



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, August 6th, 2025**, on the **3rd floor** in the City Council Chambers of the Clearfield City Municipal Building, located at 55 S. State Street, Clearfield, UT 84015.

REGULAR MEETING – 6:30 PM- Council Chambers

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

DECISION ITEMS

Scheduled Items:

1. Discussion and Possible Action on **SP 2025-0604**, a site plan request by Dough Holbrook to construct a 9,850 square foot addition to the existing building at the subject location to provide for the expansion of the Penguin Insulation business. **Location:** 135 West 200 South (TIN: 12-022-0002 & 12-022-0048). **Project Area:** 1.22 Acres **Zone:** M-1 (Manufacturing). **Staff:** Tyson Stoddard, Associate Planner. (**Administrative Matter**).

DISCUSSION ITEMS

1. Staff Discussion
2. Staff Communications
 - General Plan Adoption

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

Dated this 1st day of August 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/, the Clearfield City Website - clearfield.city, and at Clearfield City Hall, 55 South State Street, Clearfield, UT 84015. To request a copy of the public notice or for additional inquiries please contact Tyson Stoddard at Clearfield City, tyson.stoddard@clearfieldcity.org & 801-525-2718.



Planning Commission

STAFF REPORT

AGENDA ITEM
#1

TO: Clearfield City Planning Commission

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

MEETING DATE: Wednesday, August 6th, 2025

SUBJECT: Discussion and Possible Action on **SP 2025-0604**, a site plan request by Doug Holbrook to construct a 9,850 square foot addition to the existing building at the subject location to provide for the expansion of the Penguin Insulation business. **Location:** 135 West 200 South (TIN: 12-022-0002 & 12-022-0048). **Project Area:** 1.22 Acres **Zone:** M-1 (Manufacturing). **(Administrative Action).**

RECOMMENDATIONS

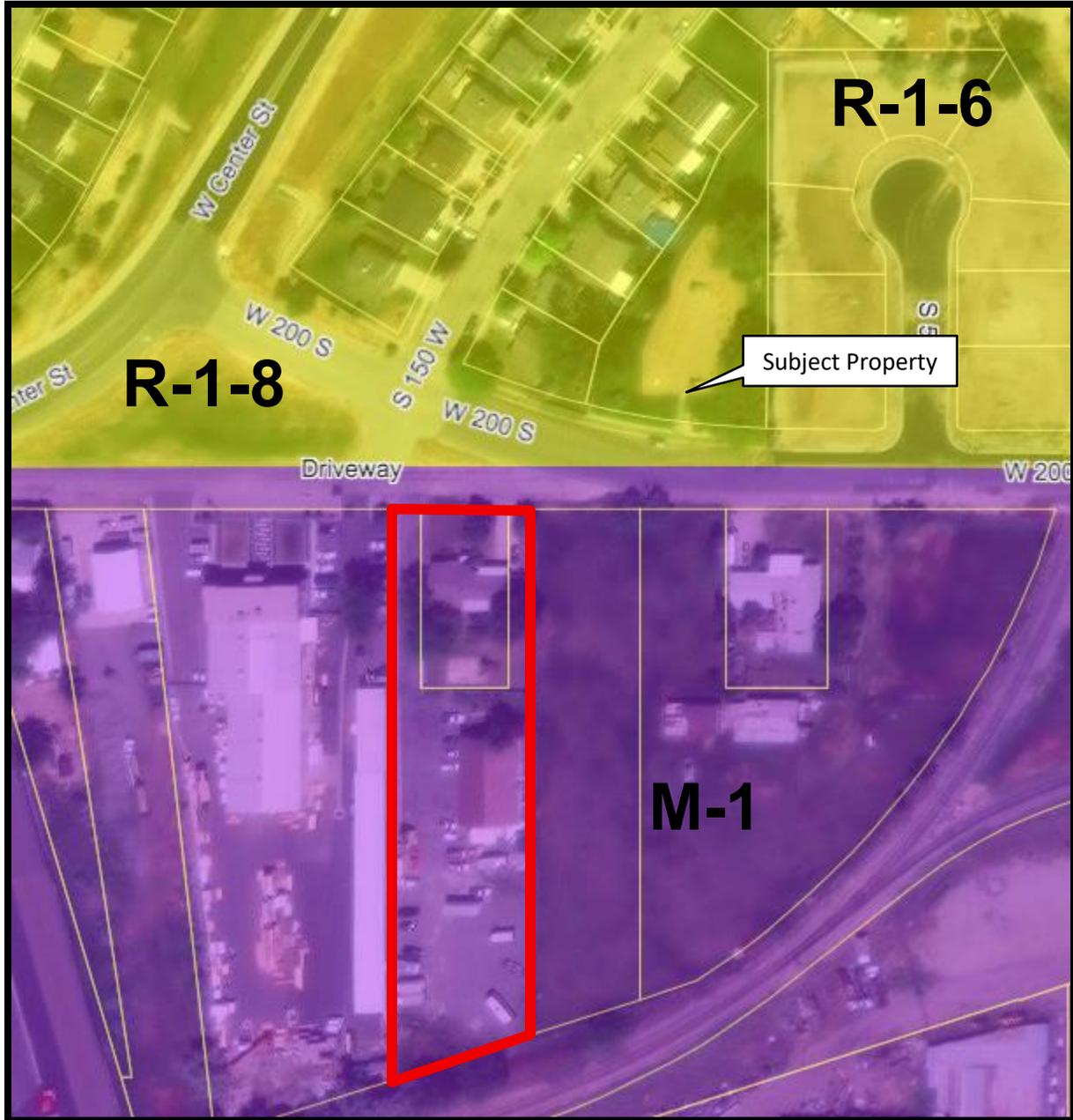
Staff recommends that the Planning Commission **approve as conditioned, SP 2025-0604**, a site plan request by Doug Holbrook to construct a 9,850 square foot addition for the expansion of the Penguin Insulation business at the subject property. This recommendation is based on the discussion and findings in the Staff Report.

PROJECT SUMMARY

Project Information	
Project Name	Penguin Insulation Addition
Site Location	135 West 200 South
Tax ID Number	12-022-0002 and 12-022-0048
Applicant	Doug Holbrook
Owners	BSG Holdings LLC
Proposed Actions	Site Plan Approval
Current Zoning	M-1 (Manufacturing)
General Plan Land Use Classification	Flex Industrial/Manufacturing
Gross Site	1.22 Acres

Surrounding Properties and Uses:		Current Zoning District	General Plan Land Use Classification
North	Single-Family Neighborhood	R-1-8 (Residential)	Neighborhood Residential
East	Vacant	M-1 (Manufacturing)	Flex Industrial
South	Manufacturing	M-1 (Manufacturing)	Flex Industrial
West	Dawson Building Systems	M-1 (Manufacturing)	Flex Industrial

Aerial Image & Zoning



BACKGROUND & OVERVIEW

In 2022, Penguin Insulation received approval from the Planning Commission for a 2,500 square foot building addition. They are now seeking site plan approval for a more significant expansion that will include the demolition of the existing house, installation of a new parking lot, and a 9,850 square foot

building expansion to the existing facility. The new building area will be used for the storage of insulation products and a new loading area for the installers.

SITE PLAN REVIEW

Lot Width, Setbacks, & Height

The M-1 Zone requires that buildings comply with the following setback, height, and yard coverage standards:

- *Front Setback:* 10 feet
- *Rear Setback:* None
- *Side Setback:* None
- *Corner Side Setback:* 10 feet
- *Maximum Height:* 45 feet
- *Maximum Yard Coverage:* None, other than as dictated by landscaped open space requirements

The proposed development complies with all the above standards as required by the M-1 Zone.

Landscaping and Dumpster Enclosures

The M-1 Zone requires that a minimum of five percent (5%) of the project area be developed as landscaped open space. With a total site area of 1.22 acres or 53,143 square feet, a minimum of 2,657 square feet must be provided as landscaped open space. Based upon measurements of the landscape plan, approximately ten percent (10%) or 5,541 square feet will be provided as landscaped open space. As required by Chapter 11-21, "Landscape Standards and Requirements," all required open space for industrial properties must include at a minimum, one (1) tree for every one thousand (1,000) square feet of landscaped area and one (1) shrub for every six hundred (600) square feet of landscaped area. Based upon the above ratios, the development must have at least:

- Six (6) trees; and
- Ten (10) shrubs.

The proposed landscape plan includes four (4) new trees that will be planted. The new trees together with the existing trees will meet the minimum tree quantity requirements.

The proposed plans indicate a new dumpster location, as well as a dumpster enclosure to provide screening from the public street. The plans will need to be updated to include a note and detail of the enclosure so that staff can verify that it meets the materials and design standards of Clearfield City Code.

Site Access and Parking

Chapters 11-14 "Off Street Parking and Loading" and 11-18 "Design Standards" outline the development standards for site access and parking. Vehicular access to the site is provided from 200 South. The existing access drive will remain, and another access drive will be added to the east side of the proposed parking area. Light industrial developments require parking at a ratio of one (1) parking space for each 1,000 square feet of gross floor area. With a total floor area of approximately 16,000 square feet, the minimum parking required for the site is sixteen (16) spaces. The site plan shows a total of fifty-five (55) parking spaces being provided, with two (2) ADA stalls. For the parking to meet ADA standards, there will need to be at least three (3) ADA stalls and at least one (1) of the three (3) will need to be a van accessible ADA stall. The recommended dimensions for a van accessible stall are eight feet (8') wide with an eight foot (8') access aisle, or eleven feet (11') wide with a five foot (5') access aisle. The site plan will need to be revised to meet the above ADA standards.

Building & Site 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 M-1 Zone. Building additions are required to incorporate the predominant architectural features, materials, and colors of the existing building. The plans show that the walls and roof of the addition will be 29-gauge metal, consistent with what is existing. There is no indication of colors for the proposed materials, and the applicant will have to revise the plans to include color selections so staff can verify that it will match the existing structure.

Lighting

Any exterior lighting will need to be reduced to the minimum levels necessary for safety and security purposes and done in an aesthetic manner. The plans propose four (4) light poles in the new parking lot area. The plans will need to be updated with details and specifications of the lighting so staff can verify compliance with code standards for commercial lighting.

DEPARTMENT REVIEW & PUBLIC COMMENT

The plans were distributed for review amongst Clearfield City Planning, Engineering, and Building staff, as well as with the North Davis Fire District and the North Davis Sewer District. Engineering Staff have provided a review letter dated July 9, 2025.

Public Comment

A public notice sign was placed on the property during the week of July 28, 2025. No public comment has been received to date.

SITE PLAN – CONDITIONS OF APPROVAL

Based upon review of Clearfield City ordinances and the proposed site plan, Staff recommends that the Planning Commission **approve** the site plan request, subject to the following conditions.

- 1) The plans will need to be updated to address the comments of the Engineering Review Letter dated July 9, 2025.
- 2) The plans will need to be revised to include the proposed colors of the building materials.
- 3) The plans will need to be revised to include notes and details for the dumpster enclosure, including the proposed materials and colors.
- 4) The site plan shall be revised to comply with ADA accessibility standards and requirements.
- 5) The building plans shall be revised to include the proposed colors for materials.
- 6) The plans will need to include details and specifications for the proposed lighting and light poles in the new parking lot.
- 7) Any signs must meet Chapter 11-15 “Sign Regulations” standards. Signs are not included as part of this Site Plan Approval. Separate review and approval will be required.

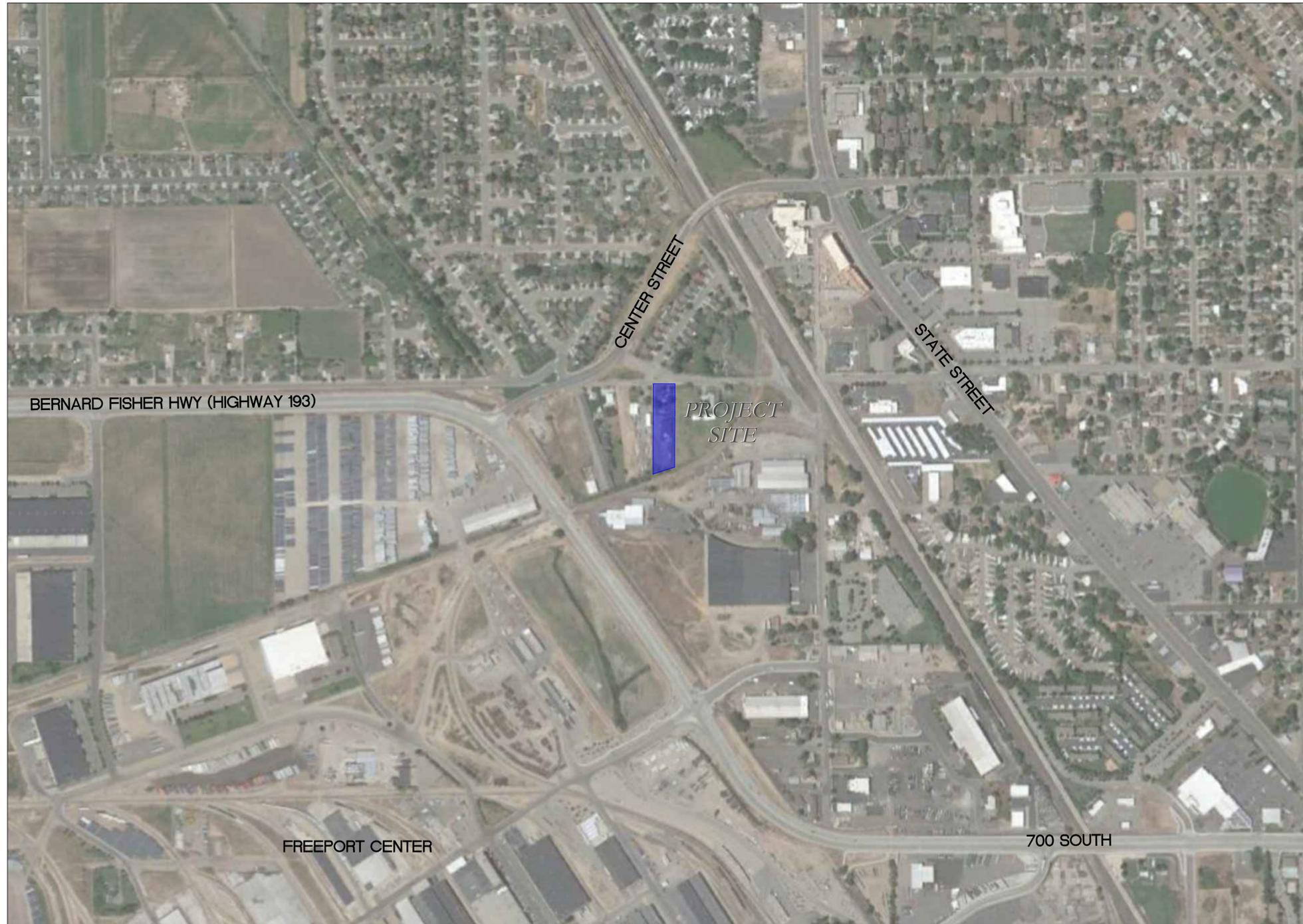
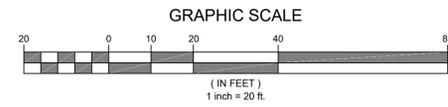
ATTACHMENTS

1. Civil Cover Sheet
2. Civil Site Plan
3. Erosion Control Plan
4. Stormtech Details
5. Landscape Plan
6. Irrigation Plan
7. Floor Plan

8. Roof Plan
9. Building Elevations
10. Detail Sheets

PENGUIN INSULATION ADDITION

PARCELS 120220002 AND 120220048
145 WEST 200 SOUTH
CLEARFIELD CITY, DAVIS COUNTY, UTAH



VICINITY MAP
SCALE: NTS

DEVELOPER:

TROY HOLBROOK
2350 EAST ARBOR LANE #102
SALT LAKE CITY, UTAH 84117
801.698.6600
TROYHOLBROOK@HOTMAIL.COM

ENGINEERING:



McFARLAND ENGINEERING
860 EAST 350 SOUTH
KAYSVILLE, UTAH 84037
SCOTT MCFARLAND, PE
801-726-6797

PENGUIN INSULATION ADDITION
COVER SHEET

CLEARFIELD, UTAH

Scott P. McFarland, PE
Project Manager
347 East 1205 South
Kaysville, Utah 84037
801-726-6797 (P)
spmf@meaf.com



DRAWING INDEX		
DRAWING TITLE	SHEET NO.	REV
COVER SHEET	C1	
GENERAL NOTES	GN1	
SITE PLAN	SP1	
OVERALL GRADING AND UTILITY PLAN	GD1	
EROSION CONTROL PLAN	EC1	
STORMTECH DETAIL SHEET	ST1	

DESIGN: SPM
PROJECT: 1774
DATE: 7-2-25

SHEET:
C1

C:\Users\OwnerMy\Drawings\1774 - Penguin - Clearfield\00-Clearfield\00-Base\00-Penguin Addition Construction Set.dwg, Jul 02, 2025 - 4:43pm

NO.	DATE	REVISION

DRAWING IS NOT TO SCALE
IF BAR DOES NOT
MEASURE 1 INCH

THE CONTRACTOR SHALL CAREFULLY READ AND COMPLY WITH ALL OF THE FOLLOWING NOTES AND SPECIFICATIONS, THE CONTRACTOR SHALL BE SATISFIED AS TO THE TRUE MEANING AND INTENTION AND SHALL BE RESPONSIBLE FOR COMPLYING WITH EACH.

GENERAL NOTES:

1) ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE FOLLOWING: CURRENT CLEARFIELD CITY STANDARDS AND SPECIFICATIONS, AND THE CLEARFIELD CITY COMPREHENSIVE PLAN, WHERE APPLICABLE.

2) PRIOR TO ANY WORK BEING PERFORMED AND AT THE REQUEST OF THE DEVELOPER, CLEARFIELD CITY WILL SCHEDULE A PRE-CONSTRUCTION CONFERENCE ONCE THE DEVELOPER HAS COMPLETED ALL REQUIRED ITEMS. THE CITY SHALL NOTIFY THE BELOW LISTED PROJECT CONTACTS (48) HOURS IN ADVANCE OF SAID MEETING:

- A. REGULATORY AGENCY: CLEARFIELD CITY
- B. DEVELOPER: TROY HOLBROOK
2350 EAST ARBOR LANE #102
SALT LAKE CITY, UTAH 84117
801.698.6600
TROYHOLBROOK@HOTMAIL.COM
- C. ENGINEER: MCFARLAND ENGINEERING
860 EAST 350 SOUTH
KAYSVILLE, UT 84037
TEL: (801) 726-6797
CONTACT: SCOTT MCFARLAND, P.E.
spmcf@yahoo.com
- D. SEWER DISTRICT: NORTH DAVIS SEWER DISTRICT
252 WEST 2200 SOUTH
SYRACUSE, UT 84075
(801) 336-3700
- E. POWER COMPANY: ROCKY MOUNTAIN POWER
CUSTOMER SERVICE LINE:
(801) 546-1235
- F. TELEPHONE COMPANY: CENTURYLINK
CUSTOMER SERVICE LINE:
(800) 603-6000

3) IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE.

4) WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.

5) THE CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR, IT SHALL BE EXPECTED THAT PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES, WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.

6) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND LICENSES REQUIRED FOR THE CONSTRUCTION AND COMPLETION OF THE PROJECT, AND SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS AND CONDITIONS OF ALL PERMITS AND APPROVALS APPLICABLE TO THIS PROJECT. THE CONTRACTOR SHALL ENSURE THAT THE NECESSARY RIGHT-OF-WAYS, EASEMENTS, AND/OR PERMITS ARE SECURED PRIOR TO CONSTRUCTION.

7) CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT WHERE APPLICABLE FOR ANY WORK DONE WITHIN RIGHT-OF-WAYS OR EASEMENTS FROM THE CLEARFIELD CITY, DAVIS COUNTY, AND/OR UDOT. CONTRACTOR SHALL NOTIFY COUNTY, AND/OR STATE, 24 HOURS IN ADVANCE OF COMMENCING THE WORK, OR AS REQUIRED BY SAID PERMITS.

8) THE CONTRACTOR SHALL, AT THE TIME OF BIDDING, AND, THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDBLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.

9) OWNER SHALL FILE NOTICE OF INTENT WITH THE STATE OF UTAH DIVISION OF WATER QUALITY AND ALSO OBTAIN A FUGITIVE DUST CONTROL PERMIT AS REQUIRED.

10) CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER, OF THE LOCATION OF THE PROPOSED WORK, AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK.

IF, DURING THE COURSE OF THEIR EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO THEM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, THEY SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING THEIR BID.

SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, THEY HAVE RELIED AND ARE RELYING ON THEIR OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON THEIR OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT.

THE INFORMATION PROVIDED BY THE OWNER OR THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT THEY HAVE NOT RELIED SOLELY UPON OWNER OR ENGINEER FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING THEIR BID.

11) THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGMEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY, AS REQUIRED BY THE CLEARFIELD CITY.

12) THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTORS USE DURING CONSTRUCTION.

13) THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, AND/OR THE CLEARFIELD CITY.

14) THE CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.

15) THE CONTRACTOR AGREES THAT:

- A. THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH PHASE OF WORK.
- B. THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER.
- C. THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES.
- D. THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE TO DO SO WILL RESULT IN A DEDUCTION FOR THE COST OF CLEAN UP FROM THE FINAL PAYMENT.
- E. THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL, PERMITS, RETESTING AND RE-INSPECTIONS AT THEIR OWN EXPENSE.

16) THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

17) DUST CONTROL SHALL BE PROVIDED AT ALL TIMES, AT THE CONTRACTOR'S EXPENSE, TO MINIMIZE ANY DUST NUISANCE AND SHALL BE IN ACCORDANCE WITH THE CLEARFIELD CITY ORDINANCE.

18) FOR ALL WORK WITHIN PUBLIC RIGHT-OF-WAYS OR EASEMENTS, THE CONTRACTOR SHALL PRESERVE THE INTEGRITY AND LOCATION OF ANY AND ALL PUBLIC UTILITIES AND PROVIDE THE NECESSARY CONSTRUCTION TRAFFIC CONTROL. CONTRACTOR SHALL, THROUGH THE ENCROACHMENT PERMIT PROCESS, VERIFY WITH THE NECESSARY REGULATORY AGENCIES, THE NEED FOR ANY TRAFFIC ROUTING PLAN. IF PLAN IS REQUIRED, CONTRACTOR SHALL PROVIDE PLAN AND RECEIVE PROPER APPROVALS PRIOR TO BEGINNING CONSTRUCTION.

19) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.

20) IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT OF EXISTING IMPROVEMENTS. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.

21) WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, AFTER PROPER BACKFILLING AND/OR CONSTRUCTION, WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.

22) THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR.

PRIOR TO COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER, ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS RECLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.

23) WORK IN EASEMENT AND/OR RIGHT-OF-WAY IS SUBJECT TO THE APPROVAL AND ACCEPTANCE OF THE REGULATORY AGENCY RESPONSIBLE FOR OPERATION AND/OR MAINTENANCE OF SAID EASEMENT AND/OR RIGHT-OF-WAY.

CLEARING AND GRADING NOTES:

1) CONTRACTOR SHALL PERFORM EARTHWORK IN ACCORDANCE WITH THE CLEARFIELD CITY STANDARD SPECIFICATIONS AND DIVISION 2 OF THE AMERICAN PUBLIC WORKS ASSOCIATION STANDARD SPECIFICATIONS.

2) IF THE PROJECT REQUIRES ANY IMPORT OR EXPORT TO ACHIEVE A BALANCED SITE, A SEPARATE UNIT PRICE PER CUBIC YARD SHALL BE INCLUDED IN THE BID FOR SAID IMPORT OR EXPORT. ANY EXPORT MATERIAL SHALL BE STOCKPILED OR REMOVED FROM THE PROJECT SITE AS DIRECTED BY THE OWNER AND/OR ENGINEER.

UNDERGROUND UTILITIES:

1) THE INFORMATION SHOWN ON THE PLANS WITH REGARD TO THE EXISTING UTILITIES AND/OR IMPROVEMENTS, WAS DERIVED FROM FIELD INVESTIGATIONS AND/OR RECORD INFORMATION. THE ENGINEER DOES NOT GUARANTEE THESE LOCATIONS TO BE EITHER TRUE OR EXACT. PRIOR TO CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY ALL EXISTING IMPROVEMENTS AND TO EXPOSE ALL EXISTING UNDERGROUND UTILITIES RELATED TO THE PROJECT, INCLUDING BUT NOT LIMITED TO, SEWER, STORM DRAIN, WATER, SECONDARY WATER, GAS, ELECTRICAL, ETC. AND SHALL NOTIFY THE ENGINEER IN WRITING FORTY-EIGHT (48) HOURS IN ADVANCE OF EXPOSING THE UTILITIES, SO THAT THE EXACT LOCATION AND ELEVATION CAN BE VERIFIED AND DOCUMENTED. THE COST ASSOCIATED TO PERFORM THIS WORK SHALL BE INCLUDED IN EITHER THE LUMP SUM CLEARING COST OR IN THE VARIOUS ITEMS OF WORK. IF LOCATION AND/OR ELEVATION DIFFERS FROM THAT SHOWN ON THE DESIGN PLANS, PROVISIONS TO ACCOMMODATE NEW LOCATION/ELEVATION MUST BE MADE PRIOR TO CONSTRUCTION.

2) PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES OF UTAH BY DIALING 811 OR 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTORS SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES CALL. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.

3) THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4' OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH INDUSTRIAL COMMISSION OF UTAH SAFETY ORDERS FOR EXCAVATIONS AND TRENCHES, ALONG WITH ANY LOCAL CODES OR ORDINANCES.

4) PRIOR TO OPENING AN EXCAVATION, EFFORT SHALL BE MADE TO DETERMINE WHETHER UNDERGROUND INSTALLATIONS, I.E. SEWER, WATER, FUEL, ELECTRIC LINES, ETC., WILL BE ENCOUNTERED AND IF SO, WHERE SUCH UNDERGROUND INSTALLATIONS ARE LOCATED. WHEN THE EXCAVATION APPROACHES THE APPROXIMATE LOCATION OF SUCH AN INSTALLATION, THE EXACT LOCATION SHALL BE DETERMINED BY CAREFUL PROBING OR HAND DIGGING; AND, WHEN IT IS UNCOVERED, ADEQUATE PROTECTION SHALL BE PROVIDED FOR THE EXISTING INSTALLATION. ALL KNOWN OWNERS OF UNDERGROUND FACILITIES IN THE AREA CONCERNED SHALL BE ADVISED OF PROPOSED WORK AT LEAST 48 HOURS PRIOR TO THE START OF ACTUAL EXCAVATION.

THE CONTRACTOR WILL VERIFY DEPTHS OF ALL UTILITIES IN THE FIELD BY POT HOLING A MINIMUM OF 300 FEET AHEAD OF PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. IF A CONFLICT ARISES RESULTING FROM THE CONTRACTOR NEGLECTING TO POT HOLE UTILITIES THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER.

5) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CLASSIFICATION WITH SUFFICIENT BEDDING TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS OF THE CLEARFIELD CITY FOR H-20 LOAD REQUIREMENTS.

6) SANITARY SEWER SYSTEM CONSTRUCTION TO BE INSTALLED PER THE REQUIREMENTS OF CLEARFIELD CITY.
A. CONTRACTOR TO VERIFY ALL PIPE LENGTHS. PIPE LENGTHS SHOWN ARE MEASURED FROM CENTER OF MH TO CENTER OF MH. NO ADJUSTMENT WAS MADE FOR SLOPE.

7) CULINARY WATER CONSTRUCTION TO BE INSTALLED PER THE REQUIREMENTS OF CLEARFIELD CITY MUNICIPAL WATER.
A. ALL WATER SERVICE LINES SHALL BE CONSTRUCTED ACCORDING TO THE CLEARFIELD CITY MUNICIPAL WATER STANDARDS.
B. ALL WATERLINE BENDS, ELBOWS, TEES, AND CROSSES SHALL HAVE THRUST BLOCKS PLACED ACCORDING TO CLEARFIELD CITY MUNICIPAL WATER STANDARDS.
C. ALL WATERLINE LOOPS SHALL BE CONSTRUCTED ACCORDING TO CLEARFIELD CITY MUNICIPAL WATER STANDARDS.
D. ALL WATER LINES 12 INCHES AND SMALLER REQUIRE GATE VALVES. WATER LINES LARGER THAN 12 INCHES REQUIRE BUTTERFLY VALVES.

8) THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING AT LEAST 48 HOURS PRIOR TO BACKFILLING OF ANY PIPE WHICH STUBS TO A FUTURE PHASE OF CONSTRUCTION FOR INVERT VERIFICATION. TOLERANCE SHALL BE IN ACCORDANCE WITH THE REGULATORY AGENCY STANDARD SPECIFICATIONS.

9) ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING. LATERALS ARE TO EXTEND 10' BEYOND RIGHT OF WAY.

10) THE DEVELOPER WILL PAY FOR THE STREET LIGHTING AND INSTALLATION PRIOR TO SCHEDULING A PRE-CONSTRUCTION MEETING AND THE CITY'S CONTRACTOR WILL BE RESPONSIBLE FOR ALL INSTALLATION.

SURFACE IMPROVEMENTS:

1) ALL MANHOLE RIMS, LAMP HOLES, VALVES AND MONUMENT BOXES, ETC. SHALL BE ADJUSTED TO FINISHED GRADE & COLLARED AFTER STREET PAVING, UNLESS OTHERWISE NOTED. COST FOR THIS WORK SHALL BE INCLUDED IN THE UNIT PRICES FOR SAID FACILITIES.

2) PAYMENT FOR PAVEMENT WILL BE MADE ONLY FOR AREAS SHOWN ON PLANS. REPLACEMENT OF PAVEMENT WHICH IS BROKEN OR CUT DURING THE INSTALLATION OF THE WORK COVERED BY THESE SPECIFICATIONS, AND WHICH LIES OUTSIDE OF SAID AREAS, SHALL BE INCLUDED IN THE CONTRACTOR'S UNIT PRICE FOR PAVEMENT, AND NO ADDITIONAL PAYMENT SHALL BE MADE FOR SUCH WORK.

3) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO THE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.

4) STRIPING AND PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH THE CLEARFIELD CITY STANDARDS.

ROADWAY MATERIALS:

ROADWAY MATERIALS SPECIFICATIONS AND CONSTRUCTION REQUIREMENTS SHALL BE AS OUTLINED BY CLEARFIELD CITY AND THESE PLANS. A GEOTECHNICAL INVESTIGATION WAS PERFORMED ON THIS PROPERTY BY OTHERS.

NO.	DATE	REVISION

DRAWING IS NOT TO SCALE
IF BAR DOES NOT
MEASURE 1 INCH



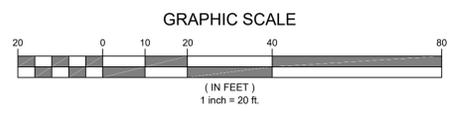
**PENGUIN INSULATION ADDITION
COVER SHEET**
CLEARFIELD, UTAH

Scott B. McFarland, PE
Project Manager
347 East 1325 South
Kaysville, Utah 84037
801.726.6797 (P)
spmcf@yahoo.com



DESIGN: SPM
PROJECT: 1774
DATE: 7-2-25

SHEET:
GN1



WS-SS ENTERPRISES LLC
TAX ID NO. 12-022-0044

DAWSON PROPERTY INVESTMENTS LLC
TAX ID NO. 12-892-0001

BSG HOLDINGS LLC
TAX ID NO. 12-022-0002

PROPOSED ADDITION
FFE = 4445.52

EXISTING BUILDING

PROPOSED CONCRETE LOADING AREA

EXISTING ASPHALT

LANDSCAPING AREA

SITE LIGHTING

(NORTH 150.00') N00°10'30"E 150.00'

PROPOSED ASPHALT

EXISTING BUILDING (TO BE REMOVED)

SITE LIGHTING

(NORTH 150.00') N00°10'30"E 150.00'

EXISTING ASPHALT

REMOVE EXISTING FENCING

INSTALL FIRE APPARATUS TURN AROUND

ADA PARKING

PROPOSED ASPHALT

24" CURB AND GUTTER

3' CONCRETE WATERWAY

48" TALL DOCK WALL

FOUND REBAR & CAP STAMPED "LS 3077"

ASPHALT EMPLOYEE PARKING

PROPOSED DUMPSTER (DESIGN BY OTHERS)

INSTALL ASPHALT FOR FIRE TURN AROUND

200 SOUTH STREET

WARRIORS BRANCH F.O.S.I. RAILROAD

NEW INGRESS/EGRESS

NEW MONUMENT SIGN

MONUMENT

NO.	DATE	REVISION

DRAWING IS NOT TO SCALE
IF BAR DOES NOT MEASURE 1 INCH

PENGUIN INSULATION ADDITION

SITE PLAN

CLEARFIELD, UTAH

Scott P. McFarland, PE
Project Manager
347 East 1325 South
Kaysville, Utah 84037
801.726.6797 (P)
spmef@yahoo.com



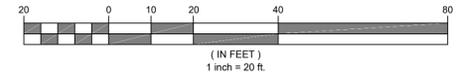
DESIGN: SPM
PROJECT: 1774
DATE: 7-2-25

SHEET:
SP1

C:\Users\OwnerMy Drive\1774 - Penguin Clearfield\00-Clearfield\00-Base\Penguin Addition Construction Set.dwg, Jul 02, 2025 - 4:43pm



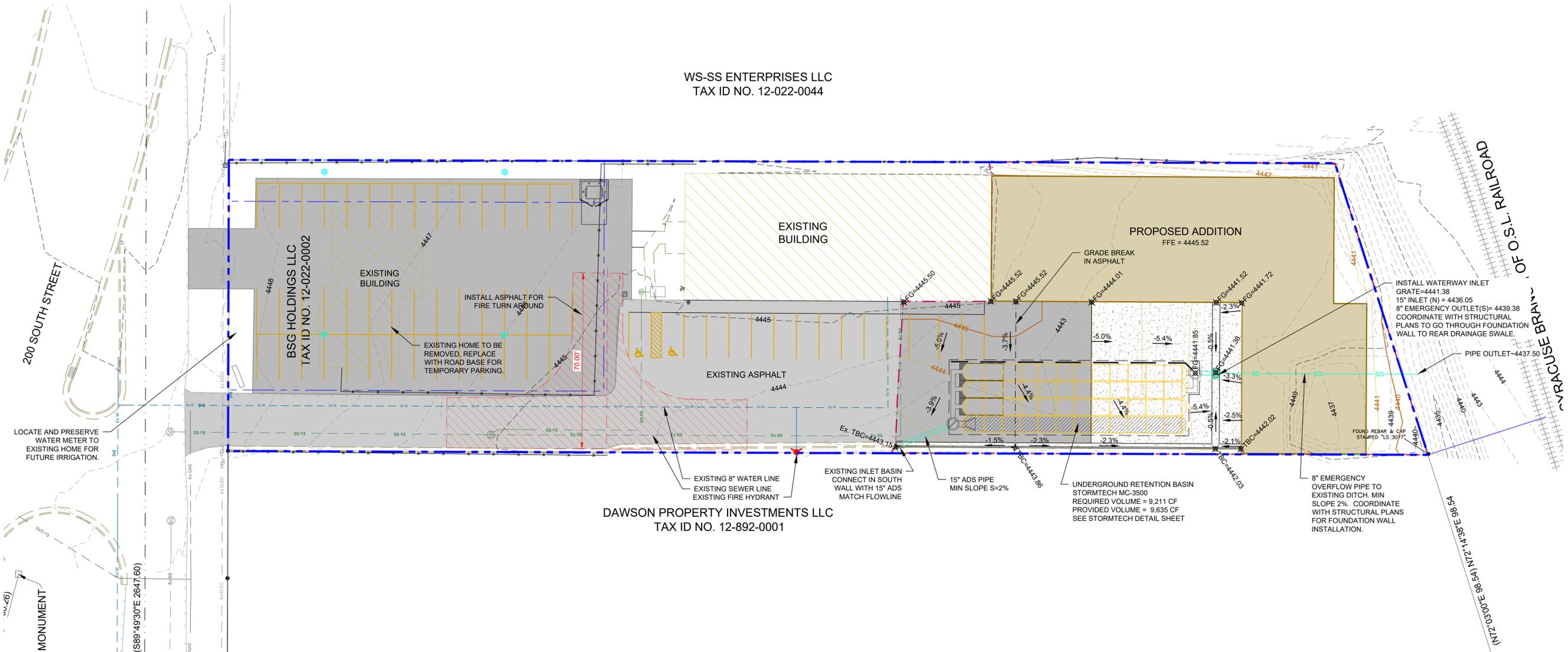
GRAPHIC SCALE



WS-SS ENTERPRISES LLC
TAX ID NO. 12-022-0044

DAWSON PROPERTY INVESTMENTS LLC
TAX ID NO. 12-892-0001

BSG HOLDINGS LLC
TAX ID NO. 12-022-0002



NO.	DATE	REVISION

DRAWING IS NOT TO SCALE
IF BAR DOES NOT MEASURE 1 INCH

PENGUIN INSULATION ADDITION
SITE PLAN
CLEARFIELD, UTAH

Scott P. McFarland, PE
Project Manager
347 East 1325 South
Kaysville, Utah 84037
801.726.6797 (P)
smfpe@yahoo.com

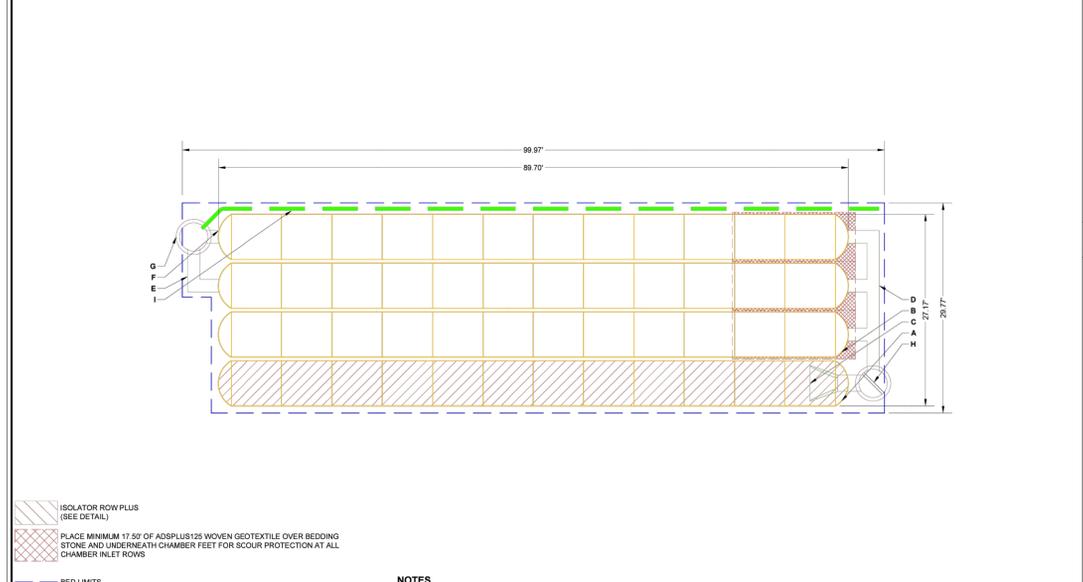


DESIGN: SPM
PROJECT: 1774
DATE: 7-2-25

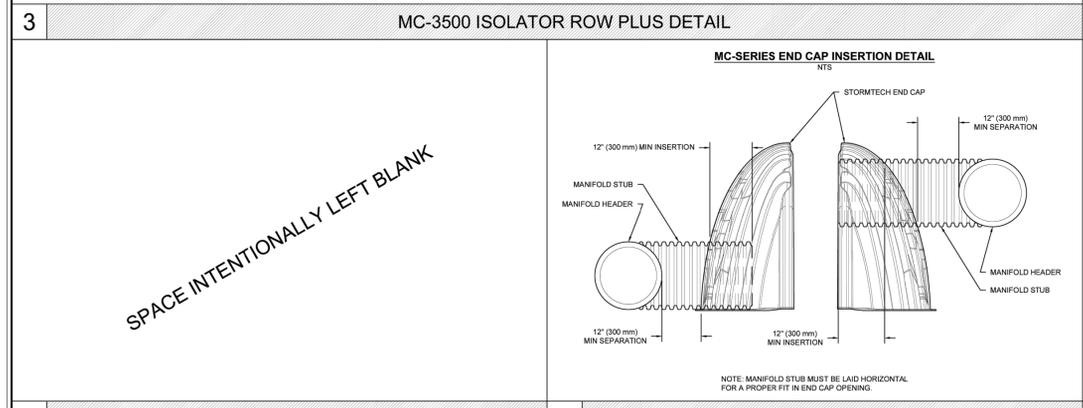
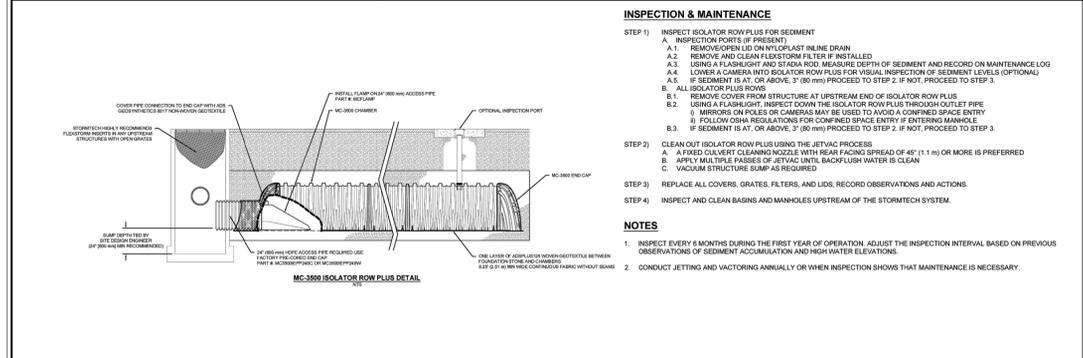
SHEET:
GD1

C:\Users\OwnerMy Drive\1774 - Penguin Clearfield\00-Clearfield\00-Base\Penguin Addition Construction Set.dwg, Jul 02, 2025 - 4:43pm

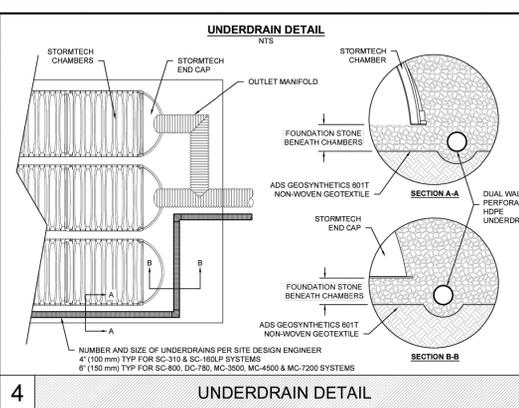
PROPOSED LAYOUT	CONCEPTUAL ELEVATIONS	PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT	MAX FLOW
48	STORMTECH MC-3500 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED)	12.50'			
6	STORMTECH MC-3500 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC)	6.50'			2.06'
12	STONE ABOVE (C)	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC)	6.50'			
6	STONE BELOW (C)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT)	6.50'			
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT)	6.50'			
9653	INSTALLED SYSTEM VOLUME (C) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF MC-3500 CHAMBER TOP OF ISOLATOR ROW PLUS INVERT TOP OF MC-3500 MANFOLD INVERT TOP OF 18" BOTTOM MANFOLD INVERT TOP OF 18" BOTTOM CONNECTION INVERT BOTTOM OF MC-3500 CHAMBER UNDERDRAIN INVERT BOTTOM OF STONE	4.50' 0.50' 0.50' 0.50' 0.50' 0.75' 0.50' 0.50'	INSTALL FLAMP ON 24" ACCESS PIPE (PART# MCFLAMP) 18" x 18" BOTTOM MANFOLD ADS N12 18" x 18" BOTTOM MANFOLD ADS N12 18" x 18" BOTTOM CONNECTION DUAL WALL PERFORATED HDPE UNDERDRAIN DESIGN BY ENGINEER PROVIDED BY OTHERS DESIGN BY ENGINEER PROVIDED BY OTHERS	1.77' 1.77' 1.77' 1.77' 1.77' 8.0 CFS OUT % CFS IN	



NOTES:
1. THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
2. NOT FOR CONSTRUCTION THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.



5 MC-SERIES END CAP INSERTION DETAIL 1



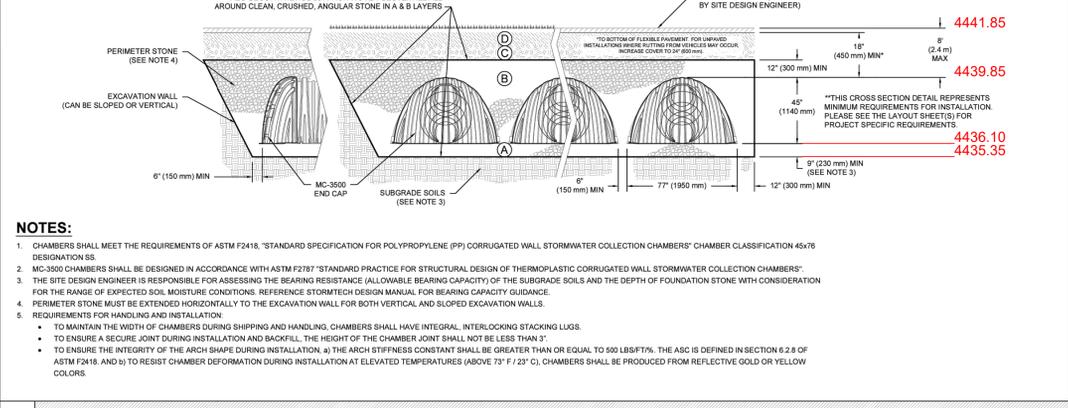
4 UNDERDRAIN DETAIL

SPACE INTENTIONALLY LEFT BLANK

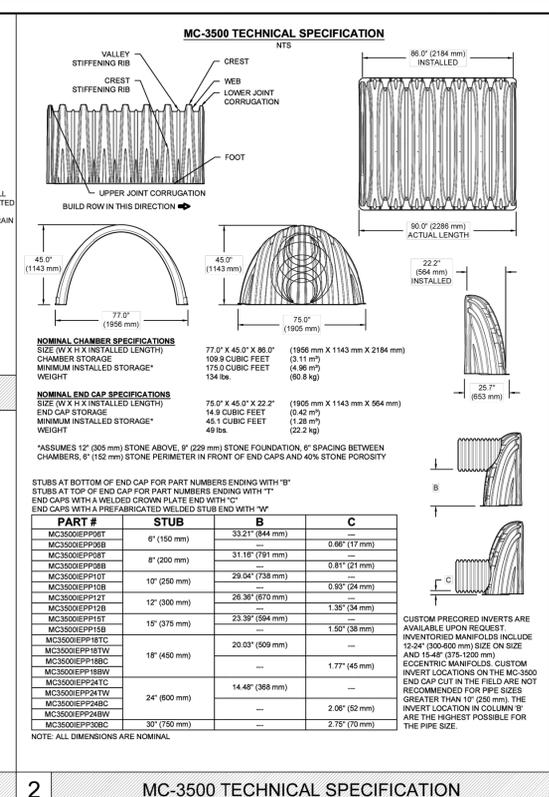
ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE (B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOLLAGGREGATE MIXTURES, <3% FINES OR PROCESSED AGGREGATE. AASHTO M145 ¹ A-1, A-2.4, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 90% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE PERIMETER STONE (A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE. AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE. AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE."
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (200 mm) MAX LIFTS USING TWO FULL COVERSAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



1 MC-3500 CROSS SECTION DETAIL 1



2 MC-3500 TECHNICAL SPECIFICATION

DATE: 06/12/2025
PROJECT #:
DRAWN: SM
CHECKED: N/A
REV: NOT TO SCALE

CLEARFIELD PENGUIN
CLEARFIELD, UT, USA

StormTech®
Chamber System
1-800-821-6710 | WWW.STORMTECH.COM

4840 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473

SHEET
1 OF 1

DRAWING IS NOT TO SCALE
IF BAR DOES NOT MEASURE 1 INCH

0 1/2 1

REVISION

NO. DATE

PENGUIN INSULATION ADDITION
STORMTECH DETAILS
CLEARFIELD, UTAH

Scott B. McFarland, PE
Project Manager
347 East 1325 South
Kaysville, Utah 84037
801.726.6797 (P)
smp@mea.com

MEASUREMENTS
AN ASSOCIATED INC.

REGISTERED PROFESSIONAL ENGINEER
SCOTT P. MCFARLAND
No. 504870
STATE OF UTAH

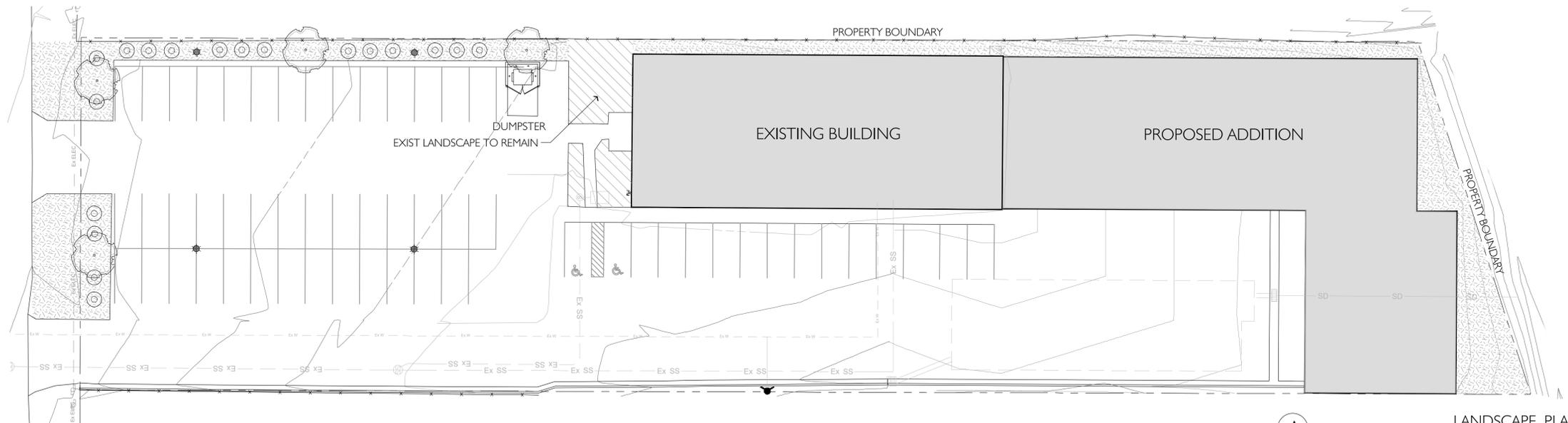
DESIGN: SPM
PROJECT: 1774
DATE: 7-2-25
SHEET: ST1



ISSUE DESCRIP.	DATE
	7.02.2025

#	REV. DESCRIPTION	DATE

This drawing, as an instrument of professional service, and shall not be used, in whole or part, for any other project without the written permission of SCOTT THOMAS BLAKE DESIGN L.L.C. Copyright © 2025



LANDSCAPE PLAN
24" X 36" - SCALE: 1"=20'-0" NORTH
0 5 10 20 40

IRRIGATION SCHEDULE

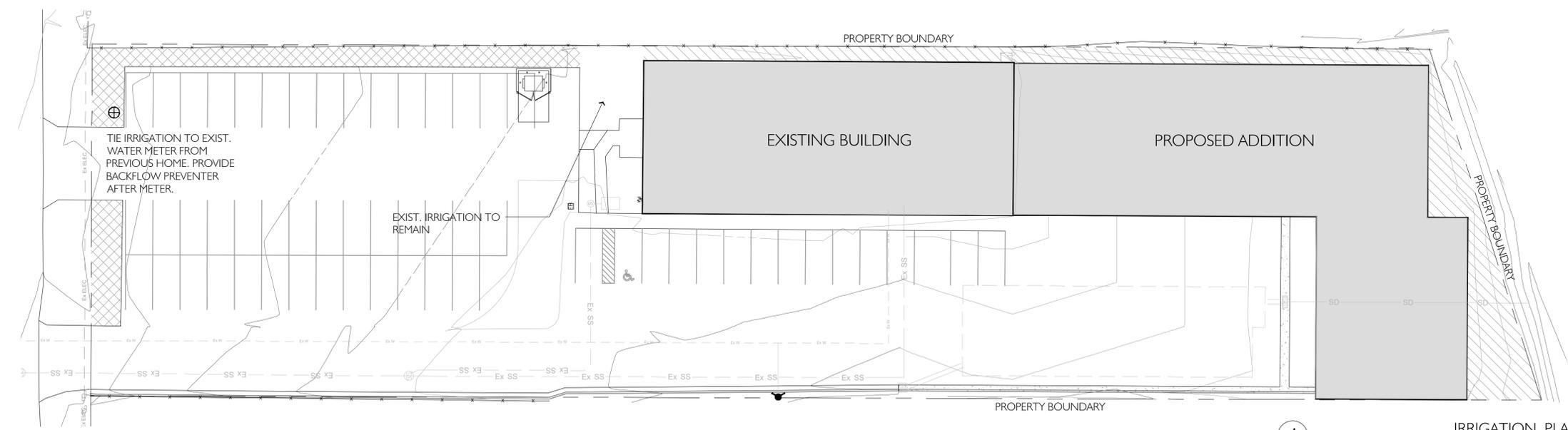
SYM.	MODEL
	Drip Emitter - Rainbird Xer-Bug XB-20PC w/ PC-DIFF-PPL Diffuser Cap - 4 / Tree, 2/Shrub
	Drip Control Zone - Rainbird X CZ-100-PRBCOM
	Non Irrigated

LANDSCAPE GENERAL NOTES

- Contractor shall locate and verify the existence of all utilities within project area prior to commencement of work.
- Do not commence planting operation until rough grading has been completed.
- All plants shall bear the same relationship to finished grade as the original grade before digging.
- Pre-emergent herbicide shall be used prior to mulch placement.
- All plant materials shall conform to the minimum guidelines established by the American Standard for Nursery Stock, published by the American Nursery Association, Inc.
- All plants to be balled and burlapped or container grown, unless otherwise noted on the plant list.
- The contractor shall supply all plant material in quantities sufficient to complete the mulching and turf installation as shown on the drawings.
- 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.
- Scarify soil to a minimum depth of six inches.

LANDSCAPE SCHEDULE

Sym	Qty	Scientific Name	Common Name	Size
TREES				
	4	Zelkova serrata 'Mushashino'	Mushashino Zelkova	2" Cal.
SHRUBS				
	18	Rhus aromatica 'Gro Low'	Gro Low Sumac	2 Gal.
MULCH				
	5,541 S.F.	Decorative Crushed Stone Mulch, 1 1/2"		3"



IRRIGATION PLAN
24" X 36" - SCALE: 1"=20'-0" NORTH
0 5 10 20 40

PENGUIN INSULATION ADDITION
 145 WEST 200 SOUTH
 CLEARFIELD, UTAH

PARKSTRIP
LANDSCAPE PLAN

L101

DRAWING NOTES

DESIGN CODE: 2018 IBC
 DESIGN CATEGORY: RISK CATEGORY II
 CONSTRUCTION TYPE VB
 NOT EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM
 OCCUPANCY CLASSIFICATION: STORAGE GROUP S-2 (LOW HAZARD STORAGE)
 OCCUPANT LOAD FACTOR: 300 SF PER OCCUPANT
 OCCUPANCY: 33 (ADDITION ONLY)

SEISMIC CRITERIA:
 DESIGN CATEGORY D
 SOIL SITE CLASS D (ASSUMED)
 R = 7 (LIGHT-FRAME (WOOD) WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE)
 SS= 1.38g, S1= 0.47g; SDS= 0.91g; SD1= 0.66g
 ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE
 BASE SHEAR= 15,410 LBS

WIND LOAD:
 ULTIMATE WIND DESIGN SPEED: 103 MPH 3 SEC. GUST
 TERRAIN EXPOSURE C

FROST DEPTH: 30 IN
 SITE ELEVATION: 4450 FT

SNOW LOAD:
 GROUND SNOW LOAD: 38 PSF
 ROOF DESIGN SNOW LOAD: 30 PSF

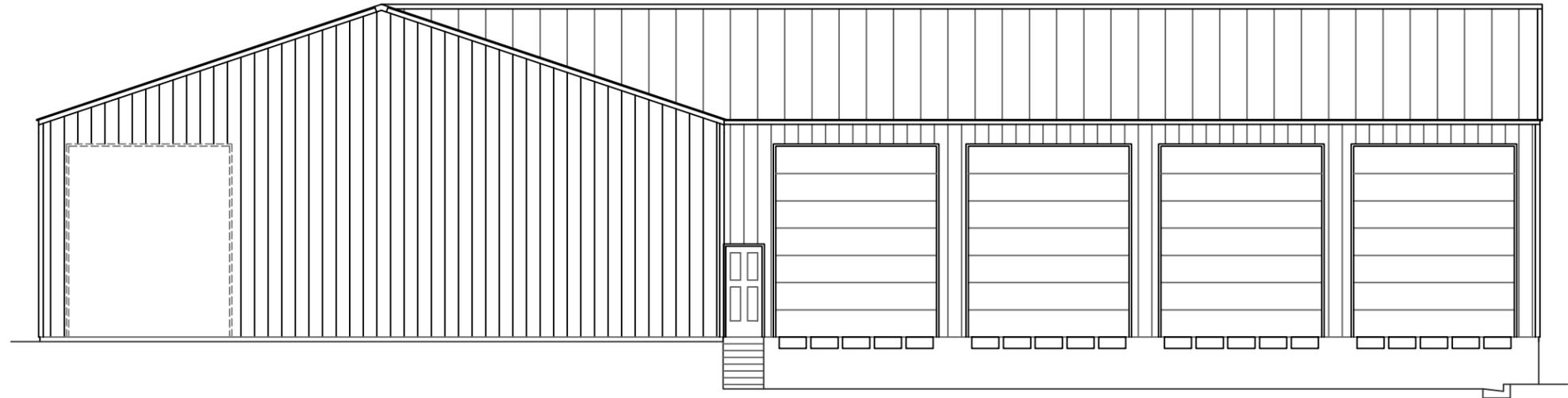
DEAD LOADS:
 ROOF 6 PSF
 WALLS 6 PSF

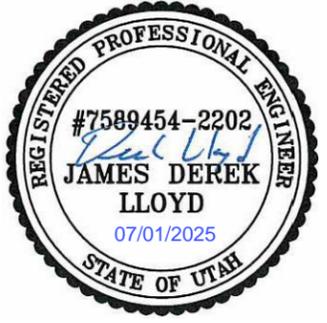
ROOF LIVE LOAD: 20 PSF

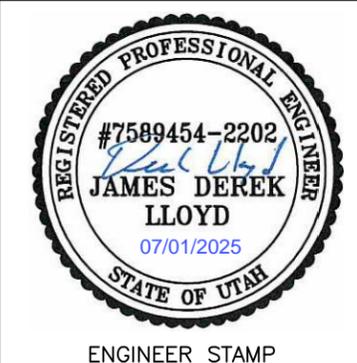
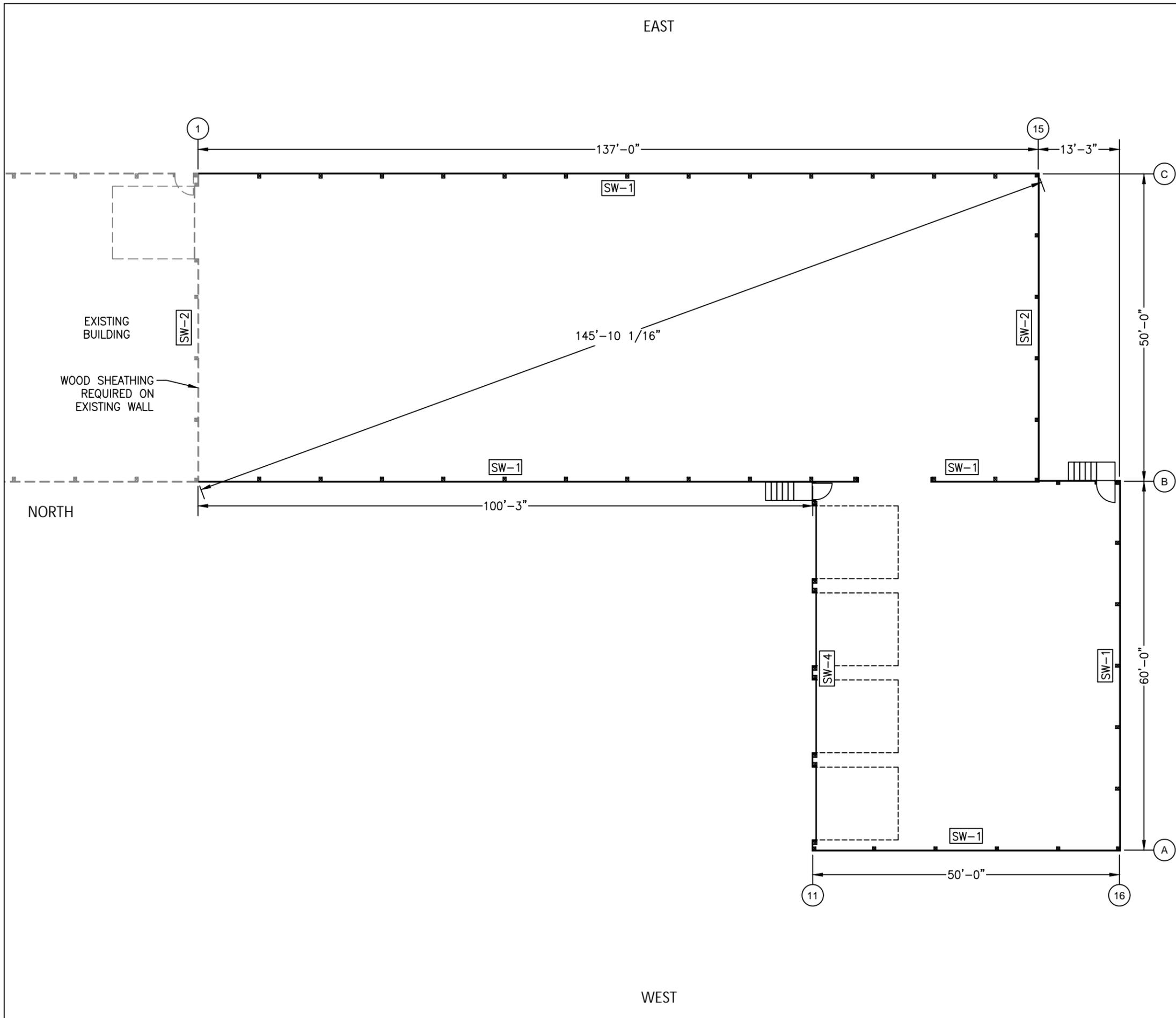
- GENERAL:
- DRAWINGS ARE PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS ENGINEERS WET STAMP IS AFFIXED TO DRAWINGS.
 - FOR SPECIFICATIONS NOT SHOWN REFER TO THE IBC.
 - ANY DISCREPANCIES IN THE DRAWINGS, NOTES, AND SPECIFICATIONS SHALL BE REPORTED TO ENGINEER/ARCHITECT FOR CLARIFICATION. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS, ELEVATIONS, AND TOP OF CONCRETE PRIOR TO PROCEEDING WITH ANY WORK OR FABRICATION.
 - THE CONTRACTOR IS RESPONSIBLE FOR ALL BRACING AND SHORING DURING CONSTRUCTION.
 - CONTRACTOR TO SUBMIT A REQUEST TO ENGINEER & ARCHITECT FOR ANY SUBSTITUTION OF MATERIALS OR PRODUCTS SPECIFIED ON THE DRAWINGS.
 - THESE DRAWINGS HAVE BEEN PREPARED SOLELY FOR THE USE IN THE CONSTRUCTION OF A PROPOSED BUILDING TO WHICH THESE NOTES ARE ATTACHED. THE DRAWINGS SHALL NOT BE USED IN WHOLE OR IN PART FOR FABRICATION OR CONSTRUCTION AT ANY OTHER LOCATION WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.
 - MOUNTAIN POINT ENGINEERING'S SCOPE COVERS STRUCTURAL DESIGN OF STRUCTURE ONLY. SPECIFICALLY EXCLUDED ARE ELECTRICAL, HVAC, PLUMBING, INTERIOR AND EXTERIOR FINISHES, ETC. EVEN IF THIS INFORMATION IS INCLUDED ON STAMPED DRAWINGS.

APEX STRUCTURES

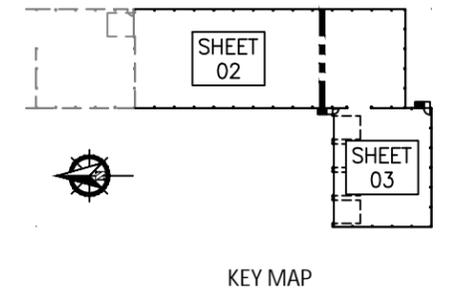
PENGUIN INSULATION ADDITION



BUILDING INFORMATION	CONTRACTOR	DRAFTING & ENGINEERING	DRAWING INDEX		 ENGINEER STAMP
SITE INFORMATION: ADDRESS: 145 WEST 200 SOUTH CLEARFIELD, UTAH BUILDING INFORMATION: ADDITION DIMENSIONS: 50' x 137'; 50' x 60' ADDITION TOTAL SQUARE FOOTAGE: 9850 S.F. EXISTING: 6100 S.F. TOTAL AREA: 15,950 S.F.	APEX STRUCTURES CONTACT: JARED SMITH JARED@APEXSTRUCTURES.COM PHONE: 801-821-9301	MOUNTAIN POINT ENGINEERING CONTACT: DEREK LLOYD DEREK@MOUNTAINPOINTENGINEERING.COM PHONE: 801-450-5332 	SHEET	DESCRIPTION	
			00	COVER SHEET	
			01-03	FLOOR PLAN	
			04	ROOF PLAN	
			05	ELEVATIONS	
			06	GIRT PLAN	
			07	PANEL LAYOUT	
			08-10	DETAIL SHEETS	



MOUNTAIN POINT
ENGINEERING



FLOOR PLAN

- FLOOR PLAN NOTES:
1. 6x6 DF: 6x6 DF-L #2 TREATED POST.
 2. 6x8 DF: 6x8 DF-L #2 TREATED POST.
 3. ROOF: 29 GA STEEL PANEL
 4. WALLS: STANDARD GIRTS, 29 GA STEEL PANEL

SHEAR WALL SCHEDULE			
MARK	STAPLING		NOTES
	EDGE	FIELD	
SW-1	6" O.C.	6" O.C.	1,2
SW-2	4" O.C.	6" O.C.	1,2,3,4
SW-3	3" O.C.	6" O.C.	1,2,3,4
SW-4	2" O.C.	6" O.C.	1,2,3,4

- SCHEDULE NOTES:
1. 29 GA STEEL PANEL OVER 7/16" APA RATED OSB PANEL
 2. STAPLES: 16 GA, 1" MIN PENETRATION
 3. BLOCK ALL PANEL EDGES
 4. 3" NOMINAL FRAMING AT ABUTTING PANEL EDGES

PENGUIN INSULATION
CLEARFIELD, UTAH

PROJECT
AP17

SCALE
1/16" = 1'-0"

DATE
07/01/2025

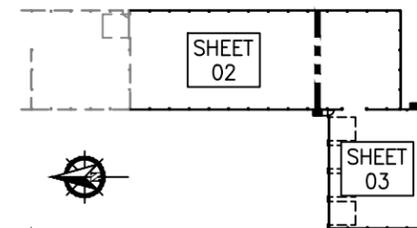
SHEET
01

NOTES:

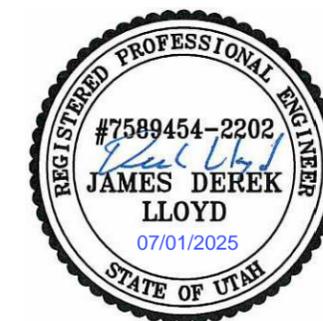
1. EX 6x6: EXISTING 6x6 POST
2. 6x8 DF: 6x8 DF-L #2 TREATED POST.
 2.1. POST BASE: STURDI-WALL BRACKET
 2.1.1. MODEL SWP66 EXCEPT AT CORNERS
 2.1.2. MODEL SW6C AT BUILDING CORNERS
3. 6x8 DF: 6x8 DF-L #2 TREATED POST. POST BASE: STURDI-WALL MODEL SWP84 BRACKET

D28 2868 DOOR

D3 3068 DOOR



KEY MAP



ENGINEER STAMP

MOUNTAIN POINT
ENGINEERING

FLOOR PLAN NORTH

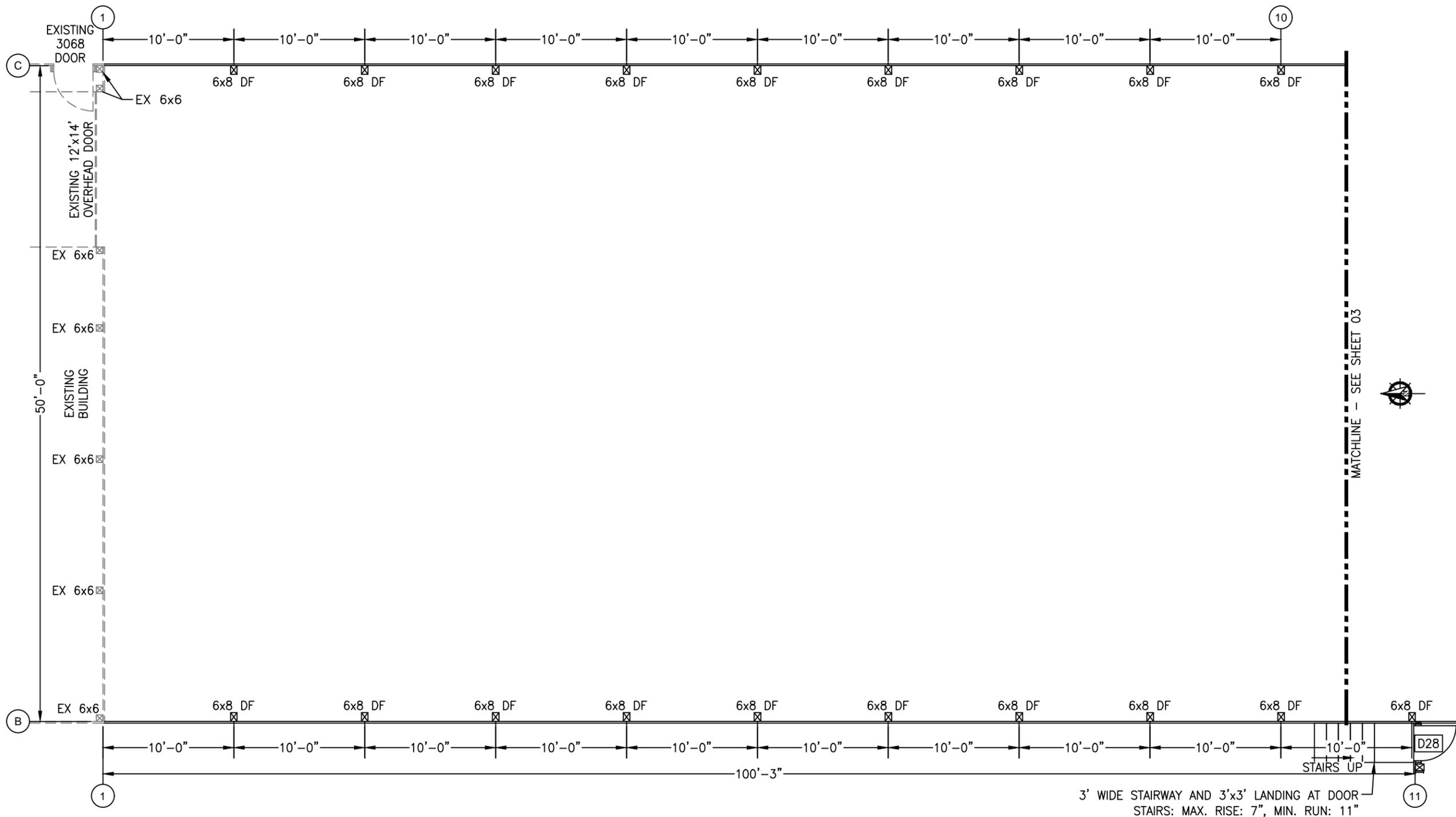
PENGUIN INSULATION
CLEARFIELD, UTAH

PROJECT
AP17

SCALE
1/8" = 1'-0"

DATE
07/01/2025

SHEET
02

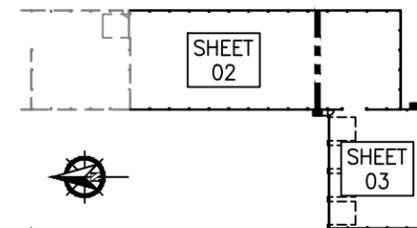


NOTES:

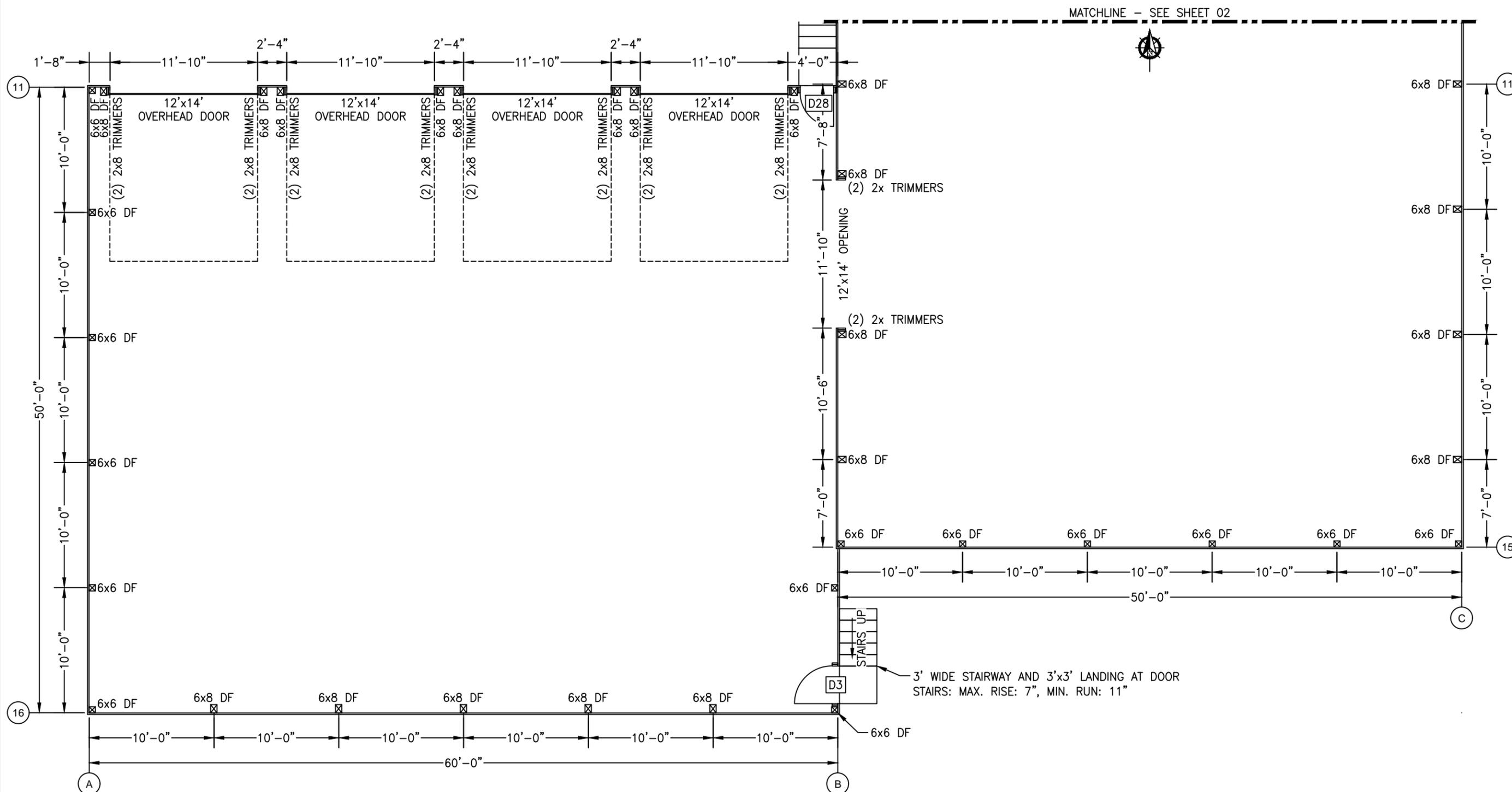
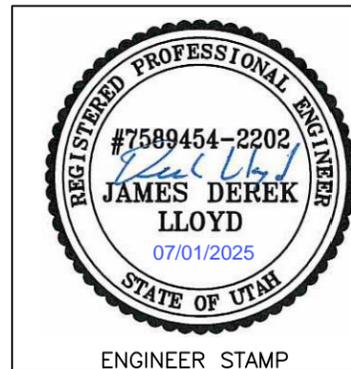
- 1. 6x6 DF: 6x6 DF-L #2 TREATED POST.
- 1.1. POST BASE: STURDI-WALL BRACKET
- 1.1.1. MODEL SWP66 EXCEPT AT CORNERS
- 1.1.2. MODEL SW6C AT BUILDING CORNERS
- 2. 6x8 DF: 6x8 DF-L #2 TREATED POST. POST BASE: STURDI-WALL MODEL SWP84 BRACKET

D28 2868 DOOR

D3 3068 DOOR



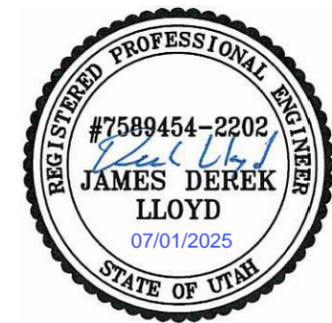
KEY MAP



FLOOR PLAN SOUTH

PENGUIN INSULATION
CLEARFIELD, UTAH

PROJECT	AP17
SCALE	1/8" = 1'-0"
DATE	07/01/2025
SHEET	03



ENGINEER STAMP



ROOF PLAN

PENGUIN INSULATION
CLEARFIELD, UTAH

PROJECT
AP17

SCALE
1/16" = 1'-0"

DATE
07/01/2025

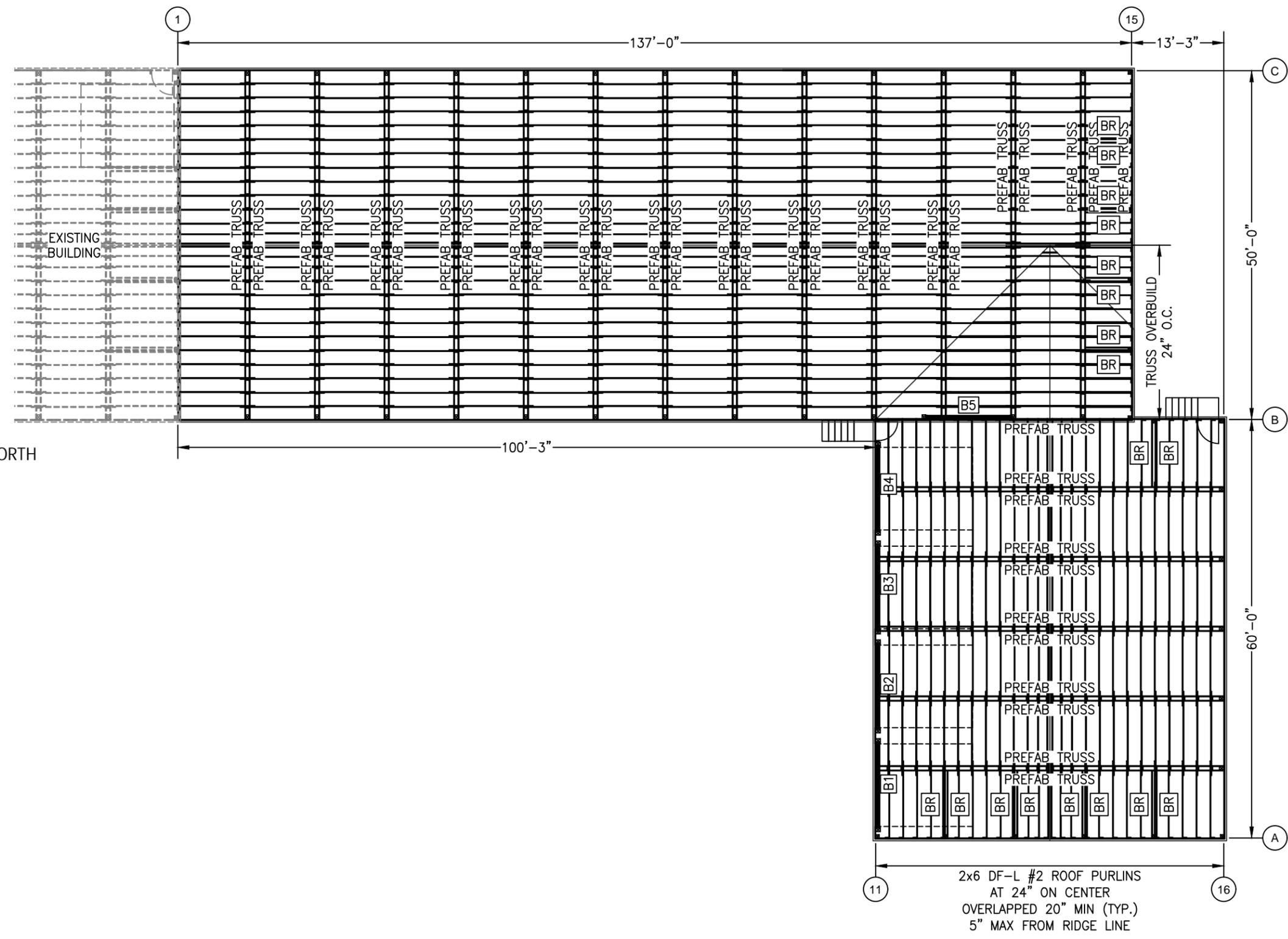
SHEET
04

EAST

WEST

NORTH

SOUTH

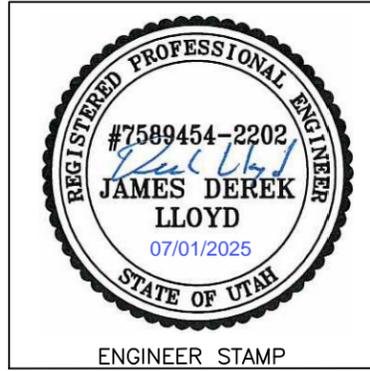


BR 2x6 DIAGONAL BRACE

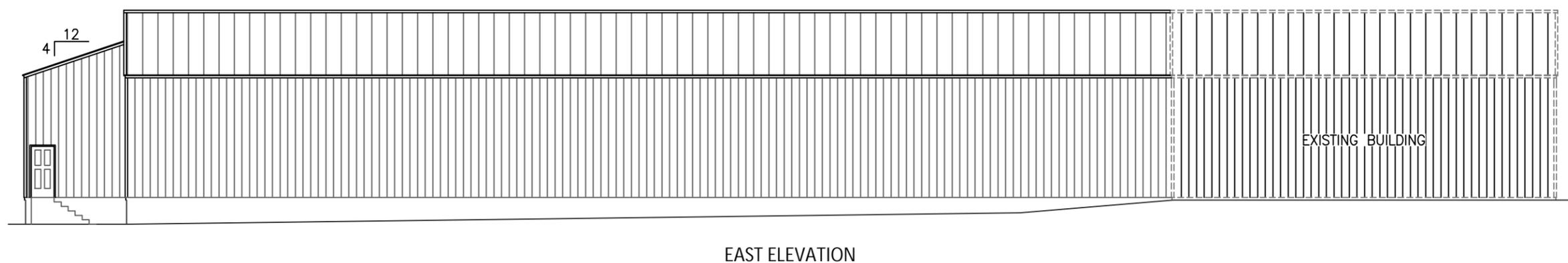
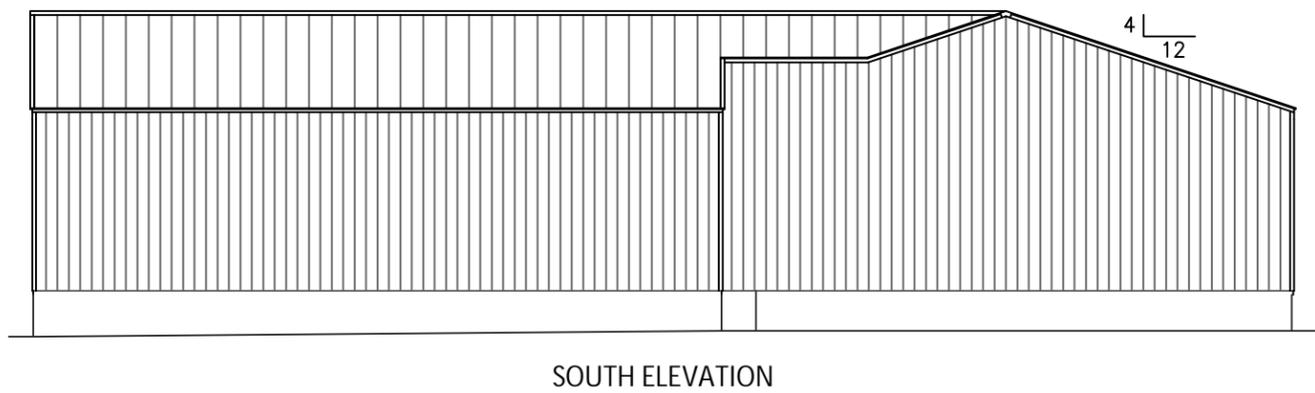
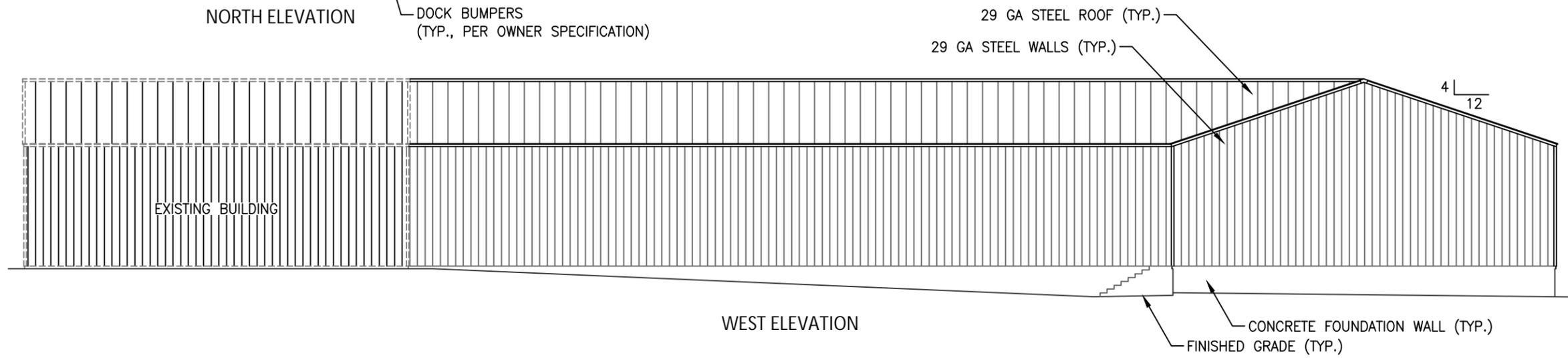
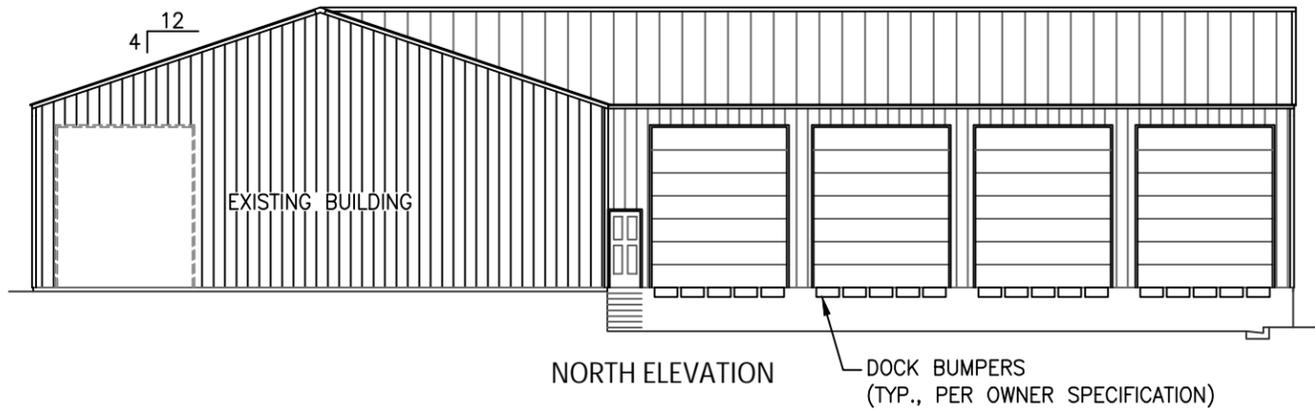
BEAMS:
 B1: (4) 1-3/4"x11-7/8" LVL BEARING ON (2) 2x8 TRIMMERS
 B2: (4) 1-3/4"x11-7/8" LVL BEARING ON (2) 2x8 TRIMMERS
 B3: (4) 1-3/4"x11-7/8" LVL BEARING ON (2) 2x8 TRIMMERS
 B4: (4) 1-3/4"x11-7/8" LVL BEARING ON (2) 2x8 TRIMMERS
 B5: (4) 1-3/4"x11-7/8" LVL BEARING ON (2) 2x8 TRIMMERS

NOTES:
 1. TRUSSES WILL BE DEFERRED PER IBC 107.3.4.1 AND WILL BE DESIGNED BY A LICENSED ENGINEER IN THE STATE OF UTAH.
 2. PROVIDE TRUSS BOTTOM CHORD BRACING PER TRUSS MANUFACTURER'S SPECIFICATIONS.

2x6 DF-L #2 ROOF PURLINS
 AT 24" ON CENTER
 OVERLAPPED 20" MIN (TYP.)
 5" MAX FROM RIDGE LINE



MOUNTAIN POINT
ENGINEERING

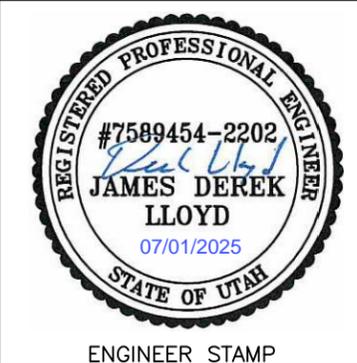


ELEVATIONS

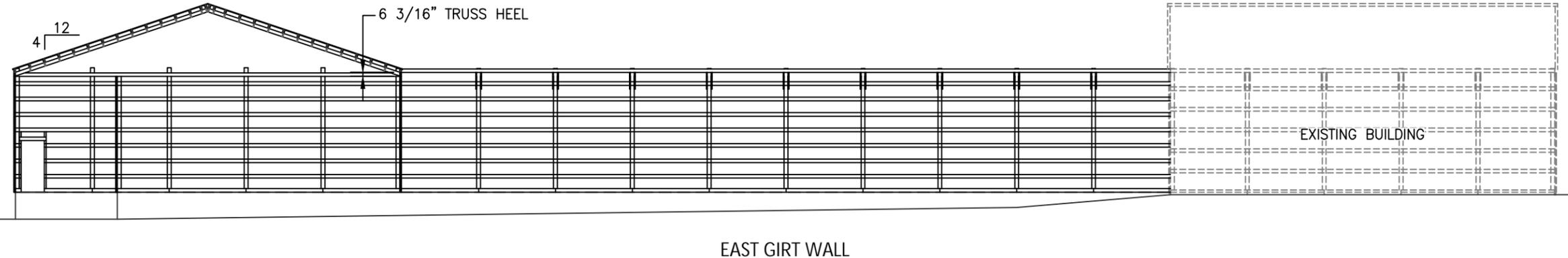
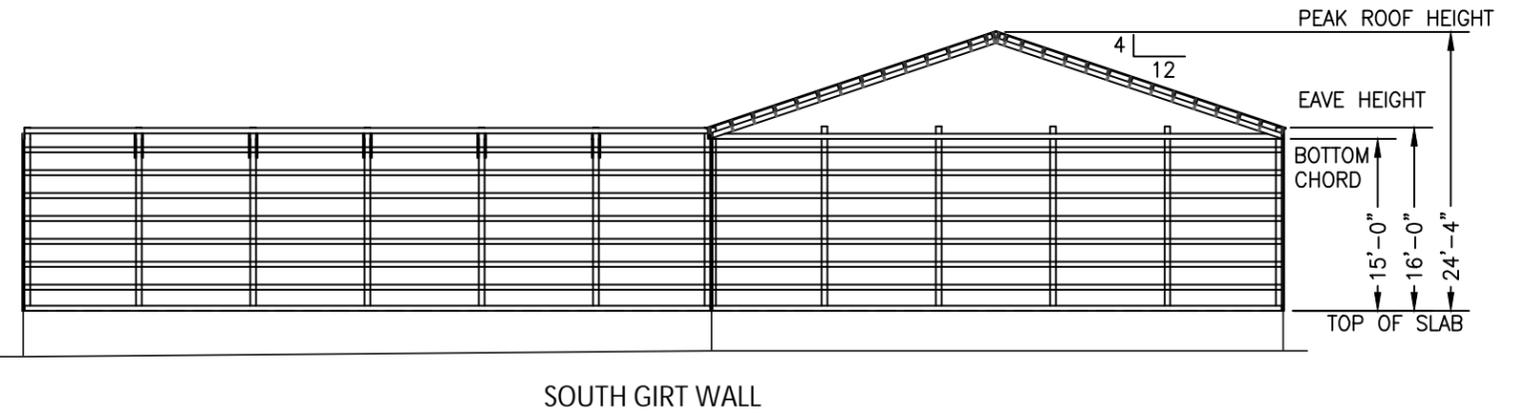
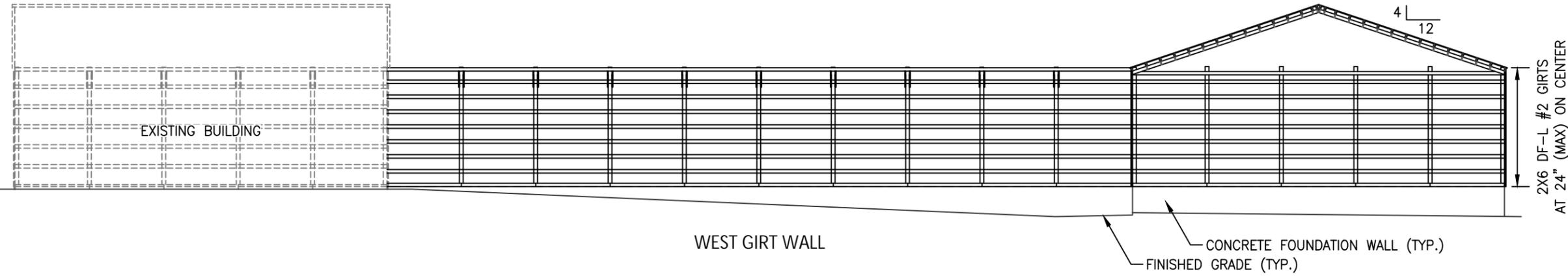
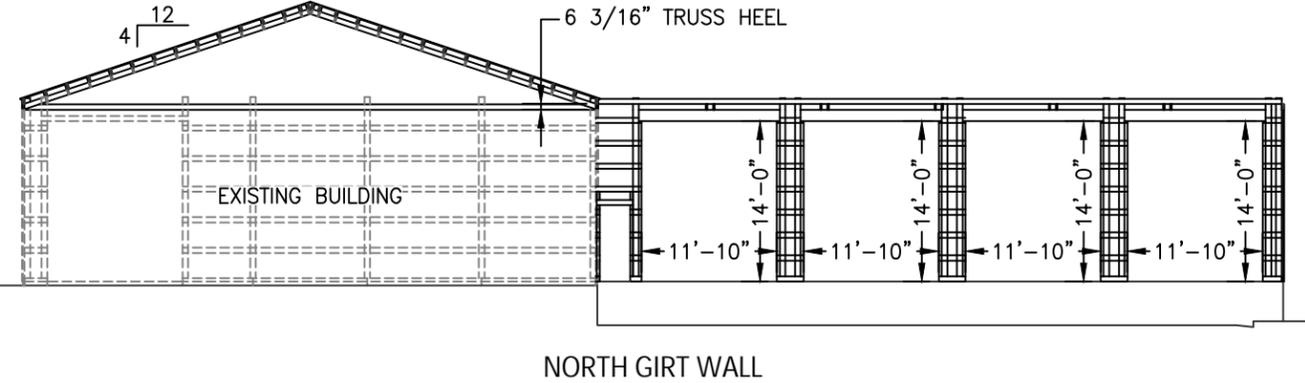
PENGUIN INSULATION
CLEARFIELD, UTAH

PROJECT	AP17
SCALE	1/16" = 1'-0"
DATE	07/01/2025
SHEET	05

NOTES:
 1. TRUSS HEEL SHOWN AT 6-3/16" ON THESE PLANS. COMPARE PLAN DIMENSIONS WITH TRUSS MANUFACTURER DRAWINGS AND ADJUST PLAN DIMENSIONS (EAVE HEIGHT, PEAK HEIGHT, PANEL LENGTHS, ETC) AS NECESSARY.



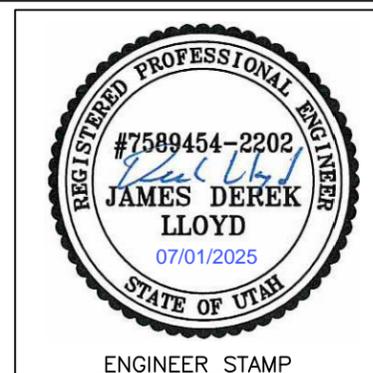
MOUNTAIN POINT
ENGINEERING



GIRT PLAN

PENGUIN INSULATION
CLEARFIELD, UTAH

PROJECT	AP17
SCALE	1/16" = 1'-0"
DATE	07/01/2025
SHEET	06

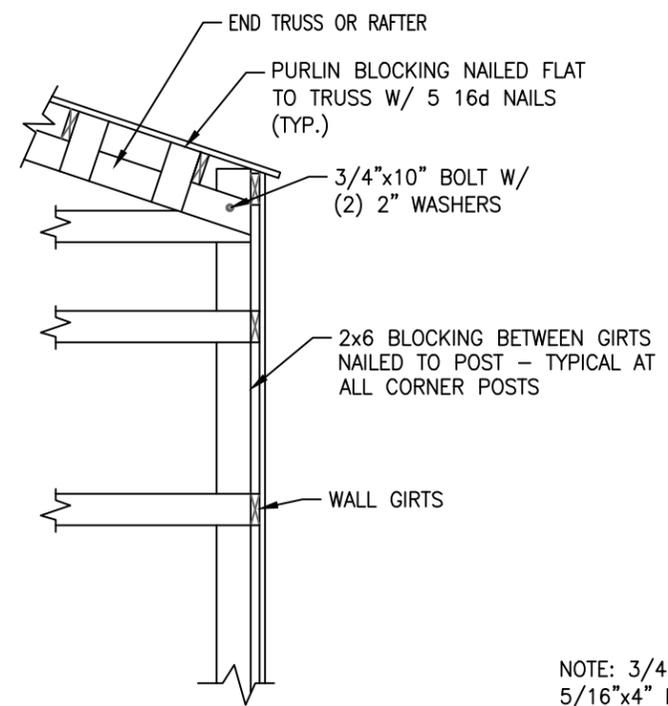


MOUNTAIN POINT
ENGINEERING

DETAIL SHEET

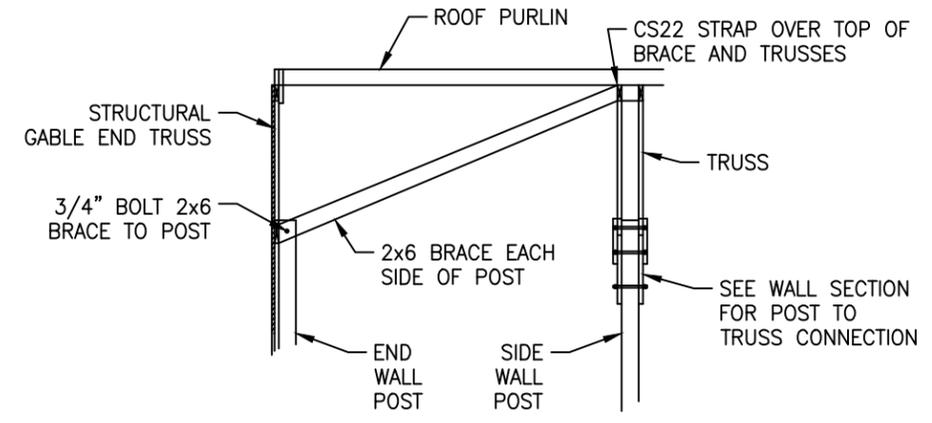
PENGUIN INSULATION
CLEARFIELD, UTAH

PROJECT
AP17
SCALE
AS NOTED
DATE
07/01/2025
SHEET
08

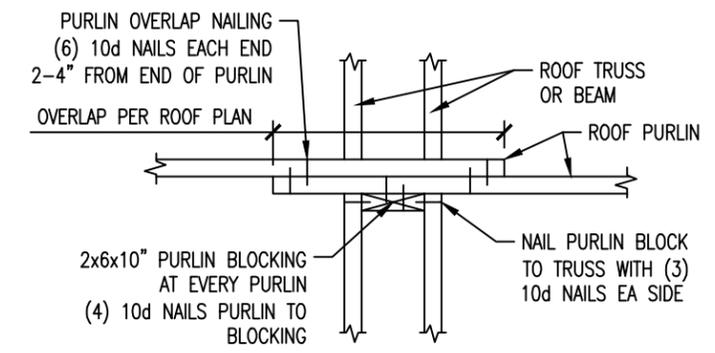


CORNER BLOCKING
NOT TO SCALE

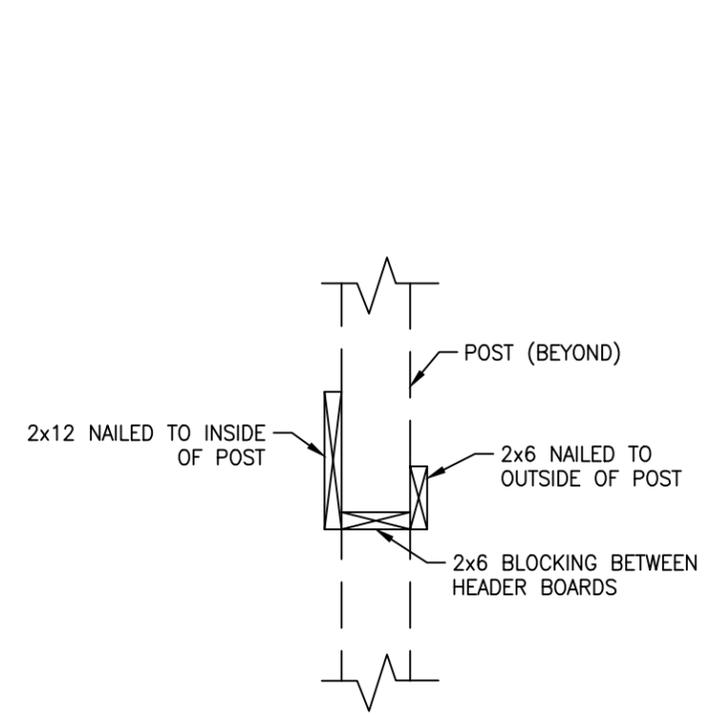
NOTE: 3/4" BOLT ALTERNATIVE: (2)
5/16"x4" POWERLAG FASTENERS
(TYP. FOR CORNER BLOCKING AND
POST TO TRUSS BRACE DETAILS)



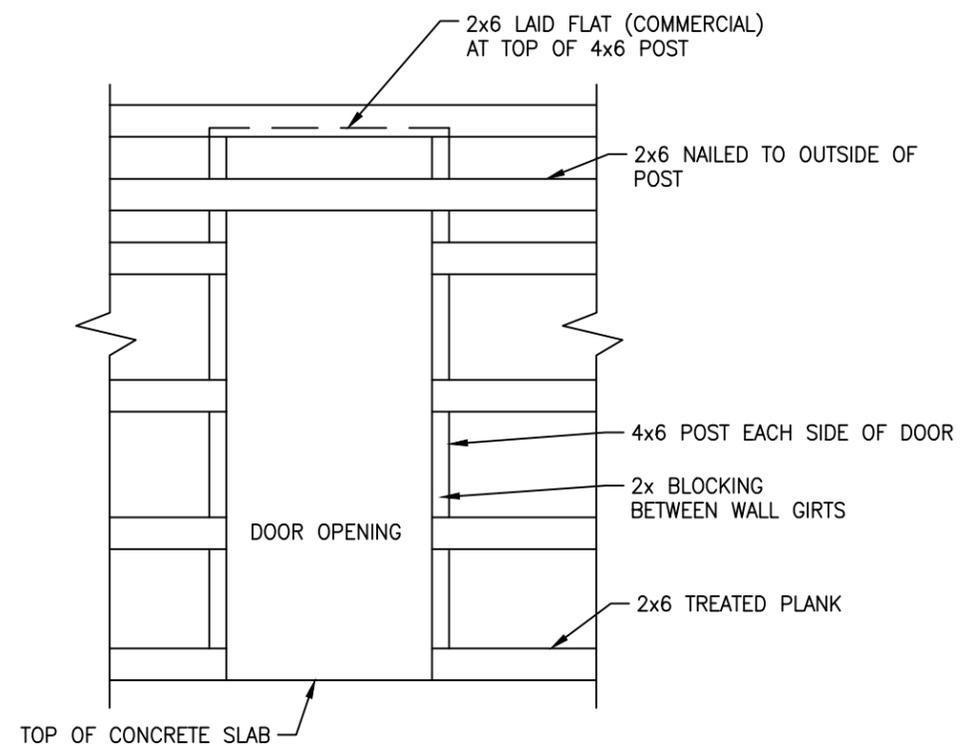
POST TO TRUSS BRACE
NOT TO SCALE



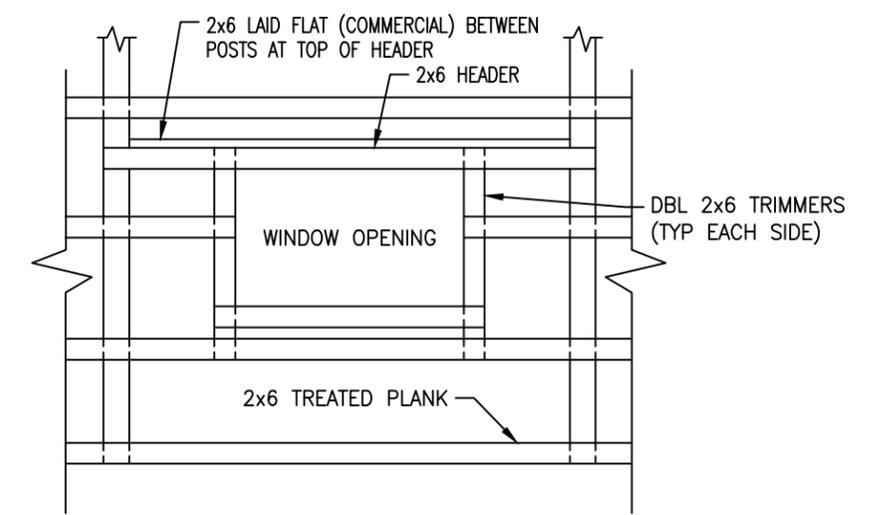
PURLIN CONNECTION
NOT TO SCALE



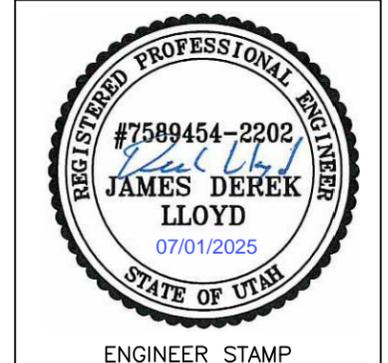
OVERHEAD DOOR HEADER
NOT TO SCALE



MAN DOOR OPENING
NOT TO SCALE



WINDOW OPENING
NOT TO SCALE

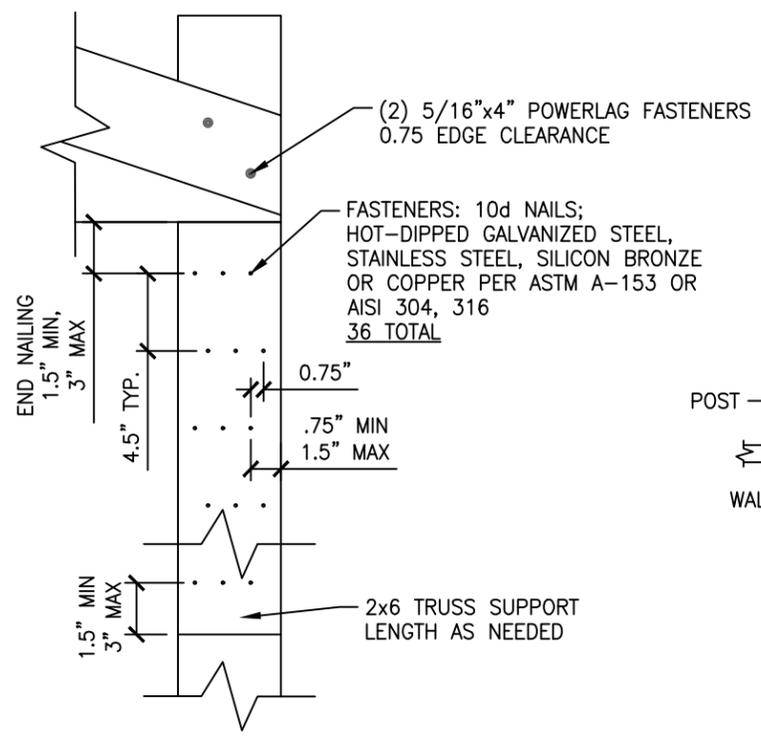
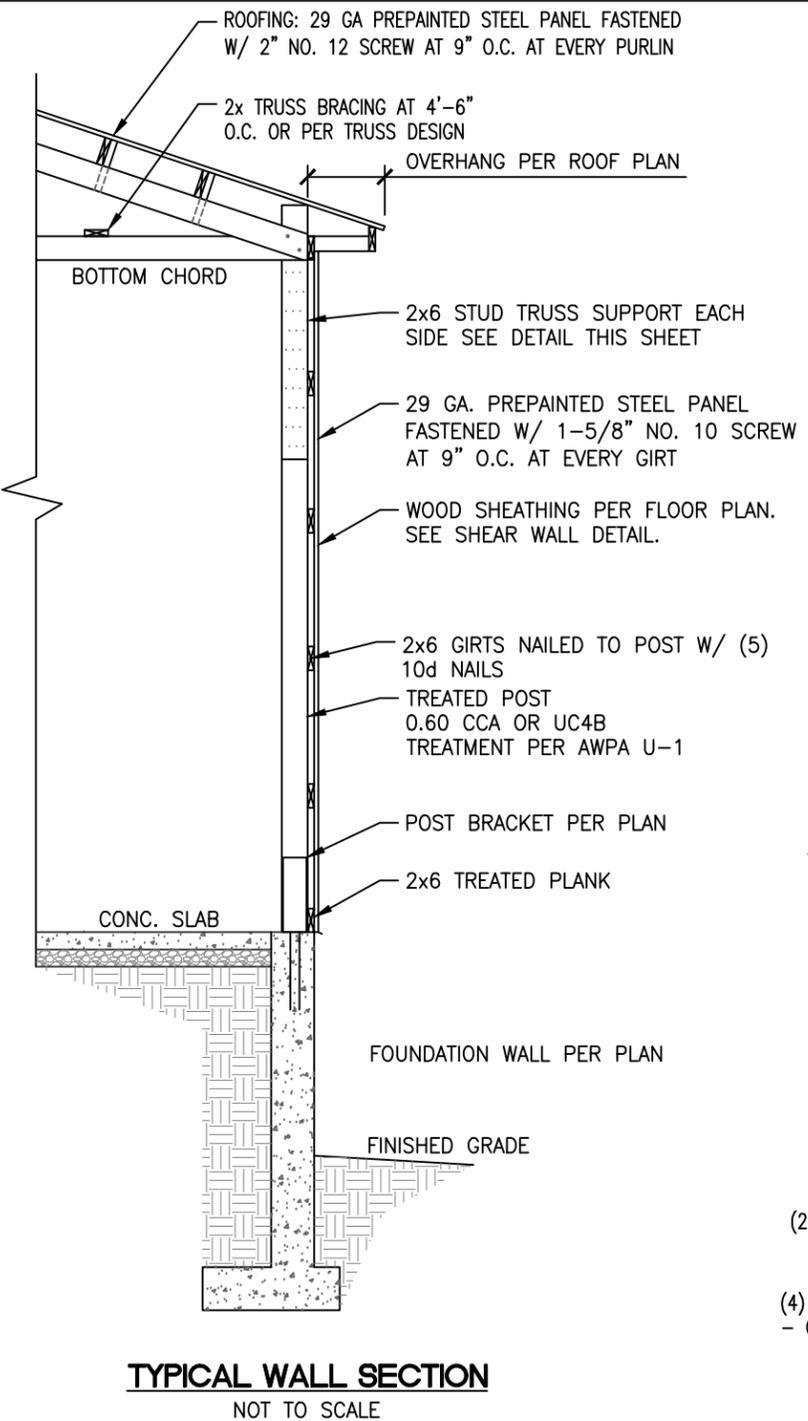


MOUNTAIN POINT
ENGINEERING

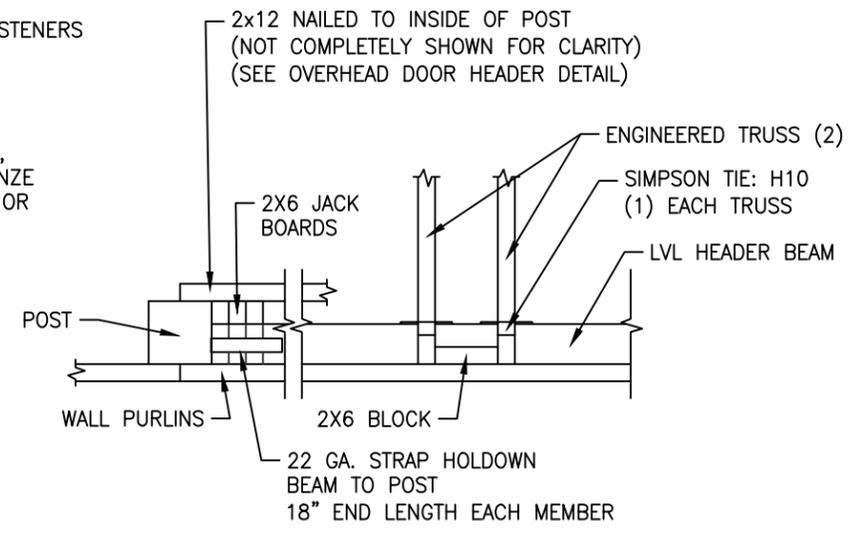
DETAIL SHEET

PENGUIN INSULATION
CLEARFIELD, UTAH

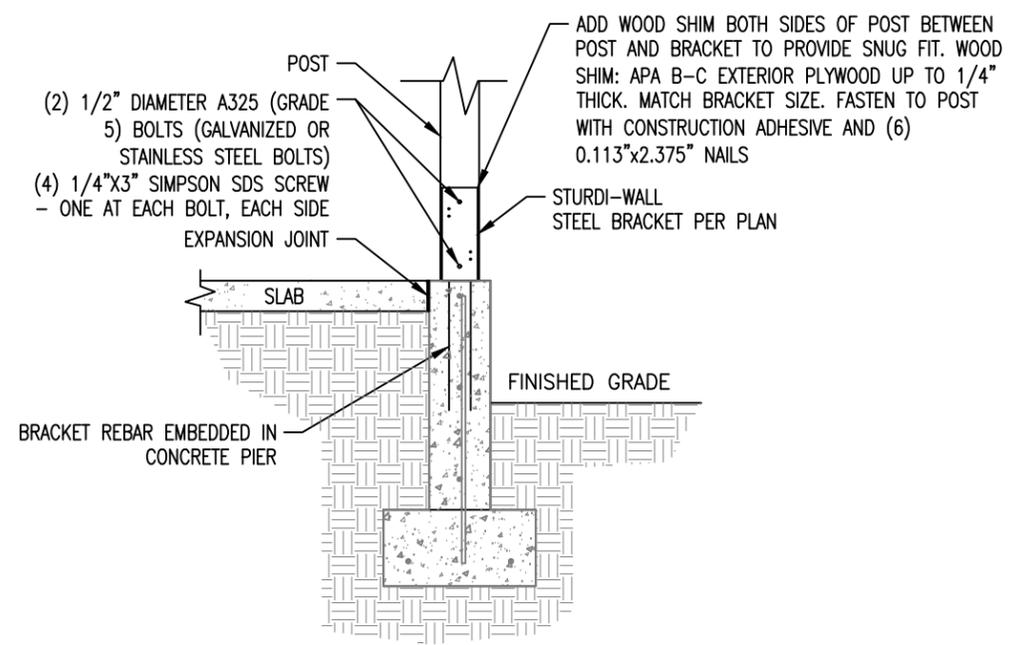
PROJECT
AP17
SCALE
AS NOTED
DATE
07/01/2025
SHEET
09



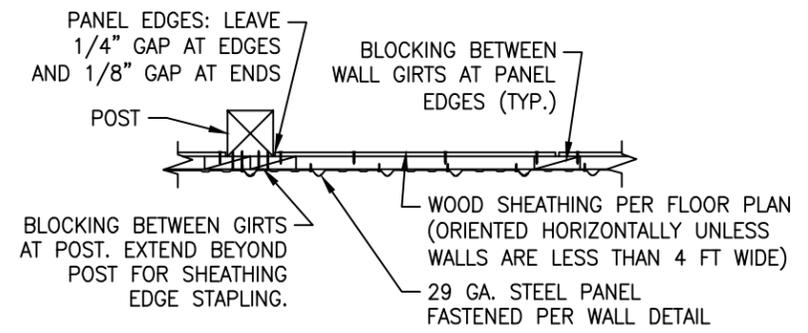
TRUSS SUPPORT TO POST CONNECTION DETAIL
NOT TO SCALE



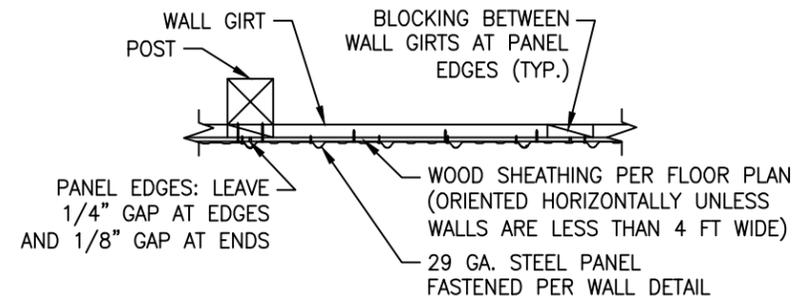
TRUSS TO HEADER CONNECTION
NOT TO SCALE



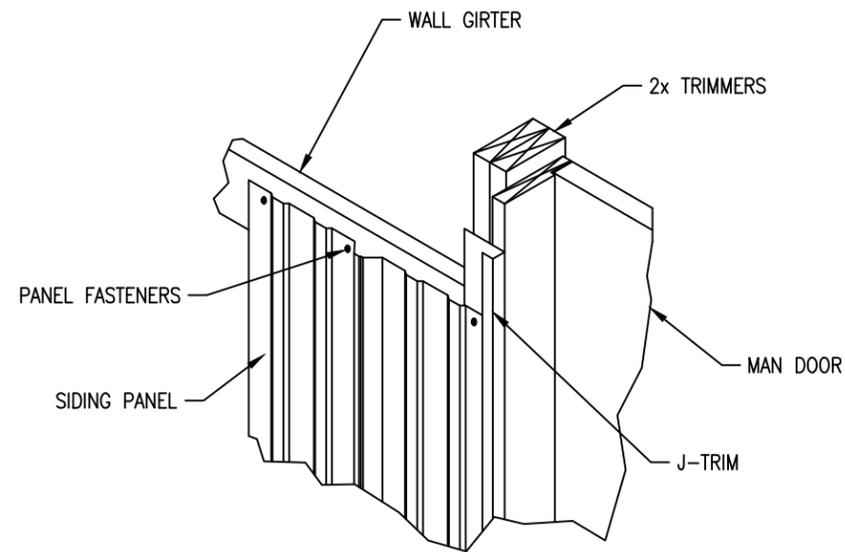
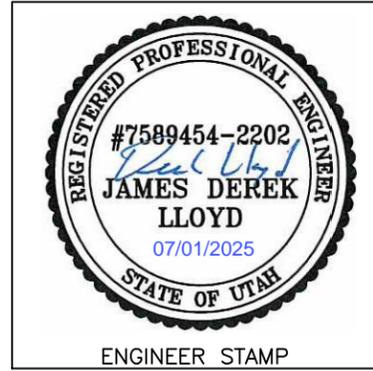
BRACKET DETAIL
1/2" = 1'-0"



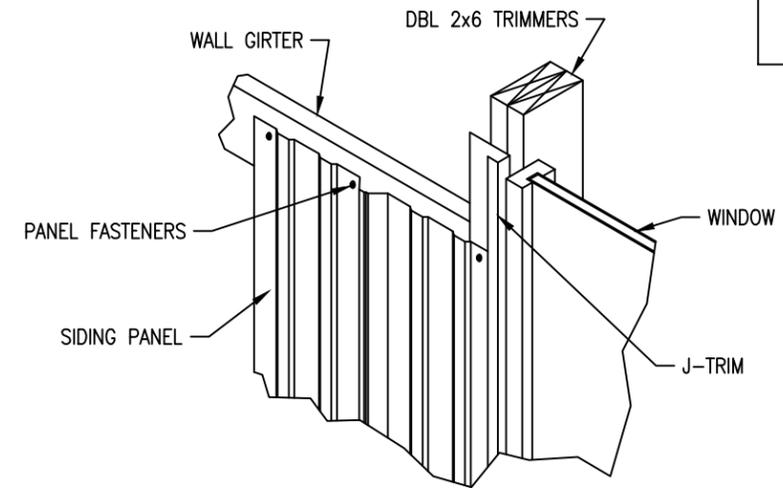
SHEAR WALL DETAIL
INSIDE OF WALL GIRTS
NOT TO SCALE



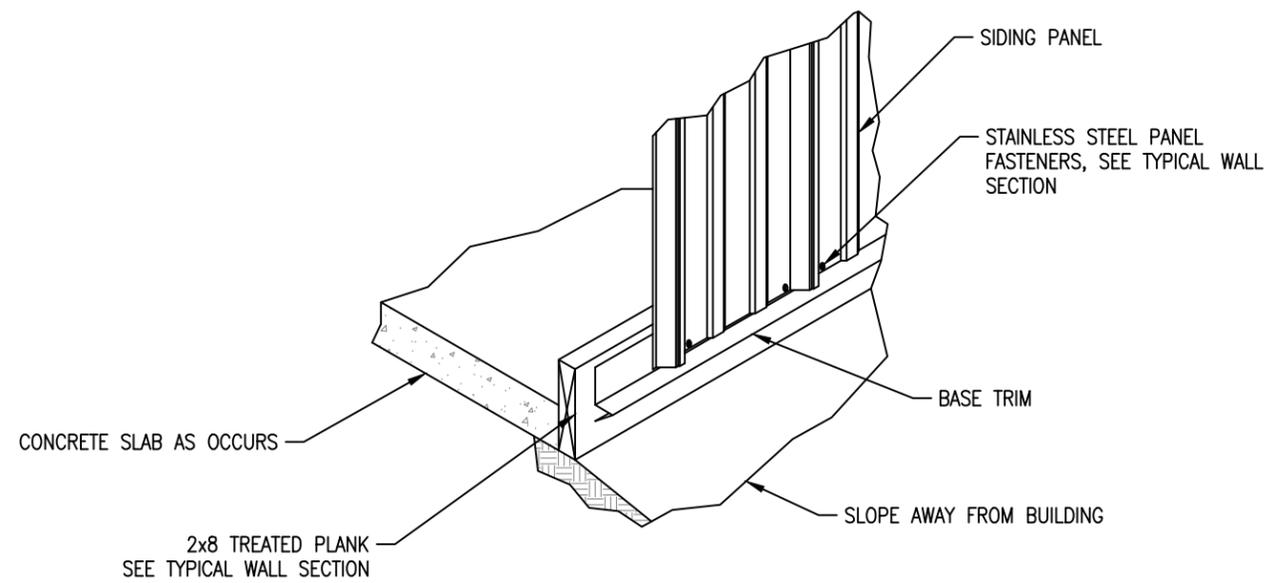
SHEAR WALL DETAIL
OUTSIDE OF WALL GIRTS
NOT TO SCALE



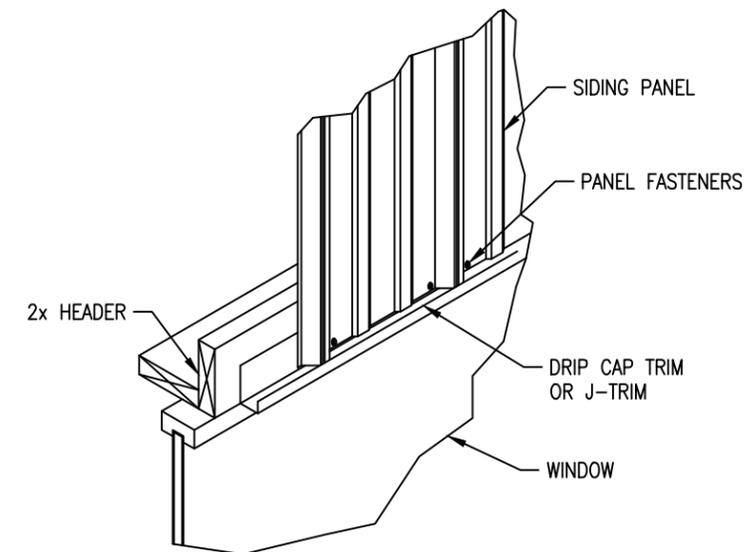
DOOR JAMB FLASHING
NOT TO SCALE



WINDOW JAMB FLASHING
NOT TO SCALE



BASE GUARD FLASHING
NOT TO SCALE



WINDOW / DOOR HEADER FLASHING
NOT TO SCALE