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 19, 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.

PRE-MEETING – 6:00 PM – Executive Conference Room
Review of agenda items to address questions.

REGULAR MEETING – 6:30 PM- Council Chambers

- CALL TO ORDER – PLEDGE OF ALLEGIANCE
- PLANNING COMMISSION CHAIR STATEMENT
- APPROVAL OF MINUTES
  - None

DECISION ITEMS

Scheduled Items:

1. Discussion and Possible Action on **CUP 2025-0102**, a conditional use permit request by Matt Gertge to construct a golf driving range/entertainment and restaurant complex at the subject property. **Location:** Approximately 1375 South 1750 East. (TIN: 09-485-0001). **Project Area:** 9.477 Acres. **Zone:** C-2 (Commercial). **Staff:** Tyson Stoddard, Planner **(Administrative Action)**.
2. Discussion and Possible Action on **ASP 2025-0103,** an amended subdivision plat request by Matt Gertge to subdivide Lot 1 of the Legend Towers Subdivision into two new lots labeled Lot 3 and 4 at the subject location. **Location:** 1845 East 1400 South (TIN: 09-485-0001). **Parcel Area:** 16.99 Acres. **Zone:** C-2 (Commercial). **Staff:** Tyson Stoddard, Planner **(Administrative Action)**.

DISCUSSION ITEMS

1. Staff Discussion
2. Staff Communications

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

Dated this 14th day of February 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.

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, February 19th, 2025

SUBJECT: Discussion and Possible Action on **CUP 2025-0102**, a conditional use permit request by Matt Gertge to construct a golf driving range/entertainment and restaurant complex at the subject property. **Location:** Approximately 1375 South 1750 East. (TIN: 09-485-0001). **Project Area:** 9.477 Acres. **Zone:** C-2 (Commercial). **(Administrative Action)**.

RECOMMENDATION

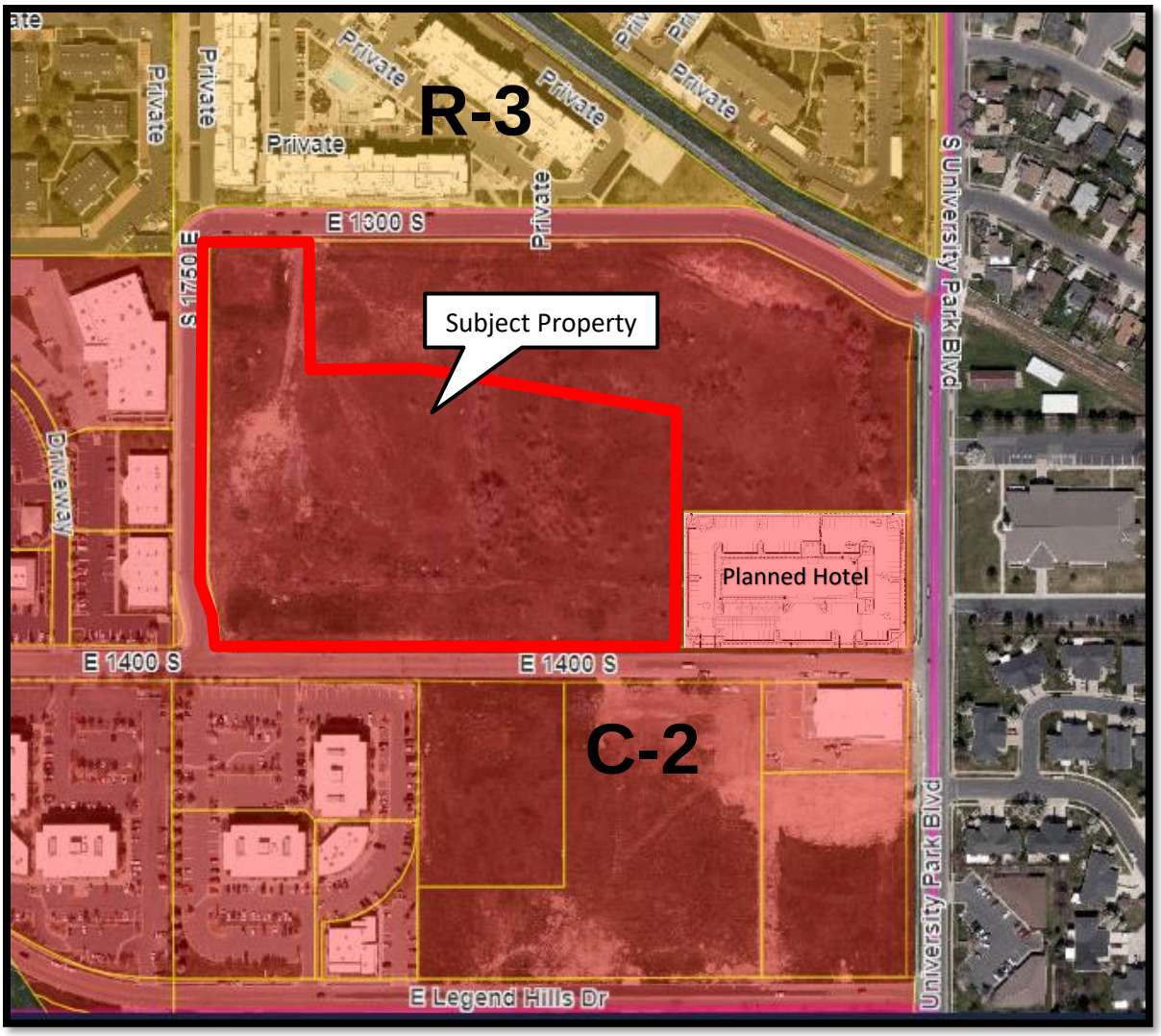
Staff recommends that the Planning Commission **approve as conditioned**, **CUP 2025-0102**, a conditional use permit request by Matt Gertge to construct a golf driving range/entertainment and restaurant complex at approximately 1375 South 1750 East (TIN: 09-485-0001). This recommendation is based on the discussion and findings in the Staff Report.

PROJECT SUMMARY

Project Information	
Project Name	Crushed Golf & Grill
Site Location	Approximately 1375 South 1750 East
Tax ID Number	09-485-0001
Applicant	Matt Gertge
Owner	Millcreek Partners, LLC
Proposed Actions	Conditional Use Permit Approval
Current Zoning	C-2 (Commercial)
Project Area	9.477 Acres

Surrounding Properties and Uses:		Current Zoning District	General Plan Land Use Classification
North	Vacant Land and Multifamily Residential	C-2 (Commercial) & R-3 (Residential)	Commercial and Residential
East	Vacant Land and Planned Future Hotel	C-2 (Commercial)	Commercial
South	Vacant Land and Office	C-2 (Commercial)	Commercial
West	Office	C-2 (Commercial)	Commercial

Aerial Image & Zoning



BACKGROUND

Matt Gertge is requesting conditional use permit approval to construct a golf driving range and entertainment complex at the subject property, which will also include a restaurant and bar. The building will be two (2) stories and include fifty-two (52) separate teeing areas, with twenty-six (26) on each floor. Walk-ins are welcome, and reservations can be made for individuals or small groups. Events can be booked for small and large groups as well. As an entertainment and recreation venue, the complex allows for up to six people at each bay with the offering of food and drinks. Golf clubs and balls are provided, with an automatic ball dispenser and doppler radar in each tee box to accurately track swing and flight data for the patrons.

There are currently three (3) other similar facilities in Utah. There are two (2) Topgolf locations with one in Midvale and the other in Vineyard, and a Big Shots in St. George. The owners of the Big Shots in St.

George are affiliated with this proposed location in Clearfield, with much of this site patterned after the location in St. George.

As part of the development, the applicant has also submitted an amended subdivision plat application to create a 9.48-acre lot for the proposed use. This will leave approximately 7.5 acres north and east of the subject property for future commercial development.

Conditional Use Permit
A conditional use permit is required for Amusement and Recreation Facilities in the C-2 Zone. The purpose of a conditional use permit is to allow a land use that, because of its unique characteristics or potential impact on the city, surrounding neighbors or land uses, may be compatible only if certain conditions are required that mitigate the detrimental impacts. Staff has reviewed Chapter 11-4-5 "Conditional Use Permits" which lists the types of conditions that the Planning Commission may require to limit any potential negative impacts of the proposed use. Staff's recommended conditions are listed under the conditions of approval section of this report.

SITE PLAN REVIEW

Lot Width, Setbacks, & Height
The proposal complies with the minimum lot width, setback, and height regulations of the C-2 Zone. The proposed height of the two-story building is thirty-four feet (34'), which complies with the building height maximum of thirty-five feet (35').

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. As stated in the background, with a final project area 9.48 acres, a minimum of 41,282 square feet must be provided as landscaped open space. Based on staff measurements of the landscape plan, the site will include approximately 80,000 square feet or 19% landscaped open space (not counting the artificial turf area of the driving range). 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 required landscaped open space of 41,282 square feet, the development must include at a minimum:

- Sixty-nine (69) trees;
- Two hundred seven (207) shrubs; and
- Additional plantings to meet the 50% ground plane coverage requirement. The 50% ground plane coverage requirement will apply to planter beds in the parking lot and detention basin area and in front of the building. Not the large area to the south of the driving range as that area is in addition to the required minimum of landscaped open space.

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 proposed turf grass for the site complies with code standards and is less than 15% of the total landscaped area. The project is proposing seventy-six (76) trees and two hundred eighty (280) shrubs which meets minimum requirements. Based on staff's review additional plants will be needed to meet the minimum 50% ground plane coverage requirements. This can be accomplished by adding

perennials, ornamental grasses, and ground covers to the planting plan for the planter beds around the parking lot and in front of the building.

There is a large open space proposed to the north of the driving range, which will slope up to future commercial development on the adjacent property. The proposed landscape plan shows rock mulch to be installed in the area. While the minimum plant quantities are proposed for other areas, staff recommends that additional trees are added to this open space similar to what is proposed on the south side of the driving range. The planting plan will need to be updated to include plant material in the open space north of the driving range.

Storm Drain Easement
The northwest corner of the property includes an existing detention basin that serves the property to the north. While there is a storm drain easement in favor of the neighboring property, the basin is part of this lot and will have to be finished with landscaping.

Parking Lot Landscaping
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. This applies to the parking spaces abutting 1750 East shown on the proposed site plan. The plans will need to be revised to meet the screening requirements found in Section 11-14-5 of Clearfield City Code. Staff recommends reducing the spacing between the shrubs from nine feet (9') to six feet (6') on center, to form a continuous hedge and screen between the parking and the public street.

Landscaped islands are required a minimum of every twelve (12) stalls. The landscaped islands must be twenty feet long by nine-feet wide (20'x9') for single rows of parking and forty feet long by nine-feet wide (40'x9') for double rows. Based on the current layout, five (5) islands will need to be added to meet this code standard, and the plans will need to be revised accordingly.

Dumpster Enclosure
As required by the C-2 Zone, the garbage dumpster must be completely screened where it can be viewed from the 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 appears to meet all code standards. The trash enclosure detail will need to be updated with the specific CMU block and color so staff can verify that it will match the building.

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. For uses not specifically listed, the Planning Commission determines which listed use most closely resembles the proposed use, and applies those parking standards. Upon reviewing the proposed uses, staff recommends applying the same standard used for bowling alleys, which is two (2) spaces per lane. For this use, the standard would be two (2) spaces per tee bay, equaling a minimum of one hundred four (104) spaces. Additionally, there is approximately 3,500 square feet of restaurant space which requires a minimum of ten (10) spaces per 1,000 square feet of floor area, equaling thirty-five (35) spaces. The proposed site plan includes one hundred sixty (160) spaces, approximately twenty (20) spaces above the code minimums. The site is also proposing six (6) van accessible ADA parking spaces, which complies with ADA parking requirements based on the size of the parking lot. Staff determines that the proposed parking is suitable for the use.

Parking Lot Design and Dimensions
As required by code, the parking stalls must have 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 are nine feet wide by twenty feet deep (9'x20').

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 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. Additionally, a bike rack, pedestrian benches, and seating are to be placed appropriately throughout the site. Pedestrian access is provided from 1300 South, but not from 1750 East. A pedestrian walkway will need to be provided from 1750 East to the building entrance. Staff recommends adding a bike rack and pedestrian benches near the pergola at the main entrance and patio area to comply with the code standards mentioned above.

Truck Loading & Unloading Facilities
There is a fourteen foot (14') wide truck dock space on the north side of the building which meets all code requirements.

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.

Site Design, Building, 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.

Any elevation that faces a street or right-of-way must have at least one (1) of the following materials: brick, stone, or rock. The proposed building materials include a faux wood siding (metal), metal panels, and CMU blocks of differing colors. Either brick, stone, or rock need to be incorporated into the front elevation. Staff recommends a stone veneer between select sets of windows, but there are a variety of ways that the applicant can proceed to meet the code requirement. 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 proposed elevations. The design standards chapter also outlines requirements for building façade articulation, roofline variations, and massing. The proposed building complies with those applicable standards.

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 proposed pergola, with the addition of outdoor benches and seating, meets this requirement.

Lighting
Exterior lighting will be needed for the illumination of the building, parking lot, and driving range. Code requires that lighting be handled in an aesthetic manner and reduced to the minimum levels necessary. An exterior lighting plan including light locations, fixture details, and photometric information will need to be submitted to ensure compliance with commercial site design standards.

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 use is in harmony with the General Plan and zoning ordinance regulations, which encourage the creation of jobs, businesses, and retail opportunities in this area of the city.
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 and neighborhood by providing high-quality development of a property that will offer recreation and entertainment opportunities to the community and region.
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 proposed facility, with conditions, will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity.
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.

Additional Conditional Use Considerations

Poles & Netting Enclosure

Related to Recreational Facilities, the Conditional Use Permit chapter of Clearfield City Code includes provisions for, or construction of recreational facilities to satisfy the needs of the conditional use. Because of the unique nature of the proposed use, poles with netting surrounding the driving range are necessary to enclose the hitting area and contain golf balls within the driving range. The poles are proposed to be up to 160' in height, which is consistent with these types of facilities and allows for a compact golf driving range in an urban setting. The proposed driving range extends out 200 yards and will be approximately 75 yards wide at the back of the range (the furthest most distance from the tee boxes.

Traffic Generation

A traffic generation letter dated January 17th, 2025, was provided by Reeve & Associates for review, estimating peak entering and exiting trips for the proposed use and site. Peak hour trips are estimated to be approximately fifty-five (55) trips per hour. The professional opinion provided is that the proposed

accesses will be sufficient to serve the customers utilizing the development and the Crushed Golf and Grill will have no additional impact to the surrounding road network.

Hours of Operation
Similar facilities in Midvale and Vineyard are open seven (7) days a week until 12AM. The St. George facility is open until 11PM Sun-Thurs and until 12AM Fri-Sat. Staff recommends a condition that the facility is not open past 12AM on any day of the week.

Nuisance Factors
Potential nuisance factors of the use could include noise, glare, or lighting. The applicant has indicated that the main lights for the range will be on top of the building facing east with additional lights on the poles to the north facing south. The lighting is directional, lighting downward onto the fairway. The lighting will be able to be thoroughly reviewed with the required submission of a lighting and photometric plan. Staff does not anticipate any nuisance related to noise, but a condition of approval will be that the applicant work with the City to address and attenuate any negative impacts on the surrounding area should the need arise.

CITY DEPARTMENT / AGENCY REVIEW

On January 24th, 2025, copies of the plans were provided to the North Davis Fire District, Clearfield City Engineering and Building staff, and the North Davis Sewer District. Engineering staff provided a review letter dated January 30th, 2025.

PUBLIC COMMENT

A public notice sign was placed on the subject property the week of February 9th, 2025. No public comment has been received to date.

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) Final Land Use Approval is contingent upon the creation of a lot for the development and the recording of an amended subdivision plat.
2) The landscape plan shall be revised and resubmitted to the City for final approval. The revisions shall include the following:
    a. Additional plantings for the beds in the parking lot and detention area and in front of the building to meet the 50% ground plane coverage requirement.
    b. Include type and size of proposed rock mulch.
    c. Additional trees to be planted in the large open space area to the north of the driving range.
    d. Landscaping and planting plan for the detention basin at the northwest corner of the property.
    e. Appropriate screening of parking areas that abut 1750 East. The screening can be accomplished with a landscape hedge, a berm, a fence, or a combination of these methods to block headlight glare.

f. Landscaped islands in the parking lot a minimum of every twelve (12) parking spaces.

3) The irrigation plan shall be revised to match the planting plan.

4) The trash enclosure detail will need to include the specific type and color of CMU block to be used and shall match the building.

5) A pedestrian walkway shall be added between 1750 East and the front of the building.

6) A bike rack shall be added to the plans, and pedestrian benches and seating shall be included in the patio area near the pergola and main entrance.

7) Brick, stone, or rock shall be added to the front building elevation.

8) An exterior lighting and photometric plan shall be submitted including light locations, fixture details to ensure compliance with commercial site design standards.

9) The business shall not operate no later than 12 AM.

10) The applicant shall work with the City to address and attenuate any negative impacts on the surrounding area should the need arise.

11) The plans shall address the comments of the engineering review letter dated January 30th, 2025, and the project shall comply with Engineering and Public Works standards.

12) A geotechnical report shall be submitted for review and approval by Clearfield City Engineering and Building Staff.

13) The plans shall address the comments of the North Davis Fire District, and the project shall comply with Fire District standards.

ATTACHMENTS

1. Building Rendering
2. Cover Sheet/Index
3. Notes/Legend
4. Existing & Demolition
5. Site Plan
6. Grading & Drainage Plan
7. Utility Plan
8. Details
9. SWPPP Exhibit
10. SWPPP Details
11. Landscape Plan
12. Irrigation Plan
13. Elevations
14. Floor Plans


SIGNAGE

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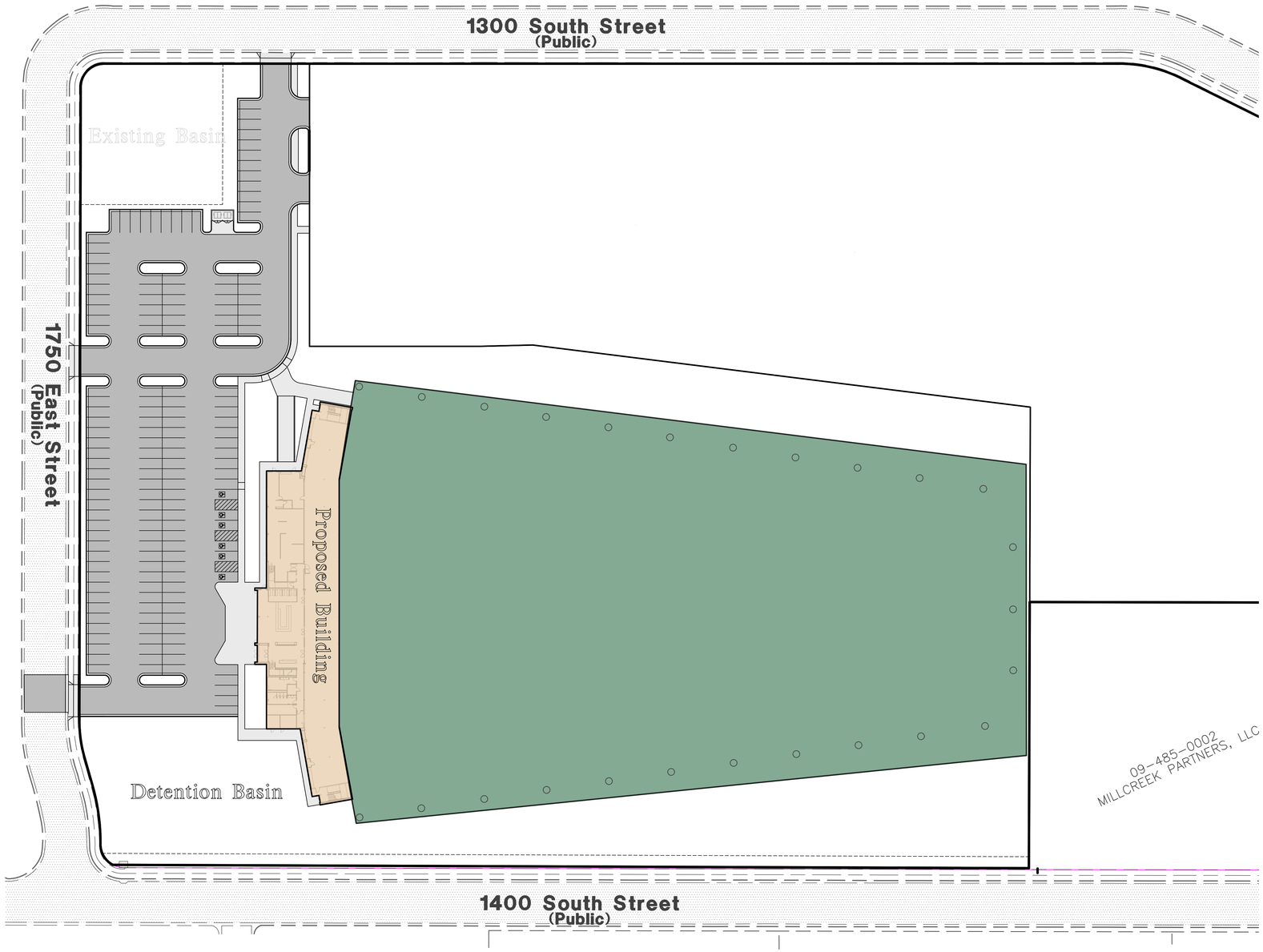
Project Narrative/Notes/Revisions

1. 01/16/2025 NF – COMPLETED DESIGN FOR CLIENT & CITY REVIEW.

CRUSHED GOLF & GRILL

Improvement Plans

CLEARFIELD CITY, DAVIS COUNTY, UTAH
JANUARY, 2025





Vicinity Map
NOT TO SCALE

Sheet Index

Sheet 1 - Cover/Index Sheet
Sheet 2 - Notes/Legend
Sheet 3 - Existing & Demolition
Sheet 4 - Site Plan
Sheet 5 - Grading & Drainage Plan
Sheet 6 - Grading & Drainage Plan
Sheet 7 - Utility Plan
Sheet 8 - Details
Sheet 9 - Details
Sheet 10 - Details
Sheet 11 - Storm Water Pollution Prevention Plan Exhibit
Sheet 12 - Storm Water Pollution Prevention Plan Details
Sheet 13 - Landscape Plan
Sheet 14 - Irrigation Plan
Sheet 15 - Irrigation Details

SITE DATA

ADDRESS:	1845 E 1400 S, CLEARFIELD UT	
APN:	09-485-0001	
PARKING:	160 STALLS PROVIDED (6 A.D.A.)	
PARCEL AREA:	416,507 S.F. (9.56 ACRES)	
BUILDING AREA:	19,001 S.F.	4.6%
PAVEMENT AREA:	76,860 S.F	18.4%
LANDSCAPE AREA:	320,646 S.F.	77.0%

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

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

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

Developer Contact:
Matt Gertge
mattgertge1@yahoo.com
PH: (801) 430-0405

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

50 0 50 100 150
Scale: 1" = 50'

Notice:
THESE PLANS WERE CREATED UTILIZING COLORS FOR UTILITIES & OTHER INFRASTRUCTURE. IF PRINTED IN, OR COPIED TO BLACK & WHITE, SOME LINE WORK MAY NOT SHOW UP PROPERLY.

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

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeve.co
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS
DESCRIPTION
DATE

Crushed Golf & Grill
CLEARFIELD, DAVIS COUNTY, UTAH

Cover/Index Sheet

REGISTERED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
01/17/2025
STATE OF UTAH

Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: N. FICKLIN
Begin Date: JANUARY 2025
Name: CRUSHED GOLF & GRILL
Number: 8155-11

1
15 Total Sheets

Reeve & Associates, Inc. - Solutions You Can Build On

General Notes:

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

Utility Notes:

1. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE SERVICE, GAS SERVICE, CABLE, POWER, INTERNET.
2. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS USING A COMBINATION OF ON-SITE SURVEYS (BY OTHERS). PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE IN THE FIELD, THEIR MAIN AND SERVICE LINES 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE 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.
3. CONTRACTOR SHALL POT HOLE ALL UTILITIES TO DETERMINE IF CONFLICTS EXIST PRIOR TO BEGINNING ANY EXCAVATION. NOTIFY ENGINEER OF ANY CONFLICTS. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF EXISTING UTILITIES TO WHICH NEW UTILITIES WILL BE CONNECTED. PRIOR TO COMMENCING ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE REQUIRED PROCEDURES.
4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT HIS EXPENSE.
5. ALL VALVES AND MANHOLE COVERS SHALL BE RAISED OR LOWERED TO MEET FINISHED GRADE.
6. CONTRACTOR SHALL CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE.
7. CONTRACTOR SHALL GROUT AT CONNECTION OF PIPE TO BOX WITH NON-SHRINKING GROUT, INCLUDING PIPE VOIDS LEFT BY CUTTING PROCESS, TO A SMOOTH FINISH.
8. CONTRACTOR SHALL GROUT WITH NON-SHRINK GROUT BETWEEN GRADE RINGS AND BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX
9. SILT AND DEBRIS IS 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.
10. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
11. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DE-WATERED CONDITIONS.
12. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
13. MAINTAIN A MINIMUM 18" VERTICAL SEPARATION DISTANCE BETWEEN ALL UTILITY CROSSINGS.
14. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
15. ALL BOLTED FITTINGS MUST BE GREASED AND WRAPPED.
16. UNLESS SPECIFICALLY NOTED OTHERWISE, MAINTAIN AT LEAST 2 FEET OF COVER OVER ALL STORM DRAIN LINES AT ALL TIMES (INCLUDING DURING CONSTRUCTION).
17. ALL WATER LINES SHALL BE INSTALLED A MINIMUM OF 60" BELOW FINISHED GRADE.
18. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, PIPE EDGE TO PIPE EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, THE SEWER LINE AND WATER LINE SHALL BE LAID IN SEPARATE TRENCHES AND THE BOTTOM OF THE WATER LINE SHALL BE AT LEAST 18" ABOVE THE TOP OF THE SEWER LINE.
19. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
20. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
21. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.
22. THRUST BLOCKS & RESTRAINED JOINTS WITH MEGA-LUG ADAPTERS REQUIRED ON ALL BENDS AND FITTINGS USING BLUE BOLTS. PROTECT ALL BOLTS FROM BEING ENCASED IN CONCRETE. INSTALL PER MANUFACTURER RECOMMENDATIONS.

Notice to Contractor:

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

THE CONTRACTOR AGREES THAT THEY 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. 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 ENGINEERS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

NOTE:
1. SAWCUT EXISTING ASPHALT INSIDE FROM OUTER EDGE FOR TACK SEAL OF NEW ASPHALT
2. CONTRACTOR TO VERIFY 2% MIN. AND 5% MAX SLOPE FROM EDGE OF ASPHALT TO LIP OF GUTTER

Survey Control Note:

THE CONTRACTOR OR SURVEYOR SHALL BE RESPONSIBLE FOR FOLLOWING THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) MODEL STANDARDS FOR ANY SURVEYING OR CONSTRUCTION LAYOUT TO BE COMPLETED USING REEVE & ASSOCIATES, INC. SURVEY DATA OR CONSTRUCTION IMPROVEMENT PLANS. PRIOR TO PROCEEDING WITH CONSTRUCTION STAKING, THE SURVEYOR SHALL BE RESPONSIBLE FOR VERIFYING HORIZONTAL CONTROL FROM THE SURVEY MONUMENTS AND FOR VERIFYING ANY ADDITIONAL CONTROL POINTS SHOWN ON AN ALTA SURVEY, IMPROVEMENT PLAN, OR ANY ELECTRONIC DATA PROVIDED. THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE PLAN, AND VERIFY THEM AGAINST NO LESS THAN FIVE (5) EXISTING HARD IMPROVEMENT ELEVATIONS INCLUDED ON THESE PLANS OR ON ELECTRONIC DATA PROVIDED. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR SHALL IMMEDIATELY NOTIFY REEVE & ASSOCIATES, INC. AND RESOLVE THE DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION STAKING.

Erosion Control General Notes:

THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GOVERNING AGENCIES ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTIES. ALSO, INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST. CONTRACTOR TO LOCATE A NEARBY HYDRANT FOR USE AND TO INSTALL TEMPORARY METER. CONSTRUCTION WATER COST TO BE INCLUDED IN BID.

WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT OPEN FOR 14 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS. THE CONTRACTOR IS REQUIRED BY STATE AND FEDERAL REGULATIONS TO PREPARE A STORM WATER POLLUTION PREVENTION PLAN AND FILE A "NOTICE OF INTENT" WITH THE GOVERNING AGENCIES.

Maintenance:

ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL PROJECT CLOSE-OUT.

THE CONTRACTOR'S RESPONSIBILITY SHALL INCLUDE MAKING BI-WEEKLY CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE DOCUMENTED AND COPIES OF THE INSPECTIONS KEPT ON SITE.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF BARRIER.

SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.

EXPOSED SLOPES:

ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:
- A) SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED
- B) TRACKING STRAW PERPENDICULAR TO SLOPES
- C) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

Legend

SW LAT	= PROPOSED SECONDARY WATER LATERAL
LD LAT	= PROPOSED LAND DRAIN LATERAL
W LAT	= PROPOSED WATER LATERAL
SS LAT	= PROPOSED SEWER LATERAL
W/8	= PROPOSED CULINARY WATER LINE
EX.W	= EXISTING CULINARY WATER LINE
SW/8	= PROPOSED SECONDARY WATER LINE
EX.SW	= EXISTING SECONDARY WATER LINE
SS/8	= PROPOSED SANITARY SEWER LINE
EX.SS	= EXISTING SANITARY SEWER LINE
SD/15	= PROPOSED STORM DRAIN LINE
EX.SD	= EXISTING STORM DRAIN LINE
LD/8	= PROPOSED LAND DRAIN LINE
EX.LD	= EXISTING LAND DRAIN LINE
IRR/18	= PROPOSED IRRIGATION LINE
EX.IRR	= EXISTING IRRIGATION LINE
	= EXISTING FENCE LINE
	= PROPOSED FENCE LINE
	= DRAINAGE SWALE
OHP	= OVERHEAD POWER LINE
	= PROPOSED FIRE HYDRANT
	= EXISTING FIRE HYDRANT
	= PROPOSED MANHOLE
	= EXISTING MANHOLE
	= PROPOSED SEWER CLEAN-OUT
	= PROPOSED GATE VALVE
	= EXISTING GATE VALVE
	= PLUG & BLOCK
	= AIR VAC ASSEMBLY
	= DUAL SECONDARY METER
	= PROPOSED WATER METER
	= EXISTING WATER METER
	= PROPOSED REDUCER
	= EXISTING REDUCER
	= PROPOSED CATCH BASIN
	= EXISTING CATCH BASIN
	= PLUG W/ 2" BLOW-OFF
	= STREET LIGHT
	= SIGN
	= POWER POLE

BFE	= BASEMENT FLOOR ELEVATION
BLDG	= BUILDING
BOS	= BOTTOM OF STAIRS
BOW	= BOTTOM OF WALL
BP	= BEGINNING POINT
C&G	= CURB & GUTTER
CB	= CATCH BASIN
CF	= CUBIC FEET
CFS	= CUBIC FEET PER SECOND
EP	= EDGE OF PAVEMENT
FF	= FINISH FLOOR
FFE	= FINISH FLOOR ELEVATION
FG	= FINISHED GRADE
FH	= FIRE HYDRANT
FL	= FLOW LINE
GB	= GRADE BREAK
GFE	= GARAGE FLOOR ELEVATION
INV	= INVERT
LF	= LINEAR FEET
NG	= NATURAL GRADE
OHP	= OVERHEAD POWER
PC	= POINT OF CURVATURE
PP	= POWER/UTILITY POLE
PRC	= POINT OF RETURN CURVATURE
PT	= POINT OF TANGENCY
PUE	= PUBLIC UTILITY EASEMENT
RCP	= REINFORCED CONCRETE PIPE
RIM	= RIM OF MANHOLE

ROW	= RIGHT-OF-WAY
SD	= STORM DRAIN
SL	= STREET LIGHT
SS	= SANITARY SEWER
TBC	= TOP BACK OF CURB
TOA	= TOP OF ASPHALT
TOC	= TOP OF CONCRETE
TOFF	= TOP OF FINISHED FLOOR
TOS	= TOP OF STAIRS
TOW	= TOP OF WALL
TSW	= TOP OF SIDEWALK
UGP	= UNDERGROUND POWER
W	= CULINARY WATER
WM	= WATER METER
	= EXISTING ASPHALT PAVEMENT
	= PROPOSED ASPHALT PAVEMENT
	= PROPOSED CONCRETE
	= PROPOSED GRAVEL
4800	= EXISTING CONTOUR GRADE
4800	= PROPOSED CONTOUR GRADE
	= PROPOSED RETAINING WALL
	= PROPOSED MAJOR CONTOUR
	= PROPOSED MINOR CONTOUR
	= EXISTING MAJOR CONTOUR
	= EXISTING MINOR CONTOUR

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

REVISIONS

DATE	DESCRIPTION

Crushed Golf & Grill

CLEARFIELD, DAVIS COUNTY, UTAH

Notes/Legend

REGISTERED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
01/17/2025
STATE OF UTAH

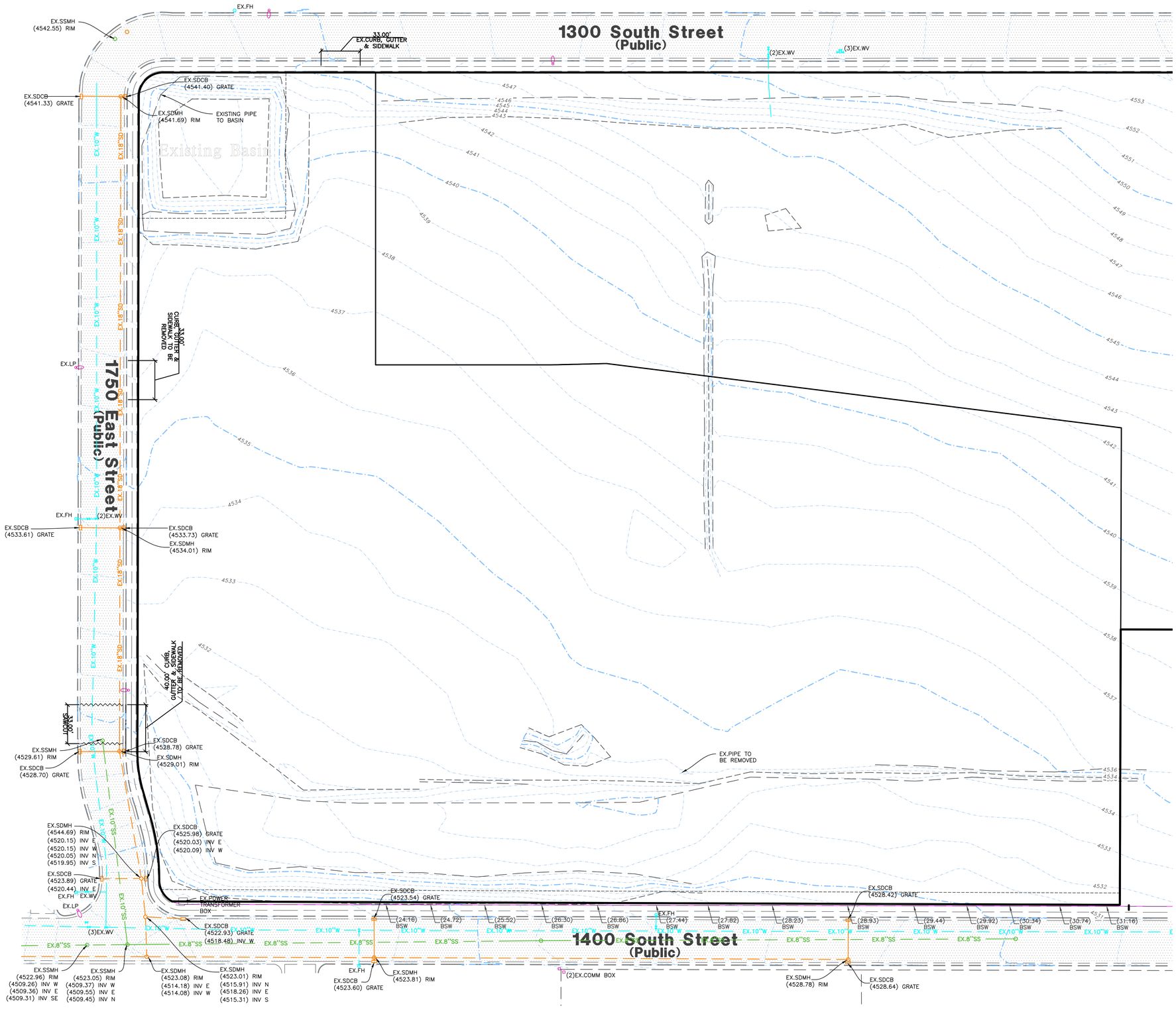
Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: N. FICKLIN
Begin Date: JANUARY 2025
Name: CRUSHED GOLF & GRILL
Number: 8155-11

2
15 Total Sheets

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40 0 40 80 120

Scale: 1" = 40'

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Notice:
THESE PLANS WERE CREATED UTILIZING COLORS FOR UTILITIES & OTHER INFRASTRUCTURE. IF PRINTED IN, OR COPIED TO BLACK & WHITE, SOME LINE WORK MAY NOT SHOW UP PROPERLY.

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REVISIONS

DESCRIPTION	DATE

Crushed Golf & Grill

CLEARFIELD, DAVIS COUNTY, UTAH

Existing & Demolition Plan

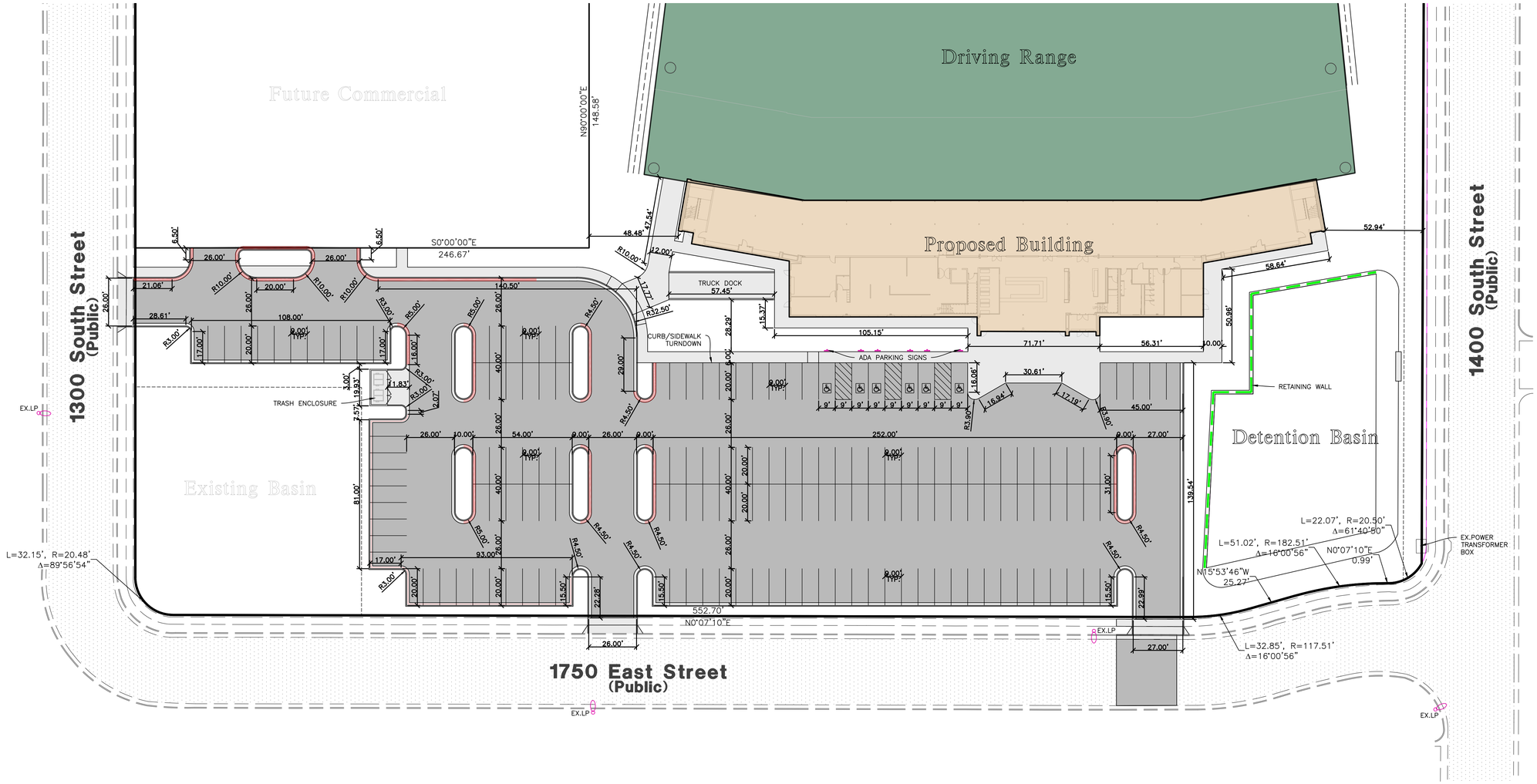
REGISTERED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
01/17/2025
STATE OF UTAH

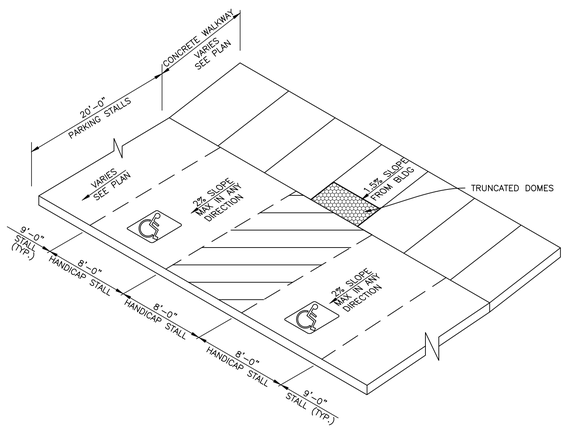
Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: N. FICKLIN
Begin Date: JANUARY 2025
Name: CRUSHED GOLF & GRILL
Number: 8155-11

3
15 Total Sheets

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ADA Parking Stall

SCALE: NONE

MUTCD R7-8

RESERVED PARKING

MUTCD R7-8

RESERVED PARKING

VAN ACCESSIBLE

MUTCD R7-8P

NOTES:
1) WHERE PARKING SPACES THAT ARE RESERVED FOR PERSONS WITH DISABILITIES ARE DESIGNATED TO ACCOMMODATE WHEELCHAIR VANS, A "VAN ACCESSIBLE" (R7-8P) PLAQUE SHALL BE MOUNTED BELOW THE R7-8 SIGN.
2) SIGNS SHALL BE MOUNTED A MINIMUM OF 80" FROM BOTTOM OF SIGN TO TOP OF SIDEWALK.
3) SIGNS TO MEET ALL STATE AND LOCAL REGULATIONS.

ADA Parking Signage

Legend

- = EXISTING ASPHALT PAVEMENT
- = PROPOSED ASPHALT PAVEMENT
- = PROPOSED CONCRETE
- = OUTFALL CURB & GUTTER

SITE DATA

ADDRESS:	1845 E 1400 S, CLEARFIELD UT	
APN:	09-485-0001	
PARKING:	160 STALLS PROVIDED (6 A.D.A.)	
PARCEL AREA:	416,507 S.F. (9.56 ACRES)	
BUILDING AREA:	19,001 S.F.	4.6%
PAVEMENT AREA:	76,860 S.F	18.4%
LANDSCAPE AREA:	320,646 S.F.	77.0%

40 0 40 80 120

Scale: 1" = 40'

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REVISIONS
DATE | DESCRIPTION

Crushed Golf & Grill

CLEARFIELD, DAVIS COUNTY, UTAH

Site Plan

REGISTERED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
01/17/2025
STATE OF UTAH

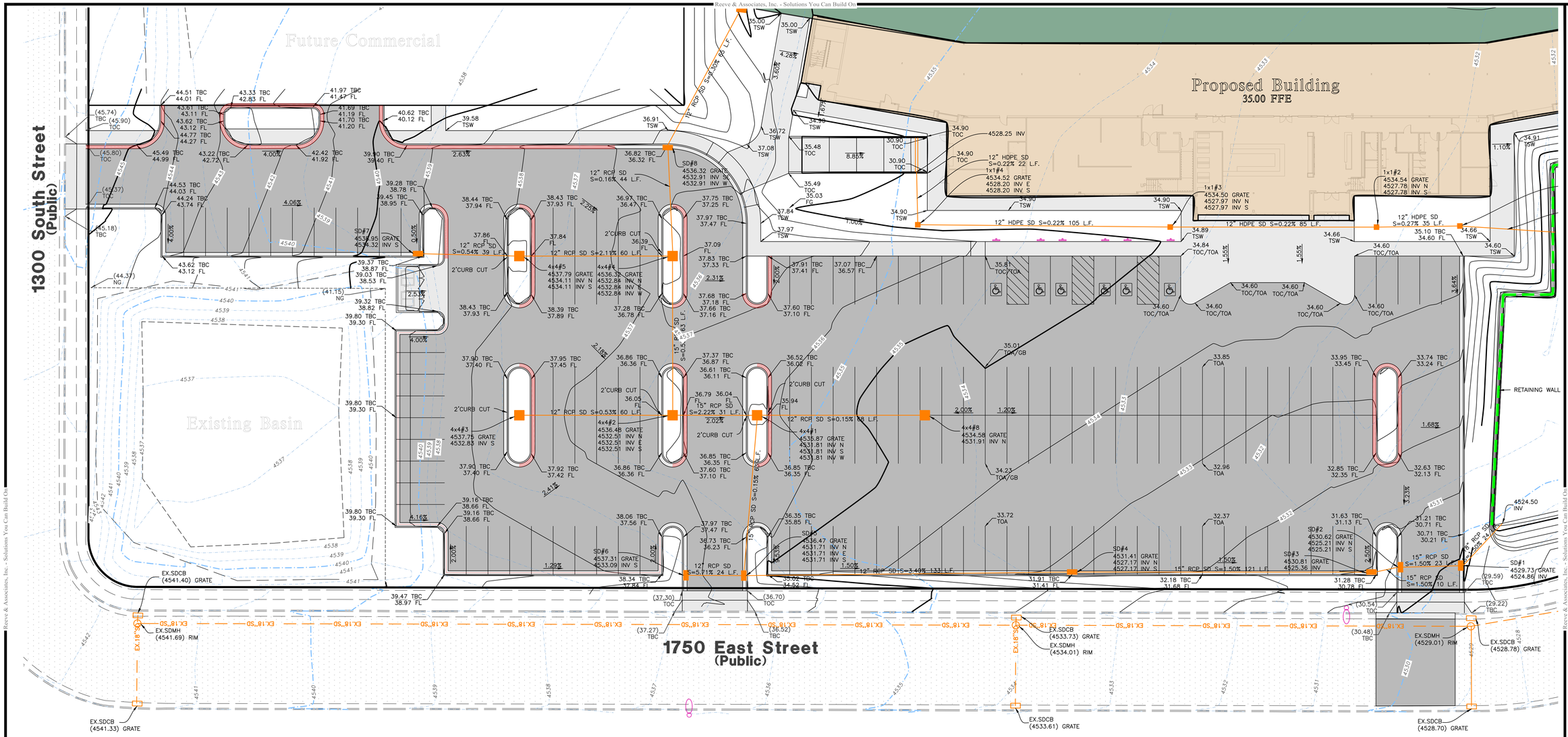
Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: N. FICKLIN
Begin Date: JANUARY 2025
Name: CRUSHED GOLF & GRILL
Number: 8155-11

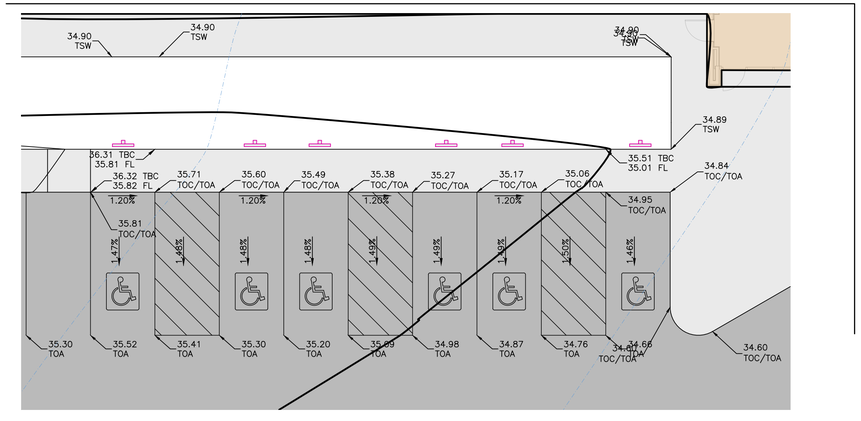
4
15 Total Sheets

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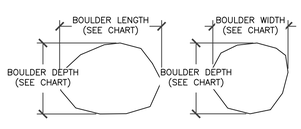
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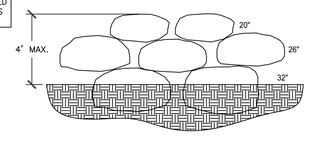


NOTE:
BOULDERS MUST BE KEYED TOGETHER AND INTERLOCKED WITH ALL ADJOINING ROCKS

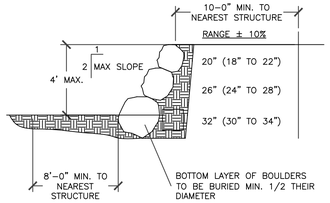


BOULDER DIMENSION CHART				
BOULDER DEPTH	ALLOWABLE BOULDER LENGTH		ALLOWABLE BOULDER WIDTH	
	MINIMUM	MAXIMUM	MINIMUM	MAXIMUM
18"	12"	27"	12"	27"
22"	15"	33"	15"	33"
28"	19"	42"	19"	42"
36"	24"	54"	24"	54"
44"	29"	67"	29"	67"
55"	37"	83"	37"	83"

Boulder Dimension Detail
NOT TO SCALE



Wall Front Section
NOT TO SCALE



Wall Cross Section
NOT TO SCALE

Rock Wall Notes:

1. SUPPORT BOULDERS ARE TO BE 1.25x LARGER, BY MASS AS WELL AS BY SIZE, THAN THOSE POSITIONED IMMEDIATELY ABOVE.
2. BOULDER SIZES MAY NOT VARY MORE THAN PLUS OR MINUS 10% OF REQUIRED SIZES.
3. BOULDERS ARE TO MAKE CONTACT WITH ALL ADJOINING BOULDERS. THEY MUST BE KEYED TOGETHER AND INTERLOCKED.
4. THE MAXIMUM SLOPE OF THE LARGE BOULDER RETAINING WALL SHALL NOT EXCEED A 1 TO 2 PITCH (1 HORIZONTAL UNIT PER 2 VERTICAL UNITS). SLOPE SHALL BE MEASURED FROM CENTER OF MASS OF EACH BOULDER.
5. THE BOTTOM COURSE OF BOULDERS ARE TO BE BURRIED A MINIMUM DEPTH OF NOT LESS THAN 1/2 OF THEIR DIAMETER.
6. BOULDERS ARE TO BE PLACED SUCH THAT NO TWO ADJACENT JOINTS LINE UP WITH ONE ANOTHER IN THE VERTICAL DIRECTION.
7. BASE SOILS SHALL BE THOROUGHLY COMPACTED (90% PROCTOR) BEFORE BOULDERS ARE PLACED.
8. PROVIDE PROPER DRAINAGE AT EVERY THIRD BOULDER LAYER.
9. SOILS ARE ASSUMED TO HAVE AN ACTIVE PRESSURE NOT TO EXCEED 37 PSF.
10. PROVIDE MEANS TO MAINTAIN RANGE OF OPTIMUM MOISTURE CONTENT FOR EXISTING SOIL CONDITIONS.

Scale: 1" = 20'

Legend

- = EXISTING ASPHALT PAVEMENT
- = PROPOSED ASPHALT PAVEMENT
- = PROPOSED CONCRETE
- = OUTFALL CURB & GUTTER

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CLEARFIELD, DAVIS COUNTY, UTAH

Grading & Drainage Plan

PROFESSIONAL ENGINEER
5338480
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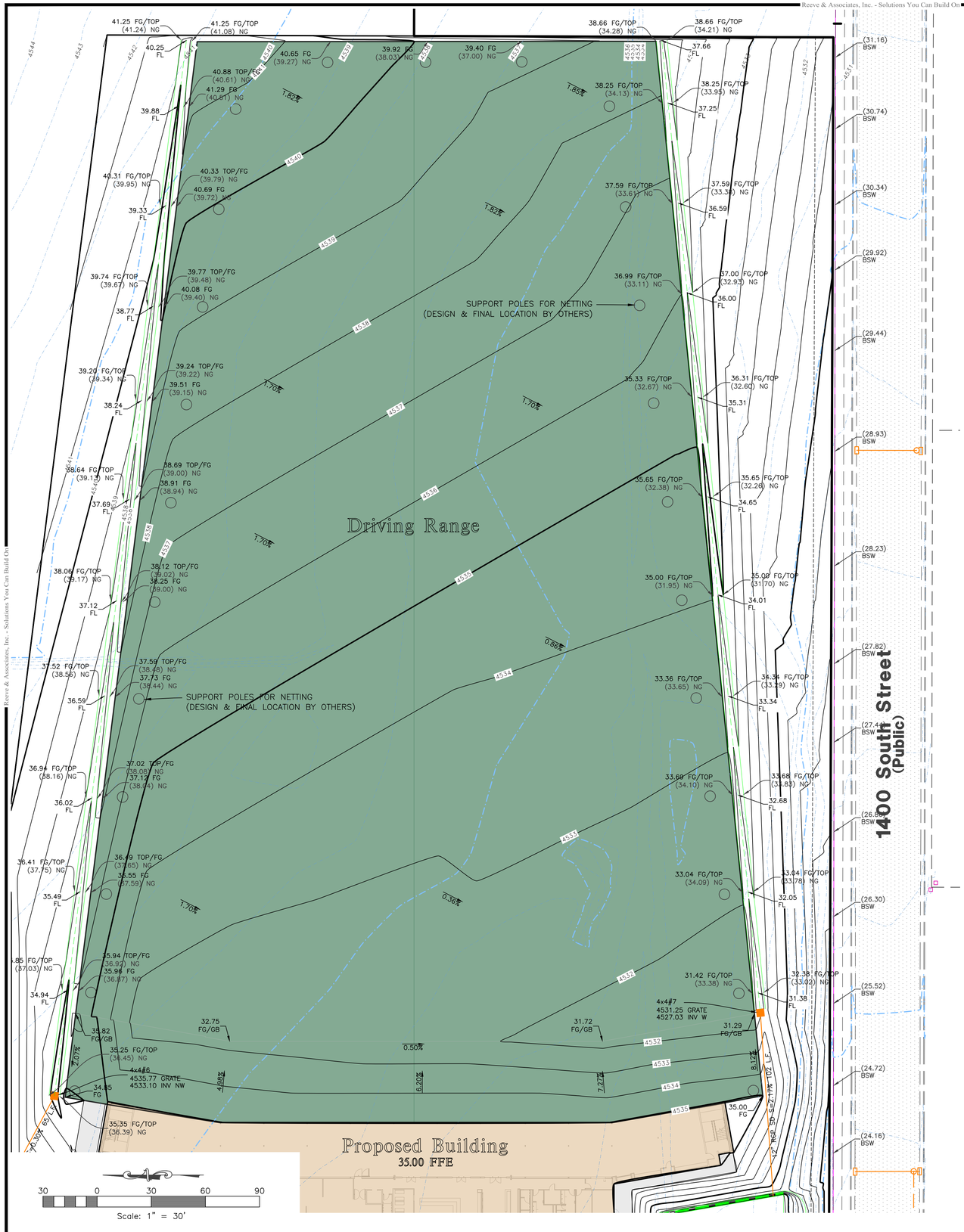
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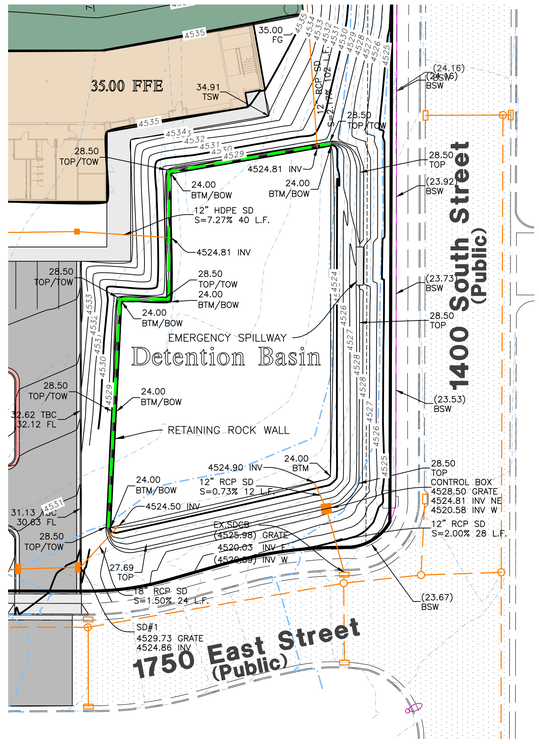
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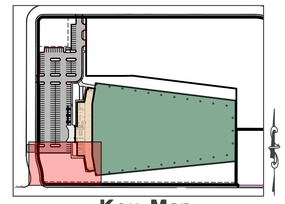
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Basin Plan

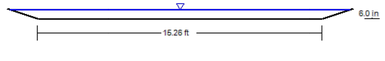


Worksheet for Overflow Spillway

Project Description	
Friction Method	Manning Formula
Solve For	Bottom Width
Input Data	
Roughness Coefficient	0.030
Channel Slope	0.005 ft/ft
Normal Depth	6.0 in
Left Side Slope	3.000 H:V
Right Side Slope	3.000 H:V
Discharge	17.36 cfs
Results	
Bottom Width	15.26 ft
Flow Area	8.4 ft²
Wetted Perimeter	18.4 ft
Hydraulic Radius	5.5 in
Top Width	18.26 ft
Critical Depth	4.0 in
Critical Slope	0.019 ft/ft
Velocity	2.07 ft/s
Velocity Head	0.07 ft
Specific Energy	0.57 ft
Froude Number	0.539
Flow Type	Subcritical

Cross Section for Overflow Spillway

Project Description	
Friction Method	Manning Formula
Solve For	Bottom Width
Input Data	
Roughness Coefficient	0.030
Channel Slope	0.005 ft/ft
Normal Depth	6.0 in
Left Side Slope	3.000 H:V
Right Side Slope	3.000 H:V
Bottom Width	15.26 ft
Discharge	17.36 cfs



Untitled1.fm8
1/16/2025

Bentley Systems, Inc. Haestad Methods Solution Center
27 Siemon Company Drive Suite 200 W
Watertown, CT 06795 USA +1-203-755-1666

FlowMaster [10.03.00.03]
Page 1 of 1

Storm Runoff Calculations

Crushed Golf & Grill
8155-11 1/15/2025 KAR

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the Clearfield area taken from the NOAA Atlas 14 database. Calculations have been completed for the 100-yr 24-hr storm event. Storm water runoff has been calculated for a fully developed site and limited to a release rate of 0.2 cfs/acre.

The calculations are as follows:

Drainage Area:

Total Area =	9.09 acre or	396,106 ft²	
Runoff Coefficients			
Paved Area		77,404	C = 0.9
Turf		191,654	C = 0.8
Roof		19,001	C = 0.9
Landscaped Area		108,047	C = 0.2
Weighted Runoff Coefficient			C = 0.64

LID Retention

80th Percentile Rainfall Event (d)		0.5 in
Is the site Feasible for LID?	Yes	
Site Imperviousness (i)	0.73	
NRCS Soil Group	C/D	
Rv Equation	0.83*i1.122	
R_v (Soil Group A: 0.84/i^1.302; B: 0.84/i^1.169; C/D: 0.83/i^1.122)	0.58	
V_{goal} = Rv x d x Total Site SF	9582	c.f.

Rainfall Intensities:

__-yr intensity for a __ minute TOC - Pipe Capacity	3.00	in/hr

Peak Run-off:

Runoff Coefficient	C =	0.64
Rainfall Intensity	i =	3.00 IN./HR.
Acreage	A =	9.09 ACRES
Q	**Q =**	**17.36 cfs**

Percolation Rate:

Drainage Area	s.f.
Perc Rate	15 mpi
Percolation out	(1in/perc rate)*(1ft/12in)*(1min/60sec)*Bot Area of Dr
	0.00 cfs

Volume of Run-off for 100-year Storm Event:

C = 0.64
i = See Below in/hr
A = 396106.00 ft²
Q(out) = 1.82 ft³/s (0.2 cfs per acre)

time (min)	time (sec)	i (in./hr.)	Q (cfs)	Vol. in (cf)	Vol. out (cf)	Difference (cf)
0	0	0.00	0.00	0	0	0
5	300	7.08	41.32	12396	546	11850
10	600	5.38	31.40	18839	1091	17747
15	900	4.45	25.97	23373	1637	21736
30	1800	3	17.51	31514	3274	28241
60	3600	1.85	10.80	38868	6547	32320
120	7200	1.05	6.13	44120	13094	31026
180	10800	0.72	4.20	45381	19642	25739
360	21600	0.392	2.29	49414	39283	10131
720	43200	0.236	1.38	59499	78566	-19067
1440	86400	0.131	0.76	66054	157133	-91079

Orifice Sizing

Given:
Q = 1.82 cfs
2g = 64.4 ft/s²
H = 3.00 ft
Cd = 0.62 for circular openings
R = SQRT(Q/pi/(0.7*(64.4*H)^0.5))
R = 0.26 feet
3.11 inches
D = 6.22 inches
A = 30.40 inches ^2 0.2111 ft ^2

SUMMARY:

The required 100-yr storage volume is	**32,320**	**cubic feet**
The required LID Retention volume is	**9,582**	**cubic feet**
Orifice size is	**6.2**	**inches**

STAGE STORAGE TABLE

ELEV	AREA (sq. ft.)	DEPTH (ft)	CONIC INC. VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)	
4,524.00	12,064.48	N/A	N/A	0.00	BOTTOM
4,524.50	11,863.80	0.50	5982.00	5982.00	
4,524.81	12,104.27	0.31	3714.99	9696.99	LID
4,525.00	12,253.91	0.19	2314.01	12011.00	
4,526.00	13,063.43	1.00	12656.52	24667.52	
4,527.00	13,900.60	1.00	13479.85	38147.37	
4,527.50	14,328.42	0.50	7056.98	45204.35	HW/OVERFLOW
4,528.00	14,724.52	0.50	7263.01	52467.36	
4,528.50	15,080.47	0.50	7451.07	59918.43	FREEBOARD

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DESCRIPTION | DATE

Crushed Golf & Grill

CLEARFIELD, DAVIS COUNTY, UTAH

Grading & Drainage Plan

REGISTERED PROFESSIONAL ENGINEER
5338480
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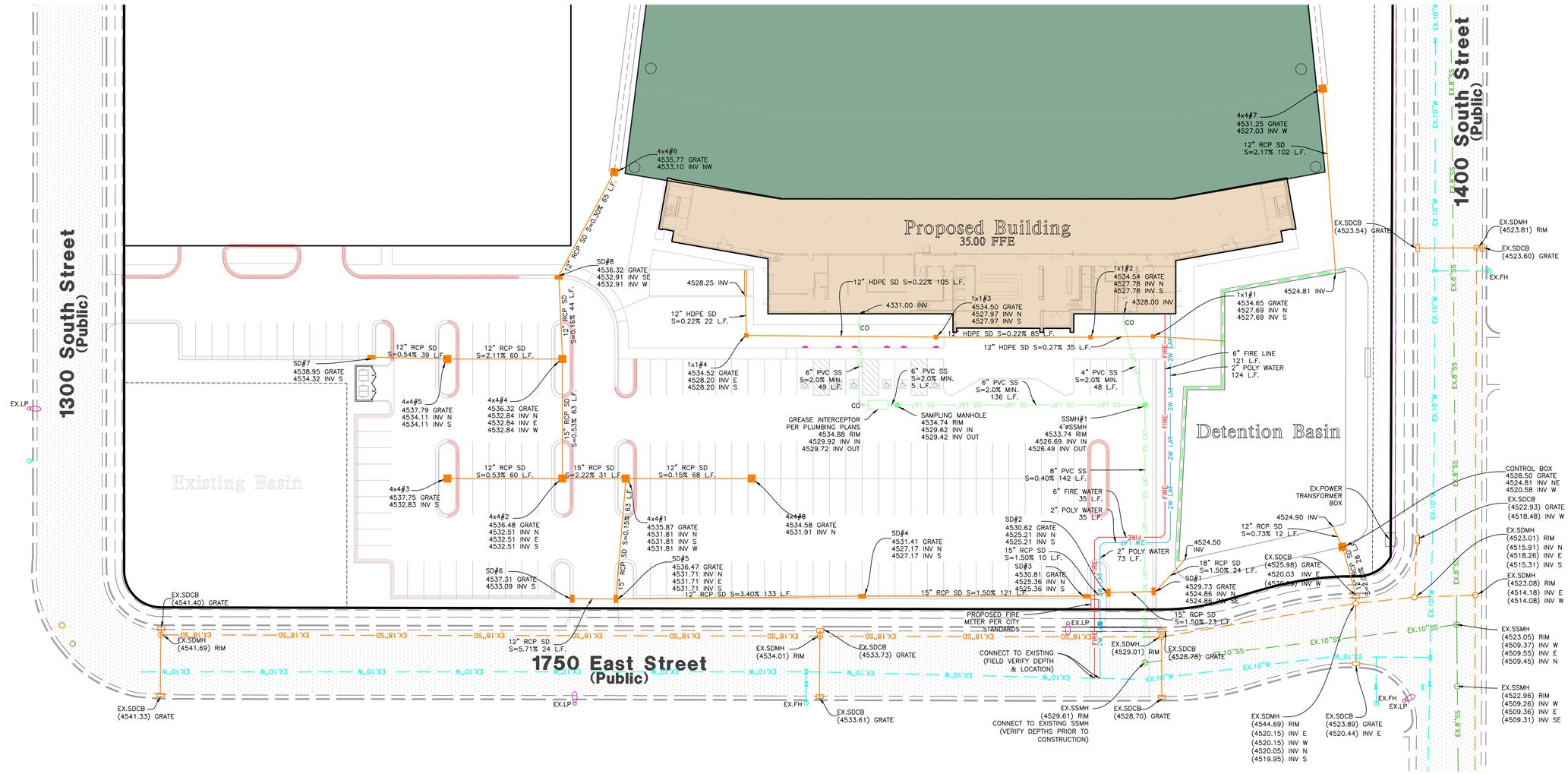
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40 0 40 80 120

Scale: 1" = 40'

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REVISIONS

DATE	DESCRIPTION

Crushed Golf & Grill

CLEARFIELD, DAVIS COUNTY, UTAH

Utility Plan

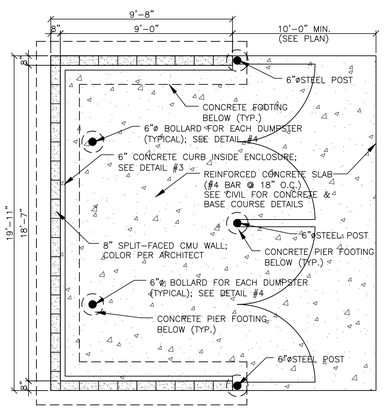
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01/17/2025
STATE OF UTAH

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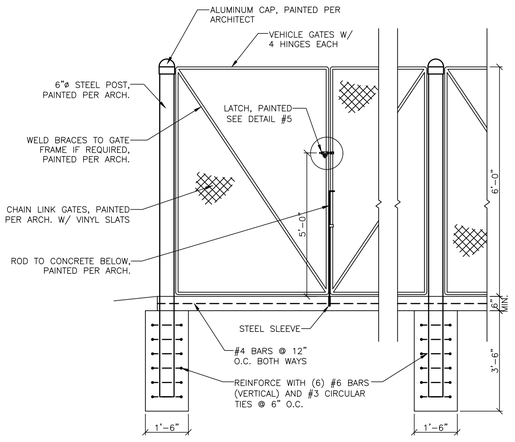
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15 Total Sheets

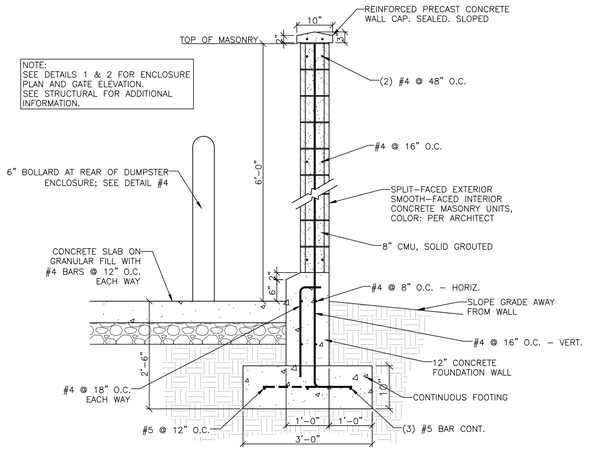
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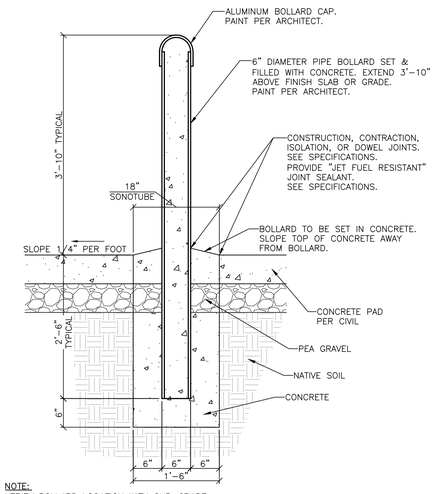
1 Trash Enclosure Plan
SCALE: NONE



2 Trash Enclosure Gate Detail
SCALE: NONE

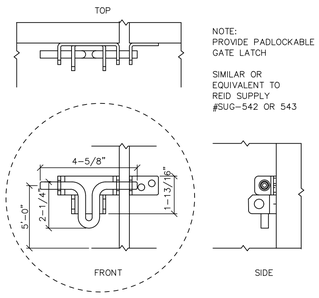


3 Trash Enclosure Wall Section
SCALE: NONE

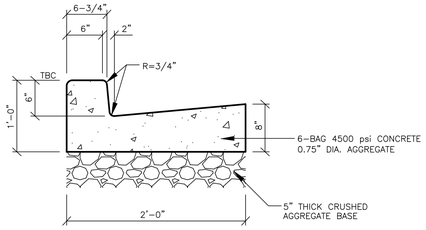


NOTE:
VERIFY BOLLARD LOCATION WITH SUB-GRADE AND SURFACE CONDITIONS AND ADJUST ACCORDINGLY.

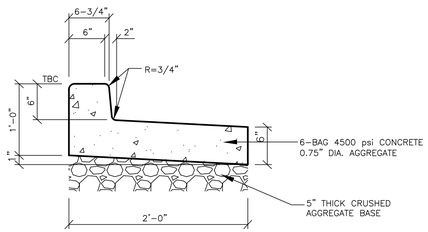
4 6" Pipe Bollard Detail
SCALE: NONE



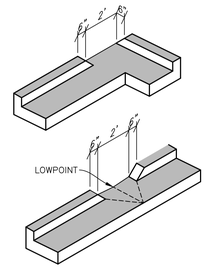
5 Trash Enclosure Gate Latch Detail
SCALE: NONE



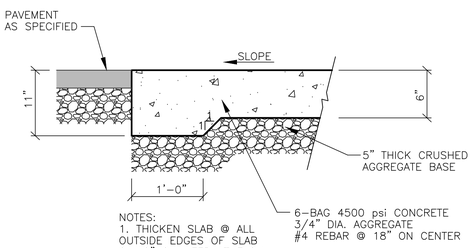
24" On-Site 'L' Type Curb & Gutter
SCALE: NONE



24" On-Site Outfall 'L' Curb & Gutter
SCALE: NONE



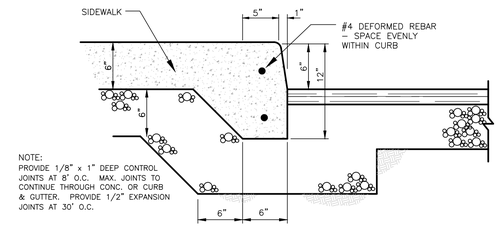
2' Curb Cut
SCALE: NONE



NOTES:
1. THICKEN SLAB @ ALL OUTSIDE EDGES OF SLAB
2. 12" CHAMFER AT EACH CONCRETE CORNER

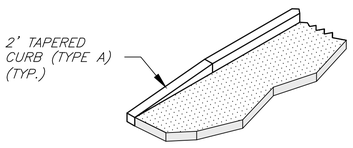
(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT; GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

Dumpster Enclosure Concrete Pad
SCALE: NONE

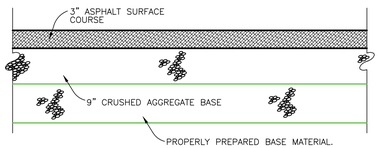


NOTE:
PROVIDE 1/8" x 1" DEEP CONTROL JOINTS AT 8' O.C. MAX. JOINTS TO CONTINUE THROUGH CONC. OR CURB & GUTTER. PROVIDE 1/2" EXPANSION JOINTS AT 30' O.C.

Curb/Sidewalk Turndown Detail
SCALE: NONE

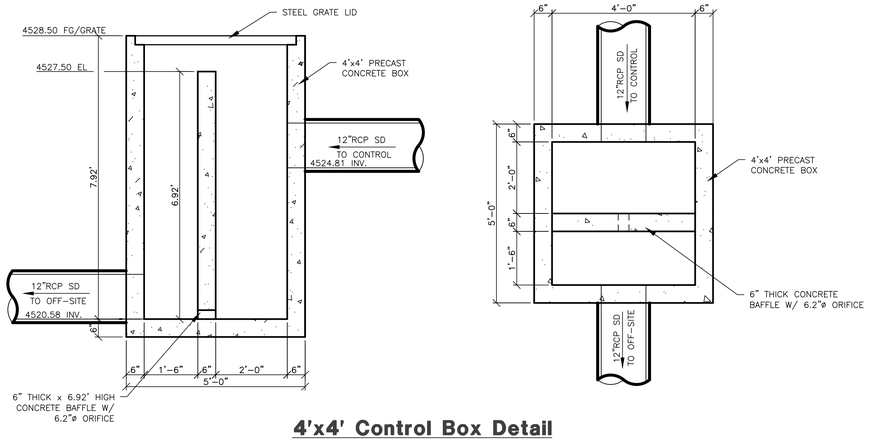


Curbing Transition
SCALE: NONE



(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT; GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

Typical On-Site Asphalt Paving
SCALE: NONE



4'x4' Control Box Detail
SCALE: NONE

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeve.co
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS

DATE	DESCRIPTION

Crushed Golf & Grill

CLEARFIELD, DAVIS COUNTY, UTAH

Details

REGISTERED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
01/17/2025
STATE OF UTAH

Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: N. FICKLIN
Begin Date: JANUARY 2025
Name: CRUSHED GOLF & GRILL
Number: 8155-11

8
15 Total Sheets

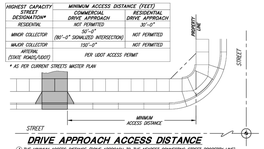
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

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HIGHEST CAPACITY STREET DESIGNATION*	MINIMUM ACCESS DISTANCE (FEET) COMMERCIAL DRIVE APPROACH	RESIDENTIAL DRIVE APPROACH
RESIDENTIAL	NOT PERMITTED	30'-0"
MINOR COLLECTOR (80'-0" SHARED INTERSECTION)	50'-0"	NOT PERMITTED
MAJOR COLLECTOR	150'-0"	NOT PERMITTED
ARTERIAL (STATE ROADS/SUDOT)	PER UDOT ACCESS PERMIT	

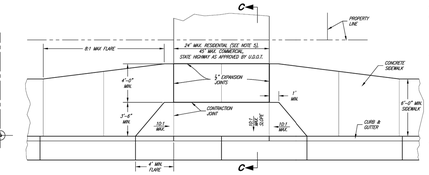
* AS PER CURRENT STREETS MASTER PLAN



DRIVE APPROACH ACCESS DISTANCE

A. THE MINIMUM ACCESS DISTANCE (DRIVE APPROACH TO THE NEAREST CONNECTING STREET PROPERTY LINE) SHALL BE AS DESCRIBED IN THE DETAIL AND TABLE ABOVE.

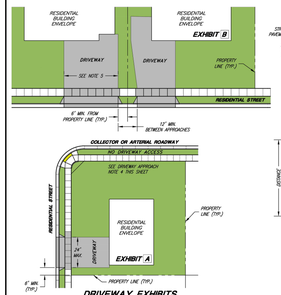
B. THE ABOVE DISTANCES SHALL BE CONSIDERED AS CITY MINIMUMS. DESIGNER AND/OR DEVELOPER MAY SUBMIT AN ALTERNATE DESIGN BASED ON A DETAILED TRAFFIC STUDY FOR APPROVAL BY THE CITY.



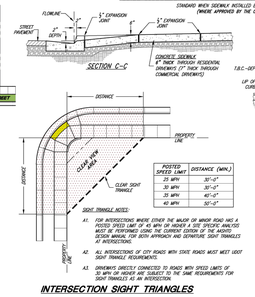
DRIVEWAY APPROACH W/ ADJACENT SIDEWALK

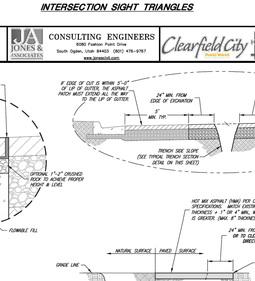
DRIVEWAY APPROACH NOTES:

1. IN NEW DEVELOPMENTS WHERE FUTURE DRIVEWAY LOCATIONS ARE UNKNOWN, THE DRIVEWAY APPROACH SHALL BE LOCATED AT THE EXTREME EDGE OF THE LOT FURTHEST FROM ANY EXISTING DRIVEWAY WITH ALL SAW CUTTING SHALL BE ACCOMPLISHED BY A CITY APPROVED LICENSED CONTRACTOR.
2. SCORE SIDEWALK 1/4 OF SIDEWALK THICKNESS AT EACH 3'-0" OR 4'-0" SECTION. EXPANSION JOINTS AT EACH 30'-0" OR 40'-0" SIDEWALK OR 48'-0" (6'-0" SIDEWALK).
4. APPROACHES SHALL NOT BE ALLOWED ON CORNER LOTS WITHIN THE CLEAR VIEW AREA. (SEE CLEAR VIEW DETAIL THIS SHEET)
5. IF A RESIDENTIAL LOT HAS TWO FRONTAGES AND ONE FRONTAGE IS ADJACENT TO A COLLECTOR OR ARTERIAL STREET, THE DRIVEWAY SHALL BE LOCATED ON THE RESIDENTIAL STREET ONLY. NO DRIVEWAY ACCESS WILL BE PERMITTED ONTO THE COLLECTOR OR ARTERIAL STREET. (SEE DRIVEWAY EXHIBIT A)
6. WHEN APPROVED BY THE CITY, THE RESIDENTIAL DRIVEWAY MAY BE INCREASED TO A MAX. 34'-0" WIDTH FOR ACCESSORY PARKING (THREE CAR GARAGE, RV PARKING, ETC.) APPROVAL WILL BE CONSIDERED ON A CASE BY CASE BASIS AND PROPERTY OWNERS SHALL APPROACH CLEAR VIEW AREA AND CITY CODE.

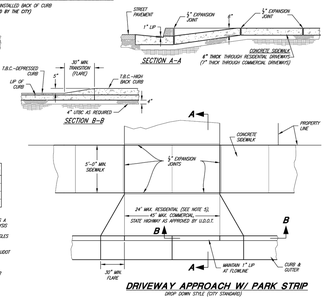


DRIVEWAY EXHIBITS





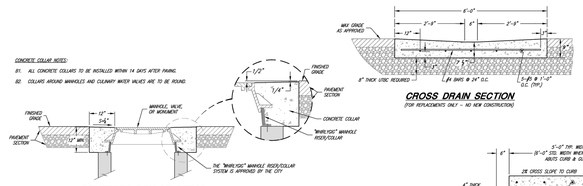
INTERSECTION SIGHT TRIANGLES



DRIVEWAY APPROACH W/ PARK STRIP

(SHOP DRAWING STEEL CITY STANDARD)

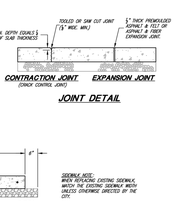
CITY ENGINEER	SCALE: N.T.S.	JONES & ASSOCIATES CONSULTING ENGINEERS 6080 Fashion Point Drive, South Ogden, Utah 84403 (801) 476-9767 www.jonesut.com	Clearfield City Incorporated	CLEARFIELD CITY CORPORATION PUBLIC WORKS - ROAD IMPROVEMENT STANDARDS TYPICAL DRIVE APPROACH DETAILS	SHEET R4 OF 9 SHEETS
DATE 5/6/2024	REV. DATE APPR.				



CONCRETE COLLAR DETAIL

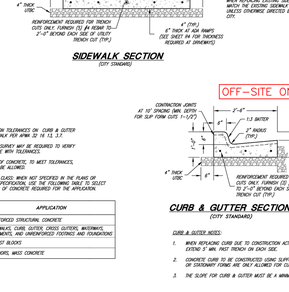
CROSS DRAIN SECTION

(FOR REPLACEMENTS ONLY - NO NEW CONSTRUCTION)



CONTRACTION JOINT EXPANSION JOINT

JOINT DETAIL



SIDEWALK SECTION

(CITY STANDARD)

SIDEWALK NOTE:
WHEN REPLACING EXISTING SIDEWALK, MATCH THE EXISTING SIDEWALK WIDTH UNLESS OTHERWISE DIRECTED BY THE CITY.

OFF-SITE ONLY

CURB & GUTTER SECTION

(CITY STANDARD)

CURB & GUTTER NOTES:

1. WHEN REPLACING CURB DUE TO CONSTRUCTION ACTIVITY, NEW CURB MUST EXTEND 3' MIN. PAST TRENCH ON EACH SIDE.
2. CONCRETE CURB TO BE CONSTRUCTED USING SLIPFORMS, HAND FORMED OR EXTRUSION FORMS ARE ONLY ALLOWED FOR CURB TIE-INS.
3. THE SLOPE FOR CURB & GUTTER MUST BE A MINIMUM OF 0.5%.

GENERAL NOTES:

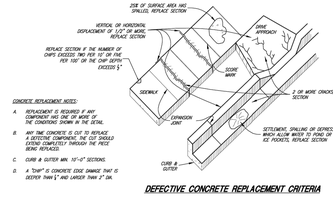
A1. INSTALLATION TOLERANCES ON CURB & GUTTER AND SIDEWALK PER APWA ST 16 13, 2.

A2. AC-BUILT SURVEY MAY BE REQUIRED TO VERIFY COMPLIANCE WITH TOLERANCES.

A3. GRINDING OF CONCRETE, TO MEET TOLERANCES, WILL BE ALLOWED.

A4. CONCRETE CLASS: WHEN NOT SPECIFIED IN THE PLANS OR PROJECT SPECIFICATION, USE THE FOLLOWING TABLE TO SELECT THE CLASS OF CONCRETE REQUIRED FOR THE APPLICATION.

CONCRETE CLASS	APPLICATION
5,000	REINFORCED STRUCTURAL CONCRETE
4,000	SIDEWALKS, CURB, GUTTER, CROSS GUTTERS, WATERWAYS, PAVEMENTS, AND UNREINFORCED FOOTINGS AND FOUNDATIONS
3,000	THRUST BLOCKS
2,000	ANCHORS, MASS CONCRETE



CONCRETE REPLACEMENT NOTES:

A. REPLACEMENT IS REQUIRED IF ANY COMPONENT HAS ONE OR MORE OF THE CONDITIONS SHOWN IN THE DETAIL.

B. ANY TIME CONCRETE IS CUT TO REPLACE A DEFECTIVE COMPONENT, THE CUT SHOULD EXTEND COMPLETELY THROUGH THE PIECE BEING REPLACED.

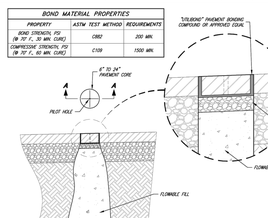
C. CURB & GUTTER MIN. 10'-0" SECTIONS.

D. A "CHIP" IS CONCRETE EDGE DAMAGE THAT IS DEEPER than ½" AND LARGER THAN 2" DIA.

DEFECTIVE CONCRETE REPLACEMENT CRITERIA

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DATE 5/6/2024	REV. DATE APPR.				

BOND MATERIAL PROPERTIES		
PROPERTY	ASTM TEST METHOD	REQUIREMENTS
BOND STRENGTH, PSI (@ 70° F., 30 MIN. CURE)	C882	200 MIN.
COMPRESSIVE STRENGTH, PSI (@ 70° F., 60 MIN. CURE)	C109	1500 MIN.



UTILITY POTHOLING DETAIL

KEYHOLE METHOD

UTILITY POTHOLE NOTES:

A1. CONTRACTOR SHALL PLACE A TEMPORARY PAINT MARK ON THE PAVEMENT TO ASSURE CORE IS REPLACED IN THE SAME ORIENTATION.

A2. CORING SHALL BE COMPLETED PERPENDICULAR TO THE HORIZON (NOT THE PAVEMENT), AND SHALL EXTEND THE FULL ASPHALT DEPTH. CORING SHALL BE COMPLETED USING A KEYHOLE CORING SAW (SAWZALL OR REMOVING AN ENTIRE CORE OF PAVEMENT.

A3. CORES SHALL NOT BE LESS THAN 6 INCHES IN DIAMETER AND NO MORE THAN 24 INCHES IN DIAMETER.

A4. SOIL SHALL BE REMOVED USING ANY VACUUM EXTRACTION METHODS AND DISPOSED PROPERLY OFF SITE.

A5. FLOWABLE FILL SHALL BE USED TO BACKFILL THE HOLE, TO WITHIN ONE (1) INCH INCHES OF THE BOTTOM OF THE EXISTING PAVEMENT.

A6. COMPACTED GRAVEL, IF NECESSARY SHALL BE USED TO BRING THE POTHOLE TO THE BOTTOM OF PAVEMENT. GRADE. THE TEMPORARY PAINT MARK SHALL BE USED TO ALIGN THE CORE TO ITS ORIGINAL POSITION AND THE GRAVEL SHALL BE USED TO LEVEL THE CORE TO THE FINISH GRADE IS FLUSH WITH THE SURROUNDING ASPHALT.

A7. PAVEMENT BONDING COMPOUND SHALL BE USED TO RESTORE THE CORE TO ITS ORIGINAL CONDITION COMPLETELY FILLED WITH THE SURROUNDING ASPHALT. THE COMPOUND SHALL BE APPLIED TO THE POTHOLE AND THE CORE PLACED IN AFTER CAUSING THE PAVEMENT BONDING COMPOUND TO FLOW TO THE SURFACE. ALL EXCESS BONDING AGENT SHALL BE REMOVED.

A8. CORES SHALL BE ALLOWED TO CURE PER MANUFACTURER'S RECOMMENDATIONS PRIOR TO OPENING TO TRAFFIC.

TYPICAL PARALLEL ASPHALT PATCH PLAN

TYPICAL TRENCH SECTION

(WATER, SEWER, AND STORM DRAIN)

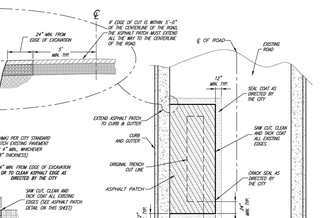
TRENCH NOTES:

A. SHORTFALL PER APWA 33 05 20

B. PAVEMENT RESTORATION PER APWA 33 05 25 AND CITY MODIFICATIONS.

C. GRAVEL SURFACED AREAS, SUCH AS ROAD AND SHOULDERS, PARKING AREAS, AND UNPAVED DRIVEWAYS, SHALL BE REPAIRED WITH 6" THICK (MIN.) 1" (UNTREATED) BASE COURSE COMPACTED TO 95% MODIFIED PROCTOR.

D. WATER & SEWER LINES, INCLUDING SERVICE LINES, SHALL NOT BE INSTALLED IN THE SAME TRENCH.



TYPICAL RETAINER GLANDS & THRUST BLOCKING

THRUST FOR PSI OF WATER PRESSURE AT VARIOUS FITTINGS				
PIPE SIZE (In.)	90° DEAD END OR TEE (LB.)	45° ELBOW (LB.)	22-1/2° ELBOW (LB.)	11-1/4° ELBOW (LB.)
4	19	27	15	7
6	39	55	30	15
8	67	94	51	26
10	109	154	84	43
12	155	218	119	61
14	210	296	161	82
16	272	383	209	106
18	351	494	269	137
20	434	611	333	169
24	623	878	487	244
30	947	1,333	722	377
36	1,356	1,905	1,033	542

NOTES:

C1. IN USING THE ABOVE TABLE, USE THE MAXIMUM WORKING PRESSURE ANTICIPATED PLUS HYDROSTATIC TEST PRESSURE, POSSIBLE SURGE PRESSURE DUE TO PUMP SHUT OFF, ETC.)

C2. SEE SOILS REPORT FOR BEARING STRENGTH OF SOIL IN THE ABSENCE OF A SOILS REPORT, AN AVERAGE SOIL CAPABLE WITH 1,500 LBS/SQ. FT. IS ASSUMED TO HAVE A BEARING STRENGTH OF 2000 P.S.F.

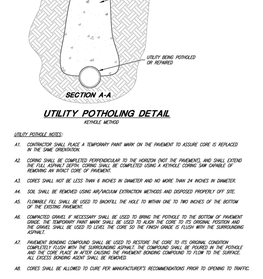
EXAMPLE:

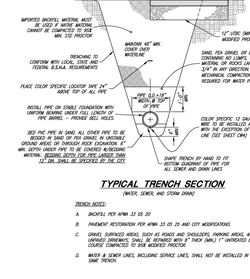
8-INCH 90° ELBOW, PRESSURE 200 LB./SQ. IN. FROM SHUT- THRUST = 200 x 0.785 x 8 x 8 = 10,048 LB ASSUME BEARING STRENGTH = 2,000 LB./SQ. FT.

10,048 / 2,000 = 5.4 SQ. FT. FOR THRUST BLOCK

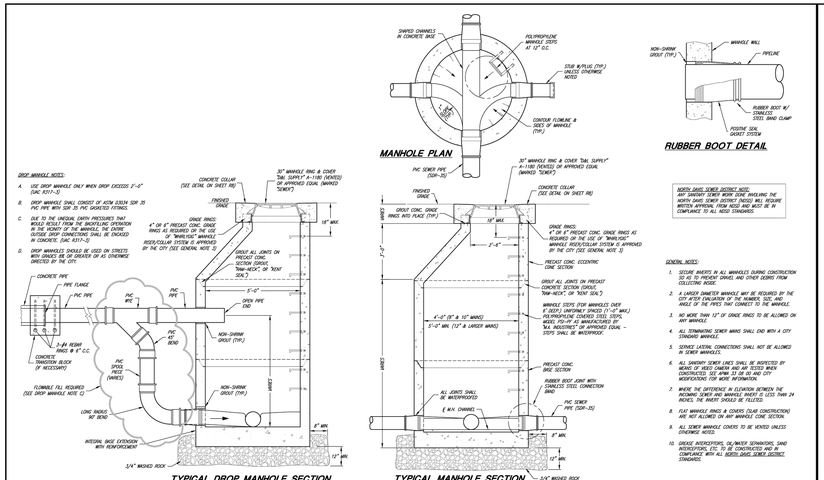
BEARING AREA OF BEARING REQUIRED

CITY ENGINEER	SCALE: N.T.S.	JONES & ASSOCIATES CONSULTING ENGINEERS 6080 Fashion Point Drive, South Ogden, Utah 84403 (801) 476-9767 www.jonesut.com	Clearfield City Incorporated	CLEARFIELD CITY CORPORATION PUBLIC WORKS - ROAD IMPROVEMENT STANDARDS TYPICAL UTILITY TRENCH, UTILITY POTHOLING, AND ASPHALT PATCH PLAN DETAILS	SHEET R9 OF 9 SHEETS
DATE 5/6/2024	REV. DATE APPR.				

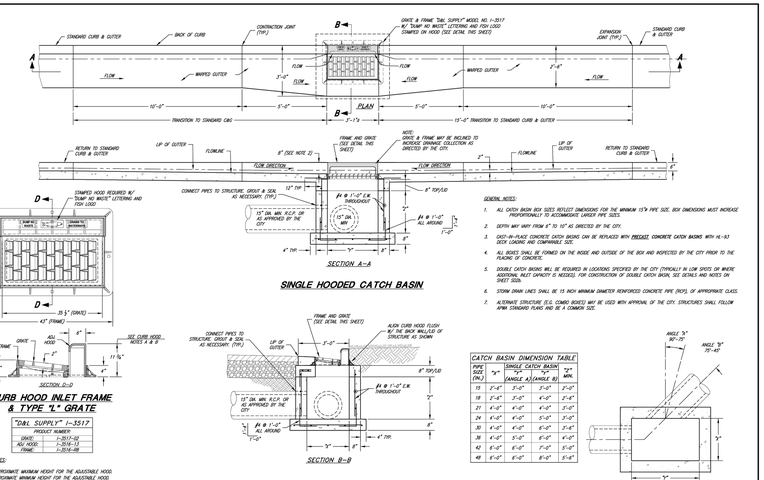



LIQUID-FILLED PRESSURE INDICATOR (0-100 PSI)
WATER PRESSURE GAUGE
WATER PRESSURE GAUGE
WATER PRESSURE GAUGE

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SHAPED CHANNELS IN CONCRETE BASE
POLYPROPYLENE MANHOLE STEPS AT 12" O.C.
STUB W/FLUE (TYP.) - UNLESS OTHERWISE NOTED
CONTOUR FLOWLINE & SIDES OF MANHOLE (TYP.)
MANHOLE PLAN
NON-SHRINK GROUT (TYP.)
MANHOLE WALL
PIPELINE
RUBBER BOOT W/ STAINLESS STEEL BAND CLAMP
POSITIVE SEAL GASKET SYSTEM
RUBBER BOOT PLAN
DROP MANHOLE NOTES:
A. USE DROP MANHOLES ONLY WHEN DROP EXCEEDS 2'-0" (SAC A317-J)
B. DROP MANHOLE SHALL CONSIST OF EITHER OUTSIDE SIDE 35 PVC PIPE WITH SDR 35 PVC SADDLED FITTINGS.
C. DUE TO THE UNEQUAL EARTH PRESSURES THAT WOULD RESULT FROM THE SHOVELING OPERATION IN THE VICINITY OF THE MANHOLE, THE ENTIRE MANHOLE AND DROP CONNECTION SHALL BE ENCASED IN CONCRETE. (SAC A317-G)
D. DROP MANHOLES SHOULD BE USED ON STREETS, WITH GRADES 6% OR GREATER OR AS OTHERWISE DIRECTED BY THE CITY.
CONCRETE COLLAR (SEE DETAIL ON SHEET R6)
30" MANHOLE RING & COVER "SAL SUPPLY" A-1180 (SERIES) OR APPROVED EQUAL (MARKED "SEWER")
FINISHED GRADE
GRADE RINGS, 4" OR 8" PRECAST CONC. GRADE RINGS AS REQUIRED ON THE USE OF "MARYLOC" MANHOLE RISER/CULVAR SYSTEM IS APPROVED BY THE CITY (SEE GENERAL NOTE 5)
GROUT ALL JOINTS ON PRECAST CONC. SECTION SURFACE "RAM-NECK", OR "KENT SEAL"
CONCRETE PIPE
PIPE FLANGE
PVC PIPE
PVC WYE
PVC PIPE
OPEN PIPE END
PVC 45° BEND
NON-SHRINK GROUT (TYP.)
3-#4 REBAR RINGS @ 4' C.C.
CONCRETE THROTTION BLOCK (IF NECESSARY)
PVC STUB PIECE (MARKED)
NON-SHRINK GROUT (TYP.)
FLOWABLE FILL REQUIRED (SEE DROP MANHOLE NOTE C)
LONG RADIUS 90° BEND
INTEGRAL BASE EXTENSION WITH REINFORCEMENT
6" MIN.
12" MIN.
3/4" WICKED ROCK
TYPICAL DROP MANHOLE SECTION
30" MANHOLE RING & COVER "SAL SUPPLY" A-1180 (SERIES) OR APPROVED EQUAL (MARKED "SEWER")
CONCRETE COLLAR (SEE DETAIL ON SHEET R6)
FINISHED GRADE
GRADE RINGS, GRADE RINGS PLACED (TYP.)
18" MAX.
2'-4"
4'-0" (8" & 10" MAINS)
3'-0" MIN. (12" & LARGER MAINS)
VARIES
GRADE RINGS, 4" OR 8" PRECAST CONC. GRADE RINGS AS REQUIRED ON THE USE OF "MARYLOC" MANHOLE RISER/CULVAR SYSTEM IS APPROVED BY THE CITY (SEE GENERAL NOTE 5)
PRECAST CONC. ECCENTRIC CONE SECTION
GROUT ALL JOINTS ON PRECAST CONCRETE SECTION SURFACE "RAM-NECK", OR "KENT SEAL")
MANHOLE STEPS (FOR MANHOLES OVER 4'-0" I.D.) UNIFORMLY SPACED (1'-0" MAX.) POLYPROPYLENE COATED STEEL STEPS, MODEL PS1-PF AS MANUFACTURED BY "M.A. INDUSTRIES" OR APPROVED EQUAL - STEPS SHALL BE WATERPROOF.
PRECAST CONC. BASE SECTION
RUBBER BOOT JOINT WITH STAINLESS STEEL CONNECTION BAND
ALL JOINTS SHALL BE WATERTIGHT (MAX. CHANNEL)
PVC SEWER PIPE (SDR-35)
6" MIN.
12" MIN.
3/4" WICKED ROCK
TYPICAL MANHOLE SECTION
NORTH DAVIS SEWER DISTRICT NOTE: ANY SANITARY SEWER WORK DONE INVOLVING THE NORTH DAVIS SEWER DISTRICT (NDSD) WILL REQUIRE THAT ALL MATERIALS AND METHODS USED SHALL BE IN COMPLIANCE TO ALL NDSD STANDARDS.
GENERAL NOTES:
1. SECURE INVERTS IN ALL MANHOLES DURING CONSTRUCTION SO AS TO PREVENT DEBRIS AND OTHER DEBRIS FROM COLLECTING INSIDE.
2. A LARGER DIAMETER MANHOLE MAY BE REQUIRED BY THE CITY AFTER EVALUATION OF THE NUMBER, SIZE, AND ANGLE OF THE PIPES THAT CONNECT TO THE MANHOLE.
3. NO MORE THAN 12" OF GRADE RINGS TO BE ALLOWED ON ANY MANHOLE.
4. ALL STORMWATER SEWER MAINS SHALL END WITH A CITY STANDARD MANHOLE.
5. SERVICE LATERAL CONNECTIONS SHALL NOT BE ALLOWED IN SEWER MANHOLES.
6. ALL SANITARY SEWER LINES SHALL BE INSPECTED BY MEANS OF VIDEO CAMERA AND TESTED WHEN REQUIRED BY THE CITY. (SEE SECTION 33 01 30 CITY MODIFICATIONS FOR MORE INFORMATION.)
7. WHERE THE DIFFERENCE IN ELEVATION BETWEEN THE INCOMING SEWER AND MANHOLE INVERT IS LESS THAN 24 INCHES, THE INVERT SHOULD BE FILLETED.
8. FLAT MANHOLE RINGS & COVERS (TRAP CONSTRUCTION) ARE NOT ALLOWED ON ANY MANHOLE CONE SECTION.
9. ALL SEWER MANHOLE COVERS TO BE VENTED UNLESS OTHERWISE NOTED.
10. GREASE INTERCEPTORS, OIL/WATER SEPARATORS, SAND INTERCEPTORS, ETC. TO BE CONSTRUCTED AND IN COMPLIANCE WITH ALL NORTH DAVIS SEWER DISTRICT STANDARDS.

CITY ENGINEER			SCALE:	CLEARFIELD CITY CORPORATION	SHEET
DATE: 3/6/2024			N.T.S.	PUBLIC WORKS - SANITARY SEWER SYSTEM STANDARDS	SS2
NO.:	DATE:	APPR:	JONES & ASSOCIATES CONSULTING ENGINEERS 8080 Fashion Point Drive South Ogden, Utah 84403 (801) 476-9767 www.jonesutah.com	SANITARY SEWER MANHOLE DETAILS	9 OF 9 SHEETS


STANDARD CURB & GUTTER
BACK OF CURB
CONTRACTION JOINT (TYP.)
GRATE & FRAME "SAL SUPPLY" MODEL NO. I-3517 (6" "SUMP NO WASTE" LETTERING AND FISH LOGO STAMPED ON HOOD (SEE DETAIL THIS SHEET))
EXPANSION JOINT (TYP.)
WARPED GUTTER
FLOW
PLAN
TRANSITION TO STANDARD C&G
RETURN TO STANDARD CURB & GUTTER
LIP OF GUTTER
FLOWLINE
FLOW DIRECTION
CONNECT PIPES TO STRUCTURE, GROUT & SEAL AS NECESSARY (TYP.)
FRAME AND GRATE (SEE DETAIL THIS SHEET)
NOTE: GRATE & FRAME MAY BE INCLINED TO INCREASE DRAINAGE COLLECTION AS DIRECTED BY THE CITY.
SECTION A-A
STAMPED HOOD REQUIRED W/ "SUMP NO WASTE" LETTERING AND FISH LOGO
SINGLE HOODED CATCH BASIN
GENERAL NOTES:
1. ALL CATCH BASIN BOX SIZES REFLECT DIMENSIONS FOR THE MINIMUM 15"Ø PIPE SIZE. BOX DIMENSIONS MUST INCREASE PROPORTIONALLY TO ACCOMMODATE LARGER PIPE SIZES.
2. JOINTS MAY VARY FROM 4" TO 10" AS DIRECTED BY THE CITY.
3. CAST-IN-PLACE CONCRETE CATCH BASINS CAN BE REPLACED WITH PRECAST CONCRETE CATCH BASINS WITH HL-93 DECK LOADING AND COMPARABLE SIZE.
4. ALL BOXES SHALL BE FORMED ON THE INSIDE AND OUTSIDE OF THE BOX AND INSPECTED BY THE CITY PRIOR TO THE PLACING OF CONCRETE.
5. DOUBLE CATCH BASINS WILL BE REQUIRED IN LOCATIONS SPECIFIED BY THE CITY (TYPICALLY IN LOW SPOTS OR WHERE ADDITIONAL INLET CAPACITY IS NEEDED). FOR CONSTRUCTION OF DOUBLE CATCH BASIN, SEE DETAILS AND NOTES ON SHEET SD3L.
6. STORM DRAIN LINES SHALL BE 15 INCH MINIMUM DIAMETER REINFORCED CONCRETE PIPE (RCP), OF APPROPRIATE CLASS.
7. ALTERNATE STRUCTURE (E.G. CORED BOXES) MAY BE USED WITH APPROVAL OF THE CITY. STRUCTURES SHALL FOLLOW APWA STANDARD PLANS AND BE A COMMON SIZE.
CURB HOOD INLET FRAME & TYPE "L" GRATE
"SAL SUPPLY" I-3517
PRODUCT NUMBER	
GRATE:	I-3517-10
AS HOOD:	I-3517-20
FRAME:	I-3518-10
CURB HOOD NOTES:
A. 13⅜" APPROXIMATE MAXIMUM HEIGHT FOR THE ADJUSTABLE HOOD.
B. 9⅜" APPROXIMATE MINIMUM HEIGHT FOR THE ADJUSTABLE HOOD.
SECTION D-D
SEE CURB HOOD NOTES A & B
CONNECT PIPES TO STRUCTURE, GROUT & SEAL AS NECESSARY (TYP.)
ALIGN CURB HOOD FLUSH W/ THE BACK MILLSIDE OF STRUCTURE AS SHOWN
SECTION B-B
CATCH BASIN DIMENSION TABLE
PIPE SIZE (IN.)	SINGLE CATCH BASIN "A" (ANGLE A)	"B" MIN.	DOUBLE CATCH BASIN "A" (ANGLE A)	"B" MIN.
15	2'-4"	3'-0"	3'-4"	2'-0"
18	2'-4"	3'-0"	4'-0"	2'-4"
21	4'-0"	4'-0"	4'-8"	3'-0"
24	4'-0"	4'-0"	5'-0"	3'-0"
30	4'-0"	4'-0"	6'-0"	4'-0"
36	4'-0"	5'-0"	8'-0"	4'-0"
42	6'-0"	6'-0"	8'-0"	4'-0"
48	6'-0"	6'-0"	8'-0"	5'-0"
ANGLE "A" 30°-75°
ANGLE "A" 75°-45°

CITY ENGINEER			SCALE:	CLEARFIELD CITY CORPORATION	SHEET
DATE: 3/6/2024			N.T.S.	PUBLIC WORKS - STORM DRAIN SYSTEM STANDARDS	SD1
NO.:	DATE:	APPR:	JONES & ASSOCIATES CONSULTING ENGINEERS 8080 Fashion Point Drive South Ogden, Utah 84403 (801) 476-9767 www.jonesutah.com	SINGLE HOODED CATCH BASIN DETAILS	9 OF 9 SHEETS

PIPE SIZES
M.H. I.D. | M.H. MAX. JUNCTION ANGLE | 90° | 60° | 45° | 30° | 22½° | 15° | 11¼° | 7½° | 45°
48" M.H. | 21'-0" | 21'-0" | 21'-0" | 21'-0" | 21'-0" | 21'-0" | 21'-0" | 21'-0" | 21'-0" | 21'-0"
60" M.H. | 21'-0" | 21'-0" | 21'-0" | 21'-0" | 21'-0" | 21'-0" | 21'-0" | 21'-0" | 21'-0" | 21'-0"
72" M.H. | 21'-0" | 21'-0" | 21'-0" | 21'-0" | 21'-0" | 21'-0" | 21'-0" | 21'-0" | 21'-0" | 21'-0"
84" M.H. | 24" | 30" | 30" | 30" | 27'-0" | 30" | 24" | 21'-24" | 21" | 24" | 21'-0"
96" M.H. | 42" | 42" | 42" | 36" | 42" | 36" | 24" | 24" | 24" | 24" | 21'-0"
MANHOLE SIZING NOTES:
1. SUGGESTED "X" DISTANCE IS 6" OR GREATER FOR 48", 60" AND 72" DIAMETER MANHOLES
2. SUGGESTED "X" DISTANCE IS 8" OR GREATER FOR 84" AND 96" DIAMETER MANHOLES
PIPE
"X"
SEE NOTE 2
SEE NOTE 1
TYPICAL LINE MANHOLE
OPENING IN PIPE SCORED BY MFGR. BREAKOUT OR SAW CUT IN FIELD AT LOCATIONS, CUT BACK REINF. MESH AND GROUT OVER BREAK OUT SURFACES
ECCENTRIC CONE OPENING
3" (TYP.) (6" MAX.)
STORM DRAIN PIPE
CONNECT R.C.P. PIPES TO STRUCTURE, GROUT & SEAL AS NECESSARY (TYP.)
TYPICAL JUNCTION MANHOLE
GENERAL NOTES:
A. LARGER DIAMETER MANHOLE MAY BE REQUIRED BY THE CITY ENGINEER AFTER EVALUATION OF THE NUMBER, SIZE, AND ANGLE OF THE PIPES THAT CONNECT TO THE MANHOLE.
B. NO MORE THAN 12" OF GRADE RINGS TO BE ALLOWED ON ANY MANHOLE.
C. PLYWOOD COVERS SHALL BE USED AT MANHOLE FLOOR TO COVER FLOWLINE DURING CONSTRUCTION AND MAINTENANCE ACTIVITIES.
D. ALL INTERIOR JOINTS SHALL BE SMOOTH AND EVENLY GROUTED WITH NON-SHRINK GROUT MIX.
E. MANHOLE STEPS UNIFORMLY SPACED (1'-0" MAX) ON ALL MANHOLES. POLYPROPYLENE COATED STEEL STEPS, MODEL PS1-PF AS MANUFACTURED BY "M.A. INDUSTRIES" OR APPROVED EQUAL - INSTALLATION OF STEPS SHALL BE WATERTIGHT.
F. STORM DRAIN LINES SHALL BE 15 INCH MINIMUM DIAMETER REINFORCED CONCRETE PIPE (RCP), OF APPROPRIATE CLASS.
G. FLAT MANHOLE RINGS & COVERS (TRAP CONSTRUCTION) ARE NOT ALLOWED ON ANY MANHOLE CONE SECTION.
H. THE USE OF STORM DRAIN UTILITY VAULTS (INSIDE) WITH "SAL SUPPLY" A-1181 (SERIES) (TSA) "SUPPLY" A-1181 MARKED "STORM DRAIN" AND A CONCRETE COLLAR IS ACCEPTED WHEN APPROVED BY THE CITY.
I. CONTOUR THE FLOWLINE & SIDES OF ANY LINE OR JUNCTION MANHOLES WHEN DIRECTED BY THE CITY.
STD. 30" C.I. RING & COVER "SAL SUPPLY" A-1181 OR EQUAL (MARKED "STORM DRAIN")
GROUT RING & COVER
CONCRETE COLLAR (SEE DETAIL ON SHEET R6)
GRADE RINGS, 4" OR 8" PRECAST CONC. GRADE RINGS AS REQUIRED ON THE USE OF "MARYLOC" MANHOLE RISER/CULVAR SYSTEM IS APPROVED BY THE CITY (SEE GENERAL NOTE 5)
GROUT CONC. GRADE RINGS
MANHOLE STEPS (SEE GENERAL NOTE E THIS SHEET)
PRECAST ECCENTRIC CONE WITH 30" OPENING
SEAL ALL JOINTS ON PRECAST CONCRETE SECTIONS (GROUT, RAMNECK, OR KENT SEAL)
PRECAST CONCRETE MANHOLE SECTION SET IN GROUT IN CONCRETE BASE RECESS
CONNECT R.C.P. PIPES TO STRUCTURE, GROUT & SEAL AS NECESSARY (TYP.)
STORM DRAIN PIPE
SEE GENERAL NOTE I
6" TYP. (CAST IN PLACE)
CONCRETE BASE (PRECAST OR POURED IN PLACE)
ROCK BEDDING (2" MIN.)

CITY ENGINEER			SCALE:	CLEARFIELD CITY CORPORATION	SHEET
DATE: 3/6/2024			N.T.S.	PUBLIC WORKS - STORM DRAIN SYSTEM STANDARDS	SD4
NO.:	DATE:	APPR:	JONES & ASSOCIATES CONSULTING ENGINEERS 8080 Fashion Point Drive South Ogden, Utah 84403 (801) 476-9767 www.jonesutah.com	STORM DRAIN MANHOLE DETAILS	9 OF 9 SHEETS

5 1/4" DROP LID WITH 4" VALVE BOX RISER MARKED "STORM DRAIN" OR UNMARKED CAST INTO CONTROL BOX LID ABOVE STEM MFG. "TYLER UTILITIES" OR APPROVED EQUAL
GRATE(S) REQUIRED GALVANIZE & BOLT TO FRAME FOLLOWING CONSTRUCTION
"SAL SUPPLY" A-5343 MANHOLE RING & COVER MARKED "STORM DRAIN"
CONCRETE REINFORCED CONTROL STRUCTURE
CONNECT R.C.P. PIPES TO STRUCTURE, GROUT & SEAL AS NECESSARY (TYP.)
R.C.P. STORM DRAIN PIPE
INTERNAL SPILLWAY
PLAN VIEW
DETENTION INLET/OUTLET CONTROL STRUCTURE
(PRECAST OR CAST-IN-PLACE)
TOP REINFORCED TO CARRY HL-93 TRAFFIC LOADING
APPROX. TOP OF BERM/ BERM ELEV. = 102.5
MIN. 1'-0" FREEBOARD
HIGH WATER MARK
INSTALL & COMPACT BACKFILL TO 95% DRY DENSITY
APPROX. SPILLWAY ELEV. = 100
BASIN SLOPE, MAX. 4:1 UNLESS OTHERWISE APPROVED BY THE CITY
MANHOLE STEPS UNIFORMLY SPACED (1'-0" MAX.) POLYPROPYLENE COATED STEEL STEPS, MODEL PS1-PF AS MANUFACTURED BY "M.A. INDUSTRIES" OR APPROVED EQUAL - INSTALLATION OF STEPS SHALL BE WATERTIGHT
FURNISH & INSTALL "ANTI-THEFT" OR "TRECHO" SCREW-TYPE HEAD GATE W/ NON RISING STEM EXTENSION AND STOP BLOCK (WHERE APPROVED BY THE CITY) AT THE OUTLET END OF THE PIPE TO BE ALLOWED TO HAVE CALCULATED ORIFICE PLATE)
ANCHOR FRAME TO WALL
R.C.P. OUTLET PIPE
R.C.P. INLET PIPE
CONNECT R.C.P. PIPES TO STRUCTURE, GROUT & SEAL AS NECESSARY (TYP.)
12" MIN. OF 1" WICKED DRAIN ROCK
SECTION A-A
GENERAL AND STRUCTURAL NOTES: SEE SHEET SD6
TOP OF BERM
OVERFLOW ELEVATION
WIDTH VARIES PER DESIGN REQUIRED CAPACITY (CFS)
3:1
2'-0" MIN.
CUTOFF WALL TO EXTEND TO NATIVE MATERIAL
SECTION B-B
B
8" THICK CONC. WALLS (TYP.)
FULL WIDTH TOP OF BERM
APPROX. TOP OF BERM ELEV. = 102.5
APPROX. EMERGENCY SPILLWAY ELEV. = 101
2'-0" MIN.
CUT-OFF WALL (WHEN REQUIRED BY THE CITY)
6" MIN. THICKNESS CONCRETE PAD (TYP.)
ENERGY DISSIPATION EROSION CONTROL REQUIRED (CRUSTED RIP-RAP, CONCRETE APRON, ETC. AS APPROVED BY THE CITY)
EMERGENCY OVERFLOW
SEE SHEET W1 FOR FENCE DETAILS
BASIN SLOPE
4'-0" MIN.
CAST-IN-PLACE STRUCTURE, BOLT GRATES TO FRAME FOLLOWING CONSTRUCTION
PRECAST FLARED END SECTION HINGED TRASH RACK AND LOCKING HASP REQUIRED
R.C.P. STORM DRAIN PIPE
FILET, TRASH RACK SLOPE, WIDTH EXISTING GRADE (S.F. WHEN PARALLEL TO TRAFFIC)
GALVANIZED TRASH RACK REQUIRED
4'-0" MIN.
12" MIN.
2'-0" MIN.
VARIES
CUT-OFF WALL (WHEN REQUIRED BY THE CITY)
ROUNDED GRATE BARS (GRATES SHALL BE CONSTRUCTED WITHOUT CROSS-BRACES IF POSSIBLE) IN ORDER TO MINIMIZE DEBRIS CLOGGING.
FENCE LOCATION DETAIL
(WHEN FENCE IS REQUIRED BY THE CITY)
INCLINED GRATE STORM DRAIN INLET
**INCLINED GRATES ARE REQUIRED ON ALL PIPES/INLETS WHERE OPEN CHANNELS, DITCHES, OR PONDS DISCHARGE DIRECTLY INTO THE STORM DRAIN SYSTEM.

CITY ENGINEER			SCALE:	CLEARFIELD CITY CORPORATION	SHEET
DATE: 3/6/2024			N.T.S.	PUBLIC WORKS - STORM DRAIN SYSTEM STANDARDS	SD5
NO.:	DATE:	APPR:	JONES & ASSOCIATES CONSULTING ENGINEERS 8080 Fashion Point Drive South Ogden, Utah 84403 (801) 476-9767 www.jonesutah.com	LARGE DETENTION BASIN DETAILS	9 OF 9 SHEETS

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeve.co
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS

DESCRIPTION	DATE

Crushed Golf & Grill

CLEARFIELD, DAVIS COUNTY, UTAH

Details

REGISTERED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
01/17/2025
STATE OF UTAH

Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: N. FICKLIN
Begin Date: JANUARY 2025
Name: CRUSHED GOLF & GRILL
Number: 8155-11

10
15 Total Sheets

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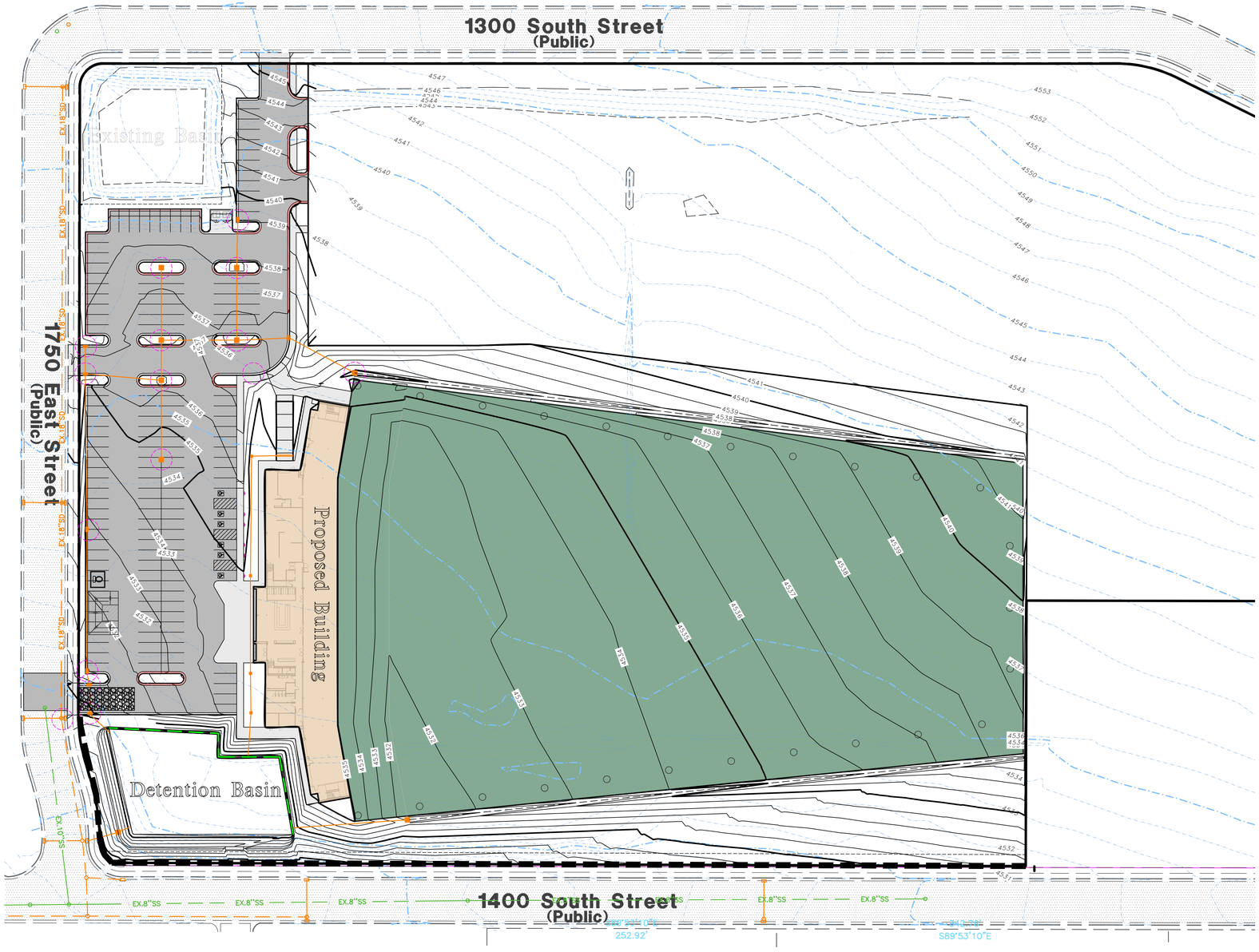
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Reeve & Associates, Inc. - Solutions You Can Build On

CRUSHED GOLF & GRILL

Storm Water Pollution Prevention Plan Exhibit

CLEARFIELD CITY, DAVIS COUNTY, UTAH
JANUARY, 2025





Vicinity Map
NOT TO SCALE

SWPPP Legend

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

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

Scale: 1" = 0'

Construction Activity Schedule

- PROJECT LOCATION.....CLEARFIELD, DAVIS COUNTY, (UT)
- PROJECT BEGINNING DATE.....JANUARY 2025
- BMP'S DEPLOYMENT DATE.....JANUARY 2025
- STORM WATER MANAGEMENT CONTACT / INSPECTOR.....MATT GERTGE (801) 430-0405
- SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER

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REVISIONS
DESCRIPTION
DATE

Crushed Golf & Grill
CLEARFIELD, DAVIS COUNTY, UTAH

Storm Water Pollution Prevention Plan Exhibit

REGISTERED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
01/17/2025
STATE OF UTAH

Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: N. FICKLIN
Begin Date: JANUARY 2025
Name: CRUSHED GOLF & GRILL
Number: 8155-11

11
15 Total Sheets

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Notes:

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

2. Describe BMP's to eliminate/reduce contamination of storm water from:
   a. Equipment / building / concrete wash areas:
      To be performed in designated areas only and surrounded with silt fence barriers.
   b. Soil contaminated by soil amendments:
      If any contaminates are found or generated, contact environmental engineer and contacts listed.
   c. Areas of contaminated soil:
      If any contaminates are found or generated, contact environmental engineer and contacts listed.
   d. Fueling area:
      To be performed in designated areas only and surrounded with silt fence.
   e. Vehicle maintenance areas:
      To be performed in designated areas only and surrounded with silt fence.
   f. Vehicle parking areas:
      To be performed in designated areas only and surrounded with silt fence.
   g. Equipment storage areas:
      To be performed in designated areas only and surrounded with silt fence.
   h. Materials storage areas:
      To be performed in designated areas only and surrounded with silt fence.
   i. Waste containment areas:
      To be performed in designated areas only and surrounded with silt fence.
   j. Service areas:
      To be performed in designated areas only and surrounded with silt fence.

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

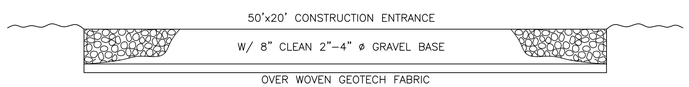
4. Construction Vehicles and Equipment:
   a. Maintenance
      – Maintain all construction equipment to prevent oil or other fluid leaks.
      – Keep vehicles and equipment clean, prevent excessive build–up of oil and grease.
      – Regularly inspect on–site vehicles and equipment for leaks, and repair immediately.
      – Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment on–site.
      – Segregate and recycle wastes, such as greases, used oil or oil filters, antifreeze, cleaning solutions, automotive batteries, hydraulic, and transmission fluids.
   b. Fueling
      – If fueling must occur on–site, use designated areas away from drainage.
      – Locate on–site fuel storage tanks within a bermed area designed to hold the tank volume.
      – Cover retention area with an impervious material and install in in a manner to ensure that any spills will be contained in the retention area. To catch spills or leaks when removing or changing fluids.
      – Use drip pans for any oil or fluid changes.
   c. Washing
      – Use as little water as possible to avoid installing erosion and sediment controls for the wash area.
      – If washing must occur on–site, use designated, bermed wash areas to prevent waste water discharge into storm water, creeks, rivers, and other water bodies.
      – Use phosphate–free, biodegradable soaps.
      – Do not permit steam cleaning on–site.

5. Spill Prevention and Control
   a. Minor Spills:
      Minor spills are those which are likely to be controlled by on–site personnel. After contacting local emergency response agencies, the following actions should occur upon discovery of a minor spill:
      – Contain the spread of the spill.
      – If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (i.e. absorbent materials, cat litter, and / or rags).
      – If the spill occurs in dirt areas, immediately contain the spill by constructing an earth dike. Dig up and properly dispose of contaminated soil.
      – If the spill occurs during rain, cover the impacted area to avoid runoff.
      – Record all steps taken to report and contain spill.
   b. Major Spills:
      On–site personnel should not attempt to control major spills until the appropriate and qualified emergency response staff have arrived at the site. For spills of federal reportable quantities, also notify the National Response Center at (800) 424–8802. A written report should be sent to all notified authorities. Failure to report major spills can result in significant fines and penalties.

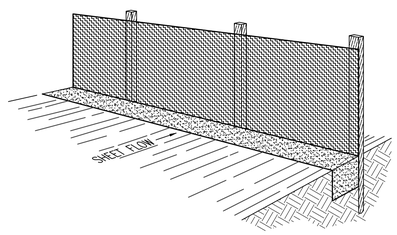
6. Post Roadway / Utility Construction
   a. Maintain good housekeeping practices.
   b. Enclose or cover building material storage areas.
   c. Properly store materials such as paints and solvents.
   d. Store dry and wet materials under cover, away from drainage areas.
   e. Avoid mixing excess amounts of fresh concrete or cement on–site.
   f. Perform washout of concrete trucks offsite or in designated areas only.
   g. Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
   h. Do not place material or debris into streams, gutters, or catch basins that stop or reduce the flow of runoff water.
   i. All public streets and storm drain facilities shall be maintained free of building materials, mud and debris caused by grading or construction operations. Roads will be swept within 1000' of construction entrance daily, if necessary.
   j. Install straw wattle around all inlets contained within the development and all others that receive runoff from the development.

7. Erosion Control Plan Notes
   a. The contractor will designate an emergency contact that can be reached 24 hours a day 7 days a week.
   b. A stand–by crew for emergency work shall be available at all times during potential rain or snow runoff events. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain or runoff is eminent.
   c. Erosion control devices shown on the plans and approved for the project may not be removed without approval of the engineer of record. If devices are removed, no work may continue that have the potential of erosion without consulting the engineer of record. If deemed necessary erosion control should be reestablished before this work begins.
   d. Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of the slope at the conclusion of each working day. this should be confirmed by survey or other means acceptable to the engineer of record.
   e. All silt and debris shall be removed from all devices within 24 hours after each rain or runoff event.
   f. Except as otherwise approved by the inspector, all removable protective devices shown shall be in place at the end of each working day and through weekends until removal of the system is approved.
   g. All loose soil and debris which may create a potential hazard to offsite property shall be removed from the site as directed by the engineer of record of the governing agency.
   h. The placement of additional devices to reduce erosion damage within the site is left to the discretion of the engineer of record.
   i. Desilting basins may not be removed or made inoperable without the approval of the engineer of record and the governing agency.
   j. Erosion control devices will be modified as need as the project progresses and plans of these changes submitted for approval by the engineer of record and the governing agency.

8. Conduct a minimum of one inspection of the erosion and sediment controls every two weeks. Maintain documentation on site.
   a. Part III.D.4 of general permit UTRC00000 identifies the minimum inspection requirements.
   b. Part II.D.4.C identifies the minimum inspection report requirements.
   c. Failure to complete and/or document storm water inspections is a violation of part III.D.4 of Utah General Permit UTR 300000.

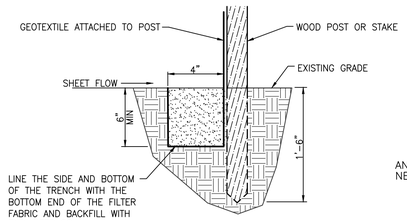


Cross Section 50' x 20' Construction Entrance



Perspective View

Figure 2



Section

INSTALLATION
The silt fence should be installed prior to major soil disturbances in the drainage area. The fence should be placed across the slope along a line of uniform elevation wherever flow of sediment is anticipated. Table 1 shows generally–recommended maximum slope lengths (slope spacing between fences) at various site grades for most silt fence applications.

TABLE 1:
Recommended Maximum Slope Lengths for Silt Fence
(Richardson & Middlebrooks, 1991)

Slope Steepness (%)	Max. Slope Length m (ft)
<2%	30.5m (100ft)
2–5%	22.9m (75ft)
5–10%	15.2m (50ft)
10–20%	7.6m (25ft)
>20%	4.5m (15ft)

PREFABRICATED SILT FENCE ROLLS
*Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
*Unroll the silt fence, positioning the post against the downstream wall of the trench.
*Adjacent rolls of silt fence should be joined be nesting the end post of one fence into the other. Before nesting the end posts, rotate each post until the geotextile is wrapped completely around the post, then abut the end posts to create a tight seal as shown in Figure 1.
*Drive posts into the ground until the required fence height and/or anchorage depth is obtained.
*Bury the loose geotextile at the bottom of the fence in the upstream trench and backfill with natural soil, tamping the backfill to provide good compaction and anchorage. Figure 2 illustrates a typical silt fence installation and anchor trench placement.

FIELD ASSEMBLY:
*Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
*Drive wooden posts, or steel posts with fastening projections, against the downstream wall of the trench. Maximum post spacing should be 2.4–3.0m (8–10ft). Post spacing should generally be less than three (3) times the height of the fence.
*If a steel or plastic mesh is required to reinforce the geotextile, it shall have a minimum mesh opening of 15.2cm (6").
*Fasten the mesh to the upslope side of the posts using heavy duty wire staples, tie wires or hog strings. Extend the mesh into the bottom of the trench.
*The geotextile shall then be stapled or wired to the posts. An extra 20–50cm (8–20") of geotextile shall extend into the trench.

INSPECTION
*Inspect the silt fence daily during periods of rainfall, immediately after significant rainfall event and weekly during periods of no rainfall. Make any repairs immediately.
*When sediment deposits behind the silt fence are one–third of the fence height, remove and properly dispose of the silt accumulations. Avoid damage to the fabric during cleanout.

REMOVAL
*Silt fence should not be removed until construction ceases and the upslope area has been properly stabilized and/or revegetated.

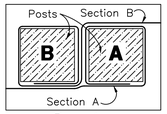
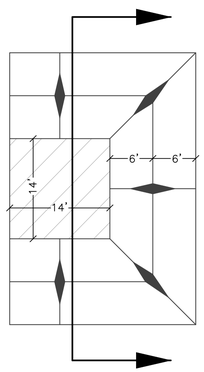
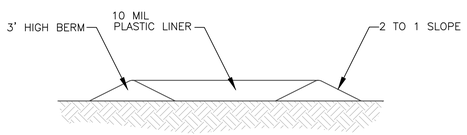


Figure 1:
Top View of
Roll–to–Roll Connection

Silt Fence Detail

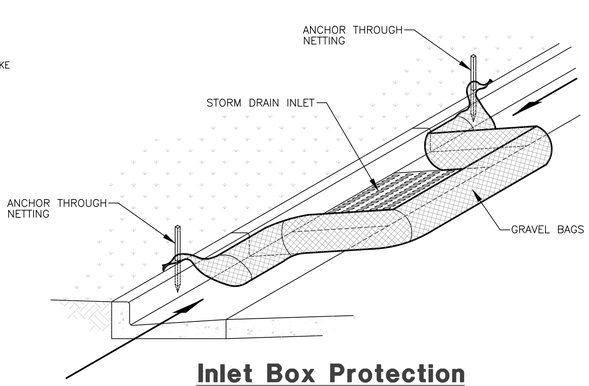
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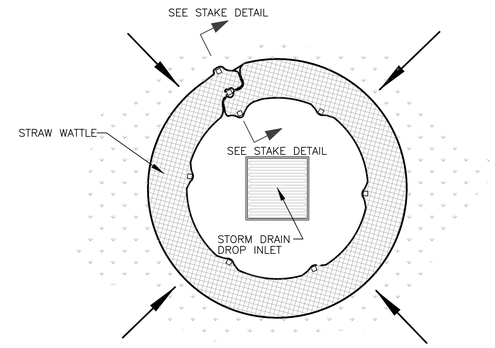


Concrete Washout Area w/ 10 mil Plastic Liner

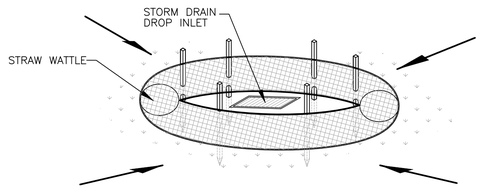
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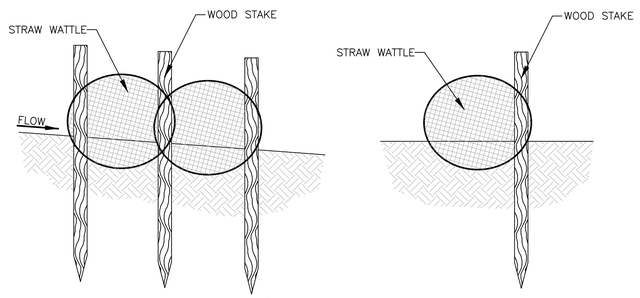
Inlet Box Protection



Plan View



Drop Inlet Protection



Stake Detail

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REVISIONS
DESCRIPTION | DATE

Crushed Golf & Grill
CLEARFIELD, DAVIS COUNTY, UTAH

Storm Water Pollution Prevention Plan Details

REGISTERED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
01/17/2025
STATE OF UTAH

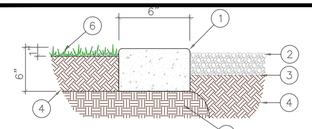
Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: N. FICKLIN
Begin Date: JANUARY 2025
Name: CRUSHED GOLF & GRILL
Number: 8155–11

12
15 Total Sheets

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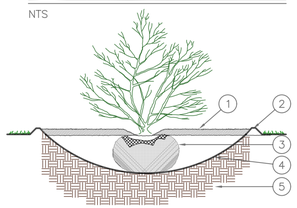
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1. 6"X6" CONCRETE MOW STRIP WITH RADIUS EDGES
2. BARK/ROCK MULCH
3. FINISH GRADE/WEED FABRIC
4. TOPSOIL
5. COMPACTED SUBGRADE
6. LAWN

CONCRETE MOW STRIP

NTS

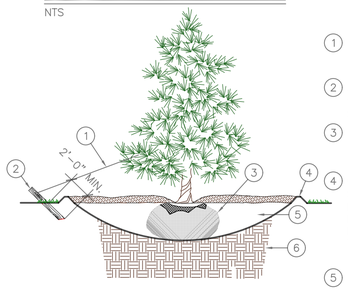


1. 3" OF BARK/ROCK MULCH. BRUSH AWAY FROM STEM
2. 3" EARTH BERM SAUCER. REMOVE AFTER ONE YEAR
3. REMOVE BURLAP/PACKAGING MAT. PLANT SHRUBS 2"–3" HIGHER THAN GRADE.
4. BACKFILL WITH NATIVE SOIL
5. UNDISTURBED SOIL

NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.

SHRUB PLANTING

NTS

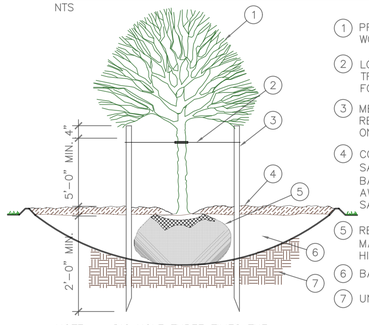


1. LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS
2. 4' x 2" x 2" STAKE AND GUY WIRE (ONE EA. TREE) REMOVE STAKES AFTER ONE YEAR
3. REMOVE BURLAP/PACKAGING MAT. PLANT TREES 2"–3" HIGHER THAN GRADE
4. CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH – BRUSH MULCH AWAY FROM TRUNK. REMOVE SAUCER AFTER ONE YEAR
5. BACKFILL WITH NATIVE SOIL
6. UNDISTURBED SOIL

NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.

CONIFEROUS TREE PLANTING

NTS



1. PRUNE ALL DEAD AND INJURED WOOD. DO NOT CUT LEADER.
2. LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS.
3. METAL T–POSTS, 2 PER TREE. REMOVE POSTS & TIES AFTER ONE YEAR.
4. CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH. BRUSH AWAY FROM TRUNK. REMOVE SAUCER AFTER ONE YEAR.
5. REMOVE BURLAP/PACKAGING MAT. PLANT TREES 2"–3" HIGHER THAN GRADE.
6. BACKFILL WITH NATIVE SOIL
7. UNDISTURBED SOIL

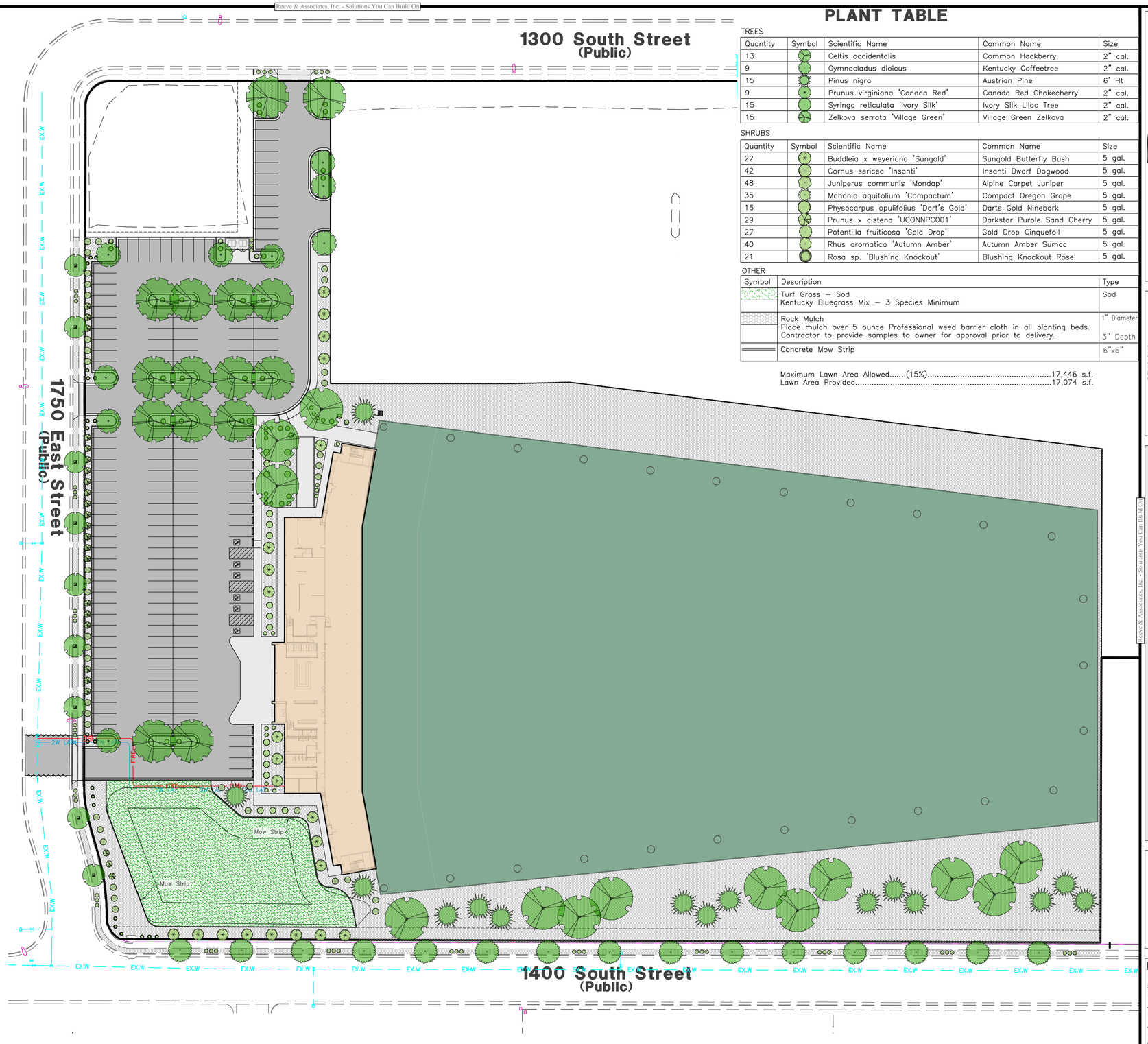
NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.

DECIDUOUS TREE PLANTING

NTS

PLANTING NOTES

This planting plan is diagrammatic and plant locations are approximate. Contractor to verify all quantities and do their own takeoffs.
Field survey, stake, and string the layout and locations of site construction features for approval before actual construction. The layout shall conform to the exact location and grades of the intended work to be done.
Coordinate all aspects of the planting plans with the irrigation system and call the attention of the owners representative to any conflict in placement of plants in relation to sprinkler heads, lines and valves at the time the landscape installation phase takes place.
Finish grade of soil in lawn areas shall be 2" below pads, walks, paving, headers and curbs to accommodate sod. Grades in areas when seeded shall be 1" lower than adjacent edge.
Native topsoil shall be stockpiled and stored on site whenever possible for use in landscape areas.
All sod areas shall receive a minimum 4" depth of native topsoil and shrub beds shall receive a minimum of 8" of native topsoil.
Imported topsoil, when required, shall come from a reputable source, have a loam consistency and be free of weeds and debris.
Face each shrub to give the most pleasing look as seen from a line perpendicular to the wall or walk to/from which it is viewed.
Edging or Curbing shall be installed as shown on the plan to separate grass from shrub beds. Shrub beds shall drain properly to prevent standing water from occurring. Call improperly draining planters or planting beds to the attention of the owners representative before planting. Provide positive drainage away from all structures and walls. Slope landscape areas 2% minimum.
Place mulch in all shrub beds and perennial areas. See schedule for depth and type. Do not crowd out small perennial plants with excessive mulch.
Provide a 3' minimum diameter circle "tree ring" around trees that are placed within lawn areas. Place a 3" min. depth of mulch. Use shredded bark mulch or match mulch being used for shrub beds.
The contractor shall maintain all work until work is complete and accepted by the Owner. The contractor shall maintain and guarantee all work for a period of THIRTY DAYS from the date of final acceptance by the Owner. Maintenance shall include mowing, weeding, fertilizing and irrigating.



PLANT TABLE

TREES

Quantity	Symbol	Scientific Name	Common Name	Size
13		Celtis occidentalis	Common Hackberry	2" cal.
9		Gymnocladus dioicus	Kentucky Coffeetree	2" cal.
15		Pinus nigra	Austrian Pine	6' Ht
9		Prunus virginiana 'Canada Red'	Canada Red Chokecherry	2" cal.
15		Syringa reticulata 'Ivory Silk'	Ivory Silk Lilac Tree	2" cal.
15		Zelkova serrata 'Village Green'	Village Green Zelkova	2" cal.

SHRUBS

Quantity	Symbol	Scientific Name	Common Name	Size
22		Buddleia x weyeriana 'Sungold'	Sungold Butterfly Bush	5 gal.
42		Cornus sericea 'Insanti'	Insanti Dwarf Dogwood	5 gal.
48		Juniperus communis 'Mondap'	Alpine Carpet Juniper	5 gal.
35		Mahonia aquifolium 'Compactum'	Compact Oregon Grape	5 gal.
16		Physocarpus opulifolius 'Dart's Gold'	Darts Gold Ninebark	5 gal.
29		Prunus x cistena 'UCONNPC001'	Darkstar Purple Sand Cherry	5 gal.
27		Potentilla fruiticosa 'Gold Drop'	Gold Drop Cinquefoil	5 gal.
40		Rhus aromatica 'Autumn Amber'	Autumn Amber Sumac	5 gal.
21		Rosa sp. 'Blushing Knockout'	Blushing Knockout Rose	5 gal.

OTHER

Symbol	Description	Type
	Turf Grass – Sod Kentucky Bluegrass Mix – 3 Species Minimum	Sod
	Rock Mulch Place mulch over 5 ounce Professional weed barrier cloth in all planting beds. Contractor to provide samples to owner for approval prior to delivery.	1" Diameter 3" Depth
	Concrete Mow Strip	6"x6"

Maximum Lawn Area Allowed.....(15%).....17,446 s.f.
Lawn Area Provided.....17,074 s.f.

40 0 40 80 120
Scale: 1" = 40'

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REVISIONS
DESCRIPTION
DATE

Crushed Golf & Grill
CLEARFIELD, DAVIS COUNTY, UTAH

Landscape Plan

LICENSED LANDSCAPE ARCHITECT
6431661
NATHAN C. PETERSON
01/9/2025
STATE OF UTAH

Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: N. FICKLIN
Begin Date: JANUARY 2025
Name: CRUSHED GOLF & GRILL
Number: 8155-11

13
15 Total Sheets

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IRRIGATION SCHEDULE

ROTOR 3500	QU. HALF FULL			HEAD; NOZZLE
13'–17'	45	RAINBIRD	3504–PC–SAM	ROTOR; #.75
16'–21'	45	RAINBIRD	3504–PC–SAM	ROTOR; #1.0
18'–24'	45	RAINBIRD	3504–PC–SAM	ROTOR; #1.5
21'–27'	45	RAINBIRD	3504–PC–SAM	ROTOR; #2.0
24'–31'	45	RAINBIRD	3504–PC–SAM	ROTOR; #3.0
27'–35'	45	RAINBIRD	3504–PC–SAM	ROTOR; #4.0

EQUIP.	SYMBOL	MANUFACT.	CATALOG #	DESCRIPTION
		FORD	BC11–444SWM–NL	STOP AND WASTE
		WILKINS STRONGBOX	975XL2 SBBC–30AL	BACKFLOW PREVENTION ASSEMBLY ALUMINUM BACKFLOW ENCLOSURE
		RAINBIRD	MODEL 44LRC	1" QUICK COUPLING VALVE
		FORD	B111–333–NL 3/4"	MANUAL DRAIN VALVE ASSEMBLY
	C	RAINBIRD	ESP LXME	120 VAC–INDOOR/OUTDOOR CONTROLLER
	R	RAINBIRD	WR2–RC	WIRELESS RAIN SENSOR
		RAINBIRD	XCZ–100–PRB–COM	DRIP REMOTE CONTROL VALVE
		RAINBIRD	PEB SERIES	REMOTE CONTROL VALVE

PIPE	SYMBOL		CATALOG #	DESCRIPTION
2"		SCH. 40	PVC MAIN LINE	PRESSURIZED IRRIGATION MAIN LINE
		SCH. 40	PVC LATERAL LINE	IRRIGATION LINE; SIZE AS FOLLOWS: 3/4" (0–8 gpm), 1" (8–12 gpm), 1 1/4" (12–22 gpm), 1 1/2" (22–30 gpm), 2" (30–50 gpm)
		SCH. 40	PVC SLEEVE	2 X DIA. – USE UNDER PAVEMENT

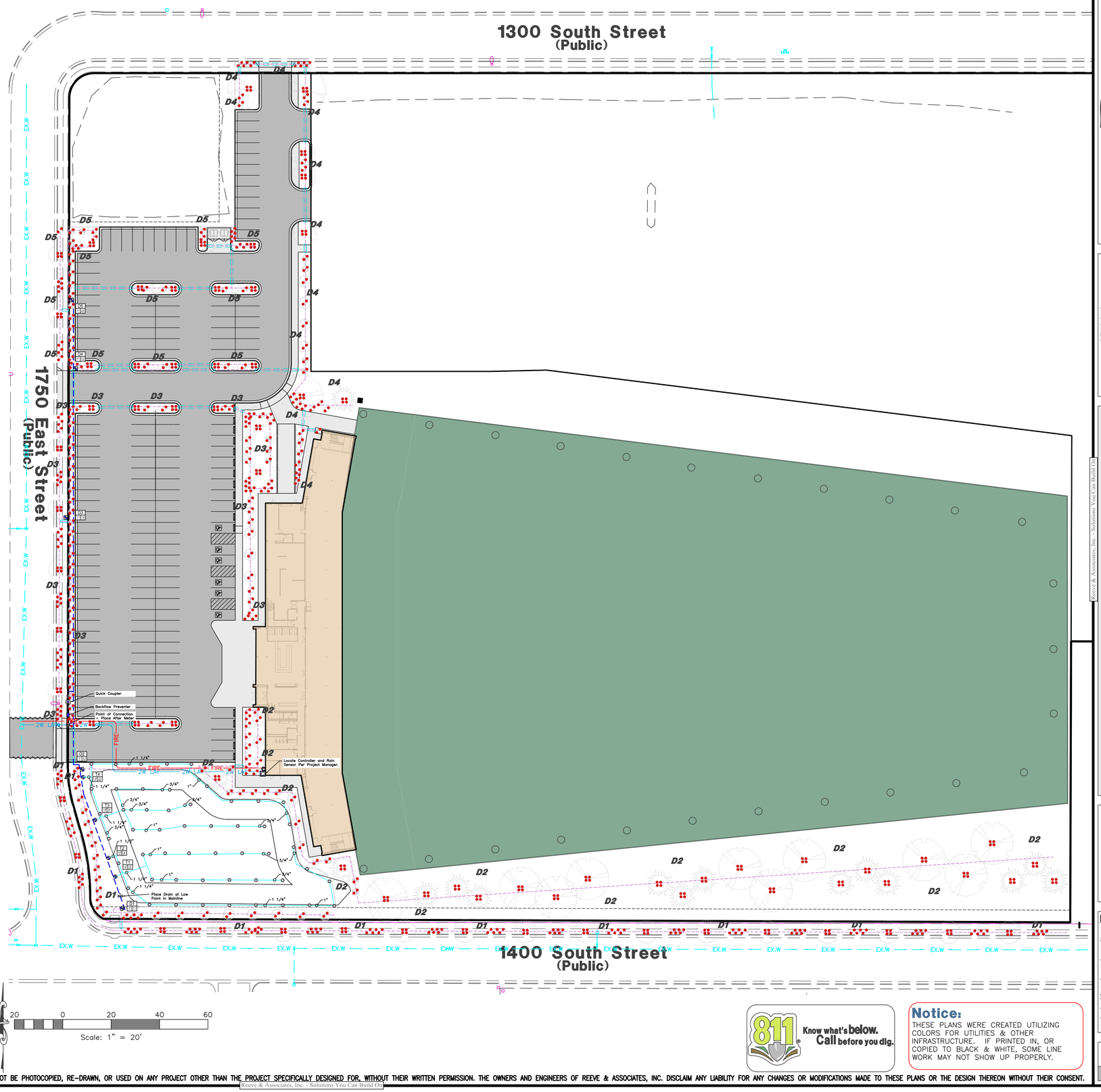
DRIP	SYMBOL	MANUFACT.	CATALOG #	DESCRIPTION
		RAINBIRD	XB–T–20–PC	XERIBUG DRIP EMITTERS, 2 GAL/HOUR 1 EMITTER PER 1 GALLON PLANT 2 EMITTERS PER 5 GALLON PLANT 4 EMITTERS PER TREE (OUTSIDE TURF AREAS)
		PVC/POLY	DRIP LATERAL LINE	1/2"–3/4" LATERAL SUPPLY LINE

LABELS

T1 (1.5" | 21) ← TURF VALVE NUMBER
← GALLONS PER MINUTE
← VALVE SIZE

D1 (1" | 5) ← DRIP VALVE NUMBER
← GALLONS PER MINUTE
← VALVE SIZE

D1 DRIP IRRIGATION ZONE NUMBER



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REVISIONS
DESCRIPTION | DATE

Crushed Golf & Grill

CLEARFIELD, DAVIS COUNTY, UTAH

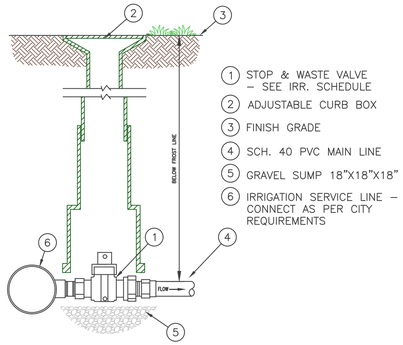
Irrigation Plan

LICENSED LANDSCAPE ARCHITECT
6431661
NATHAN C. PETERSON
01/16/2025
STATE OF UTAH

Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: N. FICKLIN
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Number: 8155–11

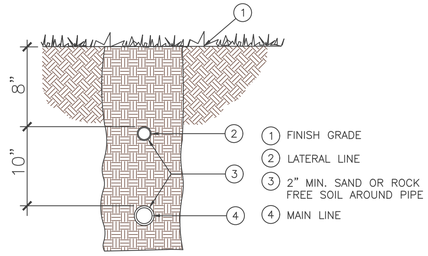
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15 Total Sheets

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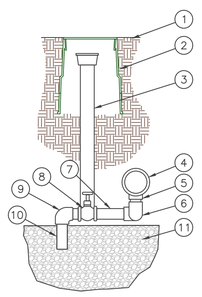
STOP & WASTE ASSEMBLY

N.T.S.



TRENCH SECTION

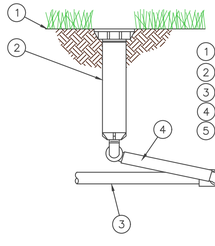
N.T.S.



Note: Place at low spot(s) in Mainline to allow for proper winterization

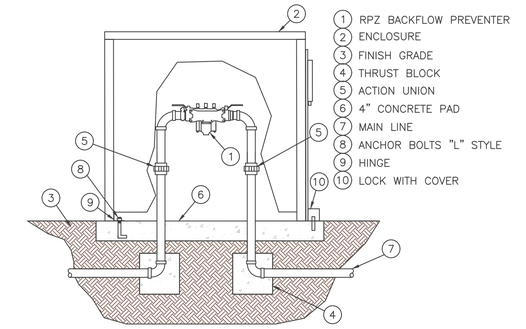
MANUAL DRAIN VALVE

N.T.S.



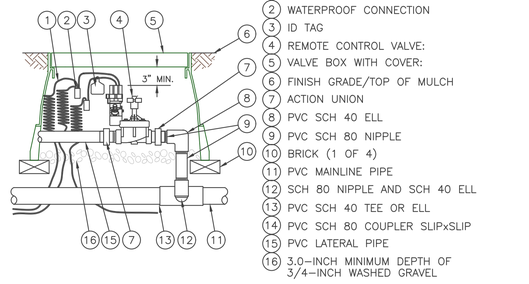
POP-UP SPRAY HEAD

N.T.S.



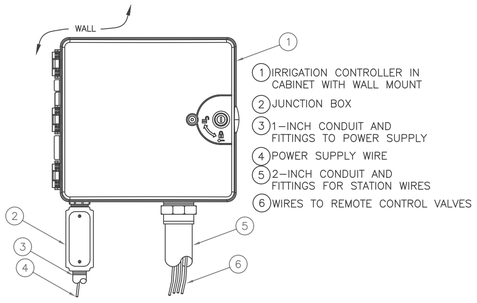
BACKFLOW PREVENTER

N.T.S.



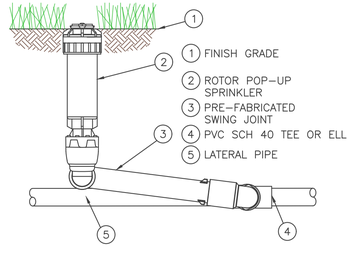
REMOTE CONTROL VALVE

N.T.S.



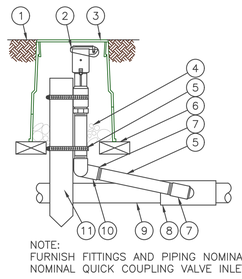
IRRIGATION CONTROLLER

N.T.S.



ROTOR POP-UP HEAD

N.T.S.



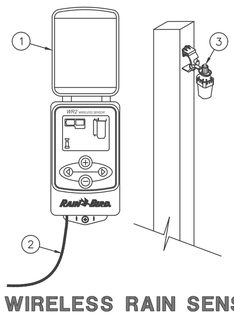
QUICK COUPLING VALVE

N.T.S.

NOTE:
FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

REMOTE CONTROL DRIP VALVE

N.T.S.



CONTROLLER INTERFACE NOTES:

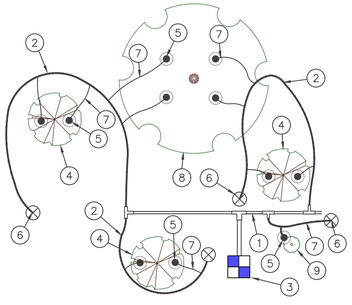
1. FOR BEST PERFORMANCE, THE CONTROLLER INTERFACE SHOULD BE INSTALLED AT LEAST FIVE FEET ABOVE THE GROUND.
2. IT IS RECOMMENDED THAT THE CONTROLLER INTERFACE BE INSTALLED AWAY FROM SOURCES OF ELECTRICAL INTERFERENCE (SUCH AS TRANSFORMERS, GENERATORS, PUMPS, FANS, ELECTRICAL METER BOXES) AND METAL OBJECTS TO MAXIMIZE COMMUNICATION RANGE.

SENSOR NOTES:

1. SENSOR MAY BE MOUNTED ON FENCE, FENCE POST, GUTTERS, OR BUILDING WALLS.
2. SENSOR SHOULD NOT BE MOUNTED UNDER TREES, EAVES, OR IN AREAS AFFECTED BY SPRINKLER SYSTEM OPERATION.

WIRELESS RAIN SENSOR

N.T.S.



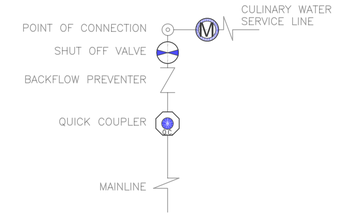
NOTE:
*WHENEVER POSSIBLE PLACE EMITTER UPHILL FROM SHRUB.

DRIP ZONE LAYOUT

N.T.S.

IRRIGATION NOTES

1. This irrigation plan is diagrammatic and equipment locations are approximate. Equipment and piping may be shown outside landscape areas for graphic purposes only.
2. Place sleeves where piping crosses under paved areas prior to being paved. Sleeves shall be twice the diameter of the largest irrigation line to be sleeved.
3. The intention of the Contracting Officer's rep and consultant is to have constructed, under the construction contract, a complete project ready for use. The general contractor and his sub–contractors should view these documents accordingly. Any apparent question, incomplete area, areas of discrepancy or contradiction in these documents should be brought to the attention of the Contracting Officer's rep prior to bidding. By submitting a bid on this project, the bidder certifies that he has fully informed himself of the requirements of the construction drawings, as they relate to his work, and has read and understands the notes and specifications. Also, that any questions, incomplete areas, discrepancies or contradictions have been brought to the attention of the Contracting Officer's rep and that they have been resolved.
4. Willful installation of this work when it is obvious there exists job/site conditions or discrepancies on the plans that are detrimental to the project and that should be brought to the attention of the Contracting Officer's rep will be back–charged to the installer. The installer assumes full responsibility to correct the work at his own expense if he fails to give the required notification for resolution.
5. Existing landscape outside the limits of disturbance shall be protected and repaired, if damaged, at no additional cost to the owner.
6. Refer to irrigation schedule and details for more information.
7. Hand trenching only shall occur within the drip line of existing trees. Machine trenching is strictly prohibited.
8. Consult with General Contractor, in conjunction with the design team, before cutting through tree roots 2" or larger.
9. Spray, rotor and rotary heads are intended to provide head to head coverage with minimal over–spray onto non–irrigated areas.
10. Quantities provided are for convenience only. The contractor is required to verify quantities and adjust bid and construction accordingly. If major discrepancies exist, notify Contracting Officer's rep immediately.
11. Water pressure shall be verified on site by landscape contractor.
12. See Irrigation schedule for lateral line sizing, typical for all irrigated areas.
13. Contractor shall provide O&M for winterization procedures after construction is completed.



POINT OF CONNECTION-CULINARY

N.T.S.

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeve.co
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS

DATE	DESCRIPTION

Crushed Golf & Grill
CLEARFIELD, DAVIS COUNTY, UTAH

Irrigation Details

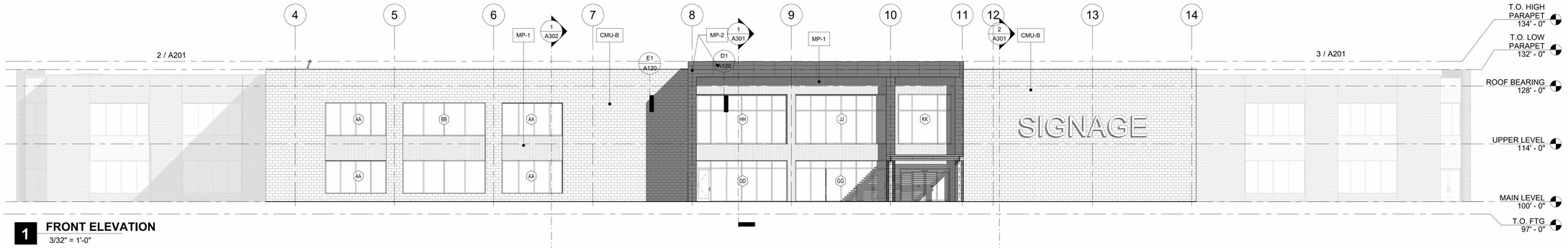
LICENSED LANDSCAPE ARCHITECT
6431661
NATHAN C. PETERSON
01/16/2025
STATE OF UTAH

Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: N. FICKLIN
Begin Date: JANUARY 2025
Name: CRUSHED GOLF & GRILL
Number: 8155–11

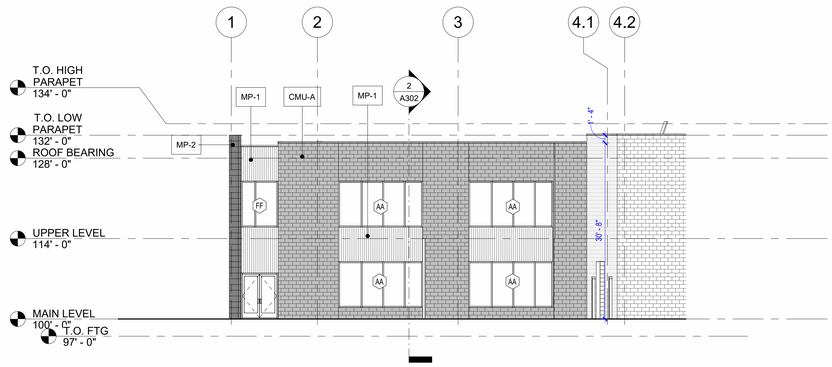
15
15 Total Sheets

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE–DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

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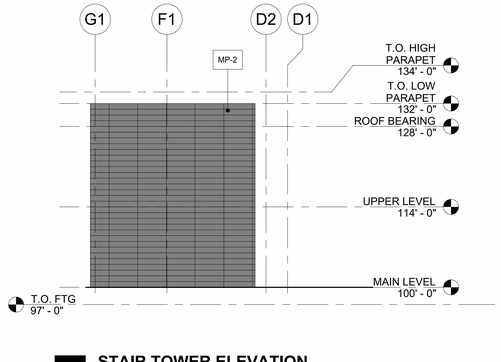
1 **FRONT ELEVATION**
3/32" = 1'-0"



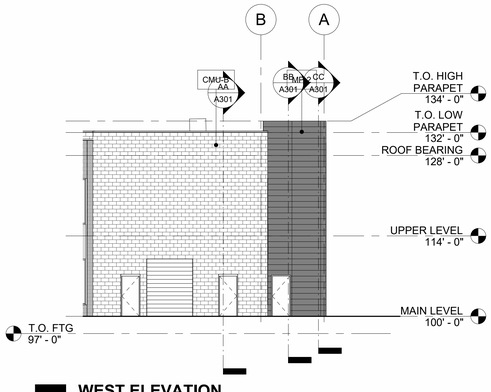
2 **FRONT LEFT ELEVATION**
3/32" = 1'-0"



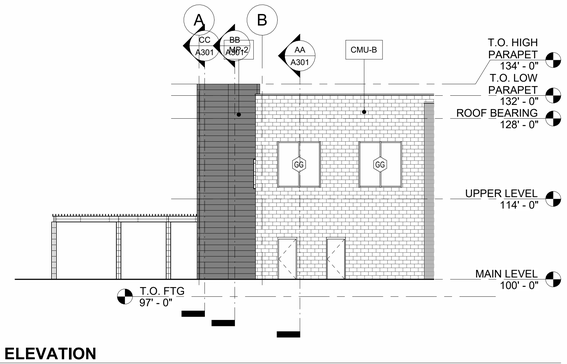
3 **FRONT RIGHT ELEVATION**
3/32" = 1'-0"



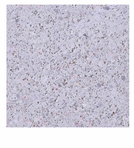
4 **STAIR TOWER ELEVATION**
3/32" = 1'-0"



5 **WEST ELEVATION**
3/32" = 1'-0"



6 **EAST ELEVATION**
3/32" = 1'-0"







CMU B
MFGR: SUNROC
COLOR: WHITE
FINISH: HONED

CMU A
MFGR: SUNROC
COLOR: CHARCOAL
FINISH: HONED

MP-2 METAL PANEL
MFGR: MBCI FB-120
COLOR: BLACK
FINISH: PREFINISHED

MP-1 FAUX WOOD SIDING (METAL)
MFGR: QUALITY EDGE, VESTA SIDING
COLOR: GILDED GRAIN
FINISH: PREFINISHED

EXTERIOR MATERIAL LEGEND
12" = 1'-0"

EXTERIOR GENERAL NOTES

1. G.C. TO COORDINATE ALL ELECTRICAL WITH SIGN MANUFACTURER.
2. OWNER & G.C. / TENANT TO COORDINATE ALL GRAPHIC DESIGN, SIGNS AND INSTALLATION.
3. COORDINATE ALL COLORS & MATERIALS THROUGH SUBMITTALS.
4. G.C. TO COORDINATE ALL GLAZING WITH MANUFACTURER FOR ADDITIONAL ENGINEERING REQUIRED FOR LARGE GLASS AND WIND LOADS.
5. COORDINATE ANY CMU PATTERNS WITH ARCHITECT BEFORE INSTALLATION.

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Element
design collective

470 N 500 W
BOUNTIFUL, UT 84010
801.698.6685
JON@ELEMENT-DESIGN.CO

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PROJECT: CRUSH GOLF AND GRILL
1845 E 1400 S
Clearfield

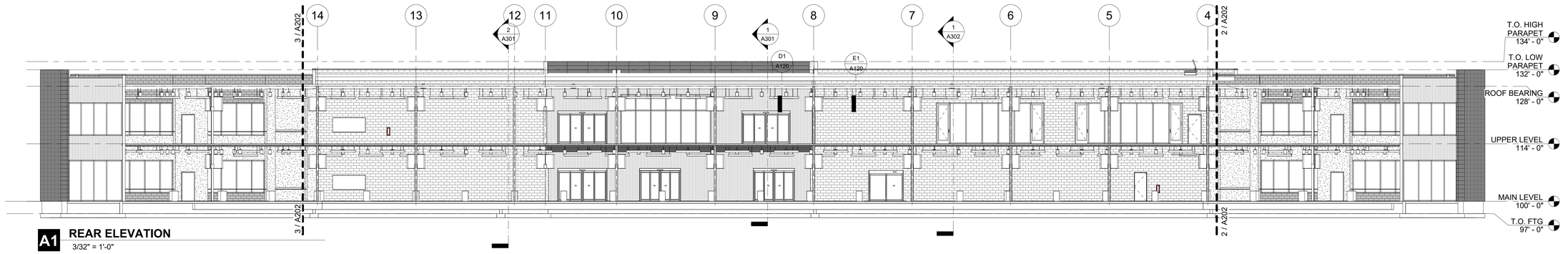
REVISIONS:

TITLE: ELEVATIONS

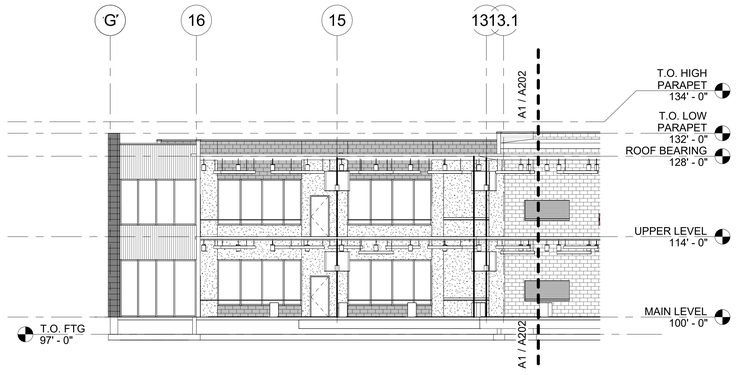
SHEET: A201

ISSUE DATE: 05/15/2023

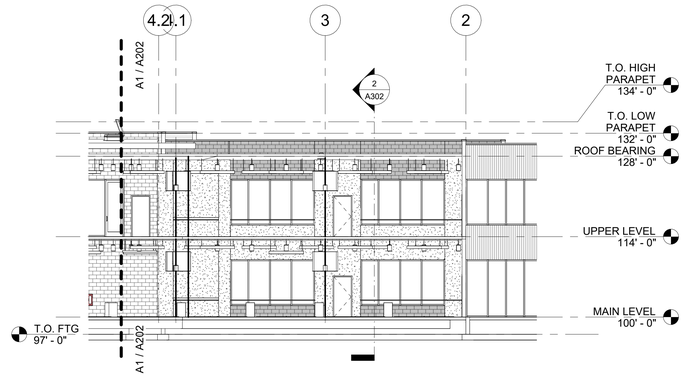
PERMIT SET



A1 **REAR ELEVATION**
3/32" = 1'-0"



3 **REAR RIGHT ELEVATION**
3/32" = 1'-0"



2 **REAR LEFT ELEVATION**
3/32" = 1'-0"

EXTERIOR GENERAL NOTES

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PROJECT:
CRUSH GOLF AND GRILL
1845 E 1400 S
Clearfield

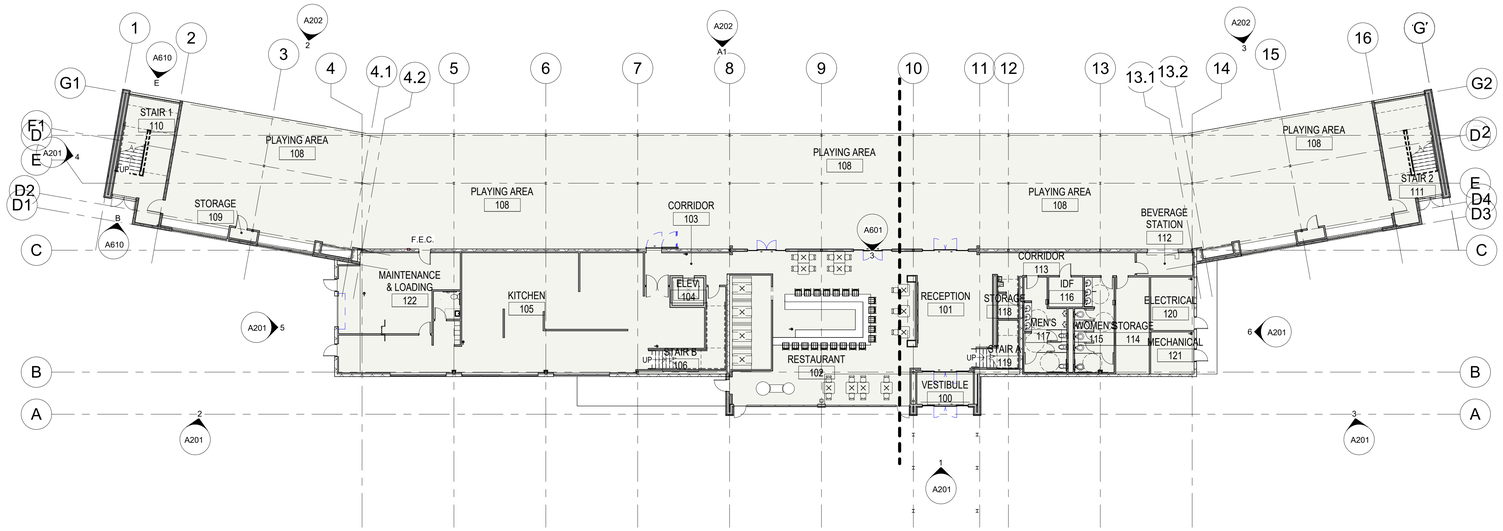
REVISIONS:

TITLE:
ELEVATIONS

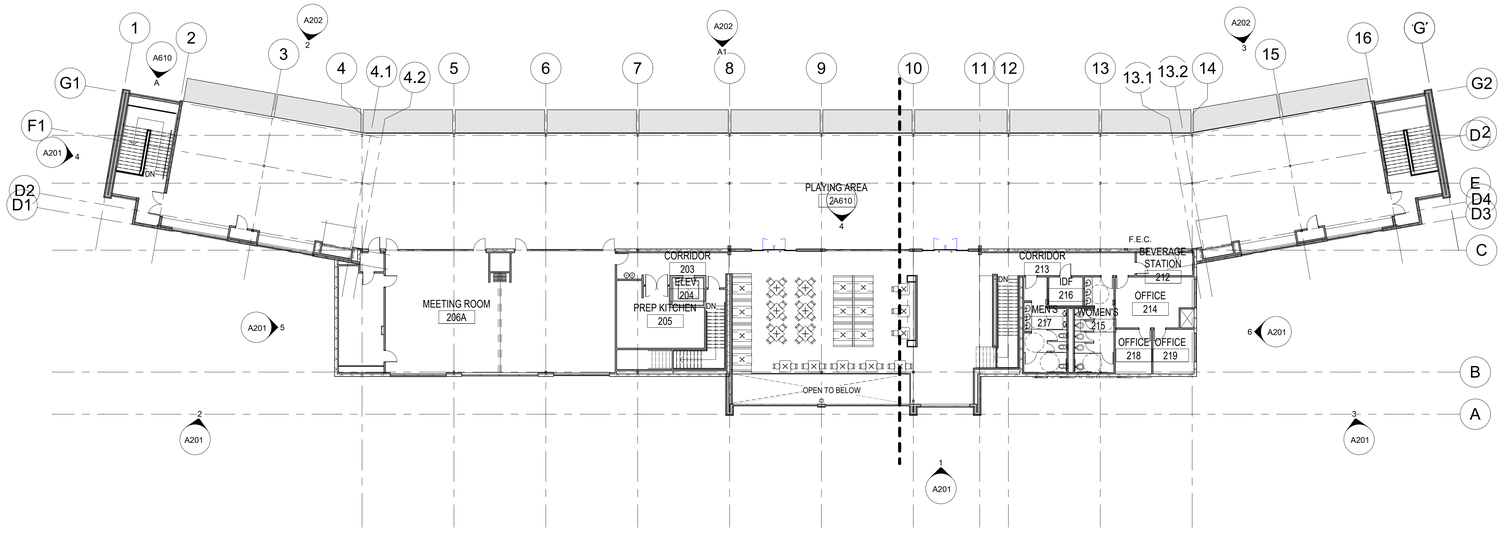
SHEET:
A202

ISSUE DATE : 05/15/2023

PERMIT SET



1 MAIN LEVEL-OVERALL
1/16" = 1'-0"



2 UPPER LEVEL-OVERALL
1/16" = 1'-0"

GENERAL NOTES

1. ALL DESIGN ASPECTS BASED ON INFORMATION PROVIDED BY TENANT/G.C. DURING DESIGN PHASE. TENANT/G.C. RESPONSIBLE FOR COORDINATION OF ALL ACTIVITY VENUES & VENDORS WITH ALL TRADES AND INSTALLATION PER MANUFACTURERS REQUIREMENTS AND CODE COMPLIANCE PLANS AND SPECS FOR TENENT IMPROVEMENT ARE OUTSIDE THE SCOPE OF WORK AND ARE THE RESPONSIBILTY OF THE TENANT/ G.C.
2. ALL WALLS ARE DIMENSIONED TO EDGE OF STUD.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO STARTING WORK AND SHALL NOTIFY ARCHITECT OF ANY DISCREPENCIES.
4. ALL GALZING IN DOORS AND WINDOWS WITHIN 24 INCHES OF DOORS SHALL BE SAFETY GLAZED, TEMPERED, AND PASS THE TEST REQUIRMENTS OF CPSC 16 CFR, PART 1201 AND COMPLY WITH ANSI Z97.1
5. CONTRACTOR SHALL PROVIDE BACKING FOR ALL TOILET ACCESSORIES.
6. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER HOOK-UP OF GAMING AND EQUIPMENT. THE CONTRACTOR SHALL COORDINATE W/OWNER'S VENDORS FOR ALL ITEMS REQUIRING HOOK-UPS.
7. ALL ACCESSIBLE RESTROOMS SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL ACCESSIBILITY REQUIRMENTS.
8. ALL INTERIOR WALLS, EXCEPT IN STORAGE AREAS, SHALL BE SOUND INSULATED. 2x4 WALLS SHALL BE R-11, AND 2x6 WALL SHALL BE R-19.
9. PROVIDE ALUMINUM TRANSITION STRIPS AT ALL CARPET TO TILE LOCATIONS. PROVIDE MARBLE THRESHOLD AT TILE TO TILE AND TILE TO VINYL LOCATIONS.
10. PAINT ALL EXPOSED CONDUIT, PIPING, METAL BUILDING COMPONENTS, ACCESSORIES, DUCTWORK AND ALL PIPING RACEWAY ACCESSORIES.
11. PROVIDE FULL HEIGHT 5/8" WATER RESISTANT GYPSUM BOARD AT ALL RESTROOMS AND JANITOR ROOMS, DRINKING FOUNTAIN WALLS AND WALLS TO RECEIVE TILE.
12. PROVIDE A U.L. LISTED FIREPROOFING SPRAY ON PRIMARY STRUCTURAL FRAME, INTERIOR & EXTERIOR BEARING WALLS, ROOF/FLOOR CONSTRUCTION AND ALL ASSOCIATED SECONDARY MEMBERS REQUIRED BY CODE TO ATTAIN A 1 HOUR RATING FOR TYPE II-A CONSTRUCTION THROUGHOUT ENTIRE BUILDING.
13. FIREPROOFING SPRAY TO BE "ABLICLAD TF+ OR EQUAL CONTRACTOR TO FOLLOW THE MANUFACTURE'S RECOMMENDATIONS FOR INSTALLATION AND THICKNESS TO ATTAIN 1 HOUR RATING.
14. ALL WALLS TO BE FULL HEIGHT GYP BOARD TO UNDERSIDE OF FLOOR DECK OR ROOF DECK UNLESS NOTED OTHERWISE.

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PROJECT:
CRUSH GOLF AND GRILL
1845 E 1400 S
Clearfield

REVISIONS:

TITLE:
OVERALL FLOOR PLANS

SHEET:
A100

ISSUE DATE : 05/15/2023

PERMIT SET

Planning Commission
STAFF REPORT

AGENDA ITEM
#2

TO: Clearfield City Planning Commission

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

MEETING DATE: Wednesday, February 19th, 2025

SUBJECT: Discussion and Possible Action on **ASP 2025-0103,** an amended subdivision plat request by Matt Gertge to subdivide Lot 1 of the Legend Towers Subdivision into two new lots labeled Lot 3 and 4 at the subject location. **Location:** 1845 East 1400 South (TIN: 09-485-0001). **Parcel Area:** 16.99 Acres. **Zone:** C-2 (Commercial). **(Administrative Matter).**

RECOMMENDATION

Staff recommends that the Planning Commission **approve as conditioned**, **ASP 2025-0103**, an amended subdivision plat request by Matt Gertge to subdivide Lot 1 of the Legend Towers Subdivision into two new lots labeled Lot 3 and 4 at 1845 East 1400 South (TIN: 09-485-0001). This recommendation is based on the findings and discussion in the Staff Report.

PROJECT SUMMARY

Project Information	
Project Name	Legend Towers Subdivision 1st Amendment
Site Location	1845 East 1400 South
Parcel ID	09-485-0001
Applicant	Matt Gertge
Property Owner	Millcreek Partners, LLC
Proposed Actions	Subdivision Amendment Approval
Current Zoning	C-2 (Commercial)
Parcel Area	16.99 Acres

Surrounding Properties and Uses:		Zoning District	General Plan Land Use Classification
North	Multifamily Residential	R-3 (Residential)	Residential
East	Planned Future Hotel & Layton City	C-2 (Commercial)	Commercial
South	Vacant Land	C-2 (Commercial)	Commercial
West	Office	C-2 (Commercial)	Commercial

Aerial Image and Zoning



BACKGROUND

The applicant is requesting amended subdivision plat approval for a two-lot subdivision. Two lots will be created from the existing Lot 1 of the Legend Towers Subdivision. The Legend Towers subdivision was approved in 2024 to create a lot at the corner of University Park Boulevard and 1400 South for a Marriott StudioRes Hotel. The proposed lots will be known as Lot 3 and 4 of the amended subdivision. Lot 3 is being created for the development of a golf driving range and entertainment facility and Lot 4 will be left for future commercial development.

General Plan & Zoning

Both proposed lots are in the C-2 Zone (Commercial) and have a General Plan land use designation of 'Commercial'. The General Plan supports commercial development in areas that are highly accessible and near the center of their service areas. The General Plan also supports the creation of new jobs, businesses, and retail opportunities in the City. The C-2 Zone is established to provide areas for general commercial and business activities within an attractive setting that have safe, efficient, and convenient access to and from the public street system.

AMENDED SUBDIVISION PLAT REVIEW

The proposed lots comply with the minimum area and frontage requirements of the zone in which they are located. Lot 3 will have an area of 9.477 acres and Lot 4 will have an area of 7.514 acres.

There is an existing storm drain easement at the northwest corner of proposed Lot 3, in favor of The Heights at Legend Hills property. This easement will remain in place and continue to show on the plat.

CITY DEPARTMENT / AGENCY REVIEW

The plans were shared for review by Clearfield Planning and Engineering staff. Engineering staff provided a review letter dated January 29th, 2025, which has been provided directly to the applicant. All comments will need to be addressed prior to the final approval and recording of the plat with the Davis County Recorder's Office.

PUBLIC COMMENT

A public notice sign was placed on the subject property the week of February 9th, 2025. No public comment has been received to date.

CONDITIONS OF APPROVAL

Based upon review of the Clearfield City Subdivision Ordinance (Title 12) and applicable regulations of the Land Use Ordinance (Title 11), Staff recommends that the Planning Commission grant approval of the proposed amended plat subject to the following conditions:

1) The amended plat shall be revised to address Engineering requirements as outlined in the review letter dated January 29, 2025.
2) Future development of the lots shall comply with the development standards of the zone in which they are located.

ATTACHMENTS

1. Legend Towers Subdivision 1st Amendment Proposed Plat

Reeve & Associates, Inc. - Solutions You Can Build On

SHEET 1 OF 2

LEGEND TOWERS SUBDIVISION 1ST AMENDMENT

AMENDING LOT 1 OF LEGEND TOWERS SUBDIVISION

PART OF THE EAST HALF OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY

CLEARFIELD CITY, DAVIS COUNTY, UTAH JANUARY, 2025



VICINITY MAP

NOT TO SCALE

BOUNDARY DESCRIPTION

ALL OF LOT 1 OF LEGEND TOWERS SUBDIVISION LOCATED IN THE EAST HALF OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF UNIVERSITY PARK BOULEVARD, SAID POINT BEING 131.29 FEET SOUTH 00°09'54" WEST AND 42.03 FEET DUE WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 7 (SAID EAST QUARTER CORNER OF SECTION 7 BEING N00°16'28"E 5284.71 FEET FROM THE EAST QUARTER CORNER OF SECTION 18); THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF UNIVERSITY PARK BOULEVARD THE FOLLOWING TWO (2) COURSES: (1) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 432.58 FEET, AN ARC LENGTH OF 65.53 FEET, A DELTA ANGLE OF 08°40'48", A CHORD BEARING OF SOUTH 04°31'13" WEST, AND A CHORD LENGTH OF 65.47 FEET; AND (2) SOUTH 00°10'50" WEST 255.67 FEET; THENCE NORTH 89°52'50" WEST 385.96 FEET; THENCE SOUTH 00°10'50" WEST 232.32 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF 1400 SOUTH STREET; THENCE NORTH 89°47'31" WEST 799.29 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE EASTERLY RIGHT-OF-WAY LINE OF 1750 EAST STREET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES: (1) ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 20.52 FEET, AN ARC LENGTH OF 22.06 FEET, A DELTA ANGLE OF 61°36'42", A CHORD BEARING OF NORTH 30°42'05" WEST, AND A CHORD LENGTH OF 21.01 FEET; (2) NORTH 00°07'10" EAST 0.99 FEET; (3) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 182.51 FEET, AN ARC LENGTH OF 51.02 FEET, A DELTA ANGLE OF 16°00'56", A CHORD BEARING OF NORTH 07°53'18" WEST, AND A CHORD LENGTH OF 50.85 FEET; (4) NORTH 15°53'46" WEST 25.27 FEET; (5) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 117.51 FEET, AN ARC LENGTH OF 32.85 FEET, A DELTA ANGLE OF 16°00'56", A CHORD BEARING OF NORTH 07°53'18" WEST, AND A CHORD LENGTH OF 32.74 FEET; AND (6) NORTH 00°07'10" EAST 552.70 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 20.48 FEET, AN ARC LENGTH OF 32.15 FEET, A DELTA ANGLE OF 89°56'54", A CHORD BEARING OF NORTH 45°05'29" EAST, AND A CHORD LENGTH OF 28.95 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 1300 SOUTH STREET; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) COURSES: (1) DUE EAST 885.92 FEET; (2) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 120.00 FEET, AN ARC LENGTH OF 55.28 FEET, A DELTA ANGLE OF 26°23'35", A CHORD BEARING OF SOUTH 76°48'11" EAST, AND A CHORD LENGTH OF 54.79 FEET; (3) SOUTH 63°38'22" EAST 120.52 FEET; (4) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 168.38 FEET, AN ARC LENGTH OF 20.45 FEET, A DELTA ANGLE OF 06°57'34", A CHORD BEARING OF SOUTH 60°09'35" EAST, AND A CHORD LENGTH OF 20.44 FEET; (5) SOUTH 56°42'48" EAST 85.59 FEET; (6) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 179.98 FEET, AN ARC LENGTH OF 63.68 FEET, A DELTA ANGLE OF 20°16'22", A CHORD BEARING OF SOUTH 66°50'58" EAST, AND A CHORD LENGTH OF 63.35 FEET; (7) ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH A RADIUS OF 20.50 FEET, AN ARC LENGTH OF 4.94 FEET, A DELTA ANGLE OF 13°48'44", A CHORD BEARING OF SOUTH 70°04'51" EAST, AND A CHORD LENGTH OF 4.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 740,121 SQUARE FEET OR 16.991 ACRES.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE EAST QUARTER CORNER OF SECTION 7 AND THE EAST QUARTER CORNER OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS N00°16'28"E.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO AMEND LOT 1 OF LEGEND TOWERS SUBDIVISION. THE BOUNDARY WAS DETERMINED BY RETRACING LEGEND TOWERS SUBDIVISION FROM FOUND SECTION CORNER MONUMENTS. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

SURVEYOR'S CERTIFICATE

I, JASON T. FELT, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF LEGEND TOWERS SUBDIVISION 1ST AMENDMENT IN CLEARFIELD CITY, DAVIS COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE DAVIS COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF CLEARFIELD CITY, DAVIS COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20__.

9239283
UTAH LICENSE NUMBER

OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND PUBLIC STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT LEGEND TOWERS SUBDIVISION 1ST AMENDMENT, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, 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.

SIGNED THIS _____ DAY OF _____, 20____.

MILLCREEK PARTNERS LLC

NAME/TITLE

ACKNOWLEDGMENT

STATE OF UTAH)SS.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

RESIDING IN _____ COUNTY, _____

CLEARFIELD CITY PLANNING COMMISSION

APPROVED THIS THE _____ DAY OF _____, 20____, BY THE CLEARFIELD CITY PLANNING COMMISSION.

CHAIRMAN, CLEARFIELD CITY PLANNING COMMISSION

CLEARFIELD CITY ENGINEER

I HEREBY CERTIFY THAT THE "OFFICE OF THE CITY ENGINEER" HAS EXAMINED THE FOREGOING PLAT AND IN OUR OPINION THE INFORMATION CONVEYED HEREWITH, COMPLIES WITH THE PUBLIC WORKS STANDARDS AND SPECIFICATIONS OF CLEARFIELD CITY.

CLEARFIELD CITY ENGINEER DATE

CLEARFIELD CITY ACCEPTANCE

THE APPROVAL OF THIS PLAT BY CLEARFIELD CITY DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREIWTH. THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION OF THIS PLAT WERE DULY APPROVED AND ACCEPTED BY CLEARFIELD CITY OF DAVIS COUNTY, UTAH THIS THE _____ DAY OF _____, 20____.

CLEARFIELD CITY MAYOR ATTEST: CITY RECORDER

CLEARFIELD CITY ATTORNEY

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

CITY ATTORNEY

PROJECT INFORMATION

Surveyor: J. FELT
Designer: N. ANDERSON
Begin Date: 1-15-2025
Project Name: LEGEND TOWERS SUBD. 1ST AMD.
Number: 8155-11
Scale: 1"=60'
Revision:
Checked:

Reeve & Associates, Inc.
5160 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com
LAND PLANNERS * CIVIL ENGINEERS * LAND SURVEYORS
TRAFFIC ENGINEERS * STRUCTURAL ENGINEERS * LANDSCAPE ARCHITECTS

DAVIS COUNTY RECORDER

ENTRY NO._____ FEE PAID _____ FILED FOR RECORD AND RECORDED, _____ AT _____ IN BOOK _____ OF THE OFFICIAL RECORDS, PAGE _____
RECORDED FOR:

DAVIS COUNTY RECORDER

_____DEPUTY.

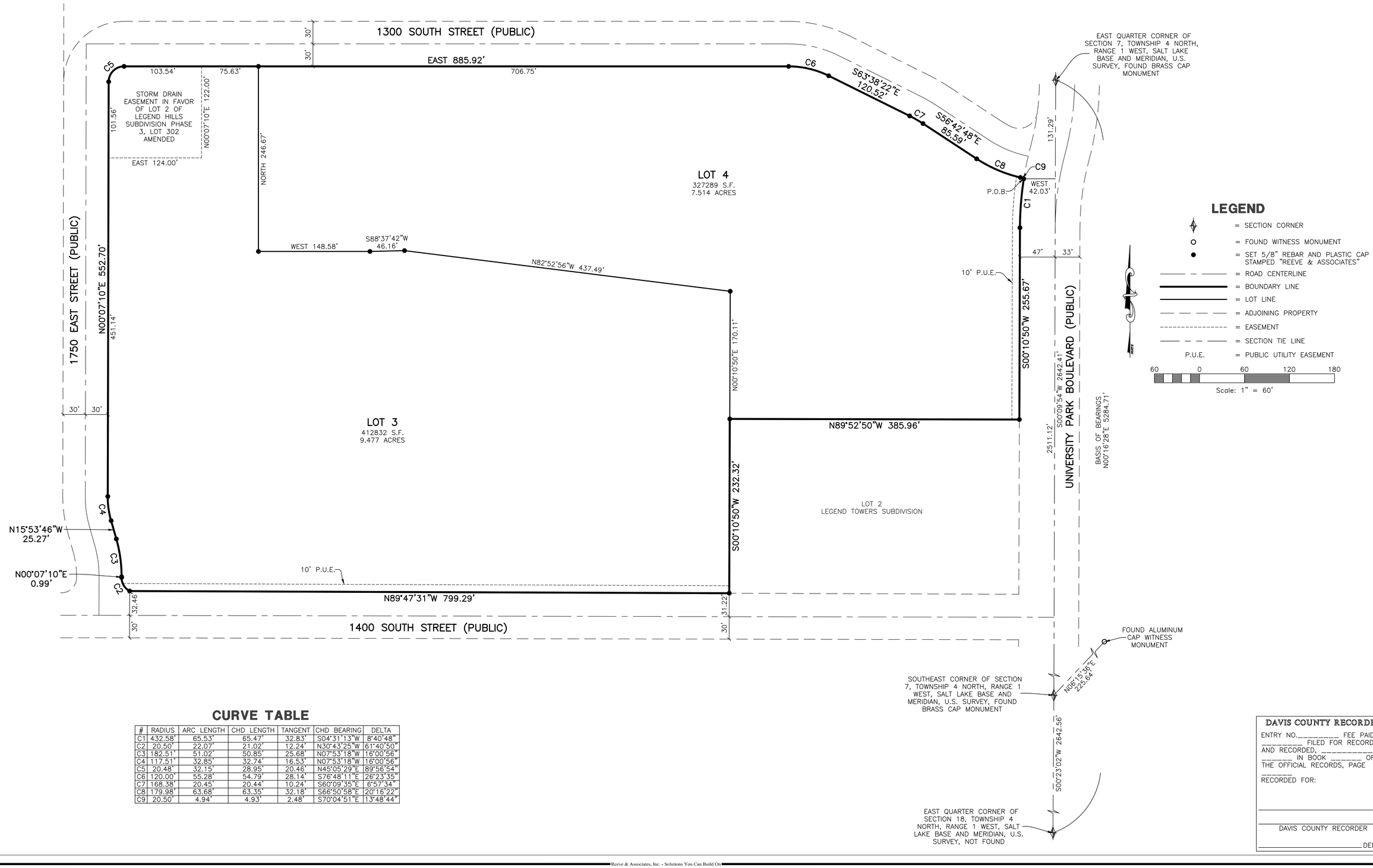
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SHEET 2 OF 2

LEGEND TOWERS SUBDIVISION 1ST AMENDMENT

AMENDING LOT 1 OF LEGEND TOWERS SUBDIVISION
PART OF THE EAST HALF OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
CLEARFIELD CITY, DAVIS COUNTY, UTAH JANUARY, 2025



LEGEND

- = SECTION CORNER
- = FOUND WITNESS MONUMENT
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = ROAD CENTERLINE
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENT
- = SECTION TIE LINE
- P.U.E. = PUBLIC UTILITY EASEMENT

60 0 60 120 180
Scale: 1" = 60'

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	432.58'	65.53'	65.47'	32.83'	S04°31'13"W	8°40'48"
C2	20.50'	22.07'	21.02'	12.24'	N30°43'25"W	61°40'50"
C3	182.51'	51.02'	50.85'	25.68'	N07°53'18"W	16°00'56"
C4	117.51'	32.85'	32.74'	16.53'	N07°53'18"W	16°00'56"
C5	20.48'	32.15'	28.95'	20.46'	N45°05'29"E	89°56'54"
C6	120.00'	55.28'	54.79'	28.14'	S76°48'11"E	26°23'35"
C7	168.38'	20.45'	20.44'	10.24'	S60°09'35"E	6°57'34"
C8	179.98'	63.68'	63.35'	32.18'	S66°50'58"E	20°16'22"
C9	20.50'	4.94'	4.93'	2.48'	S70°04'51"E	13°48'44"

DAVIS COUNTY RECORDER

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RECORDED FOR:

_____
DAVIS COUNTY RECORDER
_____ DEPUTY.

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