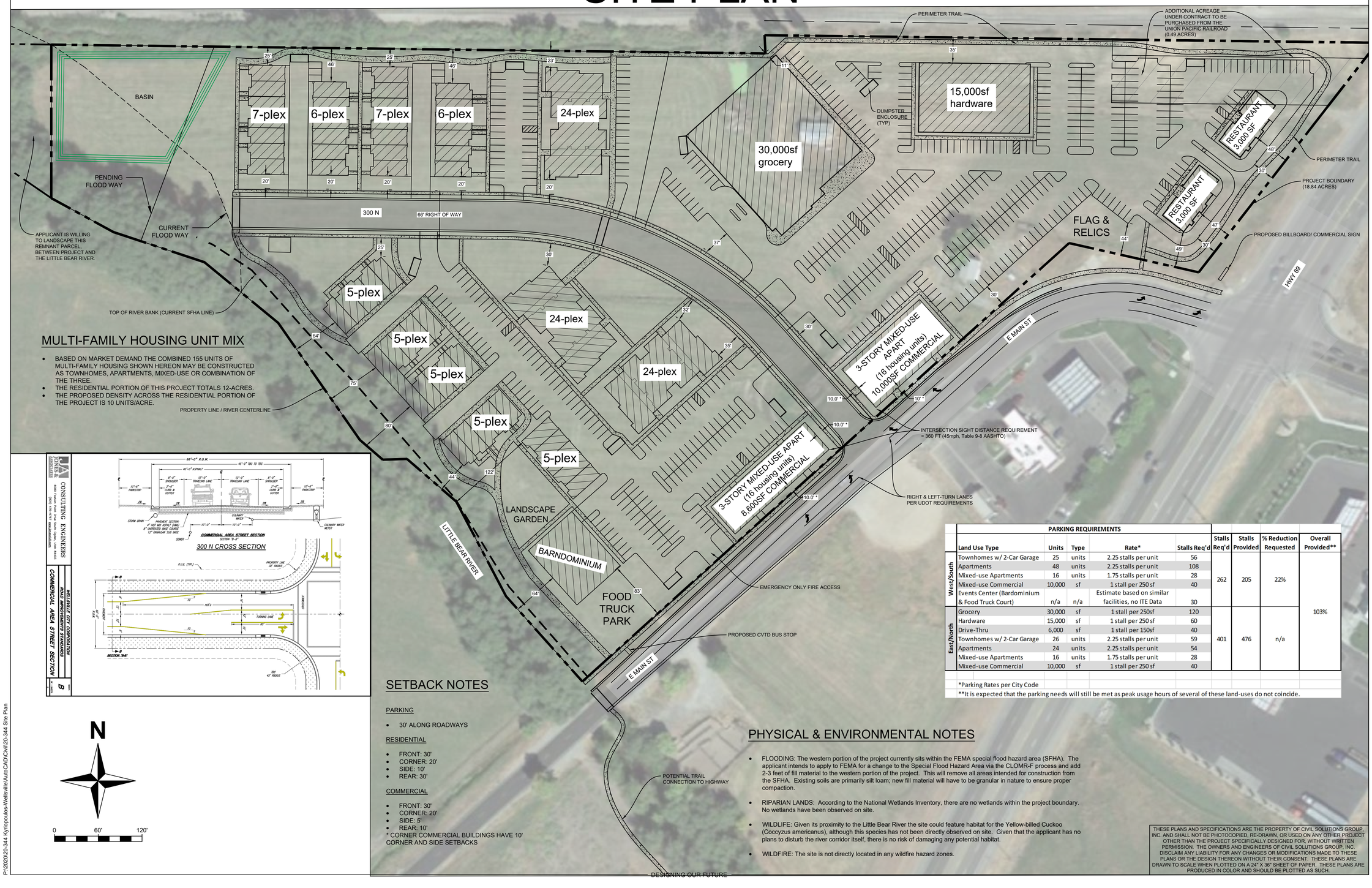
SARDINZ CENTER
SITE PLAN



MULTI-FAMILY HOUSING UNIT MIX

- BASED ON MARKET DEMAND THE COMBINED 155 UNITS OF MULTI-FAMILY HOUSING SHOWN HEREON MAY BE CONSTRUCTED AS TOWNHOMES, APARTMENTS, MIXED-USE OR COMBINATION OF THE THREE.
- THE RESIDENTIAL PORTION OF THIS PROJECT TOTALS 12-ACRES.
- THE PROPOSED DENSITY ACROSS THE RESIDENTIAL PORTION OF THE PROJECT IS 10 UNITS/ACRE.

SETBACK NOTES

PARKING

- 30' ALONG ROADWAYS

RESIDENTIAL

- FRONT: 30'
- CORNER: 20'
- SIDE: 10'
- REAR: 30'

COMMERCIAL

- FRONT: 30'
- CORNER: 20'
- SIDE: 5'
- REAR: 10'

* CORNER COMMERCIAL BUILDINGS HAVE 10' CORNER AND SIDE SETBACKS

PARKING REQUIREMENTS

	Land Use Type	Units	Type	Rate*	Stalls Req'd	Stalls Req'd	Stalls Provided	% Reduction Requested	Overall Provided**
West/South	Townhomes w/ 2-Car Garage	25	units	2.25 stalls per unit	56	262	205	22%	103%
	Apartments	48	units	2.25 stalls per unit	108				
	Mixed-use Apartments	16	units	1.75 stalls per unit	28				
	Mixed-use Commercial	10,000	sf	1 stall per 250 sf	40				
	Events Center (Bardominium & Food Truck Court)	n/a	n/a	Estimate based on similar facilities, no ITE Data	30				
East/North	Grocery	30,000	sf	1 stall per 250sf	120	401	476	n/a	
	Hardware	15,000	sf	1 stall per 250 sf	60				
	Drive-Thru	6,000	sf	1 stall per 150sf	40				
	Townhomes w/ 2-Car Garage	26	units	2.25 stalls per unit	59				
	Apartments	24	units	2.25 stalls per unit	54				
	Mixed-use Apartments	16	units	1.75 stalls per unit	28				
	Mixed-use Commercial	10,000	sf	1 stall per 250 sf	40				

*Parking Rates per City Code

**It is expected that the parking needs will still be met as peak usage hours of several of these land-uses do not coincide.

PHYSICAL & ENVIRONMENTAL NOTES

- FLOODING: The western portion of the project currently sits within the FEMA special flood hazard area (SFHA). The applicant intends to apply to FEMA for a change to the Special Flood Hazard Area via the CLOMR-F process and add 2-3 feet of fill material to the western portion of the project. This will remove all areas intended for construction from the SFHA. Existing soils are primarily silt loam; new fill material will have to be granular in nature to ensure proper compaction.
- RIPARIAN LANDS: According to the National Wetlands Inventory, there are no wetlands within the project boundary. No wetlands have been observed on site.
- WILDLIFE: Given its proximity to the Little Bear River the site could feature habitat for the Yellow-billed Cuckoo (Coccyzus americanus), although this species has not been directly observed on site. Given that the applicant has no plans to disturb the river corridor itself, there is no risk of damaging any potential habitat.
- WILDFIRE: The site is not directly located in any wildfire hazard zones.

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SARDINZ CENTER
SITE PLAN
WELLSVILLE, UT

MARK	DATE:	DESCRIPTION:

PROJECT #: 20-344
DRAWN BY: D. OLSEN
PROJECT MANAGER: M. TAYLOR
ISSUED: 9/17/2021

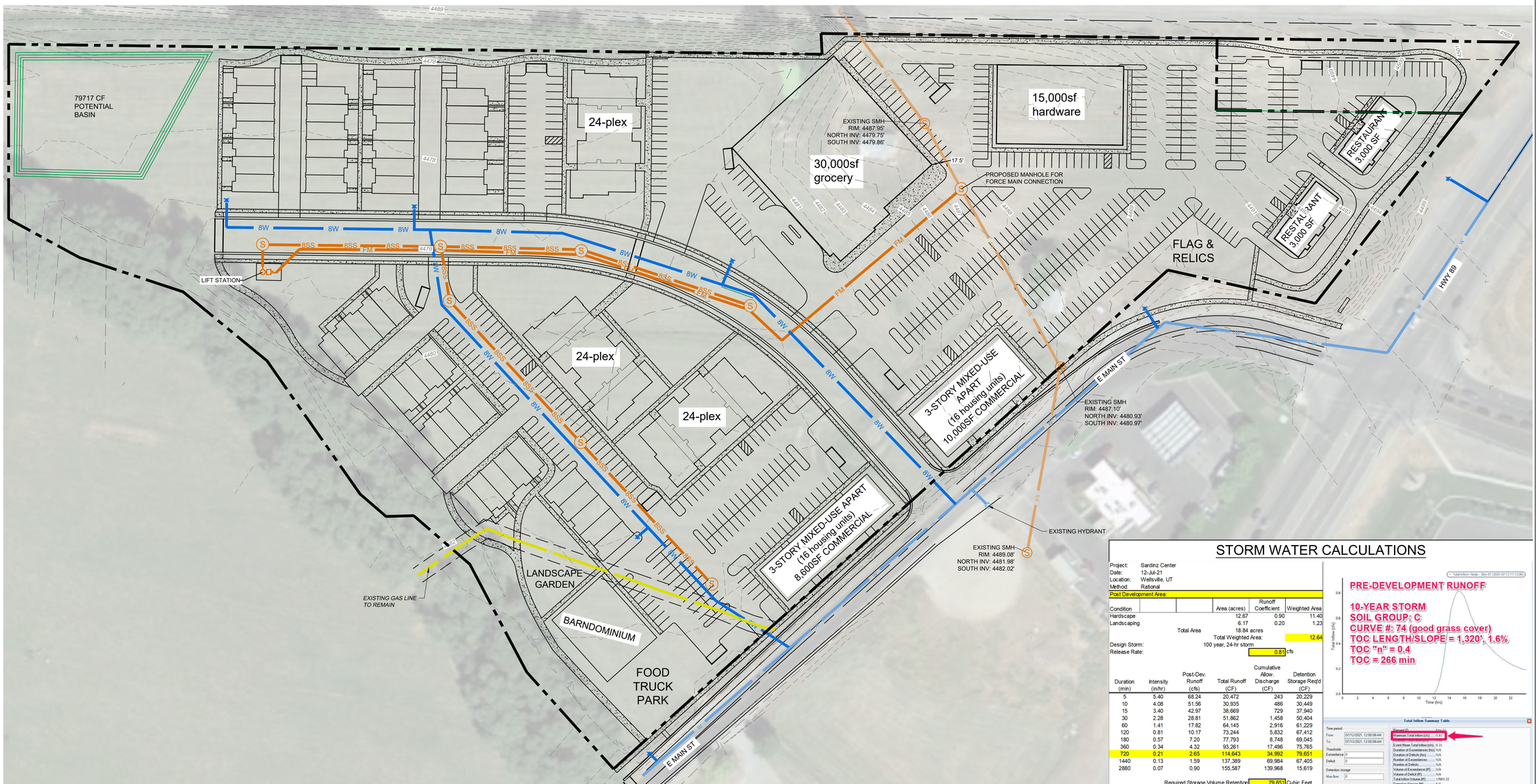
PROFESSIONAL ENGINEER
9/17/2021
No. 8047852-2202
MICHAEL E. TAYLOR
STATE OF UTAH

SITE PLAN

SHEET 1 OF 4

P:\2020\20-344 Kyriopoulos-Wellsville\AutoCAD\Civil\20-344 Site Plan

SARDINZ CENTER
UTILITY MAP



STORM WATER CALCULATIONS

Project: Sardinz Center
Date: 12-Jul-21
Location: Wellsville, UT
Method: Rational

Post Development Area:

Condition	Area (acres)	Runoff Coefficient	Weighted Area
Hardscape	12.67	0.90	11.40
Landscaping	6.17	0.20	1.23
Total Area	18.84 acres		
	Total Weighted Area:		12.64
Design Storm:	100 year, 24-hr storm		
Release Rate:	0.81	cfs	

Duration (min)	Intensity (in/hr)	Post-Dev. Runoff (cfs)	Total Runoff (CF)	Cumulative Allow. Discharge (CF)	Detention Storage Req'd (CF)
5	5.40	68.24	20,472	243	20,229
10	4.08	51.56	30,935	486	30,449
15	3.40	42.97	38,669	729	37,940
30	2.28	28.81	51,862	1,458	50,404
60	1.41	17.82	64,145	2,916	61,229
120	0.81	10.17	73,244	5,832	67,412
180	0.57	7.20	77,793	8,748	69,045
360	0.34	4.32	93,261	17,496	75,765
720	0.21	2.65	114,643	34,992	79,651
1440	0.13	1.59	137,389	69,984	67,405
2880	0.07	0.90	155,587	139,968	15,619

Required Storage Volume Retention: 79,651 Cubic Feet

PRE-DEVELOPMENT RUNOFF

10-YEAR STORM
SOIL GROUP: C
CURVE #: 74 (good grass cover)
TOC LENGTH/SLOPE = 1,320', 1.6%
TOC "n" = 0.4
TOC = 266 min

LEGEND

- EXISTING 8" WATER MAIN LINE (W)
- PROPOSED 8" WATER MAIN LINE (8W)
- EXISTING NATURAL GAS LINE (G)
- EXISTING CONTOUR
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE (S)
- PROPOSED SANITARY SEWER MANHOLE (S)
- PROPOSED 8" SEWER MAIN LINE (8SS)
- PROPOSED 4" SEWER FORCE MAIN LINE (FM)
- PROPOSED STORM WATER POND

N

0 60' 120'

UTILITIES GENERAL NOTES

- Sanitary Sewer: An existing sewer main bisects the east half of the project. This sewer main should be sufficient in size to service the five adjacent retail pads. The residential and mixed-use portions of the project to the east will connect to a main in the new right-of-way that will drain to a proposed lift station at the west side of the project. Effluent will be pressurized from this point and conveyed in a force main back to the existing sewer on the east side of the project.
- Culinary Water: Existing water mains exist in the adjacent rights-of-way of Main Street and Highway 89/91. A new main will be installed in the proposed right-of-way and the west private drive. These mains should be sufficient in size to supply culinary water to all adjacent retail pads pending corroboration of this site plan with the City Engineer's water model.
- Fire Protection: Hydrants will be installed at 500-ft spacing per fire code along water mains. Additional fire line loops and associated hydrants will likely be required to and/or around individual commercial pads depending on building construction type and anticipated fire flows. Those buildings with sprinkler systems will also require independent fire line connections to the mains.
- Private Utilities (Power, Comm & Gas): Required private utilities exist in adjacent right-of-ways to service the development.

STORM WATER NARRATIVE

This project will be designed to detain the 100-year storm on-site. The discharge rate to the Little Bear River has been limited to the pre-development 10-year storm max flow rate, calculations for which are provided on this sheet. Potential above-ground storm water storage areas have been identified on this plan which have the potential to store up to 79,717 cubic feet. No underground storage is needed. Given the proximity to the river, separation between storage facilities and ground water on the west side of the project may be a challenge. However, the applicant's intention to apply to FEMA for a change to the Special Flood Hazard Area and add 2-3 feet of fill material to the western portion of the project may resolve this concern. In accordance with current state mandates, this project will also retain the 80th-percentile storm (0.5-inches), with a required storage of 22,996 cf. As the outlet of the storage facilities will sit above the system's bottom elevation, the facilities will also serve as sedimentation systems capable of reducing pollutant discharge into the Little Bear River.

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SARDINZ CENTER
UTILITY MAP
WELLSVILLE, UT

MARK	DATE:	DESCRIPTION:

PROJECT #: 20-344
DRAWN BY: D. OLSEN
PROJECT MANAGER: M. TAYLOR
ISSUED: 9/17/2021

PROFESSIONAL ENGINEER
9/17/2021
No. 8349702
RACHEL E. TAYLOR
STATE OF UTAH

UTILITY MAP

SHEET 2 OF 4

P:\2020\20-344 Kyriopoulos-Wellsville\AutoCAD\Civil\20-344 Utility Plan

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SARDINZ CENTER
ILLUSTRATIVE PLAN
WELLSVILLE, UT

MARK:	DATE:	DESCRIPTION:

PROJECT #: 20-344
DRAWN BY: JAH
PROJECT MANAGER: MET
ISSUED: 4/25/2022

ILLUSTRATIVE DEVELOPMENT PLAN

SHEET 3 OF 4

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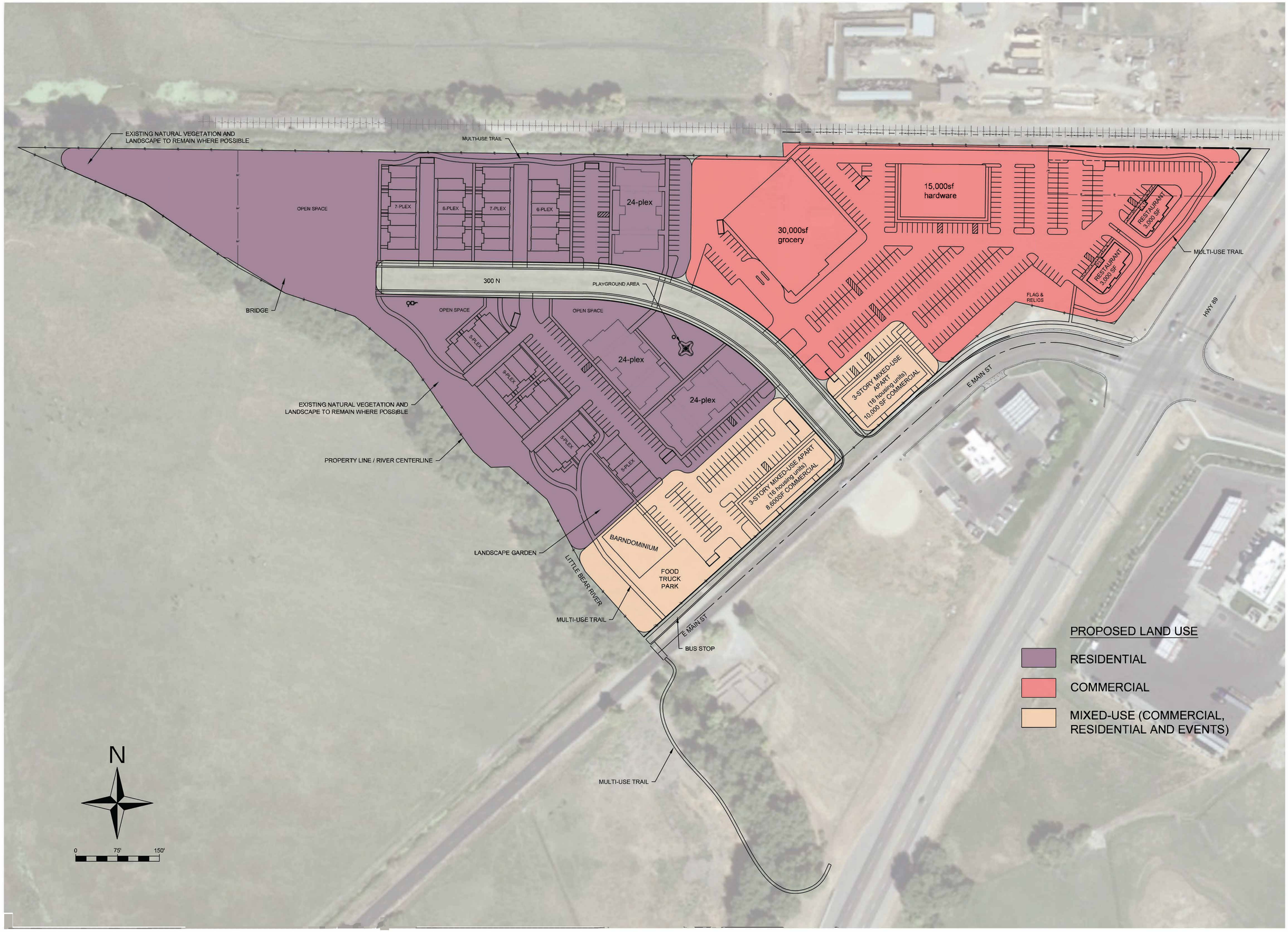

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SARDINZ CENTER
LAND USE BUBBLE DIAGRAM
WELLSVILLE, UT

MARK:	DATE:	DESCRIPTION:

PROJECT #: 20-344
DRAWN BY: JAH
PROJECT MANAGER: MET
ISSUED: 04/25/2022

LAND USE BUBBLE DIAGRAM

SHEET 4 OF 4

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