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 AM, Wednesday, July 01, 2026,** on the **3rd floor** in the City Council Chambers of the Clearfield City Municipal Building, located at 55 S. State Street, Clearfield, UT 84015.

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

REGULAR MEETING - 6:30 PM - Council Chambers

CALL TO ORDER - PLEDGE OF ALLEGIANCE

PLANNING COMMISSION CHAIR STATEMENT

APPROVAL OF MINUTES:

- February 19, 2025
- May 6, 2026
- June 3, 2026

DECISION ITEMS

Scheduled Items

1. Discussion and Possible Action on **SP 2026-0601**, a site plan request by Nicole Visconti with S-Devcorp Inc. to construct two (2) commercial retail buildings at the subject property. **Location:** 175 West Antelope Drive (TIN: 12-242-0011). **Project Area:** 1.79 Acres. **Zone:** C-2 (Commercial). **(Administrative Matter)**

DISCUSSION ITEMS

1. Staff Discussion
2. Staff Communication

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

Dated June 26, 2026.

/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 Pre-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@clearfieldcityut.gov & 801-525-2718.

CLEARFIELD PLANNING COMMISSION MEETING

February 19, 2025

6:00 P.M. – Pre-Meeting

PRESIDING:	Brogan Fullmer	Chair
PRESENT:	Robert Browning	Vice Chair
	Chad Mortensen	Commissioner
	Riley Wheeler	Commissioner
	Brian Swan	Commissioner
	Kathryn Murray	Commissioner
	Danielle Sikes	Commissioner (Alternate)
ABSENT:	David Bloomfield	Commissioner
	Nicholas Dragon	Commissioner (Alternate)
	Jaylee Bouwhuis	Youth Commission Ambassador
STAFF PRESENT:	Amy Jones	Deputy City Attorney
	Stacy Millgate	Community Development Director
	Brad McIlrath	Senior Planner
	Tyson Stoddard	Planner
	Spencer Brimley	Assistant City Manager

VISITORS:

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

<u>DISCUSSION ON CUP 2025-0102, A CONDITIONAL USE PERMIT REQUEST BY MATT GERTGE TO CONSTRUCT A GOLF DRIVING RANGE/ENTERTAINMENT AND RESTAURANT COMPLEX AT THE SUBJECT PROPERTY. LOCATION: APPROXIMATELY 1375 SOUTH 1750 EAST. (TIN: 09-485-0001). PROJECT AREA: 9.477 ACRES. ZONE: C-2 (COMMERCIAL).</u>

Mr. Stoddard gave an overview of the project and spoke about both the subdivision and conditional use permit applications. He stated that a lot was being created for the driving range, and that the presentation in the regular meeting would include a recommendation for an additional condition of approval to require cross access between the subject property and the adjacent lot to the north.

Mr. Stoddard talked about these types of driving range and entertainment facilities becoming more popular in recent years, with three similar facilities having been built in Utah. He explained that it would be a two-story building with a total of 52 tee-off bays, and include a restaurant.

The Planning Commission discussed hours of operation limitations, outdoor lighting and potential nuisance factors. The proposed lighting of the driving range would be directed down toward the driving range, and faced away from existing residential to the north.

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DISCUSSION ON ASP 2025-0103, AN AMENDED SUBDIVISION PLAT REQUEST BY MATT GERTGE TO SUBDIVIDE LOT 1 OF THE LEGEND TOWERS SUBDIVISION INTO TWO NEW LOTS LABELED LOT 3 AND 4 AT THE SUBJECT LOCATION. LOCATION: 1845 EAST 1400 SOUTH (TIN: 09-485-0001). PARCEL AREA: 16.99 ACRES. ZONE: C-2 (COMMERCIAL).

This items was discussed jointly with the Conditional Use Permit for the golf driving range and entertainment facility.

Commissioner Murray moved to adjourn the Pre-Meeting.

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CLEARFIELD PLANNING COMMISSION MEETING
February 19, 2025
6:30 P.M. – Regular Meeting

PRESIDING:	Brogan Fullmer	Chair
PRESENT:	Robert Browning	Vice Chair
	Chad Mortensen	Commissioner
	Riley Wheeler	Commissioner
	Brian Swan	Commissioner
	Kathryn Murray	Commissioner
	Danielle Sikes	Commissioner (Alternate)
	Jaylee Bouwhuis	Youth Commission Ambassador
ABSENT:	David Bloomfield	Commissioner
	Nicholas Dragon	Commissioner (Alternate)
STAFF PRESENT:	Amy Jones	Deputy City Attorney
	Stacy Millgate	Community Development Director
	Brad McIlrath	Senior Planner
	Tyson Stoddard	Planner
	Spencer Brimley	Assistant City Manager
VISITORS:	Dan Milich	

Chair Fullmer led in the Pledge of Allegiance and read the Planning Commission Chair Statement.

Chair Fullmer introduced the first agenda item and turned the time over to Tyson Stoddard, Planner, for the presentation.

DISCUSSION AND APPROVAL OF CUP 2025-0102, A CONDITIONAL USE PERMIT REQUEST BY MATT GERTGE TO CONSTRUCT A GOLF DRIVING RANGE/ENTERTAINMENT AND RESTAURANT COMPLEX AT THE SUBJECT PROPERTY. LOCATION: APPROXIMATELY 1375 SOUTH 1750 EAST. (TIN: 09-485-0001). PROJECT AREA: 9.477 ACRES. ZONE: C-2 (COMMERCIAL). STAFF: TYSON STODDARD, PLANNER (ADMINISTRATIVE ACTION).

Tyson Stoddard, Planner, presented the following:

- Background
  - Zone: C-2 (Commercial)
    - Address will be 1375 South 1750 East
  - Amended Subdivision Plat
    - 9.48 acres for Crush Golf & Grill

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        - 7.51 acres for future commercial development
    - Amusement and Recreational Facilities
        - Conditional Use in the C-2 Zone
    - Business
        - Driving range & screen for swing/flight data and games
        - 52 tee box bays with seating (two levels each with 26 tee box bays)
        - Restaurant and sports bar
- Crush Golf & Grill
    - Applicant is owner of Big Shots in St. George
    - Proposed Clearfield location to be patterned after the St. George location
- Conditional Use Considerations
    - Lighting
        - Building
        - Parking Lot
        - Driving Range
        - Exterior Lighting & Photometric Plan to be submitted
    - Poles & Netting Enclosure
        - Allows a more compact driving range in an urban setting
        - To enclose the hitting area and contain golf balls within the driving range
        - Poles to be 160' high
            - Consistent with Sports Entertainment Driving Ranges
    - Traffic Generation
        - Reeves & Associates Letter
        - Peak hour trips approximately 55 (entering & leaving)
        - Proposed accesses sufficient and proposed development will have no additional impact to the surrounding road network
    - Hours of Operation
        - Not to be open past 12AM on any day of the week
    - Potential Nuisance Factors
        - Noise & Lighting
        - Lighting to be further reviewed with Lighting Plan submittal
        - Condition that the applicant work with the City to address and attenuate any negative impacts on the surrounding area should the need arise

The discussion was opened. It was noted that a snow removal location could possibly be added as a condition of approval. Staff clarified that artificial turf will be used on the driving range, so the water efficiency ordinance would not be a concern for that area.

Dan from Crush Golf was present and spoke about also developing the neighboring property in the future.

Youth Commission Ambassador Bouwhuis moved to approve CUP 2025-0102, a conditional use permit request by Matt Gertge to construct a golf driving range/entertainment and restaurant complex at the subject property. The motion was made based on the findings of the staff report and with the following conditions of approval.

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1. **Final Land Use Approval is contingent upon the creation of a lot for the development and the recording of an amended subdivision plat.**
2. **The landscape plan shall be revised and resubmitted to the City for final approval. The revisions shall include the following:**
    a. **Additional plantings for the beds in the parking lot and detention area and in front of the building to meet the 50% ground plane coverage requirement.**
    b. **Include type and size of proposed rock mulch.**
    c. **Additional trees to be planted in the large open space area to the north of the driving range.**
    d. **Landscaping and planting plan for the detention basin at the northwest corner of the property.**
    e. **Appropriate screening of parking areas that abut 1750 East. The screening can be accomplished with a landscape hedge, a berm, a fence, or a combination of these methods to block headlight glare.**
    f. **Landscaped islands in the parking lot a minimum of every twelve (12) parking spaces.**
3. **The irrigation plan shall be revised to match the planting plan.**
4. **The trash enclosure detail will need to include the specific type and color of CMU block to be used and shall match the building.**
5. **A pedestrian walkway shall be added between 1750 East and the front of the building.**
6. **A bike rack shall be added to the plans, and pedestrian benches and seating shall be included in the patio area near the pergola and main entrance.**
7. **Brick, stone, or rock shall be added to the front building elevation.**
8. **An exterior lighting and photometric plan shall be submitted including light locations, fixture details to ensure compliance with commercial site design standards.**
9. **The business shall operate no later than 12 AM.**
10. **The applicant shall work with the City to address and attenuate any negative impacts on the surrounding area should the need arise.**
11. **The plans shall address the comments of the engineering review letter dated January 30th, 2025, and the project shall comply with Engineering and Public Works standards.**
12. **A geotechnical report shall be submitted for review and approval by Clearfield City Engineering and Building Staff.**
13. **The plans shall address the comments of the North Davis Fire District, and the project shall comply with Fire District standards.**
14. **The plans shall be revised to show the locations of snow stacking areas.**

Seconded by Commissioner Wheeler. The motion carried on the following vote. Voting

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AYE: Commissioners Fullmer, Browning, Murray, Mortensen, Wheeler, Swan, Sikes, and Youth Commission Ambassador Bouwhuis. Voting NO: None.

DISCUSSION APPROVAL OF ASP 2025-0103, AN AMENDED SUBDIVISION PLAT REQUEST BY MATT GERTGE TO SUBDIVIDE LOT 1 OF THE LEGEND TOWERS SUBDIVISION INTO TWO NEW LOTS LABELED LOT 3 AND 4 AT THE SUBJECT LOCATION. LOCATION: 1845 EAST 1400 SOUTH (TIN: 09-485-0001). PARCEL AREA: 16.99 ACRES. ZONE: C-2 (COMMERCIAL). STAFF: TYSON STODDARD, PLANNER (ADMINISTRATIVE ACTION).

Tyson Stoddard, Planner, presented the following:

- Background
  - Zone: C-2 (Commercial)
  - Amended Subdivision Plat
    - Subdividing an existing 16.99-acre lot into two lots
    - 9.48 acres for Crush Golf & Grill
    - 7.51 acres for future commercial development

Commissioner Wheeler moved to approve ASP 2025-0103, an amended subdivision plat request by Matt Gertge to subdivide Lot 1 of the legend towers subdivision into two new lots labeled Lot 3 and 4 at the subject location
Seconded by Commissioner Murray. The motion carried on the following vote. Voting AYE: Commissioners Fullmer, Browning, Murray, Mortensen, Wheeler, Swan, Sikes, and Youth Commission Ambassador Bouwhuis. Voting NO: None.

STAFF COMMUNICATIONS

- Commissioner Bloomfield's position will likely be filled by an alternate
- Working on ordinance changes to city code for planning commission
  - Correcting pay listed
  - Changes proposed to term limits for planning commission
- Brad McIlrath announced his plans to accept a new position with the city of Layton

There being no further business to come before the Planning Commission, **Commissioner Murray moved to adjourn the meeting.**

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CLEARFIELD PLANNING COMMISSION MEETING
May 6, 2026
6:00 P.M. – Pre-Meeting

PRESIDING:	Brogan Fullmer	Chair
PRESENT:	Robert Browning	Commissioner
	Kathryn Murray	Commissioner
	Chad Mortensen	Commissioner
	Nicholas Dragon	Commissioner
	Chris Rocchio	Commissioner
	Michael Tan	Commissioner (Alternate)
	Jane Budd	Youth Commission Ambassador
ABSENT:	Riley Wheeler	Commissioner
STAFF PRESENT:	Amy Jones	Deputy City Attorney
	Stacy Millgate	Community Development Director
	Tyson Stoddard	Associate Planner

VISITORS:

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

DISCUSSION ON THE DRAFT MINUTES FROM THE MARCH 4, 2026, FEBRUARY 5, 2025, APRIL 23, 2025, AND MAY 21, 2025, PLANNING COMMISSION MEETINGS.

Commissioner Murray stated she provided grammatical corrections to staff.

DISCUSSION ON SP 2026-0401, A SITE PLAN REQUEST BY DAVIS COUNTY TO CONSTRUCT AN OFFICE BUILDING AT THE SUBJECT LOCATION.

The Commission discussed the fee in lieu of open space required for Downtown projects and that the fee is to be used toward the creation or enhancement of Civic Open Space or Streetscape enhancements in the Downtown Area.

Commissioner Mortensen asked about the application process and the completeness of application materials. Mr. Stoddard gave an overview of the application and review process.

DISCUSSION ON SP 2026-0405, A SITE PLAN REQUEST BY UNCOMMON ARCHITECTS TO CONSTRUCT A NEW CHURCH MEETINGHOUSE AT THE SUBJECT LOCATION.

The Commission discussed that the increase in vehicular traffic in the neighborhood would be primarily experienced on Sundays. Staff said that a traffic study would be submitted for City Engineer review. The Commission further discussed the various access points to the site, and the landscaping and irrigation requirements.

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Commissioner Murray moved to adjourn the Pre-Meeting.

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CLEARFIELD PLANNING COMMISSION MEETING
May 6, 2026
6:30 P.M. – Regular Meeting

PRESIDING:	Brogan Fullmer	Chair
PRESENT:	Robert Browning	Vice Chair
	Kathryn Murray	Commissioner
	Nicholas Dragon	Commissioner
	Chad Mortensen	Commissioner
	Chris Rocchio	Commissioner
	Michael Tan	Commissioner (Alternate)
	Jane Budd	Youth Commission Ambassador
ABSENT:	Riley Wheeler	Commissioner
STAFF PRESENT:	Tyson Stoddard	Associate Planner
	Stacy Millgate	Community Development Director
	Amy Jones	Deputy City Attorney
VISITORS:	Gary Hunt	
	Lane Rose	
	Andrea Roskelley	
	Alanah Braaksma	
	Andy Weuling	
	Javis Darcus	
	Michael Christensen	

Chair Fullmer led in the Pledge of Allegiance and read the Planning Commission Chair Statement.

DISCUSSION AND APPROVAL OF THE DRAFT MINUTES FOR THE MARCH 4, 2026, FEBRUARY 5, 2025, APRIL 23, 2025, AND MAY 21, 2025, PLANNING COMMISSION MEETINGS.

Commissioner Murray moved to approve the amended minutes. Seconded by Commissioner Browning. The motion carried on the following vote, Voting AYE: Commissioners Fullmer, Browning, Murray, Dragon, Mortensen, Rocchio, and Youth Ambassador Budd. Voting NO: None.

DISCUSSION AND APPROVAL OF SP 2026-0401, A SITE PLAN REQUEST BY DAVIS COUNTY TO CONSTRUCT AN OFFICE BUILDING AT THE SUBJECT LOCATION. LOCATION: 160 SOUTH DEPOT STREET (TIN: 12-020-0034). PROJECT AREA: 0.15 ACRES. ZONE: CV (CIVIC)

Tyson Stoddard, Associate Planner, presented the following:

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- Background:
    - Rezoned to CV (Civic) – January 2026
    - Existing commercial Building
        - Dating back to 1960's
    - Site Plan Review
        - Demo existing building
        - Redevelop with new office building and emissions testing facility

Staff recommended that the Planning Commission approve SP 2026-0401, a site plan request by Davis County to construct an office building at 160 South Depot Street. This recommendation was based on the discussion and findings in the Staff Report and made with the following conditions.

1. The plans shall be revised to provide the required streetscape improvements along the entirety of the Depot Street property frontage, including:
    a) A minimum five-foot (5') wide clear sidewalk and a minimum five-foot (5') wide planted street buffer with a minimum of three (3) street trees spaced between twenty feet (20') and forty feet (40') apart on center. The tree species shall match the existing trees installed in the park strip along the Davis County fleet parking to the north of the subject property.
    b) One (1) single acorn streetlight within the planted buffer area, not greater than eighty feet (80') from the existing streetlight on site.
    c) Curb and gutter for the entire length of the Depot Street frontage.
2. The Plans shall be revised to demonstrate compliance with the impervious coverage and additional semi-pervious coverage maximums for the Office Building Type, as specified in the FBC, Chapter 6.
3. The plans shall be revised to demonstrate compliance with all applicable parking lot standards of the FBC, including:
    a) A minimum of five (5) parking spaces with one of the spaces provided as a van accessible ADA parking space.
    b) The provision of parking lot landscape islands, planted with shade trees as required by the FBC.
4. The architectural plans shall be revised to comply with the primary and secondary façade materials requirements of the FBC, as outlined in the staff report.
5. A complete landscape plan shall be submitted that includes:
    a) A minimum of three (3) trees and eight (8) shrubs within the property boundary. Plant material provided in the public streetscape area does not count toward plant minimums.
    b) A five-foot-wide planter bed along the south wall of the building footprint.
    c) A planting plan that specifies type, quantity, location, and install size for all proposed plantings.
    d) A complete irrigation plan in compliance with city standards.
6. A fee-in-lieu of civic open space shall be paid to Clearfield City in the amount of $6,530.00 as required by Section 8.2.3 (3) for the FBC for the creation or enhancement of civic open space or streetscape enhancements within the Downtown Clearfield Area. This fee will be payable at the time of a building permit.

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7. The plans shall be revised to address Engineering requirements as outlined in the review letter dated April 17, 2026.

Commissioner Mortensen moved that the Planning Commission approve SP 2026-0401 as conditioned. Seconded by Commissioner Murray. The motion carried on the following vote, Voting AYE: Commissioners Fullmer, Browning, Mortensen, Murray, Dragon, Rocchio and Youth Ambassador Budd. Voting NO: None.

DISCUSSION AND APPROVAL OF SP 2026-0405, A SITE PLAN REQUEST BY UNCOMMON ARCHITECTS TO CONSTRUCT A NEW CHURCH MEETINGHOUSE AT THE SUBJECT LOCATION. LOCATION: 900 WEST 200 NORTH (TIN: 12-741-0001). PROJECT AREA: 3.92 ACRES. ZONE: P-F (PUBLIC FACILITIES)

Tyson Stoddard, Associate Planner, presented the following:

- Background:
    - Zoned P-F (Public Facilities)
        - Churches permitted use
    - Lot 1 of 200 North Street Clearfield City Subdivision
        - Recorded in 2010
    - 3.92 Acres

Staff recommended that the Planning Commission approve SP 2026-0405, a site plan request by Uncommon Architects to construct a new church meetinghouse at 900 West 200 North. The recommendation of approval was based on the staff report and made with the following conditions.

1. The landscape plan shall be updated to identify the type, quantity, and location of all proposed shrubs, perennials, and groundcovers.
2. The preliminary irrigation plan shall be revised to provide a complete irrigation plan in accordance with Clearfield City Irrigation Design Standards as found in Code Section 11-21-6.
3. A detail for the dumpster enclosure shall be included in the plan set, identifying proposed materials and colors.
4. The plans shall identify the height of all proposed fencing. Fencing located along a property line of a single-family residential front yard shall be limited to a maximum height of three feet (3') if sight obscuring or four feet (4') if non-sight-obscuring.
5. A photometric plan, including details for all proposed light poles and fixtures, shall be submitted for review and shall demonstrate compliance with applicable City lighting standards.
6. The plans shall address engineering comments from the letter dated April 16, 2026, and receive Clearfield City Engineering approval prior to final land use approval.
7. The plans shall address the North Davis Fire District review comments from the review letter dated April 9, 2026, and receive Fire District approval.

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Commissioner Browning moved that the Planning Commission approve SP 2026-0405 as conditioned. Seconded by Youth Ambassador Budd. The motion carried on the following vote, Voting AYE: Commissioners Fullmer, Browning, Murray, Mortensen, Dragon, Rocchio and Youth Ambassador Budd. Voting NO: None.

STAFF COMMUNICATIONS

- Open & Public Meeting Training Follow Up
- Additional PC Meeting on May 20, 2026
    - Amendment to Wilcox Farms DA

There being no further business to come before the Planning Commission, Chair Dragon moved to adjourn. Seconded by Commissioner Murray.

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CLEARFIELD PLANNING COMMISSION MEETING

June 3, 2026

6:30 P.M. – Regular Meeting

PRESIDING:	Brogan Fullmer	Chair
PRESENT:	Robert Browning	Vice Chair
	Kathryn Murray	Commissioner
	Chad Mortensen	Commissioner
	Riley Wheeler	Commissioner
	Nicholas Dragon	Commissioner
	Chris Rocchio	Commissioner
	Jane Budd	Youth Commission Ambassador
ABSENT:	Michael Tan	Commissioner (Alternate)
STAFF PRESENT:	Tyson Stoddard	Associate Planner
	Stacy Millgate	Community Development Director
	Spencer Brimley	Assistant City Manager

VISITORS:

Chair Fullmer called the meeting to order at 6:30 p.m. and turned the time over to staff for training.

DISCUSSION ITEMS.

Tyson Stoddard, Associate Planner, informed the Planning Commission that the individual scheduled to provide the training, Paul Allred, could not attend due to a family event. Mr. Stoddard provided a training titled Best Practices for Effective Planning Commission Decision-Making.

There being no further business to come before the Planning Commission, Commissioner Dragon moved to adjourn.

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Planning Commission
STAFF REPORT

AGENDA ITEM
#1

TO: Clearfield City Planning Commission

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

MEETING DATE: Wednesday, July 1st, 2026

SUBJECT: Discussion and Possible Action on **SP 2026-0601**, a site plan request by Nicole Visconti with S-Devcorp Inc. to construct two (2) commercial retail buildings at the subject location. **Location:** 175 West Antelope Drive (TIN: 12-242-0011). **Parcel Area:** 1.79 Acres **Zone:** C-2 (Commercial). **(Administrative Action).**

RECOMMENDATIONS

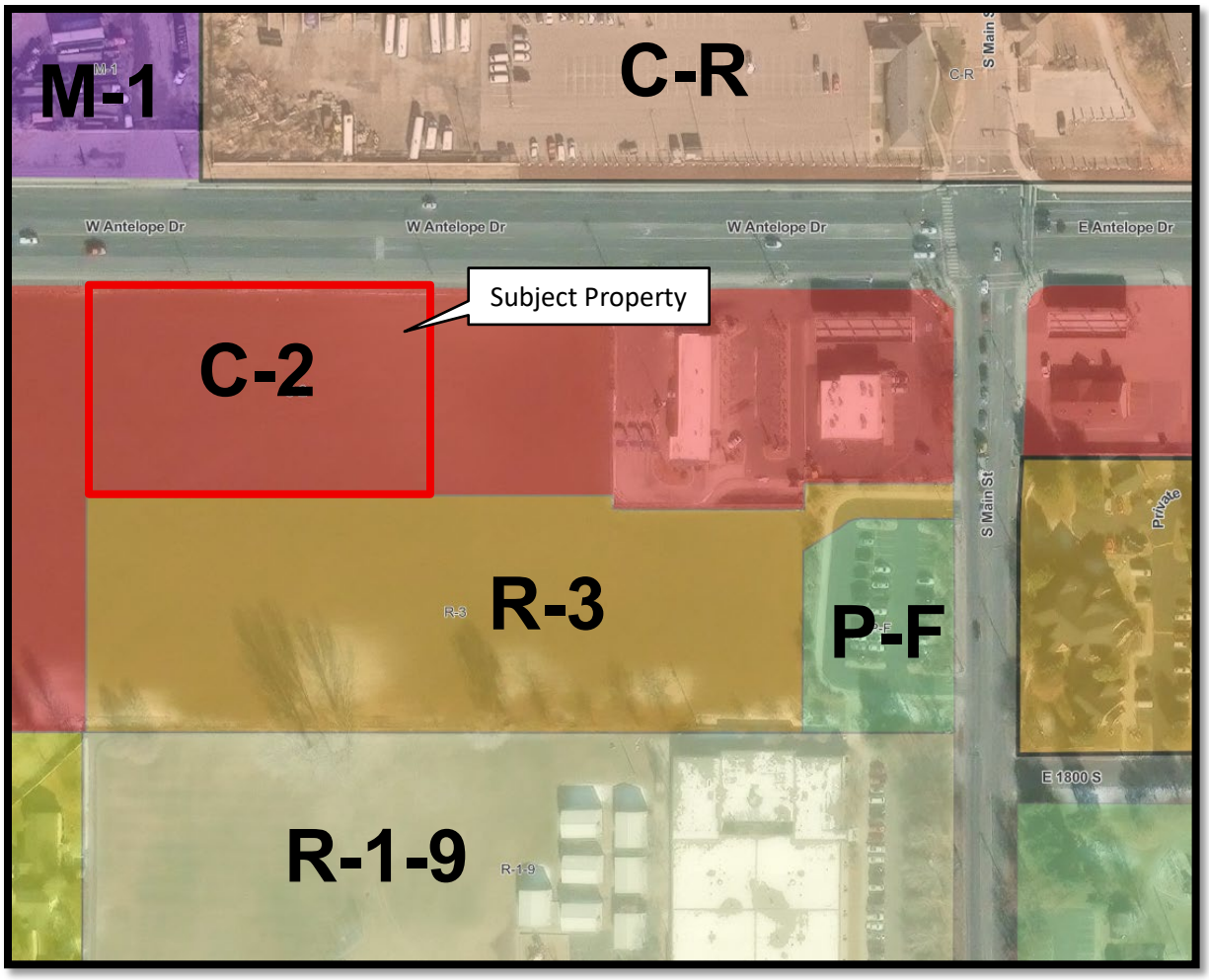
Staff recommends that the Planning Commission move to **approve as conditioned, SP 2026-0601**, a site plan request by Nicole Visconti with S-Devcorp Inc. to construct two (2) commercial retail buildings at 175 West Antelope Drive (TIN: 12-242-0011). This recommendation is based on the discussion and findings in the Staff Report.

PROJECT SUMMARY

Project Information	
Project Name	175 W Antelope Commercial
Site Location	175 West Antelope Drive
Tax ID Number	12-242-0011
Applicant	S-Devcorp Inc.
Owners	M&N Clearskye LLC
Proposed Actions	Site Plan Approval
Current Zoning	C-2 (Commercial)
General Plan Land Use Classification	Commercial
Gross Site	1.79 Acres

Surrounding Properties and Uses:		Current Zoning District	General Plan Land Use Classification
North	Clearfield Job Corps	C-R (Commercial Residential)	Flex Industrial/Manufacturing
East	Vacant	C-2 (Commercial)	General Commercial
South	Vacant	R-3 (Residential)	General Commercial
West	Vacant	C-2 (Commercial)	General Commercial

Aerial Image & Zoning



BACKGROUND & OVERVIEW

The development agreement for the 175 West Antelope Mixed Use Project received City approval in January of 2026. The applicant is now requesting site plan approval for two commercial buildings located along Antelope Drive. Each building is proposed to include approximately 4,200 square feet and designed to accommodate three (3) separate units for future retail tenants.

Development Agreement

While there is no mandated order or sequence of construction relative to the commercial and residential portions of the mixed-use project, the developer is required to obtain all applicable development application approvals and building permits for all commercial buildings no later than twelve (12) months following the execution of the agreement, which was March 11, 2026. Additionally, the development agreement requires that at least 9,000 square feet of commercial building area be constructed across the commercially zoned properties of the development. The applicant anticipates the remaining commercial

site plan application will be submitted in the near future for Lot 3 where a Taco Bell restaurant is anticipated.

SITE PLAN REVIEW

Setbacks & Height

The C-2 Zone requires that buildings comply with the following setback, height, and yard coverage standards:

- *Front Setback:* 5 feet
- *Rear Setback:* None
- *Side Setback:* None
- *Corner Side Setback:* 10 feet
- *Maximum Height:* 35 feet
- *Maximum Yard Coverage:* No maximum, except as dictated by landscaped open space requirements

The proposed development complies with all the above standards as required by the C-2 Zone.

Landscaping, Dumper Enclosures, and Fencing

Landscaping

Each development in the C-2 Zone is required to provide a minimum of 10% landscaped open space of the total project area. The landscape plan shows that the project would meet this requirement by providing 20.3% 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. Under these standards, this development is required to have one (1) tree for every six hundred (600) square feet of required landscaped area, one (1) shrub for every two hundred (200) square feet of required landscaped area, and vegetative cover for at least fifty percent (50%) of the ground plane of planter beds. The proposed landscape plan complies with the plant quantity standards with twenty-seven (27) trees, two hundred thirty-nine (239) shrubs, and additional ornamental grasses and perennials.

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 as a water-efficient landscape that does not include any grass.

The irrigation plan is designed in accordance with the water efficiency standards of our code. However, because each building will be on its own lot, each property will require its own irrigation system. Staff recommends that the applicant review the civil utility plans and locate the landscape water meters and irrigation systems accordingly.

Dumpster Enclosures

The proposed site plan shows that each building will include a dumpster enclosure located near the rear access drive. The enclosures are appropriately surrounded by landscaping to soften their visual impact. The plans will need to be revised to include a detail of the enclosures specifying the proposed materials and colors. Code requires that the enclosures are constructed of the same materials as the buildings or approved masonry fencing.

Fencing

Fencing may be required in the C-2 (Commercial) Zone when adjacent to residential property and if the Planning Commission determines it is necessary. Fencing is not proposed on any of the submitted plans, but the commercial buildings and drive throughs are separated from the residential by landscaping and the rear access drive. Because the project is being developed as a horizontal mixed-use project and is thoughtfully laid out, staff does not recommend requiring fencing. If the Planning Commission determines to require fencing the location and materials required will need to be included as a condition in a motion of approval.

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.

Access
Vehicular access to the site is provided primarily from Antelope Drive at the south end of the site. A cross access easement between the lots will be recorded with the subdivision of the lots and additional access from Antelope Drive to Lot 3 where a third commercial building will be located. Secondary access is provided from the rear where the residential townhomes will be located, which will include a private street connection to South Main Street. 500 West. The pedestrian consideration requirements of code will require a revision to the site plan that includes a direct pedestrian connection between the buildings and the public sidewalk along Antelope Drive.

Parking
While the exact uses of each commercial unit are currently unknown, the site and building are designed for retail businesses and drive-through restaurants as tenants. For drive-through establishments, five (5) spaces per one thousand (1,000) square feet of floor area are required. With approximately 4,200 square feet of floor space per building, the minimum parking required for each site is twenty-one (21) spaces. The site plan includes thirty-five (35) parking spaces on Lot 1 and thirty-six (36) parking spaces on Lot 2, which meets code requirements based upon the above ratios. All the parking spaces meet the minimum dimension standards. The site plan also shows two (2) van accessible parking spaces per building, which complies with ADA (Americans with Disabilities Act) standards.

The site plan provides landscaped islands for single rows of parking in accordance with code requirements.

Parking lot designs are required to plan for snow stacking areas. The site plan will need to indicate where the snow will be stacked onsite.

Building & Site Design Standards
Chapters 11-11B "C-2 Zone" and 11-18 "Design Standards" of city code outline all the building and site design standards required for new commercial developments within the city. As a new commercial project, these design standards are applied to this project.

Building Design
The applicant has provided an exterior finishes legend on the elevation sheets of the plans. The proposed materials include Stucco/EIFS, horizontal wood/synthetic siding, vertical wood/synthetic siding, and glass windows. While the proposed building does not include the use of brick, stone, or rock, a variety of high-quality materials and colors are proposed. The front and side elevations facing Antelope Drive need to be revised to include the use of brick, stone, or rock as included in C-2 Zone exterior building material requirements.

Site Design

The main or front façade of each building is oriented to the north, towards the Antelope Drive frontage. This orientation and building placement meets the needs of the businesses and is the desired placement based on code standards.

The building on Lot 1 is proposed to have a drive through lane that begins at the northwest corner of the building and continues around the back, exiting at the northeast corner. The building on Lot 2 features a similar driver through layout but with a double lane drive through. The site plan includes a well-connected internal pedestrian pathway network. The pathways are at least five feet (5') as standards dictate.

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. A photometric site plan will need to submitted so staff can verify compliance with Chapter 18 Commercial Site Design standards. All fixtures shall be fully hooded or shielded so that all direct illumination shall be confined to the property boundaries of the source. The following types of lighting are prohibited:

- Exposed bulb fixtures
- Directional floodlights
- Excessive or intense lighting of any kind

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. The plans will need to address comments and receive approval from all applicable reviewing agencies.

Public Comment
A public notice sign was placed on the property the week of June 22, 2026. 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 subject property shall obtain Final Subdivision approval from the City for the proposed commercial lots.
2) The plans shall be updated to provide pedestrian access from the public sidewalk along Antelope Drive to the main entrances of the buildings.
3) The irrigation plans shall be updated to include separate connections, water meters, and irrigation systems for each property.
4) The plans shall be updated to include details for the dumpster enclosures, including the proposed building materials and colors.
5) A photometric site plan and light fixture details shall be submitted in compliance with Title 11, Chapter 18 Commercial Site Design Standards.
6) The front and side elevations facing Antelope Drive need to be revised to include the use of brick, stone, or rock to comply with C-2 Zone exterior building material requirements.

7) The plans shall address any comments and requirements from the Engineering, Building, Fire District, and Sewer District reviews as communicated through the review process.

ATTACHMENTS

1. Civil Set Cover
2. 175 West Antelope Mixed Use Project Plat (for reference, not Planning Commission approval)
3. General Notes
4. Overall Development Site Plan
5. Demolition Plan
6. Site Plan
7. Grading and Drainage Plan
8. Offsite Grading and Drainage Plan
9. Utility Plan
10. Road Plans and Profiles
11. Details
12. Erosion Control Plan
13. Details
14. Landscape & Irrigation Plans
15. Floor Plans
16. Building Elevations

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

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

BENCHMARK

NORTHEAST CORNER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN

ELEV = 4386.66'

175 WEST ANTELOPE MIXED-USE PROJECT COMMERCIAL

175 WEST ANTELOPE DRIVE
CLEARFIELD, UTAH 84016

FOR REVIEW
NOT FOR CONSTRUCTION

DATE PRINTED
May 26, 2026

INDEX OF DRAWINGS

C-001	GENERAL NOTES	C-500	EROSION CONTROL PLAN
C-002	OVERALL DEVELOPMENT SITE PLAN	PP-1	ROAD NAME PLAN AND PROFILE
C-100	DEMOLITION PLAN	PP-2	STREET F PLAN AND PROFILE
C-200	SITE PLAN	PP-3	STREET E PLAN AND PROFILE
C-300	OVERALL GRADING AND DRAINAGE PLAN	PP-4	ROAD NAME PLAN AND PROFILE
C-301	GRADING AND DRAINAGE PLAN	C-600	DETAILS
C-302	GRADING AND DRAINAGE PLAN	C-601	DETAILS
C-303	GRADING AND DRAINAGE PLAN	C-602	DETAILS
C-304	GRADING AND DRAINAGE PLAN	C-603	DETAILS
C-305	GRADING AND DRAINAGE PLAN	C-604	STORM TECH SC-800 DETAILS
C-306	GRADING AND DRAINAGE PLAN	C-605	STORM TECH SC-800 DETAILS
C-400	UTILITY PLAN	C-606	DETAILS

NOTICE TO CONTRACTOR

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

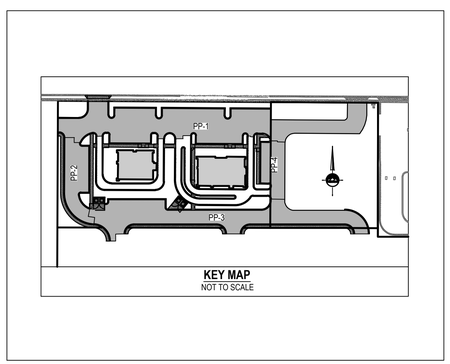
CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR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

NOTICE TO DEVELOPER/ CONTRACTOR

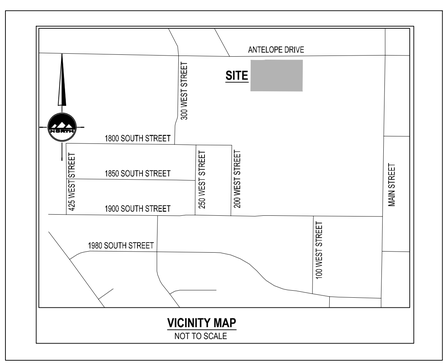
UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING,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

UTILITY DISCLAIMER

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



KEY MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO CLEARFIELD CITY STANDARDS & SPECIFICATIONS.
2. CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SANDY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
S-DEVCORP, INC
90 EAST FORT UNION BOULEVARD, SUITE 200
MIDVALE, UTA 84047

CONTACT:
KEVIN PAXTON
PHONE: 801.255.1222

175 WEST ANTELOPE MIXED-USE PROJECT
COMMERCIAL
175 WEST ANTELOPE DRIVE
CLEARFIELD, UTAH

PROFESSIONAL ENGINEER
No. 10234838-2202
05-26-2026
STATE OF UTAH
TIMOTHY JAMES SHAFFER

NO.	DATE	REVISION
		FOR REVIEW

COVER

PROJECT NUMBER	PRINT DATE
11867C	2026-05-26
PROJECT MANAGER	DESIGNED BY
T.SHAFFER	C.GODFREY

175 WEST ANTELOPE MIXED USE PROJECT

AMENDING LOTS 2 AND 5 OF HOLT COMMERCIAL SUBDIVISION AND LOT 6 OF LARSEN COMMERCIAL SUBDIVISION
TOWNSHIP 4 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
CLEARFIELD CITY, DAVIS COUNTY, UTAH
MAY 2026

GENERAL NOTES:

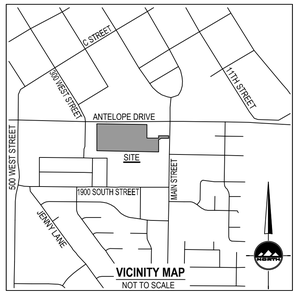
1. PROPERTY IS ZONED C-2
2. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU&DE) ARE 10' FRONT
3. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PU&DE THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PU&DE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PU&DE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PU&DE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PU&DE.
4. PROTECT ALL EXISTING SECTION CORNERS AND STREET MONUMENTS. COORDINATE ALL SURVEY STREET MONUMENT INSTALLATION, GRADE ADJUSTMENT AND ALL REQUIRED FEES AND PERMITS WITH THE COUNTY SURVEYOR PRIOR TO DISRUPTION OF ANY EXISTING MONUMENTS.
5. 5/8" X 24" REBAR AND CAP WILL BE PLACED AT ALL REAR LOT CORNERS AND FRONT LOT CORNERS WILL BE MARKED WITH A NAIL OR RIVET AT THE EXTENSION IN THE CURB.

LINE TABLE

LINE	BEARING	LENGTH
(L1)	S0°20'05"W	24.00'
(L2)	N0°20'05"E	24.00'
(L3)	S0°20'05"W	13.50'
(L4)	S89°39'55"E	2.53'
(L5)	N88°53'28"E	23.30'
(L6)	N0°20'05"E	21.23'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
(C1)	6.00'	9.42'	90°00'00"	S45°20'05"W	8.49'
(C2)	6.00'	9.42'	90°00'00"	N44°39'55"W	8.49'
(C3)	16.50'	25.92'	90°00'00"	S45°20'05"W	23.33'
(C4)	9.50'	14.90'	89°50'06"	S44°44'52"E	13.42'
(C5)	52.50'	79.92'	87°13'08"	S43°26'23"E	72.42'
(C6)	29.50'	19.42'	37°42'59"	S68°11'28"E	19.07'
(C7)	17.00'	16.01'	53°58'05"	N63°01'07"E	15.43'
(C8)	17.00'	16.01'	53°58'05"	S63°00'47"E	15.43'
(C9)	17.00'	16.01'	53°58'05"	N63°01'07"E	15.43'
(C10)	17.00'	16.06'	54°08'07"	S62°55'47"E	15.47'
(C11)	40.00'	52.84'	75°41'22"	N52°09'09"W	49.08'
(C12)	29.50'	42.89'	83°18'31"	N48°20'35"W	39.21'
(C13)	29.50'	28.53'	55°24'51"	N51°10'47"E	27.43'
(C14)	55.00'	34.44'	35°52'39"	N20°38'27"E	33.88'



VICINITY MAP
NOT TO SCALE

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH)S.S.
County of Davis

On the ___ day of _____, 20___, personally appeared before me, _____, who being by me duly sworn did he/she say and acknowledge that he/she is an officer of _____, a Utah Corporation, which corporation is the owner of the real property listed herein, and executed the foregoing instrument as the authorized agent of the Corporation, and that said authorization to sign on behalf of the Corporation came pursuant to a Resolution of the Board of Directors, the Articles of Incorporation, and/or the Corporate Bylaws

A NOTARY PUBLIC COMMISSIONED IN UTAH:

NOTARY SIGNATURE: _____ COMMISSION NUMBER: _____

NAME (PRINT): _____ MY COMMISSION EXPIRES: _____

RESIDING IN _____ COUNTY

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH)S.S.
County of Davis

On the ___ day of _____, 20___, personally appeared before me, _____, who being by me duly sworn did he/she say and acknowledge that he/she is an officer of _____, a Utah Corporation, which corporation is the owner of the real property listed herein, and executed the foregoing instrument as the authorized agent of the Corporation, and that said authorization to sign on behalf of the Corporation came pursuant to a Resolution of the Board of Directors, the Articles of Incorporation, and/or the Corporate Bylaws

A NOTARY PUBLIC COMMISSIONED IN UTAH:

NOTARY SIGNATURE: _____ COMMISSION NUMBER: _____

NAME (PRINT): _____ MY COMMISSION EXPIRES: _____

RESIDING IN _____ COUNTY

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)S.S.
County of DAVIS

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

A NOTARY PUBLIC COMMISSIONED IN UTAH:

NOTARY SIGNATURE: _____ COMMISSION NUMBER: _____

NAME (PRINT): _____ MY COMMISSION EXPIRES: _____

RESIDING IN _____ COUNTY

SURVEYOR'S CERTIFICATE

I, TRENT WILLIAMS do hereby certify that I am a Licensed Land Professional Surveyor in the State of Utah, and that I hold License No. 8034679 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act, with Section 17-73-504 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately established the lateral boundaries of the herein described tract of real property; and has been draw correctly to the designated scale and is a true and correct representation of the herein described lands including in said subdivision, based upon data compiled from records of the County Recorders Office. I further certify that all lots meet frontage width and area requirements of the applicable zone ordinances.

BOUNDARY DESCRIPTION

A parcel of land being a part of Lot 5, Holt Subdivision and all of Lot 6, Larsen Commercial Subdivision, situate in the Northeast Quarter of Section 14, Township 4 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Clearfield City, Davis County, Utah. Being more particularly described as follows:

Beginning at a point on the westerly right-of-way line of Main Street, said point being South 0°10'11" West 238.10 feet along the Section Line and North 89°49'55" West 33.00 feet from the Northeast Corner of said Section 14 and running thence:

South 0°10'11 West 39.23 feet along said right-of-way line;

thence North 89°49'49" West 91.74 feet;

thence Southwesterly 19.34 feet along the arc of a 30.00 foot radius curve to the left (center bears South 0°10'11" West and the chord bears South 71°42'18" West 19.00 feet with a central angle of 36°55'46");

thence South 53°14'25" West 56.59 feet;

thence South 0°10'11" West 178.20 feet;

thence North 89°59'50" West 745.37 feet along the northerly line of the Davis School District Property;

thence North 0°10'11" East 461.50 feet to a point on the southerly right-of-way line of Antelope Drive;

thence South 89°39'55" East 545.37 feet along said right-of-way;

thence South 0°10'11" West 228.44 feet;

thence South 89°59'50" East 200.00 feet;

thence North 0°10'10" East 27.10 feet;

thence South 89°59'50" East 155.00 feet to a point on the westerly right-of-way line of Main Street and the Point of Beginning

Contains: 303,927 square feet or 6.977 acres.

DATE

TRENT R. WILLIAMS
NO. 8034679

OWNER'S DEDICATION

Know all men by these presents that the undersigned are the owners of the above described tract of land, and hereby cause the same to be divided into lots, parcels and streets, together with easements as set forth to be hereafter known as:

175 WEST ANTELOPE MIXED USE PROJECT

Dedicate and reserve unto themselves, their heirs, their grantees and assigns, a right-of-way to be used in common with all others within said subdivision (and those adjoining subdivisions that may be subdivided by the undersigned owners, their successors, or assigns) on, over and across all those portions or parts of said tract of land designated on said plat as private streets (private rights-of-way) as access to the individual lots, to be maintained by a lot (unit) owners' association whose membership consists of said owners, their grantees, successors, or assigns.

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

By:
M&N CLEARSKYE LLC

By:
S-DEVCORP, INC

By:
NORTHWEST RESTAURANTS INC

DEVELOPER
S-DEVCORP, INC
90 E FORT UNION BLVD, SUITE 200
MIDVALE, UTAH 84047
801-255-1222

SHEET 1 OF 2

PROJECT NUMBER : 11867C
MANAGER : T.SHAFFER
DRAWN BY : J.RINDLISBACHER
CHECKED BY : T.WILLIAMS
DATE : 5/18/2026

175 WEST ANTELOPE MIXED USE PROJECT

LOCATED IN THE NORTHEAST QUARTER
OF SECTION 14
TOWNSHIP 4 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
CLEARFIELD CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

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

DAVIS COUNTY RECORDER

BY _____
DEPUTY RECORDER

ENSIGN
THE STANDARD IN ENGINEERING

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

SANDY
Phone: 801.255.0529
TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.896.2983

CITY ATTORNEY'S APPROVAL

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

CLEARFIELD CITY ATTORNEY

PLANNING COMMISSION APPROVAL

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

CHAIRMAN, CLEARFIELD CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

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

CLEARFIELD CITY ENGINEER

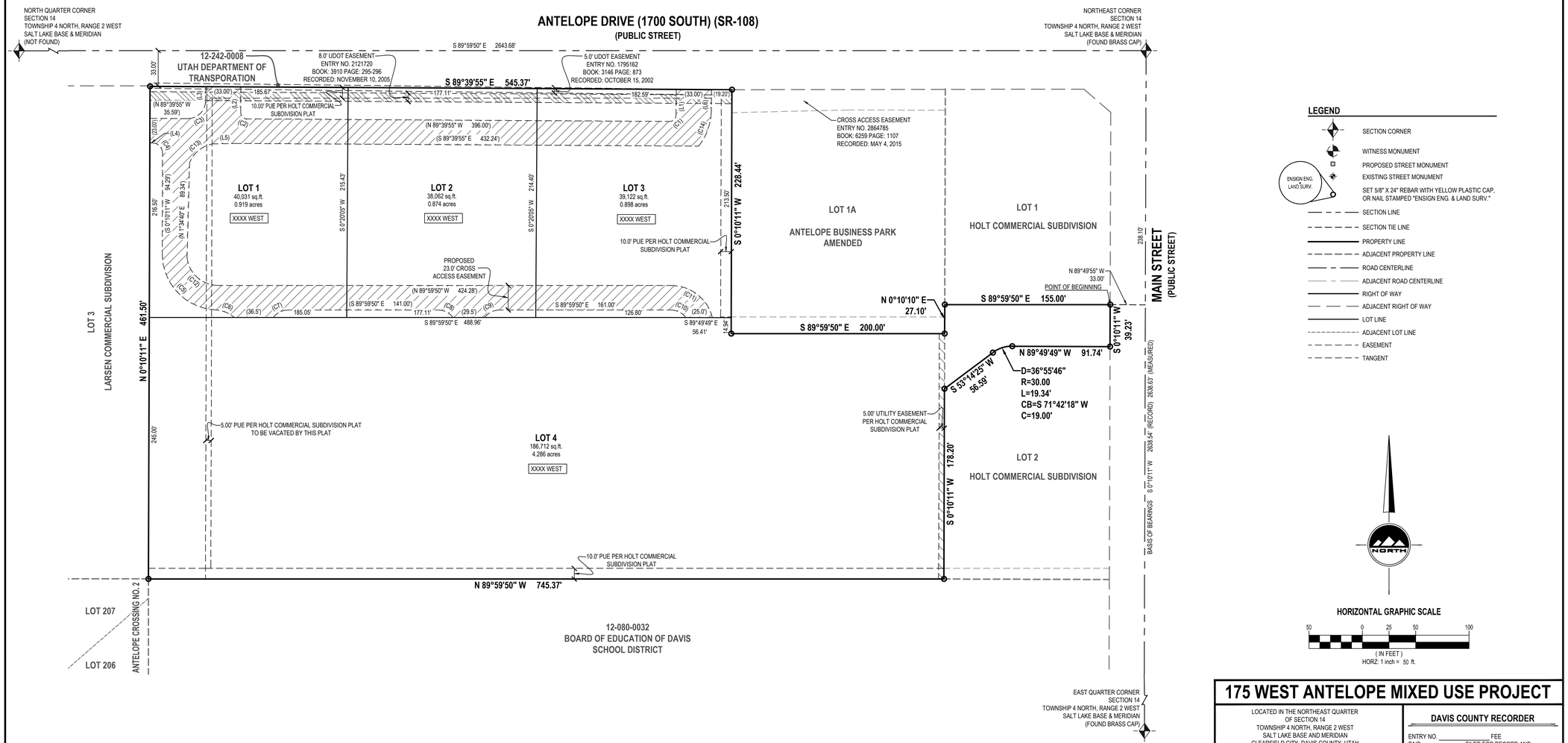
CITY COUNCIL APPROVAL

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

CITY RECORDER CITY MAYOR

175 WEST ANTELOPE MIXED USE PROJECT

AMENDING LOTS 2 AND 5 OF HOLT COMMERCIAL SUBDIVISION AND
LOT 6 OF LARSEN COMMERCIAL SUBDIVISION
LOCATED IN THE NORTHEAST QUARTER OF SECTION 14
TOWNSHIP 4 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
CLEARFIELD CITY, DAVIS COUNTY, UTAH
MAY 2026



LEGEND

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

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100
(IN FEET)
HORZ: 1 inch = 50 ft.

DEVELOPER
S-DEVCORP, INC
90 E FORT UNION BLVD, SUITE 200
MIDVALE, UTAH 84047
801-255-1222

SHEET 2 OF 2

PROJECT NUMBER : 11867C
MANAGER : T.SHAFFER
DRAWN BY : J.RINDLISBACHER
CHECKED BY : T.WILLIAMS
DATE : 5/18/2026

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100
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SANDY Phone: 801.255.0529
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

175 WEST ANTELOPE MIXED USE PROJECT

LOCATED IN THE NORTHEAST QUARTER
OF SECTION 14
TOWNSHIP 4 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
CLEARFIELD CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

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

DAVIS COUNTY RECORDER

BY _____
DEPUTY RECORDER

GENERAL NOTES

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

UTILITY NOTES

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

TRAFFIC CONTROL AND SAFETY NOTES

1. TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
2. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.
3. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
4. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
5. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE GOVERNING AGENCY FOR REVIEW AND APPROVAL.
6. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE GOVERNING AGENCY.
7. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
8. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
9. THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

DEMOLITION NOTES

1. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES WITHIN THE PROJECT LIMITS BEFORE BEGINNING DEMOLITION/CONSTRUCTION.
2. THERE MAY BE BURIED UTILITIES WITHIN THE LIMITS OF DISTURBANCE THAT ARE NOT SHOWN ON THE PLANS DUE TO LACK OF MAPPING OR RECORD INFORMATION. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN UNEXPECTED UTILITIES ARE DISCOVERED.
3. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM HIS OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

GRADING AND DRAINAGE NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.
2. THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.)
3. THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.
4. ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.
5. THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT, AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT.
6. THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
8. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.
9. THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.
10. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTORS' FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES, AND SLOPES SHOWN.
12. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
13. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN.
14. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
15. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GOVERNING AGENCY.
16. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY-OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

ABBREVIATIONS

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

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

LEGEND

SECTION CORNER	EXISTING EDGE OF ASPHALT
EXISTING MONUMENT	PROPOSED EDGE OF ASPHALT
PROPOSED MONUMENT	EXISTING STRIPING
EXISTING REBAR AND CAP	PROPOSED STRIPING
SET ENSIGN REBAR AND CAP	EXISTING FENCE
EXISTING WATER METER	PROPOSED FENCE
PROPOSED WATER METER	EXISTING FLOW LINE
EXISTING WATER MANHOLE	PROPOSED FLOW LINE
PROPOSED WATER MANHOLE	GRADE BREAK
EXISTING WATER BOX	EXISTING STORM DRAIN LINE
EXISTING WATER VALVE	PROPOSED STORM DRAIN LINE
PROPOSED WATER VALVE	ROOF DRAIN LINE
EXISTING FIRE HYDRANT	CATCHMENTS
PROPOSED FIRE HYDRANT	HIGHWATER LINE
PROPOSED FIRE DEPARTMENT CONNECTION	EXISTING SANITARY SEWER
EXISTING SECONDARY WATER VALVE	PROPOSED SANITARY SEWER LINE
PROPOSED SECONDARY WATER VALVE	PROPOSED SAN. SWR. SERVICE LINE
EXISTING IRRIGATION BOX	EXISTING LAND DRAIN LINE
EXISTING IRRIGATION VALVE	PROPOSED LAND DRAIN LINE
PROPOSED IRRIG

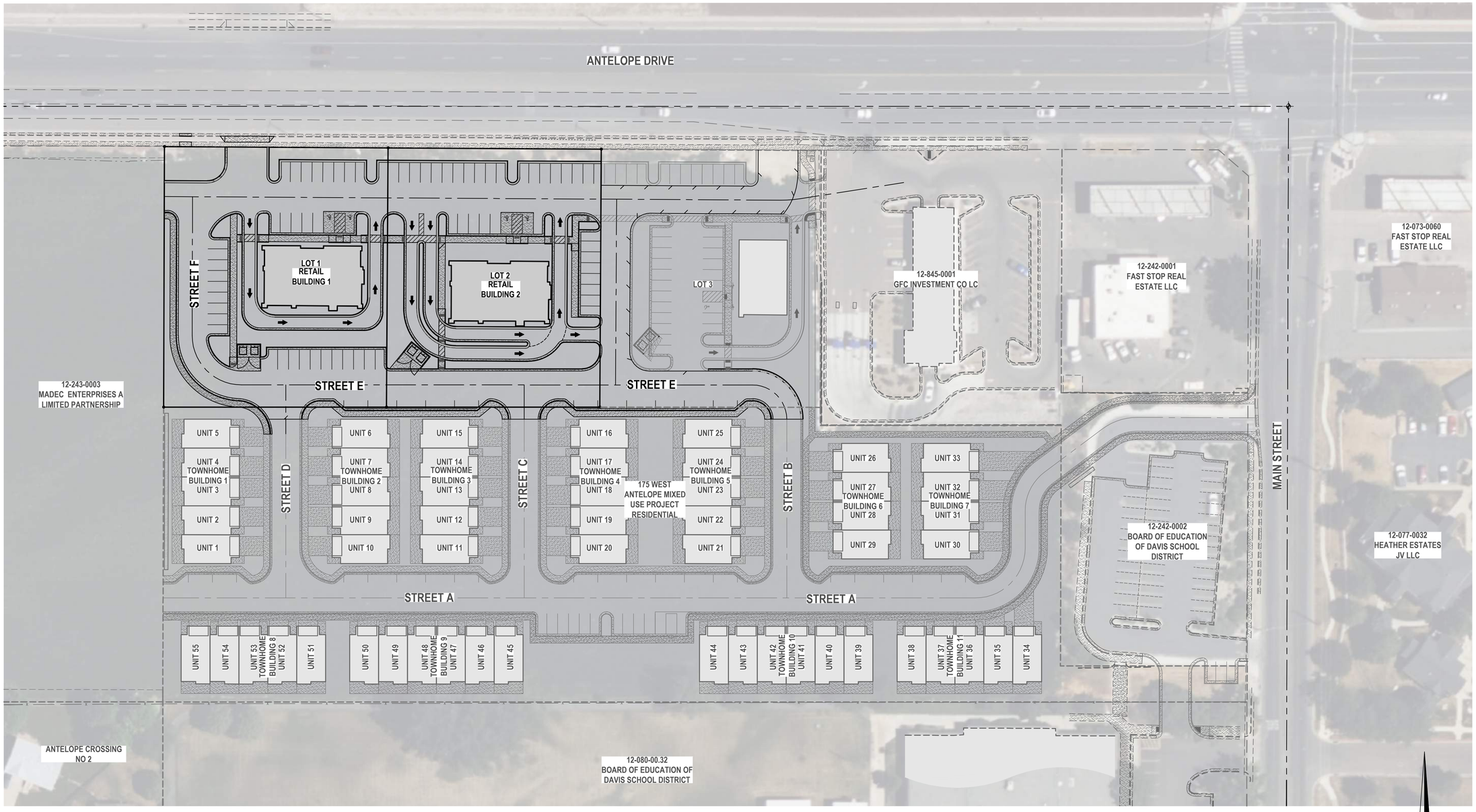
811 Know what's below. Call before you dig.

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

BENCHMARK

NORTHEAST CORNER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN

ELEV = 4386.66'



NORTH

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

(IN FEET)

HORZ: 1 inch = 40 ft.

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
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SANDY
Phone: 801.255.0529

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FOR:
S-DEVCORP, INC
90 EAST FORT UNION BOULEVARD, SUITE 200
MIDVALE, UTA 84047

CONTACT:
KEVIN PAXTON
PHONE: 801.255.1222

175 WEST ANTELOPE MIXED-USE PROJECT
COMMERCIAL
175 WEST ANTELOPE DRIVE
CLEARFIELD, UTAH

PROFESSIONAL ENGINEER
REGISTERED
No. 10234838-2202
05-26-2026
STATE OF UTAH
TIMOTHY JAMES SHAFFER

NO.	DATE	REVISION
		FOR REVIEW

OVERALL DEVELOPMENT SITE PLAN

PROJECT NUMBER	PRINT DATE
11867C	2026-05-26
PROJECT MANAGER	DESIGNED BY
T.SHAFFER	C.GODFREY

C-002

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BENCHMARK

NORTHEAST CORNER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN

ELEV = 4386.66'

SCOPE OF WORK:

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

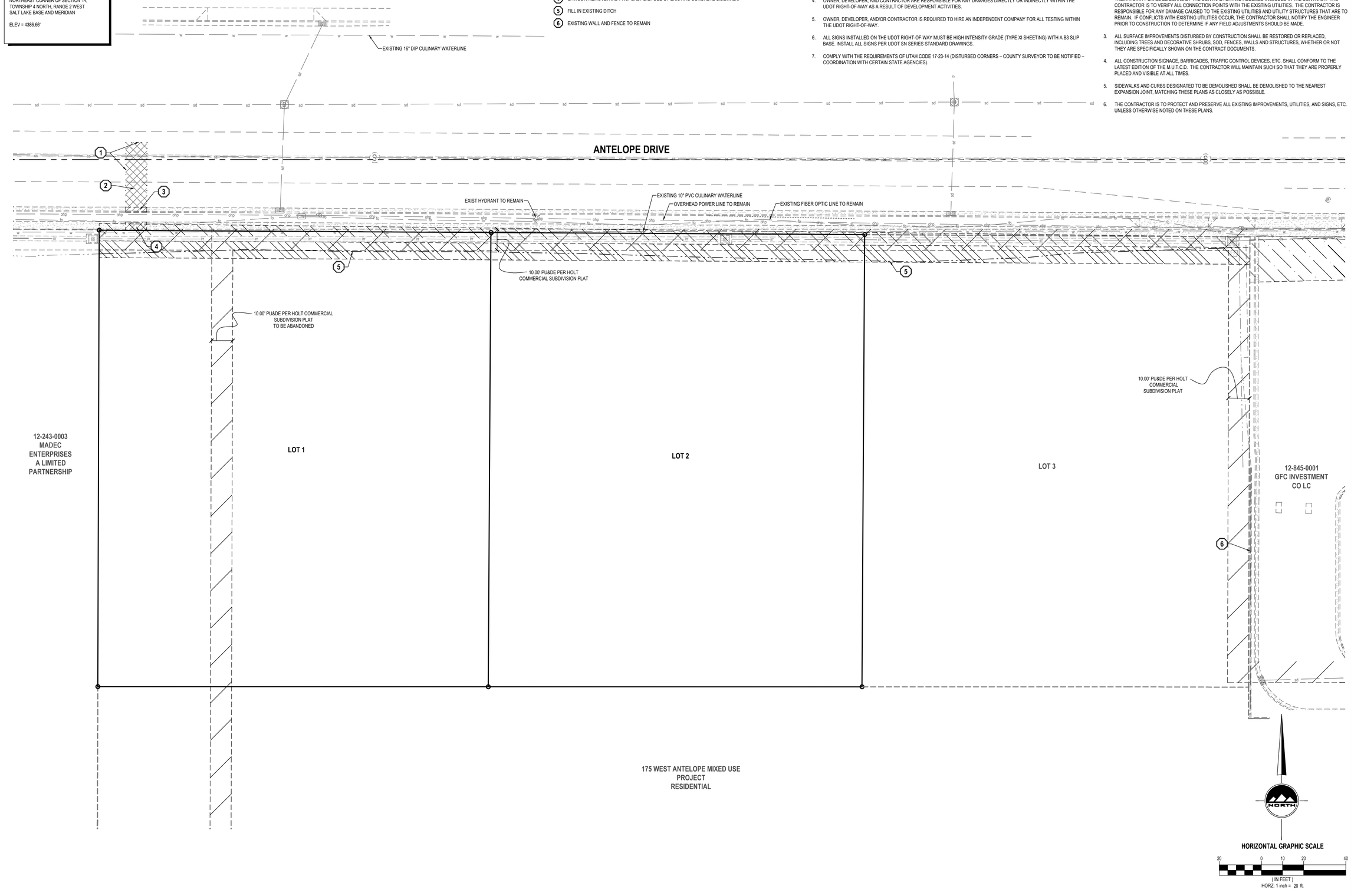
1. SAWCUT EXISTING ASPHALT PAVEMENT TO PROVIDE A CLEAN EDGE FOR THE TRANSITION BETWEEN EXISTING AND PROPOSED ASPHALT PAVEMENT.
2. REMOVE AND PROPERLY DISPOSE OF EXISTING ASPHALT PAVEMENT.
3. SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING CONCRETE CURB AND GUTTER.
4. SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING CONCRETE SIDEWALK.
5. FILL IN EXISTING DITCH
6. EXISTING WALL AND FENCE TO REMAIN

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).

GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
4. ALL CONSTRUCTION SIGNAGE, BARRICADES, TRAFFIC CONTROL DEVICES, ETC. SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. THE CONTRACTOR WILL MAINTAIN SUCH SO THAT THEY ARE PROPERLY PLACED AND VISIBLE AT ALL TIMES.
5. SIDEWALKS AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.
6. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.



HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

HORZ: 1 inch = 20 ft.

ENSIGN
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LAYTON
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RICHFIELD
Phone: 435.896.2983

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FOR:
S-DEVCORP, INC
90 EAST FORT UNION BOULEVARD, SUITE 200
MIDVALE, UTA 84047

CONTACT:
KEVIN PAXTON
PHONE: 801.255.1222

175 WEST ANTELOPE MIXED-USE PROJECT
COMMERCIAL
175 WEST ANTELOPE DRIVE
CLEARFIELD, UTAH

PROFESSIONAL ENGINEER
REGISTERED
No. 10234838-2202
05-26-2026
STATE OF UTAH
TIMOTHY JAMES SHAFFER

NO.	DATE	REVISION
		FOR REVIEW

DEMOLITION PLAN

PROJECT NUMBER	PRINT DATE
11867C	2026-05-26
PROJECT MANAGER	DESIGNED BY
T.SHAFFER	C.GODFREY

C-100

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

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

BENCHMARK

NORTHEAST CORNER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN

ELEV = 4386.66'

LAND USE TABLE

DESCRIPTION	QUANTITY
PARKING STALLS:	
STANDARD:	66
ADA STALLS:	4
TOTAL COMMERCIAL:	70

LEGEND

- HEAVY-DUTY PAVEMENT (DRIVING LANE PAVEMENT)
- LIGHT-DUTY PAVEMENT (PARKING LOT PAVEMENT)

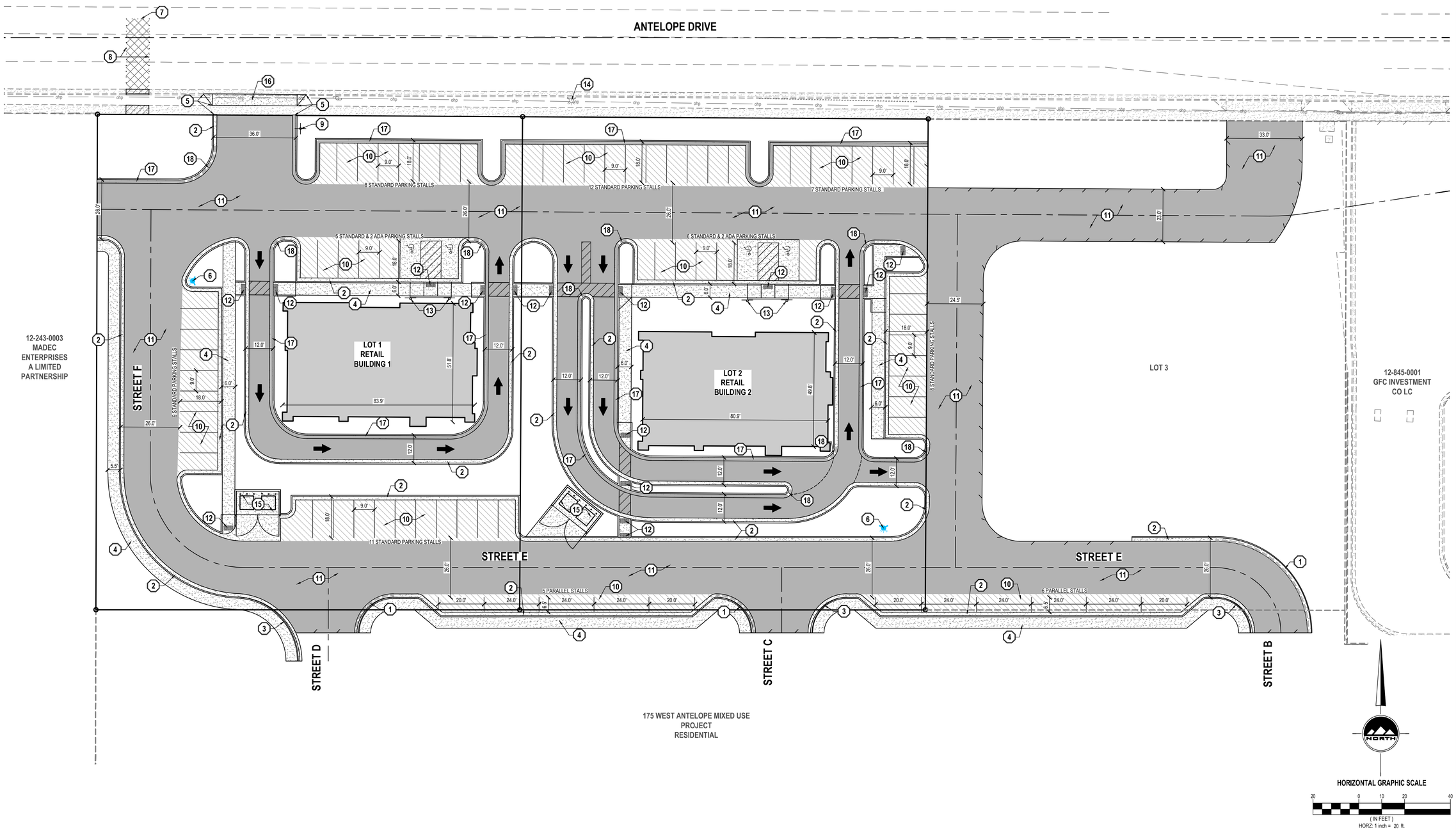
SCOPE OF WORK:

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

1. TRANSITION BETWEEN COLLECTION CURB AND GUTTER AND REVERSE PAN MODIFIED "TYPE F" CURB AND GUTTER
2. 24" COLLECTION CURB AND GUTTER PER DETAIL 7/C-600
3. TRANSITION BETWEEN COLLECTION CURB AND GUTTER AND MODIFIED "TYPE F" CURB AND GUTTER
4. CONCRETE SIDEWALK PER APWA STANDARD PLAN NO. 231 AND SPECIFICATIONS. SEE DETAIL 6/C-600 (TYP)
5. MATCH EXISTING IMPROVEMENTS (TYP)
6. INSTALL FIRE HYDRANT WITH VALVE COMPLETE PER CLEARFIELD CITY STANDARDS AND SPECIFICATIONS. REFER TO DETAIL #1, PAGE 10 OF CLEARFIELD STANDARD DRAWINGS
7. INSTALL ASPHALT "T-PATCH" PER UDOT STANDARDS AND SPECIFICATIONS. COORDINATE TRAFFIC CONTROL WITH UDOT OR CLEARFIELD CITY AS NECESSARY
8. SAWCUT ASPHALT PER UDOT STANDARDS AND SPECIFICATIONS. PROVIDE STRAIGHT LINE FOR PATCHES AND ABUTTING ASPHALT
9. INSTALL STOP SIGN PER CLEARFIELD CITY STANDARDS, SEE DETAIL #3, SHEET 2 OF CLEARFIELD STANDARD DRAWINGS
10. INSTALL LIGHT-DUTY PAVEMENT (PARKING LOT PAVEMENT) PER DETAIL 3/C-608
11. INSTALL HEAVY-DUTY PAVEMENT (DRIVING LANE PAVEMENT) PER DETAIL 3/C-608
12. INSTALL ADA RAMP PER CLEARFIELD CITY STANDARDS AND SPECIFICATIONS ON SHEET R5
13. INSTALL "VAN-ACCESSIBLE" PARKING SIGN PER DETAIL 11/C-600
14. EXIST FIRE HYDRANT
15. INSTALL DOUBLE DUMPSTER ENCLOSURE
16. INSTALL CONCRETE DRIVE APPROACH PER UDOT STANDARD DRAWING G1 3A
17. 24" REVERSE PAN CURB AND GUTTER PER DETAIL 8/C-600
18. TRANSITION FROM 24" COLLECTION CURB AND GUTTER TO 24" REVERSE PAN CURB AND GUTTER

GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
8. ALL DETERIORATED, DAMAGED OR MISSING SURFACE IMPROVEMENTS (I.E. CURB AND GUTTER, SIDEWALK, LANDSCAPING PARK STRIP IMPROVEMENTS, ASPHALT PATCHING, LANDSCAPING REPLACEMENT, SITE LIGHTING, DUMPSTER SCREENING, CONCRETE IMPROVEMENT, ETC.) SURROUNDING THE PERIMETER OF THE DEVELOPMENT AND ON-SITE, SHALL BE REPLACED OR INSTALLED.
9. ALL STREETS ARE TO BE PRIVATELY OWNED AND MAINTAINED.



HORIZONTAL GRAPHIC SCALE

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(IN FEET)
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175 WEST ANTELOPE MIXED-USE PROJECT
COMMERCIAL
175 WEST ANTELOPE DRIVE
CLEARFIELD, UTAH

PROFESSIONAL ENGINEER
No. 10234838-2202
05-26-2026
STATE OF UTAH
JAMES SHAFFER

NO.	DATE	REVISION
		FOR REVIEW

SITE PLAN

PROJECT NUMBER 11867C
PRINT DATE 2026-05-26
PROJECT MANAGER T.SHAFFER
DESIGNED BY C.GODFREY

C-200

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BENCHMARK

NORTHEAST CORNER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN

ELEV = 4386.66'

Study Summary Statistics
Commercial Combined

	Area	C Value
Building Area	10,058	0.9
Total Hardscape	76,703	0.9
Landscaped Area	28,330	0.15
Total Area	115,833	
Weighted Average C		**0.711**
Total Area	115,833 SF	
Total Area	2.66 Acres	
Composite	0.711	

Study Summary Statistics
Townhome

	Area	C Value
Building Area	61,579	0.9
Total Hardscape	75,848	0.9
Landscaped Area	48,938	0.15
Total Area	185,624	
Weighted Average C		**0.706**
Total Area	185,624 SF	
Total Area	4.26 Acres	
Composite	0.706	

Detention Calculations (100-year storm)

Basin Tributary Area 115,833 SF
Runoff coefficient C: 0.711
Release Rate 0.20 cfs/acre
Peak Release 0.532 cfs

Time (min)	i(in/hr)	Cumulative Runoff to Basin (c.f.)	Net Allowed Basin** Discharge	Required Storage (c.f.)
5	6.94	3,935	160	3,776
10	5.33	6,045	319	5,726
15	4.36	7,417	479	6,938
30	2.94	10,003	957	9,045
60	1.82	12,384	1,915	10,470
90	1.27	12,963	2,872	10,091
120	1.03	14,017	3,829	10,188
180	0.70	14,289	5,744	8,546
360	0.38	15,514	11,488	4,027
720	0.23	18,780	22,975	(4,195)
1440	0.130	21,230	45,950	(24,720)
		Required Detention:		10,470
		Provided Detention:		10,496

Townhome Detention Calculations (100-year storm)

Basin Tributary Area 185,624 SF
Runoff coefficient C: 0.706
Release Rate 0.20 cfs/acre
Peak Release 0.852 cfs

Time (min)	i(in/hr)	Cumulative Runoff to Basin (c.f.)	Net Allowed Basin** Discharge	Required Storage (c.f.)
5	6.94	6,262	256	6,007
10	5.33	9,619	511	9,108
15	4.36	11,803	767	11,036
30	2.94	15,918	1,534	14,384
60	1.82	19,708	3,068	16,640
90	1.27	20,628	4,602	16,026
120	1.03	22,307	6,136	16,170
180	0.70	22,740	9,204	13,535
360	0.38	24,689	18,409	6,280
720	0.23	29,887	36,818	(6,931)
1440	0.130	33,785	73,636	(39,851)
		Required Detention:		16,640
		Provided Detention:		16,863

*detained flow, 0.20 cfs/acre

Pipe Design (10-year storm)

Mannings N (ADS) 0.011
Mannings N (RCP) 0.013

Pipe	Tributary Basins	Surface	Upstream	Pipe Flow	Total	Pipe	Diameter	Pipe Type	Full Flow	% of Full-
SD-236	COM-CATCH 8	0.992	None	0.000	0.992	0.40%	15	ADS	4.841	20.5%
SD-241	CATCH-15	0.161	None	0.000	0.161	0.40%	15	ADS	4.841	3.3%
SD-235	COM-CATCH 7	0.339	SD-236 & 241	1.153	1.491	0.40%	15	ADS	4.841	30.8%
SD-233	COM-CATCH 5	0.313	None	0.000	0.313	1.00%	12	ADS	4.222	7.4%
SD-232	COM-CATCH 6	0.618	SD-235 & 233	1.804	2.422	1.00%	15	ADS	7.655	31.6%
SD-229	COM-CATCH 4	0.266	None	0.000	0.266	0.55%	12	ADS	3.131	8.5%
SD-227	COM-CATCH 1	0.288	None	0.000	0.288	0.40%	15	ADS	4.841	5.9%
SD-226	COM-CATCH 2	0.635	SD-227 & 229	0.554	1.189	0.40%	15	ADS	4.841	24.6%
SD-224	COM-CATCH 3	0.451	SD-226	1.189	1.640	0.40%	15	ADS	4.841	33.9%
SD-240	CATCH-11	0.133	None	0.000	0.133	1.00%	15	ADS	7.655	1.7%
*SD-221	None	0.000	DET	0.532	0.532	0.40%	15	ADS	4.841	11.0%
SD-218	CATCH 13	0.719	SD-221	0.532	1.251	0.40%	15	ADS	4.841	25.8%
SD-214	CATCH 16	0.663	None	0.000	0.663	0.40%	15	ADS	4.841	13.7%
SD-213	CATCH 17	1.857	SD-214	0.663	2.521	2.30%	15	ADS	11.609	21.7%
SD-209	CATCH 10	1.010	None	0.000	1.010	0.40%	15	ADS	4.841	20.9%
SD-208	CATCH-9	1.301	SD-209	1.010	2.311	0.55%	15	ADS	5.677	40.7%
SD-207	None	0.000	SD-218, 208, & 213	6.082	6.082	0.40%	18	ADS	7.873	77.3%
SD-206	CATCH 14	0.912	None	0.000	0.912	0.40%	15	ADS	4.841	18.8%
SD-205	CATCH 12	0.261	SD-206, & 207	6.994	7.255	0.40%	18	ADS	7.873	92.2%
*SD-203	None	0.000	DET & TOWN-DET	1.384	1.384	0.40%	15	ADS	4.841	28.6%

*detained flow, 0.20 cfs/acre

Catchment Calculations (10-year storm)

Time of Concentration: 15 min
Rainfall Intensity I: 2.21 in/hr
Mannings N 0.013

Catchment	Area (SF)	C	Flow (CFS)	Destination
COM-CATCH 1	7,946	0.708	0.288	SD-227
COM-CATCH 2	17,531	0.708	0.635	SD-226
COM-CATCH 3	12,441	0.708	0.451	SD-224
COM-CATCH 4	7,353	0.708	0.266	SD-229
COM-CATCH 5	8,632	0.708	0.313	SD-233
COM-CATCH 6	17,073	0.708	0.618	SD-232
COM-CATCH 7	9,349	0.708	0.339	SD-235
COM-CATCH 8	27,382	0.708	0.992	SD-236
CATCH 9	35,916	0.708	1.301	SD-208
CATCH 10	27,886	0.708	1.010	SD-209
CATCH 11	3,681	0.708	0.133	SD-240
CATCH 12	7,208	0.708	0.261	SD-205
CATCH 13	19,850	0.708	0.719	SD-218
CATCH 14	25,174	0.708	0.912	SD-206
CATCH 15	4,446	0.708	0.161	SD-241
CATCH 16	18,308	0.708	0.663	SD-214
CATCH 17	51,283	0.708	1.857	SD-213

Townhome

Orifice Calculations: $Q=C_dA_o(2gh)^{1/2}$

High Water Elevation:	4,373.55 FT
Box Invert	4,368.80 FT
Allowed Basin Discharge*	0.852 CFS
Allowable Bypass	0.532 CFS
Total Discharge	1.38 CFS
C_d	0.62
Orifice Area	18.38 IN^2
Orifice Diameter	4.8 IN

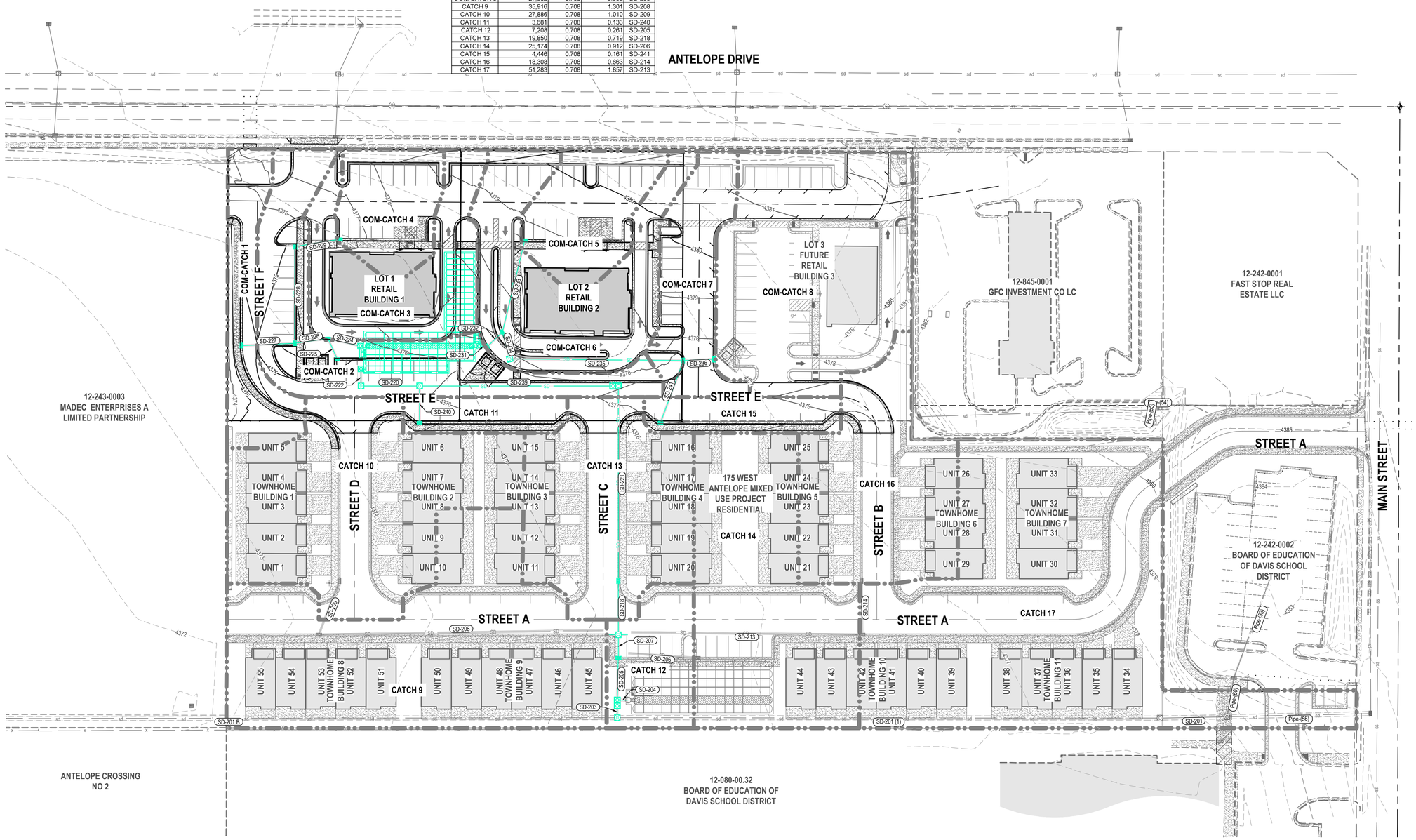
Commercial Combined

Orifice Calculations: $Q=C_dA_o(2gh)^{1/2}$

High Water Elevation:	4,373.95 FT
Box Invert	4,370.20 FT
Allowed Basin Discharge*	0.532 CFS
C_d	0.62
Orifice Area	7.95 IN^2
Orifice Diameter	3.2 IN

GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
6. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
7. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
8. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
9. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
10. ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
11. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
12. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
13. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
14. UNDERGROUND DETENTION SYSTEMS ARE TO BE STORMTECH UNDERGROUND DETENTION SYSTEMS OR ENGINEER-APPROVED EQUAL.
15. CONTRACTOR TO CONTACT MANUFACTURER FOR EXACT SPECIFICATIONS AND PRICES ON UNDERGROUND DETENTION AND ALL REQUIRED PARTS. CONTRACTOR IS TO PROVIDE SHOP DRAWING TO THE DESIGN ENGINEER FOR VERIFICATION OF DESIGN COMPLIANCE, AND THEN FORWARD TO THE CITY WITH AN APPROVED STAMP. THIS PLAN SHOWS A REPRESENTATION OF THE SYSTEM AND NOT THE FULL SPECIFICATION.



HORIZONTAL GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
HORZ: 1 inch = 40 ft.

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175 WEST ANTELOPE MIXED-USE PROJECT
COMMERCIAL

175 WEST ANTELOPE DRIVE
CLEARFIELD, UTAH

PROFESSIONAL ENGINEER
No. 10234838-2202
05-26-2026
STATE OF UTAH
TIMOTHY JAMES SHAFFER

NO.	DATE	REVISION
		FOR REVIEW

OVERALL GRADING AND DRAINAGE PLAN

PROJECT NUMBER	PRINT DATE
11867C	2026-05-26
PROJECT MANAGER	DESIGNED BY
T.SHAFFER	C.GODFREY

C-300

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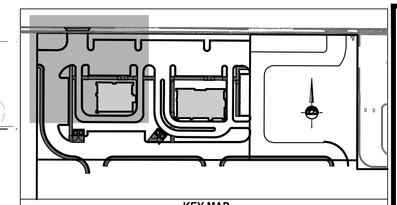
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BENCHMARK

NORTHEAST CORNER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN

ELEV = 4386.66'

ANTELOPE DRIVE



KEY MAP
NOT TO SCALE

SEE DRAWING C-302

12-243-0003
MADEC ENTERPRISES A
LIMITED PARTNERSHIP

STREET F

SEE DRAWING C-304

LOT 1
RETAIL
BUILDING 1
FF=4379.10

INSTALL SDCB #227
TOG=4374.69
FL(OUT-E)=4371.69

INSTALL SDCB #228
TOG=4374.96
FL(OUT-S)=4371.94
FL(IN-E)=4371.94

INSTALL SDCB #229
TOG=4376.26
FL(OUT-W)=4373.21

INSTALL SDCB #230
RIM=4377.39
FL(IN-E)=4372.03

INSTALL SDCB #231
TOG=4377.38
FL(IN-NE)=4372.64
FL(OUT-W)=4372.64

INSTALL SDCB #232
TOG=4377.78
FL(OUT-SW)=4372.80
FL(IN-N)=4374.98
FL(IN-S)=4372.80

INSTALL SDCB #233
TOG=4378.78
FL(OUT-S)=4375.74

INSTALL SDCB #224
TOG=4375.22
FL(IN-W)=4371.41
FL(IN-SE)=4371.41
FL(OUT-E)=4371.41

INSTALL SDCB #225
TOG=4374.98
FL(OUT-NW)=4371.49

INSTALL SDCB #226
TOG=4374.58
FL(OUT-E)=4371.52
FL(IN-W)=4371.52
FL(IN-N)=4371.52

INSTALL SDCO #222
RIM=4375.19
FL(OUT-S)=4370.20

INSTALL SDCO #223
RIM=4375.76
FL(IN-W)=4371.31

INSTALL 12" HP STORM-SD
36.29 L.F. @ 3.50% SLOPE

INSTALL 12" HP STORM-SD
77.00 L.F. @ 0.55% SLOPE

INSTALL 15" HP STORM-SD
42.05 L.F. @ 0.40% SLOPE

INSTALL 15" HP STORM-SD
26.78 L.F. @ 0.40% SLOPE

INSTALL 15" HP STORM-SD
18.42 L.F. @ 0.40% SLOPE

INSTALL 15" HP STORM-SD
26.67 L.F. @ 0.40% SLOPE

INSTALL 15" HP STORM-SD
16.52 L.F. @ 1.00% SLOPE

INSTALL 15" HP STORM-SD
6.75 L.F. @ 9.00% SLOPE

INSTALL 15" HP STORM-SD
22.23 L.F. @ 0.40% SLOPE

INSTALL 12" HP STORM-SD
75.27 L.F. @ 1.00% SLOPE

UNDERGROUND DETENTION SYSTEM
STORM TECH SC-800
REQUIRED DETENTION: 10,470 CF
PROVIDED DETENTION: 10,496 CF
BOTTOM OF STONE: 4370.20
BOTTOM OF CHAMBERS: 4370.70
DETENTION HWL: 4373.95

HORIZONTAL GRAPHIC SCALE
10 0 5 10 20
(IN FEET)
HORZ: 1 inch = 10 ft.

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SANDY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
S-DEVCORP, INC
90 EAST FORT UNION BOULEVARD, SUITE 200
MIDVALE, UTA 84047

CONTACT:
KEVIN PAXTON
PHONE: 801.255.1222

175 WEST ANTELOPE MIXED-USE PROJECT
COMMERCIAL

175 WEST ANTELOPE DRIVE
CLEARFIELD, UTAH

PROFESSIONAL ENGINEER
REGISTERED
No. 10234838-2202
05-26-2026
STATE OF UTAH
TIMOTHY JAMES SHAFFER

NO.	DATE	REVISION
		FOR REVIEW

GRADING AND DRAINAGE PLAN

PROJECT NUMBER	PRINT DATE
11867C	2026-05-26
PROJECT MANAGER	DESIGNED BY
T.SHAFFER	C.GODFREY

C-301

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

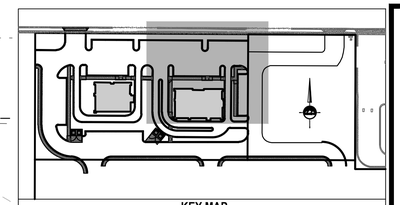
811 Know what's below. Call before you dig.

BENCHMARK

NORTHEAST CORNER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN

ELEV = 4386.66'

ANTELOPE DRIVE



KEY MAP
NOT TO SCALE

SEE DRAWING C-301

SEE DRAWING C-303

SEE DRAWING C-304

SEE DRAWING C-305

LOT 2
RETAIL
BUILDING 2
FF=4380.40

INSTALL SDCB #233
TOG=4378.78
FL(OUT-S)=4375.74

INSTALL 12" HP STORM-SD
75.27 L.F. @ 1.00% SLOPE

INSTALL SDCB #232
TOG=4377.78
FL(OUT-SW)=4372.80
FL(IN-N)=4374.98
FL(IN-S)=4372.80

INSTALL 15" HP STORM-SD
16.52 L.F. @ 1.00% SLOPE

INSTALL SDCO #230
RIM=4377.39
FL(IN-E)=4372.03

INSTALL 15" HP STORM-SD
6.75 L.F. @ 9.00% SLOPE

INSTALL SDCB #231
TOG=4377.38
FL(IN-NE)=4372.64
FL(OUT-W)=4372.64

INSTALL SDCO #234
RIM=4377.51
FL(OUT-N)=4372.89
FL(IN-E)=4372.89

INSTALL 15" HP STORM-SD
22.23 L.F. @ 0.40% SLOPE

INSTALL 15" HP STORM-SD
138.34 L.F. @ 0.40% SLOPE

INSTALL SDCB #235
TOG=4377.16
FL(OUT-W)=4373.44
FL(IN-E)=4373.44
FL(IN-S)=4373.44

INSTALL SDCB #236
TOG=4377.54
FL(OUT-W)=4373.54

INSTALL 15" HP STORM-SD
24.20 L.F. @ 0.40% SLOPE

UNDERGROUND DETENTION SYSTEM
STORM TECH SC-800
REQUIRED DETENTION: 10,470 CF
PROVIDED DETENTION: 10,496 CF
BOTTOM OF STONE: 4370.20
BOTTOM OF CHAMBERS: 4370.70
DETENTION HWL: 4373.95

HORIZONTAL GRAPHIC SCALE
10 0 5 10 20
(IN FEET)
HORZ: 1 inch = 10 ft.

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FOR:
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MIDVALE, UTA 84047

CONTACT:
KEVIN PAXTON
PHONE: 801.255.1222

175 WEST ANTELOPE MIXED-USE PROJECT
COMMERCIAL
175 WEST ANTELOPE DRIVE
CLEARFIELD, UTAH

PROFESSIONAL ENGINEER
No. 10234838-2202
05-26-2026
STATE OF UTAH
TIMOTHY JAMES SHAFFER

NO.	DATE	REVISION
		FOR REVIEW

GRADING AND DRAINAGE PLAN

PROJECT NUMBER 11867C
PRINT DATE 2026-05-26
PROJECT MANAGER T.SHAFFER
DESIGNED BY C.GODFREY

C-302

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

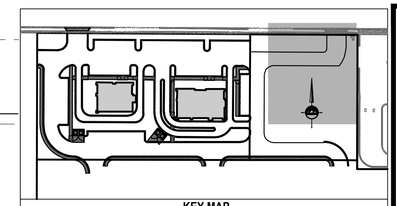
811 Know what's below. Call before you dig.

BENCHMARK

NORTHEAST CORNER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN

ELEV = 4386.66'

ANTELOPE DRIVE



KEY MAP
NOT TO SCALE

SEE DRAWING C-302

SEE DRAWING C-305

LOT 3

12-845-0001
GFC INVESTMENT CO LC

12-845-0001
GFC INVESTMENT CO LC

TBC 4381.53
TOA 4380.65
TOA 4381.09
TOA 4381.78
TOA 4381.84
4382.08 TOA
4382.21 TOA
4380.63 TOA
4380.76 TOA
4380.97 TOA
4381.44 TOA
4381.77 TOA
4380.48 TOA
TBC 4380.53
TBC 4378.62
4378.48 TBC
4378.46 TBC
TBC 4377.48
4377.34 TBC
4377.43 TOA

0.6%
0.8%
2.6%
0.7%
2.6%

INSTALL SDCB #235
TOG=4377.16
FL(OUT-W)=4373.44
FL(IN-E)=4373.44
FL(IN-S)=4373.44

INSTALL SDCB #236
TOG=4377.54
FL(OUT-W)=4373.54

INSTALL 15" HP STORM-SD
24.20 L.F. @ 0.40% SLOPE

HORIZONTAL GRAPHIC SCALE
10 0 5 10 20
(IN FEET)
HORZ: 1 inch = 10 ft.

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SANDY
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TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
S-DEVCORP, INC
90 EAST FORT UNION BOULEVARD, SUITE 200
MIDVALE, UTA 84047

CONTACT:
KEVIN PAXTON
PHONE: 801.255.1222

175 WEST ANTELOPE MIXED-USE PROJECT
COMMERCIAL
175 WEST ANTELOPE DRIVE
CLEARFIELD, UTAH

PROFESSIONAL ENGINEER
No. 10234838-2202
05-26-2026
STATE OF UTAH
TIMOTHY JAMES SHAFFER

NO.	DATE	REVISION
		FOR REVIEW

GRADING AND DRAINAGE PLAN

PROJECT NUMBER 11867C
PRINT DATE 2026-05-26
PROJECT MANAGER T.SHAFFER
DESIGNED BY C.GODFREY

C-303

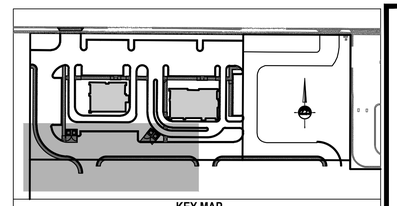
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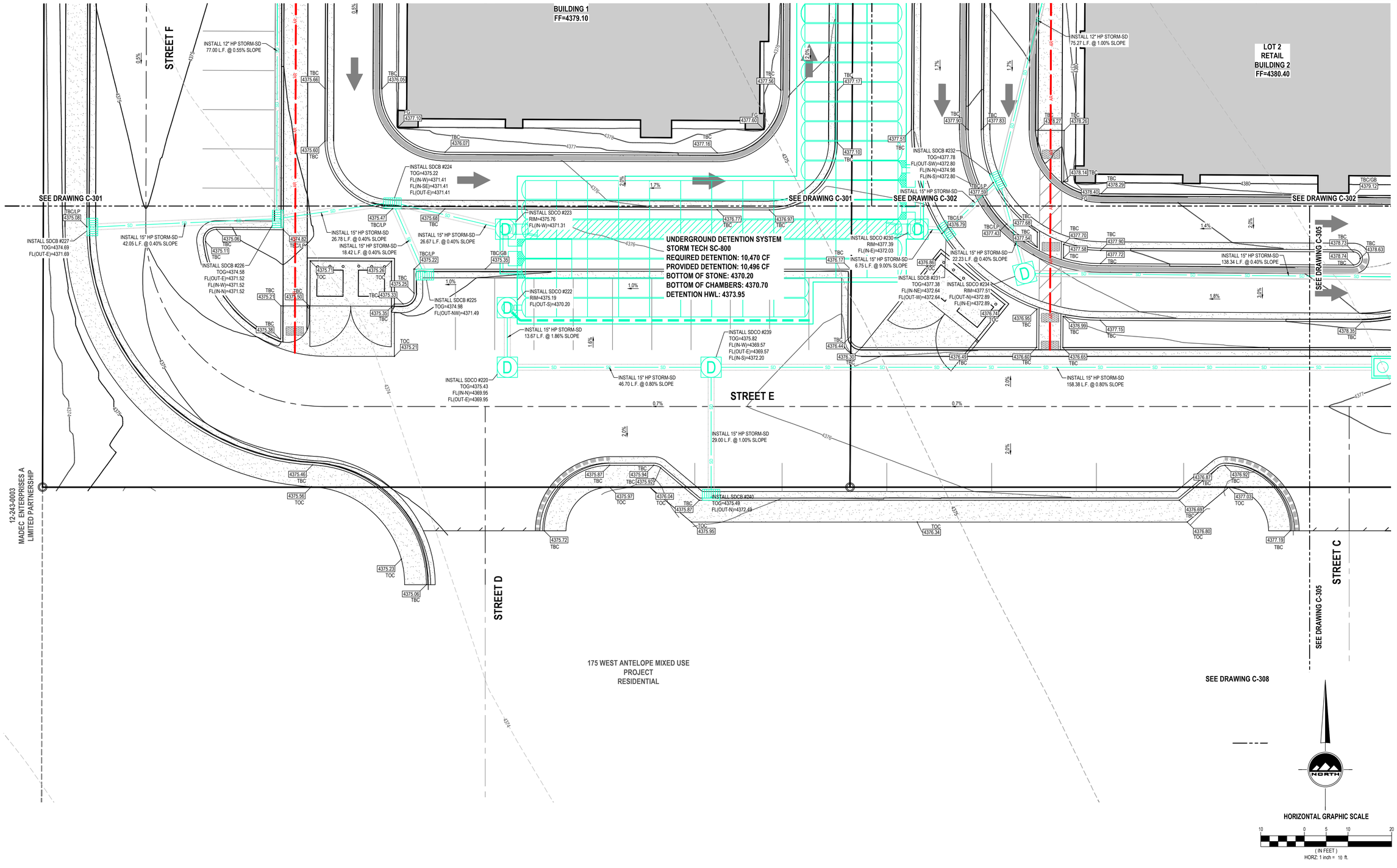
BENCHMARK

NORTHEAST CORNER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN

ELEV = 4386.66'



KEY MAP
NOT TO SCALE



HORIZONTAL GRAPHIC SCALE

10 0 5 10 20

(IN FEET)

HORZ: 1 inch = 10 ft.

ENSIGN
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90 EAST FORT UNION BOULEVARD, SUITE 200
MIDVALE, UTA 84047

CONTACT:
KEVIN PAXTON
PHONE: 801.255.1222

175 WEST ANTELOPE MIXED-USE PROJECT
COMMERCIAL
175 WEST ANTELOPE DRIVE
CLEARFIELD, UTAH

PROFESSIONAL ENGINEER
No. 10234838-2202
05-26-2026
STATE OF UTAH
TIMOTHY JAMES SHAFFER

NO.	DATE	REVISION
		FOR REVIEW

GRADING AND DRAINAGE PLAN

PROJECT NUMBER	PRINT DATE
11867C	2026-05-26
PROJECT MANAGER	DESIGNED BY
T.SHAFFER	C.GODFREY

C-304

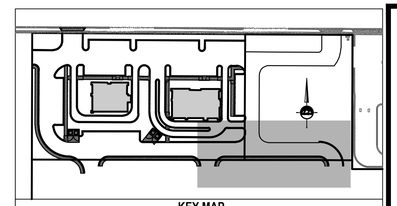
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BENCHMARK

NORTHEAST CORNER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN

ELEV = 4386.66'



KEY MAP
NOT TO SCALE

LOT 2
RETAIL
BUILDING 2
FF=4380.40

SEE DRAWING C-302

SEE DRAWING C-303

SEE DRAWING C-304

SEE DRAWING C-306

INSTALL 15" HP STORM-SD
138.34 L.F. @ 0.40% SLOPE

INSTALL SDCB #235
TOG=4377.16
FL(OUT-W)=4373.44
FL(IN-E)=4373.44
FL(IN-S)=4373.44

INSTALL SDCB #236
TOG=4377.54
FL(OUT-W)=4373.54

INSTALL 15" HP STORM-SD
24.20 L.F. @ 0.40% SLOPE

INSTALL CONTROL STRUCTURE
W/ BAFFLE WALL AND 3.2" ORIFICE #221
RIM=4376.95
FL(OUT-S)=4368.30
FL(IN-W)=4368.30

INSTALL 15" HP STORM-SD
52.51 L.F. @ 0.40% SLOPE

INSTALL SDCB #241
TOG=4376.93
FL(OUT-N)=4373.65

INSTALL 15" HP STORM-SD
155.17 L.F. @ 0.40% SLOPE

STREET E

STREET C

STREET B

12-845-0001
GFC INVESTMENT CO LC

175 WEST ANTELOPE MIXED USE
PROJECT
RESIDENTIAL

HORIZONTAL GRAPHIC SCALE

10 0 5 10 20
(IN FEET)
HORZ: 1 inch = 10 ft.

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SANDY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
S-DEVCORP, INC
90 EAST FORT UNION BOULEVARD, SUITE 200
MIDVALE, UTA 84047

CONTACT:
KEVIN PAXTON
PHONE: 801.255.1222

175 WEST ANTELOPE MIXED-USE PROJECT
COMMERCIAL

175 WEST ANTELOPE DRIVE
CLEARFIELD, UTAH

PROFESSIONAL ENGINEER
No. 10234838-2202
05-26-2026
TIMOTHY JAMES SHAFFER
STATE OF UTAH

NO.	DATE	REVISION
		FOR REVIEW

GRADING AND DRAINAGE PLAN

PROJECT NUMBER 11867C
PRINT DATE 2026-05-26
PROJECT MANAGER T.SHAFFER
DESIGNED BY C.GODFREY

C-305

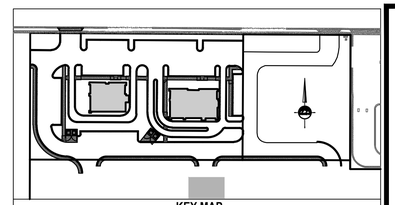
CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

Know what's below. Call before you dig.

BENCHMARK

NORTHEAST CORNER OF SECTION 14,
TOWNSHIP 4 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN

ELEV = 4386.66'



KEY MAP
NOT TO SCALE

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SANDY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

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Phone: 435.865.1453

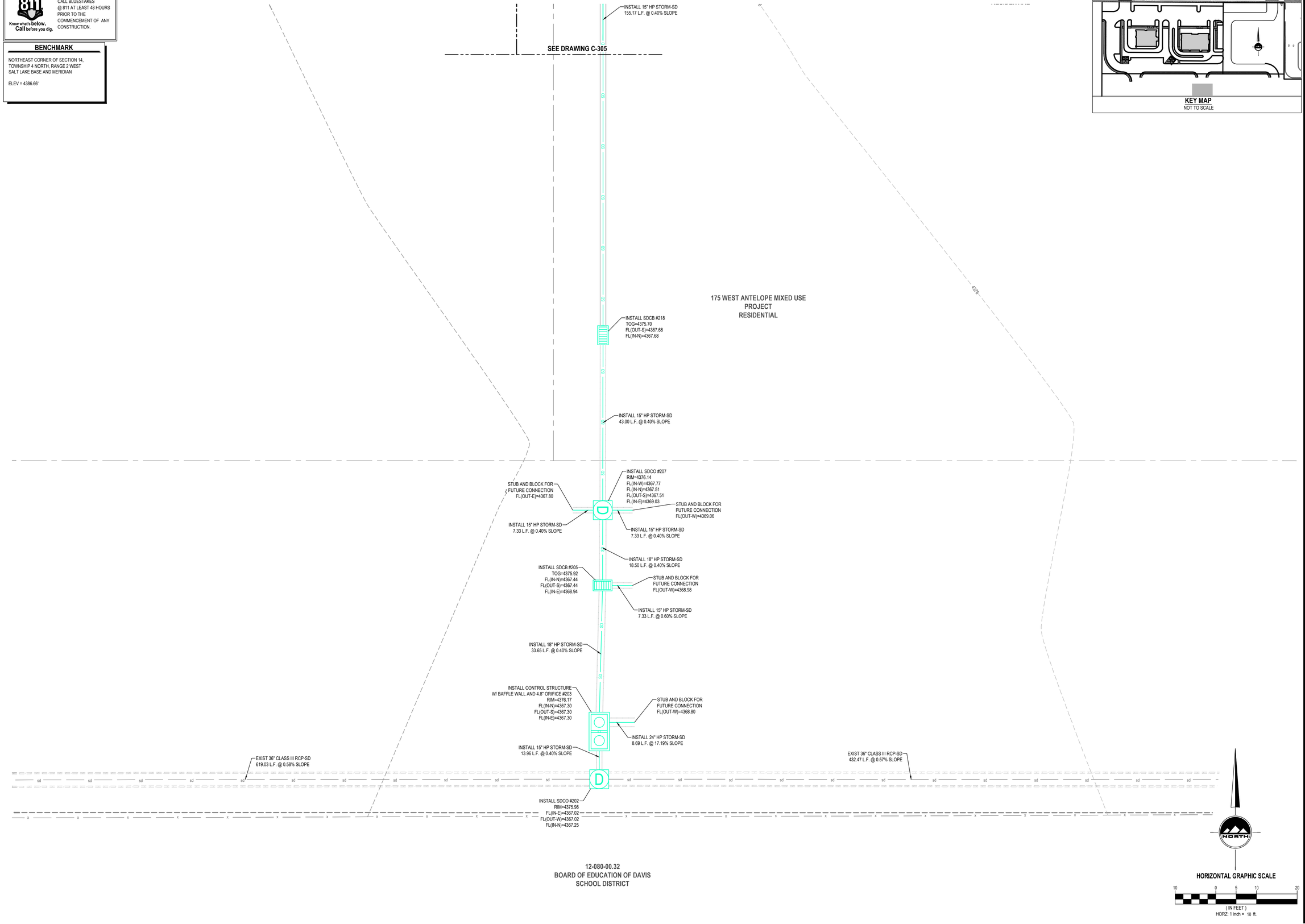
RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
S-DEVCORP, INC
90 EAST FORT UNION BOULEVARD, SUITE 200
MIDVALE, UTA 84047

CONTACT:
KEVIN PAXTON
PHONE: 801.255.1222

175 WEST ANTELOPE MIXED-USE PROJECT
COMMERCIAL
175 WEST ANTELOPE DRIVE
CLEARFIELD, UTAH



PROFESSIONAL ENGINEER
REGISTERED
No. 10234838-2202
05-26-2026
STATE OF UTAH
TIMOTHY JAMES SHAFFER

NO.	DATE	REVISION
		FOR REVIEW

OFFSITE GRADING AND DRAINAGE PLAN

PROJECT NUMBER	PRINT DATE
11867C	2026-05-26
PROJECT MANAGER	DESIGNED BY
T.SHAFFER	C.GODFREY

C-306

NORTH

HORIZONTAL GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
HORZ: 1 inch = 10 ft.

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

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

BENCHMARK

NORTHEAST CORNER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN

ELEV = 4386.66'

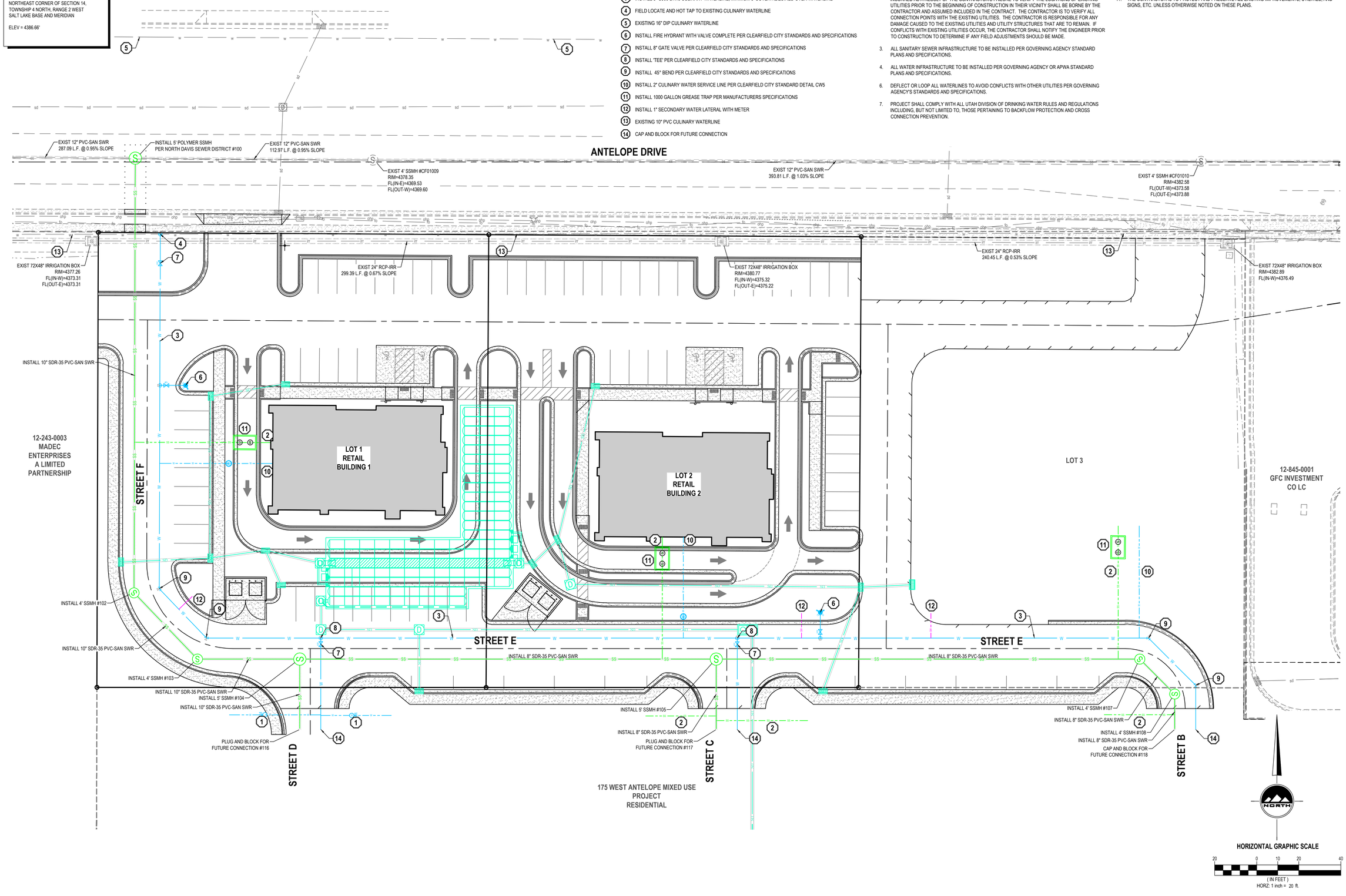
SCOPE OF WORK:

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

1. INSTALL 3/4" TYPE 'K' COPPER CULINARY WATER SERVICE LATERAL AND 3/4" METER PER CLEARFIELD CITY STANDARDS AND SPECIFICATIONS PER DETAIL 11/C-600
2. INSTALL 4" SDR-35 SANITARY SEWER LATERAL @ 2.0% MINIMUM SLOPE. INSTALLATION AND TRENCHING PER CLEARFIELD CITY STANDARDS AND SPECIFICATIONS PER DETAIL 2, SHEET 9
3. INSTALL 8" C900 DR18 CULINARY WATERLINE, MINIMUM 5' COVER REQUIRED OVER WATERLINE
4. FIELD LOCATE AND HOT TAP TO EXISTING CULINARY WATERLINE
5. EXISTING 16" DIP CULINARY WATERLINE
6. INSTALL FIRE HYDRANT WITH VALVE COMPLETE PER CLEARFIELD CITY STANDARDS AND SPECIFICATIONS
7. INSTALL 8" GATE VALVE PER CLEARFIELD CITY STANDARDS AND SPECIFICATIONS
8. INSTALL 'TEE' PER CLEARFIELD CITY STANDARDS AND SPECIFICATIONS
9. INSTALL 45° BEND PER CLEARFIELD CITY STANDARDS AND SPECIFICATIONS
10. INSTALL 2" CULINARY WATER SERVICE LINE PER CLEARFIELD CITY STANDARD DETAIL CW5
11. INSTALL 1000 GALLON GREASE TRAP PER MANUFACTURERS SPECIFICATIONS
12. INSTALL 1" SECONDARY WATER LATERAL WITH METER
13. EXISTING 10" PVC CULINARY WATERLINE
14. CAP AND BLOCK FOR FUTURE CONNECTION

GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
6. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
7. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
8. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
9. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
10. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
11. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.



ENSIGN
THE STANDARD IN ENGINEERING

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SANDY
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RICHFIELD
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FOR:
S-DEVCORP, INC
90 EAST FORT UNION BOULEVARD, SUITE 200
MIDVALE, UTA 84047

CONTACT:
KEVIN PAXTON
PHONE: 801.255.1222

175 WEST ANTELOPE MIXED-USE PROJECT COMMERCIAL

175 WEST ANTELOPE DRIVE
CLEARFIELD, UTAH

PROFESSIONAL ENGINEER
No. 10234838-2202
05-26-2026
STATE OF UTAH
TIMOTHY JAMES SHAFFER

NO.	DATE	REVISION
		FOR REVIEW

UTILITY PLAN

PROJECT NUMBER	PRINT DATE
11867C	2026-05-26
PROJECT MANAGER	DESIGNED BY
T.SHAFFER	C.GODFREY

C-400

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

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

BENCHMARK

NORTHEAST CORNER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN

ELEV = 4386.66'

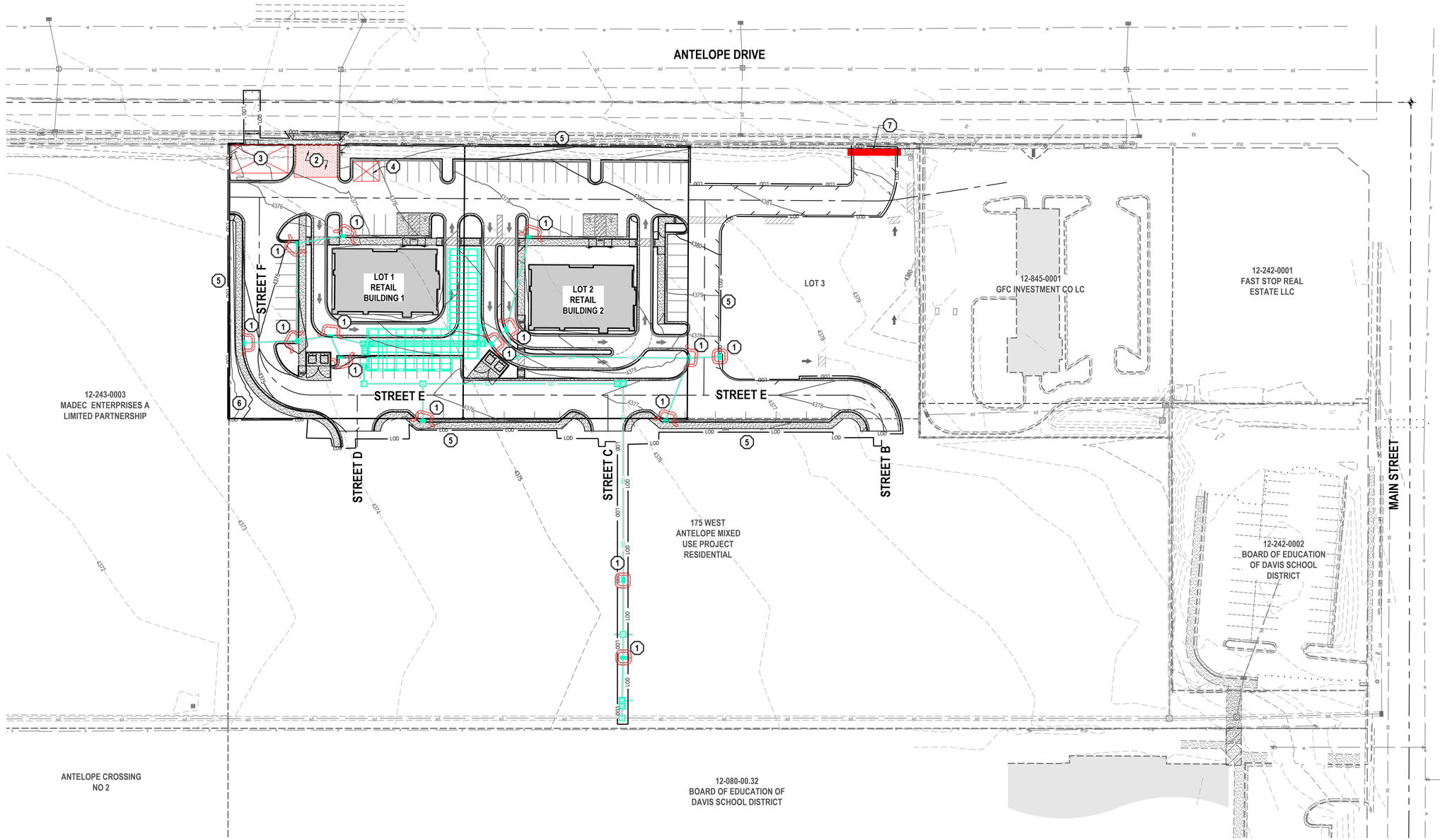
SCOPE OF WORK:

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

1. INLET PROTECTION PER DETAIL 1/C-600.
2. VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 2/C-500
3. SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, STAGING, DUMPSTER, AND MATERIAL STORAGE AREA.
4. CONCRETE CLEANOUT LINED BASIN OR DUMPSTER
5. LIMITS OF DISTURBANCE
6. SILT FENCE PER DETAIL 5/C-600
7. BARRICADE ENTRANCE DURING CONSTRUCTION

GENERAL NOTES

1. THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMP'S) AS NECESSARY, MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ONSITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ONSITE.
2. DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
3. RESEED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE RE-WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
4. DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
5. VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMP'S TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
6. NOT ALL POSSIBLE BMP'S HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.
7. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.



NORTH

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

HORZ: 1 inch = 20 ft.

ENSIGN
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TOOELE
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MIDVALE, UTA 84047

CONTACT:
KEVIN PAXTON
PHONE: 801.255.1222

175 WEST ANTELOPE MIXED-USE PROJECT
COMMERCIAL

175 WEST ANTELOPE DRIVE
CLEARFIELD, UTAH

PROFESSIONAL ENGINEER
No. 10234838-2202
05-26-2026
STATE OF UTAH
TAYLOR JAMES SHAFFER

NO.	DATE	REVISION
		REVISION

OVERALL EROSION CONTROL PLAN

PROJECT NUMBER	PRINT DATE
11867C	2026-05-26
PROJECT MANAGER	DESIGNED BY
T.SHAFFER	C.GODFREY

C-500

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

Know what's below. Call before you dig.

BENCHMARK

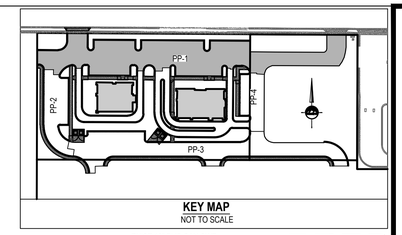
NORTHEAST CORNER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN

ELEV = 4386.66'

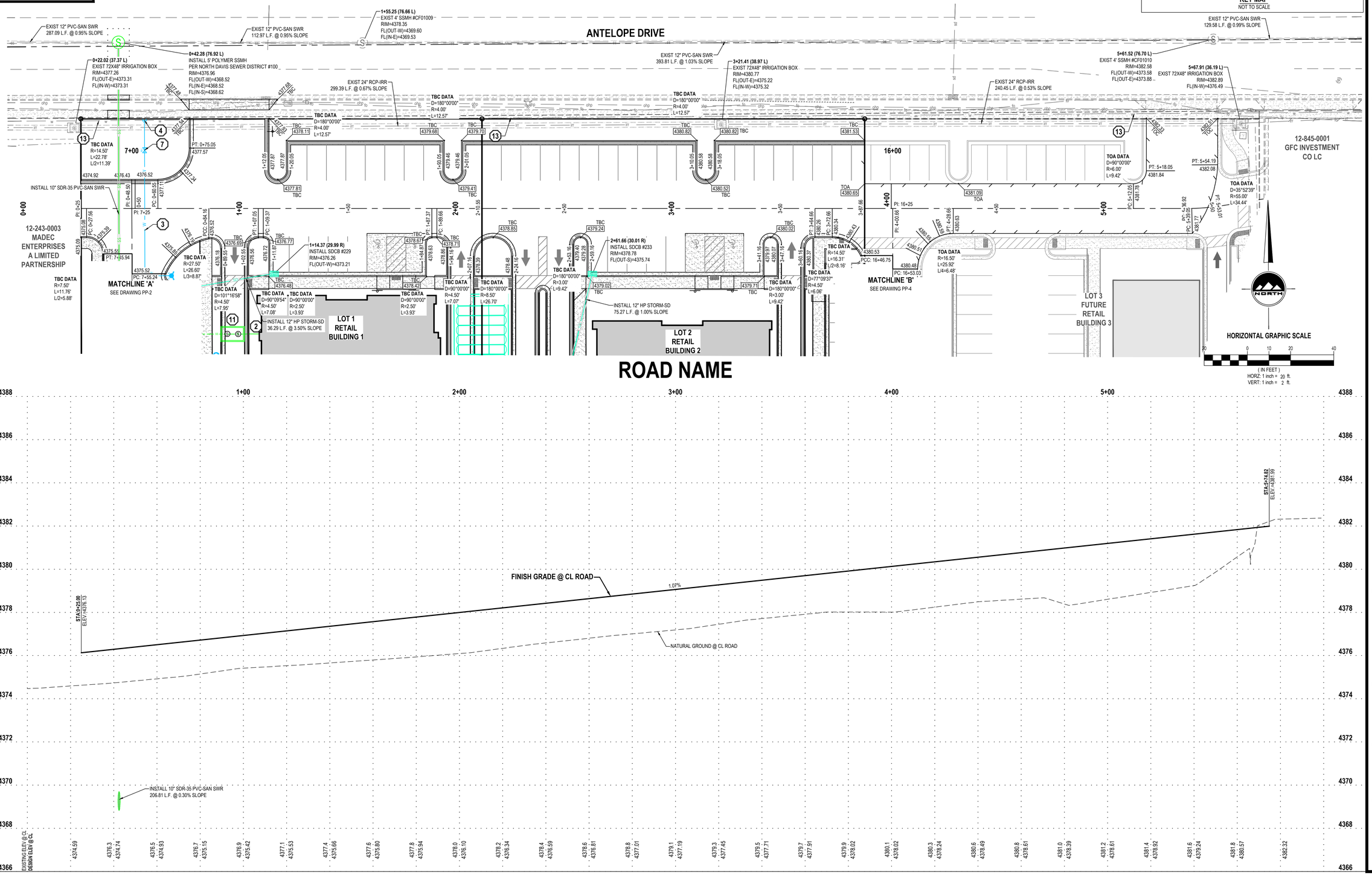
SCOPE OF WORK:

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

1. INSTALL 3/4" TYPE 'K' COPPER CULINARY WATER SERVICE LATERAL AND 3/4" METER PER CLEARFIELD CITY STANDARDS AND SPECIFICATIONS PER DETAIL 11/C-600
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3. INSTALL 8" C900 DR18 CULINARY WATERLINE, MINIMUM 5' COVER REQUIRED OVER WATERLINE
4. FIELD LOCATE AND HOT TAP TO EXISTING CULINARY WATERLINE
5. EXISTING 16" DIP CULINARY WATERLINE
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7. INSTALL 8" GATE VALVE PER CLEARFIELD CITY STANDARDS AND SPECIFICATIONS
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11. INSTALL 1000 GALLON GREASE TRAP PER MANUFACTURERS SPECIFICATIONS
12. INSTALL 1" SECONDARY WATER LATERAL WITH METER
13. EXISTING 10" PVC CULINARY WATERLINE
14. CAP AND BLOCK FOR FUTURE CONNECTION



KEY MAP
NOT TO SCALE



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COMMERCIAL
175 WEST ANTELOPE DRIVE
CLEARFIELD, UTAH

PROFESSIONAL ENGINEER
No. 10234838-2202
05-26-2026
STATE OF UTAH
TIMOTHY JAMES SHAFFER

NO.	DATE	REVISION
		FOR REVIEW

ROAD NAME
PLAN AND PROFILE

PROJECT NUMBER	PRINT DATE
11867C	2026-05-26
PROJECT MANAGER	DESIGNED BY
T.SHAFFER	C.GODFREY

PP-1

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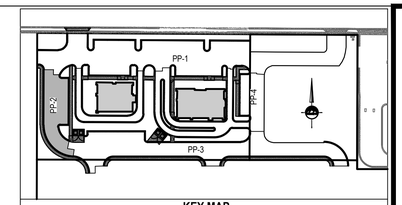
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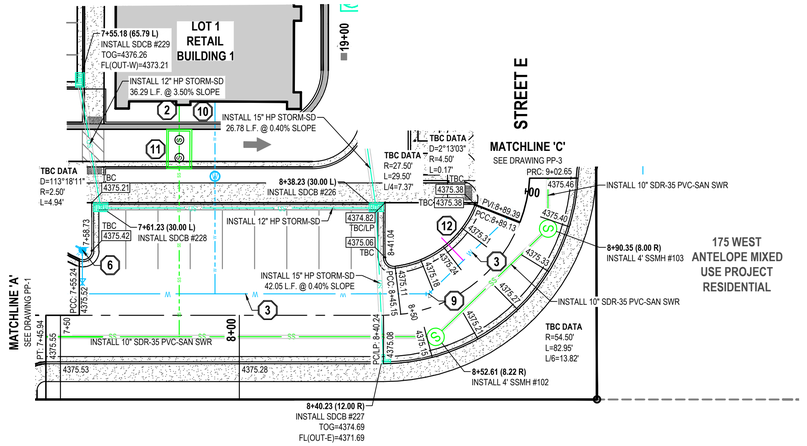
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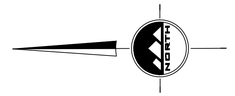
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KEY MAP
NOT TO SCALE



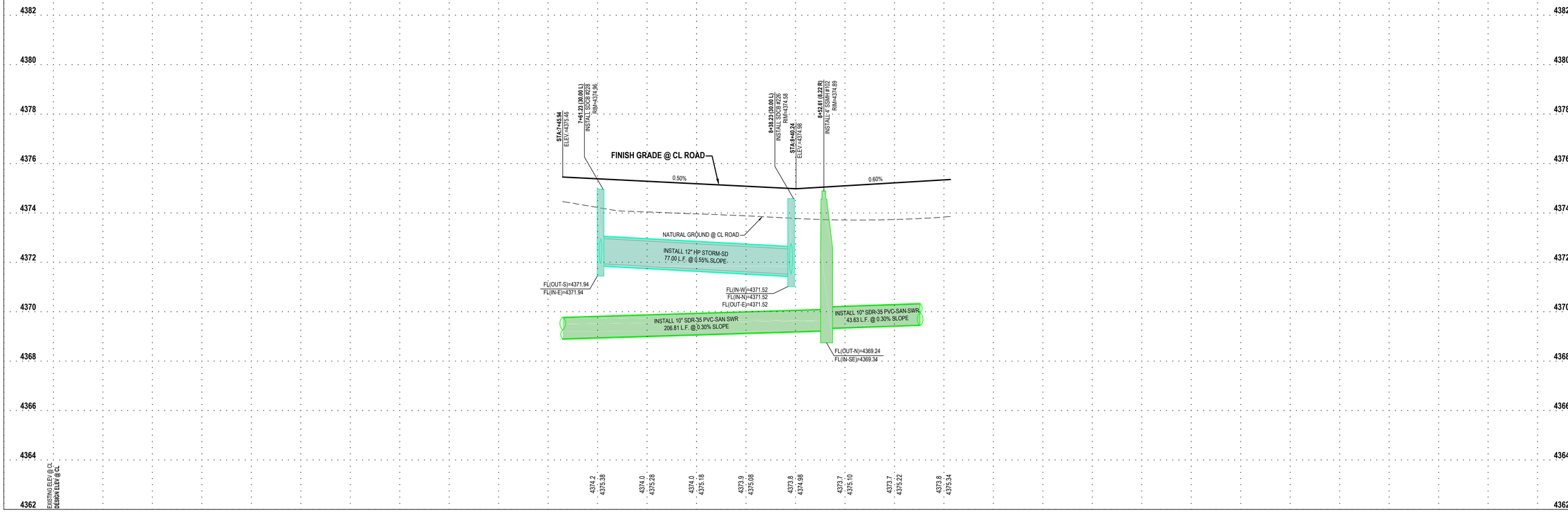
12-243-0003
MADEC ENTERPRISES A
LIMITED PARTNERSHIP



HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 2 ft.



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90 EAST FORT UNION BOULEVARD, SUITE 200
MIDVALE, UTA 84047

CONTACT:
KEVIN PAXTON
PHONE: 801.255.1222

175 WEST ANTELOPE MIXED-USE PROJECT COMMERCIAL

175 WEST ANTELOPE DRIVE
CLEARFIELD, UTAH

PROFESSIONAL ENGINEER
No. 10234838-2202
05-26-2026
STATE OF UTAH
TIMOTHY JAMES SHAFFER

NO.	DATE	REVISION
		FOR REVIEW

STREET F
PLAN AND PROFILE

PROJECT NUMBER	PRINT DATE
11867C	2026-05-26
PROJECT MANAGER	DESIGNED BY
T.SHAFFER	C.GODFREY

PP-2

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

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BENCHMARK

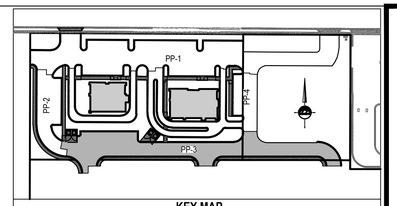
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ELEV = 4386.66'

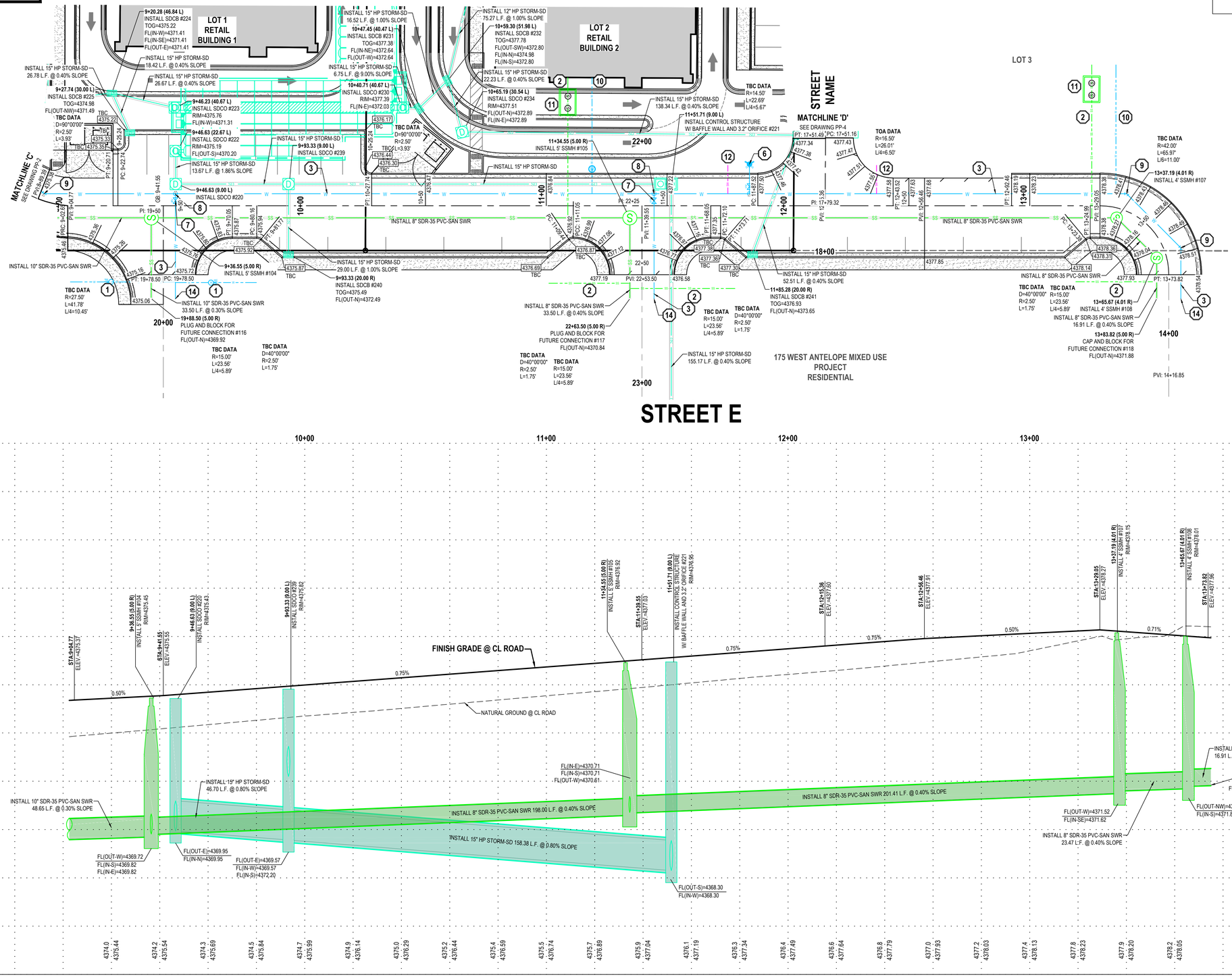
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KEY MAP
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175 WEST ANTELOPE DRIVE
CLEARFIELD, UTAH

PROFESSIONAL ENGINEER
No. 10234838-2202
05-26-2026
STATE OF UTAH
TIMOTHY JAMES SHAFFER

NO.	DATE	REVISION
		FOR REVIEW

STREET E
PLAN AND PROFILE

PROJECT NUMBER	PRINT DATE
11867C	2026-05-26
PROJECT MANAGER	DESIGNED BY
T.SHAFFER	C.GODFREY

PP-3

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

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BENCHMARK

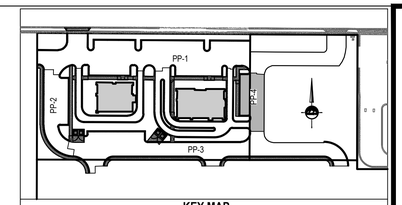
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ELEV = 4386.66'

SCOPE OF WORK:

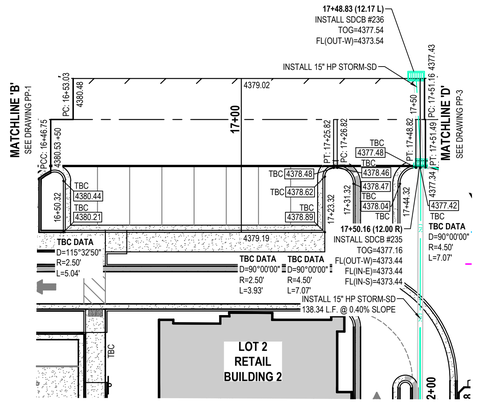
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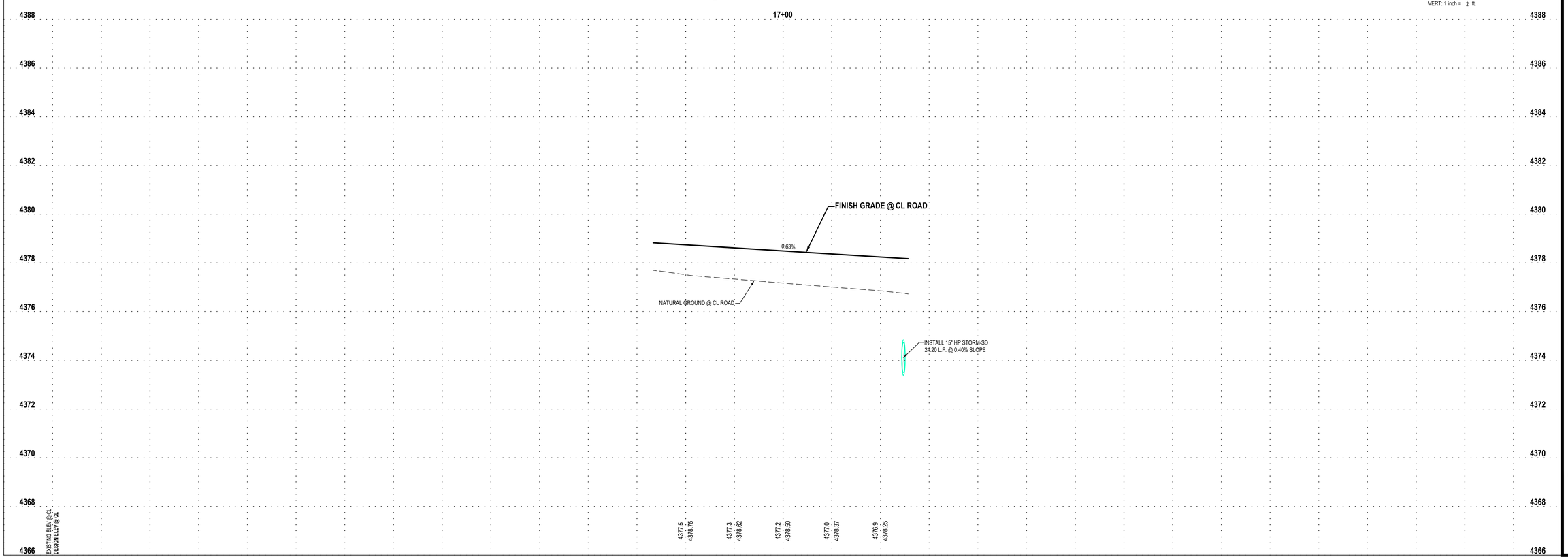


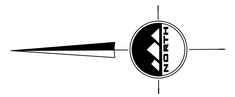
KEY MAP
NOT TO SCALE

LOT 3



STREET NAME





HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 2 ft.

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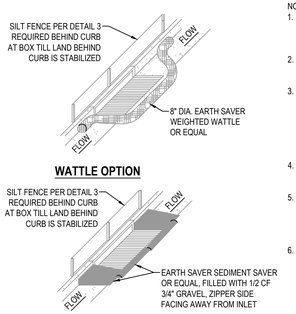
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STREET NAME
PLAN AND PROFILE

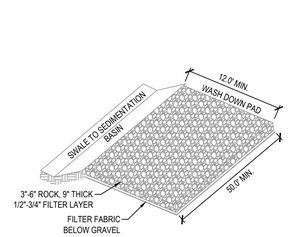
PROJECT NUMBER	PRINT DATE
11867C	2026-05-26
PROJECT MANAGER	DESIGNED BY
T.SHAFFER	C.GODFREY

PP-4



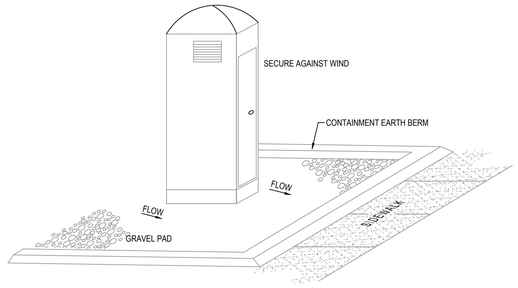
NOTES:
1. PLACE WATTLES OR GRAVEL BAGS TIGHT AGAINST CURB TO PREVENT SEDIMENT-LADEN WATER FROM GETTING BETWEEN CURB AND WATTLE/BAG.
2. PLACE WATTLES OR GRAVEL BAGS SUCH THAT FLOW DOES NOT OVERTOP CURB OR ROAD CENTERLINE.
3. INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT LEAST BI-WEEKLY, OR PER SWPPP REQUIREMENTS, WHICHEVER IS MORE STRINGENT, TO ENSURE THAT SEDIMENT CONTROL IS MEETING ITS DESIGN INTENT. MAINTAIN AND/OR REPLACE AS NEEDED.
4. REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 50% OF GRAVEL BAG OR WATTLE HEIGHT.
5. CONTRACTOR MAY SUBMIT AN ALTERNATIVE METHOD OF INLET PROTECTION. THE ALTERNATIVE METHOD SHALL BE APPROVED BY THE CITY INSPECTOR AND THE ENGINEER OF RECORD.
6. BEFORE PLACEMENT OF CURB, STABILIZATION OF LAND BEHIND CURB, AND/OR PAVING, MAINTAIN TOP OF INLET AT 6" ABOVE GRADE, AND SURROUND WITH SILT FENCE FOR SEDIMENTATION AROUND BOX. MAINTAIN SILT FENCE BEHIND BOX UNTIL LAND BEHIND CURB IS STABILIZED.

1 SAG INLET PROTECTION
SCALE: NONE

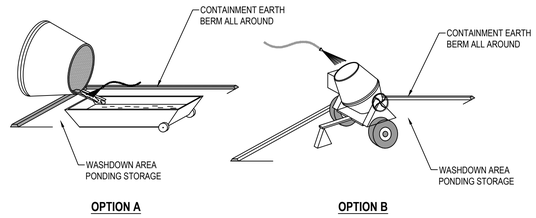


NOTE: PLACE SIGN ADJACENT TO ENTRANCE " CONSTRUCTION TRAFFIC ONLY - ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT SITE AT THIS LOCATION"

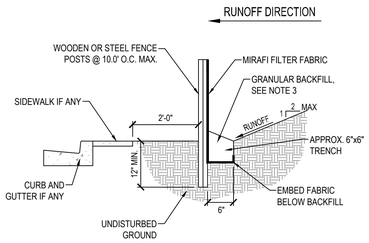
2 TEMPORARY VEHICLE WASHDOWN & STABILIZED CONSTRUCTION ENTRANCE
SCALE: NONE



3 PORTABLE TOILET
SCALE: NONE

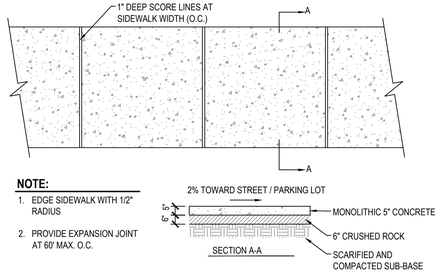


4 CONCRETE WASTE MANAGEMENT
SCALE: NONE



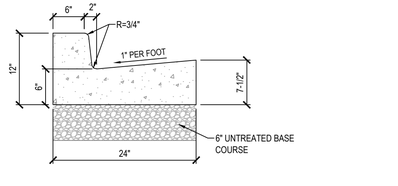
NOTES:
1. EXCAVATE 6"x6" TRENCH ALONG LIMITS OF DISTURBANCE AS SHOWN ON CONSTRUCTION DRAWINGS.
2. POSTS SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
3. LAY TOE-IN FABRIC FLAP IN BOTTOM OF TRENCH. BACKFILL TRENCH WITH FREE DRAINING GRANULAR MATERIAL. COMPACT TRENCH TO SATISFACTION OF THE ENGINEER OF RECORD.
4. SILT FENCE GEOTEXTILE SHALL MEET AASHTO M288-92 REQUIREMENTS.
5. REMOVE & DISPOSE OF SEDIMENT WHEN ACCUMULATION IS 50% OF EXPOSED FENCE HEIGHT.
6. 10' MAX. SPACING BETWEEN STAKES.
7. SILT FENCES SHALL BE INSTALLED ALONG CONTOURS, NOT UP AND DOWN SLOPES, WITH 10' OVERLAP AT BREAKS.

5 TEMPORARY SILT FENCE
SCALE: NONE



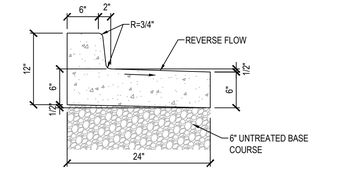
NOTE:
1. EDGE SIDEWALK WITH 1/2" RADIUS
2. PROVIDE EXPANSION JOINT AT 60' MAX. O.C.

6 TYPICAL SIDEWALK
SCALE: NONE



NOTE:
1. CONSTRUCT PER NOTES AND SPECIFICATIONS ASSOCIATED WITH APWA STANDARD PLAN NO. 205.

7 24" COLLECTION CURB AND GUTTER
SCALE: NONE

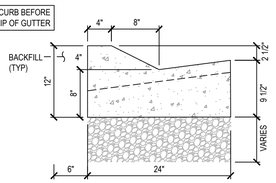


NOTE:
1. CONSTRUCT PER NOTES AND SPECIFICATIONS ASSOCIATED WITH APWA STANDARD PLAN NO. 205.

8 24" REVERSE PAN CURB AND GUTTER
SCALE: NONE

CURB AND GUTTER

1. GENERAL
   A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER's discretion.
   B. Additional requirements are specified in APWA Section 32 16 13.
2. PRODUCTS
   A. Base Course: Untreated base course, APWA section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
   C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
   D. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.
3. EXECUTION
   A. Base Course Placement: APWA Section 32 05 10. Thickness is 6-inches if flow-line grade is 0.5 percent (s=0.005) or greater. If slope is less, provide 8-inches. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Concrete Placement: APWA Section 03 30 10.
      1. Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install at the start or end of a street intersection curb return. Expansion joints are not required in concrete placement using slip-form construction.
      2. Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Match joint location in adjacent Portland-cement concrete roadway pavement.
      3. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   C. Protection and Repair: Protect concrete from deicing chemicals during cure. Repair construction that does not drain. If necessary, fill flow-line with water to verify.

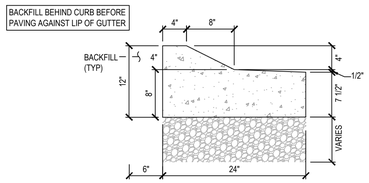


MODIFIED TYPE F

9 MODIFIED 24" TYPE 'F' CURB AND GUTTER
SCALE: NONE

CURB AND GUTTER

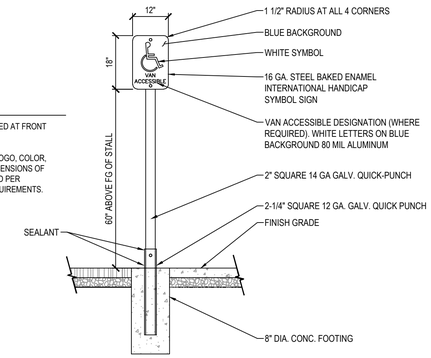
1. GENERAL
   A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER's discretion.
   B. Additional requirements are specified in APWA Section 32 16 13.
2. PRODUCTS
   A. Base Course: Untreated base course, APWA section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
   C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
   D. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.
3. EXECUTION
   A. Base Course Placement: APWA Section 32 05 10. Thickness is 6-inches if flow-line grade is 0.5 percent (s=0.005) or greater. If slope is less, provide 8-inches. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Concrete Placement: APWA Section 03 30 10.
      1. Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install at the start or end of a street intersection curb return. Expansion joints are not required in concrete placement using slip-form construction.
      2. Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Match joint location in adjacent Portland-cement concrete roadway pavement.
      3. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   C. Protection and Repair: Protect concrete from deicing chemicals during cure. Repair construction that does not drain. If necessary, fill flow-line with water to verify.



MODIFIED TYPE F

10 MODIFIED 24" REVERSE PAN TYPE 'F' CURB AND GUTTER
SCALE: NONE

NOTES:
1. SIGNS TO BE CENTERED AT FRONT OF PARKING SPACE.
2. HANDICAP PARKING LOGO, COLOR, HEIGHT, OF POLE, DIMENSIONS OF SIGN TO BE INSTALLED PER GOVERNMENTAL REQUIREMENTS.



11 ACCESSIBLE PARKING SIGN
SCALE: NONE

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SANDY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
S-DEVCORP, INC
90 EAST FORT UNION BOULEVARD, SUITE 200
MIDVALE, UTA 84047

CONTACT:
KEVIN PAXTON
PHONE: 801.255.1222

175 WEST ANTELOPE MIXED-USE PROJECT
COMMERCIAL
175 WEST ANTELOPE DRIVE
CLEARFIELD, UTAH

PROFESSIONAL ENGINEER
No. 10234838-2202
05-26-2026
STATE OF UTAH
TIMOTHY JAMES SHAFFER

NO.	DATE	REVISION
		FOR REVIEW

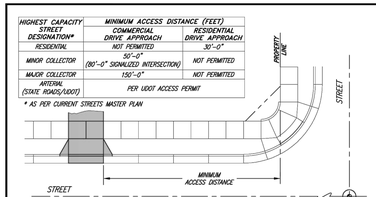
DETAILS

PROJECT NUMBER	PRINT DATE
11867C	2026-05-26
PROJECT MANAGER	DESIGNED BY
T.SHAFFER	C.GODFREY

C-600

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

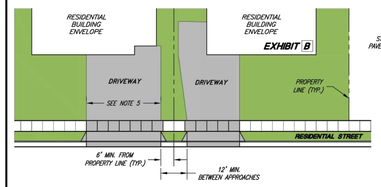
* AS PER CURRENT STREETS MASTER PLAN

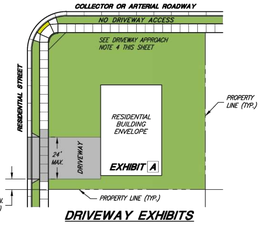


DRIVE APPROACH ACCESS DISTANCE

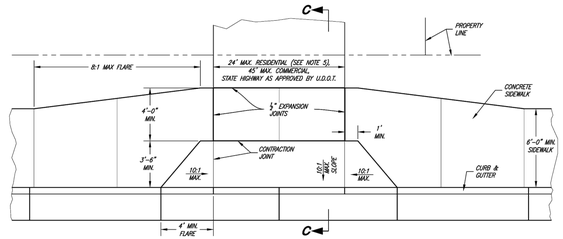
(A) THE MINIMUM ACCESS DISTANCE (DRIVE APPROACH TO THE NEAREST CONNECTING STREET PROPERTY LINE) SHALL BE AS DESCRIBED IN THE DETAIL AND TABLE ABOVE.

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





DRIVEWAY EXHIBITS

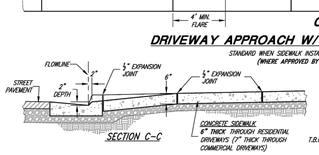


DRIVEWAY APPROACH W/ ADJACENT SIDEWALK

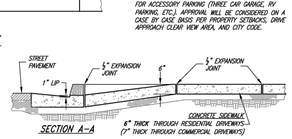
STANDARD WHEN SIDEWALK INSTALLED BACK OF CURB (WHERE APPROVED BY THE CITY)

DRIVEWAY APPROACH NOTES:

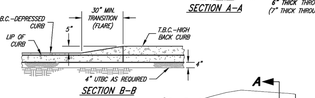
1. IN NEW DEVELOPMENTS WHERE FUTURE DRIVEWAY LOCATIONS ARE UNKNOWN, THE DRIVEWAY APPROACH SHALL BE MADE BY SAW CUTTING THE BACK OF THE EXISTING CURB TO THE REQUIRED DRIVEWAY WIDTH. ALL SAW CUTTING SHALL BE ACCOMPLISHED BY A CITY APPROVED LICENSED CONTRACTOR.
2. SCORE SIDEWALK 1/4 OF SIDEWALK THICKNESS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



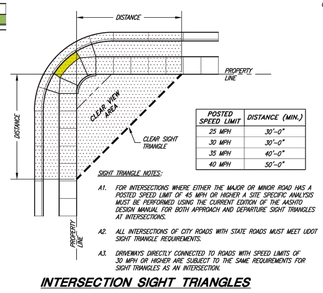
SECTION C-C



SECTION A-A



SECTION B-B



POSTED SPEED LIMIT	DISTANCE (MIN.)
25 MPH	30'-0"
30 MPH	35'-0"
35 MPH	40'-0"
40 MPH	50'-0"

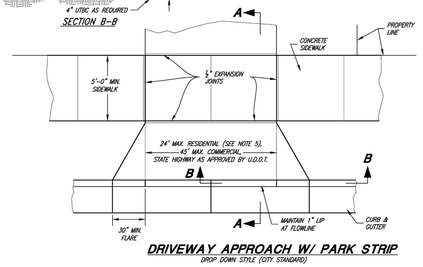
SIGHT TRIANGLE NOTES:

A1. FOR INTERSECTIONS WHERE EITHER THE MAJOR OR MINOR ROAD HAS A POSTED SPEED LIMIT OF 45 MPH OR HIGHER A SITE SPECIFIC ANALYSIS MUST BE PERFORMED USING THE CURRENT EDITION OF THE AASHTO DESIGN MANUAL FOR BOTH APPROACH AND DEPARTURE SIGHT TRIANGLES AT INTERSECTIONS.

A2. ALL INTERSECTIONS OF CITY ROADS WITH STATE ROADS MUST MEET UDOT SIGHT TRIANGLE REQUIREMENTS.

A3. DRIVEWAYS DIRECTLY CONNECTED TO ROADS WITH SPEED LIMITS OF 30 MPH OR HIGHER ARE SUBJECT TO THE SAME REQUIREMENTS FOR SIGHT TRIANGLES AS AN INTERSECTION.

INTERSECTION SIGHT TRIANGLES

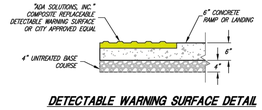


DRIVEWAY APPROACH W/ PARK STRIP

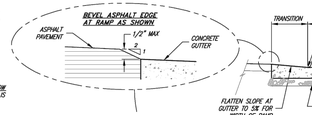
DROP DOWN STYLE (CITY STANDARD)

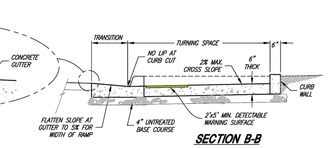
DETECTABLE WARNING SURFACE NOTES:

1. LOCATE THE DETECTABLE WARNING SURFACE SO THE OUTSIDE CORNER NEAREST THE STREET IS WITHIN 1 INCH OF THE BACK OF CURB (T.B.C.). PROVIDE 2'-0" MINIMUM DEPTH.
2. PROVIDE DETECTABLE WARNING SURFACE FOR FULL WIDTH OF CURB CUT.
3. THE DETECTABLE WARNING SURFACE DOMES SHALL BE ORIENTED SUCH THAT THE ROWS ARE PARALLEL WITH THE DIRECTION OF PEDESTRIAN TRAVEL TO THE RAMP ON THE OPPOSITE SIDE OF THE STREET.
4. THE STANDARD COLOR FOR THE DETECTABLE WARNING SURFACE SHALL BE YELLOW OR PRE-APPROVED CONTRASTING COLOR. WHEN THE EXISTING SIDEWALK COLOR IS NOT STANDARD CONCRETE, THE COLOR OF THE DETECTABLE WARNING SURFACE SHALL BE DETERMINED BY THE CITY.
5. WHEN A DETECTABLE WARNING SURFACE DOME IS CUT, THE REMAINING PORTION OF THE DOME SHALL BE BEVELED TO A MAXIMUM SLOPE OF 1:2.

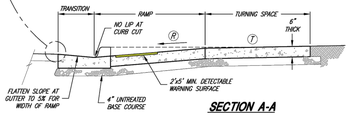


DETECTABLE WARNING SURFACE DETAIL





SECTION B-B



SECTION A-A

ADA RAMP NOTES:

A. WHERE DESIGNATED BY THE CITY, ALTERNATE UDOT OR APWA RAMP DESIGNS MAY BE USED WITH PRIOR APPROVAL OF THE CITY. SUBMIT ENGINEERED CONSTRUCTION PLANS TO CITY FOR REVIEW AND ACCEPTANCE PRIOR TO CONSTRUCTION.

B. SITE CONDITIONS WILL VARY. CONFIGURATION OF RAMP, LANDING, AND TRANSITION MAY BE CHANGED, BUT THEY MUST MEET DIMENSIONS AND SLOPES AS SHOWN IN THE MOST RECENT EDITION OF THE U.D.O.T. STANDARDS & SPECIFICATIONS. THE USE OF FLARES, CURB WALLS, ETC. ARE AT THE DISCRETION OF THE ENGINEER.

C. LOCATE CURB CUT WITHIN CROSSWALK.

D. RAMP GRADE BREAK MUST BE PERPENDICULAR TO THE RUNNING SLOPE.

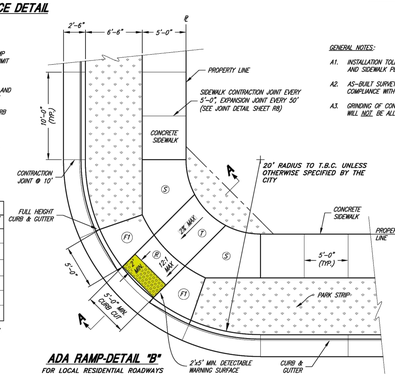
	ITEM	MAX. RUNNING SLOPE*	MAX. CROSS SLOPE*
(T)	TURNING SPACE [2]	2% (1V:48H)	2% (1V:48H)
(R)	RAMP	8.3% (1V:12H)	2% (1V:48H)
(S)	SIDEWALK	5% (1:20) [1]	2% (1V:48H)
(T1)	TRAVERSABLE SURFACE	10% (1V:10H)	---
(T2)	NON-TRAVERSABLE SURFACE	25% (1V:4H)	---
(B)	BLENDED TRANSITION	5% (1V:20H) 2% MIN.	2% (1V:48H)

SLOPE TABLE

* RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. CROSS SLOPE IS PERPENDICULAR TO PEDESTRIAN TRAVEL.

[1] 5% MAX ON NATURAL SLOPE OF LAND

[2] NOT TO EXCEED 2% IN ANY DIRECTION



ADA RAMP-DETAIL "B"

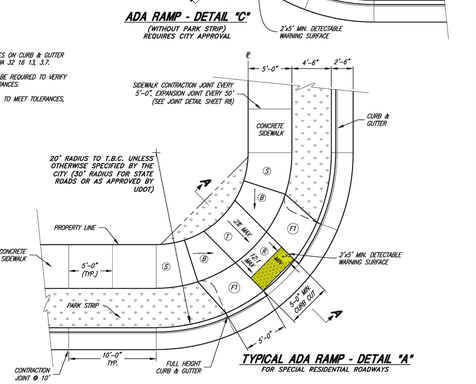
FOR LOCAL RESIDENTIAL ROADWAYS

GENERAL NOTES:

A1. INSTALLATION TOLERANCES ON CURB & GUTTER AND SIDEWALK PER APWA 32 16 13, 3.7.

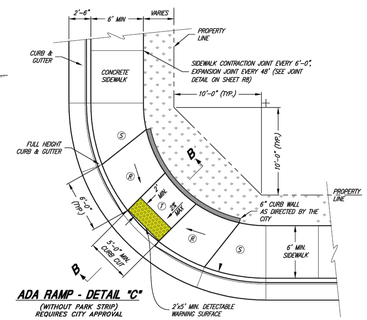
A2. AS-BUILT SURVEY MAY BE REQUIRED TO VERIFY COMPLIANCE WITH TOLERANCES.

A3. GRINDING OF CONCRETE, TO MEET TOLERANCES, WILL NOT BE ALLOWED.



TYPICAL ADA RAMP - DETAIL "A"

FOR SPECIAL RESIDENTIAL ROADWAYS



ADA RAMP - DETAIL "C"

(WITHOUT PARK STRIP)
REQUIRES CITY APPROVAL

STREET SIGN NOTES:

A. STREET SIGN BACKGROUND SHALL BE REGULATORY GREEN, BOTH STREET AND TRAFFIC SIGNS SHALL BE AT THE VERY LEAST HIGH INTENSITY REFLECTIVE SHEETING (SIP-85 TYPE IIIA)

B. LEGEND SHALL BE WHITE LETTERS (FONT: HIGHWAY C), HIGH INTENSITY REFLECTIVE SHEETING (SIP-85 IIIA)

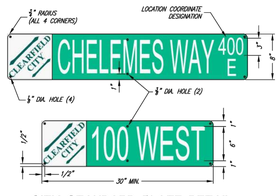
C. SIGN BLANK SHALL BE 6061-T6 HEAT TREATED HIGH TENSILE DECREASED ALUMINUM W/ ALCOENE 1200 FINISH-THICKNESS SHALL BE 0.08"

D. EACH SIGN SHALL CONSIST OF TWO PLATES RIVETED TOGETHER & MOUNTED AS SHOWN

E. SIGNS ON PRIVATE ROADS SHALL MEET ALL SPECIFICATIONS FOR STANDARD SIGNS, EXCEPT BACKGROUND SHALL BE BLUE (PRIVATE SIGNS WILL NOT BE MAINTAINED BY THE CITY.)

F. ALL STREETS WITH NAMES MUST ALSO SHOW COORDINATE DESIGNATION

G. ALL SIGNS SHALL CONFORM TO THE REQUIREMENTS OF THE CURRENT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES"

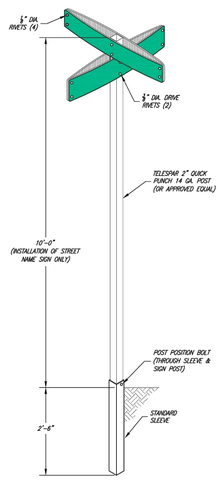


CITY STANDARD PLATE DETAIL

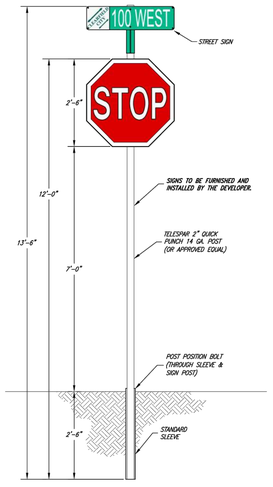


PRIVATE ROAD PLATE DETAIL

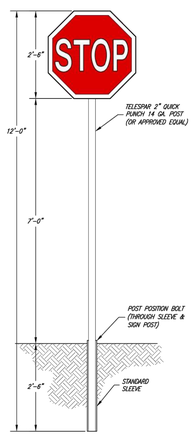
(SEE STREET SIGN NOTE F. THIS SHEET)



STREET SIGN & POST



STREET / TRAFFIC SIGN & POST

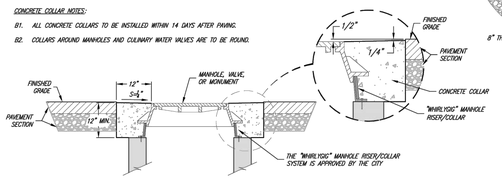


TRAFFIC SIGN & POST

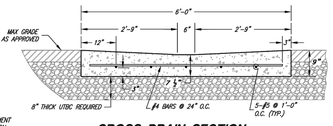
CONCRETE COLLAR NOTES:

B1. ALL CONCRETE COLLARS TO BE INSTALLED WITHIN 14 DAYS AFTER PAVING.

B2. COLLARS AROUND MANHOLES AND CULINARY WATER VALVES ARE TO BE ROUND.

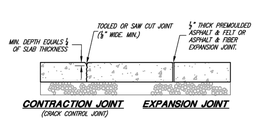


CONCRETE COLLAR DETAIL



CROSS DRAIN SECTION

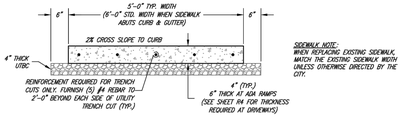
(FOR REPLACEMENTS ONLY – NO NEW CONSTRUCTION)



CONTRACTION JOINT EXPANSION JOINT

(CRACK CONTROL JOINT)

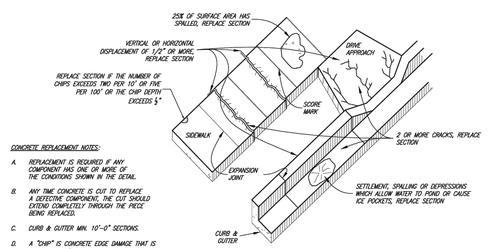
JOINT DETAIL



SIDEWALK SECTION

(CITY STANDARD)

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



CONCRETE REPLACEMENT NOTES:

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

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

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

D. A "CHIP" IS CONCRETE EDGE DAMAGE THAT IS DEEPER THAN ¼" AND LARGER THAN 2" DIA.

DEFECTIVE CONCRETE REPLACEMENT CRITERIA

GENERAL NOTES:

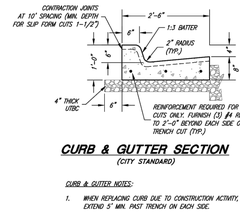
A1. INSTALLATION TOLERANCES ON CURB & GUTTER AND SIDEWALK PER APWA 32 16 13, 3.7.

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

A3. GRINDING OF CONCRETE, TO MEET TOLERANCES, WILL NOT BE ALLOWED.

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

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



CURB & GUTTER SECTION

(CITY STANDARD)

CURB & GUTTER NOTES:

1. WHEN REPLACING CURB DUE TO CONSTRUCTION ACTIVITY, NEW CURB MUST EXTEND 5' MIN. PAST TRENCH ON EACH SIDE.
2. CONCRETE CURB TO BE CONSTRUCTED USING SLIPFORMS. HAND FORMED OR STATIONARY FORMS ARE ONLY ALLOWED FOR CURB TIE-INS.
3. THE SLOPE FOR CURB & GUTTER MUST BE A MINIMUM OF 0.5%.

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SANDY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
S-DEVCORP, INC
90 EAST FORT UNION BOULEVARD, SUITE 200
MIDVALE, UTAH 84047

CONTACT:
KEVIN PAXTON
PHONE: 801.255.1222

175 WEST ANTELOPE MIXED-USE PROJECT
COMMERCIAL

175 WEST ANTELOPE DRIVE
CLEARFIELD, UTAH

PROFESSIONAL ENGINEER
REGISTERED
No. 10234838-2202
05-26-2026
STATE OF UTAH
TIMOTHY JAMES SHAFFER

NO.	DATE	REVISION
		FOR REVIEW

DETAILS

PROJECT NUMBER 11867C
PRINT DATE 2026-05-26
PROJECT MANAGER T.SHAFFER
DESIGNED BY C.GODFREY

C-601

CITY ENGINEER
5/6/2024
DATE

REV.	DATE	APPR.

SCALE: N.T.S.

JONES & ASSOCIATES CONSULTING ENGINEERS
6080 Fashion Point Drive
South Ogden, Utah 84403 (801) 476-9767
www.jonescivil.com

Clearfield City Public Works

CLEARFIELD CITY CORPORATION
PUBLIC WORKS - ROAD IMPROVEMENT STANDARDS
TYPICAL DRIVE APPROACH DETAILS
SHEET R4 OF X SHEETS

CITY ENGINEER
5/6/2024
DATE

REV.	DATE	APPR.

SCALE: N.T.S.

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Clearfield City Public Works

CLEARFIELD CITY CORPORATION
PUBLIC WORKS - ROAD IMPROVEMENT STANDARDS
TYPICAL ADA RAMP DETAILS
SHEET R5 OF X SHEETS

CITY ENGINEER
5/6/2024
DATE

REV.	DATE	APPR.

SCALE: N.T.S.

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6080 Fashion Point Drive
South Ogden, Utah 84403 (801) 476-9767
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Clearfield City Public Works

CLEARFIELD CITY CORPORATION
PUBLIC WORKS - ROAD IMPROVEMENT STANDARDS
STREET SIGN DETAILS
SHEET R7 OF X SHEETS

CITY ENGINEER
5/6/2024
DATE

REV.	DATE	APPR.

SCALE: N.T.S.

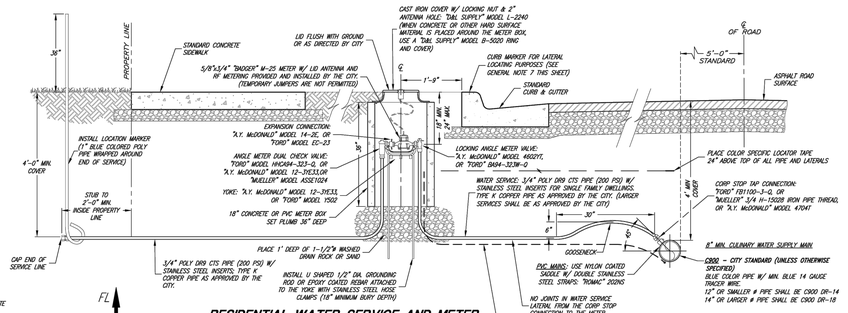
JONES & ASSOCIATES CONSULTING ENGINEERS
6080 Fashion Point Drive
South Ogden, Utah 84403 (801) 476-9767
www.jonescivil.com

Clearfield City Public Works

CLEARFIELD CITY CORPORATION
PUBLIC WORKS - ROAD IMPROVEMENT STANDARDS
TYPICAL SIDEWALK, CURB & GUTTER, CONCRETE COLLAR, AND DEFECTIVE CONC. REPLACEMENT DETAILS
SHEET R8 OF X SHEETS

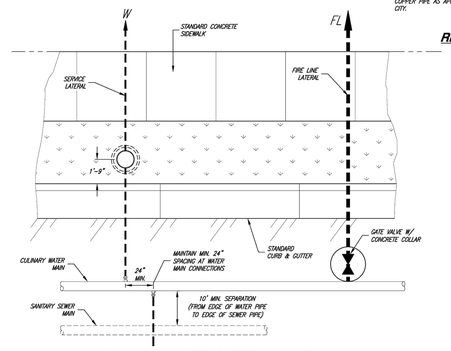
GENERAL NOTES:

1. THE USE OF "MUELLER", "FORD", OR "A.Y. McDONALD" COMPRESSION TYPE FITTINGS IS ACCEPTED BY THE CITY.
2. "BLUE" BOLTS AND NUTS ARE REQUIRED BY THE CITY.
3. ALL SUPPLIES, LABOR, EQUIPMENT, ETC. SHALL BE SUPPLIED BY THE DEVELOPER/CONTRACTOR EXCEPT THE WATER METERS. WATER METERS SHALL BE PAID FOR BY THE DEVELOPER/CONTRACTOR. CLEARFIELD CITY WILL SUPPLY AND SET ALL WATER METERS.
4. ALL SPECIFIED BRANDS OF MATERIALS SHOWN ON THESE DRAWINGS ARE "CITY STANDARDS." OTHER EQUIVALENT BRANDS MAY BE USED WITH PRIOR APPROVAL OF THE CITY.
4. INSPECTION OF ALL WATER LINE INSTALLATIONS WILL BE DONE BY THE CITY, WITH A 48 HOUR MINIMUM NOTICE REQUIRED PRIOR TO START OF WORK.
6. ALL CULINARY WATER MAINS AND SERVICES MUST MAINTAIN A MINIMUM SEPARATION ABOVE ALL SEWER MAINS AND LATERALS OF 18" VERTICAL AND 10'-0" HORIZONTAL IN ACCORDANCE WITH THE STATE OF UTAH DIVISION OF DRINKING WATER (DDW) RULES SECTION R309-550-7. EXCEPTIONS MUST BE APPROVED BY DDW.
7. STAMPED STAINLESS STEEL PINS (SLIGHTLY WASHERS) USED FOR LATERAL LOCATING ARE REQUIRED BY THE CITY. PINS SHALL BE PROVIDED BY THE CITY AND INSTALLED BY THE CONTRACTOR DURING ALL NEW CONSTRUCTION OR RESTORED WHEN REPLACING DAMAGED CURB & GUTTER DUE TO ANY CONSTRUCTION RELATED ACTIVITY. PINS SHALL BE STAMPED "S" FOR SANITARY SEWER LATERALS AND "W" FOR CULINARY WATER LATERALS.



RESIDENTIAL WATER SERVICE AND METER

CITY STANDARD



STANDARD WATER METER LOCATION

CULINARY WATER FIRE LINE LATERAL NOTES:

A. THE PROPERTY OWNER IS RESPONSIBLE FOR ALL MATERIALS, INSTALLATION, REPAIR AND FUTURE MAINTENANCE FOR THE ENTIRE FIRE LINE LATERAL FROM THE CITY MAIN WATER LINE TO THE POINT OF CONNECTION WITH THE FIRE SUPPRESSION SYSTEM.

B. ALL FIRE LINES SHALL BE SIZED PER CLEARFIELD CITY FIRE CODE (4", 6", 8" OR AS REQUIRED).

CULINARY WATER SERVICE NOTES:

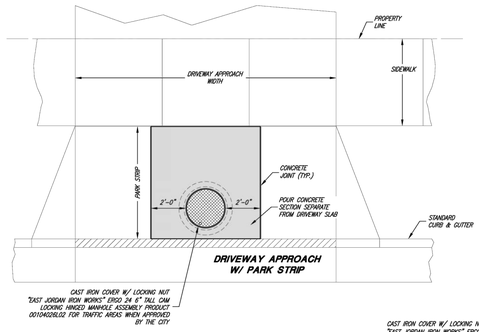
C. THE PROPERTY OWNER IS RESPONSIBLE FOR ALL INSTALLATION OF THE CULINARY WATER SERVICE LATERAL, INCLUDING METER BOX COMPLETE AND CONNECTION TO MAIN WATERLINE.

D. THE PROPERTY OWNER IS RESPONSIBLE FOR ALL REPAIR AND MAINTENANCE OF THE CULINARY WATER SERVICE LATERAL FROM THE CITY WATER METER TO THE POINT OF CONNECTION WITH THE PRIVATE FACILITIES.

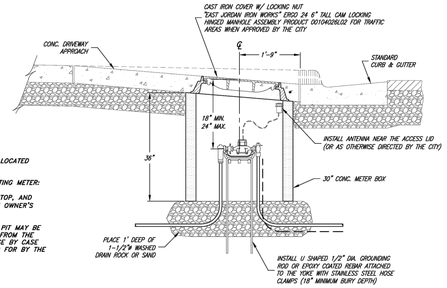
E. ONCE THE METER IS SET, CLEARFIELD CITY IS RESPONSIBLE FOR ALL REPAIR AND MAINTENANCE OF THE CULINARY WATER SERVICE FROM THE CULINARY WATER MAIN PIPE TO AND INCLUDING THE WATER METER, METER BOX, LID & FACILITIES CONTAINED THEREIN.

F. CULINARY WATER METERS SHALL NOT BE LOCATED WITHIN THE DRIVEWAY AREA. IN THE CIRCUMSTANCE THAT A DRIVEWAY IS PLACED OVER AN EXISTING METER, THE PROPERTY OWNER SHALL FOLLOW THE CITY STANDARD GUIDELINES AS OUTLINED IN THE METER LOCATION NOTES ON SHEET CW2.

CITY ENGINEER 3/6/2024 DATE		SCALE: N.T.S.	JONES & ASSOCIATES	CONSULTING ENGINEERS 6080 Fashion Point Drive South Ogden, Utah 84403 (801) 476-9767 www.jonescivil.com	Clearfield City Public Works	CLEARFIELD CITY CORPORATION PUBLIC WORKS - CULINARY WATER SYSTEM STANDARDS RESIDENTIAL WATER SERVICE CONNECTION DETAILS
REV. DATE APPR.						SHEET: CW1 OF X SHEETS



DRIVEWAY APPROACH W/ PARK STRIP



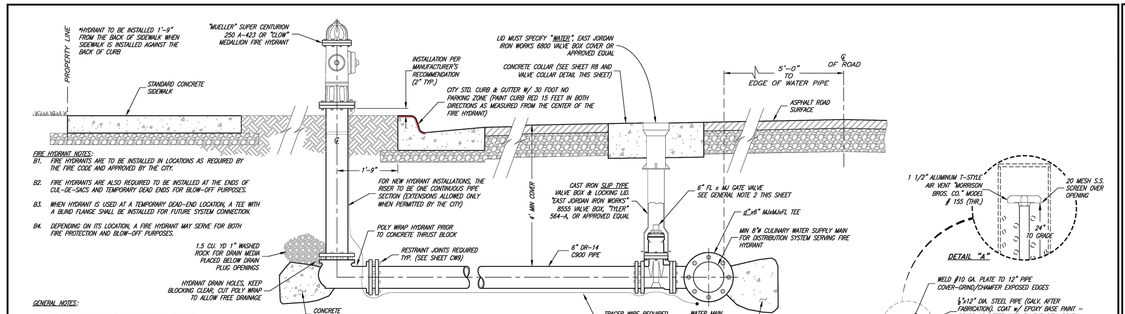
METER LOCATION NOTES:

1. CULINARY WATER METERS SHALL NOT BE LOCATED WITHIN THE DRIVEWAY AREA.
2. IF A DRIVEWAY IS PLACED OVER AN EXISTING METER:
   a. THE "ENTIRE" SERVICE LINE, CORP STOP, AND METER SHALL BE RELOCATED AT THE OWNER'S EXPENSE, OR
   b. A HIGH TRAFFIC RESIDENTIAL METER PIT MAY BE INSTALLED WITH WRITTEN APPROVAL FROM THE CITY. THIS IS DETERMINED ON A CASE BY CASE BASIS BY THE CITY AND TO BE PAID FOR BY THE OWNER.

HIGH TRAFFIC RESIDENTIAL METER PIT DETAIL

THE USE OF A HIGH TRAFFIC RESIDENTIAL SERVICE METER PIT IS SITE SPECIFIC AND REQUIRES WRITTEN APPROVAL FROM THE CITY PRIOR TO INSTALLATION

CITY ENGINEER 3/6/2024 DATE		SCALE: N.T.S.	JONES & ASSOCIATES	CONSULTING ENGINEERS 6080 Fashion Point Drive South Ogden, Utah 84403 (801) 476-9767 www.jonescivil.com	Clearfield City Public Works	CLEARFIELD CITY CORPORATION PUBLIC WORKS - CULINARY WATER SYSTEM STANDARDS HIGH TRAFFIC RESIDENTIAL METER PIT
REV. DATE APPR.						SHEET: CW2 OF X SHEETS



FIRE HYDRANT & GATE VALVE DETAIL

FIRE HYDRANT NOTES:

B1. FIRE HYDRANTS ARE TO BE INSTALLED IN LOCATIONS AS REQUIRED BY THE FIRE CODE AND APPROVED BY THE CITY.

B2. FIRE HYDRANTS ARE ALSO REQUIRED TO BE INSTALLED AT THE ENDS OF CUL-DE-SACS AND TEMPORARY DEAD ENDS FOR BLOW-OFF PURPOSES.

B3. WHEN HYDRANT IS USED AT A TEMPORARY DEAD-END LOCATION, A TEE WITH A BLIND FLANGE SHALL BE INSTALLED FOR FUTURE SYSTEM CONNECTION.

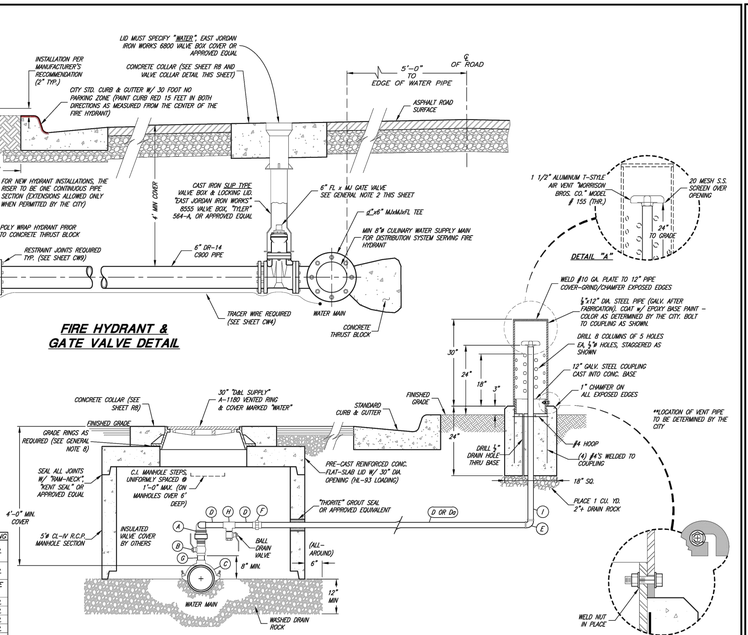
B4. DEPENDING ON ITS LOCATION, A FIRE HYDRANT MAY SERVE FOR BOTH FIRE PROTECTION AND BLOW-OFF PURPOSES.

GENERAL NOTES:

1. "BLUE" BOLTS AND NUTS ARE REQUIRED BY THE CITY.
2. ALL WATER MAIN AND HYDRANT GATE VALVES TO BE AWWA C509 RESILIENT WEDGE "MUELLER" A-2361 OR "CLOW" 2639 VALVES (ANY CHIPS IN THE VALVE FACTORY COATING DUE TO SHIPPING/INSTALLATION MUST BE REPAIRED USING AN APPROVED EPOXY COATING)
3. ALL SPECIFIED BRANDS OF MATERIALS SHOWN ON THESE DRAWINGS ARE "CITY STANDARDS." OTHER EQUIVALENT BRANDS MAY BE USED WITH PRIOR APPROVAL OF THE CITY.
4. PIPES, JOINTS, FITTINGS, VALVES, & FIRE HYDRANTS SHALL CONFORM TO ANSI / NSF 61.
5. FIRE HYDRANTS SHALL NOT BE LOCATED WITHIN 10'-0" OF A SANITARY SEWER OR WITHIN 10'-0" OF STORM DRAIN WHERE POSSIBLE.
6. ALL WATER SYSTEM MATERIALS SHALL BE NEW (DISCOLORED PIPE OR PIPE MATERIALS STOCKPILED LONGER THAN 1 YEAR WILL NOT BE ACCEPTED BY THE CITY); USED MATERIALS ARE NOT ALLOWED.
7. ALL CULINARY WATER MAINS AND SERVICES MUST MAINTAIN A MINIMUM SEPARATION ABOVE ALL SEWER MAINS AND LATERALS OF 18" VERTICAL AND 10'-0" HORIZONTAL IN ACCORDANCE WITH THE STATE OF UTAH DIVISION OF DRINKING WATER (DDW) RULES SECTION R309-550-7. EXCEPTIONS MUST BE APPROVED BY DDW.
8. NO MORE THAN 12" OF GRADE RINGS TO BE ALLOWED ON ANY MANHOLE

PIPE & FITTING SCHEDULE

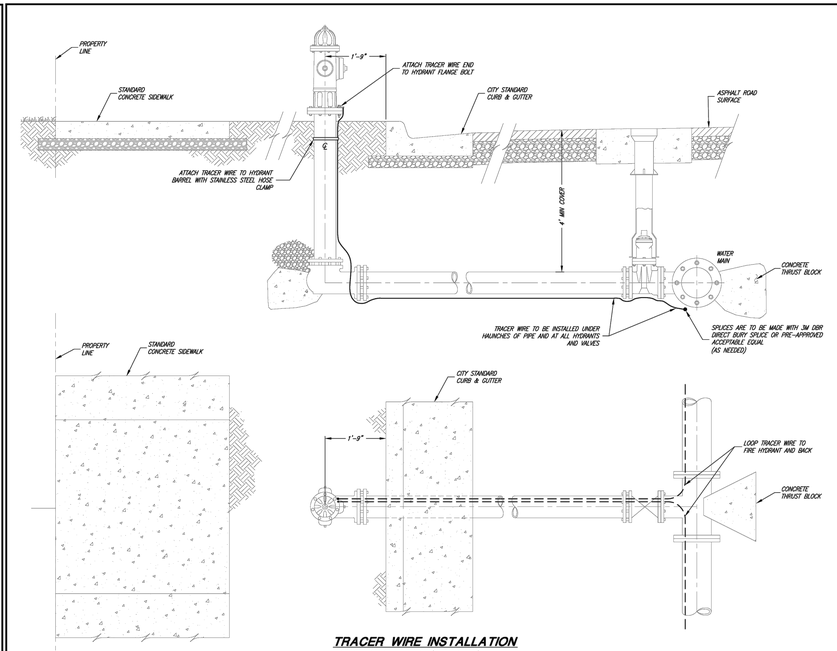
NO.	DESCRIPTION	FITTING
A	2" COMBINATION AIR-VACUUM RELIEF VALVE "A.R.I." MODEL D-040 W/ NPT CONNECTIONS	THR.
B	2" BRASS BALL VALVE (1/4 TURN) "FORD" B11-777-NG-67-NL OR APPROVED EQUAL	THR.
C	2" NYLON COATED W/ DOUBLE S.S. STRAPS SERVICE SADDLE "ROMAC" 202NS OR APPROVED EQUAL	
D	1 1/2" SCH. 80 PVC PIPE	THR.
Da	1 1/2" POLY PIPE	THR.
E	1 1/2" GALV. STEEL 90° ELBOW	THR.
F	1 1/2" SCH. 80 PVC UNION	THR.
G	2" BRASS PIPE	THR.
H	1 1/2" SCH. 80 PVC TEE	THR.
I	1 1/2" GALV. STEEL PIPE	THR.



AIR/VACUUM RELIEF STATION

(BURIED WATER MAIN APPLICATION)

CITY ENGINEER 3/6/2024 DATE		SCALE: N.T.S.	JONES & ASSOCIATES	CONSULTING ENGINEERS 6080 Fashion Point Drive South Ogden, Utah 84403 (801) 476-9767 www.jonescivil.com	Clearfield City Public Works	CLEARFIELD CITY CORPORATION PUBLIC WORKS - CULINARY WATER SYSTEM STANDARDS FIRE HYDRANT, GATE VALVE, AND AIR/VACUUM RELIEF STATION DETAILS
REV. DATE APPR.						SHEET: CW3 OF X SHEETS



NOTES:

1. ALL WATERLINES SHALL HAVE A MINIMUM 12 GA. INSULATED TRACER WIRE INSTALLED UNDER THE HAUNCHES OF THE PIPE PRIOR TO BACKFILLING.
2. TRACER WIRES SHALL TERMINATE AT ALL FIRE HYDRANTS. AT SERVICE SADDLES AND TAPPING SLEEVES, THE TRACER WIRE SHALL NOT BE ALLOWED TO BE PLACED BETWEEN THE SADDLE AND THE PIPE. A GROUNDING ROD SHALL BE INSTALLED AT ALL TRACER SYSTEM TERMINAL POINTS.
3. TRACER WIRE SHALL BE COPPER WIRE WITH BLUE INSULATION RATED FOR DIRECT BURIAL. ALL WIRE CONNECTORS SHALL BE 3M DBR DIRECT BURY SPLICE OR PRE-APPROVED ACCEPTABLE EQUAL AND SHALL BE WATERTIGHT TO PROVIDE ELECTRICAL CONTINUITY.
4. ALL TRACER WIRE SHALL BE TESTED FOR CONTINUITY IN THE PRESENCE OF THE CITY PRIOR TO TRENCH BACKFILL. ANY TRACER WIRE FOUND NOT TO BE CONTINUOUS AFTER TESTING SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR PRIOR TO TRENCH BACKFILL.

TRACER WIRE INSTALLATION

CITY STANDARD STREET SECTION (CURB & GUTTER)

CITY ENGINEER 3/6/2024 DATE		SCALE: N.T.S.	JONES & ASSOCIATES	CONSULTING ENGINEERS 6080 Fashion Point Drive South Ogden, Utah 84403 (801) 476-9767 www.jonescivil.com	Clearfield City Public Works	CLEARFIELD CITY CORPORATION PUBLIC WORKS - CULINARY WATER SYSTEM STANDARDS TRACER WIRE INSTALLATION DETAILS
REV. DATE APPR.						SHEET: CW4 OF X SHEETS

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CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
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90 EAST FORT UNION BOULEVARD, SUITE 200
MIDVALE, UTA 84047

CONTACT:
KEVIN PAXTON
PHONE: 801.255.1222

175 WEST ANTELOPE MIXED-USE PROJECT
COMMERCIAL

175 WEST ANTELOPE DRIVE
CLEARFIELD, UTAH

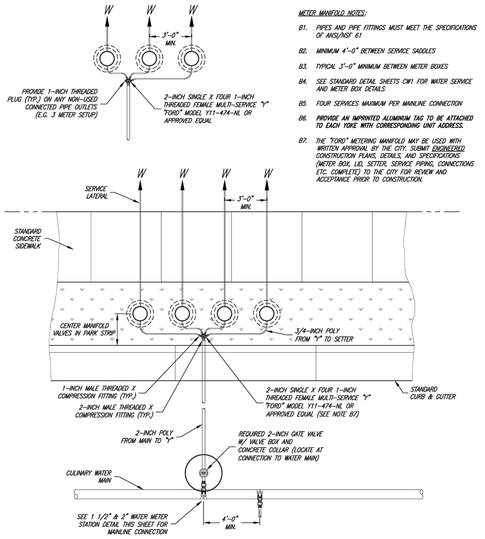
PROFESSIONAL ENGINEER
No. 10234838-2202
05-26-2026
STATE OF UTAH
TYLER JAMES SHAFFER

NO.	DATE	REVISION

DETAILS

PROJECT NUMBER 11867C
PRINT DATE 2026-05-26
PROJECT MANAGER T.SHAFFER
DESIGNED BY C.GODFREY

C-602



WATER METER MANIFOLD DETAIL

FOR USE WITH TOWNHOME (INDIVIDUAL BILLING) TYPE DEVELOPMENTS (REQUIRES APPROVAL BY THE CITY)

METER MANIFOLD NOTES:

B1. PIPES AND PIPE FITTINGS MUST MEET THE SPECIFICATIONS OF ANSI/NSF 61.

B2. MINIMUM 4'-0" BETWEEN SERVICE SADDLES.

B3. TYPICAL 3'-0" MINIMUM BETWEEN METER BOXES.

B4. SEE STANDARD DETAIL SHEETS CW1 FOR WATER SERVICE AND METER BOX DETAILS.

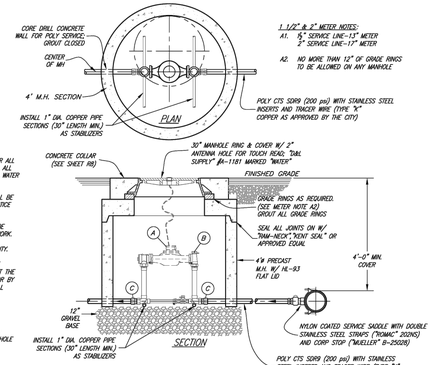
B5. FOUR SERVICES MAXIMUM PER MAINLINE CONNECTION.

B6. PROVIDE AN IMPRINTED ALUMINUM TAG TO BE ATTACHED TO EACH YOKE WITH CORRESPONDING UNIT ADDRESS.

B7. THE "FORD" METERING MANIFOLD MAY BE USED WITH WRITTEN APPROVAL BY THE CITY. SUBMIT ENGINEERED CONSTRUCTION PLANS, DETAILS, AND SPECIFICATIONS (METER BOX, LID, SETTER, SERVICE PIPING, CONNECTIONS ETC. COMPLETE) TO THE CITY FOR REVIEW AND ACCEPTANCE PRIOR TO CONSTRUCTION.

NOTE:
ALL SPECIFIED BRANDS OF MATERIALS SHOWN ON THESE DRAWINGS ARE "CITY STANDARDS." OTHER EQUIVALENT BRANDS MAY BE USED WITH PRIOR APPROVAL OF THE CITY.

NO.	DESCRIPTION (1 1/2" & 2" METER STA.)	JOINT TYPE	1 1/2" LINE	2" LINE
A	"BADGER" E-SERIES ULTRASONIC FLOW METER	FL	1 1/2"	2"
B	"FORD" VBH476-1BB-11-66-NL METER SETTER (18" HEIGHT)		1 1/2"	---
	"FORD" VBH477-1BB-11-77-NL METER SETTER (18" HEIGHT)		---	2"
C	"MUELLER" H-15428 ADAPTER	---	1 1/2"	2"



1 1/2" & 2" METER NOTES:

A1. 1½" SERVICE LINE-1.5" METER
2" SERVICE LINE-1.7" METER

A2. NO MORE THAN 12" OF GRADE RINGS TO BE ALLOWED ON ANY MANHOLE.

1 1/2" & 2" WATER METER STATION

GENERAL NOTES:

C1. PROPERTY OWNER OR CONTRACTOR SHALL PAY FOR ALL COSTS OF INSTALLATION INCLUDING ALL MATERIALS, ALL EXCAVATION AND FILL, ASPHALT REPLACEMENT AND WATER MAIN CONNECTION.

C2. INSPECTION OF ALL WATER LINE INSTALLATIONS WILL BE DONE BY THE CITY, WITH A 48 HOUR MINIMUM NOTICE REQUIRED PRIOR TO START OF WORK.

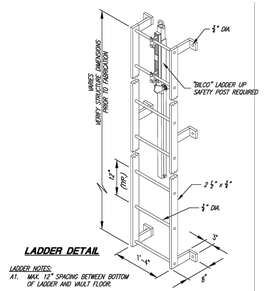
C3. IF APPLICABLE, A CITY EXCAVATION PERMIT MUST BE REQUESTED AND APPROVED PRIOR TO START OF WORK.

C4. "BLUE" BOLTS AND NUTS ARE REQUIRED BY THE CITY.

C5. ALL SUPPLIES, LABOR, EQUIPMENT, ETC. SHALL BE SUPPLIED BY THE DEVELOPER/CONTRACTOR EXCEPT THE WATER METERS. WATER METERS SHALL BE PAID FOR BY THE DEVELOPER/CONTRACTOR. CLEARFIELD CITY WILL SUPPLY AND SET ALL WATER METERS.

C6. FOR METER STATIONS LOCATED IN TRAFFIC AREAS, CONTACT CITY FOR METER LID SPECIFICATIONS.

C7. ALL RADIO-READ ANTENNAS ARE TO BE INSTALLED ABOVE THE ACCESS LID, RECESSED INTO THE MANHOLE OR METER PIT COVER.

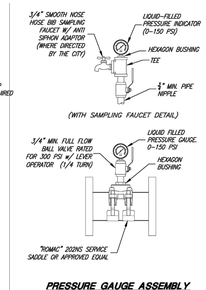


LADDER DETAIL

LADDER NOTES:

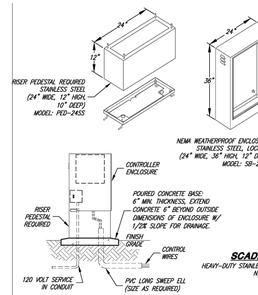
A1. MAX. 12" SPACING BETWEEN BOTTOM OF LADDER AND VAULT FLOOR.

A2. HOT DIP GALVANIZE AFTER FABRICATION.



PRESSURE GAUGE ASSEMBLY

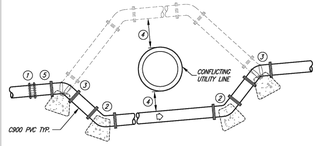
N.T.S.



SCADA BOX

HEAVY-DUTY STAINLESS STEEL ENCLOSURE

N.T.S.



TYPICAL WATERLINE LOOP

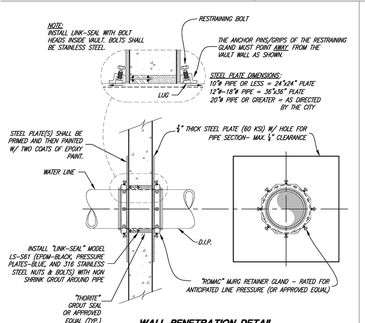
① TRANSITION COUPLING; "ROMAC" ALPHA, "ROMAC" MACRO, OR APPROVED EQUAL

② MJ 45° BEND W/RETAINER GLANDS

③ CONSTRUCT THRUST BLOCKS AT EACH 45° BEND W/ (2) ½" THICK X 2' WIDE STAINLESS STEEL STRAPS WITH 6" HOOKS

④ MINIMUM OF 12" COVER BETWEEN THE WATERLINE AND CONFLICTING UTILITY LINE TO BE CROSSED, EXCEPT LOOPS INVOLVING SEWER MAINS, WHERE A MINIMUM OF 18" VERTICAL COVER ABOVE THE SEWER MAIN IS REQUIRED. EXCEPTIONS MUST BE APPROVED BY THE UTAH DIVISION OF DRINKING WATER (DDW.)

⑤ AN AIR/VACUUM RELIEF VALVE MAY BE REQUIRED ON A CASE BY CASE BASIS AS DIRECTED BY THE CITY.



WALL PENETRATION DETAIL

FOR PRECAST VAULT (TYP.)

PIPE RESTRAINT

A1. FOR NOMINAL PIPE DIAMETERS 8" AND GREATER, ALL BENDS, CROSSES, TEES, REDUCERS, AND VALVES SHALL BE INSTALLED WITH RESTRAINING JOINTS ("MEGA-LUG", "ALPHA" OR APPROVED EQUAL).

A2. DESIGN SHALL ALSO BE REQUIRED TO ENSURE ADEQUATE RESTRAINT FOR PIPING JOINTS NEAR FITTINGS BASED ON PIPE DIAMETER AND PIPE PRESSURE.

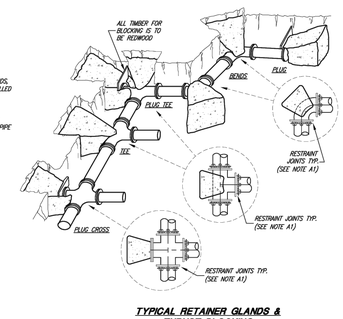
THRUST BLOCKING NOTES:

B1. CONCRETE SHALL NOT BE PLACED WITHIN 1-1/2" OF JOINTS AND BOLTS. COVER ALL METAL CONTACT AREAS WITH A POLY WRAP PRIOR TO CONCRETE PLACEMENT.

B2. IN THE ABSENCE OF A SOILS REPORT, ALL THRUST BLOCKS SHALL BE SIZED ON THE BASIS OF A MAXIMUM LATERAL BEARING VALUE FOR 2000 P.S.F. AND A THRUST RESULTING FROM 200ft OF THE WATER LINE STATIC LINE TEST.

B3. THRUST BLOCKS ARE REQUIRED AT ALL BENDS OF 22-1/2° OR MORE. 11-1/4° BENDS SHALL HAVE RETAINER GLANDS.

B4. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS.



TYPICAL RETAINER GLANDS & THRUST BLOCKING

THRUST PER PSI OF WATER PRESSURE AT VARIOUS FITTINGS				
PIPE SIZE (IN.)	DEAD END OR TEE (LB.)	22½° ELBOW (LB.)	45° ELBOW (LB.)	22-1/2° ELBOW (LB.)
4	19	27	15	7
6	39	55	30	15
8	67	94	51	26
10	108	154	84	43
12	155	218	119	61
14	210	296	161	82
16	272	383	209	106
18	351	494	269	137
20	434	611	333	169
24	623	878	487	244
30	942	1,330	723	377
36	1,356	1,905	1,032	542

NOTES:

C1. IN USING THE ABOVE TABLE, USE THE MAXIMUM WATER PRESSURE ANTICIPATED (I.E. HYDROSTATIC TEST PRESSURE, POSSIBLE SURGE PRESSURE DUE TO PUMP SHUT OFF, ETC.)

C2. SEE SOILS REPORT FOR BEARING STRENGTH OF SOIL. IN THE ABSENCE OF A SOILS REPORT, AN AVERAGE SOIL (SPAGHETTI MEDIUM CLAY) CAN BE ASSUMED TO HAVE A BEARING STRENGTH OF 2000 P.S.F.

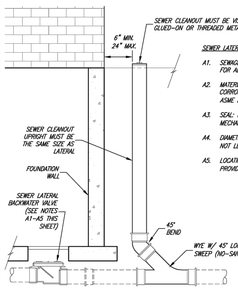
EXAMPLE:

8-INCH 90° ELBOW, PRESSURE 200 LB./SQ. IN. FROM TABLE: THRUST = 94 X 200 = 18,800 LB. ASSUME BEARING STRENGTH = 2,000 LB./SQ. FT.

18,800 / 2,000 = 9.4 SQ. FT. — AREA OF BEARING REQUIRED FOR THRUST BLOCK

CITY ENGINEER		SCALE:	CONSULTING ENGINEERS	CLEARFIELD CITY CORPORATION	SHEET:
3/8/2024		N.T.S.	6080 Fashion Point Drive, South Ogden, Utah 84403 (801) 476-9767, www.jonescivil.com	PUBLIC WORKS - CULINARY WATER SYSTEM STANDARDS	CW5
DATE	REV. DATE APPR.		JONES & ASSOCIATES	TYPICAL 1 ½" & 2" WATER METER STATIONS, AND WATER METER MANIFOLD DETAILS	OF X SHEETS 0

CITY ENGINEER		SCALE:	CONSULTING ENGINEERS	CLEARFIELD CITY CORPORATION	SHEET:
3/8/2024		N.T.S.	6080 Fashion Point Drive, South Ogden, Utah 84403 (801) 476-9767, www.jonescivil.com	PUBLIC WORKS - CULINARY WATER SYSTEM STANDARDS	CW9
DATE	REV. DATE APPR.		JONES & ASSOCIATES	THRUST BLOCK, WATERLINE LOOP, AND MISC. VAULT DETAILS	OF X SHEETS 0



SEWER LATERAL BACKWATER VALVE NOTES:

A1. SEWAGE BACKFLOW: A SEWER LATERAL BACKWATER VALVE SHALL BE INSTALLED FOR ALL STRUCTURES.

A2. MATERIAL: ALL BEARING PARTS OF BACKWATER VALVES SHALL BE OF CORROSION-RESISTANT MATERIAL. BACKWATER VALVES SHALL COMPLY WITH ASME A112.14.1, CSA CAN/CSA-B181.1 OR CSA CAN/CSA-B181.2. (IPC 715.2)

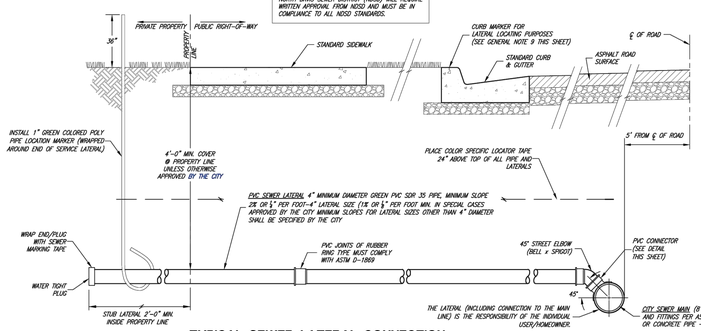
A3. SEAL: BACKWATER VALVES SHALL BE SO CONSTRUCTED AS TO PROVIDE A MECHANICAL SEAL AGAINST BACKFLOW. (IPC 715.3)

A4. DIAMETER: BACKWATER VALVES, WHEN FULLY OPENED, SHALL HAVE A CAPACITY NOT LESS THAN THAT OF THE PIPES IN WHICH THEY ARE INSTALLED. (IPC 715.4)

A5. LOCATION: BACKWATER VALVES SHALL BE INSTALLED SO THAT ACCESS IS PROVIDED TO THE WORKING PARTS FOR SERVICE AND REPAIR. (IPC 715.6)

TYPICAL SEWER LATERAL HOME CONNECTION WITH CLEANOUT

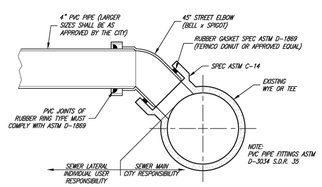
NORTH DAVIS SEWER DISTRICT NOTE:
ANY SANITARY SEWER WORK DONE INVOLVING THE NORTH DAVIS SEWER DISTRICT (NDSD) WILL REQUIRE WRITTEN APPROVAL FROM NDSD AND MUST BE IN COMPLIANCE TO ALL NDSD STANDARDS.



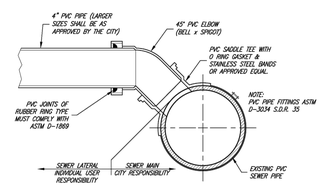
TYPICAL SEWER LATERAL CONNECTION

GENERAL NOTES:

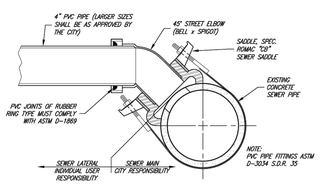
1. ALL SANITARY SEWER LATERAL CONNECTIONS ON SEWER MAINS IN NEW SUBDIVISIONS SHALL BE MADE WITH IN LINE PRE-FORMED WYES OR TEES UNLESS OTHERWISE APPROVED BY THE CITY.
2. FLOWLINE ELEVATION OF LATERALS SHALL EQUAL THE INSIDE TOP OF PIPE ON MAINLINE AT THE CONNECTING POINT (THE LATERAL TAP SHALL BE IN THE TOP QUARTER OF THE SEWER MAIN LINE PREFERABLY IN THE 10:00 OR 2:00 POSITION).
3. SANITARY SEWER SERVICE LATERAL CONNECTIONS SHALL NOT BE ALLOWED IN SEWER MANHOLES.
4. SANITARY SEWER MAINS AND LATERALS SHALL BE "GREEN" IN COLOR. PREVIOUS YEARS PIPE COLORS VARY THROUGHOUT THE CITY. CONTRACTOR TO VERIFY EXISTING PIPE PRIOR TO MAKING ANY CONNECTION.
5. INSERTA TEE PRODUCT IS NOT APPROVED BY THE CITY.
6. ALL CLEANOUTS SHALL BE MARKED AND FITTED WITH A METAL LID FOR LOCATION PURPOSES.
7. ALL CULINARY WATER MAINS AND SERVICES MUST MAINTAIN A MINIMUM SEPARATION ABOVE ALL SEWER MAINS AND LATERALS OF 18" VERTICAL AND 10'-0" HORIZONTAL IN ACCORDANCE WITH THE STATE OF UTAH DIVISION OF DRINKING WATER (DDW) RULES SECTION R309-550-7. EXCEPTIONS MUST BE APPROVED BY DDW.
8. ALL SANITARY SEWER LINES SHALL BE INSPECTED BY MEANS OF VIDEO CAMERA AND AIR TESTED WHEN CONSTRUCTED. SEE APWA 33 08 00 AND CITY MODIFICATIONS FOR MORE INFORMATION.
9. STAMPED STAINLESS STEEL PINS (UTILITY WASHERS) USED FOR LATERAL LOCATING ARE REQUIRED BY THE CITY. PINS SHALL BE PROVIDED BY THE CITY AND INSTALLED BY THE CONTRACTOR DURING ALL NEW CONSTRUCTION OR RESTORED WHEN REPLACING DAMAGED CURB & GUTTER DUE TO ANY CONSTRUCTION RELATED ACTIVITY. PINS SHALL BE STAMPED "S" FOR SANITARY SEWER LATERALS AND "W" FOR CULINARY WATER LATERALS.
10. THE LOCATION OF THE SEWER LATERAL MUST BE DOCUMENTED AND SUBMITTED TO THE CITY ON SCALED AS-BUILT DRAWINGS.



CONNECTING INTO EXISTING WYE OR TEE



TAPPING INTO EXISTING PVC PIPE



TAPPING INTO EXISTING CONCRETE PIPE

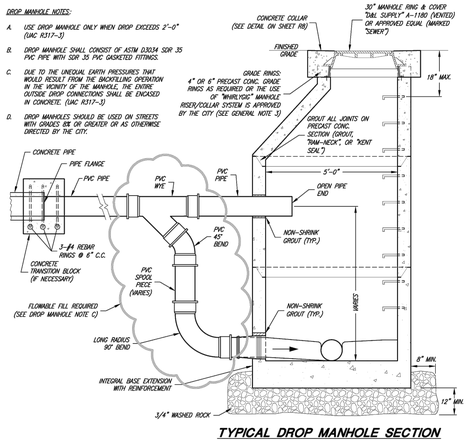
DROP MANHOLE NOTES:

A. USE DROP MANHOLE ONLY WHEN DROP EXCEEDS 2'-0" (UAC R317-3)

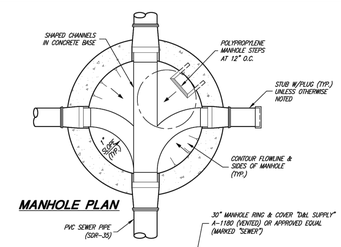
B. DROP MANHOLE SHALL CONSIST OF ASTM D3034 SDR 35 PVC PIPE WITH SDR 35 PVC GASKETED FITTINGS.

C. DUE TO THE UNEQUAL EARTH PRESSURES THAT WOULD RESULT FROM THE BACKFILLING OPERATION IN THE VICINITY OF THE MANHOLE, THE ENTIRE OUTSIDE DROP CONNECTIONS SHALL BE ENCASED IN CONCRETE. (UAC R317-3)

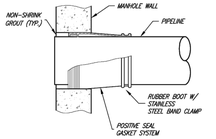
D. DROP MANHOLES SHOULD BE USED ON STREETS WITH GRADES 8% OR GREATER OR AS OTHERWISE DIRECTED BY THE CITY.



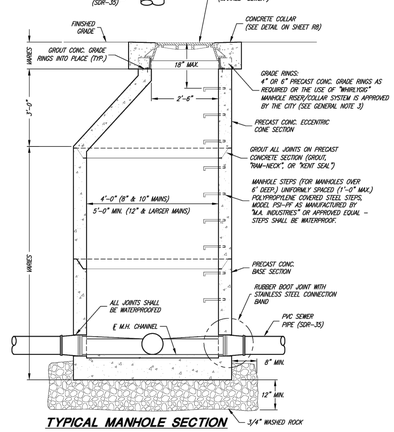
TYPICAL DROP MANHOLE SECTION



MANHOLE PLAN



RUBBER BOOT DETAIL



TYPICAL MANHOLE SECTION

NORTH DAVIS SEWER DISTRICT NOTE:
ANY SANITARY SEWER WORK DONE INVOLVING THE NORTH DAVIS SEWER DISTRICT (NDSD) WILL REQUIRE WRITTEN APPROVAL FROM NDSD AND MUST BE IN COMPLIANCE TO ALL NDSD STANDARDS.

GENERAL NOTES:

1. SECURE INVERTS IN ALL MANHOLES DURING CONSTRUCTION SO AS TO PREVENT GRAVEL AND OTHER DEBRIS FROM COLLECTING INSIDE.
2. A LARGER DIAMETER MANHOLE MAY BE REQUIRED BY THE CITY AFTER EVALUATION OF THE NUMBER, SIZE, AND ANGLE OF THE PIPES THAT CONNECT TO THE MANHOLE.
3. NO MORE THAN 12" OF GRADE RINGS TO BE ALLOWED ON ANY MANHOLE.
4. ALL TERMINATING SEWER MAINS SHALL END WITH A CITY STANDARD MANHOLE.
5. SERVICE LATERAL CONNECTIONS SHALL NOT BE ALLOWED IN SEWER MANHOLES.
6. ALL SANITARY SEWER LINES SHALL BE INSPECTED BY MEANS OF VIDEO CAMERA AND AIR TESTED WHEN CONSTRUCTED. SEE APWA 33 08 00 AND CITY MODIFICATIONS FOR MORE INFORMATION.
7. WHERE THE DIFFERENCE IN ELEVATION BETWEEN THE INCOMING SEWER AND MANHOLE INVERT IS LESS THAN 24 INCHES, THE INVERT SHOULD BE FILLETED.
8. FLAT MANHOLE RINGS & COVERS (SLAB CONSTRUCTION) ARE NOT ALLOWED ON ANY MANHOLE CONE SECTION.
9. ALL SEWER MANHOLE COVERS TO BE VENTED UNLESS OTHERWISE NOTED.
10. GREASE INTERCEPTORS, OIL/WATER SEPARATORS, SAND INTERCEPTORS, ETC. TO BE CONSTRUCTED AND IN COMPLIANCE WITH ALL NORTH DAVIS SEWER DISTRICT STANDARDS.

SANITARY SEWER MANHOLE DETAILS

CITY ENGINEER		SCALE:	CONSULTING ENGINEERS	CLEARFIELD CITY CORPORATION	SHEET:
3/8/2024		N.T.S.	6080 Fashion Point Drive, South Ogden, Utah 84403 (801) 476-9767, www.jonescivil.com	PUBLIC WORKS - SANITARY SEWER SYSTEM STANDARDS	SS1
DATE	REV. DATE APPR.		JONES & ASSOCIATES	SEWER LATERAL & MAIN LINE CONNECTION DETAILS	OF X SHEETS 0

CITY ENGINEER		SCALE:	CONSULTING ENGINEERS	CLEARFIELD CITY CORPORATION	SHEET:
3/8/2024		N.T.S.	6080 Fashion Point Drive, South Ogden, Utah 84403 (801) 476-9767, www.jonescivil.com	PUBLIC WORKS - SANITARY SEWER SYSTEM STANDARDS	SS2
DATE	REV. DATE APPR.		JONES & ASSOCIATES	SANITARY SEWER MANHOLE DETAILS	OF X SHEETS 0

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SANDY
Phone: 801.255.0529

TOOELE
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CEDAR CITY
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RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
S-DEVCORP, INC
90 EAST FORT UNION BOULEVARD, SUITE 200
MIDVALE, UTAH 84047

CONTACT:
KEVIN PAXTON
PHONE: 801.255.1222

175 WEST ANTELOPE MIXED-USE PROJECT
COMMERCIAL
175 WEST ANTELOPE DRIVE
CLEARFIELD, UTAH

PROFESSIONAL ENGINEER — REGISTERED — No. 10234838-2202 — 05-26-2026 — STATE OF UTAH — TIMOTHY JAMES SHAFFER

NO.	DATE	REVISION

DETAILS

PROJECT NUMBER	PRINT DATE
11867C	2026-05-26
PROJECT MANAGER	DESIGNED BY
T.SHAFFER	C.GODFREY

C-603

PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER	
ADS SALES REP	
PROJECT NO.	

Advanced Drainage Systems, Inc.

SiteAssist™ FOR STORMTECH INSTALLATION INSTRUCTIONS VISIT OUR APP

CLEARFIELD MIXED-USE COMMERCIAL COMBINED

CLEARFIELD, UT, USA

SC-800 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH SC-800.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 700 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C). CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.
10. MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE. DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
11. ADS DOES NOT DESIGN OR PROVIDE MEMBRANE LINER SYSTEMS. TO MINIMIZE THE LEAKAGE POTENTIAL OF LINER SYSTEMS, THE MEMBRANE LINER SYSTEM SHOULD BE DESIGNED BY A KNOWLEDGEABLE GEOTEXTILE PROFESSIONAL AND INSTALLED BY A QUALIFIED CONTRACTOR.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-800 SYSTEM

1. STORMTECH SC-800 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH SC-800 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "SC/DC STORMTECH CHAMBER INSTALLATION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 3" (75 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE; AASHTO M43 #3, 357, 4, 467, 5, 56, OR 57.
8. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
9. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH SC-800 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "SC/DC STORMTECH CHAMBER INSTALLATION GUIDE".
2. THE USE OF CONSTRUCTION EQUIPMENT OVER SC-800 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "SC/DC STORMTECH CHAMBER INSTALLATION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "SC/DC STORMTECH CHAMBER INSTALLATION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

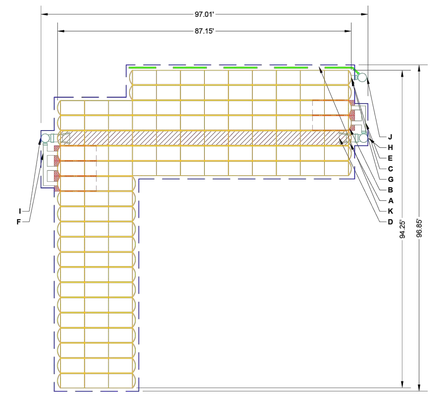
CONTACT ADS WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

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PROPOSED LAYOUT		CONCEPTUAL ELEVATIONS	
120	STORMTECH SC-800 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	11.25
42	STORMTECH SC-800 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	5.00
6	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	4.50
6	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	4.50
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	4.50
10496	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	3.75
		TOP OF SC-800 CHAMBER:	3.25
		12" x 12" TOP MANIFOLD INVERT:	1.70
		24" ISOLATOR ROW PLUS INVERT:	0.69
4510	SYSTEM AREA (SF)	12" BOTTOM CONNECTION INVERT:	0.63
387.7	SYSTEM PERIMETER (ft)	BOTTOM OF SC-800 CHAMBER:	0.50
		UNDERDRAIN INVERT:	0.00
		BOTTOM OF STONE:	0.00

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED EZ END CAP	A	24" BOTTOM PREFABRICATED EZ END CAP. PART#: SC800ECEZ / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS		
PRE-CORED END CAP	B	12" TOP PRE-CORED END CAP. PART#: SC800EPE12TPC / TYP OF ALL 12" TOP CONNECTIONS		
PRE-CORED END CAP	C	12" BOTTOM PRE-CORED END CAP, PART#: SC800EPE12BPC / TYP OF ALL 12" BOTTOM CONNECTIONS		
FLAMP	D	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: SC80024RAMP (TYP 2 PLACES)		
MANIFOLD	E	12" x 12" TOP MANIFOLD, ADS N-12	14.40"	
MANIFOLD	F	12" x 12" TOP MANIFOLD, ADS N-12	14.40"	
PIPE CONNECTION	G	12" BOTTOM CONNECTION	1.60"	
NYLOPLAST (INLET W/ ISO PLUS ROW)	H	30" DIAMETER (24.00" SUMP MIN)		4.6 CFS IN
NYLOPLAST (INLET W/ ISO PLUS ROW)	I	30" DIAMETER (24.00" SUMP MIN)		5.9 CFS IN
NYLOPLAST (OUTLET)	J	30" DIAMETER (DESIGN BY ENGINEER)		2.0 CFS OUT
UNDERDRAIN	K	8" ADS N-12 DUAL WALL PERFORATED HDPE UNDERDRAIN		



ISOLATOR ROW PLUS (SEE DETAIL)

PLACE MINIMUM 12.50' OF ADSPLUS625 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

BED LIMITS

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

CLEARFIELD MIXED-USE COMMERCIAL COMBINED
CLEARFIELD, UT, USA
DATE: 04/22/2026 | DRAWN: CG | CHECKED: N/A | PROJECT #:

DATE	DWN	CHK	DESCRIPTION

StormTech® Chamber System

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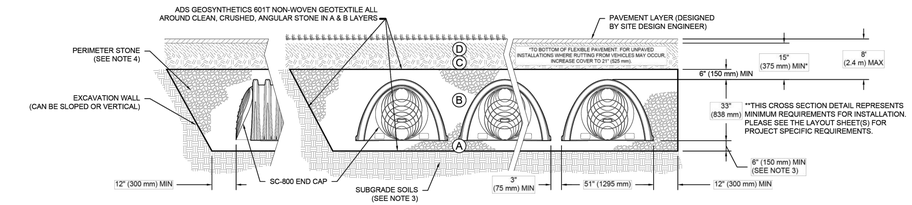
SHEET 2 OF 6

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS BY OTHERS. IT IS INTENDED TO BE USED ONLY BY THE RECIPIENT, FOR THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED. ANY USE OF THIS DRAWING BY THE RECIPIENT FOR ANY OTHER PURPOSE IS AT THE SOLE RISK OF THE RECIPIENT. THE RECIPIENT AGREES TO INDEMNIFY ADS AND ITS AFFILIATES FROM AND AGAINST ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES ARISING OUT OF OR RESULTING FROM THE RECIPIENT'S USE OF THIS DRAWING. ADS MAKES NO WARRANTIES, EXPRESS OR IMPLIED, REGARDING THE ACCURACY OR COMPLETENESS OF THIS DRAWING.

ACCEPTABLE FILL MATERIALS: STORMTECH SC-800 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 15" (375 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[4] 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 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	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[5]	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" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES 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".



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-800 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 700 LBS/FT/%, AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

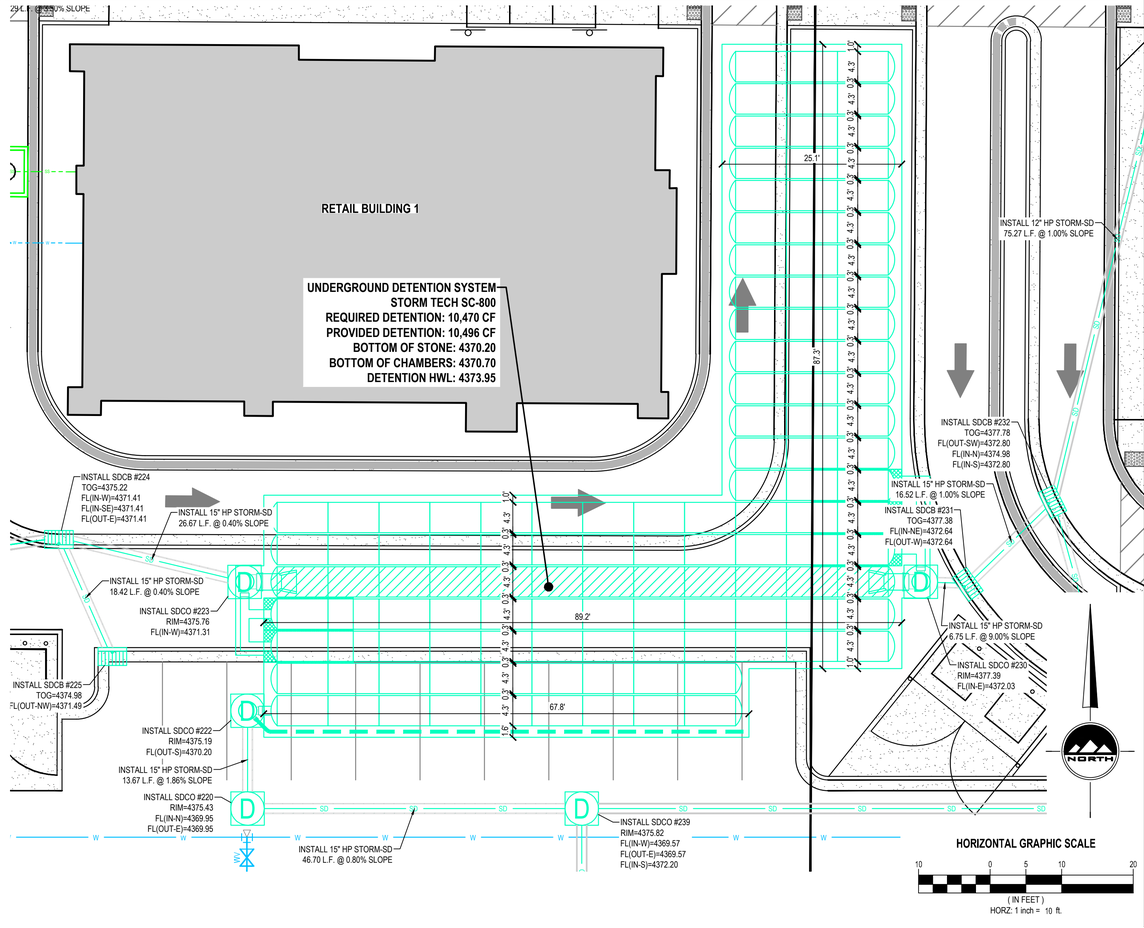
CLEARFIELD MIXED-USE COMMERCIAL COMBINED
CLEARFIELD, UT, USA
DATE: 04/22/2026 | DRAWN: CG | CHECKED: N/A | PROJECT #:

DATE	DWN	CHK	DESCRIPTION

StormTech® Chamber System

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SHEET 3 OF 6



HORIZONTAL GRAPHIC SCALE
10 0 5 10 20
(IN FEET)
HORZ: 1 inch = 10 ft.

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SANDY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
S-DEVCORP, INC
90 EAST FORT UNION BOULEVARD, SUITE 200
MIDVALE, UTA 84047

CONTACT:
KEVIN PAXTON
PHONE: 801.255.1222

175 WEST ANTELOPE DRIVE MIXED-USE PROJECT COMMERCIAL

175 WEST ANTELOPE DRIVE
CLEARFIELD, UTAH

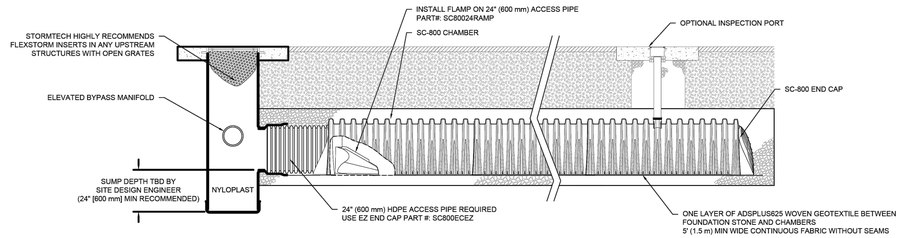
PROFESSIONAL ENGINEER
No. 10234838-2202
05-26-2026
STATE OF UTAH
TIMOTHY JAMES SHAFFER

NO.	DATE	REVISION
		FOR REVIEW

STORM TECH SC-800 DETAILS

PROJECT NUMBER	PRINT DATE
11867C	2026-05-26
PROJECT MANAGER	DESIGNED BY
T.SHAFFER	C.GODFREY

C-604



SC-800 ISOLATOR ROW PLUS DETAIL
NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

CLEARFIELD MIXED-USE COMMERCIAL COMBINED
CLEARFIELD, UT, USA
DATE: 04/22/2026 | DRAWN: CG | PROJECT #: | CHECKED: N/A

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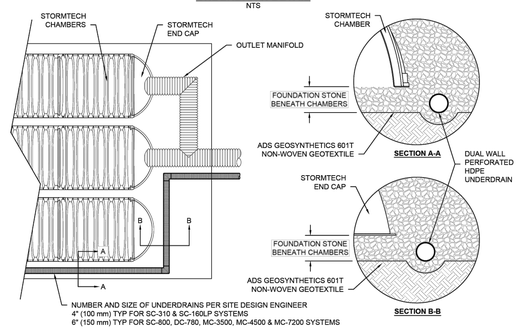
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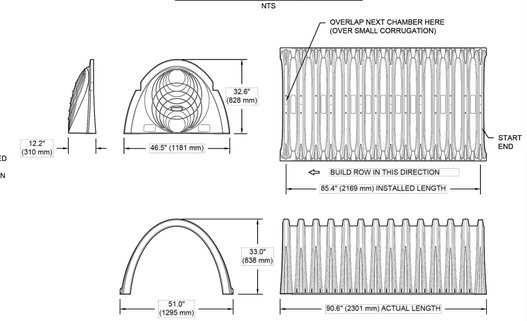
SHEET 4 OF 6

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UNDERDRAIN DETAIL
NTS



SC-800 TECHNICAL SPECIFICATION
NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	51.0" X 33.0" X 85.4"	(1295 mm X 838 mm X 2169 mm)
CHAMBER STORAGE	50.6 CUBIC FEET	(1.43 m³)
MINIMUM INSTALLED STORAGE*	78.4 CUBIC FEET	(2.22 m³)
WEIGHT	81.8 lbs.	(37.1 kg)

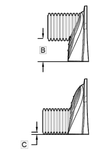
NOMINAL END CAP SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	46.5" X 32.6" X 10.5"	(1181 mm X 828 mm X 267 mm)
END CAP STORAGE	3.4 CUBIC FEET	(0.09 m³)
MINIMUM INSTALLED STORAGE**	14.7 CUBIC FEET	(0.42 m³)
WEIGHT	15.7 lbs.	(7.1 kg)

* ASSUMES 6" (150 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS, 3" (75 mm) BETWEEN CHAMBERS
**ASSUMES 6" (150 mm) STONE ABOVE AND BELOW END CAPS, 3" (150 mm) BETWEEN ROWS, 12" (300 mm) BEYOND END CAPS

PRE-CORED HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "BPC"
PRE-CORED HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "TPC"

PART #	STUB	B	C
SC800EPE06TPC	6" (150 mm)	21.4" (544 mm)	---
SC800EPE06BPC		---	0.9" (23 mm)
SC800EPE08TPC	8" (200 mm)	19.2" (488 mm)	---
SC800EPE08BPC		---	1.0" (25 mm)
SC800EPE10TPC	10" (250 mm)	17.0" (432 mm)	---
SC800EPE10BPC		---	1.2" (30 mm)
SC800EPE12TPC	12" (300 mm)	14.4" (366 mm)	---
SC800EPE12BPC		---	1.6" (41 mm)
SC800EPE15TPC	15" (375 mm)	11.3" (287 mm)	---
SC800EPE15BPC		---	1.7" (43 mm)
SC800EPE18TPC	18" (450 mm)	8.0" (203 mm)	---
SC800EPE18BPC		---	2.0" (51 mm)
SC800EPE24BPC	24" (600 mm)	---	2.3" (58 mm)
SC800EPE	NONE	SOLID END CAP	



NOTE: ALL DIMENSIONS ARE NOMINAL

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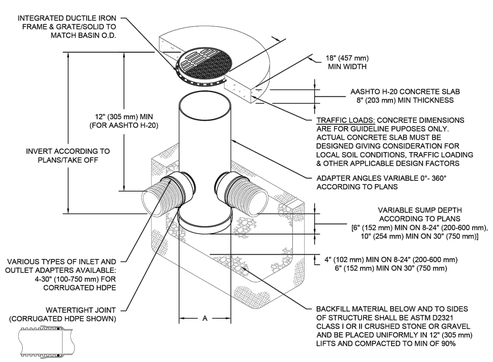
StormTech® Chamber System

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NYLOPLAST DRAIN BASIN
NTS



NOTES

1. 8-30" (200-750 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
2. 12-30" (300-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
4. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC
5. FOR COMPLETE DESIGN AND PRODUCT INFORMATION: **WWW.NYLOPLAST-US.COM**
6. TO ORDER CALL: **800-821-6710**

A	PART #	GRATE/SOLID COVER OPTIONS		
8" (200 mm)	2808AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
10" (250 mm)	2810AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
12" (300 mm)	2812AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
15" (375 mm)	2815AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
18" (450 mm)	2818AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
24" (600 mm)	2824AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
30" (750 mm)	2830AG	PEDESTRIAN AASHTO H-20	STANDARD AASHTO H-20	SOLID AASHTO H-20

CLEARFIELD MIXED-USE COMMERCIAL COMBINED
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SHEET 6 OF 6

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ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
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Layton, UT 84041
Phone: 801.547.1100

SANDY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
S-DEVCORP, INC
90 EAST FORT UNION BOULEVARD, SUITE 200
MIDVALE, UTA 84047

CONTACT:
KEVIN PAXTON
PHONE: 801.255.1222

175 WEST ANTELOPE MIXED-USE PROJECT
COMMERCIAL
175 WEST ANTELOPE DRIVE
CLEARFIELD, UTAH



NO.	DATE	REVISION
		FOR REVIEW

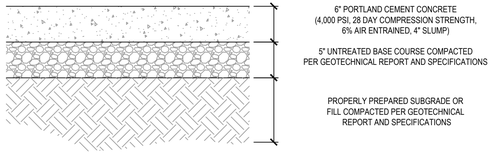
STORM TECH SC-800 DETAILS

PROJECT NUMBER	PRINT DATE
11867C	2026-05-26
PROJECT MANAGER	DESIGNED BY
T.SHAFFER	C.GODFREY

C-605

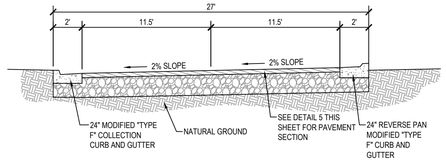
CONCRETE NOTES

1. ALL PAVING TO BE PLACED OVER PROPERLY PREPARED NATURAL SOILS AND/OR PROPERLY PREPARED EXISTING FILL SOILS AND PROPERLY COMPACTED STRUCTURAL FILL WHERE SPECIFIED.
2. ALL STRUCTURAL FILL TO BE PLACED AND COMPACTED PER THE PROJECT GEOTECHNICAL REPORT OR TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-180 (D-1557) METHOD OF COMPACTION. LIFTS SHOULD BE PLACED PER GEOTECHNICAL RECOMMENDATIONS BUT SHOULD NOT EXCEED 8" IN LOOSE THICKNESS.
3. REMOVE SURFACE VEGETATION AND OTHER DELETERIOUS MATERIALS OVER THE ENTIRE SITE IN PREPARATION OF PROPOSED IMPROVEMENTS.



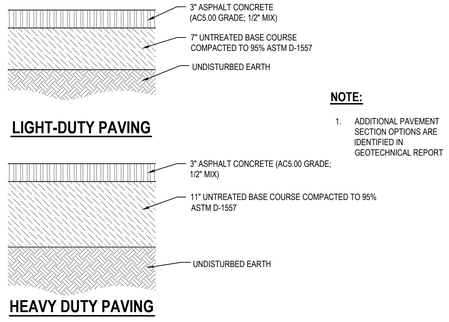
1 PARKING LOT CONCRETE PAVEMENT SECTION

SCALE: NONE



2 27' PRIVATE STREET CROSS SECTION

SCALE: NONE

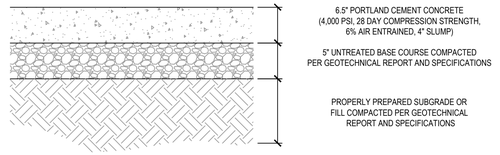


3 TYPICAL COMMERCIAL PAVEMENT SECTIONS

SCALE: NONE

CONCRETE NOTES

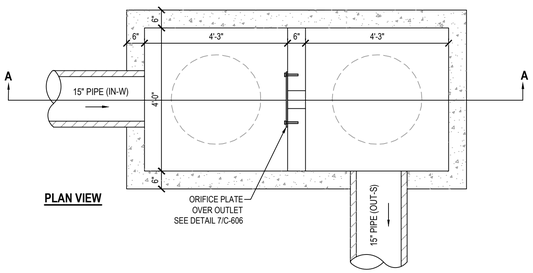
1. ALL PAVING TO BE PLACED OVER PROPERLY PREPARED NATURAL SOILS AND/OR PROPERLY PREPARED EXISTING FILL SOILS AND PROPERLY COMPACTED STRUCTURAL FILL WHERE SPECIFIED.
2. ALL STRUCTURAL FILL TO BE PLACED AND COMPACTED PER THE PROJECT GEOTECHNICAL REPORT OR TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-180 (D-1557) METHOD OF COMPACTION. LIFTS SHOULD BE PLACED PER GEOTECHNICAL RECOMMENDATIONS BUT SHOULD NOT EXCEED 8" IN LOOSE THICKNESS.
3. REMOVE SURFACE VEGETATION AND OTHER DELETERIOUS MATERIALS OVER THE ENTIRE SITE IN PREPARATION OF PROPOSED IMPROVEMENTS.

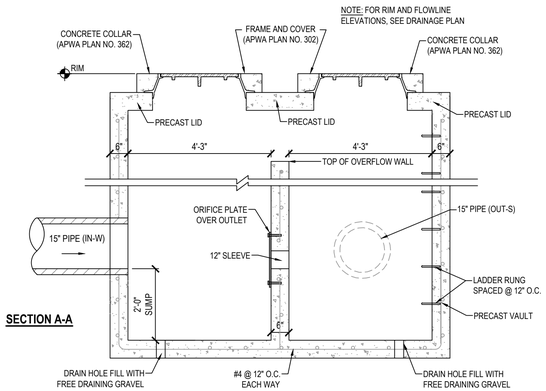


4 DUMPSTER PAD CONCRETE SECTION

SCALE: NONE

NOTE: ALL STRUCTURES ARE SHOWN AS PRE-CAST STORM DRAIN STRUCTURES. SHOULD CAST-IN-PLACE STRUCTURES BE USED IN LIEU OF PRE-CAST, STRUCTURES ARE TO HAVE 8" THICK WALLS TO PROVIDE 3" COVER OVER THE STEEL REINFORCEMENT

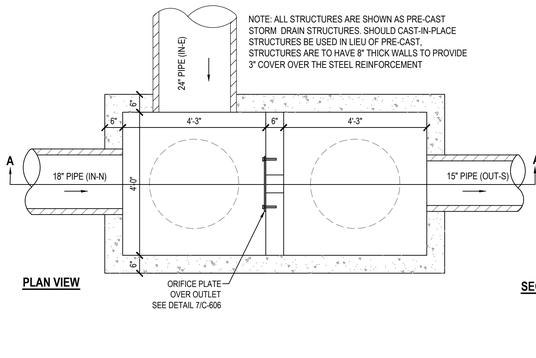


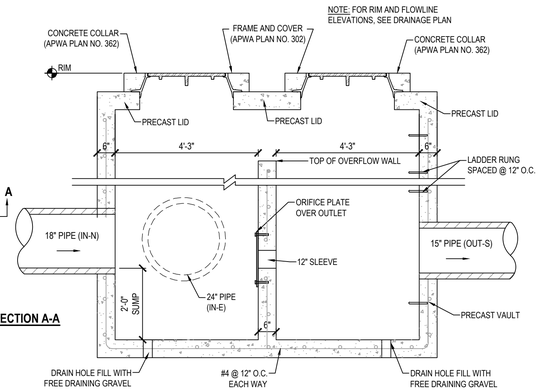


5 BASIN CONTROL STRUCTURE # 221

SCALE: NONE

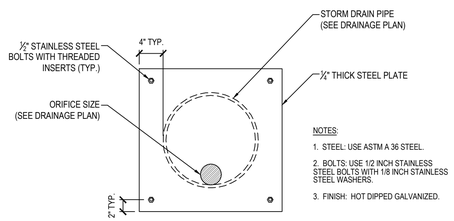
NOTE: ALL STRUCTURES ARE SHOWN AS PRE-CAST STORM DRAIN STRUCTURES. SHOULD CAST-IN-PLACE STRUCTURES BE USED IN LIEU OF PRE-CAST, STRUCTURES ARE TO HAVE 8" THICK WALLS TO PROVIDE 3" COVER OVER THE STEEL REINFORCEMENT





6 BASIN CONTROL STRUCTURE # 203

SCALE: NONE



7 ORIFICE PLATE

SCALE: NONE

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175 WEST ANTELOPE MIXED-USE PROJECT
COMMERCIAL
175 WEST ANTELOPE DRIVE
CLEARFIELD, UTAH

PROFESSIONAL ENGINEER
No. 10234838-2202
05-26-2026
STATE OF UTAH
TIMOTHY JAMES SHAFFER

NO.	DATE	REVISION
		FOR REVIEW

DETAILS

PROJECT NUMBER	PRINT DATE
11867C	2026-05-26
PROJECT MANAGER	DESIGNED BY
T.SHAFFER	C.GODFREY

C-606

EXISTING BRICK IN PARK STRIP TO REMAIN

EXISTING BRICK IN PARK STRIP TO REMAIN

ISSUE DATE	PROJECT NUMBER
6/2/2026	UT26087

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		

PLAN INFORMATION

** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 5/28/2026

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

NORTH

0' 10' 20' 40' 80'

GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

ANTELOPE TOWNS COMMERCIAL

175 W ANTELOPE DR
CLEARFIELD, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

NICOLE STANGL
NICOLEFSTANGL@GMAIL.COM
801-556-5614

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LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 995-2217
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
ERIN AINSWORTH
8128121-5301
6/2/2026
ELECTRONIC SEAL
STATE OF UTAH

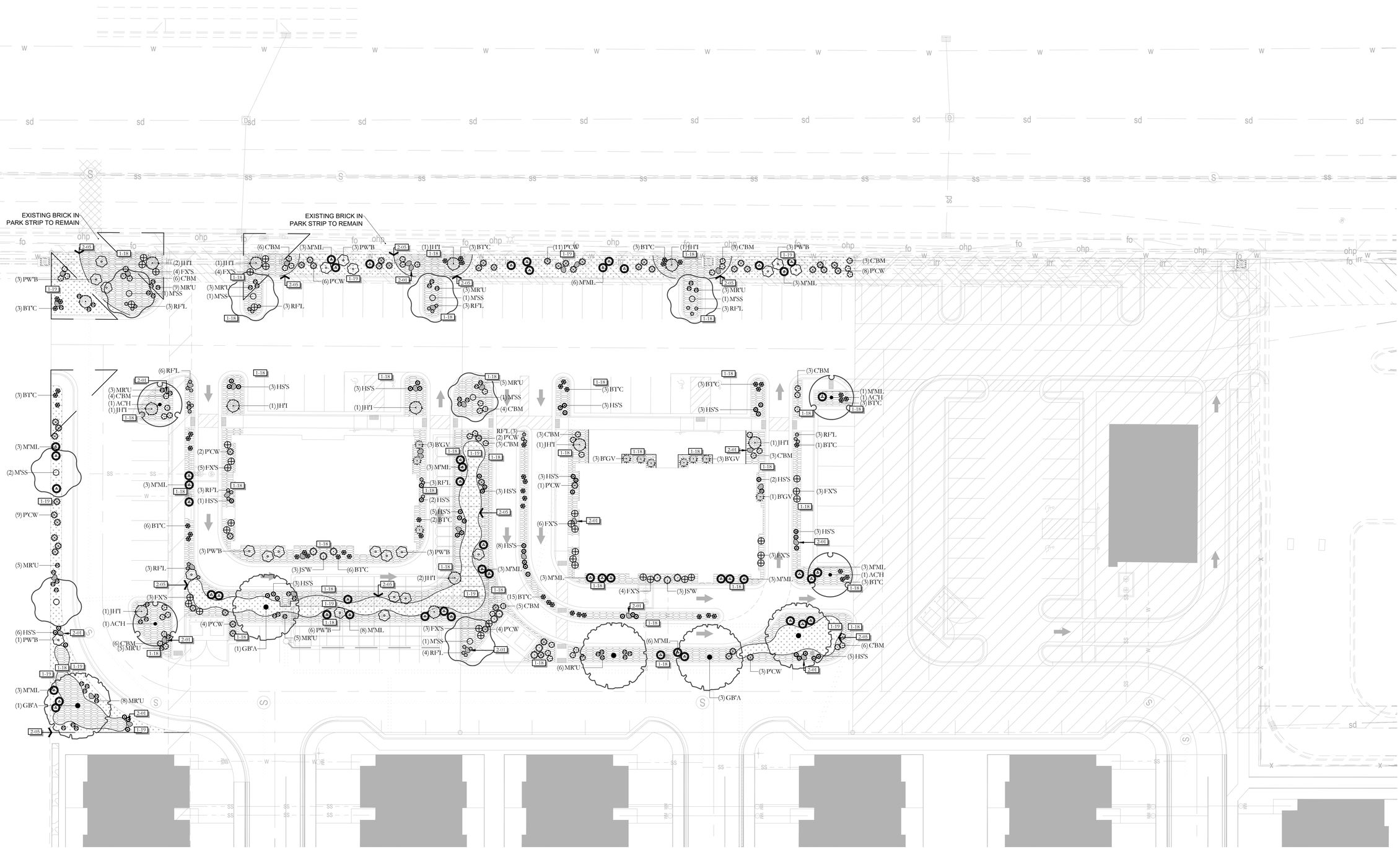
DRAWING INFO

PM: JTA
DRAWN: ACP
CHECKED: KBA
PLOT DATE: 6/2/2026

COLOR ILLUSTRATION

CITY PERMIT SET

LP-COLOR



ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
6/2/2026	UT26087	** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 5/28/2026	ANTELOPE TOWNS COMMERCIAL 175 W ANTELOPE DR CLEARFIELD, UTAH	NICOLE STANGL NICOLEFSTANGL@GMAIL.COM 801-556-5614	PKJ DESIGN GROUP Landscape Architecture / Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 995-2217 www.pkjdesigngroup.com	LICENSED LANDSCAPE ARCHITECT JEREMY AINSWORTH 8129171-5301 APPROVED 6/2/2026 EXPIRES 6/30/2027 STATE OF UTAH	PM: JTA DRAWN: ACP CHECKED: KBA PLOT DATE: 6/2/2026 LANDSCAPE OVERALL PLAN CITY PERMIT SET LP-100

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

NORTH

0' 15' 30' 60' 120'
GRAPHIC SCALE: 1" = 30'

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LANDSCAPE PLAN SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

A. THIS SECTION INCLUDES LANDSCAPE PROCEDURES FOR THE PROJECT INCLUDING ALL LABOR, MATERIALS, AND INSTALLATION NECESSARY, BUT NOT LIMITED TO, THE FOLLOWING:

1. SITE CONDITIONS
2. GUARANTEES
3. MAINTENANCE
4. SOIL AMENDMENTS
5. FINE GRADING
6. LANDSCAPE EDGING
7. FURNISH AND INSTALLING PLANT
8. TURF PLANTING
9. WEED BARRIER

1.2 SITE CONDITIONS

A. EXAMINATION: BEFORE SUBMITTING A BID, EACH CONTRACTOR SHALL CAREFULLY EXAMINE THE CONTRACT DOCUMENTS; SHALL VISIT THE SITE OF THE WORK; SHALL FULLY INFORM THEMSELVES AS TO ALL EXISTING CONDITIONS AND LIMITATIONS; AND SHALL INCLUDE IN THE BID THE COST OF ALL ITEMS REQUIRED BY THE CONTRACT DOCUMENTS ARE AT A VARIANCE WITH THE APPLICABLE LAWS, BUILDING CODES, RULES, REGULATIONS, OR CONTAIN OBVIOUS ERRONEOUS OR UNCOORDINATED INFORMATION, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE PROJECT REPRESENTATIVE AND THE NECESSARY CHANGES SHALL BE ACCOMPLISHED BY ADDENDUM.

B. PROTECTION: CONTRACTOR TO CONDUCT THE WORK IN SUCH A MANNER TO PROTECT ALL EXISTING UNDERGROUND UTILITIES OR STRUCTURES. CONTRACTOR TO REPAIR OR REPLACE ANY DAMAGED UTILITY OR STRUCTURE USING IDENTICAL MATERIALS TO MATCH EXISTING AT NO EXPENSE TO THE OWNER.

C. IRRIGATION SYSTEM: DO NOT BEGIN PLANTING UNTIL THE IRRIGATION SYSTEM IS COMPLETELY INSTALLED, IS ADJUSTED FOR FULL COVERAGE AND IS COMPLETELY OPERATIONAL.

1.3 PERMITS

A. BLUE STAKE/ DIG LINE: WHEN DIGGING IS REQUIRED, "BLUE STAKE" OR "DIG LINE" THE WORK SITE AND IDENTIFY THE APPROXIMATE LOCATION OF ALL KNOWN UNDERGROUND UTILITIES OR STRUCTURES.

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

A. UNAUTHORIZED SUBSTITUTIONS WILL NOT BE ACCEPTED. IF PROOF IS SUBMITTED THAT SPECIFIC PLANTS OR PLANT SIZES ARE UNOBTAINABLE, WRITTEN SUBSTITUTION REQUESTS WILL BE CONSIDERED FOR THE NEAREST EQUIVALENT PLANT OR SIZE. ALL SUBSTITUTION REQUESTS MUST BE MADE IN WRITING AND PREFERABLY BEFORE THE BID DUE DATE.

1.5 FINAL INSPECTION

A. ALL PLANTS WILL BE INSPECTED AT THE TIME OF FINAL INSPECTION PRIOR TO RECEIVING A LANDSCAPE SUBSTANTIAL COMPLETION FOR CONFORMANCE TO SPECIFIED PLANTING PROCEDURES, AND FOR GENERAL APPEARANCE AND VITALITY. ANY PLANT NOT APPROVED BY THE PROJECT REPRESENTATIVE WILL BE REJECTED AND REPLACED IMMEDIATELY.

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

A. A SUBSTANTIAL COMPLETION CERTIFICATE WILL ONLY BE ISSUED BY THE PROJECT REPRESENTATIVE FOR "LANDSCAPE AND IRRIGATION" IN THEIR ENTIRETY. SUBSTANTIAL COMPLETION WILL NOT BE PROPORTIONED TO BE DESIGNATED AREAS OF A PROJECT.

1.7 MAINTENANCE

A. PLANT MATERIAL: THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL PLANTED MATERIALS IN A HEALTHY AND GROWING CONDITION FOR 30 DAYS AFTER RECEIVING A LANDSCAPE SUBSTANTIAL COMPLETION AT WHICH TIME THE GUARANTEE PERIOD COMMENCES. THIS MAINTENANCE IS TO INCLUDE MOWING, WEEDING, CULTIVATING, FERTILIZING, MONITORING WATER SCHEDULES, CONTROLLING INSECTS AND DISEASES, RE-GUYING AND STAKING, AND ALL OTHER OPERATIONS OF CARE NECESSARY FOR THE PROMOTION OF ROOT GROWTH AND PLANT LIFE SO THAT ALL PLANTS ARE IN A CONDITION SATISFACTORY AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR FAILURE TO MONITOR WATERING OPERATIONS AND SHALL REPLACE ANY AND ALL PLANT MATERIAL THAT IS LOST DUE TO IMPROPER APPLICATION OF WATER.

1.8 GUARANTEE

A. GUARANTEE: A GUARANTEE PERIOD OF ONE YEAR SHALL BEGIN FROM END OF MAINTENANCE PERIOD AND FINAL ACCEPTANCE FOR TREES, SHRUBS, AND GROUND COVERS. ALL PLANTS SHALL GROW AND BE HEALTHY FOR THE GUARANTEE PERIOD AND TREES SHALL LIVE AND GROW IN ACCEPTABLE UPRIGHT POSITION. ANY PLANT NOT ALIVE, IN POOR HEALTH, OR IN POOR CONDITION AT THE END OF THE GUARANTEE PERIOD WILL BE REPLACED IMMEDIATELY. ANY PLANT WILL ONLY NEED TO BE REPLACED ONCE DURING THE GUARANTEE PERIOD. CONTRACTOR TO PROVIDE DOCUMENTATION SHOWING WHERE EACH PLANT TO BE REPLACED IS LOCATED. ANY OUTSIDE FACTORS, SUCH AS VANDALISM OR LACK OF MAINTENANCE ON THE PART OF THE OWNER, SHALL NOT BE PART OF THE GUARANTEE

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

A. TREE STAKING: ALL TREES SHALL BE STAKED FOR ONE YEAR WARRANTY PERIOD. ALL TREES NOT PLUMB SHALL BE REPLACED. STAKED TREES SHALL USE VINYL TREE TIES AND TREE STAKES TWO (2) INCH BY TWO (2) BY EIGHT (8) FOOT COMMON PINE STAKES USED AS SHOWN ON THE DETAILS.

B. TREE WRAP: TREE WRAP IS NOT TO BE USED.

C. MULCH/ROCK: SEE PLANS. ALL PLANTER BEDS TO RECEIVE A MINIMUM 3" LAYER FOR TREES, SHRUBS, AND PERENNIALS AND 1" FOR GROUNDCOVERS.

D. WEED BARRIER: DEWITT 5 OZ. WEED BARRIER FABRIC MANUFACTURED BY DEWITT COMPANY, DEWITTCOMPANY.COM OR APPROVED EQUAL.

E. TREE, SHRUB, AND GRASS BACKFILL MIXTURE; BACKFILL MIXTURE TO BE 80% NATIVE SOIL AND 20% TOPSOIL, THOROUGHLY MIXED TOGETHER PRIOR TO PLACEMENT.

F. TOPSOIL: REQUIRED FOR TURF AREAS, PLANTER BEDS AND BACKFILL MIXTURE. ACCEPTABLE TOPSOIL SHALL MEET THE FOLLOWING STANDARDS:

a. PH: 5.5-7.5

b. EC (ELECTRICAL CONDUCTIVITY): < 2.0 MMHOS PER CENTIMETER

c. SAR (SODIUM ABSORPTION RATION): < 3.0

d. % OM (PERCENT ORGANIC MATTER): >1%

e. TEXTURE (PARTICLE SIZE PER USDA SOIL CLASSIFICATION): SAND <70%; CLAY < 30%; SILT < 70%, STONE FRAGMENTS (GRAVEL OR ANY SOIL PARTICLE GREATER THAN TWO (2) MM IN SIZE) < 5% BY VOLUME.

G. TURF SOD: ALL SOD SHALL BE 18 MONTH OLD AS SPECIFIED ON PLANS (OR APPROVED EQUAL) THAT HAS BEEN CUT FRESH THE MORNING OF INSTALLATION. ONLY SOD THAT HAS BEEN GROWN ON A COMMERCIAL SOD FARM SHALL BE USED. ONLY USE SOD FROM A SINGLE SOURCE.

H. LANDSCAPE CURB EDGING: SIX (6) INCHES BY FOUR (4) INCHES EXTRUDED CONCRETE CURB MADE UP OF THE FOLLOWING MATERIALS:

a. WASHED MORTAR SAND FREE OF ORGANIC MATERIAL.

b. PORTLAND CEMENT (SEE CONCRETE SPEC. BELOW FOR TYPE)

c. REINFORCED FIBER - SPECIFICALLY PRODUCED FOR COMPATIBILITY WITH AGGRESSIVE ALKALINE ENVIRONMENT OF PORTLAND CEMENT-BASED COMPOSITES.

d. ONLY POTABLE WATER FOR MIXING.

I. LANDSCAPE METAL EDGING: 5" ALUMINUM EDGING WITH 15" DOWELS INTO THE GROUND FOR STABILIZATION.

PART III - EXECUTION

3.1 GRADING

A. TOPSOIL PREPARATION: GRADE PLANTING AREAS ACCORDING TO THE GRADING PLAN. ELIMINATE UNEVEN AREAS AND LOW SPOTS. PROVIDE FOR PROPER GRADING AND DRAINAGE.

B. TOPSOIL PLACEMENT: SLOPE SURFACED AWAY FROM BUILDING AT TWO (2) PERCENT SLOPE WITH NO POCKETS OF STANDING WATER. ESTABLISH FINISH GRADES OF ONE (1) INCHES FOR PLANTERS BELOW GRADE OF ADJACENT PAVED SURFACED. PROVIDE NEAT, SMOOTH, AND UNIFORM FINISH GRADES. REMOVE SURPLUS SUB-SOIL AND TOPSOIL FROM THE SITE.

C. COMPACTION: COMPACTION UNDER HARD SURFACE AREAS (ASPHALT PATHS AND CONCRETE SURFACES) SHALL BE NINETY-FIVE (95) PERCENT. COMPACTION UNDER PLANTING AREAS SHALL BE BETWEEN EIGHTY-FIVE (85) AND NINETY (90) PERCENT.

3.2 TURF GRADING

A. THE SURFACE ON WHICH THE SOD IS TO BE LAID SHALL BE FIRM AND FREE FROM FOOTPRINTS, DEPRESSIONS, OR UNDULATIONS OF ANY KIND. THE SURFACE SHALL BE FREE OF ALL MATERIALS LARGER THAN 1/2" IN DIAMETER.

B. THE FINISH GRADE OF THE TOPSOIL ADJACENT TO ALL SIDEWALKS, MOW-STRIPS, ETC. PRIOR TO THE LAYING OF SOD, SHALL BE SET SUCH THAT THE CROWN OF THE GRASS SHALL BE AT THE SAME LEVEL AS THE ADJACENT CONCRETE OR HARD SURFACE. NO EXCEPTIONS.

3.3 PLANTING OPERATIONS

A. REVIEW THE EXACT LOCATIONS OF ALL TREES AND SHRUBS WITH THE PROJECT REPRESENTATIVE FOR APPROVAL PRIOR TO THE DIGGING OF ANY HOLES. PREPARE ALL HOLES ACCORDING TO THE DETAILS ON THE DRAWINGS.

B. WATER PLANTS IMMEDIATELY UPON ARRIVAL AT THE SITE. MAINTAIN IN MOIST CONDITION UNTIL PLANTED.

C. BEFORE PLANTING, LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. DO NOT PLACE PLANTS ON OR NEAR UTILITY LINES.

D. THE TREE PLANTING HOLE SHOULD BE THE SAME DEPTH AS THE ROOT BALL, AND TWO TIMES THE DIAMETER OF THE ROOT BALL.

E. TREES MUST BE PLACED ON UNDISTURBED SOIL AT THE BOTTOM OF THE PLANTING HOLE.

F. THE TREE HOLE DEPTH SHALL BE DETERMINED SO THAT THE TREE MAY BE SET SLIGHTLY HIGH OF FINISH GRADE, 1" TO 2" ABOVE THE BASE OF THE TRUNK FLARE, USING THE TOP OF THE ROOT BALL AS A GUIDE.

G. PLANT IMMEDIATELY AFTER REMOVAL OF CONTAINER FOR CONTAINER PLANTS.

H. SET TREE ON SOIL AND REMOVE ALL BURLAP, WIRE BASKETS, TWINE, WRAPPINGS, ETC. BEFORE BEGINNING AND BACKFILLING OPERATIONS. DO NOT USE PLANTING STOCK IF THE BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATION.

I. APPLY VITAMIN B-1 ROOT STIMULATOR AT THE RATE OF ONE (1) TABLESPOON PER GALLON.

J. UPON COMPLETION OF BACKFILLING OPERATION, THOROUGHLY WATER TREE TO COMPLETELY SETTLE THE SOIL AND FILL ANY VOIDS THAT MAY HAVE OCCURRED. USE A WATERING HOSE, NOT THE AREA IRRIGATION SYSTEM. IF ADDITIONAL PREPARED TOPSOIL MIXTURE NEEDS TO BE ADDED. IT SHOULD BE A COURSER MIX AS REQUIRED TO ESTABLISH FINISH GRADE AS INDICATED ON THE DRAWINGS.

K. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. ALL CUTS, SCARS, AND BRUISES SHALL BE PROPERLY TREATED ACCORDING TO THE DIRECTION OF THE PROJECT REPRESENTATIVE. PROPER PRUNING TECHNIQUES SHALL BE USED. DO NOT LEAVE STUBS AND DO NOT CUT THE LEADER BRANCH. IMPROPER PRUNING SHALL BE CAUSE FOR REJECTION OF THE PLANT MATERIAL.

L. PREPARE A WATERING CIRCLE OF 2' DIAMETER AROUND THE TRUNK. FOR CONIFERS, EXTEND THE WATERING WELL TO THE DRIP LINE OF THE TREE CANOPY. PLACE MULCH AROUND THE PLANTED TREES.

4. TURF - SOD LAYING

A. TOP SOIL AMENDMENTS: PRIOR TO LAYING SOD, COMMERCIAL FERTILIZER SHALL BE APPLIED AND INCORPORATED INTO THE UPPER FOUR (4) INCHES OF THE TOPSOIL AT A RATE OF FOUR POUNDS OF NITROGEN PER ONE THOUSAND (1,000) SQUARE FEET. ADJUST FERTILIZATION MIXTURE AND RATE OF APPLICATION AS NEEDED TO MEET RECOMMENDATIONS GIVEN BY TOPSOIL ANALYSIS. INCLUDE OTHER AMENDMENTS AS REQUIRED.

B. FERTILIZATION: THREE WEEKS AFTER SOD PLACEMENT FERTILIZE THE TURF AT A RATE OF ½ POUND OF NITROGEN PER 1000 SQUARE FEET. USE FERTILIZER SPECIFIED ABOVE. ADJUST FERTILIZATION MIXTURE AND RATES TO MEET RECOMMENDATIONS GIVEN BY TOPSOIL ANALYSIS.

C. SOD AVAILABILITY AND CONDITION: SOD IS TO BE DELIVERED TO THE SITE IN GOOD CONDITION. IT IS TO BE INSPECTED UPON ARRIVAL AND INSTALLED WITHIN 24 HOURS. SOD IS TO BE MOIST AND COOL TO ENSURE THAT DECOMPOSITION HAS NOT BEGUN AND IS TO BE FREE OF PESTS, DISEASES, OR BLEMISHES. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE EXISTING CONDITIONS PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR FURNISHING AND LAYING ALL SOD REQUIRED ON THE PLANS. HE SHALL FURNISH NEW SOD AS SPECIFIED ABOVE AND LAY IT SO AS TOO COMPLETELY SATISFY THE INTENT AND MEANING OF THE PLANS AND SPECIFICATION AT NO EXTRA COST TO THE OWNER. IN THE CASE OF ANY DISCREPANCY IN THE AMOUNT OF SOD TO BE REMOVED OR AMOUNT TO BE USED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPORT SUCH TO THE PROJECT REPRESENTATIVE PRIOR TO COMMENCING THE WORK.

D. SOD LAYING: THE SURFACE UPON WHICH THE NEW SOD TO BE LAID WILL BE PREPARED AS SPECIFIED IN THE DETAIL AND BE LIGHTLY WATERED BEFORE LAYING. AREAS WHERE SOD IS TO BE LAID SHALL BE CUT TRIMMED, OR SHAPED TO RECEIVE FULL WIDTH SOD (MINIMUM TWELVE (12) INCHES). NO PARTIAL STRIP OR PIECES WILL BE ACCEPTED.

E. SOD SHALL BE TAMPED LIGHTLY AS EACH PIECE IS SET TO ENSURE THAT GOOD CONTACT IS MADE BETWEEN EDGES AND ALSO THE GROUND. IF VOIDS OR HOLES ARE DISCOVERED, THE SOD PIECE(S) IS (ARE) TO BE RAISED AND TOPSOIL IS TO BE USED TO FILL IN THE AREAS UNTIL LEVEL. SOD LAID ON ANY SLOPED AREAS SHALL BE ANCHORED WITH WOODEN DOWELS OR OTHER MATERIALS WHICH ARE ACCEPTED BY THE GRASS SOD INDUSTRY.

F. SOD SHALL BE ROLLED WITH A ROLLER THAT IS AT LEAST 50% FULL IMMEDIATELY AFTER INSTALLATION TO ENSURE THE FULL CONTACT WITH SOIL IS MADE.

G. APPLY WATER DIRECTLY AFTER LAYING SOD. RAINFALL IS NOT ACCEPTABLE.

H. WATERING OF THE SOD SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR BY WHATEVER MEANS NECESSARY TO ESTABLISH THE SOD IN AN ACCEPTABLE MANNER TO THE END OF THE MAINTENANCE PERIOD. IF AN IRRIGATION SYSTEM IS IN PLACE ON THE SITE, BUT FOR WHATEVER REASON, WATER IS NOT AVAILABLE IN THE SYSTEM. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO WATER THE SOD BY WHATEVER MEANS, UNTIL THE SOD IS ACCEPTED BY THE PROJECT REPRESENTATIVE.

I. PROTECTION OF THE NEWLY LAID SOD SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE ACCEPTABLE VISUAL BARRIERS, TO INCLUDE BARRICADES SET APPROPRIATE DISTANCES WITH STRINGS OR TAPES BETWEEN BARRIERS, AS AN INDICATION OF NEW WORK. THE CONTRACTOR IS TO RESTORE ANY DAMAGED AREAS CAUSED BY OTHERS (INCLUDING VEHICULAR TRAFFIC), EROSION, ETC, UNTIL SUCH TIME AS THE LAWN IS ACCEPTED BY THE OWNER.

J. ALL SOD THAT HAS NOT BEEN LAID WITHIN 24 HOURS SHALL BE DEEMED UNACCEPTABLE AND WILL BE REMOVED FROM THE SITE.

3.5 WEED BARRIER

A. FOR THE HEALTH OF THE SOIL AND THE MICROORGANISMS, WEED BARRIER IS NOT RECOMMENDED. IF USE IS REQUIRED OR REQUESTED, DO NOT PLACE IN ANNUAL OR GRASS AREAS.

B. CUT WEED BARRIER BACK TO THE EDGE OF THE PLANT ROOTBALL.

C. OVERLAP ROWS OF FABRIC MIN. 6"

D. STABLE FABRIC EDGES AND OVERLAPS TO GROUND.

END OF SECTION

LANDSCAPE PLAN NOTES

- AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE. SURFACE OF THE GROUND WITHIN 10' FEET OF THE FOUNDATION SHOULD DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6"
- AS PER CODE, FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES
- A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS
- LANDSCAPE CONTRACTOR TO MAINTAIN OR IMPROVE FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY EXCAVATOR, INCLUDING BUT NOT LIMITED TO ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WATERFLOW OF ALL SWALES, BERMS, OR GRADE
- DEVICES FOR CHANNELING ROOF RUN-OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAINWATER AT A MINIMUM OF 10' FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL BACKFILL, WHICHEVER DISTANCE IS GREATER

GENERAL LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
- DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
- ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO ANSI STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.
- SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAYING SOD.
- SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WHEN MATCHING EXISTING SOIL. IF A MATCHING SOIL IS NOT LOCATABLE, A 6" DEPTH OF SANDY LOAM TOPSOIL (MIXED PRIOR TO SPREADING WITH 1% ORGANIC MATTER) CAN BE INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS: SCARIFY TOP 6" OF EXISTING SUBSOIL AND INCORPORATE 3" OF NEW COMPOST ENRICHED TOPSOIL. SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.
- EDGING, AS INDICATED ON PLAN, IS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS. ANY TREES LOCATED IN LAWN MUST HAVE A 4-6' TREE RING OF THE SAME EDGING.

LAWN/GRASS AREA

- SOD
  - O ALL LAWN AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED HYDROSEEDING. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.
- SEED
  - O **SOIL:** TEST SOIL FOR ADEQUATE FERTILITY. ANY WEEDS CURRENTLY ON THE SITE SHALL BE REMOVED BY EITHER MECHANICAL MEANS SUCH AS HAND PULLING OR SPRAYING WITH AN HERBICIDE SUCH AS GLYPHOSATE MIXED WITH A SURFACTANT. HERBICIDES SHOULD BE APPLIED BY A CERTIFIED PESTICIDE APPLICATOR . COMPACTED SOIL SHALL BE SCARIFIED TO A DEPTH OF 18 INCHES BEFORE ADDING 6" OF WEED FREE TOPSOIL WITH HIGH ORGANIC MATTER. FINE LEVEL ALL AREAS PRIOR TO HYDROSEEDING AND SET THE GRADE FOR POSITIVE DRAINAGE. TOPSOIL SHOULD BE SOFT AT TIME OF APPLICATION. FERTILIZER IS TO BE ADDED WHEN HYDROSEEDING. REFER TO SOIL TEST RESULTS AND HYDROSEEDING CONTRACTOR FOR APPLICATION RATES.
  - O **SEED**: USE SEED MIXES AS SPECIFIED BY LANDSCAPE ARCHITECT OF PURE LIVE SEED (PLS) ON A BASIS/ACRE. THE OPTIMUM TIME TO PANT IS IN NOVEMBER BEFORE THE FIRST SNOW. DO NOT SOW OVER HEAVY SNOWPACK. SEED WILL LAY DORMANT AND BE READY TO GERMINATE ONCE THE GROUND THAWS AND WARMS IN LATE WINTER. IF SEEDING IN LATE FALL IS NOT POSSIBLE, SEED BEFORE APRIL 1. CONTACT SUMMIT SEED. DARRELL@SUMMITSEEDING.COM 435-709-8003.
  - O **APPLICATION**: HYDROSEEDING SHALL CONSIST OF SEED, TACKIFIER, WOOD FIBER MULCH AND FERTILIZER IN A WATER BASED SLURRY. TANK MOUNTED TRUCK SHALL HAVE CONTINUOUS AGITATION. THE PUMP ON THE TRUCK WILL FORCE THE SLURRY THROUGH A TOP-MOUNTED DISCHARGE NOZZLE (TOWER). USE 2000 POUNDS WOOD FIBER MULCH AND 50-100 POUNDS OF TACKIFIER PER ACRE.
  - O **IRRIGATION**: ALL AREAS MUST BE KEPT MOIST WITHOUT PUDDLES OR RUNOFF USING FREQUENT DAYTIME WATER CYCLES. ADJUST AND MONITOR SPRINKLERS AND CLOCK TO ACHIEVE PROPER IRRIGATION.

- IF PERMANENT IRRIGATION IS NOT PLANNED, TEMPORARY IRRIGATION IS REQUIRED AT THE FOLLOWING SCHEDULE: FOR 8 WEEKS SOIL SHALL REMAIN DAMP DURING ESTABLISHMENT PERIOD WITHOUT PUDDLING ON SOIL SURFACE. APPLY WATER APPROXIMATELY THREE TIMES A DAY FOR 5-7 MINUTES FOR EACH IRRIGATION EVENT DEPENDING ON TEMPERATURE AND TIME OF YEAR. A SPARSE DENSITY IS EXPECTED. CONTINUE TEMPORARY IRRIGATION FOR ONE YEAR EVENTUALLY REDUCING WATER APPLICATION TO ONCE A WEEK, THEN ONCE EVERY TWO WEEKS TO FINALLY ONCE A MONTH. MONITOR PROGRESS OF ESTABLISHMENT AND ADJUST SPRINKLERS ACCORDINGLY. THE GOAL IS TO CREATE A HEALTHY STAND OF GRASSES WITH LITTLE TO NO IRRIGATION.
  - O **WEED CONTROL AND MAINTENANCE:** MANDATORY WEED CONTROL IS REQUIRED TO REDUCE COMPETITION AND WEED SEED PRODUCTION. WEEDS MUST BE KEPT UNDER CONTROL BY MECHANICALLY PULLING OR CHEMICALLY SPRAYING AS DIRECTED BY THE APPLICATOR. APPLY A BROAD-LEAF HERBICIDE BIANNUALLY AND ESTABLISH A CONSISTENT REGIMEN OF MOWING AND FERTILIZING TO PREVENT WEEDS FROM PRODUCING SEED. MOW ONCE IN THE SPRING AND ONCE IN THE FALL BEFORE FERTILIZATION. FERTILIZER OPTION IS SUSTAIN 4-6-4 DEPENDING ON SOIL FERTILITY. DO NOT MOW SHORTER THAN 4 INCHES. BAG ALL CUTTINGS TO REMOVE WEED SEED FROM PROPERTY. KEEP WEEDS CUT DOWN AND DO NOT LET THEM GO TO SEED. WEED SEED PRODUCTION IS THE GAUGE FOR WHEN TO MOW, WHICH GENERALLY OCCURS IN APRIL OR MAY AS WELL AS EARLY FALL DEPENDING ON TEMPERATURE AND MOISTURE. THIS PROCEDURE WILL BE REQUIRED UNTIL A HEALTHY STAND OF GRASSES IS EVIDENT AND COMPETING WELL WITH WEEDS. EXPECT FROM 1 TO 3 YEARS.
  - O **PROGANICS BIOTIC SOIL MEDIA**: WHERE CONDITIONS MAY PROHIBIT ADDING TOPSOIL, PROGANICS BIOTIC SOIL MEDIA SHOULD BE APPLIED BY HYDROSEEDER AT 3500LBS/ACRE WITH SEED AND FERTILIZER PRIOR TO THE APPLICATION OF WOOD MULCH(2000LBS/ACRE) COMBINED WITH TACKIFIER (50-100 LBS/ACRE)
  - O **ADDING FORBS**: SHRUBS AND PERENNIALS, BY SEED OR CONTAINER, CAN BE ADDED ONCE WEEDS ARE UNDER CONTROL AND HERBICIDE IS NO LONGER NEEDED. USUALLY 1-2 YEARS AFTER HYDROSEEDING.

MULCH

- ORGANIC
  - O PLANTING AREAS TO BE FREE OF WEEDS AND RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. 2" MIXED WITH TOP 6" OF NATIVE SOIL AND THEN 4" TOPSOIL ON TOP. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ORGANIC MULCH TOP DRESSING. KEEP MULCH AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL.
  - O IF REQUIRED BY CITY, INSTALL DEWITT 5OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL MULCH AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS BY CERTIFIED PESTICIDE APPLICATOR AFTER PLANTING AND AFTER APPLYING MULCH.
  - O IF USING TREFLAN 10 WITHOUT WEED BARRIER, THIS AREA WILL ALSO NEED AN YEARLY MANAGEMENT PROGRAM. SUBMIT PROGRAM TO OWNER.
  - O ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AID MATERIAL (ORGANIC MULCH). NO MULCH SHALL BE PLACED WITHIN 12" OF TREE TRUNK AND 6" WITHIN BASE OF SHRUBS AND PERENNIALS. DO NOT COVER LOW BRANCHES OF SHRUBS WITH ROCK.
- INORGANIC
  - O ROCK MULCH PLANTING AREAS TO BE FREE OF WEEDS AND RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. WHERE PLANTING IS SPARSE (GREATER THAN 4' DISTANCE BETWEEN PLANTS OR 20' BETWEEN GROUPINGS), ADDITIONAL TOPSOIL IS NOT NECESSARY EXCEPT FOR BACKFILLING PLANTING HOLE. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER, WATER IN PLANT, BACKFILL WITH A 4:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. KEEP ROCK 12" AWAY FROM TRUNK OF TREES AND 6" AWAY FROM BASE OF SHRUBS AND PERENNIALS. DO NOT COVER LOW BRANCHES OF SHRUBS WITH ROCK.
  - O IF REQUIRED BY CITY, INSTALL DEWITT 5OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS BY CERTIFIED PESTICIDE APPLICATOR AFTER PLANTING AND AFTER APPLYING MULCH.
  - O IF USING TREFLAN 10 WITHOUT WEED BARRIER, THIS AREA WILL ALSO NEED AN YEARLY MANAGEMENT PROGRAM. SUBMIT PROGRAM TO OWNER. UPON REQUEST, A PLANT GUIDE IS AVAILABLE WITH OUR RECOMMENDATIONS REGARDING WEED BARRIER, PLANT CARE AND MAINTENANCE.

GENERAL IRRIGATION NOTES

- A NEW UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED BY CONTRACTOR IN ALL LANDSCAPED AREAS. LAWN AREAS TO RECEIVE AT LEAST 100% HEAD TO HEAD COVERAGE AND PLANTER AREAS TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB. POINT SOURCE DRIP OR IN-LINE DRIP TUBING TO BE SECURED AT CENTER OF ROOT BALL, NOT AGAINST TRUNK. SEE IRRIGATION PLAN.

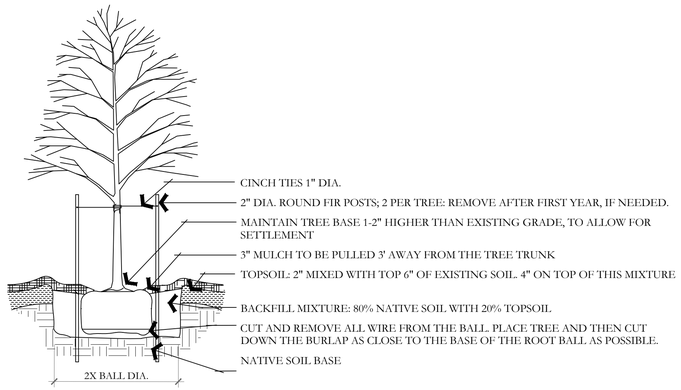
INSTALLER RESPONSIBILITIES AND LIABILITIES

- THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. LANDSCAPE CONTRACTOR IS REQUIRED TO USE TRADE KNOWLEDGE FOR IMPLEMENTATION. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR INSTALLATION OF ALL LANDSCAPING AND IRRIGATION SYSTEMS INCLUDING CODE REQUIREMENTS, TIME EXECUTIONS, INSTALLED PRODUCTS AND MATERIALS.

PLANT MATERIALS

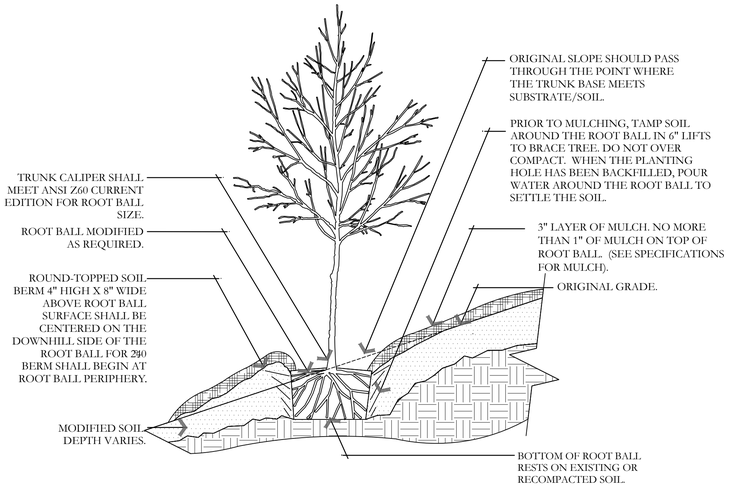
(NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

SYMBOL	CODE	QTY	CONT	CAL	SIZE	BOTANICAL / COMMON NAME
CONIFERS						
	JS'W	10	B & B		6`	Juniperus scopulorum 'Woodward' Woodward Columnar Juniper
DECIDUOUS TREES						
	AC'H	4	B & B		2"Cal	Acer campestre 'Metro Gold' Hedge Maple
	GB'A	5	B & B		2"Cal	Ginkgo biloba `Autumn Gold` TM Autumn Gold Maidenhair Tree
	M'SS	8	B & B		2"Cal	Malus x `Spring Snow` Spring Snow Crab Apple
SYMBOL	**CODE**	**QTY**	**CONT**			**BOTANICAL / COMMON NAME**
DECIDUOUS SHRUBS						
	BT'C	54	5 gal			Berberis thunbergii `Concorde` Concorde Japanese Barberry
	C'BM	55	5 gal			Caryopteris x clandonensis `CT-9-12` TM Beyond Midnight Bluebeard



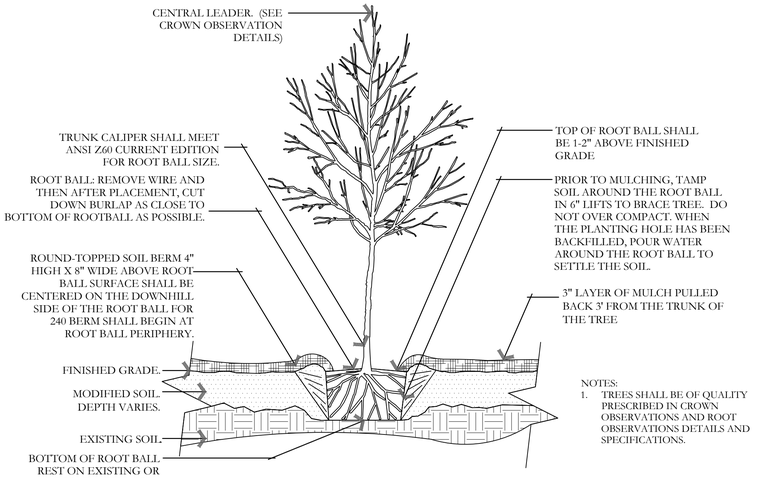
A DECIDUOUS TREE PLANTING

NOT TO SCALE



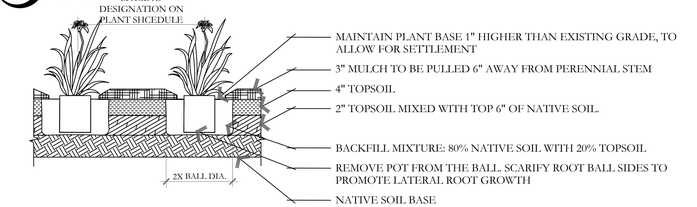
B TREE ON SLOPE 5% (20:1) TO 50% (2:1)

NOT TO SCALE



C TREE W/ BERM (EXISTING SOIL MODIFIED)

NOT TO SCALE



F PERENNIAL PLANTING

NOT TO SCALE



D EVERGREEN TREE PLANTING

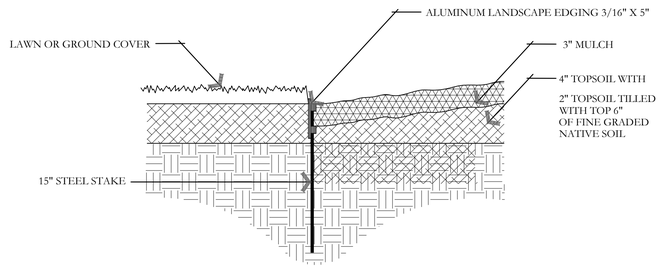
NOT TO SCALE



NOTES:
1. SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.
2. SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

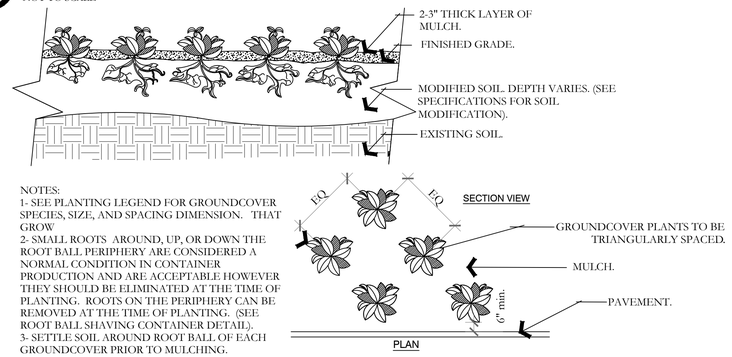
E SHRUB - MODIFIED SOIL

NOT TO SCALE



G METAL EDGING DETAIL

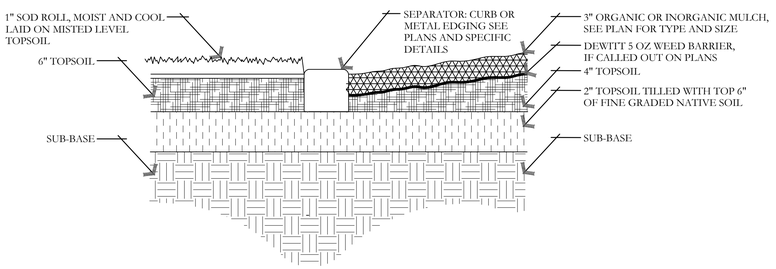
NOT TO SCALE



NOTES:
1- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION. THAT GROW
2- SMALL ROOTS AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
3- SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

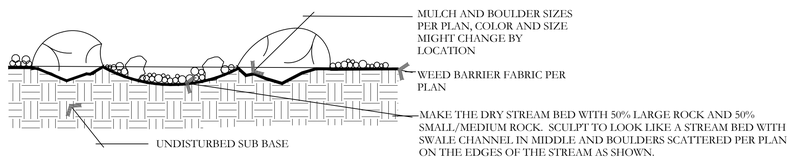
H PERENNIAL/GROUNDCOVER PLANTING

NOT TO SCALE



I SOD LAYING/MULCH DETAIL

NOT TO SCALE



J BOULDER AND DRY STREAM BED DETAIL

NOT TO SCALE

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
6/2/2026	UT26087	** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 5/28/2026	ANTELOPE TOWNS COMMERCIAL 175 W ANTELOPE DR CLEARFIELD, UTAH	NICOLE STANGL NICOLEFSTANGL@GMAIL.COM 801-556-5614	PKJ DESIGN GROUP Landscape Architecture / Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 995-2217 www.pkjdesigngroup.com	LICENSED LANDSCAPE ARCHITECT JEREMY TA ANSWORTH 8128121-5301 6/2/2026 ELECTRONIC SEAL STATE OF UTAH	PM: JTA DRAWN: ACP CHECKED: KBA PLOT DATE: 6/2/2026

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		

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UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

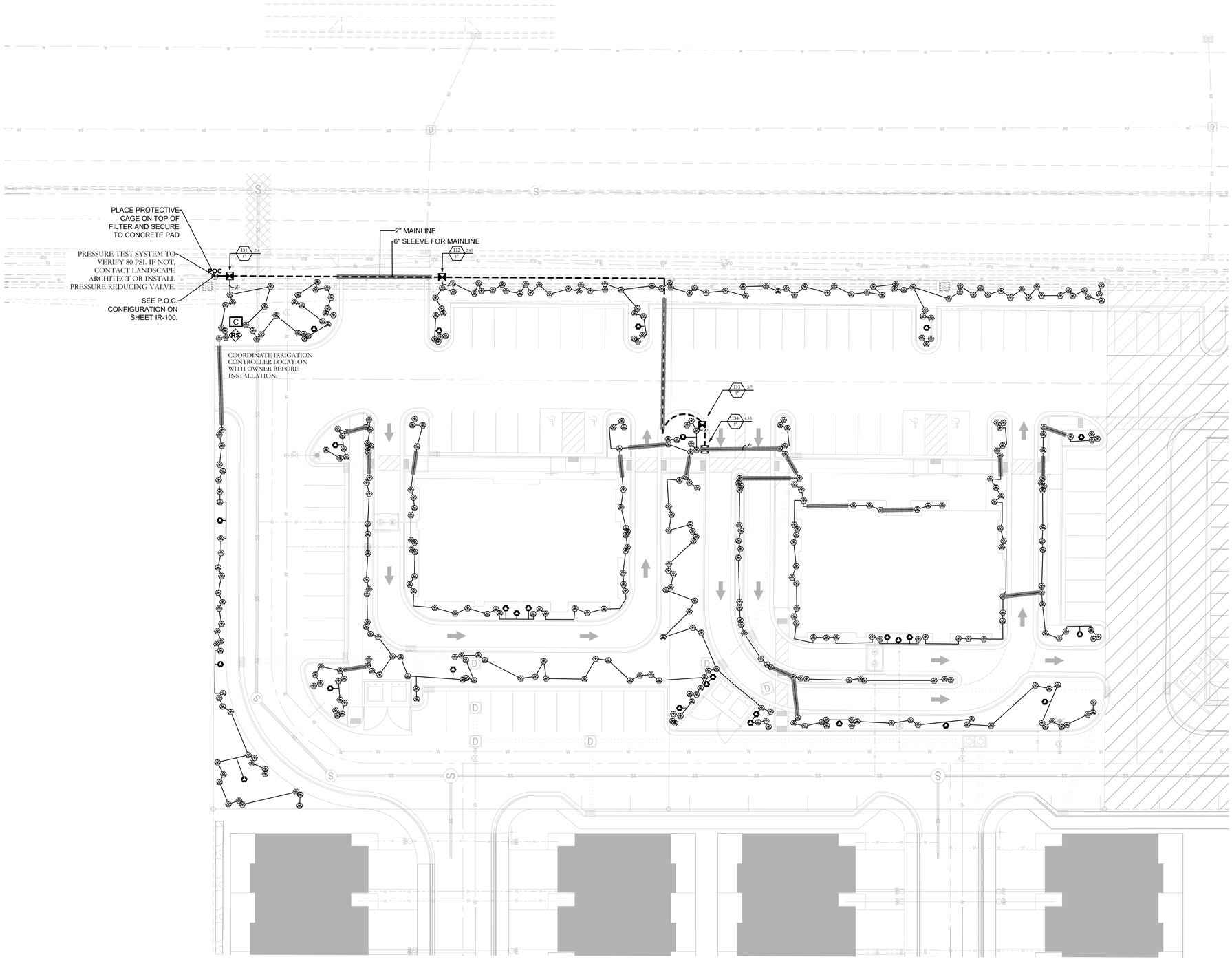
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LANDSCAPE DETAILS

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LP-501



IRRIGATION LEGEND

(NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.) IF YOU NEED HELP WITH A WATER AUDIT CONSULTATION, OR A PLANT MAINTENANCE SCHEDULE, CONTACT PKJ@PKJDESIGNGROUP.COM)

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZ-100-IVMQ(2) 1" Wide Flow IVM Drip Control Kit for Commercial Applications. 1in. Ball Valve with 1in. PESBIVM Smart Valve w/ factory installed IVM-SOL 0.3-20 gpm and 1in. Pressure Regulating 40psi Quick-Check Basket Filter 0.3-20 gpm	4
	Rain Bird XFS-09-18 Drip Ring(SHRUB)	435
	Rain Bird XFS-09-18 Drip Ring(TREE)	27

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird 44-RC 1" 1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, and 2-Piece Body.	1
	Shut Off Valve	1
M	Rain Bird EFB-CP-PRS-D 2" 2in. Brass Master Valve, that is Contamination Proof w/Self-Flushing Filter Screen. Globe Configuration, Reclaimed Water Compatible, and Purple Handle Cover Designates Non-Potable Water Use. With Pressure Regulator.	1
C	Rain Bird ESPLXIVM 60 Station, 2-Wire Controller w/ Smart Valve Technology. (1) ESPLXIVM 60-Station, Indoor/Outdoor, Plastic Wall-Mount Cabinet. System Requirements: Rain Bird LXIVM-XXX Integrated Valve Modules & 2-Wire Devices. Use Paige Electric Cable P7072D & Rain Bird WC20 Dry Splices ONLY. Ground System w/ (X) LXIVMSD Surge Device in Rain Bird Round Valve Boxes. Install Per Manufacturers Recommendations.	1
RS	Rain Bird WRZ-RC Wireless Rain Sensor Combo, includes 1 receiver and 1 rain sensor transmitter.	1
FS	Rain Bird FS-200-B 2in. Flow Sensor, Brass Model. Suggested Operating Range 10 GPM to 100 GPM. Size for Flow Not According to Pipe Size. Rain Bird Compatible Controllers: ESP-LXIVM(P) | LXD | LXME2(P) | ME3, or Controllers Accepting Custom K-Factor and Offset. Install in Rain Bird Valve Box.	1
F	Amiad 2-T-S-SCAN-Steel Screen 200mm Amiad 2in. T-Super Scanaway Manual Plastic Filter, NPT thread, Steel Screen Element. Clogging Indicator Kit. Engineered-plastic material, maximum working pressure 145psi.	1
POC	Point of Connection 2"	1
	Irrigation Lateral Line: PVC Schedule 40 3/4"	2,846 lf
	Irrigation Mainline: PVC Schedule 40	278.1 lf
	Pipe Sleeve: PVC Class 200 SDR 21	333.4 lf

Valve Callout
- # Valve Number
- # Valve Flow
- #" Valve Size

P.O.C. CONFIGURATION

(NOTE: PRESSURE TEST SYSTEM TO VERIFY 80 PSI. IF NOT, CONTACT LANDSCAPE ARCHITECT OR INSTALL PRESSURE REDUCING VALVE.)

POC SOURCE DATA

SHUTOFF VALVE

F AMIAD SCREEN FILTER

M MASTER VALVE

FS 2" FLOW SENSOR

QUICK COUPLER

ISSUE DATE	PROJECT NUMBER
6/2/2026	UT26087

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		

PLAN INFORMATION

** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 5/28/2026

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NORTH

0' 15' 30' 60' 120'

GRAPHIC SCALE: 1" = 30'

PROJECT INFORMATION

ANTELOPE TOWNS COMMERCIAL

175 W ANTELOPE DR
CLEARFIELD, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

NICOLE STANGL
NICOLEFSTANGL@GMAIL.COM
801-556-5614

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LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 995-2217
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT JEREMY AINSWORTH 8139417-5301 6/2/2026 RENEW 6/30/2026 STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	ACP
CHECKED:	KBA
PLOT DATE:	6/2/2026

IRRIGATION OVERALL PLAN

CITY PERMIT SET

IR-100

IRRIGATION PLAN SPECIFICATIONS

IRRIGATION SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

WORK TO BE DONE INCLUDES ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE THE PROJECT IRRIGATION SYSTEM AS INDICATED ON THE CONSTRUCTION DRAWINGS, AND AS SPECIFIED HEREIN TO INCLUDE BUT NOT LIMITED TO: FURNISHING AND INSTALLING UNDERGROUND AND ABOVE GROUND SPRINKLER SYSTEM COMPLETE WITH ANY ACCESSORIES NECESSARY FOR PROPER FUNCTION AND OPERATION OF THE SYSTEM. ALL PLANT MATERIAL ON THE PROJECT SHALL BE IRRIGATED. REMOVE AND DISPOSE OF ANY EXISTING SPRINKLER SYSTEM COMPONENTS WHICH ARE DISTURBED DURING THE CONSTRUCTION PROCESS AND ARE NOT TO BE SAVED. RESTORATION OF ANY ALTERED OR DAMAGED EXISTING LANDSCAPE TO ORIGINAL STATE AND CONDITION.

1.2 SYSTEM DESCRIPTION

A. DESIGN OF IRRIGATION COMPONENTS: LOCATIONS OF IRRIGATION COMPONENTS ON CONSTRUCTION DRAWINGS MAY BE APPROXIMATE. PIPING, SLEEVING AND/OR OTHER COMPONENTS SHOWN ON CONSTRUCTION DRAWINGS MAY BE SHOWN SCHEMATICALLY FOR GRAPHIC CLARITY AND DEMONSTRATION OF COMPONENT GROUPINGS AND SEPARATIONS. ALL IRRIGATION COMPONENTS SHALL BE PLACED IN LANDSCAPED AREAS, WITH THE EXCEPTION OF POPE AND WIRE IN SLEEVING UNDER HARDSCAPES. ACTUAL ROUTING OF PIPE, WIRE OR OTHER COMPONENTS MAY BE ALTERED DUE TO SITE CONDITIONS NOT ACCOUNTED FOR IN THE DESIGN PROCESS.

B. CONSTRUCTION REQUIREMENTS: ACTUAL PLACEMENT MAY VARY AS REQUIRED TO ACHIEVE A MINIMUM OF 100% COVERAGE WITHOUT OVERSPRAY ONTO HARDSCAPE, BUILDINGS OR OTHER FEATURES.

C. LAYOUT OF IRRIGATION COMPONENTS: DURING LAYOUT AND STAKING, CONSULT WITH OWNER APPROVED REPRESENTATIVE (HEREAFTER REFERRED TO AS OAR) TO VERIFY PROPER PLACEMENT OF IRRIGATION COMPONENTS, AND TO PROVIDE CONTRACTOR RECOMMENDATIONS FOR CHANGES WHERE REVISIONS MAY BE ADVISABLE. SMALL OR MINOR ADJUSTMENTS TO SYSTEM LAYOUT ARE PERMISSIBLE TO AVOID EXISTING FIELD OBSTRUCTIONS SUCH AS UTILITY BOXES OR STREET LIGHT POLES. CONTRACTOR SHALL PLACE REMOTE CONTROL VALVES IN GROUPS AS PRACTICAL TO ECONOMIZE ON QUANTITY OF MANIFOLD ISOLATION VALVES. QUICK COUPLER VALVES SHALL BE PLACED WITH MANIFOLD GROUPS AND PROTECTED BY MANIFOLD ISOLATION VALVES. QUICK COUPLER VALVES ARE SHOWN ON CONSTRUCTION DOCUMENTS IN APPROXIMATE LOCATIONS.

1.3 DEFINITIONS

A. WATER SUPPLY: SECONDARY WATER PIPING AND COMPONENTS, FURNISHED AND INSTALLED BY OTHERS TO PROVIDE IRRIGATION WATER TO THIS PROJECT, INCLUDING BUT NOT LIMITED TO FILTER, SADDLES, NIPPLES, SPOOLS, SHUT OFF VALVES, CORPORATION STOP VALVES, WATER METERS, PRESSURE REGULATION VALVES, AND PIPING UPSTREAM OF (OR PRIOR TO) THE POINT OF CONNECTION.

B. POINT OF CONNECTION: LOCATION WHERE THE CONTRACTOR SHALL TIE INTO THE WATER SUPPLY. MAY REQUIRE FILTER, SADDLE, NIPPLES, SPOOLS, ISOLATION VALVES OR STOP AND WASTE VALVE FOR LANDSCAPE IRRIGATION NEEDS AND USE.

C. MAIN LINE PIPING: PRESSURIZED PIPING DOWNSTREAM OF THE POINT OF CONNECTION TO PROVIDE WATER TO REMOTE CONTROL VALVES AND QUICK COUPLERS. NORMALLY UNDER CONSTANT PRESSURE.

D. LATERAL LINE PIPING: CIRCUIT PIPING DOWNSTREAM OF REMOTE CONTROL VALVES TO PROVIDE WATER TO SPRINKLER HEADS, DRIP SYSTEMS OR BUBBLERS.

1.4 REFERENCES

A. THE FOLLOWING STANDARDS WILL APPLY TO THE WORK OF THIS SECTION:

a. ASTM-AMERICAN SOCIETY FOR TESTING AND MATERIALS

b. IA - THE IRRIGATION ASSOCIATION: MAIN BMP DOCUMENT, LANDSCAPE IRRIGATION SCHEDULING AND WATER MANAGEMENT DOCUMENT.

1.5 SUBMITTALS

A. AT LEAST THIRTY (30) DAYS PRIOR TO ORDERING OF ANY MATERIALS, THE CONTRACTOR SHALL PROVIDE MANUFACTURER CATALOG CUT SHEET AND CURRENT PRINTED SPECIFICATIONS FOR EACH ELEMENT OR COMPONENT OF THE IRRIGATION SYSTEM. SUBMITTALS SHALL BE IN THREE RING BINDERS OR OTHER SIMILAR BOUND FORM. PROVIDE FIVE COPIES OF SUBMITTALS TO OAR FOR DISTRIBUTION. PLACE COVER OR INDEX SHEET INDICATING ORDER IN SUBMITTAL DOCUMENT. NO MATERIAL SHALL BE ORDERED, DELIVERED OR ANY WORK PRECEDED IN THE FIELD UNTIL THE REQUIRED SUBMITTALS HAVE NEED REVIEWED IN ITS ENTIRETY AND STAMPED APPROVED. DELIVERED MATERIAL SHALL MATCH THE APPROVED SAMPLES.

B. OPERATION AND MAINTENANCE MANUAL:

a. AT LEAST THIRTY (30) DAYS PRIOR TO FINAL INSPECTION, THE CONTRACTOR SHALL PROVIDE OPERATION AND MAINTENANCE MANUAL TO OAR, CONTAINING:

i. MANUFACTURER CATALOG CUT SHEET AND CURRENT PRINTED SPECIFICATIONS FOR EACH ELEMENT OR COMPONENT OF THE IRRIGATION SYSTEM.

ii. PARTS LIST FOR EACH OPERATING ELEMENT OF THE SYSTEM

iii. MANUFACTURER PRINTED LITERATURE ON OPERATION AND MAINTENANCE OF OPERATING ELEMENTS OF THE SYSTEM.

iv. SECTION LISTING INSTRUCTIONS FOR OVERALL SYSTEM OPERATION AND MAINTENANCE. INCLUDE DIRECTIONS FOR SPRING START-UP AND WINTERIZATION.

b. PROJECT RECORD COPY

i. MAINTAIN AT PROJECT SITE ONE COPY OF ALL PROJECT DOCUMENTS CLEARLY MARKED "PROJECT RECORD COPY". MARK ANY DEVIATION IN MATERIAL INSTALLATION ON CONSTRUCTION DRAWINGS. MAINTAIN AND UPDATE DRAWING AT LEAST WEEKLY. PROJECT RECORD COPY TO BE AVAILABLE TO OAR ON DEMAND.

ii. COMPLETED PROJECT AS-BUILT DRAWINGS

ii.a. PRIOR TO FINAL INSPECTION, PREPARE AND SUBMIT TO OAR ACCURATE AS-BUILT DRAWINGS

ii.b. SHOW DETAIL AND DIMENSION CHANGES MADE DURING INSTALLATION. SHOW SIGNIFICANT DETAILS AND DIMENSIONS THAT WERE NOT SHOWN IN ORIGINAL CONTRACT DOCUMENTS.

ii.c. FIELD DIMENSION LOCATIONS OF SLEEVING, POINTS OF CONNECTION, MAIN LINE PIPING, WIRING RUNS NOT CONTAINED IN MAIN LINE PIPE TRENCHES, VALVES AND VALVE BOXES, QUICK COUPLER VALVES.

ii.d. DIMENSIONS ARE TO BE TAKEN FROM PERMANENT CONSTRUCTED SURFACES, FEATURES, OR FINISHED EDGES LOCATED AT OR ABOVE FINISHED GRADE.

ii.e. CONTROLLER MAP: UPON COMPLETION OF SYSTEM, PLACE IN EACH CONTROLLER A COLOR CODED COPY OF THE AREA THAT CONTROLLER SERVICES: INDICATING ZONE NUMBER, TYPE OF PLANT MATERIAL AND LOCATION ON PROJECT THAT ZONE SERVICES. LAMINATE MAP WITH HEAT SHRINK CLEAR PLASTIC.

1.6 QUALITY ASSURANCE

A. ACCEPTANCE: DO NOT INSTALL WORK IN THIS SECTION PRIOR TO ACCEPTANCE BY OAR.

B. REGULATORY REQUIREMENTS: ALL WORK AND MATERIALS SHALL BE ACCORDING TO ANY AND ALL RULES, REGULATIONS OR CODES, WHETHER THEY ARE STATE OR LOCAL LAWS AND ORDINANCES. CONTRACT DOCUMENTS, DRAWINGS OR SPECIFICATIONS MAY NOT BE CONSTRUED OR INTERPRETED TO PERMIT WORK OR MATERIALS NOT CONFORMING TO THE ABOVE CODES.

C. ADEQUATE WATER SUPPLY: WATER SUPPLY TO THIS PROJECT EXISTS, INSTALLED BY OTHERS. CONNECTIONS TO THESE SUPPLY LINES SHALL BE BY THIS CONTRACTOR. VERIFY THAT PROPER CONNECTION IS AVAILABLE TO SUPPLY LINE AND IS OF ADEQUATE SIZE. VERIFY THAT SECONDARY CONNECTION COMPONENTS MAY BE INSTALLED IF NECESSARY. PERFORM STATIC PRESSURE TEST PRIOR TO COMMENCEMENT OF WORK. NOTIFY OAR IN WRITING OF PROBLEMS ENCOUNTERED PRIOR TO PROCEEDING.

D. WORKMANSHIP AND MATERIALS:

a. IT IS THE INTENT OF THIS SPECIFICATION THAT ALL MATERIAL HEREIN SPECIFIED AND SHOWN ON THE CONSTRUCTION DOCUMENTS SHALL BE OF THE HIGHEST QUALITY AVAILABLE AND MEETING THE REQUIREMENTS SPECIFIED.

b. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE BEST STANDARDS OF PRACTICE RELATING TO THE TRADE.

E. CONTRACTOR QUALIFICATIONS:

a. CONTRACTOR SHALL PROVIDE DOCUMENT OR RESUME INCLUDING AT LEAST THE FOLLOWING ITEMS:

i. THAT CONTRACTOR HAS BEEN INSTALLING SPRINKLERS ON COMMERCIAL PROJECTS FOR FIVE PREVIOUS CONSECUTIVE YEARS.

ii. CONTRACTOR IS LICENSED TO PERFORM LANDSCAPE AND IRRIGATION CONSTRUCTION IN THE STATE OF THIS PROJECT.

iii. CONTRACTOR IS BONDABLE FOR THE WORK TO BE PERFORMED.

iv. REFERENCES OF FIVE PROJECTS OF SIMILAR SIZE AND SCOPE COMPLETED WITHIN THE LAST FIVE YEARS. THREE OF THE PROJECTS LISTED SHALL BE LOCAL.

v. LISTING OF SUPPLIERS WHERE MATERIALS WILL BE OBTAINED FOR USE ON THIS PROJECT.

vi. PROJECT SITE FOREMAN OR SUPERVISOR HAS AT LEAST FIVE CONSECUTIVE YEARS OF COMMERCIAL IRRIGATION INSTALLATION EXPERIENCE. THIS PERSON SHALL BE A CURRENT CERTIFIED IRRIGATION CONTRACTOR IN GOOD STANDING AS SET FORTH BY THE IRRIGATION ASSOCIATION. THIS PERSON SHALL BE ON PROJECT SITE AT LEAST 75% OF EACH WORKING DAY.

vii. EVIDENCE THAT CONTRACTOR CURRENTLY EMPLOYS WORKERS IN SUFFICIENT QUANTITIES TO COMPLETE PROJECT WITHIN TIME LIMITS THAT ARE ESTABLISHED BY THE CONTRACT.

viii. ALL GENERAL LABORERS OR WORKERS ON THE PROJECT SHALL BE PREVIOUSLY TRAINED AND FAMILIAR WITH SPRINKLER INSTALLATION AND HAVE A MINIMUM OF ONE-YEAR EXPERIENCE. THOSE WORKERS PERFORMING TASKS RELATED TO PVC PIPE SHALL HAVE CERTIFICATES DESIGNATED BELOW.

1.7 DELIVERY-STORAGE-HANDLING

A. DURING DELIVERY, INSTALLATION AND STORAGE OF MATERIALS FOR PROJECT, ALL MATERIALS SHALL BE PROTECTED FROM CONTAMINATION, DAMAGE, VANDALISM, AND PROLONGED EXPOSURE TO SUNLIGHT. ALL MATERIAL STORED IN PLASTIC SHALL BE NEATLY ORGANIZED IN A COMPACT ARRANGEMENT AND STORAGE SHALL NOT DISRUPT PROJECT OWNER OR OTHER TRADES ON PROJECT SITE. ALL MATERIAL TO BE INSTALLED SHALL BE HANDLED BY CONTRACTOR WITH CARE TO AVOID BREAKAGE OR DAMAGE. DAMAGED MATERIALS ATTRIBUTED TO CONTRACTOR SHALL BE REPLACED WITH NEW AT CONTRACTOR'S EXPENSE.

1.8 SEQUENCING

A. PERFORM SITE SURVEY, RESEARCH UTILITY RECORDS, CONTACT UTILITY LOCATION SERVICES. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH ALL HAZARDS AND UTILITIES PRIOR TO WORK COMMENCEMENT. INSTALL SLEEVING PRIOR TO INSTALLATION OF CONCRETE, PAVING OR OTHER PERMANENT SITE ELEMENTS. IRRIGATION SYSTEM POINT OF CONNECTION COMPONENTS, FILTER AND PRESSURE REGULATION DEVICES SHALL BE INSTALLED AND OPERATIONAL PRIOR TO ALL DOWNSTREAM COMPONENTS. ALL MAIN LINES SHALL BE THOROUGHLY FLUSHED OF ALL DEBRIS PRIOR TO INSTALLATION OF ANY SPRINKLER HEADS.

1.9 WARRANTY

A. CONTRACTOR SHALL PROVIDE ONE YEAR WARRANTY. WARRANTY SHALL COVER ALL MATERIALS, WORKMANSHIP AND LABOR. WARRANTY SHALL INCLUDE FILLING AND OR REPAIRING DEPRESSIONS OR REPLACING TURF OR OTHER PLANTINGS DUE TO SETTLEMENT OF IRRIGATION TRENCHES OR IRRIGATION SYSTEM ELEMENTS. VALVE BOXES, SPRINKLERS OR OTHER COMPONENTS SETTLED FROM ORIGINAL FINISH GRADE SHALL BE RESTORED TO PROPER GRADE. IRRIGATION SYSTEM SHALL HAVE BEEN ADJUSTED TO PROVIDE PROPER, ADEQUATE COVERAGE OF IRRIGATED AREAS.

1.10 OWNER'S INSTRUCTION

A. AFTER SYSTEM IS INSTALLED, INSPECTED, AND APPROVED, INSTRUCT OWNER'S REPRESENTATIVES IN COMPLETE OPERATION AND MAINTENANCE PROCEDURES. COORDINATE INSTRUCTION WITH REFERENCES TO PREVIOUSLY SUBMITTED OPERATION AND MAINTENANCE MANUAL.

1.11 MAINTENANCE

A. FURNISH THE FOLLOWING ITEMS TO OWNER'S REPRESENTATIVE:

a. TWO QUICK COUPLER KEYS WITH HOSE SWIVELS.

b. ONE OF EACH TYPE OR SIZE OF QUICK COUPLER VALVE AND REMOTE CONTROL VALVE. FIVE PERCENT OF TOTAL QUANTITIES USED OF EACH SPRINKLER AND SPRINKLER NOZZLE.

B. PROVIDE THE FOLLOWING SERVICES:

a. WINTERIZE ENTIRE IRRIGATION SYSTEM INSTALLED UNDER THIS CONTRACT. WINTERIZE BY 'BLOW-OUT' METHOD USING COMPRESSED AIR. COMPRESSOR SHALL BE CAPABLE OF MINIMUM OF 175 CFM. THIS OPERATION SHALL OCCUR AT THE END OF FIRST GROWING SEASON AFTER NEED FOR PLANT IRRIGATION BUT PRIOR TO FREEZING. COMPRESSOR SHALL BE CAPABLE OF EVACUATING SYSTEM OF ALL WATER PRESSURE REGULATION DEVICES. COMPRESSOR SHALL BE REGULATED TO NOT MORE THAN 60 PSI. START UP SYSTEM THE FOLLOWING SPRING AFTER DANGER OF FREEZING HAS PASSED. CONTRACTOR SHALL TRAIN OWNER'S REPRESENTATIVE IN PROPER START-UP AND WINTERIZATION PROCEDURE.

PART 2 - PRODUCTS

2.1 GENERAL NOTES

A. CONTRACTOR SHALL PROVIDE MATERIALS TO BE USED ON THIS PROJECT. CONTRACTOR SHALL NOT REMOVE ANY MATERIAL PURCHASED FOR THIS PROJECT FROM THE PROJECT SITE, NOR MIX PROJECT MATERIALS WITH OTHER CONTRACTOR OWNED MATERIALS. OWNER RETAINS RIGHT TO PURCHASE AND PROVIDE PROJECT MATERIAL.

2.2 POINT OF CONNECTION

A. THE CONTRACTOR SHALL CONNECT ONTO EXISTING IRRIGATION OR WATER MAIN LINE AS NEEDED FOR POINT(S) OF CONNECTION. CONTRACTOR SHALL INSTALL NEW MAIN LINE AS INDICATED.

2.3 CONNECTION ASSEMBLY

A. SECONDARY WATER SHALL BE USED ON THIS PROJECT. INSTALL FILTER AND RPZ AS NEEDED.

2.4 CONTROL SYSTEM

A. POWER SUPPLY TO THE IRRIGATION CONTROLLER SHALL BE PROVIDED FOR BY THIS CONTRACT.

B. CONTROLLER SHALL BE AS SPECIFIED IN THE DRAWINGS. CONTROLLER SHALL BE SURGE PROTECTED.

a. INSTALLATION OF WALL-MOUNT/GROUND PEDESTAL TIMER CONTROLLERS: IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THIS TASK. POWER CONFIGURATION FOR WALL-MOUNT/GROUND PEDESTAL TIMER CONTROLLERS SHALL BE 120 VAC UNLESS OTHERWISE NOTED.

b. LOCATE CONTROLLER(S) IN GENERAL LOCATION SHOWN ON CONSTRUCTION DRAWINGS. COORDINATE POWER SUPPLY AND BREAKER ALLOCATION WITH ELECTRICAL CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL POWER CONNECTIONS TO CONTROLLERS, WHETHER THEY ARE WALL MOUNT OR PEDESTAL MOUNT. CONTRACTOR SHALL COORDINATE WITH ELECTRICAL OR OTHER PROJECT TRADES AS NEEDED TO FACILITATE INSTALLATION OF POWER TO CONTROLLERS.

C. WIRES CONNECTING THE REMOTE CONTROL VALVES TO THE IRRIGATION CONTROLLER ARE SINGLE CONDUCTORS, TYPE PE. WIRE CONSTRUCTION SHALL INCORPORATE A SOLID COPPER CONDUCTOR AND POLYETHYLENE (PE) INSULATION WITH A MINIMUM THICKNESS OF 0.045 INCHES. THE WIRES SHALL BE UL LISTED FOR DIRECT BURIAL IN IRRIGATION SYSTEMS AND BE RATED AT A MINIMUM OF 30 VAC. PAIGE ELECTRIC CO., LP SPECIFICATION NUMBER P7079D.

a. A MINIMUM OF 24" OF ADDITIONAL WIRE SHALL BE LEFT AT EACH VALVE, EACH SPLICE BOX AND AT EACH CONTROLLER.

b. COMMON WIRE SHALL BE WHITE IN COLOR, 12 GAUGE. CONTROL WIRE SHALL BE RED IN COLOR, 14 GAUGE. SPARE/EXTRA WIRE (3 FT.) SHALL BE LOOPED WITHIN EACH VALVE BOX OF THE GROUPING IT IS TO SERVICE.

D. RCV WIRE SPLICING CONNECTORS SHALL BE 3M BRAND DBY OR DBR. WIRE SPLICING BETWEEN CONTROLLER AND VALVES SHALL BE AVOIDED IF AT ALL POSSIBLE. ANY WIRE SPLICES SHALL BE CONTAINED WITHIN A VALVE BOX. SPLICES WITHIN A VALVE BOX THAT CONTAINS NO CONTROL VALVES SHALL BE STAMPED 'WIRE SPLICE' OR 'WS' ON BOX LID.

2.5 SLEEVING

A. CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT EXISTING UNDERGROUND UTILITIES AND COMPONENTS. SLEEVING MINIMUM SIZE SHALL BE 2". SLEEVING 2" THROUGH 4" IN SIZE SHALL BE S/40 PVC SOLVENT WELD. SLEEVING 6" AND LARGER SHALL BE CL 200 PVC GASKETED. SLEEVE DIAMETER SHALL BE AT LEAST TWO TIMES THE DIAMETER OF THE PIPE WITHIN THE SLEEVE. SLEEVES SHALL BE EXTENDED 6" MINIMUM BEYOND WALK OR EDGE OF PAVEMENT. WIRE OR CABLE SHALL NOT BE INSTALLED IN THE SAME SLEEVE AS PIPING, BUT SHALL BE INSTALLED IN SEPARATE SLEEVES. SLEEVE ENDS ON SLEEVE SIZES 4" AND LARGER SHALL BE CAPPED WITH INTEGRAL CORRESPONDING SIZED PVC SLIP CAP, PRESSURE FIT, UNTIL USED, TO PREVENT CONTAMINATION. SLEEVES SHALL BE INSTALLED AT APPROPRIATE DEPTHS FOR MAIN LINE PIPE OR LATERAL PIPE.

2.6 MAIN LINE PIPE

A. ALL MAIN LINE PIPE 4" AND LARGER SHALL BE CLASS 200 GASKETED BELL END. ALL MAIN LINE PIPE 3" IN SIZE AND SMALLER SHALL BE SCHEDULE 40 PVC SOLVENT WELD BELL END.

a. MAXIMUM FLOWS ALLOWED THROUGH MAIN LINE PIPE SHALL BE:

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM
4"	180 GPM

b. MAIN LINE PIPE SHALL BE BURIED WITH 24" COVER

2.7 MAIN LINE FITTINGS

A. ALL MAIN LINE FITTINGS 3" AND LARGER SHALL BE GASKETED DUCTILE IRON MATERIAL. ALL DUCTILE IRON FITTINGS HAVING CHANGE OF DIRECTION SHALL HAVE PROPER CONCRETE THRUST BLOCK INSTALLED. ALL MAIN LINE FITTINGS SMALLER THAN 3" IN SIZE SHALL BE SCHEDULE 80 PVC.

2.8 ISOLATION VALVES

A. ISOLATION VALVES 3" AND LARGER SHALL BE WATEROUS BRAND MODEL 2500 CAST IRON GATE VALVE, RESILIENT WEDGE, PUSH ON TYPE, WITH 2" SQUARE OPERATING NUT. PLACE SLEEVE OF 6" OR LARGER PIPE OVER TOP OF VALVE VERTICALLY AND THEN EXTEND TO GRADE. PLACE 10" ROUND VALVE BOX OVER SLEEVE AT GRADE.

B. ISOLATION VALVES 2-1/2" AND SMALLER SHALL BE APOLLO BRAND 70 SERIES BRASS BALL VALVES, CONTAINED IN A CARSON STANDARD SIZE VALVE BOX. VALVES SHALL BE INSTALLED WITH S/80 PVC TOE NIPPLES ON BOTH SIDES OF THE VALVE. VALVE SHALL BE PLACED SO THAT THE HANDLE IS VERTICAL TOWARD THE TOP OF THE VALVE BOX IN THE 'OFF' POSITION.

2.9 MANIFOLDS

A. ACTION MANIFOLD FITTINGS SHALL BE USED TO CREATE UNIONS ON BOTH SIDES OF EACH CONTROL VALVE, ALLOWING THE VALVE TO BE REMOVED FROM THE BOX WITHOUT CUTTING PIPING. VALVES SHALL BE LOCATED IN BOXES WITH AMPLE SPACE SURROUNDING THEM TO ALLOW ACCESS FOR MAINTENANCE AND REPAIR. WHERE PRACTICAL, GROUP REMOTE CONTROL VALVES IN CLOSE PROXIMITY, AND PROTECT EACH GROUPING WITH A MANIFOLD ISOLATION VALVE AS SHOWN IN DETAILS. MANIFOLD MAIN LINE (OR SUB-MAIN LINE) AND ALL MANIFOLD COMPONENTS AND ISOLATION VALVES SHALL BE AT LEAST AS LARGE AS THE LARGEST DIAMETER LATERAL SERVED BY THE RESPECTIVE MANIFOLD.

2.10 REMOTE CONTROL VALVES

A. REMOTE CONTROL VALVES SHALL BE AS SPECIFIED ON THE DRAWINGS. REMOTE CONTROL VALVES SHALL BE LOCATED SEPARATELY AND INDIVIDUALLY IN SEPARATE CONTROL BOXES.

2.11 MANUAL CONTROL VALVES

A. QUICK COUPLER VALVE SHALL BE ATTACHED TO THE MANIFOLD SUB-MAIN LINE USING A LASCO G17S212 SWING JOINT ASSEMBLY WITH SNAP-LOCK OUTLET AND BRASS STABILIZER ELBOW. QUICK COUPLER VALVE SHALL BE PLACED WITHIN A CARSON 10" ROUND VALVE BOX. TOP OF QUICK COUPLER VALVE COVER SHALL ALLOW FOR COMPLETE INSTALLATION OF VALVE BOX LID, BUT ALSO ALLOW FOR INSERTION AND OPERATION OF KEY. BASE OF QUICK COUPLER VALVE AND TOP OF QUICK COUPLER SWING JOINT SHALL BE ENCASED IN ¾" GRAVEL. CONTRACTOR SHALL NOT PLACE QUICK COUPLER VALVES FURTHER THAN 200 FEET APART, TO ALLOW FOR SPOT WATERING OR SUPPLEMENTAL IRRIGATION OF NEW PLANT MATERIAL. QUICK COUPLER VALVE AT POC SHALL NOT BE ELIMINATED OR RELOCATED.

2.12 LATERAL LINE PIPE

A. ALL LATERAL PIPING SHALL BE SCHEDULE 40 PVC, SOLVENT WELD, AND BELL END. LATERAL PIPE SHALL BE BURIED WITH 12-18" OF COVER TYPICALLY. LATERAL PIPE SHALL BE ¾", 1", 1 ¼", 1 ½" OR 2" IN SIZE AS INDICATED ON CONSTRUCTION DRAWINGS.

2.13 LATERAL LINE FITTINGS

A. ALL LATERAL LINE FITTINGS SHALL BE S/40 PVC

2.14 SPRAY SPRINKLERS

A. SPRAY HEAD SPRINKLERS SHALL BE AS SPECIFIED ON THE DRAWINGS. NOZZLES SHALL BE AS SPECIFIED ON THE DRAWINGS.

2.15 VALVE BOXES

A. RAINBIRD VALVE BOXES SHALL BE USED ON THIS PROJECT. SIZES ARE AS DIRECTED IN THESE SPECIFICATIONS, DETAIL SHEETS OR PLAN SHEETS. VALVE BOXES SHALL BE CENTERED OVER THE CONTROL VALVE OR ELEMENT THEY COVER. VALVE BOX SHALL BE SIZED LARGE ENOUGH TO ALLOW AMPLE ROOM FOR SERVICES ACCESS, REMOVAL OR REPLACEMENT OF VALVE OR ELEMENT. VALVE BOX SHALL BE SET TO FLUSH TO FINISH GRADE OF TOPSOIL OR BARKED AREAS. CONTRACTOR SHALL PROVIDE EXTENSIONS OR STACK ADDITIONAL VALVE BOXES AS NECESSARY TO BRING VALVE BOX PIT TO PROPER GRADE.

2.16 IMPORT BACKFILL

A. ALL MAIN LINE PIPE, LATERAL LINE PIPE AND OTHER IRRIGATION ELEMENTS SHALL BE BEDDED AND BACKFILLED WITH CLEAN SOIL, FREE OF ROCKS 1" AND LARGER. CONTRACTOR SHALL FURNISH AND INSTALL ADDITIONAL BACKFILL MATERIAL AS NECESSARY DUE TO ROCKY CONDITIONS. TRENCHES AND OTHER ELEMENTS SHALL BE COMPACTED AND/OR WATER SETTLED TO ELIMINATE SETTLING. DEBRIS FROM TRENCHING OPERATIONS UN-USABLE FOR FILL SHALL BE REMOVED FROM PROJECT AND DISPOSED OF PROPERLY BY CONTRACTOR.

2.17 OTHER PRODUCTS

A. SUBSTITUTION OF EQUIVALENT PRODUCTS IS SUBJECT TO THE OAR'S APPROVAL AND MUST BE DESIGNATED AS ACCEPTED IN WRITING.

a. THE CONTRACTOR SHALL PROVIDE MATERIALS TO MAKE THE SYSTEM COMPLETE AND OPERATIONAL.

PART 3 - EXECUTION

3.1 PREPARATION

A. CONTRACTOR SHALL REPAIR OR REPLACE WORK DAMAGED BY IRRIGATION SYSTEM INSTALLATION. IF DAMAGED WORK IS NEW, REPAIR OR REPLACEMENT SHALL BE PERFORMED BY THE ORIGINAL INSTALLER OF THAT WORK. THE EXISTING LANDSCAPE OF THIS PROJECT SHALL REMAIN IN PLACE. CONTRACTOR SHALL PROTECT AND WORK AROUND EXISTING PLANT MATERIAL. COORDINATION OF TRENCH AND VALVE LOCATIONS SHALL BE LAID OUT FOR THE OAR PRIOR TO ANY EXCAVATION OCCURRING. PLANT MATERIAL DEEMED DAMAGED BY THE OAR SHALL BE REPLACED WITH NEW PLANT MATERIAL AT CONTRACTOR'S EXPENSE. CONTRACTOR SHALL NOT CUT EXISTING TREE ROOTS LARGER THAN 2" TO INSTALL THIS PROJECT. ROUTE PIPE, WIRE AND IRRIGATION ELEMENTS AROUND TREE CANOPY DRIP LINE TO MINIMIZE DAMAGE TO TREE ROOTS. CONTRACTOR SHALL HAVE NO PART OF EXISTING SYSTEM USED BY OTHER PORTIONS OF SITE LANDSCAPE WITHOUT WATER FOR MORE THAN 24 HOURS AT A TIME.

3.2 TRENCHING AND BACKFILLING

A. PULLING OF PIPE SHALL NOT BE PERMITTED ON THIS PROJECT. OVER EXCAVATE TRENCHES BOTH IN WIDTH AND DEPTH. ENSURE BASE OF TRENCH IS ROCK OR DEBRIS FREE TO PROTECT PIPE AND WIRE. GRADE TRENCH BASE TO ENSURE FLAT, EVEN SUPPORT OF PIPING. BACKFILL WITH CLEAN SOIL OR IMPORT MATERIAL. CONTRACTOR SHALL BACKFILL NO LESS THAN 2" AROUND ENTIRE PIPE WITH CLEAN, ROCK FREE FILL. MAIN LINE PIPING AND FITTINGS SHALL NOT BE BACKFILLED UNTIL OAR HAS INSPECTED AND PIPE HAS PASSED PRESSURE TESTING. PERFORM BALANCE OF BACKFILL OPERATION TO ELIMINATE ANY SETTLING.

3.3 SLEEVING

A. SLEEVE ALL PIPING AND WIRING THAT PASS UNDER PAVING OR HARDSCAPE FEATURES. WIRING SHALL BE PLACED IN SEPARATE SLEEVING FROM PIPING. SLEEVES SHALL BE POSITIONED RELATIVE TO STRUCTURES OR OBSTRUCTIONS TO ALLOW FOR PIPE OR WIRE WITHIN TO BE REMOVED IF NECESSARY.

3.4 GRADES AND DRAINAGE

A. PLACE IRRIGATION PIPE AND OTHER ELEMENTS AT UNIFORM GRADES. WINTERIZATION SHALL BE BY EVACUATION WITH COMPRESSED AIR. AUTOMATIC DRAINS SHALL NOT BE INSTALLED ON THIS PROJECT. MANUAL DRAINS SHALL ONLY BE INSTALLED AT POC WHERE DESIGNATED ON CONSTRUCTION DRAWINGS.

3.5 PVC PIPE

A. INSTALL PIPE TO ALLOW FOR EXPANSION AND CONTRACTION AS RECOMMENDED BY PIPE MANUFACTURER.

B. INSTALL MAIN LINE PIPES WITH 18" OF COVER, LATERAL LINE PIPES WITH 12" OF COVER.

C. DRAWINGS SHOW DIAGRAMMATIC OR CONCEPTUAL LOCATION OF PIPING - CONTRACTOR SHALL INSTALL PIPING TO MINIMIZE CHANGE OF DIRECTION, AVOID PLACEMENT UNDER LARGE TREES OR LARGE SHRUBS, AVOID PLACEMENT UNDER HARDSCAPE FEATURES.

D. PLASTIC PIPE SHALL BE CUT SQUARELY. BURRS SHALL BE REMOVED. SPIGOT ENDS OF PIPES 3" AND LARGER SHALL BE BEVELED.

E. PIPE SHALL NOT BE GLUED UNLESS AMBIENT TEMPERATURE IS AT LEAST 50 DEGREES F. PIPE SHALL NOT BE GLUED IN RAINY CONDITIONS UNLESS PROPERLY TENTED. ALL SOLVENT WELD JOINTS SHALL BE ASSEMBLED USING IPS 711 GLUE AND P70 PRIMER ACCORDING TO MANUFACTURER'S SPECIFICATION, NO EXCEPTIONS. ALL WORKERS PERFORMING GLUE OPERATIONS SHALL PROVIDE EVIDENCE OF CERTIFICATION. GLUED MAIN LINE PIPE SHALL CURE A MINIMUM OF 24 HOURS PRIOR TO BEING ENERGIZED. LATERAL LINES SHALL CURE A MINIMUM OF 2 HOURS PRIOR TO BEING ENERGIZED AND SHALL NOT REMAIN UNDER CONSTANT PRESSURE UNLESS CURED FOR 24 HOURS.

F. APPROPRIATE THRUST BLOCKING SHALL BE PERFORMED ON FITTINGS 3" AND LARGER. ALL THREADED JOINTS SHALL BE WRAPPED WITH TEFLON TAPE OR PASTE UNLESS DIRECTED BY PRODUCT MANUFACTURER OR SEALING BY O-RING.

3.6 CONTROLLERS

A. ALL GROUNDING FOR PEDESTAL CONTROLLERS SHALL BE AS DIRECTED BY CONTROLLER MANUFACTURER AND ASIC GUIDELINES, NOT TO EXCEED A RESISTANCE READING OF 5 OHMS.

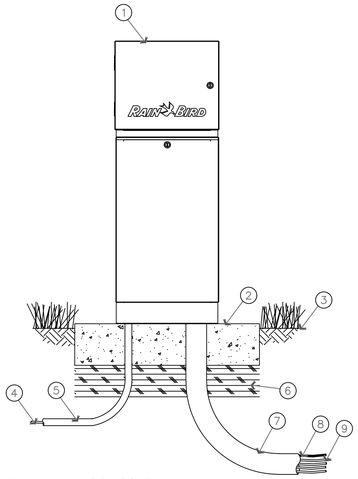
B. LOCATE CONTROLLERS IN PROTECTED, INCONSPICUOUS PLACES, WHEN POSSIBLE. COORDINATE LOCATION OF PEDESTAL CONTROLLERS WITH LANDSCAPE ARCHITECT TO MINIMIZE VISIBILITY.

C. COORDINATE LOCATION OF WALL MOUNT CONTROLLERS WITH BUILDING OR ELECTRICAL CONTRACTOR TO FACILITATE ELECTRICAL SERVICE AND FUTURE MAINTENANCE NEEDS. WALL MOUNT SHALL BE SECURELY FASTENED TO SURFACE. IF EXTERIOR MOUNTED, WALL MOUNT CONTROLLERS SHALL HAVE ELECTRICAL SERVICE WIRE AND FIELD CONTROL WIRE IN SEPARATE, APPROPRIATE SIZED WEATHERPROOF ELECTRICAL CONDUIT, PVC PIPE SHALL NOT BE USED.

D. WIRING UNDER HARDSCAPE SURFACES SHALL BE PLACED CONTINUOUSLY IN CONDUIT. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE SLEEVING NEEDS FOR CONDUIT OR SWEEPS ELBOWS FROM EXTERIOR TO INTERIOR OF BUILDING.

E. PEDESTAL CONTROLLERS SHALL BE PLACED UPON VIT-STRONG BOX QUICK PAD AS PER MANUFACTURER'S RECOMMENDATIONS. CONTROLLERS SHALL BE ORIENTED SUCH THAT OWNERS REPRESENTATIVE MAINTENANCE PERSONNEL MAY ACCESS EASILY AND PERFORM FIELD SYSTEM TESTS EFFICIENTLY.

F. PLACE STANDARD VALVE BOX AT BASE OF CONTROLLER OR NEARBY TO ALLOW FOR THREE TO FIVE FEET OF SLACK FIELD CONTROL



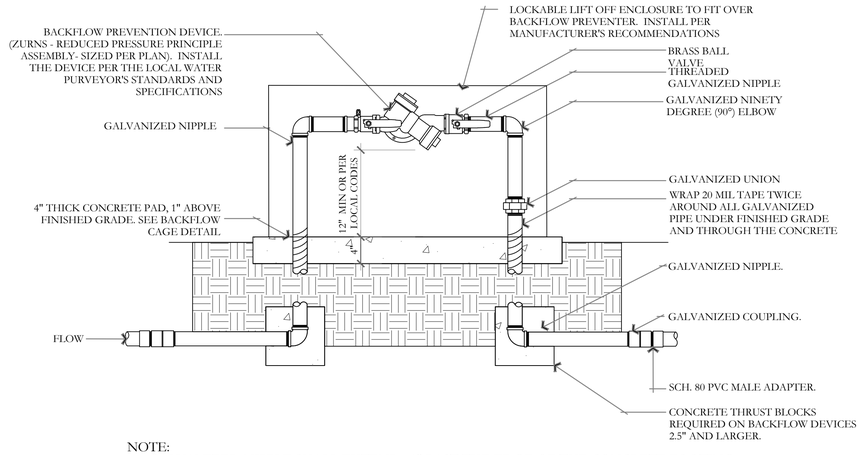
1. IRRIGATION CONTROLLER: RAIN BIRD ESP-LXMEF CONTROLLER WITH FLOW SMART MODULE IN LXMM METAL CABINET AND LXMMPED METAL PEDESTAL. INSTALL CONTROLLER, CABINET AND PEDESTAL PER MANUFACTURER'S RECOMMENDATIONS.
2. CONCRETE PAD: 6-INCH MINIMUM THICKNESS
3. FINISH GRADE
4. POWER SUPPLY WIRE
5. 1-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR POWER SUPPLY
6. COMPACTED SUBGRADE
7. 3-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR STATION WIRES
8. FLOW SENSOR WIRE (PE 39, 89 OR 54) TO FLOW SENSOR
9. MASTER VALVE AND REMOTE CONTROL VALVE WIRES

NOTES:
1. ESP-LXMEF CONTROLLER IS AVAILABLE IN 8- OR 12-STATION BASE MODELS. ADDITIONAL MODULES IN 4-, 8- AND 12-STATION VERSIONS MAY BE ADDED TO BRING THE CONTROLLER UP TO 48 STATIONS MAXIMUM.
2. FOR EASE OF INSTALLATION INTO A CONTROLLER WITH MORE THAN 24 STATIONS, INSTALL A JUNCTION BOX AT THE BASE OF CONTROLLER AND TRANSITION LARGER VALVE AND COMMON WIRES FROM FIELD TO 18 AWG MULTI CONDUCTOR WIRE TO BE USED IN CONTROLLER.
3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

A ESP-LXMEF CONTROLLER WITH FLOW SMART MODULE IN METAL PEDESTAL

NOT TO SCALE

PKJ DESIGN GROUP

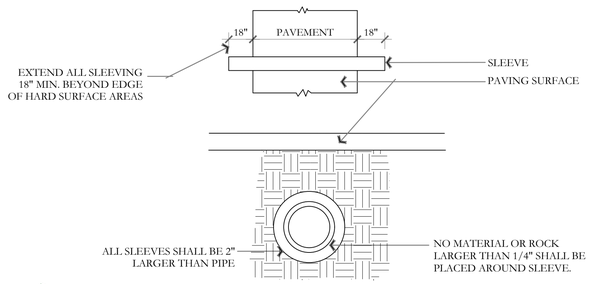


NOTE:
1. GALVANIZED NIPPLE SHALL EXTEND 12" PAST THE EDGE OF THE CONCRETE FOOTING.
2. SCH. 80 PVC MALE ADAPTER SHALL BE USED IN CONNECTION FROM GALVANIZE TO THE MAINLINE.
3. BACKFLOW PREVENTION DEVICE SHALL BE LOCATED AS CLOSE AS POSSIBLE TO THE LANDSCAPE METER.
4. BACKFLOW PREVENTION DEVICE SHALL BE LOCATED IN PLANTING AREA UNLESS APPROVED BY OWNER'S REPRESENTATIVE.
5. SEE DETAIL FOR BACKFLOW CAGE INSTALLATION.
6. ALL ASSEMBLY PARTS (THREADED NIPPLES, FITTINGS, ETC.) SHALL BE GALVANIZED OR BRASS PER LOCAL CODES AND REQUIREMENTS.
7. ALL BACKFLOW PREVENTION DEVICES SHALL HAVE FREEZE BLANKET INCLUDED UPON INSTALLATION.
8. ALL GALVANIZED CONNECTIONS SHALL TO BE MADE USING PIPE THREAD SEALANT. ALL SCH. 80 PVC TO GALVANIZED CONNECTIONS TO BE MADE USING TEFLON TAPE.

B BACKFLOW PREVENTION DETAIL

NOT TO SCALE

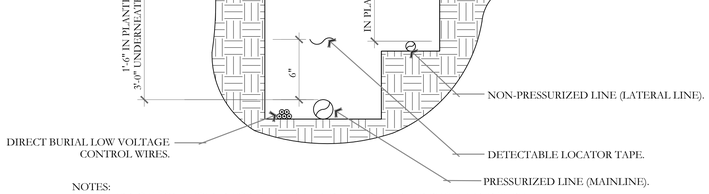
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D TYPICAL SLEEVING DETAIL

NOT TO SCALE

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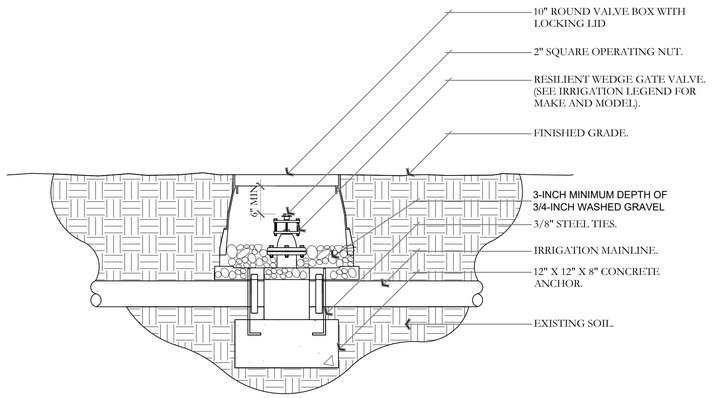


NOTES:
1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
2. DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.
3. 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
4. DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE RUN.

E IRRIGATION TRENCHING DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

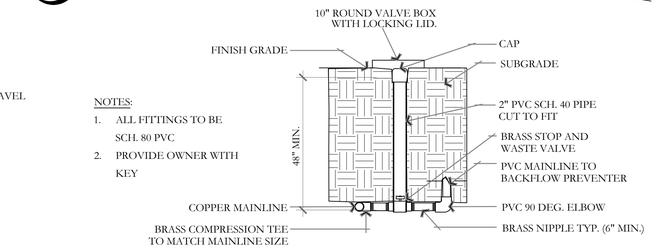


NOTES:
1. INSTALL GATE VALVE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
2. VALVE BOX SHALL BE WRAPPED WITH MINIMUM 3 MIL. THICK PLASTIC AND SECURE IT TO VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. VALVE BOX SHALL BE LOCATED IN PLANTING AREA.

C GATE VALVE AND ANCHOR DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

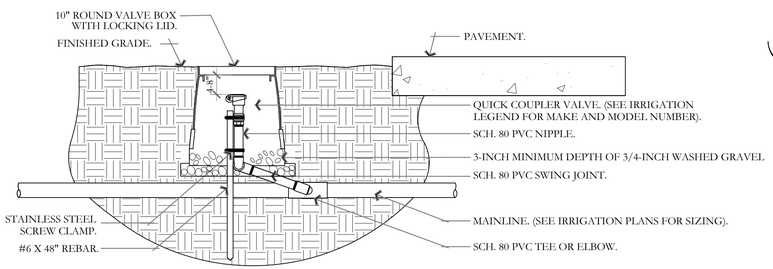


NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

H STOP AND WASTE VALVE ASSEMBLY DETAIL

NOT TO SCALE

PKJ DESIGN GROUP



NOTES:
1. ALL THREADED CONNECTIONS SHALL BE INSTALLED USING TEFLON TAPE.
2. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. ALL QUICK COUPLERS SHALL BE INSTALLED A MINIMUM OF 18" OFF OF THE MAINLINE.
4. VALVE BOXES SHALL BE LOCATED IN PLANTING AREAS.

G QUICK COUPLER DETAIL

NOT TO SCALE

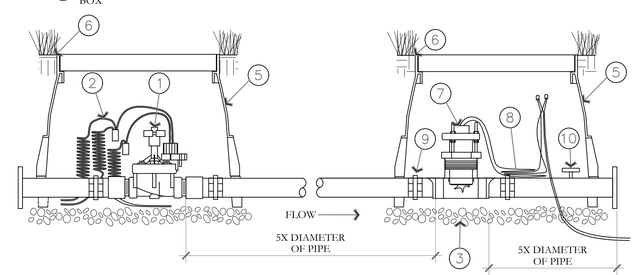
PKJ DESIGN GROUP

F MANUAL DRAIN DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

1. NORMALLY CLOSED MASTER VALVE(S)
2. 36-INCH LENGTH OF COILED WIRE TO SATELLITE CONTROLLER SPARE STATION
3. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
5. VALVE BOX WITH COVER - RAINBIRD JUMBO BOX
6. FINISH GRADE
7. RAIN BIRD FS SERIES FLOW SENSOR(S). SEE COVER SHEET FOR SIZE
8. 36-INCH LENGTH OF COILED MAXI-CABLE TO FLOW SENSING
9. PVC PIPE UNION
10. BRASS BALL VALVE



I MASTER VALVE AND FLOW SENSOR DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

ISSUE DATE	PROJECT NUMBER
6/2/2026	UT26087

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
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3		
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PLAN INFORMATION

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PROJECT INFORMATION

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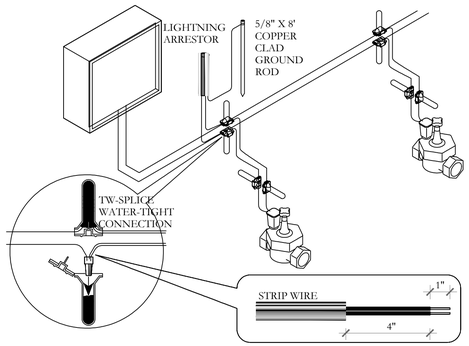
LICENSED LANDSCAPE ARCHITECT
JEREMY ANDREATH
8728121-5301
6/2/2026
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	ACP
CHECKED:	KBA
PLOT DATE:	6/2/2026

IRRIGATION DETAILS

CITY PERMIT SET

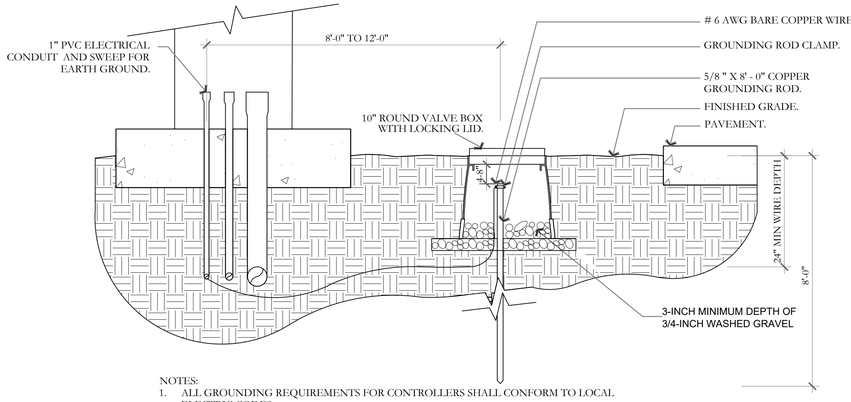
IR-501



J 2-WIRE CONNECTION DETAIL

NOT TO SCALE

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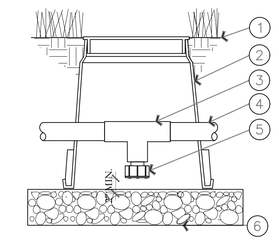
NOTES:

1. ALL GROUNDING REQUIREMENTS FOR CONTROLLERS SHALL CONFORM TO LOCAL ELECTRIC CODES.
2. GROUNDING ROD SHALL NOT BE LOCATED IN THE SAME TRENCH AS THE IRRIGATION MAINLINES OR LATERAL LINES.
3. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
4. INSTALL GROUNDING ROD PER THE CONTROLLER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

K GROUNDING ROD DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

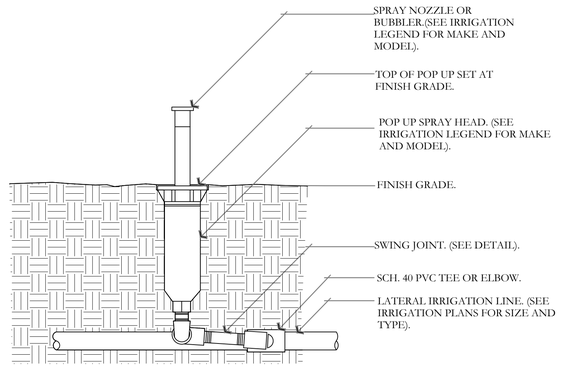


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-6RND
3. PVC SCH 40 TEE
4. PVC LATERAL PIPE
5. FILTERED DRAIN VALVE: RAIN BIRD 16A-FDV-075
6. 6-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL

L MANUAL LINE DRAIN VALVE DETAIL

NOT TO SCALE

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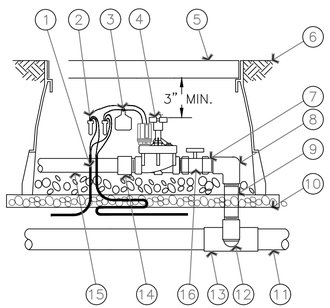
NOTE:

1. 4" POP UPS SHALL BE USED IN TURF AREAS.
2. CONTRACTOR SHALL SETTLE SOIL AROUND THE POP UP AFTER INSTALLATION.
3. ALL POP UP SPRAY HEADS SHALL HAVE CHECK VALVES.
4. ALL SCH. 40 PVC TO SCH. 80 PVC CONNECTIONS SHALL BE MADE USING TEFLON TAPE.

O POP UP-SPRAY HEAD DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

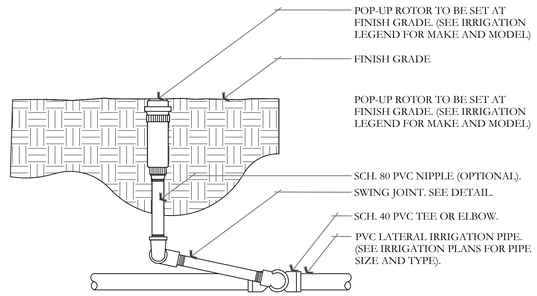


1. 36-INCH LENGTH OF 2-WIRE CABLE
2. WATERPROOF CONNECTION RAIN BIRD WC20 (TWO REQUIRED)
3. ID TAG: RAIN BIRD VID SERIES
4. REMOTE CONTROL VALVE: RAIN BIRD PEB/PESB/PESB-R WITH IVM-SOL
5. VALVE BOX WITH COVER: RAIN BIRD VB-STD
6. FINISH GRADE/TOP OF MULCH
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL `
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
11. PVC MAINLINE PIPE SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
12. PVC SCH 40 TEE OR ELL
13. PVC SCH 40 MALE ADAPTER
14. PVC LATERAL PIPE
15. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
16. BRASS BALL VALVE

M ELECTRIC REMOTE-CONTROL VALVE PEB OR PESB SERIES WITH IVM-SOL

NOT TO SCALE

PKJ DESIGN GROUP



NOTES:

1. ALL THREADED CONNECTION POINTS BETWEEN SCH. 40 PVC AND SCH. 80 PVC FITTING SHALL BE INSTALLED USING TEFLON TAPE.
2. CONTRACTOR SHALL COMPACT SOIL AROUND ROTOR AND RISER PRIOR TO PLANTING, PLUGGING, SEEDING, OR LAYING OF SOD.

N ROTOR HEAD DETAIL

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ISSUE DATE	PROJECT NUMBER
6/2/2026	UT26087

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
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3		
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PLAN INFORMATION

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PROJECT INFORMATION

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LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128127-5301
6/2/2026
ELECTRONIC SEAL
STATE OF UTAH

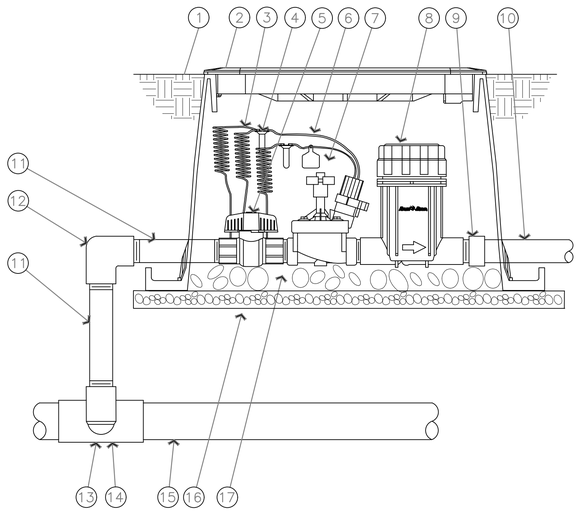
DRAWING INFO

PM:	JTA
DRAWN:	ACP
CHECKED:	KBA
PLOT DATE:	6/2/2026

IRRIGATION DETAILS

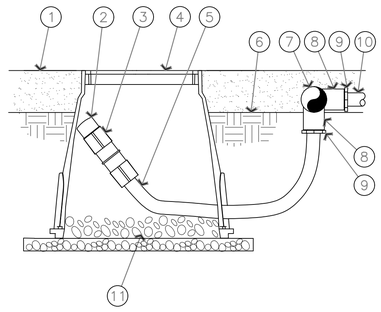
CITY PERMIT SET

IR-502



1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
6. ID TAG
7. REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUCED IN XCZ-PRB-100-COM KIT)
8. PRESSURE REGULATING AND FLOW INDICATING BASKET FILTER: RAIN BIRD XCZ-100-FLOW
9. PVC SCH 40 FEMALE ADAPTOR
10. LATERAL PIPE
11. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
12. PVC SCH 40 ELL
13. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
14. PVC SCH 40 TEE OR ELL
15. MAINLINE PIPE
16. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
17. PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-100-COM KIT)

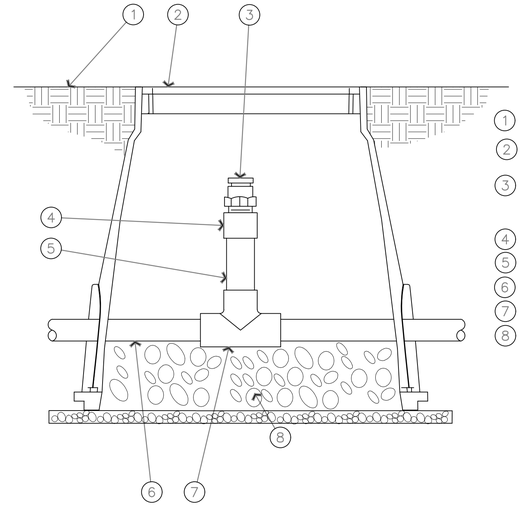
P DRIP CONTROL ZONE KIT DETAIL
NOT TO SCALE
PKJ DESIGN GROUP



1. MULCH
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE:RAIN BIRD MDCFCAP
3. EASY FIT COUPLING: RAIN BIRD MDCFCOUP
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. ½" POLYETHYLENE TUBING: RAIN BIRD XF BLANK TUBING
6. FINISH GRADE
7. PVC EXHAUST HEADER
8. PVC SCH 40 TEE OR EL
9. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
10. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV DRIPLINE
11. 3-INCH MINIMUM DEPTH OF 3/4 " WASHED GRAVEL

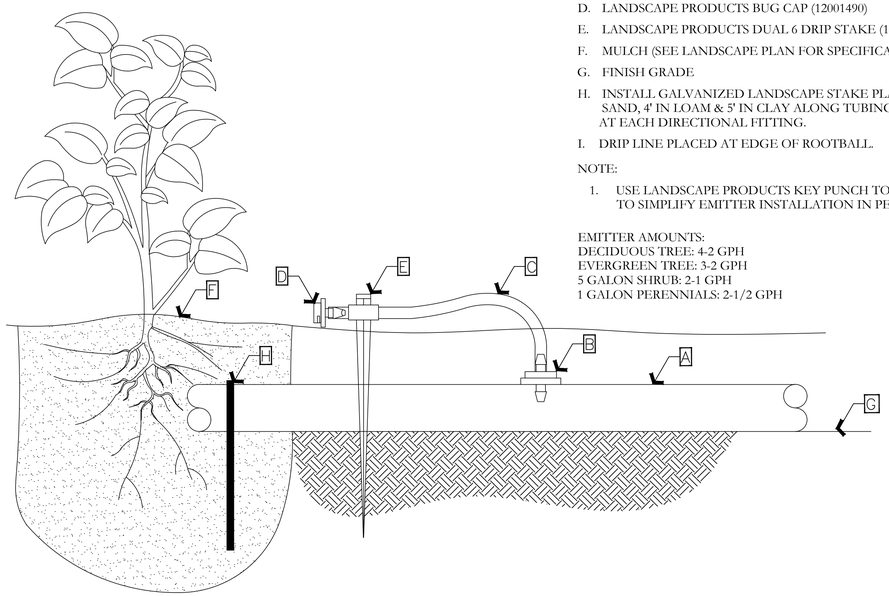
NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

Q ON-SURFACE DRIPLINE FLUSH POINT DETAIL
NOT TO SCALE
PKJ DESIGN GROUP



1. FINISH GRADE
2. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
3. ¾" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
4. PVC SCH 40 FEMALE ADAPTOR
5. PVC SCH 80 RISER
6. PVC HEADER PIPE
7. PVC SCH 40 TEE
8. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

R AIR RELIEF VALVE DETAIL
NOT TO SCALE
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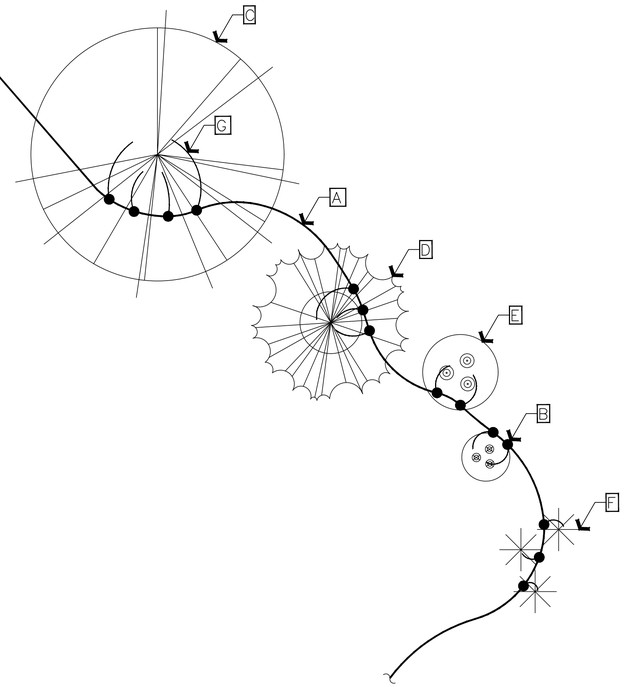


A. LANDSCAPE PRODUCTS LP710 SERIES 1/2" PE TUBING
B. LANDSCAPE PRODUCTS PC EMITTER (SEE CHART BELOW FOR MODELS AVAILABLE & FLOW DATA)
C. LANDSCAPE PRODUCTS LP SERIES 1/4" PE TUBING
D. LANDSCAPE PRODUCTS BUG CAP (12001490)
E. LANDSCAPE PRODUCTS DUAL 6 DRIP STAKE (12001602)
F. MULCH (SEE LANDSCAPE PLAN FOR SPECIFICATIONS)
G. FINISH GRADE
H. INSTALL GALVANIZED LANDSCAPE STAKE PLACED EVERY 3' IN SAND, 4' IN LOAM & 5' IN CLAY ALONG TUBING ROUTE & AT EACH DIRECTIONAL FITTING.
I. DRIP LINE PLACED AT EDGE OF ROOTBALL.

NOTE:
1. USE LANDSCAPE PRODUCTS KEY PUNCH TOOL (12001605) TO SIMPLIFY EMITTER INSTALLATION IN PE TUBING.

EMITTER AMOUNTS:
DECIDUOUS TREE: 4-2 GPH
EVERGREEN TREE: 3-2 GPH
5 GALON SHRUB: 2-1 GPH
1 GALON PERENNIALS: 2-1/2 GPH

S PC EMITTER ON PE TUBING WITH STAKE & BUG CAP
NOT TO SCALE
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A. LANDSCAPE PRODUCTS LP710 SERIES 1/2" OR LP940 3/4" PE TUBING
B. LANDSCAPE PRODUCTS PC EMITTER (SEE CHART BELOW FOR MODELS AVAILABLE & FLOW DATA)
C. DECIDUOUS TREE
D. CONIFEROUS TREE
E. SHRUB
F. PERENNIAL
G. LANDSCAPE PRODUCTS LP SERIES 1/4" PE TUBING

NOTE:
1. USE LANDSCAPE PRODUCTS KEY PUNCH TOOL (12001605) TO SIMPLIFY EMITTER INSTALLATION IN PE TUBING.
2. EMITTERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO PERENNIALS AND AT THE OUTSIDE PERIMETER OF THE PLANTING PIT OF ALL SHRUBS & TREES.
3. LOCATE EMITTERS ON UPHILL SIDE OF PLANT.
4. REFER TO LANDSCAPE & IRRIGATION PLANS FOR EMITTER QUANTITY AND DISCHARGE RATE AT EACH PLANT TYPE BASED ON RELATIVE PLANT WATER REQUIREMENTS.

T EMITTER PLACEMENT (TREES AND SHRUBS ON SAME CONTROL ZONE)
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ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
6/2/2026	UT26087	** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 5/28/2026	ANTELOPE TOWNS COMMERCIAL 175 W ANTELOPE DR CLEARFIELD, UTAH	NICOLE STANGL NICOLEFSTANGL@GMAIL.COM 801-556-5614	PKJ DESIGN GROUP Landscape Architecture / Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 995-2217 www.pkjdesigngroup.com	LICENSED LANDSCAPE ARCHITECT JEREMY AINSWORTH 8128121-5301 6/2/2026 ELECTRONIC SEAL STATE OF UTAH	PM: JTA DRAWN: ACP CHECKED: KBA PLOT DATE:

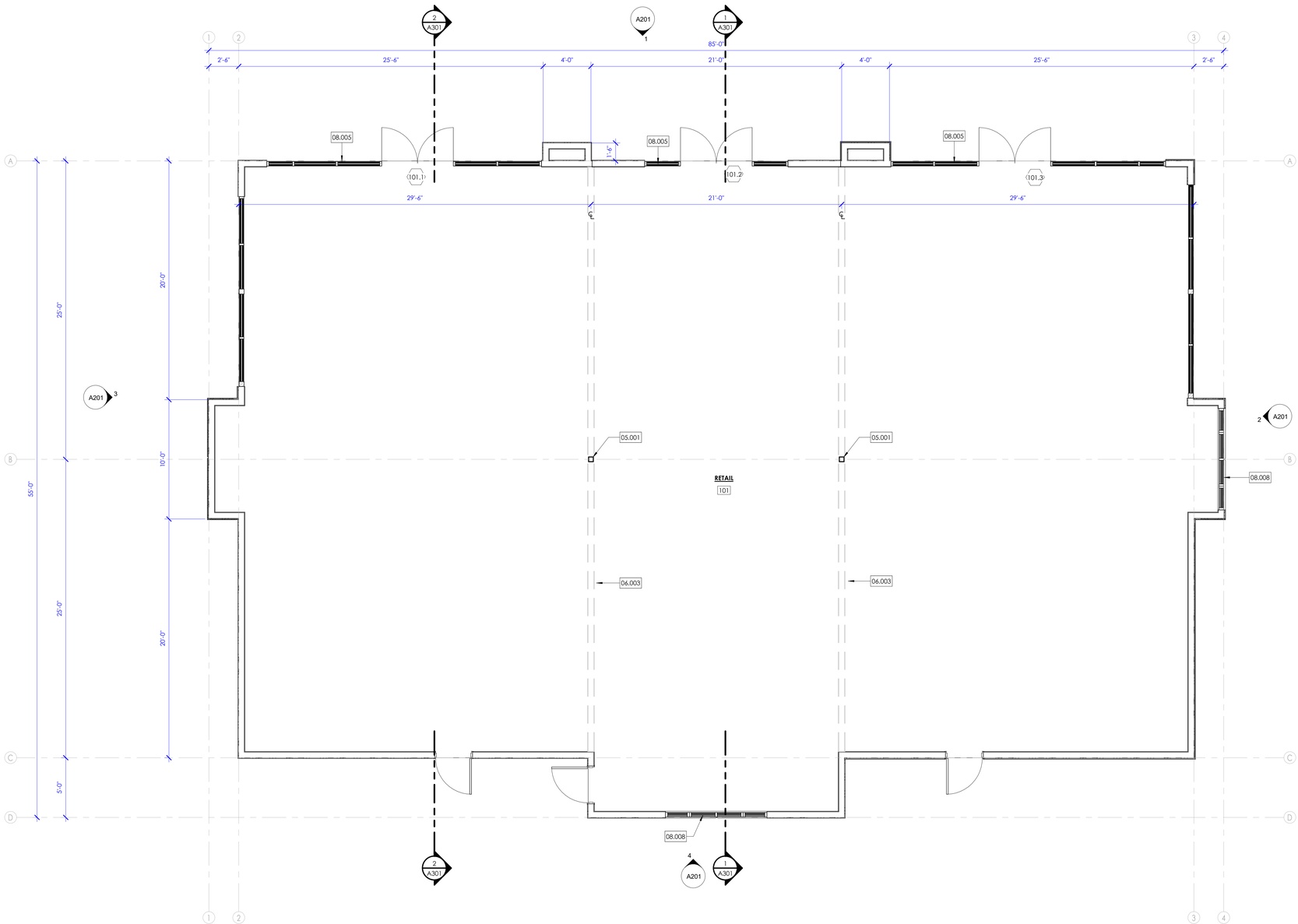
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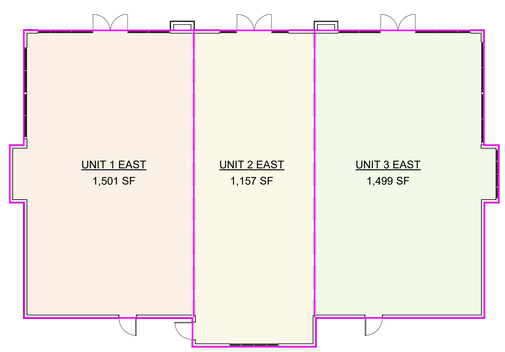
IRRIGATION DETAILS
CITY PERMIT SET
IR-503



FLOOR PLAN - EAST BUILDING

A5 / A101

1/4" = 1'-0"



AREA CALCS SHOWN HEREIN ARE FOR GENERAL INFORMATION ONLY AND SHOULD NOT BE RELIED UPON TO GENERATE LEASE OR RENTAL DOCUMENTS

0 2' 4' 8'

GRAPHIC SCALE

NORTH

GENERAL NOTES

1. ALL MEASUREMENTS ARE FROM FACE OF STRUCTURE (WOOD, CONCRETE) TO FACE OF STRUCTURE UNLESS NOTED OTHERWISE. DIMENSIONS TO EXTERIOR GRID LINES REPRESENT EXTERIOR FACE OF STRUCTURE
2. DO NOT SCALE DRAWINGS. ARCHITECT SHALL NOT BE RESPONSIBLE FOR DIMENSIONS. TAKEOFFS OR CALCULATIONS BASED ON DIGITAL MEDIA. REFER TO PRINTED DIMENSIONS ONLY. DRAWINGS OF A LARGER SCALE TAKE PRECEDENT OVER DRAWINGS OF A SMALLER SCALE
3. FIRE RATED ASSEMBLIES SHALL BE CONTINUOUS BOTH HORIZONTALLY AND VERTICALLY AND SHALL EXTEND FROM RATED ASSEMBLY TO RATED ASSEMBLY. FIRE CAULK ALL PENETRATIONS
4. PROVIDE CAULKING AND MIN. 9" COUNTERFLASHING AT ALL EXTERIOR WINDOWS AND DOORS. FLASHING SHALL BE INSTALLED AT THE PERIMETER OF EXTERIOR DOOR AND WINDOW ASSEMBLIES AND EXTERIOR WALL TRANSITIONS TO ROOF AND HORIZONTAL PROJECTIONS. FLASHING SHALL BE INSTALLED AT ALL EXTERIOR FINISH MATERIAL TRANSITIONS AND SHALL CONFORM TO MANUFACTURER'S RECOMMENDATIONS. THE FLASHING SHALL BE CORROSIVE-RESISTANT W/ A 1/2" DRIP EDGE ANGLE EXTENDING PAST THE FINISH EDGE. FLASHING IS REQUIRED AT THESE LOCATIONS REGARDLESS OF ITS INCLUSION IN ASSOCIATED DETAILS
5. ALL FLASHING MUST BE INSTALLED IN SUCH A MANNER AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT IT TO THE EXTERIOR
6. FIRE EXTINGUISHERS, SMOKE DETECTORS AND OTHER EMERGENCY DEVICE LOCATIONS AND RATINGS SHALL BE APPROVED BY FIRE MARHSAL PRIOR TO INSTALLATION
7. **ALL ASPECTS OF THIS PROJECT SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT** (ADA) AND THE ASSOCIATED DETAILS - SEE "G" SHEETS. IF CONFLICTS OCCUR WHICH MAKE COMPLIANCE WITH THE ADA IMPOSSIBLE, NOTIFY ARCHITECT IMMEDIATELY BEFORE CONTINUING THE WORK
8. CONTRACTOR AND SUBCONTRACTORS SHALL PERFORM THEIR DUTIES AND TRADES IN A MANNER CONFORMING TO THE PROCEDURE REQUIREMENTS STATED IN THE 2018 INTERNATIONAL BUILDING CODE.
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KEYNOTE LEGEND

05.001	STEEL COLUMN - SEE STRUCTURAL
06.003	PROPOSED LOCATION OF FUTURE TENANT SEPARATION WALL - WALL SHALL BE NON-LOAD BEARING
08.005	PRE-FINISHED STOREFRONT SYSTEM
08.008	DRIVE-THRU WINDOW AT STOREFRONT OPENING - SEE SCHEDULE

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156 W. ANTELOPE DR.

Revision Schedule

MARK	DESCRIPTION	Rev. Date

AE2024.284

FLOOR PLAN - EAST BUILDING

PROJECT ISSUE DATE:
PROJECT ISSUE DATE

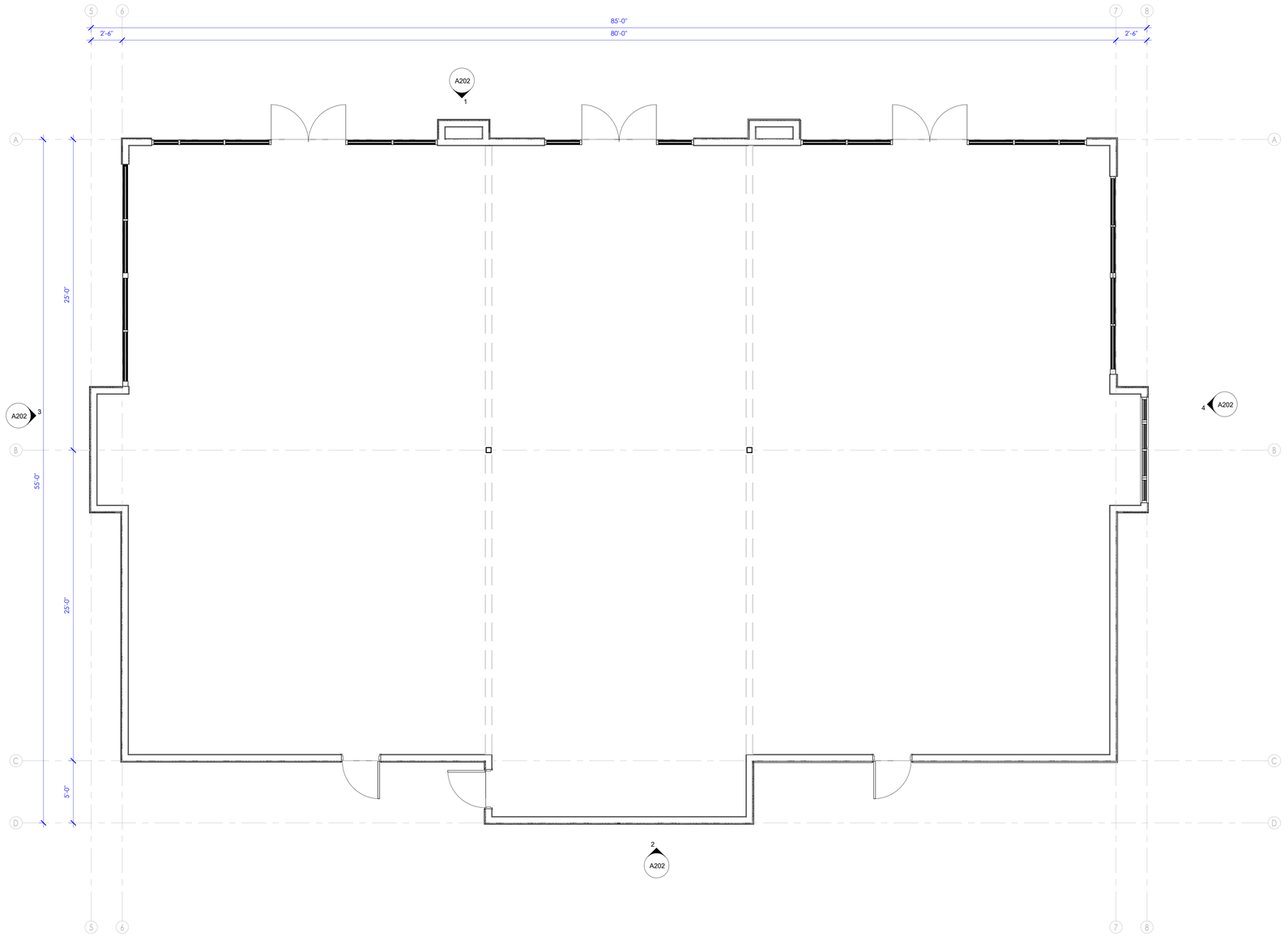
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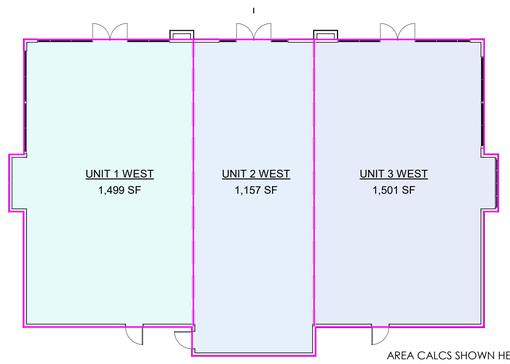
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1 A102 **FLOOR PLAN - WEST BUILDING**

1/4" = 1'-0"



AREA CALCS SHOWN HEREIN ARE FOR GENERAL INFORMATION ONLY AND SHOULD NOT BE RELIED UPON TO GENERATE LEASE OR RENTAL DOCUMENTS

0 2' 4' 8'

GRAPHIC SCALE

NORTH

GENERAL NOTES

1. ALL MEASUREMENTS ARE FROM FACE OF STRUCTURE (WOOD, CONCRETE) TO FACE OF STRUCTURE UNLESS NOTED OTHERWISE. DIMENSIONS TO EXTERIOR GRID LINES REPRESENT EXTERIOR FACE OF STRUCTURE
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Revision Schedule

MARK	DESCRIPTION	Rev. Date

AE2024.284

FLOOR PLAN - WEST BUILDING

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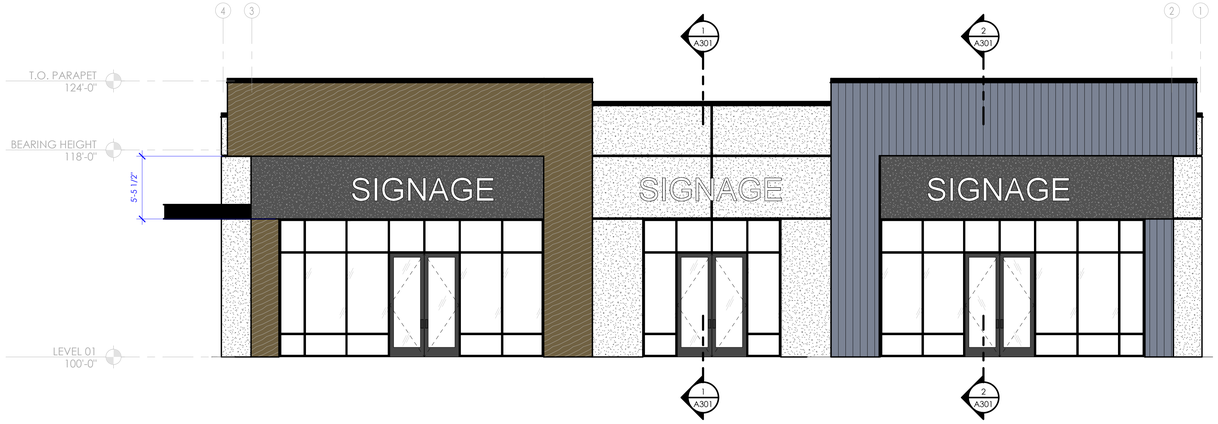
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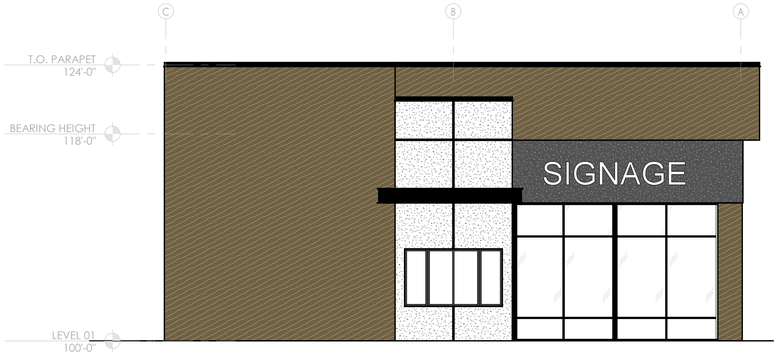
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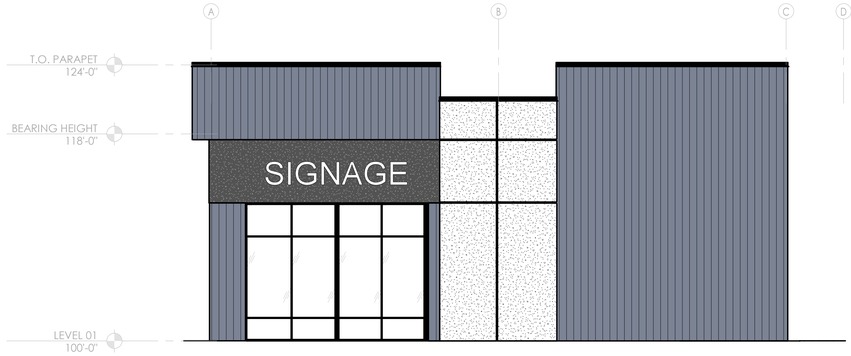
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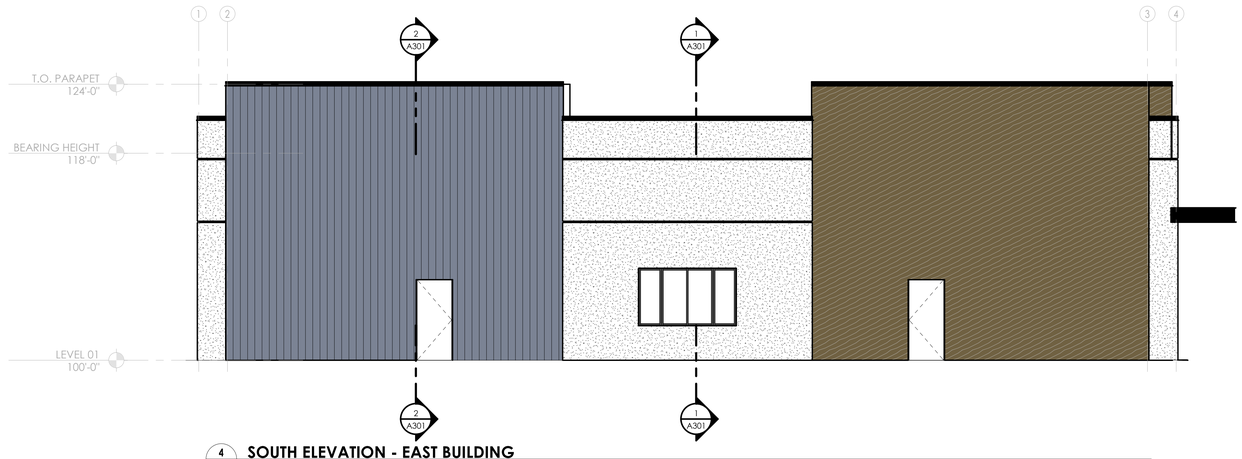
1 A201 **NORTH ELEVATION - EAST BUILDING**
3/16" = 1'-0"



2 A201 **EAST ELEVATION - EAST BUILDING**
3/16" = 1'-0"



3 A201 **WEST ELEVATION - EAST BUILDING**
3/16" = 1'-0"



4 A201 **SOUTH ELEVATION - EAST BUILDING**
3/16" = 1'-0"

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1. ALL MEASUREMENTS ARE FROM FACE OF STRUCTURE (WOOD, CONCRETE) TO FACE OF STRUCTURE UNLESS NOTED OTHERWISE. DIMENSIONS TO EXTERIOR GRID LINES REPRESENT EXTERIOR FACE OF STRUCTURE
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7. KEYNOTE CALLOUTS SHALL BE ASSUMED TO APPLY TO SIMILAR OBJECTS, MATERIALS, ETC.
8. EXTERIOR MATERIAL MOCK-UP REQUIRED FOR OWNER APPROVAL.

EXTERIOR FINISHES LEGEND

- WOOD/SYNTHETIC WOOD - HORIZONTAL
  BROWN
- WOOD/SYNTHETIC WOOD - VERTICAL
  GRAY
- STUCCO/EIFS - MEDIUM TEXTURE
  WHITE
- STUCCO/EIFS - MEDIUM TEXTURE
  BLACK/CHARCOAL/DARK BRONZE
- TRIMS/STOREFRONT
  BLACK/CHARCOAL/DARK BRONZE

KEYNOTE LEGEND

0 4' 8' 12'
GRAPHIC SCALE

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MARK	DESCRIPTION	Rev. Date

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EXTERIOR ELEVATIONS - EAST BUILDING

PROJECT ISSUE DATE:
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SHEET #:
A201

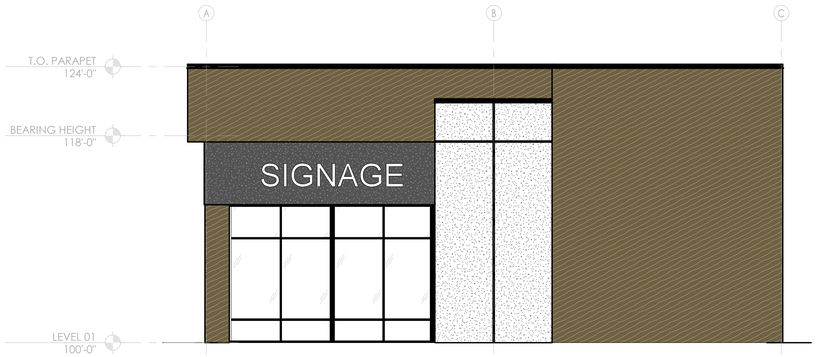
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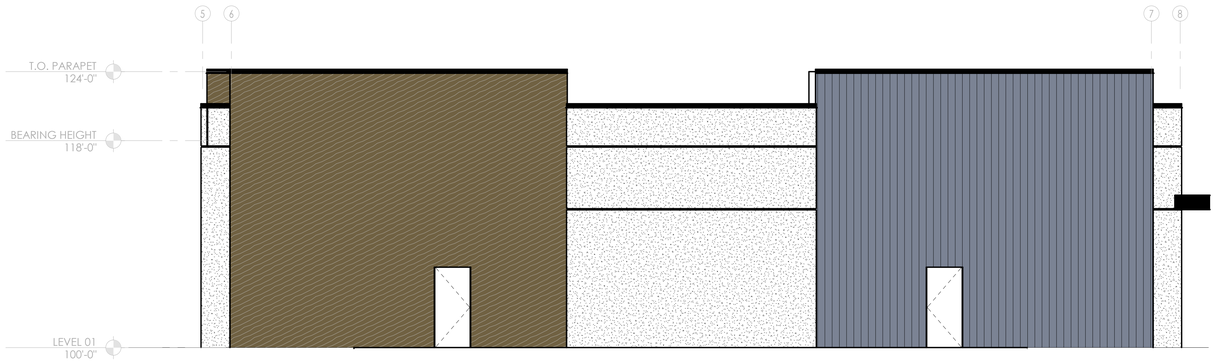
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EXTERIOR ELEVATIONS - WEST BUILDING

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