

**ZONE R-1-10**



**1 MASTER SITE PLAN**  
SCALE: 1" = 30'

DESIGN ELEMENTS	SQ. FT.	%
TOTAL PARCEL AREA	233,207	
BUILDING COVERAGE		
PHASE I	10,000	04.3
PHASE II	20,000	08.6
ASPHALT COVERAGE		
PHASE I	26,697	11.4
PHASE II	55,663	23.9
LANDSCAPING	43,268	18.6
NATIVE VEGETATION	92,914	39.8
EXISTING ZONING	R-1-10	

DESIGN ELEMENTS	#
PARKING STALLS REQUIRED - BASED ON 300/OCC.	
PHASE I	75
ADA	1
PHASE II	75
ADA	1
PARKING STALLS SHOWN	
PHASE I	75
ADA	2
PHASE II	116
ADA	4
TAX ID #	14-063-0096

- LANDSCAPE TYPE**
- GOLDEN RAIN TREE
  - COLUMNAR NORWAY MAPLE
  - CAPITAL PEAR
  - AMUR MAPLE

**ZONE A-1**

**LONNIE CAMPBELL SUBDIVISION**

PART OF THE NORTHEAST QUARTER OF SECTION 34, T.5N., R.2W., S.L.B.&M., U.S. SURVEY  
CLINTON CITY, DAVIS COUNTY, UTAH  
JUNE, 2014

**Note**

MANY AREAS IN CLINTON CITY HAVE WATER PROBLEMS DUE TO SEASONALLY HIGH (FLUCTUATING) WATER TABLE. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE REPRESENTATION BY THE CITY THAT ANY BUILDING AT ANY SPECIFIED ELEVATION WILL SOLVE GROUND WATER PROBLEMS. SOLUTION OF THESE PROBLEMS IS THE SOLE RESPONSIBILITY OF THE PERMIT APPLICANT AND PROPERTY OWNER.

**Narrative**

THE PURPOSE OF THIS PLAN IS TO DIVIDE THIS PARCEL INTO TWO LOTS FOR DEVELOPMENT. THE BOUNDARY WAS DETERMINE BY THE ORIGINAL DEEDS AND THE LOT LINE BY DIRECTION OF THE OWNER.

**Basis of Bearings**

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE EAST QUARTER CORNER OF SECTION 34 AND THE CENTER OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASIN AND MERIDIAN, U.S. SURVEY.

**Boundary Description**

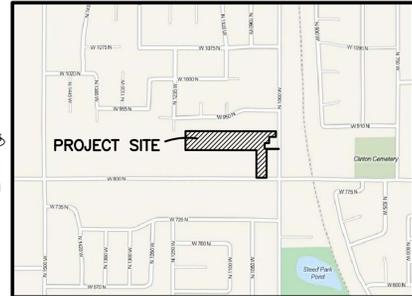
A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASIN AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN 800 NORTH STREET WHICH LIES N89°54'35"W 136.09 FEET AND N00°19'01"E 24.75 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 34 AND RUNNING; THENCE N89°54'35"W 114.00 FEET; THENCE N00°06'31"E, 305.25 FEET; THENCE N89°54'35"W 791.05 FEET; THENCE N00°07'42"E, 211.57 FEET; THENCE S89°51'55"E 1008.07 FEET TO THE WESTERLY RIGHT OF WAY LINE OF 1000 WEST STREET; THENCE ALONG SAID RIGHT OF WAY S00°06'31"W, 62.16 FEET TO THE MIDKIFF PROPERTY; THENCE ALONG SAID PROPERTY N89°53'29"W 75.12 FEET AND S00°37'39"W, 70.00 FEET TO THE BRAVO PROPERTY; THENCE ALONG SAID PROPERTY N89°53'29"W 49.35 FEET AND S00°06'31"W, 62.00 FEET AND S89°53'29"E 158.10 FEET TO THE CENTER OF 1000 WEST STREET; THENCE ALONG SAID CENTER LINE S00°06'31"W 2.80 FEET TO THE BARKER PROPERTY; THENCE ALONG SAID PROPERTY N89°53'29"W, 136.10 FEET; THENCE ALONG THE WEST LINE OF BARKER, SOLOMON AND CHAPMAN PROPERTIES S00°06'31"W 318.99 FEET TO THE POINT OF BEGINNING.

HAVING AN AREA OF 233207.69 SQUARE FEET, 5.354 ACRES

**Legend**

- = SECTION CORNER
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = ROAD DEDICATION
- = BOUNDARY LINE
- = LOT LINE
- = EXISTING FENCE
- = EASEMENT
- = ADJOINING PROPERTY
- = SECTION TIE LINE



**Vicinity Map**  
SCALE: NONE

**MOUNTAIN WEST ARCHITECTS**  
4590 HARRISON BLVD  
OGDEN, UT, 84403  
MARK HILLES, PRINCIPLE/OWNER  
801.388.6052  
MARK@MOUNTAINWESTARCHITECTS.COM

A NEW LOCATION FOR:  
**LAKESIDE COMMUNITY A/G**

**SITE MASTER PLAN**

375 SOUTH STATE SUITE B CLEARFIELD UT 84015

SCALE: 1" = 30'-0"

DATE: 10/6/14

**MOUNTAIN WEST ARCHITECTS**



1 FIRST FLOOR  
SCALE: 3/16" = 1'-0"

# FLOOR PLAN

A NEW LOCATION FOR:  
**LAKESIDE COMMUNITY A/G**

375 SOUTH STATE SUITE B CLEARFIELD UT 84015

DATE: 10/6/14

MOUNTAIN WEST ARCHITECTS



1 NORTH ELEVATION  
SCALE: 10.5000



2 EAST ELEVATION  
SCALE: 10.5000

A NEW LOCATION FOR:  
**LAKESIDE COMMUNITY A/G**

# ELEVATIONS

375 SOUTH STATE SUITE B CLEARFIELD UT 84015

DATE: 10/6/14

**MOUNTAIN WEST**  
ARCHITECTS



A NEW LOCATION FOR:  
**LAKESIDE COMMUNITY A/G**

## PERSPECTIVE RENDERING

375 SOUTH STATE SUITE B CLEARFIELD UT 84015

DATE: 10/6/14

MOUNTAIN WEST  
ARCHITECTS

4/4