CLEARFIELD CITY PLANNING COMMISSION MEETING AGENDA

Notice is hereby given that the Clearfield City Planning Commission will hold a regularly scheduled meeting at **6:30 P.M., Wednesday, May 1, 2024,** 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 – 6:00 PM – Executive Conference Room
Review of agenda items to address questions.

REGULAR SESSION – 6:30 PM- Council Chambers

- CALL TO ORDER – PLEDGE OF ALLEGIANCE
- SELECTION OF ACTING VICE CHAIRPERSON
- PLANNING COMMISSION CHAIR STATEMENT
- APPROVAL OF MINUTES
  - March 6, 2024

DECISION ITEMS

Scheduled Items:

1. Discussion and Possible Action on **CUP 2024-0304**, a conditional use permit request by Concord Hospitality to construct an extended stay hotel at the subject location. **Location:** Approximately 1985 East 1400 South. (TIN: 09-441-0001). **Project Area:** 2.07 Acres. **Zone:** C-2 (Commercial). **Staff:** Tyson Stoddard, Planner **(Administrative Action)**.

DISCUSSION ITEMS

1. Staff Discussion
2. Staff Communications
   - PC Appointment Timeline

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

Dated this 24th day of April 2024.
/s/Tyson Stoddard, 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.

CLEARFIELD PLANNING COMMISSION MEETING

March 6, 2024

6:00 P.M. – Work Session

PRESIDING:	Brogan Fullmer	Chair
PRESENT:	Lauren DeSpain	Vice Chair
	Kathryn Murray	Commissioner
	Robert Browning	Commissioner
	David Bloomfield	Commissioner
	Chad Mortensen	Commissioner
	Riley Wheeler	Commissioner
	Brian Swan	Commissioner (Alternate)
	Danielle Sikes	Commissioner (Alternate)
	Jaylee Bouwhuis	Youth Commission Ambassador
ABSENT:		
STAFF PRESENT:	Amy Jones	Deputy City Attorney
	Spencer Brimley	Community Development Director
	Brad McIlrath	Senior Planner
	Tyson Stoddard	Planner
VISITORS:		

Chair Fullmer called the meeting to order at 6:00 p.m. and introduced the new members of the Planning Commission; Riley Wheeler, Brian Swan, and Danielle Sikes.

DISCUSSION ON THE MINUTES FOR THE NOVEMBER 1, 2023, DECEMBER 6, 2023, DECEMBER 20, 2023 AND FEBRUARY 7, 2024 PLANNING COMMISSION MEETINGS.

The Commissioners provided a few suggestions for grammatical corrections.

DISCUSSION ON MDA 2024-0204, AN AMENDMENT TO THE MASTER DEVELOPMENT PLAN OF THE CLEARFIELD STATION MASTER DEVELOPMENT AGREEMENT BY DAVID ABRAHAM WITH ARCHITECTURAL NEXUS ON BEHALF OF UTAH TRANSIT AUTHORITY AND CLEARFIELD STATION PARTNERS, LLC. LOCATION: APPROX. 1250 SOUTH STATE STREET (TINS: 12-066-0138, 12-882-0001, 12-882-0004, AND 12-882-0005). PROJECT AREA: APPROX. 56 ACRES.

Brad McIlrath, Senior Planner, said he had some language that he would present during the regular session to add clarification to how the setbacks would be measured. He also reviewed the changes that were being proposed on the signage for Clearfield Station.

DISCUSSION ON ZTA 2024-0205, A ZONING TEXT AMENDMENT REQUEST BY CLEARFIELD CITY TO AMEND THE TRANSITION SETBACK IN THE DOWNTOWN FORM BASED CODE.

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Mr. McIlrath summarized the proposed text amendment, saying that it was to only require additional setback requirements for properties developing in the Downtown Form Based Code area that are adjacent to a single-family residential zone. He said that being adjacent to a single-family dwelling would no longer require additional setbacks as long as that dwelling was not in one of the City's single-family zoning districts.

Commissioner DeSpain asked how this proposed amendment came about. Mr. McIlrath said it came about because Rocky Mountain Tumbling was looking at building a new building on 700 South and was discussed in a Development Review Meeting for that potential project.

DISCUSSION ON ASP 2023-1101, AN AMENDED SUBDIVISION PLAT REQUEST BY FIELDSTONE HOMES TO ADJUST THE REAR PROPERTY LINE OF HERITAGE EAST PHASE 1 SUBDIVISION LOT 105 AND MEADOW PARK NO. 5 SUBDIVISION LOT 503. LOCATION: 1282 WEST 1100 SOUTH & 1309 WEST 1045 SOUTH (TIN: 15-119-0105 & 12-055-0503). ZONE: R-1-6 (RESIDENTIAL) & R-1-8 (RESIDENTIAL).

Mr. Stoddard said that Fieldstone Homes had worked with an adjacent homeowner that didn't want to take down his existing fence to have Fieldstone install a new fence on the property line as determined by the property survey. He said Fieldstone and the other owner were proposing to adjust the property line to match the existing fence.

DISCUSSION ON CUP 2024-0101, A CONDITIONAL USE PERMIT REQUEST BY ELEVATION CHURCH TO OPERATE A CHURCH AT THE SUBJECT LOCATION. LOCATION: 1659 EAST 1400 SOUTH (TIN: 09-340-0202). PARCEL AREA: 2.74 ACRES. ZONE: C-2 (COMMERCIAL).

The Commission and staff discussed the existing building where the Church would locate, which was previously Urban Air Trampoline and Adventure Park. They also discussed the existing location of Elevation Church being in Lakeside Square.

DISCUSSION ON ASP 2024-0203, AN AMENDED SUBDIVISION PLAT REQUEST BY CW URBAN FOR A 2-LOT SUBDIVISION AT THE SUBJECT LOCATION. LOCATION: 1756 EAST 1400 SOUTH (TIN: 09-441-0001). PARCEL AREA: 19.09 ACRES. ZONE: C-2 (COMMERCIAL).

The Commission and staff discussed the size of the lot being created. Mr. Stoddard said that it was a 2.07 acre lot and that the city recently had a Development Review Meeting with an extended stay hotel that was interested in the site. The Commission discussed other existing hotels in Clearfield.

Chair Fullmer moved to adjourn the work session. Seconded by Commissioner Murray.

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CLEARFIELD PLANNING COMMISSION MEETING
March 6, 2024
6:30 P.M. – Regular Session

PRESIDING:	Brogan Fullmer	Chair
PRESENT:	Lauren DeSpain	Vice Chair
	Kathryn Murray	Commissioner
	Robert Browning	Commissioner
	David Bloomfield	Commissioner
	Chad Mortensen	Commissioner
	Riley Wheeler	Commissioner
	Brian Swan	Commissioner (Alternate)
	Danielle Sikes	Commissioner (Alternate)
	Jaylee Bouwhuis	Youth Commission Ambassador
ABSENT:		
STAFF PRESENT:	Amy Jones	Deputy City Attorney
	Spencer Brimley	Community Development Director
	Brad McIlrath	Senior Planner
	Tyson Stoddard	Planner
VISITORS:	Jacob Iverson, Matt Miller, Armando Gutierrez, Kelly Kirschman, Janelle Vettori, Randy Smith, McKenna Christensen, David Abraham	

Chair Fullmer called the meeting to order and led the Pledge of Allegiance.

Planning Commission Chair Statement.

APPROVAL OF THE MINUTES FOR THE NOVEMBER 1, 2023, DECEMBER 6, 2023, DECEMBER 20, 2023, AND FEBRUARY 7, 2024 PLANNING COMMISSION MEETINGS.

Commissioner Murray moved to approve the minutes with the edits discussed in the work session. Seconded by Youth Ambassador Bouwhuis. The motion carried on the following vote. Voting AYE: Commissioners Fullmer, DeSpain, Murray, Browning, Bloomfield, Mortensen, Wheeler, and Youth Ambassador Bouwhuis. Voting NO: None.

PUBLIC HEARING, DISCUSSION, AND RECOMMENDATION OF APPROVAL FOR MDA 2024-0204, AN AMENDMENT TO THE MASTER DEVELOPMENT PLAN OF THE CLEARFIELD STATION MASTER DEVELOPMENT AGREEMENT BY DAVID ABRAHAM WITH ARCHITECTURAL NEXUS ON BEHALF OF UTAH TRANSIT AUTHORITY AND CLEARFIELD STATION PARTNERS, LLC. LOCATION: APPROX. 1250 SOUTH STATE STREET (TINS: 12-066-0138, 12-882-0001, 12-882-0004, AND 12-882-0005). PROJECT AREA: APPROX. 56 ACRES. (LEGISLATIVE MATTER).

Brad McIlrath, Senior Planner, presented the following:

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- Showed an aerial and zoning map of the subject property and surrounding area
- Master Development Agreement (MDA) required by M-U (Mixed-Use) Zone and executed in August 2021.
- Master Development Plan (MDP) provides development regulations for the Clearfield Station area covered by the MDA.
- First project is for Mixed-Use Residential Buildings C & D.
- Staff and the development partners have identified necessary amendments to provide more clarity and flexibility.
- Reviewed the proposed amendments to sign regulations in the development agreement.
- Reviewed a change to how the building setback would be measured, allowing for a greater setback if an active streetscape or plaza is provided

Chair Fullmer declared the Public Hearing open and asked for any comment from the public.

David Abraham with Architectural Nexus said he had been working with the City for a long time on the Clearfield Station development and appreciated the collaboration. He said in preparing for their first project in the development, they identified some details that could be added to the development agreement and design standards to help clean up the standards that would make the development better.

Seeing no further comment, Chair Fullmer declared the Public Hearing closed and asked for any further discussion amongst the Commission.

Commissioner Browning moved to recommend approval to the City Council for the amendment to the Master Development Plan of the Clearfield Station Master Development Agreement. Seconded by Commissioner Murray. The motion carried on the following vote. Voting AYE: Commissioners Fullmer, DeSpain, Murray, Browning, Bloomfield, Mortensen, Wheeler, and Youth Ambassador Bouwhuis. Voting NO: None.

<u>PUBLIC HEARING, DISCUSSION, AND RECOMMENDATION OF APPROVAL FOR ZTA 2024-0205, A ZONING TEXT AMENDMENT REQUEST BY CLEARFIELD CITY TO AMEND THE TRANSITION SETBACK IN THE DOWNTOWN FORM BASED CODE. (LEGISLATIVE MATTER).</u>

Mr. McIlrath presented the following:

- Showed a zoning map of the Downtown Form Based Code Area
- Showed the standards for a transition setback which have the intent to provide compatibility with lower density neighborhoods
- Proposed keeping the setback for single-family zones, but not for existing single family dwellings that are in the Downtown Form Based Code zones

Commissioner Mortensen asked if the height transition would still be in effect. Mr. McIlrath replied that it would be in effect for development next to single-family zones.

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Chair Fullmer asked Mr. McIlrath to give an example of an existing property where the code would apply. Mr. McIlrath gave an example of single-family zones to the north of the Downtown C-C Zone and said that the transition setbacks would remain. He also gave an example of single-family dwellings fronting 700 South that are in the C-C Zone and said that the transition setback would no longer apply for those homes.

Chair Fullmer declared the Public Hearing open. Seeing no comment from the public, he declared the Public Hearing closed.

Commissioner Murray moved to recommend approval to the City Council of ZTA 2024-0205, a zoning text amendment request to amend the transition setback in the Downtown Form Based Code. Seconded by Commissioner DeSpain. The motion carried on the following vote. Voting AYE: Commissioners Fullmer, DeSpain, Murray, Browning, Bloomfield, Mortensen, Wheeler, and Youth Ambassador Bouwhuis. Voting NO: None.

APPROVAL OF ASP 2023-1101, AN AMENDED SUBDIVISION PLAT REQUEST BY FIELDSTONE HOMES TO ADJUST THE REAR PROPERTY LINE OF HERITAGE EAST PHASE 1 SUBDIVISION LOT 105 AND MEADOW PARK NO. 5 SUBDIVISION LOT 503. LOCATION: 1282 WEST 1100 SOUTH & 1309 WEST 1045 SOUTH (TIN: 15-119-0105 & 12-055-0503). ZONE: R-1-6 (RESIDENTIAL) & R-1-8 (RESIDENTIAL). (ADMINISTRATIVE MATTER).

Tyson Stoddard, Planner, presented the following:

- Showed a zoning map of the subject properties and surrounding area
- Showed the proposed amended plat and described the lot line that was being adjusted
- Showed a photo from the site showing the new fence along the proposed boundary

Commissioner Browning asked if it affected the utility easement. Mr. Stoddard replied that the existing utility easement would stay exactly the same.

Chair Fullmer asked if the properties were sold, would there be any redress. Mr. Stoddard replied that the lot line adjustment would be recorded at the county and those would be the new lot lines reflecting the property dimensions that any future owner would be purchasing.

Commissioner Murray moved to approve ASP 2023-1101, an amended subdivision plat request by Fieldstone Homes to adjust the rear property line of Heritage East Phase 1 Subdivision lot 105 and Meadow Park No. 5 Subdivision lot 503. The motion was made based on the findings of the staff report and the following conditions.

1. **The final approval and recording of the amended plat shall follow the standards outlined in Title 12, Subdivision Regulations of the Clearfield City Code (Section 12-4-5).**

Seconded by Commissioner DeSpain. The motion carried on the following vote. Voting AYE: Commissioners Fullmer, DeSpain, Murray, Browning, Bloomfield, Mortensen, Wheeler, and Youth Ambassador Bouwhuis. Voting NO: None.

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APPROVAL OF CUP 2024-0101, A CONDITIONAL USE PERMIT REQUEST BY ELEVATION CHURCH TO OPERATE A CHURCH AT THE SUBJECT LOCATION. LOCATION: 1659 EAST 1400 SOUTH (TIN: 09-340-0202). PARCEL AREA: 2.74 ACRES. ZONE: C-2 (COMMERCIAL).

Mr. Stoddard presented the following:

- Elevation Church currently located in Clearfield at Lakeside Square
- Requesting Conditional Use Permit approval at 1659 E. 1400 S.
- Previously Urban Air Trampoline & Adventure Park
- Showed a zoning map of the subject property and surrounding area
- Showed the site plan and an area at the adjacent Legend Hills Office that was a potential site for additional parking
- Showed the proposed floor plan
- Showed photos of existing site conditions
- Original site plan and landscape was approved with 16 trees, 3 planter beds, and mostly grass.
- Current landscaping in need of repair
- Recommended landscaping improvements
  - Improved landscape to include a minimum of 16 trees
  - Improved landscape to restore original planter beds
  - Improved landscape to convert the middle parking island to water efficient landscaping to align with current landscaping code standards.
- Discussed signage

Commissioner Bloomfield asked if Legend Hills Drive next to the building was a private road. Mr. Stoddard said that it was private. Commissioner Bloomfield said he was concerned about people crossing the private road if they had to park at the Legend Hills Office. Mr. Stoddard said that there were no crossings. He said it was not a busy road and it would be easy to cross, but they could look at a crossing if they did end up doing a parking agreement for shared parking.

Chair Fullmer asked if they were vastly exceeding the minimum parking requirement. Mr. Stoddard said that the minimum parking requirement was 133 spaces and they were providing 144 spaces, so they had a little bit more than required.

Chair Fullmer asked about the landscaping standards and when the City would require them to meet the 15% maximum turf grass requirement. Mr. Stoddard replied that if they were renovating the entire landscape, then those standards would apply.

Youth Ambassador Bouwhuis moved to approve CUP 2024-0101, a conditional use permit request by Elevation Church to operate a church at the subject location. The motion was based on the findings of the staff report and the following conditions.

1. **The project shall comply with all building and fire code standards and the applicants shall obtain a building permit for all construction work.**
2. **The project shall address the comments and requirements of the North Davis Fire District review and receive Fire District approval.**

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3. **Any signs shall comply with Chapter 11-15 "Sign Regulations" standards and receive required sign permits. A sign which is a religious symbol or emblem placed flat against the building does not require a sign permit.**
4. **The site landscaping shall be improved and maintained. A landscape improvement plant and irrigation plan shall be submitted for approval. The improvements shall include at a minimum:**
5. **Replacement of dead/dying trees and planting new trees as needed to provide a minimum of sixteen (16) trees for the site.**
6. **Restoration of planter beds. Remove overgrown grass and replant with water efficient shrubs, perennials, ornamental grasses, etc.**
7. **Conversion of the landscaped island in the middle of the parking lot to a water efficient planter bed, with water efficient trees, shrubs, perennials, ornamental grasses, etc. The planter bed shall include an appropriate mulch at least three inches (3") deep and shall include an appropriate irrigation system as specified in Clearfield City Code (Title 11, Chapter 21 "Landscaping Standards and Requirements").**
8. **The parking lot shall be resurfaced and restriped and include the restriping of the ADA parking spaces and any necessary repairs to ADA signage.**

Seconded by Commissioner DeSpain. The motion carried on the following vote. Voting AYE: Commissioners Fullmer, DeSpain, Murray, Browning, Bloomfield, Mortensen, Wheeler, and Youth Ambassador Bouwhuis. Voting NO: None.

APPROVAL OF ASP 2024-0203, AN AMENDED SUBDIVISION PLAT REQUEST BY CW URBAN FOR A 2-LOT SUBDIVISION AT THE SUBJECT LOCATION. LOCATION: 1756 EAST 1400 SOUTH (TIN: 09-441-0001). PARCEL AREA: 19.09 ACRES. ZONE: C-2 (COMMERCIAL).

Mr. Stoddard presented the following:

- Subject property is Lot 1 of Legend Hills Subdivision Phase 3, Lot 302 Amended.
- 2-Lot subdivision to create a 2.07 acre lot at the corner of University Park Blvd. and 1400 South.
- Showed a zoning map of the subject property and surrounding area.
- Showed the proposed plat.
- Discussed the need to complete a public sidewalk along 1400 South.

Commissioner Wheeler moved to approve ASP 2024-0203, an Amended Subdivision Plat request by CW Urban for a 2-lot subdivision at the subject location. The motion was based on the findings of the staff report and the following conditions.

1. **The plans shall be revised to address Engineering requirements as outlined in the review letter dated February 22, 2024.**
2. **The public sidewalk along 1400 South shall be completed and comply with Public Works Standards.**
3. **The applicant is responsible for the replacement or repair of deteriorated, damaged, or missing surface improvements surrounding the perimeter of the subdivision. This**

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includes, but is not limited to curb and gutter, sidewalks, landscaping park strip improvements, driveways, etc.

4. **An escrow or bond agreement for the public improvements will be subject to approval by the City Engineer and City Attorney and be established prior to any permits being issued for the property or plat being recorded.**

Seconded by Youth Ambassador Bouwhuis. The motion carried on the following vote. Voting AYE: Commissioners Fullmer, Murray, Browning, Bloomfield, Mortensen, Wheeler, and Youth Ambassador Bouwhuis. Voting NO: None. Commissioner DeSpain recused herself from the vote.

STAFF COMMUNICATIONS

Mr. McIlrath gave updates on upcoming items that would be on the agenda for the April 3, 2024 Planning Commission Meeting.

Spencer Brimley, Community Development Director, discussed the removal of the Commissioner's Minute from the agendas going forward.

Chair Fullmer again welcomed the new Commissioners and was grateful to have a full Commission. He thanked them for their service.

There being no further business to come before the Planning Commission, **Chair Fullmer moved to adjourn. Seconded by Commissioner Mortensen.**

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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, May 1st, 2024

SUBJECT: Discussion and Possible Action on **CUP 2024-0304**, a conditional use permit request by Concord Hospitality to construct an extended stay hotel at the subject location. **Location:** Approximately 1985 East 1400 South. (TIN: 09-441-0001). **Project Area:** 2.07 Acres. **Zone:** C-2 (Commercial). **(Administrative Action)**.

RECOMMENDATION

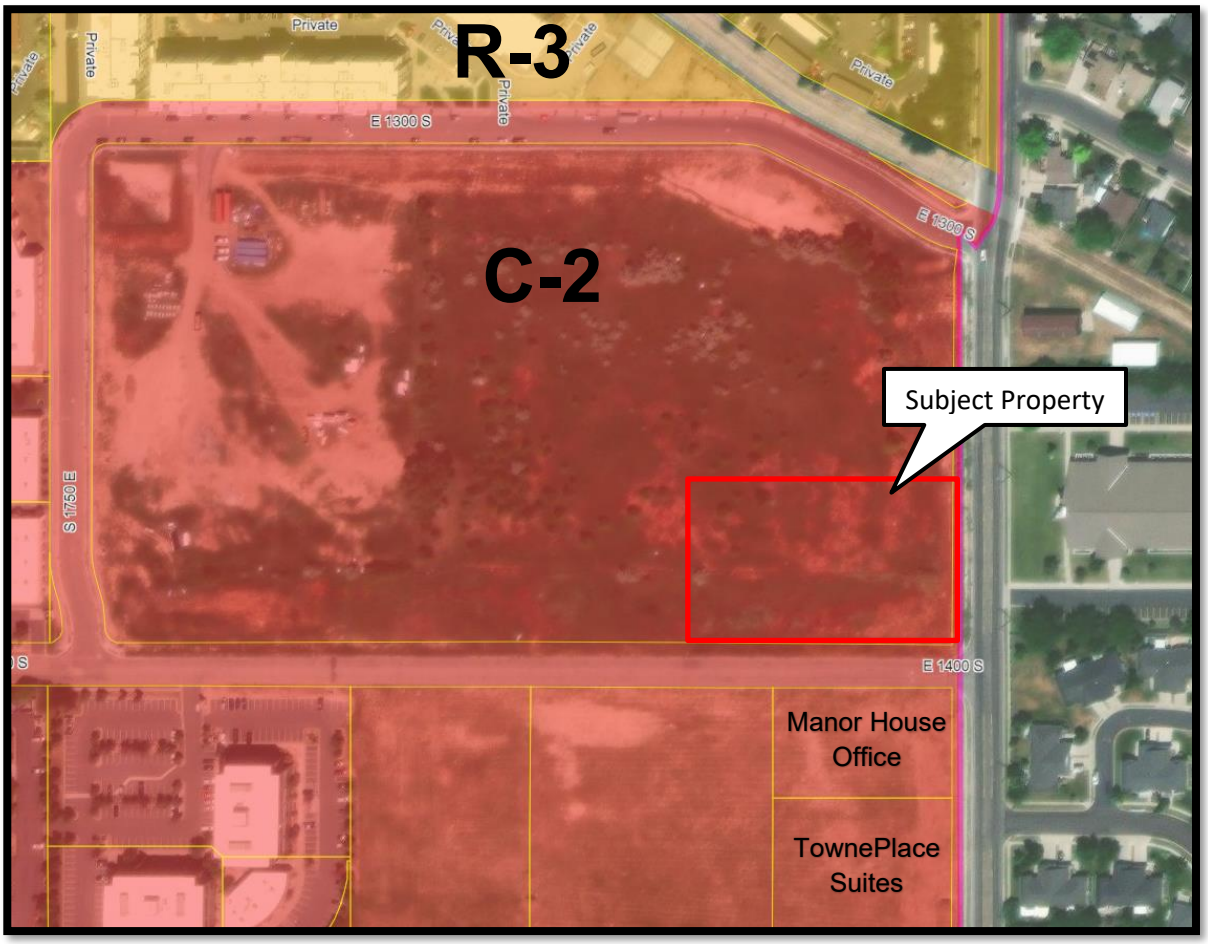
Staff recommends that the Planning Commission move to **approve as conditioned**, **CUP 2024-0304**, a conditional use permit request by Concord Hospitality to construct an extended stay hotel at approximately 1985 East 1400 South (TIN: 09-441-0001). This recommendation is based on the discussion and findings in the Staff Report.

PROJECT SUMMARY

Project Information	
Project Name	Midscale Extended Stay Hotel
Site Location	Approximately 1985 East 1400 South
Tax ID Number	09-441-0001
Applicant	Concord Hospitality
Owner	Millcreek Partners, LLC
Proposed Actions	Conditional Use Permit Approval
Current Zoning	C-2 (Commercial)
Project Area	2.07 Acres

Surrounding Properties and Uses:		Current Zoning District	General Plan Land Use Classification
North	Vacant	C-2 (Commercial)	Commercial
East	Church & Residential (Layton City)	A (Agriculture) & R-1-6 (Single Family Residential)	Institutional/Residential
South	Office	C-2 (Commercial)	Commercial
West	Vacant	C-2 (Commercial)	Commercial

Aerial Image & Zoning



BACKGROUND

Concord Hospitality is requesting conditional use permit approval to construct a four (4) story hotel with one hundred twenty-four (124) rooms at this location. Concord Hospitality will oversee the development, construction, and management of the hotel. While the future owner was initially planning on the brand being an Extended Stay America, they are now planning on a new brand from Marriott called StudioRes. Very minor changes will be made to the site plan in going with a different brand. The updated plans are included as an attachment to this report to show the proposed Marriott StudioRes.

A conditional use permit is required for buildings in the C-2 Zone that exceed thirty-five feet (35') in height. The proposed hotel will have a maximum building height of approximately forty-five feet five inches (45'5") as shown in the building elevations of the submitted plans. As also required for any building exceeding two (2) stories in height, there must be elevators or escalators in addition to stairways required by building code. The hotel complies with this standard by providing an elevator at the center of the building and stairways at the east and west ends of the building. The main floor includes a lobby and check-in area, a community lounge, a fitness room, a guest laundry area, an office and staff area, and guest rooms. Floors two (2) through four (4) contain additional guest rooms.

SITE PLAN REVIEW

Lot Width, Setbacks, Density & Height

The proposed development complies with the minimum lot width, setbacks, and density of the C-2 Zone. As a four (4) story building with a maximum height of forty-five feet five inches (45'5") a conditional use permit is required to be approved by the Planning Commission. As stated above, the maximum height for buildings in the C-2 Zone is thirty-five feet (35') unless allowed with a conditional use permit. A staff review of the height and the conditional use permit standards is provided later in this report.

Landscaping, Dumpster Enclosures, and Screening

The C-2 Zone requires that a minimum of ten percent (10%) of the project be developed as landscaped open space. With a final project area 2.07 acres or 90,169 square feet, a minimum of 9,017 square feet must be provided as landscaped open space. The landscape plan indicates that 23,279 square feet or 26% of the site will be provided with landscaping. As required by Chapter 21, "Landscape Standards and Requirements," all required open space must include at a minimum, one (1) tree for every six hundred (600) square feet of landscape area and one (1) shrub for every two hundred (200) square feet of landscape area. Deciduous trees must be installed with a trunk size of two inches (2") as measured eight inches (8") above the soil line and evergreen trees must be installed with a minimum height of six feet (6'). The shrubs must be installed at a minimum size of three (3) gallons, with ornamental grasses and perennials installed with a minimum size of one (1) gallon, and groundcovers installed with a minimum height of three (3) inches. Based upon the proposed landscape area of 23,279 square feet, the development must include:

- Thirty-nine (39) trees; and
- One-hundred sixteen (116) shrubs; and
- Additional plantings to meet the 50% ground plane coverage requirement.

The landscaping standards specify that park strips and other areas less than eight feet (8') wide shall not be landscaped with turf, and that the turf area shall not exceed 15% of the total landscaped area, outside of recreation areas. The total area landscaped with turf grass in the landscape plan exceeds the allowable maximum and the park strip areas are proposed to be grass. The plans will need to be revised to reduce the amount of grass to fifteen percent (15%) or less of the total landscaped area, and to not include grass in the park strips. Additionally, the landscape shall have a minimum of 50% ground plane plant coverage when the plants reach maturity. Deciduous trees do not count towards the ground plane coverage, but evergreen trees, shrubs, perennials, ornamental grasses, and groundcovers can be used to meet the requirement.

Landscaped areas are required to have a smart automatic irrigation controller that is equipped with automatic rain delay or rain shut-off capabilities. An irrigation plan needs to be submitted to verify compliance with code requirements.

Waterline Easement

There is a waterline easement west of University Park Boulevard between the proposed building and the street. Public Works has requested that no trees are planted in the easement other than those required for the parking lot islands. The landscape plan shall be revised to relocate the trees outside of the easement area.

Parking Lot Landscaping

As required by the "Off-Street Parking and Loading" Chapter (Chapter 14), landscaping is required around all parking areas. A minimum of ten feet (10') of landscaping depth is required along all street frontages and a minimum of six feet (6') is required adjacent to properties with the same land use. When parking

areas abut a front yard or road frontage landscaped area, screening is required to block headlight glare. Landscape hedge screening, a berm, a fence, or a combination of methods may be used to block the headlight glare. The plans will need to be revised to meet the screening requirements found in the code.

Landscaped islands are required at the ends of parking rows and a minimum of every twelve (12) stalls. The landscaped islands must be twenty feet long by nine-feet wide (20'x9'), with each landscaped island including a minimum of one (1) deciduous tree along with shrubbery and/or an acceptable groundcover. There is one row of parking that has more than twelve (12) continuous stalls; the plans will need to be revised to add a parking island to the row.

Dumpster Enclosure
As required by the C-2 Zone, the garbage dumpster must be completely screened where it can be viewed from a public right-of-way. The design standards chapter (Chapter 18) of the City Code requires that the dumpster enclosure be constructed of the same materials as the building or approved masonry fencing. The enclosure is also required to be surrounded by landscaping to soften the visual impact. The proposed enclosure will be constructed of a material to match the hotel and will be located in a landscape area to meet the screening requirement.

Site Access and Parking
Chapters 11-14 "Off Street Parking and Loading" and 11-18 "Design Standards" outline the development standards for site access and parking. Hotels, motels, or lodges require one (1) space per unit, plus one (1) space per two hundred (200) square feet of assembly, banquet, and restaurant area. With one hundred twenty-four (124) rooms and no assembly or restaurant area, a total of one hundred twenty-four (124) stalls are required. The site provides a total of one hundred thirty-six (136) parking stalls with five (5) provided as ADA stalls which both meet the parking requirements of the code.

Parking Lot Design and Dimensions
As required by code, the parking stalls must have the minimum dimensions of nine feet wide by twenty feet deep (9'x20'). In areas where the parking stall allows for a portion of the vehicle to extend over landscaping, the painted lines may be eighteen feet (18') in length. The submitted plans show all spaces at nine feet wide by eighteen feet deep (9'x18'). The plans will need to be revised so that any stalls not along landscaping have a striped depth of twenty feet (20').

Pedestrian Considerations (Section 11-18-4F & G of the Design Standards)
Sections 11-18-4F & G of the "Design Standards" chapter require that every development site address pedestrian access from the public right-of-way to the main entrance of the building. As outlined in these code sections, pedestrian walkways must be a minimum of five feet (5') wide and must be constructed of different materials than the parking area. Additionally, benches, pedestrian scaled lighting, bike racks and other pedestrian amenities must be placed throughout the site. The plans will need to be modified to address these requirements. Staff recommends providing a pedestrian pathway to the building from 1400 South and adding locations for a bike rack and pedestrian benches to the site plan.

Snow Stacking Area
As required by code, a snow stacking area that can accommodate a volume of a four-inch (4") snow base over the entire parking lot must be provided. The plans will need to be revised to provide or show the location of a snow stacking area to accommodate four-inch (4") snow volume.

Building Design and Materials
Chapters 11B "C-2 Zone" and 18 "Design Standards," outline all the site and building design standards required for new development or major changes to a site within the city. Buildings on corner lots shall orient main facades to the street and give equal treatment to each. The entrance on the east façade will need greater emphasis which can be accomplished with increased use or windows or glass, an awning,

increased landscaping, or similar features to distinguish the entrance from the exterior to the interior of the building.

Any elevation that faces a street or right-of-way must have at least two (2) of the following: brick, stucco, stone, or rock. The proposed building materials include three different colors of stucco and brick. As outlined in the design standards chapter, a minimum of three (3) colors are required to be used per elevation which is being provided with the hotel. The design standards chapter also outlines requirements for building façade articulation, roofline variations, and massing. The proposed hotel complies with the applicable standards outlined in the code.

Sites with a combined building floor area of 20,000 square feet or greater need to provide an outdoor amenity designed for pedestrians and create plazas or other focal points that are inviting to site patrons. The outdoor amenity may be any of the following:

- Seating areas including patios decks, porches, benches, tables, and pergolas
- Water features
- Garden areas designed for active use

CONDITIONAL USE PERMIT REVIEW CONSIDERATIONS

Conditional Use Permit Review
Clearfield Land Use Ordinance Section 11-4-4C establishes the following review considerations that the Planning Commission shall review while determining to approve Conditional Use Permits.

REVIEW CONSIDERATION		Staff Analysis
CONSIDERATIONS: The Land Use Authority may allow a conditional use to be located in any zoning district in which the particular use is allowed as a conditional use by this title. In authorizing any conditional use, the Land Use Authority shall impose such requirements and conditions to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with the applicable standards provided in this chapter or elsewhere in this title necessary for the protection of adjacent properties and the public welfare. The Land Use Authority shall determine the following:		
1)	*At the specified location, [the proposed use] is in harmony with the general intent and purpose of the Clearfield City General Plan and the applicable zoning district regulations;*	The proposed four (4) story hotel use with a maximum height of forty-five feet five inches (45’5”) is in harmony and compliance with the General Plan and zoning ordinance regulations.
2)	*[The proposed use] is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community and neighborhood;*	The proposed use will contribute to the general well-being of the community by providing high-quality development of a property that will include abundant landscaping and screening.
3)	*Such use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity; and*	The hotel with the proposed maximum building height will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity. Residential uses located in Layton City to the east are more than one hundred feet (100’) away and separated by University Park Boulevard.

4)	*Conditions imposed by the Land Use Authority are based upon ordinance standards outlined in this title [Title 11, Land Use] or as otherwise determined to be necessary by the City Engineer, Building Official, or any applicable State or Federal Agency according to adopted standards of those fields of expertise.*	The proposed conditions are based upon ordinance, engineering, and fire district standards.

CITY DEPARTMENT / AGENCY REVIEW

On April 2nd, 2024, copies of the plans were provided to the North Davis Fire District, City Engineer, Building Official, and Public Works staff. Engineering staff provided a review letter dated April 11th, 2024 and the North Davis Fire District provided a review letter dated April 4th, 2024.

The comments and conditions provided must be met prior to issuance of final land use approval and are included as part of the conditions of approval in the following section.

CONDITIONAL USE PERMIT - CONDITIONS OF APPROVAL

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, Planning and Engineering. An application for a building permit will not be accepted until final land use approval is granted.

1) The landscape plan shall be revised and resubmitted to the City for final approval. The revisions shall include the following:
    a. Proposed grass to be reduced to 15% of the landscape area or less.
    b. Park strips shall not include grass.
    c. Plant quantity requirements for trees and shrubs shall be met, and additional plant material shall be planted to meet the 50% ground plane coverage requirement.
    d. Trees, other than those required in parking lot islands, shall not be planted in the waterline easement as identified in the Engineering Review Letter dated April 11th, 2024.
    e. An irrigation plan shall be submitted to accompany the landscape plan. The plan shall specify a smart automatic irrigation controller equipped with automatic rain delay and shut off capabilities.
2) The plans shall be revised to provide appropriate screening of parking areas that abut a front yard or road frontage landscaping. The screening can be accomplished with a landscape hedge, a berm, a fence, or a combination of these methods to block headlight glare.
3) The parking lot shall be revised to include an additional parking lot island where there is a row with more than twelve (12) continuous parking spaces.
4) A pedestrian pathway shall be provided from the public sidewalk to the main entrance of the building.
5) The plans shall be revised to show the location of a bike rack and other pedestrian amenities such as benches and pedestrian scaled lighting.

6) As a commercial building on a corner lot, main facades shall be oriented towards the street with equal treatment given to each. The east façade entrance shall be revised to have a greater emphasis which can be accomplished with increased use of windows or glass, an awning, increased landscaping, or similar features to distinguish the entrance from the exterior to the interior of the building.

7) The plans shall be revised to address engineering comments/conditions as outlined in the review letter dated April 11th, 2024.

8) The plans shall be revised to address North Davis Fire District comments/conditions as outlined in the review letter dated April 4th, 2024.

ATTACHMENTS

1. Cover Sheet
2. Site Plan
3. Hardscape Plan
4. Utility Plan
5. Grading & Drainage Plan
6. Offsite Drainage Plan
7. Erosion Control Plan
8. Details
9. Landscape Plan
10. Building Elevations
11. Building Materials
12. Building Floor Plans
13. Updated Plan Set (Marriott StudioRes)

EXTENDED STAY AMERICA

PREPARED FOR:

COCNCORD DEVELOPMENT

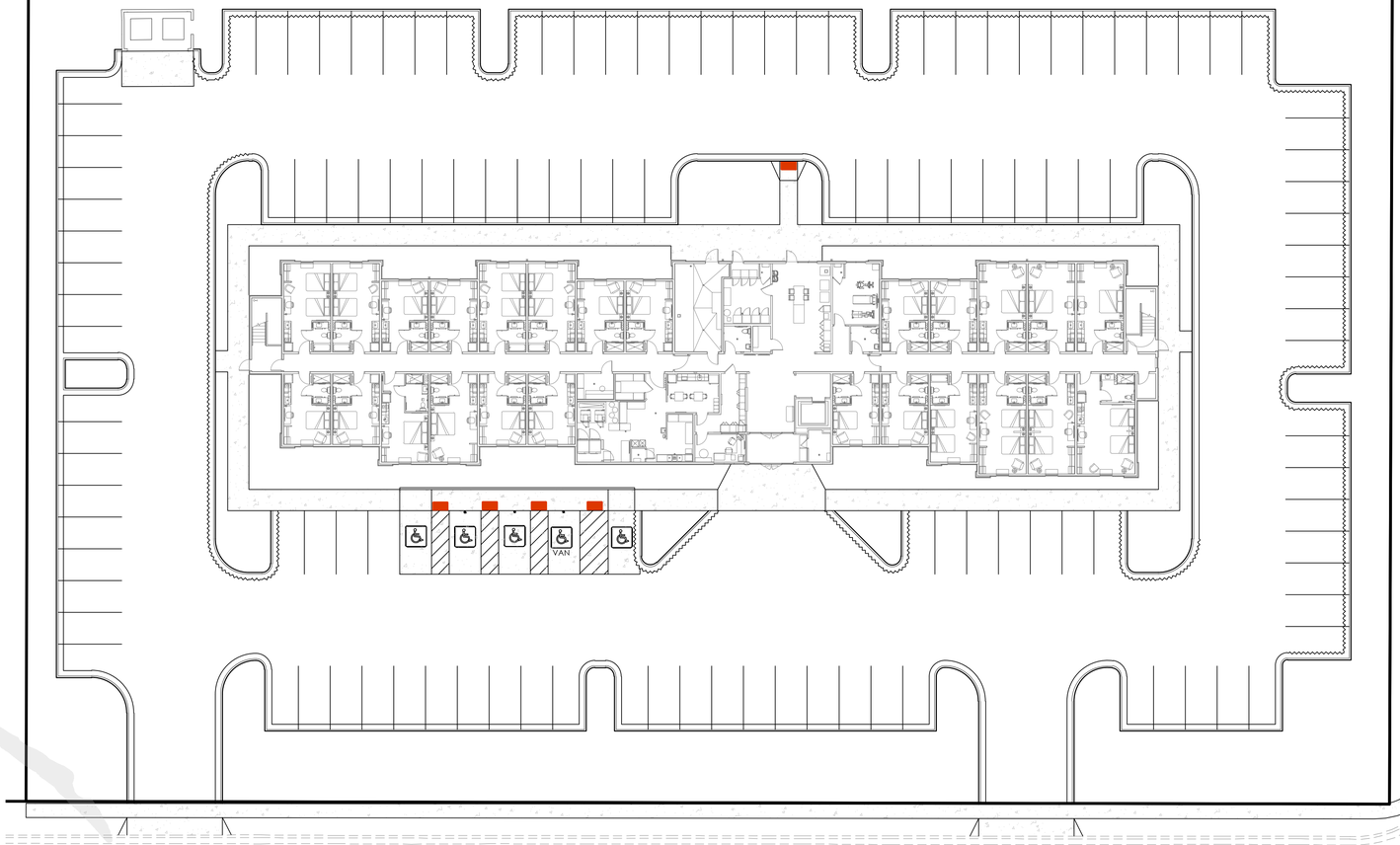
LOCATED IN:

CLEARFIELD, UT



VICINITY MAP

NTS



SITE MAP

Sheet List Table	
Sheet Number	Sheet Title
C1.0	COVER SHEET
C3.0	SITE PLAN
C3.1	HARDSCAPE PLAN
C4.0	UTILITY PLAN
C5.0	GRADING & DRAINAGE PLAN
C5.1	OFFSITE DRAINAGE PLAN
C6.0	EROSION CONTROL PLAN
D1.0	DETAILS
D2.0	DETAILS
D3.0	DETAILS
D4.0	DETAILS
L1.0	LANDSCAPE PLAN

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.

2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.

3. ALL CONSTRUCTION SHALL ADHERE TO CLEARFIELD AND APWA STANDARD PLANS AND SPECIFICATIONS.

4. ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.

5. THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH. D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

ENGINEER'S NOTES TO CONTRACTOR

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.

2. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE 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.

3. UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

4. ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: PARK SORENSON
SURVEY MANAGER: JUSTIN LUNDBERG

OWNER/DEVELOPER
CONCORD DEVELOPMENT
114140 COMMON OAKS DR.
RALEIGH, NORTH CAROLINA 27614
(919) 278-1594
CONTACT: APRIL KOTSCH

N

S

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GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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LICENSED PROFESSIONAL ENGINEER
No. 8088950-2202
THOMAS M. ROMNEY
02/27/24
STATE OF UTAH

EXTENDED STAY AMERICA
CLEARFIELD, UT
COVER SHEET

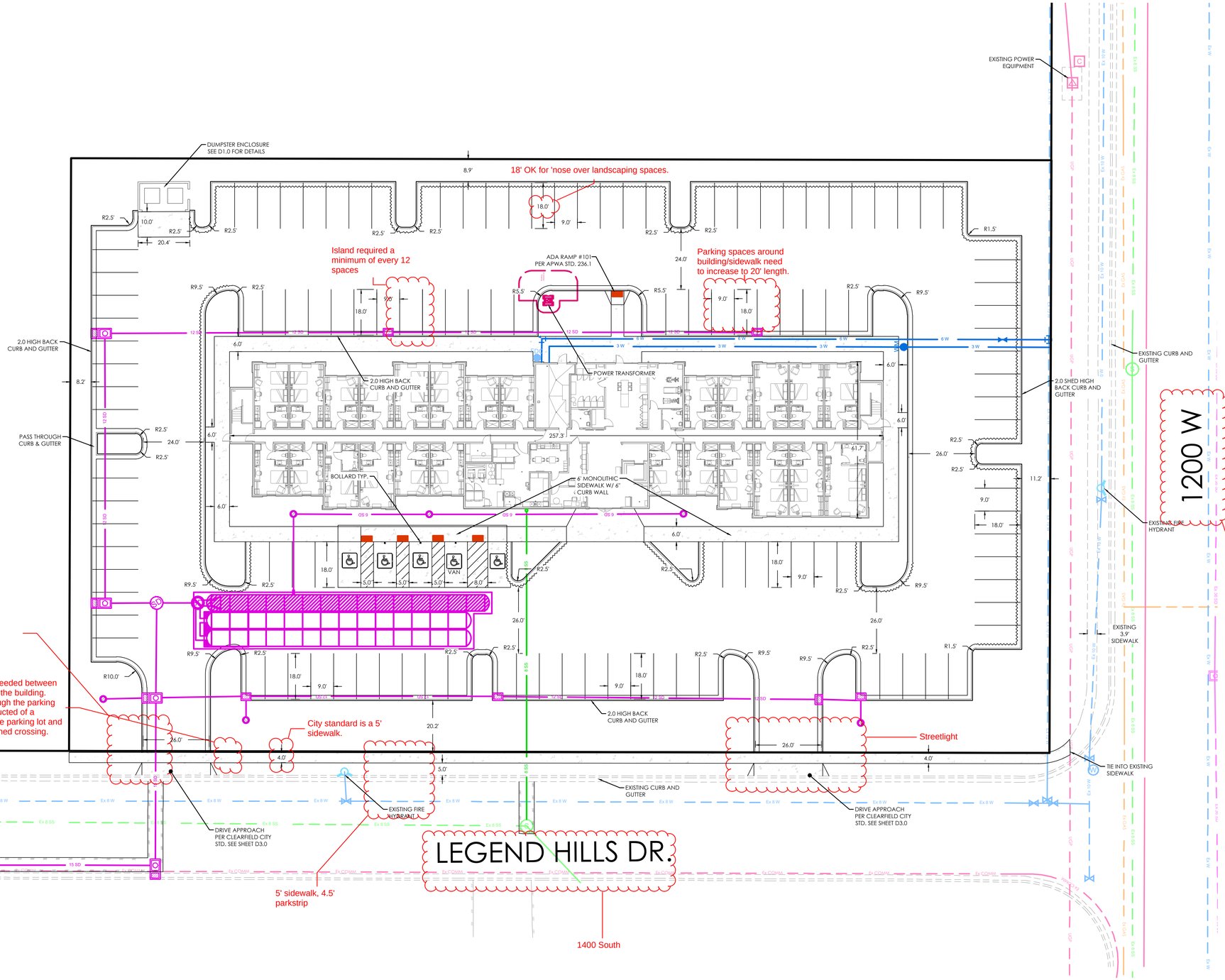
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COVER SHEET

Scale: 1"=20' | Drawn: KJ
Date: 02/27/2024 | Job #: 23-0376
Sheet: C1.0

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LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
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- EXIST. CULINARY WATER
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- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION

o XXXX.XX

PROPERTY OVERVIEW:

TOTAL AREA:	2.07 ACRES
	90,169 SQFT
BUILDING USE:	HOTEL
ZONE TYPE :	C-2

BUILDINGS:

BUILDING FOOTPRINT:	13,757 SQFT
STORIES:	4
BUILDING TOTAL AREA :	54,000 SQFT

PARKING:

PROVIDED:	125 STALLS
ADA PROVIDED:	5
TOTALS:	130

OPENSPACE:

REQUIRED:	0.21 ACRES (10%)
PROVIDED:	0.55 ACRES (27%)

IMPERVIOUS AREAS

(ASPHALT, SIDEWALKS)	66,367 SQFT (73%)

GRAPHIC SCALE

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(IN FEET)
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LICENSED PROFESSIONAL ENGINEER
No. 8088950-2202
THOMAS M. ROMNEY
02/27/24
STATE OF UTAH

EXTENDED STAY AMERICA
CLEARFIELD, UT
SITE PLAN

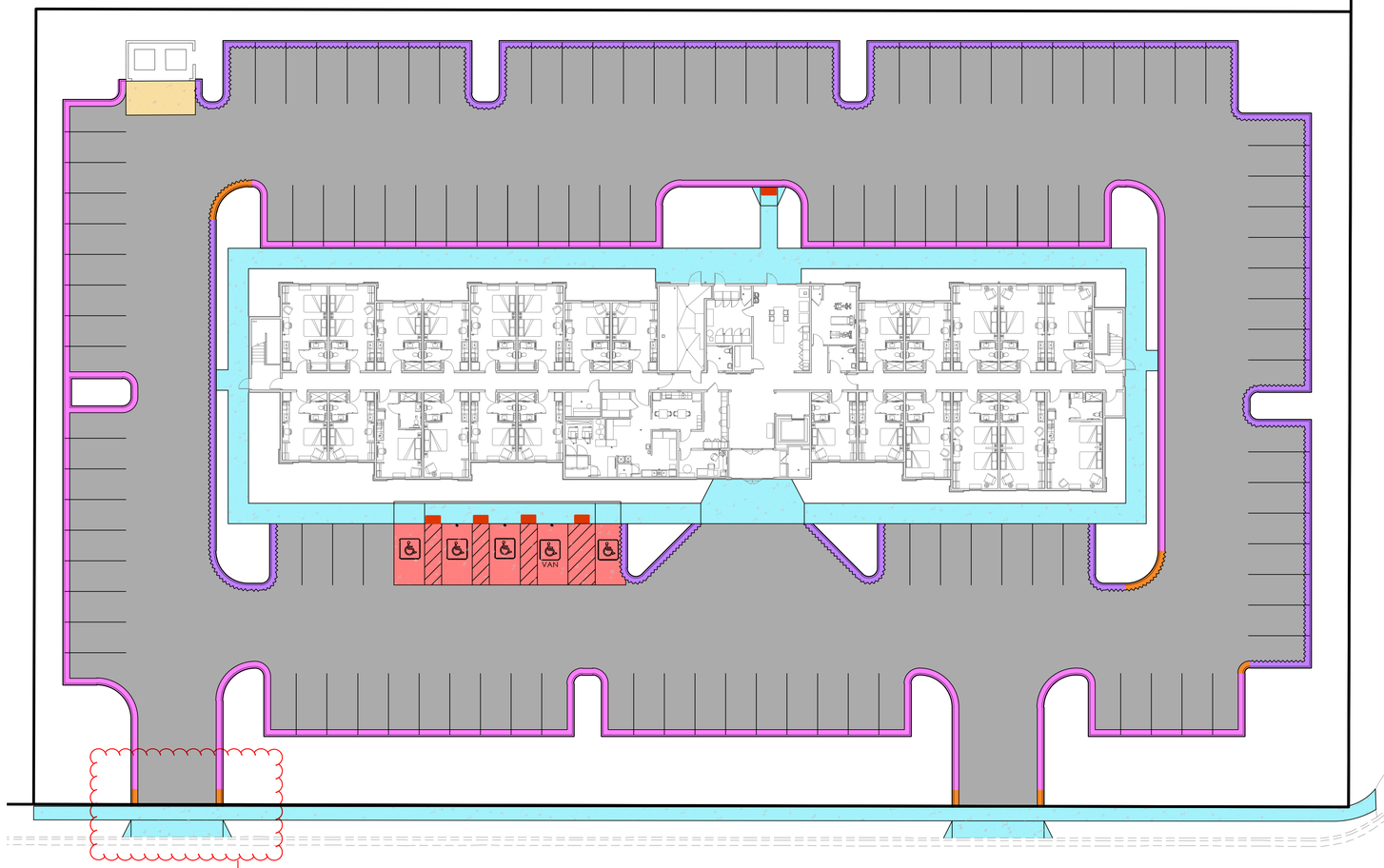
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SITE PLAN

Scale:	1"=20'	Drawn:	KJ
Date:	02/27/2024	Job #:	23-0376
Sheet:	C3.0		

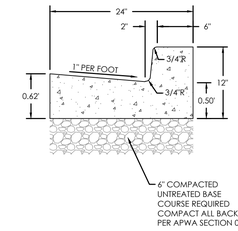
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HARDSCAPE LEGEND

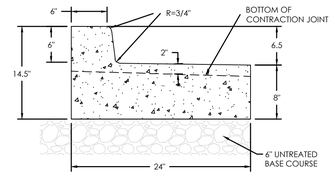
- 2.0' HIGH BACK CURB & GUTTER OVER 6" COMPACTED ROAD BASE COURSE
- 2.0' HIGH BACK SHED CURB & GUTTER
- ADA PARKING X" CONCRETE OVER X" ROAD BASE
- TRANSITION ZONE
- SIDEWALK 4" CONCRETE OVER 6" COMPACTED ROADBASE PER CLEARFIELD CITY STD.
- DRIVE AISLE X" ASPHALT OVER X" ROADBASE OVER X" GRANULAR BORROW
- DUMPSTER PAD X" CONCRETE OVER X" ROAD BASE OVER X" REWORKED SOIL

1200 W



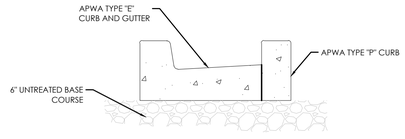
24" CURB AND GUTTER

NTS



REVERSE PAN CURB AND GUTTER

NTS



FLOW THRU CURB ISLAND DETAIL

NTS

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GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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THOMAS M. ROMNEY
02/27/24
STATE OF UTAH

EXTENDED STAY AMERICA
CLEARFIELD, UT
HARDSCAPE PLAN

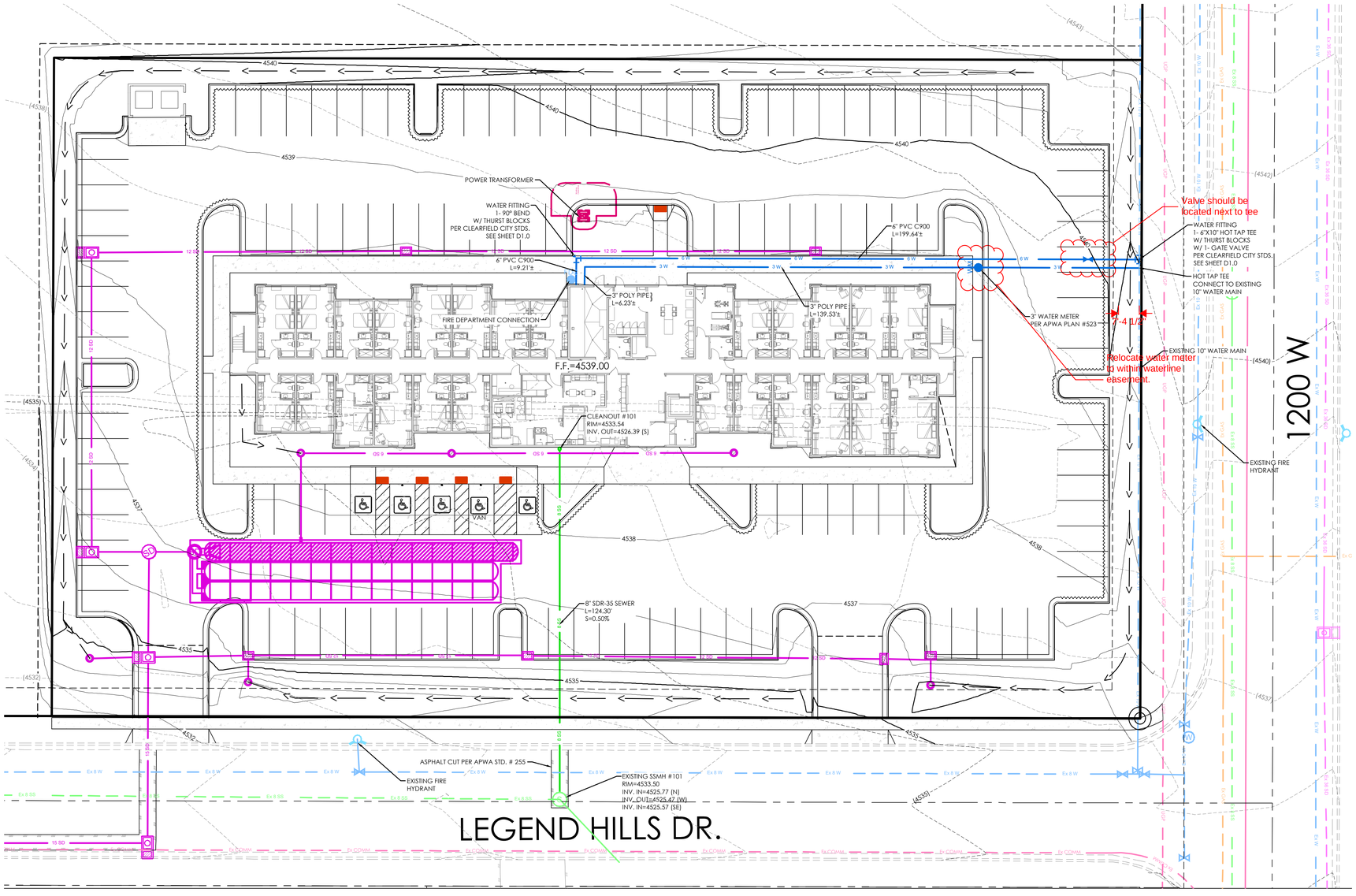
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HARDSCAPE PLAN

Scale:	1"=20'	Drawn:	KJ
Date:	02/27/2024	Job #:	23-0376
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LEGEND

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- EXIST. FIRE HYDRANT
- o XXXX.XX SPOT ELEVATION

N

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UTILITY PLAN

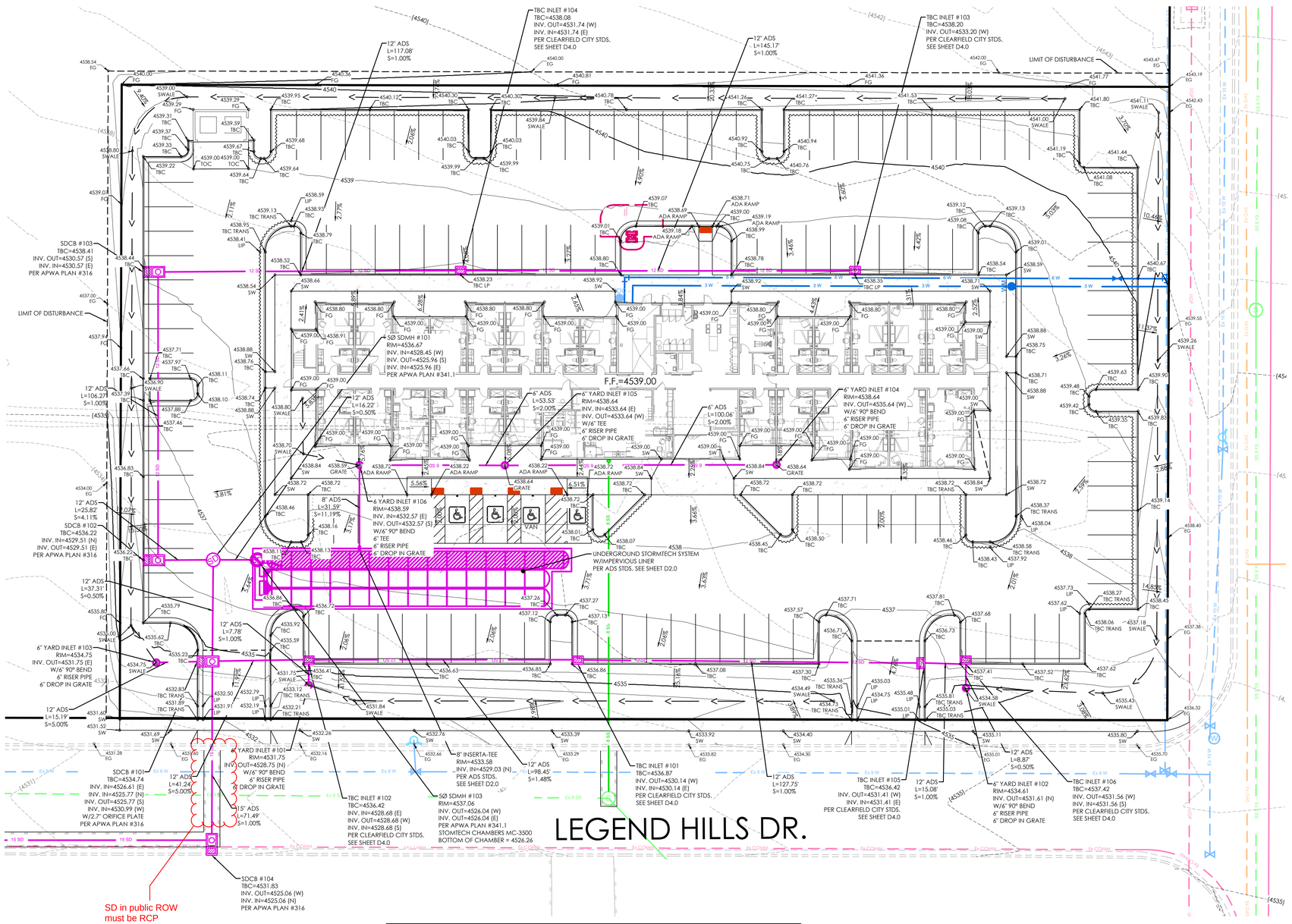
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UTILITY PLAN

Scale: 1"=20'	Drawn: KJ
Date: 02/27/2024	Job #: 23-0376
Sheet: C4.0	

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LEGEND

- BOUNDARY
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- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" SECONDARY WATER
- XXXX CONTOUR MAJOR
- XXXX CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- (XXXX) EXIST. CONTOUR MAJOR
- (XXXX) EXIST. CONTOUR MINOR
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- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX SPOT ELEVATION

Detention Calculations

Project: 23-0376 ESA Clearfield
Location Clearfield, Utah
Date: 12/28/2023
Designer: McKennah Watson

FOCUS ENGINEERING & SURVEYING

100-Year Detention Sizing

Design Criteria

Intensity Table:	Per NOAA Atlas 14	
Return Period:	**100 year**	
Allowable Discharge:	**0.20 cfs/acre**	Per Clearfield Standards

Allowable Discharges

Storm Drain Discharge:	0.41 cfs	
Other Discharge:	0.00 cfs	Source:
Total Discharge:	**0.414 cfs**	

Weighted "C" Value

Surface Type	*Area (sf)*	*"C" Value*	*C*A*
Building	13,727	0.95	13,041
Roadway and Sidewalk	52,640	0.90	47,376
Landscape	23,802	0.15	3,570
Totals	90,169		63,987
Weighted "C" Value		**0.71**	

Drainage Calculations

Duration	Intensity	Runoff C	Area	Rainfall	Accumulated Flow	Allowable Discharge	Discharge	Required Storage
min	*in/hr*		*Ac*	*cfs*	*cf*	*cfs*	*cf*	*cf*
15.0	4.45	0.71	2.07	6.54	5,883	0.41	373	5,510
30.0	3.00	0.71	2.07	4.41	7,932	0.41	745	7,187
60.0	1.85	0.71	2.07	2.72	9,783	0.41	1,490	8,293
120.0	1.05	0.71	2.07	1.54	11,105	0.41	2,981	8,124
180.0	0.72	0.71	2.07	1.06	11,422	0.41	4,471	6,951
360.0	0.39	0.71	2.07	0.58	12,438	0.41	8,942	3,495
720.0	0.24	0.71	2.07	0.35	14,976	0.41	17,885	-2,909
1440.0	0.13	0.71	2.07	0.19	16,626	0.41	35,770	-19,144

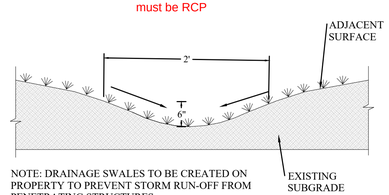
Maximum Storage Requirement: **8,293**
Maximum Storage Requirement (ac-ft): 0.19

Detention Basin Design

Storage Requirement:	8,293 *cf*	
StormTech Volume:	8,593 *cf*	
Total Storage	**8,593**	***DETENTION ADEQUATE***

Orifice Design

Restriction Rate	0.20	CFS/ACRE	
Allowable Outfall Rate Q (cfs)	0.41		
Orifice Sizing:	h =	4.6	ft
	C =	0.6	
	A =	0.040	sf
	dia. =	2.71	inches
Orifice Size=		**2.7**	**inch**



NOTE: DRAINAGE SWALES TO BE CREATED ON PROPERTY TO PREVENT STORM RUN-OFF FROM PENETRATING STRUCTURES.

DRAINAGE SWALE DETAIL

NTS

STORMTECH ELEVATIONS	
MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	4537.75
MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	4531.75
MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	4531.25
MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	4531.25
MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	4531.25
TOP OF STONE:	4530.75
TOP OF MC-3500 CHAMBER:	4529.75
8" INSERTA TEE INVERT:	4526.50
24" ISOLATOR ROW PLUS INVERT:	4526.17
18" x 18" BOTTOM MANIFOLD INVERT:	4526.15
BOTTOM OF MC-3500 CHAMBER:	4526.00
BOTTOM OF STONE:	4525.25

N

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GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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02/27/24
STATE OF UTAH

EXTENDED STAY AMERICA
CLEARFIELD, UT
GRADING & DRAINAGE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
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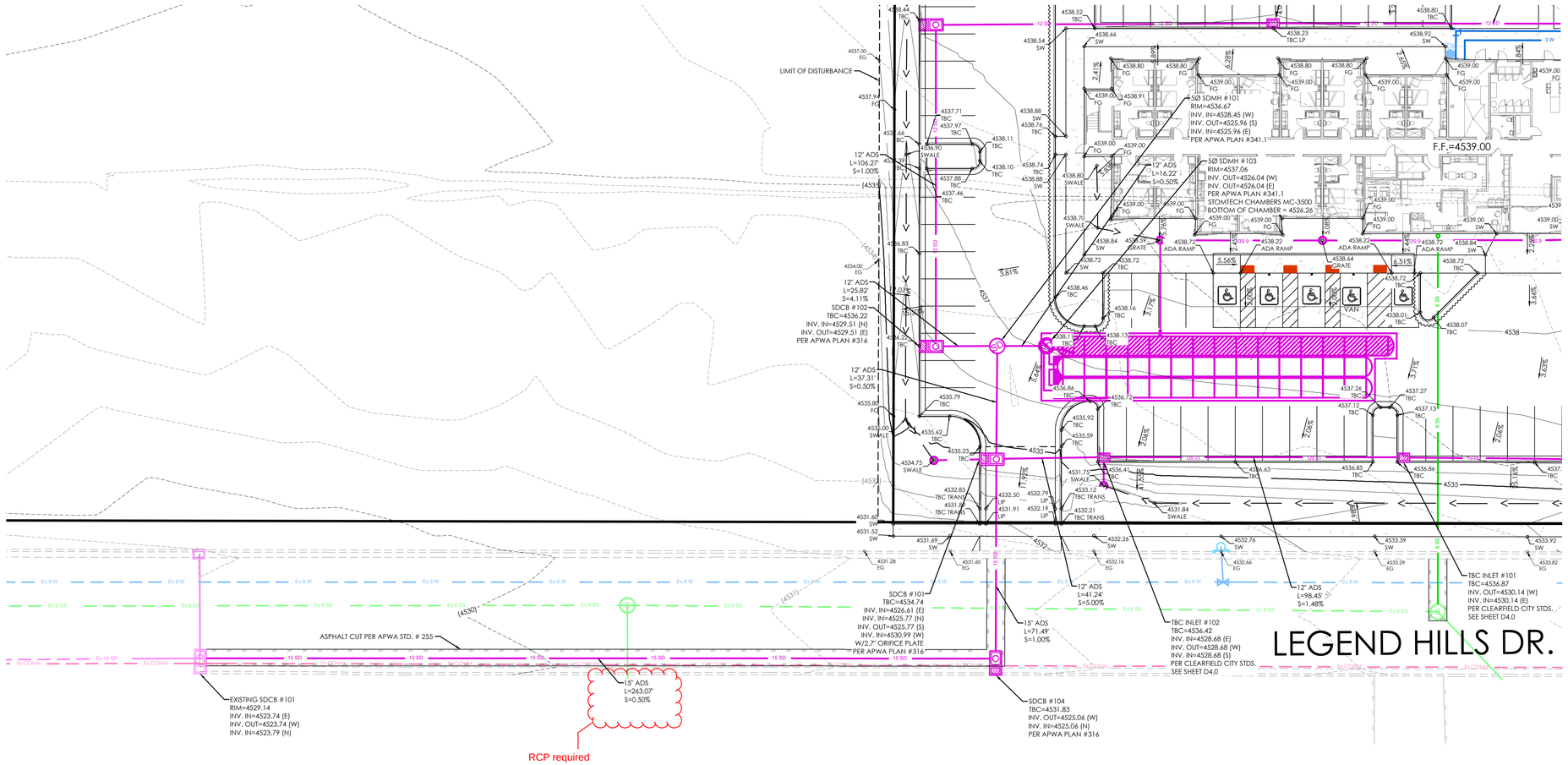
GRADING & DRAINAGE PLAN

Scale: 1"=20' | Drawn: KJ
Date: 02/27/2024 | Job #: 23-0376
Sheet: C5.0

Z:_2023\23-0376 Extended Stay America - Clearfield\design\23-0376.dwg\sheets\C4.0 GRADING & DRAINAGE PLAN.dwg

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION





GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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LICENSED PROFESSIONAL ENGINEER
No. 8088950-2202
THOMAS M. ROMNEY
02/27/24
STATE OF UTAH

EXTENDED STAY AMERICA
CLEARFIELD, UT
OFFSITE DRAINAGE PLAN

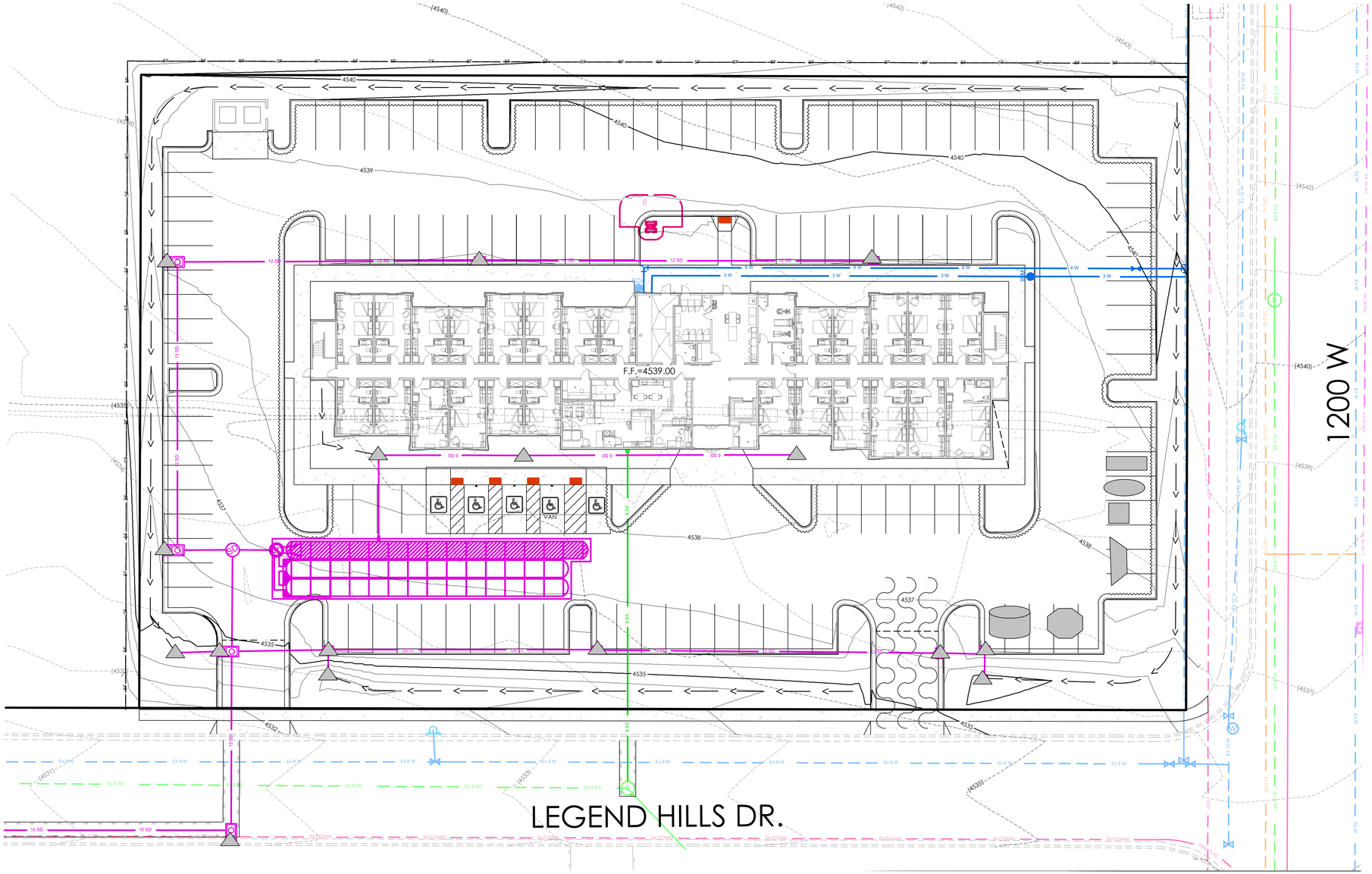
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OFFSITE DRAINAGE PLAN

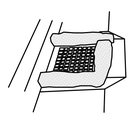
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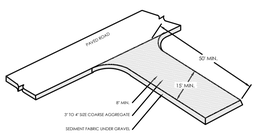


EROSION CONTROL LEGEND

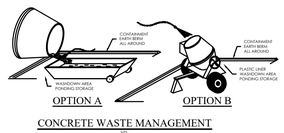
- CONSTRUCTION ENTRANCE
- MATERIALS STORAGE
- FUEL TANKS
- CONCRETE WASHOUT
- TRASH BIN
- PORTABLE TOILET
- CONSTRUCTION TRAILER
- INLET PROTECTION
- SURFACE WATERS
- OUTFALL
- SILT FENCE OR BERM (SF)
- CUTBACK CURB
- FIBER ROLL



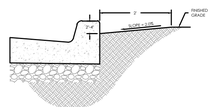
INLET PROTECTION - GRAVEL BAGS
NTS



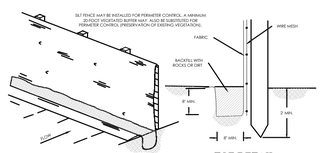
STABILIZED CONSTRUCTION ENTRANCE
NTS



CONCRETE WASTE MANAGEMENT
NTS

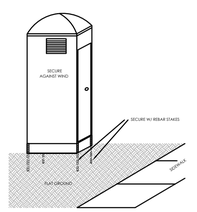


CURB SEDIMENTATION TRAP
NTS



SILT FENCE
NTS

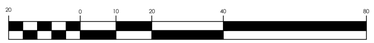
TOE DETAIL



PORTABLE TOILET
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GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

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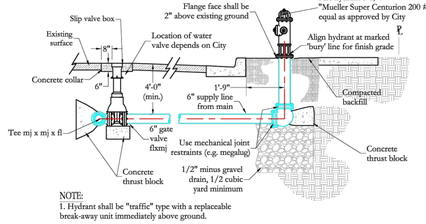
EXTENDED STAY AMERICA
CLEARFIELD, UT
EROSION CONTROL PLAN

REVISION BLOCK		
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EROSION CONTROL PLAN

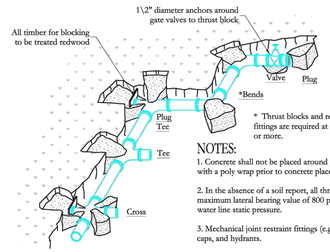
Scale:	1"=20'	Drawn:	KJ
Date:	02/27/2024	Job #:	23-0376
Sheet:	C6.0		

Z:_2023\23-0376 Extended Stay America - Clearfield\1 design\23-0376.dwg\sheet\1 C6.0 EROSION CONTROL PLAN.dwg



NOTE:
1. Hydrant shall be "traffic" type with a replaceable break-away unit immediately above ground.

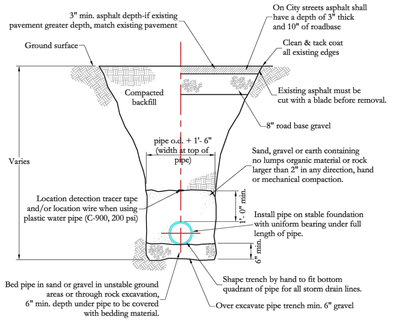
TYPICAL THRUST BLOCK CONNECTION 1
SCALE: NONE



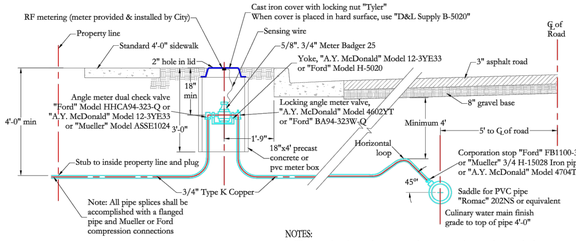
* Thrust blocks and restrained joint fittings are required at all bends 22 1/2° or more.

NOTES:
1. Concrete shall not be placed around joints and bolts. Cover all metal contact areas with a poly wrap prior to concrete placement.
2. In the absence of a soil report, all thrust blocks shall be sized on the basis of a maximum lateral bearing value of 800 p.s.f. and a thrust resulting from 150% of the water line static pressure.
3. Mechanical joint restraint fittings (e.g. megalug) shall be used on all valves, bends, caps, and hydrants.
4. All threaded connections and/or bolts shall be encased with a APWA approved lubricant grease.

CONCRETE THRUST BLOCK DETAILS 2
SCALE: NONE



CULINARY WATER TRENCH CROSS-SECTION 3
SCALE: NONE



NOTES:
1. Water service pipes to be compacted per compaction trenches standards.
2. All expansion connections will be "A.Y. McDonald" Model 14-2E or "Ford" Model FC-23.
3. This detail shows a typical water connect for 3/4" to 1" meters.

TYPICAL WATER CONNECTION 4
SCALE: NONE

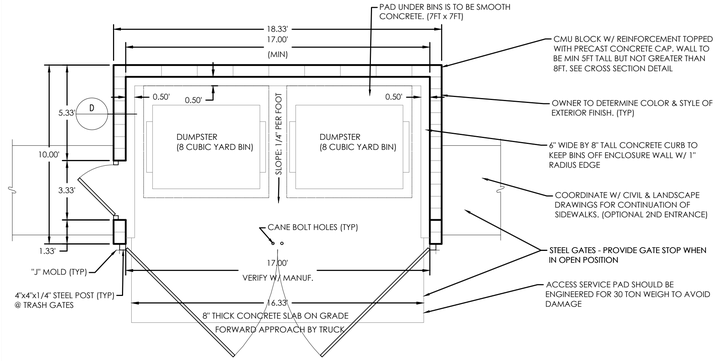
CIVIL ENGINEERING CONSULTANTS, PLLC.
5141 SOUTH 1500 WEST
RIVERDALE, UT 84405
801.866.0550

NO	DATE	BY	REVISIONS

DATE: OCTOBER 2014
DRAWN: JLS
CHECKED: NSN

PROJECT / LOCATION: CLEARFIELD CITY STANDARDS
TITLE: FIRE HYDRANT, TRENCH DETAIL, WATER CONNECTION

CLIENT: CLEARFIELD CITY
PROJECT NUMBER: CITY STANDARDS
FILE: 10_HYD_H2OCONNECT.dwg
SHEET: 10of 17

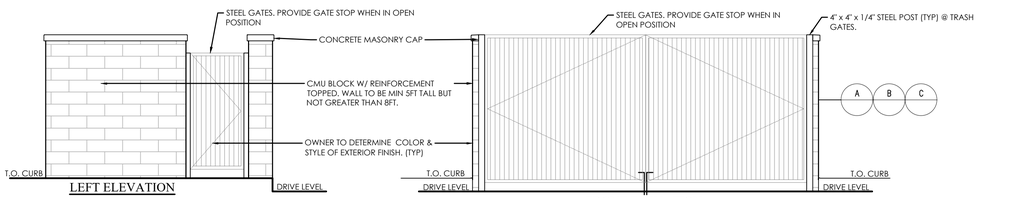


DOUBLE TRASH ENCLOSURE FLOOR PLAN
NTS

REDUCE THE DEPTH OF ENCLOSURE ON BIN SIZE
4 CUBIC YARD BIN : 4FT DEEP
5 CUBIC YARD BIN : 5FT DEEP

GENERAL NOTES:
GATES TO BE HUNG ON THE OUTSIDE SO THAT WHEN OPEN, GATES ARE COMPLETELY OUT OF THE WAY. GATES SHALL OPEN MORE THAN 90 DEGREES (130+ DEGREES IS IDEAL) AND SHALL BE EQUIPPED WITH DOWN RODS WHEN FULLY OPEN. TWO PEDESTRIAN ACCESS SEPARATE FROM SERVICE ACCESS IS HIGHLY RECOMMENDED, 1 IS MINIMUM. (TWO WILL DISCOURAGE TENANTS FROM THROWING TRASH OVER BACK WALL AND LANDING ON OR OUTSIDE OF BIN) TRUCKS ARE 8.5' WIDE. THE 18' OPENING WILL GIVE TRUCK 1' SIDE CLEARANCE IF SQUARE TO ENCLOSURE. STAB ENCLOSURE SHOULD BE SITED WITH 50' MINIMUM SPACE IN FRONT (TRUCKS ARE 35' LONG) IF BINS MUST BE ROLLED OUT TO TRUCK. DISTANCE SHOULD NOT EXCEED 25'. (MAX BIN SIZE ON WHEEL IS 4 CUBIC YARDS) ROLL OUT AREA SHOULD BE LEVEL AND FREE OF DIPS AND BUMPS. SERVICE PAD OUTSIDE OF GATES IS 13' x 20'. VERTICAL (APPROACH & EXIT) 15' HIGH VERTICAL (WHEN DUMPING BIN) 25' HIGH TRUCK TURNING RADIUS 35' (GRID LINES ARE 6" x 6')

NOTE:
- WHENEVER POSSIBLE, STAB ENCLOSURES ARE HIGHLY PREFERRED OVER PULL ENCLOSURES. THERE ARE FAR LESS SERVICE ISSUES ASSOCIATED WITH STAB ENCLOSURES.
- ENCLOSURE MAY REDUCE IN SIZE BY 7FT IN WIDTH IF DECREASING TO (1) DUMPSTER BIN



DOUBLE TRASH ENCLOSURE ELEVATION
NTS

Midblock curb cut assembly

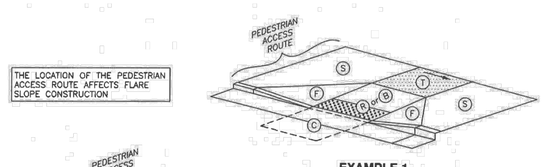
1. **GENERAL**
   A. Where existing elements or spaces are altered to receive an assembly; slopes and dimensions shall comply with slopes and dimensions shown on the drawing, or to the maximum extent feasible permitted by the ENGINEER. Final configuration of the assembly may be different than shown.
   B. Installation of flares or curb returns is ENGINEER's choice.
   C. Definitions and supplemental requirements are specified in APWA Section 32 16 14.

2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
   C. Detectable Warning Surface: Paver, ribbed composite panel, or tile. Provide a color that contrasts with adjacent walking surface, either light-on-dark or dark-on-light. ENGINEER to select type and color unless indicated elsewhere.
   D. Concrete: Class 4000, APWA Section 03 30 04.
   E. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.

3. **EXECUTION**
   A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Curb Modifications:
      1) The sloped surface created to accommodate a flare area shall be perpendicular to the back of curb.
      2) No grade break shall exist between the flow-line and the foot of the curb ramp or blended transition. Length of the curb modification abutting the curb ramp or transition is 4 feet minimum.
   C. Curb Ramp: Length not required to exceed 15 feet. Grade breaks are perpendicular to the direction of ramp run and are not permitted on the ramp or turning space surface. Sides are parallel to each other and perpendicular to the ends.
   D. Concrete Placement: APWA Section 03 30 10.
      1) Maximum length to width ratio for rectangular panel joints is 1.5 to 1. Joint spacing measured in feet not to exceed twice slab thickness measured in inches or a maximum of 15 feet.
      2) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install contraction joints vertical, 1/8-inch wide, and 1/4 of the depth of the concrete flatwork.
      3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   E. Clear Space: No trip hazards in the clear space.

236.1

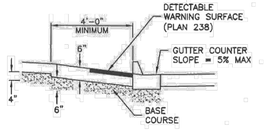
TURNING SPACE AT SIDEWALK LEVEL



ELEMENT		DIMENSION
(R)	(B)	4 FEET WIDE MINIMUM
(C)	(T)	4 FEET SQUARE MINIMUM

WHERE TURNING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK

TABLE OF DIMENSIONS



MATERIALS

		RUNNING SLOPE (%) MAXIMUM	CROSS SLOPE (%) MAXIMUM
TURNING SPACE	(T)	STREET GRADE	2
CURB RAMP	(R)	8.33	2 (c)
BLENDED TRANSITION	(B)	5	2 (c)
CLEAR SPACE	(C)	5	2 (c)
SIDEWALK	(S)	STREET GRADE	2
FLARE	(F)	10	— —

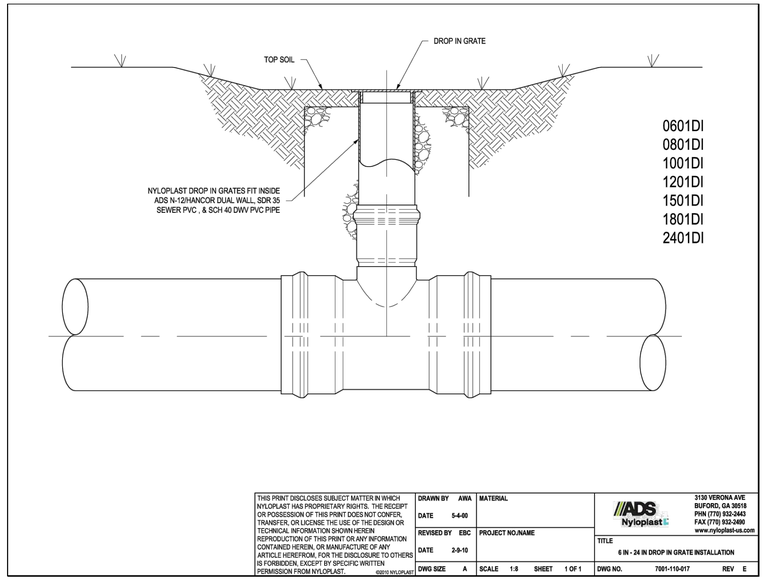
(a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB
(b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL

SLOPE TABLE

APWA Utah Chapter

Mid-block curb cut assembly

Plan 236.1
September 2011

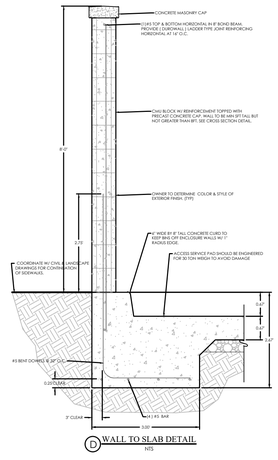


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DRAWN BY	AWA
DATE	5-4-00
REVISED BY	EBC
DATE	2-5-10
DWG SIZE	A
MATERIAL	
PROJECT NO./NAME	
SCALE	1:8
SHEET	1 OF 1

ADS Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2643
FAX (770) 932-2460
www.nyloplast-us.com

TITLE: 6 IN - 24 IN DROP IN GRATE INSTALLATION
DWG NO. 7001-110-017 REV E



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02/27/24
STATE OF UTAH

EXTENDED STAY AMERICA
CLEARFIELD, UT
DETAILS

REVISION BLOCK

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DETAILS

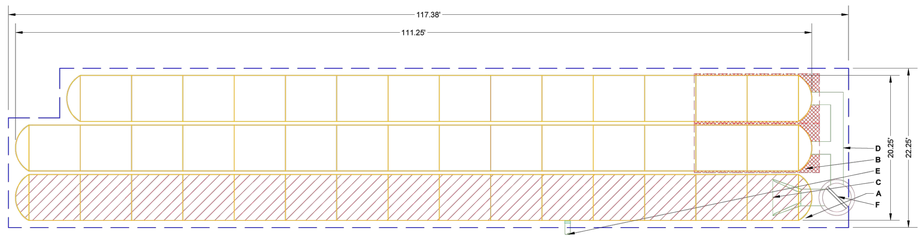
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Date: 02/27/2024 | Job #: 23-0376
Sheet: D1.0

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PROPOSED LAYOUT		PROPOSED ELEVATIONS:	
44	STORMTECH MC-3500 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	4537.75
6	STORMTECH MC-3500 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	4531.75
12	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	4531.25
9	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	4531.25
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	4531.25
8593	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	4530.75
		TOP OF MC-3500 CHAMBER:	4529.75
		8" INSERTA TEE INVERT:	4526.50
		24" ISOLATOR ROW PLUS INVERT:	4526.17
2562	SYSTEM AREA (SF)	18" x 18" BOTTOM MANIFOLD INVERT:	4526.15
279.3	SYSTEM PERIMETER (ft)	BOTTOM OF MC-3500 CHAMBER:	4526.00
		BOTTOM OF STONE:	4525.25

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED END CAP	A	24" BOTTOM CORED END CAP. PART#: MC3500IEPP24BC / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	2.06"	
PREFABRICATED END CAP	B	18" BOTTOM CORED END CAP. PART#: MC3500IEPP18BC / TYP OF ALL 18" BOTTOM CONNECTIONS	1.77"	
FLAMP	C	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: MCFLAMP		
MANIFOLD	D	18" x 18" BOTTOM MANIFOLD, ADS N-12	1.77"	
INSERTA TEE	E	8" DIAMETER	6.00"	
CONCRETE STRUCTURE WWEIR	F	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		11.0 CFS IN



ISOLATOR ROW PLUS (SEE DETAIL)

PLACE MINIMUM 17.50' OF ADSPLUS175 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

BED LIMITS

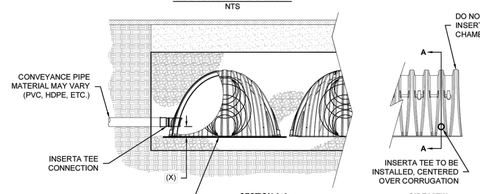
NOTES

- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE.
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
- **NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

SPACE INTENTIONALLY LEFT BLANK

INSERTA TEE DETAIL

NTS



SECTION A-A **SIDE VIEW**

NOTES:

- PART NUMBERS WILL VARY BASED ON INLET PIPE MATERIALS. CONTACT STORMTECH FOR MORE INFORMATION.
- CONTACT ADS ENGINEERING SERVICES IF INSERTA TEE INLET MUST BE RAISED AS NOT ALL INVERTS ARE POSSIBLE.

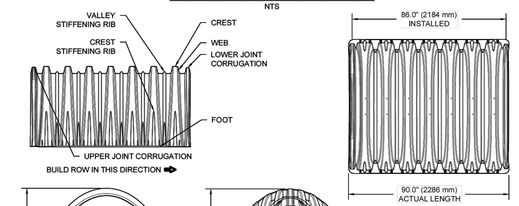
CHAMBER	MAX DIAMETER OF INSERTA TEE	HEIGHT FROM BASE OF CHAMBER (X)
SC-310	6" (150 mm)	4" (100 mm)
SC-740	10" (250 mm)	4" (100 mm)
SC-800	10" (250 mm)	4" (100 mm)
DC-780	10" (250 mm)	4" (100 mm)
MC-3500	12" (300 mm)	6" (150 mm)
MC-4500	12" (300 mm)	8" (200 mm)
MC-7200	12" (300 mm)	8" (200 mm)

INSERTA TEE FITTINGS AVAILABLE FOR SDR 26, SDR 35, SCH 40 IPS GASKETED & SOLVENT WELD, N-12, HP STORM, C-900 OR DUCTILE IRON

4 INSERTA-TEE SIDE INLET DETAIL

MC-3500 TECHNICAL SPECIFICATION

NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	77.0" X 45.0" X 86.0"	(1956 mm X 1143 mm X 2184 mm)
CHAMBER STORAGE	109.9 CUBIC FEET	(3.11 m³)
MINIMUM INSTALLED STORAGE*	175.0 CUBIC FEET	(4.96 m³)
WEIGHT	134 lbs.	(60.8 kg)

NOMINAL END CAP SPECIFICATIONS

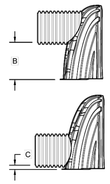
SIZE (W X H X INSTALLED LENGTH)	75.0" X 45.0" X 22.2"	(1905 mm X 1143 mm X 564 mm)
END CAP STORAGE	14.9 CUBIC FEET	(0.42 m³)
MINIMUM INSTALLED STORAGE*	45.1 CUBIC FEET	(1.28 m³)
WEIGHT	49 lbs.	(22.2 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION, 6" SPACING BETWEEN CHAMBERS, 6" (152 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY

STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A WELDED CROWN PLATE END WITH "C"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

PART #	STUB	B	C
MC3500IEPP06T	6" (150 mm)	33.21" (844 mm)	---
MC3500IEPP06B		---	0.66" (17 mm)
MC3500IEPP08T	8" (200 mm)	31.16" (791 mm)	---
MC3500IEPP08B		---	0.81" (21 mm)
MC3500IEPP10T	10" (250 mm)	29.04" (736 mm)	---
MC3500IEPP10B		---	0.93" (24 mm)
MC3500IEPP12T	12" (300 mm)	26.36" (670 mm)	---
MC3500IEPP12B		---	1.35" (34 mm)
MC3500IEPP15T	15" (375 mm)	23.39" (594 mm)	---
MC3500IEPP15B		---	1.50" (38 mm)
MC3500IEPP18TC	18" (450 mm)	20.03" (509 mm)	---
MC3500IEPP18TW			
MC3500IEPP18BC		---	1.77" (45 mm)
MC3500IEPP18BW			
MC3500IEPP24TC	24" (600 mm)	14.48" (368 mm)	---
MC3500IEPP24TW			
MC3500IEPP24BC		---	2.06" (52 mm)
MC3500IEPP24BW			
MC3500IEPP30BC	30" (750 mm)	---	2.75" (70 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL



CUSTOM PRECORED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-3500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

2 MC-3500 TECHNICAL SPECIFICATION



MC-3500 ISOLATOR ROW PLUS DETAIL

NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

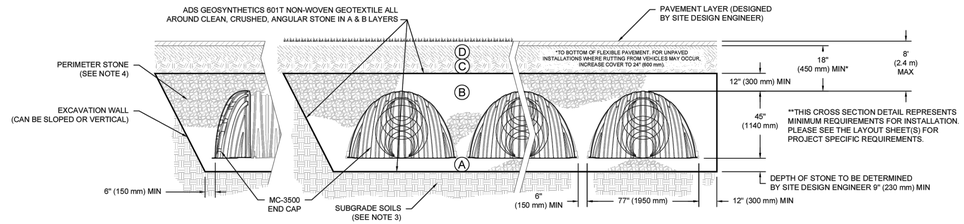
1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

3 MC-3500 ISOLATOR ROW PLUS DETAIL

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[4] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



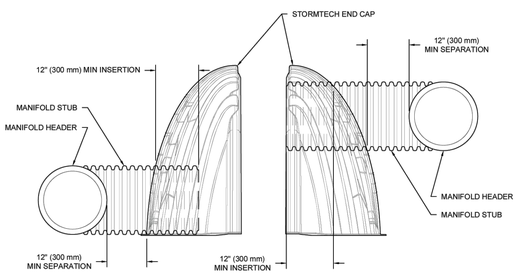
NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
2. MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LBS/FT/% THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

SPACE INTENTIONALLY LEFT BLANK

MC-SERIES END CAP INSERTION DETAIL

NTS



NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

5 MC-SERIES END CAP INSERTION DETAIL

1 MC-3500 CROSS SECTION DETAIL

DRAWN: KJ | DATE:
CHECKED: N/A | PROJECT #:
REV: | NOT TO SCALE

FOCUS ENGINEERING AND SURVEYING, LLC
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MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER No. 8889502-2202 THOMAS M. ROMNEY 02/27/24 STATE OF UTAH

CLEARFIELD ESA
CLEARFIELD, UT, USA

EXTENDED STAY AMERICA
CLEARFIELD, UT
DETAILS

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER OR OTHER PROJECT REPRESENTATIVE. THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

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REVISION BLOCK

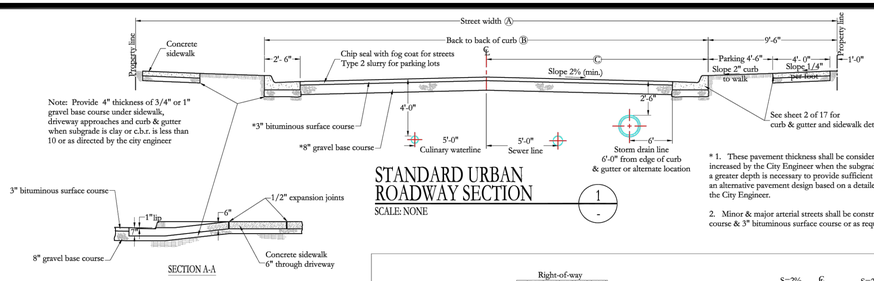
#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

DETAILS

SHEET 1 OF 1

Scale: N/A | Drawn: KJ
Date: 02/27/2024 | Job #: 23-0376
Sheet: D2.0

Z:_2023\23-0376 extended stay america - clearfield\design\23-0376\dwg\sheet\v1\D2.0 DETAILS.dwg



STANDARD URBAN ROADWAY SECTION

SCALE: NONE

1

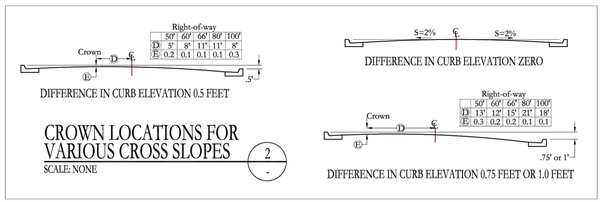
* 1. These pavement thickness shall be considered as minimums and may be increased by the City Engineer when the subgrade c.b.r. is less than 10 or when a greater depth is necessary to provide sufficient stability. Developer may submit an alternative pavement design based on a detailed soils analysis for approval by the City Engineer.

2. Minor & major arterial streets shall be constructed with a 10" untreated base course & 3" bituminous surface course or as required by the City Engineer.

SECTION A-A

Street designation	Row width (A)	tbc to tbc (B)	℄ to tbc (C)
Standard residential	60'	41'	20.5'
Collector	66'	47'	23.5'
Minor arterial▲	80'	61'	30.5'
Major arterial▲	100'	81'	40.5'

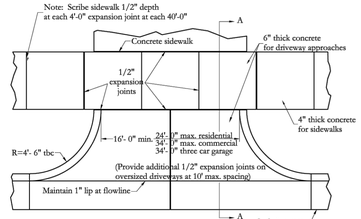
NOTE:
1. Maximum difference in elevation between curb on opposite side of street shall not exceed 1'-0".
▲ 2. On arterial streets the city engineer will provide a pavement design. location of sidewalk and curb & gutter may vary on individual arterial streets per direction of the City Engineer.



CROWN LOCATIONS FOR VARIOUS CROSS SLOPES

SCALE: NONE

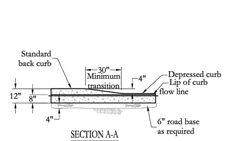
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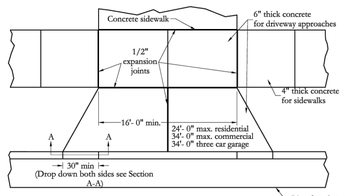
DRIVEWAY APPROACH CURB RADIUS STYLE

SCALE: NONE

3



SECTION A-A

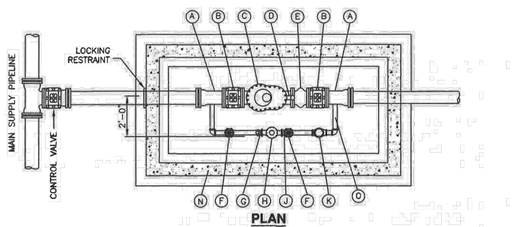


DRIVEWAY APPROACH DROP DOWN STYLE

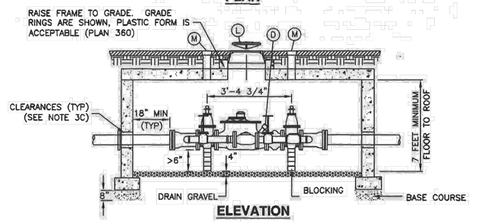
SCALE: NONE

4

CIVIL ENGINEERING CONSULTANTS, PLLC.	
5141 SOUTH 1500 WEST RIVERDALE, UT 84405 801.866.0550	
NO.	DATE / BY / REVISIONS
DATE:	OCTOBER 2014
DRAWN:	JLS
CHECKED:	NSN
PROJECT / LOCATION:	CLEARFIELD CITY STANDARDS
TITLE:	TYPICAL ROADWAY IMPROVEMENTS
CLIENT:	CLEARFIELD CITY
PROJECT NUMBER:	CITY STANDARDS
FILE:	03_ROAD IMPROV.dwg
SHEET:	3of 17



PLAN



ELEVATION

LEGEND			
No.	*	ITEM	DESCRIPTION
(A)		3" OR 4" FLANGE x M.J. ADAPTER	
(B)		3" OR 4" GATE VALVE WITH 2"x2" OPERATING NUT	
(C)		3" OR 4" COMPOUND METER	
(D)		2" TEST ASSEMBLY	
(E)		3" OR 4" CHECK VALVE	
(F)		2" GATE VALVE	
(G)		2" METER FLANGE	
(H)		2" DISPLACEMENT METER	
(J)		2" MALE METER FLANGE	
(K)		2" CHECK VALVE	
(L)		27" FRAME AND COVER	PLAN 502
(M)		TOP SECTION OF VALVE BOX WITH LID	PLAN 574
(N)		CONCRETE BOX	PLAN 505
(O)		COPPER PIPING	

* FURNISHED BY AGENCY

APWA Utah Chapter

3" and 4" Compound meter with 2" bypass

Plan 523 August 2001

3" and 4" Compound meter with 2" bypass

1. **GENERAL**
   A. Configuration may be changed at ENGINEER's discretion.
   B. Additional requirements are specified in APWA Section 33 12 16.

2 **PRODUCTS**
   A. Small Fittings: Brass. Do not use galvanized materials.
   B. Blocking: Clay brick or concrete block.
   C. Drain Gravel: Sewer rock, ASTM size no. 3 (2" to 1") or equal, APWA Section 31 05 13.

3. **EXECUTION**
   A. Control Valve: Install valve with valve box adjacent to main.
   B. Center frame and cover over water meter.
   C. Allow 1-inch clearance around waterline where water line passes through concrete box wall. Seal opening with compressible seal.

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DETAILS

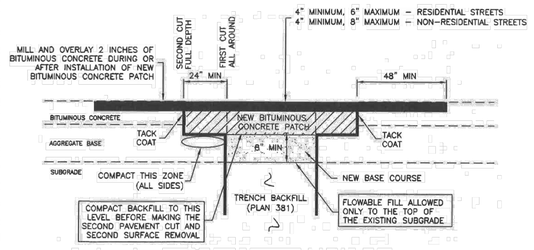
Bituminous pavement T-patch

1. **GENERAL**
   A. Vertical cuts in bituminous pavement may be done by saw or pavement zipping. If cuts greater than 6 inches are necessary to prevent pavement "break off" consult ENGINEER for directions on handling addtional costs.
   B. Repair a T-patch restoration if any of the following conditions occur prior to final payment or at the end of the one year correction period.
      1) Pavement surface distortion exceeds 1/4-inch deviation in 10 feet. Repair option - plane off surface distortions. coat planed surface with a cationic or anionic mulsion that complies with APWA Section 32 12 03.;
      2) Separation appears at a connection to an existing pavement or any Street Fixture. Repair option - blow separation clean and apply joint sealant, Plan 265.
      3) Cracks at least 1-foot long and 1/4-inch wide occur more often than 1 in 10 square feet. Repair option - blow clean and apply crack seal, Plan 265.
      4) Pavement raveling is greater than 1 square foot per 100 square feet. Repair option - Mill and inlay, APWA Sections 32 01 16.71 and 32 12 05.

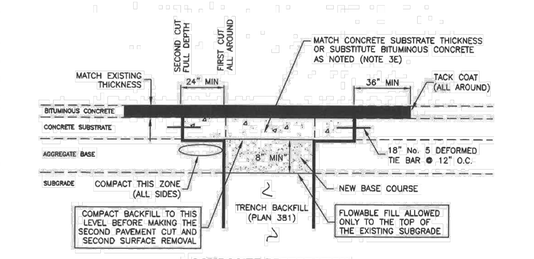
2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Flowable Fill: Target is 60 psi in 28 days with 90 psi maximum in 28 days, APWA Section 31 05 15. It must flow easily requiring no vibration for consolidation.
   C. Reinforcement. No. 5, galvanized or epoxy coated, deformed, 60 ksi yield grade steel, ASTM A615.
   D. Concrete: Class 4000, APWA Section 03 30 04.
   E. Tack Coat: APWA Section 32 12 13.13.
   F. Bituminous Concrete. APWA Section 32 12 05.
      1) Warm Weather Patch: PG64-22-DM-1/2, unless indicated otherwise.
      2) Cold Weather Patch: Modified MC-250-FM-1 as indicated in APWA Section 33 05 25.

3. **EXECUTION**
   A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Flowable Fill: Cure to initial set before placing aggregate base or bituminous pavement. Use in excavations that are too narrow to receive compaction equipment.
   C. Tack Coat: Clean all horizontal and vertical surfaces. Apply full coverage all surfaces.
   D. Pavement Placement: Follow APWA Section 32 12 16.13. Unless indicated otherwise, lift thickness is 3-inches minimum after compaction. Compact to 94 percent of ASTM D2041 (Rice density) plus or minus 2 percent.
   E. Bituminous Concrete Substitution: If bituminous concrete is substituted for Portland cement concrete substrate, omit rebar and provide 1.25 inches of bituminous concrete for each 1 inch of Portland cement concrete. Follow paragraph E requirements.
   F. Reinforcement. Required if thickness of existing Portland-cement concrete substrate is 6-inches or greater. Not required if 1) less than 6-inches thick, 2) if existing concrete is deteriorating, 3) if excavation is less than 3 feet square, or 4) if bituminous pavement is substituted for Portland-cement concrete substrate.
   G. Concrete Substrate. Cure to initial set before placing new bituminous concrete patch.

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BITUMINOUS CONCRETE RESTORATION



COMPOSITE RESTORATION

APWA Utah Chapter

Bituminous pavement T-patch

Plan 255 November 2015

ADS INJECTION MOLDED FITTING SPECIFICATION

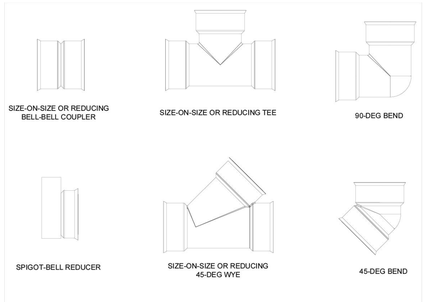
Scope
This specification describes 4- through 12-inch (100 to 300 mm) ADS Injection Molded Fittings for use in joining gravity-flow drainage and sewer pipe. Available fittings include tees, wyes, bends, couplers, and reducing fittings.

Fitting Requirements
ADS Injection Molded Fittings shall have a smooth interior and exterior.
- 4- through 10-inch (100 to 250mm) shall meet the fitting requirements of AASHTO M252.
- 12-inch (300mm) shall meet AASHTO M294 or ASTM F2306.

Joint Performance
The fittings shall provide a joint meeting AASHTO M252, AASHTO M294 or ASTM F2306. For non-gasketed fittings, dimples in the bell shall engage the corrugation to provide a soil-tight connection. For gasketed fittings, the joint shall be watertight according to the requirements of ASTM D3212. Gaskets shall be made of EPDM meeting the requirements of ASTM F477. Gaskets shall be supplied by the pipe manufacturer. A joint lubricant supplied by the manufacturer shall be used on the gasket and bell during assembly.

Material Properties
Material for fitting production shall be high density polyethylene conforming with the minimum requirements of cell classification 314420C or 314420E for 4- through 12-inch (100 to 300mm) diameters, as defined and described in the latest version of ASTM D3350, except that carbon black content should not exceed 4%.

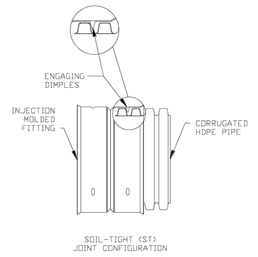
Build America, Buy America (BABA)
ADS Injection Molded Fittings, manufactured in accordance with AASHTO M252, AASHTO M294 or ASTM F2306, complies with the requirements in the Build America, Buy America (BABA) Act.



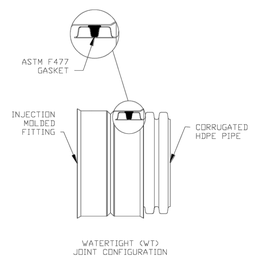
Refer to the Product Catalog for a complete listing of available fittings. Availability may vary for each fitting type based on diameter or joint performance.

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INJECTION MOLDED FITTINGS JOINT SYSTEM
(Joint configuration & availability subject to change without notice. Product detail may differ slightly from actual product appearance.)



SOIL-TIGHT (ST)
JOINT CONFIGURATION



WATERTIGHT (WT)
JOINT CONFIGURATION

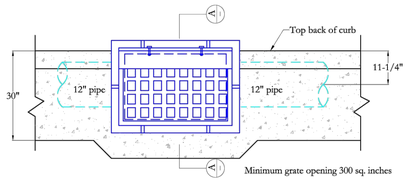
© ADS, Inc., November 2022

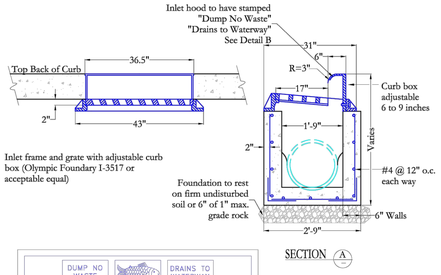
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DETAILS

Scale:	N/A	Drawn:	KJ
Date:	02/27/2024	Job #:	23-0376
Sheet:	D3.0		

Z:_2023\23-0376 extended stay america - clearfield\design\23-0376\dwg\sheet\v103.0 DETAILS.dwg





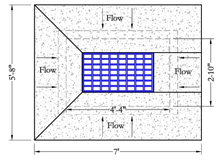
NOTES:

1. All reinforcement shall be #4 deformed steel, grade 60.
2. All reinforcement shall be placed at 12" o.c. each way in the floor and the walls.
3. The adjustable curb box inlet grate shall be bicycle safe. D&L Supply I-3517 or acceptable equal.
4. All pipes in the box shall be cut with the interior of the box and grouted smooth.
5. Rebar shall have 2" clear on earth side of structure.

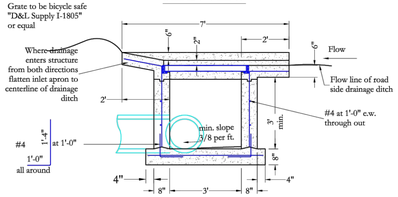
STANDARD HOODED CATCH BASIN

SCALE: NONE

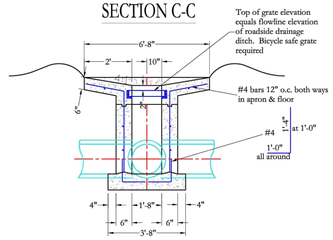
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PLAN VIEW



SECTION C-C



SECTION B-B

RURAL CATCH BASIN

SCALE: NONE

2

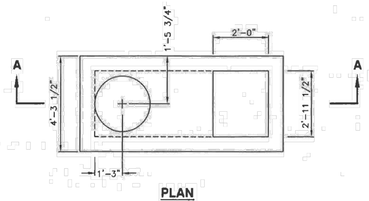
CIVIL ENGINEERING CONSULTANTS, PLLC.
5141 SOUTH 1500 WEST
RIVERDALE, UT 84405
801.866.0550

NO.	DATE	BY	REVISIONS

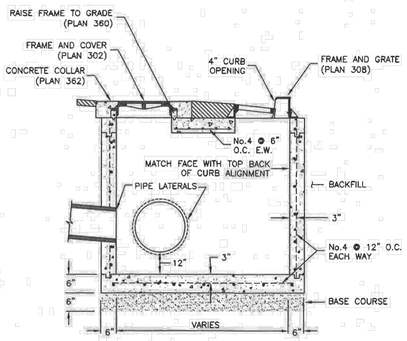
DATE: OCTOBER 2014
DRAWN: JLS
CHECKED: NSN

PROJECT / LOCATION: CLEARFIELD CITY STANDARDS
TITLE: STORM WATER HOODED & RURAL CATCH BASINS

CLIENT: CLEARFIELD CITY
PROJECT NUMBER: CITY STANDARDS
FILE: 04_HOODED_BASIN.dwg
SHEET: 4of 17



PLAN



SECTION A-A

APWA Utah Chapter

Combination catch basin and cleanout box

Plan 316
March 2011

Combination catch basin and cleanout box

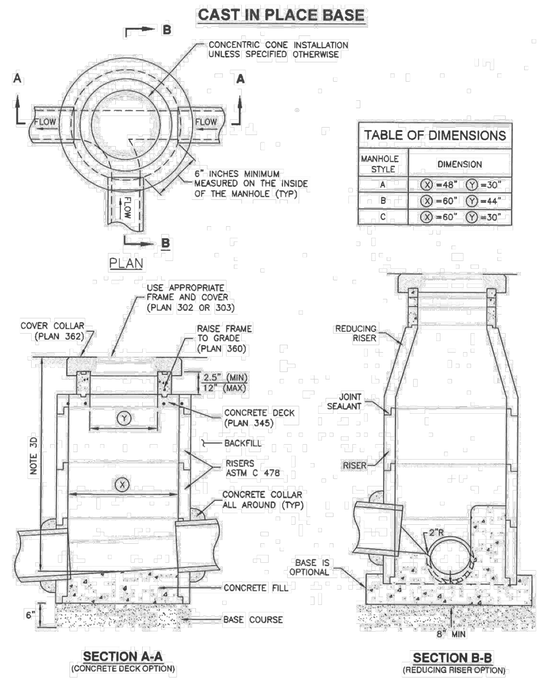
1. **GENERAL**
   A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the box.
2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Concrete: Class 4000, APWA Section 03 30 04.
   D. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.
   E. Ladder Rungs: Plastic, or plastic coated steel typically 8-inches wide.
3. **EXECUTION**
   A. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Curb Face Opening: Make opening at least 4-inches high. Provide at least a 2-inch drop between the "begin warp" line in the gutter flow-line and the top of the grate at the curb face opening.
   C. Ladder Rungs: Provide rungs in boxes over 6 feet deep. When measured from the floor of the box, place bottom rung the greater distance of 4 feet from the floor of the box or 1 foot above the top of the pipe. Place top rung within 3 feet of bottom of box ceiling.
   D. Concrete Placement: APWA Section 03 30 10. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   E. Backfill: Provide backfill against all sides of the box. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.

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LICENSED PROFESSIONAL ENGINEER
No. 8889502202
THOMAS M. ROMNEY
02/27/24
STATE OF UTAH

EXTENDED STAY AMERICA
CLEARFIELD, UT
DETAILS



APWA Utah Chapter

Precast manhole

Plan 341.1
November 2010

Precast manhole

1. **GENERAL**
   A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the manhole.
   B. Manhole size.
      1) Diameter is 4-feet: For pipe under 12" diameter.
      2) Diameter is 5-feet: For pipe 12" and larger, or when 3 or more drain pipes intersect the manhole.
   C. Wall thickness:
      1) Precast reinforced concrete walls 4 3/4" minimum.
      2) Cast-in-place concrete to be 8 inches thick minimum.
2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Concrete: Class 4000, APWA Section 03 30 04.
   D. Riser and Reducing Riser: ASTM C478.
   E. Joint Sealant: Rubber based, compressible.
   F. Grout: 2 parts sand to 1 part cement mortar, ASTM C1329.
   G. Stabilization-Separation Geotextile: Moderate or high at CONTRACTOR's choice, APWA Section 31 05 19.
3. **EXECUTION**
   A. Foundation Stabilization: Get ENGINEER's permission to use a sewer rock or a sewer rock in a geotextile wrap to stabilize an unstable foundation.
   B. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   C. Invert cover. During construction, place invert covers over the top of pipe in manholes that currently convey sewerage. See Plan 412.
   D. Concrete Deck or Reducing Riser: When depth of manhole from pipe invert to finish grade exceeds 7 feet, use an ASTM C478 reducing riser.
   E. Pipe Connections: Grout around all pipe openings.
   F. Pipe Seal: Install rubber-based pipe seals on all plastic pipes when connecting plastic pipes to manholes. Hold water-stop in place with stainless steel bands.
   G. Joints: Place flexible sealant in all riser joints. Finish with grout.
   H. Adjustment: If the required manhole adjustment is more than 1'-0", remove the cone and grade rings and adjust the manhole elevation with the appropriate manhole section, the cone section, and the grade rings or plastic form to make frame and lid match finish grade.
   I. Finish: Provide smooth and neat finishes on interior of cones, shafts, and rings. Imperfect moldings or honeycombs will not be accepted.
   J. Backfill: Provide backfill against the manhole shaft. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.

341.1

Nyloplast® Ductile Iron Drop-In Grates*

Applications: Use in areas with heavy foot traffic or light vehicular traffic (bikes, golf carts), where a sturdier grate is needed. 6" Round grate can be used with DrainTech 6" Round Basins. Other sizes of drop-in grates fit directly into pipe.



6" - 0601DI



24" - 2401DI

Part No.	Description	UPC Code	D	H	List Price
0601DI	6" Round Nylo-DI Grate for 6" pipe	96942642194	7.5	1.5	$ 41.80
0801DI	8" Round Nylo-DI Grate for 8" pipe	96942645942	10.0	1.3	$ 83.70
1001DI	10" Round Nylo-DI Grate for 10" pipe	96942649575	12.0	1.5	$ 105.50
1201DI	12" Round Nylo-DI Grate for 12" pipe	96942652582	14.5	1.5	$ 148.85
1501DI	15" Round Nylo-DI Grate for 15" pipe	96942657495	18.0	1.5	$ 231.25
1801DI	18" Round Nylo-DI Grate for 18" pipe	96942661706	23.0	2.0	$ 275.00
2401DI	24" Round Nylo-DI Grate for 24" pipe	96942666718	28.0	2.0	$ 481.25

Product conforms to ASTM A 536 Grade 70-50-05

*Nyloplast Ductile Iron Drop-In Grates are available by special order only. Freight FOB plant in Buford, GA or Fontana, CA

Nyloplast® Drop-In Grates Inlet Capacity Chart

Product No.	Pipe Size	Flow Rate CFS**
0601DI	6"	0.662
0801DI	8"	1.441
1001DI	10"	2.612
1201DI	12"	4.152
1501DI	15"	7.128
1801DI	18"	12.163
2401DI	24"	25.821

**Based on equations from the FAA Airport Drainage AC 150/5320-5B, 1970, Page 31. Certain assumptions have been made and no two installations will necessarily perform the same way. Safety factors should change with site conditions such that a safety factor 1.25 should be used for an inlet in pavement, and a safety factor of 2.0 for turf areas.

16

Drainetech

REVISION BLOCK

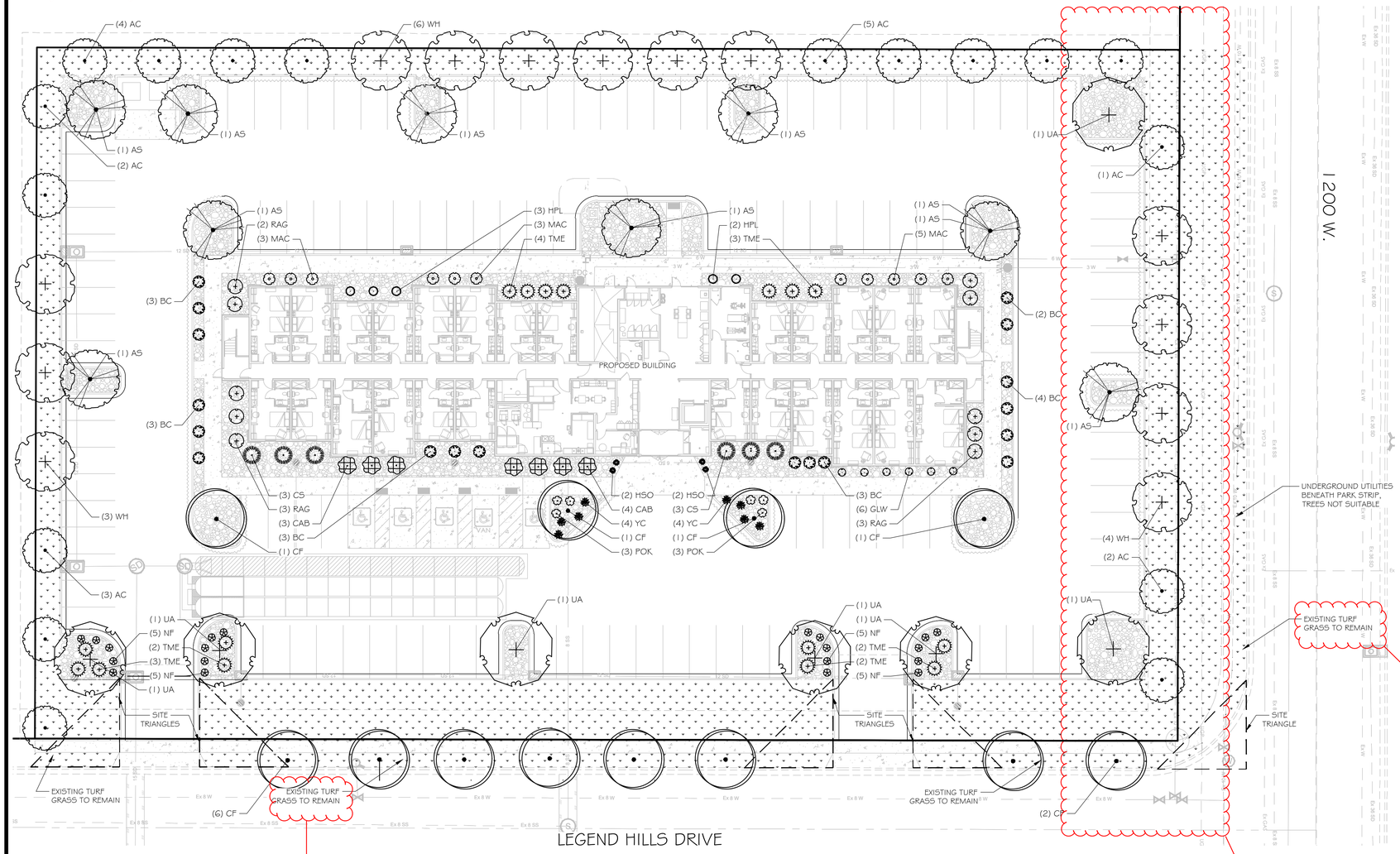
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DETAILS

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Drawn: KJ
Date: 02/27/2024
Job #: 23-0376
Sheet: D4.0

Z:_2023\23-0376 extended stay america - clearfield\design\23-0376 DETAILS.dwg

Outdoor Amenity: Sites with a combined building floor area 20,000 square feet or greater need to provide an outdoor amenity designed for pedestrians and create plazas or other focal points that are inviting to site patrons. The outdoor amenity may be
a. seating areas including patios, decks, porches, benches, tables, and pergolas
b. water features
c. garden areas designed for active use



Turf not allowed in park strips. Will need to install as a planter bed.

Turf not allowed in park strips. Will need to install as planter bed.

We probably do not want trees in out easement for this water line. This takes away a significant amount of open space for them to meet landscape requirements, is there an exemption or variance they can be granted due to the situation?

Response: They can relocate the trees other than the three required in the parking lot islands. Shrubs, perennials, and grasses can remain in the easement area. - T.S

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES					
	AC	Acer platanoides `Columnare`	Columnar Norway Maple	2" Cal.	17
	AS	Amelanchier alnifolia	Serviceberry	2" Cal.	9
	CF	Cercis canadensis 'Forest Pansy'	Eastern Redbud	2" Cal.	12
	CP2	Crataegus phaenopyrum	Washington Hawthorn	2" Cal.	13
	UA	Ulmus x `Accolade`	Accolade Elm	2" Cal.	7
	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
SHRUBS					
	BC	Berberis thunbergii 'Concorde'	Concorde Japanese Barberry	5 gal.	18
	CAB	Cornus alba `Bailhalo` TM	Ivory Halo Dogwood	5 gal.	7
	CS	Cytisus scoparius	Scotch Broom	5 gal.	6
	HPL	Hydrangea quercifolia 'Snow Queen'	Oakleaf Hydrangea	3 gal.	5
	MAC	Mahonia aquifolium `Compacta`	Compact Oregon Grape	5 gal.	11
	NF	Nepeta x faassenii	Catmint	3 gal.	20
	RAG	Rhus aromatica `Gro-Low`	Gro-Low Fragrant Sumac	5 gal.	10
	TME	Taxus x media `Everlow`	Everlow Yew	5 gal.	16
	YC	Yucca filamentosa 'Color Guard'	Color Guard Adam's Needle	5 gal.	8
ORNAMENTAL GRASSES					
	POK	Pennisetum alopecuroides `Karley Rose`	Karley Rose Fountain Grass	1 gal.	6
PERENNIALS					
	GLW	Gaura lindheimeri `Whirling Butterflies`	Whirling Butterflies Gaura	1 gal.	6
	HSO	Hemerocallis x `Stella de Oro`	Stella de Oro Daylily	1 gal.	4
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
GROUND COVERS					
	PP	Poa pratensis	Kentucky Bluegrass	sod	20,247 sf

Only up to 15% of the total landscaped area can be grass.

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
1	RIVER COBBLE, TBD.	9,015 sf

LANDSCAPE NOTES

1. LAWN AREAS WILL BE SODDED WITH KENTUCKY BLUEGRASS BLEND OVER 4 INCHES GOOD GRADE TOPSOIL.
2. TOP DRESS ALL SHRUB BED AREAS AND OTHER AREAS LABELED ROCK MULCH WITH 4" DEEP OF 2" TO 4" SOUTH TOWN COBBLE ROCK MULCH FROM NEPHI SANDSTONE IN NEPHI, UTAH OVER DEWITT PRO-5 WEED BARRIER FABRIC. FABRIC SHALL BE INSTALLED AFTER PRE-EMERGENT HAS BEEN APPLIED.
3. INSTALL PLASTIC EDGING FOR MOW STRIPS BETWEEN LAWN AREAS AND PLANTING BEDS.
4. CONTRACTOR TO CONDUCT THEIR OWN QUANTITY TAKE-OFFS IN THE PLAN AND VERIFY ANY DISCREPANCIES WITH THE LANDSCAPE ARCHITECT.

INTERIOR LOT LANDSCAPE TABULATIONS

ITEM			
TOTAL LANDSCAPE AREA	23,279 SQ FT	REQUIRED	PROVIDED
1 TREE PER 400 SQFT		58 TREES	58
1 SHRUB PER 200 SQ FT		117 SHRUBS	117

Ornamental grasses and perennials don't count toward shrub requirement.

Ground Plane Coverage: minimum 50% coverage at plant maturity (evergreen trees, shrubs, ornamental grasses, perennials, and ground covers can be used to meet requirement. Deciduous trees don't count toward requirement.

Grass: Up to 15% of landscape area.

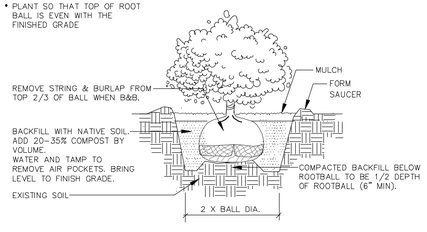
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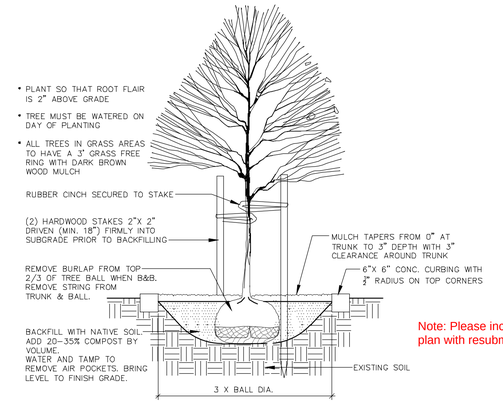
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



A SHRUB PLANTING
NOT TO SCALE



B TREE PLANTING & STAKING
NOT TO SCALE

Note: Please include irrigation plan with resubmittal.

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

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LICENSED LANDSCAPE ARCHITECT
No. 103994
ALAN K. WEAVER
02/28/2024
STATE OF UTAH

EXTENDED STAY AMERICA
CLEARFIELD, UTAH
LANDSCAPE PLAN

REVISION BLOCK

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OVERALL LANDSCAPE PLAN

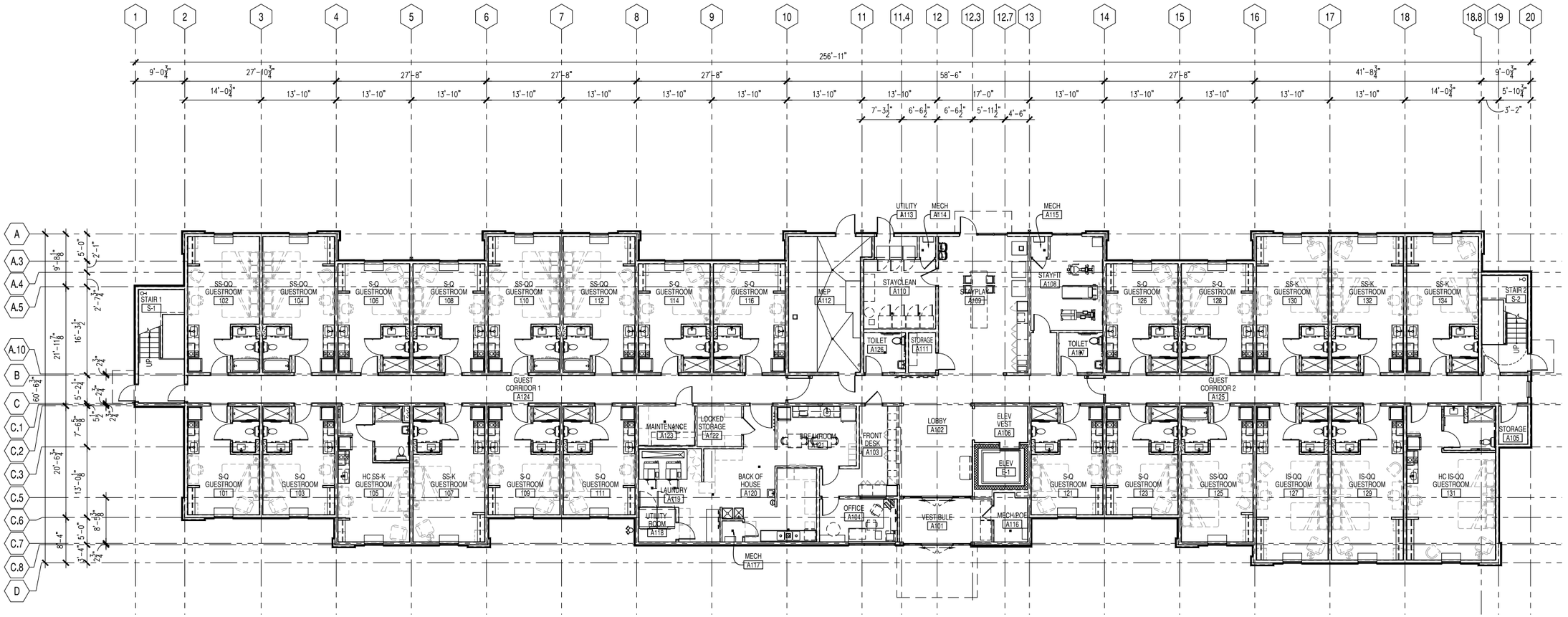
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Z:_2023\23-0376 Extended Stay America - Clearfield\design\23-0376 (dwg)\sheets\L1.0- LANDSCAPE PLAN.dwg

BUILDING INFORMATION

- GUEST ROOMS: **124**
- TYPE OF CONSTRUCTION: **5-A**
- OCCUPANCY TYPE: **R-1**
- STORIES: **4**
- SQUARE FOOTAGE:
  - 1st = 13,500 SF
  - 2nd = 13,500 SF
  - 3rd = 13,500 SF
  - 4th = 13,500 SF

  TOTAL = **54,000 SF**



LEVEL ONE PLAN

SCALE: 1" = 20'

CONCORD HOSPITALITY ENTERPRISES

CLEARFIELD UT

EXTENDED STAY AMERICA PREMIER SUITES

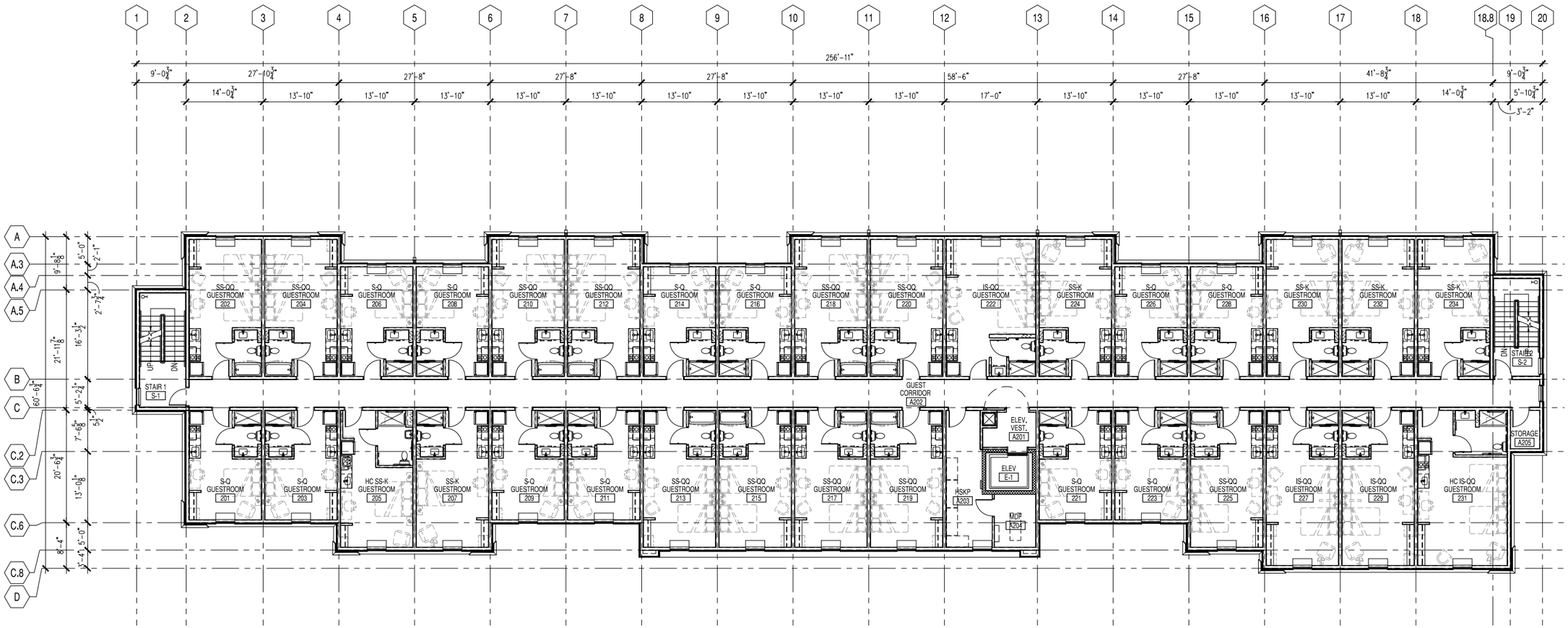
DESIGN SMP

February 12, 2024

BUILDING INFORMATION

- GUEST ROOMS: **124**
- TYPE OF CONSTRUCTION: **5-A**
- OCCUPANCY TYPE: **R-1**
- STORIES: **4**
- SQUARE FOOTAGE:
  - 1st = 13,500 SF
  - 2nd = 13,500 SF
  - 3rd = 13,500 SF
  - 4th = 13,500 SF

  TOTAL = **54,000 SF**



LEVEL TWO - FOUR PLAN

SCALE: 1" = 20'

CONCORD HOSPITALITY ENTERPRISES

CLEARFIELD UT

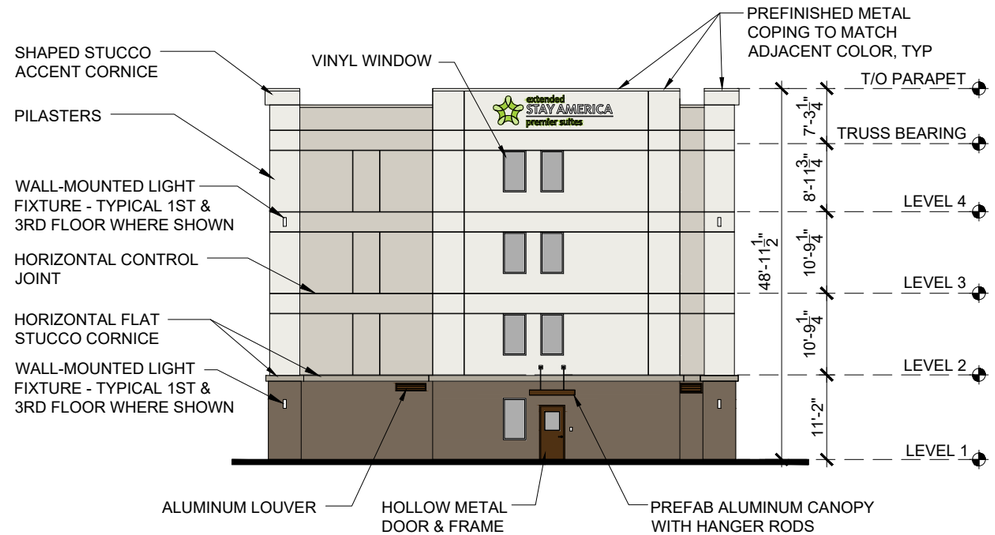
EXTENDED STAY AMERICA PREMIER SUITES

DESIGN SMP

February 12, 2024

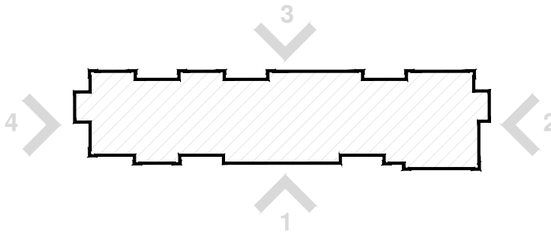
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- STUCCO: PPG 1025-1 "COMMERCIAL WHITE"
- STUCCO: PPG 1025-3 "WHISKERS'
- STUCCO: PPG 1025-4 "SHARKSKIN"
- EXTERIOR TRIM: CP410 "BRONZETONE"
- KINGSIZE DOVE GRAY BRICK BY ACME BRICK

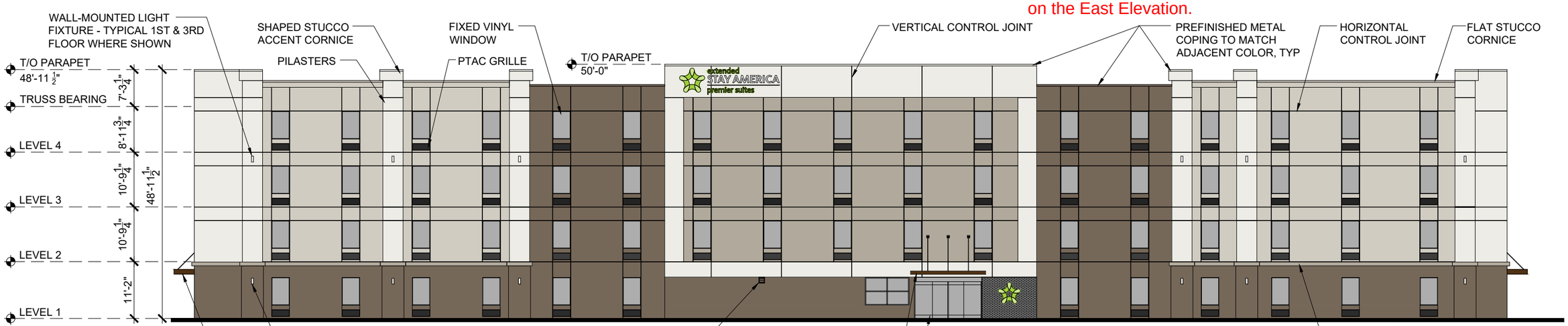


2 EAST ELEVATION
SCALE: 1" = 20'

East Elevation faces a street and will need to include at least two of the following materials: brick, stucco, stone, or rock. Staff recommends adding the same brick proposed for the South Elevation as a material on the East Elevation.



KEYPLAN



1 SOUTH ELEVATION
SCALE: 1" = 20'

CONCORD HOSPITALITY ENTERPRISES

CLEARFIELD UT

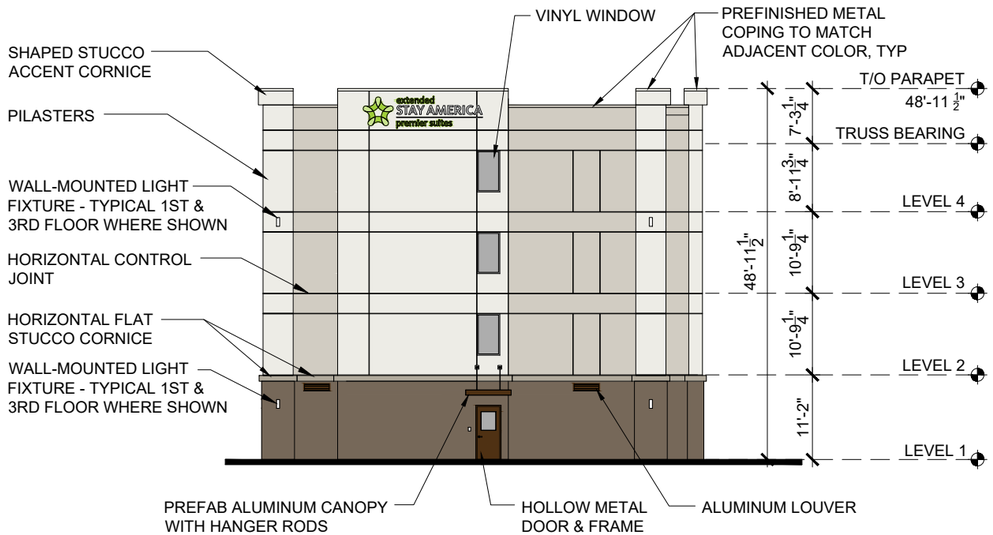
EXTENDED STAY AMERICA PREMIER SUITES

DESIGN SMP

February 12, 2024

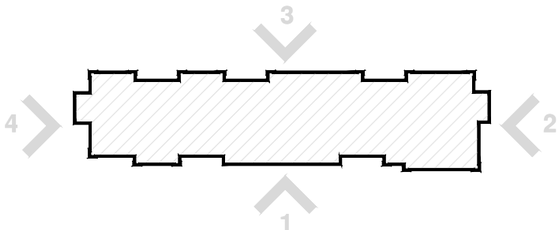
COLOR / MATERIAL LEGEND

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- STUCCO: PPG 1025-1 "COMMERCIAL WHITE"
- STUCCO: PPG 1025-3 "WHISKERS'
- STUCCO: PPG 1025-4 "SHARKSKIN"
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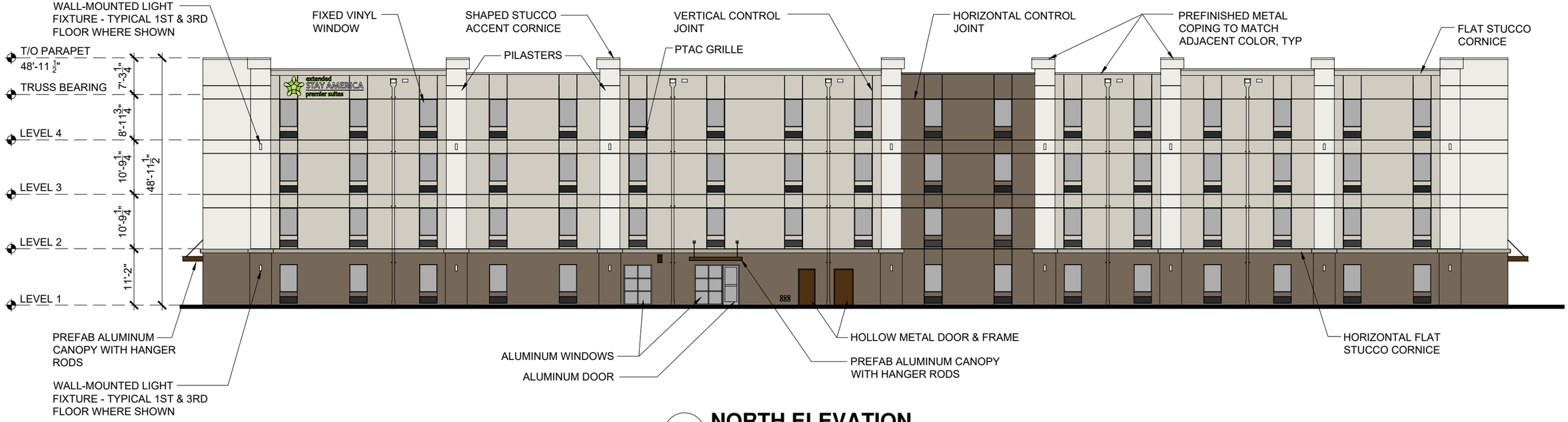


4 WEST ELEVATION

SCALE: 1" = 20'



KEYPLAN



3 NORTH ELEVATION

SCALE: 1" = 20'

CONCORD HOSPITALITY ENTERPRISES

CLEARFIELD UT

EXTENDED STAY AMERICA PREMIER SUITES

DESIGN SMP

February 12, 2024

PROPOSED BUILDING MATERIALS

STUCCO



PPG 1021-6
CURLEW



PPG 1025-1
COMMERCIAL
WHITE



PPG 1025-3
WHISKERS



PPG 1025-4
SHARKSKIN

EXTERIOR BRICK



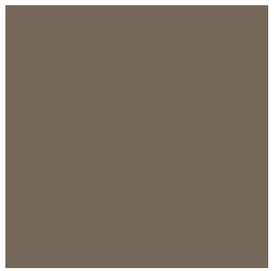
KINGSIZE BRICK BY ACME BRICK
DOVE GRAY

CANOPIES / LOUVERS



CP 410
BRONZETONE

METAL TRIM / SCUPPERS / DOWNSPOUTS



PPG 1021-6
CURLEW

PPG 1025-1
COMMERCIAL
WHITE

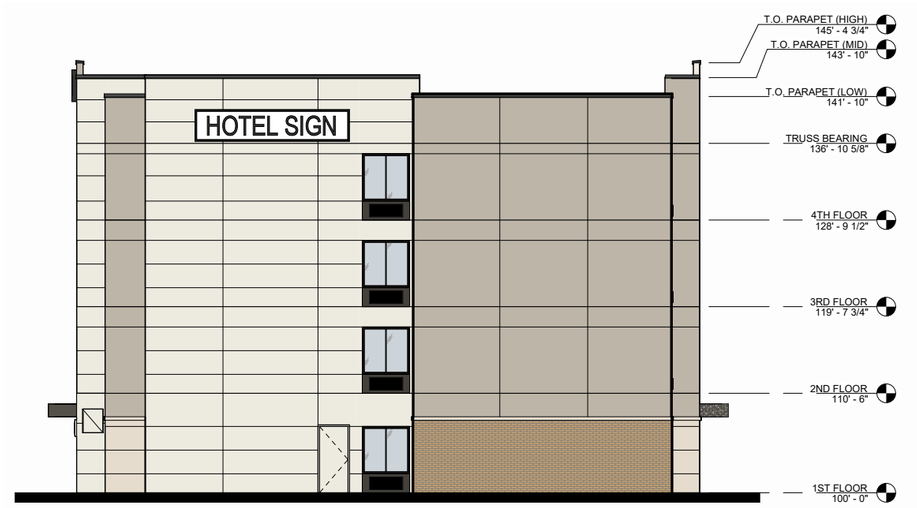
PPG 1025-3
WHISKERS



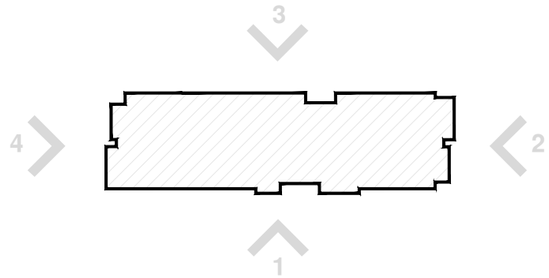
PPG 1025-4
SHARKSKIN

COLOR / MATERIAL LEGEND

- STUCCO 01: SW 7008 "ALABASTER"
- STUCCO 02: SW 7004 "AMAZING GRAY"
- STUCCO 03: SW 6105 "DIVINE WHITE"
- THIN BRICK: CALICO BY ACME BRICK
- EXTERIOR TRIM: DARK BRONZE



2 SIDE ELEVATION
SCALE: 1/16" = 1'-0"



KEYPLAN



1 FRONT ELEVATION
SCALE: 1/16" = 1'-0"

CONCORD HOSPITALITY ENTERPRISES

CLEARFIELD UT

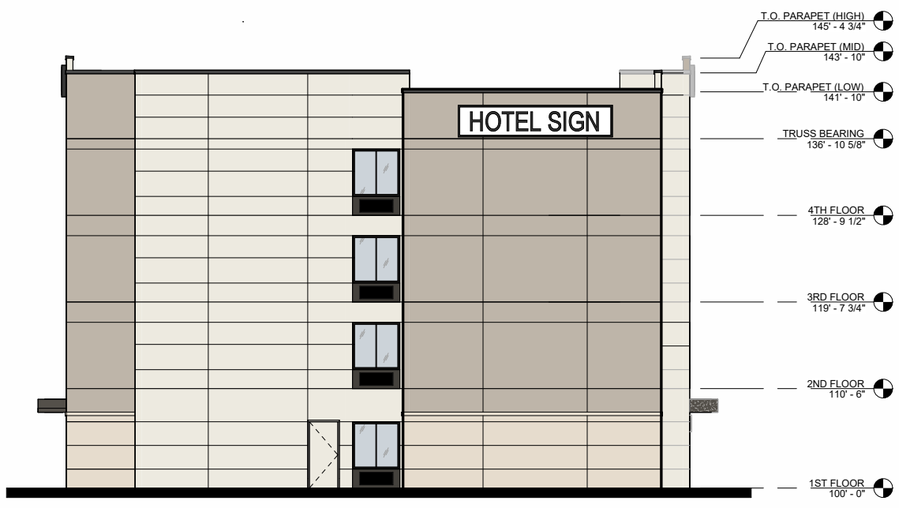
MIDSCALE EXTENDED STAY HOTEL

DESIGN SMP

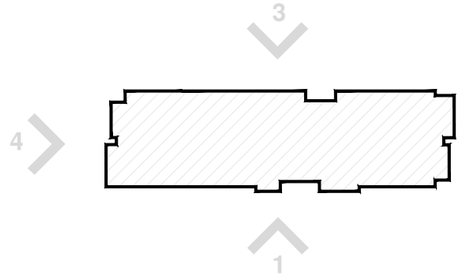
April 12, 2024

COLOR / MATERIAL LEGEND

- STUCCO 01: SW 7008 "ALABASTER"
- STUCCO 02: SW 7004 "AMAZING GRAY"
- STUCCO 03: SW 6105 "DIVINE WHITE"
- THIN BRICK: CALICO BY ACME BRICK
- EXTERIOR TRIM: DARK BRONZE



4 SIDE ELEVATION
SCALE: 1/16" = 1'-0"



KEYPLAN



3 REAR ELEVATION
SCALE: 1/16" = 1'-0"

CONCORD HOSPITALITY ENTERPRISES

CLEARFIELD UT

MIDSCALE EXTENDED STAY HOTEL

DESIGN SMP

April 12, 2024

PROPOSED BUILDING MATERIALS

STUCCO 01

ALABASTER - SW 7008
R237, G234, B224

STUCCO 02

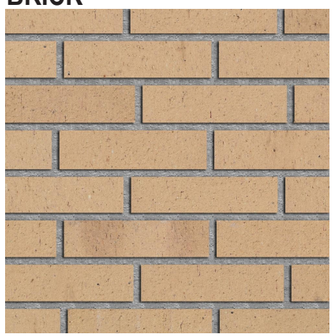


AMAZING GRAY - SW 7044
R190, G181, B169

STUCCO 03

DIVINE WHITE - SW 6105
R230, G220, B205

BRICK



THIN BRICK BY ACME BRICK
CALICO

TRIM / P-TAC



DARK BRONZE

BUILDING INFORMATION

- GUEST ROOMS: **124**
- TYPE OF CONSTRUCTION: **5-A**
- OCCUPANCY TYPE: **R-1**
- STORIES: **4**
- SQUARE FOOTAGE:
  - 1st = 14,025 SF
  - 2nd = 14,266 SF
  - 3rd = 14,266 SF
  - 4th = 14,266 SF

  TOTAL = **56,823 SF**



LEVEL ONE PLAN

SCALE: 1/16" = 1'-0"

CONCORD HOSPITALITY ENTERPRISES

CLEARFIELD UT

MIDSCALE EXTENDED STAY HOTEL

DESIGN SMP

April 12, 2024

BUILDING INFORMATION

- GUEST ROOMS: **124**
- TYPE OF CONSTRUCTION: **5-A**
- OCCUPANCY TYPE: **R-1**
- STORIES: **4**
- SQUARE FOOTAGE:
  - 1st = 14,025 SF
  - 2nd = 14,266 SF
  - 3rd = 14,266 SF
  - 4th = 14,266 SF

  TOTAL = **56,823 SF**



LEVEL TWO - FOUR PLAN

SCALE: 1/16" = 1'-0"

CONCORD HOSPITALITY ENTERPRISES

CLEARFIELD UT

MIDSCALE EXTENDED STAY HOTEL

DESIGN SMP

April 12, 2024

MIDSCALE EXTENDED STAY HOTEL

PREPARED FOR:

COCNCORD DEVELOPMENT

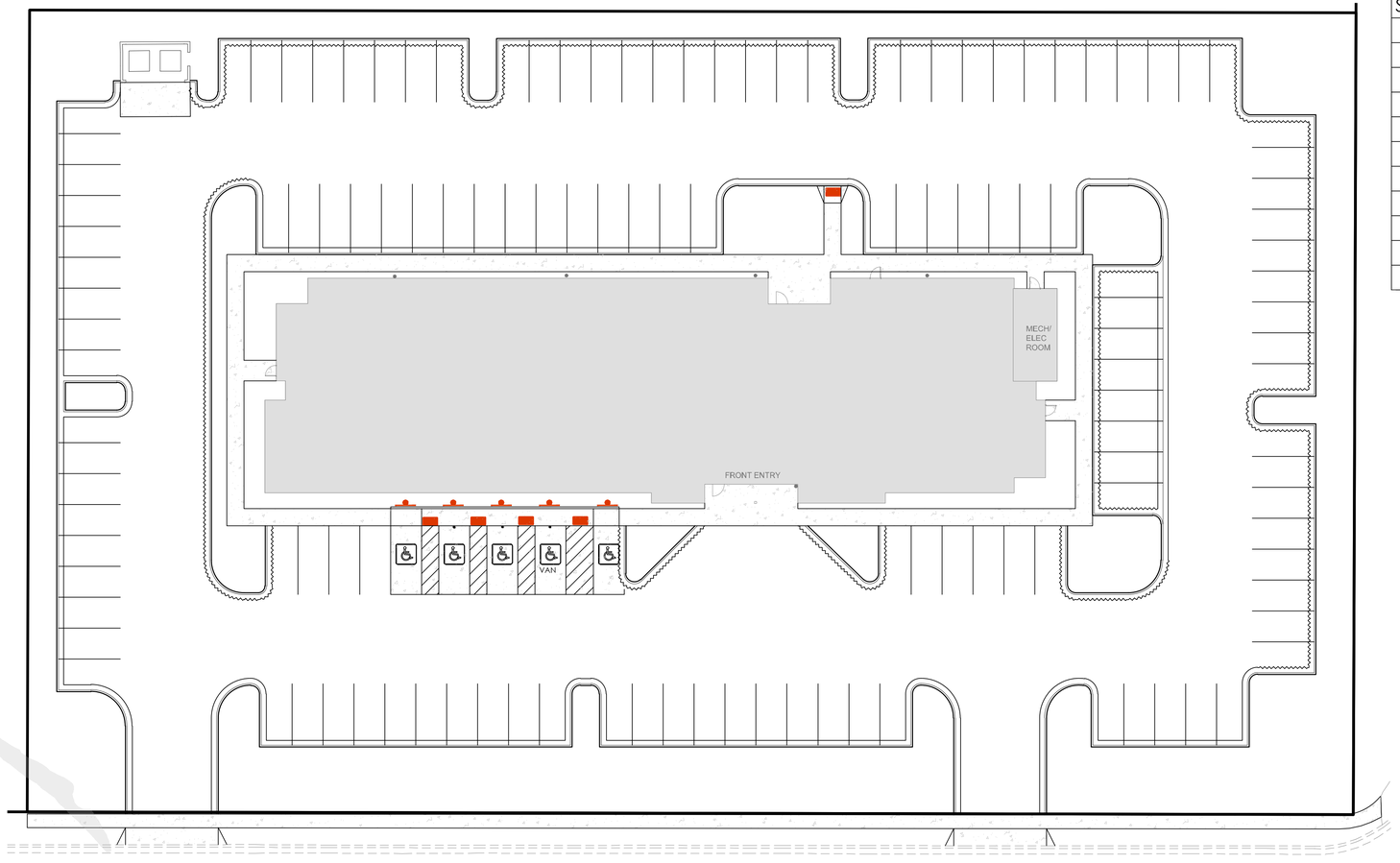
LOCATED IN:

CLEARFIELD, UT



VICINITY MAP

NTS



SITE MAP

Sheet List Table	
Sheet Number	Sheet Title
C1.0	COVER SHEET
C3.0	SITE PLAN
C3.1	HARDSCAPE PLAN
C4.0	UTILITY PLAN
C5.0	GRADING & DRAINAGE PLAN
C5.1	OFFSITE DRAINAGE PLAN
C6.0	EROSION CONTROL PLAN
D1.0	DETAILS
D2.0	DETAILS
D3.0	DETAILS
D4.0	DETAILS

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.

2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.

3. ALL CONSTRUCTION SHALL ADHERE TO CLEARFIELD AND APWA STANDARD PLANS AND SPECIFICATIONS.

4. ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.

5. THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH. D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

ENGINEER'S NOTES TO CONTRACTOR

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.

2. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE 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.

3. UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

4. ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: PARK SORENSON
SURVEY MANAGER: JUSTIN LUNDBERG

OWNER/DEVELOPER
CONCORD DEVELOPMENT
114140 COMMON OAKS DR.
RALEIGH, NORTH CAROLINA 27614
(919) 278-1594
CONTACT: APRIL KOTSCH

N

S

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

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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ENGINEERING AND SURVEYING, LLC
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MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 8289502202
THOMAS M. ROMNEY
04/19/24
STATE OF UTAH

MIDSCALE EXTENDED STAY HOTEL
CLEARFIELD, UT
COVER SHEET

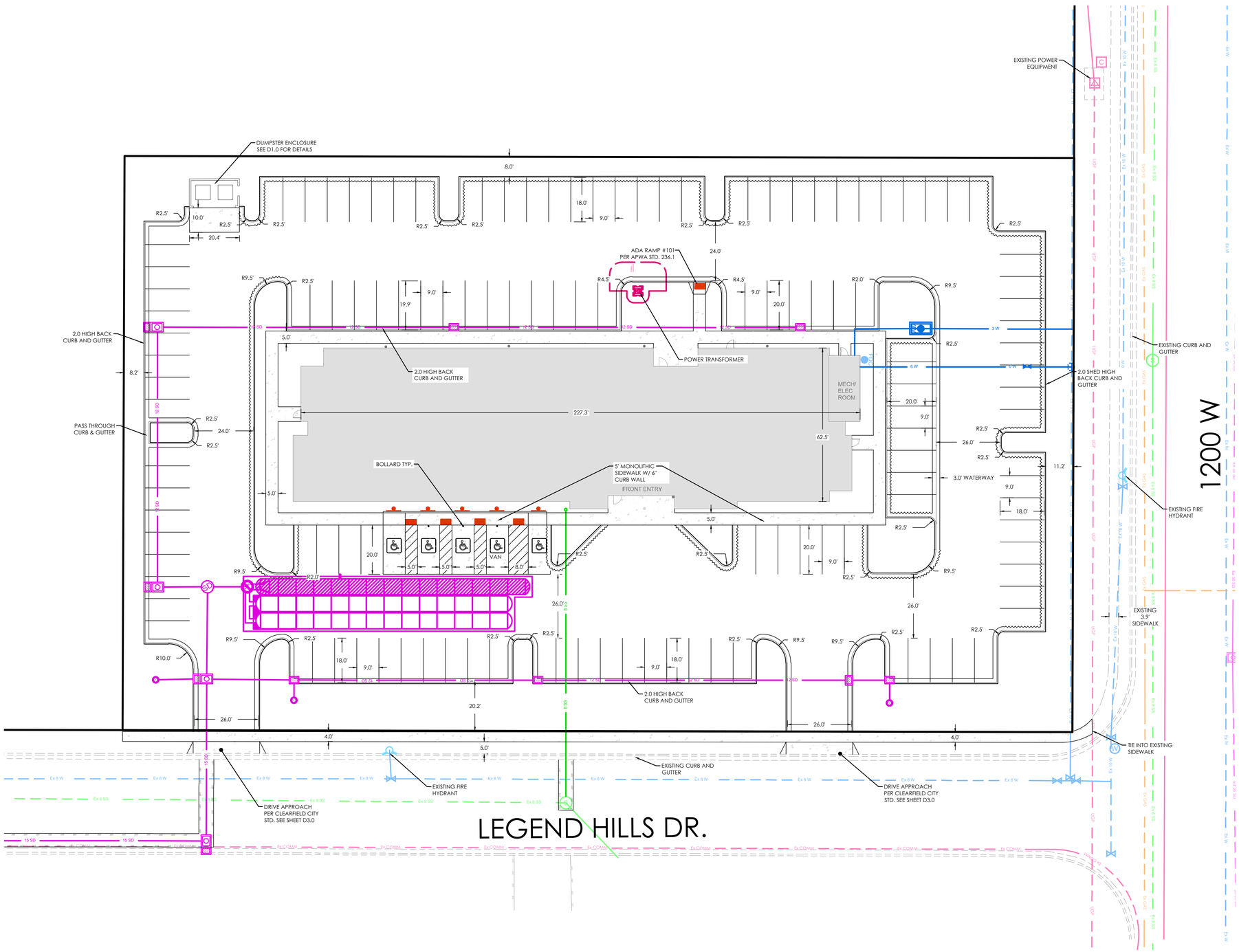
REVISION BLOCK

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COVER SHEET

Scale:	1"=20'	Drawn:	KJ
Date:	04/19/2024	Job #:	23-0376
Sheet:	C1.0		

Z:_2023\23-0376 Extended Stay America - Clearfield\design\23-037A.dwg\sheets\C1.0 COVER SHEET.dwg



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
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- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION

o XXXX.XX

PROPERTY OVERVIEW:

TOTAL AREA:	2.07 ACRES
	90,169 SQFT
BUILDING USE:	HOTEL
ZONE TYPE :	C-2

BUILDINGS:

BUILDING FOOTPRINT:	13,757 SQFT
STORIES:	4
BUILDING TOTAL AREA :	54,000 SQFT

PARKING:

PROVIDED:	125 STALLS
ADA PROVIDED:	5
TOTALS:	130

OPENSPACE:

REQUIRED:	0.21 ACRES (10%)
PROVIDED:	0.55 ACRES (27%)

IMPERVIOUS AREAS

(ASPHALT, SIDEWALKS)	66,367 SQFT (73%)

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
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04/19/24
STATE OF UTAH

MIDSCALE EXTENDED STAY HOTEL
CLEARFIELD, UT
SITE PLAN

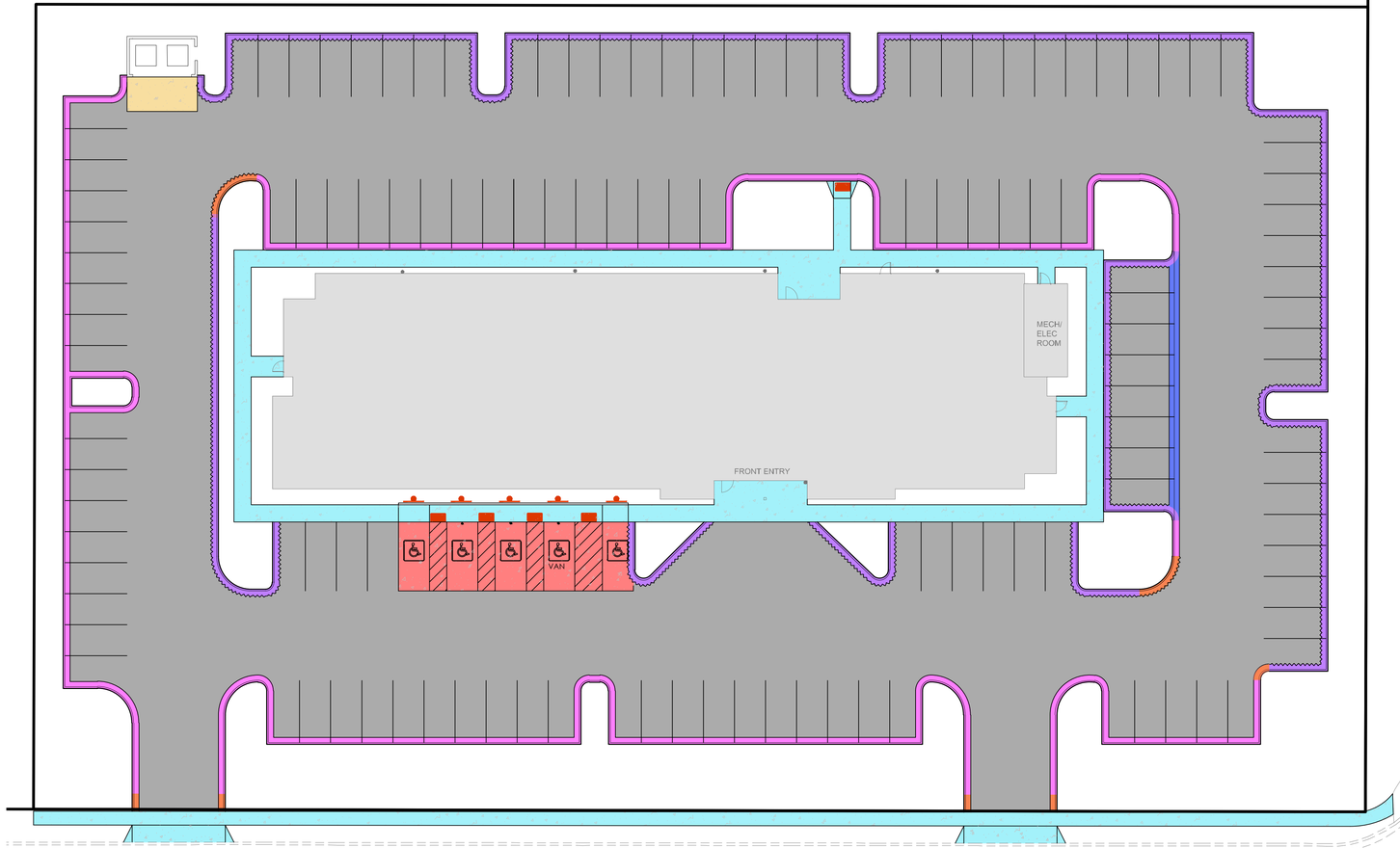
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SITE PLAN

Scale:	1"=20'	Drawn:	KJ
Date:	04/19/2024	Job #:	23-0376
Sheet:	C3.0		

Z:_2023\23-0376 Extended Stay America - Clearfield\design\23-0376\dwg\sheets\C2.0 SITE PLAN.dwg

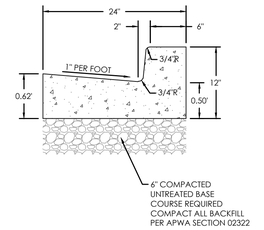


1200 W

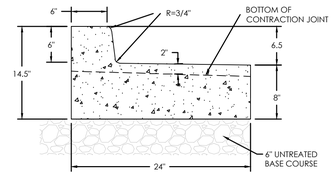
LEGEND HILLS DR.

HARDSCAPE LEGEND

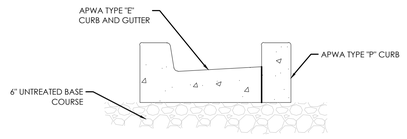
- 2.0' HIGH BACK CURB & GUTTER OVER 6" COMPACTED ROAD BASE COURSE
- 2.0' HIGH BACK SHED CURB & GUTTER
- ADA PARKING X" CONCRETE OVER X" ROAD BASE
- TRANSITION ZONE
- SIDEWALK 4" CONCRETE OVER 6" COMPACTED ROADBASE PER CLEARFIELD CITY STD.
- DRIVE AISLE X" ASPHALT OVER X" ROADBASE OVER X" GRANULAR BORROW
- DUMPSTER PAD X" CONCRETE OVER X" ROAD BASE OVER X" REWORKED SOIL
- 3' WATERWAY



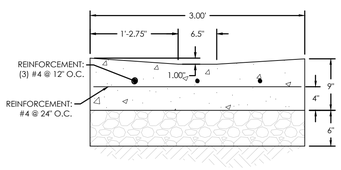
24" CURB AND GUTTER
NTS



REVERSE PAN CURB AND GUTTER
NTS



FLOW THRU CURB ISLAND DETAIL
NTS



3' WATERWAY
NTS

GRAPHIC SCALE

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(IN FEET)
1 inch = 20 ft.

N

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STATE OF UTAH

MIDSCALE EXTENDED STAY HOTEL
CLEARFIELD, UT
HARDSCAPE PLAN

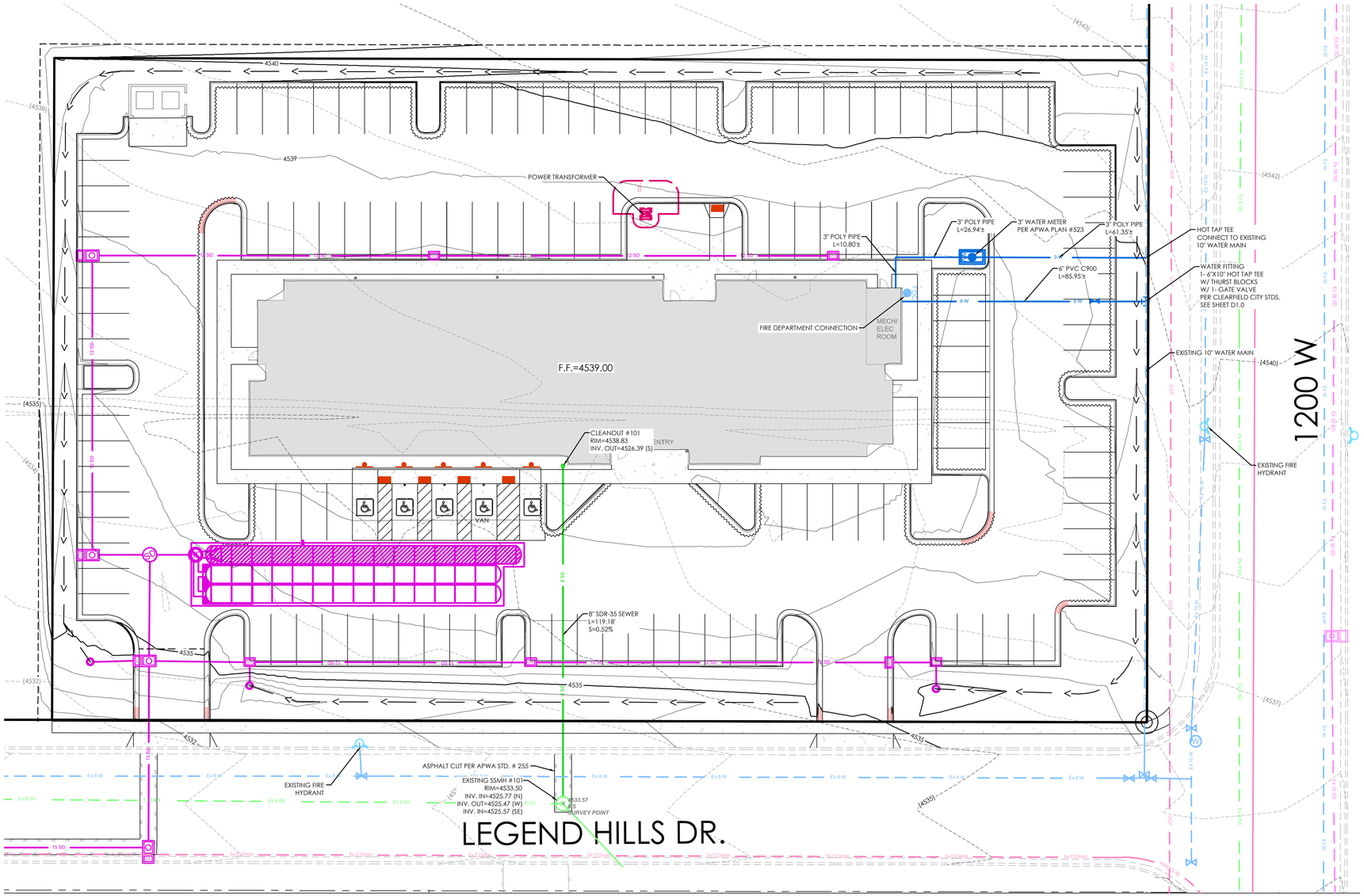
REVISION BLOCK

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HARDSCAPE PLAN

Scale:	1"=20'	Drawn:	KJ
Date:	04/19/2024	Job #:	23-0376
Sheet:	C3.1		

Z:_2023\23-0374 Extended Stay America - Clearfield\design\23-0374.dwg\sheets\C3.2 HARDSCAPE PLAN.dwg



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- LOT LINE
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- XX" STORM DRAIN
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- EXIST. FIRE HYDRANT
- SPOT ELEVATION

GRAPHIC SCALE

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(IN FEET)
1 inch = 20 ft.

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04/19/24
STATE OF UTAH

MIDSCALE EXTENDED STAY HOTEL
CLEARFIELD, UT
UTILITY PLAN

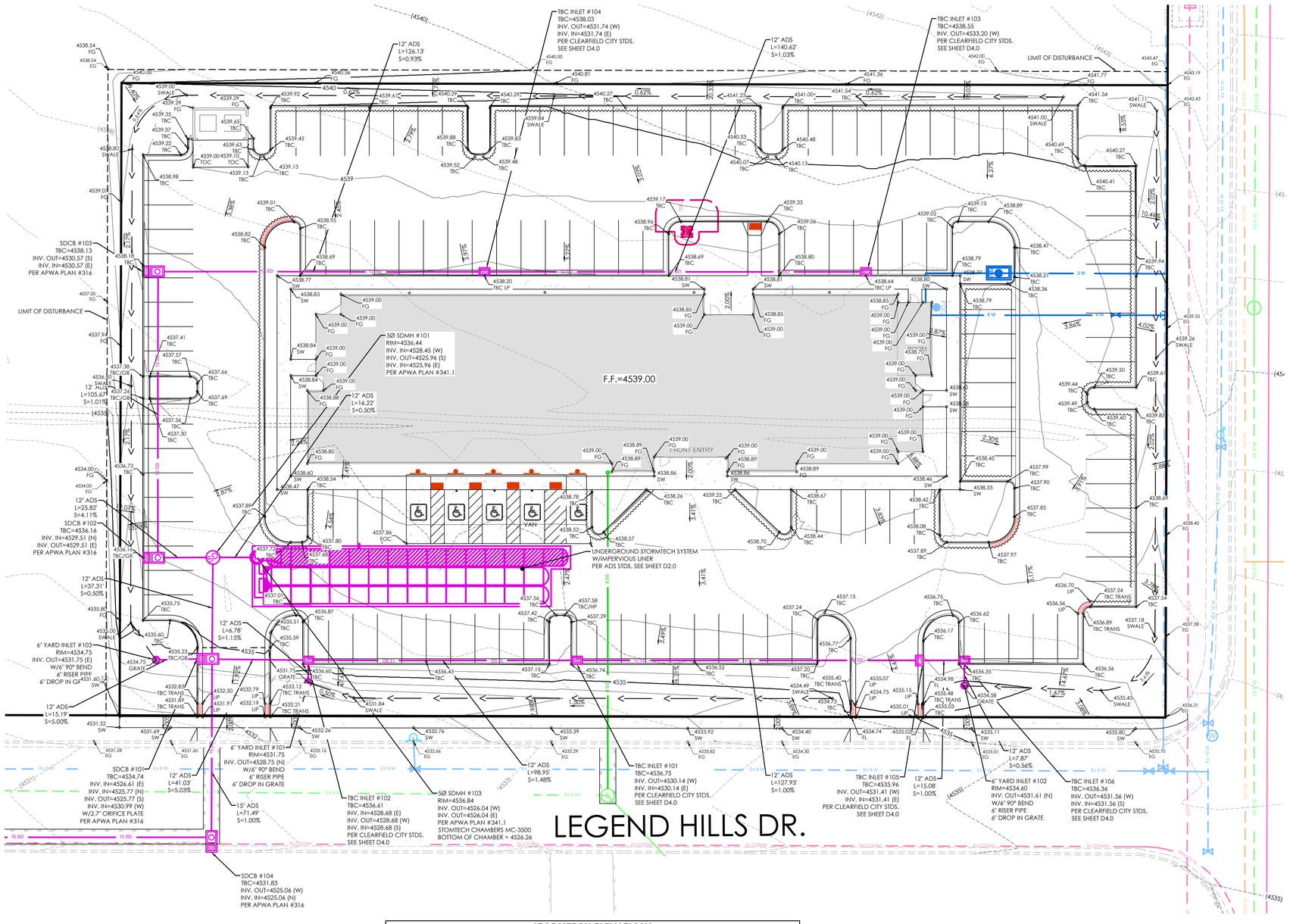
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UTILITY PLAN

Scale:	1"=20'	Drawn:	KJ
Date:	04/19/2024	Job #:	23-0376
Sheet:	C4.0		

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- BOUNDARY
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- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" SECONDARY WATER
- XXXX CONTOUR MAJOR
- XXXX CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- (XXXX) EXIST. CONTOUR MAJOR
- (XXXX) EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
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- SECONDARY METER, WATER METE
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- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX SPOT ELEVATION

Detention Calculations

Project: Midscale Extended Stay Hotel Clearfield
Location Clearfield, Utah
Date: 12/28/2023
Designer: McKennah Watson

FOCUS ENGINEERING & SURVEYING

100-Year Detention Sizing

Design Criteria

Intensity Table: Per NOAA Atlas 14
Return Period: 100 year
Allowable Discharge: 0.20 cfs/acre Per Clearfield Standards

Allowable Discharges

Storm Drain Discharge: 0.41 cfs
Other Discharge: 0.00 cfs Source:
Total Discharge: 0.414 cfs

Weighted "C" Value

Surface Type	*Area (sf)*	*"C" Value*	*C*A*
Building	13,727	0.95	13,041
Roadway and Sidewalk	52,640	0.90	47,376
Landscape	23,802	0.15	3,570
Totals	90,169		63,987
Weighted "C" Value		**0.71**	

Drainage Calculations

Duration	Intensity	Runoff C	Area	Rainfall	Accumulated Flow	Allowable Discharge	Discharge	Required Storage
min	in/hr		Ac	cfs	cf	cfs	cf	cf
15.0	4.45	0.71	2.07	6.54	5,883	0.41	373	5,510
30.0	3.00	0.71	2.07	4.41	7,932	0.41	745	7,187
60.0	1.85	0.71	2.07	2.72	9,783	0.41	1,490	8,293
120.0	1.05	0.71	2.07	1.54	11,105	0.41	2,981	8,124
180.0	0.72	0.71	2.07	1.06	11,422	0.41	4,471	6,951
360.0	0.39	0.71	2.07	0.58	12,438	0.41	8,942	3,495
720.0	0.24	0.71	2.07	0.35	14,976	0.41	17,885	-2,909
1440.0	0.13	0.71	2.07	0.19	16,626	0.41	35,770	-19,144

Maximum Storage Requirement: **8,293**
Maximum Storage Requirement (ac-ft): 0.19

Detention Basin Design

Storage Requirement: 8,293 *cf*
StormTech Volume: 8,593 *cf*

Total Storage **8,593** ***DETENTION ADEQUATE***

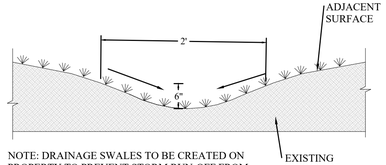
Orifice Design

Restriction Rate 0.20 CFS/ACRE
Allowable Outfall Rate Q (cfs) 0.41

Orifice Sizing: h = 4.6 ft
C = 0.6
A = 0.040 sf
dia. = 2.71 inches

Orifice Size= **2.7** **inch**

STORMTECH ELEVATIONS	
MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	4537.75
MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	4531.75
MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	4531.25
MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	4531.25
MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	4531.25
TOP OF STONE:	4530.75
TOP OF MC-3500 CHAMBER:	4529.75
8" INSERTA TEE INVERT:	4526.50
24" ISOLATOR ROW PLUS INVERT:	4526.17
18" x 18" BOTTOM MANIFOLD INVERT:	4526.15
BOTTOM OF MC-3500 CHAMBER:	4526.00
BOTTOM OF STONE:	4525.25



NOTE: DRAINAGE SWALES TO BE CREATED ON PROPERTY TO PREVENT STORM RUN-OFF FROM PENETRATING STRUCTURES.

DRAINAGE SWALE DETAIL

NTS

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

FOCUS ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 9028950-2202
THOMAS M. ROMNEY
12/19/24
STATE OF UTAH

MIDSCALE EXTENDED STAY HOTEL
CLEARFIELD, UTAH
GRADING & DRAINAGE PLAN

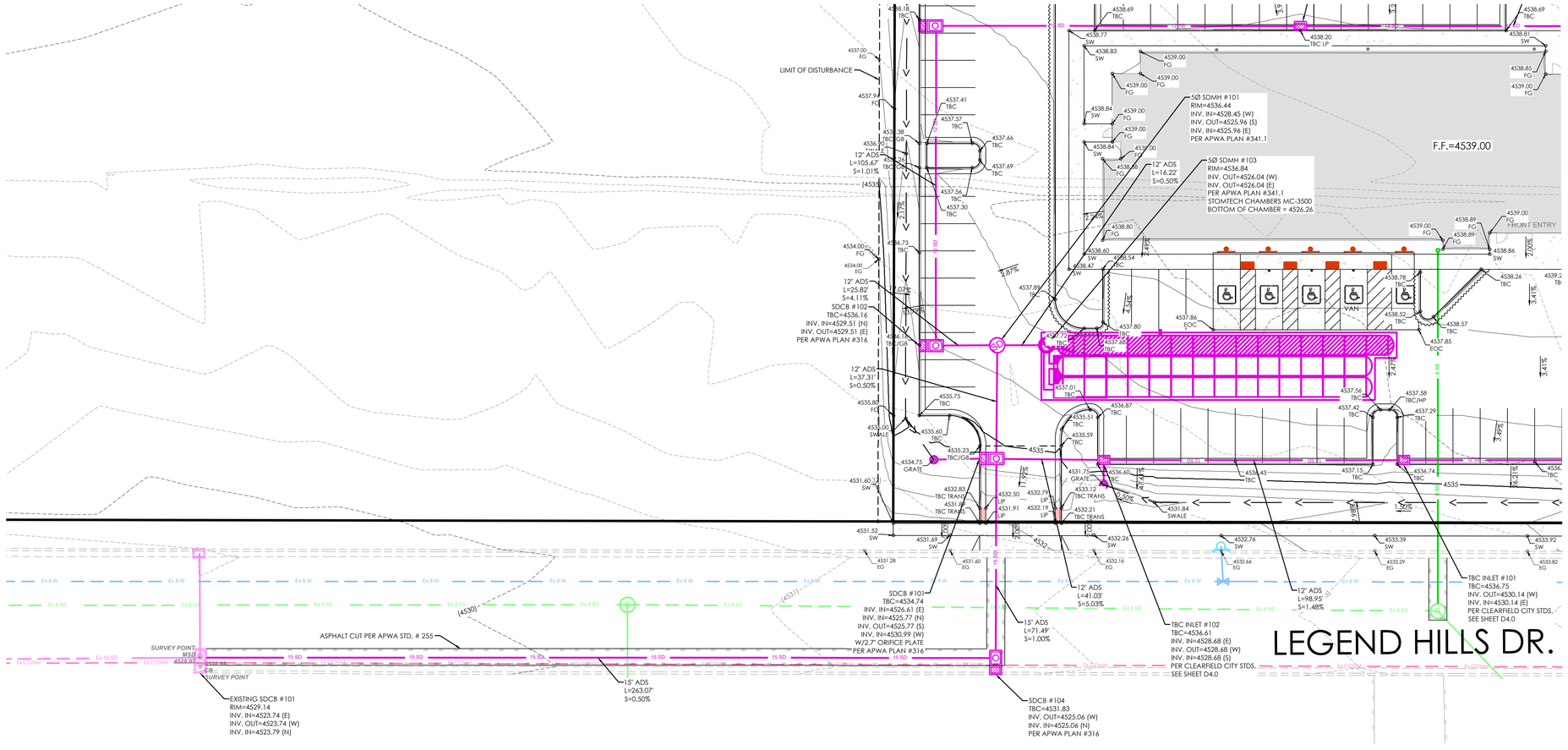
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GRADING & DRAINAGE PLAN

Scale: 1"=20' Drawn: KJ
Date: 04/19/2024 Job #: 23-0376
Sheet: C5.0

Z:_2023\23-0376 Extended Stay America - Clearfield\design\23-0376\dwg\sheets\C4.0 GRADING & DRAINAGE PLAN.dwg



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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No. 10289502-2202
THOMAS M. ROMNEY
04/19/24
STATE OF UTAH

MIDSCALE EXTENDED STAY HOTEL
CLEARFIELD, UT
OFFSITE DRAINAGE PLAN

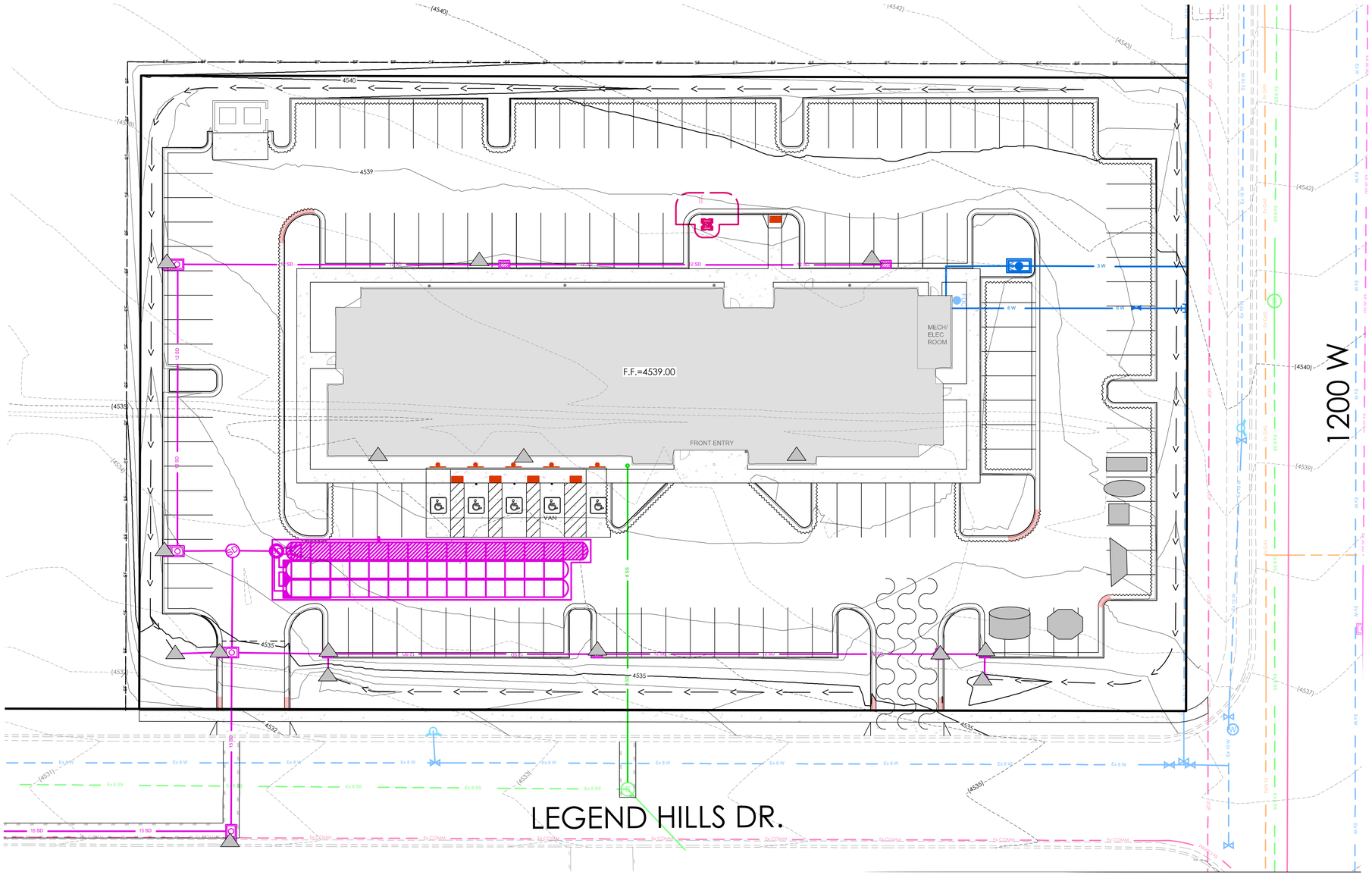
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OFFSITE DRAINAGE PLAN

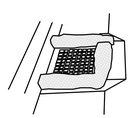
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Date: 04/19/2024 | Job #: 23-0376
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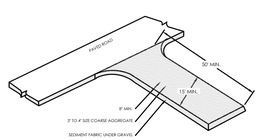


EROSION CONTROL LEGEND

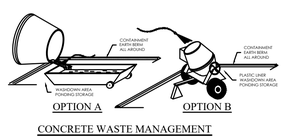
- CONSTRUCTION ENTRANCE
- MATERIALS STORAGE
- FUEL TANKS
- CONCRETE WASHOUT
- TRASH BIN
- PORTABLE TOILET
- CONSTRUCTION TRAILER
- INLET PROTECTION
- SURFACE WATERS
- OUTFALL
- SILT FENCE OR BERM
- CUTBACK CURB
- FIBER ROLL



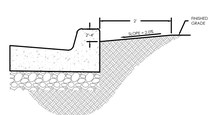
INLET PROTECTION - GRAVEL BAGS
NTS



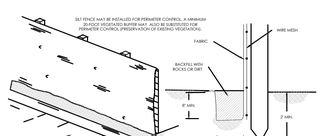
STABILIZED CONSTRUCTION ENTRANCE
NTS



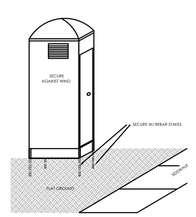
CONCRETE WASTE MANAGEMENT
NTS



CURB SEDIMENTATION TRAP
NTS



SILT FENCE
NTS



PORTABLE TOILET
NTS



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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MIDSCALE EXTENDED STAY HOTEL
CLEARFIELD, UT
EROSION CONTROL PLAN

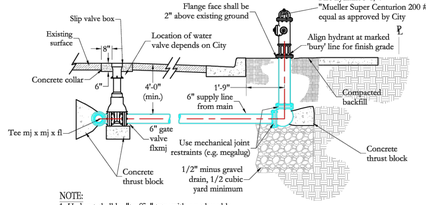
REVISION BLOCK

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EROSION CONTROL PLAN

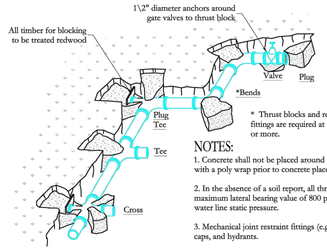
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Date:	04/19/2024	Job #:	23-0376
Sheet:	C6.0		

Z:_2023\23-0376 Extended Stay America - Clearfield\design\23-0376.dwg\sheets\C6.0 EROSION CONTROL PLAN.dwg



NOTE:
1. Hydrant shall be "traffic" type with a replaceable break-away unit immediately above ground.

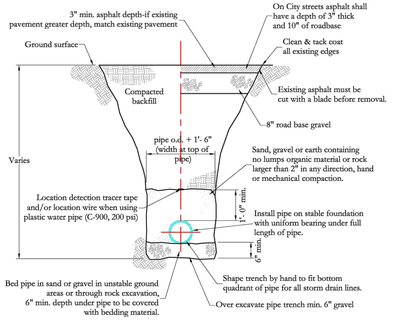
TYPICAL THRUST BLOCK CONNECTION 1
SCALE: NONE



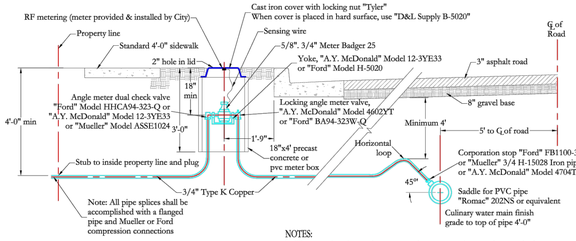
* Thrust blocks and restrained joint fittings are required at all bends 22 1/2° or more.

NOTES:
1. Concrete shall not be placed around joints and bolts. Cover all metal contact areas with a poly wrap prior to concrete placement.
2. In the absence of a soil report, all thrust blocks shall be sized on the basis of a maximum lateral bearing value of 800 p.s.f. and a thrust resulting from 150% of the water line static pressure.
3. Mechanical joint restraint fittings (e.g. megalug) shall be used on all valves, bends, caps, and hydrants.
4. All threaded connections and/or bolts shall be encased with a APWA approved lubricant grease.

CONCRETE THRUST BLOCK DETAILS 2
SCALE: NONE



CULINARY WATER TRENCH CROSS-SECTION 3
SCALE: NONE



NOTES:
1. Water service pipes to be compacted per compaction trenches standards.
2. All expansion connections will be "A.Y. McDonald" Model 14-2E or "Ford" Model FC-23.
3. This detail shows a typical water connect for 3/4" to 1" meters.

TYPICAL WATER CONNECTION 4
SCALE: NONE

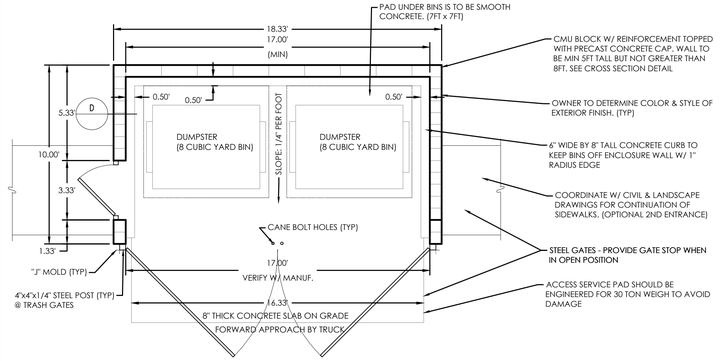
CIVIL ENGINEERING CONSULTANTS, PLLC.
5141 SOUTH 1500 WEST
RIVERDALE, UT 84405
801.866.0550

NO	DATE	BY	REVISIONS

DATE: OCTOBER 2014
DRAWN: JLS
CHECKED: NSN

PROJECT / LOCATION: CLEARFIELD CITY STANDARDS
TITLE: FIRE HYDRANT, TRENCH DETAIL, WATER CONNECTION

CLIENT: CLEARFIELD CITY
PROJECT NUMBER: CITY STANDARDS
FILE: 10_HYD_H2OCONNECT.dwg
SHEET: 10of 17

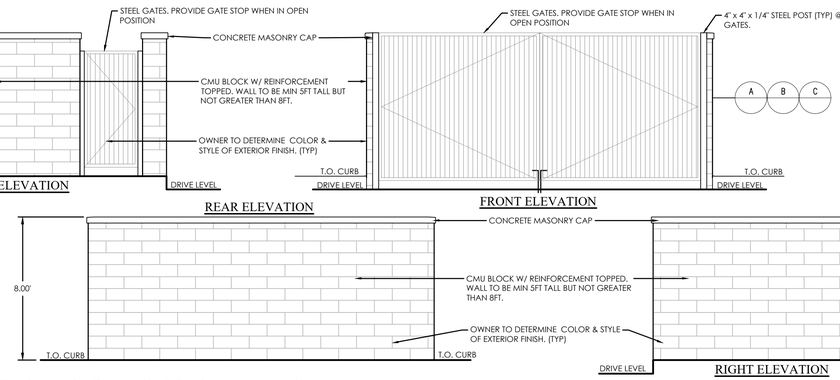


DOUBLE TRASH ENCLOSURE FLOOR PLAN
NTS

REDUCE THE DEPTH OF ENCLOSURE ON BIN SIZE
4 CUBIC YARD BIN : 6FT DEEP
5 CUBIC YARD BIN : 5FT DEEP

GENERAL NOTES:
GATES TO BE HUNG ON THE OUTSIDE SO THAT WHEN OPEN, GATES ARE COMPLETELY OUT OF THE WAY. GATES SHALL OPEN MORE THAN 90 DEGREES (130+ DEGREES IS IDEAL) AND SHALL BE EQUIPPED WITH DOWN RODS WHEN FULLY OPEN. TWO PEDESTRIAN ACCESS SEPARATE FROM SERVICE ACCESS IS HIGHLY RECOMMENDED, 1 IS MINIMUM. (TWO WILL DISCOURAGE TENANTS FROM THROWING TRASH OVER BACK WALL AND LANDING ON OR OUTSIDE OF BIN) TRUCKS ARE 8.5' WIDE. THE 18' OPENING WILL GIVE TRUCK 1' SIDE CLEARANCE IF SQUARE TO ENCLOSURE. STAB ENCLOSURE SHOULD BE SITED WITH 50' MINIMUM SPACE IN FRONT (TRUCKS ARE 35' LONG) IF BINS MUST BE ROLLED OUT TO TRUCK. DISTANCE SHOULD NOT EXCEED 25'. (MAX BIN SIZE ON WHEEL IS 4 CUBIC YARDS) ROLL OUT AREA SHOULD BE LEVEL AND FREE OF DIPS AND BUMPS. SERVICE PAD OUTSIDE OF GATES IS 13' x 20'. VERTICAL (APPROACH & EXIT) 15' HIGH VERTICAL (WHEN DUMPING BIN) 25' HIGH TRUCK TURNING RADIUS 35' (GRID LINES ARE 6" x 6')

NOTE:
- WHENEVER POSSIBLE, STAB ENCLOSURES ARE HIGHLY PREFERRED OVER PULL ENCLOSURES. THERE ARE FAR LESS SERVICE ISSUES ASSOCIATED WITH STAB ENCLOSURES.
- ENCLOSURE MAY REDUCE IN SIZE BY 7FT IN WIDTH IF DECREASING TO (1) DUMPSTER BIN



DOUBLE TRASH ENCLOSURE ELEVATION
NTS

Midblock curb cut assembly

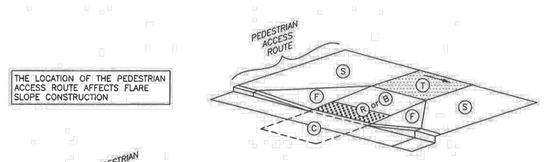
1. **GENERAL**
   A. Where existing elements or spaces are altered to receive an assembly; slopes and dimensions shall comply with slopes and dimensions shown on the drawing, or to the maximum extent feasible permitted by the ENGINEER. Final configuration of the assembly may be different than shown.
   B. Installation of flares or curb returns is ENGINEER's choice.
   C. Definitions and supplemental requirements are specified in APWA Section 32 16 14.

2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
   C. Detectable Warning Surface: Paver, ribbed composite panel, or tile. Provide a color that contrasts with adjacent walking surface, either light-on-dark or dark-on-light. ENGINEER to select type and color unless indicated elsewhere.
   D. Concrete: Class 4000, APWA Section 03 30 04.
   E. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.

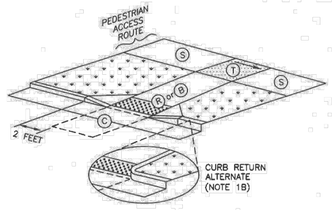
3. **EXECUTION**
   A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Curb Modifications:
      1) The sloped surface created to accommodate a flare area shall be perpendicular to the back of curb.
      2) No grade break shall exist between the flow-line and the foot of the curb ramp or blended transition. Length of the curb modification abutting the curb ramp or transition is 4 feet minimum.
   C. Curb Ramp: Length not required to exceed 15 feet. Grade breaks are perpendicular to the direction of ramp run and are not permitted on the ramp or turning space surface. Sides are parallel to each other and perpendicular to the ends.
   D. Concrete Placement: APWA Section 03 30 10.
      1) Maximum length to width ratio for rectangular panel joints is 1.5 to 1. Joint spacing measured in feet not to exceed twice slab thickness measured in inches or a maximum of 15 feet.
      2) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install contraction joints vertical, 1/8-inch wide, and 1/4 of the depth of the concrete flatwork.
      3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   E. Clear Space: No trip hazards in the clear space.

236.1

TURNING SPACE AT SIDEWALK LEVEL



EXAMPLE 1

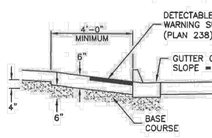


EXAMPLE 2

ELEMENT		DIMENSION
R	B	4 FEET WIDE MINIMUM
C	T	4 FEET SQUARE MINIMUM

WHERE TURNING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK

TABLE OF DIMENSIONS



MATERIALS

		RUNNING SLOPE (%) MAXIMUM	CROSS SLOPE (%) MAXIMUM
TURNING SPACE	T	STREET GRADE	2
CURB RAMP	R	8.33	2 (c)
BLENDED TRANSITION	B	5	2 (c)
CLEAR SPACE	C	5	2 (c)
SIDEWALK	S	STREET GRADE	2
FLARE	F	10	— —

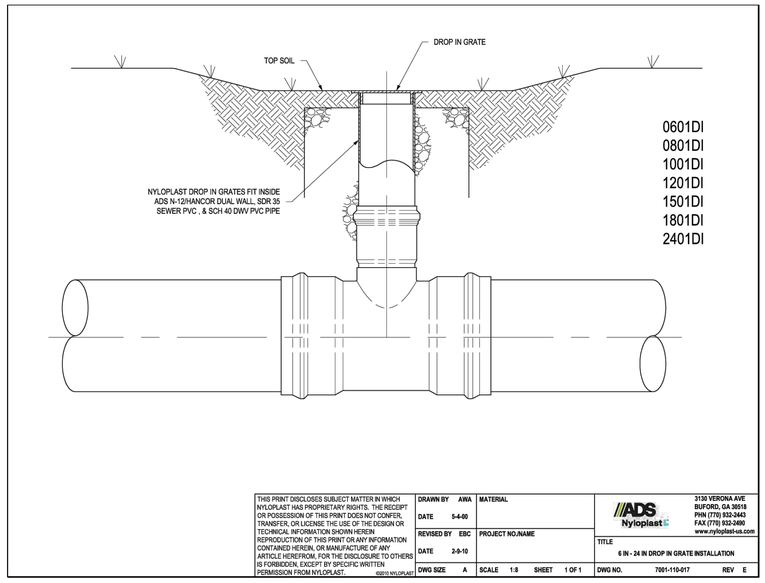
(a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB
(b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL

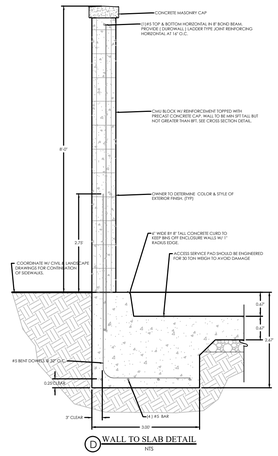
SLOPE TABLE

APWA Utah Chapter

Mid-block curb cut assembly

Plan 236.1
September 2011





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DRAWN BY	AWA	MATERIAL	
DATE	5-4-09		
REVISED BY	EBC	PROJECT NO./NAME	
DATE	2-9-10		
DWG SIZE	A	SCALE 1:8	SHEET 1 OF 1

ADS Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2643
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: 6 IN - 24 IN DROP IN GRATE INSTALLATION
DWG NO. 7001-110-017 REV E

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 6028950-2202
THOMAS M. ROMNEY
04/19/24
STATE OF UTAH

MIDSCALE EXTENDED STAY HOTEL
CLEARFIELD, UT
DETAILS

REVISION BLOCK

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DETAILS

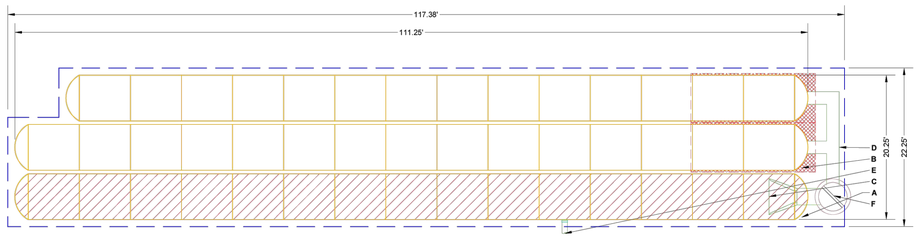
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Date: 04/19/2024 | Job #: 23-0376
Sheet: D1.0

Z:_2023\23-0376 Extended Stay America - Clearfield\design\23-0376.dwg\sheets\D1.0 DETAILS.dwg

PROPOSED LAYOUT		PROPOSED ELEVATIONS:	
44	STORMTECH MC-3500 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	4537.75
6	STORMTECH MC-3500 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	4531.75
12	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	4531.25
9	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	4531.25
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	4531.25
8593	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	4530.75
		TOP OF MC-3500 CHAMBER:	4529.75
		8" INSERTA TEE INVERT:	4526.50
		24" ISOLATOR ROW PLUS INVERT:	4526.17
2562	SYSTEM AREA (SF)	18" x 18" BOTTOM MANIFOLD INVERT:	4525.15
279.3	SYSTEM PERIMETER (ft)	BOTTOM OF MC-3500 CHAMBER:	4526.00
		BOTTOM OF STONE:	4525.25

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED END CAP	A	24" BOTTOM CORED END CAP, PART#: MC3500IEPP24BC / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	2.06"	
PREFABRICATED END CAP	B	18" BOTTOM CORED END CAP, PART#: MC3500IEPP18BC / TYP OF ALL 18" BOTTOM CONNECTIONS	1.77"	
FLAMP	C	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: MCFLAMP		
MANIFOLD	D	18" x 18" BOTTOM MANIFOLD, ADS N-12	1.77"	
INSERTA TEE	E	8" DIAMETER	6.00"	
CONCRETE STRUCTURE W/WEIR	F	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		11.0 CFS IN



ISOLATOR ROW PLUS (SEE DETAIL)

PLACE MINIMUM 17.50' OF ADSPLUS175 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

BED LIMITS

NOTES

- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE.
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
- **NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

3 MC-3500 ISOLATOR ROW PLUS DETAIL

SPACE INTENTIONALLY LEFT BLANK

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

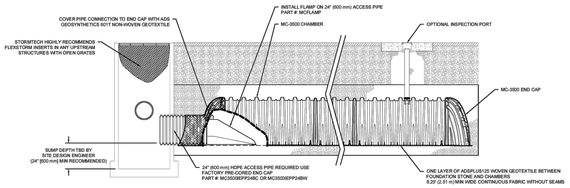
STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

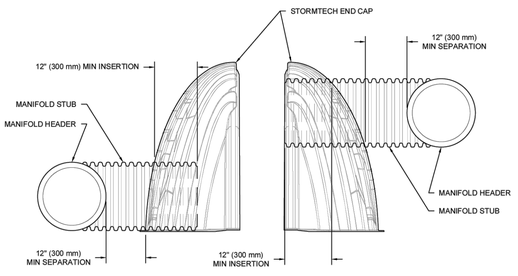
1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



MC-3500 ISOLATOR ROW PLUS DETAIL
NTS

SPACE INTENTIONALLY LEFT BLANK

MC-SERIES END CAP INSERTION DETAIL
NTS

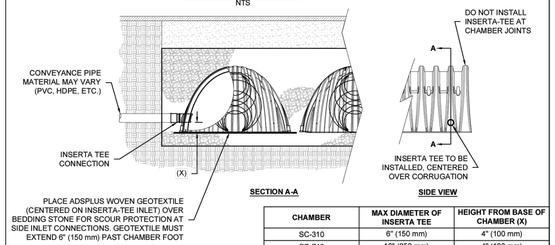


NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

5 MC-SERIES END CAP INSERTION DETAIL

SPACE INTENTIONALLY LEFT BLANK

INSERTA TEE DETAIL
NTS



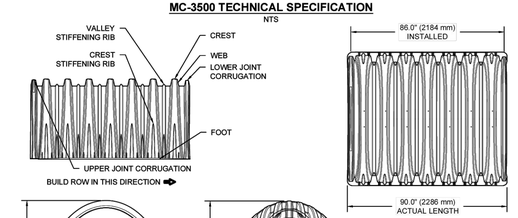
CHAMBER	MAX DIAMETER OF INSERTA TEE	HEIGHT FROM BASE OF CHAMBER (X)
SC-310	6" (150 mm)	4" (100 mm)
SC-740	10" (250 mm)	4" (100 mm)
SC-800	10" (250 mm)	4" (100 mm)
DC-780	10" (250 mm)	4" (100 mm)
MC-3500	12" (300 mm)	6" (150 mm)
MC-4500	12" (300 mm)	8" (200 mm)
MC-7200	12" (300 mm)	8" (200 mm)

INSERTA TEE FITTINGS AVAILABLE FOR SDR 26, SDR 35, SCH 40 IPS GASKETED & SOLVENT WELD, N-12, HP STORM, C-900 OR DUCTILE IRON

NOTES:
- PART NUMBERS WILL VARY BASED ON INLET PIPE MATERIALS. CONTACT STORMTECH FOR MORE INFORMATION.
- CONTACT ADS ENGINEERING SERVICES IF INSERTA TEE INLET MUST BE RAISED AS NOT ALL INVERTS ARE POSSIBLE.

4 INSERTA-TEE SIDE INLET DETAIL

MC-3500 TECHNICAL SPECIFICATION
NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	77.0" X 45.0" X 86.0"	(1956 mm X 1143 mm X 2184 mm)
CHAMBER STORAGE	109.9 CUBIC FEET	(3.11 m³)
MINIMUM INSTALLED STORAGE*	175.0 CUBIC FEET	(4.96 m³)
WEIGHT	134 lbs.	(60.8 kg)

NOMINAL END CAP SPECIFICATIONS

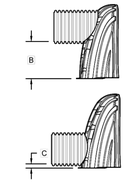
SIZE (W X H X INSTALLED LENGTH)	75.0" X 45.0" X 22.2"	(1905 mm X 1143 mm X 564 mm)
END CAP STORAGE	14.9 CUBIC FEET	(0.42 m³)
MINIMUM INSTALLED STORAGE*	45.1 CUBIC FEET	(1.28 m³)
WEIGHT	49 lbs.	(22.2 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION, 6" SPACING BETWEEN CHAMBERS, 6" (152 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY

STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A WELDED CROWN PLATE END WITH "C"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

PART #	STUB	B	C
MC3500IEPP06T	6" (150 mm)	33.21" (844 mm)	---
MC3500IEPP06B		---	0.66" (17 mm)
MC3500IEPP08T	8" (200 mm)	31.16" (791 mm)	---
MC3500IEPP08B		---	0.81" (21 mm)
MC3500IEPP10T	10" (250 mm)	29.04" (738 mm)	---
MC3500IEPP10B		---	0.93" (24 mm)
MC3500IEPP12T	12" (300 mm)	26.36" (670 mm)	---
MC3500IEPP12B		---	1.35" (34 mm)
MC3500IEPP15T	15" (375 mm)	23.39" (594 mm)	---
MC3500IEPP15B		---	1.50" (38 mm)
MC3500IEPP18TC	18" (450 mm)	20.03" (509 mm)	---
MC3500IEPP18TW			
MC3500IEPP18BC		---	1.77" (45 mm)
MC3500IEPP18BW			
MC3500IEPP24TC	24" (600 mm)	14.48" (368 mm)	---
MC3500IEPP24TW			
MC3500IEPP24BC		---	2.06" (52 mm)
MC3500IEPP24BW			
MC3500IEPP30BC	30" (750 mm)	---	2.75" (70 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL



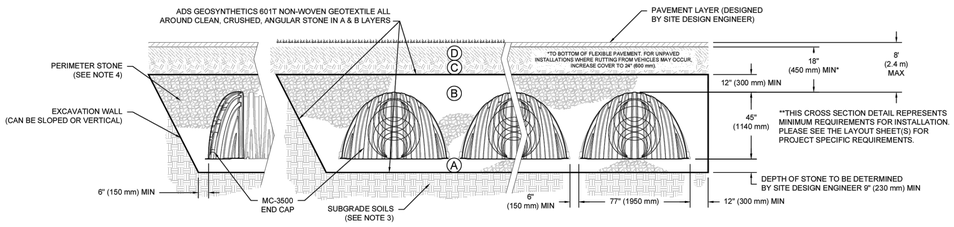
CUSTOM PRECORED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-3500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

2 MC-3500 TECHNICAL SPECIFICATION

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[4] A-1, A-2-4, A-3 OR AASHTO M43[4] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[4] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[4] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



NOTES:
1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
2. MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LBS/FT/% THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

1 MC-3500 CROSS SECTION DETAIL

DRAWN: KJ
CHECKED: N/A
DATE:
PROJECT #:
REV:
NOT TO SCALE

MIDSCALE EXTENDED STAY HOTEL
CLEARFIELD, UT, USA

StormTech®
Chamber System
888-892-2694 | WWW.STORMTECH.COM

ADS
4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER OR OTHER PROJECT REPRESENTATIVE. THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

SHEET
1 OF 1

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No. 9028954-2202
THOMAS M. ROMNEY
04/19/24
STATE OF UTAH

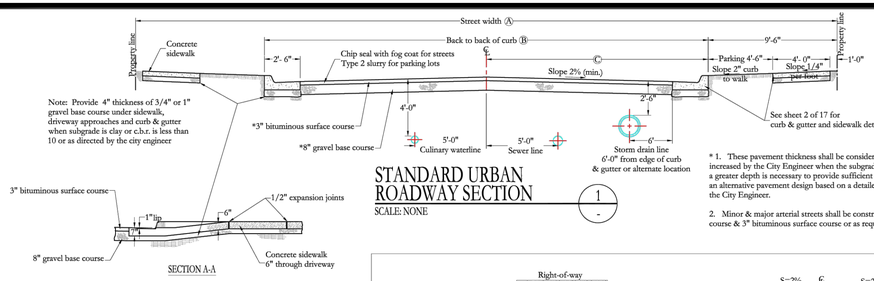
MIDSCALE EXTENDED STAY HOTEL
CLEARFIELD, UT
DETAILS

REVISION BLOCK		
#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

DETAILS

Scale: N/A | Drawn: KJ
Date: 04/19/2024 | Job #: 23-0376
Sheet: D2.0

Z:_2023\23-0376 extended stay america - clearfield\design\23-0376\dwg\sheet\D2.0 DETAILS.dwg



STANDARD URBAN ROADWAY SECTION

SCALE: NONE

1

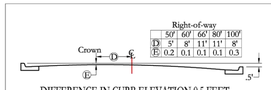
SECTION A-A

Street designation	Row width (A)	tbc to tbc (B)	℄ to tbc (C)
Standard residential	60'	41'	20.5'
Collector	66'	47'	23.5'
Minor arterial▲	80'	61'	30.5'
Major arterial▲	100'	81'	40.5'

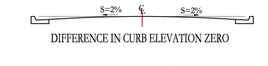
NOTE:
1. Maximum difference in elevation between curb on opposite side of street shall not exceed 1'-0".
▲ 2. On arterial streets the city engineer will provide a pavement design. location of sidewalk and curb & gutter may vary on individual arterial streets per direction of the City Engineer.

* 1. These pavement thickness shall be considered as minimums and may be increased by the City Engineer when the subgrade c.b.r. is less than 10 or when a greater depth is necessary to provide sufficient stability. Developer may submit an alternative pavement design based on a detailed soils analysis for approval by the City Engineer.

2. Minor & major arterial streets shall be constructed with a 10" untreated base course & 3" bituminous surface course or as required by the City Engineer.



DIFFERENCE IN CURB ELEVATION 0.5 FEET



DIFFERENCE IN CURB ELEVATION ZERO

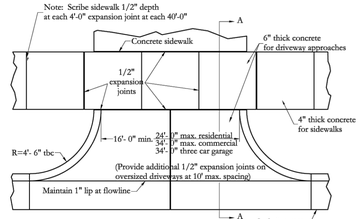
CROWN LOCATIONS FOR VARIOUS CROSS SLOPES

SCALE: NONE

2



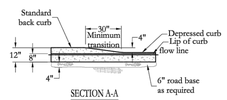
DIFFERENCE IN CURB ELEVATION 0.75 FEET OR 1.0 FEET



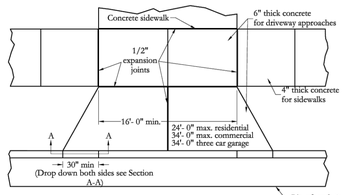
DRIVEWAY APPROACH CURB RADIUS STYLE

SCALE: NONE

3



SECTION A-A



DRIVEWAY APPROACH DROP DOWN STYLE

SCALE: NONE

4

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RIVERDALE, UT 84405
801.866.0550

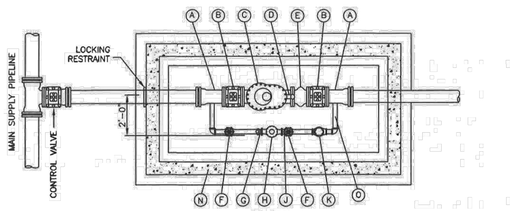
NO.	DATE	BY	REVISIONS

DATE: OCTOBER 2014
DRAWN: JLS
CHECKED: NSN

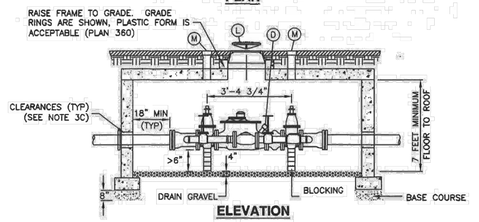
PROJECT / LOCATION: CLEARFIELD CITY STANDARDS

TITLE: TYPICAL ROADWAY IMPROVEMENTS

CLIENT: CLEARFIELD CITY
PROJECT NUMBER: CITY STANDARDS
FILE: 03_ROAD IMPROV.dwg
SHEET: 3of 17



PLAN



ELEVATION

LEGEND			
No.	*	ITEM	DESCRIPTION
(A)		3" OR 4" FLANGE x M.J. ADAPTER	
(B)		3" OR 4" GATE VALVE WITH 2"x2" OPERATING NUT	
(C)		3" OR 4" COMPOUND METER	
(D)		2" TEST ASSEMBLY	
(E)		3" OR 4" CHECK VALVE	
(F)		2" GATE VALVE	
(G)		2" METER FLANGE	
(H)		2" DISPLACEMENT METER	
(J)		2" MALE METER FLANGE	
(K)		2" CHECK VALVE	
(L)		27" FRAME AND COVER	PLAN 502
(M)		TOP SECTION OF VALVE BOX WITH LID	PLAN 574
(N)		CONCRETE BOX	PLAN 505
(O)		COPPER PIPING	

* FURNISHED BY AGENCY

APWA Utah Chapter

3" and 4" Compound meter with 2" bypass

Plan 523 August 2001

3" and 4" Compound meter with 2" bypass

1. **GENERAL**
   A. Configuration may be changed at ENGINEER's discretion.
   B. Additional requirements are specified in APWA Section 33 12 16.

2 **PRODUCTS**
   A. Small Fittings: Brass. Do not use galvanized materials.
   B. Blocking: Clay brick or concrete block.
   C. Drain Gravel: Sewer rock, ASTM size no. 3 (2" to 1") or equal, APWA Section 31 05 13.

3. **EXECUTION**
   A. Control Valve: Install valve with valve box adjacent to main.
   B. Center frame and cover over water meter.
   C. Allow 1-inch clearance around waterline where water line passes through concrete box wall. Seal opening with compressible seal.

523

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MIDSCALE EXTENDED STAY HOTEL

CLEARFIELD, UT

DETAILS

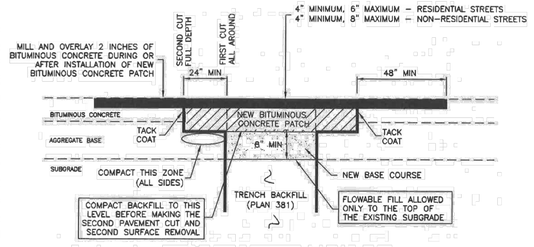
Bituminous pavement T-patch

1. **GENERAL**
   A. Vertical cuts in bituminous pavement may be done by saw or pavement zipping. If cuts greater than 6 inches are necessary to prevent pavement "break off" consult ENGINEER for directions on handling addtional costs.
   B. Repair a T-patch restoration if any of the following conditions occur prior to final payment or at the end of the one year correction period.
      1) Pavement surface distortion exceeds 1/4-inch deviation in 10 feet. Repair option - plane off surface distortions. coat planed surface with a cationic or anionic mulsion that complies with APWA Section 32 12 03.;
      2) Separation appears at a connection to an existing pavement or any Street Fixture. Repair option - blow separation clean and apply joint sealant, Plan 265.
      3) Cracks at least 1-foot long and 1/4-inch wide occur more often than 1 in 10 square feet. Repair option - blow clean and apply crack seal, Plan 265.
      4) Pavement raveling is greater than 1 square foot per 100 square feet. Repair option - Mill and inlay, APWA Sections 32 01 16.71 and 32 12 05.

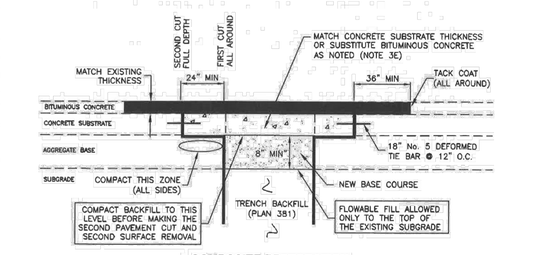
2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Flowable Fill: Target is 60 psi in 28 days with 90 psi maximum in 28 days, APWA Section 31 05 15. It must flow easily requiring no vibration for consolidation.
   C. Reinforcement. No. 5, galvanized or epoxy coated, deformed, 60 ksi yield grade steel, ASTM A615.
   D. Concrete: Class 4000, APWA Section 03 30 04.
   E. Tack Coat: APWA Section 32 12 13.13.
   F. Bituminous Concrete. APWA Section 32 12 05.
      1) Warm Weather Patch: PG64-22-DM-1/2, unless indicated otherwise.
      2) Cold Weather Patch: Modified MC-250-FM-1 as indicated in APWA Section 33 05 25.

3. **EXECUTION**
   A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Flowable Fill: Cure to initial set before placing aggregate base or bituminous pavement. Use in excavations that are too narrow to receive compaction equipment.
   C. Tack Coat: Clean all horizontal and vertical surfaces. Apply full coverage all surfaces.
   D. Pavement Placement: Follow APWA Section 32 12 16.13. Unless indicated otherwise, lift thickness is 3-inches minimum after compaction. Compact to 94 percent of ASTM D2041 (Rice density) plus or minus 2 percent.
   E. Bituminous Concrete Substitution: If bituminous concrete is substituted for Portland cement concrete substrate, omit rebar and provide 1.25 inches of bituminous concrete for each 1 inch of Portland cement concrete. Follow paragraph E requirements.
   F. Reinforcement. Required if thickness of existing Portland-cement concrete substrate is 6-inches or greater. Not required if 1) less than 6-inches thick, 2) if existing concrete is deteriorating, 3) if excavation is less than 3 feet square, or 4) if bituminous pavement is substituted for Portland-cement concrete substrate.
   G. Concrete Substrate. Cure to initial set before placing new bituminous concrete patch.

255



BITUMINOUS CONCRETE RESTORATION



COMPOSITE RESTORATION

APWA Utah Chapter

Bituminous pavement T-patch

Plan 255 November 2015

ADS INJECTION MOLDED FITTING SPECIFICATION

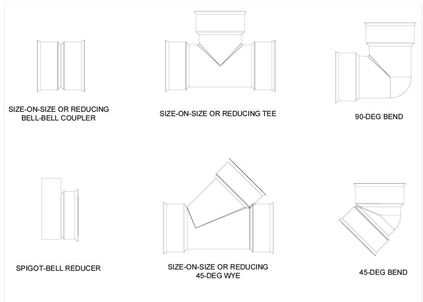
Scope
This specification describes 4- through 12-inch (100 to 300 mm) ADS Injection Molded Fittings for use in joining gravity-flow drainage and sewer pipe. Available fittings include tees, wyes, bends, couplers, and reducing fittings.

Fitting Requirements
ADS Injection Molded Fittings shall have a smooth interior and exterior.
- 4- through 10-inch (100 to 250mm) shall meet the fitting requirements of AASHTO M252.
- 12-inch (300mm) shall meet AASHTO M294 or ASTM F2306.

Joint Performance
The fittings shall provide a joint meeting AASHTO M252, AASHTO M294 or ASTM F2306. For non-gasketed fittings, dimples in the bell shall engage the corrugation to provide a soil-tight connection. For gasketed fittings, the joint shall be watertight according to the requirements of ASTM D3212. Gaskets shall be made of EPDM meeting the requirements of ASTM F477. Gaskets shall be supplied by the pipe manufacturer. A joint lubricant supplied by the manufacturer shall be used on the gasket and bell during assembly.

Material Properties
Material for fitting production shall be high density polyethylene conforming with the minimum requirements of cell classification 314420C or 314420E for 4- through 12-inch (100 to 300mm) diameters, as defined and described in the latest version of ASTM D3350, except that carbon black content should not exceed 4%.

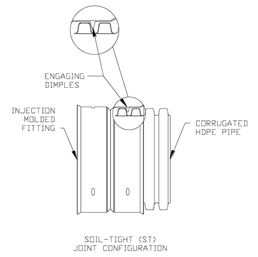
Build America, Buy America (BABA)
ADS Injection Molded Fittings, manufactured in accordance with AASHTO M252, AASHTO M294 or ASTM F2306, complies with the requirements in the Build America, Buy America (BABA) Act.



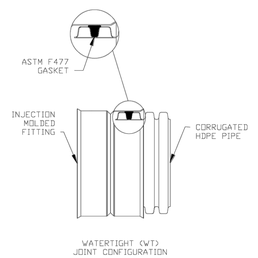
Refer to the Product Catalog for a complete listing of available fittings. Availability may vary for each fitting type based on diameter or joint performance.

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INJECTION MOLDED FITTINGS JOINT SYSTEM
(Joint configuration & availability subject to change without notice. Product detail may differ slightly from actual product appearance.)



SOIL-TIGHT (ST) JOINT CONFIGURATION



WATERTIGHT (WT) JOINT CONFIGURATION

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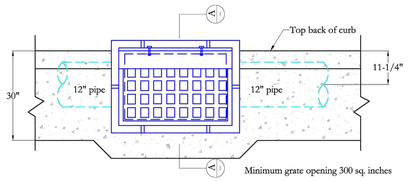
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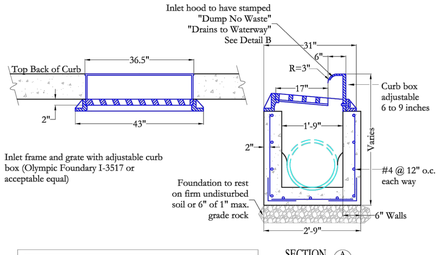
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DETAILS

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Date: 04/19/2024 | Job #: 23-0376
Sheet: D3.0

Z:_2023\23-0376 extended stay america - clearfield\design\23-0376\dwg\sheet\v103.0 DETAILS.dwg





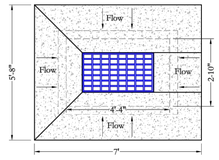
NOTES:

1. All reinforcement shall be #4 deformed steel, grade 60.
2. All reinforcement shall be placed at 12" o.c. each way in the floor and the walls.
3. The adjustable curb box inlet grate shall be bicycle safe. D&L Supply I-3517 or acceptable equal.
4. All pipes in the box shall be cut with the interior of the box and grouted smooth.
5. Rebar shall have 2" clear on earth side of structure.

STANDARD HOODED CATCH BASIN

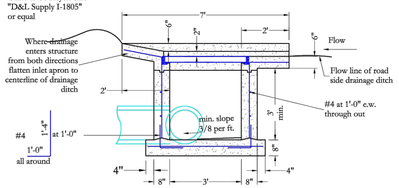
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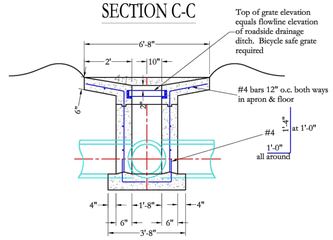


PLAN VIEW

NOTE:
Grate to be bicycle safe
"D&L Supply I-1805"
or equal



SECTION C-C



SECTION B-B

RURAL CATCH BASIN

SCALE: NONE

2

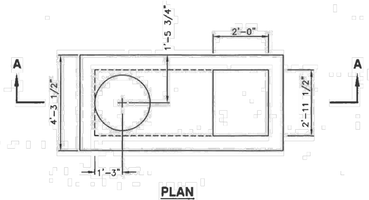
CIVIL ENGINEERING CONSULTANTS, PLLC.
5141 SOUTH 1500 WEST
RIVERDALE, UT 84405
801.866.0550

NO	DATE	BY	REVISIONS

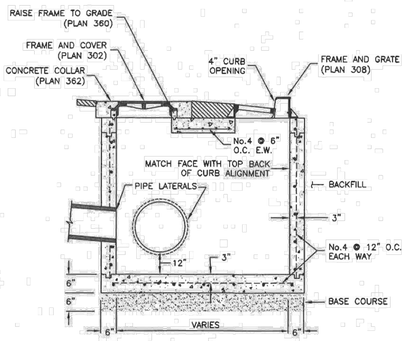
DATE: OCTOBER 2014
DRAWN: JLS
CHECKED: NSN

PROJECT / LOCATION: CLEARFIELD CITY STANDARDS
TITLE: STORM WATER HOODED & RURAL CATCH BASINS

CLIENT: CLEARFIELD CITY
PROJECT NUMBER: CITY STANDARDS
FILE: 04_HOODED_BASIN.dwg
SHEET: 4of 17



PLAN



SECTION A-A

APWA Utah Chapter

Combination catch basin and cleanout box

Plan 316
March 2011

Combination catch basin and cleanout box

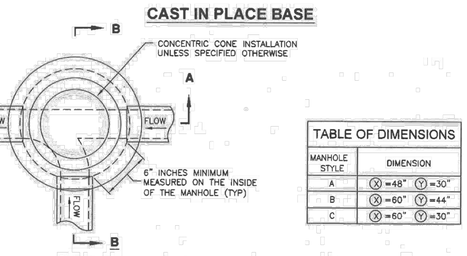
1. **GENERAL**
   A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the box.
2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Concrete: Class 4000, APWA Section 03 30 04.
   D. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.
   E. Ladder Rungs: Plastic, or plastic coated steel typically 8-inches wide.
3. **EXECUTION**
   A. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Curb Face Opening: Make opening at least 4-inches high. Provide at least a 2-inch drop between the "begin warp" line in the gutter flow-line and the top of the grate at the curb face opening.
   C. Ladder Rungs: Provide rungs in boxes over 6 feet deep. When measured from the floor of the box, place bottom rung the greater distance of 4 feet from the floor of the box or 1 foot above the top of the pipe. Place top rung within 3 feet of bottom of box ceiling.
   D. Concrete Placement: APWA Section 03 30 10. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   E. Backfill: Provide backfill against all sides of the box. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.

316

FOCUS ENGINEERING AND SURVEYING, LLC
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No. 9028954-2202
THOMAS M. ROMNEY
04/19/24
STATE OF UTAH

MIDSCALE EXTENDED STAY HOTEL
CLEARFIELD, UT
DETAILS



SECTION A-A
(CONCRETE DECK OPTION)

SECTION B-B
(REDUCING RISER OPTION)

APWA Utah Chapter

Precast manhole

Plan 341.1
November 2010

Precast manhole

1. **GENERAL**
   A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the manhole.
   B. Manhole size.
      1) Diameter is 4-feet: For pipe under 12" diameter.
      2) Diameter is 5-feet: For pipe 12" and larger, or when 3 or more drain pipes intersect the manhole.
   C. Wall thickness:
      1) Precast reinforced concrete walls 4 3/4" minimum.
      2) Cast-in-place concrete to be 8 inches thick minimum.
2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Concrete: Class 4000, APWA Section 03 30 04.
   D. Riser and Reducing Riser: ASTM C478.
   E. Joint Sealant: Rubber based, compressible.
   F. Grout: 2 parts sand to 1 part cement mortar, ASTM C1329.
   G. Stabilization-Separation Geotextile: Moderate or high at CONTRACTOR's choice, APWA Section 31 05 19.
3. **EXECUTION**
   A. Foundation Stabilization: Get ENGINEER's permission to use a sewer rock or a sewer rock in a geotextile wrap to stabilize an unstable foundation.
   B. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   C. Invert cover. During construction, place invert covers over the top of pipe in manholes that currently convey sewerage. See Plan 412.
   D. Concrete Deck or Reducing Riser: When depth of manhole from pipe invert to finish grade exceeds 7 feet, use an ASTM C478 reducing riser.
   E. Pipe Connections: Grout around all pipe openings.
   F. Pipe Seal: Install rubber-based pipe seals on all plastic pipes when connecting plastic pipes to manholes. Hold water-stop in place with stainless steel bands.
   G. Joints: Place flexible sealant in all riser joints. Finish with grout.
   H. Adjustment: If the required manhole adjustment is more than 1'-0", remove the cone and grade rings and adjust the manhole elevation with the appropriate manhole section, the cone section, and the grade rings or plastic form to make frame and lid match finish grade.
   I. Finish: Provide smooth and neat finishes on interior of cones, shafts, and rings. Imperfect moldings or honeycombs will not be accepted.
   J. Backfill: Provide backfill against the manhole shaft. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.

341.1

Nyloplast® Ductile Iron Drop-In Grates*

Applications: Use in areas with heavy foot traffic or light vehicular traffic (bikes, golf carts), where a sturdier grate is needed. 6" Round grate can be used with DrainTech 6" Round Basins. Other sizes of drop-in grates fit directly into pipe.



6" - 0601DI



24" - 2401DI

Part No.	Description	UPC Code	D	H	List Price
0601DI	6" Round Nylo-DI Grate for 6" pipe	96942642194	7.5	1.5	$ 41.80
0801DI	8" Round Nylo-DI Grate for 8" pipe	96942645942	10.0	1.3	$ 83.70
1001DI	10" Round Nylo-DI Grate for 10" pipe	96942649575	12.0	1.5	$ 105.50
1201DI	12" Round Nylo-DI Grate for 12" pipe	96942652582	14.5	1.5	$ 148.85
1501DI	15" Round Nylo-DI Grate for 15" pipe	96942657495	18.0	1.5	$ 231.25
1801DI	18" Round Nylo-DI Grate for 18" pipe	96942661706	23.0	2.0	$ 275.00
2401DI	24" Round Nylo-DI Grate for 24" pipe	96942666718	28.0	2.0	$ 481.25

Product conforms to ASTM A 536 Grade 70-50-05

*Nyloplast Ductile Iron Drop-In Grates are available by special order only. Freight FOB plant in Buford, GA or Fontana, CA

Nyloplast® Drop-In Grates Inlet Capacity Chart

Product No.	Pipe Size	Flow Rate CFS**
0601DI	6"	0.662
0801DI	8"	1.441
1001DI	10"	2.612
1201DI	12"	4.152
1501DI	15"	7.128
1801DI	18"	12.163
2401DI	24"	25.821

**Based on equations from the FAA Airport Drainage AC 150/5320-5B, 1970, Page 31. Certain assumptions have been made and no two installations will necessarily perform the same way. Safety factors should change with site conditions such that a safety factor 1.25 should be used for an inlet in pavement, and a safety factor of 2.0 for turf areas.

16

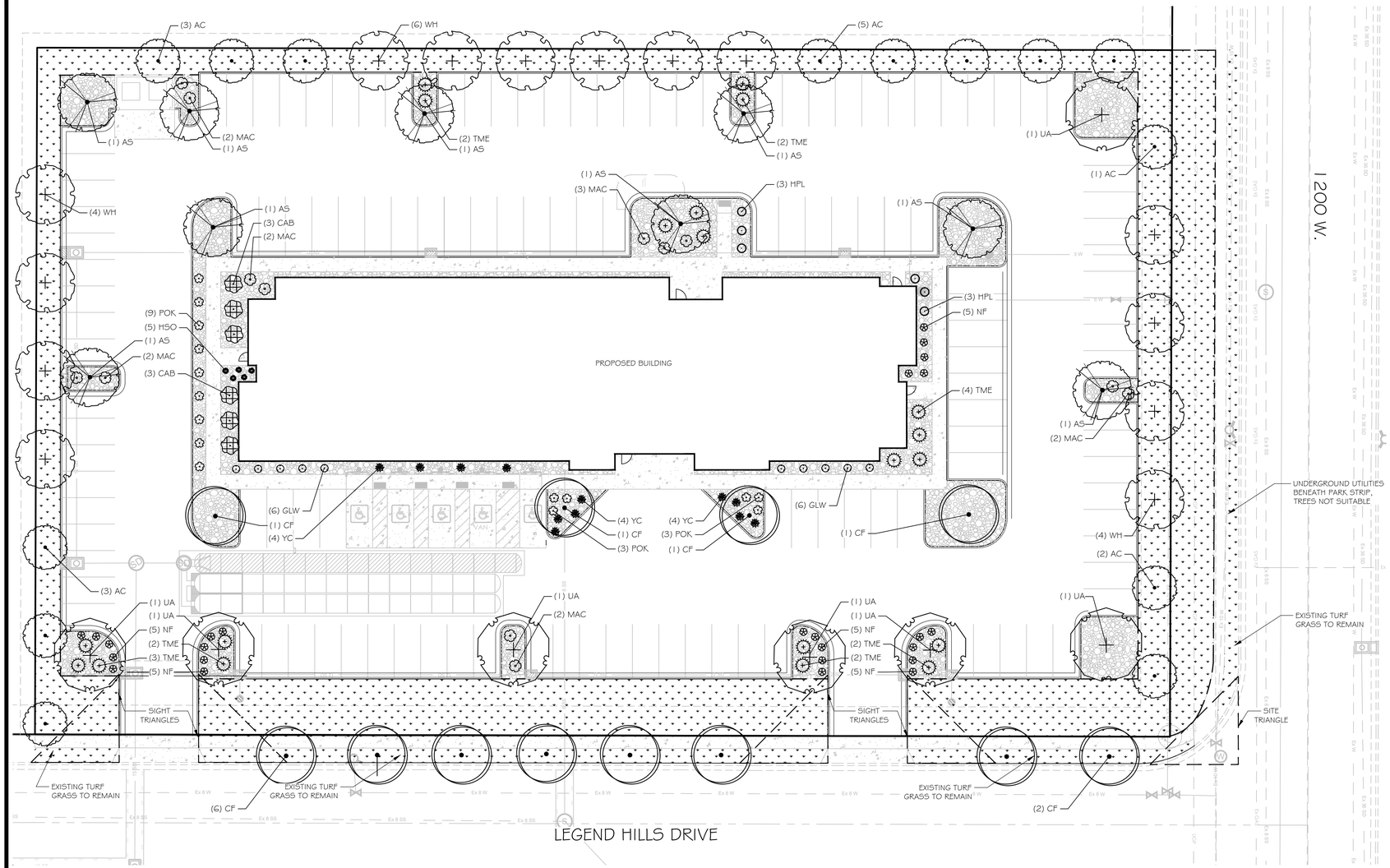
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DETAILS

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Date: 04/19/2024 | Job #: 23-0376
Sheet: D4.0

Z:_2023\23-0376 extended stay america - clearfield\design\23-0376.dwg\sheet\D4.0 DETAILS.dwg



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES					
	AC	Acer platanoides `Columnare`	Columnar Norway Maple	2" Cal.	14
	AS	Amelanchier alnifolia	Serviceberry	2" Cal.	9
	CF	Cercis canadensis 'Forest Pansy'	Eastern Redbud	2" Cal.	12
	WH	Crataegus phaenopyrum	Washington Hawthorn	2" Cal.	14
	UA	Ulmus x `Accolade`	Accolade Elm	2" Cal.	7
	CODE	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**QTY**
SHRUBS					
	CAB	Cornus alba `Bailhalo` TM	Ivory Halo Dogwood	5 gal.	6
	HPL	Hydrangea quercifolia 'Snow Queen'	Oakleaf Hydrangea	3 gal.	6
	MAC	Mahonia aquifolium `Compacta`	Compact Oregon Grape	5 gal.	13
	NF	Nepeta x faassenii	Catmint	3 gal.	25
	TME	Taxus x media `Everlow`	Everlow Yew	5 gal.	20
	YC	Yucca filamentosa 'Color Guard'	Color Guard Adam's Needle	5 gal.	12
ORNAMENTAL GRASSES					
	POK	Pennisetum alopecuroides `Karley Rose`	Karley Rose Fountain Grass	1 gal.	15
PERENNIALS					
	GLW	Gaura lindheimeri `Whirling Butterflies`	Whirling Butterflies Gaura	1 gal.	10
	HSO	Hemerocallis x `Stella de Oro`	Stella de Oro Daylily	1 gal.	5
SYMBOL	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**QTY**
GROUND COVERS					
	PP	Poa pratensis	Kentucky Bluegrass	sod	19,650 sf

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
1	RIVER COBBLE, TBD.	8,210 sf
2	STEEL EDGING, TBD.	728 lf

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

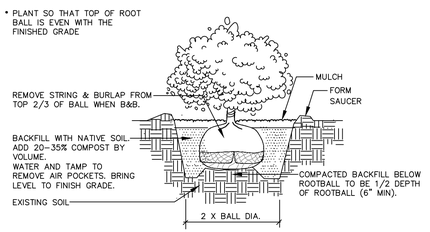
LANDSCAPE NOTES

1. LAWN AREAS WILL BE SODDED WITH KENTUCKY BLUEGRASS BLEND OVER 4 INCHES GOOD GRADE TOPSOIL.
2. TOP DRESS ALL SHRUB BED AREAS AND OTHER AREAS LABELED ROCK MULCH WITH 4" DEEP OF 2" TO 4" SOUTH TOWN COBBLE ROCK MULCH FROM NEPHI SANDSTONE IN NEPHI, UTAH OVER DEWITT PRO-5 WEED BARRIER FABRIC. FABRIC SHALL BE INSTALLED AFTER PRE-EMERGENT HAS BEEN APPLIED.
3. INSTALL STEEL EDGING FOR MOW STRIPS BETWEEN LAWN AREAS AND PLANTING BEDS.
4. CONTRACTOR TO CONDUCT THEIR OWN QUANTITY TAKE-OFFS IN THE PLAN AND VERIFY ANY DISCREPANCIES WITH THE LANDSCAPE ARCHITECT.

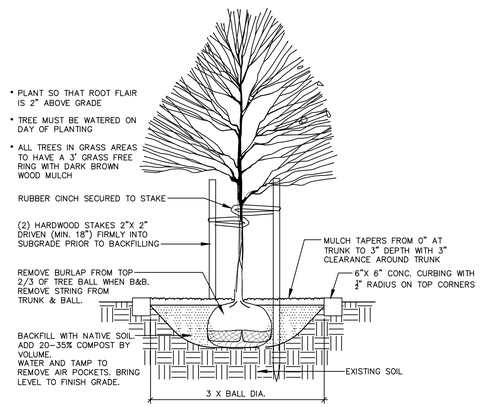
INTERIOR LOT LANDSCAPE TABULATIONS

ITEM			
TOTAL LANDSCAPE AREA	19,185 SQ.FT.	REQUIRED	PROVIDED
1 TREE PER 400 SQFT		48 TREES	48
1 SHRUB PER 200 SQ FT		96 SHRUBS	112
1 TREE PER 30 LINEAR FT OF STREET FRONTAGE		11 TREES	8*

*CANNOT MEET FULL TREE COVERAGE DUE TO SIGHT TRIANGLES.



A SHRUB PLANTING
NOT TO SCALE



B TREE PLANTING & STAKING
NOT TO SCALE

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LICENSED LANDSCAPE ARCHITECT
No. 103994
ALAN K WEAVER
04-19-2024
STATE OF UTAH

MIDSCALE EXTENDED STAY HOTEL
CLEARFIELD, UTAH
LANDSCAPE PLAN

REVISION BLOCK:

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OVERALL LANDSCAPE PLAN

Scale:	1"=20'	Drawn:	SB
Date:	04/19/2024	Job #:	23-0376
Sheet:	L1.0		

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