



HISTORIC BEGINNINGS • 1847

Farmington City Planning Commission

June 4, 2015



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

DOUG ANDERSON
JOHN BILTON
BRIGHAM N. MELLOR
CORY R. RITZ
JAMES YOUNG
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

**AMENDED
AGENDA
PLANNING COMMISSION MEETING
June 4, 2015**

Public Meeting at the Farmington City Hall, 160 S. Main Street, Farmington, Utah

Study Session: 6:30 p.m. – Conference Room 3 (2nd Floor)

Regular Session: 7:00 p.m. – City Council Chambers (2nd Floor)

(Please note: In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comments will be limited to 3 minutes per person per item. A spokesperson who has been asked by a group to summarize their concerns will be allowed 5 minutes to speak. Comments which cannot be made within these limits should be submitted in writing to the Planning Department prior to noon the day before the meeting.)

1. Minutes
2. City Council Report

SUBDIVISION/PUD APPLICATIONS

3. Jerry Preston (Public Hearing) – Applicant is requesting a recommendation for schematic plan and preliminary (P.U.D) master plan approval for the Residences at Farmington Hills (P.U.D) Subdivision consisting of 23 lots on 44.3 acres located at approximately 300 East between 100 and 400 North in an LR-F (Large Residential - Foothill) zone; and a recommendation to annex approximately 20 acres of the 44.3 acres of the proposed development with the zone designation LR-F. (S-8-15)
4. Frank McCullough/Alan Bruun – Applicant is requesting a recommendation for final plat and final (P.U.D) master plan approval for the proposed Villa Susanna P.U.D Subdivision (3 lots) on .88 acres located at the northeast corner of 1400 North and Main Street in an LR-F zone. (S-14-13)

CONDITIONAL USE/SITE PLAN APPLICATION

5. Farmington City (Public Hearing) – Applicant is requesting conditional use and site plan approval for a park on 10.6 acres of property located on the northeast corner of 1100 West and Glover Lane in an AE (Agriculture Estates) zone. (C-5-15)

OTHER BUSINESS

6. Bryce Thurgood / Castle Creek Homes - Applicant is requesting approval for the proposed Clark Lane Village design development consisting of a 140 unit apartment complex (7 apartment

buildings total) on 12.95 acres of property located at approximately 650 West and Clark Lane in a TMU (Transit Mixed Use) Zone. (SP-7-15)

7. Farmington Rock Discussion
8. Miscellaneous, correspondence, etc.
 - a. Other
9. Motion to Adjourn

Please Note: Planning Commission applications may be tabled by the Commission if: 1. Additional information is needed in order to take action on the item; OR 2. if the Planning Commission feels there are unresolved issues that may need additional attention before the Commission is ready to make a motion. No agenda item will begin after 10:00 p.m. without a unanimous vote of the Commissioners. The Commission may carry over Agenda items, scheduled late in the evening and not heard to the next regularly scheduled meeting.

Posted June 1, 2015



Eric Anderson
Associate City Planner

FARMINGTON CITY
PLANNING COMMISSION MEETING
May 21, 2015

STUDY SESSION

***Present:** Chair Rebecca Wayment, Commissioners Heather Barnum, Bret Gallacher, Alex Leeman and Kent Hinckley, Associate City Planner Eric Anderson and Recording Secretary Lara Johnson. Commissioner Brett Anderson and Community Development Director David Petersen were excused.*

Item #3. Jared May – Requesting Recommendation for Schematic Plan Approval for the May PUD Subdivision

Eric Anderson said the applicant is wanting to subdivide his property into 3 lots. The property is .72 acres, and he is currently living in the home on the property. The home is in disrepair, despite the applicant's efforts to preserve it. In order to obtain 3 lots from this size of property in the LR zone, the applicant must apply for a PUD. A PUD includes a 10% open space requirement, but the applicant is proposing to preserve the historic shed located on the property in lieu of the open space. The Commissioners expressed concern with the size of the proposed lots and exchanging the open space for the preservation of the shed. **Kent Hinckley** does not feel preserving the shed in the backyard of the new homes would add anything to the area; the Commissioners agreed. **Eric Anderson** and the Commissioners discussed preserving the home and adjusting the lot lines; however, the Commissioners did not feel keeping the home would add anything either. **Heather Barnum** asked if it is within the Commission's purview to allow for a demolition of a historic home. **Eric Anderson** explained before a home can be demolished, the application must go through the building permit process. He said part of that process would include discussing the demolition of an historic home with the Historic Preservation Committee and what would be built in the building's place. **Alex Leeman** again stated he does not feel preserving the shed as a historic structure in lieu of open space and recommending approval of a PUD for 3 small lots is an appropriate exchange.

Item #4. Tony Henderson - Requesting Recommendation for Conditional Use Permit for a Tennis Court

Eric Anderson explained the applicant owns his lot and the lot adjacent to it. He is building an addition to his own home that will straddle the adjacent property line, as well as proposing the construction of a tennis court in the adjacent lot. The applicant must seek conditional use approval as the court would encroach into the front setback. He does not see any concerns as long as the applicant's neighbors are comfortable with its approval. **Rebecca Wayment** asked if the applicant will be combining the lots. **Eric Anderson** said yes, the applicant is combining the lots. **Heather Barnum** also pointed out, based on the plans in the staff report, the applicant looks to include landscaping around the court as an aesthetic barrier from the street view.

REGULAR SESSION

***Present:** Chair Rebecca Wayment, Commissioners Heather Barnum, Bret Gallacher, Alex Leeman and Kent Hinckley, Associate City Planner Eric Anderson and Recording Secretary Lara*

Johnson. Commissioner Brett Anderson and Community Development Director David Petersen were excused.

Item #1. Minutes

Kent Hinckley made a motion to approve the Minutes from the May 7, 2015 Planning Commission meeting. **Alex Leeman** seconded the motion which was unanimously approved.

Item #2. City Council Report

Eric Anderson said there has not been a City Council report since the last Planning Commission meeting so there is nothing to report at this time.

SUBDIVISION APPLICATION

Item #3. Jared May (Public Hearing) – Applicant is requesting a recommendation for schematic plan approval for the May PUD Subdivision consisting of 3 lots on .72 acres located at 984 North 300 West in an LR-F (Large Residential-Foothill) zone. (S-19-15)

Eric Anderson explained the applicant is proposing a subdivision that would consist of 3 lots with the largest lot approximately 13,000 s.f. and the smallest lot as 8,860 s.f. Alternative lot sizes for the LR-F zone are 10,000 s.f.; the applicant must apply for a PUD to obtain lots smaller than 10,000 s.f. 10% open space is required as part of a PUD. The applicant is proposing to preserve a portion of the existing home or an outbuilding in lieu of the open space requirement. The applicant is not proposing the PUD Master Plan at this time; however, the schematic plan, including lot sizes and layout, is dependent on PUD approval. **Eric Anderson** said if the Commission chooses to approve the schematic plan, they can approve it as is, or tie the approval with that of the PUD Master Plan.

Jared May, 984 Compton Rd., said he has looked into preserving the home; however, it is beyond his budget to fully restore the home as it is in disrepair. It would also be difficult to keep the home based on the location of the proposed property lines. He would like to preserve the shed (the outbuilding) in lieu of the open space.

Rebecca Wayment asked the age and condition of the shed. **Jared May** said his property used to be a plow farm; the shed is the original tack room for the farm horses. He has restored the shed to the exact dimensions and preserved its original state as much as possible.

Rebecca Wayment opened the Public Hearing at 7:13 p.m.

Denise Prince, 218 W. 1000 N., explained she recently sold her deceased parents' home which is located a block from this proposed project. She was told that the lot was required to be 20,000 s.f.; however, what is being proposed is well under that requirement. She asked for clarification on the differences in lot sizes. **Eric Anderson** explained in the LR zone, where this proposed project and her deceased parents' home is located, the minimum lot size is 20,000 s.f. for a conventional subdivision. In this circumstance, the applicant is proposing a Planned Unit Development (PUD) which allows for flexibility in lot sizes; however, its approval is totally discretionary as to whether City Council approves it. Under a conventional subdivision, the 20,000 s.f. lots is a guarantee as a property right, whereas the City Council could deny the PUD if they so choose.

Scott Prince, 218 W. 1000 N., asked for further clarification on the lot size requirements within different zones. The Commissioners explained each zone may have a different requirement, as found in the City Ordinance; however, Mr. May is specifically applying for a PUD. A PUD has specific conditions that must be met in return for additional flexibility with things like lot size. A PUD's approval or denial is based on the City Council's decision. **Scott Prince** said he is not in opposition to what is being proposed; he just wanted to better understand how lot sizes were being approved under the zone requirement.

Rebecca Wayment closed the Public Hearing at 7:22 p.m.

Alex Leeman asked if future property owners would be able to get rid of the shed if it were used in lieu of the 10% open space requirement. **Eric Anderson** said no; open space must be preserved in the PUD and the shed preservation would be similar to the open space. A note may be placed on the plat or something may be recorded against the property to ensure the shed is not removed. He said CC&Rs will also be required as part of the PUD; it can also be included in the CC&Rs that the shed cannot be removed.

The Commissioners expressed concern with the proposed PUD subdivision. **Heather Barnum** feels the lot sizes are not consistent with the surrounding area as the required lot size for the zone is 20,000 s.f. She said homes are being built with a larger footprint; she feels the larger footprint on the smaller lots with the open space requirement waved would make the project feel too dense for the area. **Alex Leeman** said he is not comfortable trading the shed for the 10% open space requirement. He feels the open space requirement for a PUD helps compensate for the density. He also expressed concern that a future homeowner may not want the shed, but they would be required to keep it. **Kent Hinckley** agreed; he feels keeping an historic building should add to the area. He does not feel the historic shed would add anything to the surrounding area. He also feels this PUD does not meet what is intended for a PUD as there is nothing being traded in return for the higher density. **Rebecca Wayment** looked at if the applicant did include 10% open space for the project; however, it would create significantly smaller lots and is not a good solution. **Bret Gallacher** agreed that what is being proposed is not in line with what he feels is the intent of a PUD.

Jared May said there are several lots similar in size to what is being proposed in the area. He said he has owned this property for 7 years. Before he bought the property, he talked with the previous City Manager Max Forbush. Max Forbush presented this layout to him. **Jared May** said the size of houses are similar square footage as those in the area. With the proposed setbacks and layout, the homes would be an appropriate distance from each other making the lots feel bigger. He said he has a signed petition by the neighborhood for those that are in favor of this project; many would like to see the demolition of the current home and others are looking for a larger home without the maintenance of a large yard.

Bret Gallacher asked if the home was purchased from the applicant's parents. **Jared May** said no, he purchased the home from a family that had had the property in their family for a long time. He has a signed statement from that family stating there is no sentimental value in the home and that they are in support of its demolition. **Bret Gallacher** asked if the applicant bought this property with the understanding that this plan would be approved. **Jared May** said yes. **Alex Leeman** added that this project "could" be approved as there are many more "options" under a PUD subdivision; however, when a deviation from the standard requirements is made, an applicant then enters an area where it is up to Planning Commission and City Council to determine if it's appropriate to approve or deny it.

Motion:

Kent Hinckley made a motion that the Planning Commission deny the application for schematic plan approval because the Commission feels it does not meet the intent of the PUD, with the intent being 10% of open space (which would make the lots even smaller than they already are) or the preservation of an historic building (with the shed not filling the intent of preserving an historic building) in exchange for a PUD. **Alex Leeman** seconded the motion which was unanimously approved.

CONDITIONAL USE APPLICATION

Item #4. Brad Miller / Impressive Homes – On behalf of Tony Henderson (Public Hearing) – Applicant is requesting a recommendation for conditional use permit to locate a tennis court in the front yard of a residence at 384 West Primrose Court in an LR-F zone. (C-4-15)

Eric Anderson showed an aerial view of the applicant's existing home. The applicant is wanting to build a tennis court on the side yard, but the court would encroach on the front setback. The required setback for the zone is 30' so a conditional use permit is required to allow a variance from that setback. **Eric Anderson** explained that this is not a traditional conditional use that the Planning Commission is accustomed to, but is more of a discretionary item on the Commission's part. **Eric Anderson** also added that the applicant plans to screen the court from the road.

Tony Henderson, 384 W. Primrose Ct., said he hopes to move the court closer to the front near the road as it would allow for a smaller rock retaining wall. Due to the grade of the property, if the court is pushed back, he would need to build a 10' cement retaining wall. He said the neighbors are in favor of the tennis court in lieu of another home being built.

Rebecca Wayment asked if the applicant has gone through the process of combining his two lots and what will be included in his building addition. **Tony Henderson** said yes, he has gone through the City and has completed the official boundary change. As for the home addition, **Tony Henderson** said it will be a master bedroom.

In reference to the landscape plan the applicant provided that was included in the staff report, **Heather Barnum** asked if it could be included as a condition to the motion to ensure the court has some kind of aesthetic barrier from the street. **Eric Anderson** said yes, the condition could request the applicant must follow the landscape concept plan provided to staff. **Bret Gallacher** asked if there will also be a fence around the court. **Tony Henderson** said yes, it will be a black chain link fence.

Heather Barnum asked what lights will be used on the court. **Tony Henderson** said he plans to use normal tennis court lights that hang over and shoot the light down. He will not use lights like the City parks; he will ensure it will not shine on other properties. **Heather Barnum** asked how far away the court will be from the next home. **Tony Henderson** said the court is 20' from to the next house and there will also be additional landscaping to help create a barrier.

Rebecca Wayment opened the Public Hearing at 7:46 p.m.

No comments were received.

Rebecca Wayment closed the Public Hearing at 7:46 p.m.

Heather Barnum said she feels as long as the neighbors have had an opportunity to voice opposition and there is a landscape plan included to minimize any aesthetic issues that may occur, she is comfortable moving forward with the motion. The Commissioners agreed.

Motion:

Heather Barnum made a motion that the Planning Commission approve the conditional use permit for the placement of a sports court within the front setback of property located at 384 West Primrose Court subject to all applicable Farmington City codes and ordinances and with the following conditions:

1. The fence height shall be approved as part of the building permit application;
2. No direct light rays shall be cast beyond the property lines of the subject property;
3. The sports court shall not be constructed any closer to the front property lines than shown on the approved plans;
4. The applicant will adhere to the landscape plan dated April 17, 2015 Henderson Concept plan that is found in the staff report.

Bret Gallacher seconded the motion which was unanimously approved.

Findings for Approval:

1. The proposed use complies with all regulations and conditions in the Farmington City Zoning Ordinance for this particular use.
2. The proposed use conforms to the goals, policies, and principles of the Comprehensive General Plan.
3. The proposed use is compatible with the character of the site, adjacent properties, surrounding neighborhoods, and other existing developments.
4. The location provides or will provide adequate utilities, transportation access, drainage, parking and loading space, lighting, screening, landscaping and open space, fire protection, etc.

ADJOURNMENT

Motion:

At 7:50 p.m., **Alex Leeman** made a motion to adjourn the meeting which was unanimously approved.

Rebecca Wayment
Chair, Farmington City Planning Commission

WORK SESSION: A work session will be held at 6:00 p.m. in Conference Room #3, Second Floor, of the Farmington City Hall, 160 South Main Street. The work session will be to answer any questions the City Council may have on agenda items. The public is welcome to attend.

FARMINGTON CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is hereby given that the City Council of **Farmington City** will hold a regular City Council meeting on **Tuesday, May 26, 2015, at 7:00 p.m.** The meeting will be held at the Farmington City Hall, 160 South Main Street, Farmington, Utah.

Meetings of the City Council of Farmington 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 meeting will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.

The agenda for the meeting shall be as follows:

CALL TO ORDER:

7:00 Roll Call (Opening Comments/Invocation) Pledge of Allegiance

REPORTS OF COMITTEES/MUNICIPAL OFFICERS

7:05 Presentation of the Bountiful Davis Art Center

7:15 Recognition of 10 Years of Service at the Police Department

PUBLIC HEARINGS:

7:25 Zoning Ordinance Amendment to Chapters 19 and 28 regarding the Defining of Class "A" Auto Sales, and this being an Allowed Use in the CMU Zone

7:35 Zone Map Amendments for Property from LS to CMU

7:45 Miscellaneous Zone and Subdivision Text Amendments

8:00 Compton Road (300 West) Street Remnant Vacation Request

NEW BUSINESS:

8:10 Discussion regarding Adding Non-City Entities to URMMA

8:20 Clark and Park Lanes Connection

SUMMARY ACTION:

8:30 Minute Motion Approving Summary Action List

1. Farmington Creek Estates III Memo of Understanding
2. Taylor Minor Subdivision Final Plat
3. Approval of City Council Minutes from May 5, 2015
4. Football Fees
5. Ratification of Approval of Storm Water Bond Log
6. 350 East Storm Drain Consultant
7. Park Impact Fee Analysis

GOVERNING BODY REPORTS:

8:35 City Manager Report

1. Executive Summary for Planning Commission held on May 7, 2015
2. Fire and Police Monthly Activity Reports for April
3. Building Activity Report for March

8:45 Mayor Talbot & City Council Reports

ADJOURN

CLOSED SESSION

Minute motion adjourning to closed session, if necessary, for reasons permitted by law.

DATED this 20th day of May, 2015.

FARMINGTON CITY CORPORATION

By: DeAnn Carlile
DeAnn Carlile, Deputy City Recorder

***PLEASE NOTE:** Times listed for each agenda item are estimates only and should not be construed to be binding on the City Council.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting, should notify Holly Gadd, City Recorder, 451-2383 x 205, at least 24 hours prior to the meeting.



Planning Commission Staff Report June 4, 2015

Item 3: Schematic Plan, Preliminary (PUD) Master Plan, Annexation and Zone Designation for the Residences at Farmington Hills (PUD)

| | |
|---------------------------|--|
| Public Hearing: | Yes |
| Application No.: | A-1-15 and S-8-15 |
| Property Address: | Approx. 300 East between 100 and 400 North |
| General Plan Designation: | LDR (Low Density Residential) |
| Zoning Designation: | LR-F (Large Residential - Foothill) |
| Area: | 44.3 Acres |
| Number of Lots: | 23 |
| Property Owner: | Jerry Preston, et. Al. |
| Agent: | Jerry Preston |

Request: *Applicant is requesting a recommendation for schematic plan and preliminary (P.U.D) master plan approval for the Residences as Farmington Hills (P.U.D); and a recommendation to annex 20 acres of the 44.3 acre development with the zone designation of LR-F.*

Background Information

The applicant desires to develop 44 + acres east of 200 E. Access to the site will be via a looped residential street connecting the east end of 100 North Street to the east end of 400 North Street. Two points of access are required because of the City's dead-end street standards. A steep hillside band separates the buildable area of this site from the relatively flat topography of downtown. The major challenge for the developer is to provide a road across this steep band to and from the site. The City Engineer is aware of the cuts and fills necessary to construct this street, but it is more typical that the Planning Commission consider aesthetics issues related to these cuts and fills during the next stage of the subdivision process.

The applicant's 20,000 s.f. yield plan shows that at least 23 lots are possible on site. He is seeking no lot bonuses as per the conservation subdivision standards set forth in Chapter 12 of the Zoning Ordinance, nor is he seeking TDR lots because the number of lots set forth on the schematic plan does not exceed the total lot count on the above referenced yield plan and, for the most part, the lots are over 20,000 square feet in size. Nevertheless, lots 3, 4, and 5 on the schematic plan are less than 20,000 square feet in size (17,190 s.f., 14,563 s.f., 15,008 s.f. respectively) and each of these is served by a common drive. Therefore, the developer is requesting a PUD overlay (limited to said lots) enabling him to deviate from the standards of the underlying zone. In order to meet his open space requirement for this small PUD,

the applicant is proposing to dedicate trail easements over and across the flag rock trail on the south side of the project, and the lower firebreak road trail on the north side of the development.

The easterly 20 acres of the development is presently located in the unincorporated area of the County. As part of the process, the applicant submitted a petition to annex the acreage into Farmington City and requested the same zone designation (LR-F) as the rest of the property. The City Council accepted the petition for study by resolution on May 5, 2015.

Suggested Motion:

Move that the Planning Commission recommend that the City Council approve 1) the schematic plan, 2) the Preliminary (PUD) master plan, 3) the petition to annex 20 acres into Farmington City, and 4) a zone designation of LR-F related thereto, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The 20 acres shall be annexed prior to the City accepting any application for Final Plan and/or Final (PUD) Master plan.
2. All cut and fills shall meet the requirements of Chapter 30 of the Zoning Ordinance.
3. The City Engineer shall approve any exception to the maximum street slope of 12%, but in no event shall any exception exceed 14% slope as per the ordinance.
4. The developer shall work with the City Manager/City Council to acquire property now owned by the City within the development.
5. The applicant shall deed trail rights-of-way to the City for the Flag Rock Trail and the lower firebreak road trail.
6. The applicant shall meet all requirements as set forth in Section 11-30-105 of the Zoning Ordinance.

Findings for Approval:

1. The proposed schematic plan and preliminary PUD master plan meet the requirements of the subdivision and zoning ordinances.
2. Thus far the developer has demonstrated that the roads providing access to and from the site meet the City's slope standards for such roads.
3. The anticipated trail rights-of-way meet the 10% open space requirement for the PUD, in that only a small area of the project near 400 North will have the PUD overlay, and the developer is not seeking a bonus of lots over and above the lots allowed by the yield plan.
4. The primary responsibility of this small PUD is to maintain the common drive for lots near what is now the east end of 400 North.
5. The proposed annexation is within the City's Annexation Declaration Area.
6. The requested zone designation of LR-F is consistent with the General Plan and the same as the zone designation for the abutting property.

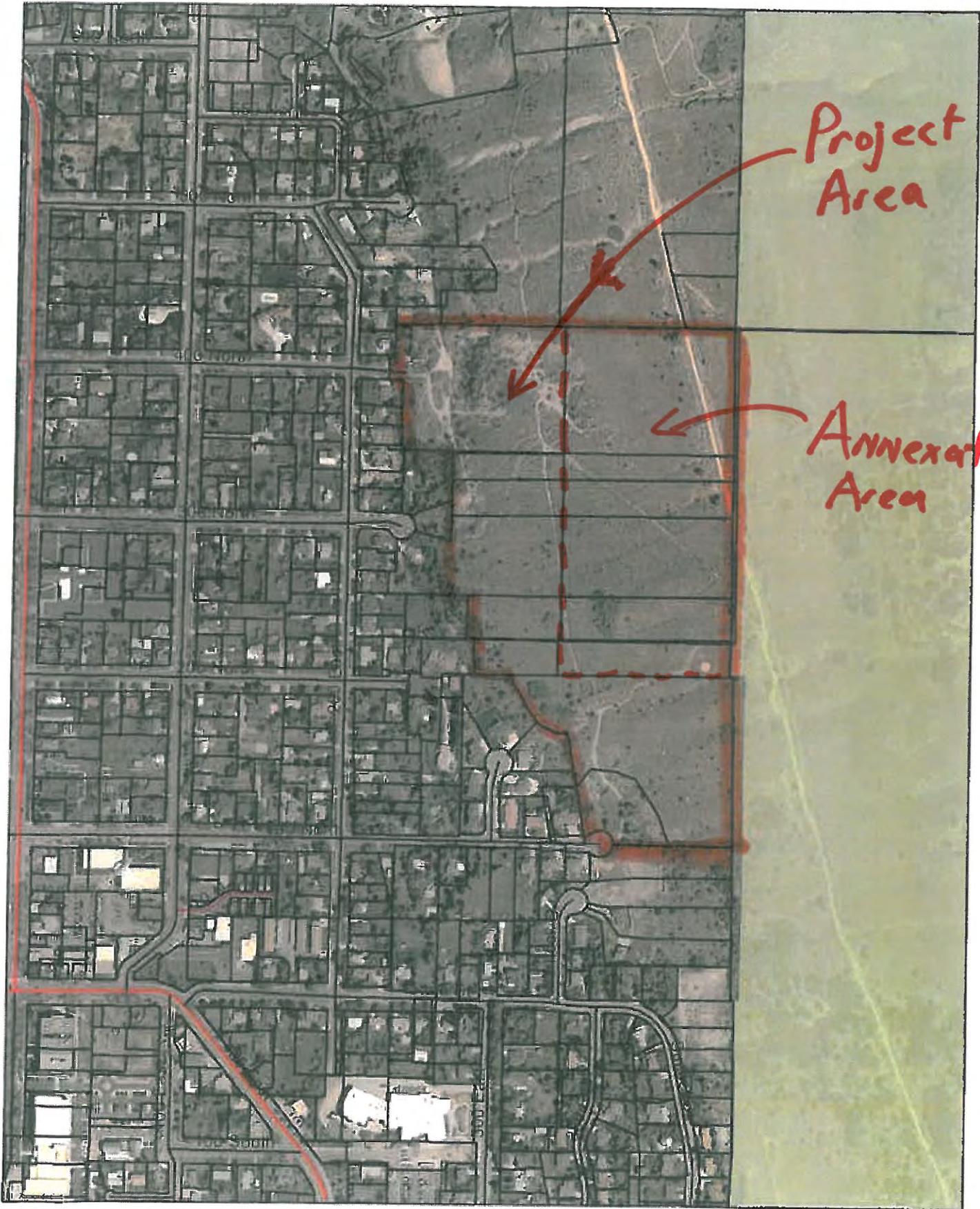
Supplemental Information

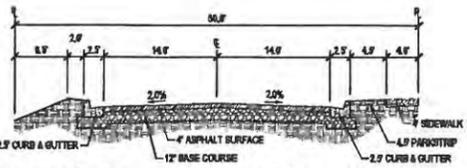
1. Vicinity Map
2. Annexation Map
3. Yield Plan
4. Schematic Plan/Preliminary PUD Master Plan

Applicable Ordinances

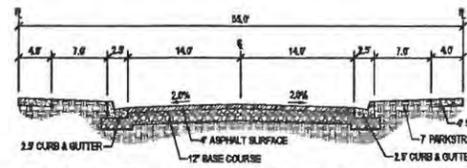
1. Title 12, Chapter 6 – Major Subdivisions
2. Title 12, Chapter 7 – General Requirements for All Subdivisions
3. Title 11, Chapter 11 – Single Family Residential Zones
4. Title 11, Chapter 27 – Planned Unit Developments
5. Title 11, Chapter 30- Foothill Development Standards

Farmington City





1 TYPICAL 50' STREET CROSS SECTION SCALE: NONE



2 TYPICAL 55' STREET CROSS SECTION SCALE: NONE



ENSIGN
 LAYTON
 1485 W. Hill Field Rd. Ste. 204
 Layton, UT 84041
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 Fax: 801.593.8315

SALT LAKE CITY
 Phone: 801.255.0529

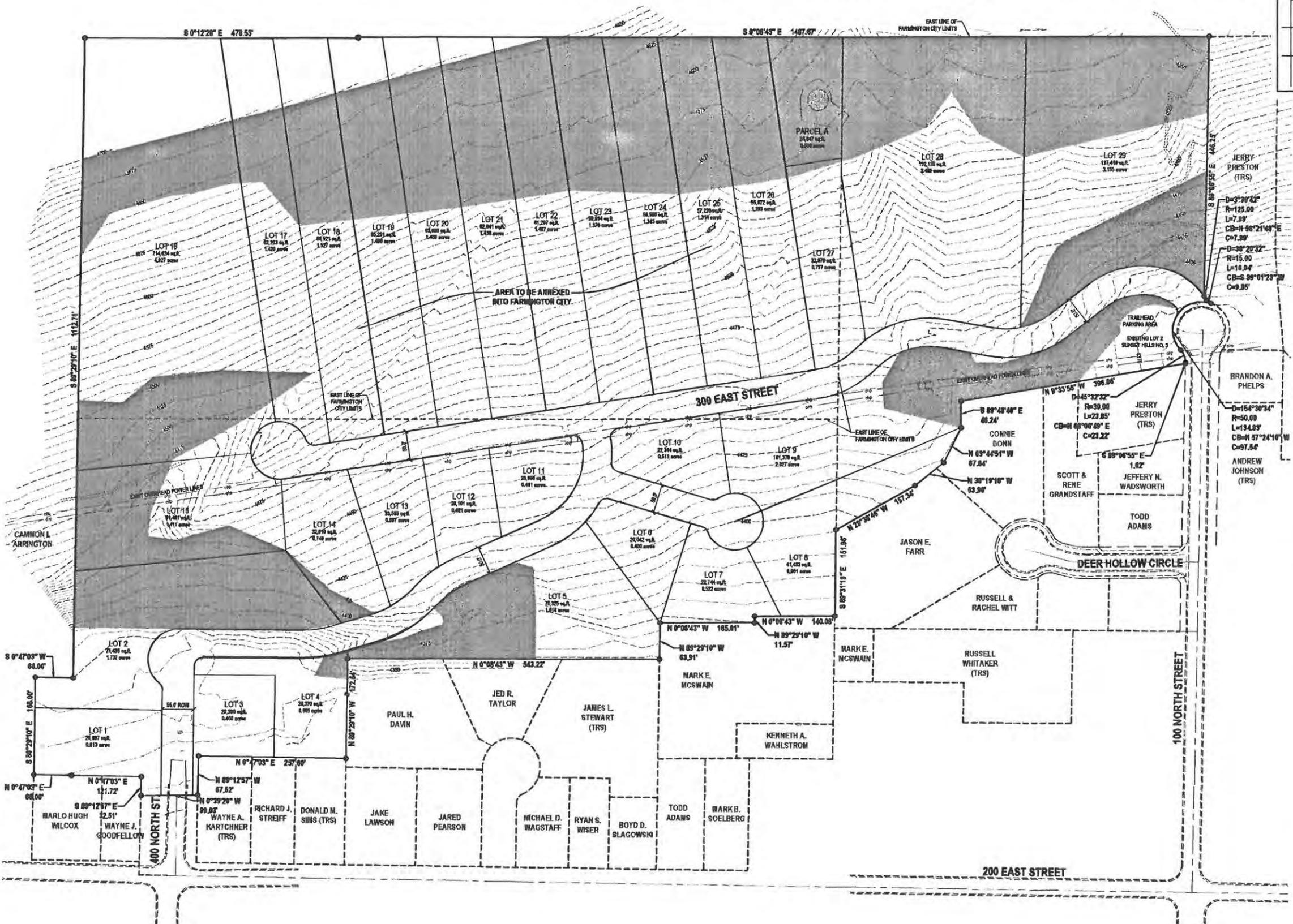
TOOELE
 Phone: 435.843.3580

CEDAR CITY
 Phone: 435.885.1453

RICHFIELD
 Phone: 435.896.2963

COLORADO SPRINGS
 Phone: 719.476.0119

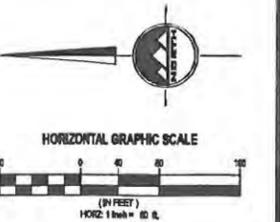
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- LEGEND**
- EXISTING REBAR AND CAP
 - EXISTING REBAR AND CAP
 - EXISTING WATER METER
 - PROPOSED WATER METER
 - EXISTING WATER VALVE
 - PROPOSED WATER VALVE
 - EXISTING FIRE HYDRANT
 - PROPOSED FIRE HYDRANT
 - EXISTING SECONDARY WATER VALVE
 - PROPOSED SECONDARY WATER VALVE
 - EXISTING SANITARY SEWER MANHOLE
 - PROPOSED SANITARY SEWER MANHOLE
 - EXISTING STORM DRAIN CLEAN OUT BOX
 - PROPOSED STORM DRAIN CLEAN OUT BOX
 - EXISTING STORM DRAIN CATCH BASIN
 - PROPOSED STORM DRAIN CATCH BASIN
 - EXISTING STORM DRAIN COMB BOX
 - EXISTING LIGHT
 - PROPOSED LIGHT
 - EXISTING STORM DRAIN LINE
 - PROPOSED STORM DRAIN LINE
 - EXISTING SANITARY SEWER
 - PROPOSED SANITARY SEWER
 - EXISTING SANITARY SEWER LINE
 - PROPOSED SANITARY SEWER LINE
 - EXISTING CULINARY WATER LINE
 - PROPOSED CULINARY WATER LINE
 - EXISTING SECONDARY WATER LINE
 - PROPOSED SECONDARY WATER LINE
 - EXISTING OVERHEAD POWER LINE
 - EXISTING CONTOURS
 - EXISTING CONCRETE
 - PROPOSED CONCRETE
 - SLOPE > 3%

SITE IMPROVEMENT TABLE

| TYPE | AREA |
|-------------------------|------------------|
| TOTAL AREA (S.F.) | 1,200,445 sq.ft. |
| TOTAL AREA (ACRES) | 44.917 ac. |
| TOTAL RESIDENTIAL LOTS | 28 lots |
| AVERAGE LOT SIZE (S.F.) | 54,287 sq.ft. |



**RESIDENCES AT FARMINGTON HILLS
 SUBDIVISION**
 400 NORTH TO 100 NORTH
 FARMINGTON CITY, UTAH



YIELD PLAN

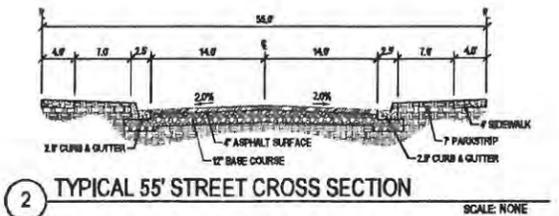
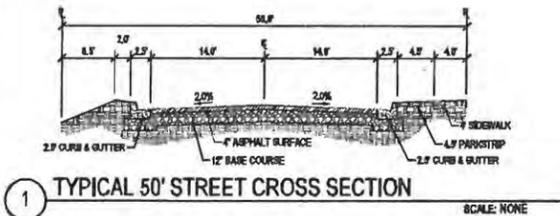
NO. DATE REVISION BY
 1 12/15/15 FOR CONCEPT APPROVAL JHP
 2 2/24/16 FOR CONCEPT APPROVAL JHP

PROJECT NUMBER: L2152 PROJECT DATE: 3/5/15
 DRAWN BY: M. ELBERG CHECKED BY: J. PRESTON
 PROJECT MANAGER: J. PRESTON

2 OF 2



CALL BLUESTAKES
@ 1400 HOURS AT LEAST 48
HOURS PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION



NOTES

- BOOSTER PUMPS WITH VAULT PER FARMINGTON CITY STANDARDS WILL BE PROVIDED FOR EACH LOT UNDER 50 LB STATIC ON CULINARY WATERLINE. HYDRANT TEST WILL BE SCHEDULED WITH A 3RD PARTY TESTING AGENCY, WITH FARMINGTON CITY PUBLIC WORKS AND FIRE DEPARTMENT PRESENT FOR TESTING.
- ALL LOTS UNABLE TO DRAIN TO CITY IN-SH-OF-WAY WILL PROVIDE ON-SITE RETENTION. NO STORM WATER WILL BE ALLOWED TO DRAIN ACROSS PROPERTY LINES.

KEYED NOTES

- INSTALL 1" CULINARY WATER SERVICE
- INSTALL 1" SANITARY SEWER SERVICE
- INSTALL 1/2" DUAL TURNOUT SECONDARY WATER SERVICE
- INSTALL 1" SINGLE LOT SECONDARY WATER SERVICE
- INSTALL FIRE HYDRANT AND VALVE
- INSTALL SANITARY SEWER MANHOLE
- INSTALL STORM DRAIN MANHOLE
- INSTALL STORM DRAIN COMBO BOX
- INSTALL STORM DRAIN INLET BOX
- INSTALL "NO PARKING FIRE LANE" SIGNS (12"X18" W/RED LETTERS ON WHITE REFLECTIVE BACKGROUND)



LEGEND

- EXISTING REBAR AND CAP
- SET ENSIGN REBAR AND CAP
- EXISTING WATER METER
- PROPOSED WATER METER
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING SECONDARY WATER VALVE
- PROPOSED SECONDARY WATER VALVE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING STORM DRAIN CLEAN OUT BOX
- PROPOSED STORM DRAIN CLEAN OUT BOX
- EXISTING STORM DRAIN CATCH BASIN
- PROPOSED STORM DRAIN CATCH BASIN
- EXISTING STORM DRAIN COMBO BOX
- PROPOSED STORM DRAIN COMBO BOX
- EXISTING LIGHT
- PROPOSED LIGHT
- EXISTING STORM DRAIN LINE
- PROPOSED STORM DRAIN LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING CULINARY WATER LINE
- PROPOSED CULINARY WATER LINE
- EXISTING SECONDARY WATER LINE
- PROPOSED SECONDARY WATER LINE
- EXISTING OVERHEAD POWER LINE
- PROPOSED OVERHEAD POWER LINE
- EXISTING CONTOURS
- EXISTING CONCRETE
- PROPOSED CONCRETE
- EXISTING SLOPE GREATER THAN 30%

| SITE IMPROVEMENT TABLE | |
|-------------------------|-----------|
| TYPE | AREA |
| TOTAL AREA (S.F.) | 1,838,410 |
| TOTAL AREA (ACRES) | 41.717 |
| TOTAL RESIDENTIAL LOTS | 24 |
| AVERAGE LOT SIZE (S.F.) | 76,423 |
| LOTS PER ACRE | 1.847 |
| ANNEXATION AREA (ACRES) | 20.87 |



LAYTON
1485 W. Hill Field Rd., Ste. 204
Layton, UT 84041
Phone: 801.647.1100
Fax: 801.593.6315

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3580

CEDAR CITY
Phone: 435.885.1453

RICHFIELD
Phone: 435.898.2983

COLORADO SPRINGS
Phone: 719.478.0119

WWW.ENSIGNENG.COM

FOR
IPC CONTRACTING
40 NORTH 100 EAST
FARMINGTON, UT, 84025

CONTACT:
JERRY PRESTON
PHONE: 801-461-6625
FAX:

**RESIDENCES AT FARMINGTON HILLS
SUBDIVISION
400 NORTH TO 100 NORTH
FARMINGTON CITY, UTAH**

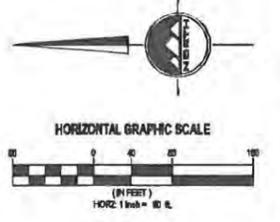
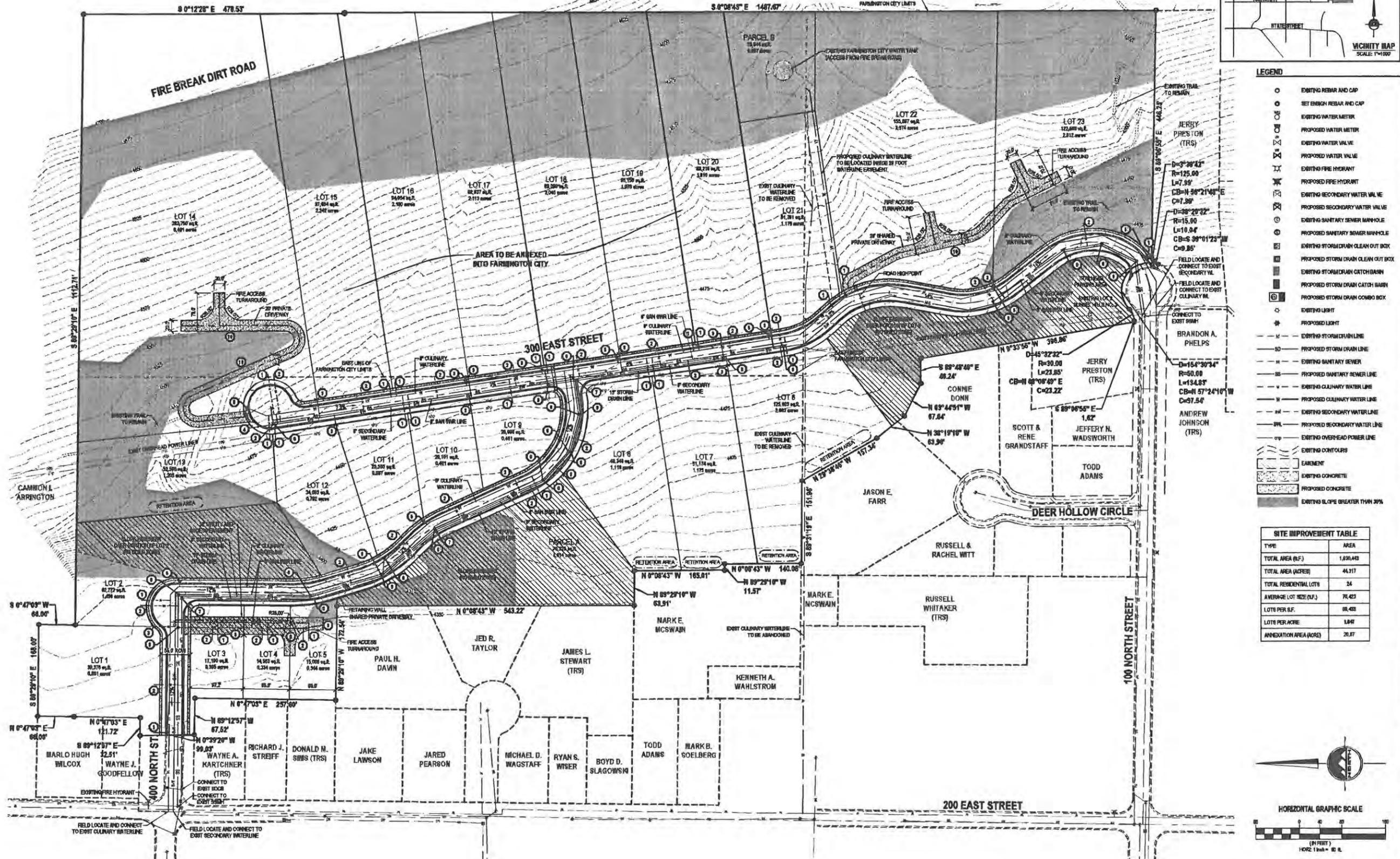


| REV. | DATE | REVISION | BY |
|------|---------|----------------------|----|
| 1 | 3/14/18 | FOR CONCEPT APPROVAL | CP |
| 2 | 8/6/18 | FOR CONCEPT APPROVAL | CP |

SCHEMATIC PLAN

PROJECT NUMBER: 12162
DRAWN BY: MELMER
PROJECT MANAGER: CPRESTON

PRINT DATE: 5/31/15
DESIGNED BY: CPRESTON





Planning Commission Staff Report June 4, 2015

Item 4: Final Plat and Final (PUD) Master Plan for the Villa Susanna Planned Unit Development

| | |
|---------------------------|-------------------------------------|
| Public Hearing: | No |
| Application No.: | S-14-13 |
| Property Address: | NE Corner of 1400 North and Main |
| General Plan Designation: | LDR (Low Density Residential) |
| Zoning Designation: | LR-F (Large Residential - Foothill) |
| Area: | .88 Acres |
| Number of Lots: | 3 |
| Property Owner: | Michael Evans |
| Agent: | Frank McCullough/Alan Bruun |

Request: *Applicant is requesting recommendation for the Final Plat and Final (PUD) Master Plan for the Villa Susanna Planned Unit Development.*

Background Information

The applicant's initial proposal was for a three lot conventional subdivision at the above described property. Mr. Bruun did so because he did not want to establish an HOA, nor maintain common area. Under this conventional scenario, the homes on the three lots must face front (or in this case they must face Main Street or 1400 North Street) in order to comply with City ordinance; therefore, the applicant asked to make the rear and/or sides of the dwellings look like the fronts. After the Planning Commission's recommendation for schematic plan approval on September 17, 2013, staff determined it could not consider the "backs" as "fronts" due to the number of landscape treatments, or lack thereof, along Main Street (i.e. walls exceeding 4 feet in height, no access to "front" doors from the street, etc.). This was reported to the City Council before the public hearing on October 1, 2013. The applicant also realized that a PUD did not need to be as restrictive as first thought. The Council granted schematic plan approval but directed the applicant to pursue a PUD if he desired to front the homes inward to a common drive.

The applicant received approval of the Preliminary PUD Master Plan with the following 6 conditions:

1. The developer shall record a reciprocal access easement common to all three lots at least 20' in width, this must also be shown on the final plat;

2. Final building elevations and landscaping plan/common area layout shall be reviewed and approved by the Planning Commission and City Council concurrent with the consideration of the Final (PUD) Master Plan and Final Plat for the PUD;
3. The front steps on Main Street shall be preserved;
4. Public improvement drawings, including a grading and drainage plan, shall be reviewed and approved by the Farmington City Public Works, City Engineer, Storm Water Official, Fire Department, Central Davis Sewer District and Benchland Water;
5. The property owner will work with the City traffic engineer to take all reasonable safety precautions that could be placed on 1400 North from the common access drive of the Villa Susanna subdivision.
6. The decorative wall will blend with the current landscaping and will be maintained throughout time.

Conditions 2, 3, 4, and 5 are either ongoing (and have therefore been kept as conditions for approval tonight), or are part of the final PUD master plan approval. Conditions 1 and 6 have been met to staff's satisfaction. The final building elevations and landscaping plan have been included for your review tonight.

Suggested Motion:

Move that the Planning Commission recommend that the City Council approve the enclosed Final Plat and Final PUD Master Plan for the Villa Susanna PUD, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The front steps on Main Street shall be preserved;
2. Public improvement drawings, including a grading and drainage plan, shall be reviewed and approved by the Farmington City Public Works, City Engineer, Storm Water Official, Fire Department, Central Davis Sewer District and Benchland Water;
3. The property owner will work with the City traffic engineer to take all reasonable safety precautions that could be placed on 1400 North from the common access drive of the Villa Susanna subdivision.

Findings for Approval:

1. The proposed Final Plat submittal is consistent with all necessary requirements for a Minor (Final) Plat as found in Chapter 5 of the City's Subdivision Ordinance.
2. The proposed Final PUD Master Plan is consistent with all necessary requirements for a PUD Master Plan as found in Chapter 27 of the City's Zoning Ordinance.
3. The motion ensures that the buildings will appropriately front Main Street and 1400 North and not compromise the appearance of the corridor.
4. By preserving the steps, an historical reminder will remain of the church that existed on the site, this meets the goals of the General Plan.

Supplemental Information

1. Vicinity Map
2. Final Plat
3. Final PUD Master Plan
4. Landscaping and building elevations

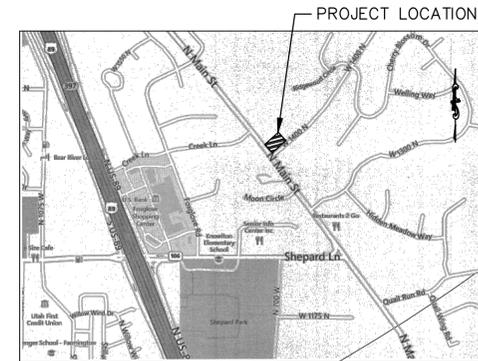
Applicable Ordinances

1. Title 12, Chapter 5 – Minor Subdivisions
2. Title 12, Chapter 7 – General Requirements for All Subdivisions
3. Title 11, Chapter 11 – Single Family Residential Zones
4. Title 11, Chapter 27 – Planned Unit Developments

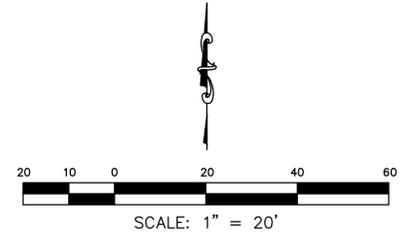
VILLA SUSANNA (PUD) A PLANNED UNIT DEVELOPMENT

LOCATED IN THE SOUTHWEST QUARTER SECTION 12, T3N, R1W, SLB&M
FARMINGTON CITY, DAVIS COUNTY, UTAH

MAY 2015



VICINITY MAP



SURVEYOR'S CERTIFICATE

I, VON R. HILL, A REGISTERED LAND SURVEYOR HOLDING CERTIFICATE NO. 166385 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE AN ACCURATE SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HERewith AND PURSUANT TO SAID TRACT OF LAND HEREAFTER TO BE KNOWN AS VILLA SUSANNA PUD, FARMINGTON CITY, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AS SHOWN ON THIS PLAT.

VON R. HILL

DATE

DESCRIPTION

BEGINNING AT A POINT ON THE EAST LINE OF MAIN STREET SAID POINT BEING NORTH 32°30'23" WEST 860.51 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, (BASIS OF BEARING IS NORTH 0°07'23" WEST BETWEEN THE SOUTH QUARTER CORNER MONUMENT AND THE WITNESS CORNER TO THE CENTER QUARTER FOR SAID SECTION) AND RUNNING THENCE ALONG A BOUNDARY LINE AGREEMENT LINE NORTH 53°35'01" EAST 62.27 FEET, NORTH 47°47'51" EAST 50.14 FEET, NORTH 48°35'08" EAST 13.93 FEET, NORTH 52°39'25" EAST 96.10 FEET TO THE WEST LINE OF THE FORMER BAMBERGER RAILROAD RIGHT-OF-WAY; THENCE SOUTH 42°49'00" EAST 154.24 FEET; THENCE SOUTH 47°00'00" WEST 232.60 FEET; THENCE NORTH 39°09'30" WEST 172.32 FEET TO THE POINT OF BEGINNING, CONTAINING 0.85 ACRES OR 37,098 SQUARE FEET.

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO PRIVATE UNITS, HEREAFTER TO BE KNOWN AS VILLA SUSANNA PUD, FARMINGTON CITY, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

SIGNED THIS _____ DAY OF _____, 20__.

ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 20__ THERE PERSONALLY APPEARED BEFORE ME _____, SIGNERS OF THE OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES MENTIONED HEREIN.

NOTARY PUBLIC: _____

RESIDENCE: _____

DEVELOPER

MIKE EVANS
232 EAST 1875 NORTH
CENTERTVILLE, UTAH 84014
801-295-3443 (OFFICE)
801-301-5824 (CELL)

IRRIGATION COMPANY APPROVAL

Approved this _____ day of _____ AD, 20__
by Benchland Water District.

By: District Manager

CITY COUNCIL APPROVAL

Approved this _____ day of _____ AD, 20__
by the Farmington City.

Farmington City Recorder

Mayor

SHEET 1 OF 1

SEWER DISTRICT APPROVAL

Approved this _____ day of _____ AD, 20__
by the Central Davis Sewer District

By: _____

PLANNING COMMISSION APPROVAL

Approved this _____ day of _____ AD, 20__
by the Farmington City Planning Commission.

By: Chairman

CITY ENGINEER'S APPROVAL

Approved this _____ day of _____ AD, 20__
by the Farmington City Engineer.

By: _____

CITY ATTORNEY'S APPROVAL

Approved this _____ day of _____ AD, 20__
by the Farmington City Attorney.

By: _____

H HILL & ARGYLE, Inc.
Engineering and Surveying
181 North 200 West, Suite #4, Bountiful, Utah 84010
(801) 298-2236 Phone, (801) 298-5983 Fax
14-333 PLAT MAY 2015

LEGEND

- PUD LINE _____
- ROAD CENTERLINE _____
- TIE TO MONUMENT _____
- LOT LINE _____
- POINTS SET ○

NARRATIVE

THE PURPOSE OF SURVEY IS TO ESTABLISH THE BOUNDARY IN ORDER TO CREATE A RECORDED PLAT.

BASIS OF BEARING IS NORTH 0°07'23" WEST BETWEEN THE SOUTH QUARTER CORNER MONUMENT AND THE WITNESS CORNER TO THE CENTER QUARTER FOR SAID SECTION.

FOUND D.C.S. MONUMENT BRASS DISC WITH RING AND LID, WITNESS CORNER TO THE CENTER QUARTER CORNER OF SECTION 12, T3N, R1W, SLB&M

CALCULATED POSITION FOR CENTER QUARTER, MON NOT FOUND

SOUTH QUARTER CORNER SECTION 12, T3N, R1W, SLB&M, FOUND D.C.S. MONUMENT BRASS DISC IN CONCRETE COLLAR

FOUND A NAIL IN THE SOUTH FACE OF THE WALL 0.25' EASTERLY OF THE WALL CORNER AND 6.75' SW OF THE P.O.B.

IRREGULARITIES

RETAINING WALLS ALONG MAIN STREET AND 1400 NORTH ARE UNDER THE OWNERSHIP OF THE ADJACENT LOTS AND THE LOT OWNERS ASSUME RESPONSIBILITY OF MAINTENANCE AND REPLACEMENT OF THEM

20' INGRESS/EGRESS EASEMENT, IN FAVOR OF FARMINGTON CITY AND CENTRAL DAVIS SEWER DISTRICT, AND PUBLIC UTILITIES EASEMENT AND LOTS 1, 2, AND 3

FOUND CL MONUMENT RING LID AND BRASS DISC

FOUND & ACCEPTED REBAR AND CAP HJA 6707 AT CORNER

FOUND & ACCEPTED A NAIL IN THE SOUTH FACE OF THE WALL

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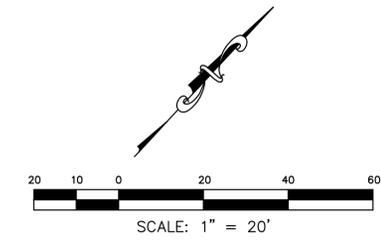
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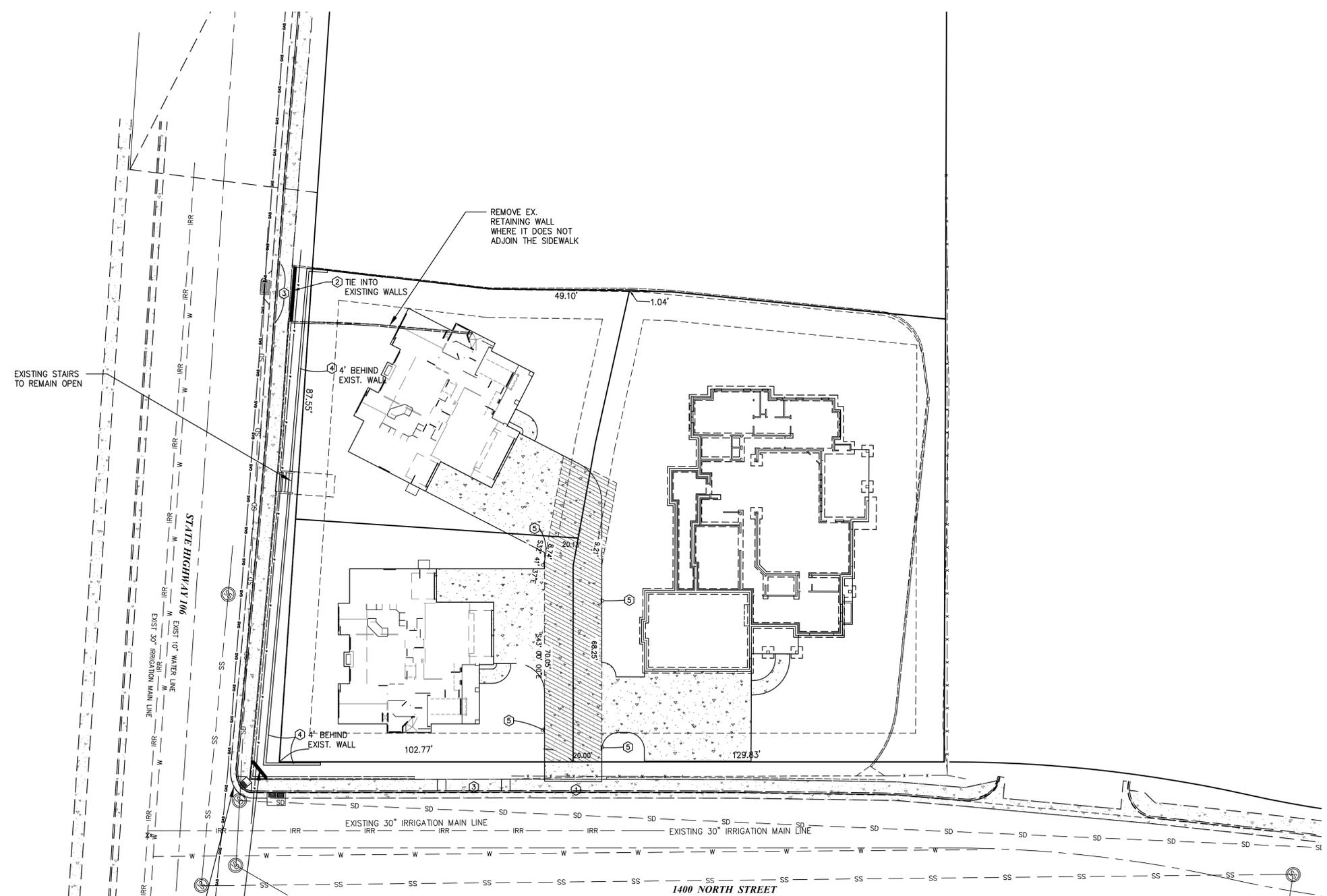


KEYED NOTES

- ① NEW DRIVE APPROACH PER FARMINGTON CITY STANDARD
- ② NEW CONCRETE WALL
- ③ REPLACE EXISTING DRIVE APPROACH WITH FARMINGTON CITY STANDARD CURB, GUTTER AND SIDEWALK
- ④ NEW 6' TEXTURED CONCRETE SOUND WALL
- ⑤ NEW "NO PARKING - FIRE LANE" SIGN PER FARMINGTON CITY STANDARD

AREAS OF IMPERMEABLE SURFACE

| | |
|----------------|---------------------------|
| 11,072 SQ. FT. | HOUSING PADS |
| 4,944 SQ. FT. | DRIVEWAY |
| 16,016 SQ. FT. | TOTAL IMPERMEABLE SURFACE |



REPLACE SIDEWALK NOTE:
 ALL DAMAGED, CRACKED, AND SPALLING EXISTING SIDEWALK ALONG PROJECT FRONTAGE TO BE REMOVE AND REPLACED PER CITY AND UDOT STANDARDS

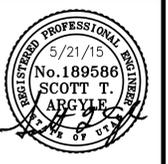
REMOVE EXISTING ADA RAMP AND DAMAGED CURB. REPLACE WITH NEW ADA RAMP PER CITY AND ADA STANDARDS

SAWCUT EX. CONC. WALL & REPLACE TO ACCOMMODATE NEW ADA RAMP

REMOVE EX. RETAINING WALL WHERE IT DOES NOT ADJOIN THE SIDEWALK

EXISTING STAIRS TO REMAIN OPEN

HILL & ARGYLE, Inc.
 Engineering and Surveying
 181 North 200 West, Suite #4, Bountiful, Utah 84010
 (801) 298-2236 Phone, (801) 298-5983 Fax



VILLA SUSANNA A PLANNED UNIT DEVELOPMENT (PUD)
FARMINGTON CITY

1402 NORTH MAIN STREET
 LOCATED IN THE SOUTHWEST QUARTER SECTION 12, T3N, R1W, SLB&M
 FARMINGTON CITY, DAVIS COUNTY, UTAH

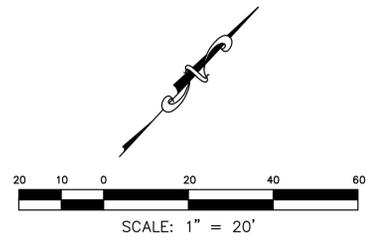
| | |
|--------------|------------------|
| DATE | 9/19/11 |
| APPROVED STA | DATE 9/19/11 |
| BY: | DATE |
| 1 BC | 01/23/12 |
| 2 BC | 02/13/12 |
| 3 BC | 02/29/12 |
| 4 BC | 16 OCT 2014 |
| SHEET | C-3 |
| SHEET NAME | SITE PLAN |
| DRAWING NAME | CONSTRUCTION SET |
| PROJECT NO. | 14-333 |

APPROVED FOR CONSTRUCTION
 BY: _____ DATE: _____
 FARMINGTON CITY ENGINEER

LANDSCAPE PLAN
VILLA SUSANNA A PLANNED UNIT DEVELOPMENT (PUD)
FARMINGTON CITY

1402 NORTH MAIN STREET
 LOCATED IN THE SOUTHWEST QUARTER SECTION 12, T3N, R1W, SLB&M
 FARMINGTON CITY, DAVIS COUNTY, UTAH

| | |
|--------------|------------------|
| DATE | 9/19/11 |
| APPROVED STA | DATE 9/19/11 |
| BY: | DATE |
| 1 BC | 01/23/12 |
| 2 BC | 02/13/12 |
| 3 BC | 02/29/12 |
| 4 BC | 16 OCT 2014 |
| SHEET | C-9 |
| SHEET NAME | LANDSCAPE |
| DRAWING NAME | CONSTRUCTION SET |
| PROJECT NO. | 14-333 |



COMPOSITE DESCRIPTION
 .55 ACRES

STATE HIGHWAY 106

1400 NORTH STREET

THREE TREES REQUIRED ON
 1400 NORTH FRONTAGE AND
 THREE TREES REQUIRED ON
 MAIN STREET FRONTAGE
 SPACE A @ 40' MIN.

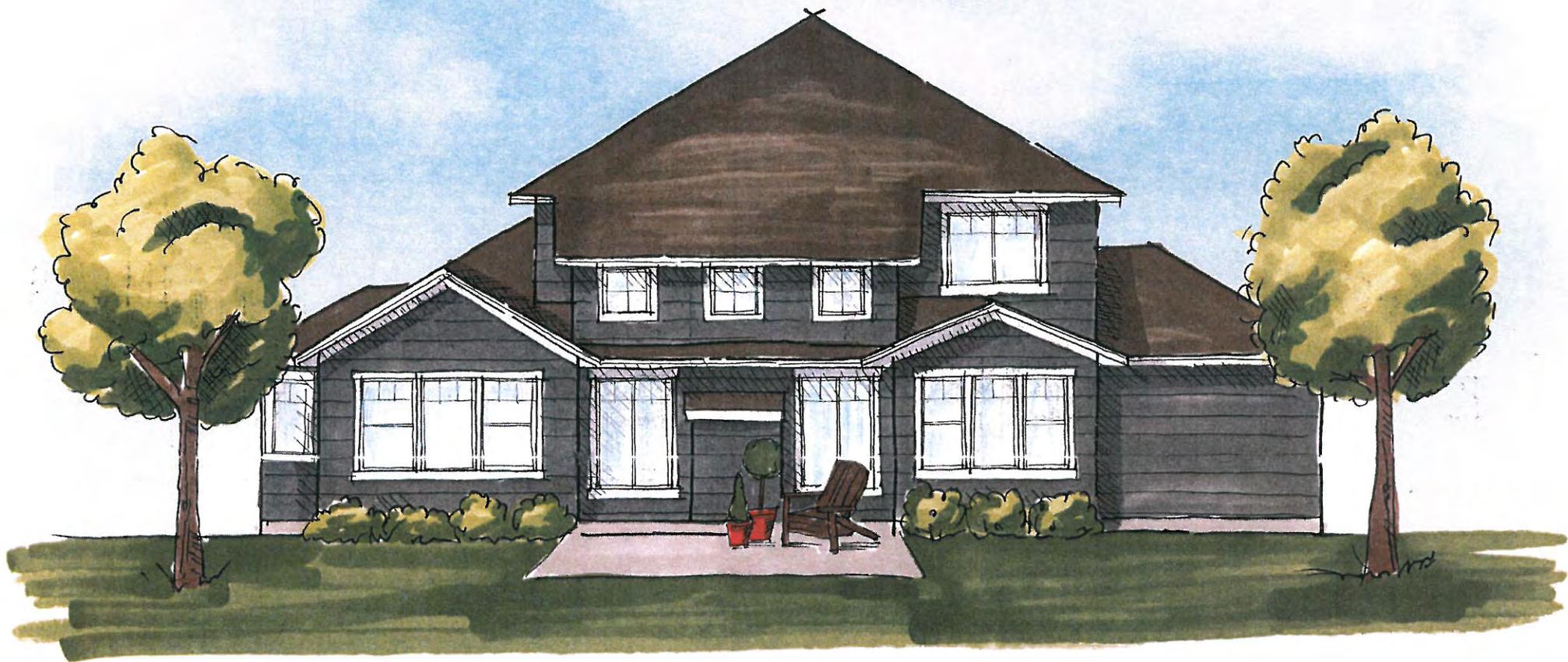
CONNECT TO EX. SD INLET
 RM. 432877
 ELEV. 432870
 EX. I.E. 432895

| LEGEND | | |
|--------|--|------------|
| | ACER PLATANOIDES "GLOBOSUM" GLOBE NORWAY MAPLE | 2" CALIPER |
| | PINUS NIGRA AUSTRIAN PINE | 6' TALL |
| | PHYSOCARPUS OPULUS "DIABLO" DIABLO NINEBARK | 5 GALLON |
| | PICEA P. G. PROSTRATA "BLUE HORIZON" CREEPING BLUE SPRUCE | 5 GALLON |
| | Rock | |

APPROVED FOR CONSTRUCTION

BY: _____ DATE: _____
 FARMINGTON CITY ENGINEER







Planning Commission Staff Report June 4, 2015

Item 5: Conditional Use and Site Plan for Farmington City Park at 1100 W.

| | |
|---------------------------|--|
| Public Hearing: | Yes |
| Application No.: | C-5-15 |
| Property Address: | Northeast Corner of 1100 West and Glover Lane |
| General Plan Designation: | RRD (Rural Residential Density) and DR (Development Restrictions, Very Low Density, and/or Agriculture Open Space) |
| Zoning Designation: | AE (Agriculture Estates) |
| Area: | 10.6 acres |
| Number of Lots: | n/a |
| Property Owner: | Farmington City |
| Agent: | Farmington City |

Request: Applicant is requesting approval of a conditional use permit and a site plan for the design of a city park.

Background Information

The City has been using the future site of the Davis School District High School on approximately Glover Lane and 650 West to meet its recreational needs, primarily for football and soccer. The City is anticipating that the school district will begin construction of the high school in 2016 and therefore needs to reallocate field space to continue to meet the City's recreational needs. When Fieldstone Homes applied for subdivision approval of the Farmington Park Conservation Subdivision, they provided the City with 11 acres of open space as a means to increase their density. The City is now moving forward with plans for a 10.6 acre park on 1100 West and Glover Lane. The plans include a parking field with 327 stalls, a restroom, and a large open turf area that will fill the needs of a variety of recreational opportunities. As part of this design, the City will either improve or reimburse the School District for their proportional share of 1100 West, and will improve the north side of Glover Lane, for the extent of the park, to meet the design standards of a major collector, or 80' of right-of-way.

Suggested Motion

Move that the Planning Commission approve a conditional use permit and site plan for the Farmington City Park at 1100 West with the following conditions:

1. The applicant completes all requirements for site plan approvals as well as all on-site and off-site improvements requirements to comply with City Engineer, Public Works, Fire Department, Planning Department, Storm Water Official, Central Davis Sewer District, and Weber Basin Water District;
2. All lights shall be full cut-off lights and shall not shine onto adjacent residential properties;
3. The irrigation system for watering the landscape shall use secondary water and obtain approval from Weber Basin Water District;
4. All City Engineer comments on the improvement drawings will be amended prior to a pre-construction meeting.

Findings for Approval

1. The use requested is listed as a conditional use within the AE zone.
2. The proposed use of the particular location is necessary and desirable and provides a service which contributes to the general well-being of the community.
3. The proposed use shall comply with all regulations and conditions in the Farmington City Zoning Ordinance for this particular use.
4. The proposed use conforms to the goals, policies, and principles of the Comprehensive General Plan.
5. The proposed use is compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing development.
6. The location provides or will provide adequate utilities, transportation access, drainage, parking and loading space, lighting, screening, landscaping and open space, fire protection, and safe and convenient pedestrian and vehicular circulation.
7. The proposed use is not detrimental to the health, safety and general welfare of persons residing or working in the vicinity and does not cause:
 - a. Unreasonable risks to the safety of persons or property because of vehicular traffic or parking;
 - b. Unreasonable interference with the lawful use of surrounding property; and
 - c. A need for essential municipal services which cannot be reasonably met.

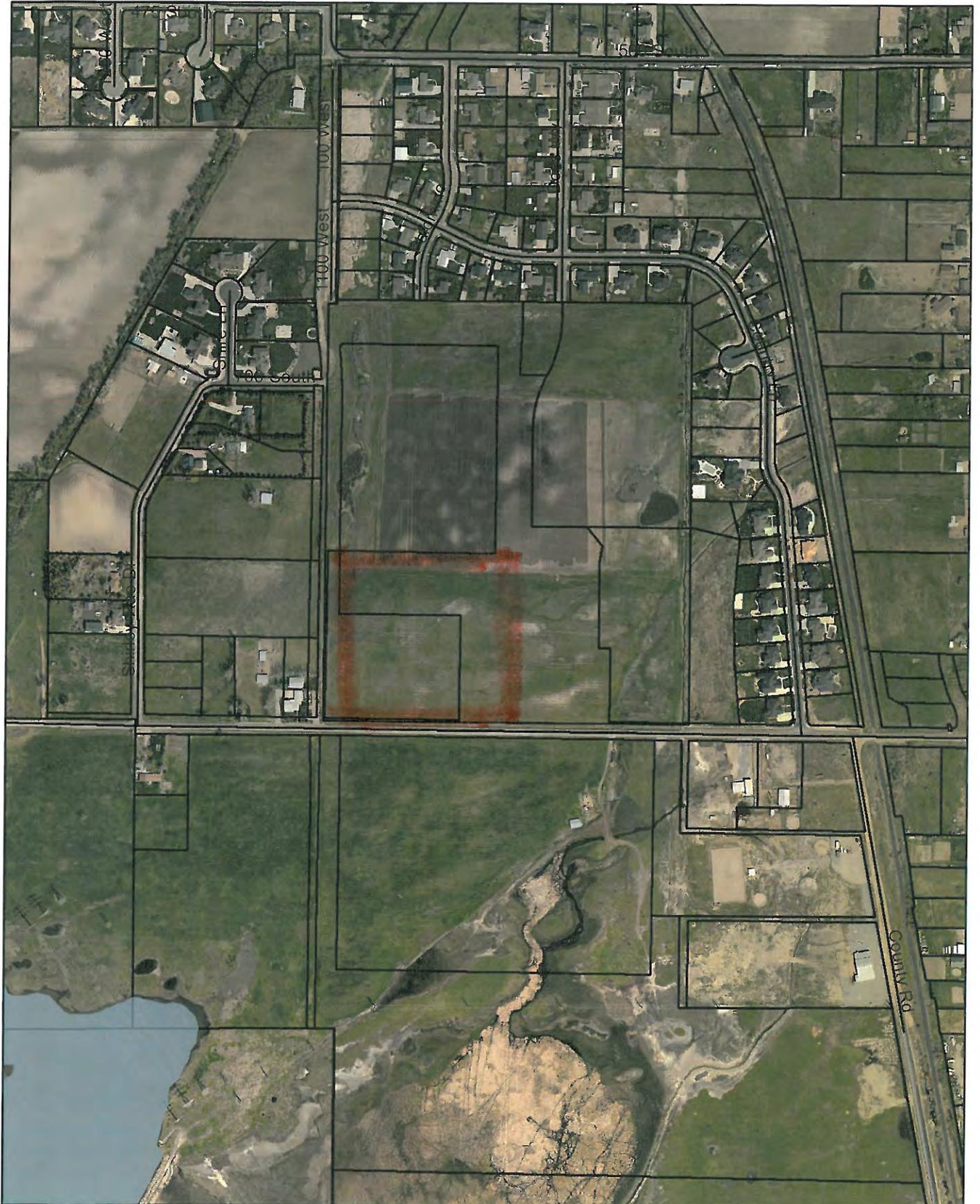
Supplemental Information

1. Vicinity Map
2. Site Plan for Proposed Park
3. Street Cross Sections

Applicable Ordinances

1. Title 11, Chapter 7 – Site Development Standards
2. Title 11, Chapter 8 – Conditional Uses
3. Title 11, Chapter 10 – Agriculture Zones

Farmington City



KNIGHTON SUBDIVISION

FUTURE ELEMENTARY SCHOOL

319

318

317

112

301

113

316

302

114

315

303

115

314

FARMINGTON PARK PHASE III

FARMINGTON PARK PHASE I

304

116

313

305

117

312

306

307

118

311

310

309

308

119

RESTROOM

PARKING LOT

FUTURE PARK

1100 W

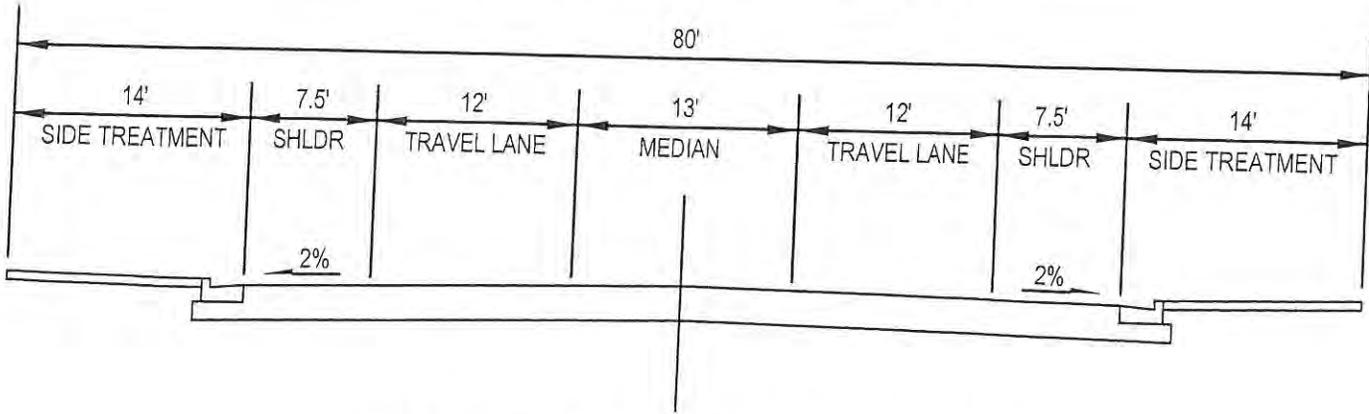
8

7

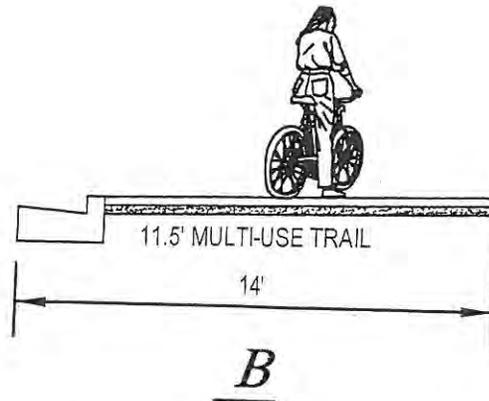
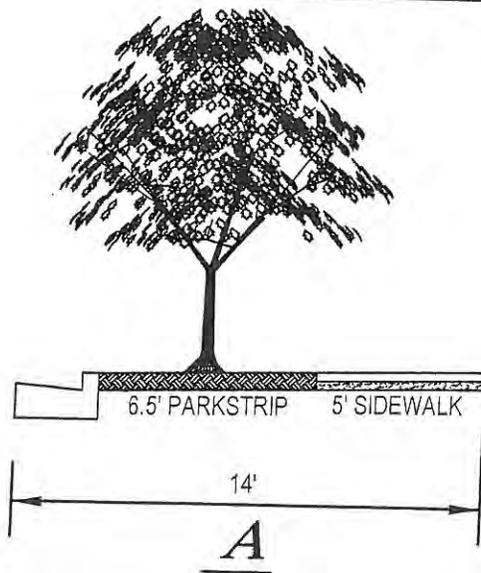
GLOVER LANE



MAJOR COLLECTOR



80-FOOT RIGHT-OF-WAY 3 LANES



SIDE TREATMENTS

ROAD SECTION

PLAN NO. 260 SP

DRAWING 4 OF 6



Planning Commission Staff Report June 4, 2015

Item 6: Clark Lane Village Design Development

| | |
|---------------------------|-------------------------------------|
| Public Hearing: | No |
| Application No.: | SP-6-15 |
| Property Address: | Approx. 650 West and State Street |
| General Plan Designation: | OB/P (Office Business Park) |
| Zoning Designation: | TMU (Transit Mixed Use) |
| Area: | 4.31 Acres |
| Number of Lots: | n/a (140 Units within 7 Buildings) |
| Property Owner: | CenterCal |
| Applicant: | Bryce Thurgood – Castle Creek Homes |

Request: *Applicant is requesting Design Development approval for Clark Lane Village.*

Background Information

As part of their RDA agreement (for the Station Park project), CenterCal had a required component of housing that they needed to provide. After Station Park was approaching build-out, the City anticipated that this 4.31 acres on the northwest corner of 650 West and Clark Lane is one of the properties where this RDA requirement could be met. Bryce Thurgood of Castle Creek homes is now moving forward with this RDA component and is requesting design development approval of the Clark Lane Village apartment project. As the proposed project lies within the TMU zone, a PMP is required subject to Chapter 18 of the Zoning Ordinance which regulates the mixed use district and is a form-based code. The PMP was approved by the Planning Commission on April 23, 2015. The next step in the process is the development plan review, covered in Section 11-18-107 of the Zoning Ordinance. Development plan review consists of three parts: 1) pre-submittal conference, 2) schematic plan, and 3) design development. In addition to meeting all of the requirements of project master plan, the PMP also met the requirements for schematic plan in development plan review. Steps 1) and 2) of development plan review have already been completed. Step 3) is before you tonight and requires improvement drawings as well as site plan and elevations.

Section 11-18-107(2)(d)(i) states:

“Applications that meet one or all of the following conditions will be forwarded to the Planning Commission for review and approval:

- 1) *The application includes a structure that exceeds 30,000 ft² in size;*
- 2) *The application is asking for flexibility with the design criteria and development standards of this section, while still meeting the intents and purposes of said criteria and standards;*
- 3) *The application is a planned development area (in excess of 5 acres in size);*
- 4) *The application includes a use or element that requires a special review process.”*

This project meets number 1, and therefore it requires Planning Commission approval. The design development plan before you meets all of the requirements of Section 11-18-107 including site design, building envelopes, buffering, parking and circulation, pedestrian access, architectural detail, street frontage, landscaping, and fenestration.

Every condition of PMP approval placed on the applicant by the Planning Commission on April 23rd has been completed to staff's satisfaction or has been included as a condition in the suggested motion below. It appears at this level of review all of the design criteria for Chapter 18, including but not limited to, the required build-to range, the street and side treatment dimensions, percent of frontage facing the street, open space percentage requirements, etc. have been met. These and other standards will be further re-evaluated during the more detailed development plan review process. The only outstanding issues have to deal with storm water, cross parking easements, and the widening/improvement of 650 West. Because this site plan has not altered significantly from the approved PMP, and the application meets all of the requirements of Section 11-18-107, with the exception of improvement drawings, staff is requesting that approval of design development/site plan be delegated to staff for further review.

Suggested Motion:

Move that the Planning Commission approve the design development for the proposed Clark Lane Village project subject to all applicable Farmington City codes and development standards and the following conditions:

1. Staff shall review and approve the improvement drawings and site plan for compliance to Chapter 18 of the Zoning Ordinance;
2. The applicant must enter into an agreement with the City to maintain the on-street parking on 650 West and on-street parking and right-of-way on 100 North;
3. The applicant shall provide a geotechnical report and traffic study for the proposed project prior to or concurrent with staff approval of design development;
4. Any change to the standard street cross-section is subject to 11-18-104(4) and will require City Council approval prior to or concurrent with staff approval of design development.

Findings:

1. After a preliminary review, it appears that the proposed development meets all of the standards and requirements of the transit mixed use zone as outlined in Chapter 18 with the exceptions listed above.
2. The parking needs for this project are being addressed using tuck under garages, small broken-up surface parking lots, on-street parking, and covered parking, this treatment of parking meets the form based code with the exceptions noted above.
3. The proposed development meets the spirit of the form based code and provides a greater variety of housing choices.

4. The City intended both in the General Master Plan and in the Zoning Ordinance for the mixed use district to be where the highest densities and intensities of uses would be concentrated, this project complies with that intention.
5. The location of this project and its accessibility to transit, Station Park, the Park Lane Commons project, etc. make this a good fit.
6. By approving this project be delegated to staff for final review and approval, the DRC will more thoroughly review the layout, improvement drawings, landscape plans, grading and drainage plans, etc. and ensure that all unresolved issues are addressed before final approval.
7. The proposed street network does not alter the streets on the existing regulating plan but adds more streets and improves connectivity and the overall street layout of the mixed use district.

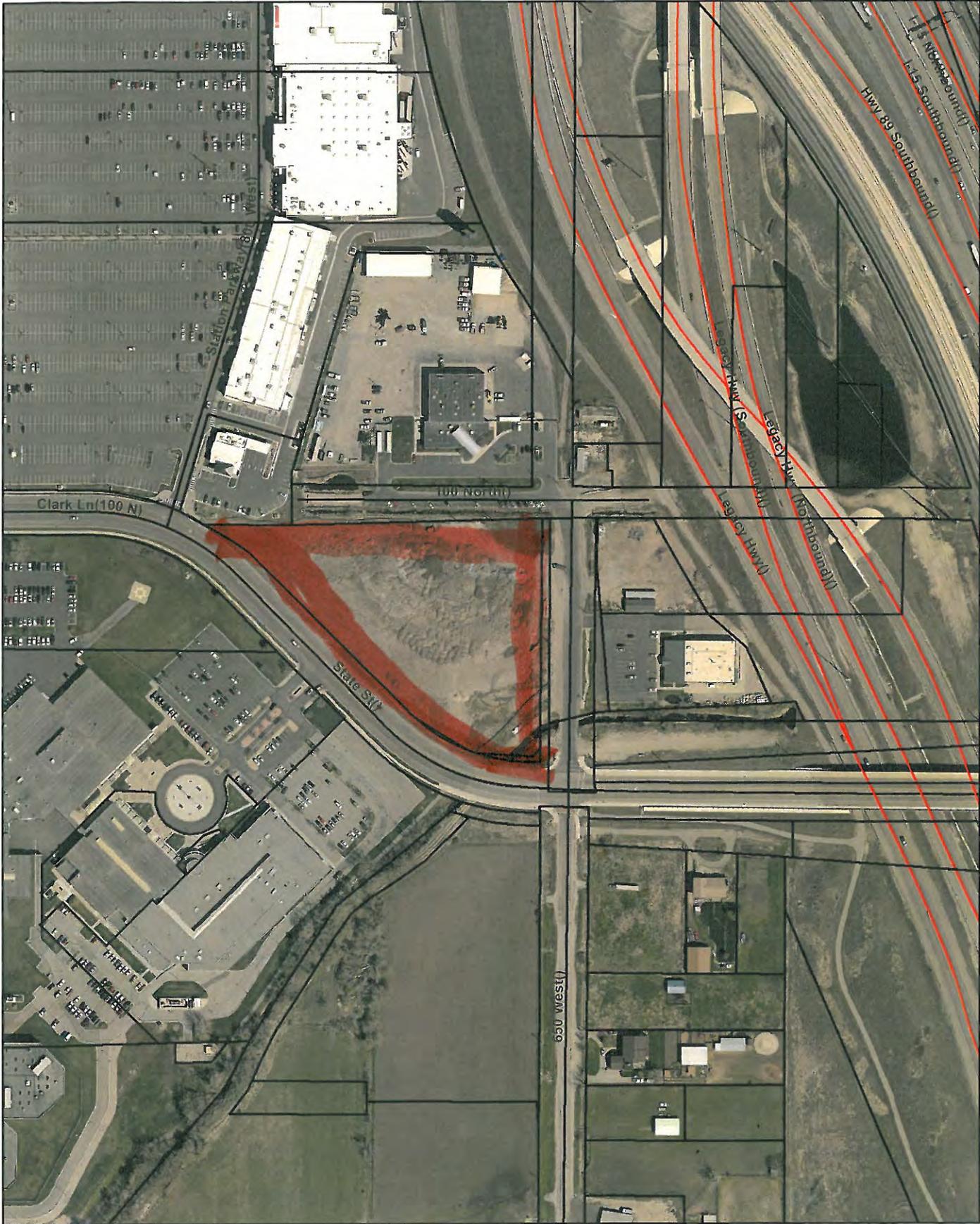
Supplemental Information

1. Vicinity Map
2. Design Development
3. Various Attachments and Elevations

Applicable Ordinances

1. Title 11, Chapter 18---Mixed Use Zones

Farmington City





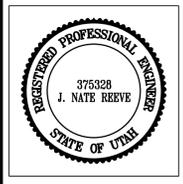
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Reeve & Associates, Inc.
 920 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403
 TEL: (801) 921-2100 FAX: (801) 621-2666 WWW: REEVE-ASSOC.COM
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

| REVISIONS | DESCRIPTION |
|-----------|-------------|
| DATE | |

Clark Avenue Apartments
 FARMINGTON CITY, DAVIS COUNTY, UTAH

Preliminary Utility/Stormwater Plan



Project Info.

| | |
|-------------|--|
| Engineer: | J. NATE REEVE, P.E. |
| Drafter: | S. TAGGART |
| Begin Date: | FEBRUARY 2015 |
| Name: | CLARK AVENUE APARTMENTS FARMINGTON, UTAH |
| Number: | 3784-66 |

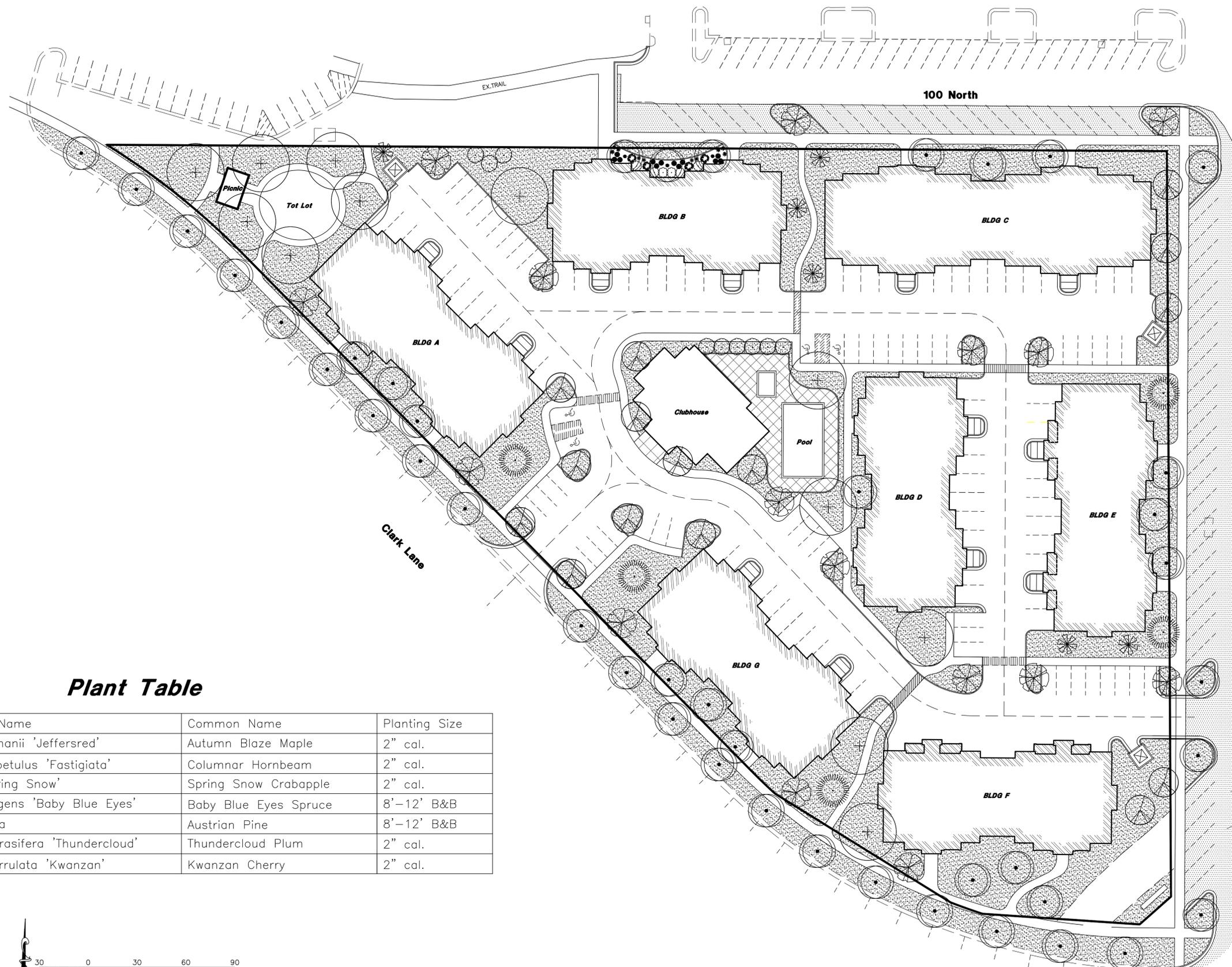


COMMUNITY AMENITIES

- 1. PICNIC PAVILION
- 2. TOT LOT
- 3. CLUB HOUSE
W/ MULTI-PURPOSE ROOM & FITNESS CENTER
- 4. HOT TUB / SPA
- 5. SWIMMING POOL AND TERRACE

COMMUNITY AMENITY PLAN

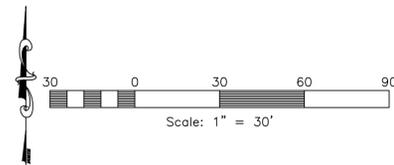
CLARK LANE



Plant Table

TREES

| Quantity | Symbol | Scientific Name | Common Name | Planting Size |
|----------|--------|----------------------------------|-----------------------|---------------|
| 11 | + | Acer freemanii 'Jeffersred' | Autumn Blaze Maple | 2" cal. |
| 9 | • | Carpinus betulus 'Fastigiata' | Columnar Hornbeam | 2" cal. |
| 43 | • | Malus 'Spring Snow' | Spring Snow Crabapple | 2" cal. |
| 6 | ⊗ | Picea pungens 'Baby Blue Eyes' | Baby Blue Eyes Spruce | 8'-12' B&B |
| 5 | ⊗ | Pinus nigra | Austrian Pine | 8'-12' B&B |
| 16 | ⊗ | Prunus cerasifera 'Thundercloud' | Thundercloud Plum | 2" cal. |
| 15 | ⊗ | Prunus serrulata 'Kwanzan' | Kwanzan Cherry | 2" cal. |



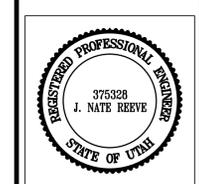
650 West

Reeve & Associates, Inc.
 920 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403
 TEL: (801) 621-2100 FAX: (801) 621-2666 www.reeve-assoc.com
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

| REVISIONS | DESCRIPTION |
|-----------|-------------|
| DATE | |
| | |
| | |
| | |
| | |

Clark Avenue Apartments
 FARMINGTON CITY, DAVIS COUNTY, UTAH

Landscape Plan



Project Info.
 Engineer: J. NATE REEVE, P.E.
 Drafter: S. TAGGART
 Begin Date: FEBRUARY 2015
 Name: CLARK AVENUE APARTMENTS
 FARMINGTON, UTAH
 Number: 3784-66

Sheet **L2**
L1 Sheets



FRONT ELEVATION



REAR ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



FRONT ELEVATION WITH TUCK-UNDER GARAGES



REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION WITH TUCK-UNDER GARAGES



REAR ELEVATION



SIDE ELEVATION