

Republic of Rational Design
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Utah 84036 USA
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702-630-3849
www.rorfd.com

CLIENT:
ANNETTE FRANCIS
195 W MAIN ST HYRUM UT,
84319 Parcel # 01-050-0023

MIXED USE COTTAGE, EVENTS BARN & OFFICES
195 W MAIN ST HYRUM UT, 84319
Parcel # 01-050-0023

NEEDS TO SHOW STREETScape WITH EXISTING CONDITIONS AND HOW IT COMPLIES OR WILL COMPLY. THIS ALSO NEEDS TO SHOW THAT IT MEETS CODE AND ADA REQUIREMENTS.

SHOULD ALSO INCLUDE RESPONSIBILITY TO ACQUIRE PERMITS

NEED TO SHOW WHERE UTILITIES ARE, WHERE THEY ARE BEING RELOCATED, WHERE THEY ARE BEING REMOVED, ETC.

- SITE PLAN GENERAL NOTES**
- WRITE / COPY AND PASTE COMMON NOTES.
 - CONTRACTOR SHALL COORDINATE WITH LOCAL JURISDICTIONS FOR REMOVAL, RELOCATION, AND RECONNECTION OF EXISTING UTILITIES
 - CONTRACTOR SHALL VERIFY UTILITY LOCATIONS PRIOR TO EXCAVATIONS AND EARTHWORK ACTIVITIES
 - OFF-SITE IMPROVEMENTS IN PUBLIC RIGHT OF WAYS UNDER SEPARATE PERMIT
 - ROOF DRAINAGE SHALL FLOW TO CURB FACE IN STREET
 - FINISH GRADE TO SLOPE AWAY FROM FOUNDATIONS

SHOULD BE SHOWN ON THE GRADING AND DRAINAGE PLAN

WHAT IS THIS? IS THIS, 279 WILLOW COURT FRANCIS, UTAH 84036?

BACKGROUND IS JUST A SCREEN CAPTURE OF THE SURVEY. THIS NEEDS TO BE DRAFTED OUT FOR CLARITY OF THE DIMENSIONS AND LIMITATIONS OF THE LOT.

Business areas	150 gross
Concentrated business use areas	See Section 1004.L8
Other than listed	

A BREAK DOWN OF OFFICE/RETAIL AREA IS NEEDED FOR PARKING CALCULATION.

ASSUMING MINIMUM RESTROOM SIZE OF 50 S.F. THE SMALLER OFFICE SPACES WOULD STILL HAVE 450 S.F. IF 10% IS USED FOR STORAGE OF SUPPLIES, 400 SQUARE FEET IS STILL AVAILABLE FOR OFFICE USE. TYPICAL OFFICE AREA IS BETWEEN 100-150 SF/PERSON. THIS MEANS 2-3 EMPLOYEES WILL BE ABLE TO USE THE OFFICE SPACE WHEN CUSTOMERS VISIT THIS WILL TAKE ADDITIONAL PARKING. ASSUME A MINIMUM OF 3 SPACES PER 500 SF BUILDING. ECONOMY OF SCALE SUGGESTS THAT OFFICE 2 COULD REQUIRE 6 SPACES. THE EVENT BARN REQUIRES 7 SPACES AT 1/50 SF. THE RESIDENCES AS WILL REQUIRE 5 FOR THE UPPER FLOOR, AND ASSUMING THAT THE LOWER FLOOR IS OFFICES, IT WILL REQUIRE APPROXIMATELY 6. THIS GIVES 30 SPACES (3*2+8+7+5+6). ONLY 15 SPACES HAVE BEEN PROVIDED. RESIDENCES SHOULD BE LIMITED TO 2 OCCUPANTS BY DEED RESTRICTION TO LIMIT PARKING ISSUES.

SITE PLAN IS NOT CLEAR ENOUGH TO DETERMINE SITE CHARACTERISTICS. IT IS ASSUMED THAT THIS MEASUREMENT IS TO THE PROPERTY LINE, BUT THERE IS EXCESSIVE LINEWORK ON THIS PLAN THAT IT IS NOT CLEAR. PLAN NEEDS TO BE DRAWN AND NOT PASTED OVER AN ENLARGED IMAGE FROM THE SURVEY.

ALL DRAINAGE FROM ROOFS AND PARKING SHALL BE TREATED AND MITIGATED ON-SITE BY THE DEVELOPER. IF THIS INCLUDES A SUMP, THE DEVELOPER SHALL PROVIDE PRE-TREATMENT. CALCULATIONS FOR THE STORM WATER QUANTITIES AND HANDLING SHALL BE PROVIDED IN A REPORT OR SEPARATE SHEET.

INCLUDE DISTANCES TO SHOW SPATIAL RELATION TO OTHER BUILDINGS

THIS IS NOT A GOOD REPRESENTATION OF THE EXISTING DRIVEWAY. SHOW EXISTING STRUCTURES ON THIS ADJACENT LOT AS WELL.

THIS BOX DOES NOT APPLY TO THIS SITE PLAN

SITEPLAN KEYNOTES				
Plan Keynote	#	Type	Spec Section	Description Notes
	13 11 00	Swimming Pools		Construct New Swimming Pool
	32 12 16	Asphalt Paving		New Asphalt Concrete Paving - base
S-x	AC-1	Asphalt Paving		New Asphalt Concrete Paving - base per detail x.xx
	32 13 13	Concrete Paving		New Concrete Parking Lot Paving
	32 13 13	Concrete Paving		New Concrete Roadway
S-x	PV-x	Brick Unit Paving		New Brick Paving per Detail x.xx
	32 14 40	Stone Paving		New Stone Unit Paving per Detail
	32 15 40	Crushed Stone Surfacing		Place Rock per Landscape Plans
	32 16 13	Cast-In-Place Concrete Curbs and Gutters		Construct New Curb
	32 16 13	Cast-In-Place Concrete Curbs and Gutters		Construct New Curb & Gutter

MISSING ITEMS: TRASH RECEPTACLES AND PLACEMENT. A DEVELOPMENT OF THIS SIZE WILL LIKELY NEED A DUMPSTER. HAS THIS BEEN CALCULATED TO DETERMINE THE TOTAL AMOUNT OF TRASH GENERATED?

LANDSCAPING PLAN REQUIRED INCLUDING SIDE YARDS BY 17.45.050, 15' ALONG THE YARDS ADJACENT TO A DWELLING/RESIDENTIAL PROPERTY. THIS NEEDS TO SHOW EXISTING AND PROPOSED AS WELL AS WHICH ITEMS WILL BE KEPT.

SIDEWALKS ON THE SITE NEED TO BE SHOWN 17.45.080 STATES THAT THE SITE NEEDS TO BE WALKABLE AND NEEDS TO PROVIDE ACCESS TO THE TRAVELWAY (PUBLIC SIDEWALK)

SIGNAGE WILL BE NEEDED FOR ADA AND RESIDENTIAL PARKING. ANY FIRE LANE SIGNS AND NO PARKING SIGNS FOR DUMPSTER AREA WILL ALSO NEED TO BE SHOWN.

PROVISIONS FOR SNOW REMOVAL MUST BE SHOWN. WHERE WILL THE SNOW BE STORED

A DIRECTIONAL ARROW MUST SHOW NORTH. IT IS RECOMMENDED TO USE A VISUAL SCALE TO ALLOW SCALE TO BE VERIFIED.

USE THE SITE PLAN CHECKLIST AT THE END OF THIS DOCUMENT TO MAKE SURE ALL OF THE PARTS ARE SHOWN. THE CODE AND STANDARDS WILL PROVIDE DETAILS FOR THE REQUIRED ITEMS.

THIS SITE PLAN SHOULD ALSO SHOW THE ROAD AND RIGHT OF WAY INCLUDING IMPORTANT INFORMATION SUCH AS FIRE HYDRANTS NEAR THE PROJECT, THE UTILITIES SERVICING THE PROJECT, ETC.

UTILITIES ON-SITE NEED TO BE SHOWN. WHERE WILL THE WATER, SEWER, POWER, GAS, ETC. BE LOCATED HOW WILL IT GET TO THE BUILDINGS? WHAT EASEMENTS ARE BEING PROPOSED?

THIS PLAN SHOULD ALSO BE ABLE TO BE USED AS CONSTRUCTION DRAWINGS FOR THE SITE AND SHOULD INCLUDE ALL ASPECTS FOR THE DEVELOPMENT TO BE BUILT. USE SEPARATE SHEETS WITH SITE INFORMATION FADED OUT. THE PERTINENT INFORMATION SHOULD BE SHOWN IN BLACK TO CLEARLY IDENTIFY WHAT NEEDS TO BE BUILT. A COVER SHEET WITH CONSTRUCTION NOTES, EMERGENCY CONTACT INFORMATION, SHEET INDEX, ETC. NEEDS TO BE INCLUDED.

THIS APPEARS TO MEET THE DEFINITION OF MULTI-FAMILY HOUSING. I WILL NEED TO SEEK CLARIFICATION FROM THE COUNCIL ON HOW THIS IS TO BE APPLIED OR CHANGED IF NECESSARY.

1. NEW SITE PLAN
SCALE: 1/8" = 1'-0"

17.45 C-2 MIXED USE COMMERCIAL

CONSTRUCTION STANDARDS



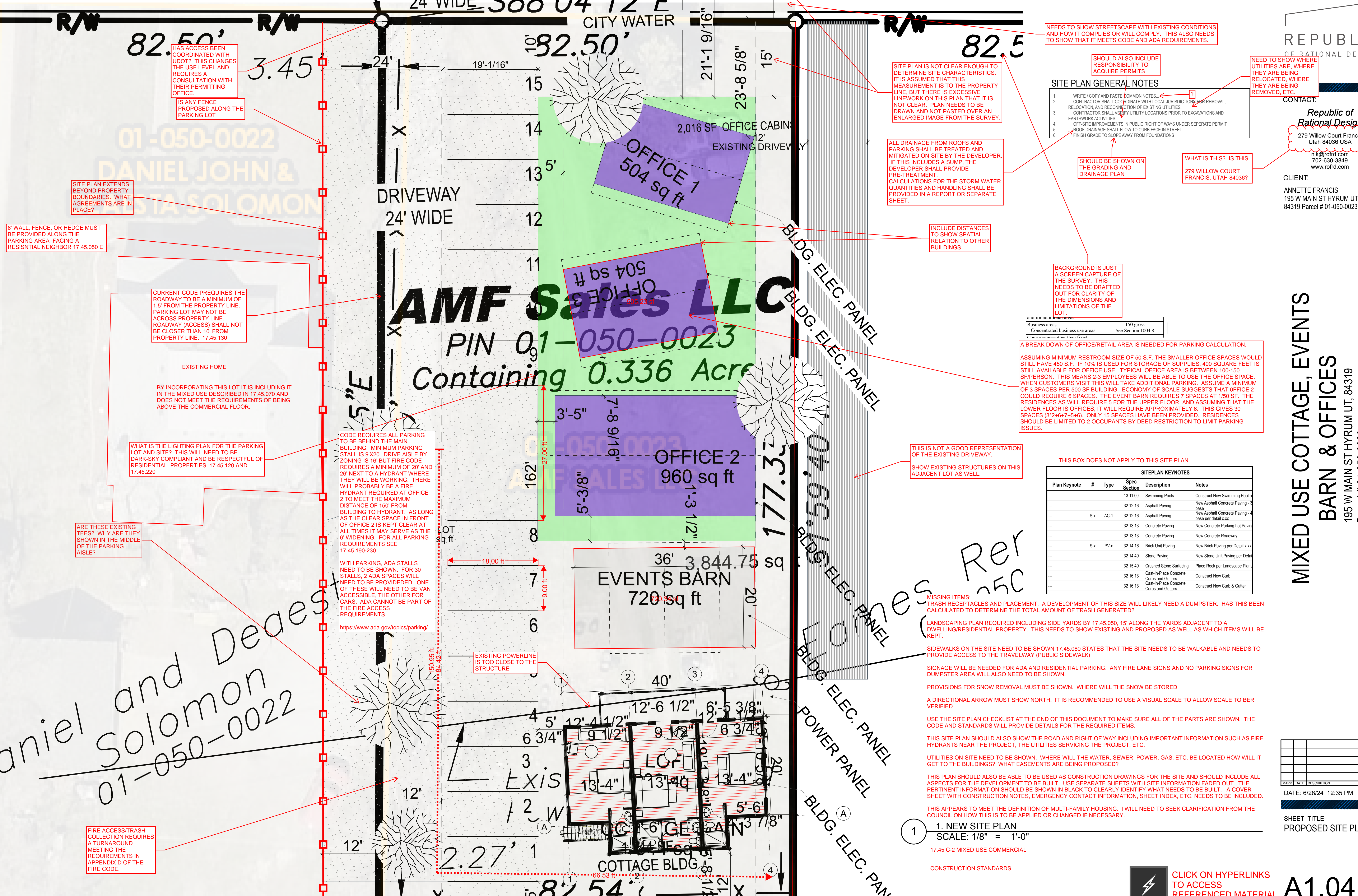
CLICK ON HYPERLINKS TO ACCESS REFERENCED MATERIAL

MARK	DATE	DESCRIPTION

DATE: 6/28/24 12:35 PM

SHEET TITLE
PROPOSED SITE PLAN

A1.04



*Daniel and Deedest
01-050-0022*

SITE PLAN EXTENDS BEYOND PROPERTY BOUNDARIES. WHAT AGREEMENTS ARE IN PLACE?

6' WALL, FENCE, OR HEDGE MUST BE PROVIDED ALONG THE PARKING AREA FACING A RESIDENTIAL NEIGHBOR 17.45.050 E

CURRENT CODE REQUIRES THE ROADWAY TO BE A MINIMUM OF 1.5' FROM THE PROPERTY LINE. PARKING LOT MAY NOT BE ACROSS PROPERTY LINE. ROADWAY (ACCESS) SHALL NOT BE CLOSER THAN 10' FROM PROPERTY LINE. 17.45.130

BY INCORPORATING THIS LOT IT IS INCLUDING IT IN THE MIXED USE DESCRIBED IN 17.45.070 AND DOES NOT MEET THE REQUIREMENTS OF BEING ABOVE THE COMMERCIAL FLOOR.

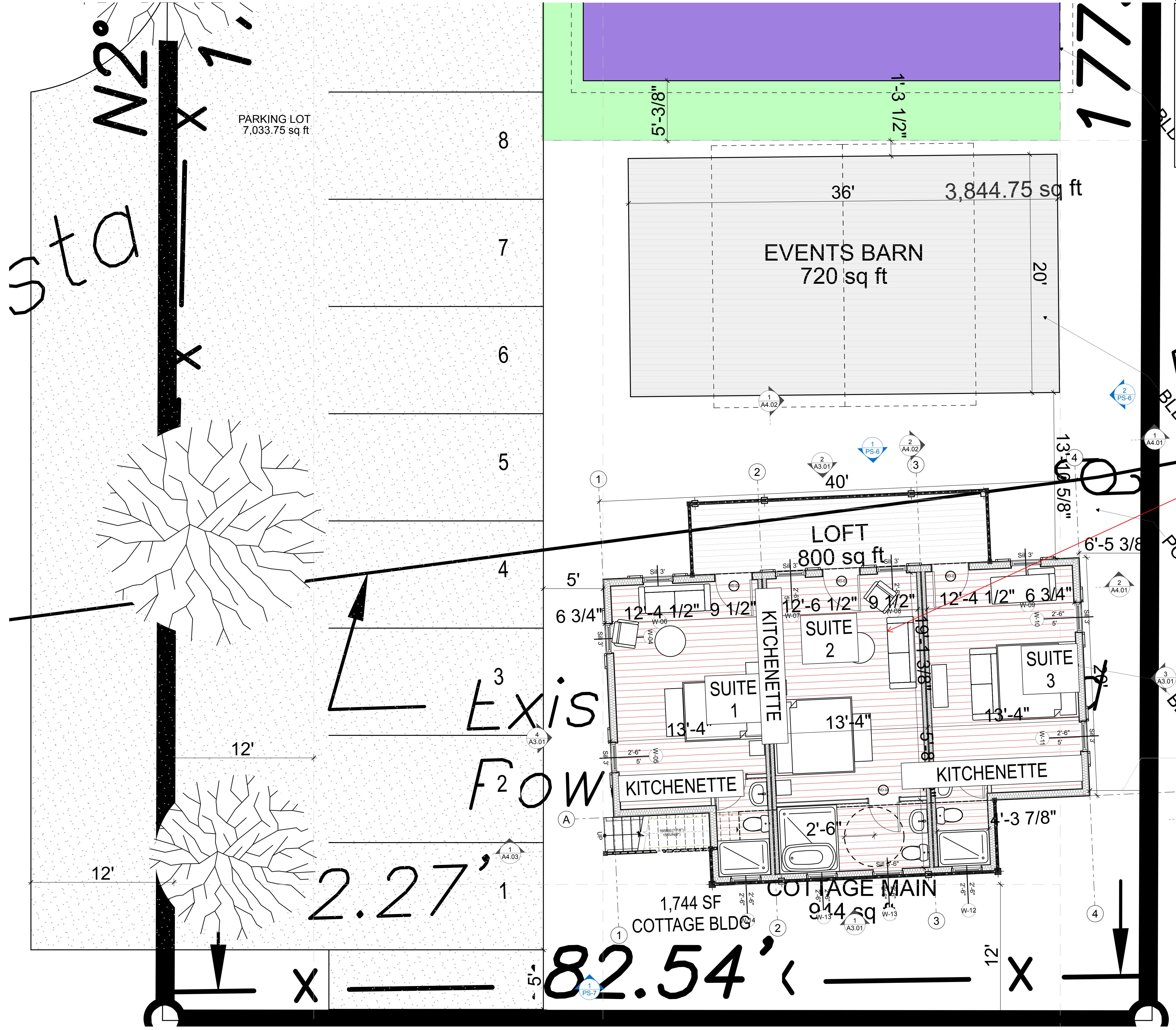
WHAT IS THE LIGHTING PLAN FOR THE PARKING LOT AND SITE? THIS WILL NEED TO BE DARK-SKY COMPLIANT AND BE RESPECTFUL OF RESIDENTIAL PROPERTIES. 17.45.120 AND 17.45.220

ARE THESE EXISTING TREES? WHY ARE THEY SHOWN IN THE MIDDLE OF THE PARKING AISLE?

CODE REQUIRES ALL PARKING TO BE BEHIND THE MAIN BUILDING. MINIMUM PARKING STALL IS 9'X20' DRIVE AISLE BY ZONING IS 16' BUT FIRE CODE REQUIRES A MINIMUM OF 20' AND 25' NEXT TO A HYDRANT WHERE THEY WILL BE WORKING. THERE WILL PROBABLY BE A FIRE HYDRANT REQUIRED AT OFFICE 2 TO MEET THE MAXIMUM DISTANCE OF 150' FROM BUILDING TO HYDRANT. AS LONG AS THE CLEAR SPACE IN FRONT OF OFFICE 2 IS KEPT CLEAR AT ALL TIMES IT MAY SERVE AS THE 6' WIDENING. FOR ALL PARKING REQUIREMENTS SEE 17.45.190-230
<https://www.ada.gov/topics/parking/>

WITH PARKING, ADA STALLS NEED TO BE SHOWN. FOR 30 STALLS, 2 ADA SPACES WILL NEED TO BE PROVIDED. ONE OF THESE WILL NEED TO BE VAN ACCESSIBLE. THE OTHER FOR CARS. ADA CANNOT BE PART OF THE FIRE ACCESS REQUIREMENTS.

FIRE ACCESS/TRASH COLLECTION REQUIRES A TURNAROUND MEETING THE REQUIREMENTS IN APPENDIX D OF THE FIRE CODE.



FLOOR PLAN NOTES

WRITE / COPY AND PASTE COMMON NOTES...

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.
- 16.
- 17.
- 18.
- 19.
- 20.

RESIDENTIAL IS NOT PERMITTED ON MAIN FLOOR IN MIXED USE COMMERCIAL DEVELOPMENT.

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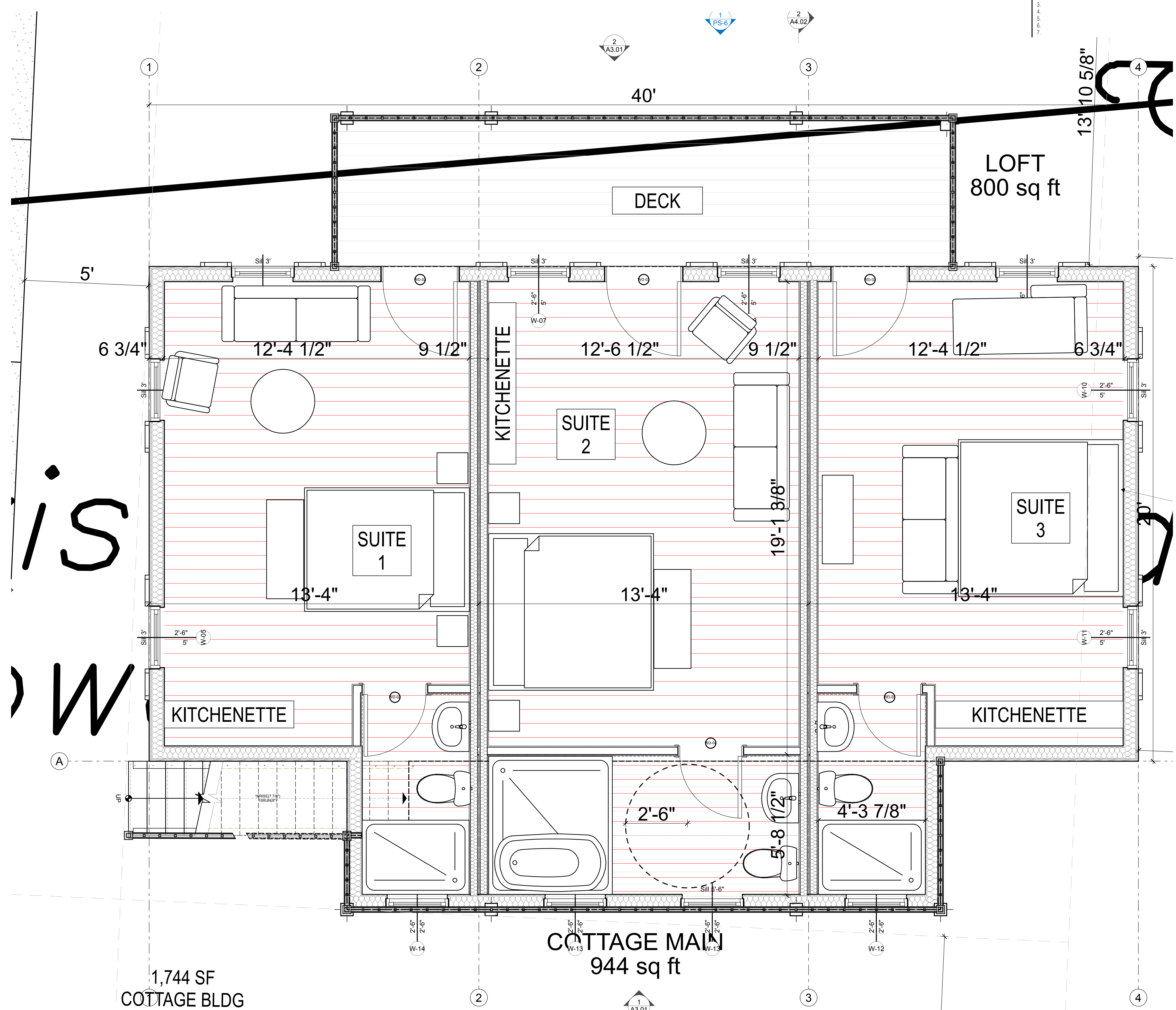
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SHEET TITLE
 MAIN FLOOR OVERALL

PLAN NOTES
 1. WRITE / COPY AND PASTE COMMON NOTES...



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SHEET TITLE
MAIN FLOOR PLAN

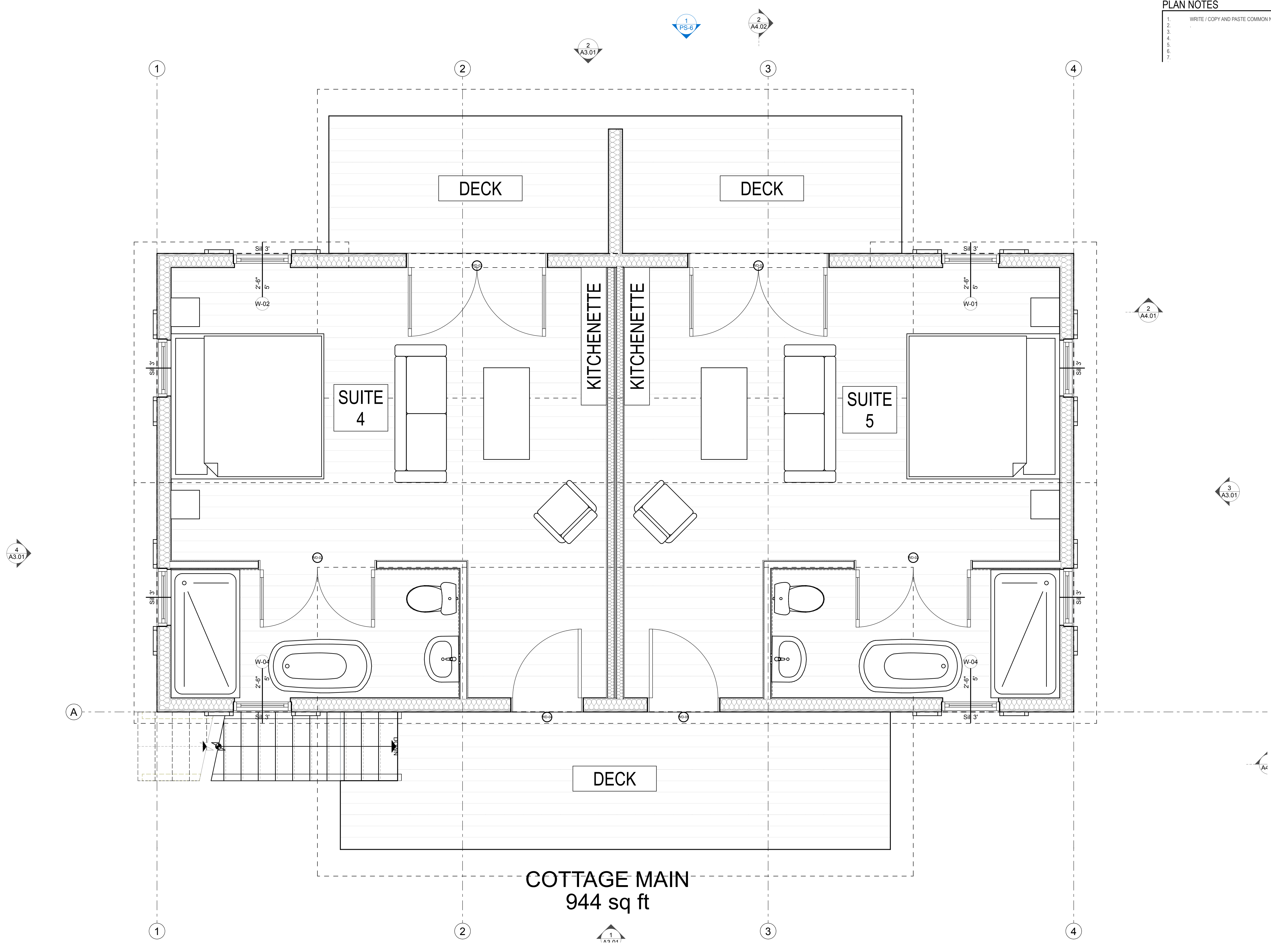
1. Main Level (1)
 SCALE: 1/2" = 1'-0"

PLAN NOTES
 1. WRITE / COPY AND PASTE COMMON NOTES...
 2.
 3.
 4.
 5.
 6.
 7.

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1 2. Upper Level (1)
 SCALE: 1/2" = 1'-0"

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SHEET TITLE
 UPPER FLOOR PLAN

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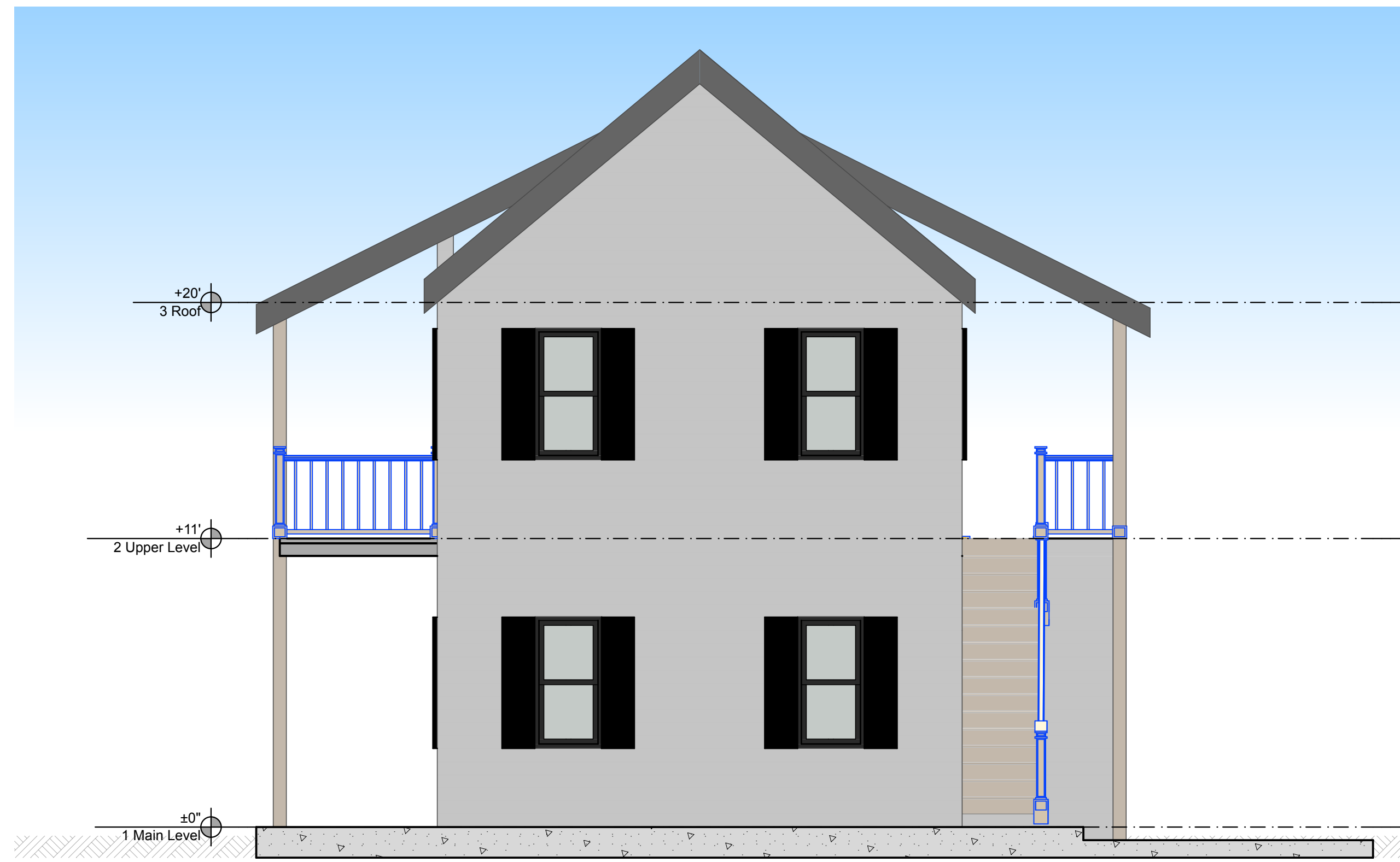
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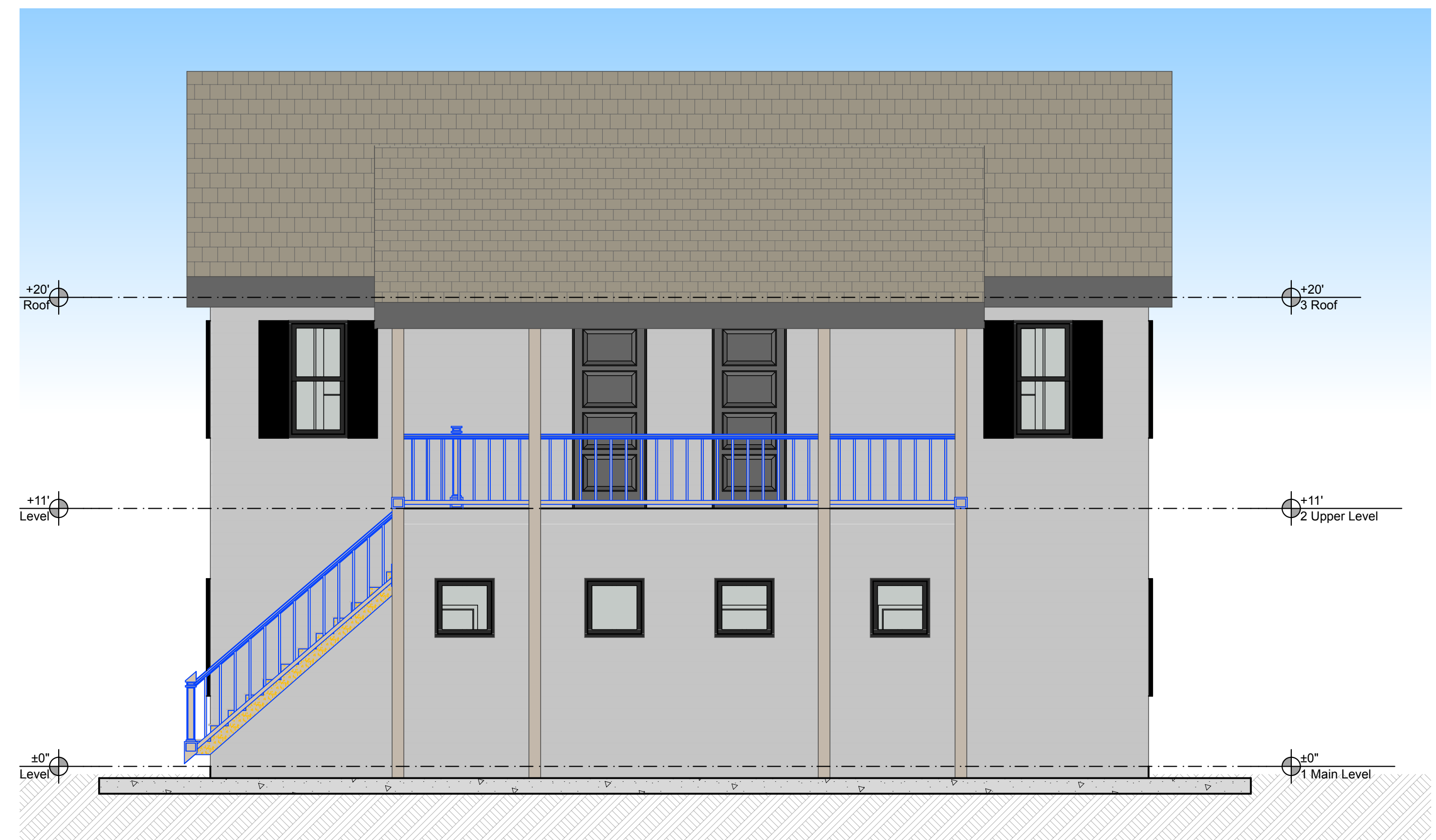
4 BLDG WEST
SCALE: 1/4" = 1'-0"



2 BLDG NORTH (1)
SCALE: 1/4" = 1'-0"



3 BLDG EAST (1)
SCALE: 1/4" = 1'-0"



1 BLDG SOUTH
SCALE: 1/4" = 1'-0"

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ELEVATIONS

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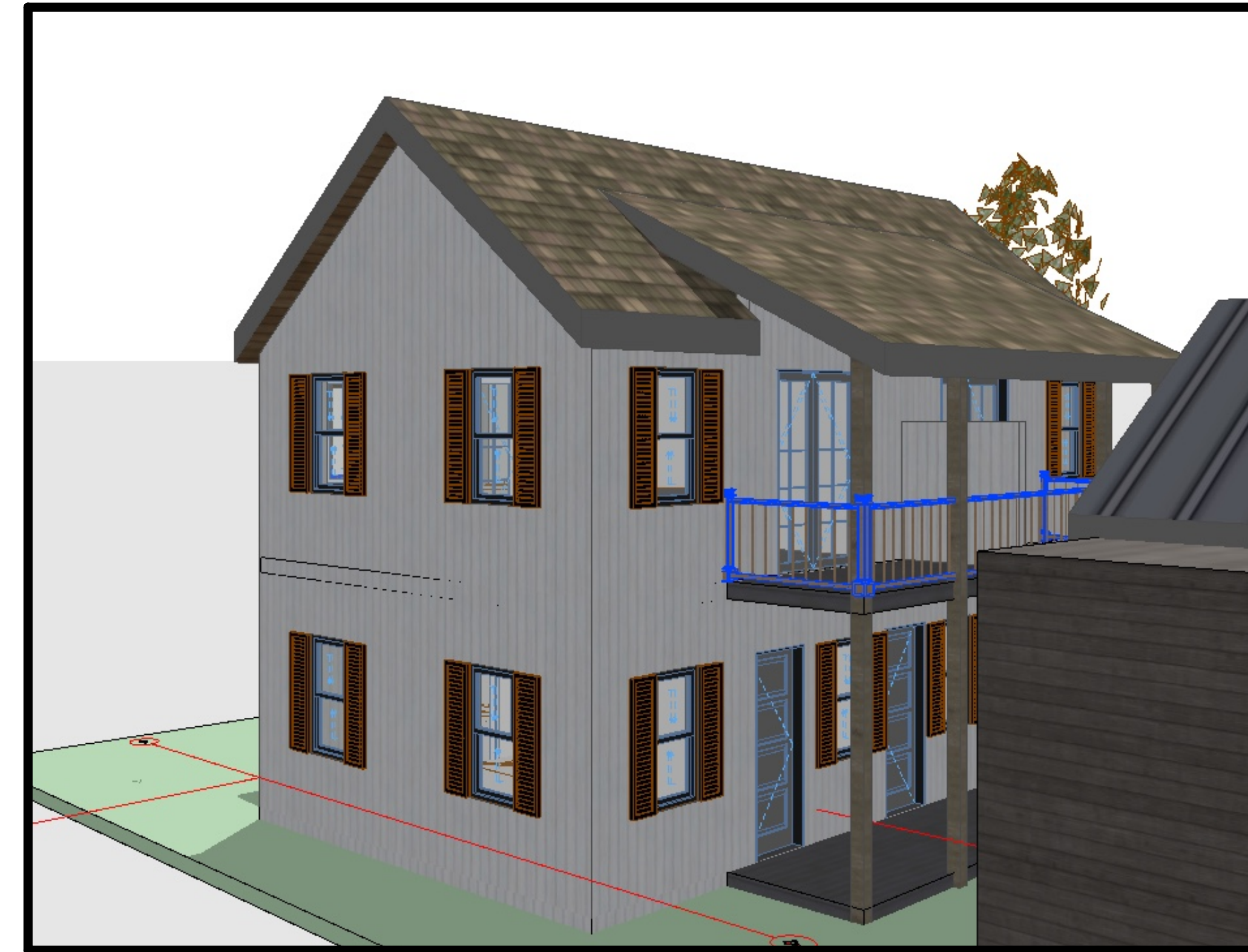
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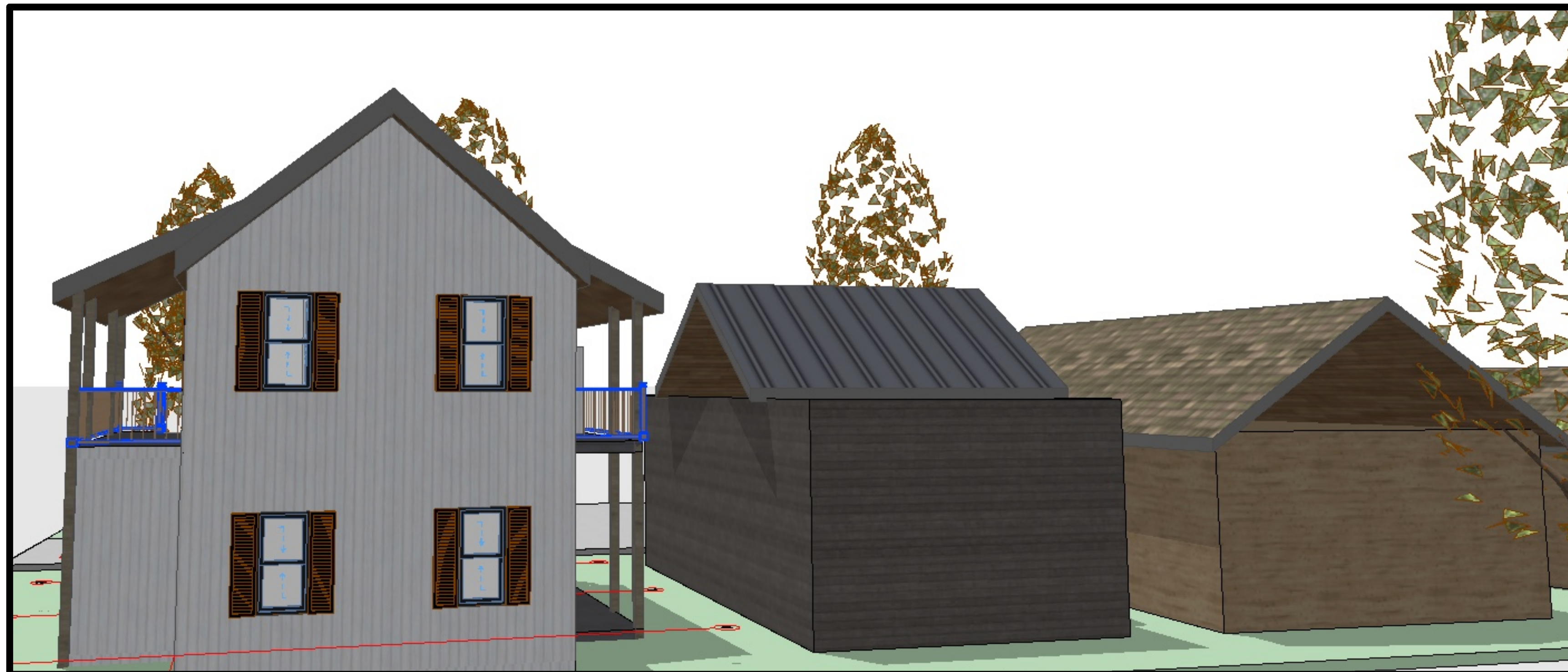
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Generic Perspective (3)



Generic Perspective (1)



Generic Perspective (2)



Generic Perspective

MARK	DATE	DESCRIPTION

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SHEET TITLE
PERSPECTIVES



HYRUM CITY SITE PLAN

REQUIRED INFORMATION

Site plan approval shall be required for any non-residential use and multi-family dwellings (excluding accessory apartments). Site plan approval is primarily a function of the Planning Commission which has wide latitude in specifying conditions and requirements for approval. Final approval must be obtained from the City Council which may approve, disapprove, approve with additional conditions and requirements, or require the requestor to return to the Planning Commission for significant revisions.

The site plan shall contain the following information:

CHECKLIST

(Owner initial that this has been included- Return checklist with site plan)

- Location of main and accessory buildings on the site and in relation to one another.
- Traffic circulation features within the site.
- Height and bulk of buildings.
- Provisions of off-street parking space.
- Provisions for driveways for ingress and egress.
- Provision of other space on the site.
- The display of signs thereon.
- Property owner's name and address.
- Provisions required by Fire Officials review. (May be determined at building Permit application process)
- Plan for containing storm water.
- Show outside lighting. (Lighting must not effect neighboring properties)
- Directional arrow showing north.
- Location of garbage cans or dumpsters. (Dumpsters require an enclosure. See 17.44.055)
- Fencing- existing and proposed. (Outside storage areas must be fenced)
- Landscaping- existing and proposed. (With maintenance plan- watering, weeding, trimming, etc)
- Provisions for how snow removal & storage will be provided.
- Any roads, sidewalk, curb & gutter required.
- Fees paid to Hyrum City. (\$500 filing fee and \$2000 deposit)

A site plan may include landscaping, fences, and walls designed to further the purposes of the regulations for commercial and industrial zones and such features shall be provided and maintained as condition of the establishment and maintenance of any use to which they are appurtenant. Any outside storage, now or in the future, will require privacy fencing approved by the City Staff. Fencing may also be required to control litter and garbage from leaving the site.

In approving site plans, the Planning Commission may act on a site plan submitted to it or may act on its own initiative in proposing and approving a site plan, including any conditions or requirements designated or specified on or in connection therewith.

In considering any site plan hereunder, the Planning Commission shall endeavor to assure safety and convenience of traffic movement both within the area covered in relation to access streets, harmonious and beneficial relation among the buildings and uses in the area covered and satisfactory and harmonious relations between such area and contiguous land buildings and adjacent neighborhoods.

Upon receiving site plan approval from the Planning Commission, the applicant shall submit the approved site plan to the City Council for its approval. Submittal shall be made at least two weeks before its regularly scheduled meeting.

The applicant shall appeal any decision of the City Council regarding site plans to the Administrative Appeals Authority. Appeals shall be filed in writing with the City Recorder, within ten (10) calendar days of the final decision of the City Council, as per provisions of Chapter 17.16. (Ord. 08-19)

Upon site plan approval, construction drawings will be required for any public works construction or improvement for approval by the City Engineer. (Ord. 08-13)