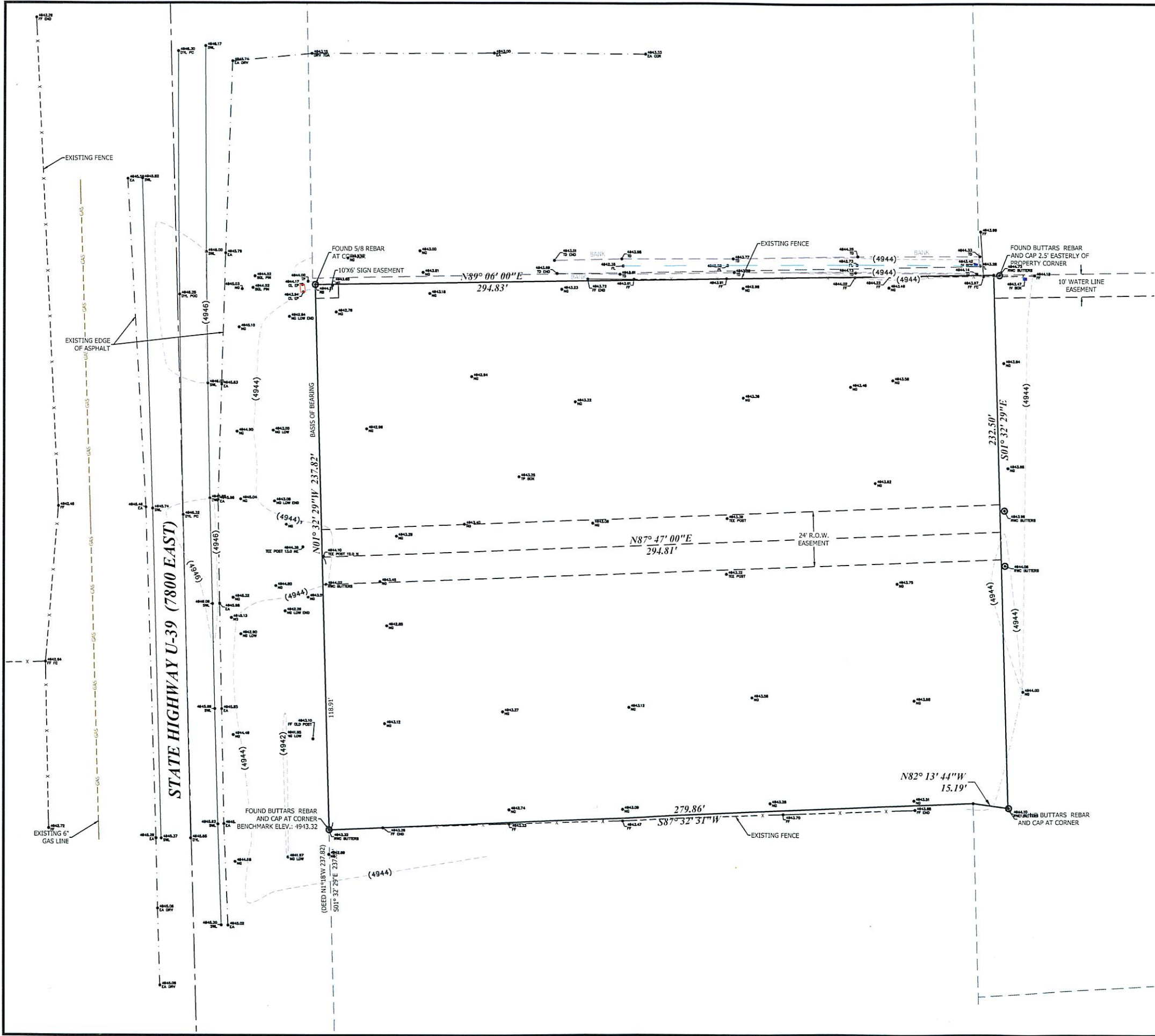


BENCHMARK: FOUND REBAR AND CAP AT SW PROPERTY CORNER  
ELEVATION: 4943.32

<b>COVER</b>		REV.	BY	DATE
	1	INIT		
DRAWN:	JKS			11/15/2017
APPROVED:	STA			11/15/2017
PROJECT:	1169003			
DWG:	1169003 Design.dwg			

181 North 200 West, Suite #4  
Bountiful, UT 84010  
Phone 801.298.2236  
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**TOPOGRAPHIC PLAN**  
 THIS DRAWING IS FOR TOPOGRAPHICAL INFORMATION ONLY. ALL BOUNDARIES AND EASEMENTS ARE APPROXIMATE AND ARE BASED SOLELY ON THE INFORMATION AVAILABLE ON THE SUBDIVISION PLAT OR OTHERWISE PROVIDED TO THE SURVEYOR.

**LEGEND**

PROPERTY LINE	—————
ADJACENT PROPERTY	-----
ROAD CENTERLINE	-----
EASEMENT LINE	-----
EDGE OF PAVEMENT	-----
FENCE LINE	- - - - - x - - - - -

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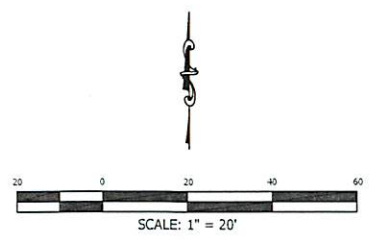
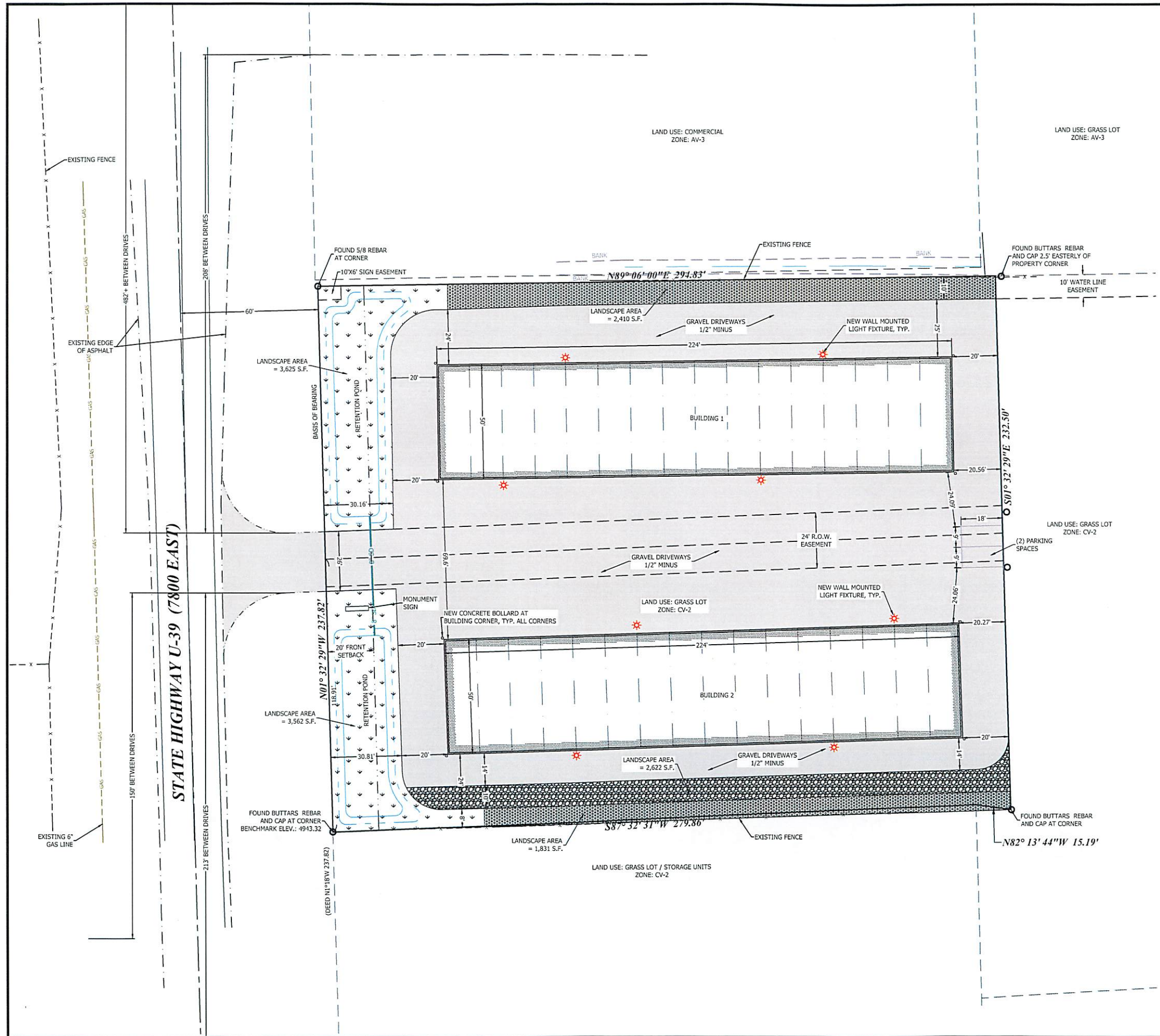


**SCOTT KJAR HUNTSVILLE STORAGE**

PARCEL # 24018-0003  
 LOCATED IN THE SE 1/4 OF SECTION 18, T.6N., R.2E., S.12.R.&M.  
 HUNTSVILLE CITY, WEBER COUNTY, UTAH

DRAWN: JKS 11/15/2017  
 APPROVED: URM 11/15/2017  
 PROJECT: 1169003  
 1169003 Design.dwg

**C200**  
 TOPOGRAPHIC SURVEY



**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%

**LANDSCAPE LEGEND**

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

**GENERAL INFORMATION**

**PROPERTY OWNER:**  
SCOTT KJAR  
19 RICKS CREEK WAY  
CENTERVILLE, 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

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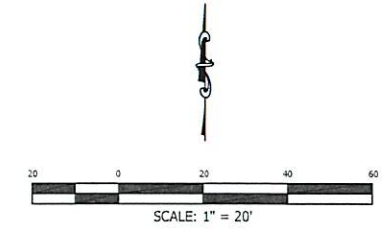
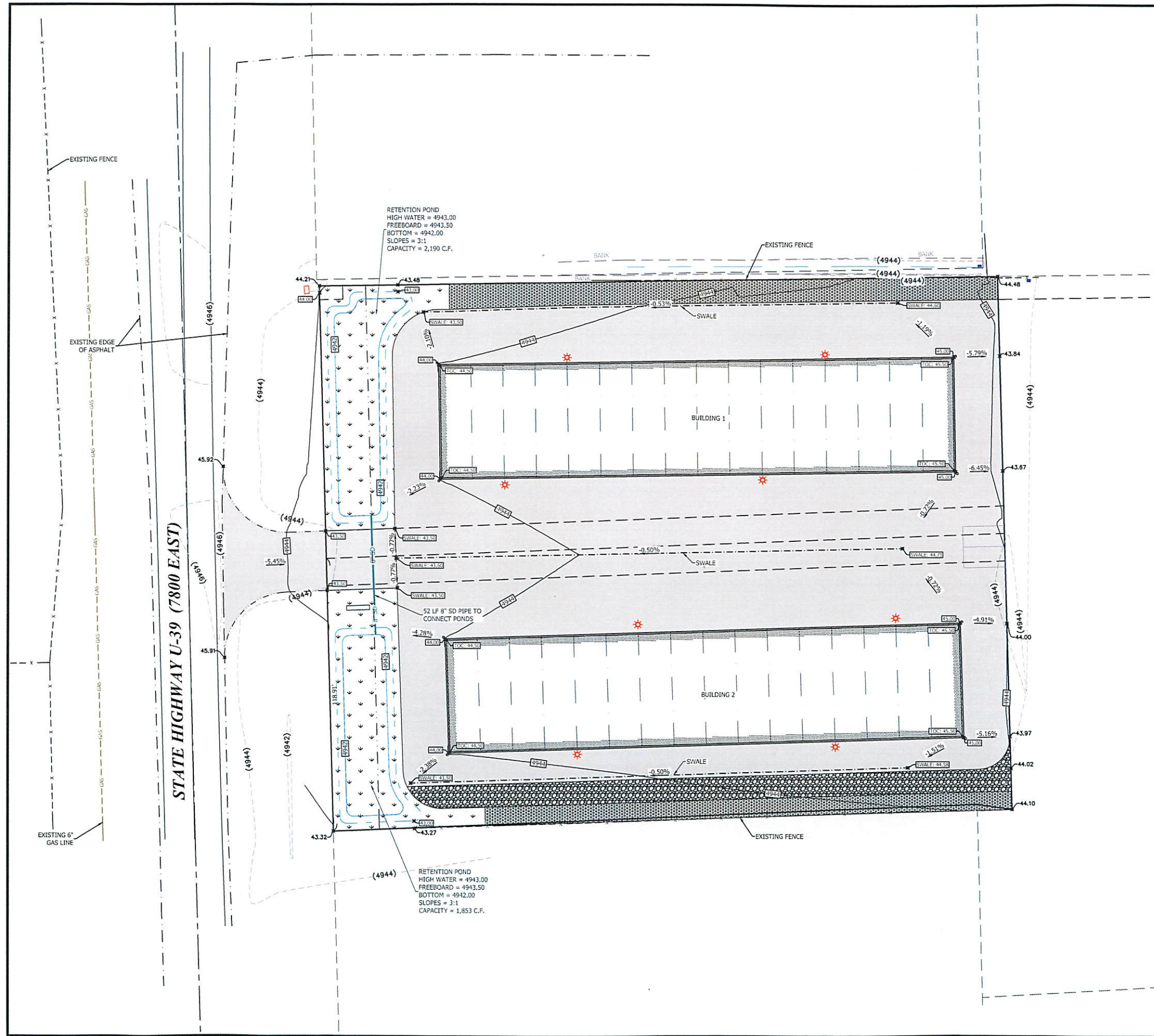


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APPROVED: STA 11/15/2017  
PROJECT: 1160003  
1160003 Design.dwg

**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	0.90
Landscape	14,050	0.32	0.15
Total	69,328	1.59	0.73

**10 Year Precipitation Return Periods Initial Collection and Conveyance Retention Analysis**

NMAA Precipitation Frequency Data Server N61.2535, W111.7602

Allowable Runoff 0.10 cfs/acre

Time (min.)	I in./hr	Runoff ft <sup>3</sup>	Allowable Runoff ft <sup>3</sup>	Storage ft <sup>3</sup>
5	3.720	1,300	48	1,252
10	2.830	1,978	95	1,882
15	2.340	2,453	143	2,310
30	1.580	3,313	286	3,026
60	0.975	4,088	573	3,515
120	0.581	4,873	1,146	3,727
180	0.421	5,296	1,719	3,577
360	0.267	6,718	3,438	3,280
720	0.170	8,554	6,876	1,679
1440	0.105	10,567	13,751	0

Required Retention **3,727**  
Provided Retention **4,043**

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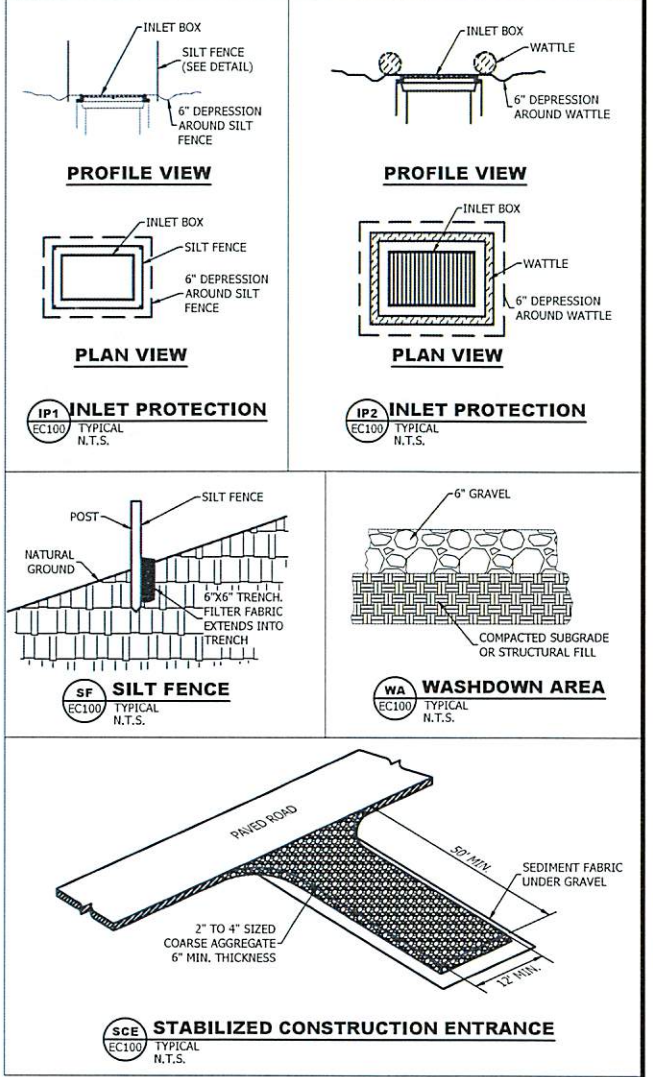
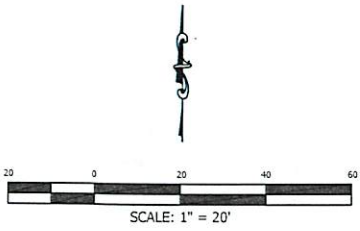
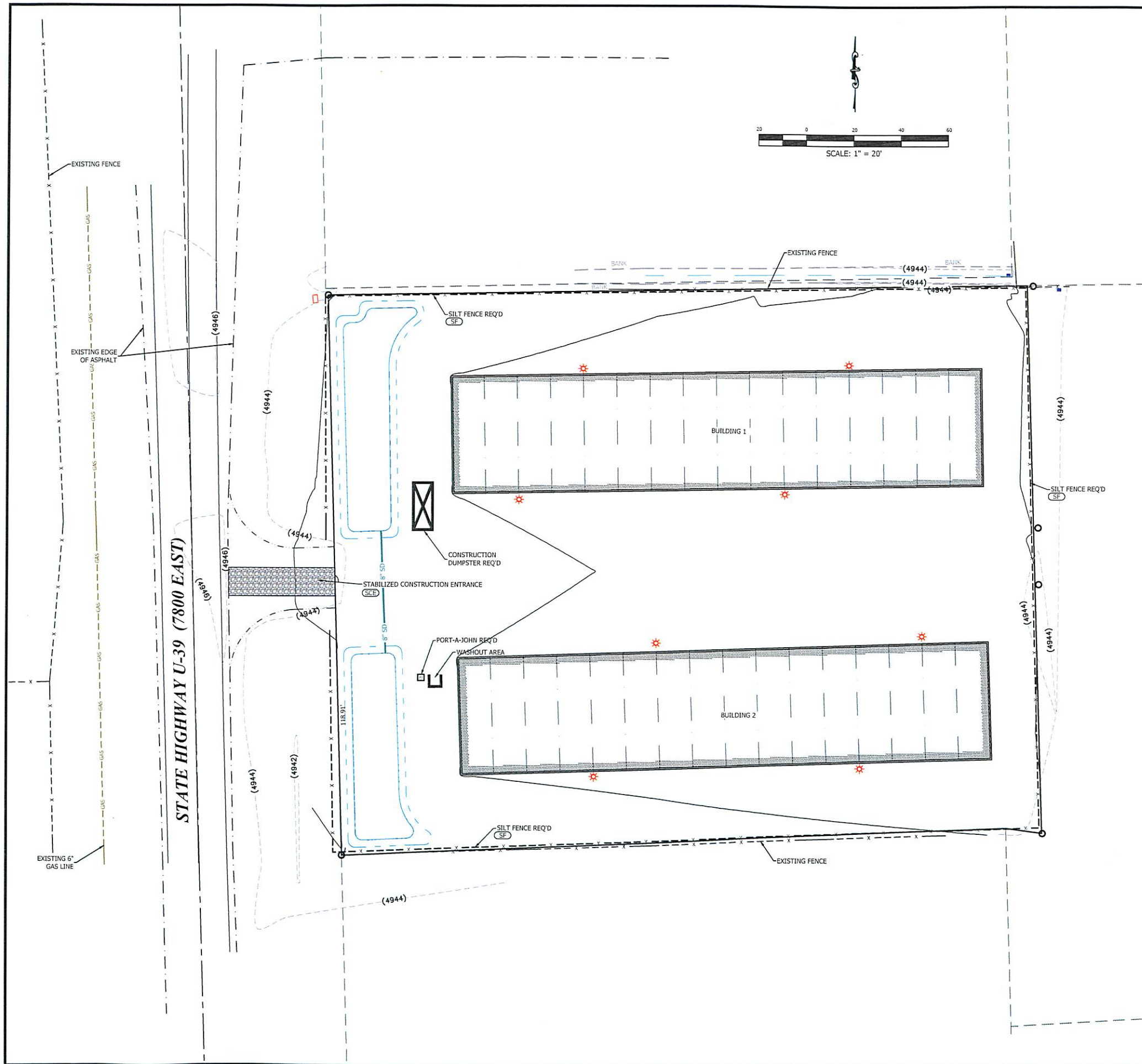


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DRAWN: JKS 11/15/2017  
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PROJECT: 1169003  
1169003 Design.dwg

**C500**  
GRADING PLAN



**CONSTRUCTION NOTES:**

CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY LOCAL, STATE, AND FEDERAL PERMITS PRIOR TO COMMENCING CONSTRUCTION.

CONTRACTOR TO MAINTAIN A COPY OF THE SWPPP ON SITE.

CONTRACTOR TO INSPECT SITE TO ENSURE THE SWPPP IMPROVEMENTS ARE IN PLACE AND FUNCTIONAL.

CONTRACTOR TO MAINTAIN TEMPORARY EROSION AND SEDIMENT CONTROLS AND HOUSEKEEPING MEASURES.

ALL SOLID WASTE SHALL BE STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER SHALL MEET ALL STATE AND LOCAL WASTE MANAGEMENT REGULATIONS.

ALL HAZARDOUS WASTE SHALL BE DISPOSED OF IN THE MANNER AS SPECIFIED BY THE MANUFACTURER AND STATE AND LOCAL REGULATIONS.

A WASHOUT AREA SHALL BE CONSTRUCTED FOR THE TEMPORARY COLLECTION OF EXCESS CONCRETE AND NON-STORM WATER DISCHARGES FROM VEHICLE WASHING. THE CONCRETE WILL BE TAKEN TO THE CITY LANDFILL WITHIN 1 WEEK OF PLACING IN THE WASHOUT AREA.

A STABILIZED CONSTRUCTION ENTRANCE WILL BE CONSTRUCTED TO REDUCE VEHICLE TRACKING OF SEDIMENTS ONTO PUBLIC RIGHT OF WAYS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEEPED DAILY TO REMOVE EXCESS DIRT.

INSPECTION SHALL BE MADE MONTHLY AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. ALL NON-STORM WATER FLOWS SHALL BE DIRECTED TOWARD THE WASHOUT AREA OR SEDIMENT BASIN. THE SWPPP WILL BE REVISED AS SITE CONDITIONS AND PROJECT WARRANTS.

CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND SWEEPING PUBLIC STREETS ON A DAILY BASIS, OR MORE IF NECESSARY.

CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ADEQUATE DUST CONTROL THROUGHOUT THE COURSE OF THE PROJECT.

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REGISTERED PROFESSIONAL ENGINEER  
 11/15/17  
 No. 189588  
 SCOTT T. ARGYLE  
 HUNTSVILLE CITY, WEBER COUNTY, UTAH

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**EC100**  
 EROSION CONTROL PLAN