



Community Development

PLANNING, BUILDING INSPECTIONS,
CUSTOMER SERVICE, AND CODE COMPLIANCE

CLEARFIELD CITY PLANNING COMMISSION MEETING AGENDA

Notice is hereby given that the Clearfield City Planning Commission will hold a regularly scheduled meeting at **6:30 P.M., Wednesday, February 5, 2025**, on the **3rd floor** in the City Council Chambers of the Clearfield City Municipal Building, located at 55 S. State Street, Clearfield, UT 84015.

REGULAR MEETING – 6:30 PM- Council Chambers

- CALL TO ORDER – PLEDGE OF ALLEGIANCE
- PLANNING COMMISSION CHAIR STATEMENT
- APPROVAL OF MINUTES
 - December 4, 2024

DECISION ITEMS

Scheduled Items:

1. Discussion and Possible Action on **PSP 2025-0101**, a preliminary subdivision plat request by Nathan Alvey to subdivide the subject property and create a flag lot. **Location:** 186 North 300 East (TIN: 12-001-0022). **Parcel Area:** 0.42 Acres. **Zone:** R-1-8 (Residential). **Staff:** Tyson Stoddard, Planner (**Administrative Action**).

DISCUSSION ITEMS

1. Staff Discussion
2. Staff Communications
 - Planning Connections for Planning Commissioners through APA Utah
 - Next Planning Commission Meeting will be February 19, 2025

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

Dated this 31st day of January 2025.

/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.

1 **CLEARFIELD PLANNING COMMISSION MEETING**

2 December 4, 2024

3 6:00 P.M. – Pre-Meeting

4
5 PRESIDING: Brogan Fullmer Chair

6
7 PRESENT: Robert Browning Commissioner
8 Kathryn Murray Commissioner
9 David Bloomfield Commissioner
10 Chad Mortensen Commissioner
11 Riley Wheeler Commissioner
12 Danielle Sikes Commissioner (Alternate)
13 Jaylee Bouwhuis Youth Commission Ambassador

14
15 ABSENT: Brian Swan Commissioner
16 Nicholas Dragon Commissioner (Alternate)

17
18 STAFF PRESENT: Amy Jones Deputy City Attorney
19 Stacy Millgate Community Development Director
20 Brad McIlrath Senior Planner
21 Tyson Stoddard Planner

22
23 VISITORS:

24
25 Chair Fullmer called the meeting to order at 6:00 p.m.

26
27 DISCUSSION ON THE DRAFT MINUTES FROM THE NOVEMBER 6, 2024 PLANNING
28 COMMISSION MEETING.

29
30 Chair Fullmer asked for any discussion related to the minutes. There was none.

31
32 DISCUSSION ON ZTA 2024-1004, A ZONING TEXT AMENDMENT REQUEST BY JESSE
33 REYNOLDS WITH MENLOVE CONSTRUCTION TO ADD COMMERCIAL STORAGE
34 FACILITIES AS A CONDITIONAL USE IN THE M-1 ZONE (MANUFACTURING) AND TO
35 ADD DEVELOPMENT STANDARDS FOR COMMERCIAL STORAGE FACILITIES TO
36 SECTION 11-13-20 OF THE CLEARFIELD CITY CODE.

37
38 Mr. Stoddard gave some background on the request, stating that commercial storage facilities had
39 not been permitted in any zone since an ordinance from 2002 that prohibited development of new
40 commercial storage units.

41
42 Commissioner Browning said that allowing commercial storage as a conditional use in the M-1
43 Zone would open the door to storage units on any property within that zone. Mr. Stoddard said that
44 Commissioner Browning was correct, although staff was proposing language that would restrict
45 commercial storage on properties with frontage on Antelope Drive and SR 193.

46
47 Commissioner Browning was unsure if there was high market demand for storage units, noting that

1 he has gone by storage facilities that have openings in the area. Mr. Stoddard replied that the
2 developer believes there is at least enough demand for them to take the risk and move forward with
3 development, and that the type of storage the applicant seemed to be interested in was more for
4 trailers, RVs, and boats.

5
6 Commissioner Browning asked if the request could be granted given the ordinance from 2002 that
7 prohibits commercial storage facilities. Mr. McIlrath and Chair Fullmer stated that the request from
8 the applicant was to for a zoning text amendment that if granted would repeal the 2002 ordinance.

9
10 The Commission and staff discussed the process for Conditional Use Permit applications, clarifying
11 that a conditional use would always come before the Planning Commission for approval.

12
13 Commissioner Mortensen asked how the corridors, where storage facilities wouldn't be allowed,
14 were identified by staff in the proposed development standards. Mr. Stoddard replied that it had to
15 do with the high visibility of the corridors and that the General Plan envisioned those corridors as
16 more commercial/retail than warehousing/manufacturing.

17
18 Mr. McIlrath explained that it would be up to the Commission on what they'd like to recommend
19 to the City Council, and they could recommend to approve, deny, or approve with whatever
20 development standards they felt comfortable with.

21
22 DISCUSSION ON ZTA 2024-1102, A ZONING TEXT AMENDMENT REQUEST BY
23 CLEARFIELD CITY TO AMEND THE CONDITIONAL USE PERMIT EXPIRATION OF
24 PERMIT STANDARDS OUTLINED IN SECTION 11-4-6 AND THE SITE PLAN REVIEW
25 EXPIRATION OF APPROVAL; EXTENSION STANDARDS OUTLINED IN SECTION 11-5-
26 7 OF CLEARFIELD CITY CODE.

27
28 Mr. McIlrath briefly described the amendment request, stating that the amendment was to provide
29 some clarification and to establish the same process for both site plan and conditional use
30 extensions, as well as removing a requirement for a public hearing for the extension of a conditional
31 use because no public hearing is required for the conditional use approval.

32
33 Youth ambassador Bouwhuis pointed out that the wording of the timeframe for the extension
34 needed to be clarified in the proposed language, which Mr. McIlrath said had been updated and
35 would be reflected in the presentation.

36
37 DISCUSSION ON CUP 2024-1101, A CONDITIONAL USE PERMIT REQUEST BY JACOB
38 HANCEY WITH COMMUNITY OPTIONS TO OPERATE A GROUP HOME FOR PERSONS
39 WITH A DISABILITY AT THE SUBJECT LOCATION. LOCATION: 438 NORTH VINE
40 STREET (TIN: 14-095-0042). PARCEL AREA: 0.18 ACRES. ZONE: R-1-8 (RESIDENTIAL).

41
42 Mr. Stoddard said this request was very similar to a recent application that was approved for a
43 group home. He stated that the home had five bedrooms and the home had a basement.
44 Commissioner Browning said the landscaping and gravel driveway weren't in the best condition.
45 Mr. Stoddard said that a condition could be added related to the gravel driveway being maintained
46 free of weeds.

47

1 Chair Fullmer asked if Code Enforcement was part of the review process. Mr. Stoddard replied that
2 Code Enforcement was part of the business license review process.
3

4 **Chair Fullmer moved to adjourn the work session. Seconded by Commissioner Murray.**
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CLEARFIELD PLANNING COMMISSION MEETING

December 4, 2024

6:30 P.M. – Regular Session

PRESIDING: Brogan Fullmer Chair

PRESENT: Robert Browning Commissioner
Kathryn Murray Commissioner
David Bloomfield Commissioner
Chad Mortensen Commissioner
Riley Wheeler Commissioner
Danielle Sikes Commissioner
Jaylee Bouwhuis Youth Commission Ambassador

ABSENT: Brian Swan Commissioner
Nicholas Dragon Commissioner (Alternate)

STAFF PRESENT: Amy Jones Deputy City Attorney
Stacy Millgate Community Development Director
Brad McIlrath Senior Planner
Tyson Stoddard Planner

VISITORS: Danner Kjar, Jacob Hancey, Ashlyn Visser, Mitchell Menlove, Kenneth Menlove

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

Chair Fullmer read the Planning Commission Chair Statement.

APPROVAL OF MINUTES FOR THE NOVEMBER 6, 2024 PLANNING COMMISSION MEETING.

Commissioner Murray moved to approve the minutes of the November 6, 2024 Planning Commission meeting, subject to the edits discussed in the Pre-Meeting. Seconded by Commissioner Browning. The motion carried on the following vote. Voting AYE: Commissioners Fullmer, Browning, Murray, Bloomfield, Mortensen, Wheeler, Sikes, and Youth Ambassador Bouwhuis. Voting NO: None.

PUBLIC HEARING, DISCUSSION, AND RECOMMENDATION TO THE CITY COUNCIL TO APPROVE WITH MODIFCICATIONS, ZTA 2024-1004, A ZONING TEXT AMENDMENT REQUEST BY JESSE REYNOLDS WITH MENLOVE CONSTRUCTION TO ADD COMMERCIAL STORAGE FACILITIES AS A CONDITIONAL USE IN THE M-1 ZONE (MANUFACTURING) AND TO ADD DEVELOPMENT STANDARDS FOR COMMERCIAL STORAGE FACILITIES TO SECTION 11-13-20 OF THE CLEARFIELD CITY CODE. STAFF: TYSON STODDARD, PLANNER (LEGISLATIVE ACTION).

Tyson Stoddard, Planner, presented the following:

- 1 • Applicant requesting to add ‘Commercial Storage Facilities’ as a conditional use within
- 2 the M-1 Zone (Manufacturing)
- 3 • Applicant proposing development standards to encourage high quality site and building
- 4 design
- 5 • Clearfield City Ordinance 0202 (Effective January 25, 2002)
- 6 - Recognized Clearfield had several existing storage unit facilities
- 7 - Recognized Clearfield had limited amount of undeveloped land
- 8 - Prohibited development of new commercial storage units
- 9 • Showed a map with locations of existing storage facilities in Clearfield
- 10 • Showed a map highlighting all properties
- 11 • Reviewed the applicants proposed development standards
- 12 • Reviewed staff’s proposed development standards
- 13 • Showed an image of the corridors (Antelope Drive and SR 193) where staff proposed
- 14 restricting storage facilities
- 15 • Provided an analysis of the request in relation to the General Plan

16
17 Chair Fullmer declared the public hearing open.

18
19 Commissioner Browning asked Ms. Jones, Deputy City Attorney, if the request was legally
20 before the Commission given the ordinance that prohibited Commercial Storage Facilities. Ms.
21 Jones responded yes, and that the Commission was reviewing the request to determine whether to
22 make a recommendation to the City Council for approval or denial. Commissioner Browning
23 asked if they were just making a recommendation on the section of code the applicant was
24 requesting to change, but not the ordinance from 2002 that prohibited storage facilities in the
25 City. Following additional discussion, Mr. McIlrath clarified that any time a zoning code is
26 changed, the change is adopted by ordinance with the ordinance providing formality to the code
27 change. He stated that anybody at any time can apply to change city ordinances and that the legal
28 process for a zoning text amendment was being followed, by the item first going to the Planning
29 Commission for a recommendation, and then subsequently to the City Council for a final decision
30 to grant or deny the request.

31
32 The Commission and staff discussed various items related to additional development standards
33 for Commercial Storage Facilities if they were permitted as a conditional use in the M-1 Zone.

34
35 Mitchell Menlove, a representative of the applicant, spoke in favor of having the additional
36 development standards that were proposed by staff. Chair Fullmer asked about potential
37 employment opportunities. Mr. Menlove said that the storage facilities would only employ one or
38 two people, but the screening facilities would have the potential to provide greater employment
39 opportunities.

40
41 Chair Fullmer asked for any public comment. Seeing none, he asked for a motion to close the
42 public hearing. Commissioner Wheeler moved to close the public hearing. The motion was
43 seconded by Commissioner Sikes and passed unanimously.

44
45 **Commissioner Murray moved to recommend approval with modifications to the City**
46 **Council for ZTA 2024-1004, a zoning text amendment request by Jesse Reynolds with**

Menlove Construction to add Commercial Storage Facilities as a conditional use in the M-1 Zone (Manufacturing) and to add development standards for commercial storage facilities to section 11-13-20 of the Clearfield City Code. The motion was made based on the findings and recommendations of the staff report.

Seconded by Commissioner Mortensen. The motion carried on the following vote. Voting AYE: Commissioners Fullmer, Murray, Mortensen, Wheeler, Sikes, and Youth Ambassador Bouwhuis. Voting NO: Commissioners Browning and Bloomfield.

Commissioner Browning and Bloomfield both stated that they didn't think it was the correct time to reintroduce storage facilities as a conditional use in the M-1 Zone and that the remaining land in the city would be better suited for other uses.

PUBLIC HEARING, DISCUSSION, AND RECOMMENDATION TO THE CITY COUNCIL FOR APPROVAL OF ZTA 2024-1102, A ZONING TEXT AMENDMENT REQUEST BY CLEARFIELD CITY TO AMEND THE CONDITIONAL USE PERMIT EXPIRATION OF PERMIT STANDARDS OUTLINED IN SECTION 11-4-6 AND THE SITE PLAN REVIEW EXPIRATION OF APPROVAL; EXTENSION STANDARDS OUTLINED IN SECTION 11-5-7 OF CLEARFIELD CITY CODE. STAFF: BRAD MCILRATH, SENIOR PLANNER (LEGISLATIVE ACTION).

Mr. McIlrath presented the following:

- Conditional Use Permits and Site Plan Reviews may have an extension of up to six months following approval.
- Conditional Use Permit extensions require a public hearing with the Planning Commission.
- Proposed changes to both to remove the public hearing for an administrative action and for the processes to mirror each other.
- Showed the proposed text amendments
- Provided an analysis of the amendment in relation to the General Plan

Chair Fullmer declared the public hearing open and asked for any public comment. Seeing none, he asked for a motion to close the public hearing. Commissioner Murray moved to close the public hearing. The motion was seconded by Commissioner Sikes and passed unanimously.

Youth Ambassador Bouwhuis moved to recommend approval with the modifications discussed in the meeting to the City Council for ZTA 2024-1102, a zoning text amendment request by Clearfield City to amend the conditional use permit expiration of permit standards outlined in Section 11-4-6 and the site plan review expiration of approval; extension standards outlined in Section 11-5-7 of Clearfield City Code. The motion was made based on the findings and recommendations of the staff report.

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

APPROVAL OF CUP 2024-1101, A CONDITIONAL USE PERMIT REQUEST BY JACOB HANCEY WITH COMMUNITY OPTIONS TO OPERATE A GROUP HOME FOR PERSONS

WITH A DISABILITY AT THE SUBJECT LOCATION. LOCATION: 438 NORTH VINE STREET (TIN: 14-095-0042). PARCEL AREA: 0.18 ACRES. ZONE: R-1-8 (RESIDENTIAL). STAFF: TYSON STODDARD, PLANNER (ADMINISTRATIVE ACTION).

- Property address is 438 North Vine Street
- Applying for a Group Home for Persons with a Disability
 - Physical or Developmental Disabilities
- Limitation of up to eight (8) disabled persons
 - Planning to have up to five (5) disabled residents
- Staff to supervise 24/7
 - Usually one supervising employee on site
- Showed an aerial image and zoning map of the subject property and surrounding area
- Showed a site image and photo of the home
- Code Section 11-13-21
 - Group Homes housing more than three (3) unrelated individuals require a conditional use permit in zones where single-family homes are allowed
- Code Standards
 - Facility to comply with applicable health, safety, building codes
 - No structural or landscaping alterations that change the structures residential character
 - Adequate off-street parking
 - Facility to be consistent with the existing zoning standards of the desired location
- Findings
 - The proposed use is in harmony and compliance with the General Plan and zoning ordinance regulations
 - The proposed use delivers a necessary service to provide housing and care for persons with disabilities and will contribute to the general well being of the community

Chair Fullmer asked about changes to landscaping. Mr. Stoddard replied that as a residential property they would have a lot of flexibility on what they could do with their landscaping with some regulations related to the amount of grass they could have in their front and side yard.

After a question related to ADA Accessibility, a representative of the applicant, Ashlyn Visser, stated that if they needed a wheelchair ramp, they would make those changes for their residents. She reported that they have their inspection done by the State of Utah and passed without any outstanding items in need of correction.

Chair Fullmer provided information about the waterwise landscaping standards which would be applicable if the applicant were to do a full renovation of the landscaping and thanked them for their participation.

Youth Ambassador Bouwhuis moved to approve CUP 2024-1101, a conditional use permit request by Jacob Hancey with Community Options to operate a Group Home for Persons with a Disability at the property addressed 438 North Vine Street (TIN: 14-095-0042). This recommendation is based on the findings and discussion in the Staff Report and the following conditions.

- 1) The applicant shall obtain a Clearfield City business license for the group home.

1 **2) The facility shall not undergo structural or landscaping alterations that would**
2 **change the structures residential character.**

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

6
7 STAFF DISCUSSION
8

9 Mr. McIlrath provided a draft meeting schedule for the 2025 calendar year which was accepted
10 by the Commission. He provided a summary of the small group meetings related to the General
11 Plan update.

12
13 Chair Fullmer said he wanted to get feedback related to the Planning Commission doing a float
14 for the 4th of July.

15
16 STAFF COMMUNICATIONS
17

18 Provided a draft of an update to the Planning Commission Chair statement and passed out a
19 holiday gift, thanking the Commissioners for all their work and service.

20
21 There being no further business to come before the Planning Commission, **Chair Fullmer**
22 **moved to adjourn. Seconded by Commissioner Murray.**



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: February 5th, 2025

SUBJECT: Discussion and Possible Action on **PSP 2025-0101**, a preliminary subdivision plat request by Nathan Alvey to subdivide the subject property and create a flag lot. **Location:** 186 North 300 East (TIN: 12-001-0022). **Parcel Area:** 0.42 Acres. **Zone:** R-1-8 (Residential). **(Administrative Action)**

RECOMMENDATION

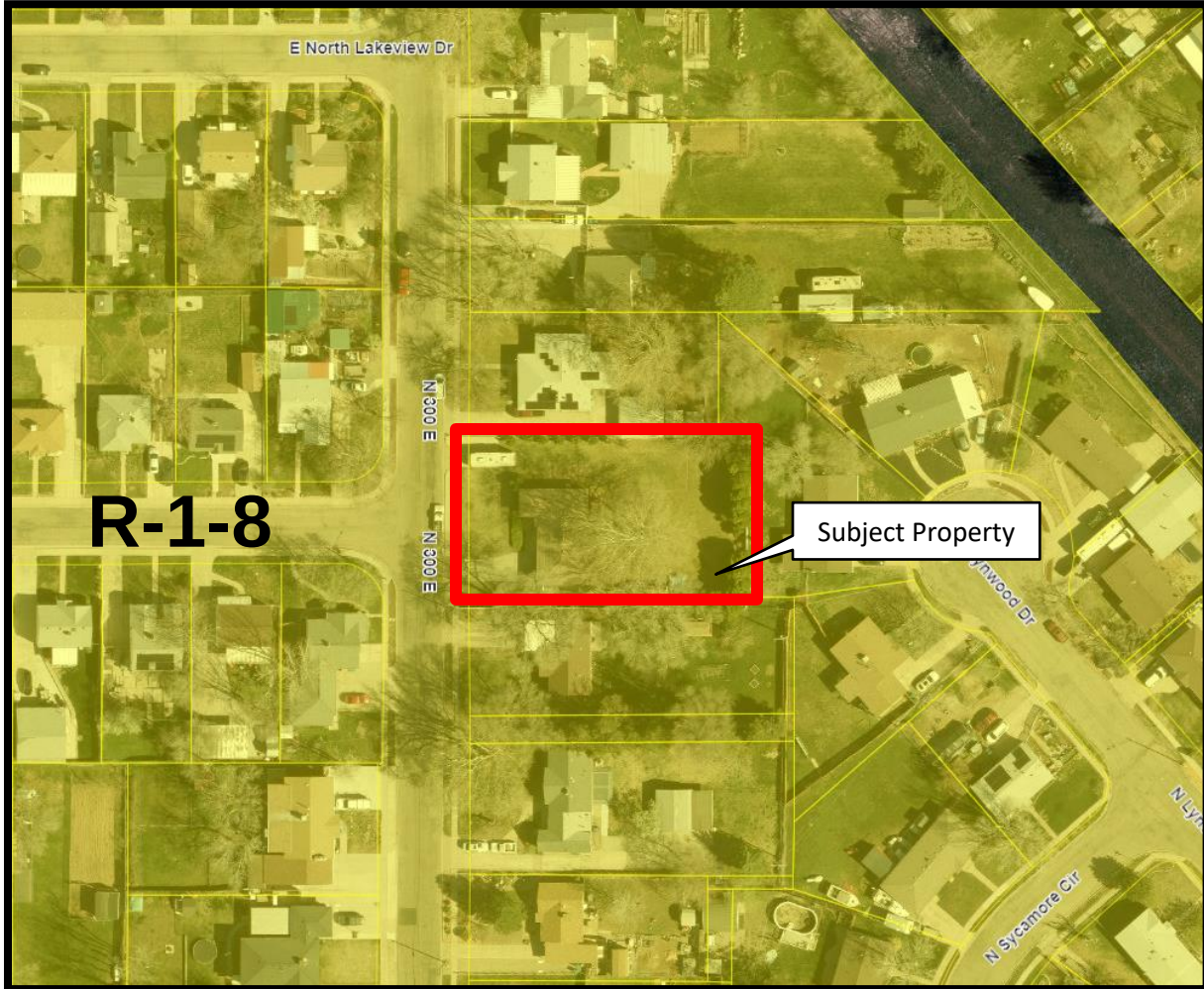
Staff recommends that the Planning Commission move to **approve as conditioned, PSP 2025-0101**, a preliminary subdivision plat request by Nathan Alvey to subdivide the subject property and create a flag lot at 186 North 300 East (TIN: 12-001-0022). This recommendation is based on the subdivision discussion and findings in the Staff Report.

PROJECT SUMMARY

Project Information	
Project Name	Alvey 300 East Flag Lot
Site Location	186 North 300 East
Tax ID Number	12-001-0022
Applicant	Nathan Alvey
Owners	Alvey, Albert C & Roshelle D
Proposed Actions	Preliminary Subdivision Plat Approval
Current Zoning	R-1-8 (Residential)
General Plan Land Use Classification	Residential
Gross Site	0.42 Acres

Surrounding Properties and Uses:		Current Zoning District	General Plan Land Use Classification
North	Residential Single-Family	R-1-8 (Residential)	Residential
East	Residential Single-Family	R-1-8 (Residential)	Residential
South	Residential Single-Family	R-1-8 (Residential)	Residential
West	Residential Single-Family	R-1-8 (Residential)	Residential

Aerial Image & Zoning



BACKGROUND & OVERVIEW

The applicant is requesting approval to subdivide the property into two lots, comprised of one (1) flag lot and one (1) regular lot. The 24-foot-wide staff portion of the flag lot will be to the north of the regular lot and will provide access to the rear portion where a single-family home could be built subject to the standards of the R-1-8 Zone. The regular lot (Lot 1) will have an area of 8,016 square feet (0.184 acres). The flag lot (Lot 2) will have a total area of 10,306 square feet (0.237 acres), with the net area of the flag portion being 8,003 square feet (0.184 acres).

Flag Lot Standards

As outlined in Section 11-13-9 of the Land Use Title, flag lots may be approved in any single-family residential zone subject to code standards. Updated standards for flag lots were adopted by Clearfield City in 2024. Section 12-3-5D of the Subdivision Ordinance requires flag lot subdivisions to follow the preliminary plat approval process which includes Planning Commission review. The flag lot standards are listed below in a table format to summarize the review of the proposal.

Code Standard:	Proposed Lot(s):
No more than one (1) flag lot may be created.	One (1) flag lot is proposed.
The staff of the flag lot shall approach the public street at an angle no less than 80 degrees.	The staff approaches the street at a 90-degree angle.
The staff cannot extend from intersections, street corners, or within four-hundred feet of the closed end of a dead-end street.	The staff of the flag lot complies with the listed standards.
The staff portion of the flag lot shall be 24' wide or greater. The length shall not exceed 200'.	Staff Width- 24' Staff Length- 96'
The flag portion of the flag lot shall conform to the lot standards of the zone in which it is located. The R-1-8 Zone has the following lot standards: Lot Area- 8,000 sf min. Lot Width- 70' min.	Flag Lot: Flag Portion Area- 8,003 sf Flag Portion Lot Width- 104.7'
The remaining lot or regular lot shall comply with the setback and lot standards of the zone in which it is located: Lot Area- 8,000 sf min. Lot Width- 70' min. Lot Frontage- 70' min. Front Setback- 20' min. Rear Setback- 20' min. Side Setback- 8' min. Corner Side Setback- 20'	Regular Lot: Lot Area- 8,016 sf Lot Width- 80.7' Lot Frontage- 80.7' Front Setback- 37.7' Rear Setback- 21.5' Side Setback- North = 8.5', South = 15.3' Corner Side Setback- Not applicable

There are additional standards related to flag lots that will become applicable in the future when a home is built on the lot. For example, a minimum of twenty-feet (20') of drivable surface (asphalt or concrete) will need to be installed along the full length of the staff portion of the lot, with four-feet (4') of landscaping between the drivable surface and the north property line. The four-foot (4') landscape buffer will consist of no less than 50% ground plane coverage of plant material. Additionally, the flag lot will need the street address displayed in a prominent location where the staff abuts the public street. Any development on a flag lot shall comply with fire safety requirements, which may include the placement of fire hydrants and the inclusion of a hard surfaced turn around area in the flag portion of the lot.

Plat and Site/Utility Plan Review

Addresses for the lots will need to be added to the plat. The existing home will maintain the current address and the flag lot will be addressed 194 North 300 East. A drive approach to line up with the

required twenty feet (20') of drivable surface will need to be added to the site plan and be designed to meet Clearfield City Standards.

General Plan and Zoning

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

Public Comment

A public notice sign was posted on January 27th, 2025. Staff has received two phone calls from individuals in the neighborhood asking for information about the notice.

DEPARTMENT REVIEW

The submission includes the proposed subdivision plat and a site and utility plan. Clearfield City Engineering has provided a review letter dated January 17, 2025, to the applicant that includes comments that will need to be addressed on an updated plat and site plan. As required by ordinance, the applicant will need to provide a geotechnical report for review by Engineering and the Building Division Staff. The North Davis Fire District have been provided with the plans to review but have not provided comment to date.

PRELIMINARY SUBDIVISION PLAT - CONDITIONS OF APPROVAL

Based upon review of Clearfield City ordinances and the proposed subdivision, Staff recommends that the Planning Commission **approve as conditioned, PSP 2025-0101**, a preliminary subdivision plat request by Nathan Alvey to subdivide the subject property and create a flag lot at 186 North 300 East (TIN: 12-001-0022). The recommendation is made based on the findings of the staff report and with the following conditions:

- 1) The plat shall be updated to include addresses for the proposed lots.
- 2) The site plan shall be updated to show the future drivable surface and landscaping required in the staff portion of the flag lot.
- 3) The site plan shall be updated to include a drive approach per Clearfield City Standards to line up with the required twenty feet (20') of drivable surface.
- 4) The subdivision plat and site plan shall be updated to address the comments from the Engineering letter dated January 17, 2025.
- 5) The subdivision plat and site plan shall comply with fire code regulations and receive approval from the North Davis Fire District.
- 6) A geotechnical report shall be submitted for review and approval by Clearfield City Engineering and Building Staff.
- 7) Future development of the flag lot shall conform to the development standards of the zone in which it is located.
- 8) The applicant is responsible for the replacement or repair of deteriorated, damaged or missing surface improvements surrounding the perimeter of the subdivision. This includes, but is not limited to: curb and gutter, sidewalks, landscaping park strip improvements, driveways, etc.

- 9) An Escrow agreement or bond for any new or replaced public improvements shall be approved by the City Engineer and posted prior to the recordation of the plat as outlined in Section 12-6-23 of the subdivision ordinance.

ATTACHMENTS

1. Subdivision Plat
2. Site/Utility Plan



Know what's below.
Call before you dig.

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

ALVEY 300 EAST FLAG LOT

186 NORTH 300 EAST
CLEARFIELD, UTAH

INDEX OF DRAWINGS

- C-001GENERAL NOTES
- 1 OF 1PLAT
- C-100SITE AND UTILITY PLAN

FOR REVIEW
NOT FOR CONSTRUCTION

DATE PRINTED
November 18, 2024

NOTICE TO CONTRACTOR

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

CONTRACTOR FURTHER AGREES TO 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 OWNER AND THE CIVIL 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 ENGINEER.

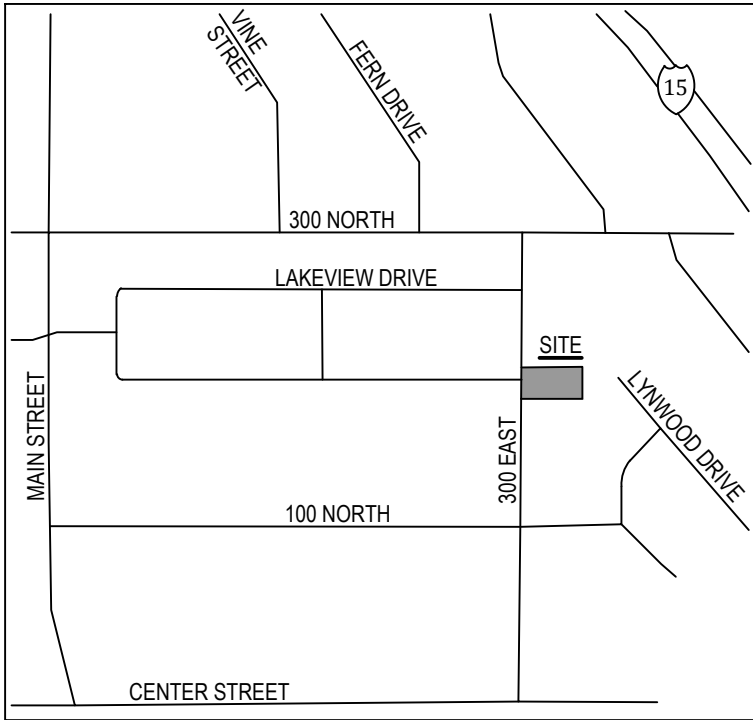
NOTICE TO DEVELOPER/ CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND I OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

VICINITY MAP



GENERAL NOTES

1. ALL WORK SHALL CONFORM TO CLEARFIELD CITY STANDARDS & SPECIFICATIONS.
2. CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
3. BENCHMARK ELEVATION = NORTHWEST QUARTER CORNER SECTION 1, T4N, R2W SALT LAKE BASE & MERIDIAN ELEV. = 4524.01'.



LAYTON
919 North 400 West
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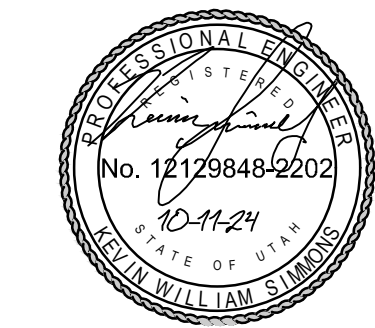
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ALVEY 300 EAST FLAG LOT

186 NORTH 300 EAST
CLEARFIELD, UTAH 84015



COVER

PROJECT NUMBER
13424

PRINT DATE
2024-11-18

PROJECT MANAGER
T.WILLIAMS

DESIGNED BY
J.RINDLISBACHER

GENERAL NOTES

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

UTILITY NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.
2. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.
3. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.
5. TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (CURRENT EDITION), SECTION 33 05 20 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS DETERMINED BY THE GEOTECHNICAL RECOMMENDATIONS.
6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.
7. THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.
9. ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
10. ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (CURRENT EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.
11. CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.
12. SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
13. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
14. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.
15. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
16. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, EDGE TO EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, CONSTRUCT PER GOVERNING AGENCY'S MINIMUM SEPARATION STANDARDS.
17. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
18. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
19. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

ABBREVIATIONS

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

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

LEGEND

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

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



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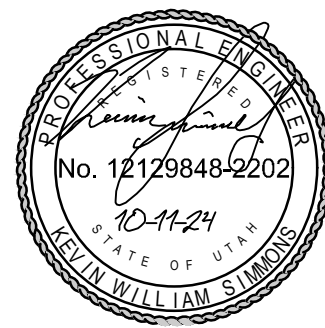
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ALVEY 300 EAST FLAG LOT

186 NORTH 300 EAST
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GENERAL NOTES

PROJECT NUMBER
13424

PRINT DATE
2024-11-18

PROJECT MANAGER
T. WILLIAMS

DESIGNED BY
J. RINDLISBACHER

C-001

ALVEY 300 EAST FLAG LOT
LOCATED IN THE NORTHWEST QUARTER OF SECTION 1
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
CLEARFIELD, DAVIS COUNTY, UTAH
NOVEMBER 2024

GENERAL NOTES:

- PROPERTY IS ZONED R-1-B
A. FRONT YARD SETBACK IS 20'
B. REAR YARD SETBACK IS 20'
C. SIDE YARD SETBACK IS 8'
- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU&E) ARE 10' FRONT
- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PU&E THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PU&E AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PU&E OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PU&E WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PU&E.
- PROTECT ALL EXISTING SECTION CORNERS AND STREET MONUMENTS. COORDINATE ALL SURVEY STREET MONUMENT INSTALLATION, GRADE ADJUSTMENT AND ALL REQUIRED FEES AND PERMITS WITH THE COUNTY SURVEYOR PRIOR TO DISRUPTION OF ANY EXISTING MONUMENTS.
- 5/8" X 24" REBAR AND CAP WILL BE PLACED AT ALL REAR LOT CORNERS AND FRONT LOT CORNERS WILL BE MARKED WITH A NAIL OR RIVET AT THE EXTENSION IN THE CURB.

WEST QUARTER CORNER
SECTION 1
TOWNSHIP 4 NORTH, RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
(FOUND WITNESS CORNER)

NORTHWEST QUARTER CORNER
SECTION 1
TOWNSHIP 4 NORTH, RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
(FOUND BRASS CAP)

NORTH QUARTER CORNER
SECTION 1
TOWNSHIP 4 NORTH, RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
(NOT FOUND)

12-001-0021
JASON D & NICOLE S LEWIS

12-001-0023
DALE AND LORI OKELBERRY PALMER



LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100
WWW.ENSIGNENG.COM

SANDY
Phone: 801.255.0029
TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.862.1453
RICHFIELD
Phone: 435.698.2983

CITY ATTORNEY'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY THE CLEARFIELD CITY ATTORNEY:

CLEARFIELD CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY THE CLEARFIELD PLANNING COMMISSION APPROVAL:

CHAIRMAN, CLEARFIELD CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY THE CLEARFIELD CITY ENGINEER:

CLEARFIELD CITY ENGINEER

CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY THE CLEARFIELD CITY COUNCIL:

CITY RECORDER

CITY MAYOR

SURVEYOR'S CERTIFICATE

I, TRENT WILLIAMS, do hereby certify that I am a Licensed Land Professional Surveyor in the State of Utah, and that I hold License No. 8034679 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act; with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately established the lateral boundaries of the herein described tract of real property, and has been draw correctly to the designated scale and is a true and correct representation of the herein described lands including in said subdivision, based upon data compiled from records of the Morgan County Records Office. I further certify that all lots meet frontage width and area requirements of the applicable zone ordinances.

NARRATIVE

The purpose of this plat is to split the parcel into 2 Lots.

BOUNDARY DESCRIPTION

A parcel of land, situate in the Northwest Quarter of Section 1, Township 4 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Davis County, Utah. Being more particularly described as follows:

Beginning at a point being East 1563.27 feet and South 421.70 feet from the Northwest Corner of said Section 1 and running thence:

East 175.00 feet;

thence South 0°14'00" West 104.70 feet;

thence West 175.00 feet;

thence North 0°14'00" East 104.70 feet along the East line of 300 East Street to the Point of Beginning;

Contains: 18,322 square feet or 0.421 acres.

OWNER'S DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets (private streets, private rights-of-way) as shown hereon and name said tract:

ALVEY 300 EAST FLAG LOT

Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof as public utility, storm water detention ponds, drainage easements and canal maintenance easement, the same to be used for the installation maintenance and operation of public utility service lines, storm drainage facilities, irrigation canals or for the perpetual preservation of water channels in their natural state whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements.

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH
County of Davis J.S.S.

On the _____ day of _____, A.D., 20____, _____ personally appeared before me, the undersigned Notary public, in and for said County of _____ in said State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication, _____ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: _____

RESIDING IN _____ COUNTY.

NOTARY PUBLIC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of DAVIS J.S.S.

On the _____ day of _____, A.D., 20____, _____ personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that he/she is the _____ of _____, a Limited Liability Company and that he/she signed the Owner's Dedication and Acknowledgement of Responsibilities freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____

RESIDING IN _____ COUNTY.

NOTARY PUBLIC

ALVEY 300 EAST FLAG LOT

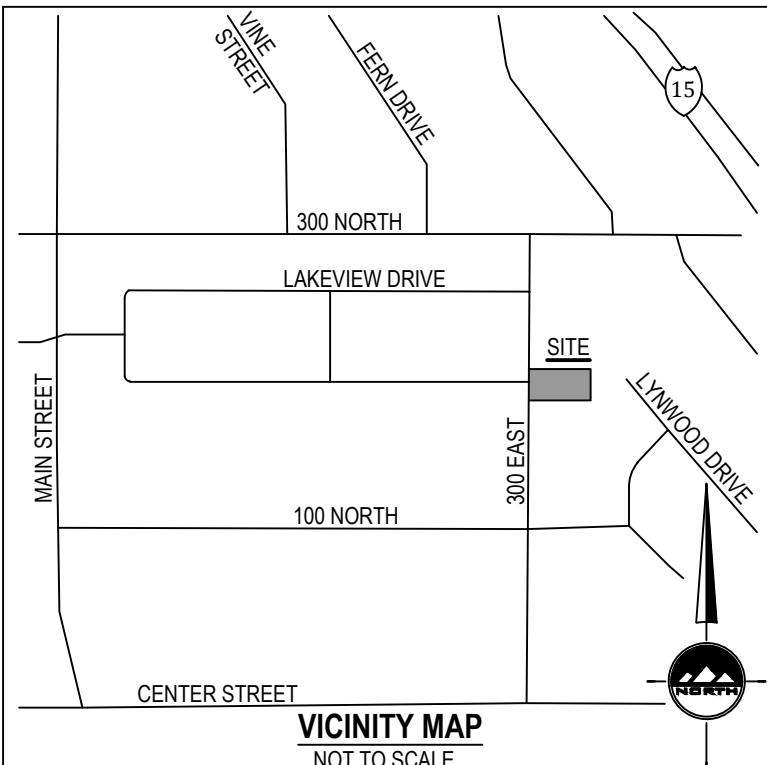
LOCATED IN THE NORTHWEST QUARTER
OF SECTION 1
TOWNSHIP 4 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
CLEARFIELD, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE _____
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____, 20____
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE _____

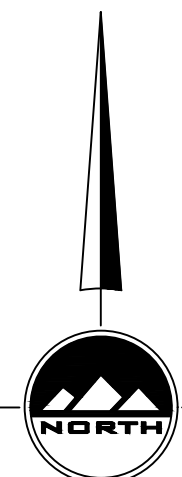
DAVIS COUNTY RECORDER

BY _____
DEPUTY RECORDER

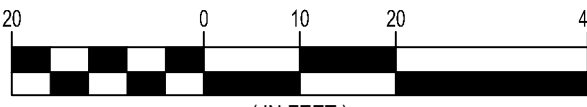


LEGEND

- SECTION CORNER
- WITNESS MONUMENT
- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- SET 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- SECTION LINE
- SECTION TIE LINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- ROAD CENTERLINE
- ADJACENT ROAD CENTERLINE
- RIGHT OF WAY
- ADJACENT RIGHT OF WAY
- LOT LINE
- ADJACENT LOT LINE
- EASEMENT
- TANGENT



HORIZONTAL GRAPHIC SCALE



SHEET 1 OF 1

PROJECT NUMBER : 13424
MANAGER : T.WILLIAMS
DRAWN BY : J.RINDLISBACHER
CHECKED BY : T.WILLIAMS
DATE : 11/18/2024

DEVELOPER
NATHAN ALVEY
265 NORTH MAIN STREET #D148
KAYSVILLE, UTAH 84037

811

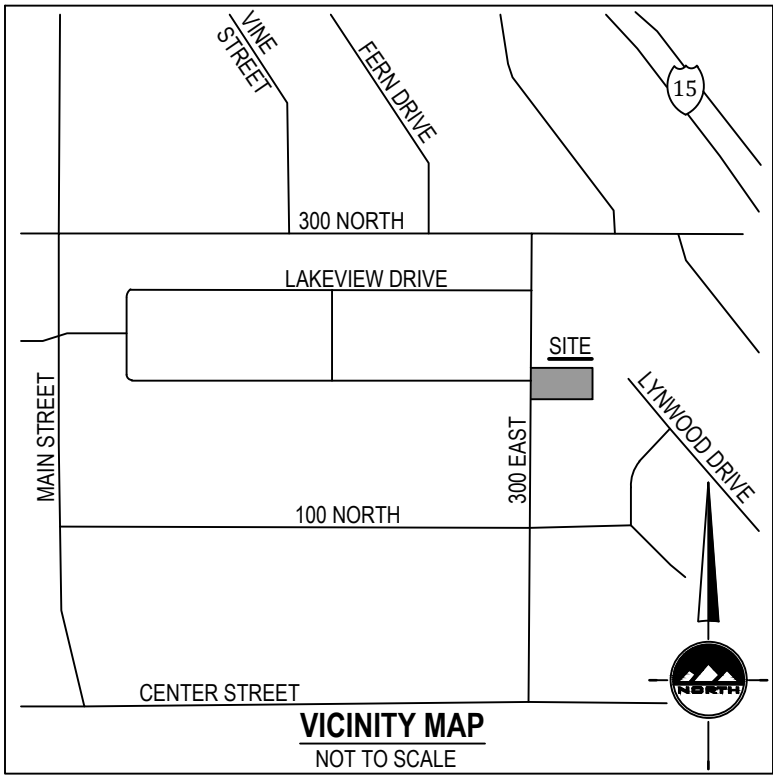
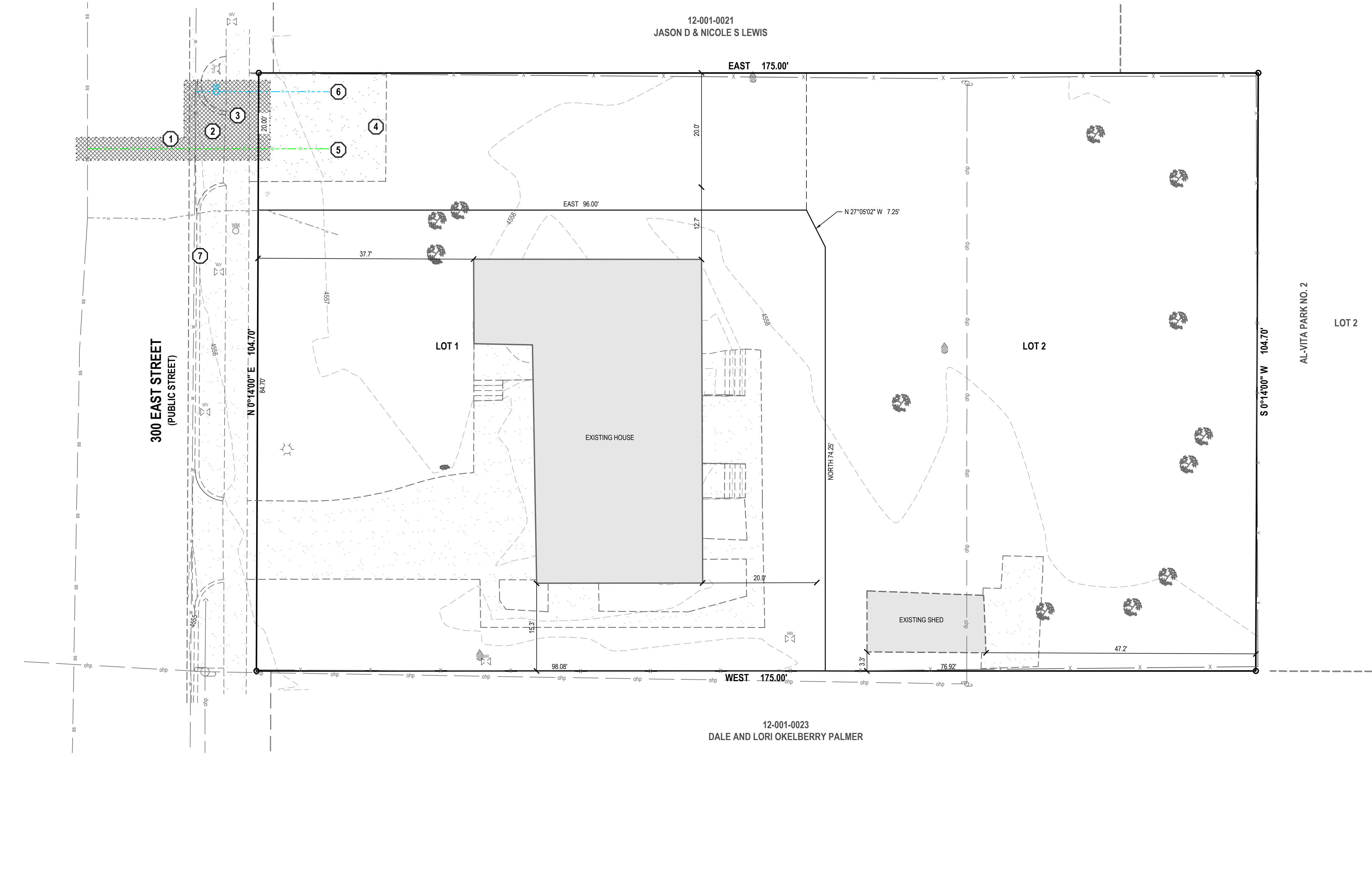
Know what's below.
Call before you dig.

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

BENCHMARK

NORTHWEST QUARTER CORNER
OF SECTION 1
TOWNSHIP 4 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN

ELEV = 4524.01'



GENERAL NOTES

- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
- ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
- NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITIES, CONCRETE OR ASPHALT.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
- ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER CLEARFIELD CITY STANDARD PLANS AND SPECIFICATIONS.
- ALL WATER INFRASTRUCTURE TO BE INSTALLED PER CLEARFIELD CITY STANDARD PLANS AND SPECIFICATIONS.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- SAW CUT, REMOVE AND REPLACE EXISTING ASPHALT PER CLEARFIELD CITY STANDARDS FOR UTILITY INSTALLATION. MATCH EXISTING PAVEMENT CROSS SECTION. ALL CITY ROADWAY CUTS, AND ROADWAY PATCHES MUST UTILIZE A MINIMUM OF 10" OF ROADBASE AND 4" OF ASPHALT OR GREATER IF PRESENTLY EXISTS.
- REMOVE AND REPLACE DRIVE APPROACH PER CLEARFIELD CITY STANDARDS AND APWA PLAN NO. 225.
- REMOVE AND REPLACE EXISTING CURB AND SIDEWALK PER CLEARFIELD CITY STANDARDS AND SPECIFICATIONS FOR UTILITY INSTALLATION AS NEEDED. REMOVE AT NEAREST EXPANSION JOINT.
- SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING CONCRETE PAD.
- INSTALL 4" SDR-35 PVC-SANITARY SEWER LATERAL @ 2.0% MINIMUM SLOPE AND CONNECT TO EXISTING SEWER MAIN PER CLEARFIELD CITY STANDARDS AND SPECIFICATIONS.
- INSTALL 3/4" CULINARY WATER SERVICE LINE WITH 3/4" METER AND CONNECT TO EXIST WATERLINE PER CLEARFIELD CITY STANDARDS AND SPECIFICATIONS.
- EXIST CURB AND GUTTER

EN SIGN

THE STANDARD IN ENGINEERING

LAYTON

919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SANDY

Phone: 801.255.0529

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:

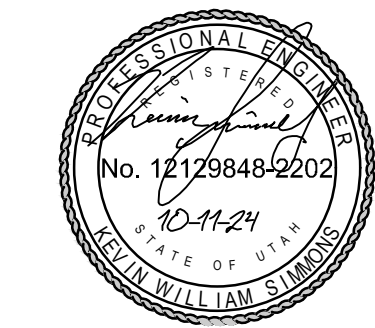
NATHAN ALVEY
265 N. MAIN STREET #D148
KAYSVILLE, UT 84037

CONTACT:

NATHAN ALVEY
PHONE: 801.570.5996

ALVEY 300 EAST FLAG LOT

186 NORTH 300 EAST
CLEARFIELD, UTAH 84015



SITE/
UTILITY
PLAN

PROJECT NUMBER 13424	PRINT DATE 2024-11-18
PROJECT MANAGER T. WILLIAMS	DESIGNED BY J. RINDLISBACHER

C-100