

REVISIONS:  
 DATE: 12-03-12  
 PROJECT: 12-031  
 DRAWN BY: C.D.  
 PLOT: 06-07-2012

DRAWING DESCRIPTION:  
 SITE PLAN

177 E. ANTELOPE DR. #B  
 LAYTON, UT 84041  
 PHONE: (801) 499-5054  
 FAX: (801) 499-5065



**BAUR STORAGE BUILDING**  
 LOT 1B, WEBER INDUSTRIAL PARK  
 WEBER COUNTY, UTAH

SHEET NUMBER:  
**C3**

EX. FH

2550 NORTH

EXIST DRIVE APPROACH

1500 WEST

40.0' TO CENTER OF ROAD

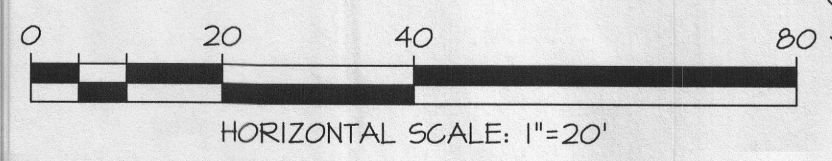
EXIST DRIVE APPROACH

**PROPOSED BUILDING**  
 FF = 4221.20

**EXISTING BUILDING**

**LEGEND**  
 NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

|     |                         |
|-----|-------------------------|
| --- | BOUNDARY LINE           |
| --- | CENTERLINE              |
| --- | EASEMENT LINE/ROW       |
| --- | SETBACK LINE            |
| --- | NEW IRRIGATION LINE     |
| --- | NEW LAND DRAIN          |
| --- | NEW STORY DRAIN         |
| --- | NEW SANITARY SEWER      |
| --- | NEW SECONDARY WATERLINE |
| --- | NEW CULINARY WATERLINE  |
| --- | EX IRRIGATION LINE      |
| --- | EX LAND DRAIN           |
| --- | EX OVERHEAD POWER LINE  |
| --- | EX STORM DRAIN          |
| --- | EX SANITARY SEWER       |
| --- | EX SECONDARY WATERLINE  |
| --- | EX CULINARY WATERLINE   |
| --- | EX TELEPHONE LINE       |
| --- | EX GAS LINE             |
| --- | EX CULINARY WATERLINE   |
| --- | SECTION CORNER MONUMENT |
| --- | CONTROL POINT           |
| --- | EX SPOT ELEVATION       |
| --- | EG CONTOUR LINE         |
| --- | FG CONTOUR LINE         |
| --- | EXISTING ASPHALT        |
| --- | NEW ASPHALT             |



**SITE PLAN**

**CALL BLUESTAKES**  
 @ 1-800-662-4111  
 AT LEAST 48 HOURS  
 PRIOR TO COMMENCING  
 ANY CONSTRUCTION

**SITE AREA TABULATION**

| EXISTING                             |                       |                   |                |
|--------------------------------------|-----------------------|-------------------|----------------|
| Hardscape:                           | 78,432 SQ.FT.         | 1.80 ACRES        | 50.00%         |
| Landscape:                           | 78,417 SQ.FT.         | 1.80 ACRES        | 50.00%         |
| Building:                            | 0 SQ.FT.              | 0.00 ACRES        | 0.00%          |
| <b>Total Site:</b>                   | <b>156,849 SQ.FT.</b> | <b>3.60 ACRES</b> | <b>100.00%</b> |
| <b>Existing Run-Off Coefficient:</b> |                       | <b>ACRES</b>      | <b>0.54</b>    |
| PROPOSED                             |                       |                   |                |
| Hardscape:                           | 71,105 SQ.FT.         | 1.63 ACRES        | 45.33%         |
| Landscape:                           | 78,944 SQ.FT.         | 1.81 ACRES        | 50.33%         |
| Building:                            | 6,800 SQ.FT.          | 0.16 ACRES        | 4.34%          |
| <b>Total Site:</b>                   | <b>156,849 SQ.FT.</b> | <b>3.60 ACRES</b> | <b>100.00%</b> |
| <b>Proposed Run-Off Coefficient:</b> |                       | <b>ACRES</b>      | <b>0.53</b>    |