



Community Development

PLANNING, BUILDING INSPECTIONS,
CUSTOMER SERVICE, AND CODE COMPLIANCE

CLEARFIELD CITY PLANNING COMMISSION MEETING AGENDA

Notice is hereby given that the Clearfield City Planning Commission will hold a regularly scheduled meeting at **7:00 P.M., Wednesday, September 6, 2023**, on the **3rd floor** in the City Council Chambers of the Clearfield City Municipal Building, located at 55 S. State Street, Clearfield, UT 84015.

WORK SESSION – 6:30 PM – Executive Conference Room

Review of agenda items to address questions.

REGULAR SESSION – 7:00 PM- Council Chambers

- CALL TO ORDER – PLEDGE OF ALLEGIANCE
- PLANNING COMMISSION CHAIR STATEMENT

DECISION ITEMS

Scheduled Items:

1. Discussion and Possible Action on **SP 2023-0201**, a site plan approval request by Jarod Hall with Divelept Design for a three-story mixed use building at the subject property. **Location:** 246 East 200 South (TIN: 12-003-0042). **Parcel Area:** 0.33 Acres. **Zone:** U-C (Urban Core Commerce). **Staff:** Tyson Stoddard, Planner (**Administrative Action**).
2. Discussion and Possible Action on **PSP 2023-0801**, a preliminary subdivision plat request by Mike Hardin to subdivide the subject property into a 3-lot flag lot subdivision. **Location:** 115 East 100 North (TIN: 12-001-0118). **Project Area:** 0.75 Acres. **Zone:** R-1-8 (Residential). **Staff:** Brad McIlrath, Senior Planner (**Administrative Action**).

DISCUSSION ITEMS

1. Staff Discussion
2. Staff Communications
3. Commissioner's Minute

*****PLANNING COMMISSION MEETING ADJOURNED*****

Dated this 30th day of August 2023.
/s/Brad McIlrath, Senior Planner

Meetings of the Planning Commission of Clearfield City may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207 as amended. In such circumstances, contact will be established and maintained via electronic means and the meetings will be conducted pursuant to the Electronic Meetings Policy established in City Code § 1-6-4H for electronic meetings.

Clearfield City, in accordance with the 'Americans with Disabilities Act', provides accommodations and auxiliary communicative aids and services for all those citizens needing assistance. Persons requesting accommodations for City sponsored public meetings, service programs, or events, should call the Customer Service Center at 801-525-2701, giving the City a 48 hour notice.

The Work Session meeting is a public meeting; however, public comments are only received in the formal Planning Commission meeting. The Planning Commission Public Meeting is a public forum where the Planning Commission may receive comment from applicants, the public, applicable agencies and city staff regarding land use applications and other items on the Commission's agenda. In addition, it is where the Planning Commission takes action on

these items. Action may be taken which may include: approval, approval with conditions, denial, continuance or recommendation to other bodies as applicable.

The complete public notice is posted on the Utah Public Notice Website - www.utah.gov/pmn/, the Clearfield City Website - clearfield.city, and at Clearfield City Hall, 55 South State Street, Clearfield, UT 84015. To request a copy of the public notice or for additional inquiries please contact Tyson Stoddard at Clearfield City, tyson.stoddard@clearfieldcity.org & 801-525-2718.



Planning Commission

STAFF REPORT

AGENDA ITEM

#1

TO: Clearfield City Planning Commission

FROM: Tyson Stoddard, Planner
tyson.stoddard@clearfieldcity.org
(801) 525-2718

MEETING DATE: Wednesday, September 6th, 2023

SUBJECT: Discussion and Possible Action on **SP 2023-0201**, a site plan approval request by Jarod Hall with Divelept Design for a three-story mixed use building at the subject property. **Location:** 246 East 200 South (TIN: 12-003-0042). **Parcel Area:** 0.33 Acres. **Zone:** U-C (Urban Core Commerce). **(Administrative Action).**

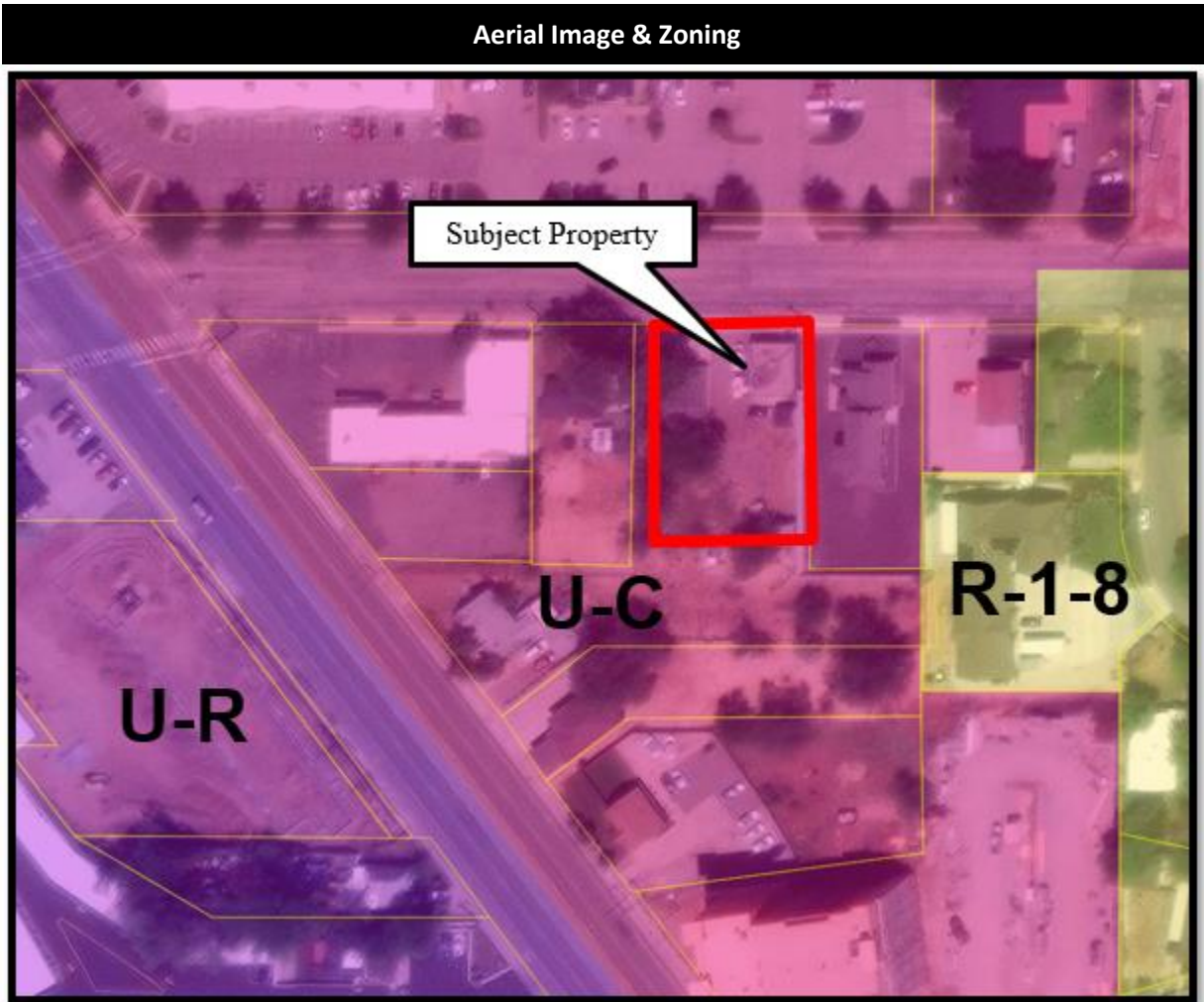
RECOMMENDATION

Staff recommends that the Planning Commission move to **approve as conditioned, SP 2023-0201**, a site plan request by Jarod Hall with Divelept Design for a three-story mixed use building at the property addressed 246 East 200 South (TIN: 12-003-0042). This recommendation is based on the discussion and findings of the Staff Report.

PROJECT SUMMARY

Project Information	
Project Name	246 UHB Mixed-Use
Site Location	246 East 200 South
Tax ID Number	12-003-0042
Applicant	Jarod Hall, Divelept Design
Owner	True Real Estate Holdings, LLC
Proposed Actions	Site Plan Review Approval
Current Zoning	U-C (Urban Core Commerce)
Site Area	0.33 Acres

Surrounding Properties and Uses:		Current Zoning District	General Plan Land Use Classification
North	Clearfield Town Square	U-C (Urban Core Commerce)	Mixed Use
East	Commercial Building	U-C (Urban Core Commerce)	Mixed Use
South	Residence	U-C (Urban Core Commerce)	Mixed Use
West	Residence	U-C (Urban Core Commerce)	Mixed Use



BACKGROUND

The applicant proposes to construct a three (3) story mixed-use building at the subject location. This development would include approximately 2,500 square feet of commercial space on the ground floor. The ground floor will also include a lobby for the upper floor residential units, two single-car garages, and a bike storage area. The upper floor residential units have a makeup of six (6) studio units, four (4) one-bedroom units, and two (2) two-bedroom units. They are proposing a rooftop patio as an amenity with outdoor dining and a hot tub.

As a project in the in the Downtown Form-Based Code area (FBC), specific building type standards are reviewed along with the landscaping and streetscape design for compliance with the FBC. A review of the applicable standards is provided in a table format with the standard on the left and the staff analysis to the right.

Understanding Compliance vs. Non-compliance with FBC

In the following sections, development standards are reviewed in a table format and as part of the staff analysis, standards are identified as “complies with FBC” or “non-compliance with FBC.” Only aspects of the development that are in full compliance with the FBC will be listed as such. Aspects that fail to comply with the development standards or are partially compliant will be listed as non-compliant with the FBC and will need to be corrected prior to issuance of final land use approval. In short, if a project is meeting

a code standard of the FBC then it is “in compliance” or “complies with the FBC.” If a standard is not being met either in full or is only partially compliant (this is the most common occurrence), then the code item listed as “non-compliance with the FBC.” If there is an item that is not addressed or has been neglected from the submitted plans this item is also marked as “non-compliant” until such time it is corrected to the appropriate standard, or as appropriate, receives approval for a requested modification. Items that are listed as “non-compliant” will be addressed through a list of “conditions of approval”.

Planning Commission Action

As outlined in the administration chapter of the FBC, the Planning Commission may: 1) approve, 2) approve with conditions, or 3) deny the application until it meets the required FBC Standards. Due to the complexity of the FBC, if there is a substantial number of revisions needed, or items listed as “non-compliant” for a development to meet compliance, staff may recommend that the Planning Commission deny the application until all required FBC Standards are addressed to be reviewed by the Planning Commission at the next available meeting.

A. BUILDING TYPE STANDARDS (Form Based Code Chapter 5)

Mixed-Use Building Type:

1. Building Siting

Standard:	Staff Analysis:
<i>Property Front Line Coverage: 90%</i>	Complies with FBC <u>Staff Note:</u> Staff measures front property line coverage at 92%.
<i>Front Build to Zone: 0-5 feet*</i> <i>*In the case of plazas or porte cochere this may change up to a maximum of 25 feet.</i>	Complies with FBC
<i>Corner Build to Zone: 10-20 feet</i>	Not Applicable
<i>Side Yard Setback: 0 feet</i>	Complies with FBC
<i>Rear Yard Setback: 5 feet</i>	Complies with FBC
<i>Maximum Impervious Coverage: 80%</i> <i>Additional Semi-Pervious Coverage: 10%</i>	Non-Compliance with FBC <u>Staff Note:</u> Measured impervious coverage at 77% and semi-pervious coverage at 10%. Permeable paving needs to be shown on the civil plan set. Permeable paving will need a detail added to the plans.
<i>Parking and Vehicular Access must be provided in the rear yard or on the rear façade of the buildings.</i>	Complies with FBC <u>Staff Note:</u> Vehicular access is provided from 200 South by a driveway and the surface parking is located to the rear of the building. Currently there are 3 separate drive approaches along the front property line. They are proposing to remove the eastern two approaches and make changes to the approach on the west. The approach on the west also provides access to a narrow strip of land owned by 255 S. State Street, allowing that property owner to get equipment to the rear portion of their parcel. As proposed the two properties would have a shared

	approach, but then be separated by a new fence along the west property line. The changes to the approach will have to be approved by Public Works and meet city standards.
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2. Height

Standard:	Staff Analysis:
<i>Minimum Overall Height: 2 Stories</i>	Complies with FBC
<i>Maximum Overall Height: No Maximum</i>	Complies with FBC <u>Staff Note:</u> Total building height is approximately 45 feet. There are 3 stories and a rooftop patio. The ground story is commercial and the upper two stories are residential. The height of the building goes above the 3 rd floor with enclosed areas for rooftop access via the stairways and the elevator.
<i>Ground Story: Minimum Height – 12 feet Maximum Height – 30 feet</i>	Complies with FBC <u>Staff Note:</u> The ground floor height is 12 feet above grade.
<i>Upper Stories : Minimum Height – 9 feet Maximum Height – 14 feet</i>	Complies with FBC <u>Staff Note:</u> Each of the upper floors have a height greater than 9 feet.

3. Uses

Standard:	Staff Analysis:
<i>Ground Story: Retail, Service, Office</i>	Complies with FBC <u>Staff Note:</u> The ground floor includes two retail spaces along the frontage of the building. To the rear of the retail spaces there is a lobby for the residential use, two single-car garages, and a bike storage area.
<i>Upper Stories: Retail, Service, Office, Residential</i>	Complies with FBC <u>Staff Note:</u> All upper floors include residential units.
<i>Required Occupied Space: 40 feet deep on all floors from front façade.</i>	Complies with FBC
<i>Parking within Building: Permitted fully in basement; permitted in rear portion of all other floors.</i>	Complies with FBC
<i>Balconies: Balconies are required for a minimum of 40% of residential units in the Mixed-Use/Core Commercial building type.</i>	Complies with FBC <u>Staff Note:</u> Six balconies are provided that meet the square footage requirements based on number of bedrooms per unit.
<i>Building Amenities for Residential Development:</i> • Building Features. Each Multi-Family or Mixed-Use Building must provide a minimum of four (4)	Complies with FBC <u>Staff Note:</u> Building features include a minimum 5% increase of primary building materials, electric vehicle charging stations, energy star appliances, and water efficient fixtures. Tenant

building features as listed in Table 6.13 (1) of the FBC. • Tenant Amenities. Each Multi-Family or Mixed-Use Building must provide a minimum of four (4) tenant amenities listed in Table 6.13 (1) of the FBC.	amenities include a lobby of at least 500 square feet, an outdoor dining area, secure bike storage, and a rooftop hot tub.
<i>Outdoor Space for Residential Development:</i> Each residential unit must be provided with a minimum of 75 square feet of outdoor space. Use of roof tops to meet outdoor space is allowed in all districts. Outdoor spaces include: balconies, patios, porches, stoops, front and back yards. Unfenced areas within setback spaces are not considered functional outdoor space.	Complies with FBC <u>Staff Note:</u> The balconies and the 1,487 square foot rooftop patio combine to provide the required outdoor space.

4. Street Façade Requirements

Standard:	Staff Analysis:
<i>Minimum Ground Story Transparency: 65% As measured between 2 feet and 8 feet above grade.</i>	Complies with FBC <u>Staff Note:</u> Based upon staff measurements the ground story transparency is 76%.
<i>Minimum Transparency per Floor: 25% A general minimum transparency requirement shall be measured from floor to floor for each story.</i>	Complies with FBC <u>Staff Note:</u> Based upon staff measurements the upper floor transparency is 28%.
<i>Blank Wall Limitations:</i> Limitation of windowless area permitted on a façade with street frontage: (a) No rectangular area greater than 30% of a story's façade, as measured from floor to floor, may be windowless; and (b) No horizontal segment of a story's façade greater than 15 feet in width may be windowless.	(a) Complies with FBC (b) Complies with FBC
<i>Front Façade Entrance:</i> Mixed-Use/Recessed, Arcade, or Contemporary.	Complies with FBC <u>Staff Note:</u> The building is providing a contemporary entrance type.
<i>Principal Entrance:</i> Front Façade	Complies with FBC
<i>Vertical Façade Divisions:</i> Required every 25 feet of façade width.	Complies with FBC <u>Staff Note:</u> The building provides the required vertical façade divisions with the change of materials.

<i>Horizontal Façade Divisions:</i> Required within 3' of the ground story and at the top of the highest story.	Non-Compliance with FBC <u>Staff Note:</u> The change in materials from the ground floor to the upper floors complies with this standard. There is no façade division at the top of the highest story. This can be accomplished with a cornice, belt course, molding, string course, or other continuous horizontal ornamentation a minimum of one and a half inches in depth.
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5. Roof Type Requirements

Standard:	Staff Analysis:
<i>Permitted Roof Type:</i> Parapet or Flat	Non-Compliance with FBC <u>Staff Note:</u> The project provides a parapet roof type with an indistinct height. It appears to be a 3.5' parapet in some areas, but more detail is needed to show that the parapet height around the entire perimeter is within the allowed two to six feet and high enough to screen the roof and any roof appurtenances from view. Additionally, an expression line shall define the parapet from the upper stories of the building on all sides and shall also define the cap (FBC 6.12 Roof Types).

Additional Building Type Design Requirements

Standard:	Staff Analysis:
<i>Primary Building Materials:</i> Must be used for 75% of each façade. Stone, brick, wood lap siding, fiber cement lap siding, shingled or panel siding, and glass.	Complies with FBC <u>Staff Note:</u> North: 95% South: 88% East: 82% West: 76%
<i>Secondary Building Materials:</i> Limited to details and accents. Include gypsum reinforced fiber concrete for trim and cornice elements; metal for beams, lintels, trim and ornamentation, and exterior architectural metal panels and cladding. *Exterior Insulation and Finishing Systems (EIFS) are permitted for trim only on upper floor facades.	Complies with FBC
<i>Color:</i> Main building colors shall utilize traditional palettes; other colors may be used for accents.	Complies with FBC
<i>Upper Story Residential Windows:</i> Shall incorporate at least one of the following accent details. a) Mullions and/or Transoms b) Shutters or canopies proportional to window size c) Recessed inset of at least two inches from the façade	Complies with FBC <u>Staff Note:</u> Inset of two inches (2").

d) Lintel and/or sill detail	
<i>Commercial quality doors, windows, and hardware shall be used on all building types.</i>	Non-Compliance with FBC <u>Staff Note:</u> Based on the submitted plans, all doors, windows, and hardware appear to be of commercial quality. The plans need to be revised with a note that the above items will be of commercial quality.
<i>Building Variety:</i> Building design is required to vary between vertical façade divisions and from adjacent buildings by the type of dominant material or color, scale, or orientation of that material and at least two of the following. (1) The proportion of recesses and projections. (2) The location of the entrance and window placement, unless mixed-uses are utilized. (3) Roof type, plane, or material, unless otherwise stated in the Building Type requirements.	Complies with FBC <u>Staff Note:</u> The building utilizes a contemporary architectural design with vertical façade divisions and a good use/mix of building materials and color.

B. CIVIC OPEN SPACE STANDARDS (Form Based Code Chapter 8)

Each development within the FBC area is required to contribute to the creation and enhancement of Civic Open Space in Downtown Clearfield. For mixed use developments with a residential component totaling less than 5 acres in size, the city's standard impact fee shall be assessed on a per unit basis.

C. LANDSCAPE (Form Based Code Chapter 7)

The landscape chapter of the FBC outlines standards for interior landscaping, streetscape landscaping and furnishings, and site buffering. All areas of a development that are not covered by buildings, pavement for parking or circulation, or streetscape enhancements shall be landscaped. In no case shall the total landscaping be less than 10% of the gross land area. Based on the submitted landscape plan, 1,960 square feet of the property will be provided with landscaping; which is 13.64% of the development site. The site landscaping includes planter beds around the building and parking areas.

1. General Plant Requirements

Standard:	Staff Analysis:
a) 20 trees are required per 1 acre of project. Street trees do not count toward this requirement.	Complies with FBC <u>Staff Note:</u> With a development area of 14,370 square feet, a total of seven (7) trees are required. The landscape plan shows seven (7) trees.
b) 50 shrubs are required per 1 acre of project. 2 ornamental grasses or perennials count as 1 shrub up to 60% of required shrubs.	Non-Compliance with FBC <u>Staff Note:</u> With a development square footage of 14,370, a total of seventeen (17) shrubs are required. The landscape plan provides a sufficient number of shrubs, ornamental grasses, and ground

	covers to meet this standard. The install size of the deciduous shrubs needs to be increased to five (5) gallons.
Plant material shall be placed around the perimeter of the building footprint in a 4-foot minimum planting strip with the exception of entrances, utilities, and where required setbacks are less than 4 feet.	Complies with FBC
The maximum amount of landscape area that may be turf grass is 15%.	Complies with FBC <u>Staff Note:</u> The project does not utilize any turf grass.
Irrigation Systems	Non-Compliance with FBC <u>Staff Note:</u> The applicant needs to submit an irrigation plan to accompany the landscape plan so that staff can verify compliance with the Irrigation Systems standards found in Chapter 7 of the FBC.

2. Street Trees and Streetscape Design

Standard:	Staff Analysis:
For every development the sidewalk and streetscape furnishings must comply with those required by the street type. This development includes frontage along 200 South and is required to provide improvements for each frontage. 200 South requires improvements of a five foot (5') to seven foot (7') wide park strip and a six foot (6') wide sidewalk. Commercial Streets with a landscape buffer width of six feet (6') or less are required to have small or medium trees planted every 20 feet to 40 feet on center, and single acorn streetlights installed every 40 to 80 feet on center. 200 South is designated as a 'Commercial Street' in the U-C Zone of the FBC and shall be developed using the Commercial Street standards, which include:	Non-Compliance with FBC <u>Staff Note:</u> The landscape plan shows two (2) medium street trees. Street trees require urban root treatment when in park strip less than seven feet (7') wide. A note and detail will need to be added to the plans showing the urban root treatment. The park strip and sidewalk need to be shown on the civil plan set. <u>Staff Note:</u> The current right-of-way width is sixty-six feet (66'). The width of the existing road would be able to accommodate the travel lanes, bike

a) Two 10' travel lanes b) 5' wide bike lanes c) 7' wide parallel parking or 17' wide diagonal allowed on both sides.	lanes, and parallel parking (would require 44' of asphalt).
For a commercial street in the U-C Zone, benches are required every 200 feet.	Non-Compliance with FBC <u>Staff Note:</u> A bench is shown on the architectural site plan. The bench also needs to be shown on the civil and landscape plan sets.
Street lighting along 200 S. must be single acorn lights spaced every 40 to 80 feet on center.	Non-Compliance with FBC <u>Staff Note:</u> A streetlight is shown on the architectural site plan. Notes and details need to be added to show that it is the single lamp streetlight specified in Appendix A of the FBC. The streetlight also needs to be added to the civil and landscape plan sets.

3. Parking Lot and Landscape Screening

Standard:	Staff Analysis:
All parking lots are required to be buffered from street frontages, side, and rear property lines.	Non-Compliance with FBC <u>Staff Note:</u> The depth requirement for the buffer is seven feet (7'). This can be reduced to five feet (5') if structural soil or an urban root system is used. A note and detail will need to be added to the landscape plan for structural soil or an urban root system where buffer is less than seven feet (7').
Landscape Screening of Open Storage, Refuse, and Utility areas.	Non-Compliance with FBC <u>Staff Note:</u> Landscaping is provided on three sides of the dumpster. A detail will need to be added showing the opaque screen walls and gates. See Landscape Screening section of FBC Chapter 7.
Interior Parking Lot Landscape Standards: - A landscape island is required at the ends of free standing rows of parking and after every 9th space for rows greater than 12 spaces in length (Not required for covered parking stalls). - Parking islands are required to have 1 medium or large shade tree, be 5 feet wide, be designed to accommodate storm water, as a	Complies with FBC <u>Staff Note:</u> Not applicable because parking lot doesn't have freestanding rows. Not applicable. No parking islands.

bioswale, and be provided with structural soil if less than 15 feet wide. - Each parking space must be located within 50 feet of a tree planted within the parking lot interior (This does not include trees within a buffer area). - A minimum of 1 shade tree must be planted within the parking lot interior or within 7 feet of the parking lots edge for every 5 parking spaces (This does not include trees within a buffer area).	Complies with FBC. Complies with FBC
<i>Side and Rear Buffer and Landscape Screen:</i> - A side buffer is required on the east. The minimum depth required is five feet (5'); - The Rear buffer is required to be a minimum of five (5') wide; - Must include continuous hedge between shade trees. Hedge composition of individual shrubs with minimum width of 24", spaced no more than 36" on center, height maintained no more than 48"; - At least 1 medium or large shade tree every 40'	Complies with FBC Hedge not applicable because area being buffered is not a street.
<i>Fencing</i>	Non-Compliance with FBC Staff Note: The plans show a new fence to be installed along the rear and west property lines. The plans will need to be revised to show fence heights. Fences shall be opaque and constructed of materials that complement the building. White vinyl only and chain link with slats are not allowed.

The site plan, landscaping plan, all civil drawings, and streetscape designs will need to be modified to comply with the standards of the FBC outlined in this section.

D. PARKING (Form Based Code Chapter 8)

Motor Vehicle Parking

As a mixed-use project, parking for the residential units and the commercial spaces must be calculated and provided to meet minimum code requirements. As stated at the beginning of this report, this development includes approximately 2,500 square feet of commercial space, six (6) studio units, four (4) one-bedroom units, and two (2) two-bedroom units. The plans identify the future uses of the commercial space as retail. The following tables provide a summary of the required parking for this development.

Parking Standard	Square Footage or Number of Bedroom Units	Spaces	10% Transit Reduction (660' of stop with 15 min. headways)	Requirement
General Retail: 1/500 Sq. Ft.	2,470 Square Feet	4.94 Spaces	N/A – 30-minute headways	5 spaces
1.15 spaces / Studio or 1-bedroom unit	10 Units	11.5 Spaces	N/A – 30-minute headways	12 spaces
1.725 spaces / 2-bedroom unit	2 Units	3.45 Spaces	N/A – 30-minute headways	3 spaces
Total Required Parking for Project: 20 spaces (Prior to a Shared Use Reduction)				

The above standards establish the required parking based on the proposed uses, which equates to twenty (20) spaces. The allowance of a 10 percent (10%) transit reduction is not applicable in this case based on Staff analysis of the UTA Bus Schedule. The site plan provides sixteen (16) spaces, with two of those being private single car garage spaces. The applicant is requesting for a shared use reduction which will be detailed in the following shared parking table. The two single car garage spaces are not eligible for shared parking.

Shared Parking Reduction	Weekdays			Weekends		
	Midnight to 7:00 am	7:00 am to 6:00 pm	6:00 pm to Midnight	Midnight to 7:00 am	7:00 am to 6:00 pm	6:00 pm to Midnight
Residential	100%	60%	80%	100%	80%	80%
Retail	5%	100%	80%	5%	100%	60%
Residential	15	9	12	15	12	12
Retail	0	5	4	0	5	3
Total	15	14	16	15	17	15
Total Required Surface (or sharable) Parking for Project: 17 spaces						

With the shared parking reduction, the minimum parking requirement is seventeen (17) surface parking (or sharable) spaces. As proposed the project will have fourteen (14) surface parking spaces and two (2) private garage spaces. The project plans will need to be revised to meet the minimum parking requirements of the Form Based Code.

Bicycle Parking

To encourage alternate modes of transportation and a pedestrian oriented development, the FBC requires one (1) bicycle parking rack for every ten (10) one-bedroom units and one (1) rack for every five (5) two-bedroom units. For commercial space, the FBC requires one (1) bicycle parking space for every 3,000 square feet of commercial space. Based upon the residential and commercial ratios, a total of three (3)

bicycle rack spaces are required for this development. The residential bicycle parking is provided in an indoor storage area on the first floor. The commercial bicycle parking rack is provided just east of the building near the sidewalk. A detail for the commercial bike rack is needed, as well as an update to the landscape plan showing the bicycle parking in relation to the surrounding landscaping.

Snow Removal

As outlined in Clearfield City Code Section 11-13-5 G “Snow Stacking Area”, “Every parking lot design shall plan for a snow stacking area to accommodate the stacking volume of a four-inch (4”) snow base over the entire parking lot.” The current plans indicate two different snow removal areas and the associated snow stacking areas. The civil site plan has a note calling out the installation of a snow melt system. If a snow melt system is proposed, details need to be included with the plans. If there won’t be a snow melt system, the note needs to be removed from the site plan.

CITY DEPARTMENT / AGENCY REVIEW

The project plans were sent to the North Davis Sewer District, North Davis Fire District, Engineering Staff, and Building Staff on August 9, 2023. The plans will need to be revised to comply with standards required by those agencies/departments. Engineering Staff provided a review letter dated August 18, 2023. All comments provided will need to be addressed prior to final land use approval and the issuance of a building permit.

CONCLUSION AND STAFF RECOMMENDATION

Based upon a review of all applicable code standards, staff recommends that the Planning Commission **approve as conditioned SP 2023-0201**, a site plan request by Jarod Hall with Divelept Design for a three-story mixed use building at the property addressed 246 East 200 South (TIN: 12-003-0042). This recommendation is based on the discussion and findings of the Staff Report and subject to the conditions outlined below.

The following conditions of approval shall be addressed by the applicant and shown on a set of revised plans prior to issuance of final land use approval unless otherwise noted. Final land use approval includes, but is not limited to Planning, Engineering, and the North Davis Fire District. An application for a building permit will not be accepted until final land use approval is granted.

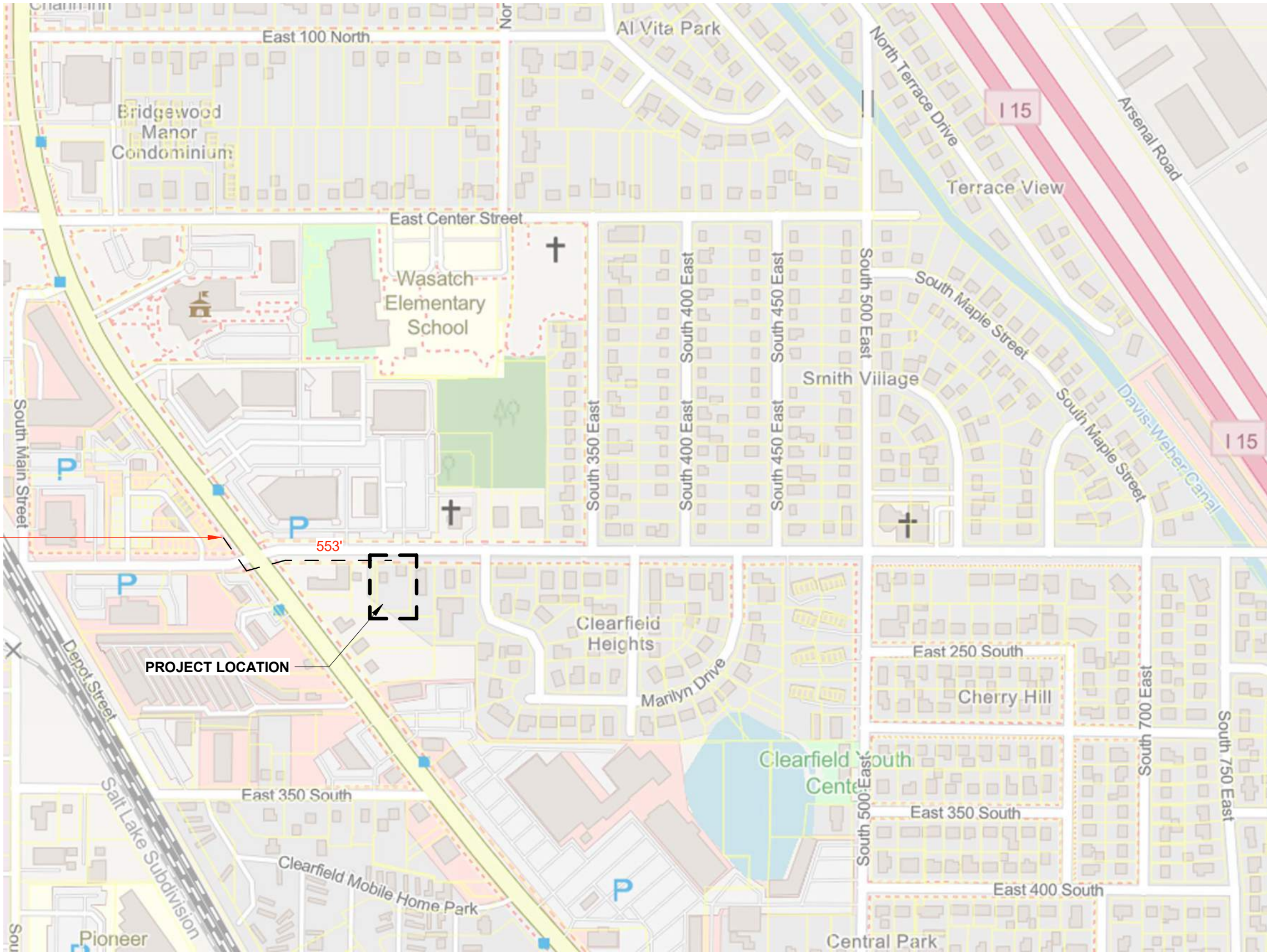
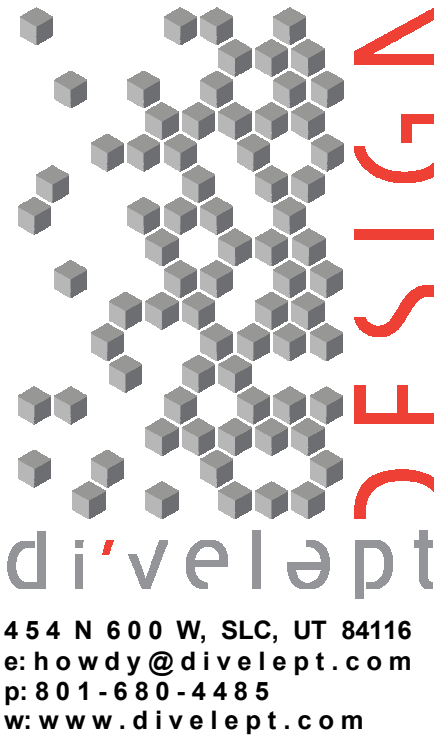
CONDITIONS OF APPROVAL

- 1) The areas shown on the architectural site plan as permeable paving will need a detail added to the plans. The permeable paving will also need to be shown on the civil plan set.
- 2) The proposed drive approach to access the property shall be approved by Public Works and meet Public Works standards.
- 3) The project shall meet the minimum parking standards of the Clearfield City Downtown Form Based Code.
- 4) The plans shall be revised to include a horizontal façade division for the top of the highest story of the street facing façade that meets the façade articulation standards found in Chapter 6 of the Clearfield City Downtown Form Based Code. This can be accomplished with the horizontal expression line referenced in Condition #4.
- 5) The plans shall be revised to include a horizontal expression line to define the parapet from the upper stories of the building on all sides.
- 6) The plans shall be revised to include a note indicating that commercial quality doors, windows, and hardware will be used for the building.

- 7) The landscape plans shall be revised to include the following:
 - a. The install size of the deciduous shrubs needs to be increased to five (5) gallons.
 - b. An irrigation plan that meets the 'Irrigation System' requirements found in Chapter 7 of the FBC needs to accompany the landscape plan.
 - c. A note and detail need to be added to the plans showing the structural soil or urban root treatment for the five-foot (5') wide park strip, and the parking lot buffer areas that are less than seven feet (7') wide.
- 8) The plans shall be revised with the following items related to the streetscape design:
 - a. The civil plan set shall be revised to show the five-foot (5') park strip and six-foot (6') sidewalk according to the FBC standards.
 - b. The civil plans and the landscape plan shall include the required street bench as shown in Appendix A of the FBC and the concrete pad where the bench will be located.
 - c. A note and detail are needed for the single lamp streetlight as shown in Appendix A of the FBC. The streetlight needs to be shown on the civil and landscape plan sets.
- 9) A detail shall be included for the dumpster enclosure screen walls and gate that meets the standards of the Landscape Screening section of Chapter 7 of the Form Based Code.
- 10) The plans shall be revised to include a detail for the commercial bike rack and to update the landscape plan showing the bicycle parking in relation to the surrounding landscaping.
- 11) The plans shall be revised to show fence heights. Fences shall be opaque and constructed of materials that complement the building. White Vinyl only and chain link with slats are not allowed.
- 12) The plans shall be revised to provide more detail for the snow melt system referenced on the civil plans, or to remove the note if no snow melt system is being proposed.
- 13) The project shall comply with all North Davis Sewer District standards.
- 14) The project shall comply with all North Davis Fire District standards.
- 15) The project shall address all engineering comments as outlined in the Engineering Review Letter dated August 18th, 2023.

ATTACHMENTS

1. Architectural Cover Sheet
2. 3D Renderings
3. Architectural Site Plan
4. Floor Plans
5. Elevations
6. Sections
7. Landscape Plan
8. Civil Index Sheet
9. Civil Notes & Legend
10. Demolition Plan
11. Civil Site Plan
12. Grading & Utility Plan
13. SWPPP Exhibit
14. SWPPP Details



BUS STATION
Within 660 feet. A reduction of 10% of the required off-street parking

VICINITY MAP
1/8" = 1'-0"

ZONING ANALYSIS

ZONING JURISDICTION: CLEARFIELD, UT
ZONE: U-C URBAN CORE COMMERCE

SETBACKS:

FRONT YARD
SIDE YARD
REAR YARD

PROPOSED:
FIRST LEVEL 11 1/4"
5'-0"
68'- 4"

MAX BUILDING HEIGHT
MAXIMUM BLDG COVERAGE

REQ'D
NO MAX
80%

PROPOSED
44'-6"
75.5%

PARKING:

STUDIO/1BED 1.15 PER UNIT x 0.9 (TRANSIT REDUCTION)= 1.035
10 UNITS [10X(1.035) = 10.35]

2 BED UNITS 1.725 PER UNIT x 0.9 (TRANSIT REDUCTION)= 1.552
2 UNITS [2X1.552]=3.1
[10.35+3.1 = 13.45]= 13.45 REQ.

NEIGHBORHOOD RETAIL(<12,000sq. ft.) 1 PER 500sq. ft.
2,298 sq. ft. RETAIL PROVIDED [2,298/500 = 4.6x 0.9 (TRANSIT REDUCTION)] = 5 SPACES REQ.

SHARE PARKING REDUCTION PER 9.2(2) AND 9.3(3)(a)

	Weekdays			Weekends		
	Midnight to 7 am	7am to 6 pm	6 pm to Midnight	Midnight to 7 am	7am to 6 pm	6 pm to Midnight
Res	100%	50%	80%	100%	80%	80%
Retail	5%	100%	80%	5%	100%	60%
Res	13.455	6.7275	10.764	13.455	10.764	10.764
Retail	0.20682	4.1364	3.30912	0.20682	4.1364	2.48184
Total	13.66182	10.8639	14.07312	13.66182	14.9004	13.24584

TOTAL PARKING SPACES REQUIRED = 15
TOTAL PARKING SPACES PROVIDED = 15

BICYCLE PARKING

TABLE 9.3 10% PER STUDIO/1BED UNITS
10 UNITS [10X.10=1.0]
(1.0 SPACES MINIMUM REQ.)
5% PER 2 BED UNITS
(4 SPACES MINIMUM REQ.)

RETAIL/SERVICE/OFFICE 1 PER 3,000 SQ. FT.
2,298 SQ. FT. PROVIDED 1 REQUIRED

TOTAL BIKE RACK REQUIRED = 3 RACKS

SHEET INDEX.

A.000 COVER
A.001 3D VIEWS
A.002 SITE PLAN
A.100 FLOOR PLANS
A.200 ELEVATIONS
A.300 SECTIONS
6
Grand total: 6

264 UHB-CLEARFIELD

No.	Date	Description
-----	------	-------------

PROFESSIONAL SEAL:

NOT FOR CONSTRUCTION

OWNER: UTAH HOME BUYERS
PROJECT ADDRESS: 246 E 200 S
CLEARFIELD, UT 84015
CITY PERMIT #: BLD20XX-XXXX
ARCH PROJECT #: 22-26
A.C.B.I.: JDH
PHASE: SCHEMATIC DESIGN
PUBLISH DATE: 9/28/2022
SHEET SCALE: 1/8" = 1'-0"
SHEET NAME:

COVER

A.000
DIVLEPT DESIGN LLC © 2023



264 UHB-CLEARFIELD

No.	Date	Description

NOT FOR CONSTRUCTION

OWNER:	UTAH HOME BUYERS
PROJECT ADDRESS:	246 E 200 S CLEARFIELD, UT 84015
CITY PERMIT #:	BLD20XX-XXXX
ARCH PROJECT #:	22-26
A.C.B.I.:	JDH
PHASE:	SCHEMATIC DESIGN
PUBLISH DATE:	9/28/2022
SHEET SCALE:	1/8" = 1'-0"
SHEET NAME:	3D VIEWS



SITE NOTES

- ALL SIDEWALKS TO BE A MINIMUM OF 4" THICK AIR ENTRAINED CONCRETE OVER 6" ROAD BASE, UNO.
- GRADING AT THE BUILDING SHALL HAVE A 5% MINIMUM SLOPE AWAY FROM THE BUILDING FOR A MINIMUM OF 10'-0". UNO. HARDSCAPE SHALL BE SLOPED 2% AWAY FROM BUILDING.
- FINISH GRADE TO BE 6" BELOW TOP OF FOUNDATION, UNO.
- FINISH GRADE OF SOFTSCAPE SHALL BE 2" UNIFORMLY BELOW PAVING SURFACES UNLESS NOTED OTHERWISE. REFERENCE CIVIL AND LANDSCAPE DRAWINGS
- ALL EXTERIOR SIDEWALKS, STAIRS AND LANDINGS TO HAVE POSITIVE DRAINAGE BUT NO MORE THAN A MAXIMUM OF 1/4" SLOPE PER FOOT TO ALLOW POSITIVE DRAINAGE. ALL REBAR IN EXTERIOR APPLICATIONS TO BE EPOXY COATED.
- ALL PARKING LOT LINES, ARROWS, NO-PARKING AREAS, ETC., LOCATIONS TO BE APPROVED BY ARCHITECT PRIOR TO APPLICATION.

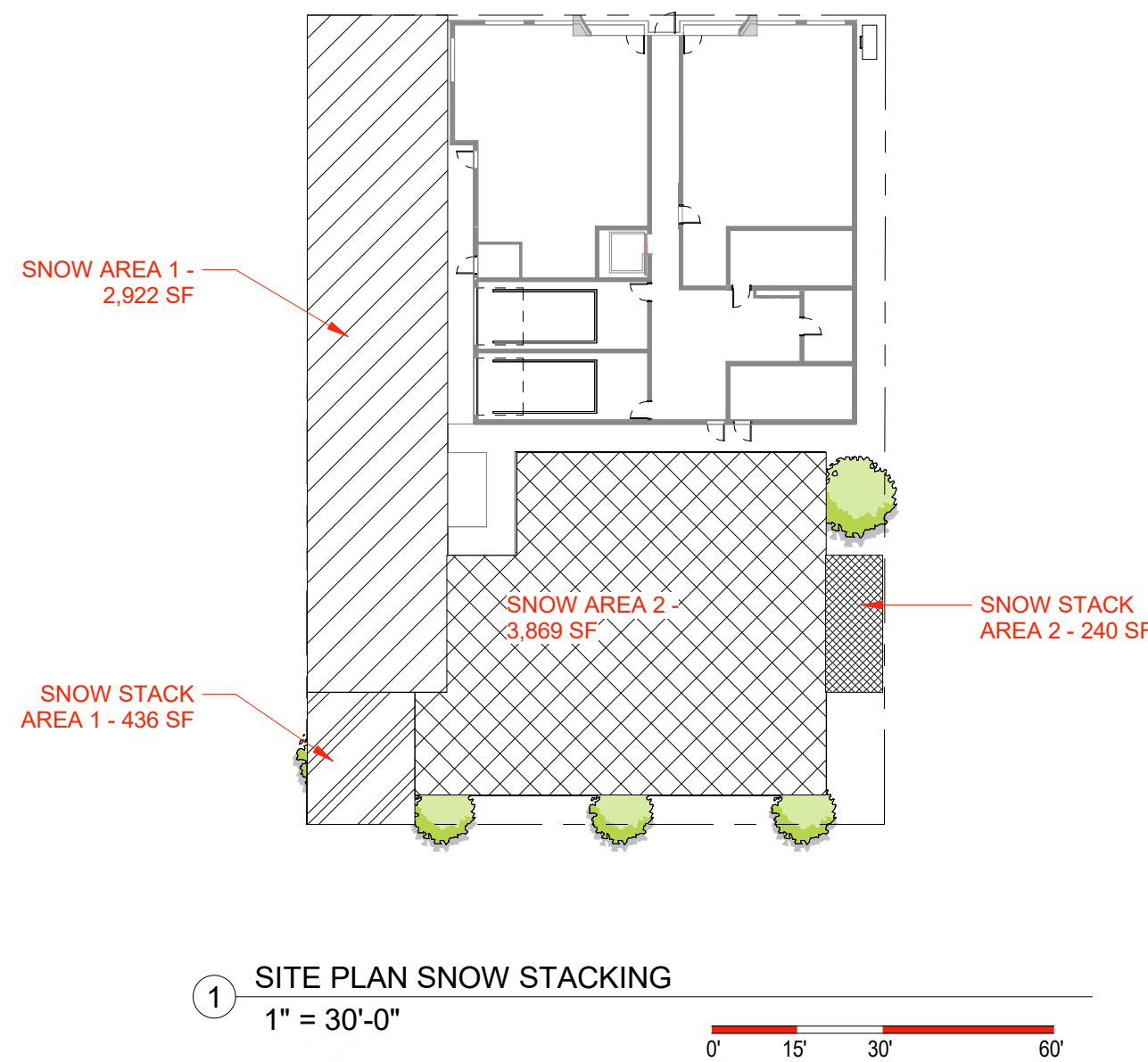
KEYNOTES

- SPECIFICATION SHEETS PROVIDE FURTHER DEFINITION OF MANY ITEMS IN KEYNOTE LIST. ALL INSTANCES OF ITEMS MAY OR MAY NOT BE TAGGED; GRAPHICALLY SIMILAR ITEMS FALL UNDER THE SAME KEYNOTE

#-XX KEYNOTE TAG, SEE KEYNOTE LIST

--- PROPERTY LINE
--- BUILDING OFFSET LINE

CONCRETE
ASPHALT
LANDSCAPING
PERMEABLE PAVING



PARKING

TYPE	COUNT
9'0" x 18'-0"	11
9'0" x 18'-0" ELEC	2
ADA 9x18	1
PRIVATE GARAGE	2
16	

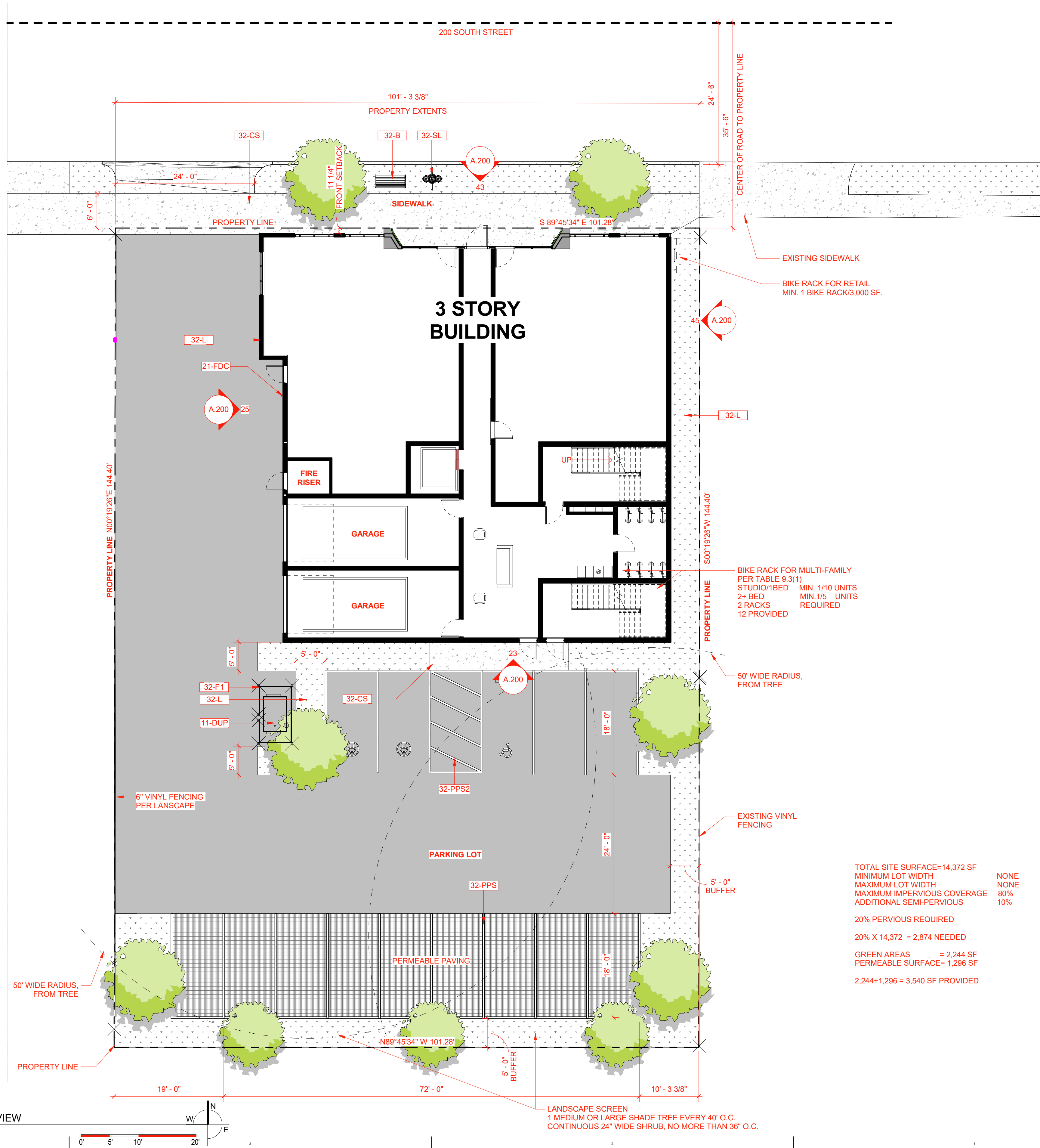
TOTAL BIKE RACK REQUIRED = 3 RACKS

PROPERTY

Name	Area	Acres
TOTAL SITE	14,372 SF	0.33
	14,372 SF	0.33

KEYNOTES

- | | |
|---------|---|
| 11-DUP | DUMPSTER |
| 21-FDC | FIRE DEPARTMENT CONNECTION |
| 32-B | STREET BENCH |
| 32-CS | CONCRETE SIDEWALK |
| 32-F1 | DECORATIVE SECURITY FENCE |
| 32-L | LANDSCAPE |
| 32-PPS | PAINTED PARKING STRIPING |
| 32-PPS2 | ADA VAN ACCESSIBLE PAINTED PARKING STRIPING |
| 32-SL | STREET LIGHT |



TOTAL SITE SURFACE=14,372 SF
MINIMUM LOT WIDTH
MAXIMUM LOT WIDTH
MAXIMUM IMPERVIOUS COVERAGE
ADDITIONAL SEMI-IMPVIOUS
20% PERVIOUS REQUIRED
20% X 14,372 = 2,874 NEEDED
GREEN AREAS = 2,244 SF
PERMEABLE SURFACE= 1,296 SF
2,244+1,296 = 3,540 SF PROVIDED

264 UHB-CLEARFIELD

No.	Date	Description
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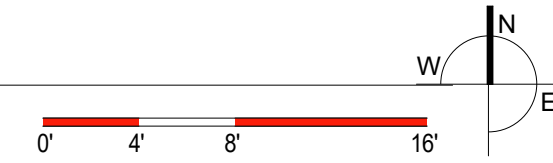
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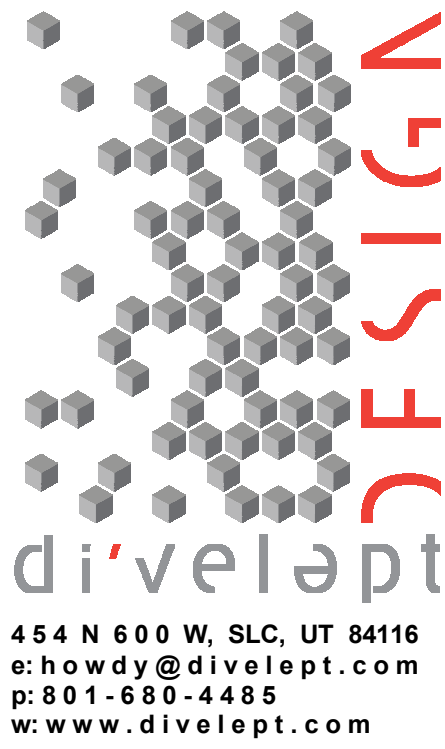
NOT FOR CONSTRUCTION

OWNER:	UTAH HOME BUYERS
PROJECT ADDRESS:	246 E 200 S CLEARFIELD, UT 84015
CITY PERMIT #:	BLD20XX-XXXX
ARCH PROJECT #:	22-26
A.O.B.I.:	JDH
PHASE:	SCHEMATIC DESIGN
PUBLISH DATE:	9/28/2022
SHEET SCALE:	As indicated
SHEET NAME:	SITE PLAN

SHEET NUMBER:
A.002
DIVELEPT DESIGN LLC © 2023

8/7/2023 10:42:27 AM





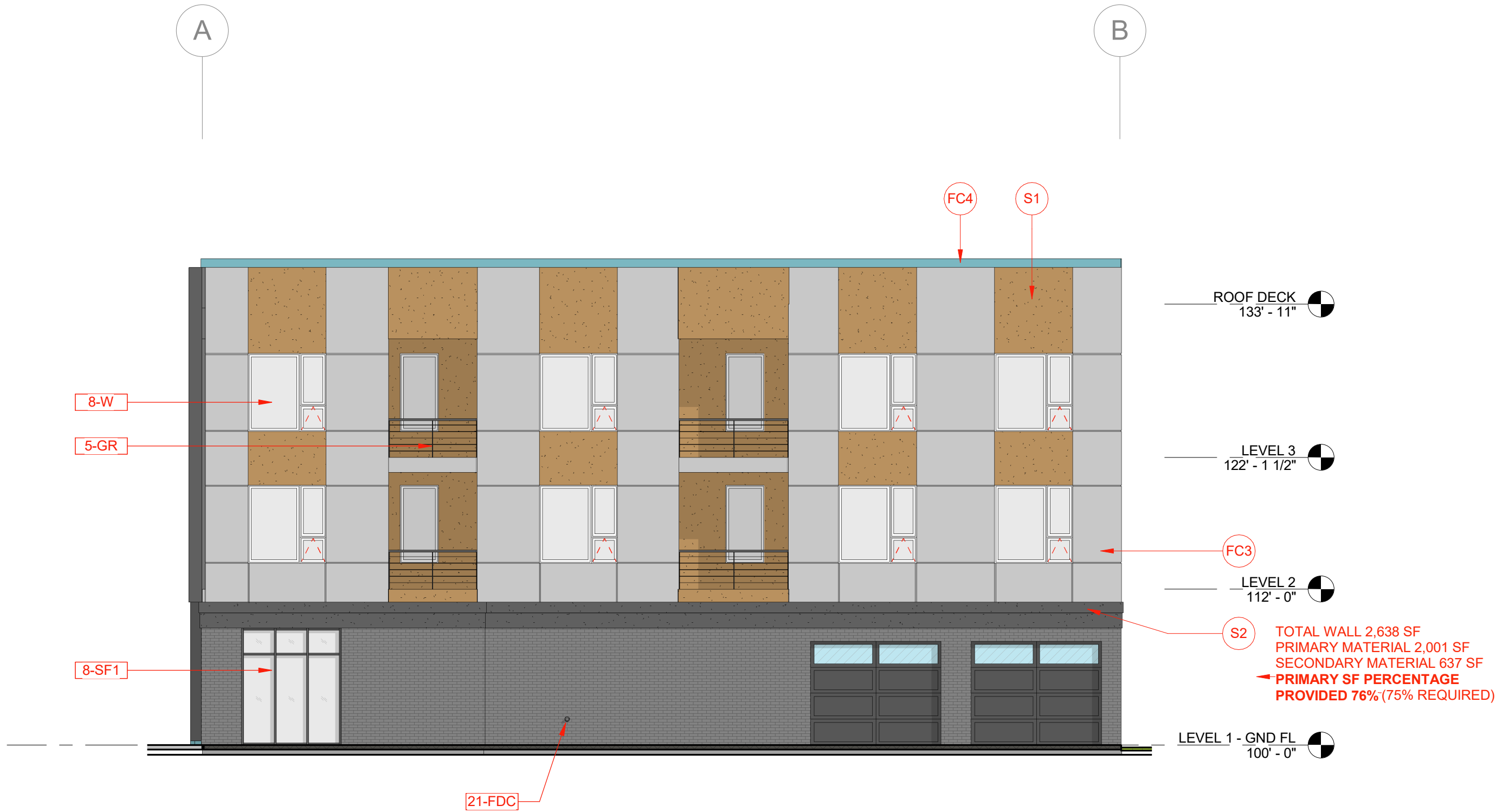
454 N 600 W, SLC, UT 84116
e:howdy@divelept.com
p:801-680-4485
w:www.divelept.com

ELEVATION FINISHES

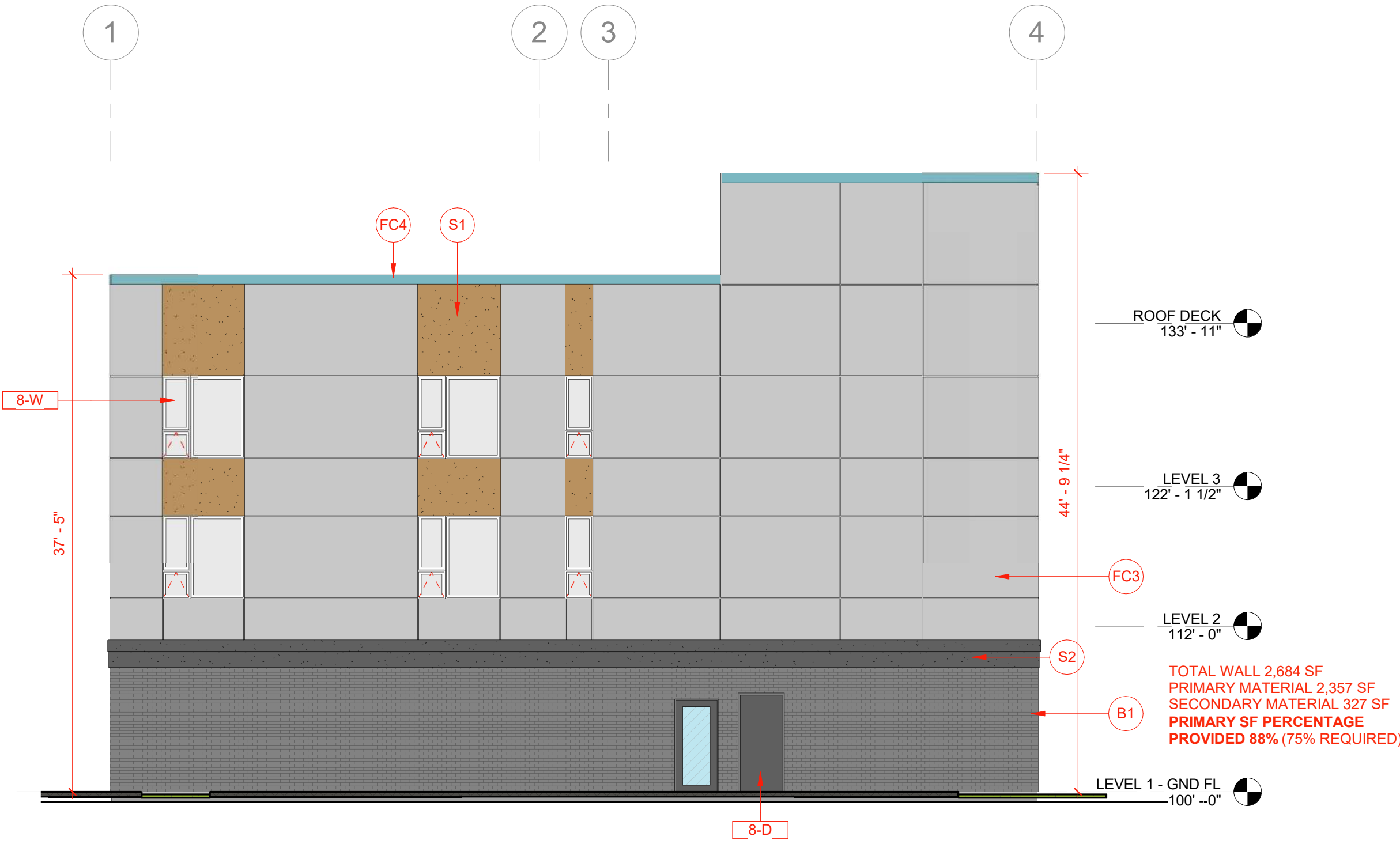
KEY	DESCRIPTION
B1	BRICK VENEER - DARK
FC1	FIBER CEMENT - HORIZONTAL - WOOD FINISH
FC2	FIBER CEMENT - FLAT - CHARCOAL
FC3	FIBER CEMENT - FLAT - WHITE
FC4	FIBER CEMENT - FLAT - ACCENT COLOR
S1	STUCCO - TAN, MATCH TO WOOD FIBER CEMENT SIDING
S2	STUCCO - DARK GREY

KEYNOTES

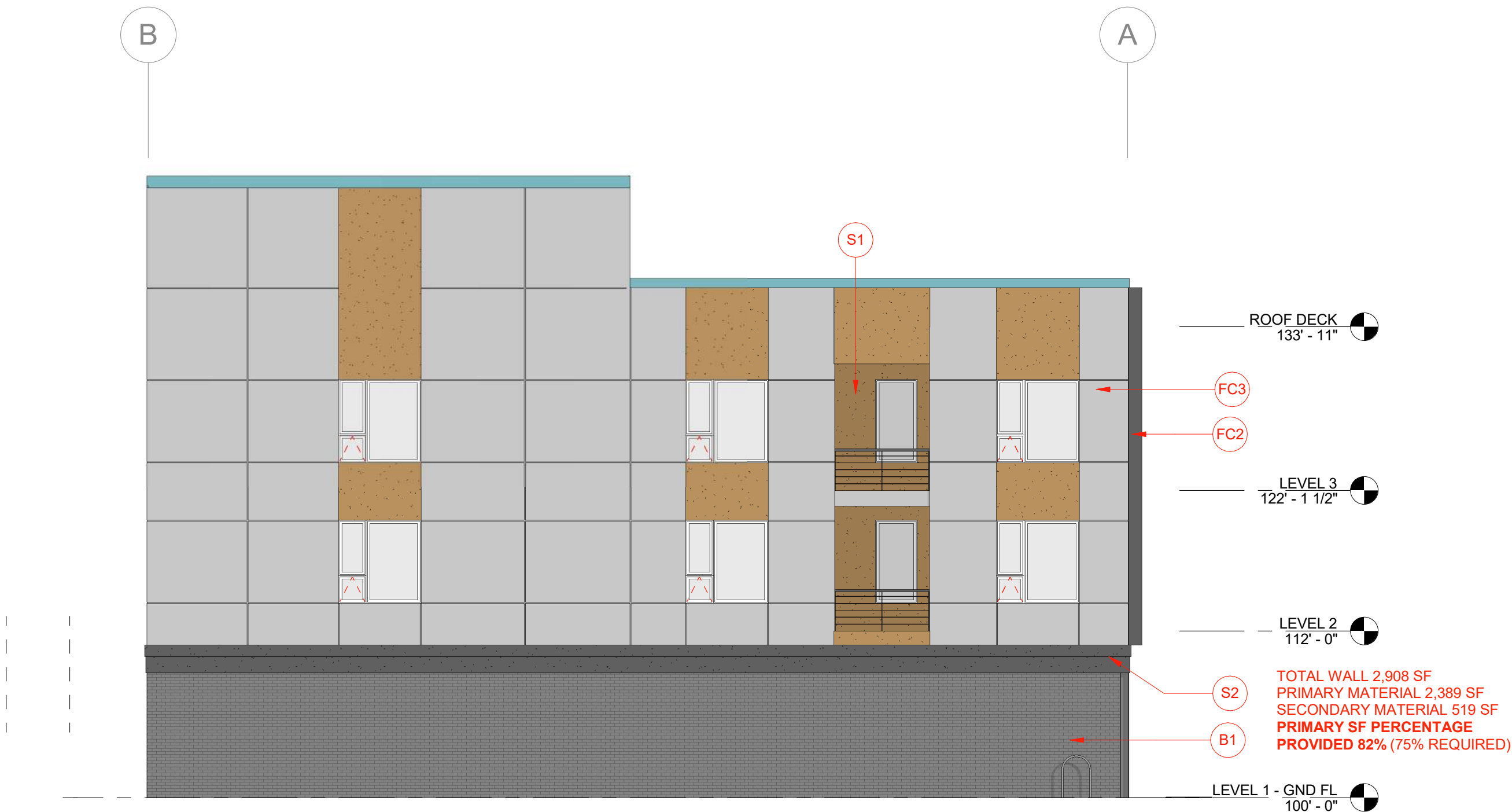
5-GR	STEEL GUARDRAIL
8-D	MAN DOOR
8-SF1	ALUMINUM STOREFRONT TYPE 01
8-W	WINDOW, INSET 2"
21-FDC	FIRE DEPARTMENT CONNECTION



25 WEST ELEVATION REVIEW
1/8" = 1'-0"



23 SOUTH ELEVATION REVIEW
1/8" = 1'-0"



45 EAST ELEVATION REVIEW
1/8" = 1'-0"



43 NORTH ELEVATION REVIEW
1/8" = 1'-0"

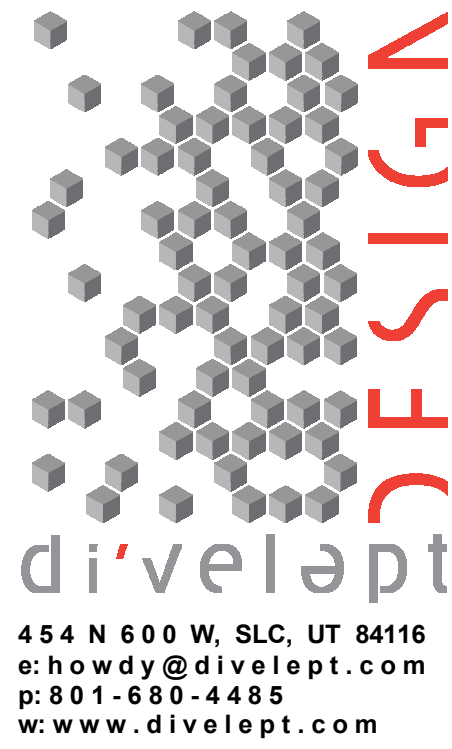
264 UHB-CLEARFIELD

No.	Date	Description
-----	------	-------------

PROFESSIONAL SEAL:

NOT FOR CONSTRUCTION

OWNER:	UTAH HOME BUYERS
PROJECT ADDRESS:	246 E 200 S CLEARFIELD, UT 84015
CITY PERMIT #:	BLD20XX-XXXX
ARCH PROJECT #:	22-26
A.O.B.I.:	JDH
PHASE:	SCHEMATIC DESIGN
PUBLISH DATE:	9/28/2022
SHEET SCALE:	1/8" = 1'-0"
SHEET NAME:	ELEVATIONS



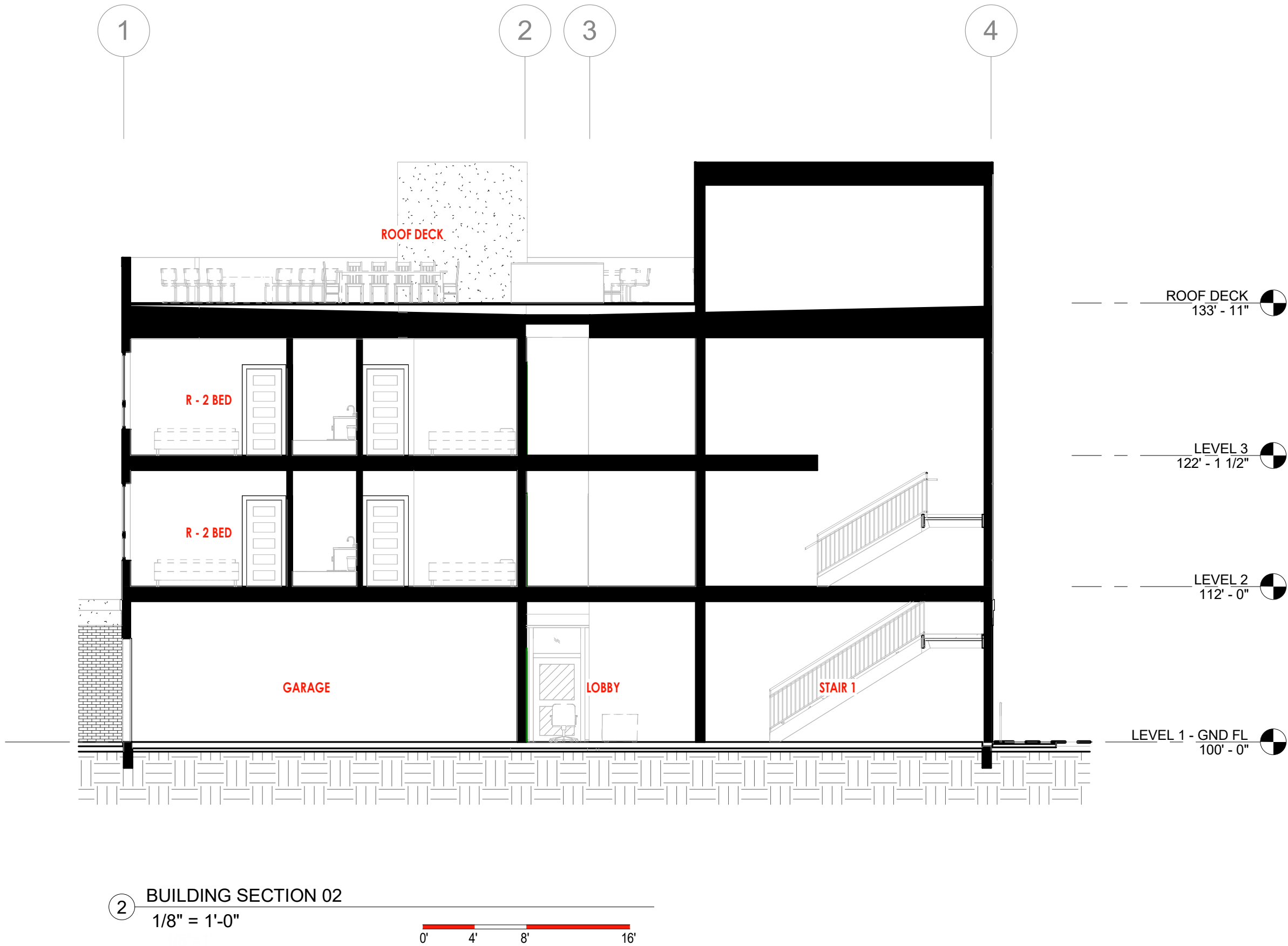
454 N 600 W, SLC, UT 84116
e:howdy@divlept.com
p:801-680-4485
w:www.divlept.com

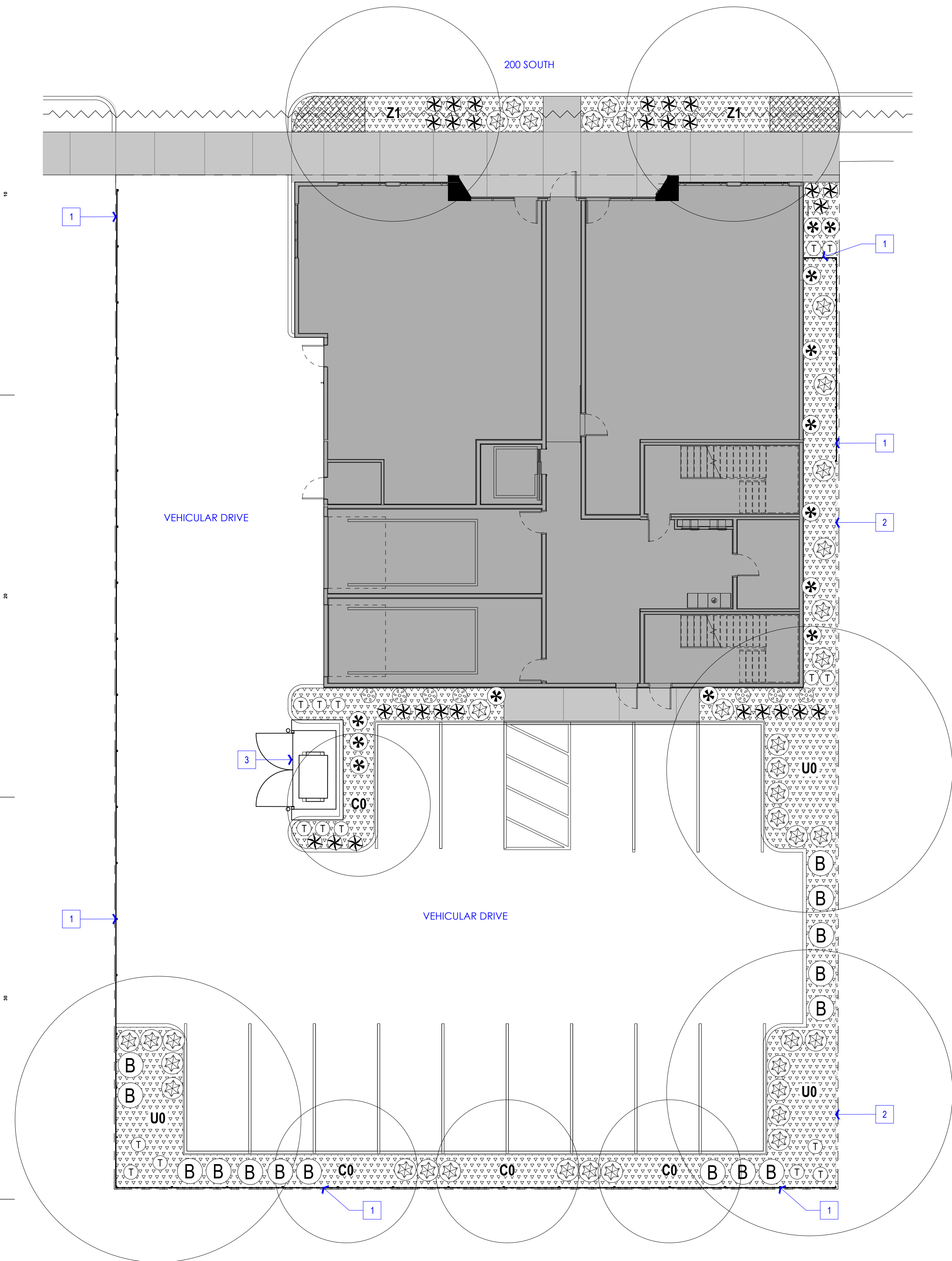
264 UHB-CLEARFIELD

No.	Date	Description
-----	------	-------------

PROFESSIONAL SEAL:

OWNER:	UTAH HOME BUYERS
PROJECT ADDRESS:	246 E 200 S CLEARFIELD, UT 84015
CITY PERMIT #:	BLD20XX-XXXX
ARCH PROJECT #:	22-26
A.C.B.I.:	JDH
PHASE:	SCHEMATIC DESIGN
PUBLISH DATE:	9/28/2022
SHEET SCALE:	1/8" = 1'-0"
SHEET NAME:	SECTIONS





PLANTING SCHEDULE - UHB CLEARFIELD

SYMBOL	TREES				
	QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW
C0	4	2" CAL.	CARPINUS BETULUS 'FASTIGIATA'	VERTICAL HORNBEAM	30'x20'
U0	3	2" CAL.	ULMNUS X 'TRIUMPH'	TRIUMPH ELM	55'x40'
Z1	2	2" CAL.	ZELKOVA SERRATA 'SCHMIDTLOW'	WIRELESS ZELKOVA	24'x36'
GROUNDCOVERS					
S.F.	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	
95	FLATS	ACTOSTAPHYLOS X C. 'PANCHITO'	PANCHITO MANZANITA	10"x30"	
37	2 GAL.	EUONYMUS FORTUNEI 'COLORATA'	WINTERCREEPER	24"x60"	
ORNAMENTAL GRASSES					
QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	
13	3 GAL.	MISCANTHUS SINENSIS 'LITTLE ZEBRA'	DWARF ZEBRA GRASS	40"x30"	
28	1 GAL.	PENNISETUM ALOPECUROIDES 'HAMELN'	FOUNTAIN GRASS	24"x24"	
DECIDUOUS SHRUBS					
QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	
7	2 GAL.	BERBERIS THUNBERGII 'MARIA' SUJOY GOLD PILLAR	DWARF CHOKEBERRY HEDGE	48"x30"	
EVERGREEN SHRUBS					
QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	
16	5 GAL.	TAXUS X MEDIA 'MAUREEN'	COLUMNAR YEW	7'-10'x2'	

LANDSCAPE GENERAL NOTES

REGULATIONS:

- ALL IMPROVEMENTS SHALL CONFORM TO THE GOVERNING (CLEARFIELD UT) STANDARDS AND SPECIFICATIONS
- CONTRACTOR SHALL CALL BLUE STAKES OF UTAH TO VERIFY AND NOTE EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR FINAL LOCATION OF ALL UTILITIES. CONTRACTOR IS LIABLE FOR DAMAGES TO EXISTING INFRASTRUCTURE AND NEW IMPROVEMENTS

EXISTING CONDITIONS:

- CONTRACTOR SHALL VERIFY ALL PLANS WITH EXISTING CONDITIONS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES, CHANGES, OR ISSUES TO THE OWNER AND/OR LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK
- ALL UTILITIES ARE SHOWN FOR REFERENCE ONLY. CIVIL PLANS SHALL TAKE PRECEDENCE AND IT IS THE RESPONSIBILITY AND LIABILITY OF THE ACTING CONTRACTOR TO PROTECT AND REPAIR ANY DAMAGES TO UTILITIES.

SITE PREPARATION:

- ALL LANDSCAPE AREAS TO HAVE WEEDS REMOVE AND GRUBBED WITH ALL DEBRIS MEASURING OVER 2" REMOVED
- APPLY, AS NEEDED, CERTIFIED APPLICATIONS OF HERBICIDE
- POSITIVE DRAINAGE IS TO BE MAINTAINED AWAY FROM ALL STRUCTURES
- ENGINEERING PLANS SHALL TAKE PRECEDENCE

SOIL

- MINIMUM OF 12" OF TOPSOIL IS REQUIRED IN ALL PLANTING AREAS
- MINIMUM OF 4" OF TOPSOIL IS REQUIRED IN ALL TURF PLANTING AREAS
- PLANTING HOLES SHALL BE DUG 2X AS WIDE AS ROOTBALL OF VEGETATION
- BACKFILL FOR SHRUB AND TREE PLANTINGS SHALL BE 80% TOPSOIL/ 20% HUMUS MATERIAL
- SOILS REPORT SHALL TAKE PRECEDENCE
 - TOPSOIL STANDARDS
 - SAND - 20%-70%
 - CLAY - 20%-70%
 - #10 SIEVE @ 15% MAXIMUM
 - PH 6 TO 8.5

KEYNOTES	
TAG	DESCRIPTION
1	6'-0" VINYL FENCING
2	EXISTING VINYL FENCING TO BE PROTECTED IN PLACE - PROVIDE BID FOR REPLACEMENT
3	TRASH ENCLOSURE - METAL 8' SWINGING FRONT GATE & RAISED CRASH CURB SURROUND WITH VINYL FENCING SURROUND - PROVIDE PROTECTION BOLLARDS FOR SWING

LANDSCAPE AREAS - SURFACING MATERIALS		AREA
HATCH	DESCRIPTION	SQUARE FT.
	CONCRETE SIDEWALK PER CIVIL PLANS	NA
	DECORATIVE ROCK MULCH: 3" DEPTH OF CRUSHED 'SOUTHTOWNE COBBLE' 3/8" - INSTALL OVER COMMERCIAL GRADE WEED BARRIER	2,310

*INSTALL ALL ROCK MULCH LEVEL WITH A MAXIMUM TOLERANCE OF 1/2" ABOVE ADJACENT PAVING, EDGING, AND PLANTER AREAS
*AREAS OF TAKEOFFS OF ENTIRE PLANTING AREA - CONTRACTOR TO ACCOUNT FOR REDUCTION IN MULCH NEEDS DUE TO PLANTING - REFER TO PLANTING PLANS. *QUANTITIES TO BE VERIFIED BY CONTRACTOR

LANDSCAPE CALCULATIONS:	
INTERIOR LANDSCAPE AREA REQUIREMENTS: DEVELOPMENT AREA: 14,370 S.F.	
PROVIDED: INTERIOR LANDSCAPING:	1,960 S.F. (13.64%)
R.O.W. LANDSCAPING:	350 S.F.

ALL IRRIGATION TO BE LOW WATER USE DRIP
*NO TURF PROPOSED
*NO OVERHEAD SPRAYS PROPOSED

REVISIONS:		
No.	Date	Description

LANDSCAPE ARCHITECTURE //
SITE DESIGN
511 W. 200 S. SUITE 125
SLC, UTAH 84101
OFFICE: 801.521.2370
WWW.LANDFORMDESIGNGROUP.COM

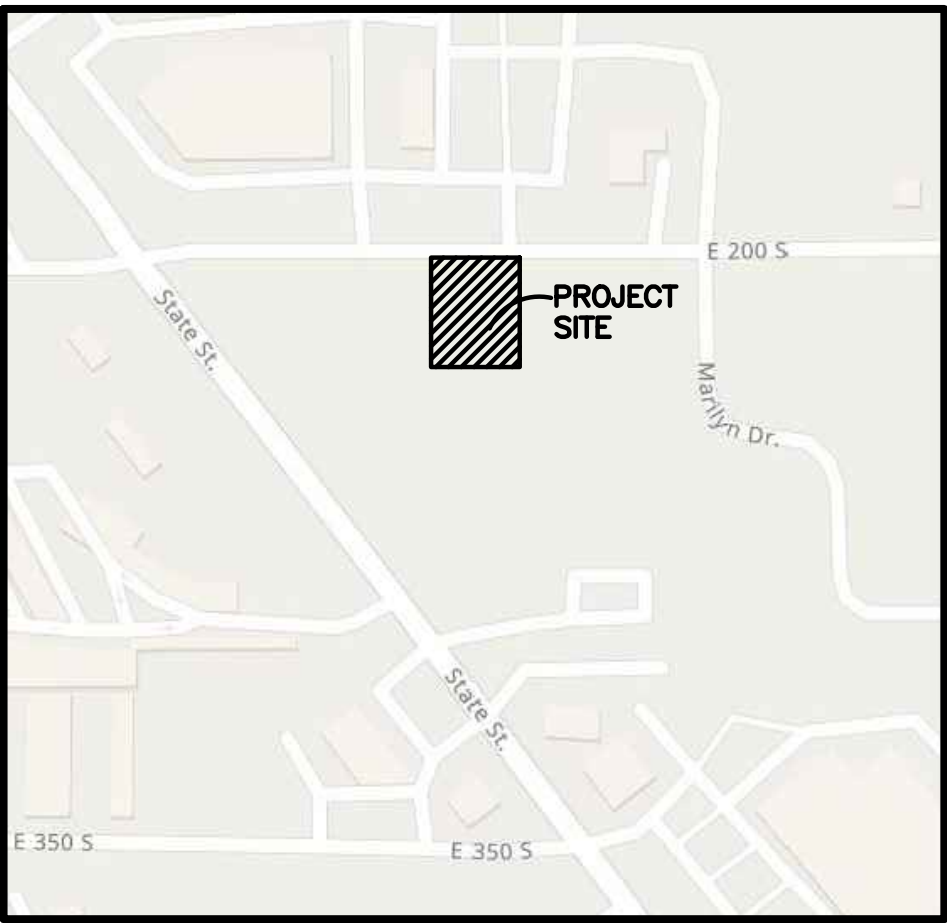
PROFESSIONAL SEAL:	
OWNER:	UTAH HOME BUYERS
PROJECT ADDRESS:	246 E 200 S CLEARFIELD UT
CITY PERMIT #:	BLD20XX-XXXXX
ARCH PROJECT #:	22-26
A.D.R.:	JDH
PHASE:	SCHEMATIC DESIGN
PUBLISH DATE:	8/7/2023
SHEET SCALE:	1/8" = 1'-0"
SHEET NAME:	

LANDSCAPE
SITE PLAN

Project Narrative/Notes/Revisions

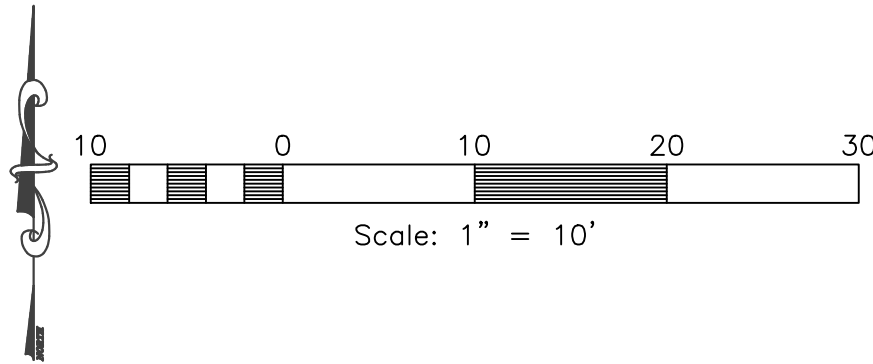
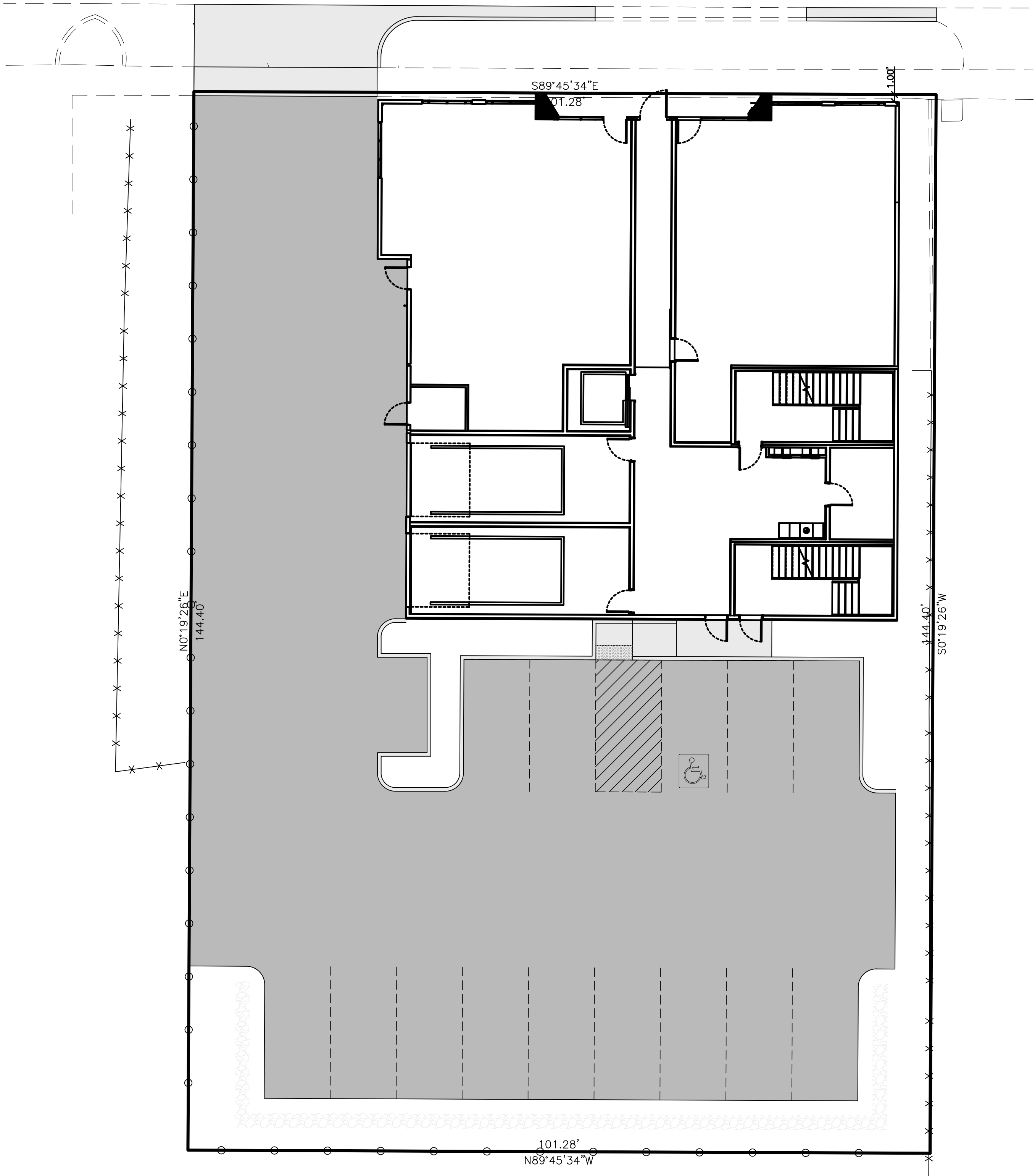
1. 07/19/2023 ZD – COMPLETED DESIGN FOR CLIENT & CITY REVIEW.

UHB Clearfield Project
246 E 200 S
Improvement Plans
CLEARFIELD, DAVIS COUNTY, UTAH
JULY, 2023



Vicinity Map
NOT TO SCALE

200 S



Sheet Index

- Sheet 1 - Cover/Index Sheet
- Sheet 2 - Notes/Legend/Street Cross-Section
- Sheet 3 - Demo Plan/Site Plan
- Sheet 4 - Grading/Utility
- Sheet 5 - Storm Water Pollution Prevention Plan Exhibit
- Sheet 6 - Storm Water Pollution Prevention Plan Details
- Sheet 7 - Landscape

Engineer's Notice To Contractors:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

Surveyor:

Jason Felt
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH:(801) 621-3100

Landscape Architect:

Nathan Peterson
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH: (801) 621-3100

Developer Contact:

Clay Rockwood
Utah House Buyers
765 W 800 S
Salt Lake City, Utah, 84104
clay@utahhousebuyers.com

Project Contact:

Jeremy Draper
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH:(801) 621-3100



Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeve.co

LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

RA

REVISIONS	DESCRIPTION
DATE	

UHB Clearfield Project
246 E 200 S
CLEARFIELD, DAVIS COUNTY, UTAH

Cover/Index Sheet



Project Info:
Engineer:
JEREMY A. DRAPER, P.E.
Drafter:
Z. DECARIA
Begin Date:
JULY 2023
Name:
246 E 200 S
CLEARFIELD
Number:
7889-02

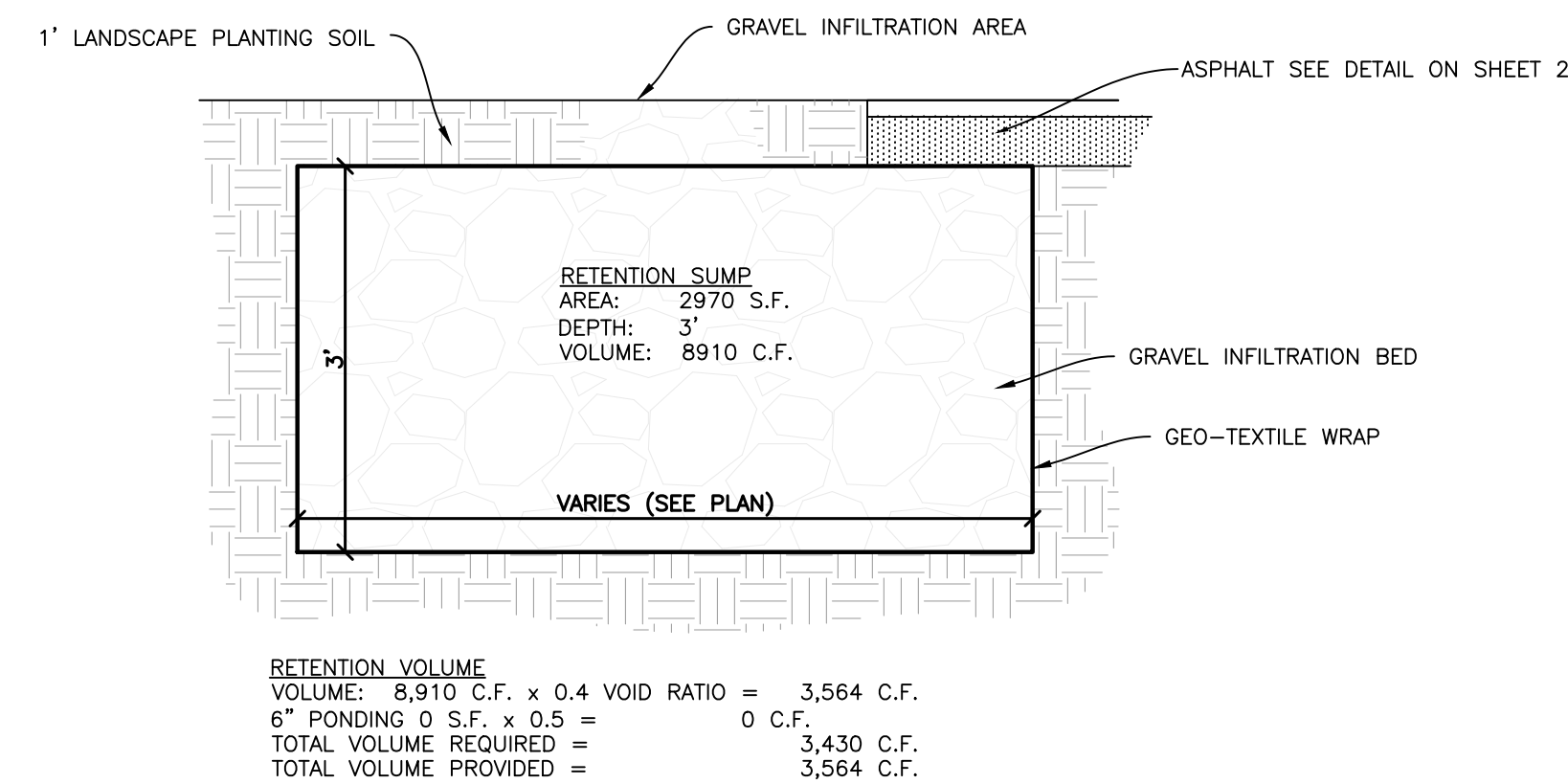
1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: GOVERNING UTILITY MUNICIPALITY, GOVERNING CITY OR COUNTY (IF UN-INCORPORATED), INDIVIDUAL PRODUCT MANUFACTURERS, AMERICAN PUBLIC WORKS ASSOCIATION (APWA), AND THE DESIGN ENGINEER. THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY, IF A CONSTRUCTION PROJECT IS NOT COVERED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
2. CONTRACTOR TO STRICTLY FOLLOW GEOTECHNICAL RECOMMENDATIONS FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, RETAINING WALLS AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH THE PROJECT GEOTECHNICAL ENGINEER.
3. CONTRACTOR SHALL CONTROL ALL TRAFFIC AND ACCESS TO CURRENT GOVERNING AGENCIES TRANSPORTATION ENGINEER'S MANUAL AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
4. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
5. ALL OF ALL THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
6. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
7. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
8. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL REQUIRED REVIEWED PLANS AND NECESSARY PERMITS FROM ALL AFFECTED JURISDICTIONS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND NOTIFYING ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
10. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY, COUNTY OR STATE AGENCY.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL AFFECTED JURISDICTIONS.
12. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
13. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND.
14. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH BY THE GEOTECHNICAL ENGINEER.
15. CATCH SLOPES SHALL BE GRADED AS SPECIFIED ON GRADING PLANS.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLAGGING, CAUTION SIGNS, LIGHTS, BARRICADES, FLAGMEN, AND ALL OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
17. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED. BIDDING SHALL BE BONDABLE FOR AN AMOUNT EQUAL TO, OR GREATER THAN THE AMOUNT BID AND CONTRACTOR SHALL TYPE WORK COMPLETION AND SIGNATURE OF THE CONTRACTOR. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.
18. CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY HIMSELF BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS HE DEEMED APPROPRIATE. THE SHOWING OF THE PROJECT AND THE INFORMATION THEREON IS RELIED ON AND AT THE SAME OF WORK. IF, DURING THE COURSE OF HIS EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO HIM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, HE SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING HIS BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL BE DEEMED AN ACKNOWLEDGMENT OF THE BIDDER'S PERSONAL AND THOROUGH KNOWLEDGE OF THE SITE AND HIS OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUIRED TO THE FULFILLMENT OF THE WORK AND ON HIS OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE ENGINEER IS NOT INTENDED TO CONSTITUTE A WARRANTY OR GUARANTEE OF ANY KIND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUCTING AN INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT HE HAS NOT RELIED SOLELY UPON OWNER- OR ENGINEER-FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING HIS BID.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
20. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, AND/OR GOVERNING AGENCIES.
21. CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS, AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.
22. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUALLY AND SHALL BE LIMITED TO THE EXTENT OF THE WORK COVERED BY THE CONTRACT. CONTRACTOR SHALL HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
23. 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 TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
24. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER LOCATION OF IMPROVEMENTS TO BE CONSTRUCTED, THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. THE 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.
25. IF 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.
26. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL AFFECTED JURISDICTIONS. THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES, AS-BUILT 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 ALL AS-BUILT RECORD DRAWINGS AND ALL AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT 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.
27. CONTRACTOR'S 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 HIGHEST QUALITY ARE TO BE USED.
28. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL AFFECTED JURISDICTIONS. CONTRACTOR PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THE TRUE INTENT AND PURPOSE OF THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL KNOWLEDGE OF THE NATURE AND KIND OF WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY, OR THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PRACTICAL RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.
29. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPPING AND/OR PAVEMENT MARKINGS NECESSARY TO THE EXISTING STRIPPING INTO FUTURE STRIPPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.
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55. CONTRACTOR SHALL BE RESPONSIBLE FOR THE

1. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE SERVICE, GAS SERVICE, CABLE, POWER, INTERNET.
2. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS USING A COMBINATION OF ON-SITE SURVEYS (BY OTHERS), PRIOR TO CONSTRUCTION. ANY AND ALL UTILITIES NOT SHOWN ON THE PLANS SHALL BE HAD TO HAVE EACH UTILITY COMPANY LOCATE AND FIELD VERIFY THEIR MAIN AND SERVICE LINES 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 OCCURS TO THEM. IF ANY DAMAGE TO EXISTING UTILITIES IS OBSERVED, THE CONTRACTOR SHALL IMMEDIATELY STOP WORK AND 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.
3. CONTRACTOR SHALL PLOT HOLE ALL UTILITIES TO DETERMINE IF CONFLICTS EXIST PRIOR TO BEGINNING ANY EXCAVATION. NOTIFY ENGINEER OF ANY CONFLICTS. VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES TO WHICH NEW UTILITIES WILL BE CONNECTED. PRIOR TO COMMENCING ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE REQUIRED PROCEDURES.
4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITIES WILL BE DONE BY HAND. CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT HIS EXPENSE.
5. ALL VALVES AND MANHOLE COVERS SHALL BE RAISED OR LOWERED TO MEET FINISHED GRADE.
6. CONTRACTOR SHALL CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE.
7. CONTRACTOR SHALL GROUT AT CONNECTION OF PIPE TO BOX WITH NON-SHRINKING GROUT, INCLUDING PIPE VOIDS LEFT BY CUTTING PROCESS, TO A SMOOTH FINISH.
8. CONTRACTOR SHALL GROUT WITH NON-SHRINK GROUT BETWEEN GRADE RINGS AND BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX.
9. ALL TRENCHES SHALL BE CLEANED OUT OF ALL STORM DRAIN BOXES, CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NECESSARY UNTIL AFTER THE FINAL BOMB RELEASE INSPECTION.
10. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
11. 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 PLACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DE-WATERED CONDITIONS.
12. 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 ANY EXCAVATION.
13. MAINTAIN A MINIMUM 18" VERTICAL SEPARATION DISTANCE BETWEEN ALL UTILITY CROSSINGS.
14. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
15. ALL BOLTED FITTINGS MUST BE GREASED AND WRAPPED.
16. ALL UNDERGROUND UTILITY LINES SHALL BE MAINTAINED AT LEAST 2 FEET OF COVER OVER ALL STORM DRAIN LINES AT ALL TIMES (INCLUDING DURING CONSTRUCTION).
17. ALL WATER LINES SHALL BE INSTALLED A MINIMUM OF 60" BELOW FINISHED GRADE.
18. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, PIPE EDGE TO PIPE EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, THE SEWER LINE AND WATER LINE SHALL BE LAID IN THE SAME TRENCH WITH THE WATER LINE AT THE BOTTOM AND THE SEWER LINE AT THE TOP OF THE SEWER LINE.
19. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
20. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
21. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAP CONTINUOUSLY OVER ALL NONMETALLIC PIPE.
22. ALL UNDERGROUND UTILITY LINES SHALL BE INSTALLED WITH PROTECTIVE COATING AND FITTINGS USING BLUE BOLTS TO PROTECT ALL BOLTS FROM BEING ENCASED IN CONCRETE. INSTALL PER MANUFACTURER RECOMMENDATIONS.

SCALE: NONE

	= PROPOSED WATER METER	ROW	= RIGHT-OF-WAY
	= EXISTING WATER METER	SD	= STORM DRAIN
	= PROPOSED REDUCER	SL	= STREET LIGHT
	= EXISTING REDUCER	SS	= SANITARY SEWER
	= PROPOSED CATCH BASIN	TBC	= TOP BACK OF CURB
	= EXISTING CATCH BASIN	TOA	= TOP OF ASPHALT
	= PLUG W/ 2" BLOW-OFF	TOC	= TOP OF CONCRETE
	= STREET LIGHT	TOFF	= TOP OF FINISHED FLOOR
	= SIGN	TOS	= TOP OF STAIRS
	= POWER POLE	TOW	= TOP OF WALL
BFE	= BASEMENT FLOOR ELEVATION	TSW	= TOP OF SIDEWALK
BLDG	= BUILDING	UGP	= UNDERGROUND POWER
BOS	= BOTTOM OF STAIRS	W	= CULINARY WATER
BOW	= BOTTOM OF WALL	WM	= WATER METER
BP	= BEGINNING POINT		= EXISTING ASPHALT PAVEMENT
C&G	= CURB & GUTTER		= PROPOSED ASPHALT PAVEMENT
CB	= CATCH BASIN		= PROPOSED CONCRETE
CF	= CUBIC FEET		= PROPOSED GRAVEL
CFS	= CUBIC FEET PER SECOND	4800	= EXISTING CONTOUR GRADE
EP	= EDGE OF PAVEMENT	4800	= PROPOSED CONTOUR GRADE
FF	= FINISH FLOOR		= PROPOSED RETAINING WALL
FFE	= FINISH FLOOR ELEVATION		
FG	= FINISHED GRADE		
FH	= FIRE HYDRANT		
FL	= FLOW LINE		
GB	= GRADE BREAK		
GFE	= GARAGE FLOOR ELEVATION		
INV	= INVERT		
LF	= LINEAR FEET		
NG	= NATURAL GRADE		
OHP	= OVERHEAD POWER		
PC	= POINT OF CURVATURE		
PP	= POWER/UTILITY POLE		
PRC	= POINT OF RETURN CURVATURE		
PT	= POINT OF TANGENCY		
PUE	= PUBLIC UTILITY EASEMENT		
RCP	= REINFORCED CONCRETE PIPE		
RIM	= RIM OF MANHOLE		





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

The required 100-yr storage volume is	3,017	cubic feet
The required LID Retention volume is	413	cubic feet

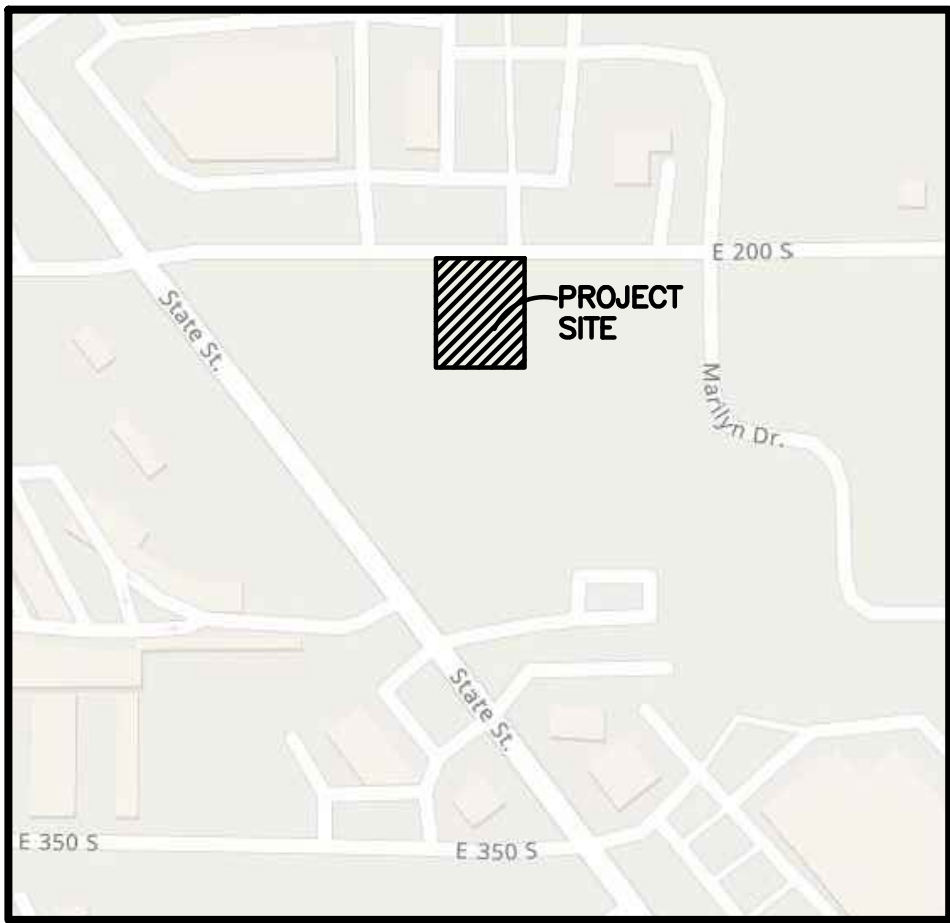
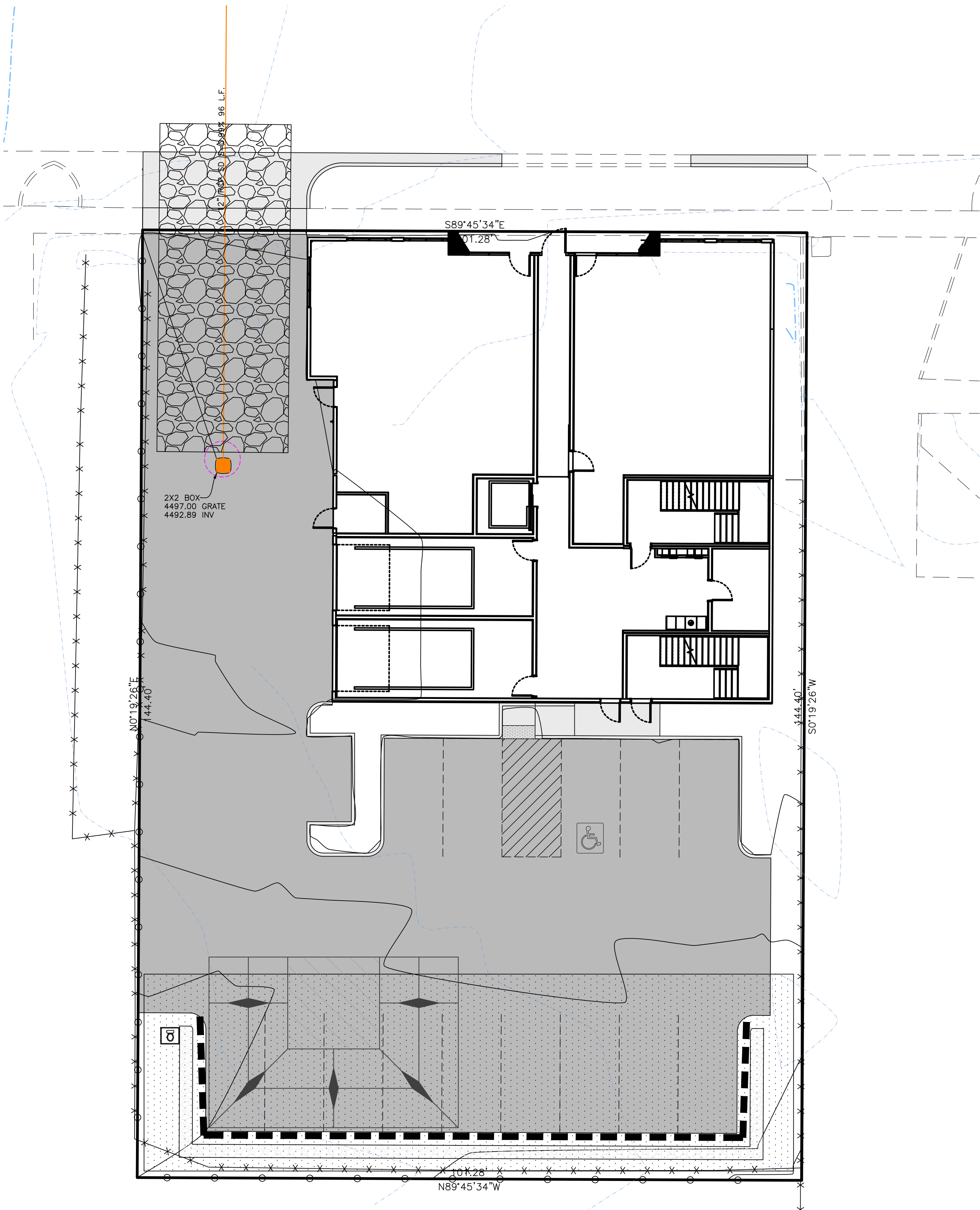
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UHB Clearfield Project

246 E 200 S

Storm Water Pollution Prevention Plan Exhibit

CLEARFIELD, DAVIS COUNTY, UTAH
JULY, 2023

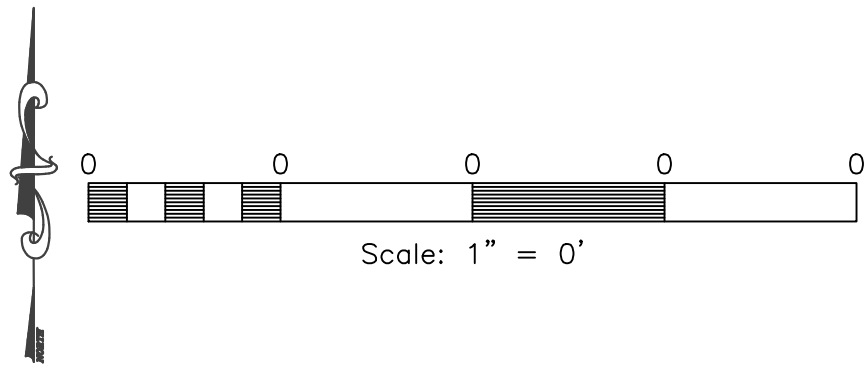


Vicinity Map
NOT TO SCALE

SWPPP Legend

- = PORTABLE TOILET
- = INLET PROTECTION TYP. (SEE DETAIL)
- = SILT FENCE (SEE DETAIL)
- = 50'x20' CONSTRUCTION ENTRANCE W/8" CLEAN GRAVEL
- = CONCRETE WASH AREA (SEE DETAIL) OR AS SELECTED BY CONTRACTOR

- SWPPP NOTES:
- ALL VEHICLES EXITING SITE TO PROCEED THROUGH CONSTRUCTION ENTRANCE TO REDUCE AMOUNTS OF SEDIMENT TRACKED ONTO ROADWAYS.
 - STREETS TO BE SWEEPED WITHIN 1000 FEET OF CONSTRUCTION ENTRANCE DAILY IF NECESSARY



Construction Activity Schedule

- PROJECT LOCATION.....CLEARFIELD, DAVIS COUNTY, UTAH
- PROJECT BEGINNING DATE.....JULY 2023
- BMP'S DEPLOYMENT DATE.....JULY 2023
- STORM WATER MANAGEMENT CONTACT / INSPECTOR.....CONTACT NAME (000) 000-0000
- SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeve.co

PA

LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • ENVIRONMENTAL ENGINEERS • LANDSCAPE ARCHITECTS

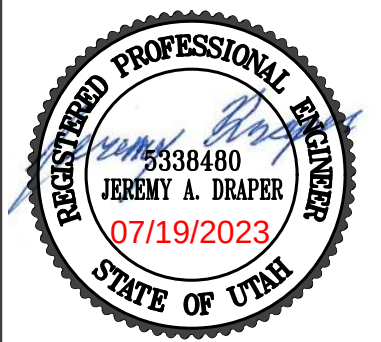
REVISIONS	DESCRIPTION
DATE	

UHB Clearfield Project

246 E 200 S

CLEARFIELD, DAVIS COUNTY, UTAH

Storm Water Pollution Prevention Plan Exhibit



Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: Z. DECARIA
Begin Date: JULY 2023
Name: 246 E 200 S CLEARFIELD
Number: 7889-02

Notes:

1.

Describe all BMP's to protect storm water inlets:
All storm water inlets to be protected by straw wattle barriers, or gravel bags (see detail).
2.

Describe BMP's to eliminate/reduce contamination of storm water from:

a.

Equipment / building / concrete wash areas:
To be performed in designated areas only and surrounded with silt fence barriers.

b.

Soil contaminated by soil amendments:
If any contaminants are found or generated, contact environmental engineer and contacts listed.

c.

Areas of contaminated soil:
If any contaminants are found or generated, contact environmental engineer and contacts listed.

d.

Fueling area:
To be performed in designated areas only and surrounded with silt fence.

e.

Vehicle maintenance areas:
To be performed in designated areas only and surrounded with silt fence.

f.

Vehicle parking areas:
To be performed in designated areas only and surrounded with silt fence.

g.

Equipment storage areas:
To be performed in designated areas only and surrounded with silt fence.

h.

Materials storage areas:
To be performed in designated areas only and surrounded with silt fence.

i.

Waste containment areas:
To be performed in designated areas only and surrounded with silt fence.

j.

Service areas:
To be performed in designated areas only and surrounded with silt fence.
3.

BMP's for wind erosion:
Stockpiles and site as needed to be watered regularly to eliminate / control wind erosion
4.

Construction Vehicles and Equipment:

a.

Maintenance

—

Maintain all construction equipment to prevent oil or other fluid leaks.

—

Keep vehicles and equipment clean, prevent excessive build-up of oil and grease.

—

Regularly inspect on-site vehicles and equipment for leaks, and repair immediately.

—

Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment on-site.

—

Segregate and recycle wastes, such as greases, used oil or oil filters, antifreeze, cleaning solutions, automotive batteries, hydraulic, and transmission fluids.

b.

Fueling

—

If fueling must occur on-site, use designated areas away from drainage.

—

Locate on-site fuel storage tanks within a bermed area designed to hold the tank volume.

—

Cover retention area with an impervious material and install in in a manner to ensure that any spills will be contained in the retention area. To catch spills or leaks when removing or changing fluids.

—

Use drip pans for any oil or fluid changes.

c.

Washing

—

Use as little water as possible to avoid installing erosion and sediment controls for the wash area.

—

If washing must occur on-site, use designated, bermed wash areas to prevent waste water discharge into storm water, creeks, rivers, and other water bodies.

—

Use phosphate-free, biodegradable soaps.

—

Do not permit steam cleaning on-site.

5.

Spill Prevention and Control

a.

Minor Spills:
Minor spills are those which are likely to be controlled by on-site personnel. After contacting local emergency response agencies, the following actions should occur upon discovery of a minor spill:

—

Contain the spread of the spill.

—

If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (i.e. absorbent materials, cat litter, and / or rags).

—

If the spill occurs in dirt areas, immediately contain the spill by constructing an earth dike. Dig up and properly dispose of contaminated soil.

—

If the spill occurs during rain, cover the impacted area to avoid runoff.

b.

Major Spills:
On-site personnel should not attempt to control major spills until the appropriate and qualified emergency response staff have arrived at the site. For spills of federal reportable quantities, also notify the National Response Center at (800) 424-8802. A written report should be sent to all notified authorities. Failure to report major spills can result in significant fines and penalties.

6.

Post Roadway / Utility Construction

a.

Maintain good housekeeping practices.

b.

Enclose or cover building material storage areas.

c.

Properly store materials such as paints and solvents.

d.

Store dry and wet materials under cover, away from drainage areas.

e.

Avoid mixing excess amounts of fresh concrete or cement on-site.

f.

Perform washout of concrete trucks offsite or in designated areas only.

g.

Do not wash out concrete trucks into storm drains, open ditches, streets or streams.

h.

Do not place material or debris into streams, gutters or catch basins that stop or reduce the flow of runoff water.

i.

All public streets and storm drain facilities shall be maintained free of building materials, mud and debris caused by grading or construction operations. Roads will be swept within 1000' of construction entrance daily, if necessary.

j.

Install straw wattle around all inlets contained within the development and all others that receive runoff from the development.

7.

Erosion Control Plan Notes

a.

The contractor will designate an emergency contact that can be reached 24 hours a day 7 days a week.

b.

A stand-by crew for emergency work shall be available at all times during potential rain or snow runoff events. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain or runoff is eminent.

c.

Erosion control devices shown on the plans and approved for the project may not be removed without approval of the engineer of record. If devices are removed, no work may continue that have the potential of erosion without consulting the engineer of record. If deemed necessary erosion control should be reestablished before this work begins.

d.

Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of the slope at the conclusion of each working day. This should be confirmed by survey or other means acceptable to the engineer of record.

e.

All silt and debris shall be removed from all devices within 24 hours after each rain or runoff event.

f.

Except as otherwise approved by the inspector, all removable protective devices shown shall be in place at the end of each working day and through weekends until removal of the system is approved.

g.

All loose soil and debris, which may create a potential hazard to offsite property, shall be removed from the site as directed by the engineer of record of the governing agency.

h.

The placement of additional devices to reduce erosion damage within the site is left to the discretion of the engineer of record.

i.

Desilting basins may not be removed or made inoperable without the approval of the engineer of record and the governing agency.

j.

Erosion control devices will be modified as need as the project progresses and plans of these changes submitted for approval by the engineer of record and the governing agency.

8.

Conduct a minimum of one inspection of the erosion and sediment controls every two weeks. Maintain documentation on site.

a.

Part III.D.4 of general permit UTRC00000 identifies the minimum inspection requirements.

b.

Part II.D.4.C identifies the minimum inspection report requirements.

c.

Failure to complete and/or document storm water inspections is a violation of part III.D.4 of Utah General Permit UTR 300000.

Perspective View

Figure 2

Section

Inlet Box Protection

Plan View

Drop Inlet Protection

Stake Detail

Concrete Washout Area
w/ 10 mil Plastic Liner

SCALE: NONE

Cross Section 50' x 20' Construction Entrance

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TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION
DATE	

UHB Clearfield Project
246 E 200 S
CLEARFIELD, DAVIS COUNTY, UTAH

Storm Water Pollution
Prevention Plan Details

Project Info.
Engineer:
JEREMY A. DRAPER, P.E.
Drafter:
Z. DECARIA
Begin Date:
JULY 2023
Name:
246 E 200 S
CLEARFIELD
Number: 7889-02

6
7 Total Sheets



Planning Commission

STAFF REPORT

AGENDA ITEM
#2

TO: Clearfield City Planning Commission

FROM: Brad McIlrath, Senior Planner
brad.mcilrath@clearfieldcity.org
(801) 525-2784

MEETING DATE: September 6th, 2023

SUBJECT: Discussion and Possible Action on **PSP 2023-0801**, a preliminary subdivision plat request by Mike Hardin to subdivide the subject property into a 3-lot flag lot subdivision. **Location:** 115 East 100 North (TIN: 12-001-0118). **Project Area:** 0.75 Acres. **(Administrative Action)**

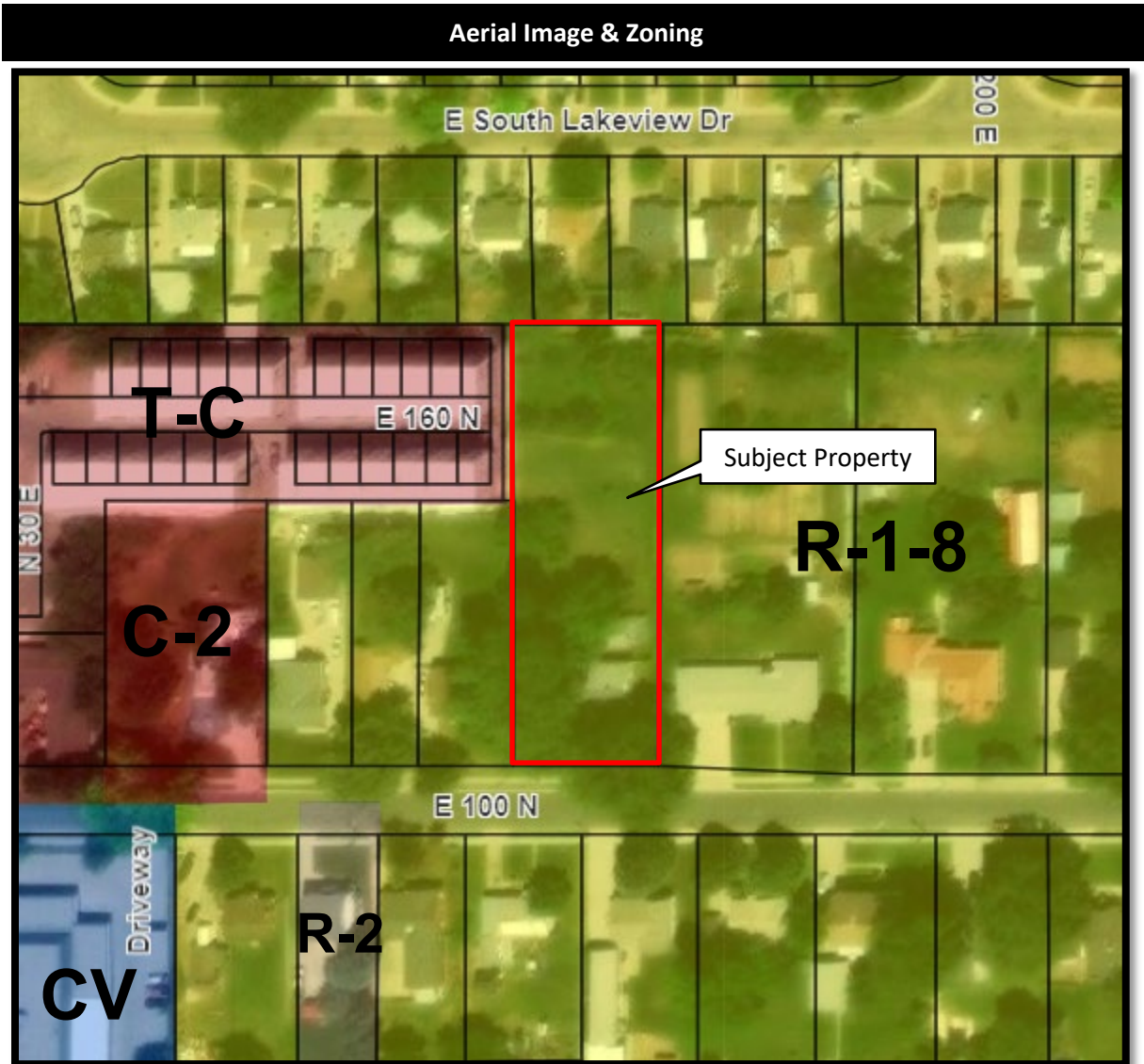
RECOMMENDATION

Staff recommends that the Planning Commission move to **approve as conditioned, PSP 2023-0801**, a preliminary subdivision plat request by Mike Hardin for a 3-lot flag lot subdivision for the subject property located at 115 East 100 North (TIN: 12-001-0118). This recommendation is based on the subdivision discussion and findings in the Staff Report.

PROJECT SUMMARY

Project Information	
Project Name	Hardin-Willson Subdivision
Site Location	115 East 100 North
Tax ID Number	12-001-0118
Applicant	Mike Hardin
Owners	DWH Back Lot Development LLC
Proposed Actions	Preliminary Subdivision Plat Approval
Current Zoning	R-1-8 (Residential)
General Plan Land Use Classification	Residential
Gross Site	0.75 Acres

Surrounding Properties and Uses:		Current Zoning District	General Plan Land Use Classification
North	Residential Single-Family	R-1-8 (Residential)	Residential
East	Residential Single-Family	R-1-8 (Residential)	Residential
South	Residential Single-Family	R-1-8 (Residential)	Residential
West	Residential Single-Family & Residential Multi-Family	R-1-8 (Residential) & T-C (Town Mixed Commerce)	Residential & Commercial



BACKGROUND & OVERVIEW

The applicant is requesting approval to subdivide this property into three lots, comprised of two flag lots and one regular lot subject to the development standards of the R-1-8 zone. The two flag lots will each have access on the same side of the regular lot (west side) and are designed to allow full access for ambulance and fire truck apparatus. Lot 1 (the front lot) will have an area of 8,951.41 square feet (0.205 acres) and will have direct access from the existing driveway to the home to 100 North. Lot two (middle lot) will have an area of 8,003 square feet (0.184 acres) and is provided with a 14-foot access flag staff for the property. Lot 3 (rear lot) will have an area of 11,243.51 square feet (0.327 acres) and will also have a 14-foot access flag staff. The two fourteen-foot (14') flag lot staffs for lots two and three will combine to provide a shared twenty-eight feet (28') for access.

The subdivision plat will need to be revised to provide a cross access easement for the two lots which will also include a fire turnaround. The purpose behind the cross-access easement is to ensure full access for emergency vehicles, especially fire trucks, and access for both properties within one shared driveway. Without this shared access easement, each lot would be required to provide a fire truck turnaround. The cross-access easement will need to state that there is shared access between Lots 2 &

3 and if necessary, also Lot 1. Based upon conversations with the North Davis Fire District, this paved access will need to be a minimum of twenty feet (20') wide from the street along the length of the properties, extending all the way to Lot 3. The fire truck turnaround will need to be provided at an approved location determined by the fire district.

Flag Lot Standards

As outlined in Section 11-13-9 of the Land Use Title, flag lots are permitted within Clearfield City subject to the following development standards.

A. Frontage And Dimensions: Where permitted, the staff or handle portion of the lots shall front on a public street. The minimum width of the staff portion of the flag lot shall be fourteen feet (14') for residential uses and twenty feet (20') for nonresidential uses. The maximum length of the staff shall be two hundred feet (200'). The main or flag portion of the lot shall conform to the minimum lot size requirements of the zone in which the lot is located.

B. Yard Requirements: The front yard shall be considered that side of the flag portion that adjoins the staff. The minimum front yard setback shall be twenty feet (20'). All other yard requirements for buildings in the flag portion of the lot shall conform to the regulations of the zone in which the lot is located.

C. Construction In Staff Portion: No building or construction, except for a driveway, shall be allowed in the staff portion of the lot unless the minimum width thereof is the same or greater than the minimum lot width allowed in the zone. (Ord. 2009-40, 11-24-2009)

As stated in the yard requirements above, "the front yard shall be considered that side of the flag portion that adjoins the staff. For the flag lots, (Lots 2 and 3) the front lot line and front yard is the south property line that is parallel to 100 North. The front property line for Lot 3 is angled due to the limitation of the staff portion of the flag lot to be no more than two hundred feet (200'). The proposed flag lots comply with all other standards listed above. Two address storm water runoff and buffering from the driveway, staff recommends that a minimum of four feet (4') of landscaping be provided on each side of the shared twenty-foot (20') driveway to catch and retain the storm water.

General Plan and Zoning

The proposed subdivision complies with the goals and objectives of the general plan and is in compliance with zoning standards for the R-1-8 Zone and the flag lot standards of Title 11 of Clearfield City Code.

Public Comment

A public notice sign was posted on August 24th, 2023. To date, one resident along 100 North with questions about the request and expressed concerns that these types of subdivisions could continue to happen along 100 North due to all of the deep lots located there.

DEPARTMENT REVIEW

The subdivision plat submission includes a cover sheet, subdivision plat, erosion and sediment control plan, site, grading, and drainage plan, utility plan, and standard details. Clearfield City Engineering has reviewed the plans and provided a review letter dated August 31, 2023 to the applicant. As required by ordinance, the applicant will need to provide a Geotechnical report for review by Engineering and the Building Division. The North Davis Fire District have been provided with the plans to review but have not provided comment to date.

PRELIMINARY SUBDIVISION PLAT - CONDITIONS OF APPROVAL

Based upon review of Clearfield City ordinances and the proposed subdivision, Staff recommends that the Planning Commission **approve as conditioned, PSP 2023-0801**, a preliminary subdivision plat request by Mike Hardin for a 3-lot flag lot subdivision for the subject property located at 115 East 100 North (TIN: 12-001-0118), subject to the following conditions:

- 1) A reciprocal cross-access easement shall be provided on Lots 2 & 3 to provide sufficient emergency response access and access to the two properties.
- 2) A shared twenty-foot (20') wide paved driveway shall be provided within the cross-access easement for Lots 2 & 3.
- 3) A fire truck turnaround shall be provided at a location and to the design deemed appropriate by the North Davis Fire District.
- 4) Four feet (4') of landscaping shall be provided on the west and east sides of the shared driveway to accommodate storm water runoff and provide buffering from the adjacent properties.
- 5) A geotechnical report shall be submitted for review and approval by Clearfield City Engineering staff.
- 6) Plans shall be revised to address Clearfield City Engineering requirements prior to obtaining final signatures on the plat and recording of that plat.
- 7) The applicant is responsible for the replacement or repair of deteriorated, damaged or missing surface improvements surrounding the perimeter of the subdivision. This includes, but is not limited to: curb and gutter, sidewalks, landscaping park strip improvements, driveways, etc.
- 8) An Escrow agreement or bond for any new or replaced public improvements shall be approved by the City Engineer and posted prior to the recordation of the plat as outlined in Section 12-9-2 of the subdivision ordinance.

ATTACHMENTS

1. Cover Sheet
2. Subdivision Plat
3. Erosion and Sediment Control Plan
4. Site, Grading, and Drainage Plan
5. Utility Plan
6. Standard Details

HARDIN-WILLSON SUBDIVISION

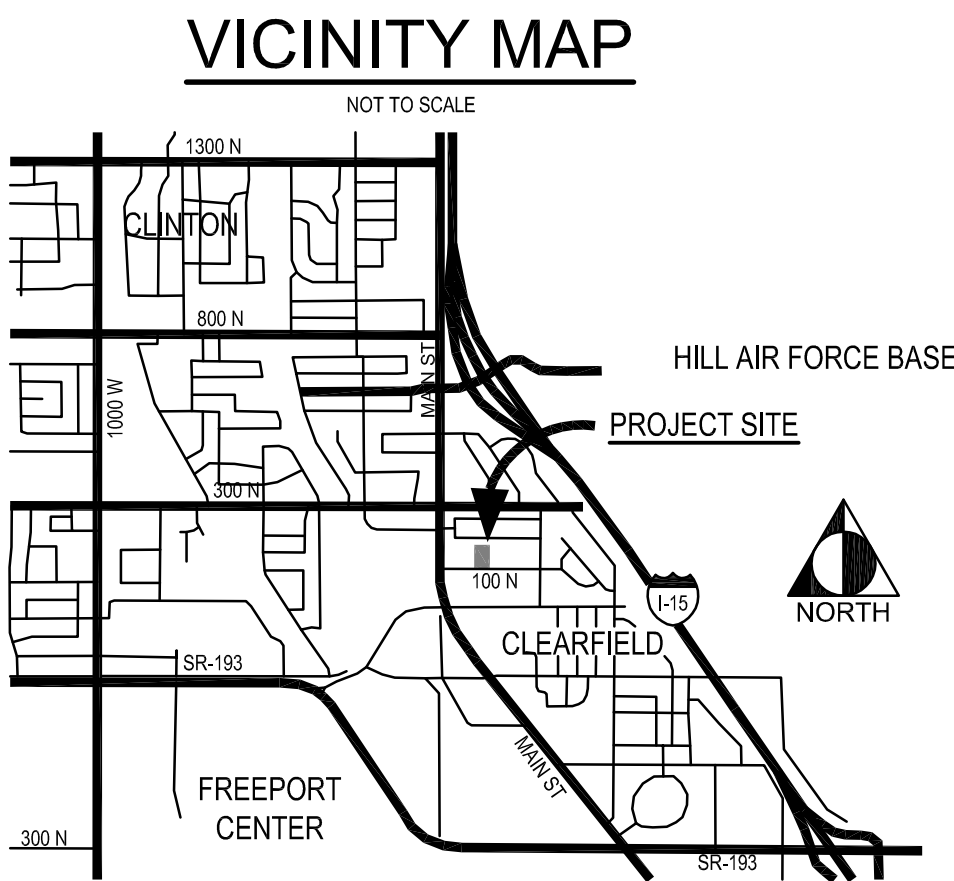
115 E 100 N

CLEARFIELD, UTAH

DEVELOPER:
MIKE HARDIN, LANCE WILLSON
2409 N 1325 W
CLINTON, UTAH 84015

ENGINEER:
MICHAEL STATEN, P.E.
1014 W 4175 S
RIVERDALE, UT 84405
(801) 589-2686
LICENSE NO. 368629-2202 EXP. 03.31.23

SURVEYOR:
MICHAEL L. WANGEMAN, PLS
UTAH LAND SURVEYING
1359 FAIRWAY CIR. FARMINGTON, UT 84025
(801) 725-8395
LICENCE NO. 6431156



CIVIL SHEET INDEX:

- C-0.0 CIVIL COVER SHEET
1 OF 1 SUBDIVISION PLAT
C-0.1 EROSION AND SEDIMENT CONTROL PLAN
C-1.0 SITE, GRADING, AND DRAINAGE PLAN
C-2.0 UTILITY PLAN
C-3.0 STANDARD DETAILS

SAFETY NOTICE:

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

UTILITY NOTICE:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED 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. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. 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.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ACCOMMODATE OR RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

GENERAL NOTES:

- ALL WORK SHALL CONFORM WITH APWA STANDARD PLANS AND SPECIFICATIONS, AND WITH CLEARFIELD CITY STANDARDS AND SPECIFICATIONS.
- 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.
- 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 CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.
- THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT, SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN SOILS REPORT AND PLANS, ETC.
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING MANHOLES AND OTHER UTILITIES BEFORE CONSTRUCTING ANY IMPROVEMENTS. ALL EXISTING MANHOLES, WATER VALVES, CLEAN OUTS, ETC., SHALL BE ADJUSTED TO FINISH GRADE.
- THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT EXCEPT AS NOTED.

SITEWORK:

- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
- EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED.
- 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.

- SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
- 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.
- NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
- HANDICAP ACCESSIBILITY: ALL CONSTRUCTION SHALL MEET THE ADA HANDICAP ACCESSIBILITY REQUIREMENTS. FOR ANY DISCREPANCIES BETWEEN THE PLANS AND ADA REQUIREMENTS, ADA REQUIREMENTS WILL GOVERN.
- FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED, AT ALL CHANGES IN DIRECTION, AND IN CURB AND SIDEWALK AT EQUAL INTERVALS NOT TO EXCEED 50 FEET. SLABS-ON-GRADE WILL BE TYPICALLY SCORED (1/2 THE DEPTH) AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR DEPTH, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING. CONCRETE WATERWAYS, CURB WALLS, MOW STRIPS, CURB AND GUTTER, ETC., WILL TYPICALLY BE SCORED (1/2 THE DEPTH) AT INTERVALS NOT TO EXCEED 10 FEET, AND HAVE FULL DEPTH EXPANSION JOINTS THAT EQUAL SPACING NOT TO EXCEED 50 FEET.
- UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (95 % DENSITY) SUB GRADE.
- ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED, ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
- ALL EXISTING ASPHALT WILL BE SAW CUT IN NEAT STRAIGHT LINES BY THE CONTRACTOR PRIOR TO PAVING TO MATCH.
- 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 DRAWINGS.
- 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 MUTCD, (MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES).
- CURB DIMENSIONS, INCLUDING RADII AND DRIVE WIDTHS, ARE TO TOP FACE OF CURB UNLESS NOTED OTHERWISE.
- ALL DETERIORATED, DAMAGED, OR MISSING SURFACE IMPROVEMENTS ON-SITE OR IN THE ADJACENT PUBLIC RIGHT OF WAY ALONG THE SITE SHALL BE REPLACED OR INSTALLED AS REQUIRED TO MEET APPLICABLE STANDARDS, INCLUDING BUT NOT LIMITED TO CURB AND GUTTER, SIDEWALK, LANDSCAPING, PARK STRIP IMPROVEMENTS, ASPHALT PATCHING, CONCRETE PAVEMENT, ETC.
- 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 MUTCD, (MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES).
- CURB DIMENSIONS, INCLUDING RADII AND DRIVE WIDTHS, ARE TO TOP FACE OF CURB UNLESS NOTED OTHERWISE.
- ALL DETERIORATED, DAMAGED, OR MISSING SURFACE IMPROVEMENTS SURROUNDING THE PERIMETER OF THE DEVELOPMENT AND ON-SITE SHALL BE REPLACED OR INSTALLED AS NEEDED, INCLUDING BUT NOT LIMITED TO CURB AND GUTTER, SIDEWALK, LANDSCAPING, PARK STRIP IMPROVEMENTS, ASPHALT PATCHING, LANDSCAPE REPLACEMENT, SITE LIGHTING, DUMPSTER SCREENING, CONCRETE IMPROVEMENTS, ETC.
- RITTER DRIVE SHALL BE SLURRY-SEALED AFTER PAVEMENT WORK IS COMPLETE, AND PAVEMENT MARKINGS SHALL BE RESTORED TO THEIR ORIGINAL STATE, WITH GAPS IN CENTER STRIPING AT INTERSECTIONS PER CITY AND MUTCD STANDARDS.

GRADING

- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT, INCLUDING STRIPING OR GRUBBING OF EXISTING

- 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.
- 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.
- 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 MECHANICAL/PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES.
- SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
- 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.
- SPOT ELEVATIONS SHOWN ARE TO TOP BACK OF CURB UNLESS NOTED OTHERWISE.
- DETENTION BASIN SHALL BE SURVEYED AFTER CONSTRUCTION TO CERTIFY THAT DESIGN DETENTION VOLUME HAS BEEN PROVIDED.
- ALL STORM DRAIN INLETS SHALL BE EQUIPPED WITH BICYCLE-SAFE GRATES

UTILITIES:

- EXISTING UTILITIES HAVE BEEN DEPICTED BASED ON A COMBINATION OF AS-BUILT RECORDS, UTILITY LOCATION MARKINGS AND SIGNS, AND/OR SURFACE EVIDENCE OBSERVED AT THE TIME OF THE SURVEY. NOT ALL UTILITIES ARE SHOWN, INCLUDING BUT NOT LIMITED TO SERVICE LINES FOR WATER, SEWER, POWER, PHONE, GAS, ETC. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE, WORK AROUND, PRESERVE, AND/OR RESTORE ALL UTILITIES NECESSARY FOR THE OPERATION OF THE FINISH SITE, WHETHER OR NOT SUCH UTILITIES ARE SHOWN ON THE PLANS.
- PROPOSED POWER, GAS, AND COMMUNICATIONS LINES WILL BE PROVIDED BY RESPECTIVE UTILITY COMPANIES, DESIGN-BUILD UNDER SEPARATE CONTRACTS WITH THE OWNER, UTILIZING APPLICABLE UTILITY EASEMENTS PROVIDED.
- THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
- CONTRACTOR TO LAYOUT AND POT HOLE FOR ALL POTENTIAL CONFLICTS WITH UTILITY LINES ON OR OFF SITE AS REQUIRED PRIOR TO ANY CONSTRUCTION, AND THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY POT HOLING A MINIMUM OF 300 FEET AHEAD OF PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT.
- CONTRACTORS MUST START AT THE LOW END OF ALL GRAVITY FEED LINES AND WORK UPHILL.

- ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH SEWER DISTRICT STANDARDS AND SPECIFICATIONS AND DETAILS.
- SEWER LINES SHALL BE SDR_35 PVC PIPE UNLESS NOTED OTHERWISE.
- SEWER LATERALS SHALL BE CONSTRUCTED SUCH THAT CONNECTION IS MADE TO THE UPPER QUADRANT OF THE SEWER MAIN.
- STORM DRAIN PIPES 18" DIAMETER AND LARGER SHALL BE CLASS III RCP. STORM DRAIN PIPES 12" AND SMALLER, AND ROOF DRAIN PIPES, SHALL BE SDR-35 PVC.
- CONTRACTOR IS TO SUBMIT SITE PLAN TO QUESTAR GAS CO. FOR DESIGN OF GAS LINE SERVICE TO PROPOSED BUILDINGS. ACTUAL CONSTRUCTION OF SERVICE TO BE DONE BY QUESTAR GAS COMPANY.
- ALL NEW WATER CONSTRUCTION SHALL CONFORM TO CITY STANDARD SPECIFICATIONS AND DETAILS.
- PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
- DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- ALL CULINARY WATERLINE PIPE AND FITTINGS LARGER THAN 2" TO BE C-800 CLASS ISO DR18 PVC. ALL WATER MATERIALS 2" DIA OR SMALLER SHALL BE TYPE "K" COPPER PIPE OR POLYETHYLENE.
- ALL WATER LATERALS TO BE REUSED SHALL BE VERIFIED TO BE COMPLIANT WITH RIVERDALE CITY STANDARDS. FOR METERS, VAULTS, AND PIPE MATERIALS AND CONSTRUCTION. ANY FOUND TO BE DEFICIENT SHALL BE REPLACED WITH COMPLIANT LATERALS.
- ALL THRUST BLOCKS SHALL BE POURED IN PLACE AGAINST UNDISTURBED SOIL AS PER SPECIFICATIONS: ALL VALVES, FITTINGS, AND APPURTENANCES TO BE BLOCKED. THRUST BLOCKS SHALL BE SIZED FOR 200 PSI WORKING PRESSURE PER BEARING PRESSURE FROM SOILS REPORT.
- ALL VALVE BOXES WILL REQUIRE CONCRETE COLLAR TO BE POURED IN PLACE AGAINST UNDISTURBED SOIL AND BUILT WITH A DUCTILE IRON RING AND COVER POSITIONED OVER THE VALVE OPERATING UNIT CENTERED OVER THE MAN WAY OPENING.
- CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW PIPE DURING CONSTRUCTION.
- TRAFFIC CONTROL AND SAFETY NOTES
- BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT MANUAL IF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE CITY ENGINEER, 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 CITY ENGINEER 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 CITY ENGINEER.
- TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
- FINAL DESIGN OF GAS, POWER, TELECOMMUNICATIONS SHALL BE PROVIDED BY RESPECTIVE UTILITY COMPANIES.

MICHAEL STATEN, P.E.
CIVIL ENGINEERING DESIGN
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RIVERDALE, UTAH 84405
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mike.staten.pe@gmail.com

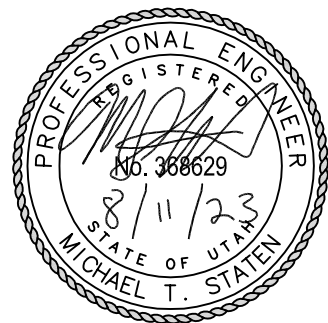
FOR:

MIKE HARDIN, LANCE WILLSON
2409 N 1325 W
CLINTON, UT 84015

CONTACT:

MIKE HARDIN
PHONE: (801) 390-3611

HARDIN-WILLSON
SUBDIVISION
115 E 100 N
CLEARFIELD, UTAH



PROJECT NO.

DESIGNED BY: MICHAEL STATEN, P.E.

ISSUED:

NO.	DATE	DESCRIPTION
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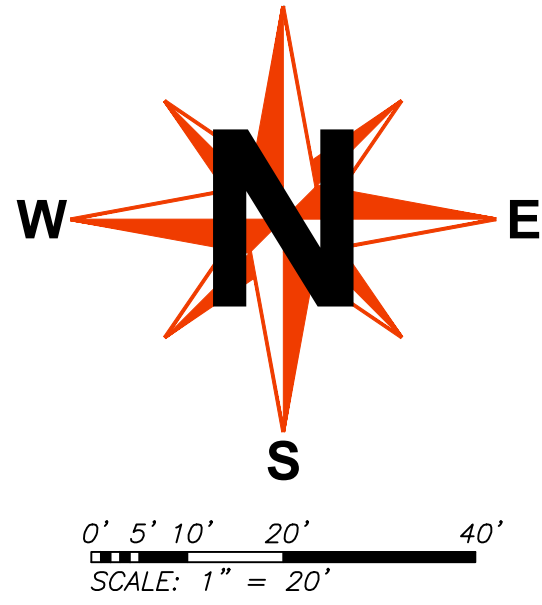
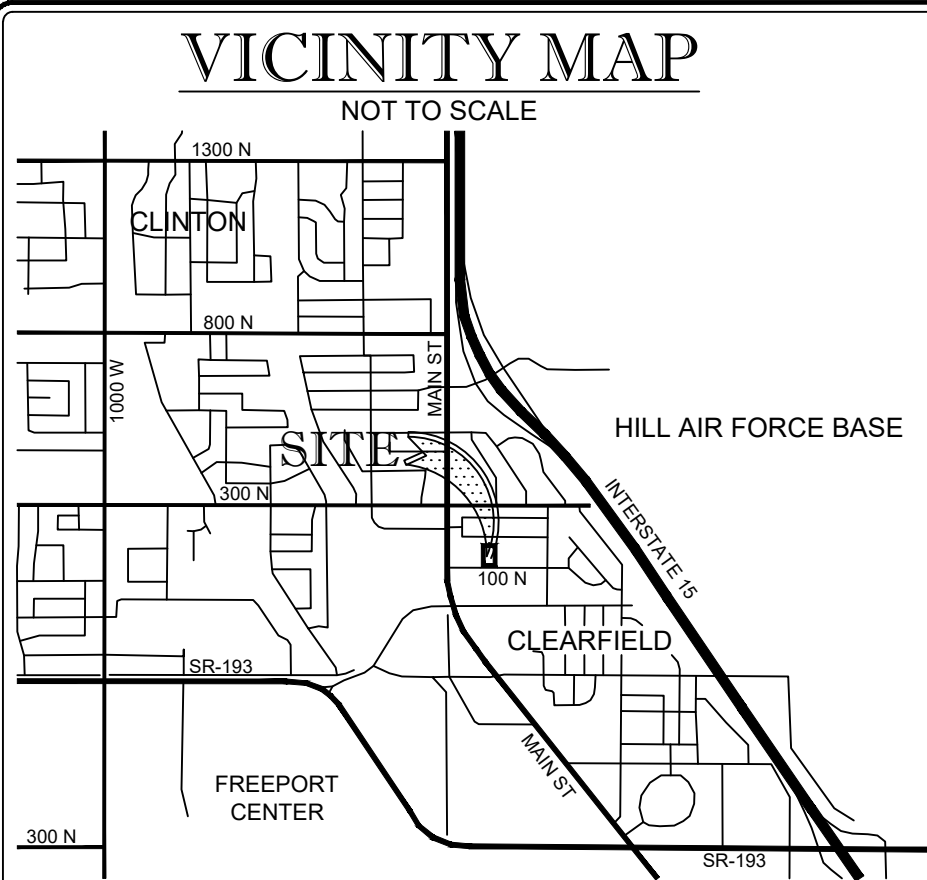
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CIVIL COVER

SHEET NUMBER

C-0.0



CURVE/LINE TABLE

LEGEND	
	Section Monument
	Property Corner
	Witness Monument
	Break Line
	Property Line
	Section Line
	Center Line
	Easement Line

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND DAVIS COUNTY SURVEYOR BRASS CAP MONUMENTS LOCATED AT THE NORTHWEST CORNER AND THE CENTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AS SHOWN ON THIS SURVEY PLAT.

ASSURANCE STATEMENT

ASSURANCE IN THE FORM OF A _____ ISSUED FROM _____
IN THE AMOUNT OF _____ HAS BEEN DEPOSITED WITH THE CITY
ENGINEER TO GUARANTEE THE CONSTRUCTION OF THE REQUIRED
SUBDIVISION IMPROVEMENTS THIS _____ DAY OF _____, 2023.

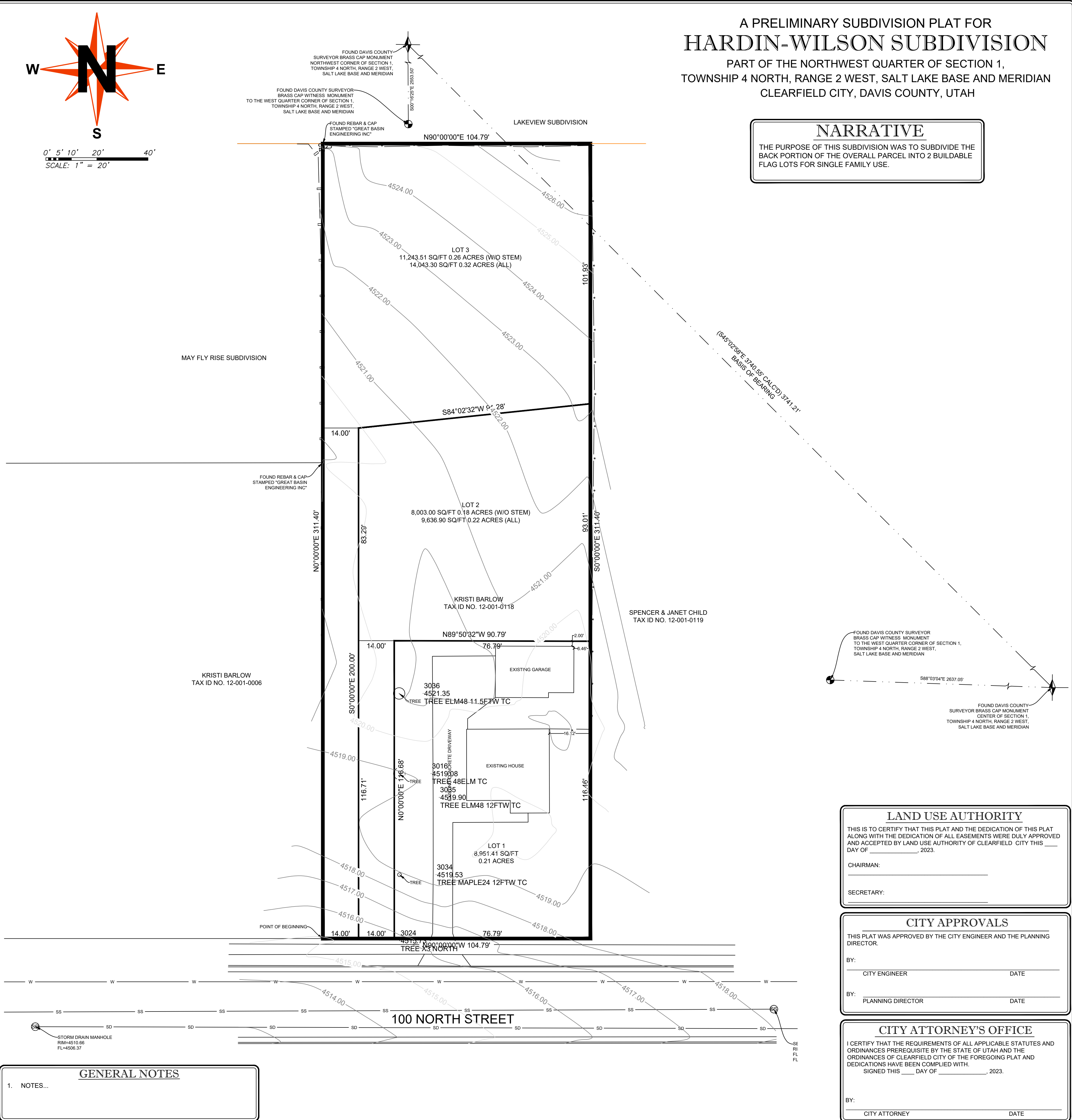
SIGNATURE: _____

UTAH LAND SURVEYING, LLC
A PROFESSIONAL LICENSED LAND SURVEYING COMPANY

1359 FAIRWAY CIR
FARMINGTON, UT 84025

PHONE 801.725.8395
mikew@utahlandsurveying.com

www.utahlandsurveying.com



SURVEYOR'S CERTIFICATE

I, MICHAEL L. WANGEMANN, A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 6431156 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE, THIS IS TO CERTIFY THE SURVEY AND SUBDIVISION PREMISES DESCRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTION, AND THAT THE PLAT IS CORRECT AND ACCURATE, THAT THE MONUMENTS SHOWN HEREON HAVE BEEN LOCATED OR ESTABLISHED AS DESCRIBED AND LOT CORNERS HAVE BEEN PERMANENTLY SET.



Michael L. Wangemann, PLS

Date of Plat or Map: August 10, 2023

PLS# 6431156-2201

LEGAL DESCRIPTION

A PORTION OF LAND THAT IS LOCATED IN THE SOUTHEAST QUARTER OF SECTION XX, TOWNSHIP X NORTH/SOUTH, RANGE X EAST/WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING

CONTAINS SQ/FT OR ACRES

OWNERS DEDCIATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO UNITS (PRIVATE AREA), LIMITED COMMON AREA, OPEN SPACE (COMMON AREA), AND PRIVATE RIGHT-OF-WAYS, AS SHOWN ON THIS PLAT AND NAME SAID TRACT

HARDIN-WILSON SUBDIVISION,

AND DO HEREBY DEDICATE TO NORTH OGDEN CITY AN EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, TRAIL, PEDESTRIANS, OR SEWER FACILITIES, WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS, AND DO HEREBY DEDICATE ALL ROADS WITHIN THE SUBJECT PROPERTY AB PRIVATE RIGHT-OF-WAY, TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION AND DO HEREBY DEDICATE ALL AREAS REFERRED TO AS COMMON AREA/OPEN SPACE AND PRIVATE ROADS ARE TO BE CONSIDERED PUBLIC UTILITY EASEMENT UNLESS NOTED OTHERWISE, AND ARE TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION, FOR THE USE AND OPERATION OF PUBLIC UTILITY SERVICE LINES.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 2023.

BY: _____ BY: _____

COMPANY: _____ COMPANY: _____

ITS: _____ ITS: _____

ACKNOWLEDGEMENT

COUNTY OF DAVIS)

STATE OF UTAH }

ON THE _____ DAY OF _____, 2023, BEFORE ME THE UNDERSIGNED,

APPEARED _____ WHO ACKNOWLEDGES THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGEMENT

COUNTY OF DAVIS)

STATE OF UTAH }

ON THE _____ DAY OF _____, 2023, BEFORE ME THE UNDERSIGNED,

APPEARED _____ WHO ACKNOWLEDGES THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

DAVIS COUNTY RECORDER

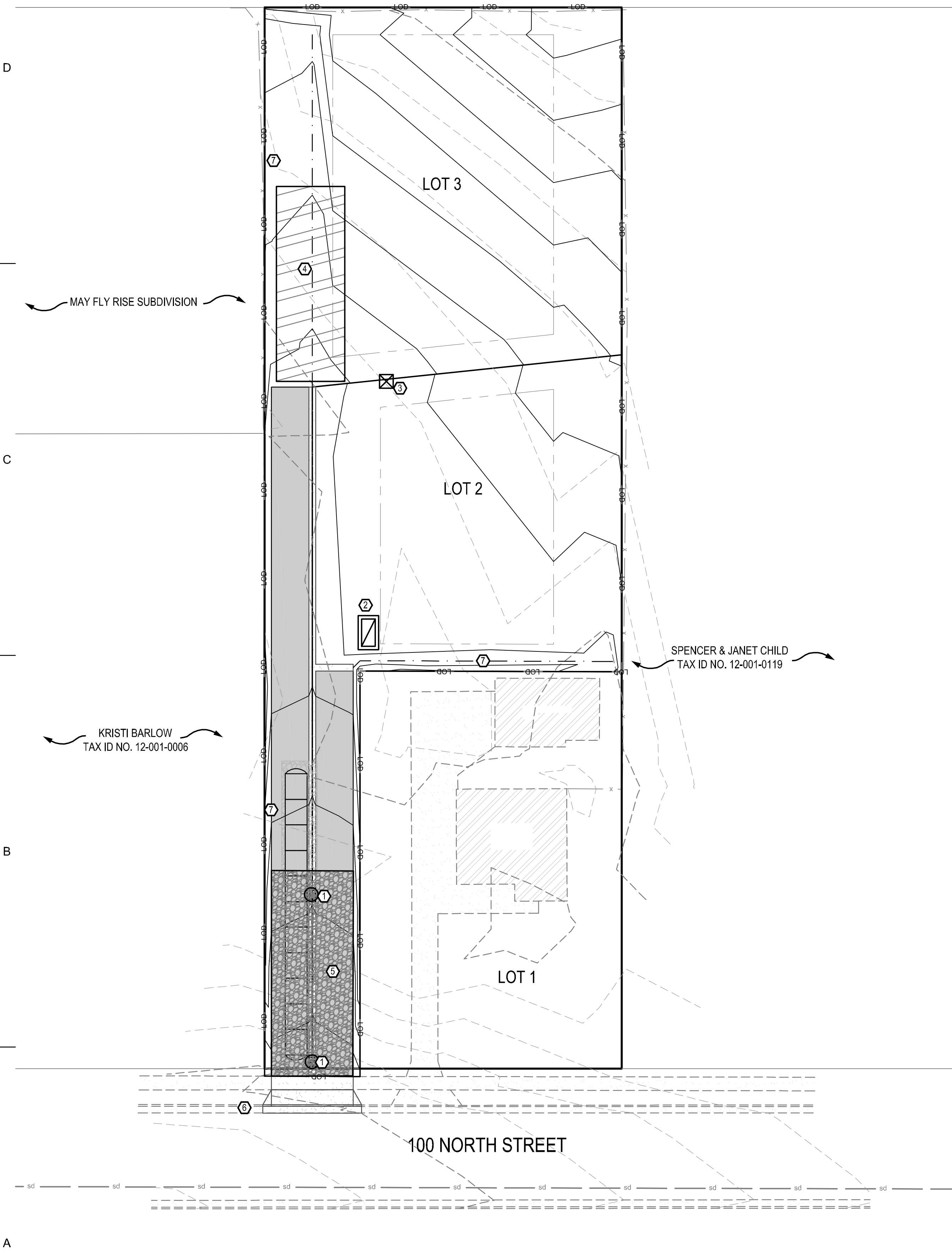
ENTRY NO. _____ FEE PAID _____

FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 2023 AT _____ AM/PM

IN BOOK _____ AT PAGE _____

COUNTY RECORDER _____

BY: _____ DEPUTY



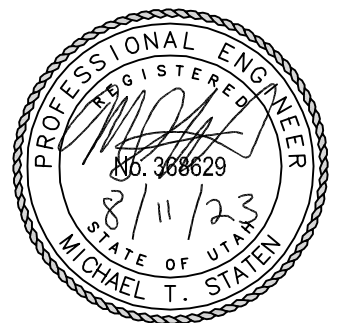
- 1 PROTECT INLET WITH FABRIC SOCK AND COVER
- 2 CONCRETE WASH-OUT BASIN
- 3 PORTABLE TOILET - STAKED DOWN
- 4 STAGING, SITE STORAGE, & DUMPSTER
- 5 STABILIZED CONSTRUCTION EXIT
- 6 PLACE WEIGHTED WATTLE OR GRAVEL SACK FOR IN-GUTTER SEDIMENT TRAP
- 7 CONSTRUCT TEMPORARY DRAINAGE SWALE ALONG PROPERTY LINE TO INTERCEPT AND FILTER RUNOFF UNTIL PERMANENT IMPROVEMENTS ARE IN PLACE

	EXISTING BUILDING		EXISTING CONTOUR - 5'
	EXISTING CONCRETE FLATWORK		EXISTING CONTOUR - 1'
	PROPOSED CONCRETE FLATWORK		PROPOSED CONTOUR - 5'
	EXISTING CURB AND GUTTER		PROPOSED CONTOUR - 1'
	PROPOSED CURB AND GUTTER		LIMITS OF DISTURBANCE
	EXISTING STORM DRAIN		TEMPORARY DRAINAGE SWALE
	PROPOSED STORM DRAIN		VEHICLE TRACKING PAD
	EXISTING STORM DRAIN INLET		INLET PROTECTION
	EXISTING STORM DRAIN MANHOLE		
	PROPOSED STORM DRAIN INLET		

1. THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMPs) AS NECESSARY, MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ONSITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ONSITE.
2. DISTURBED LAND SHOULD BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
3. RESEED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE RE-WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
4. DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
5. VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMPs TO OTHER LOCATIONS IF PRESENTED WITH PROVEN INTENT OF THE DESIGNER IS OBSERVED.
6. NOT ALL POSSIBLE BMPs HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.
7. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.

D *FOR:*
MIKE HARDIN, LANCE WILLSON
2409 N 1325 W
CLINTON, UT 84015
CONTACT:
MIKE HARDIN
PHONE: (801) 390-3611

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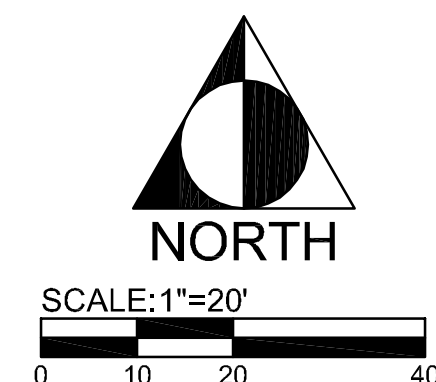
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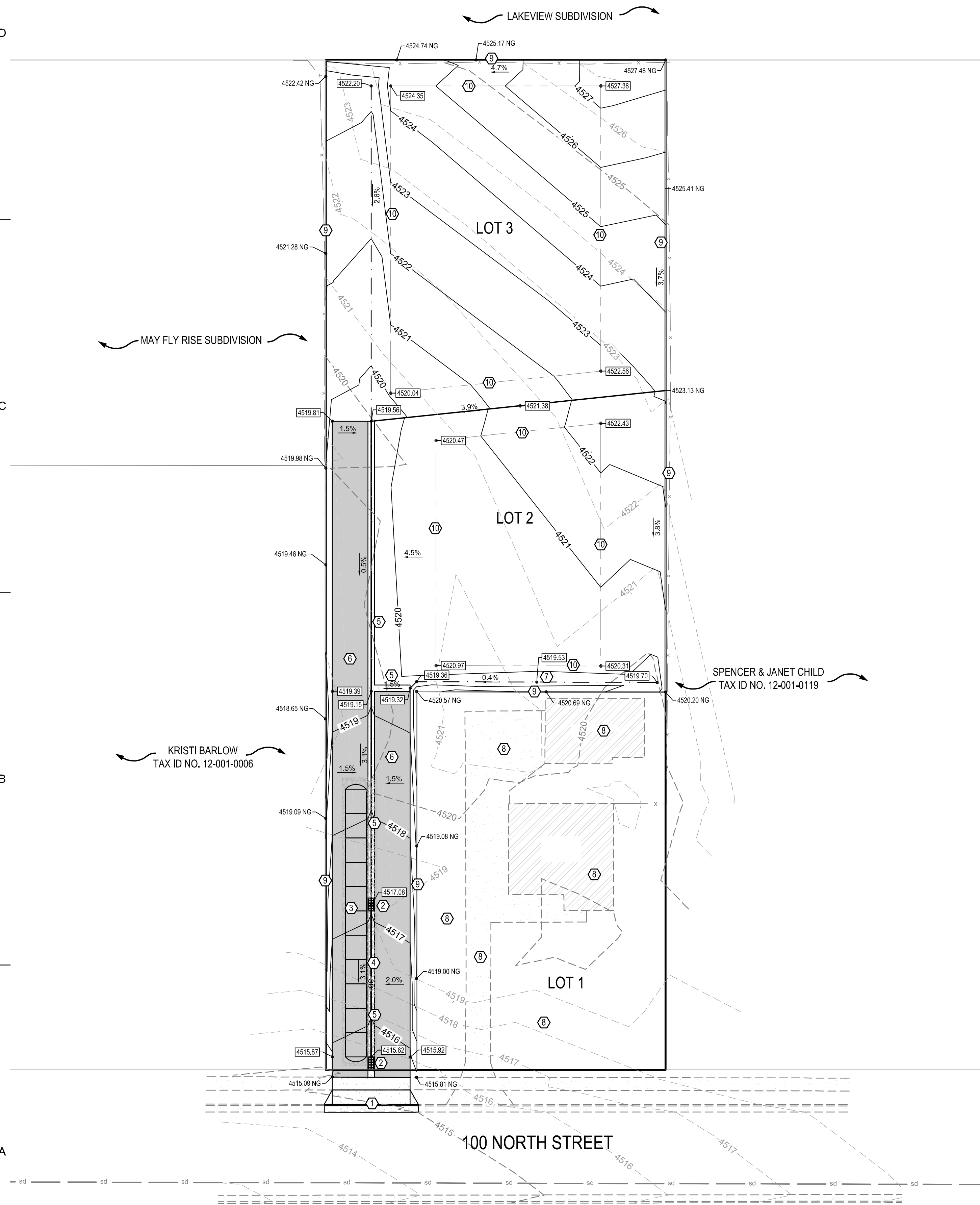
SHEET NUMBER

C-0.2



CALL BEFORE YOU DIG
1-800-662-4111
48 HOURS PRIOR TO
ANY CONSTRUCTION

BENCHMARK ELEVATION: 4524.15
FND. MON NW COR SECT 14N R2W SLBM



KEYNOTES

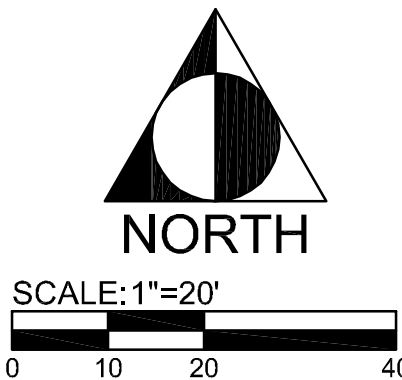
- REMOVE EXISTING CURB AND SIDEWALK. CONSTRUCT CURB AND GUTTER, DRIVE APPROACH AND NEW SIDEWALK, 6" THICK.
- INSTALL 2'x4" (30x30) WITH 2" SUMP.
- INSTALL THIRTEEN (13) MC-3500 STORMTECH CHAMBERS, 1" CLEAN GRAVEL (40% POROSITY) BELOW AND ABOVE.
- INSTALL 12" PERFORATED HDPE STORM DRAIN WRAPPED IN FILTER FABRIC.
- INSTALL 2" ROLL GUTTER.
- INSTALL 3" ASPHALT ON 9" ROAD BASE DRIVEWAY. ADDITIONAL DRIVEWAY MAY BE INSTALLED BY HOME BUILDER. GRADED TO DRAIN TO ROLL GUTTER, MIN. 1.5% SLOPE, 2" OR MORE PREFERRED.
- CONSTRUCT 6" DEEP SWALE 2' FROM PROPERTY LINE.
- PRESERVE EXISTING HOME, GARAGE, DRIVEWAY, AND LANDSCAPING ON LOT 1.
- WATCH TO EXISTING GRADE AT PROPERTY LINE.
- BUILDING SETBACKS - ELEVATIONS SHOWN ARE MINIMUM FOR POSITIVE DRAINAGE TO LOT LINES, SWALE, AND DRIVE. FOUNDATION SPILLS AND LANDSCAPING BY OWNERS MAY INCREASE GRADE AS DESIRED. GRADE AND DRAINAGE ALONG LOT LINES SHALL NOT BE MODIFIED BY HOME BUILDER.

LEGEND

- EXISTING BLOCK WALL
- PROPOSED BLOCK WALL
- EXISTING CONCRETE WALL
- PROPOSED CONCRETE WALL
- PROPOSED ROCK WALL
- EXISTING BUILDING
- PROPOSED ASPHALT
- EXISTING CONCRETE FLATWORK
- PROPOSED CONCRETE FLATWORK
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN INLET
- EXISTING STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- EXISTING CONTOUR - 5'
- EXISTING CONTOUR - 1'
- PROPOSED CONTOUR - 5'
- PROPOSED CONTOUR - 1'
- PROPOSED GRADE BREAKS
- PROPOSED SPOT ELEVATION
- PROPOSED GRADE/SLOPE

Drainage Calculations:

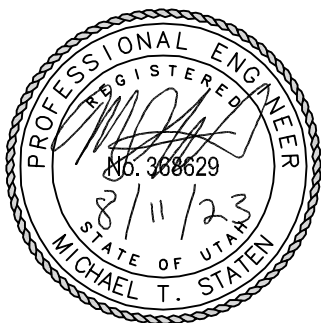
Latitude	41° 6'57.39"N
Longitude	112° 1'26.11"W
100-yr 24-hr rainfall (NOAA PFDS)	3.13 IN
Landscaped area	12,687 SF
Paved (as shown plus 25'x25' driveway)	5,209 SF
Roof (assume 2500 sf home plus garage)	5,800 SF
Total area (NIC lot 1)	23,696 SF
Drainage Coefficient 'C'	0.498
Retention volume (Q=CiA)	3,081 CF
Stormtech MC-3500 Chambers:	13
Storage in chambers	1428.7 CF
Gravel length	89 FT
Gravel width	10.5 FT
Gravel depth	6 FT
Porosity	40%
Gravel storage	1671.32 CF
Total storage	3100.02 CF



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mike.staten.pe@gmail.com

FOR:
MIKE HARDIN, LANCE WILLSON
2409 N 1325 W
CLINTON, UT 84015
CONTACT:
MIKE HARDIN
PHONE: (801) 390-3611

HARDIN-WILLSON SUBDIVISION 115 E 100 N CLEARFIELD, UTAH



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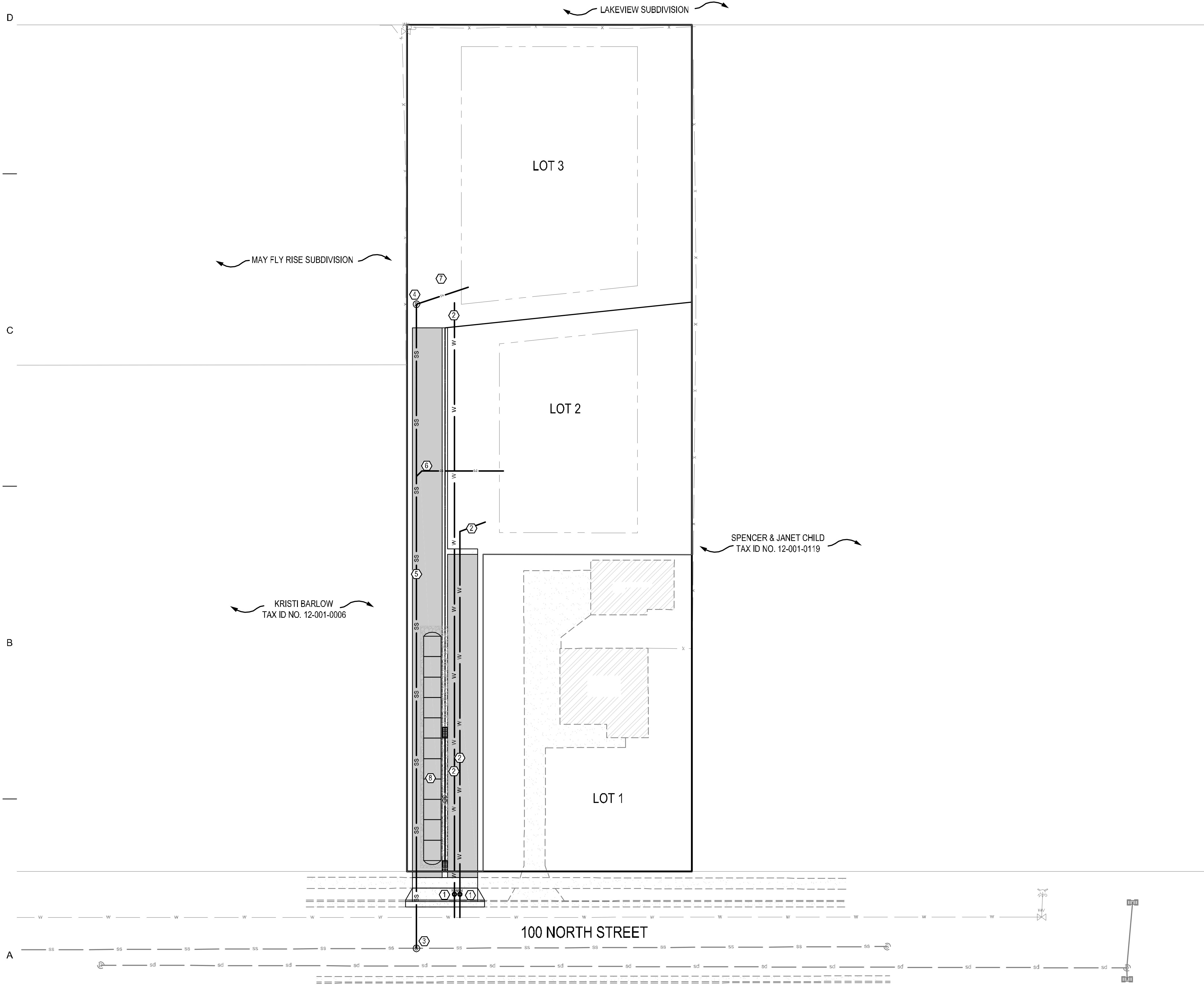
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SITE, GRADING, AND DRAINAGE PLAN

SHEET NUMBER

C-1.0



KEYNOTES

1. INSTALL 1" TYPE K' COPPER CULINARY SERVICE LATERAL AND METER PER CLEARFIELD CITY STANDARD PLANS
2. INSTALL 1.5" "POLY PIPE" CULINARY LATERAL TO PROPOSED HOMES
3. INSTALL 60" SMH ON EXISTING MAIN.
RIM=4513.81
FL(EXT)=4503.78
FL(IN)=4504.45
4. INSTALL 48" SMH
RIM=4520.03
FL(OUT.S)=4510.03
5. INSTALL 235.75 LF 6" SDR-35 PVC SAN.
SWR. @S=2.37%
6. INSTALL 4" WYE AND SEWER LATERAL AT S=2.0% PER CLEARFIELD CITY STANDARD PLANS
7. INSTALL 4" SEWER LATERAL FROM MANHOLE @S=2" PER CLEARFIELD CITY STANDARD PLANS
8. SEE GRADING AND DRAINAGE PLAN FOR STORM DRAIN AND DETENTION DESIGN

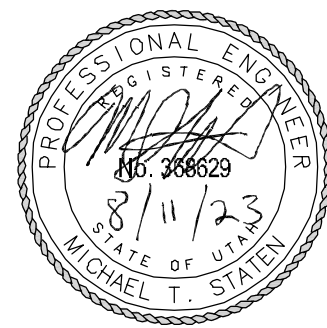
LEGENDS AND SYMBOLS

— W —	EXISTING CULINARY WATER
— W —	PROPOSED CULINARY WATER
— H —	EXISTING HYDRANT
— H —	PROPOSED HYDRANT
— F —	PROPOSED WATER FITTING
— V —	PROPOSED WATER VALVE
— M —	PROPOSED WATER METER
— G —	EXISTING NATURAL GAS
— G —	PROPOSED NATURAL GAS
— SS —	EXISTING SANITARY SEWER
— SS —	PROPOSED SANITARY SEWER
— C —	EXISTING SANITARY SEWER CLEANOUT
— C —	PROPOSED SANITARY SEWER CLEANOUT
— M —	EXISTING SANITARY SEWER MANHOLE
— M —	PROPOSED SANITARY SEWER MANHOLE
— SD —	EXISTING STORM DRAIN
— SD —	PROPOSED STORM DRAIN
— I —	EXISTING STORM DRAIN INLET
— I —	EXISTING STORM DRAIN MANHOLE
— I —	PROPOSED STORM DRAIN INLET
— I —	PROPOSED STORM DRAIN MANHOLE
— T —	EXISTING TELECOMMUNICATIONS
— T —	PROPOSED TELECOMMUNICATIONS
— T —	EXISTING TELECOM BOX/PEDASTEL
— T —	PROPOSED TELECOM BOX/PEDASTEL
— OHP —	EXISTING OVERHEAD POWER
— E —	EXISTING UNDERGROUND POWER
— E —	PROPOSED UNDERGROUND POWER
— L —	EXISTING LIGHT
— L —	PROPOSED LIGHT
— P —	EXISTING POWER BOX/JUNCTION
— P —	PROPOSED POWER BOX/JUNCTION
— A —	PROPOSED AIR CONDITIONING CONDENSER

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115 E 100 N
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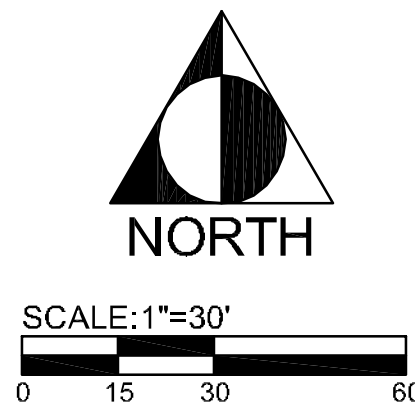
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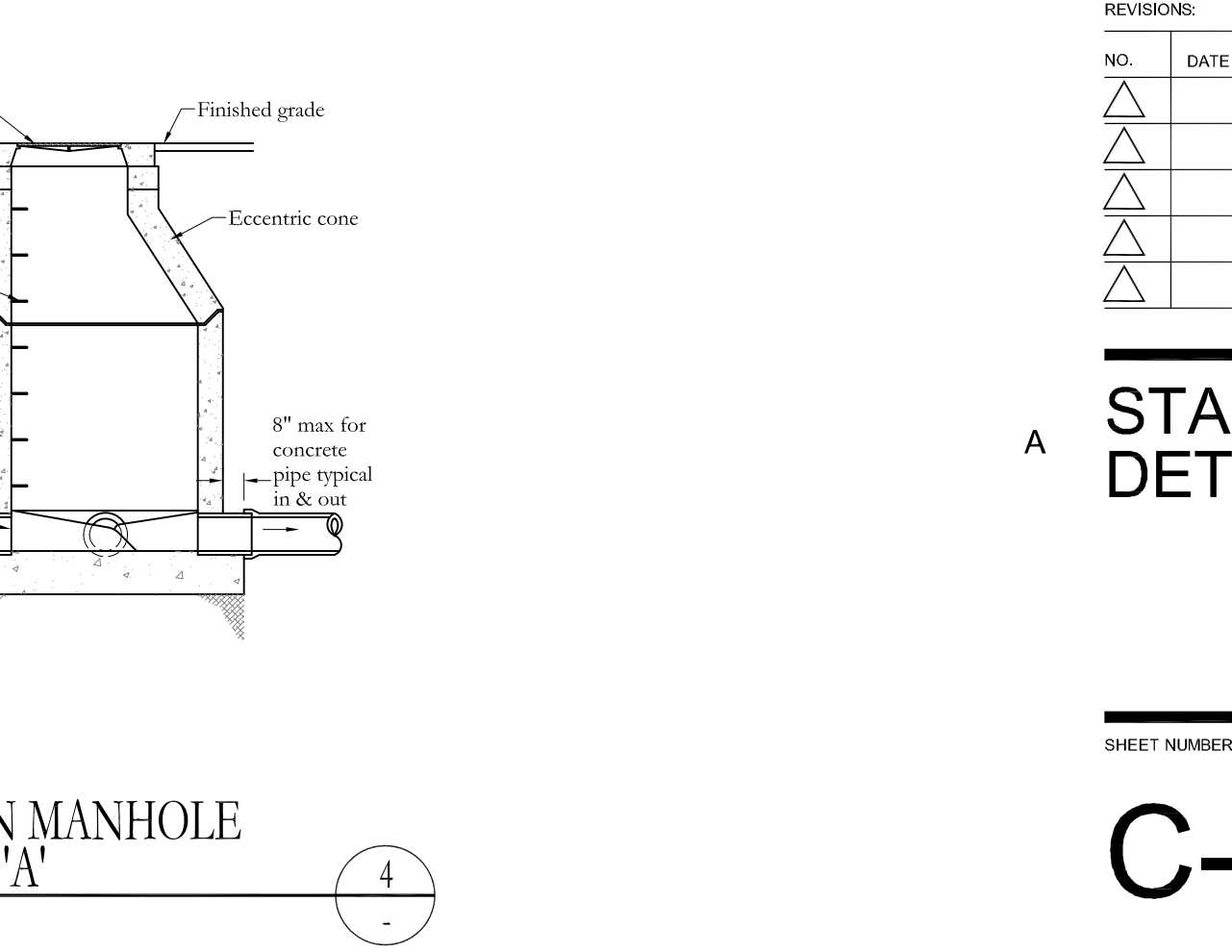
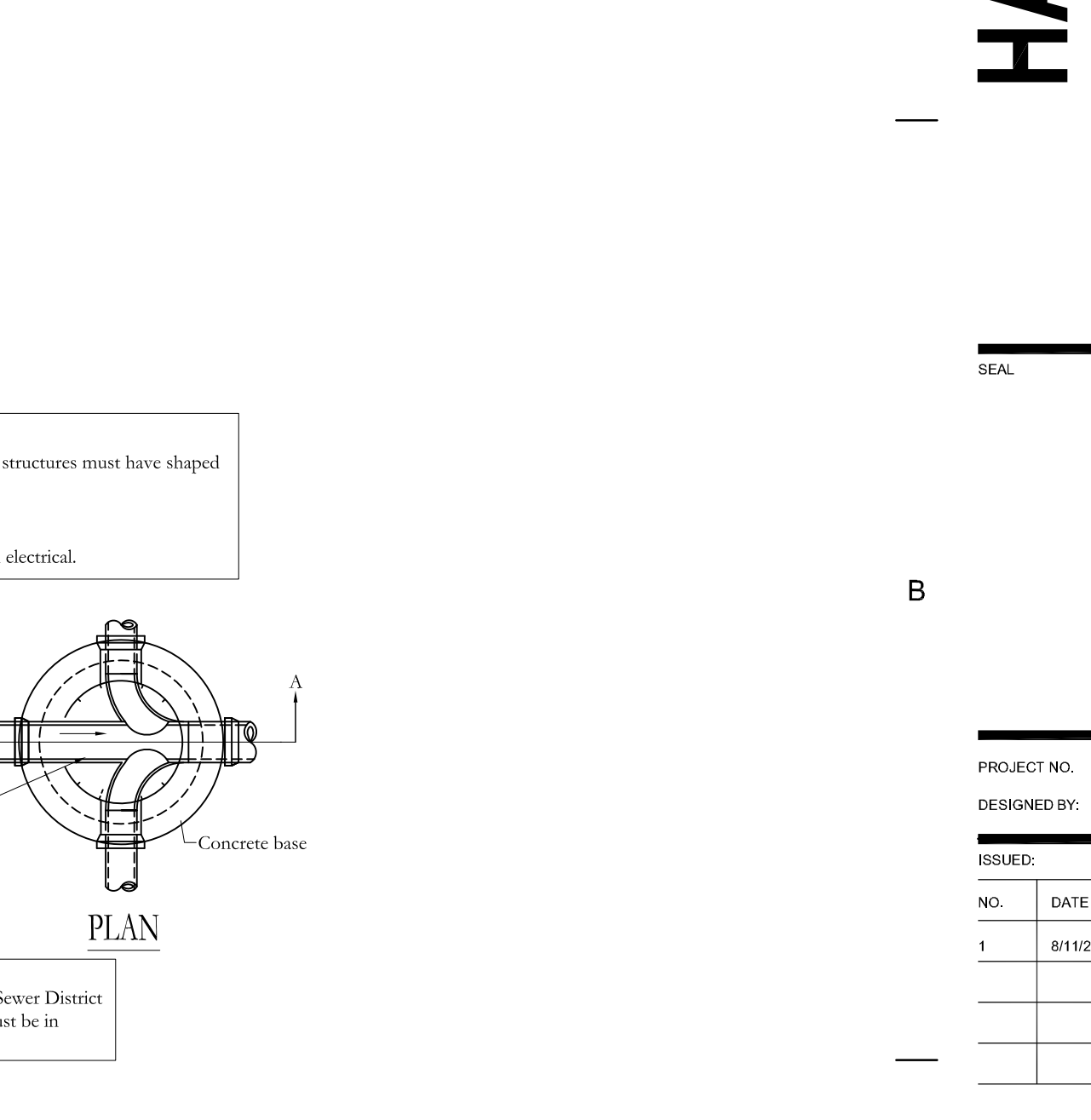
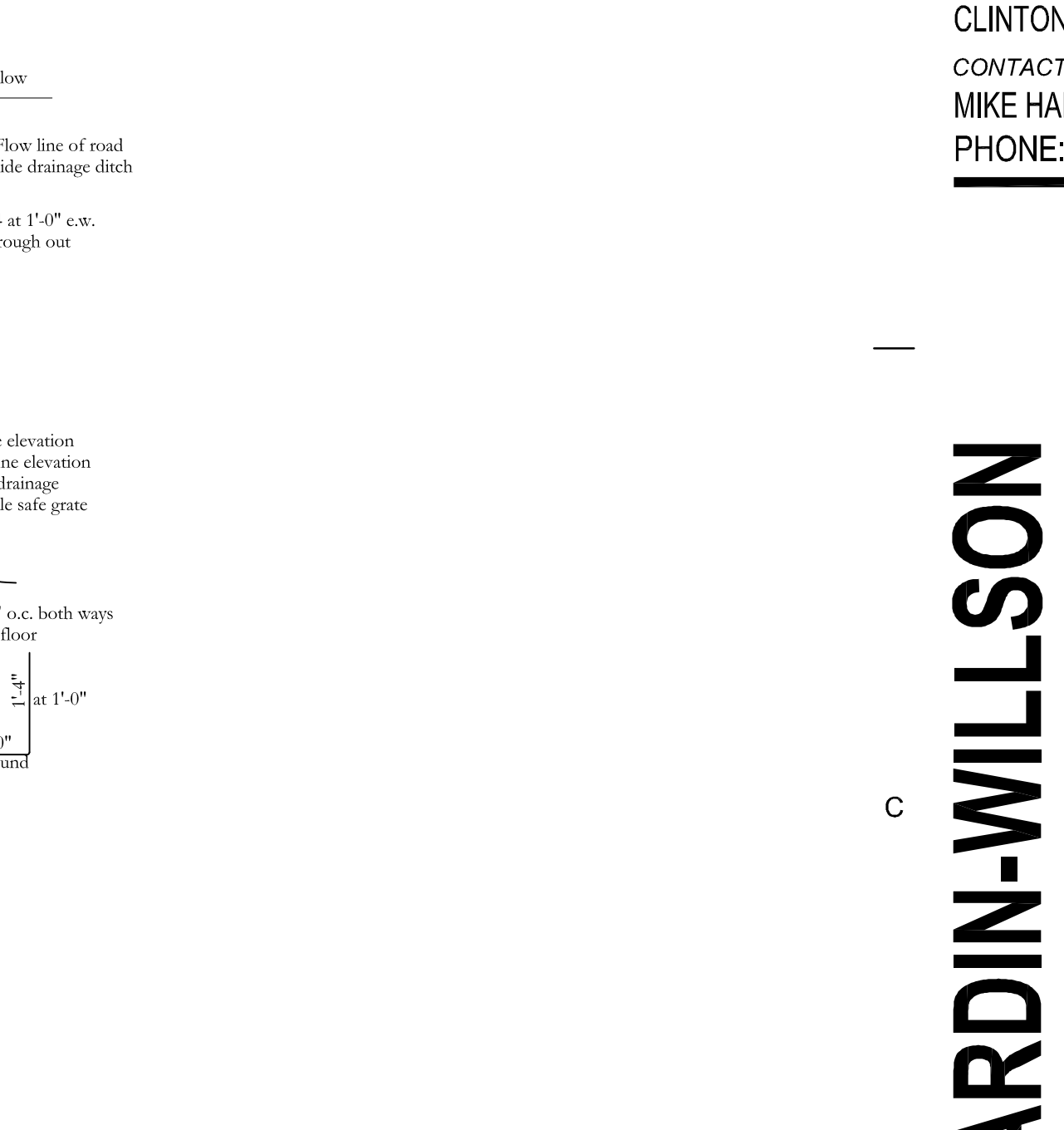
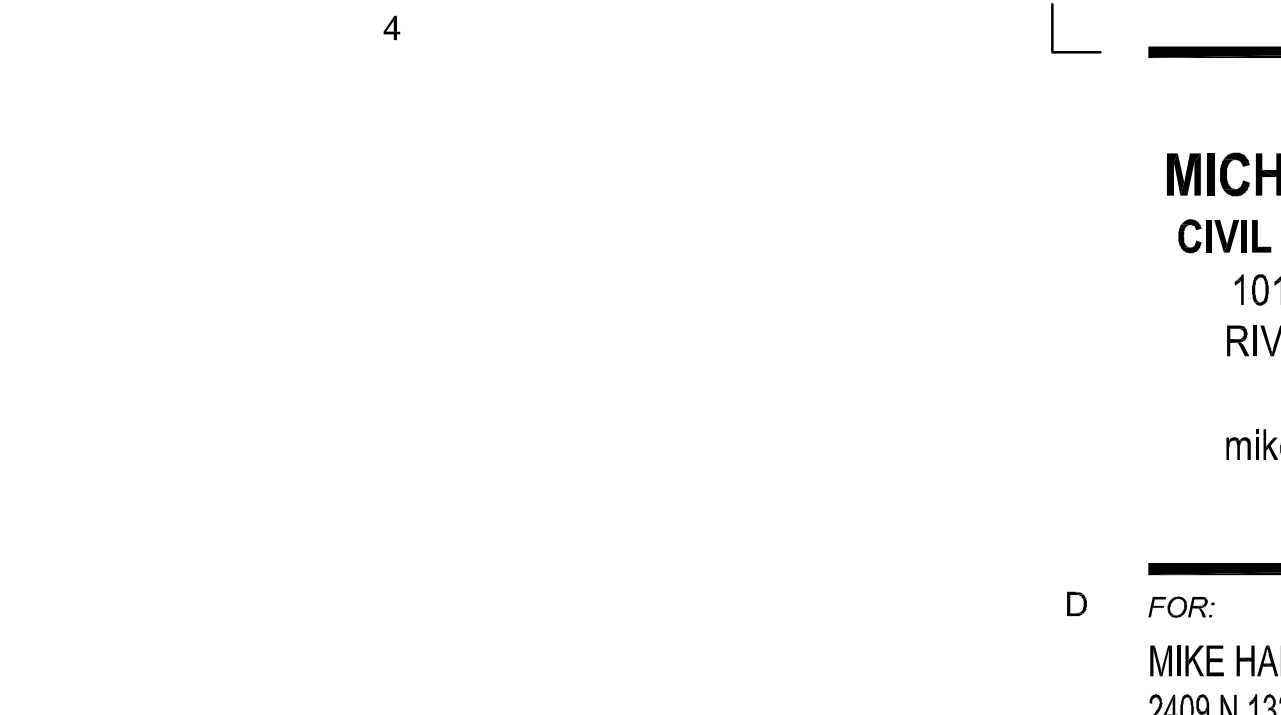
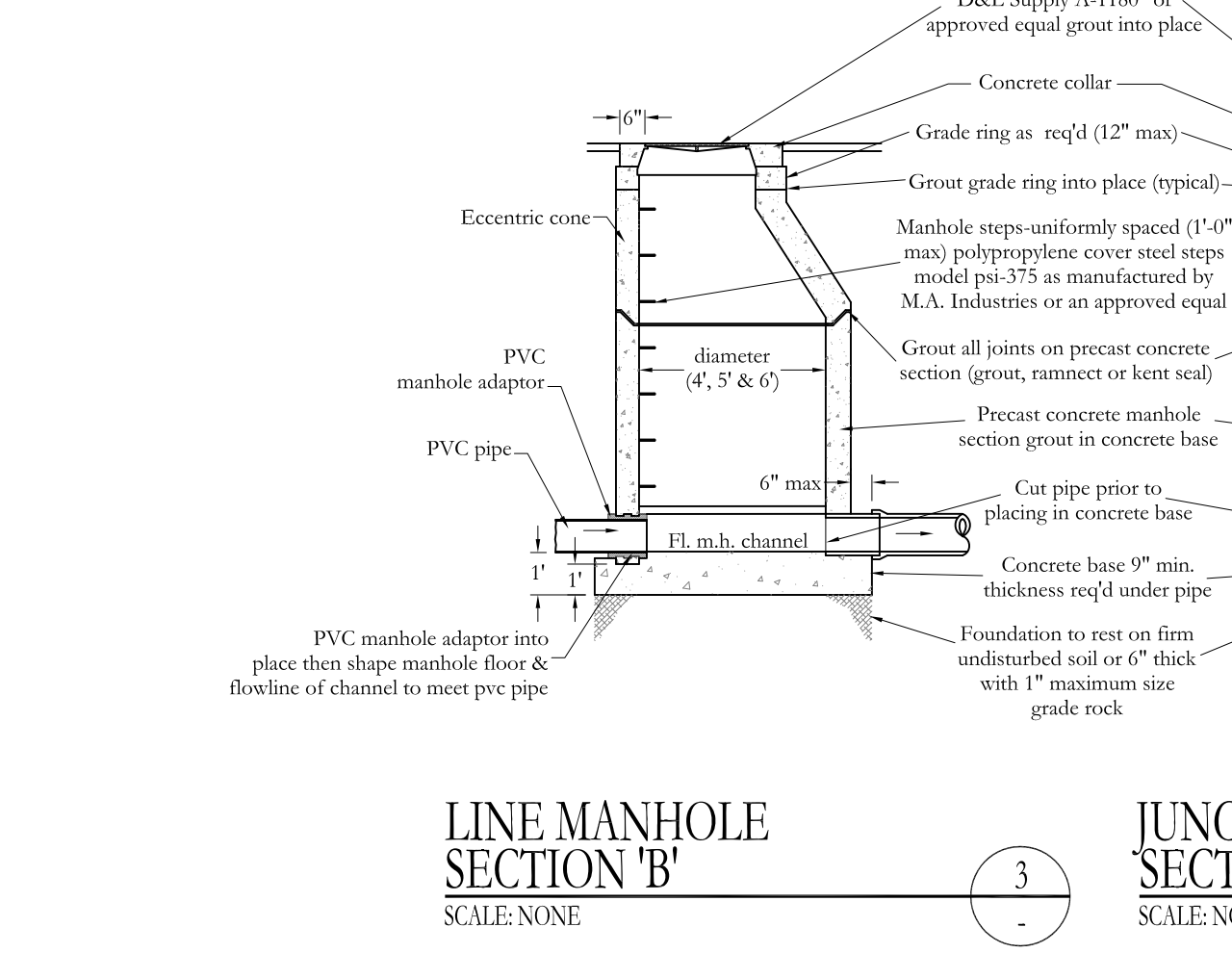
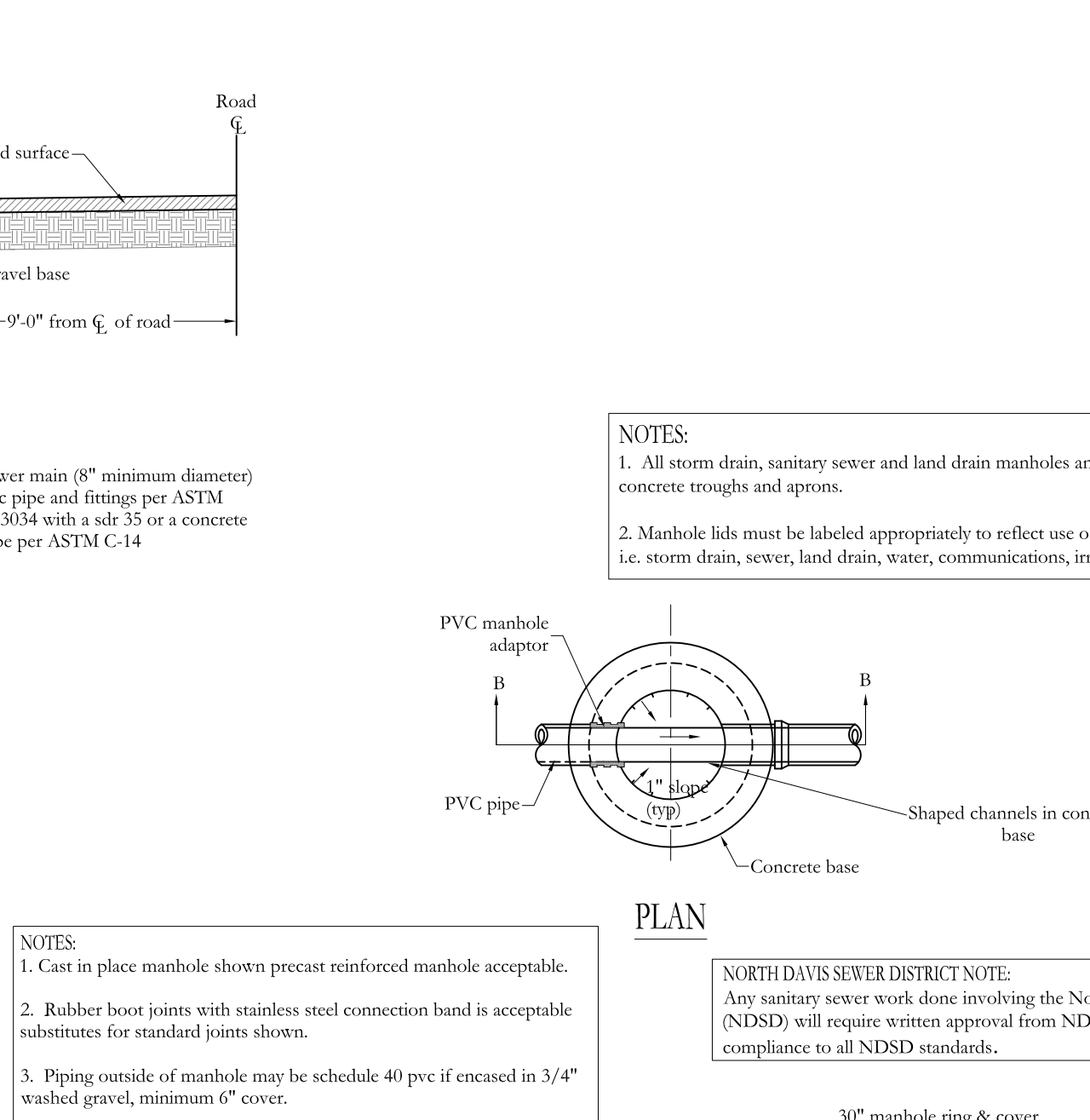
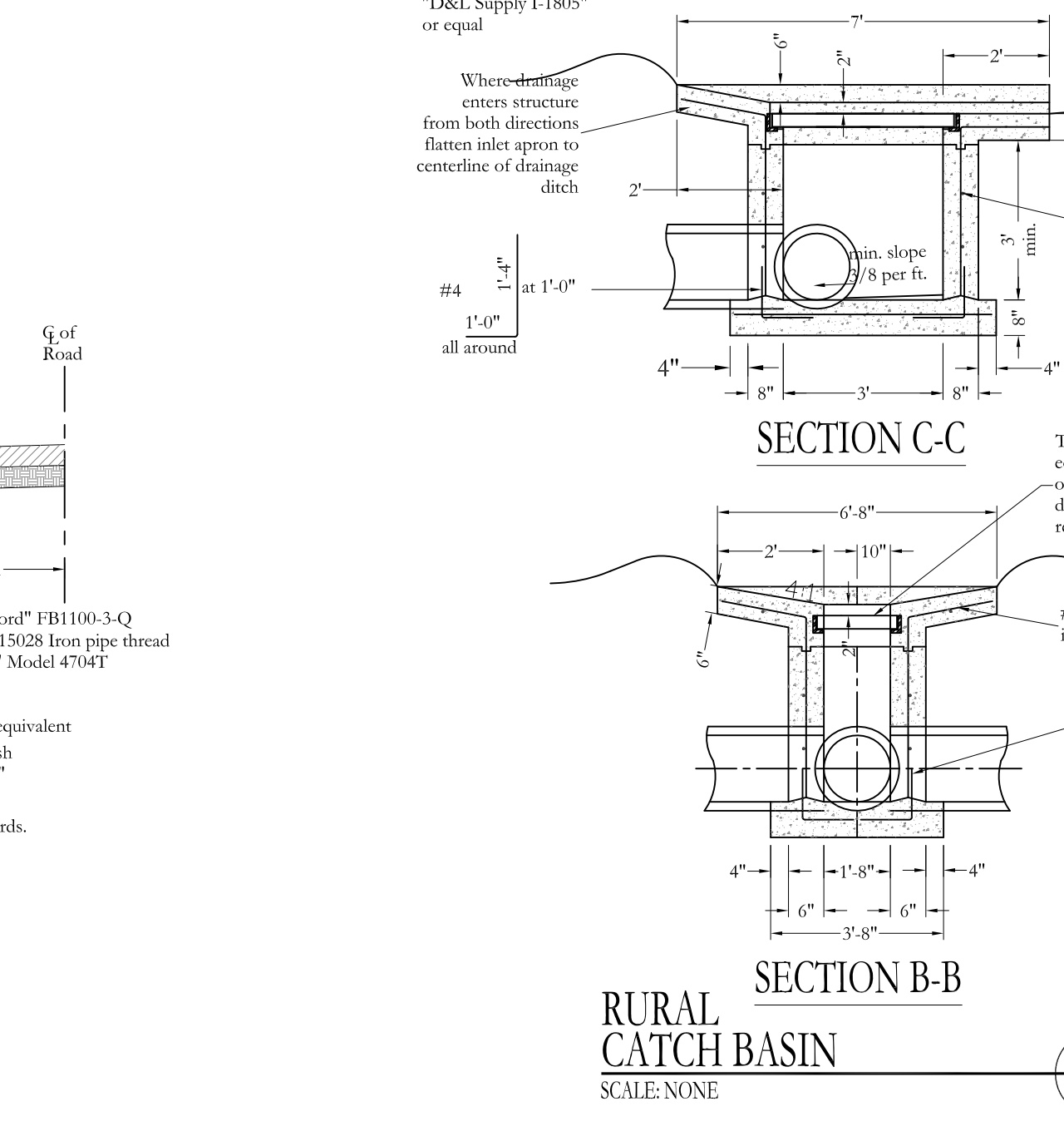
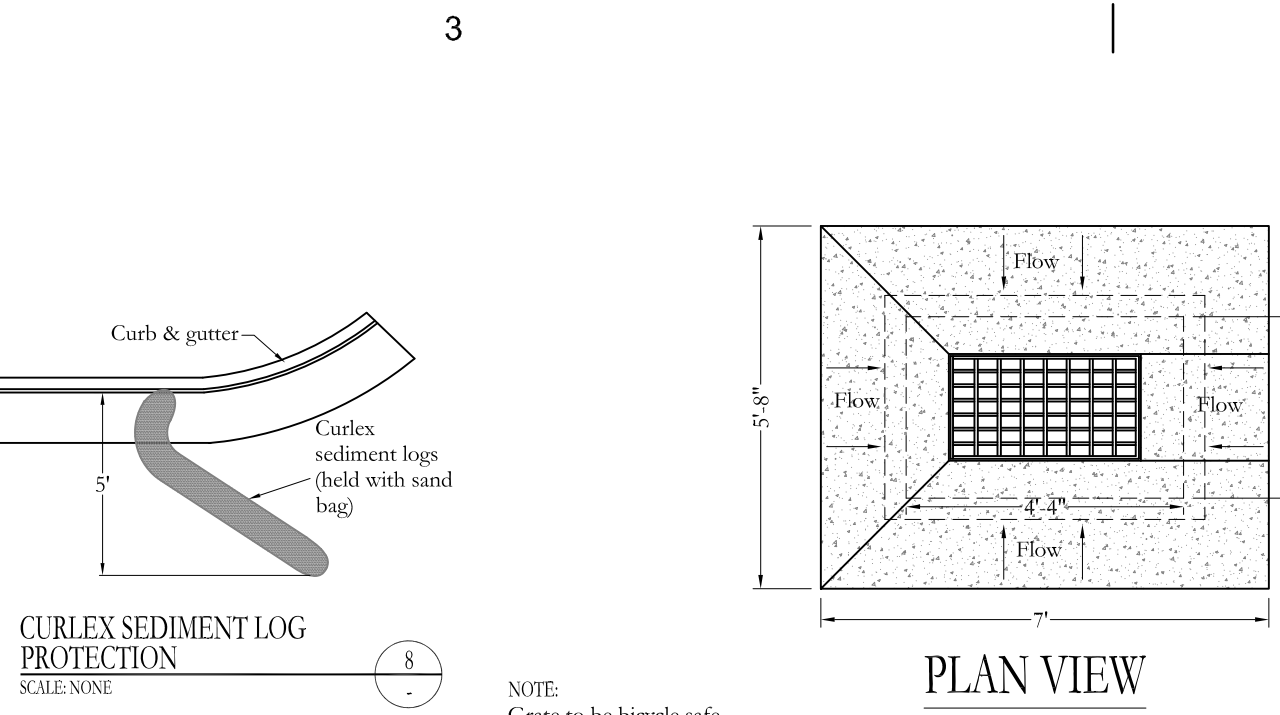
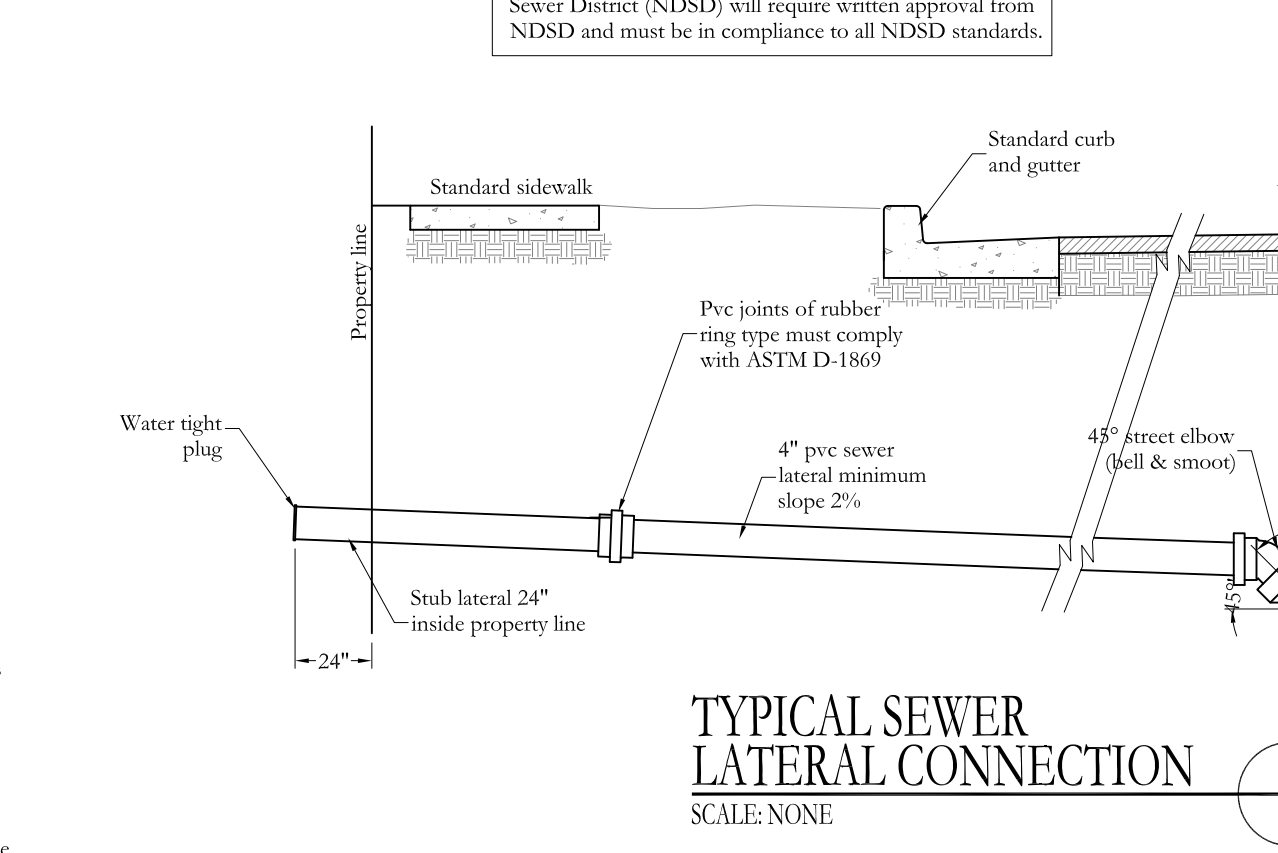
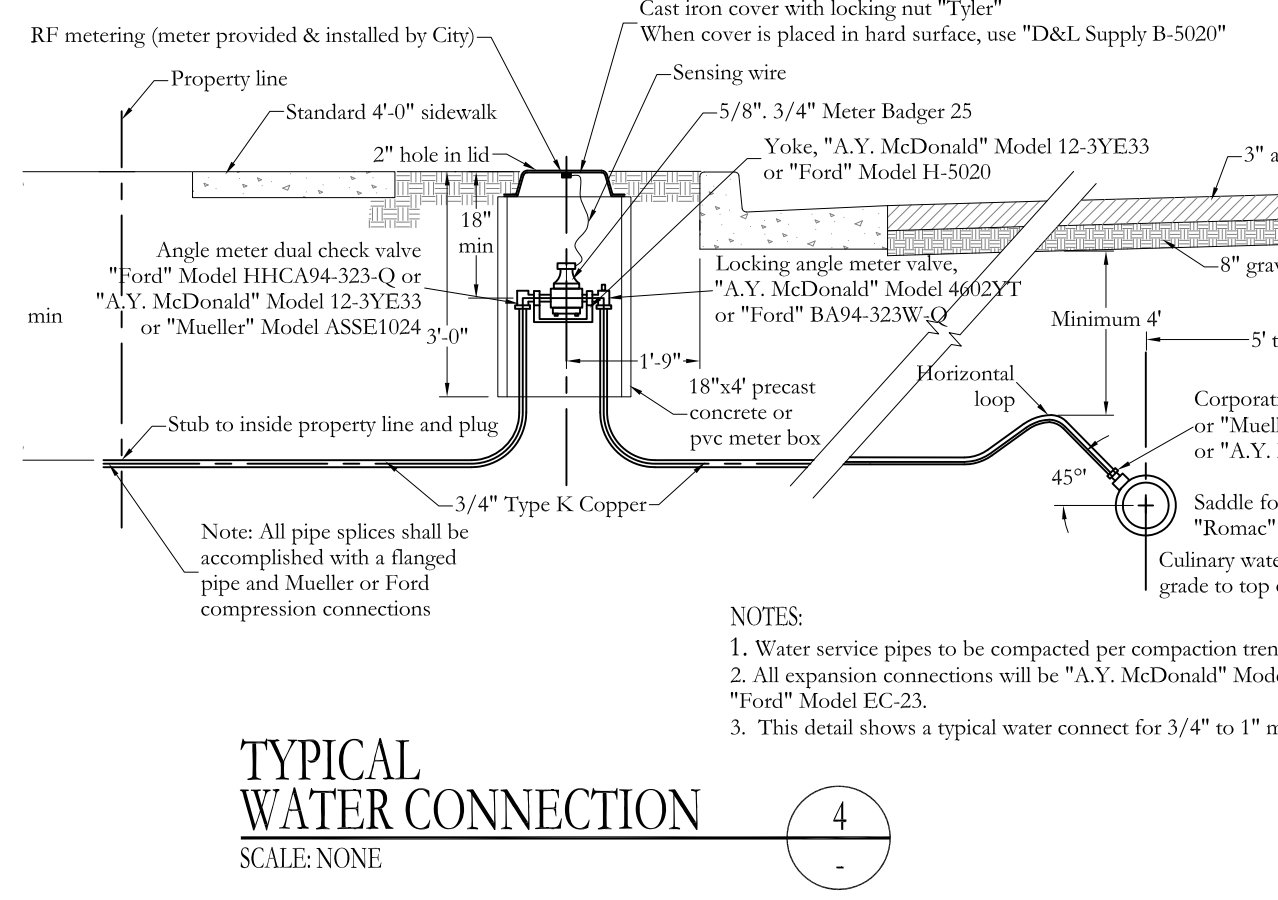
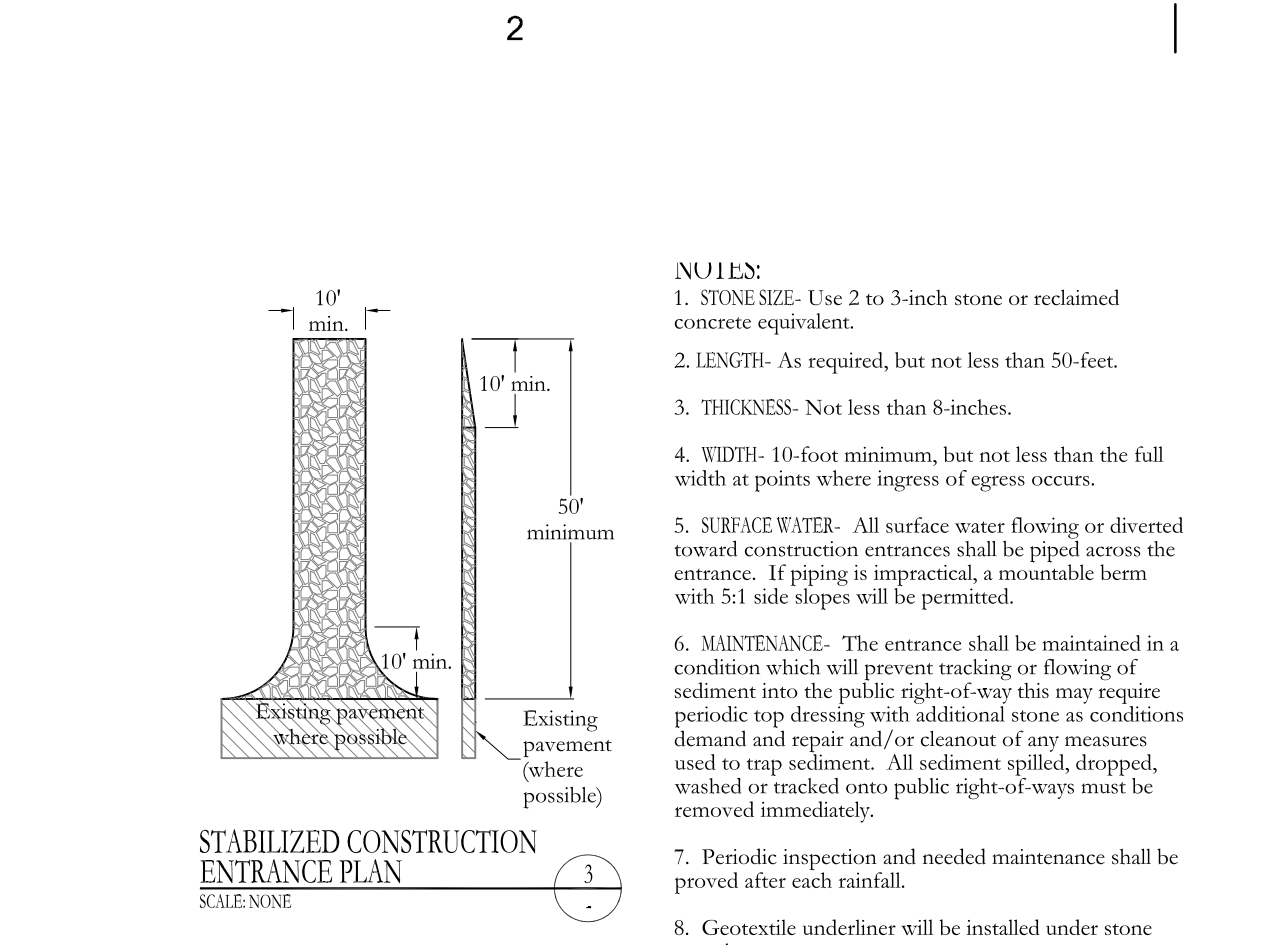
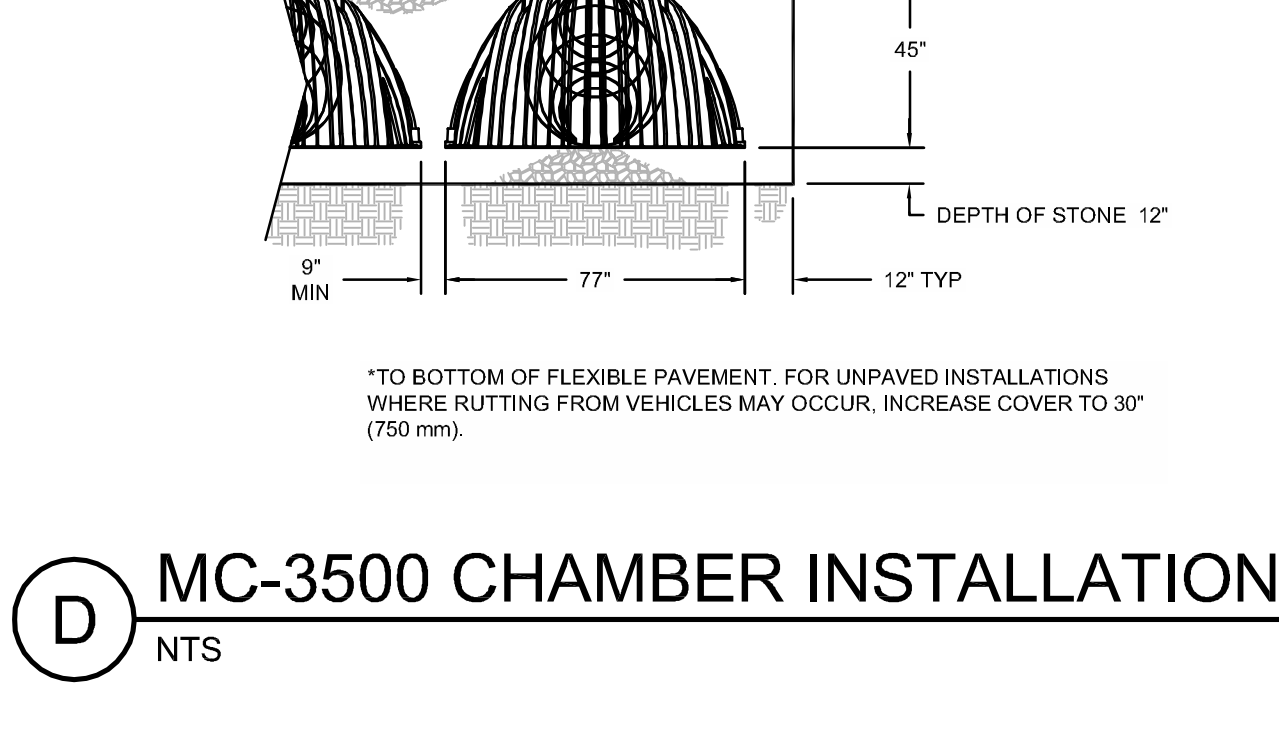
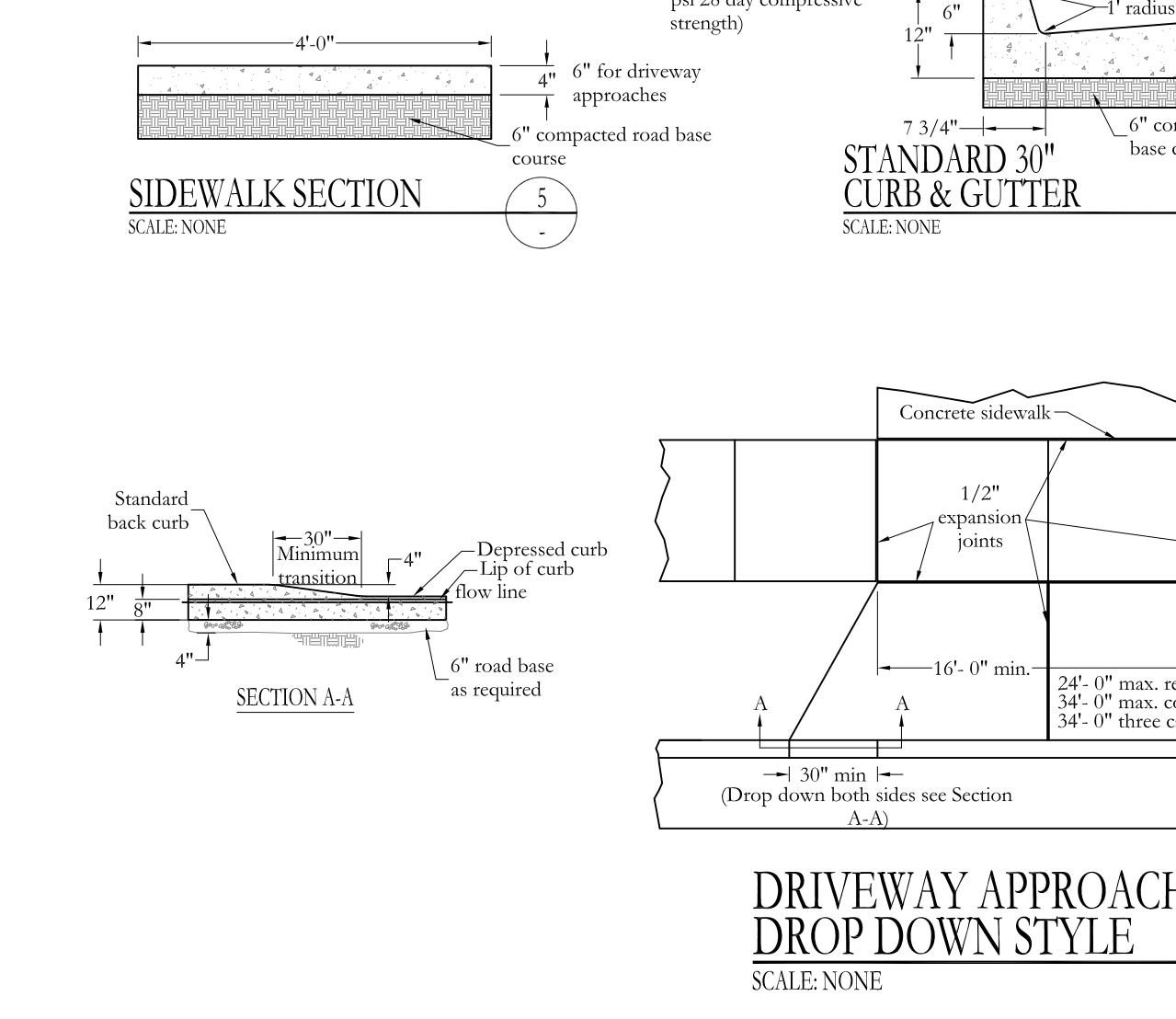
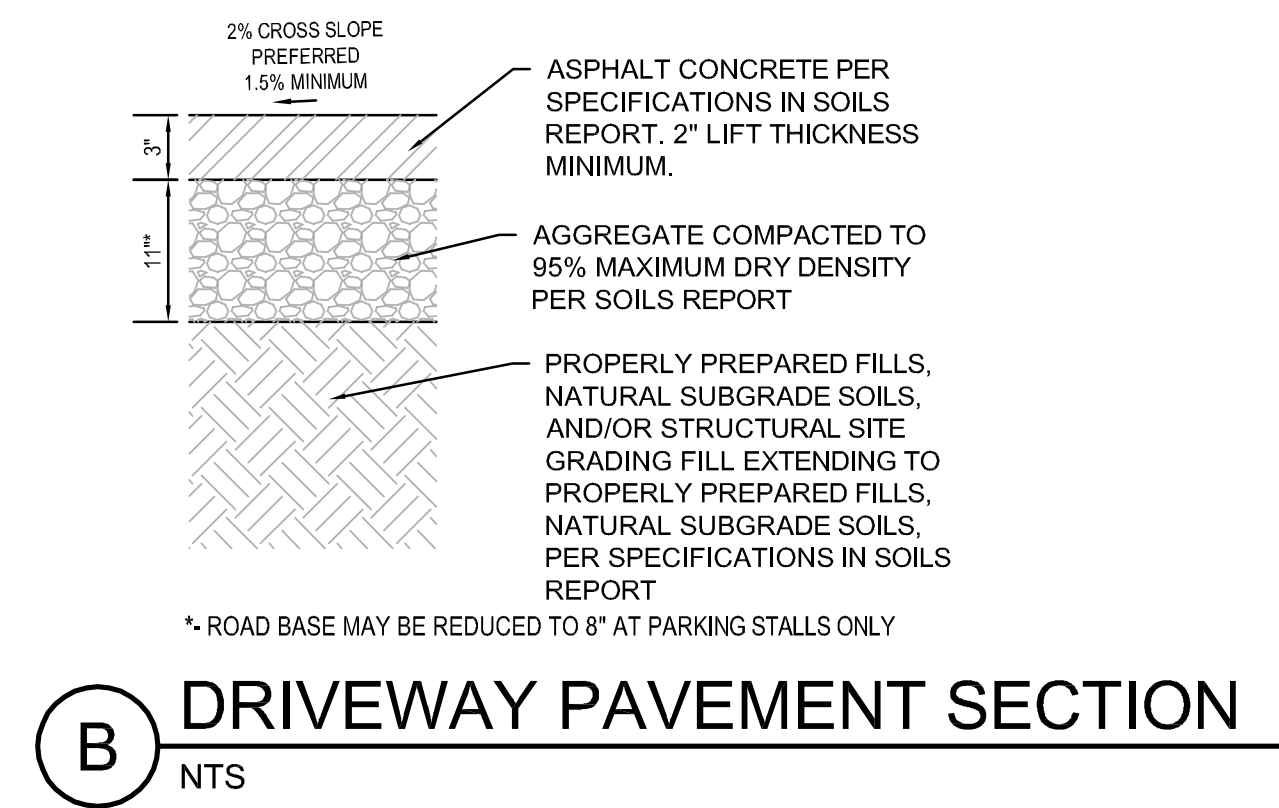
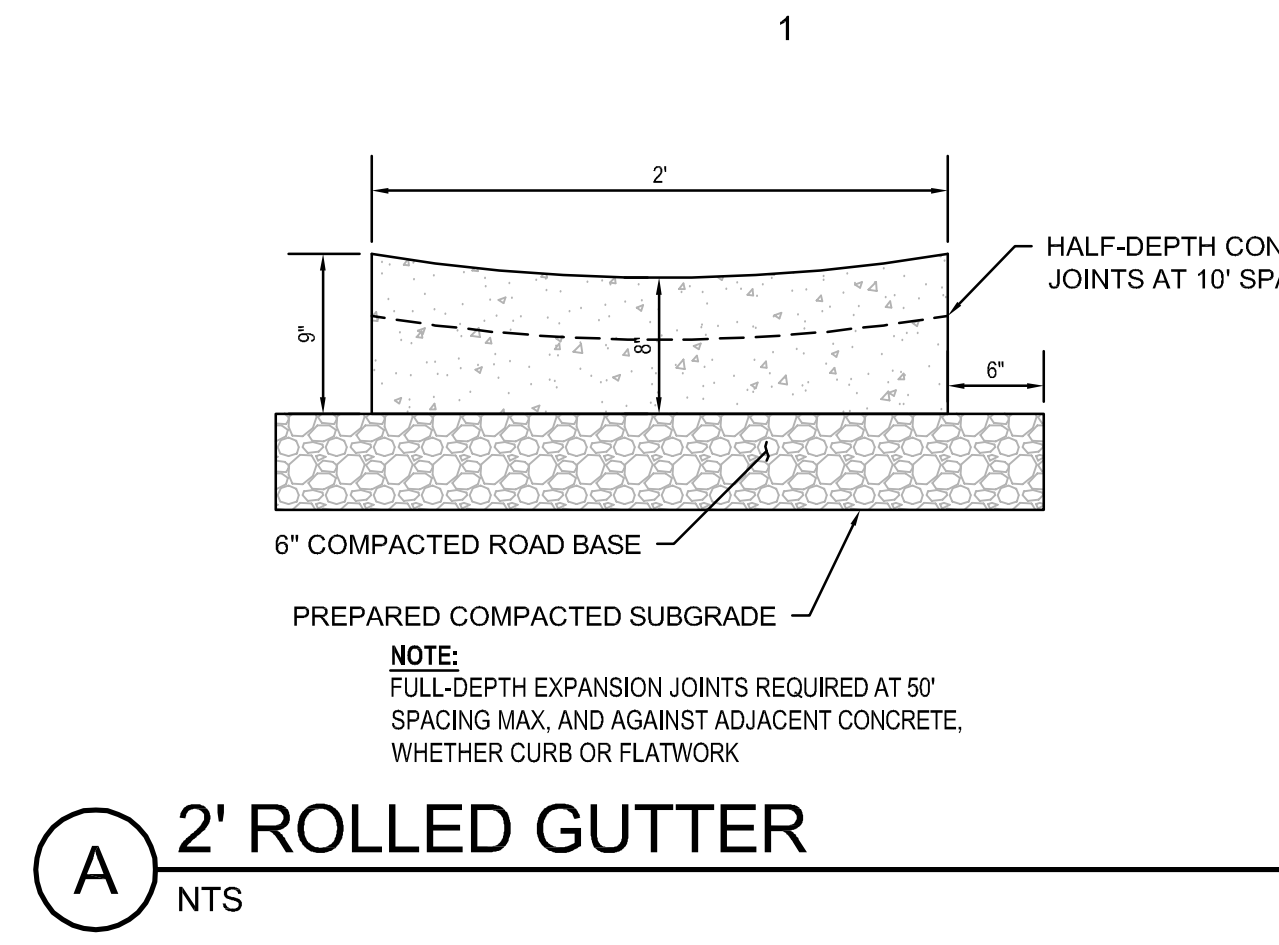
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UTILITY PLAN

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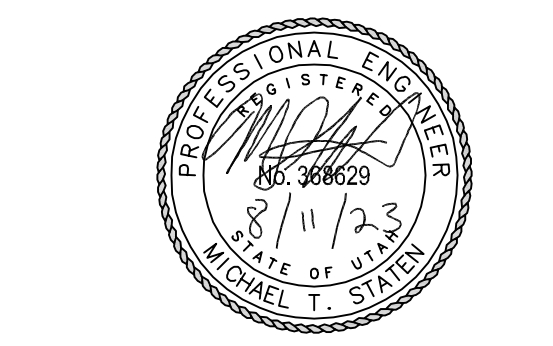




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STANDARD
DETAILS

SHEET NUMBER
C-3.0