



ALPINE CITY PLANNING COMMISSION MEETING

NOTICE is hereby given that the **PLANNING COMMISSION** of Alpine City, UT will hold a **Regular Meeting** at **Alpine City Hall**, 20 North Main, Alpine, Utah on **Tuesday, December 3, 2019 at 7:00 pm** as follows:

I. GENERAL BUSINESS

- A. Welcome and Roll Call: David Fotheringham
- B. Prayer/Opening Comments: Sylvia Christiansen
- C. Pledge of Allegiance: By Invitation

II. PUBLIC COMMENT

Any person wishing to comment on any item not on the agenda may address the Planning Commission at this point by stepping to the microphone and giving his or her name and address for the record.

III. ACTION ITEMS

- A. Public Hearing – Site Plan – Alpine Animal Hospital Kennels**
Planning Commission will hold a public hearing, review plans and make a recommendation to City Council.
- B. Public Hearing – Setback Exception – J & L Automotive Addition**
Planning Commission will hold a public hearing, review plans and make a recommendation to City Council.
- C. Annual Meeting Schedule 2020**
Planning Commission will review and adopt the 2020 meeting schedule.

IV. COMMUNICATIONS

V. APPROVAL OF PLANNING COMMISSION MINUTES: November 12, 2019

ADJOURN

Chairman David Fotheringham
December 3, 2019

THE PUBLIC IS INVITED TO ATTEND ALL PLANNING COMMISSION MEETINGS. If you need a special accommodation to participate in the meeting, please call the City Recorder's Office at 801-756-6347 ext. 5.

CERTIFICATION OF POSTING. The undersigned duly appointed recorder does hereby certify that the above agenda notice was posted at Alpine City Hall, 20 North Main, Alpine, UT. It was also sent by e-mail to The Daily Herald located in Provo, UT a local newspaper circulated in Alpine, UT. This agenda is also available on the City's web site at www.alpinecity.org and on the Utah Public Meeting Notices website at www.utah.gov/pmn/index.html.

PUBLIC MEETING AND PUBLIC HEARING ETIQUETTE

Please remember all public meetings and public hearings are now recorded.

- All comments **must** be recognized by the Chairperson and addressed through the microphone.
- When speaking to the Planning Commission, please stand, speak slowly and clearly into the microphone, and state your name and address for the recorded record.
- Be respectful to others and refrain from disruptions during the meeting. Please refrain from conversation with others in the audience as the microphones are very sensitive and can pick up whispers in the back of the room.
- Keep comments constructive and not disruptive.
- Avoid verbal approval or dissatisfaction of the ongoing discussion (i.e., booing or applauding).
- Exhibits (photos, petitions, etc.) given to the City become the property of the City.
- Please silence all cellular phones, beepers, pagers or other noise making devices.
- Be considerate of others who wish to speak by limiting your comments to a reasonable length, and avoiding repetition of what has already been said. Individuals may be limited to two minutes and group representatives may be limited to five minutes.
- Refrain from congregating near the doors or in the lobby area outside the council room to talk as it can be very noisy and disruptive. If you must carry on conversation in this area, please be as quiet as possible. (The doors must remain open during a public meeting/hearing.)

Public Hearing vs. Public Meeting

If the meeting is a **public hearing**, the public may participate during that time and may present opinions and evidence for the issue for which the hearing is being held. In a public hearing there may be some restrictions on participation such as time limits.

Anyone can observe a **public meeting**, but there is no right to speak or be heard there - the public participates in presenting opinions and evidence at the pleasure of the body conducting the meeting.

ALPINE PLANNING COMMISSION AGENDA

SUBJECT: Public Hearing – Site Plan – Alpine Animal Hospital

FOR CONSIDERATION ON: 3 December 2019

PETITIONER: Michael Kendig

ACTION REQUESTED BY PETITIONER: Recommend approval of the site plan as proposed.

BACKGROUND INFORMATION:

The Alpine Animal Hospital would like to build a new additional accessory building which would serve as a dog boarding facility and be offered as an additional service of the Alpine Animal Hospital. Existing accessory buildings would need to be demolished in order for the proposed structure to be built.

The site is located within the Business Commercial Zone and the Gateway Historic District. The new proposed accessory building is approximately 1,920 square feet, with total combined square footage (new plus existing) being approximately 4,497 square feet. The overall size of the property is 1.01 acres. 21 total off-street parking stalls are proposed. The developer is seeking a recommendation of approval for the proposed site plan.

Staff Recommendation:

Review and consider approving the proposed site plan.

Sample Motion to Approve:

I motion to recommend that the proposed site plan be approved with the following conditions:

- Exception be granted for the side setback of the new building.

Sample Motion to Deny:

I motion to recommend that the proposed site plan be denied based on the following:

- ***Insert Finding***



**ALPINE CITY
STAFF REPORT**
December 3, 2019

To: Alpine City Planning Commission & City Council

From: Staff

Prepared By: Austin Roy, City Planner
Planning & Zoning Department

Jed Muhlestein, City Engineer
Engineering & Public Works Department

Re: Site Plan Review – Alpine Animal Hospital Kennels

Applicant: Michael Kendig, Alpine Animal Hospital
Project Location: 424 South Alpine Highway
Zoning: Business Commercial Zone
Acreage: Approximately 1.01 Acres
Building Area: 4,497 Sq. Ft.
Request: Recommend approval of the site plan

SUMMARY

The Alpine Animal Hospital would like to build a new additional accessory building which would serve as a dog boarding facility and be offered as an additional service of the Alpine Animal Hospital. Existing accessory buildings would need to be demolished in order for the proposed structure to be built. The site is located within the Business Commercial Zone and the Gateway Historic District. The new proposed accessory building is approximately 1,920 square feet, with total combined square footage (new plus existing) being approximately 4,497 square feet. The overall size of the property is 1.01 acres. 21 total off-street parking stalls are proposed. The developer is seeking a recommendation of approval for the proposed site plan.

BACKGROUND

In 2019 the City Council adopted a new ordinance to allow dog kennels in Alpine City as a conditional use within the Business Commercial zone. At the same time this ordinance was proposed, the Alpine Animal Hospital presented a rough site plan for the new building and both the Planning Commission and the City Council agreed with the proposed location of the dog kennels.

The Alpine Animal Hospital property has also served as the location of the Snoasis snow cone shop. However, Snoasis has moved and will no longer be sharing the property with Alpine Animal Hospital. This change will free up parking and reduce the traffic to and from the property.

ANALYSIS

Location

Setbacks (3.07) for all buildings within the Business Commercial zone are 20 feet from side and rear property lines. **The proposed site of the structure is approximately 5 feet from the side property line, which will require an exception via recommendation of the Planning Commission and approval by City Council.**

Off-Street Parking

City code requires (3.24.030) less intensive commercial business to have three and a half (3.5) stalls for every 1,000 sq. ft. and based on the total square footage of the proposed plus existing buildings building (4,497 sq. ft.) 16 off-street parking spaces are required. The proposal exceeds the off-street parking requirements, with plans showing 20 parking stalls plus one (1) ADA stalls for a total of 21 parking stalls.

Screening

“The sides and rear of any off-street parking area that adjoins a residence or residential zone shall be required to be screened by a masonry wall or solid visual barrier fence” (3.24.020). Property does not adjoin residential property.

Landscaping

All areas of a site which are not devoted to buildings or off-street parking are required to be landscaped, with a minimum of twenty (20) percent of the total area to be landscaped (3.07.080). The site plan shows that 22,806 square feet of the property is landscaped, or 51 percent of the total lot. Site plan meets the landscaping area requirement.

Trash Storage

This requirement was previously met for the existing building.

Height of Building

The height of the proposed building meets the requirements of the Business Commercial zone, measuring 11 feet 4 inches to the highest point of the building. Maximum height for the zone is 34 feet.

Design

The proposed building will use the same siding, materials, and colors as the recently renovated Alpine Animal Hospital that were recently approved by the Planning Commission and City Council. Architectural style is consistent with other buildings in the business district.

REVIEWS

PLANNING AND ZONING DEPARTMENT REVIEW

The analysis section in the body of this report serves as the Planning and Zoning Department review.

ENGINEERING AND PUBLIC WORKS DEPARTMENT REVIEW

Streets

The application is for a new building on an existing site. All site plans must adhere to the Off-Street Parking Ordinance (Article 3.24). The existing parking area consists of a paved parking lot as required by ordinance. Enough existing parking stalls are present to meet ordinance for the proposed plan.

A lighting plan was submitted and approved. The lighting plan essentially shows how the existing lights onsite are sufficient for the proposed changes.

Utilities

There are no new City services such as culinary, pressurized irrigation, or sewer requested for the new building.

A storm water plan consists of three small retention basins on the low side of the property with associated piping. The plan shows the property will retain all storm water from the 100-yr storm event. The plan was reviewed and approved.

Other

The water policy has been previously met for the site.

NOTICING

Notice has been properly issued in the manner outlined in City and State Code

STAFF RECOMMENDATION

Review staff report and findings and make a recommendation or approve the proposed site plan.

MODEL MOTIONS

SAMPLE MOTION TO APPROVE

I motion to recommend that the proposed site plan for the Alpine Animal Hospital kennels be approved with the following conditions:

- Exception be granted for the side setback of the new building.

SAMPLE MOTION TO DENY

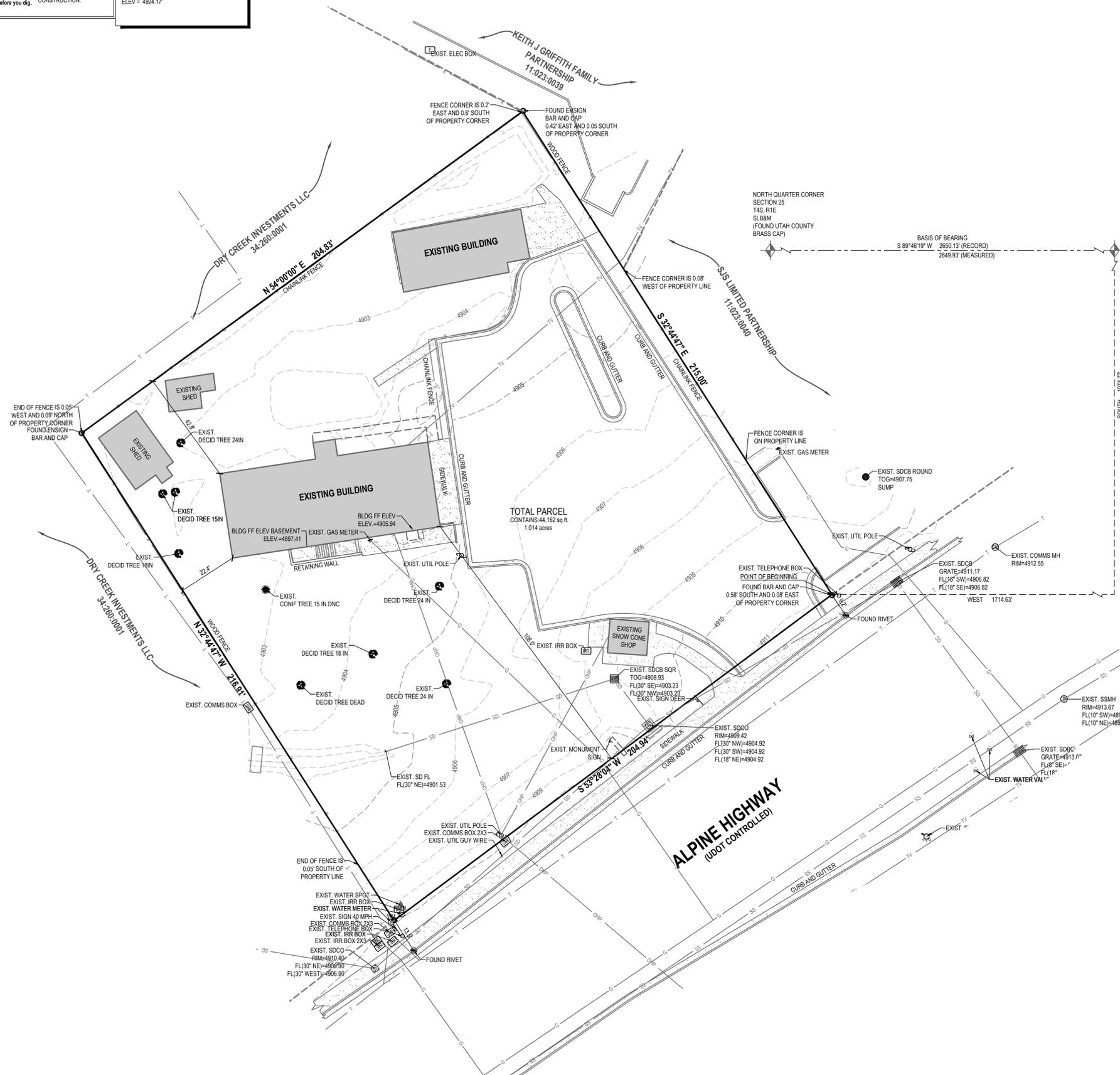
I motion to recommend that the site plan for the Alpine Animal Hospital kennels be denied based on the following:

- ***Insert Finding***.

811
Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK
NORTHEAST CORNER OF SECTION 25,
TOWNSHIP 4 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
ELEV = 4924.17'



SURVEYOR'S NARRATIVE

I, Patrick M. Harris, do hereby state that I am a Professional Land Surveyor and that I hold certificate no. 286882 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The Purpose of this survey is to provide a boundary and topography survey to our client. The Basis of Bearing is the line between the Northeast Corner and the North Quarter Corner of Section 25, Township 4 South, Range 1 East, Salt Lake Base and Meridian, and measures South 89°46'19\"/>

BOUNDARY DESCRIPTION

A parcel of land situate in the Northeast Quarter of Section 25, Township 4 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the Westerly Right-of-Way of Alpine Highway, said point being South 1,074.72 feet and West 1,714.63 feet from the Northeast Corner of Section 25, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running:

thence South 53°26'04\"/>

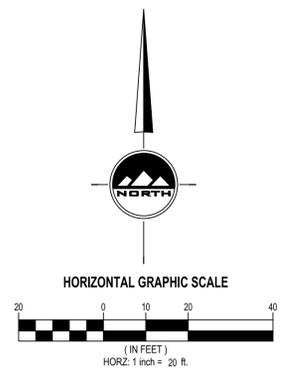
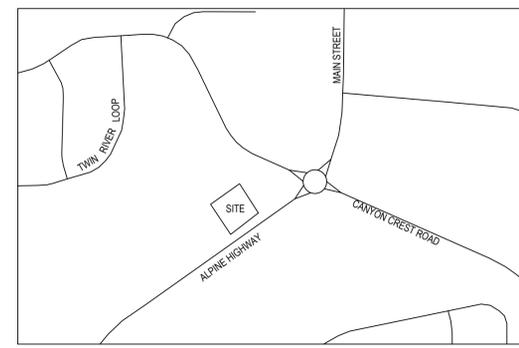
Contains 44,162 square feet or 1.014 acres.

Date 6/28/19

Patrick M. Harris
License no. 286882

LEGEND

	SECTION CORNER		MINOR CONTOURS 1' INCREMENT
	MONUMENT		MAJOR CONTOURS 5' INCREMENT
	SET NAIL & WASHER		CONCRETE
	SET ENSIGN REBAR AND CAP		ADJACENT RIGHT OF WAY
	WATER METER		RIGHT OF WAY
	WATER MANHOLE		SECTION LINE
	WATER VALVE		PROPERTY LINE
	FIRE HYDRANT		ADJACENT PROPERTY LINE
	IRRIGATION VALVE		DEED LINE
	SANITARY SEWER MANHOLE		TANGENT LINE
	STORM DRAIN CLEAN OUT		FENCE
	STORM DRAIN CATCH BASIN		EDGE OF ASPHALT
	STORM DRAIN COMBO BOX		SANITARY SEWER
	SIGN		STORM DRAIN LINE
	UTILITY MANHOLE		WATER LINE
	UTILITY POLE		IRRIGATION LINE
	GAS METER		TELEPHONE LINE
	GAS LINE		OVERHEAD POWER



LOCATED IN THE NORTHEAST QUARTER
OF SECTION 25
TOWNSHIP 4 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
ALPINE, UTAH COUNTY, UTAH

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
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RICHFIELD
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FOR:
ALPINE ANIMAL CLINIC
424 ALPINE HIGHWAY
ALPINE, UTAH 84004

CONTACT:
MICHAEL KENDIG
PHONE: 801-318-4406

**ALPINE ANIMAL CLINIC
BOUNDARY & TOPOGRAPHY SURVEY**
424 ALPINE HIGHWAY
ALPINE, UTAH



BOUNDARY & TOPOGRAPHY SURVEY

PROJECT NUMBER: 9164 PRINT DATE: 11/25/19

DRAWN BY: C.ANDERSON CHECKED BY: P.HARRIS

PROJECT MANAGER: P.HARRIS

1 OF 1

GENERAL NOTES

- ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION (CURRENT EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
- CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.
- CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
- CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
- THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
- ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
- ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST. PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES, NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
- NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
- EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND/OR UTILITY MAPPING PROVIDED TO THE ENGINEER, AND THEREFORE UTILITIES MAY NOT BE LOCATED CORRECTLY, EITHER HORIZONTALLY OR VERTICALLY, AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR IS REQUIRED TO FOLLOW THE PROCEDURE OUTLINED BELOW:
 - CONTRACTOR IS REQUIRED TO LOCATE AND POTHOLE ALL EXISTING UTILITY LINES (BOTH HORIZONTALLY AND VERTICALLY) THAT AFFECT THE PROJECT CONSTRUCTION, EITHER ON-SITE OR OFF-SITE, AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE DESIGN OF THE SITE AS SHOWN ON THE APPROVED PLANS PRIOR TO ANY CONSTRUCTION. IF IT IS DETERMINED THAT CONFLICTS EXIST BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) THE ENGINEER MUST BE NOTIFIED IMMEDIATELY TO CORRECT THE CONFLICTS BEFORE ANY WORK CAN BEGIN. IF THE CONTRACTOR FAILS TO FOLLOW THIS ABSOLUTE REQUIREMENT AND CONFLICTS ARISE DURING CONSTRUCTION THE CONTRACTOR WILL BEAR THE SOLE RESPONSIBILITY TO FIX THE CONFLICTS.
 - CONTRACTOR IS REQUIRED TO VERIFY THAT PROPER COVER AND PROTECTION OF EXISTING UTILITY LINES IS MAINTAINED OR ATTAINED WITHIN THE DESIGN ONCE VERIFICATION OF THE EXISTING UTILITIES IS COMPLETED AS OUTLINED IN 16.1 ABOVE.
 - IN ADDITION TO 16.1 AND 16.2 ABOVE THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY "POTHOLING" A MINIMUM OF 300 FEET AHEAD OF PROPOSED PIPELINE CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNED PIPELINE ALIGNMENT AND GRADE AND EXISTING UTILITIES.
 - IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) AS DETERMINED UNDER 16.1, 16.2 OR 16.3 THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY TO RESOLVE THE CONFLICT.
 - IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO IDENTIFY AND/OR "POTHOLE" EXISTING UTILITIES AS REQUIRED IN 16.1, 16.2 AND 16.3 ABOVE, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
- ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
- CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
- AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
- CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT REQUIRED BY THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
- IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
- WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
- CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
- WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
- ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
- ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.
- ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE GOVERNING AGENCY PRIOR TO THE PLACEMENT.
- CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
- A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN.

UTILITY NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.
- CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.
- EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
- CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.
- TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (CURRENT EDITION), SECTION 02320- BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS DETERMINED BY THE GEOTECHNICAL RECOMMENDATIONS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.
- THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HISHER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.
- ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (CURRENT EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.
- CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.
- SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
- CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
- EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
- ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, EDGE TO EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, CONSTRUCT PER GOVERNING AGENCY'S MINIMUM SEPARATION STANDARDS.
- CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
- ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
- CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

TRAFFIC CONTROL AND SAFETY NOTES

- TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
- BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.
- NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
- THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
- DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE GOVERNING AGENCY FOR REVIEW AND APPROVAL.
- ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE GOVERNING AGENCY.
- TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
- ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
- THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

DEMOLITION NOTES

- EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES WITHIN THE PROJECT LIMITS BEFORE BEGINNING DEMOLITION/CONSTRUCTION.
- THERE MAY BE BURIED UTILITIES WITHIN THE LIMITS OF DISTURBANCE THAT ARE NOT SHOWN ON THE PLANS DUE TO LACK OF MAPPING OR RECORD INFORMATION. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN UNEXPECTED UTILITIES ARE DISCOVERED.
- THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM HIS OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

GRADING AND DRAINAGE NOTES

- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.
- THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.)
- THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.
- ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.
- THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT, AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT.
- THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
- THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.
- THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.
- THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES, AND SLOPES SHOWN.
- THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
- THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN.
- ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
- THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GOVERNING AGENCY.
- THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY-OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

ABBREVIATIONS

APWA	AMERICAN PUBLIC WORKS ASSOCIATION
AR	ACCESSIBLE ROUTE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AHWA	AMERICAN WATER WORKS ASSOCIATION
BOS	BOTTOM OF STEP
BVC	BEGIN VERTICAL CURVE
C	CATCH BASIN
CB	CURB FACE OR CUBIC FEET
CF	CENTER LINE
CL	CLEAN OUT
COMM	COMMUNICATION
CONC	CONCRETE
CONT	CONTINUOUS
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
ELEC	ELECTRICAL
ELEV	ELEVATION
EOA	EDGE OF ASPHALT
EVC	END OF VERTICAL CURVE
EW	EACH WAY
EXIST	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE OR FLANGE
GB	GRADE BREAK
GF	GARAGE FLOOR
GV	GATE VALVE
HC	HANDICAP
HP	HIGH POINT
IRR	IRRIGATION
K	RATE OF VERTICAL CURVATURE
LD	LAND DRAIN
LF	LINEAR FEET
LP	LOW POINT
MEX	MATCH EXISTING
MH	MANHOLE
MJ	MECHANICAL JOINT
NG	NATURAL GROUND
NIC	NOT IN CONTRACT
NO	NUMBER
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OHP	OVERHEAD POWER
PC	POINT OF CURVATURE OR PRESSURE CLASS
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PV	POINT INDICATOR VALVE
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PRO	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
R	RADIUS
RD	ROOF DRAIN
ROW	RIGHT OF WAY
S	SLOPE
SAN SWR	SANITARY SEWER
SD	STORM DRAIN
SEC	SECONDARY
SS	SANITARY SEWER
STA	STATION
SW	SECONDARY WATER LINE
TBC	TOP BACK OF CURB
TOG	TOP OF GRATE
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOF	TOP OF FOUNDATION
TOW	TOP OF WALL
TOS	TOP OF STEP
TYP	TYPICAL
VC	VERTICAL CURVE
WV	WALL INDICATOR VALVE
W	WATER LINE

NOTE: MAY CONTAIN ABBREVIATIONS THAT ARE NOT USED IN THIS PLAN SET.

LEGEND

	SECTION CORNER		EXISTING EDGE OF ASPHALT
	EXISTING MONUMENT		PROPOSED EDGE OF ASPHALT
	PROPOSED MONUMENT		EXISTING STRIPING
	EXISTING REBAR AND CAP		PROPOSED STRIPING
	SET ENSIGN REBAR AND CAP		EXISTING FENCE
	EXISTING WATER METER		PROPOSED FENCE
	PROPOSED WATER METER		EXISTING FLOW LINE
	EXISTING WATER MANHOLE		PROPOSED FLOW LINE
	PROPOSED WATER MANHOLE		GRADE BREAK
	EXISTING WATER BOX		EXISTING STORM DRAIN LINE
	EXISTING WATER VALVE		PROPOSED STORM DRAIN LINE
	PROPOSED WATER VALVE		ROOF DRAIN LINE
	EXISTING FIRE HYDRANT		CATCHMENTS
	PROPOSED FIRE HYDRANT		HIGHWATER LINE
	PROPOSED FIRE DEPARTMENT CONNECTION		EXISTING SANITARY SEWER
	EXISTING SECONDARY WATER VALVE		PROPOSED SANITARY SEWER LINE
	PROPOSED SECONDARY WATER VALVE		PROPOSED SAN. SWR. SERVICE LINE
	EXISTING IRRIGATION BOX		EXISTING LAND DRAIN LINE
	EXISTING IRRIGATION VALVE		PROPOSED LAND DRAIN LINE
	PROPOSED IRRIGATION VALVE		PROPOSED LAND DRAIN SERVICE LINE
	EXISTING SANITARY SEWER MANHOLE		EXISTING CULINARY WATER LINE
	PROPOSED SANITARY SEWER MANHOLE		PROPOSED CULINARY WATER LINE
	EXISTING SANITARY CLEAN OUT		PROPOSED CULINARY WATER SERVICE LINE
	EXISTING STORM DRAIN CLEAN OUT BOX		EXISTING SECONDARY WATER LINE
	PROPOSED STORM DRAIN CLEAN OUT BOX		PROPOSED SECONDARY WATER LINE
	EXISTING STORM DRAIN INLET BOX		PROPOSED SEC. WATER SERVICE LINE
	EXISTING STORM DRAIN CATCH BASIN		EXISTING IRRIGATION LINE
	PROPOSED STORM DRAIN CATCH BASIN		PROPOSED IRRIGATION LINE
	EXISTING STORM DRAIN COMBO BOX		EXISTING OVERHEAD POWER LINE
	PROPOSED STORM DRAIN COMBO BOX		EXISTING ELECTRICAL LINE
	EXISTING STORM DRAIN CLEAN OUT		EXISTING GAS LINE
	EXISTING STORM DRAIN CULVERT		EXISTING TELEPHONE LINE
	PROPOSED STORM DRAIN CULVERT		ACCESSIBLE ROUTE
	TEMPORARY SAG INLET PROTECTION		SAW CUT LINE
	TEMPORARY IN-LINE INLET PROTECTION		STRAW WATTLE
	ROOF DRAIN		TEMPORARY BERM
	EXISTING ELECTRICAL MANHOLE		TEMPORARY SILT FENCE
	EXISTING ELECTRICAL BOX		LIMITS OF DISTURBANCE
	EXISTING TRANSFORMER		EXISTING WALL
	EXISTING UTILITY POLE		PROPOSED WALL
	EXISTING LIGHT		EXISTING CONTOURS
	PROPOSED LIGHT		PROPOSED CONTOURS
	EXISTING GAS METER		BUILDABLE AREA WITHIN SETBACKS
	EXISTING GAS MANHOLE		PUBLIC DRAINAGE EASEMENT
	EXISTING GAS VALVE		EXISTING ASPHALT TO BE REMOVED
	EXISTING TELEPHONE MANHOLE		PROPOSED ASPHALT
	EXISTING TELEPHONE BOX		EXISTING CURB AND GUTTER
	EXISTING TRAFFIC SIGNAL BOX		PROPOSED CURB AND GUTTER
	EXISTING CABLE BOX		PROPOSED REVERSE PAN CURB AND GUTTER
	EXISTING BOLLARD		TRANSITION TO REVERSE PAN CURB
	PROPOSED BOLLARD		CONCRETE TO BE REMOVED
	EXISTING SIGN		EXISTING CONCRETE
	PROPOSED SIGN		PROPOSED CONCRETE
	EXISTING SPOT ELEVATION		BUILDING TO BE REMOVED
	PROPOSED SPOT ELEVATION		EXISTING BUILDING
	EXISTING FLOW DIRECTION		PROPOSED BUILDING
	EXISTING TREE		
	DENSE VEGETATION		

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.

ENSIGN
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MICHAEL KENDIG
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ALPINE ANIMAL CLINIC

424 ALPINE HIGHWAY

ALPINE, UTAH

REGISTERED PROFESSIONAL ENGINEER
11-25-19
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

GENERAL NOTES

PROJECT NUMBER	PRINT DATE
9164	11/25/19
DRAWN BY	CHECKED BY

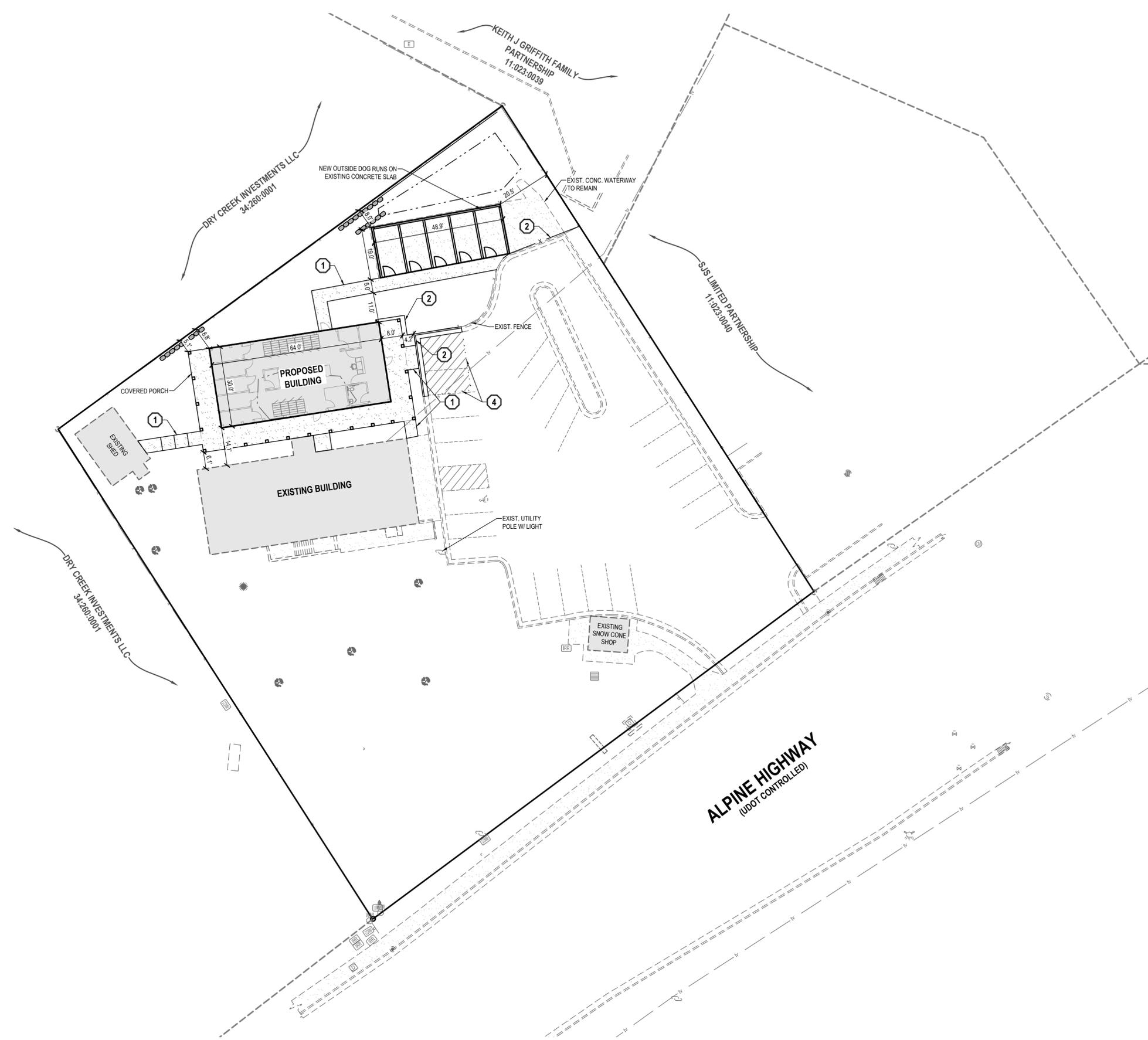
PROJECT MANAGER
P. HARRIS

C-001

811
Know what's below.
Call before you dig.

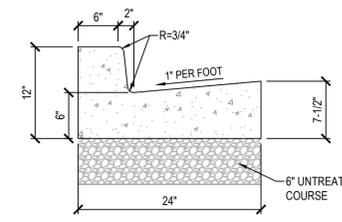
CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK
NORTHEAST CORNER OF SECTION 25,
TOWNSHIP 4 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
ELEV = 4924.17'



- GENERAL NOTES**
- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 - ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
 - SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
 - ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
 - ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
 - NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
 - THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

- SCOPE OF WORK:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 4" THICK CONCRETE SIDEWALK PER APWA STANDARD PLAN NO. 231.
 - FENCE. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
 - 24" COLLECTION CURB AND GUTTER PER DETAIL 1/C-100.
 - SAWCUT EXISTING ASPHALT PAVEMENT TO PROVIDE A CLEAN EDGE FOR THE TRANSITION BETWEEN EXISTING AND PROPOSED ASPHALT PAVEMENT.



NOTE:
1. CONSTRUCT PER NOTES AND SPECIFICATIONS ASSOCIATED WITH APWA STANDARD PLAN NO. 205.

1 24" COLLECTION CURB AND GUTTER SCALE: NONE

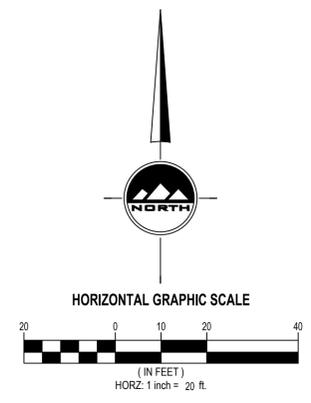
SITE SUMMARY TABLE

DESCRIPTION	AREA (SF)	PERCENTAGE
PAVEMENT	15,314	35%
ROOF	6,042	14%
LANDSCAPING	22,806	51%
TOTAL SITE	44,162	100%
	1.014 ACRES	

PARKING DATA TABLE

STANDARD STALLS	20
ADA - ACCESSIBLE STALLS	1
TOTAL STALLS	21

PARKING REQUIREMENT
LESS INTENSIVE COMMERCIAL BUSINESSES = 3.5 STALLS PER 1,000 SQ. FT. OF BUILDING (4,497 SQ. FT. / 1000) * 3.5 = **16 STALLS REQUIRED**
RESTAURANTS (SNOASIS) = 1 STALLS PER 4 SEATS (20 SEATS / 4) * 1 = **5 STALLS REQUIRED**
21 TOTAL STALLS REQUIRED (1 ADA)
21 TOTAL STALLS PROVIDED (1 ADA)



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ALPINE, UTAH



SITE PLAN

PROJECT NUMBER: 9164
PRINT DATE: 11/25/19
DRAWN BY: P. HARRIS
CHECKED BY:

PROJECT MANAGER:
P. HARRIS

C-100

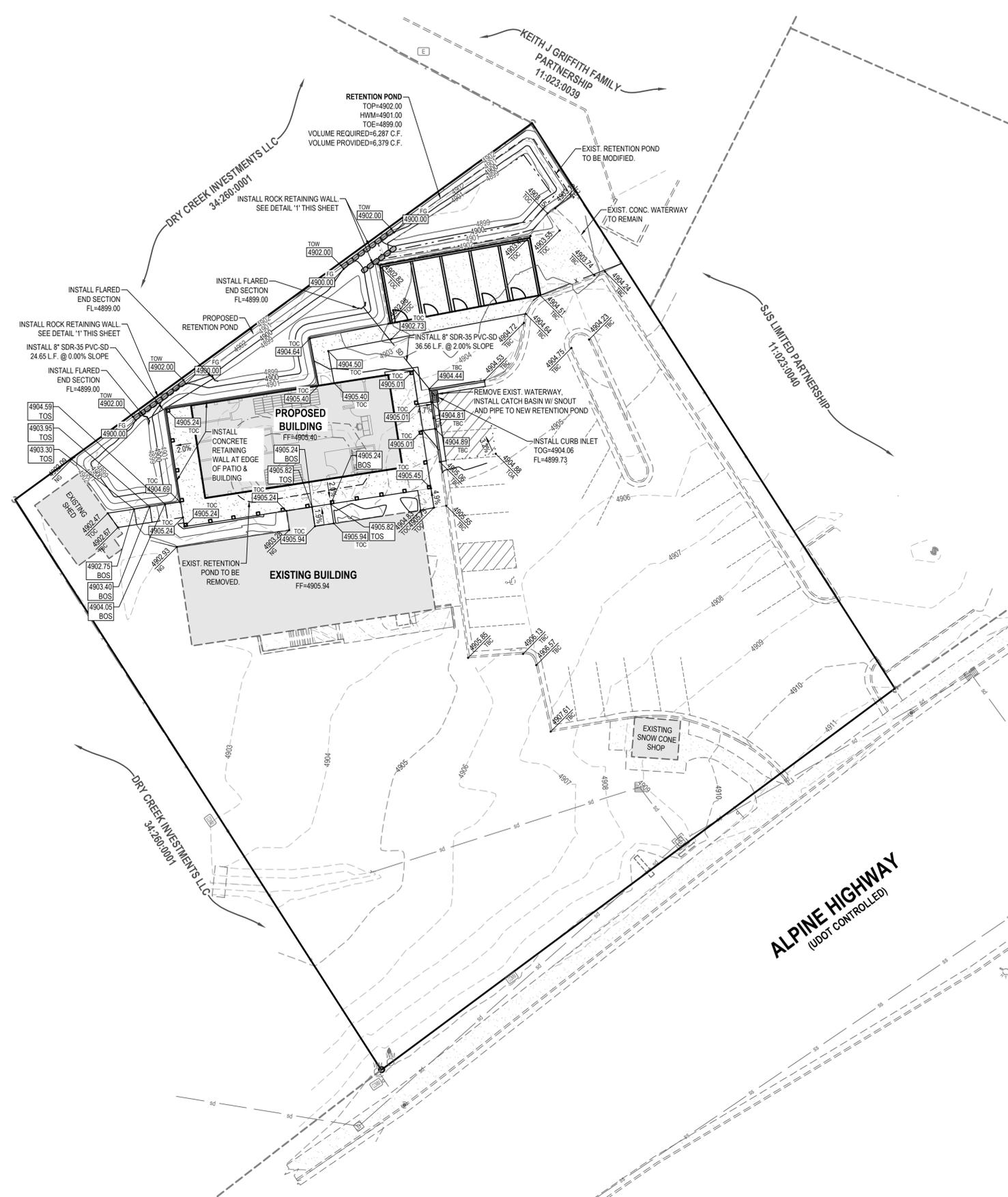
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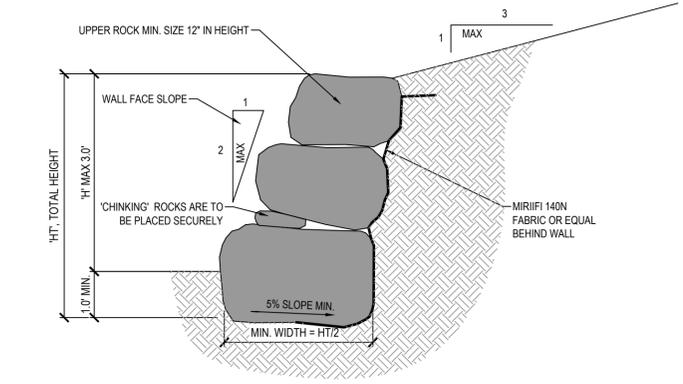
BENCHMARK

NORTHEAST CORNER OF SECTION 25,
TOWNSHIP 4 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN

ELEV = 4924.17



- NOTES:
- EACH ROCK IS TO BE PLACED INDIVIDUALLY OF THE SIZE AND SHAPE SPECIFIED. ENSURE THAT EACH ROCK IS SET AND SUPPORTED BY UNDERLYING MATERIALS AND ADJACENT ROCKS. REPOSITION OR REPLACE LOOSE ROCKS.
 - UPPER ROCKS ARE TO BE SUPPORTED BY (2) ROCKS IN ROW BELOW. ROCKS ARE TO BE OFFSET SO THAT VERTICAL SEAMS ARE NOT CONSTRUCTED IN WALL.
 - PLACE BASE, FACING, AND CAP ROCKS SO THAT THEIR HEIGHT DIMENSION IS NOT GREATER THAN THEIR WIDTH. THE LONGEST DIMENSION OF THE BASE, FACING, AND CAP ROCKS IS PERPENDICULAR TO THE FACE OF ROCKERY. TYPICAL BASE DIMENSION IS 1.5 x HEIGHT OF ROCK.
 - ROCKS ARE TO BE PLACED SO THAT SLOPE BACK INTO HILLSIDE AT A MIN. OF 5%. PROVIDE 'CHINKS' AS NECESSARY BETWEEN ROCKS TO SLOPE UPPER ROCKS ADEQUATELY.
 - ALL FILL TO BE COMPACTED TO 90% MAX DRY DENSITY PLACED IN 8" LIFTS.
 - STABILITY OF TEMPORARY CUT SLOPES IS THE RESPONSIBILITY OF THE CONTRACTOR.
 - DO NOT CONSTRUCT ROCK WALLS OR SLOPES EXCEEDING THE HEIGHTS SHOWN HERE WITHOUT CONSULTING WITH ENGINEER.
 - ROCKS ARE TO BE ANGULAR TO PROVIDE ADEQUATE 'FLAT SURFACE' FOR ROCK TO ROCK CONNECTION. ROUND SHAPED ROCKS ARE NOT ACCEPTABLE.
 - ROCKS ARE TO QUARRIED BY NON-EXPLOSIVE METHODS. ROCKS QUARRIED BY BLASTING METHODS ARE PRONE TO CRACKING AND ARE NOT ACCEPTABLE.
 - MAINTENANCE OF ROCK-PROTECTED SLOPES WILL BE REQUIRED AS THE ROCKS SETTLE AND MOVE OVER TIME. LOCALIZED AREAS OF ROCK-PROTECTED SLOPE MAY NEED ADJUSTMENTS TO IMPROVE ROCK INTERLOCKING OVER TIME. ADEQUATE BACKFILL OR ROCK TO ROCK CONTACT SHOULD BE MAINTAINED TO PREVENT SIGNIFICANT MOVEMENT OF THE TOP ROW OF ROCKS.
 - CARE SHOULD BE TAKEN NOT TO OVER WATER THE SOIL LOCATED ABOVE AND BEHIND THE ROCK-PROTECTED SLOPES. OVER WATERING WILL LIKELY RESULT IN SOIL ERODING THROUGH THE JOINTS BETWEEN THE ROCKS. GOOD SURFACE DRAINAGE SHOULD BE PROVIDED UPSLOPE OF THE ROCK-PROTECTED SLOPES TO DIRECT RUNOFF AWAY FROM THE ROCK PROTECTED SLOPES.



1 ROCK RETAINING WALL SCALE: NONE

EN SIGN engineering x planning x surveying

Project: Alpine Animal Clinic
By: B. Morris
Date: 24-Oct-2019

Project No.: 9164
Checked By: B. Morris
Sheet: 1 of 1

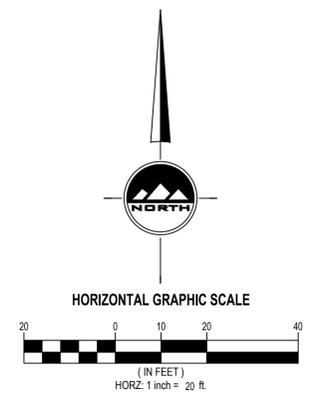
DRAINAGE CALCULATION

Area Calculations		Area Runoff Coefficients	
Landscaped Area (Ap)	0.49 acres	Cp	0.90
LANDSCAPE AREA (AL)	0.52 acres	Cl	0.15
TOTAL AREA (A)	1.01 acres	WEIGHTED C:	0.51

Runoff Calculations							
Time (min)	CA (Acres)	Intensity (in/hr)	Time (sec)	Total Allowable Runoff	Cumulative Runoff (cfs)	Allowed Runoff (cfs)	Storage (cfs)
5	0.52	6.97	300	1087	0	1,087	
10	0.52	5.30	600	1653	0	1,653	
15	0.52	4.38	900	2049	0	2,049	
30	0.52	2.95	1800	2760	0	2,760	
60	0.52	1.82	3600	3406	0	3,406	
120	0.52	1.02	7200	3817	0	3,817	
180	0.52	0.71	10800	3986	0	3,986	
360	0.52	0.41	21600	4603	0	4,603	
720	0.52	0.26	43200	5838	0	5,838	
1440	0.52	0.14	86400	6287	0	6,287	
NOTE: 100 Year Storm						STORAGE REQUIRED:	6,287
						STORAGE PROVIDED:	6,379

- GENERAL NOTES**
- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 - ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
 - ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
 - THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
 - ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XX.XX REPRESENTS AN ELEVATION OF 48XX.XX ON THESE PLANS.
 - LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
 - SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
 - EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
 - ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
 - ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
 - ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
 - THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 - NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
 - THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

- SCOPE OF WORK:**
- PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- SNOUT (2' OR APPROVED EQUAL). CUT PIPE FLUSH WITH STRUCTURAL WALL. ENSURE PIPE/STRUCTURE INTERFACE IS SMOOTH AND FREE OF DEBRIS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. INSTALL ON WEST SIDE OF STORM DRAIN BOX.
 - CATCH BASIN PER CITY STANDARDS AND SPECIFICATIONS.



EN SIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
ALPINE ANIMAL CLINIC
424 ALPINE HIGHWAY
ALPINE, UTAH 84004

CONTACT:
MICHAEL KENDIG
PHONE: 801-318-4406

ALPINE ANIMAL CLINIC
424 ALPINE HIGHWAY
ALPINE, UTAH

GRADING PLAN

PROJECT NUMBER: 9164
PRINT DATE: 11/25/19
DRAWN BY: P. HARRIS
CHECKED BY:

PROJECT MANAGER:
P. HARRIS

C-200



Alpine Pet Lodge Proposal



Introduction; The owners of Alpine Animal Hospital, Michael Kendig and Sarah Kendig, and their practice manager, Monica Lawlis have created a proposal for construction and opening of a dog boarding kennel on the current property of the veterinary hospital. The building would measure 30'0"x 64'0" x 11'4" with a 10'0" truss clearance and be located on the far side of the property, on the other side of the clinic from Alpine Highway. In this proposal we will address possible concerns that may arise due to this project and our proposed solutions. We believe this will be a much needed service for Alpine and only bring positive changes.

Noise; The facility will feature all indoor, soundproofed kennels having a maximum of twenty five cages/rooms at one time. Outside time with the dogs will only happen with a trained staff member. This will control any excessive barking or noise from the dogs due to constant supervision while outside on the grounds. For play time we will convert an existing empty building so that dogs can run and play but still be inside, controlling noise and any outside disturbances. We will not allow noise to affect any neighboring businesses, residents, or the veterinary clinic.

Aesthetic; Alpine is a beautiful city featuring the mountains and local architecture. Local buildings and style will be kept in mind while building the new facility. Not only will it fit into the city, it will also improve the look of the whole property, including our veterinary clinic. Old buildings on the property will be torn down, landscaping of the whole yard will be done, and the water drainage that is currently an eye sore will be redirected and not seen as obviously. Trees will have to be removed but will be replaced with the building and a well-manicured yard and fence that is consistently up kept. The actual boarding facility will not be seen from Alpine Highway but will have an entrance close to where the current veterinary clinic entrance exists.

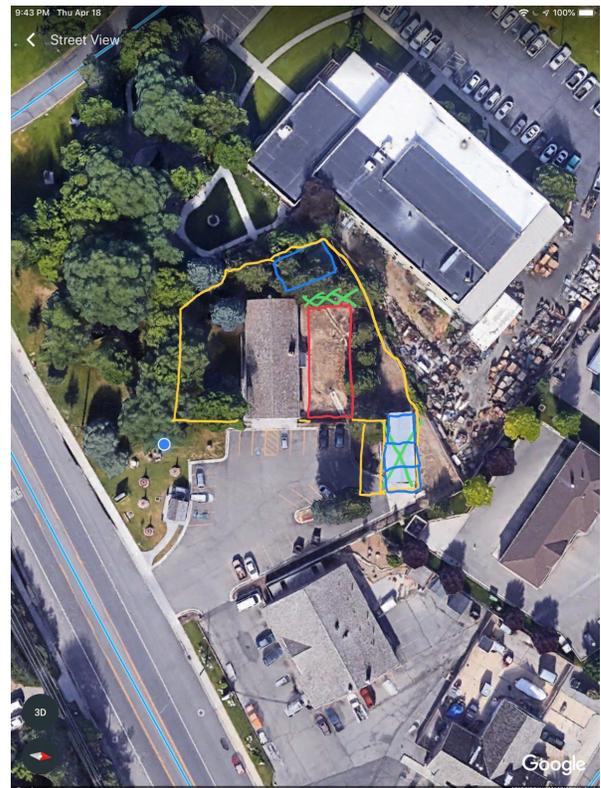
Parking; Currently, our parking lot has 21 well outlined parking spaces. In the summer months we not only handle our own clients, but the very busy Snoasis customers as well. With most services at the new facility only being 5-10 min interactions during drop off and discharges,

parking should never be an issue. Snoasis will be off the property before the facility opens as well which will open up most of our available parking. There will not be a certain window of an influx of traffic due to us being open all day and the flexibility for clients to come by when it's most convenient for them during our open hours. This will prevent any traffic issues that may affect local businesses and schools around the morning and evening rush hours.

Environment; Outside pet waste will be routinely picked up and disposed of as not to be a nuisance from odor or sight. Inside waste will be taken care of by indoor plumbing in the kennels via drains, connected to the sanitation system. Patients will be vetted for any sickness or disease and will be required to have a negative fecal test before boarding, insuring disease doesn't spread among our clients or into the local pet community.

Alpine Benefits; There are no current boarding or grooming facilities in Alpine, and they are very much in demand. Since opening our veterinary clinic almost four years ago we have received an increasing amount of inquiries about boarding and grooming services. We are unable to accommodate due to needing kennel space for our veterinary patients. A separate boarding facility would greatly help out Alpine residents. Including a peace of mind of being directly supervised by our veterinary clinic next door should anything ever arise.

Creating Jobs; Jobs will be created for Alpine applicants especially, having local young people trained to work will benefit them, our facility, and Alpine as a whole. We will be hiring locally for young people who may be in school as well as a groomer. Offering local jobs helps to keep our business supporting Alpine city and Alpine residents. We have many young people from the area intern at the veterinary clinic who have expressed a lot of interest working at our boarding facility. Many want to work in the veterinary or pet industry as they get older and would like a starting position to work their way up in the field.





BRUCE A ALLEN
Cell Phone: (801) 231-6522
Phone Number: (801) 465-0300
Email: BALLE@Clearybuilding.com

4/9/2019
KENDIG, MIKE
Doc ID: 1150720190409125854

Cleary Buildings Project Estimate Client Proposal - Erected

Project Name: KENDIG, MIKE
Site Address: 424 ALPINE HIGHWAY ALPINE, UTAH 84004
Email: vetmedmck79@gmail.com
Cell Phone: (385) 498-4500



Commercial 30' 0" x 64' 0" x 11' 4" with 10' 0" truss clearance from 100'-0" mark. (8 Bays at 8' o.c.)

Details:

Truss (Standard Lower Chord) with 3/12 roof pitch.
Default Ceiling Design: Designed to Support a Future Drywall Ceiling
Purlin Blocking: Both Endwalls are purlin blocked
Type Foundation: In Ground
Concrete Floor: Yes - Supplied by Purchaser
54 psf Ground Snow Load with 2"x4" Continuous 2' 0" inch on center purlins.

Exterior Finishes:

Roof/Siding: Grand Rib 3 Plus
Roof Condensation Control: 2" condensation blanket white vinyl faced
- Lifetime Film Integrity Warranty, 35 Year Fade and Chalk Warranty, and G-90 Galvanizing Up to 1.0 ounce of Zinc Protection.

Accessories:

Standard Ridge Cap.
Marco LP2 Weather-Tite Ridge Vent "Low Profile" (Add ventilation to ridge).
Side Wall Overhang: Low Profile Eave Ventilation on S1 & S2
End Wall Overhang: None on E1 & E2

- (1) - Plyco Series 20 Blocked 3'-0"x6'-8" with 2x6 frame 22"x36" Insulated - Thermo Pane
- (1) - Plyco Series 20 Blocked 3'-0"x6'-8" with 2x6 frame 22"x36" Insulated - Thermo Pane
- (16) - Plyco CTB500 Horizontal Step Saver Horizontal (Single Slider) 4'-0"x2'-0" with 2x6 Step-Saver Screen



BRUCE A ALLEN
Cell Phone: (801) 231-6522
Phone Number: (801) 465-0300
Email: BALLEEN@Clearybuilding.com

4/9/2019
KENDIG, MIKE
Doc ID: 1150720190409125854

Features: Insulated Double Pane

Interior Finish / Insulation

Responsibilities

Temporary Services:

- Purchaser will provide electric power during construction.
- Portable toilet rental not included with this proposal.
- Seller to pile scrap for Purchaser use or disposal.

Permit

Purchaser shall timely obtain at Purchaser's cost all necessary and required permits and licenses for the construction contemplated by this Agreement.

Site

If Seller is unable to proceed with normal digging procedures (concrete, rocks, etc.), then the extra expense resulting from such condition(s) will be the obligation of the Purchaser and shall be paid to Seller upon request.

Access must be provided for unloading materials to the building material placement area which must be within 75 feet of the building pad – If greater than 75 feet, additional charges will be applied

Total Building Proposal Investment: \$67,506

- Includes material, labor, tax, delivery, warranties and builder's risk insurance.
- Please note this price is subject to change without notice after 4/17/2019.

Dumpster Option - NOT included in the project investment price above

Seller to place scrap in the dumpster and remove from site (Price subject to change based upon delivery and travel charges for the dumpster) \$1,200

Note: If Dumpster Option is not selected, Seller will pile scraps and packaging near building for Purchaser use or disposal.

1. Cleary Trained Crews
2. Workers Compensation and Builders Risk Insurance
3. Only National Builder debt free since 1985.
4. SteelWood University® - through our best-in-class in-house curriculum, we invest in our employees' education to have the premier team to provide you the best solution and the best service.
5. 99.0% Customer Satisfaction
6. Fully staffed for concept, engineering and construction with just one point of contact for you.
7. Dedicated to your design with personal service specialized by our unique Shamrock Service Guarantee.
8. Best warranties in the industry with the financial strength to stand behind them.

Payment Terms



BRUCE A ALLEN
 Cell Phone: (801) 231-6522
 Phone Number: (801) 465-0300
 Email: BALLE@Clearybuilding.com

4/9/2019
 KENDIG, MIKE
 Doc ID: 1150720190409125854

Payment Terms

Amount	Type	Percent	Description
\$13,501	Down Payment	20 %	Upon the signing of the contract with CLEARY BUILDING CORP.
\$27,002	Delivery Payment	40 %	Payment due upon first load of building materials. In the event that multiple loads of materials are required, due to the size of the building, the remaining materials will be shipped to the site as needed while the building is under construction
\$20,252	Truss Payment	30 %	When all trusses are installed on the building. In the event that there is more than one building on a contract, the truss in place payment is due upon installing the trusses in one of the buildings.
\$6,751	Final Payment	10 %	Paid upon Completion and such payment to be delivered to the crew foreman of CLEARY BUILDING CORP.
\$67,506	Total Amount	100%	

TERMS OF PAYMENT: (1) If Contract Amount is \$35,000.00 or less, the terms of payment shall be as provided in the payment terms section above. (2) If Contract Amount is over \$35,000.00, the terms of payment shall be pursuant to the Bank Reference Form which is made a part of this Contract.

If the Purchaser fails to make a payment when due, Purchaser agrees to pay Cleary, upon demand, a delinquency charge equal to the lesser of three-quarter percent (.75%), or the highest rate allowed by law, of the delinquent amount per fifteen (15) days, from the date the delinquent amount is due, until the date it is paid.

License numbers by state: VA #2705 123094A, MI #2102150963, MN #20076522, IL #104.002640, AZ # ROC212050 Limit \$250,000, NM #86107 Limit \$1,000,000, NV #0042464 Limit \$2,000,000, OR # CCB 115247, WA # CLEARBC044NE, PA120833, WV # WV034562

This contract has not been reviewed for energy code compliance. Conformance to the International Energy Conservation Code (IECC) may necessitate additional costs not included in this contract.

This proposal and similar work hereunder are predicated on non-union (non-prevailing wage) labor. If union (prevailing wage) is required, the additional costs will be covered by the purchaser.

Building Proposal Investment is based upon paying with cash or check. If credit card payment is requested (MasterCard, Visa, Discover, or American Express), the purchaser waives the 3% cash or check discount that would be applied to the contract amount.



3D



To turn off 3D imagery, update your map style [MAP STYLE](#)

9:43 PM Thu Apr 18

100%

Street View



3D

Google

Google

40°26'50"N 111°46'49"W 1 mi



Michael Kendig <alpineanimalhospital424@gmail.com>

Invoice + Alpine Animal Lodge!

Whitni Smith <whitni76@gmail.com>
To: alpineanimalhospital424@gmail.com

Fri, Apr 26, 2019 at 2:31 PM

I am an alpine resident and would love for Alpine to have a boarding option. I have two dogs and go out of town frequently and am need of a place for my dogs. There is no option right now in Alpine.

Thank you,
Whitni Smith

Sent from my iPhone

> On Apr 26, 2019, at 2:14 PM, alpineanimalhospital424@gmail.com wrote:

>

[Quoted text hidden]

> <AVIE070335E.PDF>

4/22/19

To: Alpine City Council & Planning Commission,

Subject: Alpine Animal Hospital, Animal Boarding Addition

The Ferrier's have been a resident of Alpine for 16 years and hopefully will spent our remaining years here as well.

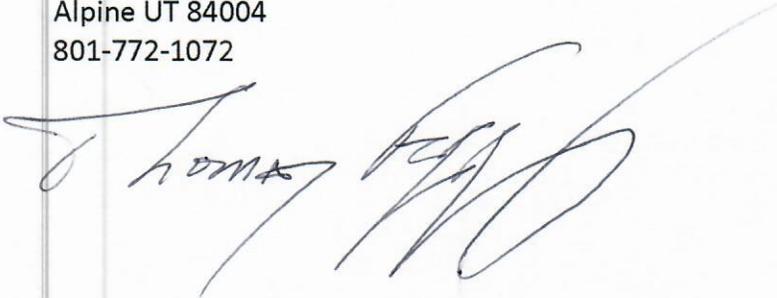
We have had dogs all of the years mentioned above and when we needed vet care for yearly vaccinations or emergencies we were going up into Draper or farther for treatment. Before Dr Kenig came to Alpine we had a very serious condition happen to our dog, which evolved in about 12 months of vet visits and the problems were not getting resolved. I took that same dog to Alpine Animal Hospital after it opened here in Alpine and Dr Kendig explained in a brief few minutes what the problem was and the course of action to repair him, a few weeks and he was back in great shape.

My wife and I travel for our business and to see family in Phoenix and Boise quite often, and most of the time are unable to bring our pets. We currently have been taking our pets to PG for boarding which takes over an hour each way to take them and pickup them 2-3 times a month, consuming a lot of time each month, and most trips are only a few days. So, having a boarding facility locally would be an extreme benefit for us.

We are very glad that Alpine Animal Hospital is located close by and that Dr Kendig has built a viable business here in our community.

Hoping the Board of Alpine will vote in favor of them having a boarding facility at there current location.

Thomas & Carol Ferrier
1061 Moyle Dr
Alpine UT 84004
801-772-1072

A handwritten signature in black ink, appearing to read "Thomas Ferrier", written over the typed name and address.

Alpine Animal Hospital

Michael C. Kendig DVM
424 Alpine Highway
Alpine, UT 84004

Phone: (385) 498-4500

Email: alpineanimalhospital424@gmail.com

To whom it may concern,

We are contacting you in regards to a proposal of a pet boarding lodge being added to our current property next to Alpine Animal Hospital. We are reaching out to our neighbors and local government to address any questions or concerns and to hopefully receive feedback and support as we move forward. Please read over the proposal and if you have any unanswered questions do not hesitate to call or email Monica Lawlis (practice manager) or Dr. Michael Kendig (owner and veterinarian). We feel this will be a positive addition to the Alpine community. We have gone to great lengths to foresee any undesirable consequences to our neighbors and Alpine in general and feel we have solutions to any possible concerns. The building will be constructed directly next to the veterinary clinic which has been open now for four years with great success and overwhelmingly positive feedback. Please let us know your thoughts or if you have any concerns, we will be happy to discuss them and make any changes necessary.

With warm regards,

Monica Lawlis & Dr. Michael Kendig

*Great Idea!
I'm all in!
Sharon Outson*



Michael Kendig <alpineanimalhospital424@gmail.com>

Dog Boarding

Richard Thomsen <ravengramps@gmail.com>
To: alpineanimalhospital424@gmail.com

Fri, Apr 26, 2019 at 7:55 PM

Daisy and Sage enjoy their boarding time. I appreciate how quiet the facility is. I've never heard dogs barking. Plus the facility is extremely clean. I've never seen or smelled anything objectionable inside the building or outside. I appreciate how clean the facility always is.

I hope you are allowed to expand. There are times when you have been too busy to board my dogs. Alpine City needs to expand its businesses to make the city more livable.

Sincerely,
Richard Thomsen

4113 Alpine Cove Circle, Alpine, Utah

Sent from my iPhone



Michael Kendig <alpineanimalhospital424@gmail.com>

Alpine Animal Lodge Support

Paul Speed <pauljspeed@gmail.com>

Mon, Apr 22, 2019 at 9:33 PM

To: Michael Kendig <alpineanimalhospital424@gmail.com>

To Alpine City Planning:

As an Alpine resident, I can attest that our community would greatly benefit from an animal boarding and grooming service provider. The fact that it would be owned and operated by a conscientious and community-minded professional like Dr. Michael Kendig makes the proposal all the more enticing to the local citizenry. I, along with the host of Dr. Kendigs friends and neighbors, wholeheartedly support the advancement of the planning process with Alpine City

Very best regards,

Paul Speed

[Quoted text hidden]

To whom it may concern,

My name is Laine Smith and have lived in Alpine for the last 19 years. Having a veterinarian run boarding and grooming facility in Alpine would be of great use to me and my family as we leave out of town often in the summer and struggle to find somewhere safe to leave our family dog. Being able to leave our pet at a facility under the care of our trusted veterinarian would give us much more peace of mind during these times. Dr. Kendig and his staff have always taken the best care of our animals and I feel that a boarding and grooming facility run by Dr. Kendig would serve our community well.

Thank you,

Laine Smith

To Whom It May Concern:

I heard about the animal boarding project at the Alpine Animal Hospital. I think it's a very useful service here in Alpine. I have spoke with many pet owners in Alpine that have to take their pets long distances to have them boarded if their pet needs aftercare following a surgery/procedures and or need a place if they are going on vacation. This boarding is situated in the perfect place off main street on the way out of town secluded in it's own little area. I think it's a great idea.

Paul Anderson (Alpine Resident 14 years)



Michael Kendig <alpineanimalhospital424@gmail.com>

Alpine Boarding

1 message

Briana Wiegele <bmwiegele@gmail.com>

Mon, Apr 22, 2019 at 3:57 PM

To: Michael Kendig <alpineanimalhospital424@gmail.com>

To whom it may concern,

My husband and I both work full time and sometimes are required to travel for work. To have a boarding facility in Alpine for our dog, Curry would be extremely convenient. We currently have to travel to American Fork for daycare, grooming, and boarding.

We are very supportive of having a boarding facility in Alpine and couldn't think of anyone better suited than the staff at Alpine Animal Hospital. They are very caring and accommodating and we have had nothing but positive interactions with them.

We would definitely be a customer and hope we can offer these services in our area!

Respectfully,
Bri & Matt DeHaan

To whom it may concern,

Our family has lived in Alpine for the last 19 years and have been taking our family pets to be seen by Alpine Animal Hospital 4 years. We have felt that Dr. Kendig's facility was an excellent addition to our community.

Our family dog has separation anxiety and we have struggled finding somewhere to board her safely when we leave out of town. We would feel much safer knowing our family pet was under the care of a veterinarian that we trust.

A pet boarding facility in Alpine run by Dr. Kendig would be a great contribution to our community. I would also be excited to see the youth of Alpine have an opportunity to be employed at this facility. Working with animals is a great opportunity.

Thank you,

Heather and Scott Smith



 **Siding
Solutions**
& Construction

Render 1 of 1 -- 06/23/19

3.07.030 Conditional Uses

The following buildings, structures and uses of land shall be permitted upon compliance with the requirements set forth in this Ordinance and after approval has been given by the designated reviewing agencies (Approval of other agencies or levels of government may be required.):

1. Planned Commercial Developments Projects which are designed, approved, constructed and maintained in accordance with the provisions of DCA 3.10.
2. Commercial Condominium Projects subject to the applicable provisions of law relating thereto.
3. Hotels and motels.
4. Schools, churches, hospitals (human care), nursing homes and other similar quasi-public buildings subject to approval by the Planning Commission.
5. Civic Buildings. (Ord. 95-10, 4/25/9)
6. Restaurants, provided that any such facility providing drive-up window service shall also include an area for inside service to patrons in an amount not less than fifty (50%) of the total floor area of the structure. In addition, the following shall apply to restaurants. (Ord. 97-05, 5/27/97)
 - a. A traffic analysis shall be provided as part of the conditional use application.
 - b. The drive-up window and driveway shall be unobtrusive and be screened from the street by berming and landscaping.
 - c. Odors and noise shall be controlled as to not have an adverse impact on any nearby residential structures.
 - d. Restaurants must comply with provisions of the sign ordinance.
 - e. Restaurants must comply with the landscaping and design provisions in the B-C zone.
 - f. Any drive-through window must be located on the side of the restaurant building which does not abut a public street and must be screened from the street side with berming and landscaping.
 - g. Any drive-through window must have a stacking lane which will accommodate at least six cars off of the public street.
7. Single family dwellings (conventional construction) when proposed for placement on a lot not in a recorded subdivision, subject to compliance with the applicable conditions within the zone and approval of a site plan by the Planning Commission.
8. Seasonal sales such as produce or Christmas trees provided a business license is obtained from Alpine City.
9. Sexually-oriented businesses are a conditional use in the Business Commercial (BC) zone and are subject to the provisions of this chapter, including (Ord. 2010-07, 5/11/10):
 - a. No sexually-oriented business shall be located within:
 - i. One thousand (1,000) feet of a school, day care facility, public park, library, and religious institution;
 - ii. Four hundred (400) feet of any residential use (no matter which zoning district) or residential zoning boundary;
 - iii. One thousand (1,000) feet of a liquor store; and

iv. One thousand (1,000) feet of any other sexually-oriented business.

For the purposes of this section, distance shall be measured in a straight line, without regard to intervening structures or objects, from the closest exterior wall of the structure in which the sexually-oriented business is located, and:

- (1) The closest property line of any school, day care facility, public park, library, and religious institution;
- (2) The nearest property line of any residential use or residential zone;
- (3) The nearest property line of any liquor store; and
- (4) The closest exterior wall of another sexually-oriented business.

10. Home occupations, subject to the provisions of DCA 3.23.070 Part 3.

11. Accessory apartments, subject to the provisions of DCA 3.23.070 Part 1.

12. Mechanical Automotive Repair Shops

- a. Odors and noise shall be controlled as to not have an unreasonable adverse impact on nearby structures and/or property.
- b. There shall be no more than 5 automobile bays.
- c. No automobiles shall be stored on the property for more than 14 days.
- d. Mechanical automotive repair shops shall comply with the regulations of the applicable entities including but not limited to the State of Utah, Timpanogos Service District, Lone Peak Fire Marshall, and Environmental Protection Agency.
- e. Mechanical automotive repair shops must abut directly upon and have access to Main Street (south of southern property line of the property located at 30 South Main Street) or Canyon Crest Road within the Business Commercial zone.
- f. Mechanical auto repair shops shall comply with the off-street parking requirements excepting there shall be no more than 3 parking spaces provided per bay.
- g. Mechanical automotive repair shops shall conform to the provisions of the Gateway/Historic Zone (DCA 3.11).

13. Dog Kennels/Boarding Facilities

- a. Odors and noise shall be controlled as to not have an unreasonable adverse impact on nearby structures and/or property.
- b. Dogs shall be kept primarily indoors, with the exception of short periods of time for the dogs to exercise, relieve themselves, go on walks, etc.
- c. Shall have no more than twenty (20) individual dog kennel runs, with total dogs not to exceed 1.2 times the number of kennel runs.
- d. No more than one dog shall share a kennel run without the owner's permission.
- e. Facility shall be sound proofed, and include an indoor dog run.
- f. Shall comply with City off-street parking requirements.
- g. Shall provide daily disposal of all animal feces and wastes.
- h. Shall conform to the provisions of the Gateway/Historic Zone (DCA 3.11).

- i. There shall be adequate and effective means of control of insects and rodents at all times, such control shall be carefully monitored.
- j. Operator shall bear full responsibility for recapturing and controlling any escaped animal.
- k. Must have an active DVM relationship to immediately treat a sick or injured animal requiring medical attention.
- l. Facility shall be located not less than 150 from the nearest neighboring dwelling structure.

(Ord. 95-22, 8/22/95 and Ord. 2002-13, Amended by Ord. 2011-09, 5/10/11; Ord. 2014-04, 3/25/14)

HISTORY

Amended by Ord. [2018-01](#) on 2/27/2018

Amended by Ord. [2019-13](#) on 6/11/2019

3.11 Gateway/Historic Zone**3.11.010 Purpose And Intent****3.11.020 District Boundaries****3.11.030 Applicability****3.11.040 Site Plan Process****3.11.050 Plan Requirements****3.11.060 Repair Or Maintenance Exception****3.11.070 Permitted Uses****3.11.080 Conditional Uses****3.11.090 Water Rights Requirements****3.11.010 Purpose And Intent**

The purpose of this chapter is to maintain a high character of community development, to protect and preserve property, to promote the stability of property values and to protect real estate from impairment or destruction of value for the general community welfare by regulating the exterior architectural characteristics of structures and preservation and protection of buildings of architectural or historical significance throughout the hereinafter defined Gateway/Historic District.

It is the further purpose of this Title to recognize and preserve the historical and architectural character of this community, which has been greatly influenced by the architecture of an earlier period in this community's history. It is also the intent of the district to allow for a mixture of commercial and residential uses. These purposes shall be served by the regulation of exterior design, use of materials, the finish grade line, landscaping and orientation of all commercial structures hereinafter altered, constructed, reconstructed, erected, enlarged or remodeled, removed or demolished for commercial purposes in the hereinafter defined Gateway/Historic District.

(Ord. No. 2002-06, 07/09/2002; Amended by Ord. No. 2010-19, 11/09/10)

3.11.020 District Boundaries

There is hereby established a Gateway-Historic District Overlay Zone which shall include the area shown as Business Commercial (BC) on the Alpine City Zoning Map.

(Ord. No. 2002-06, 07/09/2002; Amended by Ord. No. 2010-19, 11/09/10)

3.11.030 Applicability

An application for a site plan shall be filed with the City Planner whenever:

1. A commercial structure, as defined by this Zoning Ordinance, whether public or private, within the above describe district is proposed to be constructed or erected; or
2. An existing commercial structure is proposed to be altered, reconstructed, enlarged, or remodeled if such alteration, reconstruction, enlargement, or remodeling involves the exterior design, material, finish grade line, landscaping or orientation of the structure; or
3. An existing structure is proposed to be altered, reconstructed, enlarged or remodeled into a commercial structure, if such alteration, reconstruction, enlargement or remodeling involves the exterior design, material, finish grade line, landscaping or orientation of the structure.

(Ord. No. 2002-06, 07/09/2002; Amended by Ord. No. 2010-19, 11/09/10)

3.11.040 Site Plan Process

1. During the review process, the City Planner and City Engineer, the Planning Commission, and the City Council may request reasonable additional information from the applicant from time to time; and may ask other advisors to review the plan if, in the opinion of the City, it may contribute to a decision in the best interest of the City.

After submittal of the required application materials, no excavation or alteration of the property may be undertaken prior to written final approval by the City Council of the site plan. Excavation or alteration of the property prior to approval may be cause for disapproval. Additionally, work on existing structures prior to final approval is not permitted.

2. City Planner and City Engineer

- a. The applicant shall meet with the City Planner and City Engineer to review the proposed site plan before submitting an application.
- b. The applicant shall prepare a concept site plan, properly and accurately drawn to scale.
- c. The City Planner and City Engineer shall review the site plan to determine compliance with the Alpine City General Plan and applicable City ordinances.
- d. When the City Planner and City Engineer determines that the site plan is ready for Planning Commission review, the City Planner, in consultation with the Planning Commission Chairperson, shall establish a review date. The applicant may prepare a site plan that incorporates all changes recommended by City Planner and City Engineer.

3. Planning Commission

- a. The applicant shall submit the following to the City Planner at least fourteen (14) days before the scheduled Planning Commission meeting:
 - i. the site plan application;
 - ii. pay the associated fee(s) in accordance with the current fee schedule (payable to Alpine City);
 - iii. four (4) D size (22" x 34") copies of the site plan;
 - iv. ten (10) 11" x 17" copies of the site plan drawn to scale;
 - v. building elevations including building height;
 - vi. a landscape plan including a list of plant types; and
 - vii. an electronic copy of the site plan and building elevations in a compatible format as specified by City Staff.

In addition, the application shall be accompanied by a detailed narrative description of the proposed design or change of design, use of materials, finish grade line, landscaping. In addition, the Planning Commission may require submission of colored perspectives or architectural renderings in applications where the Planning Commission feels it is required.

- b. The site plan will not be presented to the Planning Commission until the application is complete, including submitting all required information and paying all fees. The application must be complete and accepted in writing by the City Planner.
- c. The Planning Commission shall give guidance to the applicant to assist in meeting the requirements and constraints for development within Alpine City.
- d. The Planning Commission shall determine whether the site plan promotes, preserves and enhances the distinctive historical village character of the community and would not be at variance with existing structures within that portion of the district in which the site plan is or is proposed to be located as to be detrimental to the interests of the District as set forth in DCA 3.11.010. In conducting its review, the Planning Commission shall make examination of and give consideration to the elements of the Gateway Historic District Design Guidelines.
- e. The Planning Commission may recommend exceptions to the Business Commercial Zone requirements regarding parking, building height, signage, setbacks and use if it finds that the plans proposed better implement the design guidelines to the City Council for approval.
- f. If the Planning Commission finds that the proposed site plan complies with all applicable requirements, it shall recommend approval to the City Council. If the Planning Commission finds that the proposed site plan does not meet the requirements, it shall recommend disapproval of the site plan.

4. City Council

- a. Following the recommendation of approval or disapproval of the site plan by the Planning Commission, the City Council shall consider the site plan at a public meeting. If the City Council determines that the site plan is in conformity with all applicable requirements and any reasonable conditions as recommended by City Staff, the Planning Commission, or on its own initiative, it shall approve the site plan.
- b. If the City Council determines that the site plan is not in conformity with all applicable requirements or any reasonable conditions imposed, it shall disapprove the site plan specifying the reasons for such disapproval.

(Ord. No. 2002-06, 07/09/2002; Amended by Ord. No. 2010-19, 11/09/10)

3.11.050 Plan Requirements

The site plan shall include the following items:

1. Address of the site plan
2. A vicinity map
3. The property boundaries of the proposed site plan and the names of all adjacent property owners
4. The location of all existing and proposed easements
5. Lot dimensions
6. Location and orientation of all structures on the lot
7. Setbacks of all structures on the lot
8. Location of garbage dumpster
9. Location of all existing and proposed utilities
10. Parking plan
11. Lighting plan
12. Other information which may allow the City Planner, City Engineer, Planning Commission, and City Council to evaluate the proposed site plan.

(Ord. No. 2002-06, 07/09/2002; Amended by Ord. No. 2010-19, 11/09/10)

3.11.060 Repair Or Maintenance Exception

Nothing in this Chapter shall be construed to prevent any ordinary repair or maintenance of an exterior architectural feature or any ordinary planting and landscaping now in the District.

(Ord. No. 2002-06, 07/09/2002; Amended by Ord. No. 2010-19, 11/09/10)

3.11.070 Permitted Uses

The permitted uses listed in the Business Commercial Zone shall be permitted in the Gateway/Historic Zone.

(Ord. No. 2002-06, 07/09/2002; Amended by Ord. No. 2010-19, 11/09/10)

3.11.080 Conditional Uses

The conditional uses listed in the Business Commercial Zone shall be conditional uses in the Gateway/Historic Zone.

(Ord. No. 2002-06, 07/09/2002; Amended by Ord. No. 2010-19, 11/09/10)

3.11.090 Water Rights Requirements

Developments occurring under the provisions of this Chapter must comply with the water rights requirements of Alpine City.

(Ord. No. 2002-06, 07/09/2002; Amended by Ord. No. 2010-19, 11/09/10)



Gateway Historic District Design Guidelines

Adopted by Resolution 2015-11

Purpose and Intent

Gateway Historic District will become a village of mixed uses, promoting a pedestrian friendly atmosphere and providing excellence in landscaping and architecture, in a setting which honors and preserves the past while promoting the future.

1. In the interest of preserving the character of the Gateway-Historic District, it is necessary to regulate to a certain extent the new construction that is built there. New structures should only affect the district in a positive manner, and not in detrimental ways.
2. Respecting the heritage of Alpine associated with the historical structures in the district.
3. Utilize approaches that have been shown to encourage the sustainability of historic districts and neighborhoods.

The guidelines for the following elements are intended to encourage compatible new construction. In the event that these guidelines conflict with the Alpine City Zoning Ordinance, the Zoning Ordinance will be followed.

Guidelines

1. New developments should:
 - a. Mimic details of older buildings
 - b. Use similar materials
 - c. Make mundane uses look good
 - d. Include design features on blank walls
2. All new development projects should achieve a determination of design appropriateness from the Planning Commission.
3. New construction should respect and build upon the historical legacy of downtown Alpine and borrow historic features from the area. It should be

designed for its specific context. Elements that should influence the design of new development include building form, massing, scale, materials and colors.

Gateway Historic District Design Criteria

1. Relation to the Surrounding Area (Massing, Scale, Orientation)
2. Height
3. Exterior Walls and Surfaces
4. Windows and Doors
5. Exterior Trim and Decorative Detailing
6. Roofing
7. Materials (Texture, Color, Finishes)
8. Streetscaping

Relation to the Surrounding Area **(Massing, Scale, Orientation)**

New construction that utilizes appropriate massing and scale can affect historic districts in a positive manner. New structures should take their own place in time.

Design Standards

- New structures should relate to the fundamental characteristics of the district, but may use their own style and method of construction.
- Orientation of new construction should be to the street to establish a pedestrian-friendly quality.
- One major entrance should orient to each street to which the building abuts for easy access by pedestrians from the street and sidewalk.
- Corner entrances may be used for buildings orienting to two streets at an intersection.
- New construction should not be dramatically greater in scale than surrounding structures in the district.
- The perceived width of new construction should be visually compatible with adjacent structures. Wider buildings should be divided into modules to convey a sense of traditional construction.
- The building form of new construction should be similar to surrounding structures but should not necessarily be a direct imitation.



2

Height

New construction should respect the overall height limits established in the city code for the underlying zone.

Design Standards

- The height of buildings should be compatible with adjacent historic structures.
- Creative historic design elements fitting for the area can be considered.



Exterior Walls and Surfaces

The type of materials used for new construction can greatly enhance the relationship to surrounding historical structures while maintaining individual identity.

Design Standards

- The use of stone, brick, wood, or stucco is encouraged for use as the primary exterior material.
- Plastics, vinyl and CMU (concrete masonry unit) are prohibited.
- Innovative use of other materials may be considered.



4

Windows and Doors

Windows and doors of new construction should relate to the general character of the area.

Design Standards

- Windows with a vertical emphasis shall be encouraged over a horizontal orientation.
- Scale, proportion, and character of windows and doors should be carefully considered and should relate to the intended general character of the area.
- The simple shape of windows is encouraged.
- If new construction is built to the sidewalk, the use of awnings or canopies should be considered for providing protection to the pedestrian.
- The ground floor of the primary façade should include transparency at the pedestrian level.



Exterior Trim and Decorative Detailing

New construction can be enhanced by the wise use of exterior trim and decorative detailing. Using these details to break up uninspiring solid surfaces can help avoid the box-like appearance often seen in new construction.

Design Standards

- Trim and detailing should be simple in material and design.
- Materials that are compatible to the primary exterior material should be used.
- Excessive ornamentation is not recommended.
- The following factors should be considered in determining whether or not a particular finishing material is acceptable:
 1. Durability and low maintenance characteristics.
 2. Consistency with the overall design goals.
 3. Location on the building.
 4. Potential shielding by landscaping or other feature.
 5. The visibility of the site from public streets and neighboring uses.
 6. A mansard roof is prohibited



6

Roofing

The style and form of the roof on new construction can contribute to the success of blending in with surrounding historic structures.

Design Standards

- Traditional rooflines are preferred.
- Smaller structures should use a hip, gable, or shed roof.
- Flat roofs may be considered for use on structures where the context is appropriate.
- Flat roofs shall provide a cornice or other decorative treatment.
- The character or design of the front and rear façades of all buildings shall demonstrate a variety in depth, relief, rhythm and roof line height, with changes occurring in all of these areas at least every forty feet.
- Mechanical equipment shall not be visible from the street.



Materials – Texture, Color, Finishes

Good attention to design and color is expected in the Gateway Historic District to help all buildings become more complimentary to each other and assist the creation of a unique and cohesive environment. The materials used for the finish of the exterior surface of new construction should be compatible with the nature of the surrounding area.

Design Standards

- The use of color schemes should be compatible with the surrounding area. Simplicity is encouraged – excessive amounts of different colors should not be used.
- Avoid pure white as a façade color, and if masonry must be painted, it should be done in a natural hue.
- The natural colors of brick masonry, stone, or other existing building materials should dominate the color scheme of the building. Other colors should be respectful of adjacent buildings.
- A predominant color should be used with one or two other accent colors.
- The texture and finish of new construction should attempt to convey a modern building while still respecting the historic character of the area.
- The cornice, window frames, ornamental details, signs and storefronts should all blend in as an attractive harmonious unit.

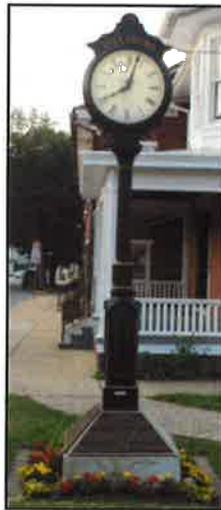


Streetscaping

Streetscapes should be incorporated in sidewalk areas adjacent to Main Street.

Design Standards

- At least one streetscape feature should be installed and maintained every thirty (30) linear feet along sidewalks, nearest to the curb.
- Acceptable streetscape features include, but are not limited to, the following: trees, planters, benches, drinking fountains, decorative garbage canisters, outdoor clocks, bike racks, and water features.
- Businesses are encouraged to coordinate the installation of streetscape elements with surrounding properties.
- Installation of plazas and gathering spaces where people may linger is encouraged.
- Installation of planters with trees and shrubs to create areas to sit are encouraged.
- Providing benches in strategic areas to encourage mingling and gathering is encouraged.



ALPINE PLANNING COMMISSION AGENDA

SUBJECT: Public Hearing – Setback Exception- J & L Automotive Addition

FOR CONSIDERATION ON: 3 December 2019

PETITIONER: James Lawrence

ACTION REQUESTED BY PETITIONER: Approve the addition as proposed.

BACKGROUND INFORMATION:

The petitioner is seeking approval of a new addition for the automotive shop. In order to build the addition an exception to the front setback requirements for a commercial structure in the Business/Commercial Zone would be required. Setback being requested is 12 feet 3 inches.

The property is located at 80 South Main Street. The proposed addition is to be on the front or east side of the building (side closest to Main Street). The front of the property is the only area on the lot that is suited for an expansion (i.e. any expansion on the back of the property would reduce the parking area, and thus make it so the property no longer met the off-street parking requirement).

There is an existing storm drain pipe that runs through the area where the new addition is being proposed. If the new addition and setback is approved, it should be approved with the condition that the storm drain pipe be re-routed from underneath the building, and construction plans must be approved through the Engineering Department prior to a building permit being released.

All properties in the Business Commercial Zone are required to have at least 20 percent of the lot landscaped, and according to the plans, J & L Automotive would still meet this requirement if the proposed expansion and setback exception are approved.

The Development Code states that the Planning Commission may grant exceptions to the setback requirements for the Business/Commercial and Gateway Historic Zones.

Article 3.07.050.1

Front setback shall be not less than thirty (30) feet from the property line on all streets. No portion of the setback area adjacent to a street shall be used for off-street parking.

Article 3.11.040.3.e

The Planning Commission may recommend exceptions to the Business Commercial Zone requirements regarding parking, building height, signage, setbacks and use if it finds that the plans proposed better implement the design guidelines to the City Council for approval.

Staff Recommendation:

Review and consider approving the proposed addition and setback exception.

Sample Motion to Approve:

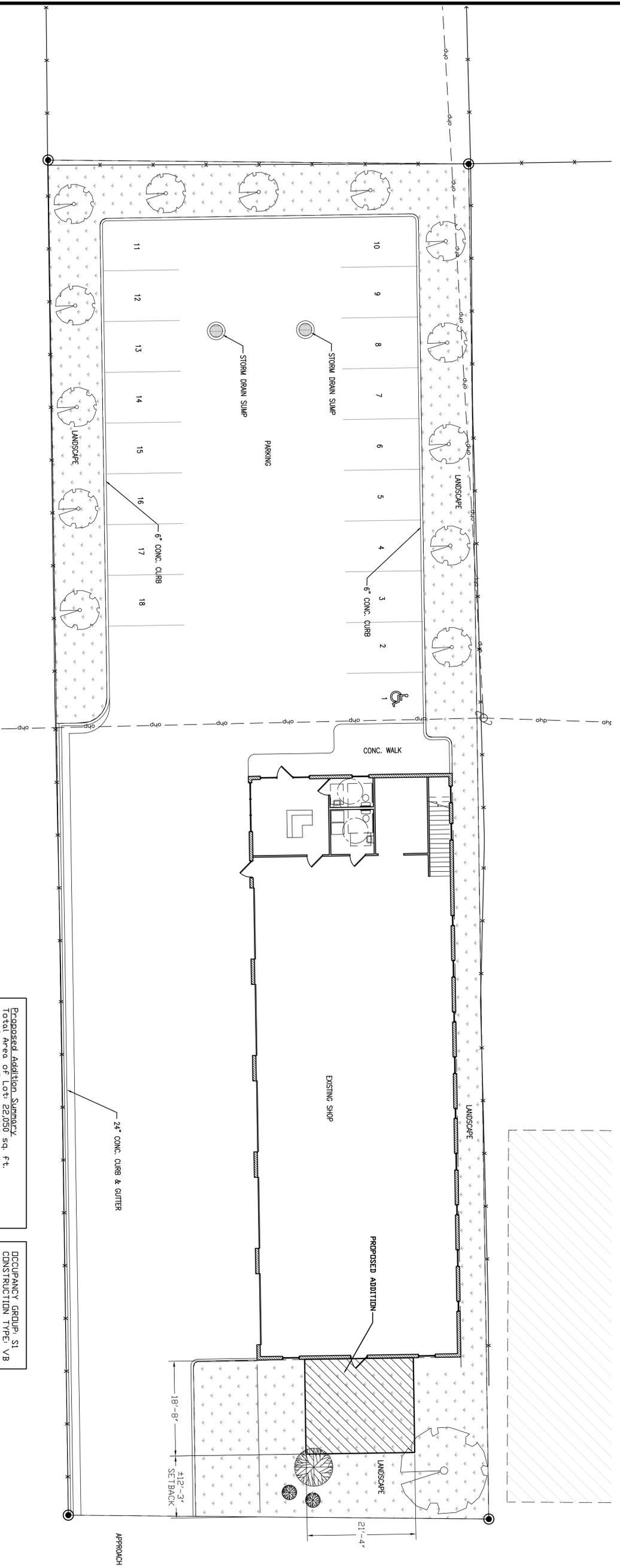
I motion that the proposed addition and setback exception be approved with the following conditions:

- Storm drain pipe be re-routed and construction plan approved through the Engineering Department prior to a building permit being released.
- ***Insert Additional Finding***

Sample Motion to Deny:

I motion that the proposed addition and setback exception be denied based on the following:

- ***Insert Finding***



Proposed Addition Summary:
 Total Area of Lot: 22,050 sq. ft.
 Current Building: 4600 sq. ft.
 Proposed Addition: 398 sq. ft.
 Proposed Total: 4998 sq. ft.
Landscaping:
 Current Landscaped area: 5299 sq. ft.
 20% = 4410 sq. ft.
 Actual = 3299 sq. ft. (24%)
 Proposed = 4908 sq. ft. (22%)

**OCCUPANCY GROUP: S1
 CONSTRUCTION TYPE: VB**



PROPOSED SITE PLAN

1" = 10'-0"

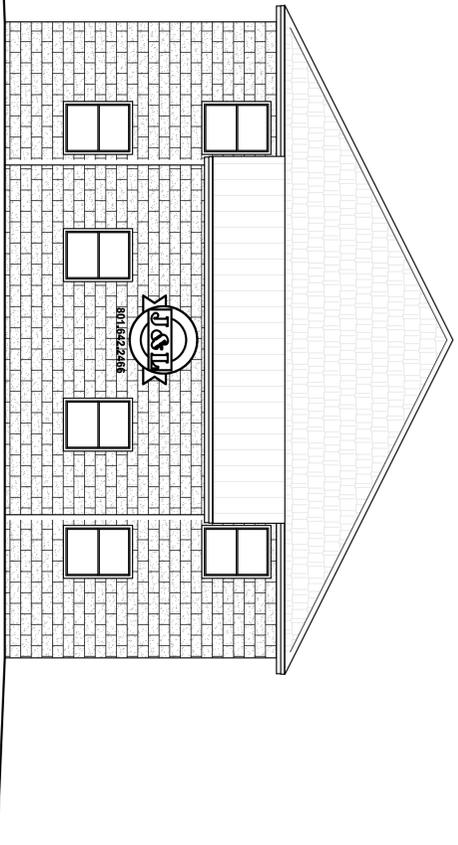
S1

U0858-004-141

**JAMES LAWRENCE
 LAWRENCE SHOP - PROPOSED ADDITION
 SITE PLAN**

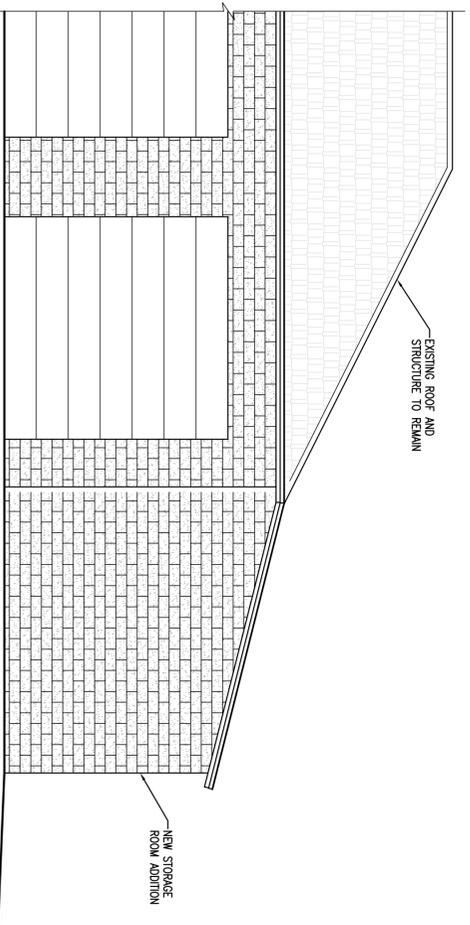
VECTOR ENGINEERS
 SANDY, UTAH
 (801) 990-1775
 LAYTON, UTAH (801) 927-2054 ST. GEORGE, UTAH (435) 628-5122

DATE:	DESIGNED BY:	DRAWN BY:	CHECKED BY:
6-20-14	RTA	MGP	RTA
REV. #	DATE	BY:	DESCRIPTION



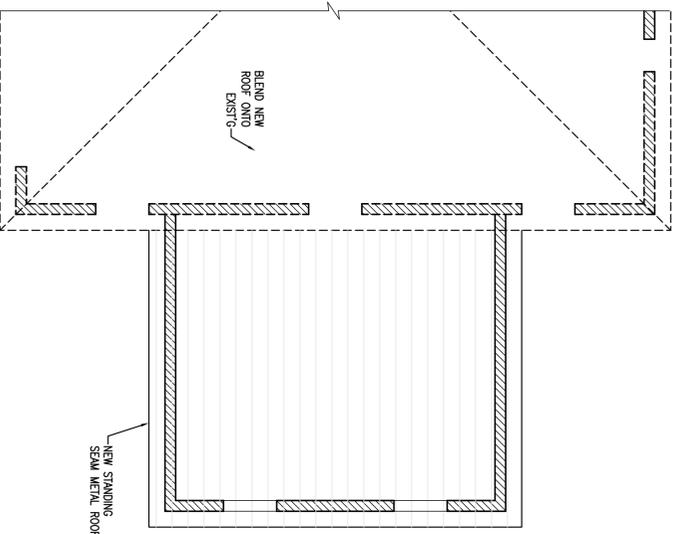
EAST ELEVATION
STORAGE ROOM ADDITION

3/16" = 1'-0"



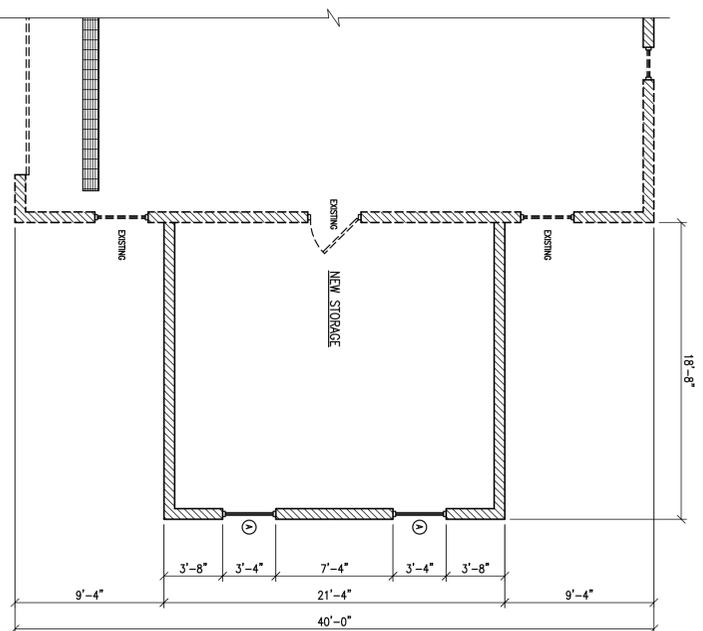
PARTIAL SOUTH ELEVATION
STORAGE ROOM ADDITION

3/16" = 1'-0"



PARTIAL ROOF PLAN
STORAGE ROOM ADDITION

3/16" = 1'-0"



PARTIAL MAIN FLOOR PLAN
STORAGE ROOM ADDITION

3/16" = 1'-0"

WINDOW SCHEDULE				
MARK	SIZE	TYPE	MATERIALS	NOTES
①	3'-0" x 4'-0"	SINGLE HUNG	DBL. PANE, WOOD FRAME	TO MATCH EXISTING

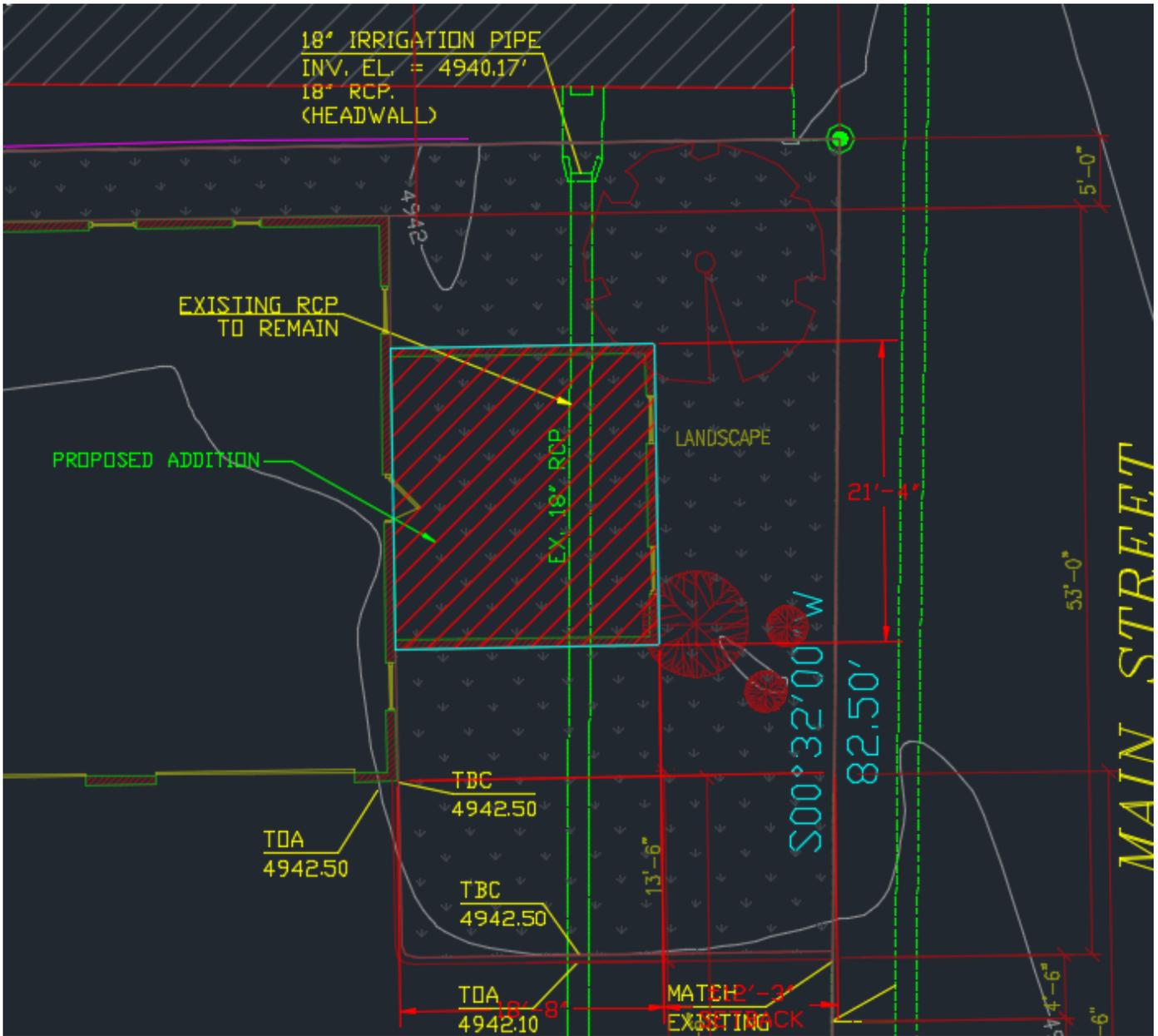
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6-20-14	RTA	MGP	RTA
REV. #	DATE	BY:	DESCRIPTION

A1

U0858-004-141

JAMES LAWRENCE
LAWRENCE SHOP - PROPOSED ADDITION
ADDITION PLANS & ELEVATIONS

VECTOR ENGINEERS
 SANDY, UTAH
 (801) 990-1775
 LAYTON, UTAH (801) 927-2054 ST. GEORGE, UTAH (435) 628-5122



ALPINE CITY COUNCIL AGENDA

SUBJECT: Annual Meeting Schedule for 2020

FOR CONSIDERATION ON: 3 December 2019

PETITIONER: Recorder

ACTION REQUESTED BY PETITIONER: Approve the Planning Commission meeting schedule for 2020.

BACKGROUND INFORMATION:

Attached is the proposed schedule for Planning Commission meetings for 2020. Review it as proposed and approve with any necessary changes.

STAFF RECOMMENDATION:

Adopt the Annual Planning Commission meeting schedule for 2020.



**2020 ANNUAL MEETING SCHEDULE
FOR
ALPINE CITY, UTAH**

PLANNING COMMISSION MEETINGS for the 2020 calendar year are scheduled on the 1st and 3rd Tuesday of each month as follows unless otherwise indicated:

January 7	May 5	September 1
January 21	May 19	September 15
February 4	June 2	October 6
February 18	June 16	October 20
March 3	July 7	November 17
March 17	July 21	December 1
April 21	August 18	

CITY COUNCIL MEETINGS for the 2020 calendar year are scheduled on the 2nd and 4th Tuesday of each month as follows unless otherwise indicated:

January 14	May 12	September 8
January 28	May 26 - canceled	September 22
February 11	June 9	October 13
February 25	June 23	October 27
March 10	July 14	November 10
March 24	July 28	November 24
April 14	August 11	December 8
April 28	August 25	

All Planning Commission and City Council meetings will begin at 7:00 pm unless otherwise posted. Meetings are held at Alpine City Hall, 20 North Main, Alpine, Utah 84004.

Charmayne G. Warnock
City Recorder

THE PUBLIC IS INVITED TO ATTEND ALL PUBLIC CITY MEETINGS. If you need a special accommodation to participate in the meeting, please call the City Recorder's Office at 801-756-6347 ext. 4.

CERTIFICATION OF POSTING. The undersigned duly appointed recorder does hereby certify that the above agenda notice was posted in three public places within Alpine City limits. These public places being a bulletin board located inside City Hall at 20 North Main and located in the lobby of the Bank of American Fork, Alpine Branch, 133 S. Main, Alpine, UT; and the bulletin board located at The Junction, 400 S. Main, Alpine, UT. The above agenda notice was sent by e-mail to The Daily Herald located in Orem, UT and local newspapers circulated in Alpine, UT. This agenda is also available on the City's web site at www.alpinecity.org and on the Utah Public Meeting Notices website at www.utah.gov/pmn/index.html.

ALPINE PLANNING COMMISSION AGENDA

SUBJECT: Planning Commission Minutes November 12, 2019

FOR CONSIDERATION ON: 3 December 2019

PETITIONER: Staff

ACTION REQUESTED BY PETITIONER: Approve Minutes

BACKGROUND INFORMATION:

Minutes from the November 12, 2019 Planning Commission Meeting.

STAFF RECOMMENDATION:

Review and approve the Planning Commission Minutes.

ALPINE CITY PLANNING COMMISSION MEETING
Alpine City Hall, 20 North Main, Alpine, UT
November 12, 2019

I. GENERAL BUSINESS

A. Welcome and Roll Call: The meeting was called to order at 7:00 pm by Chairman David Fotheringham. The following were present and constituted a quorum:

Chairman: David Fotheringham

Commission Members: Bryce Higbee, Jane Griener, Alan MacDonald, John MacKay, Jessica Smuin, Sylvia Christiansen

Excused: Sylvia Christiansen, Jessica Smuin

Staff: Austin Roy, Jed Muhlestein, Marla Fox

Others:

B. Prayer/Opening Comments: Bryce Higbee

C. Pledge of Allegiance: Jane Griener

II. PUBLIC COMMENT

There were no public comments.

III. ACTION ITEMS

A. Amendment to Development Code – Fences on Retaining Walls

Austin Roy said in October 2019, the Planning Commission recommended an amendment to the ordinance regarding fences on retaining walls. The City Council reviewed the proposed change and decided to send the item back to the Planning Commission for additional changes. In particular, the City Council felt that privacy fences on retaining walls should be permitted, but only when adjacent property owners agree. The idea was to prevent a resident from building a tall wall with a privacy fence without neighbor consent.

Staff drafted new language which met the City Council’s objective for Planning Commission review. Verbiage would be taken out that stated: *under no condition shall a fence and wall exceed nine (9) feet on the same plane.* Instead it would state: *If a privacy fence that is on top of a retaining wall would exceed a total combined height of nine (9) feet on the same plane, the fence shall be set back at least four (4) feet from the back side of the retaining wall unless adjacent property owners agree in writing to allow a privacy fence.*

MOTION: Alan MacDonald moved to recommend that the proposed Amendments to Article 3.21.060 of the Development Code be approved as proposed. Jane Griener seconded the motion. There were 5 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:

- Bryce Higbee
- Jane Griener
- John MacKay
- David Fotheringham
- Alan MacDonald

Nays:

None

1
2 **B. Public Hearing – Major subdivision concept – Anson Farmstead Subdivision –**
3 **Breezy Anson**

4 Austin Roy said the Anson Farmstead Subdivision consisted of 10 lots on 13.59 acres. The development
5 was located at approximately 487 Westfield Road, and in the CR 40,000 zone. The Concept Plan showed
6 a connection to the Alpine View Estates Subdivision on the north end of the property. The proposed
7 concept and number of lots was based on bonus density that would be received from a Planned
8 Residential Development (PRD). PRD status was dependent on a recommendation from the Planning
9 Commission and approval by City Council. Mr. Roy explained that the Anson Farmstead Subdivision
10 property had been in the Anson family for many years. There was currently a single home, barn and other
11 accessory structures on the property. The Anson family worked with the developer of the Alpine View
12 Estates Subdivision (new adjacent subdivision to the north) to make sure that both properties would tie in
13 together, including the connection for Blue Spruce Road, connected open space, and a trail that provided
14 a connection to Westfield Road through the Anson Property. Mr. Roy explained that the applicant would
15 give 39% for open space and 25% was required. The trail would connect to the subdivision to the north
16 and the Westfield Road. All the lots meet the requirements along with the width of the frontage. The Fire
17 Chief said this area was in the Wildland Urban Interface. He said if this subdivision was fenced, they
18 would need a gate for fire access.

19
20 Jed Muhlestein said the streets appeared to be in compliance with the code. There was a master plan road
21 connection with Blue Spruce to the north and the south. He said he could work with the developer to
22 clean up the lot lines. Horrocks Engineering said the water and sewer met the master plan. Natural
23 hazards were in the Wildland Urban Interface area. Jed Muhlestein said the existing buildings would
24 need to meet setbacks.

25
26 David Fotheringham opened the Public Hearing.

27
28 Debra Callister, 655 Elbert Circle, had concerns about water coming down into her property. Her
29 property was at the low point and there had been water on her property in the past. She said the circle
30 was higher than her property and she wanted to know if they could lower that street. Mrs. Callister said
31 her property was already a retention pond for her subdivision and she didn't want it to be for this
32 subdivision as well.

33
34 Gayle Rudolph, International Way, wanted to know where the parking would be for the trail system. She
35 also had questions about the smaller lots. Staff noted that lots could be 20,000 square feet if approved
36 within the PRD zone. Lots could be smaller due to donated open space; therefore, they still met the
37 ordinance.

38
39 Alan Gilman, 451 Westfield Road, said the trail to the north was too steep even for a horse to get down.
40 He said it needed to be worked on in order to be properly utilized. Jed Muhlestein concurred, noting that
41 the trails in the subdivision to the north were currently incomplete and still being developed.

42
43 David Fotheringham closed the Public Hearing.

44
45 **MOTION:** Bryce Higbee moved to approve the Anson Farmstead Subdivision Concept Plan and
46 recommend PRD status with the following conditions:

- 47
48 1. PRD status be approved by the City Council

49
50 Alan Macdonald seconded the motion. There were 5 Ayes and 0 Nays (recorded below). The motion
51 passed.

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Ayes:

Bryce Higbee
Jane Griener
John MacKay
David Fotheringham
Alan MacDonald

Nays:

None

C. Public Hearing – Alpine City Standards, Specifications and Details

Jed Muhlestein said Alpine City needed to adopt a City-specific set of construction standards as it currently did not have a set of its own. The Planning Commission shall review the proposed updates, hold a public hearing, and make a recommendation to City Council. Mr. Muhlestein explained that there were three new things that were being proposed:

1. Require developers to install 5-inch sidewalks instead of 4-inch
2. Require developers to pay for road preservation seal coat
3. Requirements for how roads are designed and built using a CVR Ratio

Bryce Higbee asked about patching roads when developers cut into them for utility installation projects. Jed Muhlestein said patches and better materials than those originally installed would be required moving forward.

David Fotheringham opened the Public Hearing. No comments were made, and David Fotheringham closed the Public Hearing.

There was continued discussion of the above items listed above. Jed Muhlestein encouraged the Commissioners to consult the document itself for a full overview of the standards being implemented, noting that they were extensive.

MOTION: Bryce Higbee moved to recommend adoption of the Alpine City Construction Standard Specifications as proposed. Jane Griener seconded the motion. There were 5 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:

Bryce Higbee
Jane Griener
John MacKay
David Fotheringham
Alan MacDonald

Nays:

None

IV. Communications

Austin Roy said the Commission's last meeting would be on December 3, 2019. Jane Griener asked if there would be a Christmas Party. Staff said they were unsure; however, they didn't think anything had been planned.

V. APPROVAL OF PLANNING COMMISSION MINUTES: October 15, 2019

MOTION: Bryce Higbee moved to approve the minutes for October 15, 2019 as written. John MacKay seconded the motion. There were 5 Ayes and 0 Nays (recorded below). The motion passed.

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Ayes:
Bryce Higbee
Jane Griener
John MacKay
David Fotheringham
Alan MacDonald

Nays:
None

The meeting was adjourned at 7:45 pm.

DRAFT