



## Community Development

PLANNING, BUILDING INSPECTIONS,  
CUSTOMER SERVICE, AND CODE COMPLIANCE

### CLEARFIELD CITY PLANNING COMMISSION MEETING AGENDA

Notice is hereby given that the Clearfield City Planning Commission will hold a regularly scheduled meeting at **6:30 P.M., Wednesday, June 4<sup>th</sup>, 2025**, on the **3<sup>rd</sup> floor** in the City Council Chambers of the Clearfield City Municipal Building, located at 55 S. State Street, Clearfield, UT 84015.

#### REGULAR MEETING – 6:30 PM- Council Chambers

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

#### DECISION ITEMS

##### Scheduled Items:

1. Discussion and Possible Action on **CUP 2025-0404**, a conditional use permit request by Maverik, Inc. to redevelop the subject property with a new Maverik gas station and convenience store. **Location:** 1350 East 700 South (TIN: 09-435-0001 & 09-435-0002). **Project Area:** 1.2 Acres. **Zone:** C-2 (Commercial). **Staff:** Tyson Stoddard, Associate Planner (**Administrative Action**).
2. Discussion and Possible Action on **CUP 2025-0501**, a conditional use permit request by Cameron Winquist to construct an addition to the rear of the existing commercial building at the subject property. **Location:** 345 West 1700 South (TIN: 12-937-0001). **Project Area:** 1.41 Acres. **Zone:** C-2 (Commercial). **Staff:** Tyson Stoddard, Associate Planner (**Administrative Action**).

#### DISCUSSION ITEMS

1. Staff Discussion
2. Staff Communications
  - Wilcox Farms Development Agreement Amendment Update

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

Dated this 30<sup>th</sup> day of May 2025.

/s/Tyson Stoddard, Associate 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/](http://www.utah.gov/pmn/), the Clearfield City Website - [clearfield.city](http://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](mailto:tyson.stoddard@clearfieldcity.org) & 801-525-2718.



# Planning Commission

## STAFF REPORT

AGENDA ITEM

#1

**TO:** Clearfield City Planning Commission

**FROM:** Tyson Stoddard, Associate Planner  
[tyson.stoddard@clearfieldcity.org](mailto:tyson.stoddard@clearfieldcity.org)  
(801) 525-2718

**MEETING DATE:** Wednesday, June 4<sup>th</sup>, 2025

**SUBJECT:** Discussion and Possible Action on **CUP 2025-0404**, a conditional use permit request by Maverik, Inc. to redevelop the subject property with a new Maverik gas station and convenience store. **Location:** 1350 East 700 South (TIN: 09-435-0001). **Project Area:** 1.2 Acres. **Zone:** C-2 (Commercial). **(Administrative Action)**.

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### RECOMMENDATION

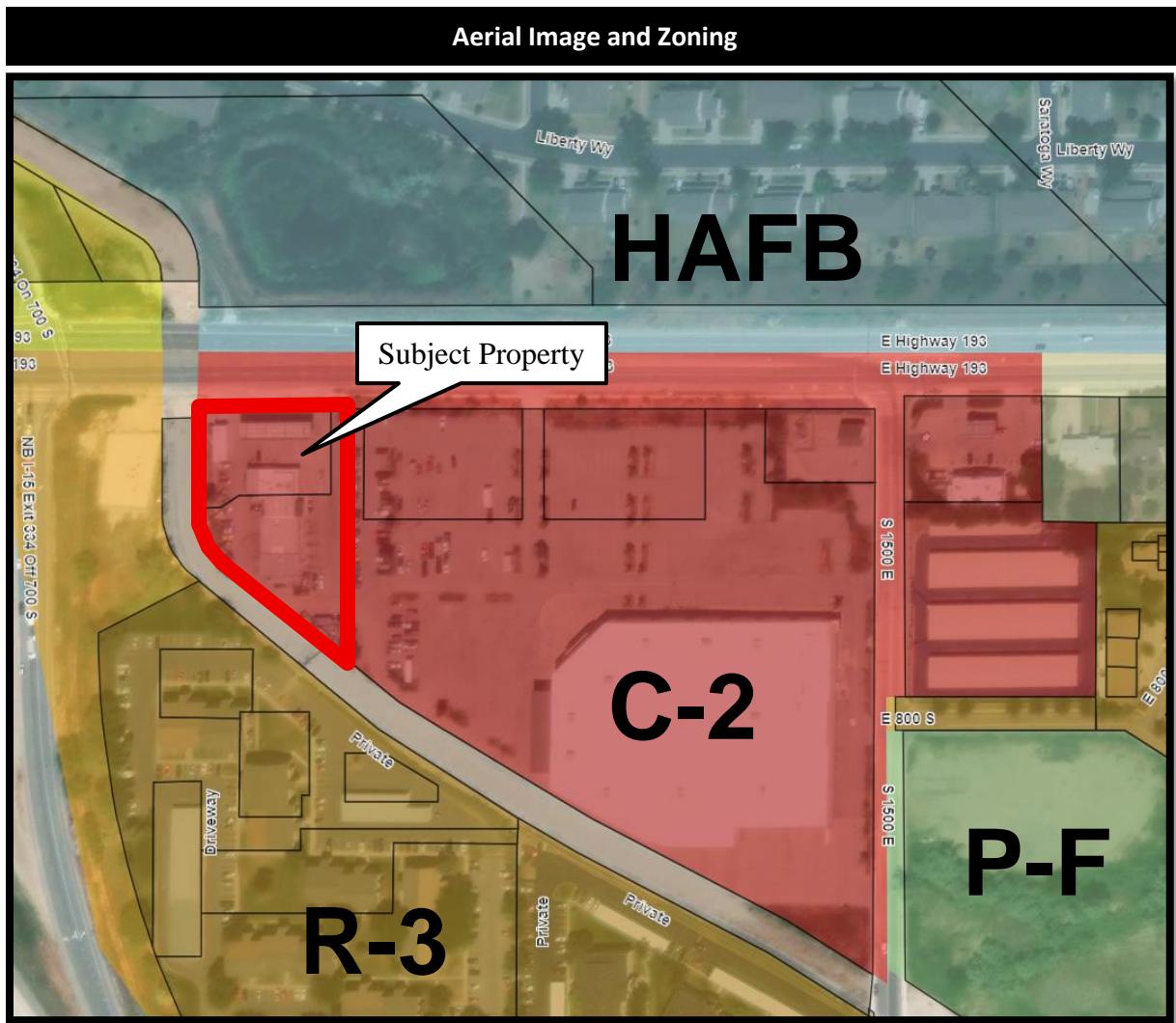
Staff recommends that the Planning Commission **approve as conditioned, CUP 2025-0404**, a conditional use permit request by Maverik, Inc. to redevelop the subject property with a new Maverik gas station and convenience store at the property addressed 1350 East 700 South (TIN: 09-435-0001 & 09-435-0002). This recommendation is based on the findings and discussion in the Staff Report.

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### PROJECT SUMMARY

Project Information	
Project Name	Maverik
Site Location	1350 East 700 South
Parcel ID	09-435-0001 & 09-435-0002
Applicant	Maverik, Inc.
Property Owner	Dreamworks 1350 Clearfield LLC & IDA Holdings LLC
Proposed Actions	Conditional Use Permit Approval
Current Zoning	C-2 (Commercial)
Parcel Area	1.2 Acres

Surrounding Properties and Uses:		Zoning District	General Plan Land Use Classification
North	Hill Air Force Base	HAFB (Hill Air Force Base)	Hill Air Force Base
East	Living Spaces	C-2 (Commercial)	Commercial
South	Canal Trail & Pepper Ridge Apartments	R-3 (Residential)	Commercial
West	Canal Trail & I-15 Interchange	C-2 (Commercial)	Commercial



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## BACKGROUND

Maverik, Inc. is seeking conditional use permit approval to construct a 5,637 square foot convenience store and gas station at the subject property. The proposed facility will be a Maverik convenience store with ten (10) fuel pumps located to the north of the building under a canopy. Customer parking is located next to the store on the north and east sides.

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## CONDITIONAL USE PERMIT REVIEW

### Amended Subdivision Plat

The subject properties are part of the existing Woodward Subdivision. Redevelopment of the site will require an amended subdivision plat that will combine the existing lots into one single lot. The requirement to amend the subdivision is included as a condition of approval, and it must be accomplished prior to Final Land Use Approval of this conditional use.

### Site Access and Parking

Chapter 11-14 *"Off Street Parking and Loading"* and 11-18 *"Design Standards"* outline the development standards for site access and parking for properties located in the C-2 Zone. Based upon the parking standard of 3.5 spaces for each 1,000 square feet of floor area for "intensive retail commercial shops selling directly to the public," this site is required to provide twenty (20) parking spaces. The proposed

parking lot will provide a total of twenty-eight (28) parking spaces with two (2) of those designated as van accessible ADA spaces, in compliance with minimum parking requirements.

The site is designed to provide vehicular access from 700 South. A pedestrian connection to the canal trail directly to the west of the site is also being proposed. With 700 South being a UDOT road, the developer will need to obtain site access approval for vehicular access along 700 South. As a condition of approval, the applicant will need to provide a copy of the site access approval from UDOT prior to issuance of Final Land Use Approval.

### **Site Landscaping and Open Space**

Each development in the C-2 Zone is required to provide a minimum of 10% landscaped open space for the total project area. The landscape plan shows that the project would meet this requirement by providing 12,827 square feet of landscaping, or 24% of the site as landscaped area.

Chapter 11-21, "Landscape Standards and Requirements", of the Clearfield City Code provides requirements for new landscaping for commercial projects. The proposed landscape plan provides thirteen (13) trees and ninety-two (92) shrubs, which complies with the minimum tree and shrub quantity code requirements for required landscaped areas. Vegetative cover for at least fifty percent (50%) of the ground plane of planter beds is also required. The landscape plan complies with the ground plan coverage requirements by providing additional shrubs, perennials, and ornamental grasses.

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 landscape plan has been designed without any turf and is providing drought tolerant trees, shrubs, and plants. An irrigation plan which complies with water efficiency standards and requirements was also submitted with the landscape plan

### **Dumpster Enclosures**

The proposed site plan shows a dumpster enclosure in the parking area to the south of the building. The enclosure will be constructed with a split face CMU (Concrete Masonry Unit) block wall, with two metal gates. The enclosure is surrounded by landscaping on three sides and complies with code standards.

### **Commercial Site & Building Design Standards**

Chapter 18 *"Design Standards,"* outlines the site and building design standards required for new development or major changes to a site within the City. The development addresses pedestrian scaling, amenities, landscape design, and architectural features required and encouraged by code. The architecture provides façade articulation, roofline variation, and vertical and horizontal variations which add to the visual appeal and design for the area.

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### **PUBLIC NOTICE**

Public notice was placed on the property the week of May 26<sup>th</sup>, 2025. No public comments have been received to date.

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### **CITY DEPARTMENT / AGENCY REVIEW**

The plans were shared for review by Planning, Engineering, and Building Division staff, the North Davis Fire District, and the North Davis Sewer District on May 1<sup>st</sup>, 2025. Comments have been provided by engineering staff in a review letter dated May 9<sup>th</sup>, 2025. The North Davis Fire District provided an approval letter dated May 19<sup>th</sup>, 2025. The engineering comments will need to be addressed in an updated set of plans to be reviewed prior to Final Land Use Approval.

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### **REVIEW CONSIDERATIONS**

#### **Conditional Use Permit**

Clearfield Land Use Ordinance Section 11-4-4 establishes the following review considerations the Planning Commission shall review and determine 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)	<i>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;</i>	The proposed use is permitted in the C-2 Zone with compliance to applicable zoning regulations.
2)	<i>[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;</i>	With conditions, the proposed use will contribute to the general well-being of the community.
3)	<i>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</i>	With conditions, the use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity.
4)	<i>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.</i>	The proposed conditions are based upon ordinance, engineering, and fire district standards.

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#### 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.*

- 1) The existing Woodward Subdivision will need to be amended to combine the existing lots at the project site into one single lot.
- 2) The project shall comply with all engineering requirements outlined in the attached review letter dated May 1<sup>st</sup>, 2025.
- 3) The applicant shall provide a copy of the UDOT approval for the access from 700 South.

- 4) The applicant shall obtain a building permit and the project shall apply with all applicable building code standards.
- 5) The project shall comply with all local, State, and Federal regulations for the storage of the fuel and location of the storage tanks in this area.

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**ATTACHMENTS**

1. Civil Cover Sheet
2. Civil General Notes
3. Civil Demolition Plan
4. Civil Site Plan
5. Civil Striping Plan
6. Civil Details
7. Civil Grading & Drainage Plan
8. Civil Drainage Details
9. SWPPP
10. SWPPP Details
11. Site Utility Service Plan
12. Site Utility Details
13. Landscape Plan
14. Irrigation Plan
15. Landscape Details
16. Floor Plan
17. Roof Plan
18. 3-D Perspective Views
19. Exterior Elevations
20. Canopy Elevations
21. Exterior Materials Sheet
22. Trash Enclosure Detail



## General Notes

- ALL WORK AND CONSTRUCTION OF THIS PROJECT ON PRIVATE PROPERTY SHALL CONFORM TO MAVERIK STANDARD SPECIFICATIONS, UDOT SPECIFICATIONS, CLEARFIELD CITY SPECIFICATIONS, AND THE SPECIFICATIONS/DETAILS SHOWN ON THESE PLANS.
- ALL WORK AND CONSTRUCTION WITHIN PUBLIC RIGHT OF WAY AND EASEMENTS SHALL CONFORM TO THE TECHNICAL SPECIFICATIONS, STANDARD DETAILS, AND DESIGN CRITERIA FOR PUBLIC IMPROVEMENT PROJECTS OF DAVIS COUNTY, UTAH DOT, CLEARFIELD CITY, AND THE GRANTOR OF THE EASEMENT AS APPLICABLE.
- IN CASE OF A CONFLICT BETWEEN VARYING SPECIFICATIONS, THE MOST STRINGENT SHALL APPLY.
- THE CONTRACTOR SHALL OBTAIN A COPY OF THE LATEST STANDARD SPECIFICATIONS AND DETAILS OF ALL AGENCIES EXERCISING JURISDICTION OVER THIS PROJECT, WHICH ARE INCORPORATED BY REFERENCE ON THESE PLANS. A COPY OF THESE SPECIFICATIONS AND DETAILS SHALL BE MAINTAINED ON THE JOBSITE AT ALL TIMES.
- THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES ONE (1) SIGNED COPY OF THE PLANS, STANDARDS, AND SPECIFICATIONS AS APPROVED BY THE APPROPRIATE GOVERNING AGENCY AND OWNER. THE CONTRACTOR SHALL NOT CHANGE OR DEVIATE FROM THESE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE OWNER, ENGINEER, AND GOVERNING AGENCY.
- ALL WORK SHALL CONFORM TO ALL LOCAL, STATE, AND FEDERAL APPLICABLE LAWS AND REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL JOB SITE SAFETY ON THE PROJECT. THIS SHALL INCLUDE THE SAFETY OF HIS OWN PERSONNEL, SUBCONTRACTORS, ALL VISITORS TO THE SITE, AND THE GENERAL PUBLIC. ALL JOB SITE SAFETY SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND CODES, AND ENSURE COMPLIANCE INCLUDING, BUT NOT LIMITED TO, THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.
- THE CONTRACTOR SHALL CONTACT #811 A MINIMUM OF 72 HOURS (EXCLUDING WEEKENDS AND HOLIDAYS) IN ADVANCE OF ANY EXCAVATION.
- THE LOCATIONS OF EXISTING UTILITIES AND STRUCTURES SHOWN ON THE PLANS ARE APPROXIMATE AND HAVE BEEN SHOWN FROM AVAILABLE SURVEYS AND/OR RECORDS. THERE MAY BE ADDITIONAL UTILITIES PRESENT, THE EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE, EXACT LOCATION/SIZE, ADEQUATELY PROTECT/SUPPORT, AND TO AVOID DAMAGE THERETO. THE CONTRACTOR SHALL INCLUDE, AT NO ADDITIONAL COST, ANYTHINGOL OR EXPLORATORY EXCAVATIONS NECESSARY TO LOCATE EXISTING UTILITIES. UTILITIES SHALL BE LOCATED SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY DUE TO ACTUAL LOCATION OF EXISTING FACILITIES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE GOVERNING AGENCY AND/OR THE UTILITY OWNER.
- ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE INDICATED IN THE PLANS, AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
- LOCATIONS AND ELEVATIONS OF EXISTING IMPROVEMENTS TO BE MET (OR AVOIDED) BY THE PROPOSED WORK SHALL BE CONFIRMED BY THE CONTRACTOR THROUGH FIELD EXPLORATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REPORT TO THE OWNER ANY DISCREPANCIES BETWEEN HIS MEASUREMENTS AND THESE PLANS.
- THE CONTRACTOR SHALL CONTACT THE OWNER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES SHOWN IN THE PLANS AND/OR SPECIFICATIONS. DO NOT SCALE DRAWINGS - USE ONLY DIMENSIONS PROVIDED ON THESE PLANS.
- ALL ESTIMATES OF QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING ACTUAL QUANTITIES, AND SHALL PROVIDE ALL WORK AND MATERIALS NECESSARY TO CONSTRUCT THE PROJECT IN ITS ENTIRETY.
- CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS NOT DESIGNED FOR REMOVAL AND THOSE IMPROVEMENTS THAT ARE OUTSIDE THE LIMITS OF THE PROPOSED CONSTRUCTION. CONTRACTOR SHALL TAKE CARE TO AVOID DAMAGE THERETO AND SHALL PROVIDE TEMPORARY FENCING, BARRICADES, SUPPORTS, RESTRAINTS, AND/OR BRACING WHERE REQUIRED TO PROTECT EXISTING IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS SHALL BE REPAIRED AND/OR REPLACED TO EQUAL OR BETTER CONDITION AT THE CONTRACTOR'S EXPENSE.
- ALL GRADING AND CONSTRUCTION ACTIVITIES SHALL BE CONFINED TO THE OWNER'S PROPERTY, PUBLIC RIGHT-OF-WAY, PERMANENT EASEMENTS, AND TEMPORARY CONSTRUCTION EASEMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NOT OBTAINED BY THE OWNER OR OWNER'S REPRESENTATIVES, AND PAY ALL FEES AS REQUIRED BY THE CONSTRUCTION COVERED IN THESE PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE APPROPRIATE GOVERNING AGENCIES AND LOCAL FIRE DEPARTMENT OF ALL STREET CLOSURES AND EXISTING FIRE HYDRANTS/FIRE SUPPRESSION TAKEN OUT OF SERVICE AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL SITE SECURITY AND SHALL PROPERLY PROTECT AND BARRICADE THE CONSTRUCTION SITE UNTIL CONSTRUCTION IS COMPLETE. STORAGE, LOSS DUE TO THEFT, OR VANDALISM OF MATERIALS AND EQUIPMENT (SECURED OR UNSECURED) WILL BE SOLELY AT THE CONTRACTOR'S EXPENSE.
- PRIOR TO BEGINNING THE WORK, THE CONTRACTOR SHALL OBTAIN ANY WRITTEN AGREEMENTS FOR INGRESS AND EGRESS TO THE WORK FROM ADJACENT PRIVATE PROPERTY OWNERS. ACCESS TO ANY ADJACENT PRIVATE PROPERTY SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD, DURING ALL HOURS OF OPERATION FOR THE BUSINESS LOCATED ON THOSE PARCELS.
- FOR ANY CHANGES OR DEVIATIONS FROM THESE PLANS PROPOSED BY THE CONTRACTOR, SHOP DRAWINGS AND MATERIAL SPECIFICATIONS SHALL BE SUBMITTED TO OWNER FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF MATERIAL.
- CONTRACTOR MUST COORDINATE ALL CONSTRUCTION WITH THE DESIGNATED MAVERIK CONSTRUCTION PROJECT MANAGER.
- CONTRACTOR SHALL PROTECT AND PRESERVE ALL SURVEY CONTROL AND PROPERTY MONUMENTATION. ANY DAMAGED MONUMENTS SHALL BE RESET BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE PROJECT'S STATE AT THE CONTRACTOR'S EXPENSE.
- PRIOR TO MOVING OFF THE JOB SITE THE CONTRACTOR SHALL NOTIFY THE OWNER OR THE OWNER'S REPRESENTATIVE TO PERFORM THE FINAL WALK-THROUGH OF THE CONSTRUCTION SITE.
- TEMPORARY POWER, TELEPHONE, AND WATER FOR THE SITE IS THE CONTRACTOR'S RESPONSIBILITY UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR SHALL REFER TO OTHER DRAWINGS ISSUED BY ARCHITECT, STRUCTURAL, ELECTRICAL, AND MECHANICAL ENGINEERS. ENSURE COORDINATION OF EXACT LOCATION AND DIMENSIONS OF BUILDINGS, EXITS, RAMPS, UTILITY ENTRANCE LOCATIONS AND GRADES AROUND THE BUILDING. IMMEDIATELY NOTIFY OWNER OF ANY DISCREPANCIES.
- NO BELOW GRADE WORK SHALL BE BACKFILLED (INCLUDING BEDDING MATERIAL ABOVE THE SPRING LINE OF THE PIPE) UNTIL THE CONSTRUCTION HAS BEEN INSPECTED AND APPROVED FOR BACKFILLING BY THE APPROPRIATE GOVERNING AGENCY, OWNER AND/OR OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL PROVIDE ALL TRAFFIC CONTROL NECESSARY TO COMPLETE THE ALL TRAFFIC CONTROL DEVICES AND METHODS OF CONTROLLING TRAFFIC THROUGH

CONSTRUCTION ZONES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MUTCD, AND ALL REVISIONS THERETO INCLUDING LOCAL AND STATE SUPPLEMENTS. ADDITIONAL WORK IN THE RIGHT-OF-WAY OR TRAFFIC CONTROL PERMITS MAY BE NECESSARY AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

- IF UNANTICIPATED HAZARDOUS MATERIALS OF ANY KIND ARE ENCOUNTERED IN THE WORK, THE CONTRACTOR SHALL IMMEDIATELY CEASE ALL CONSTRUCTION OPERATIONS AND NOTIFY THE OWNER AND/OR OWNER'S REPRESENTATIVE FOR FURTHER DIRECTION.
- ALL DEBRIS RESULTING FROM CONSTRUCTION AND DEMOLITION SHALL BE HAULED OFF SITE AND DISPOSED OF PROPERLY AND LEGALLY.
- GENERAL CONTRACTOR SHALL COORDINATE WITH POSTMASTER TO DETERMINE MAILBOX LOCATION.

**SITE PLAN NOTES**

- DIMENSIONS SHOWN ON THE SITE PLAN ARE TO FACE OF CURB LINE IN CURBED AREAS AND EXTERIOR FACE OF BUILDING, UNLESS OTHERWISE SPECIFIED.
- A SEPARATE SIGN APPLICATION TO CLEARFIELD CITY IS REQUIRED FOR ALL SIGNS.

**DEMOLITION PLAN NOTES**

- PRIOR TO BIDDING, CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS OF THE PROJECT AREA AND ANTICIPATED DEMOLITION REQUIREMENTS.
- CONTRACTOR TO PROTECT ALL UTILITY, PAVING, BUILDINGS, ETC. OUTSIDE OF LIMITS OF PROPOSED CONSTRUCTION DURING DEMOLITION OPERATIONS.
- ALL EXISTING PAVEMENT ON SITE SHALL BE REMOVED UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REFER TO PAVING PLAN FOR DETAILS ON LIMITS OF PAVING DEMOLITION, AND EROSION CONTROL PLAN FOR PERIMETER CONTROL.
- ALL DEMOLITION WORK ON THIS CONSTRUCTION SITE SHALL BE IN CONFORMANCE WITH LOCAL STANDARDS AND GUIDELINES.
- THIS DEMOLITION PLAN DEPICTS THE ANTICIPATED REMOVALS NECESSARY FOR CONSTRUCTION OF THE PROJECT. MISCELLANEOUS AND MINOR REMOVALS MAY NOT BE SHOWN IN DETAIL BUT ARE CONSIDERED OBLIGATORY TO THE PROJECT. ADDITIONAL REMOVALS MAY BE NECESSARY AND THE CONTRACTOR WILL BE REQUIRED TO REMOVE ALL EXISTING IMPROVEMENTS THAT ARE IN CONFLICT WITH THE PROPOSED CONSTRUCTION AND AS OTHERWISE DIRECTED BY THE OWNER.
- CONTRACTOR SHALL COORDINATE DEMOLITION AND/OR RELOCATION OF EXISTING UTILITIES WITH THE APPROPRIATE UTILITY OWNER AND IN ACCORDANCE WITH THE UTILITY OWNER'S REQUIREMENTS. INTERRUPTIONS IN SERVICE SHALL BE COORDINATED WITH THE UTILITY OWNER AND PROPERTY OWNER(S) IMPACTED. CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANY FOR PORTIONS OF THE WORK TO BE PERFORMED BY UTILITY COMPANY'S FORCES, AND PROVIDE ADEQUATE NOTICE FOR SCHEDULING. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES, UNLESS OTHERWISE PAID BY MAVERIK PRIOR TO CONSTRUCTION. UTILITY REMOVAL TRENCHES SHALL BE BACKFILLED WITH APPROVED MATERIAL AND MEET COMPACTION REQUIREMENTS PER THE GEOTECHNICAL REPORT.
- THE SITE MAY CONTAIN EXISTING FOOTINGS OR OTHER UNDERGROUND STRUCTURES THAT ARE NOT DEPICTED ON THIS PLAN. CONTRACTOR SHALL TAKE CARE TO REMOVE ALL NECESSARY STRUCTURES AND BACKFILL IN CONFORMANCE WITH THE GEOTECHNICAL REPORT. BOTTOM OF EXCAVATION SUBGRADE SHALL BE INSPECTED BY THE GEOTECHNICAL TESTING ENGINEER AND APPROVED PRIOR TO ANY BACKFILL.
- CONTRACTOR TO COMPLETELY REMOVE TREES DESIGNATED TO BE REMOVED, STUMPS, AND ROOT SYSTEMS.
- PRIOR TO DEMOLITION WORK, EROSION CONTROL DEVICES ARE TO BE INSTALLED. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS DEMOLITION AND CONSTRUCTION SEQUENCING WARRANTS.
- ALL EXISTING UNUSED SERVICE LINES FOR WATER AND WASTEWATER SHALL BE REMOVED PER LOCAL UTILITY COMPANY STANDARDS. ALL EXISTING UNUSED GAS, TELEPHONE, FIBER OR ELECTRIC LINE/SERVICE SHALL BE COORDINATED FOR REMOVAL WITH UTILITY COMPANY.
- THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL, AND DISPOSING IN A MANNER APPROVED BY ALL GOVERNING AUTHORITIES FOR ALL STRUCTURES, PADS, WALLS, PANS, FOUNDATIONS, PAVEMENT, UTILITIES, ETC. TO BE DEMOLISHED, SUCH THAT THE IMPROVEMENTS SHOWN ON THE PLANS CAN BE CONSTRUCTED. DEMOLITION AND DISPOSAL PERMITS SHALL BE THE CONTRACTOR'S RESPONSIBILITY. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO APPROVED GRADE AND BROUGHT UP TO PROPOSED GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE GEOTECHNICAL REPORT.
- DURING DEMOLITION OPERATIONS, THE CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES USING MEANS OF THEIR CHOICE.
- CONTRACTOR SHALL PRESERVE ALL LANDSCAPING NOT TO BE REMOVED FOR CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL AREAS DISTURBED BY CONSTRUCTION.
- SAWCUTS SHALL BE TO FULL DEPTH OF EXISTING PAVEMENT. CONCRETE PAVEMENT SHALL BE REMOVED TO NEAREST EXISTING JOINT WHEN LESS THAN 5' FROM PROPOSED SAWCUT.

**GRADING PLAN NOTES**

- PRIOR TO ANY GRADING OPERATIONS, ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE ADEQUATELY IN PLACE. REFER TO THE EROSION AND SEDIMENT CONTROL PLAN FOR REQUIREMENTS.
- THE CONTOUR LINES, SPOT ELEVATIONS AND BUILDING FLOOR ELEVATIONS SHOWN ARE TO FINISH GRADE FOR SURFACE OF PAVEMENT, TOP OF SIDEWALKS AND CURBS, TOP OF FLOOR SLABS, ETC. REFER TO TYPICAL SECTIONS FOR MULCH, SOD, PAVING, SLAB AND AGGREGATE BASE THICKNESS TO DEDUCT FOR SUBGRADE ELEVATIONS.
- ALL TOP OF CURB AND SIDEWALK ELEVATIONS SHALL BE 0.5' ABOVE GUTTER ELEVATIONS UNLESS OTHERWISE NOTED. IN AREAS WITH SIDEWALK ABUTTING BACK OF CURB, TOP OF CURB ELEVATIONS SHALL BE EQUAL TO SIDEWALK ELEVATIONS.
- THE CONTRACTOR SHALL FINISH GRADE SLOPES AS SHOWN NO STEEPER THAN ONE FOOT VERTICAL IN THREE FEET HORIZONTAL.
- CONTRACTOR SHALL GRADE LANDSCAPED AREAS TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND SIDEWALKS WHEN FINISH LANDSCAPE MATERIALS ARE IN PLACE. SLOPE SHALL BE A 2% MINIMUM.
- SITE AND BUILDING PAD PREPARATION, GRADING AND EXCAVATION PROCEDURES SHALL CONFORM TO THE RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT PREPARED BY CMT TECHNICAL SERVICES, JANUARY 3, 2025 - PROJ. NO. 23499.
- IN CASE OF ANY DISCREPANCIES REGARDING EARTHWORK BETWEEN THE GEOTECHNICAL REPORT AND THE SPECIFICATIONS SHOWN IN THESE PLANS, NOTIFY THE OWNER IMMEDIATELY.
- ALL HERBACEOUS VEGETATION AND TOPSOIL SHALL BE STRIPPED TO A MINIMUM DEPTH OF 12-INCHES AND REMOVED FROM SITE OR STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.
- ALL EXISTING PAVEMENT, UTILITIES, BURIED DEBRIS, RUBBLE, AND/OR STRUCTURES/FOUNDATIONS ENCOUNTERED WITHIN AREAS OF DISTURBANCE SHALL BE COMPLETELY REMOVED PRIOR TO OR DURING EARTHWORK OPERATIONS. WASTED MATERIAL SHALL NOT BE BURIED ON SITE WITHOUT THE PRIOR APPROVAL OF THE OWNER.

- THE UPPER 24" OF ALL UTILITY TRENCHES IN UPAVED AREAS SHALL BE BACKFILLED WITH COMPACTED COHESIVE SOILS. SEE GEOTECHNICAL REPORT FOR COMPACTION AND MOISTURE RECOMMENDATIONS.
- FINAL PAVEMENT SUBGRADES SHALL BE PROFROLLED IMMEDIATELY PRIOR TO THE PLACEMENT OF THE PAVEMENT TO DETECT LOCALIZED AREAS OF INSTABILITY; PROFROLING IS NOT RECOMMENDED IN THE AREAS OF THE NEW FUEL TANKS OR DELIVERY LINE INSTALLATION.
- SUITABLE FILL MATERIALS SHALL BE PLACED ACCORDING TO THE GEOTECHNICAL REPORT.
- IF REQUIRED, THE CONTRACTOR SHALL OBTAIN ALL LOCAL AND STATE PERMITS AND AUTHORIZATION TO DISCHARGE FROM DEWATERING ACTIVITIES.
- THE CONTRACTOR SHALL DEWATER ALL EXCAVATIONS AND TRENCHES AS NEEDED FOR THE CONSTRUCTION OF THE PROJECT USING MEANS/METHODS OF HIS CHOICE. REFER TO THE GEOTECHNICAL REPORT FOR ANTICIPATED LEVELS OF GROUNDWATER AND DEWATERING RECOMMENDATIONS.
- ALL EXCAVATIONS AND TRENCHES SHALL BE SLOPED/SHORED/BRACED FOR PROTECTION OF PERSONNEL IN ACCORDANCE WITH OSHA REGULATIONS AND AT THE CONTRACTOR'S FULL DISCRETION BASED ON THE SITE CONDITIONS. OPEN EXCAVATIONS SHALL BE ADEQUATELY PROTECTED AND/OR FENCED AS NECESSARY AND FOR THE SAFETY OF THE PUBLIC.

**PAVING NOTES**

- ALL PAVING WORK AND SUBGRADE PREPARATION/STABILIZATION SHALL CONFORM TO THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT, PREPARED BY CMT TECHNICAL SERVICES, JANUARY 3, 2025 - PROJ. NO. 23499. IN CASE OF ANY CONFLICT WITH THESE PLANS, NOTIFY OWNER IMMEDIATELY.
- UNLESS PROVIDED FOR IN THE PLANS, CONTRACTOR SHALL DEVELOP A CONCRETE PAVEMENT JOINTING PLAN USING THE PROPOSED PAVING PLAN AND SITE CONDITIONS. JOINT LAYOUT SHALL BE IN ACCORDANCE WITH ACI 330R "GUIDE FOR THE DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS," AND STANDARD CONSTRUCTION PRACTICES. JOINT DETAILS SHALL BE IN ACCORDANCE WITH CLEARFIELD CITY / UDOT STANDARD DETAILS. CONTRACTOR SHALL PROVIDE A PAVEMENT JOINTING PLAN FOR OWNER APPROVAL.
- ALL CONCRETE PAVEMENT AND CONSTRUCTION SHALL MEET DRAPER CITY / UTAH STANDARDS. CONCRETE PAVEMENT SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI, TYPE III PORTLAND CEMENT (UNLESS OTHERWISE SPECIFIED IN THE GEOTECHNICAL REPORT FOR HIGHER SULFATE RESISTANCE), A SLUMP OF 4 INCHES +/- 1 INCH, AND AN AIR CONTENT OF 6% +/- 1%.
- PAVEMENT MUST HAVE A SOLAR REFLECTANCE INDEX (SRI) OF 29 OR HIGHER.

**STORMWATER MANAGEMENT AND EROSION/SEDIMENT CONTROL NOTES**

- THIS PROJECT REQUIRES A PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY FROM THE STATE'S GOVERNING AUTHORITY. CONTRACTOR TO COMMENCE WORK ON THIS SITE ONLY AFTER AN ACTIVE PERMIT NUMBER HAS BEEN OBTAINED FROM THE STATE'S GOVERNING AUTHORITY. A LOCAL CONSTRUCTION STORMWATER PERMIT IS ALSO REQUIRED BY CLEARFIELD CITY.
- THE CONTRACTOR SHALL CONTINUOUSLY PROVIDE ADEQUATE STORMWATER MANAGEMENT IN ACCORDANCE WITH THE APPROVED STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PUBLIC STREETS, ACCESS ROUTES, AND WATERWAYS IN THE VICINITY OF THE JOB SITE CLEAN AND FREE OF ROCKS, SOIL AND DEBRIS.
- THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENTATION CONTROL "BEST MANAGEMENT PRACTICES" (BMPs) PRIOR TO ANY SITE PREPARATION WORK (E.G., CLEARING, GRUBBING, DEMOLITION, OR EXCAVATION).
- THE PLACEMENT OF EROSION AND SEDIMENT BMPs SHALL BE IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL PLAN PREPARED FOR THE PROJECT. CONTRACTOR TO ADJUST QUANTITY, LOCATION, AND TYPE OF EROSION AND SEDIMENT CONTROL BMPs AS NECESSARY FOR THE VARIOUS PHASES OF THE WORK AND AS ACTUAL CONDITIONS WARRANT. CONTRACTOR SHALL CONTINUOUSLY MODIFY THE EROSION AND SEDIMENT CONTROL PLAN WITH CURRENT BMPs IN ACCORDANCE WITH THE CONSTRUCTION STORMWATER PERMIT REQUIREMENTS. ADDITIONAL EROSION AND SEDIMENT CONTROL BMPs EMPLOYED BY THE CONTRACTOR AT HIS DISCRETION WILL NOT BE MEASURED OR PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE WORK.
- A GROUNDWATER DISCHARGE PERMIT MAY BE REQUIRED FROM THE STATE GOVERNING AUTHORITY PRIOR TO DISCHARGE.
- GROUNDWATER SHALL BE SAMPLED AND SENT TO AN APPROVED LABORATORY FOR TESTING PRIOR TO BEING DISCHARGED. TESTING SHALL BE IN ACCORDANCE WITH THE PERMIT FOR STORMWATER DISCHARGE.
- APPROVED EROSION AND SEDIMENT CONTROL BMPs SHALL BE MAINTAINED AND KEPT IN GOOD REPAIR FOR THE DURATION OF THIS PROJECT. UNLESS OTHERWISE REQUIRED BY THE STATE'S CONSTRUCTION STORMWATER PERMIT, AT A MINIMUM THE CONTRACTOR SHALL INSPECT ALL BMPs EVERY 14 DAYS, AND AFTER ALL SIGNIFICANT PRECIPITATION EVENTS I.E., RAINFALL, SNOWMELT. ALL NECESSARY MAINTENANCE AND REPAIR ACTIVITIES SHALL BE COMPLETED WITHIN TWENTY-FOUR (24) HOURS AFTER DIRECTION BY THE INSPECTOR. ACCUMULATED SEDIMENT AND CONSTRUCTION DEBRIS SHALL BE REMOVED WEEKLY FROM ALL BMPs, OR AT ANY TIME THAT SEDIMENT OR CONSTRUCTION DEBRIS ADVERSELY IMPACTS THE FUNCTIONING OF THE BMPs.
- TOPSOIL AND SUITABLE EARTHEN MATERIALS SHALL BE SEGREGATED AND STOCKPILED WITHIN THE LIMITS OF CONSTRUCTION FOR USE ON AREAS TO BE FILLED AND RE-VEGETATED. ANY AND ALL STOCKPILES SHALL BE PLACED IN AN APPROVED LOCATION AND PROTECTED FROM EROSION ELEMENTS USING MEASURES SPECIFIED IN THE EROSION/SEDIMENT CONTROL PLAN AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
- SOILS THAT WILL BE STOCKPILED FOR MORE THAN THIRTY (30) DAYS SHALL BE MULCHED AND SEDED WITH A TEMPORARY OR PERMANENT GRASS COVER WITHIN FOURTEEN (14) DAYS OF STOCKPILE CONSTRUCTION.
- ANY SETTLEMENT OR SOIL ACCUMULATIONS BEYOND THE LIMITS OF CONSTRUCTION DUE TO GRADING OR EROSION SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, PROPERTIES, ETC. RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
- A WATER SOURCE MUST BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE CONTRACTOR MUST KEEP ALL POLLUTANTS, INCLUDING SEDIMENT, CONSTRUCTION DEBRIS, AND TRENCH BACKFILL MATERIALS FROM ENTERING THE STORM SEWER SYSTEM.
- ALL SPILLS INCLUDING, BUT NOT LIMITED TO, PETROLEUM PRODUCTS, SOLVENTS, AND CEMENT SHALL BE CLEANED UP IMMEDIATELY. THE LOCAL CITY/COUNTY AND STATE'S GOVERNING AUTHORITY SHALL BE NOTIFIED IMMEDIATELY.
- THE CONTRACTOR SHALL ENSURE THAT ALL LOADS OF CUT AND FILL MATERIAL IMPORTED TO OR EXPORTED FROM THE SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF THE MATERIAL DURING TRANSPORT ON PUBLIC RIGHT-OF-WAY. ALL MATERIAL EXPORTED FROM THE SITE SHALL BE DISPOSED OF AT A SITE PERMITTED TO ACCEPT SUCH MATERIAL.
- THE USE OF REBAR, STEEL STAKES OR STEEL FENCE POSTS FOR STAKING DOWN STRAW OR HAY BALES, OR TO SUPPORT SILT FENCING USED AS AN EROSION CONTROL MEASURE, IS PROHIBITED.
- THE CLEANING OF CONCRETE DELIVERY TRUCK CHUTES IS RESTRICTED TO APPROVED LOCATIONS ON THE JOB SITE. THE DISCHARGE OF WATER CONTAINING WASTE CEMENT TO THE STORM SEWER SYSTEM IS PROHIBITED. ALL CONCRETE WASTE SHALL BE PROPERLY CLEANED UP AND DISPOSED OF AT AN APPROPRIATE LOCATION.
- CONTRACTOR SHALL PROVIDE A COMPLETED "NOTICE OF TERMINATION" TO OWNER, FOR OWNERS SUBMITTAL TO THE STATE'S GOVERNING AUTHORITY ONCE THE PROJECT IS COMPLETE, ALL DISTURBED AREAS HAVE BEEN STABILIZED AND TEMPORARY BMPs HAVE BEEN REMOVED.
- THE CONTRACTOR SHALL CLEAN OUT ALL EXISTING AND PROPOSED INLETS, PIPES AND MANHOLES OF DEBRIS AND SEDIMENTATION AT COMPLETION OF SITework. THIS WORK SHALL BE DONE TO THE SATISFACTION OF THE OWNER AND LOCAL AUTHORITIES. ANY CONSTRUCTION DEBRIS OR MUD DROPPED INTO MANHOLES, INLETS, PIPES OR TRACKED OUT ONTO EXISTING ROADWAYS SHALL BE REMOVED IMMEDIATELY BY THE CONTRACTOR. THE CONTRACTOR SHALL REPAIR ANY EXCAVATIONS OR PAVEMENT FAILURES CAUSED BY HIS CONSTRUCTION.

**STORM SEWER NOTES**

- STORM SEWER PIPE MATERIALS SHALL MEET THE MAVERIK STANDARD SPECIFICATIONS, UNLESS OTHERWISE SPECIFIED IN THE PLANS. ALL JOINTS AND STRUCTURE CONNECTIONS SHALL BE SOIL-TIGHT (MINIMUM).
- STORM SEWER PIPE SHALL BE BEDDED, INSTALLED, AND BACKFILLED IN ACCORDANCE WITH THE DETAILS INCLUDED IN THE PLANS, MANUFACTURER'S INSTALLATION REQUIREMENTS, AND/OR STANDARD DETAILS INCLUDED BY REFERENCE.
- ALL CAST-IN-PLACE CONCRETE DRAINAGE STRUCTURES SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI, TYPE II CEMENT (UNLESS OTHERWISE SPECIFIED) WITH AIR ENTRAINING ADMIXTURES AND SHALL CONFORM TO THE LOCAL CITY'S SPECIFICATIONS.
- SMALL DIAMETER STORM SEWER CONNECTIONS (12 INCH DIAMETER AND LESS) SHALL BE MADE WITH REDUCING WYES, 45 DEGREE BENDS, AND REDUCING COUPLERS, UNLESS OTHERWISE INDICATED. REFER TO PLAN AND DETAILS FOR SYSTEM LAYOUT.
- ALL CAST-IN-PLACE AND PRE-FABRICATED DRAINAGE STRUCTURES WITHIN PAVED AREAS MUST BE INSTALLED TO MEET (AT A MINIMUM) ASHTO H-20/H-50 LOAD RATING. THE GENERAL CONTRACTOR SHALL CONSULT WITH THE MANUFACTURER OF ANY PRE-FABRICATED STRUCTURE TO CONFIRM INSTALLATION MEASURES REQUIRED TO ENSURE THE AFOREMENTIONED LOAD RATING IS ACHIEVED. FOR ALL PRE-FABRICATED NYLOPLAST® DRAIN BASINS, THE GENERAL CONTRACTOR SHALL POUR A CONCRETE COLLAR UNDER THE FRAME/GRATE/HOOD ASSEMBLY IN THE MINIMUM DIMENSIONS SPECIFIED ON THE MANUFACTURER'S STANDARD DETAIL DRAWINGS TO ACHIEVE H-20/H-50 LOAD RATING. THE GENERAL CONTRACTOR SHALL CONTACT OWNER FOR ADDITIONAL DIRECTION IF H-20/H-50 INSTALLATION GUIDELINES CANNOT BE OBTAINED FROM THE MANUFACTURER OF ANY PROPOSED PRE-FABRICATED STRUCTURE.

**PAVING NOTES**

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**GENERAL NOTES**  
C0.20

**PROPOSED MAVERIK C-STORE**  
1350 EAST 700 SOUTH (STATE ROUTE 7,  
CLEARFIELD, UT 84015  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 7,  
TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN

**MAVERIK**  
185 S. State Street | Salt Lake City, Utah 84111  
THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS: ANY USE



## Linetypes

## **Abbreviations**

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
FF	= FINISH FLOOR
FFE	= FINISH FLOOR ELEVATION
FG	= FINISHED GRADE
FH	= FIRE HYDRANT
FL	= FLOW LINE
GB	= GRADE BREAK
INV	= INVERT
LF	= LINEAR FEET
NG	= NATURAL GRADE
PC	= POINT OF CURVATURE
PP	= POWER/UTILITY POLE
PRC	= POINT OF RETURN CURVATURE
PT	= POINT OF TANGENCY
PUE	= PUBLIC UTILITY EASEMENT
QTY	= QUANTITY
RCP	= REINFORCED CONCRETE PIPE
RIM	= RIM OF MANHOLE
ROW	= RIGHT-OF-WAY
SD	= STORM DRAIN
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
W	= CULINARY WATER
WM	= WATER METER

## Symbols

	SIGN
	LIGHT
	SD MH, INLET, AND COMBO BOX
	SEWER MANHOLE
	CLEAN-OUT
	VALVE, TEE, & BEND
	WATER BLOW-OFF
	WATER METER
	FIRE HYDRANT
	POWER POLE
	ELECTRICAL BOX
	TRAFFIC BOX
	MANHOLE
	PROP STREET MONUMENT
	EX MONUMENT
	SECTION CORNER
	SPOT ELEVATION
	XXXX.XX

*NOTE: DUPLICATE SYMBOLS USE SOLID FILL TO INDICATE EXISTING OR PROPOSED.*

## Detail Identification

*NOTE: DUPLICATE SYMBOLS USE SOLID FILL TO INDICATE EXISTING OR PROPOSED.*

## atching

PROPOSED BUILDING

EXISTING BUILDING

PROPOSED CONCRETE PAVEMENT

PROPOSED ASPHALT PAVEMENT

EXISTING CONCRETE PAVEMENT

EXISTING ASPHALT PAVEMENT

## Detail Identification

The diagram illustrates four methods for referencing a detail view on a drawing sheet:

- Method 1:** A circle containing 'X' and 'Cxxx' is shown. An arrow points from 'X' to the label 'DETAIL NUMBER' and another arrow points from 'Cxxx' to the label 'SHEET NUMBER'.
- Method 2:** A circle containing 'X' and 'Cxxx' is shown. An arrow points from 'X' to the label 'DETAIL NUMBER' and another arrow points from 'Cxxx' to the label 'SHEET NUMBER'.
- Method 3:** A circle containing 'Cxx' is shown. An arrow points from the circle to the label 'TYPICAL DETAIL NUMBER'.
- Method 4:** A circle containing 'C13' is shown. An arrow points from the circle to the label 'TYPICAL DETAIL NUMBER'.

**Detail Name:** Scale: NTS

**Typical Detail:** Scale: NTS

**Section Letter:**

# MAVERIK, INC. PROPOSED MAVERIK C-S

1350 EAST 700 SOUTH (STATE ROUTE 193)  
CLEARFIELD, UT 84015

LOCATED IN THE NORTHWEST QUARTER OF SECTION 7,  
TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN

## ISSUANCE

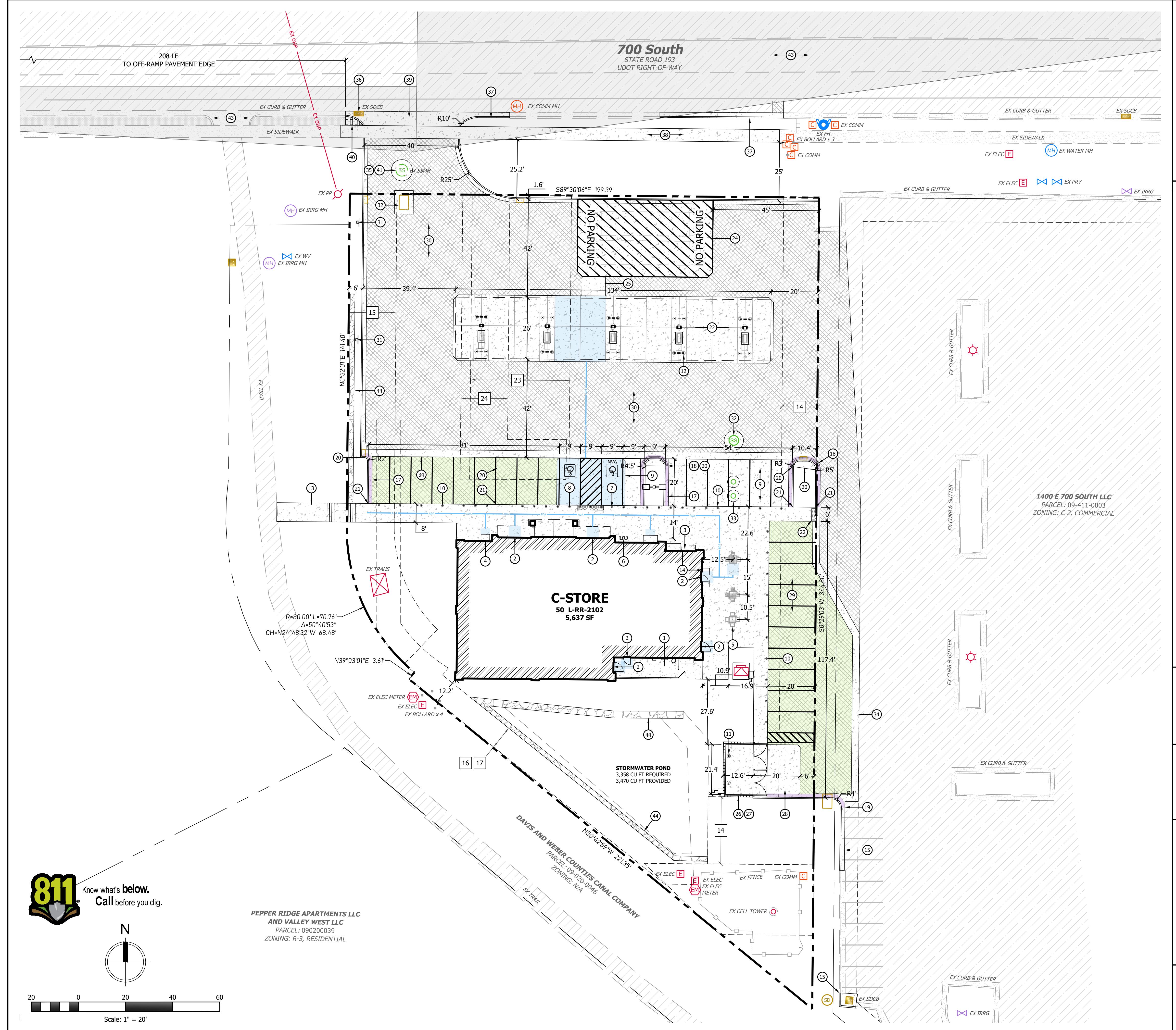
DRAWN BY: TRP	APPROVED BY: TJH
DRAWING ISSUE	
REVIEW/PERMIT/CONSTRUCTION	MM/DD/YYYY
PROJECT NUMBER: UT-0623	STORE #: TBD
SHEET NAME	

## **GENERAL LEGEND & ABBREVIATIONS**

SHEET NUMBER \_\_\_\_\_

C0.11





## UDOT Notes

1. ALL CONSTRUCTION WITHIN THE UDOT RIGHT-OF-WAY SHALL CONFORM TO THE MOST CURRENT UDOT STANDARD (INCLUDING SUPPLEMENTAL) DRAWINGS AND SPECIFICATIONS.
2. THE CONTRACTOR IS TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE UDOT REGION PERMIT OFFICE PRIOR TO COMMENCING WORK WITHIN UDOT RIGHT-OF-WAY. WORKING HOUR LIMITATIONS WILL BE LISTED IN THE LIMITATIONS SECTION OF THE ENCROACHMENT PERMIT.
3. UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIAN ISLAND OR RESTRICT THE ACCESS TO A RIGHT-IN OR RIGHT-OUT AT ANY TIME.
4. OWNER, DEVELOPER, AND CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGES DIRECTLY OR INDIRECTLY WITHIN THE UDOT RIGHT-OF-WAY AS A RESULT OF DEVELOPMENT ACTIVITIES.
5. OWNER, DEVELOPER, AND/OR CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.
6. ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE XI SHEETING) WITH A B3 SLIP BASE. INSTALL ALL SIGNS PER UDOT SN SERIES STANDARD DRAWINGS.
7. COMPLY WITH THE REQUIREMENTS OF UTAH CODE 17-23-14 (DISTURBED CORNERS – COUNTY SURVEYOR TO BE NOTIFIED – COORDINATION WITH CERTAIN STATE AGENCIES).
8. FOR ASPHALT CONSTRUCTION WITHIN THE UDOT ROW MATCH EXISTING, OR THE ANTICIPATED EXISTING OF 7 INCHES OF UDOT- APPROVED HOT MIX ASPHALT (HMA), PG-GRADE 64-34 ASPHALT BINDER, 1/2 INCH NOMINAL MAX, 7-75-115 GYRATION PER UDOT STANDARD SPECIFICATION 02741; OVER 6 INCHES UNTREATED BASE COURSE (UTBC) PER UDOT SPECIFICATION 02721; OVER 12 INCHES GRANULAR BORROW (GB) PER UDOT SPECIFICATION 02056 (WHICHEVER IS GREATER). PROVIDE DOCUMENTATION OF COMPACTION FROM A UDOT-QUALIFIED LABORATORY.
9. FOR METHOD OF SEALING THE PAVEMENT: MICRO-SURFACING PER UDOT STANDARD SPECIFICATION 02735S REQUIRED FOR THIS ROADWAY ON AT LEAST ALL NEW PAVEMENT PLACED WITHIN UDOT RIGHT-OF-WAY.

The logo for Maverik consists of the word "MAVERIK" in a bold, red, sans-serif font. The letters are slightly slanted and have a drop shadow, giving them a 3D appearance. Below the letters is a red triangle composed of two smaller triangles pointing towards each other, forming a V-shape. The entire logo is set against a white background.

JECT/ENGINEER:

# HUNT DAY ENGINEERING

10 of 10



## General Notes

1. CONCRETE SIDEWALK LOCATED ON SITE TO BE 4" THICK MINIMUM WITH MEDIUM BROOM TEXTURE.
2. WALKWAY IS TO BE FLUSH WITH ASPHALT AT PERIMETER OF BUILDING.
3. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDED FOR LOCATION OF ELECTRICAL TRANSFORMER.

## Key Notes

1. HOUSEKEEPING PAD, REFERENCE ARCHITECTURAL DRAWINGS
2. BUILDING ENTRY, REFERENCE ARCHITECTURAL DRAWINGS
3. MISC. VENDING, TO BE DETERMINED BY OPERATIONS TEAM AT OPENING
4. PROPANE VENDING LOCATION
5. PICNIC TABLES, TO BE SUPPLIED BY OWNER
6. HI-ROLLER BICYCLE RACK, SEE DETAIL E, SHEET C1.93
7. ACCESSIBLE VAN PARKING SIGN W/ 6" PARKING BOLLARD
8. ACCESSIBLE PARKING SIGN W/ 6" PARKING BOLLARD
9. CONCRETE ACCESSIBLE PARKING SPACES W/ CHAMFERED CORNERS, SEE DETAIL F / SHEET C1.90
10. 6" PARKING BOLLARD, SEE DETAIL A, B, G / SHEET C1.92
11. PIPE BOLLARD, SEE DETAIL D / SHEET C1.92
12. HOOP BOLLARD, SEE DETAIL C / SHEET C1.92
13. CONCRETE WALKWAY, SEE DETAIL H / SHEET C1.90
14. CONCRETE WALKWAY AT BUILDING, SEE DETAIL I / SHEET C1.90
15. ON-SITE 'CATCH' CURB & GUTTER, SEE DETAIL A / SHEET C1.91
16. ON-SITE 'SPILL' CURB & GUTTER, SEE DETAIL B / SHEET C1.91
17. ON-SITE MOUNTABLE 'CATCH' CURB & GUTTER, SEE DETAIL C / SHEET C1.91
18. ON-SITE MOUNTABLE 'SPILL' CURB & GUTTER, SEE DETAIL D / SHEET C1.91
19. TRANSITION BETWEEN CURB TYPES.
20. RUNOUT PAD, SEE DETAIL K / SHEET C1.91
21. CURB TRANSITION FROM 0" TO 6" HEIGHT OVER 12" RUN
22. DETECTABLE WARNING STRIP
23. CONCRETE PAD UNDER FUEL CANOPY, SEE DETAIL F / SHEET C1.91
24. FUEL TANK PAD W/ CHAMFERED CORNERS, SEE DETAIL G / SHEET C1.91 (VERIFY FUEL PIPING ALIGNMENT AND TRENCH WIDTH WITH FUELING DISPENSING DRAWINGS)
25. CONCRETE PETROLEUM TRENCH CAP, SEE DETAIL J / SHEET C1.91 (VERIFY FUEL PIPING ALIGNMENT AND TRENCH WIDTH WITH FUELING DISPENSING DRAWINGS)
26. TRASH ENCLOSURE, REFERENCE ARCHITECTURAL DRAWINGS
27. TRASH ENCLOSURE FOUNDATION, REFERENCE STRUCTURAL DRAWINGS
28. CONCRETE TRASH ENCLOSURE ACCESS PAD W/ CHAMFERED CORNERS, SEE DETAIL G / SHEET C1.90
29. MODERATE / LIGHT DUTY ASPHALT PAVEMENT, SEE DETAIL A / SHEET C1.90
30. HEAVY DUTY ASPHALT PAVEMENT, SEE DETAIL B / SHEET C1.90
31. "NO PARKING" SIGN, REFERENCE YESCO DRAWINGS
32. NEW UTILITY STRUCTURE, REFERENCE SHEET C4.00
33. UTILITY CONCRETE COLLAR, SEE DETAIL A / SHEET C2.90
34. ACCESSIBLE CONCRETE WATERWAY, SEE DETAIL I / SHEET C1.91
35. ADJUST SEWER MANHOLE LID TO NEW GRADE
36. ADJUST CATCH BASIN GRATE FOR NEW DRIVE APPROACH
37. TYPE 'B1' CONCRETE CURB & GUTTER PER UDOT STD DWG GW-2A
38. 5' WIDE CONCRETE SIDEWALK PER UDOT STD DWG GW-3A
39. OPEN CONCRETE DRIVEWAY PER UDOT STD DWG GW-3B
40. STAMPED CONCRETE (STAINED RED) PARK STRIP PER UDOT STANDARDS, MATCH EXISTING
41. MANHOLE CONCRETE COLLAR PER CLEARFIELD CITY STD DWG R8
42. ASPHALT PATCHING PER CLEARFIELD CITY STD DWG R8 / R10
43. 50 M.P.H. (555' LONG) SIGHT TRIANGLE PER AASHTO STANDARDS
44. 4 0' (MAX) ROCK RETAINING WALL, SEE SHEET C2.90

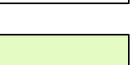
## Development Summary

PARCEL AREA:	52,450 SF	1.20 AC	(100%)
BUILDING AREA:	5,637 SF	0.13 AC	(11%)
IMPERVIOUS AREA:	32,573 SF	0.75 AC	(62%)
LANDSCAPE AREA:	14,240 SF	0.33 AC	(27%)
PARKING:		26 PARKING STALLS PROVIDED + 2 ADA STALL PROVIDED (1 ADA + 1 VAN) 28 TOTAL PARKING STALLS PROVIDED	

## **Facement Schedule**

14. ACCESS, UTILITY, & COMMUNICATION EASEMENT PER ENTRY NO. 2065859.  
15. RIGHT-OF-WAY EASEMENT PER ENTRY NO. 2325068.  
16. ROCKY MOUNTAIN POWER EASEMENT PER ENTRY NO. 2393226.  
17. ROCKY MOUNTAIN POWER EASEMENT PER ENTRY NO. 2393226.  
23. PUBLIC UTILITY EASEMENT PER ENTRY NO. 3337930.

## Legend

<u>Legend</u>	
	= ACCESSIBLE PATH
	= AREAS TO COMPLY WITH ADA STANDARDS
	= SPILL CURB, SEE APPLICABLE CURBING DETAIL
	= AREA OF MODERATE DUTY. ALL OTHER ASPHALT PAVEMENT OUTSIDE OF ENCLOSED AREA CONSIDERED HEAVY DUTY.
	= MOUNTABLE CURB, SEE DETAIL C10 / C11

## Notice To Contractors

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE SURVEYOR OR CITY PRODUCED DOCUMENTS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE. IF ANY CONFLICT/DISCREPANCIES ARISE, PLEASE CONTACT THE OWNER / ENGINEER OF RECORD IMMEDIATELY. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.

# PROPOSED SITE PLAN

# CHIEF LAW

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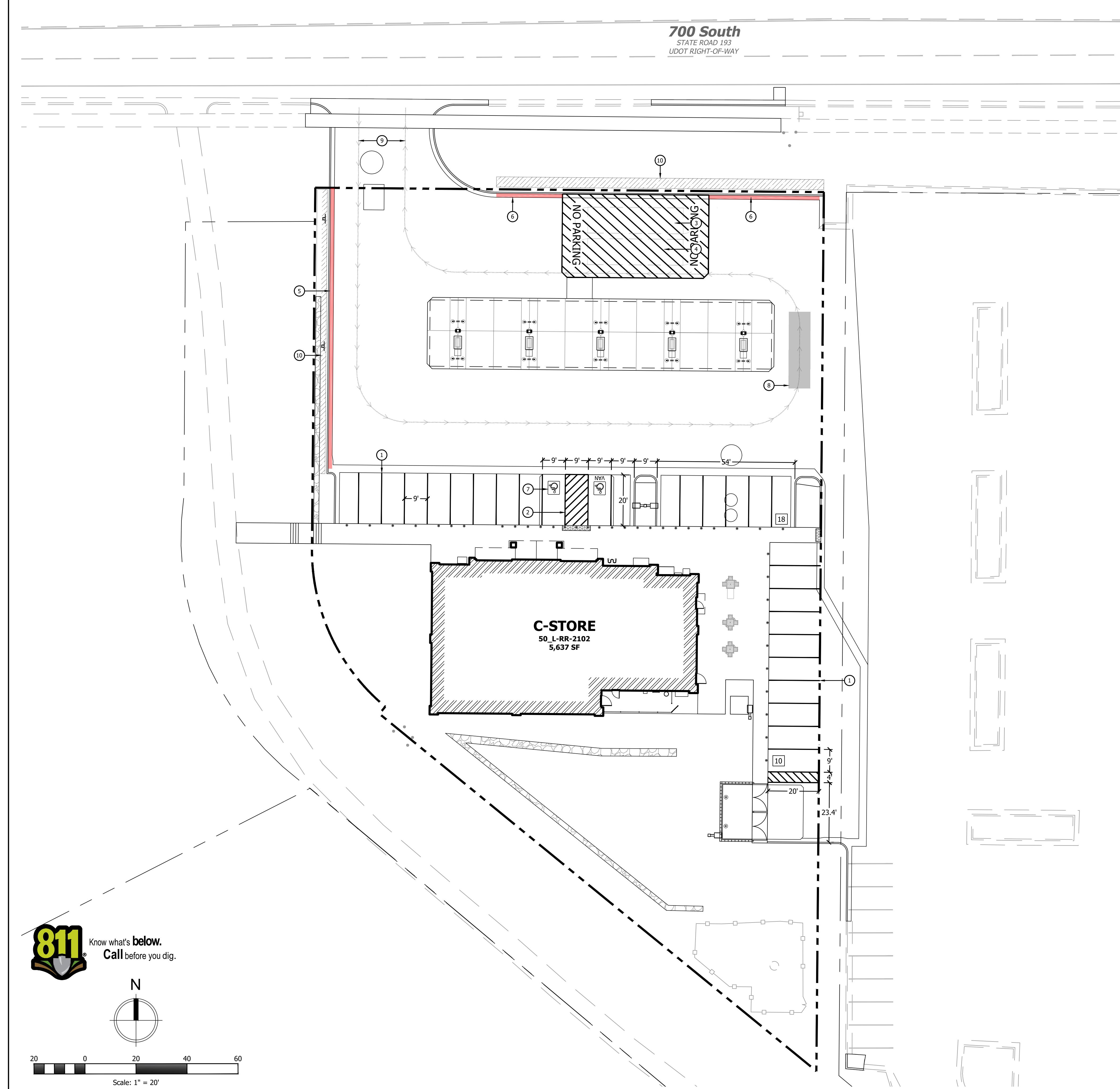
**SHEET NUMBER**

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For more information, contact the Office of the Vice President for Research and Economic Development at 319-273-2500 or [research@uiowa.edu](mailto:research@uiowa.edu).

C1 00

S1100



**MAVERIK**  
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ARCHITECT/ENGINEER:  
**HUNT DAY**  
**ENGINEERING**  
3445 ANTELOPE DRIVE, ST 200  
SYRACUSE, UT 84075  
PH: 801.664.4724  
EM: THOMAS@HUNTDAY.CO

STAMP:  


**MAVERIK, INC.**  
**PROPOSED MAVERIK C-STORE**  
1350 EAST 700 SOUTH (STATE ROUTE 193)  
CLEARFIELD, UT 84015  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 7,  
TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN

**ISSUANCE**

△	DESCRIPTION	DATE

DRAWN BY: TRP APPROVED BY: TJH

**DRAWING ISSUE**

REVIEW/PERMIT/CONSTRUCTION	MM/DD/YYYY
PROJECT NUMBER: UT-0623	STORE #: TBD
SHEET NAME	

**SITE STRIPING PLAN**

SHEET NUMBER
--------------

**C1.10**

**General Notes**

1. REFERENCE MUTCD FOR DETAILS AND SPECIFICATIONS.
2. ALL RIGHT-OF-WAY STRIPING TO BE DONE IN ACCORDANCE WITH JURISDICTIONAL OR DOT REQUIREMENTS.
3. TWO COATS OF PAINT ARE REQUIRED FOR NEW CONSTRUCTION SITE STRIPING AND RESTRIPPING.

**Key Notes**

1. 4" SOLID STRIPE (YELLOW)
2. 4" SOLID DIAGONAL STRIPES @ 45° (YELLOW)
3. 4" SOLID DIAGONAL STRIPES @ 45° + 3' O.C. (YELLOW)
4. "NO PARKING" (YELLOW)
5. PAINT CURB (RED) AND INSTALL "NO PARKING" SIGNS EVERY 50-FEET ALONG CURB, DO NOT STENCIL LETTERING ON CURB
6. PAINT CURB (RED), DO NOT STENCIL LETTERING ON CURB
7. ACCESSIBLE PARKING SYMBOLS AND STRIPING PER DETAIL / THIS SHEET
8. LOADING AND UNLOADING ZONE (NOT STRIPED)
9. ASSUMED DELIVERY TRUCK ROUTE
10. SNOW STORAGE



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ARCHITECT/ENGINEER:

# HUNT DAY ENGINEERING

MP:

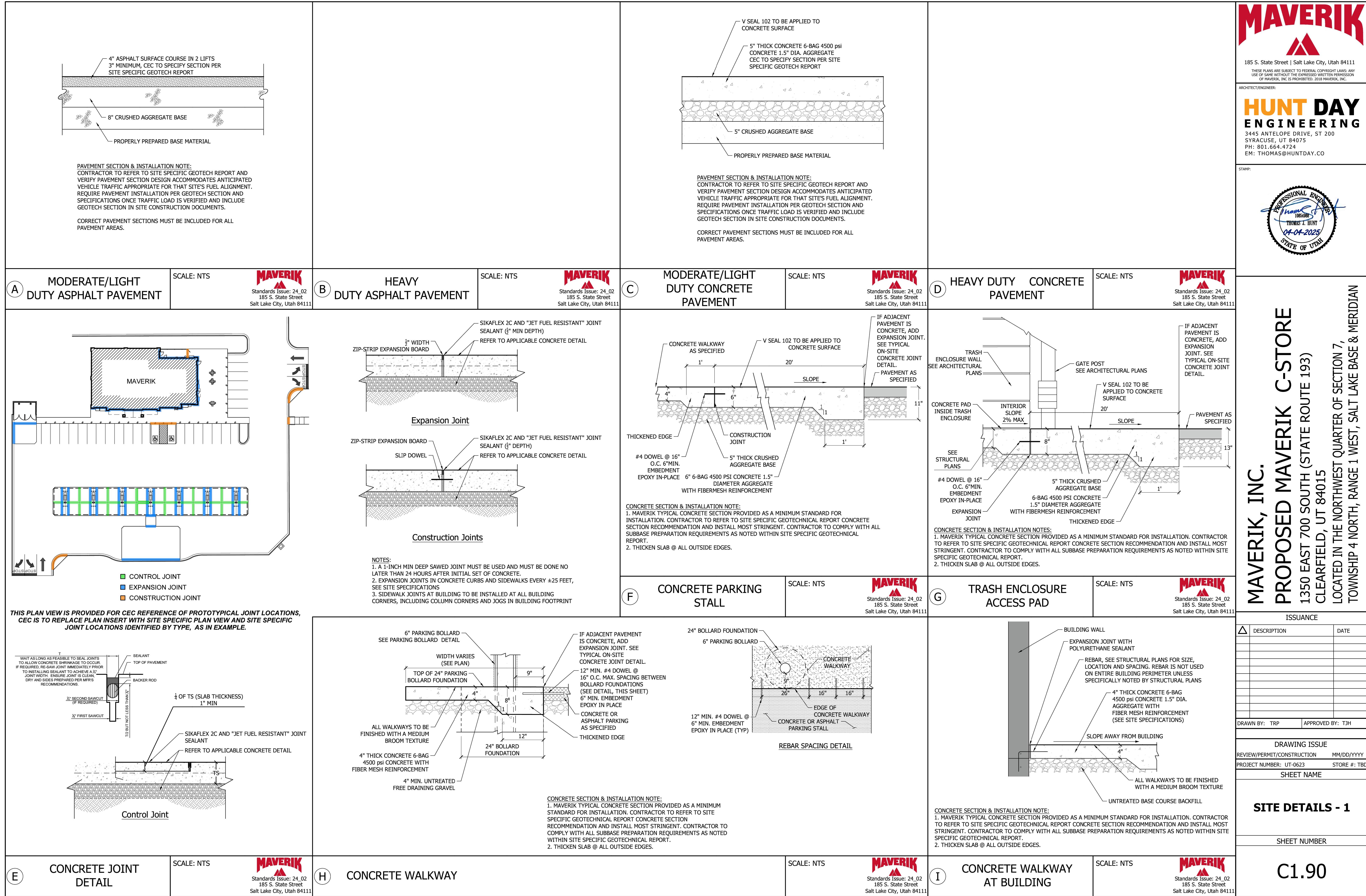


**MAVERIK, INC.**  
**PROPOSED MAVERIK C-STORE**  
1250 EAST 700 SOUTH, STATE COLLEGE, UTAH 84321

1350 EAST 700 SOUTH (SLATE ROOFE 193)  
CLEARFIELD, UT 84015

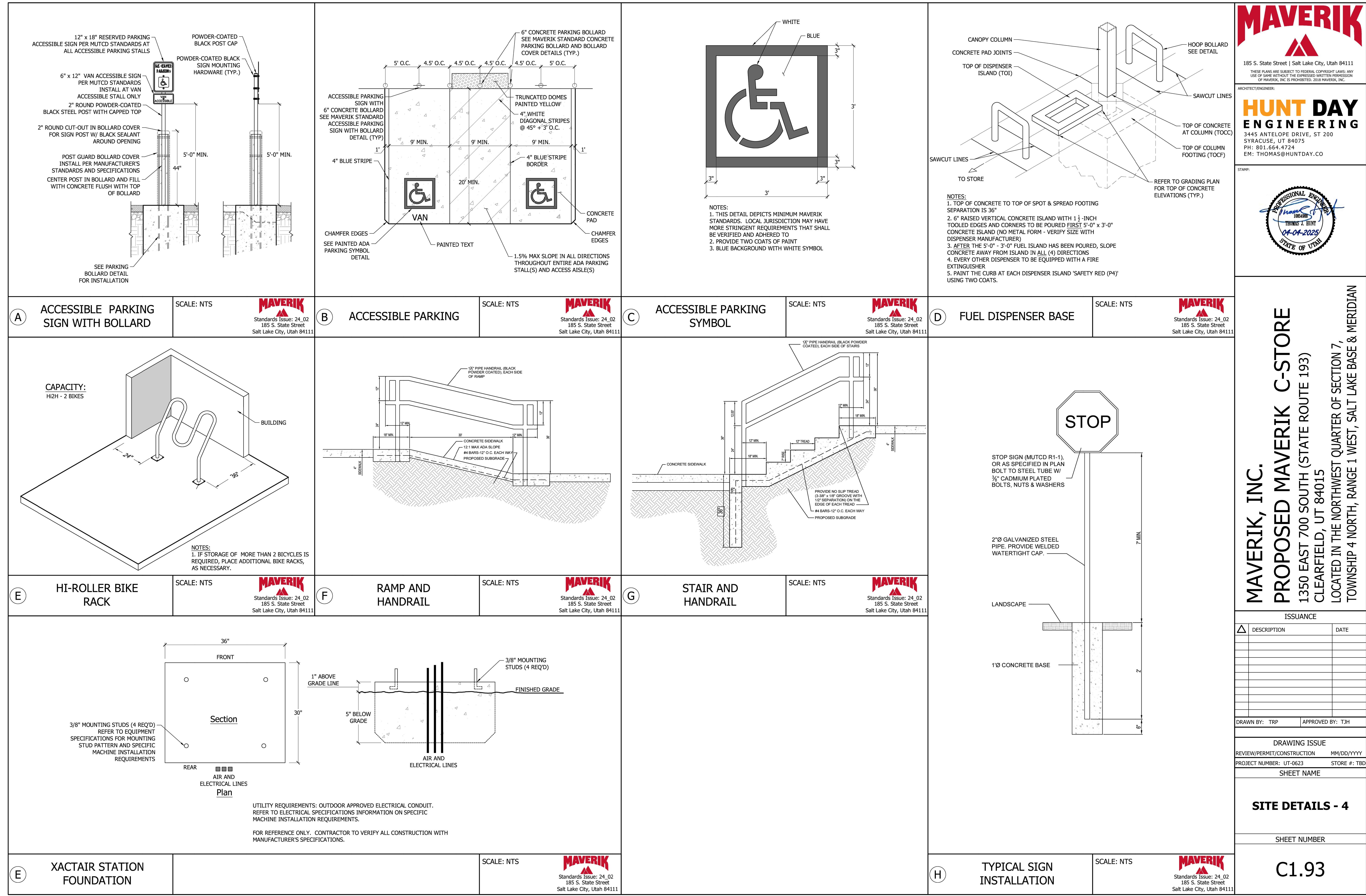
LOCATED IN THE NORTHWEST QUARTER OF SECTION 7,  
TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN

TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN

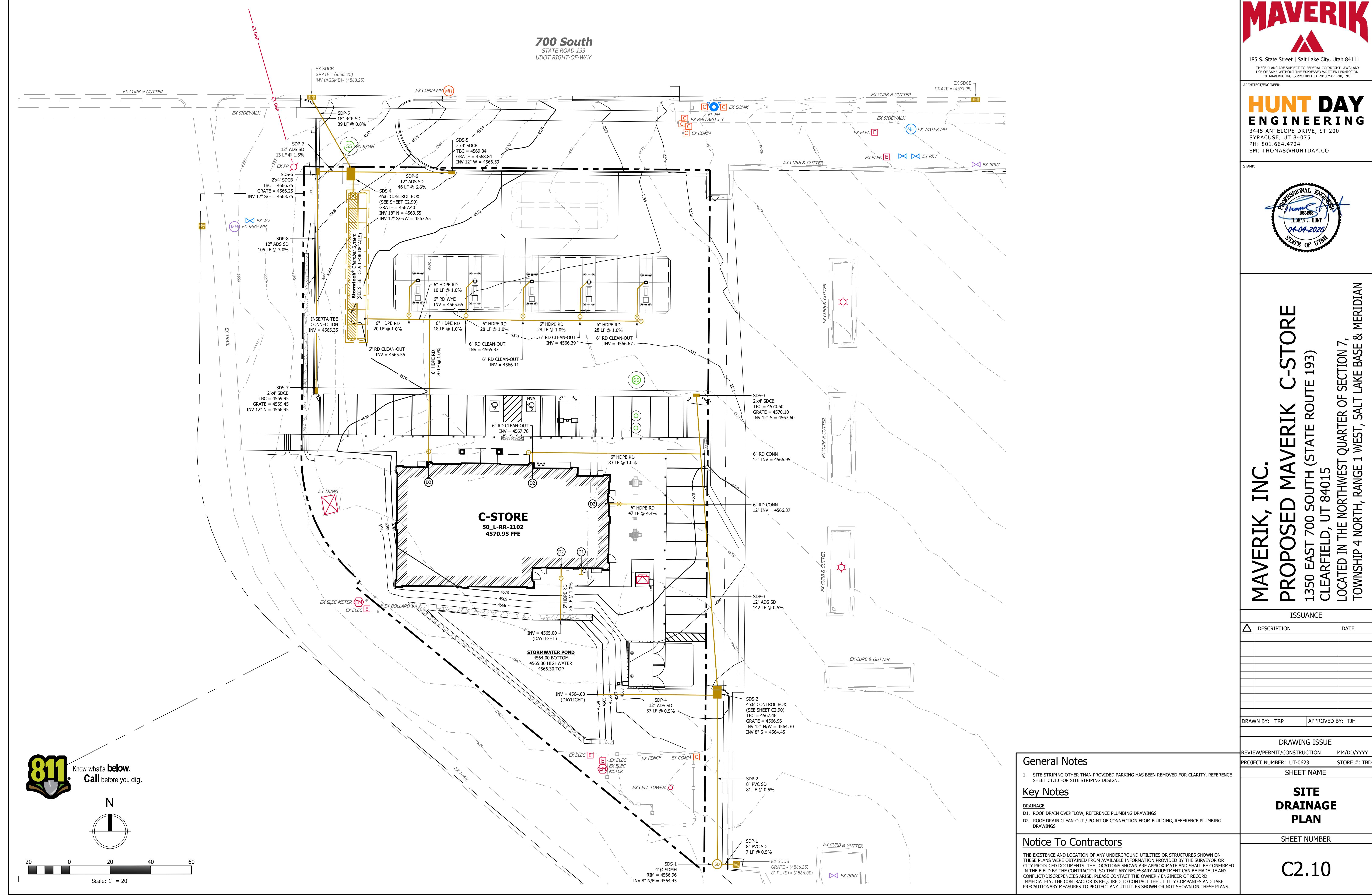






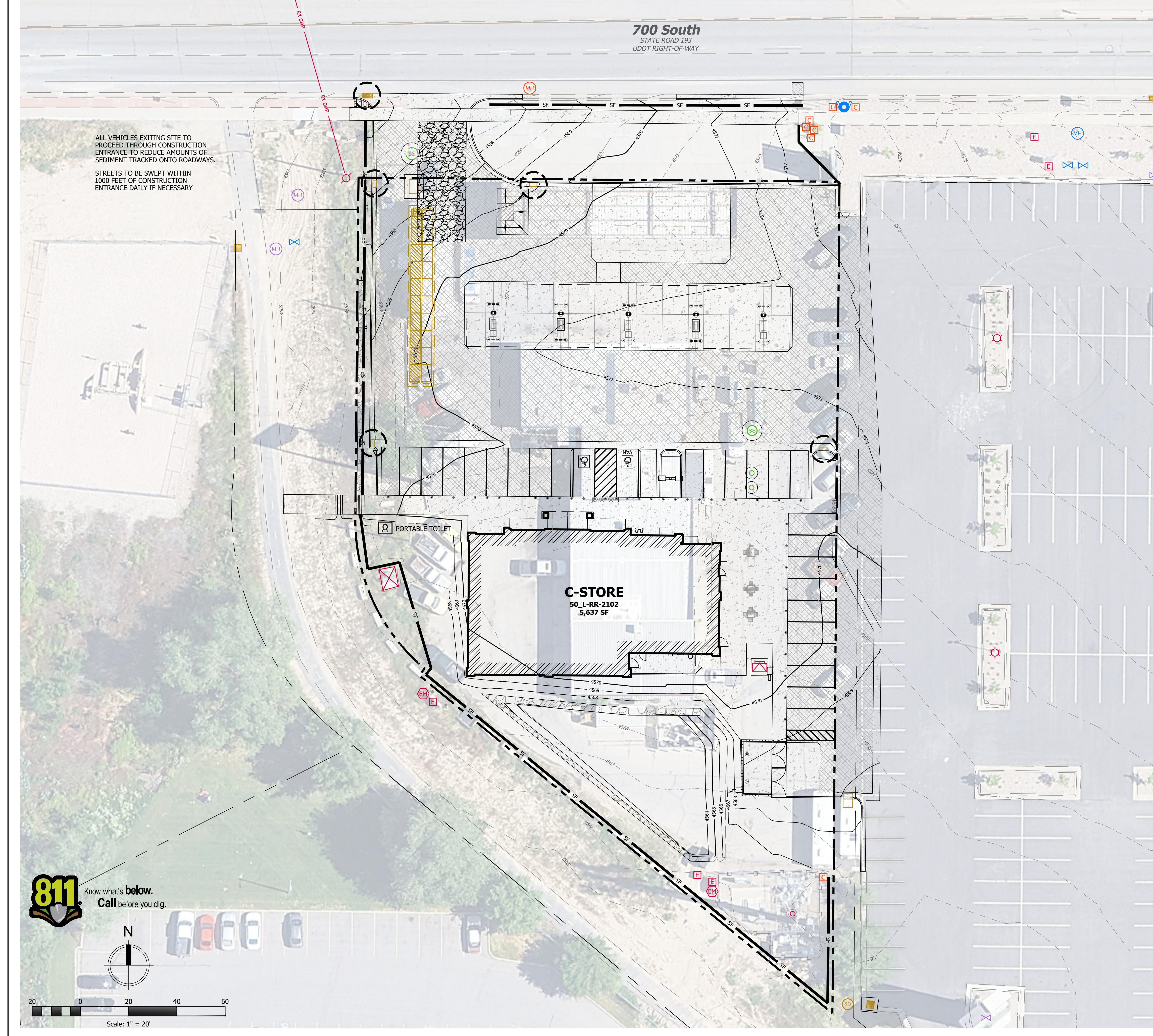












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ARCHITECT/ENGINEER:  
**HUNT DAY ENGINEERING**  
3445 ANTELOPE DRIVE, ST 200  
SYRACUSE, UT 84075  
PH: 801.664.4724  
EM: THOMAS@HUNTDAY.CO

STAMP:  


**PROPOSED SITE LOCATION**

**SWPPP Data**

RECEIVING WATERS: GREAT SALT LAKE

AREA AFFECTED:

- TOTAL PROJECT AREA IS 1.20 ACRES. AN ESTIMATED 1.20 ACRES WITHIN THE PROJECT LIMITS WILL BE DISTURBED WITH NEW CONSTRUCTION OR CONTRACTOR STORAGE ACTIVITIES.
- THE INITIAL SITE IS APPROXIMATELY 90% IMPERVIOUS. THE FINISHED SITE WILL BE APPROXIMATELY 73% IMPERVIOUS.

CONSTRUCTION ACTIVITIES:

- THE PROJECT EXTENTS CONSIST OF 1 INDIVIDUALLY GRADED COMMERCIAL LOT. PLANNED ACTIVITIES INCLUDE CONSTRUCTION OF THE INFRASTRUCTURE, VERTICAL CONSTRUCTION OF THE BUILDING, LANDSCAPING AND RELATED ACTIVITIES. OBTAIN UPDES "NOT" PERMIT AND ANY OTHER REQUIRED STORM WATER PERMIT PRIOR TO THE BEGINNING OF CONSTRUCTION.
- INSTALL BMP'S ACCORDING TO THE PHASE OF CONSTRUCTION AS INDICATED IN THIS SWPPP.
- CONSTRUCTION ACTIVITIES WILL PROCEED AS FOLLOWS: ROUGH GRADING, UTILITY INFRASTRUCTURE, ROADWAY INFRASTRUCTURE, BUILDING CONSTRUCTION AND LANDSCAPING. AS NEW DRAINAGE ELEMENTS ARE COMPLETED, CONTRACTOR SHALL IMPLEMENT THE USE OF PROPER BMP'S AS OUTLINED IN SECTION 3.5.1B IN THE UPDES PERMIT REGULATIONS.
- SITE STABILIZATION OF AREAS DISTRIBUTED BY CONSTRUCTION ACTIVITIES MUST BE FINISHED WITHIN 14 DAYS OF COMPLETION OF CONSTRUCTION AND PRIOR TO OBTAINING AN "NOT" PERMIT.
- CLEAR SITE OF NON-ESSENTIAL MATERIALS AND CLEAN STREETS AND ASSOCIATED GUTTERS, UPON PROJECT COMPLETION AND OBTAINING "NOT" PERMIT. REMOVE TEMPORARY STORM WATER MEASURES AND PERFORM REQUIRED STORM DRAIN SYSTEM MAINTENANCE PRIOR TO RELEASE OF SYSTEM TO THE OWNER.

GENERAL STORM WATER POLLUTION CONTROL NOTES:

- FOR INSTALLATION PROCEDURES, SEE SWPPP DETAIL BEST MANAGEMENT PRACTICES (BMP) SPECIFICATIONS.
- THE BMP'S AND SITE WILL BE INSPECTED AND MAINTAINED AT LEAST WEEKLY. ANY ADDITIONAL BMP'S THAT ARE NEEDED WILL BE DETERMINED DURING REGULAR INSPECTIONS AND INSTALLED ACCORDING TO SPECIFICATION. ANY CHANGES TO PROTECT BMP'S WILL NEED TO BE REFLECTED ON THE SWPPP MAP(S).
- CONTRACTOR SHALL BE REQUIRED TO KEEP A RECORD OF ALL INSPECTIONS AND MAINTENANCE ON SITE.
- SWPPP PLAN COMPILED FROM INFORMATION OBTAINED FROM MATERIAL PRODUCED BY:  
HUNT DAY  
3445 ANTELOPE DRIVE  
SYRACUSE, UT 84075  
PH: (801) 664-4724

ALL INFORMATION SHOWN ON SWPPP MAPS WAS TAKEN OR DERIVED FROM THE ABOVE STATED SOURCE. ANY INFORMATION NOT DEPICTED WAS NOT PROVIDED AS PART OF THIS PROJECT.

**ISSUANCE**

△	DESCRIPTION	DATE

**Legend**

- = INLET PROTECTION
- = SILT FENCE
- = 50' x 20' CONSTRUCTION ENTRANCE WITH 8" CLEAN GRAVEL
- = CONCRETE WASH AREA, OR AS SELECTED BY CONTRACTOR

**Developer Contact:**

MAVERIK INC  
ATTN: TODD MEYERS  
185 SOUTH STATE STREET SUITE 800  
SALT LAKE CITY, UTAH 84111  
PH: (801) 520-4072

**STORMWATER POLLUTION PREVENTION PLAN**

**C3.00**







**PROPOSED MAVERIK C-STORE**

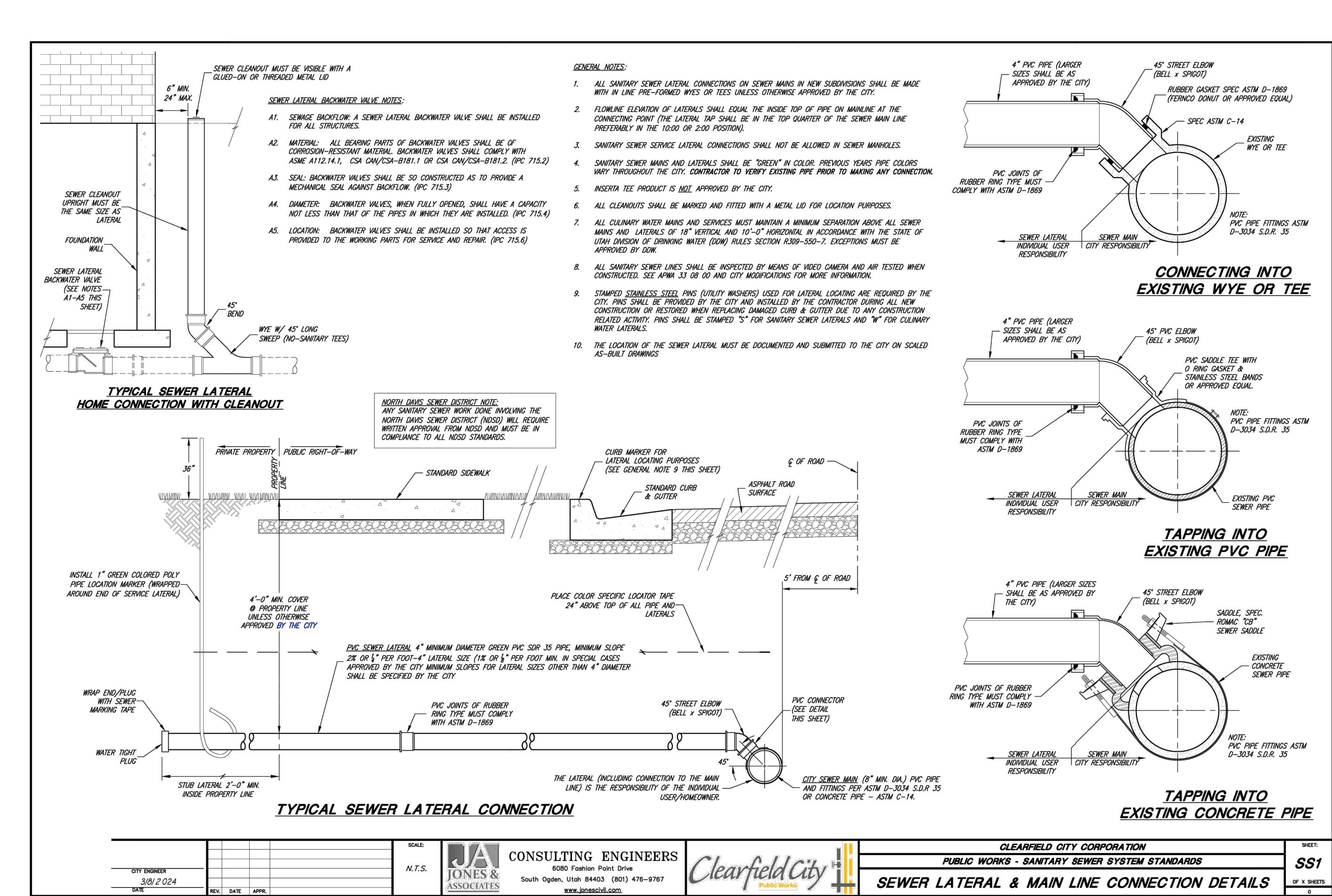
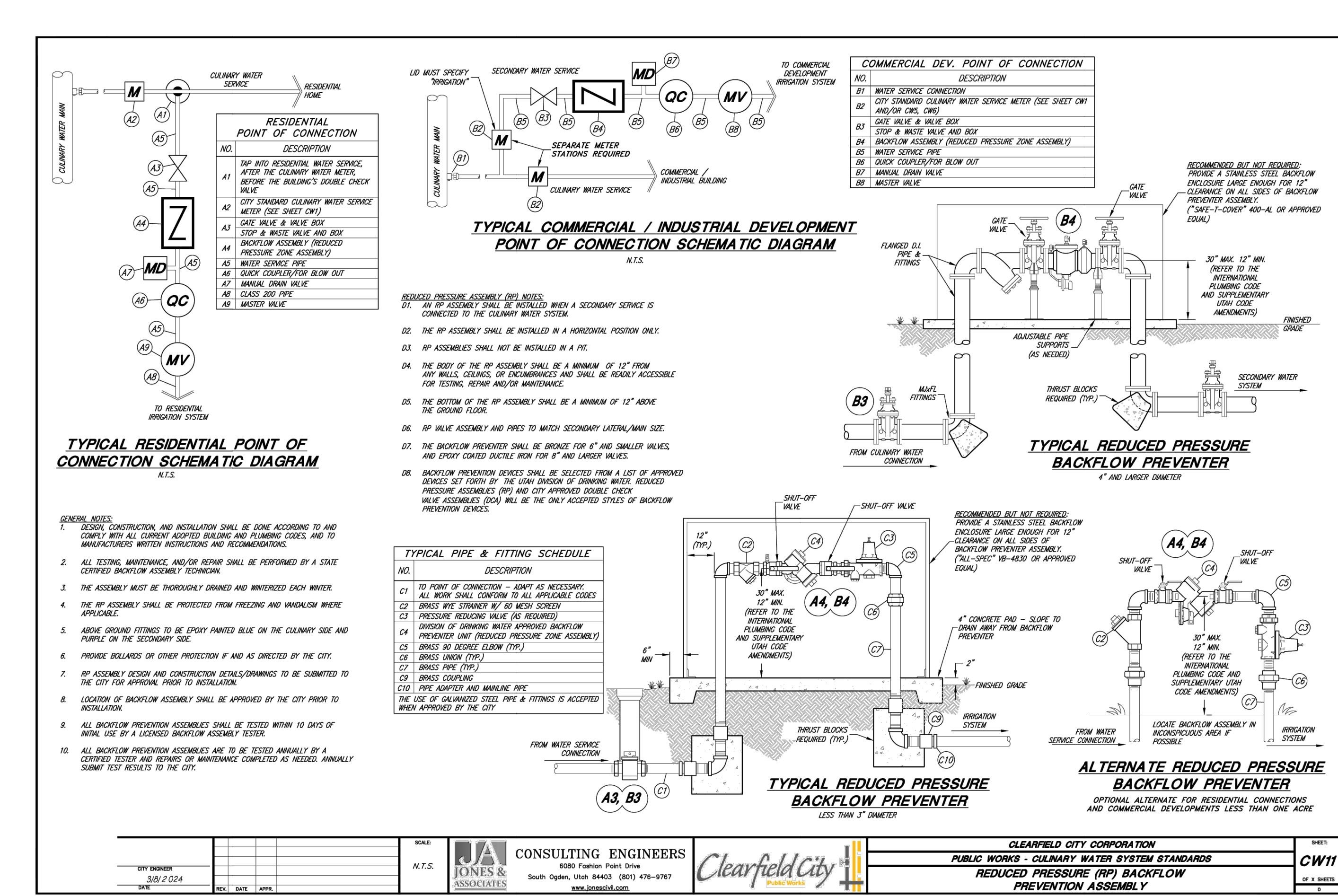
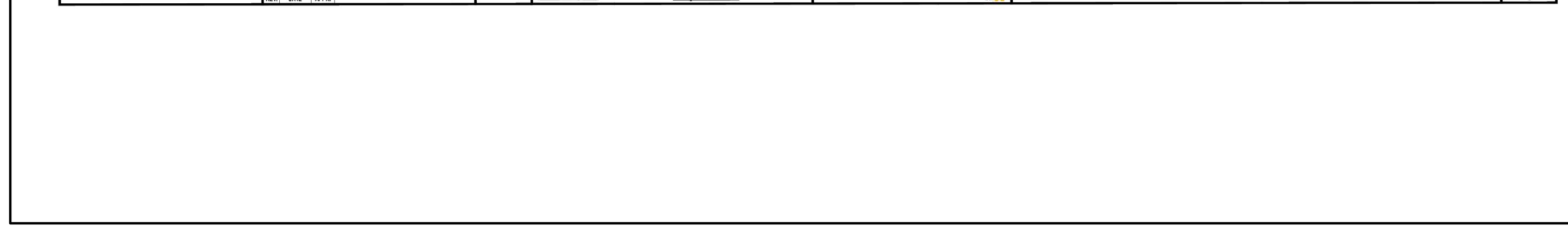
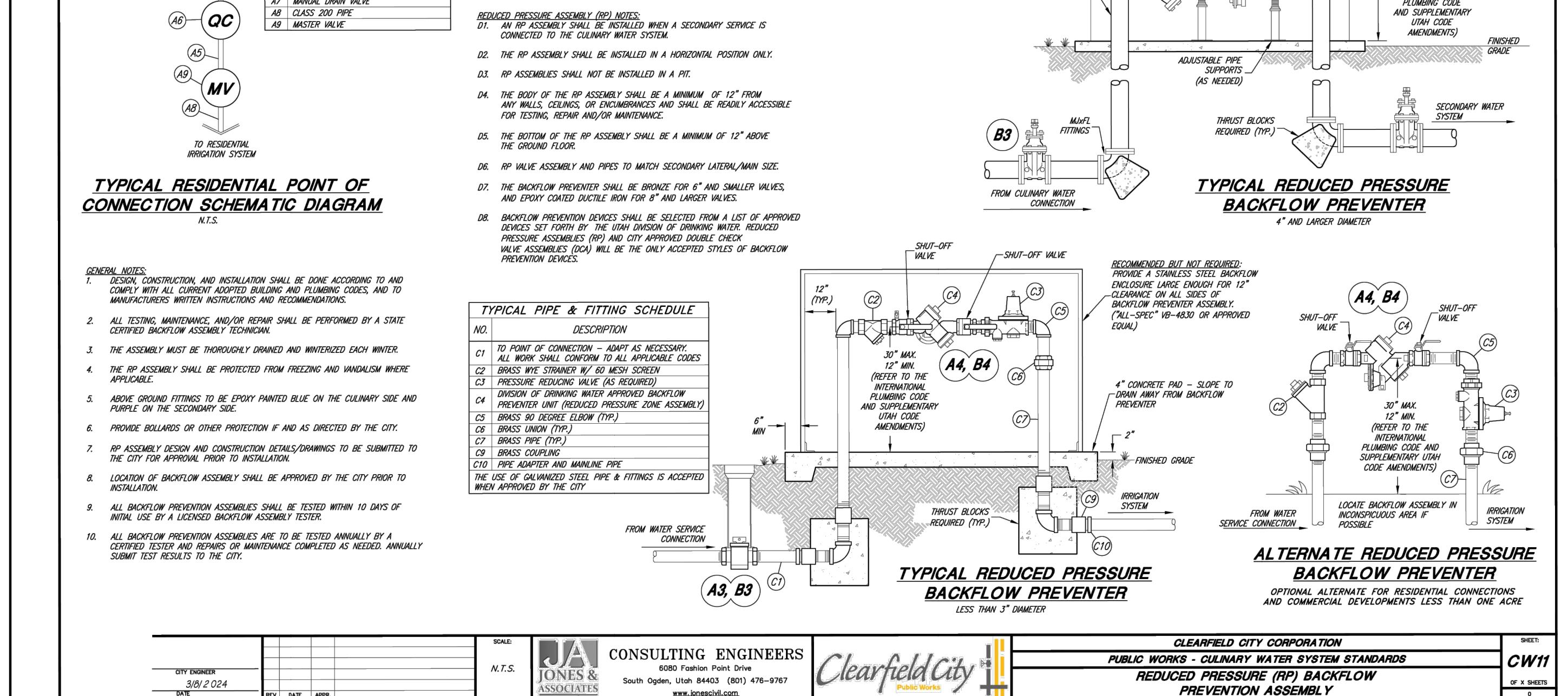
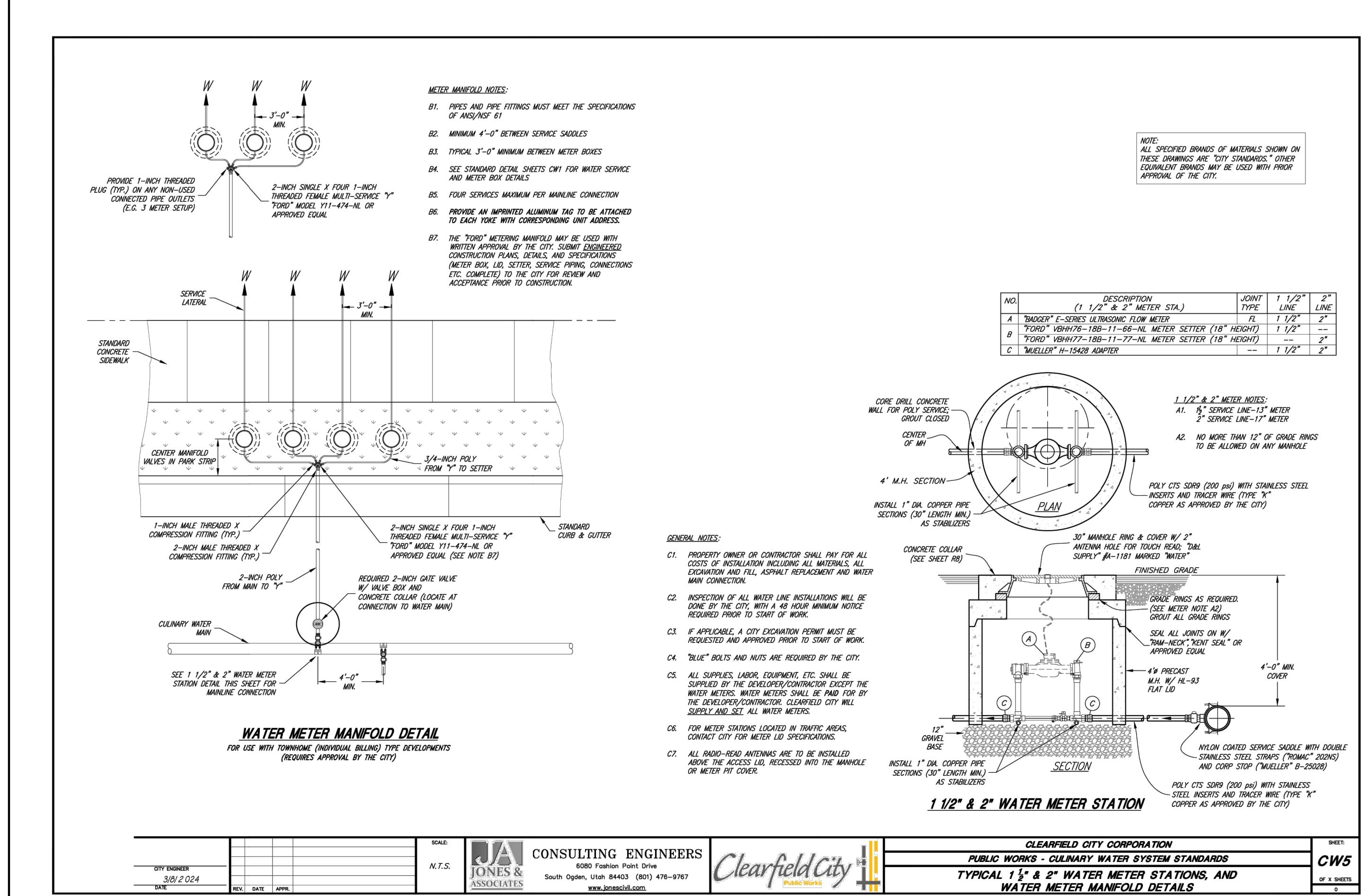
1350 EAST 700 SOUTH (STATE ROUTE 7),  
CLEARFIELD, UT 84015

LOCATED IN THE NORTHWEST QUARTER OF SECTION 7,  
TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN

**SITE UTILITY DETAILS**

SHEET NUMBER

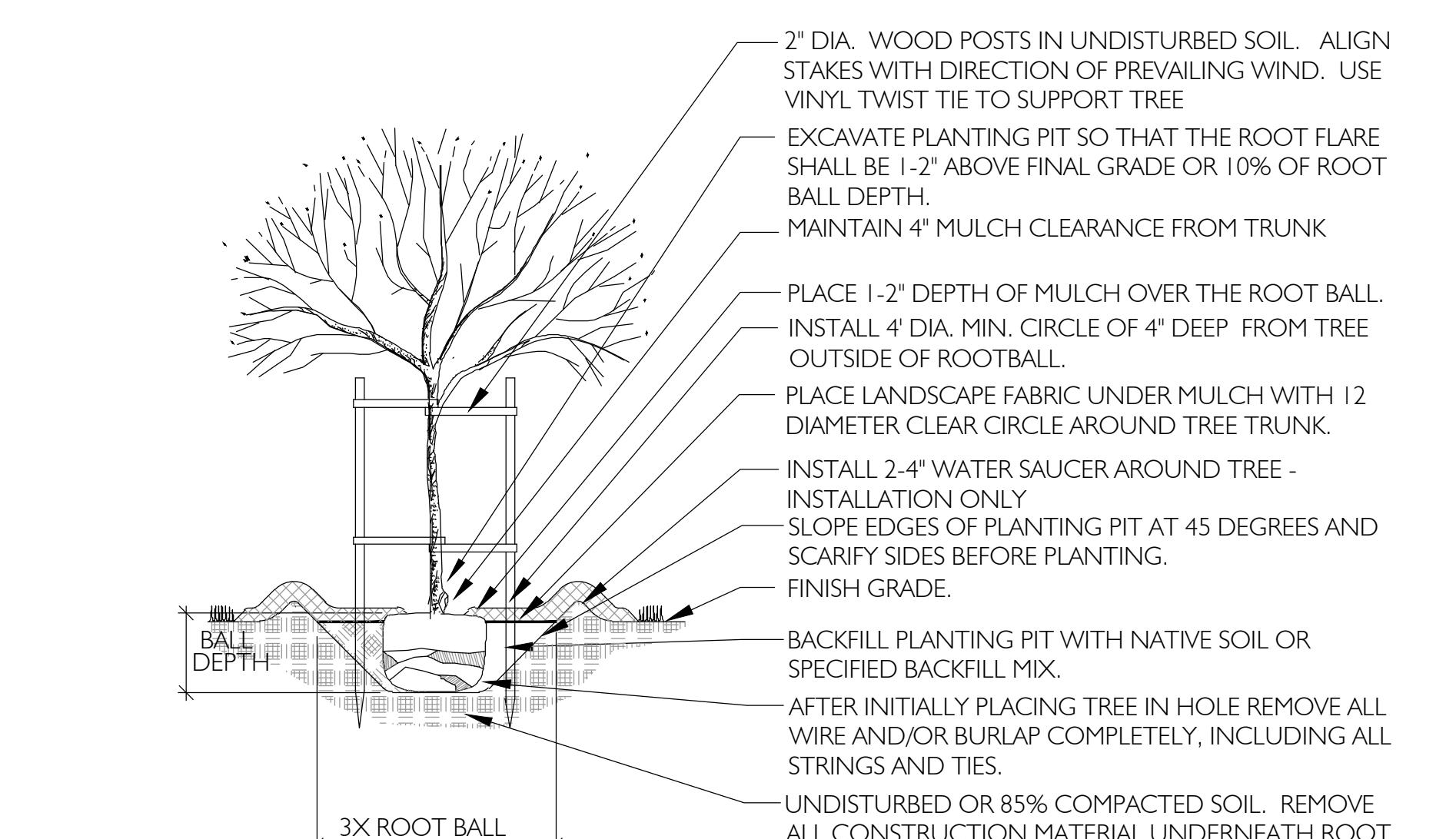
C3.90





LANDSCAPE ARCHITECTURE & LAND PLANNING

1375 E. PERRYS HOLLOW ROAD  
SALT LAKE CITY, UTAH 84103  
PH/TXT/MO 801.554.6146  
SCOTT@STBDESIGNLLC.COM



TREE AND SHRUB PLANTING

NOT TO SCALE

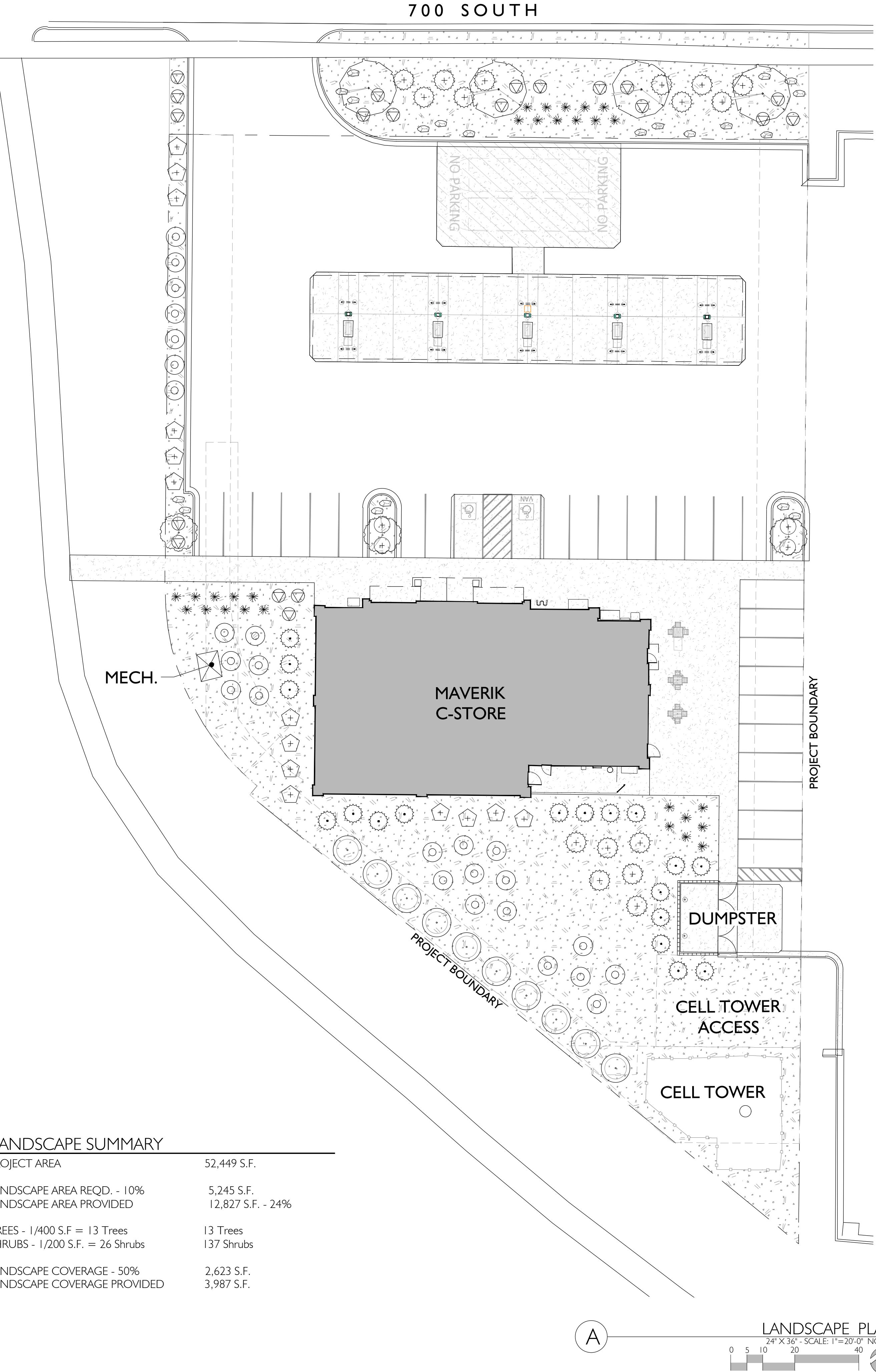
(B)

#### LANDSCAPE SCHEDULE

SYM	QNTY	SCIENTIFIC NAME	COMMON NAME	SIZE
		TREES		
	9	CARPINUS BETULUS 'FRANZ FONTAINE'	COLUMNAR HORNBEAM	2" CAL.
	3	PYRUS CALLERYANA 'JAVELIN'	FLOWERING PEAR	2" CAL.
	4	ZELKOVA SERRATA 'MUSHASHINO'	MUSHASHINO ZELKOVA	2" CAL.
		SHRUBS		
	20	CARYOP. x CLANDONENSIS 'LONGWOOD BLUE'	BLUE MIST SPIREA	3 GAL.
	16	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR JUNIPER	3 GAL.
	18	JUNIPERUS CHINENSIS 'SEA GREEN'	CHINESE JUNIPER	3 GAL.
	34	RHUS AROMATICA 'GROW LOW'	GROW LOW SUMAC	3 GAL.
	0	PEROVSKIA ATRIPLOCIFOLIA	RUSSIAN SAGE	3 GAL.
	4	PRUNUS BESSEYI 'PAWNEE BUTTES'	P. B. SAND CHERRY	3 GAL.
		ORNAMENTAL GRASSES		
	29	CALAMAGROSTIS x ACUT. 'KARL FOERSTER'	K. F. FEATHER GRASS	1 GAL.
	14	MISANTHUS SINENSIS 'GRACILLIMUS'	SLENDER MAIDEN GRASS	1 GAL.
		PERENNIALS		
	0	GAURA LINDHERMERIC 'WHIRLING BUTTERFLIES'	WANDERING BUTTERFLIES	1 GAL.
		BOULDERS		
		DECORATIVE BOULDERS 24" - 36", COMPLEMENT ROCK MULCH		
		MULCH		
		17,228 S.F. DECORATIVE ROCK MULCH - 1 1/2 - 2"		3" MIN.

#### LANDSCAPE GENERAL NOTES

1. Contractor shall locate and verify the existence of all utilities within project area prior to commencement of work.
2. Do not commence planting operation until rough grading has been completed.
3. All plants shall bear the same relationship to finished grade as the original grade before digging.
4. Pre-emergent herbicide shall be used prior to mulch placement.
5. All plant materials shall conform to the minimum guidelines established by the American Standard for Nursery Stock, published by the American Nursery Association, Inc.
6. All plants to be balled and burlapped or container grown, unless otherwise noted on the plant list.
7. The contractor shall supply all plant material in quantities sufficient to complete the mulching and turf installation as shown on the drawings.
8. Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf color, fruit and culture only as approved by the Project Representative.
9. Soil preparation shall include scarifying the soil to a depth of six inches or greater and amending the soil with fertilizer or organic material.
10. All shrub, and groundcover planting pits to contain 1 part topsoil with 1 part native soil. Planting pits to be twice the size of container.
11. Contractor shall have a laboratory analysis of the site soil composition performed and included details regarding the type, quantity and rate of soil amendments to be added to each planting area with respect to nutrient needs of the selected plants.



#### LANDSCAPE SUMMARY

PROJECT AREA	52,449 S.F.
LANDSCAPE AREA REQD. - 10%	5,245 S.F.
LANDSCAPE AREA PROVIDED	12,827 S.F. - 24%
TREES - 1/400 S.F. =	13 Trees
SHRUBS - 1/200 S.F. =	26 Shrubs
LANDSCAPE COVERAGE - 50%	137 Shrubs
LANDSCAPE COVERAGE PROVIDED	2,623 S.F.
	3,987 S.F.

(A)

LANDSCAPE PLAN  
24' x 36' - SCALE: 1" = 20'-0" NORTH



L101

## MAVERIK, INC. MAVERIK C-STORE

1350 E STATE ROAD 193  
CLEARFIELD, UT 84015

LOCATED IN THE NORTHWEST QUARTER OF SECTION 7,  
TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN



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ARCHITECT/ENGINEER:

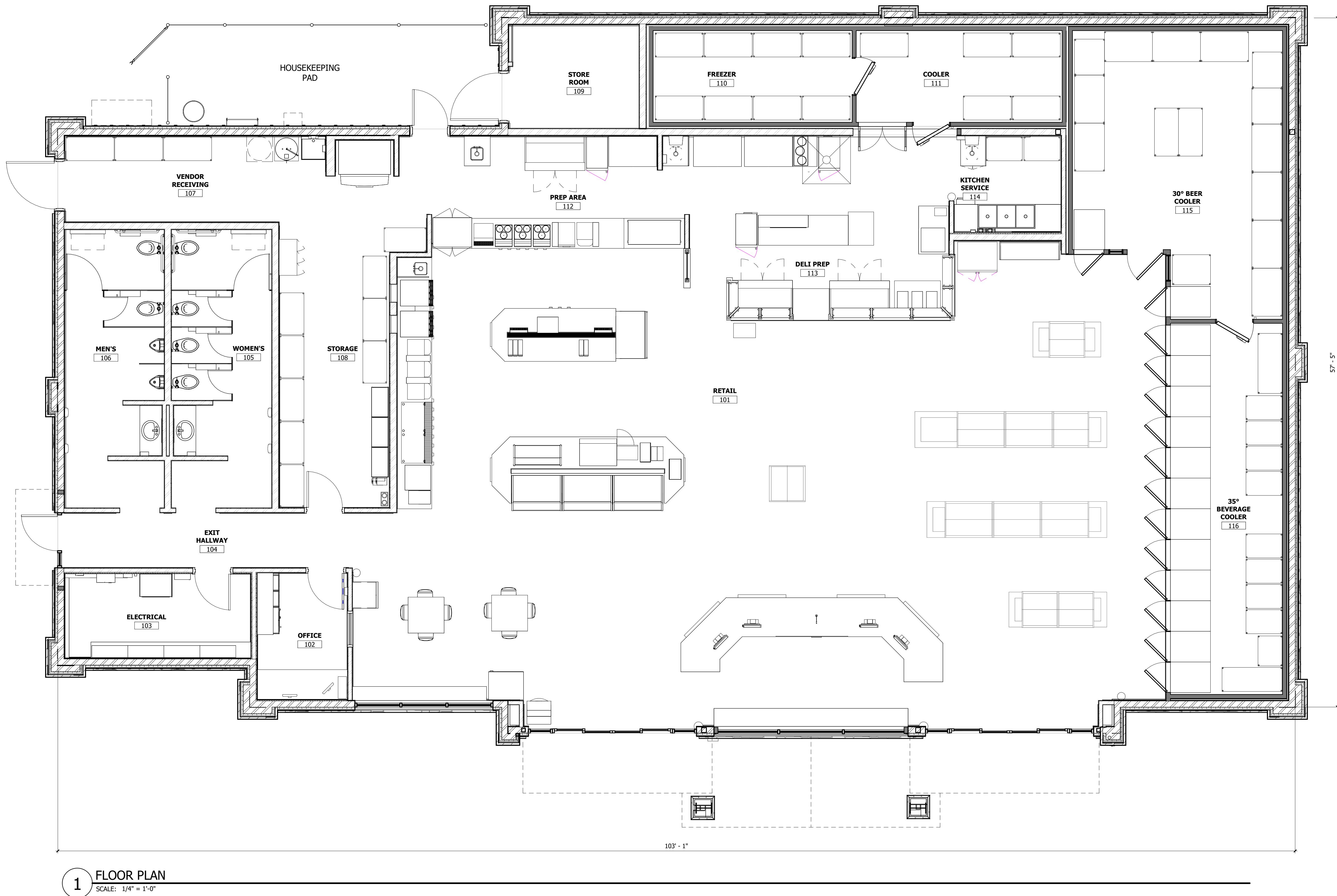
**HUNT DAY**  
3445 Antelope Drive, St 200  
Syracuse, UT 84075  
PH: 801.664.4724  
EM: Thomas@HuntDay.co

STAMP:



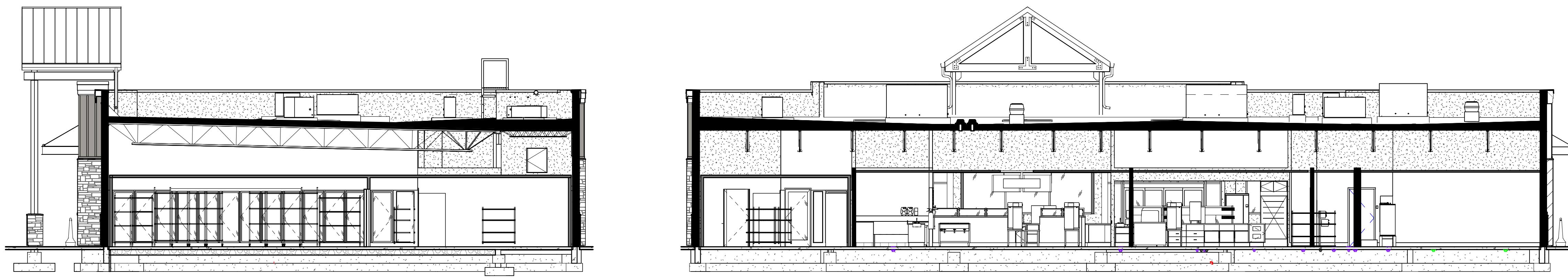
ISSUANCE	
△ DESCRIPTION	DATE
DRAWN BY: STB	APPROVED BY: STB
DRAWING ISSUE	
REVIEW/PERMIT/CONSTRUCTION	3/31/2025
PROJECT NUMBER: UT-0630	STORE #: TBO
SHEET NAME	
LANDSCAPE PLAN	
L101	





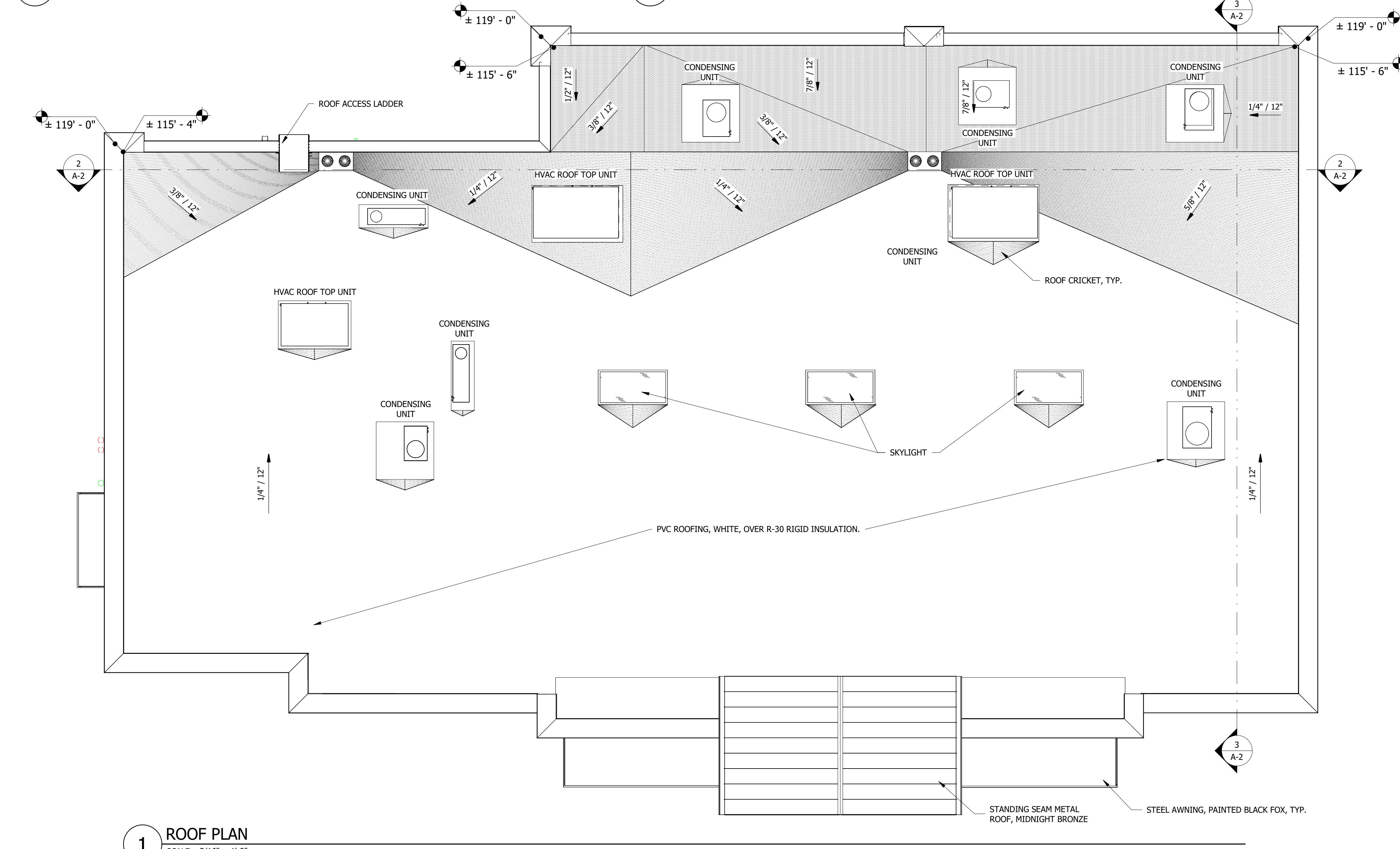
## PROPOSED MAVERIK C-STORE

Prototype Version: 50\_L\_RR\_2402  
Building Square Footage: 5,637 SF  
Construction Type/Occupancy Classification: V-B / M



## 3 BUILDING SECTION

3 SCALE: 1/8" = 1'-0"



## 1 ROOF PLAN

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

# PROPOSED MAVERIK C-STORE

Prototype Version: 50 L RR 2402

Building Square Footage: 5,637 SF

Construction Type/Occupancy Classification: V-B / M

A-2

# ROOF PLAN

The logo for Maverik features the word "MAVERIK" in large, bold, red, block letters. Below the letters is a red triangle composed of three smaller triangles. Underneath the triangle, the address "185 S. State Street" is written in a smaller, black, sans-serif font.

185 S. State Street  
Salt Lake City, Utah 84111



2 BUILDING PERSPECTIVE - FRONT RIGHT  
SCALE:



1 BUILDING PERSPECTIVE - FRONT LEFT  
SCALE:

## PROPOSED MAVERIK C-STORE

Prototype Version: 50\_L\_RR\_2402  
Building Square Footage: 5,637 SF  
Construction Type/Occupancy Classification: V-B / M

## KEYED NOTES

04.05	CULTURED STONE VENEER, SKYLINE, COUNTRY LEDGESTONE
04.06	CULTURED STONE VENEER CAP, SKYLINE, COUNTRY LEDGESTONE
05.01	PRE-FINISHED GUTTER AND DOWNSPOUT, BRITE RED
05.03	PAINTED STEEL, BLACK FOX
05.21	MBCI PRE-FINISHED METAL ROOF, 1 3/4" STANDING SEAM, MIDNIGHT BRONZE
05.69	PRE-FINISHED METAL COPING, COLOR MIDNIGHT BRONZE
05.69	STEEL AWNING, COLOR P-9
05.79	METAL SOFFIT, COMMERCIAL GRADE, COLOR: MBCI MIDNIGHT BRONZE
06.04	FIBER CEMENT BOARD & BATTEN SIDING, BB-2
06.05	FIBER CEMENT BOARD & BATTEN SIDING, BB-1
06.06	FIBER CEMENT TRIM BB-3
08.02	ALUMINUM STOREFRONT SYSTEM, DARK BRONZE
08.04	HOLLOW METAL DOOR AND FRAME, PAINT EXTERIOR P-9
10.59	ROOF ACCESS LADDER W/ SECURITY GATE. POWDER COATED COLOR TO MATCH SIDING BB-1



2 LEFT ELEVATION

SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION

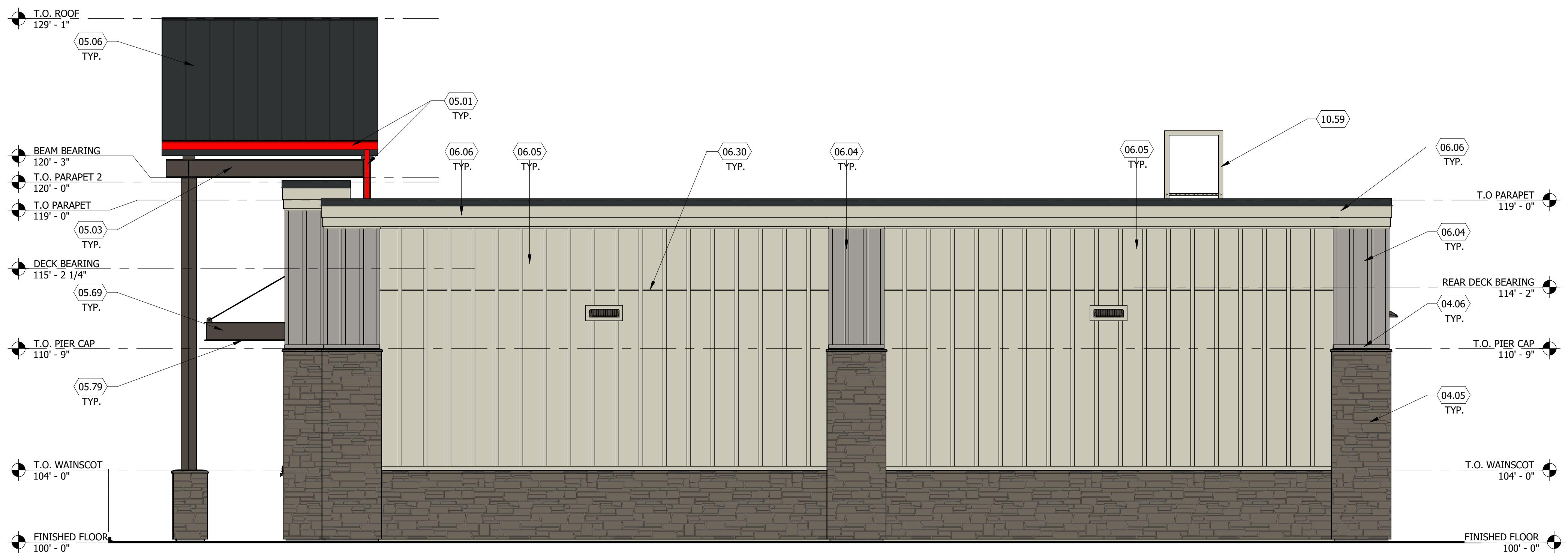
SCALE: 1/4" = 1'-0"

## PROPOSED MAVERIK C-STORE

Prototype Version: 50\_L\_RR\_2402  
Building Square Footage: 5,637 SF  
Construction Type/Occupancy Classification: V-B / M

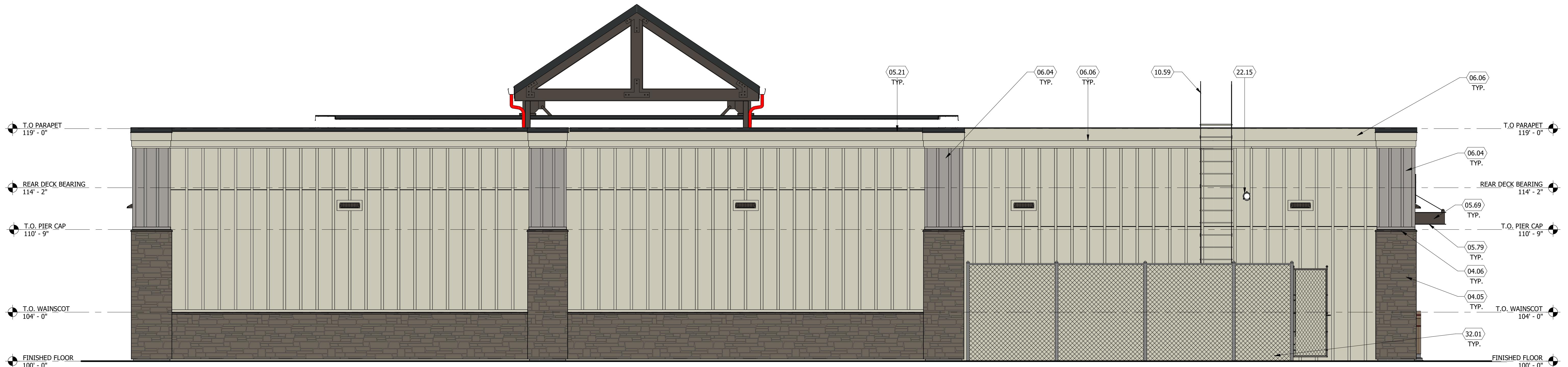
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06.06	FIBER CEMENT TRIM BB-3
06.30	HORIZONTAL JOINT IN SIDING
10.59	ROOF ACCESS LADDER W/ SECURITY GATE. POWDER COATED COLOR TO MATCH SIDING BB-1
22.15	ROOF OVERFLOW DRAIN SCUPPER, SEE PLUMBING DRAWINGS
32.01	8'-0" HIGH CHAIN LINK FENCE WITH PRIVACY SLATS. COLOR BEIGE



2 RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

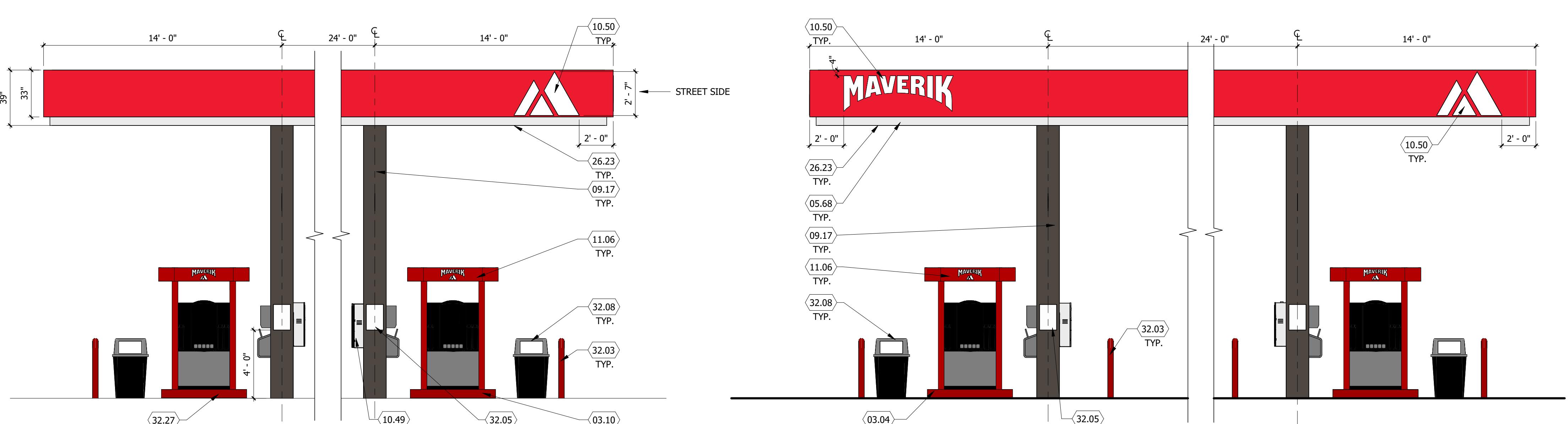


1 REAR ELEVATION

SCALE: 1/4" = 1'-0"

## PROPOSED MAVERIK C-STORE

Prototype Version: 50\_L\_RR\_2402  
 Building Square Footage: 5,637 SF  
 Construction Type/Occupancy Classification: V-B / M



#### KEYED NOTES

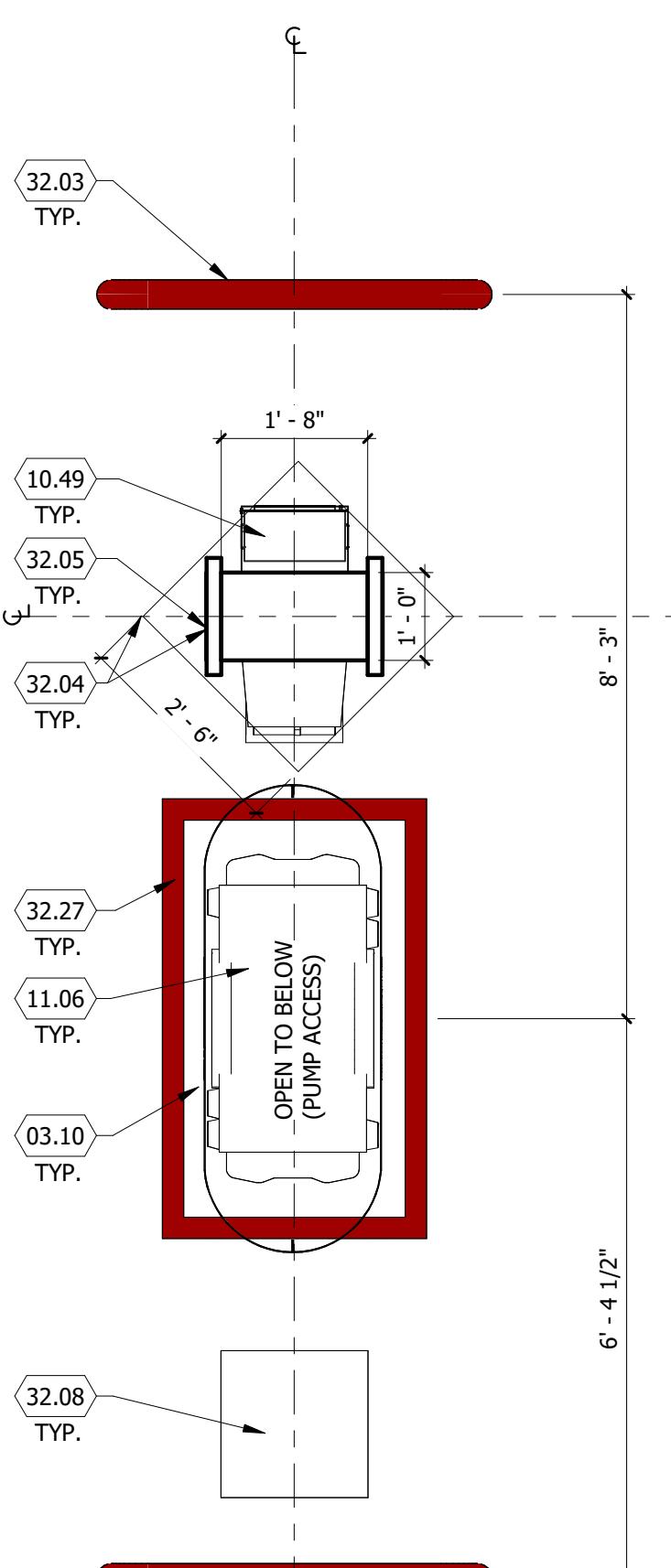
03.04 REINFORCED CONCRETE PAD  
 03.10 6" MIN. RAISED CONCRETE ISLAND W/ TOOLED EDGES AND CORNERS. VERIFY SIZE W/ DISPENSER SUPPLIER +5'-0" X 3'-0" (NO METAL FORM). ACCESSIBLE ISLAND TO BE 6'; SEE CIVIL DRAWINGS FOR LOCATION  
 05.12 ALUMINUM COMPOSITE METAL PANEL, EASTMAN RED  
 05.68 ALUMINUM COMPOSITE METAL PANEL, WHITE  
 09.17 14A-10 BC FIRE EXTINGUISHER W/ CASE, LOCATE WITHIN 75' OF ALL PUMPS, DISPENSERS, OR STORAGE TANK. LOCATION TO BE FINALIZED BY FIRE MARSHAL  
 10.50 SIGNAGE TO BE COORDINATED BY FUEL CANOPY CONTRACTOR WITH OWNER  
 11.06 DISPENSING STATION (BY OTHERS)  
 26.23 ALL LIGHT FIXTURES (NOT SHOWN) TO BE FLUSH MOUNTED WITHIN THE DECK PANEL SOFFIT  
 32.03 4" DIAMETER "U" BOLLARD, SET AND FILLED W/ CONCRETE, SEE CIVIL DRAWINGS  
 32.04 EXPANSION JOINTS, TO BE FILLED W/ "JET FUEL RESISTANT" SEALANT, SEE CIVIL DRAWINGS  
 32.05 SIGNAGE, BY OWNER, TO COMPLY WITH IFC 2305.6 AND POSTED ON EACH SIDE OF COLUMN  
 32.08 TRASH CONTAINER, PROVIDED BY OWNER  
 32.27 PAINT CONCRETE CURB EDGE P-4

5 FUEL DISPENSING CANOPY - END ELEVATION

SCALE: 1/4" = 1'-0"

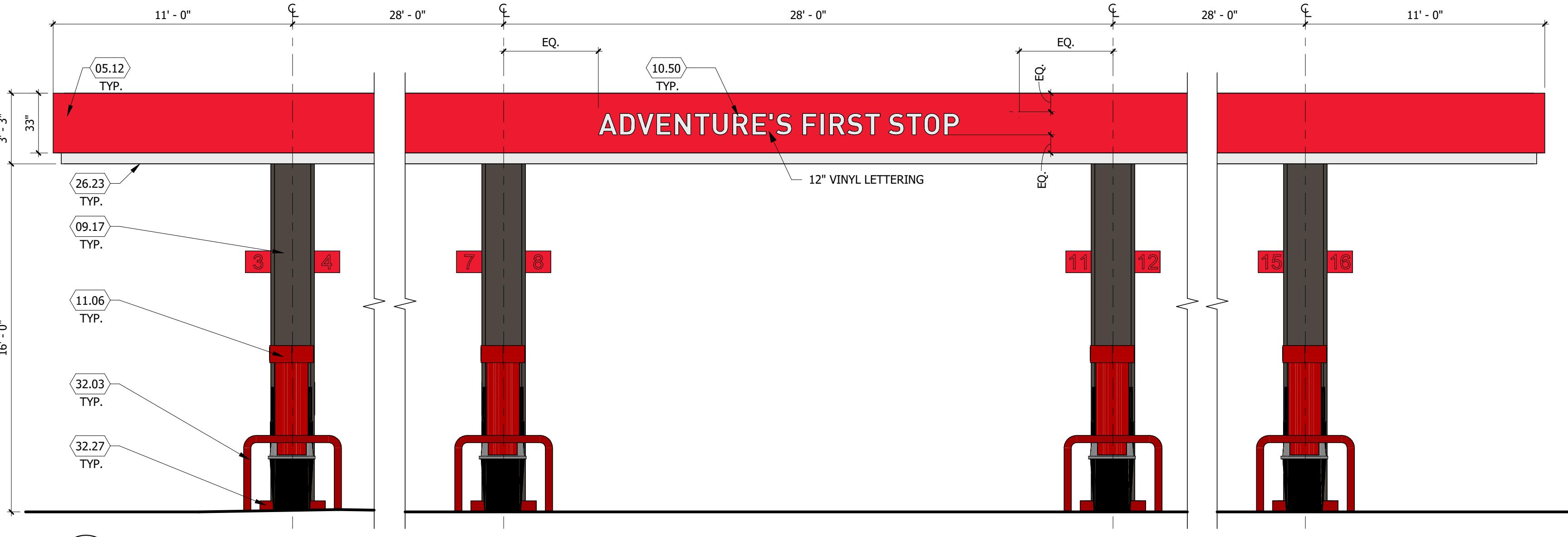
4 FUEL DISPENSING CANOPY - END ELEVATION

SCALE: 1/4" = 1'-0"



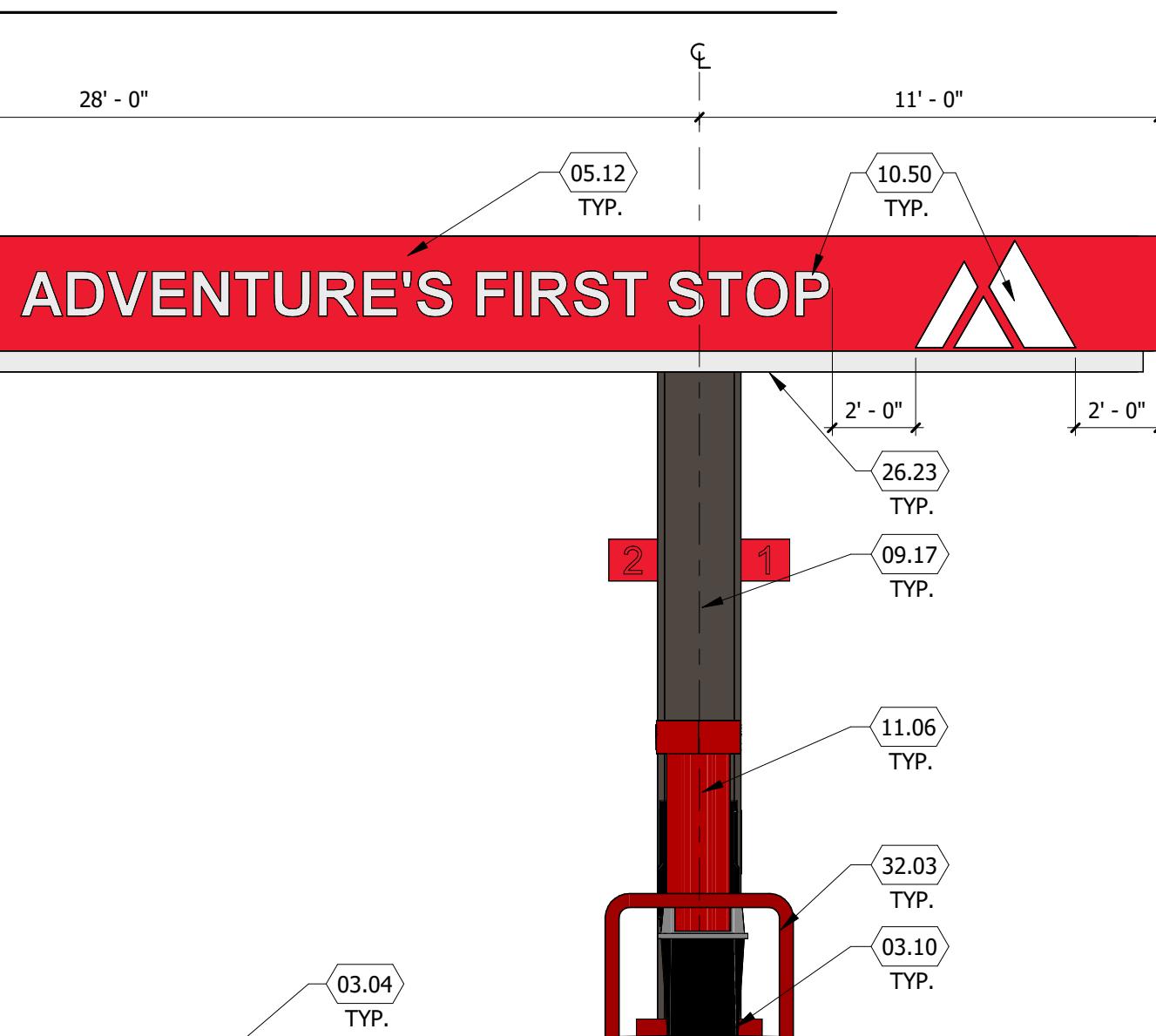
2 CANOPY COLUMN PLAN

SCALE: 1/2" = 1'-0"



3 FUEL DISPENSING CANOPY - BUILDING SIDE ELEVATION

SCALE: 1/4" = 1'-0"



ADVENTURE'S FIRST STOP

1 FUEL DISPENSING CANOPY - STREET SIDE ELEVATION

SCALE: 1/4" = 1'-0"

## PROPOSED MAVERIK C-STORE

NOTE:  
 FUEL CANOPY DRAWINGS PROVIDED ARE  
 CONCEPTUAL, AND MAY VARY FROM SITE TO SITE.

Prototype Version: 50\_L\_RR\_2402  
 Building Square Footage: 5,637 SF  
 Construction Type/Occupancy Classification: V-B / M

**MAVERIK**  


185 S. State Street  
 Salt Lake City, Utah 84111

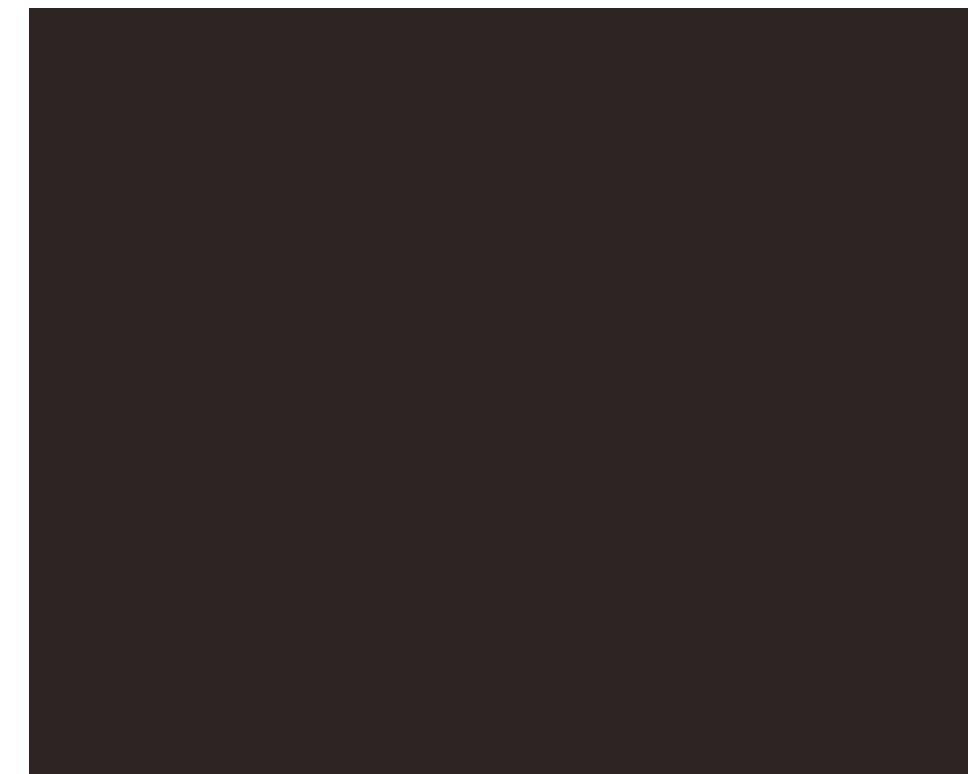


BB-1 & BB-3 Fiberboard -  
Worldly Gray

BB-2 Fiberboard -  
Gauntlet Gray



C-1 MBCI Midnight Bronze



Anodized - Dark Bronze



Paint P-9 - Black Fox



C-2 MBCI Brite Red



ACM - Eastman Red



Paint P-4 - Safety Red



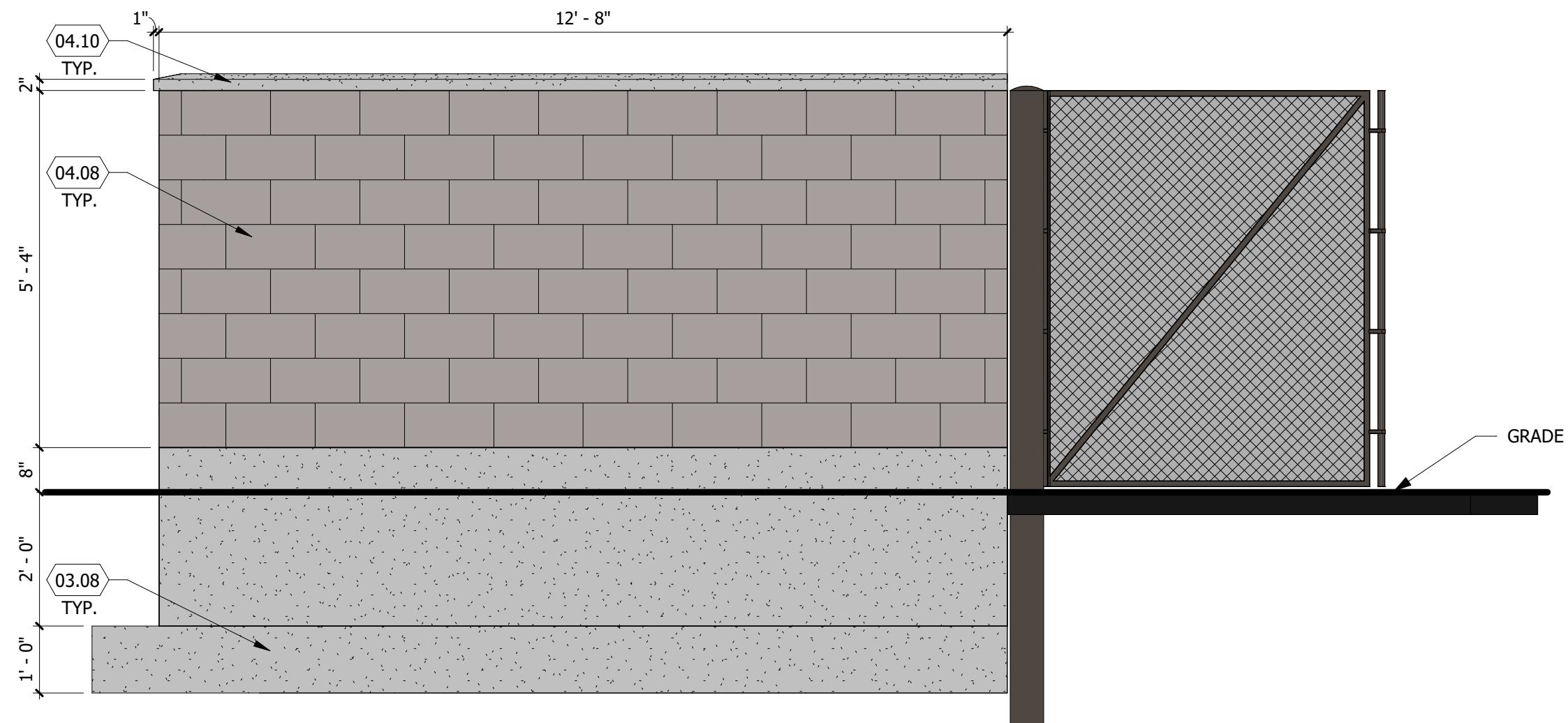
Cultured Stone - Skyline,  
Country Ledgestone



CMU - Canvas

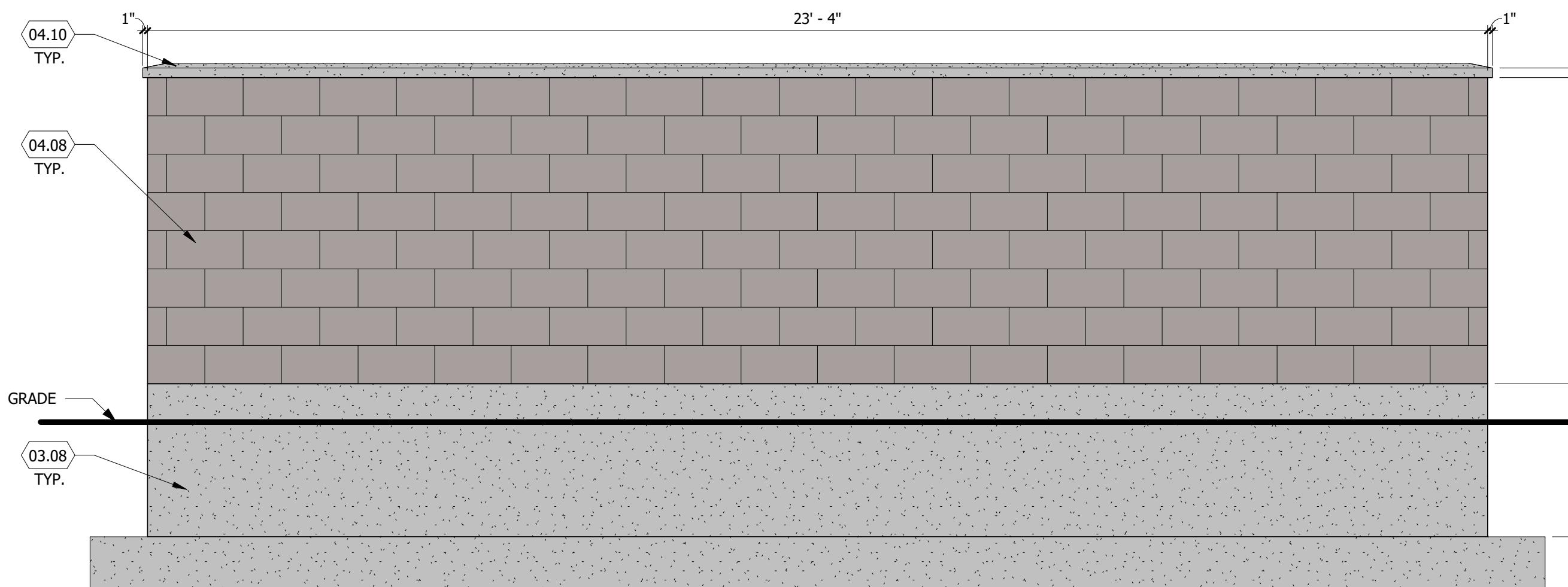
## PROPOSED MAVERIK C-STORE

Prototype Version: 50\_L\_RR\_2402  
Building Square Footage: 5,637 SF  
Construction Type/Occupancy Classification: V-B / M



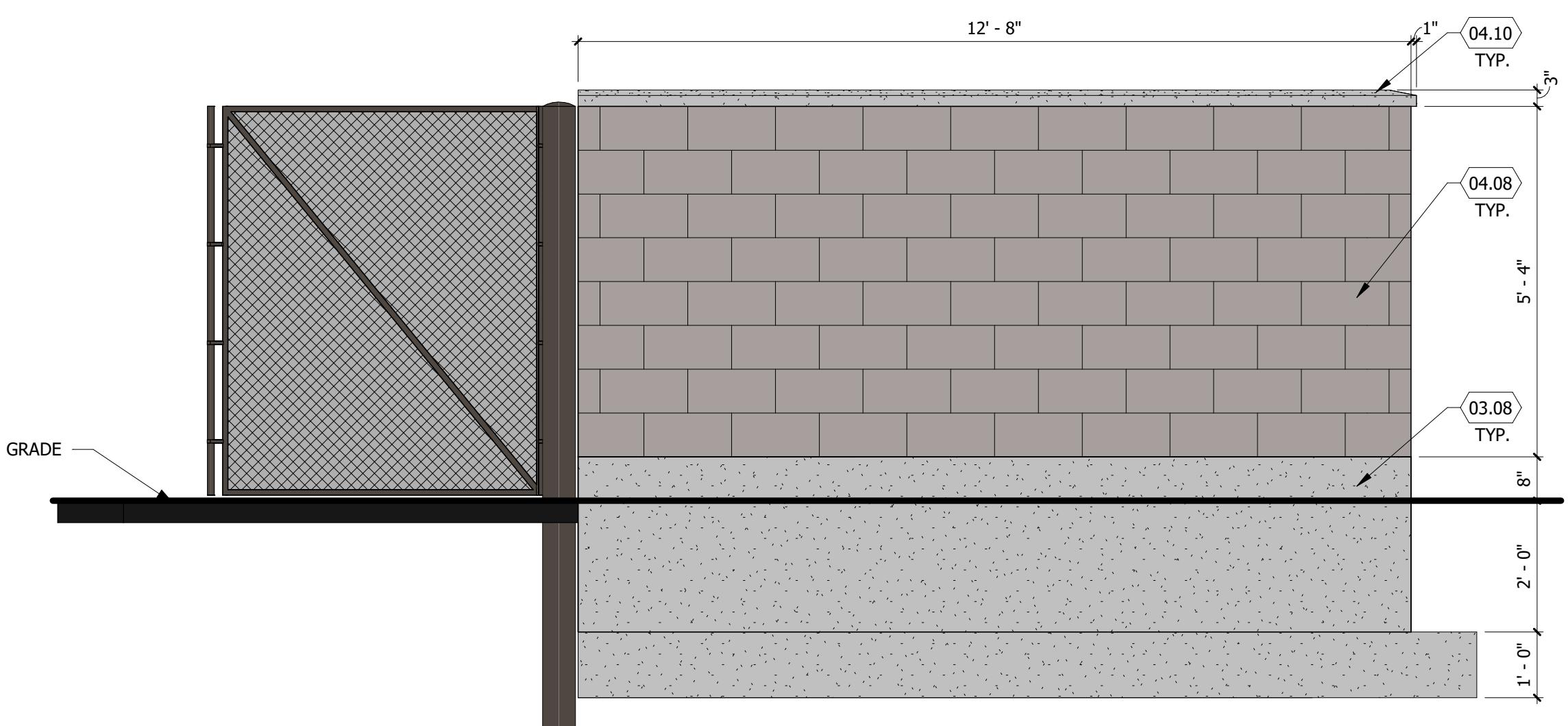
## 4 TRASH ENCLOSURE - LEFT ELEVATION

4 SCALE: 1/2" = 1'-0"



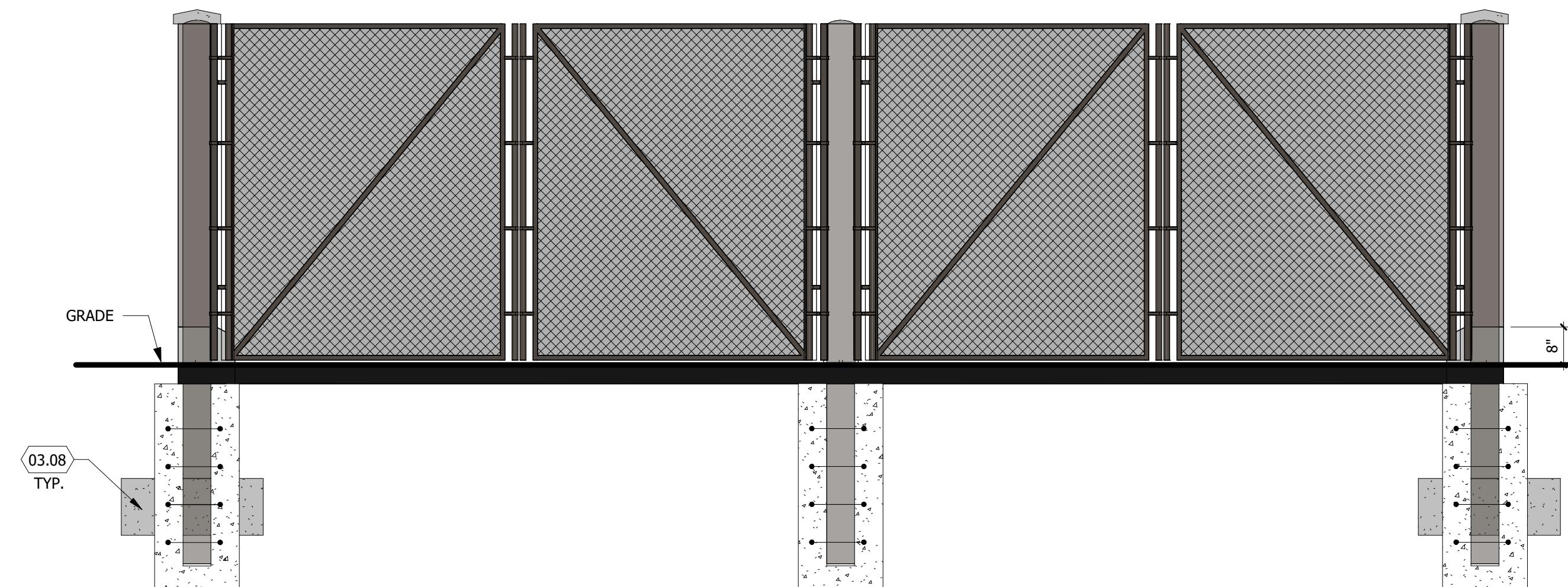
## 3 TRASH ENCLOSURE - BACK ELEVATION

3 SCALE: 1/2" = 1'-0"



## 3 TRASH ENCLOSURE - RIGHT ELEVATION

2



## 1 TRASH ENCLOSURE - FRONT ELEVATION

( 1 ) TRANSIT ENCL

# PROPOSED MAVERIK C-STORE

Prototype Version: 50\_L\_RR\_2402  
Building Square Footage: 5,637 SF  
Construction Type/Occupancy Classification: V-B / M

# A-8 | TRASH ENCLOSURE ELEVATIONS

The logo for Maverik consists of the word "MAVERIK" in a large, bold, red, sans-serif font. The letters are slightly slanted and arranged in a staggered, dynamic layout. Below the word is a red triangle composed of three smaller triangles meeting at a central point. Underneath the triangle, the company's address is written in a smaller, black, sans-serif font: "185 S. State Street" on the first line and "Salt Lake City, Utah 84111" on the second line.



# Planning Commission

## STAFF REPORT

AGENDA ITEM  
**#2**

**TO:** Clearfield City Planning Commission

**FROM:** Tyson Stoddard, Associate Planner  
[tyson.stoddard@clearfieldcity.org](mailto:tyson.stoddard@clearfieldcity.org)  
(801) 525-2718

**MEETING DATE:** Wednesday, June 4<sup>th</sup>, 2025

**SUBJECT:** Discussion and Possible Action on **CUP 2025-0501**, a conditional use permit request by Cameron Winquist to construct an addition to the rear of the existing commercial building at the subject property. **Location:** 345 West 1700 South (TIN: 12-937-0001). **Parcel Area:** 1.41 Acres. **Zone:** C-2 (Commercial). **(Administrative Action).**

### RECOMMENDATION

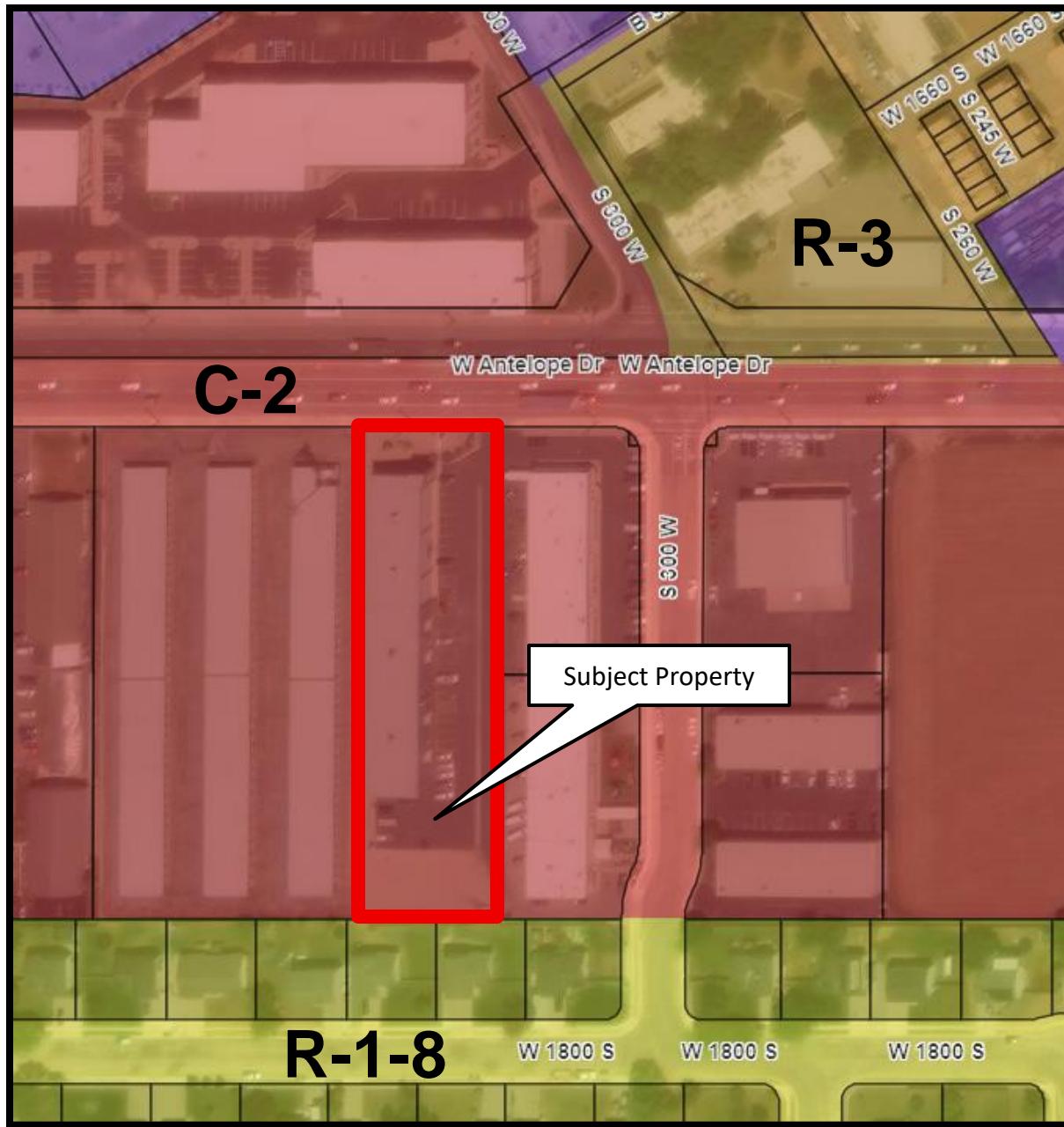
Staff recommends that the Planning Commission **approve as conditioned**, **CUP 2025-0501**, a conditional use permit request by Cameron Winquist to construct an addition to the rear of the existing commercial building at the subject location. This recommendation is based on the discussion and findings in the Staff Report.

### PROJECT SUMMARY

Project Information	
Project Name	Dubs Auto Addition
Site Location	345 W. 1700 S.
Tax ID Number	12-937-0001
Applicant	Cameron Winquist
Owner	Winnies Properties LLC
Proposed Actions	Conditional Use Permit Approval
Current Zoning	C-2 (Commercial)
Parcel Area	1.41 Acres

Surrounding Properties and Uses:		Current Zoning District	General Plan Land Use Classification
North	Clearfield Flex	C-2 (Commercial)	Commercial
East	Existing Commercial	C-2 (Commercial)	Commercial
South	Single-Family Residential	R-1-8 (Residential)	Residential
West	Storage Facility	C-2 (Commercial)	Commercial

Aerial Image & Zoning



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**BACKGROUND**

The subject property was originally approved for development of a commercial building and pawn shop business in 2014. Subsequently in 2018, a conditional use permit was granted to use the rear portion of the building for a motor vehicle sales business, Dubs Auto. The applicant is now requesting conditional use permit approval for an expansion of the building, which will be used for additional space for Dubs Auto, as well as a separate auto detailing business.

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## CONDITIONAL USE PERMIT REVIEW

### **Lot Width, Setbacks, & Height**

The proposed development complies with the minimum lot width, setback, and height standards of the C-2 Zone. The requirement for the rear yard setback is at least twenty feet (20'), equal to the rear yard requirements for the adjacent R-1-8 Zone. The proposed building addition will meet this requirement by maintaining a forty-three foot (43') setback from the rear property line.

### **Off Street Parking and Access**

The existing commercial building has vehicular and pedestrian access provided from Antelope Drive (1700 South). Secondary access is provided by a private drive that connects to 300 West. There are currently twenty-seven (27) parking spaces provided onsite for the Pawn Depot and Dubs Auto businesses. The building addition will include the conversion of an existing parking space into an ADA accessible stall and six (6) additional parking spaces, bringing the total number of spaces for the site to thirty-three (33). The minimum parking required for the existing uses was one and a half (1.5) spaces for every 1,000 square feet of floor area, or twenty-three (23) total spaces. With the proposed use of auto detailing being classified as a less intensive commercial business, the minimum parking requirement is 0.75 spaces per 1,000 square feet of floor area. Based on the proposed uses and the parking standards found in Chapter 11-14 of Clearfield City Code, staff determines that sufficient parking will be provided for the different commercial uses at the subject property.

### **Landscaping and Dumpster Enclosures**

The site landscaping was previously approved as part of the construction of the existing building and the site provides more than the ten percent (10%) required open space for properties in the C-2 Zone. The condition of the landscaping has deteriorated, with a tree and shrubs that have died. Based on a review of the original landscape plan, two (2) dead trees and a minimum of seven (7) shrubs will need to be replaced in front of Pawn Depot. This is included as a condition of the approval.

The site does not currently have a dumpster enclosure. The proposed site plan appears to include a dumpster enclosure, but a note will need to be added to the plans and a detail showing the specs and proposed material for the enclosure. With the property being adjacent to a residential zone, the enclosure is a requirement for development in the C-2 Zone. This is also included as a condition of approval.

### **Design Standards**

Chapter 18 "Design Standards," outlines the site and building design standards required for new development or major changes to a site within the C-2 Zone. Building additions are required to incorporate the predominant architectural features, materials, and colors of the existing building. Unique to the architecture of the rear portion of the existing building are four (4) stucco columnar popouts that project out from the east building face. These columnar popouts will need to be continued and incorporated into the addition in a manner consistent with the existing building. The architectural plans will need to be revised to show the popouts, and to show the materials and colors that will be used so staff can verify design standards compliance. This is included as a condition of approval.

### **Detention Pond and Easements**

The detention pond will be reshaped and resized to meet the needs of additional development on the site. The capacity has been reviewed and approved by Clearfield City Engineering staff. The easements for the detention pond and snow removal will need to be adjusted to the new site layout. The easement adjustments are included as a condition of approval.

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## CITY DEPARTMENT / AGENCY REVIEW

Copies of the plans were provided to the North Davis Sewer District, North Davis Fire District, and Clearfield City's Building and Public Works staff. Engineering staff has provided a comment to have the proposed detention and snow removal easement boundary description revised to match the site plan.

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## PUBLIC NOTICE

Public notice was placed at the property the week of May 26<sup>th</sup>, 2025. No public comment has been received to date.

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## REVIEW CONSIDERATIONS

### Conditional Use Permit

Clearfield Land Use Ordinance Section 11-4-4 establishes the following review considerations the Planning Commission shall review and determine 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)	<i>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;</i>	The proposed use is permitted in the C-2 Zone with compliance to applicable zoning regulations.
2)	<i>[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;</i>	With conditions, the proposed use will contribute to the general well-being of the community.
3)	<i>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</i>	With conditions, the use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity.
4)	<i>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</i>	The proposed conditions are based upon ordinance, engineering, and fire district standards.

	<i>according to adopted standards of those fields of expertise.</i>	
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## 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.*

- 1) The plans shall be revised to indicate the replacement of trees and shrubs that have died since the original site plan approval. This shall include the planting of a minimum of two (2) trees seven (7) shrubs in front of Pawn Depot.
- 2) The plans shall be revised to include a note and detail including the proposed materials and colors for the construction of a dumpster enclosure.
- 3) The architectural plans shall be revised to show proposed materials and colors for the building addition, and columnar stucco popouts as a continuation of the architectural features of the existing building.
- 4) The detention pond and snow removal easement shall be adjusted in a manner consistent with the new site plan.
- 5) The applicant shall obtain a building permit and the project shall comply with all applicable building code standards.

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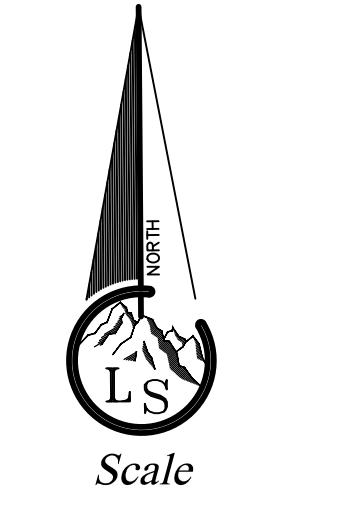
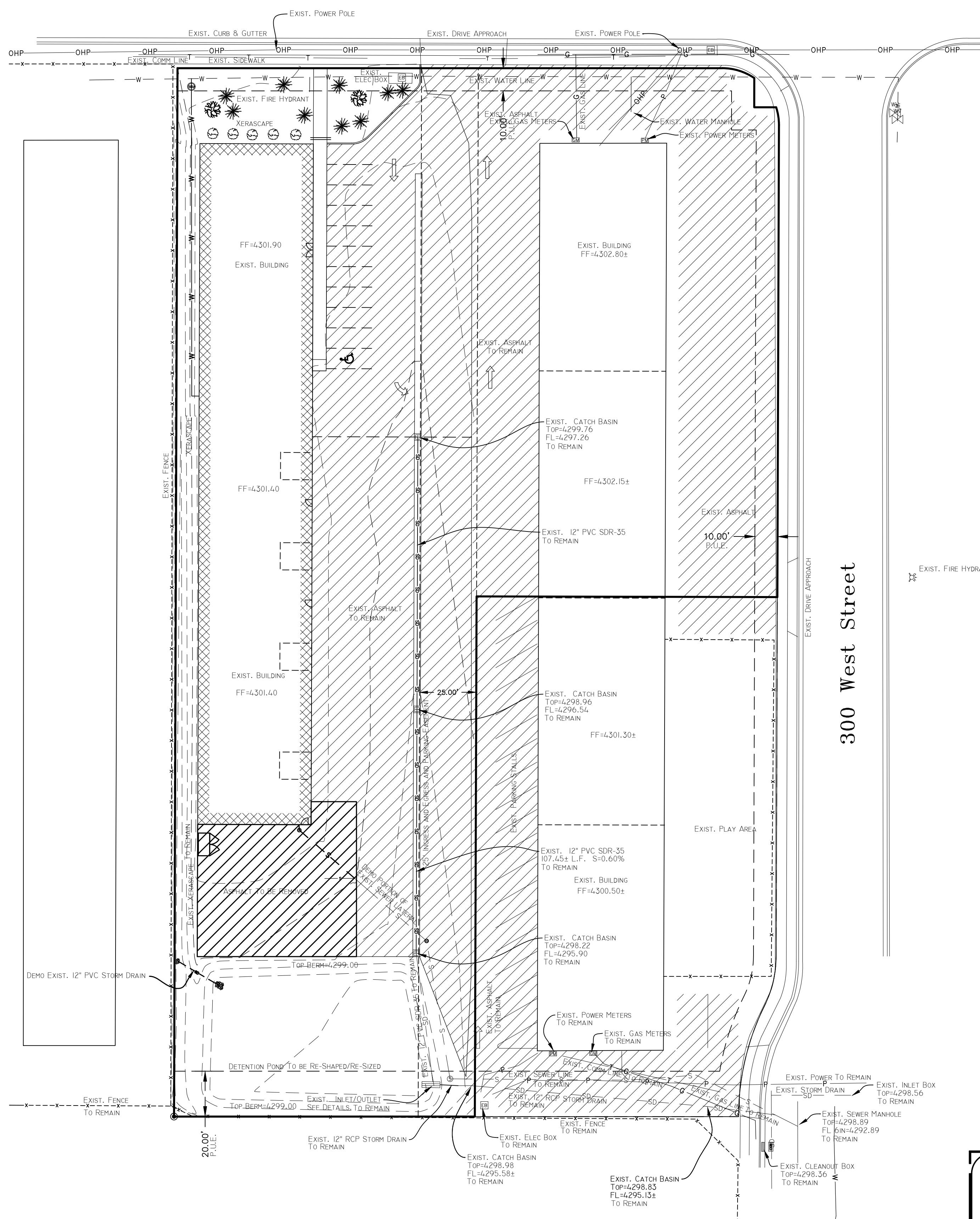
## ATTACHMENTS

1. Demolition Plan
2. Site, Grading, and Utility Plan
3. Construction Details
4. SWPPP
5. Architectural Title Page
6. Overall Plan
7. Foundation Plan
8. Floor Plan
9. Building Elevations

## GENERAL NOTES

1. THE LEGEND MAY NOT CONTAIN ALL LINE TYPES OR SYMBOLS THAT ARE USED ON THE DRAWINGS. IN THE EVENT THAT THERE IS A DISCREPANCY BETWEEN THE LEGEND AND LINE TYPES OR SYMBOLS USED AND NOTED IN THE DETAILED DRAWINGS THE LEGEND SHALL YIELD TO THE DETAILED DRAWINGS.
2. THE SCALE OF THE INDIVIDUAL SHEET AND DRAWINGS ARE NOTED ON EACH PAGE. THE DRAWINGS HAVE BEEN DRAFTED TO BE REPRODUCED ON 24"X36" SHEET SIZES. WITH ANY OTHER PRINT SIZE CARE MUST BE TAKEN TO PROPERLY APPLY A SCALE TO THE PRINT.
3. TO THE BEST OF OUR KNOWLEDGE **THERE ARE NO GOVERNMENT SURVEY MONUMENTS** BEING AFFECTED BY THIS PROJECT, HOWEVER, UTAH CODE ANNOTATED 17-23-15 PROHIBITS THE REMOVAL, DESTRUCTION, OR DEFACEMENT OF SURVEY MONUMENTS OR CORNERS.
4. EXISTING IMPROVEMENTS ARE SHOWN AS ACCURATELY AS POSSIBLE ACCORDING TO AVAILABLE INFORMATION. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES WHETHER SHOWN OR NOT SHOWN ON THE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF THE LINE(S) AS NEEDED TO PROPERLY TIE TO THE EXISTING LINE(S).
5. THE CONTRACTOR SHALL PROTECT ALL LOCAL ENTITY INFRASTRUCTURE AND PRIVATE PROPERTY AND/OR UTILITIES FROM UN-NECESSARY DAMAGE. SHOULD IT BE NECESSARY TO CUT, BREAK, REMOVE, OR DAMAGE ANY OF THE EXISTING IMPROVEMENTS WHICH ARE NOT PLANNED TO BE REMOVED OR ALTERED THE CONTRACTOR SHALL REPAIR, REPLACE, OR CONSTRUCT NEW IMPROVEMENTS IN ACCORDANCE WITH LOCAL ENTITY REQUIREMENTS AT THE EXPENSE OF THE CONTRACTOR.
6. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LOCAL ENTITY OR DISTRICT STANDARDS AND SPECIFICATIONS, WHICH EVER IS APPLICABLE. ANY DEVIATION FROM THOSE STANDARDS SHALL BE APPROVED IN ADVANCE OF CONSTRUCTION BY THE LOCAL ENTITY ENGINEER AND/OR DESIGN ENGINEER.
7. INSPECTIONS OF ALL WORKMANSHIP AND MATERIALS USED SHALL BE DONE BY THE LOCAL ENTITY. THE DESIGN ENGINEER/SURVEYOR IS NOT RESPONSIBLE FOR ANY PROJECT INSPECTIONS.
8. AT THE TIME OF CONSTRUCTION, THE LOCAL ENTITY MAY DETERMINE, BASED ON PROFESSIONAL EXPERIENCE AND JUDGMENT AND AT ITS SOLE DISCRETION, THE NEED FOR EXISTING INFRASTRUCTURE TO BE, REMOVED, AND/OR REPLACEMENT OF ANY SUBSTANDARD PUBLIC IMPROVEMENTS WHERE THE NEW IMPROVEMENTS TIE TO THE EXISTING IMPROVEMENTS AT THE CONTRACTORS AND/OR LOCAL ENTITY EXPENSE.
9. TRAFFIC AND PEDESTRIAN CONTROL DEVICES, SIGNS, OR BARRIERS SHALL BE INSTALLED ACCORDING TO THE LATEST MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
10. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE SITE CONDITIONS AND SAFETY HAZARDS BEFORE AND DURING CONSTRUCTION ACTIVITIES AND COMPLY WITH THE APPROPRIATE PUBLIC SAFETY AND O.S.H.A. STANDARDS. OVERHEAD POWER FACILITIES THAT AFFECT THIS PROJECT HAVE BEEN LOCATED TO THE BEST OF OUR KNOWLEDGE AND BELIEF. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE WITH THE POWER COMPANY WHEN WORKING NEAR OR AROUND POWER FACILITIES AND COMPLY WITH THE APPROPRIATE SAFETY REQUIREMENTS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND OBTAIN ALL LICENSES OR PERMITS REQUIRED FOR CONSTRUCTION ACTIVITIES FOR COMPLETION OF THE PROJECT.
12. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE, WORKING CONDITIONS, SAFETY OF ALL PERSONS AND PROPERTY, BOTH PUBLIC AND PRIVATE, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL HOLD HARMLESS, DEFEND, AND INDEMNIFY THE LOCAL ENTITY, OWNER, DEVELOPER, PROJECT ENGINEER/DESIGN FIRM, AND SURVEYOR/SURVEYING FIRM FROM ANY LIABILITY IN CONNECTION WITH THE WORK ACTIVITIES OF THIS PROJECT.
13. CONSTRUCTION STAKING FOR DESIGN ELEMENTS, i.e. CURB, GUTTER, SEWER, STORM SYSTEMS, CULINARY OR SECONDARY WATER SYSTEMS, LOT CORNERS AND OTHER NECESSARY ITEMS SHALL BE PROVIDED OR INSTALLED BY THE OWNER/DEVELOPER'S SURVEYOR AT THE DEVELOPERS OR CONTRACTORS EXPENSE, WHICHEVER IS APPLICABLE. FOR ANY CONSTRUCTION STAKING REQUESTED BY THE CONTRACTOR OUTSIDE OF THE INITIAL SURVEY STAKES AS PROVIDED SHALL BE AT THE CONTRACTORS EXPENSE AND IN ALL CASES THE SURVEYOR REQUIRES 48 HOURS NOTICE FOR STAKING REQUESTS TO BE SCHEDULED.
14. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER IN THE EVENT THAT AMBIGUITIES EXIST IN THE PLAN OR POSSIBLE ERRORS IN CONSTRUCTION STAKES.
15. SHOULD DESIGN CHANGE REQUESTS BE REQUESTED, THE DEVELOPER IN ADDITION TO THE DESIGN AND LOCAL ENTITY ENGINEER(S) SHALL BE NOTIFIED PRIOR TO ANY WORK ON SUCH ITEMS. IN THE EVENT THAT SUCH MODIFICATIONS ARE NEEDED ALL WORK SHALL STOP AND CONTINUE ONLY WHEN THE CONTRACTOR HAS BEEN PROVIDED A SOLUTION AND/OR REVISED PLANS AND/OR LOCAL ENTITY APPROVAL AS THE CASE MAY REQUIRE.
16. THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED AND DETAILED SET OF RECORD DRAWINGS (AS BUILT) THAT SHOW ANY DEVIATIONS IN CONSTRUCTION FROM THOSE AS DESIGNED. A LIST OF APPROVED MATERIAL SUBSTITUTIONS SHALL ALSO BE MAINTAINED. A COPY OF THESE DRAWINGS SHALL BE PROVIDED TO THE DESIGN ENGINEER AND THE LOCAL ENTITY UPON REQUEST AND/OR AT THE COMPLETION OF THE PROJECT.
17. THE CONTRACTOR SHALL INSTALL THE UTILITY SERVICE LINES WITH REQUIRED SEPARATIONS FROM OTHER UTILITIES AS DESIGNED OR AS DIRECTED BY THE LOCAL ENTITY, DISTRICTS, AGENCIES OR UTILITY SERVICE PROVIDER.
18. ALL TRENCHING AND EXCAVATION DETAILS SHOWN OR NOTED ON THESE PLANS THAT MAY DIFFER FROM LOCAL ENTITY, O.S.H.A. OR THE APPROPRIATE AGENCY THAT HAS JURISDICTION OVER WORK BEING DONE WITHIN THEIR RIGHT OF WAY AND/OR WITHIN THE PROJECT AREA SHALL BE MODIFIED ACCORDINGLY SO THAT WORK WITHIN TRENCHES AND EXCAVATIONS SHALL COMPLY WITH THE APPROPRIATE LAWS, REGULATIONS OR STANDARDS.
19. SERVICE CONNECTIONS OF NEW UTILITY LINES SHALL NOT BE ALLOWED UNTIL THE LOCAL ENTITY, AGENCY, DISTRICT OR COMPANY IN CHARGE OF THE UTILITY HAS PROVIDED WRITTEN APPROVAL.
20. ALL UTILITIES THAT ARE INSTALLED UNDERGROUND SHALL BE PROPERLY INSTALLED, INSPECTED, AND APPROVED PRIOR TO BACKFILL OR THE INSTALLATION OF CURB, GUTTER, SIDEWALK AND ROAD/STREET SURFACE PAVING.
21. SWPPP DRAWING, IF PROVIDED HEREIN, ARE FOR THE BENEFIT OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL REQUIREMENTS ASSOCIATED WITH SWPPP REGULATIONS AND MAY BE REQUIRED TO PROVIDE THE LOCAL ENTITY WITH PLANS, DETAILS AND DOCUMENTS SHOULD THE ACTUAL PROCESS OF CONSTRUCTION REQUIRE DIFFERENT CONFIGURATION AND/OR OPERATION THAN THAT WHICH IS PROVIDED HEREIN.
22. THE CONTRACTOR SHALL PROVIDE ALL EROSION CONTROLS RELATED TO THE 'BEST MANAGEMENT PRACTICES' (BMP's) RELATED TO SWPPP REQUIREMENTS.
23. BMP's MAY INCLUDE BUT ARE NOT LIMITED TO; SILT FENCES, STRAW BALES, WADDLES, DUST CONTROL, ETC.
24. ANY CHANGES OR MODIFICATIONS RELATED TO THE SWPPP, WHETHER REQUIRED BY THE LOCAL ENTITY OR DUE TO WORK PROGRESS SCHEDULING SHALL BE AT THE CONTRACTORS EXPENSE.

## Antelope Drive – SR108



(IN FEET)

15 in. 30 ft

## LEGEND

— — — — —	CENTERLINE
— — — — —	EXISTING DRAINAGE DITCH
— — — — —	PROPOSED FENCE LINE
— — — — —	EXISTING FENCE
— — — — —	EXISTING WATER LINE
— — — — —	PROPOSED WATER LINE
— — — — —	EXISTING SANITARY SEWER
— — — — —	PROPOSED SANITARY SEWER
— — — — —	EXISTING STORM DRAIN
— — — — —	PROPOSED STORM DRAIN
— — — — —	EXISTING ROOF DRAIN LINE
— — — — —	PROPOSED ROOF DRAIN LINE
— — — — —	EXISTING POWER LINE
— — — — —	PROPOSED FIRE LINE
— — — — —	EXISTING OVERHEAD POWER LINE
— — — — —	EXISTING GAS LINE
— — — — —	EXISTING 1' CONTOUR
— — — — —	EXISTING 5' CONTOUR
— — — — —	EXISTING STORM DRAIN INLET
— — — — —	PROPOSED INLET
— — — — —	PROPOSED JUNCTION BOX
— — — — —	PROPOSED STORM DRAIN MANHOLE
— — — — —	EXISTING DRAINAGE FLOW
— — — — —	PROPOSED DRAINAGE FLOW
— — — — —	GRASS
— — — — —	EXISTING CLEANOUT
— — — — —	PROPOSED CLEANOUT
— — — — —	PROPOSED SEWER MANHOLE
— — — — —	EXISTING SEWER MANHOLE
— — — — —	EXISTING WATER METER
— — — — —	PROPOSED WATER METER
— — — — —	EXISTING FIRE HYDRANT
— — — — —	EXISTING VALVE
— — — — —	PROPOSED FIRE HYDRANT
— — — — —	PROPOSED VALVE
— — — — —	EXISTING TELEPHONE PEDESTAL
— — — — —	PROPOSED RELOCATED TELEPHONE PEDESTAL
— — — — —	PROPOSED RELOCATED UTILITY POLE
— — — — —	EXISTING UTILITY POLE
— — — — —	EXISTING SIGN
— — — — —	PROPOSED SIGN
— — — — —	EXISTING GROUND ELEVATION
— — — — —	PROPOSED GROUND ELEVATION
— — — — —	EDGE OF ASPHALT
— — — — —	TOP OF ASPHALT
— — — — —	TOP BACK OF CURB
— — — — —	FLOW LINE
— — — — —	FINISHED GRADE
— — — — —	LINEAR FEET

## NOTICE TO CONTRACTORS

## NOTICE TO CONTRACTORS

### 811 LOCATOR UTILITY MARKINGS (BLUE STAKES):

- 1.1. THE CONTRACTOR IS SPECIFICALLY PLACED ON NOTICE AND CAUTIONED THAT THE LOCATION, ELEVATION, DEPTH, OR TYPE OF EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN DERIVED FROM DIFFERENT SOURCES WHICH MAY INCLUDING BUT ARE NOT LIMITED TO, BLUE STAKES, PLANS OR DRAWINGS SUPPLIED BY THE UTILITY COMPANIES, PLANS OR DRAWINGS SUPPLIED BY THE LOCAL ENTITY, PHYSICAL SURVEYED LOCATIONS OF EXPOSED UTILITIES AND FROM MEMORY OF LOCAL RESIDENTS.
- 1.2. THE DESIGN ENGINEER AND/OR ASSOCIATES ACCEPT NO RESPONSIBILITY OR LIABILITY FOR THE LOCATION OF UNDERGROUND UTILITIES.
- 1.3. IT IS INCUMBENT UPON THE CONTRACTOR TO PHYSICALLY VERIFY THE LOCATION, DEPTH AND MATERIAL OF EXISTING UTILITIES THAT MAY BE WORKED AROUND OR CONNECTED TO.
- 1.4. SHOULD IT BE FOUND THAT THE ACTUAL PHYSICAL LOCATION OF EXISTING UNDERGROUND UTILITIES ARE DIFFERENT THAN OR IN CONFLICT WITH THE DESIGN DRAWINGS THE CONTRACTOR IS TO STOP WORK AND NOTIFY THE DESIGN ENGINEER FOR A DESIGN SOLUTION.
- 1.5. ONCE THE DESIGN SOLUTION IS APPROVED BY THE LOCAL ENTITY AND REVISED DESIGN DRAWINGS SUPPLIED TO THE CONTRACTOR WORK MAY RESUME.
- 1.6. IT SHOULD ALSO BE NOTED THAT BLUE STAKING HAS NOT BEEN DONE ON THIS PROJECT DURING THE DESIGN PHASE AND ANY UNDERGROUND UTILITIES SHOWN ARE FROM INFORMATION AVAILABLE TO THE DESIGN ENGINEER/SURVEYOR.
- 1.7. THESE DRAWINGS DO NOT RELIEVE THE CONTRACTOR FROM BLUE STAKE REQUIREMENTS

- 2.1. THIS PROJECT IS WITHIN THE JURISDICTION OF CLEARFIELD CITY WATER DISTRICT AND ALL WORK ON THEIR CULINARY WATER SYSTEM SHALL CONFORM TO THE DISTRICT STANDARDS AND REQUIREMENTS. ALSO, SEE CULINARY WATER NOTES AND DRAWINGS FOR ADDITIONAL DETAILS AND REQUIREMENTS.
- 2.2. THIS PROJECT IS WITHIN THE JURISDICTION OF CLEARFIELD CITY WATER DISTRICT AND ALL WORK ON THEIR SECONDARY WATER SYSTEM SHALL CONFORM TO THE DISTRICT STANDARDS AND REQUIREMENTS. ALSO, SEE SECONDARY WATER NOTES AND DRAWINGS FOR ADDITIONAL DETAILS AND REQUIREMENTS.
- 2.3. THIS PROJECT IS WITHIN THE JURISDICTION OF NORTH DAVIS SEWER DISTRICT AND ALL WORK ON THEIR SEWER SYSTEM SHALL CONFORM TO THE DISTRICT STANDARDS AND REQUIREMENTS. ALSO, SEE SEWER NOTES AND DRAWINGS FOR ADDITIONAL DETAILS AND REQUIREMENTS.
- 2.4. WHILE CARE HAS BEEN TAKEN TO INDICATE REQUIRED ITEMS USING THE TERM "req'd" IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT ALL ITEMS NECESSARY FOR THE PROPER CONSTRUCTION AND INSTALLATION OF ALL DESIGN ELEMENTS ARE ACCOUNTED FOR AND PROPERLY INSTALLED.
- 2.5. ALL CONSTRUCTION WITHIN THE PUBLIC RIGHT OF WAY SHALL BE INSTALLED AND CONSTRUCTED AS PER THE STATE, LOCAL ENTITY, DISTRICT, OR COMPANY STANDARDS

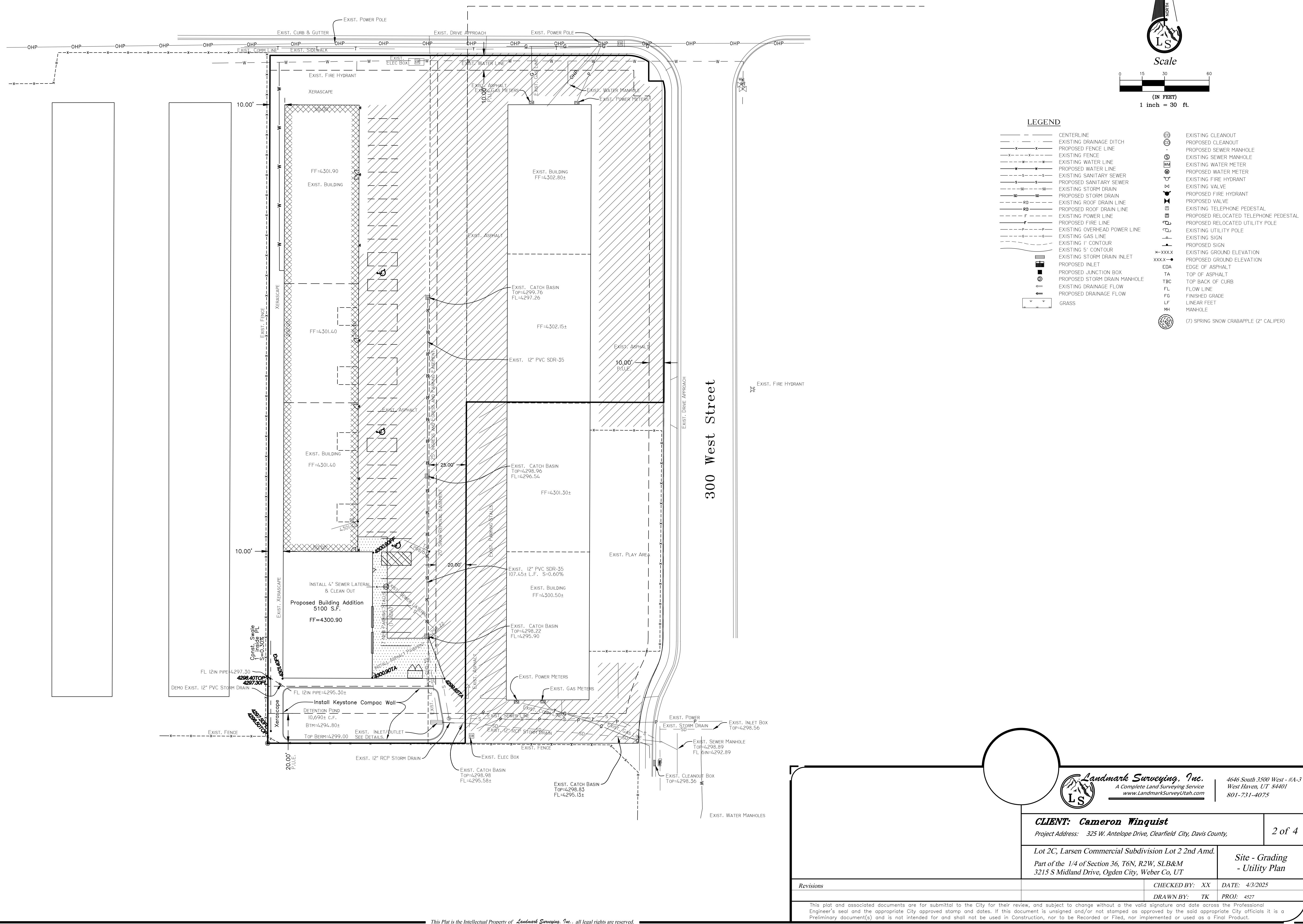


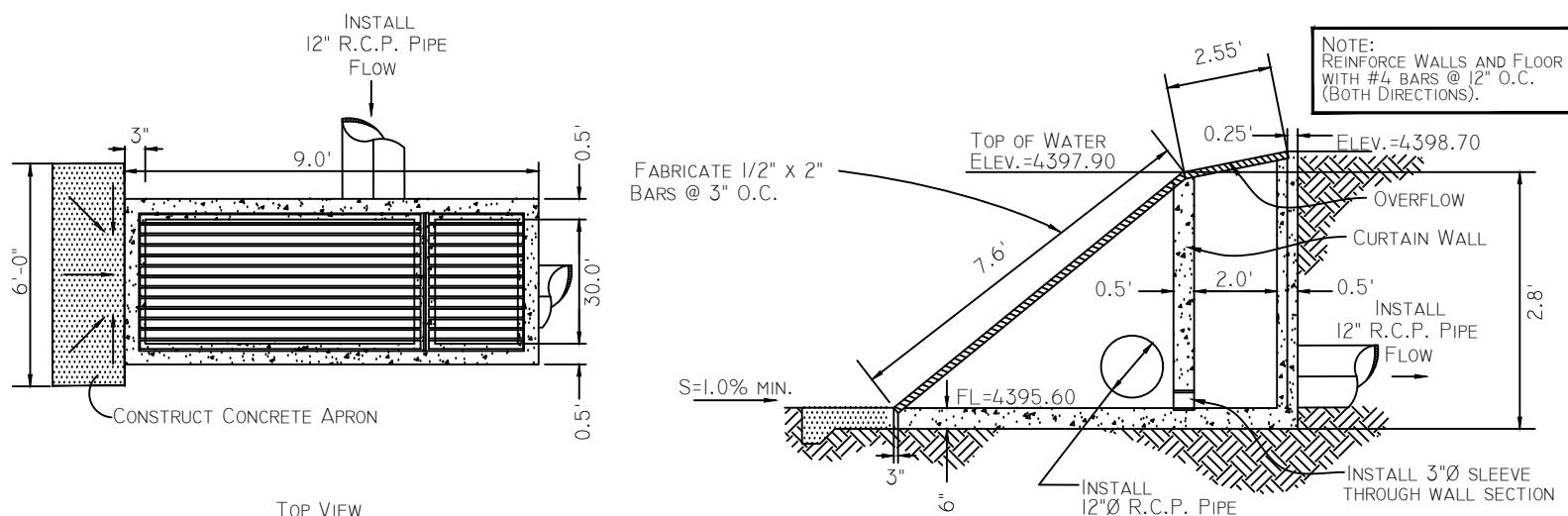
The logo for Landmark Surveying, Inc. is located at the bottom of the page. It features a circular emblem on the left containing a compass and surveying tools. To the right of the emblem, the company name "Landmark Surveying, Inc." is written in a large, elegant script font. Below the script, the text "A Complete Land Surveying Service" is written in a smaller, italicized serif font. At the bottom of the logo, a horizontal line contains the website address "www.LandmarkSurveyUtah.com".

4646 South 3500 West - #A-3  
West Haven, UT 84401  
801-731-4075

<b>CLIENT: Cameron Winquist</b> Project Address: 325 W. Antelope Drive, Clearfield City, Davis County,		1 of 4
Lot 2C, Larsen Commercial Subdivision Lot 2 2nd Amd. Part of the 1/4 of Section 36, T6N, R2W, SLB&M 3215 S Midland Drive, Ogden City, Weber Co, UT		<i>Existing Site - Demolition Plan</i>
	CHECKED BY: XX	DATE: 4/3/2025
	DRAWN BY: TK	PROJ: 4527
review, and subject to change without a the valid signature and date across the Professional document is unsigned and/or not stamped as approved by the said appropriate City officials it is a		

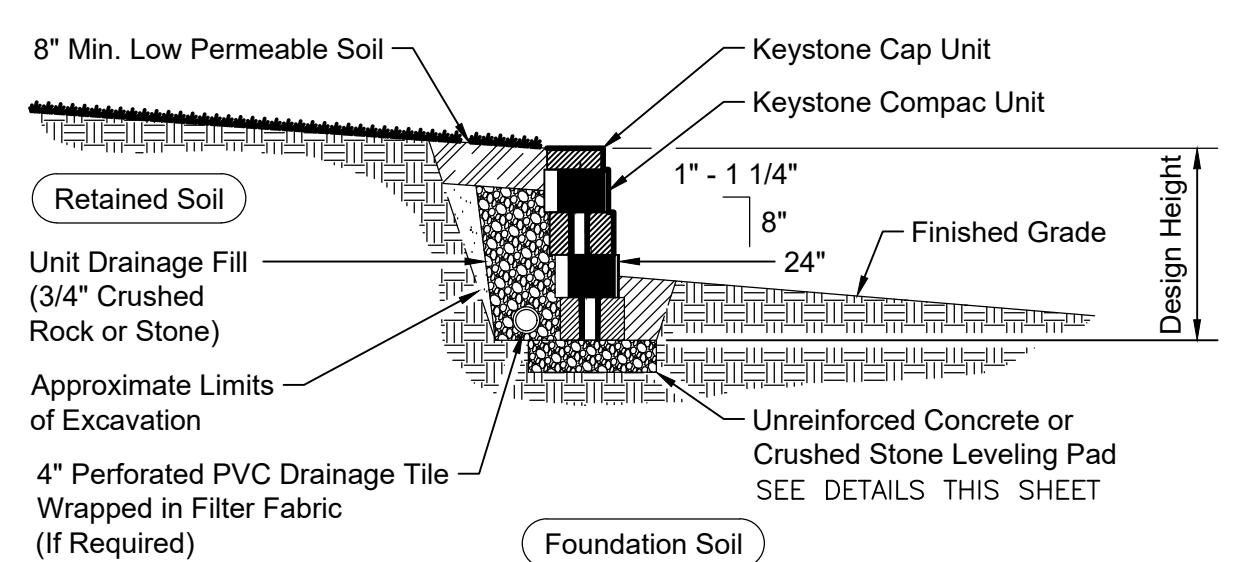
## Antelope Drive – SR108





10 Existing Inlet / Outlet Structure Detail

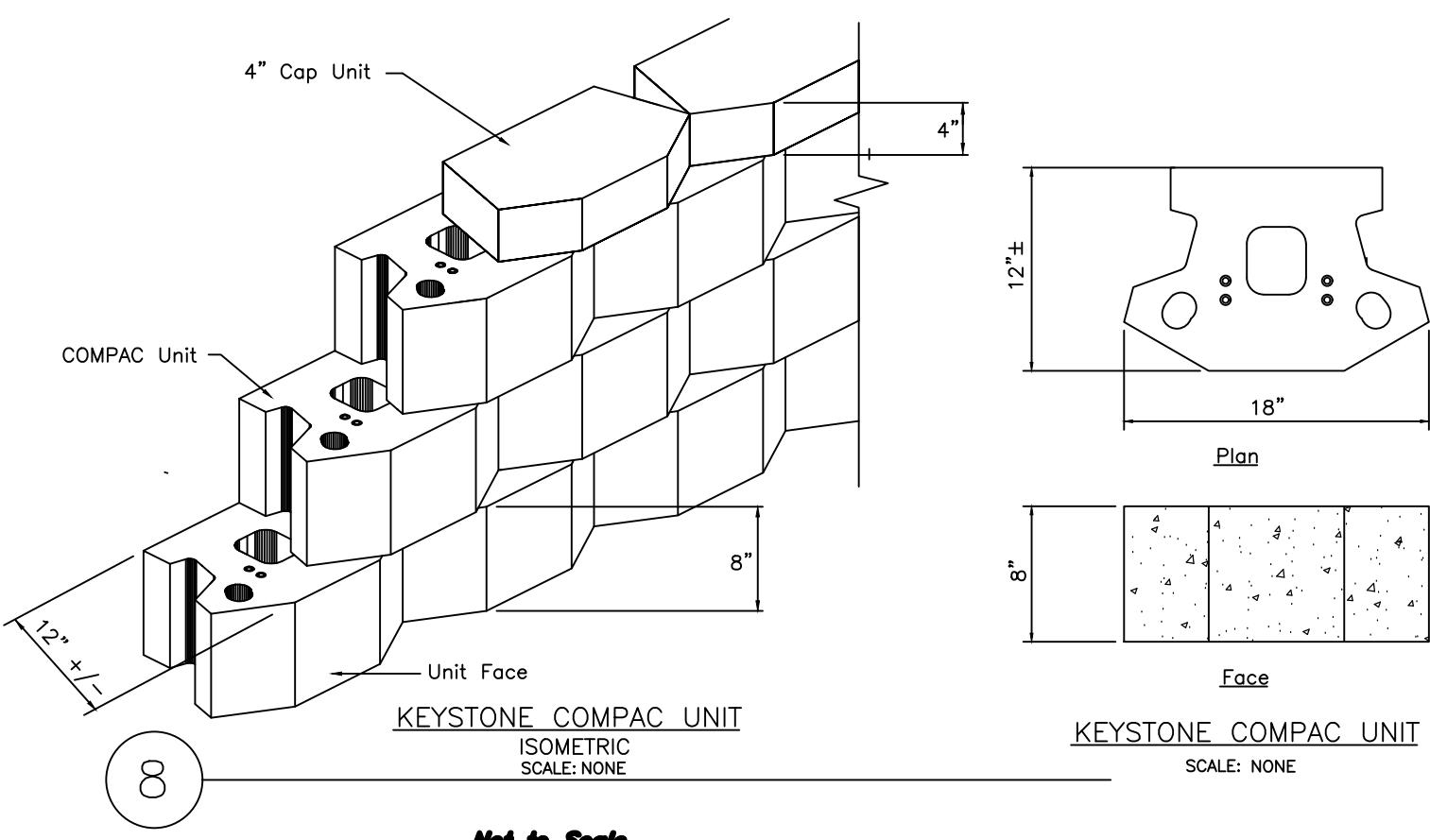
Not to Scale



9 COMPAC WALL NEAR VERTICAL DETAIL

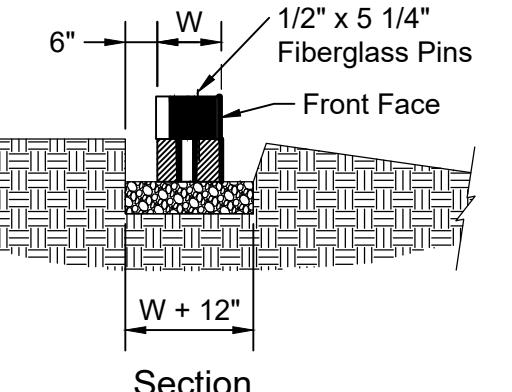
SCALE = NTS

Not to Scale



Not to Scale

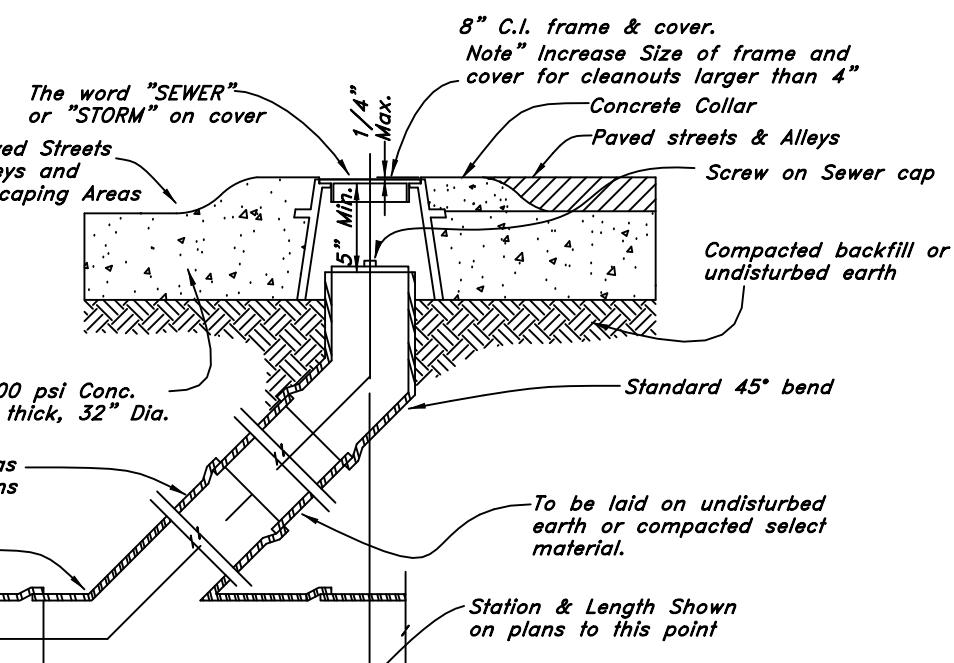
Note:  
1. The leveling pad is to be constructed of crushed stone or 2000 psi  $\pm$  unreinforced concrete.



6 COMPAC WALL LEVELING PAD DETAIL  
SCALE = NTS

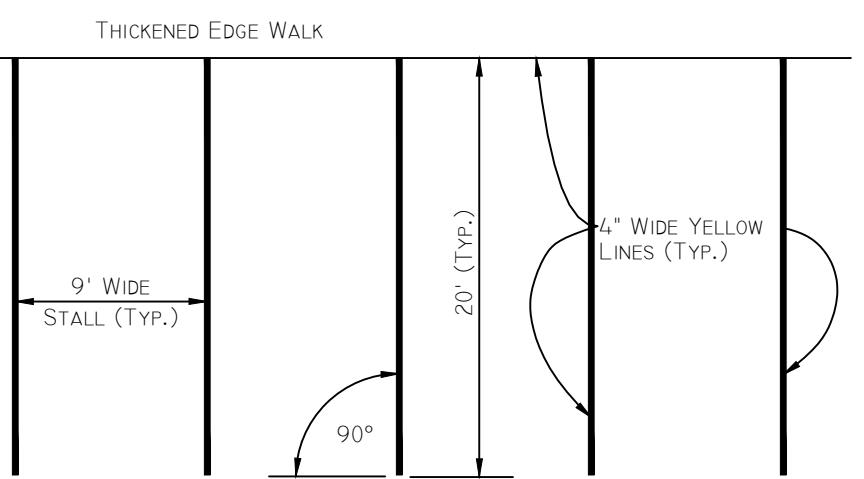
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Not to Scale



5 Sewer, Storm, and Roof Drain  
Cleanout Detail  
Not to Scale

Not to Scale

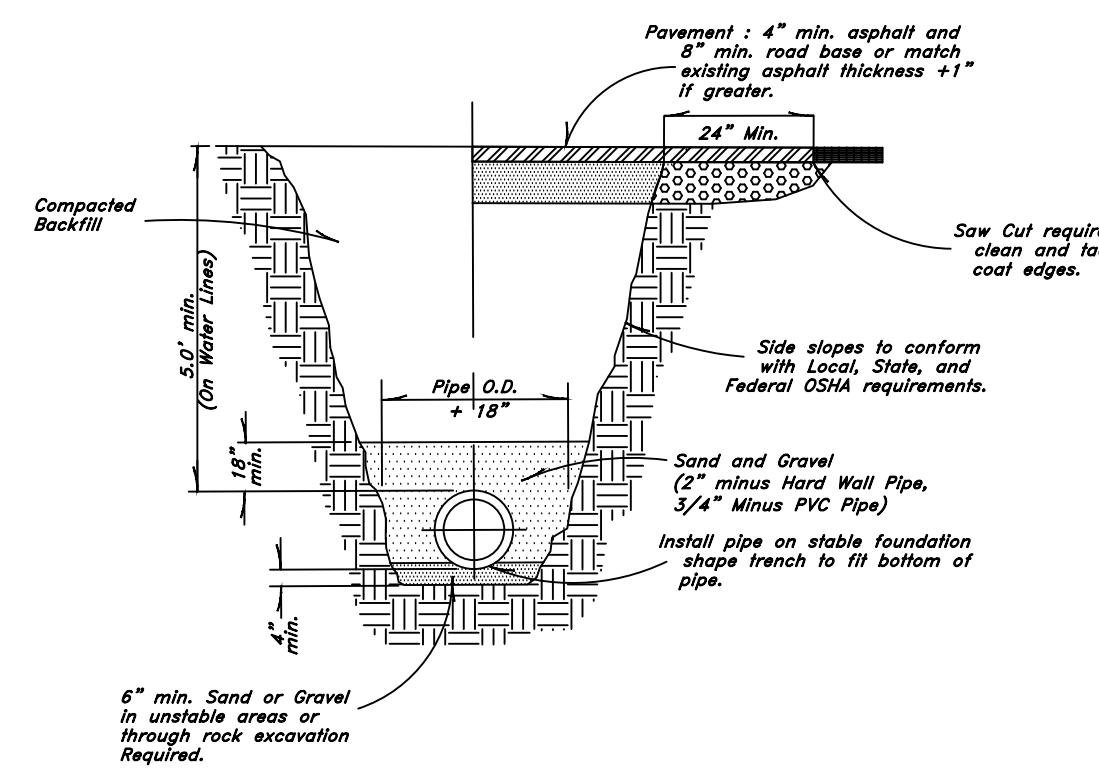


4 Typical Parking Lot Striping Plan

Not to Scale

Not to Scale

Not to Scale

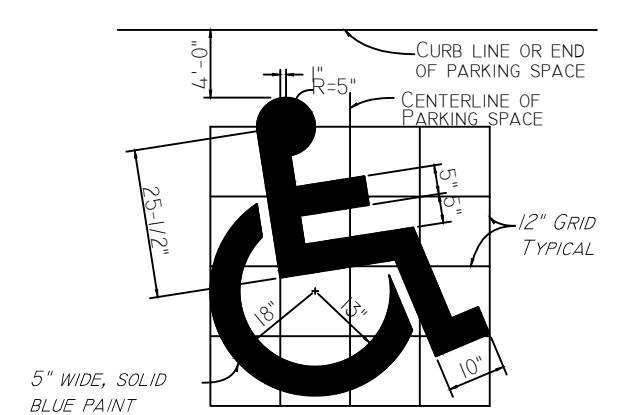


2 Typical Trench Detail

Not to Scale

Not to Scale

Not to Scale

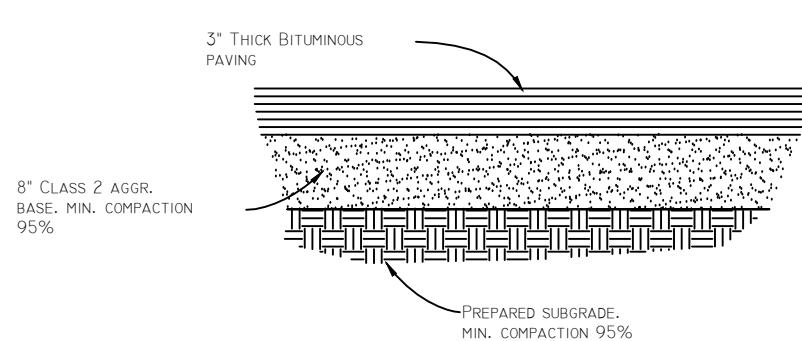


3 Handicap Symbol

Not to Scale

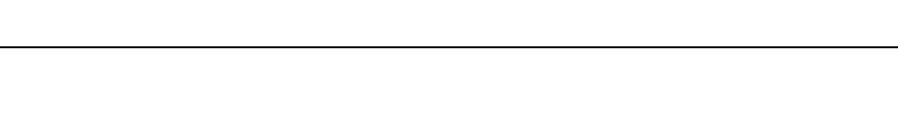
Not to Scale

Not to Scale



1 Typical Bituminous Pavement Section

Not to Scale

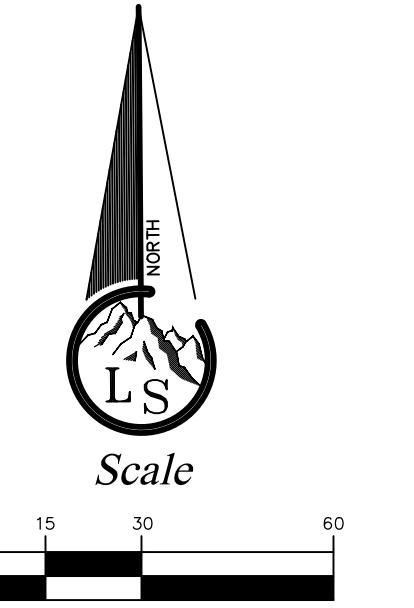
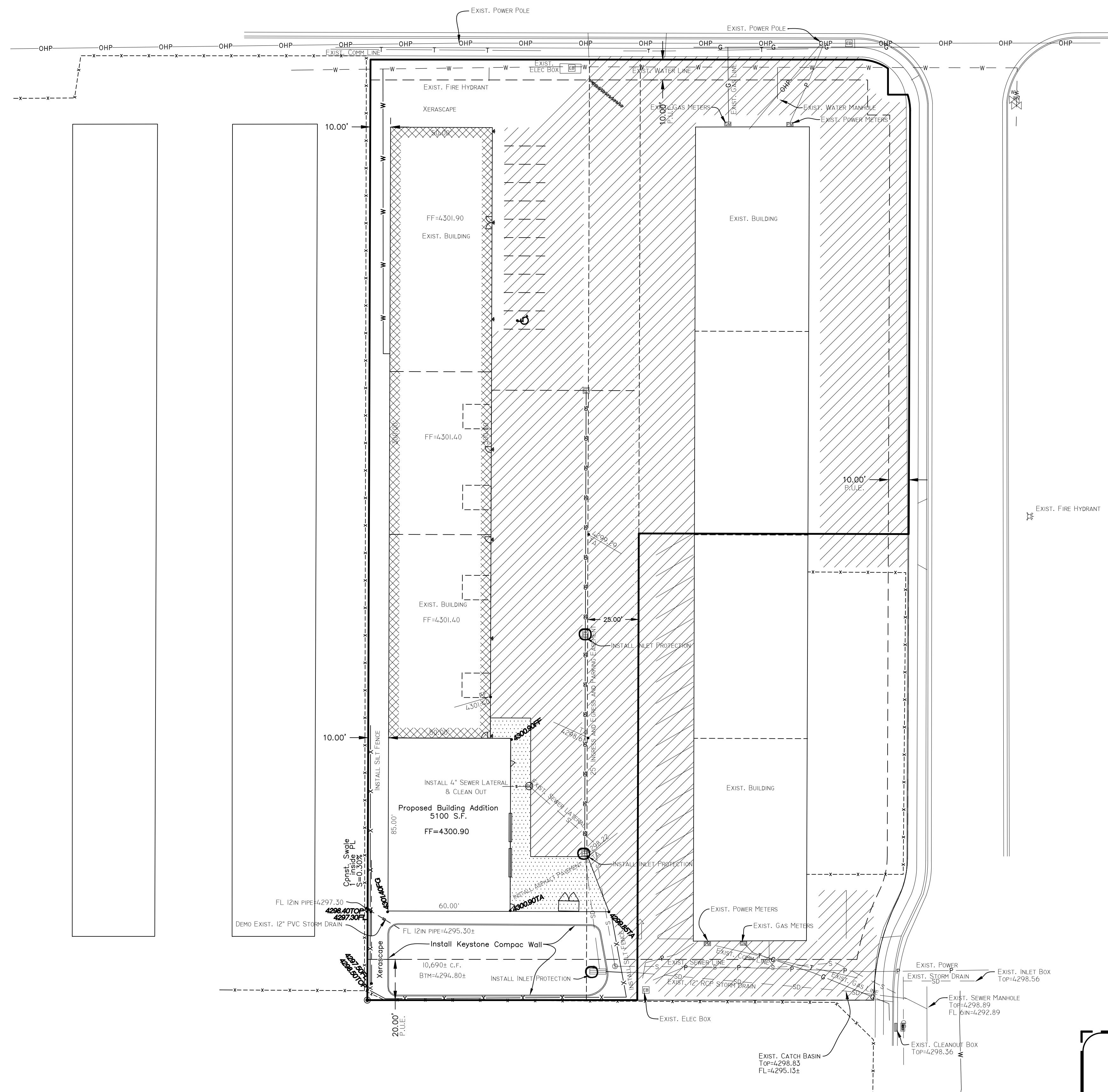


Not to Scale



Not to Scale

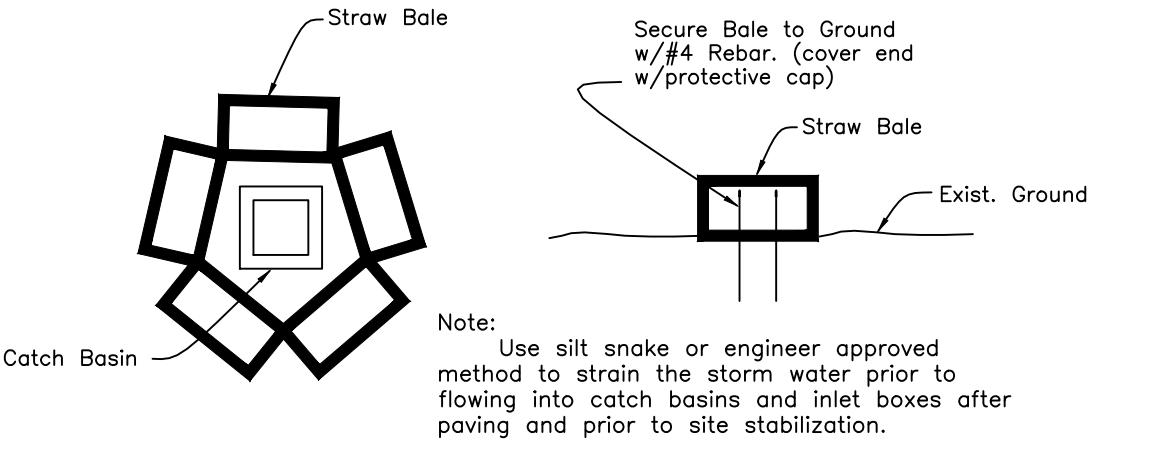
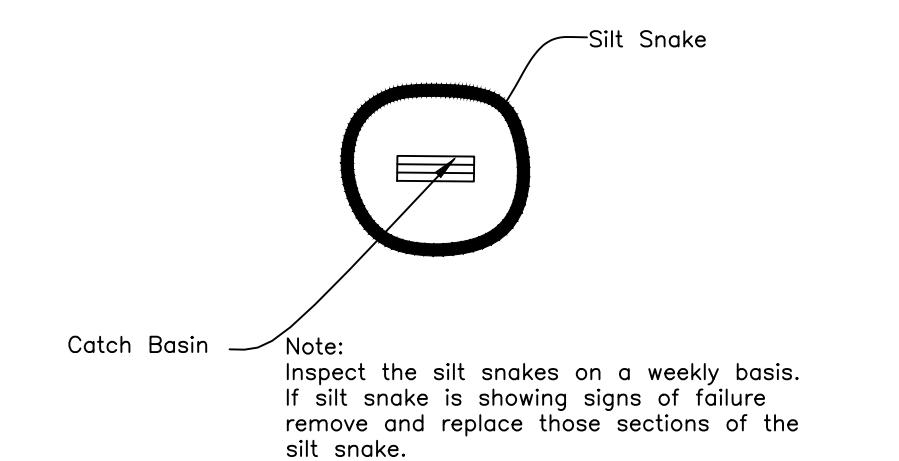
<p>Landmark Surveying, Inc. A Complete Land Surveying Service www.LandmarkSurveyUtah.com</p>		4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075				
		CLIENT: Cameron Winquist Project Address: 325 W. Antelope Drive, Clearfield City, Davis County,	3 of 4			
<table border="1"> <tr> <td>Lot 2C, Larsen Commercial Subdivision Lot 2 2nd Amd. Part of the 1/4 of Section 36, T6N, R2W, SLB&amp;M 3215 S Midland Drive, Ogden City, Weber Co, UT</td> <td>Construction Details</td> </tr> </table>		Lot 2C, Larsen Commercial Subdivision Lot 2 2nd Amd. Part of the 1/4 of Section 36, T6N, R2W, SLB&M 3215 S Midland Drive, Ogden City, Weber Co, UT	Construction Details			
Lot 2C, Larsen Commercial Subdivision Lot 2 2nd Amd. Part of the 1/4 of Section 36, T6N, R2W, SLB&M 3215 S Midland Drive, Ogden City, Weber Co, UT	Construction Details					
<table border="1"> <tr> <td>Revisions</td> <td>CHECKED BY: XX</td> <td>DATE: 4/3/2025</td> </tr> </table>		Revisions	CHECKED BY: XX	DATE: 4/3/2025		
Revisions	CHECKED BY: XX	DATE: 4/3/2025				
		DRAWN BY: TK	PROJ: 4527			



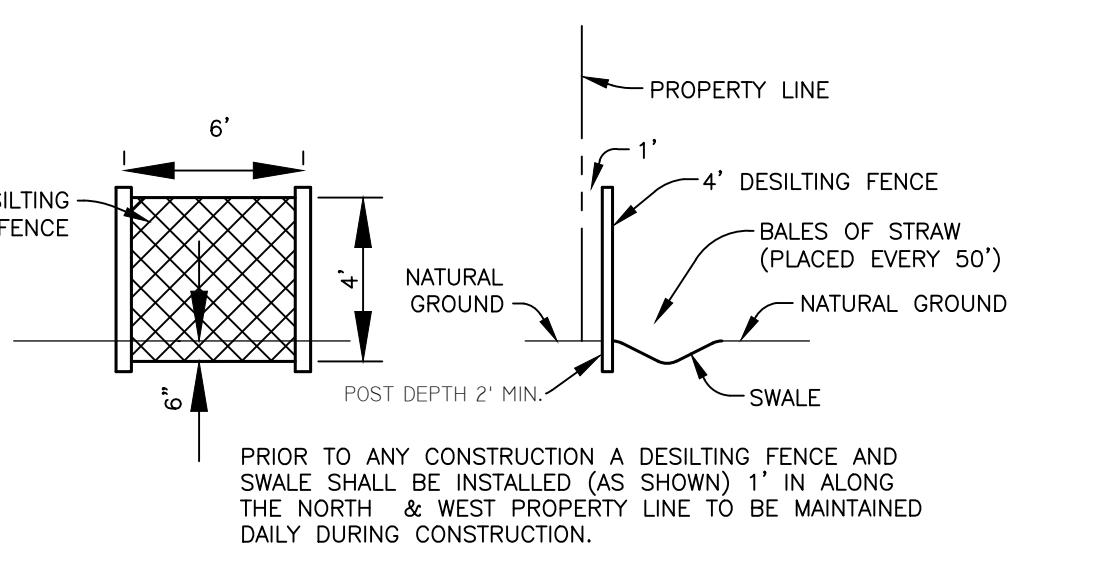
#### LEGEND

—	EXISTING CENTERLINE
—	EXISTING DRAINAGE DITCH
—	PROPOSED FENCE LINE
—	EXISTING FENCE
—	EXISTING WATER LINE
—	PROPOSED WATER LINE
—	EXISTING SANITARY SEWER
—	PROPOSED SANITARY SEWER
—	EXISTING STORM SEWER
—	PROPOSED STORM SEWER
—	EXISTING STORM DRAIN
—	PROPOSED STORM DRAIN
—	EXISTING ROOF DRAIN LINE
—	PROPOSED ROOF DRAIN LINE
—	EXISTING POWER LINE
—	PROPOSED POWER LINE
—	EXISTING OVERHEAD POWER LINE
—	PROPOSED OVERHEAD POWER LINE
—	EXISTING GAS LINE
—	PROPOSED GAS LINE
—	EXISTING 1' CONTOUR
—	PROPOSED 1' CONTOUR
—	EXISTING GROUND ELEVATION
—	PROPOSED GROUND ELEVATION
—	EDGE OF ASPHALT
—	TOP OF ASPHALT
—	TOP BACK OF CURB
—	FLOW LINE
—	FINISHED GRADE
—	LINEAR FEET
—	MANHOLE
—	(7) SPRING SNOW CRABAPPLE (2" CALIPER)

(7) SPRING SNOW CRABAPPLE (2" CALIPER)



#### INLET PROTECTION OPTIONS



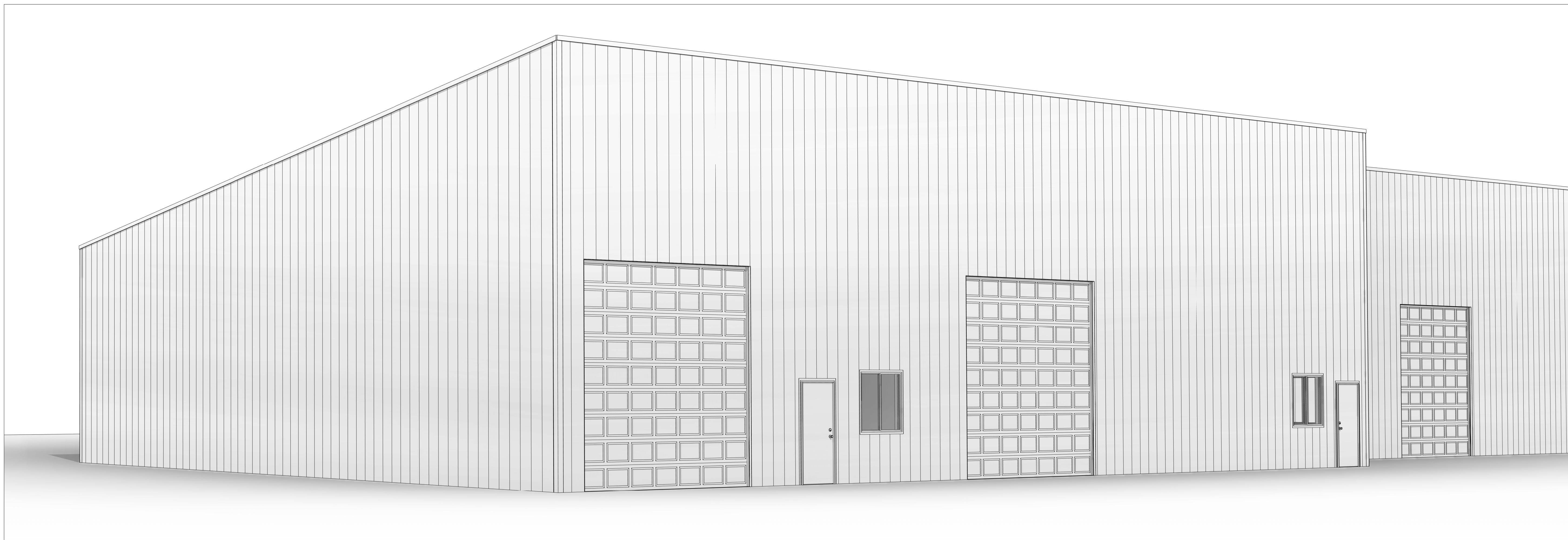
<b>Landmark Surveying, Inc.</b> A Complete Land Surveying Service www.LandmarkSurveyUtah.com		4 of 4
<b>CLIENT: Cameron Winquist</b>		
Project Address: 325 W. Antelope Drive, Clearfield City, Davis County,		
Lot 2C, Larsen Commercial Subdivision Lot 2 2nd Amd.		
Part of the 1/4 of Section 36, T6N, R2W, SLB&M 3215 S Midland Drive, Ogden City, Weber Co, UT		
SWPPP Plan		
Revisions		
CHECKED BY: XX DATE: 4/3/2025		
DRAWN BY: TK PROJ: 4527		

This plot and associated documents are for submittal to the City for their review, and subject to change without a valid signature and date across the Professional Engineer's seal and the appropriate City approved stamp and dates. If this document is unsigned and/or not stamped as approved by the said appropriate City officials it is a Preliminary document(s) and is not intended for and shall not be used in Construction, nor to be Recorded or Filed, nor implemented or used as a Final Product.

# ROPER BUILDINGS

## CAMERON WINQUIST ADDITION

**PRELIMINARY ONLY -  
NOT FOR PERMITTING**



DRAWING INDEX	
00	Title Page
A0	Overall Plan
A1	Foundation Plan
A2	Floor Plan
A5	Elevations

BUILDING INFORMATION		
<b>BUILDING INFORMATION:</b> DIMENSIONS: 60' x 85'	<b>SITE INFORMATION:</b> ADDRESS: T.B.D. Clearfield, UT	<b>USAGE:</b> Commercial Accessory
TOTAL SQUARE FOOTAGE: 5,100 Sq. Ft.		



CAMERON WINQUIST ADDITION

T.B.D.

Clearfield, UT

ROPER BUILDINGS / DMLP RESOURCES

(801) 689-3630

Date: 4/22/2025

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

Drawn by: CBC

Job: WINQUIST.C

Sheet Size: D  
22" x 34"

Overall Plan

A0

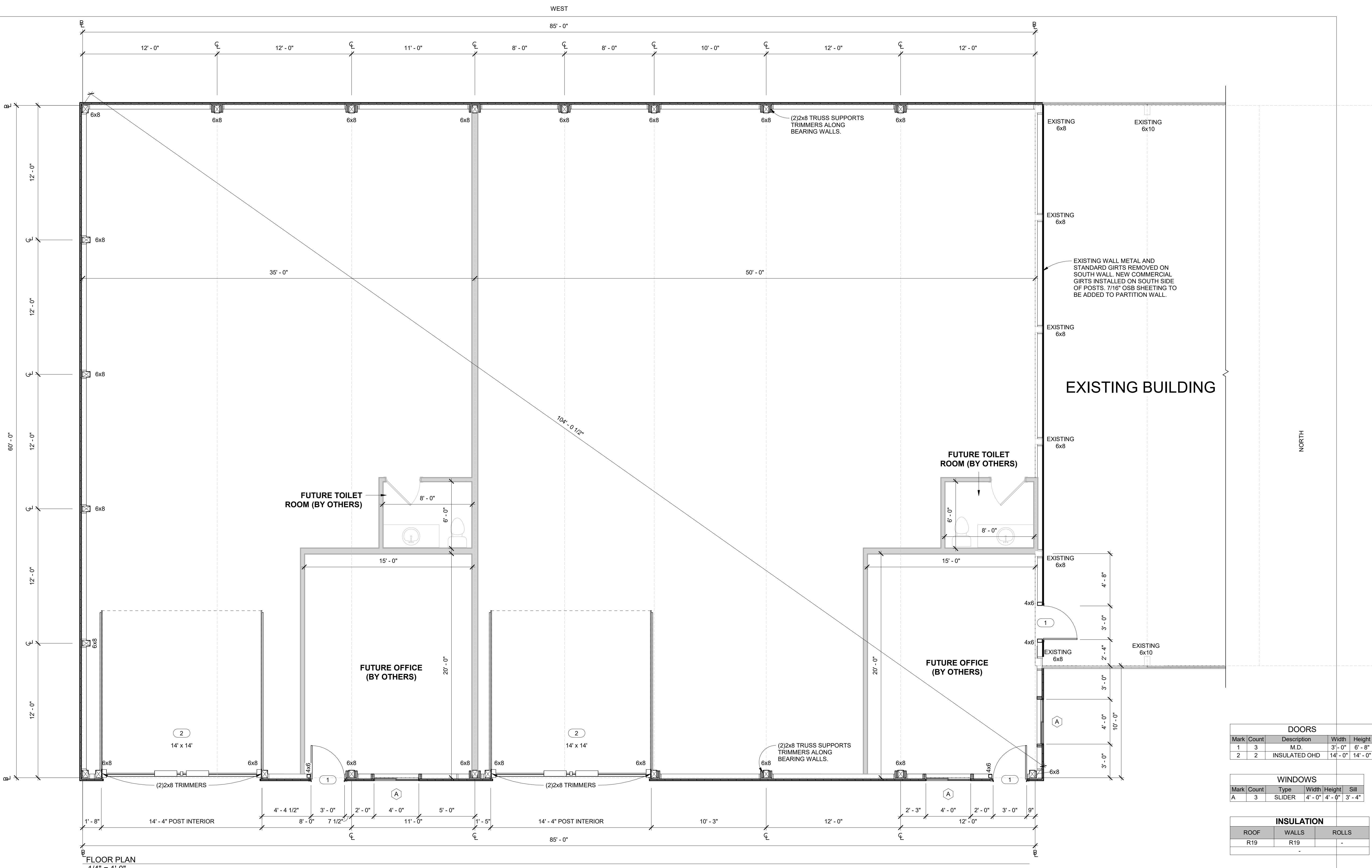


# ROPER BUILDINGS / DMLP RESOURCES

## GS / DMLP RESOURCES

# CAMERON WINQUIST ADDITION

## INQUIRIES



DOORS				
Mark	Count	Description	Width	Height
	3	M.D.	3' - 0"	6' - 8"
	2	INSULATED QRD	1' 11" - 0"	6' - 8"

WINDOWS					
rk	Count	Type	Width	Height	Sill
1	1	Double Hung	36"	48"	4"

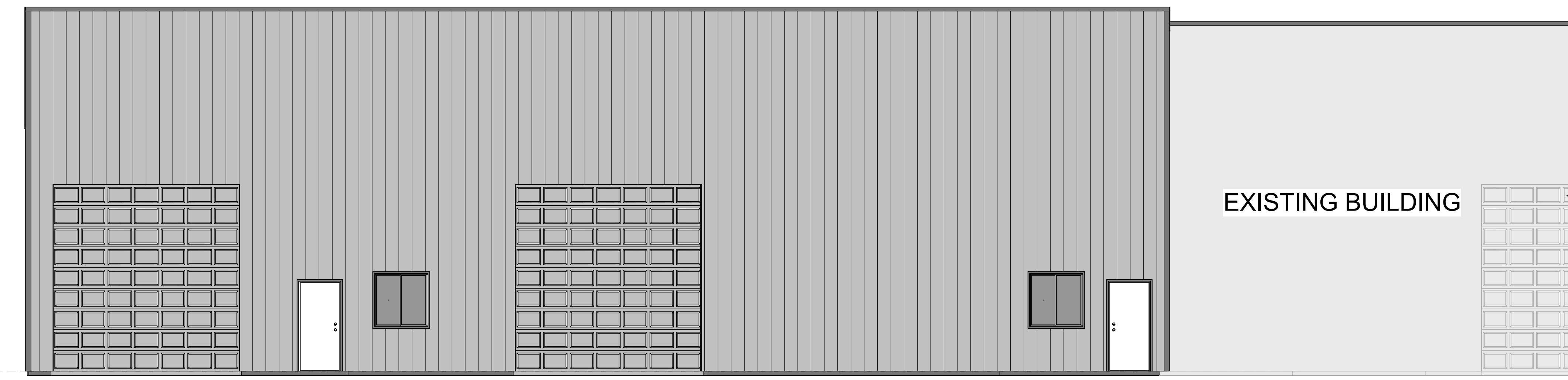
<b>INSULATION</b>		
ROOF	WALLS	ROLLS
R19	R19	-
	-	

**TES:**  
IMBED POST INTO CONCRETE PIER. SEE  
TAIL SHEET.  
WALLS: COMMERCIAL GIRTS, 29 GA.  
STEEL PANEL.  
ALL POSTS ARE TREATED HF #1 UNLESS  
OTHERWISE SPECIFIED.

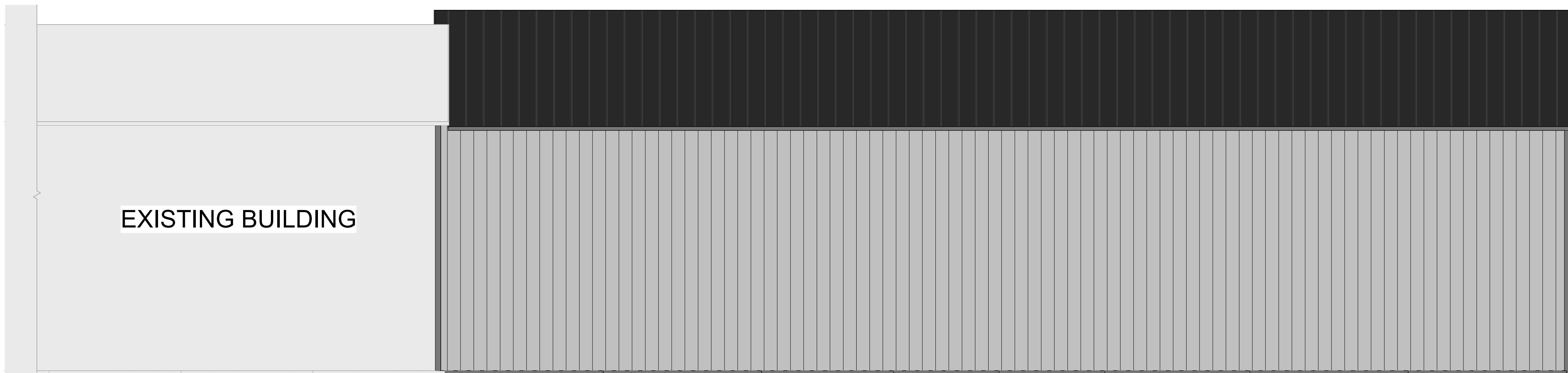
POSTS			
OPTION	SAWN	LAMINATED TRIAD OPTION	TITAN TIMBER OPTION
22	6x8 HE #1	4-PLY 2x8	3-PLY 2x8

**TES:**  
IMBED POST INTO CONCRETE PIER. SEE  
TAIL SHEET.  
WALLS: COMMERCIAL GIRTS, 29 GA.  
STEEL PANEL.  
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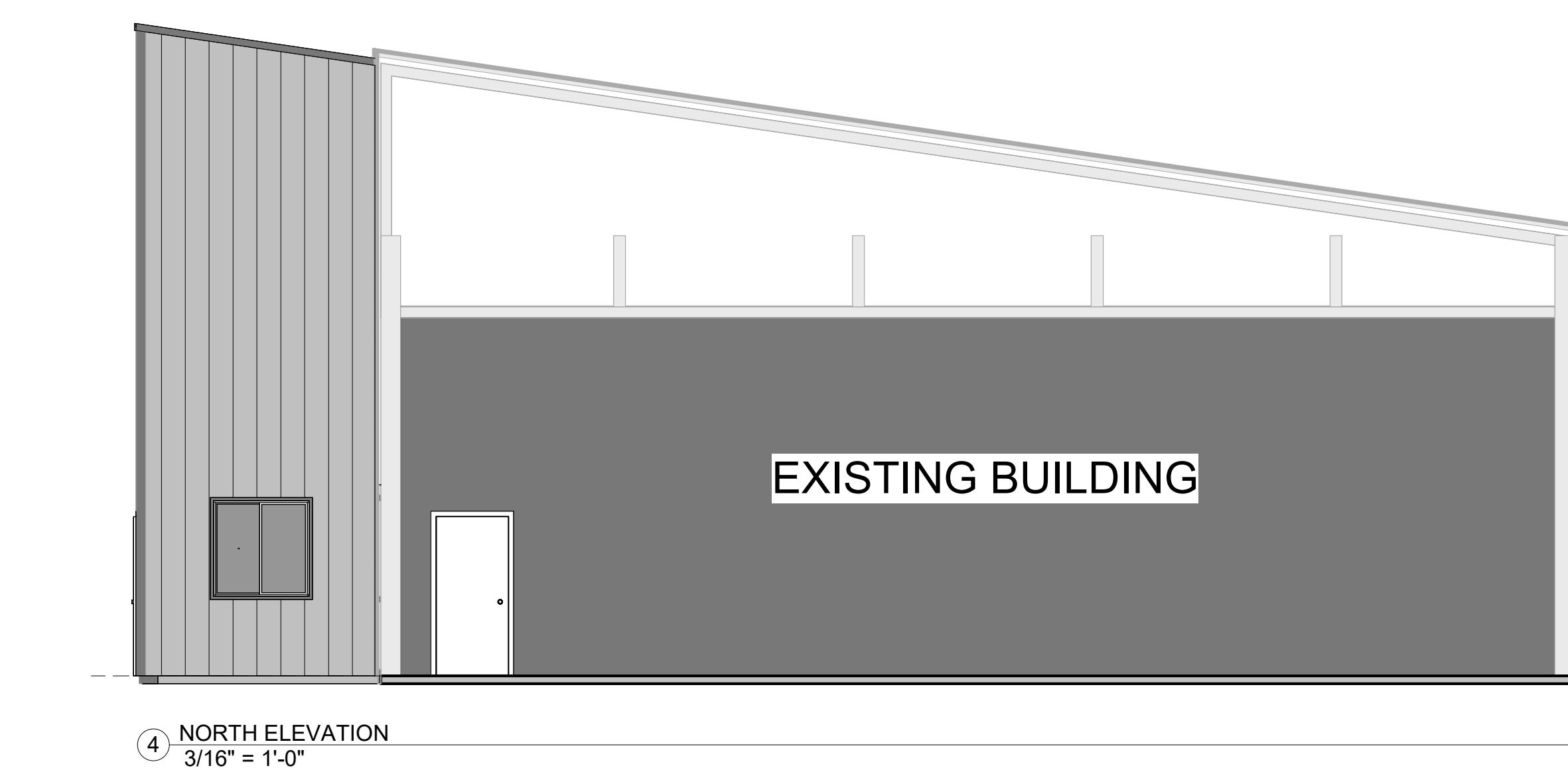
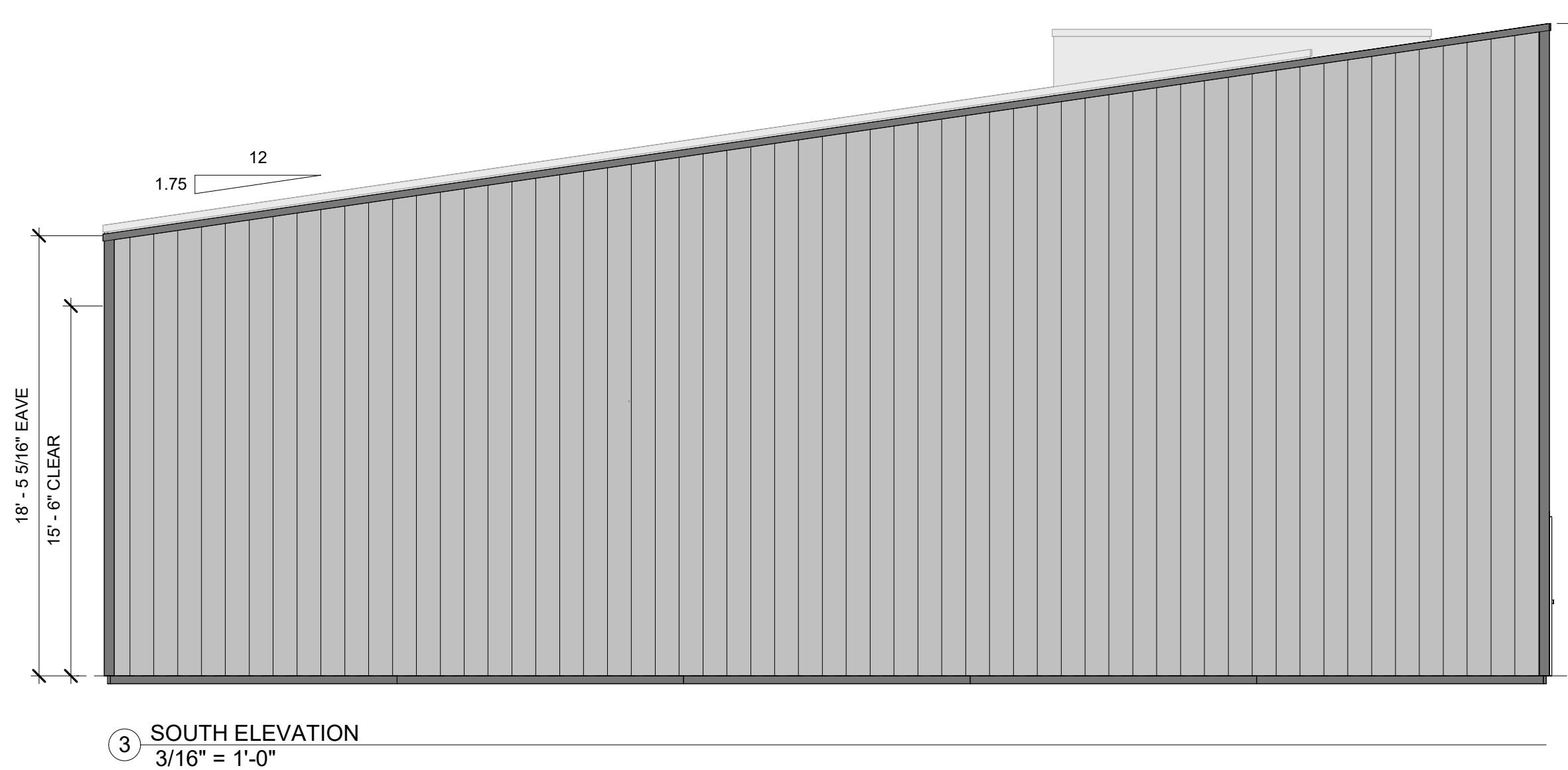
A2



① EAST ELEVATION  
3/16" = 1'-0"



② WEST ELEVATION  
3/16" = 1'-0"



Date: 4/22/2025  
Scale: 3/16" = 1'-0"  
Drawn by: CBC  
Job: WINQUIST.C

Sheet Size: D  
22" x 34"  
Elevations

A5