

PLANNING COMMISSION

2267 North 1500 West
Clinton City, UT 84015

Phone: (801) 614-0740

Fax: (801) 614-0752

Web Site: www.clintoncity.net

AGENDA

June 16, 2015

7:00 pm

There will be a meeting of the Clinton City Planning Commission held on the date mentioned above in the **Council Chambers** of Clinton City; **City Hall located at 2267 North 1500 West.**

Clinton City Planning Commission

Chairman
Dave Coombs

Vice Chairman
Bob Buckles

Members
Jacob Briggs
Jolene Crossall
Allen Labrecque
Jeff Ritchie
Anthony O. Thompson

City Staff
Lynn Virgant

Agenda Items	
Pledge	Appointed
Invocation or Thought	Appointed
Roll Call	Chair
City Council Report	Council Representative
Planning Commission Minutes	Chair
Declaration of Conflicts	Chair
1. PUBLIC HEARINGS: 7:10 p.m. - Review and action upon a request from KW Advisory Group, Colby Bond, for a recommendation to the City Council for approval of the Final Plat of Clinton Meadows South Subdivision, located at approximately 3400 West on the north side of 1800 North. 7:25 p.m. - Review and action upon a request from Brandon Woods for a Conditional Use Permit to operate a Temporary Mobile Store, Fireworks Stand, at 1808 West 1800 North, Clinton, UT. 7:45 p.m. - Review and action upon a request from Craythorne Construction, Erik Craythorne, for a recommendation to the City Council for approval of the Final Plat of Harrisburg Country Estates Subdivision Phase 5, located at approximately 2700 West on the north side of 800 North.	
2. Work Session Discussion, Chapter 4, Subdivision Ordinance	
3. Commissioner's issues and concerns	

CLINTON CITY PLANNING COMMISSION AGENDA ITEM

SUBJECT: 7:10 p.m. – Public Hearing – Subdivision Final Plat Approval Review and action upon a request for a recommendation to the City Council for approval of the Final Plat of Clinton Meadows South Subdivision, located at approximately 3400 West on the north side of 1800 North.	AGENDA ITEM: 1a
PETITIONER: KW Advisory Group, Colby Bond	MEETING DATE: June 16, 2015
ORDINANCE REFERENCES: Title 28, Chapter 13, AE, Agriculture Estates Zone Subdivision Ordinance	ROLL CALL VOTE: <div style="display: flex; justify-content: space-around;"> X YES NO </div>
BACKGROUND: <ul style="list-style-type: none"> ▪ The preliminary plat for Clinton Meadows South was approved by the Planning Commission May 5, 2015. ▪ The lots of the final plat significantly match the preliminary plat ▪ The lots comply with the Zoning Ordinance. ▪ There was discussion during approval of the preliminary plat related to a 5-foot landscape strip along 1800 North. This plan does not go in that direction. ▪ This subdivision does not propose covenants that I know of. ▪ There are several items on the plat and in the engineering drawings that need to be corrected or supplied. ▪ This subdivision will require coordination with Clinton Meadows North. While the crossing of the Layton Canal is not required for this subdivision to be permitted the connection of the culinary, secondary, and are necessary. 	
ALTERNATIVE ACTIONS:	
ATTACHMENTS: Resolution No. 11-15	
SEPARATE DOCUMENTS: Meadows South Engineering Comments Meadows South Plat Comments	

Respectfully submitted,

Lynn Vinzant, Com. Dev. Dir.

RESOLUTION NO. 11-15

A RESOLUTION APPROVING THE FINAL PLAT FOR CLINTON MEADOWS SOUTH SUBDIVISION

WHEREAS, Section 3-4(4) of the Clinton City Subdivision Ordinance states that the City Council shall approve, modify and approve, or disapprove subdivision application by resolution; and,

WHEREAS, The Clinton City Planning Commission has reviewed the final plat for Clinton Meadows South Subdivision and recommended approval of the plat; and,

NOW, THEREFORE, BE IT RESOLVED BY THE CLINTON CITY COUNCIL THAT THE FINAL PLAT FOR CLINTON MEADOWS SOUTH SUBDIVISION IS HEREBY APPROVED WITH THE FOLLOWING FINDINGS, CONDITIONS AND STIPULATIONS:

SECTION 1. By majority vote on a motion before the Clinton City Council the Final Plat of Clinton Meadows South Subdivision is (Approved) (Not Approved) based upon the following findings, conditions and/or stipulations:

- The Council concurs with the findings of the Clinton City Planning Commission.

SECTION 2. Reviewed in a public hearing the 16th day of June 2015, by the Clinton City Planning Commission and recommended for approval through a motion passed by a majority of the members of the Commission based upon the following findings and conditions.

- 1 Compliance with the requirements of UDOT for improvements on 2000 West.
- 2 A copy of the UDOT permit shall be filed with the City.
- 3 Compliance with the requirements of Weber Basin Water and the Bureau of Reclamation for the crossings of the Layton Canal.
- 4 A copy of the Weber Basin Water, Bureau of Reclamation easement permit, with Clinton City named as the easement holder, shall be filed with the City.
- 5 Compliance with the requirements of Davis County for the crossings of the 2050 North Davis County Storm Channel.
- 6 A copy of the Davis County permit, with Clinton City named as the easement holder, shall be filed with the City.
- 7 Plat shall not be recorded until a Subdivider's Agreement and Subdivider's Escrow Agreement have been completed and executed to insure the completion of the development.
- 8 All comments related to the plat and engineering shall be corrected before the final plat is presented for signatures.

- 9 It is the developer/contractor's responsibility to comply with all Clinton City Standards, Ordinances, Staff, Engineer and requirements established during the approval process. Wherever there is a discrepancy between these drawings and City Standards the more stringent requirement will apply. If there is any doubt as to the requirement the developer is to seek clarification from the Community Development Department and obtain the determination in writing. Copies of the Standards are available at the Community Development Department.
- 10 Prior to Conditional Acceptance and Final Acceptance by the City the Subdivider shall clear any construction debris from lots within the subdivision and level lots within the subdivision in such a way that weed control, via mowing with a brush hog or similar item, is possible and all lots will be mowed for weed control.
- 11 The developer/contractor is responsible for insuring that all required inspections are performed by the Clinton City Public Works Department. If the developer is unsure of what inspections are required he can obtain a list from Public Works. The developer is cautioned not to proceed past an inspection point without insuring that the inspection has been performed and work passed by Public Works.
- 12 It is the developer/contractor's responsibility to insure adequate dust, trash and weed control practices are observed while any of the lots are under their control.

MAY 22, 2015
NOTICE PUBLISHED

DAVID C. COOMBS
CHAIRMAN

SECTION 3. Effective date. This Resolution shall become effective upon signature and posting.

PASSED BY MOTION AND ORDERED PUBLISHED by the Council of Clinton City, Utah, this 23rd day of June, 2015.

May 22, 2015
NOTICE PUBLISHED

L. MITCH ADAMS
MAYOR

ATTEST:

DENNIS W. CLUFF
CITY RECORDER

Posted: _____

CLINTON MEADOWS SOUTH SUBDIVISION

CONSTRUCTION DOCUMENTS
3420 WEST 1800 NORTH
CLINTON, DAVIS COUNTY, UTAH

TRAFFIC CONTROL & SAFETY NOTES

1. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT STATE OF UTAH DEPARTMENT OF TRANSPORTATION MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES, AND THE CURRENT CLINTON CITY STANDARD DRAWING, AND SHALL BE APPROVED BY THE ENGINEER PRIOR TO ANY WORK.
2. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE CITY TRAFFIC ENGINEER, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
3. 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.
4. 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 CITY TRAFFIC ENGINEER FOR REVIEW AND APPROVAL.
5. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.
6. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.

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 UPON 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. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT THE CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

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 CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES THAT HE SHALL 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.

SANITARY SEWER GENERAL NOTES

1. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN CONFORMANCE WITH CLINTON CITY STANDARDS AND SPECIFICATIONS.
2. ALL GRAVITY SANITARY SEWER LINES SHALL BE SDR-35 PVC MATERIAL. SEWER LINE CONSTRUCTION AND MATERIALS SHALL CONFORM TO ASTM STANDARDS AND SPECIFICATIONS.
3. DISTANCES SHOWN ON PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT.
4. RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATION. PIPELINE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GROUT AND STEEL SHIMS TO ADJUST THE MANHOLE FRAME TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS. ALL FRAMES SHALL BE ADJUSTED TO FINAL GRADE.
5. ALL SANITARY SEWER MAIN TESTING SHALL BE IN ACCORDANCE WITH THE CLINTON CITY STANDARDS AND SPECIFICATIONS. COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE PUBLIC WORKS SANITARY SEWER DEPARTMENT HEAD PRIOR TO FINAL ACCEPTANCE.
6. COMPACTION TESTING OF ALL TRENCHES WITH THE PROJECT SITE MUST BE ATTAINED AND RESULTS SUBMITTED TO THE CITY ENGINEER PRIOR TO FINAL ACCEPTANCE.
7. CONTRACTOR IS RESPONSIBLE TO PROTECT ALL EXISTING STRUCTURES AND IMPROVEMENTS DURING INSTALLATION OF SANITARY SEWER LINE.
8. WHERE CONNECTION TO EXISTING UTILITY IS PROPOSED, CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION AND NOTIFY OWNER/ENGINEER IF LOCATION AND ELEVATION OF EXISTING UTILITY VARIES FROM THE DESIGN.
9. CAMERA TESTING AND PRESSURE TESTING PER CITY STANDARD.

STORM SEWER GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:
A) OBTAIN ALL REQUIRED PERMITS FROM THE CITY OR REGULATORY AGENCIES, INCLUDING PERMITS TO WORK IN THE RIGHT-OF-WAY.
B) RESTORATION OF EXISTING IMPROVEMENTS INCLUDING BUT NOT LIMITED TO FENCES, SOD, LANDSCAPING, PAVEMENT, SPRINKLER SYSTEM.
C) VERIFICATION AND PROTECTION OF ALL EXISTING IMPROVEMENTS WITHIN THE LIMITS OF CONSTRUCTION.
D) PROVIDING AS-BUILT DRAWINGS TO THE CITY AND THE ENGINEER.
E) ALL PERMITTING, DEVELOPMENT, LOCATION, CONNECTION AND INSPECTION AND SCHEDULING FOR SUCH.
2. ALL STORM SEWER CONNECTIONS SHALL BE IN CONFORMANCE WITH CLINTON CITY STANDARDS AND SPECIFICATIONS.
3. RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATION. PIPELINE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GROUT, AND STEEL SHIMS TO ADJUST THE MANHOLE FRAME TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH CLINTON CITY STANDARDS AND SPECIFICATIONS AND PLANS. ALL FRAMES SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO PLACEMENT OF ASPHALT PAVING.
4. COMPACTION OF ALL TRENCHES WITHIN THE PROJECT SITE MUST BE ATTAINED AND COMPACTION RESULTS SUBMITTED TO THE ENGINEER AND CLINTON CITY PRIOR TO FINAL ACCEPTANCE.
5. ALL STORM DRAIN PIPES IN THE CITY RIGHT-OF-WAY SHALL BE RCP CL III.
6. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE PAVEMENT AND SHALL HAVE TRAFFIC BEARING LIDS. ALL STORM SEWER LIDS SHALL BE LABELED "STORM DRAIN".
7. WHERE CONNECTION TO EXISTING UTILITY IS PROPOSED, CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION AND NOTIFY OWNER/ENGINEER IF LOCATION AND ELEVATION OF EXISTING UTILITY VARIES FROM THE DESIGN.

SWPPP GENERAL NOTES

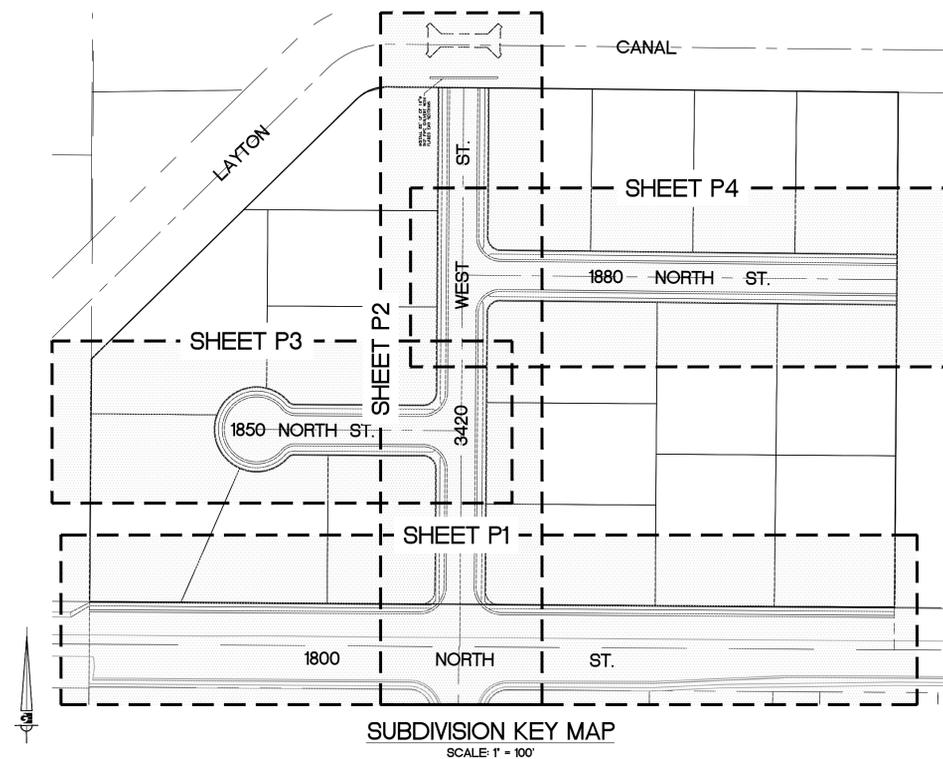
1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY THE CITY AND STATE.
2. ALL STRUCTURAL EROSION MEASURES SHALL BE INSTALLED AT THE LIMITS OF CONSTRUCTION, PRIOR TO ANY OTHER GROUND-DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR, UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREAS ARE STABILIZED WITH HARD SURFACE OR LANDSCAPING.

GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION OF SITE IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH BY CLINTON CITY ENGINEER, PLANNING, CODES AND SPECIFICATIONS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND OR ELEVATION 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 UPON 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 THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT THE CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL NOTIFY THE DESIGNATED PUBLIC WORKS INSPECTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS.
4. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH CLINTON CITY AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE.
5. THE CONTRACTOR SHALL HAVE ONE (1) COPY OF APPROVED PLANS, AND ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB, ON SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
7. IF DURING THE CONSTRUCTION PROCESS CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES, WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
8. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR DESIGNATED TO BE PROVIDED, INSTALLED, CONSTRUCTED, REMOVED AND RELOCATED UNLESS SPECIFICALLY NOTED OTHERWISE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT DRAWINGS ON A SET OF RECORD DRAWINGS KEPT AT THE CONSTRUCTION SITE, AND AVAILABLE TO CLINTON CITY INSPECTOR AT ALL TIMES.
11. THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF WATER LINES AND DRY UTILITIES.
12. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL UTILITY RELOCATIONS CONSISTENT WITH THE CONTRACTORS SCHEDULE FOR THIS PROJECT, WHETHER SHOWN OR NOT SHOWN AS IT RELATES TO THE CONSTRUCTION ACTIVITIES CONTEMPLATED IN THESE PLANS.

SHEET INDEX

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	-	FINAL PLAT
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P4	-	1880 NORTH PLAN AND PROFILE
SW1	-	SWPPP
SW2	-	SWPPP NOTES AND DETAILS



GENERAL GRADING NOTES

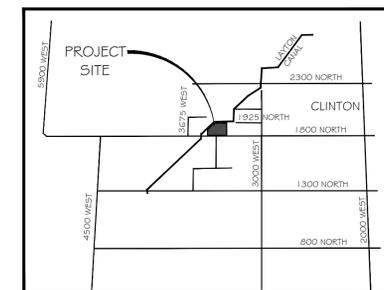
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST APWA STANDARDS AND SPECIFICATION FOR PUBLIC WORKS AND THE CLINTON CITY STANDARDS. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATIONS AND ENTRIES. FINISHED GRADE AT FOUNDATION SHALL BE 8 INCHES BELOW TOP OF FOUNDATION AND DRAINAGE SHALL BE A MINIMUM OF 5% WITHIN 10 FEET FROM THE BUILDING.
2. MAXIMUM SLOPES SHALL BE 3:1 FOR CUT AND FILL UNLESS OTHERWISE NOTED.
3. COMPACTION REQUIREMENTS AND TESTING SHALL BE PERFORMED TO MEET THE CITY STANDARDS.
4. NO FILL SHALL BE PLACED UNTIL VEGETATION HAS BEEN REMOVED AND SUB-GRADE PREPARED PER THE SOILS REPORT.
5. DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.
6. CONTRACTOR SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN BY INSTALLING BMPs PRIOR TO COMMENCEMENT OF EXCAVATION ACTIVITIES. CONTACT THE CITY INSPECTOR FOR INSPECTION.
7. ALL RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ALL SUBSEQUENT REPORTS, ADDENDUM ETC. SHALL BE CONSIDERED A PART OF THIS GRADING PLAN AND SHALL BE COMPLIED WITH.
8. THE CONTRACTOR SHALL CONTACT BLUE STAKES FOR LOCATION MARKING PRIOR TO COMMENCING EXCAVATION ACTIVITIES.
9. CLINTON CITY MAY REQUIRE A PRE-CONSTRUCTION MEETING BEFORE A PERMIT IS ISSUED.
10. STREETS ADJACENT TO THE PROJECT SHALL BE CLEAN AT ALL TIMES.
11. CONTRACTOR IS RESPONSIBLE FOR ARRANGING FOR ALL REQUIRED INSPECTIONS.
12. PRIOR TO TAKING WATER FROM A CITY FIRE HYDRANT, THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH CLINTON CITY TO OBTAIN A WATER METER.

CULINARY WATER GENERAL NOTES

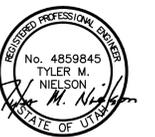
1. ALL INSTALLATION AND MATERIALS SHALL CONFORM TO CLINTON CITY WATER IMPROVEMENT STANDARDS, SPECIFICATIONS AND PLANS.
2. THRUST BLOCKING IS REQUIRED AT ALL BENDS AND FITTINGS. THE RODS SHALL BE USED AT ALL BENDS AND FITTINGS WHERE THRUST BLOCKS DO NOT BEAR AGAINST UNDISTURBED SOIL.
3. ALL WATERLINES AT SEWER CROSSINGS SHALL BE LOCATED ABOVE AND HAVE AN 1.8-INCH VERTICAL SEPARATION FROM THE SEWER PIPE. IF THIS IS NOT PROVIDED, THE WATERLINE SHALL BE INSTALLED WITH 20 L.F. OF CASING CENTERED OVER THE SEWER PIPE.
4. DISINFECTION TESTS SHALL BE PERFORMED BY CLINTON CITY WITH COOPERATION FROM THE CONTRACTOR IN PERFORMING ANY NECESSARY EXCAVATION AND SUBSEQUENT BACKFILLING AT NO COST TO CLINTON CITY.
5. CHLORINATION OF COMPLETED WATER LINE. THE NEW WATER LINES SHALL BE DISINFECTED BY CHLORINATION. ALL WORK AND MATERIALS NECESSARY TO PERFORM THIS FUNCTION WILL BE FURNISHED BY CLINTON CITY. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL RELATED COSTS AND FEES RELATED TO THE CHLORINATION OF THE COMPLETED WATER LINE. THIS TEST SHALL BE PERFORMED PRIOR TO CONNECTION OF THE NEW WATER LINES TO THE EXISTING CLINTON CITY CULINARY WATER SYSTEM. THE CONTRACTOR SHALL NOTIFY CLINTON CITY AT LEAST 24 HOURS BEFORE THE CHLORINATION IS DESIRED.
6. A MINIMUM HORIZONTAL CLEARANCE OF 10 FEET SHALL BE MAINTAINED FROM SANITARY SEWER MAINS.
7. UNLESS OTHERWISE SPECIFIED, ALL WATERLINES SHALL BE AWWA C900 PVC CLASS 150, PER ASTM D2241.
8. CONTRACTOR SHALL LOCATE VALVES PRIOR TO CONNECTION WITH EXISTING SYSTEM, BUT SHALL NOT OPERATE ANY VALVE WITHOUT PERMISSION FROM CLINTON CITY.
9. ALL WATER MAINS, VALVES, FIRE HYDRANTS, SERVICES AND APPURTENANCES SHALL BE INSTALLED, TESTED, AND APPROVED PRIOR TO PAVING.
10. THERE SHALL BE A WATER SUPPLY TO THE DEVELOPMENT BEFORE ANY WOOD CONSTRUCTION STARTS.
11. CLINTON CITY REQUIRES THE USE OF CORROSION RESISTANT MATERIALS FOR ALL CULINARY WATER IMPROVEMENTS, SPECIFICALLY, ROMAC BLUE BOLTS OR STAINLESS STEEL BOLTS MUST BE USED ON ALL FITTINGS. FURTHER, ALL METAL FITTINGS SHALL BE POLY WRAPPED.

ALL CONSTRUCTION SHALL CONFORM TO THE DEVELOPMENT STANDARD DRAWINGS AND SPECIFICATIONS FOR CLINTON CITY.

ALL PRESSURE IRRIGATION CONSTRUCTION SHALL CONFORM TO THE STANDARD DRAWINGS AND SPECIFICATIONS OF THE DAVIS AND WEBER COUNTIES CANAL COMPANY.



VICINITY MAP
NOT TO SCALE



DEVELOPER:
KW ADVISORY GROUP
COLBY BOND
360 SOUTH FORT LANE C-111
LAYTON, UTAH 84041
(801) 657-1678

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CLINTON MEADOWS SOUTH SUBDIVISION
PART OF THE NORTHEAST QUARTER OF SECTION 29
TOWNSHIP 5 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
CITY OF CLINTON, COUNTY OF DAVIS, STATE OF UTAH
MAY 2015

BOUNDARY DESCRIPTION
A PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT BEING LOCATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF 1800 NORTH STREET BEING LOCATED NORTH 89°58'44" WEST 1709.65 FEET, AND NORTH 0°01'16" EAST 50.00 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 29; RUNNING THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 89°58'44" WEST 949.50 FEET; THENCE NORTH 0°02'02" EAST 284.87 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF THE LAYTON CANAL; THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING THREE (3) COURSES; (1) NORTH 45°22'29" EAST 437.51 FEET; (2) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 39.15 FEET, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 44°51'45", AND WHICH CHORD BEARS NORTH 67°48'21" EAST 38.16 FEET; (3) THENCE SOUTH 89°45'46" EAST 602.98 FEET; THENCE SOUTH 0°02'02" WEST 604.49 FEET TO THE POINT OF BEGINNING. CONTAINING 522,942 SQ. FT. OR 12.005 ACRES AND 18 LOTS.

- NOTES:**
- MANY AREAS IN CLINTON CITY HAVE WATER PROBLEMS DUE TO A SEASONALLY HIGH (FLUCTUATING WATER TABLE. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY CLINTON CITY THAT ANY BUILDING AT ANY SPECIFIED ELEVATION WILL SOLVE GROUND WATER PROBLEMS. SOLUTION OF THESE PROBLEMS IS THE SOLE RESPONSIBILITY OF THE PERMIT APPLICANT AND PROPERTY OWNER.
 - 10' PUBLIC UTILITY EASEMENT (P.U.E.) TYPICAL UNLESS OTHERWISE SPECIFIED.
 - FLOOD ZONE INFORMATION FOR THIS PARCEL IS NOT AVAILABLE. FEMA MAP PANEL # 49011C0075E HAS NOT YET BEEN PRINTED.
 - LOTS DESIGNATED WITH AN "R" ARE RESTRICTED FROM GAINING ACCESS FROM 1800 NORTH STREET.
 - ALL CONSTRUCTION SHALL CONFORM TO THE DEVELOPMENT STANDARD DRAWINGS AND SPECIFICATIONS FOR CLINTON CITY.
 - ALL PRESSURE IRRIGATION CONSTRUCTION SHALL CONFORM TO THE STANDARD DRAWINGS AND SPECIFICATIONS OF THE DAVIS AND WEBER COUNTIES CANAL COMPANY.

ROCKY MOUNTAIN POWER
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 PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense, or the utility may remove such structures at the lot owner's expense. Not at time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with the facilities in the PUE.

_____, ON BEHALF OF ROCKY MOUNTAIN POWER AM AN AUTHORIZED AGENT AND HAVE AUTHORITY TO SIGN ON AND IN BEHALF OF ROCKY MOUNTAIN POWER.
SIGNED THIS ___ DAY OF _____, 2015.

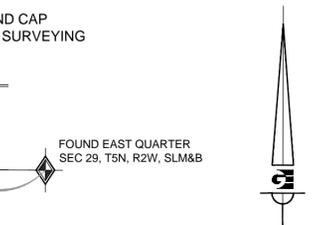
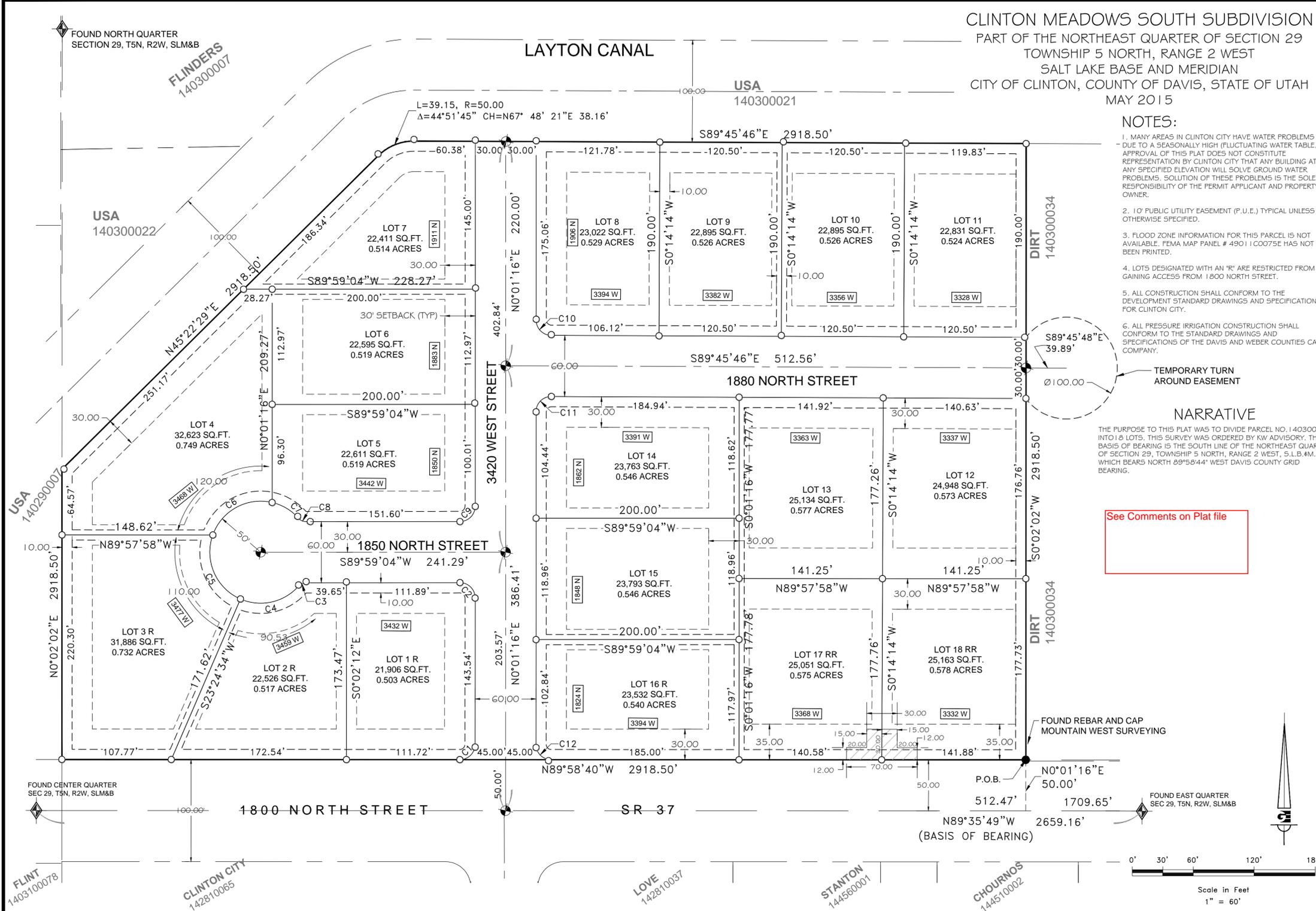
NARRATIVE
THE PURPOSE TO THIS PLAT WAS TO DIVIDE PARCEL NO. 140300020 INTO 18 LOTS. THIS SURVEY WAS ORDERED BY KW ADVISORY. THE BASIS OF BEARING IS THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 2 WEST, S.L.B.M. WHICH BEARS NORTH 89°58'44" WEST DAVIS COUNTY GRID BEARING.

See Comments on Plat file

QUESTAR GAS
Questar approves this plat solely for the purposes of approximating the location, boundaries, course and dimension of its rights-of-way and easements and its existing facilities. This approval shall not be construed to warrant or verify the precise location of such items. The rights-of-way easements are subject to numerous restrictions appearing of the recorded right-of-way and easement grant(s) or by prescription. Questar may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set forth in the owner's dedication or notes, and does not constitute a guarantee of particular terms or conditions or natural gas service. For further information, including information related to allowed activities with rights-of-way, please contact Questar right-of-way department at 1-800-366-8532.

_____, ON BEHALF OF QUESTAR GAS AM AN AUTHORIZED AGENT AND HAVE AUTHORITY TO SIGN ON AND IN BEHALF OF QUESTAR GAS.
SIGNED THIS ___ DAY OF _____, 2015.

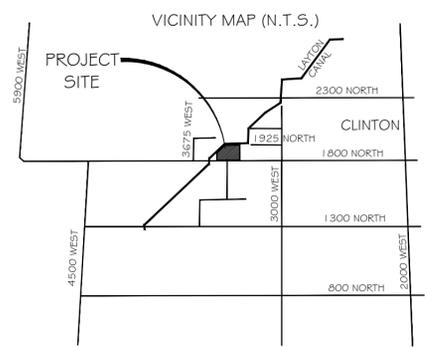
CENTURY LINK
_____, ON BEHALF OF CENTURYLINK AM AN AUTHORIZED AGENT AND HAVE AUTHORITY TO SIGN ON AND IN BEHALF OF CENTURYLINK.
SIGNED THIS ___ DAY OF _____, 2015.



ACKNOWLEDGEMENT OF CLINTON CITY OFFICIALS

State of Utah)
) 5
County of Davis)
On the ___ day of _____, 2015, personally appeared before me L. Mitch Adams, Mayor of Clinton City and Dennis W. Cluff, Clinton City Recorder, who being by me duly sworn or affirmed, did say that they are the Mayor and City Recorder respectively and signed in behalf of Clinton City by authority of the Clinton City Council and acknowledged to me that the Clinton City Council executed the same.

COMMISSION EXPIRES: _____
NOTARY PUBLIC



- LEGEND**
- DAVIS COUNTY MONUMENT
 - SET 24" REBAR AND CAP GARDNER ENGINEERING
 - SET CENTERLINE MONUMENT
 - PROPERTY LINE
 - ADJACENT PARCEL
 - SECTION LINE
 - SETBACK LINE
 - PUBLIC UTILITY EASEMENT (P.U.E.)

DEVELOPER: KW ADVISORY | COLBY BOND
360 S. FORT LANE #C-1111, LAYTON, UT 84041
COLBY@CCGROUPUTAH.COM 801-657-1678

SHEET 2 OF 2

CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING

5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED _____, AT _____ BOOK ____ OF OFFICIAL RECORDS, PAGE ____ RECORDED FOR _____
COUNTY RECORDER
BY: _____ DEPUTY

R:\1002 - KW Advisory\1002\1002 - Main\Project\DWG\CLINTON\COUNTY\BOULEVARD.dwg, 5/18/2015, 3:15:10 PM, DWG to PDF, P3

CLINTON MEADOWS SOUTH SUBDIVISION
 3420 WEST 1800 NORTH
 PART OF SECTION 29,
 TOWNSHIP 5 NORTH, RANGE 2 WEST,
 SALT LAKE BASE AND MERIDIAN
 CLINTON, DAVIS COUNTY, UTAH

There is an irrigation structure in this area that serves individual to the west. Coordinate action necessary to get out of the ROW. User(s) will have to approve plan and alterations.

Remove existing fencing and install 6-foot chain link fence centered on a 2-foot mow strip.

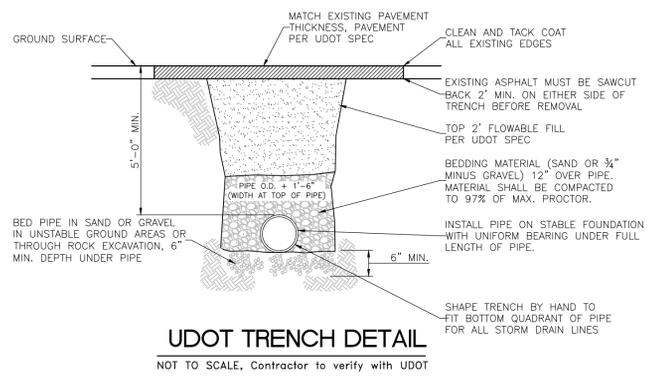
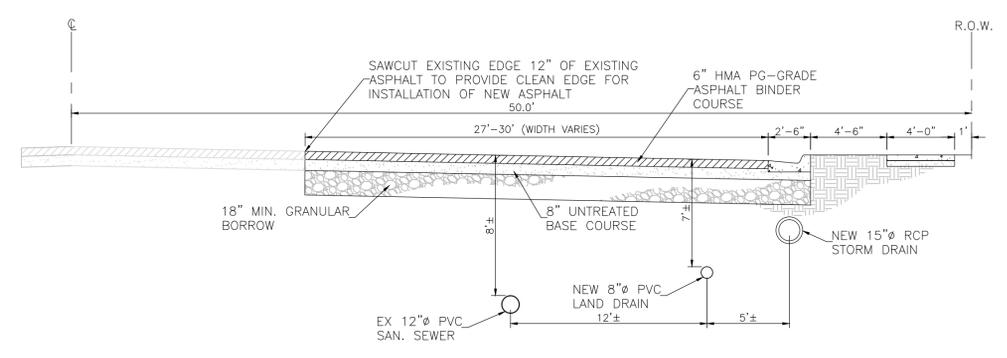
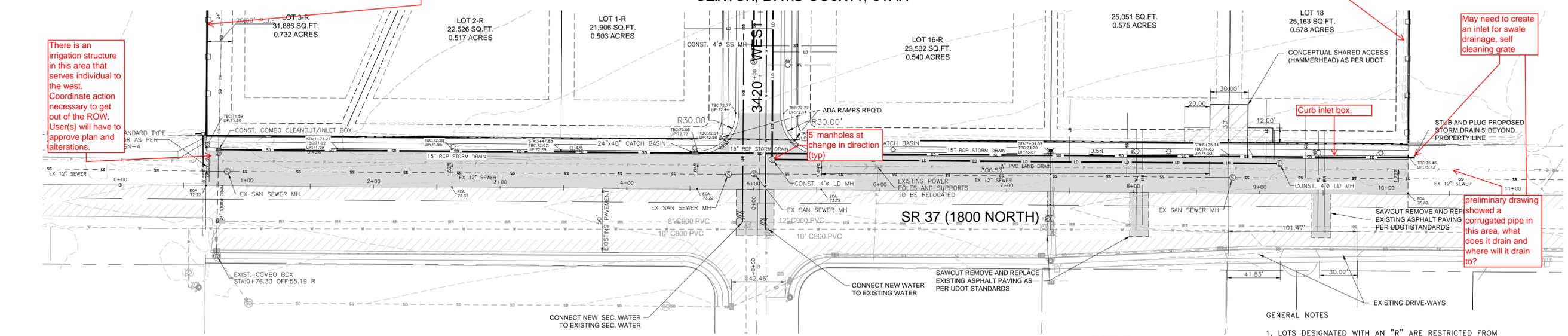
Will this tail water ditch be reestablished on the east side of the property line?

May need to create an inlet for swale drainage, self cleaning grate

preliminary drawing showed a corrugated pipe in this area, what does it drain and where will it drain to?

5 manholes at change in direction (typ)

Curb inlet box.



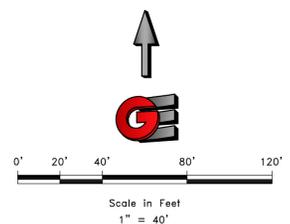
LEGEND

	SUBDIVISION BOUNDARY
	10' PUBLIC UTILITY EASEMENT (P.U.E.)
	ROAD CENTERLINE
	EXISTING 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING ASPHALT PAVEMENT
	NEW ASPHALT PAVEMENT
	EXISTING SANITARY SEWER MANHOLE
	EXISTING SANITARY SEWER
	NEW SEWER LATERAL
	EXISTING STORM DRAIN
	NEW STORM DRAIN
	NEW STORM DRAIN MANHOLE
	EXISTING CULINARY WATER
	NEW 8" CULINARY WATER
	NEW CULINARY WATER LATERAL
	EXISTING FIRE HYDRANT
	NEW FIRE HYDRANT
	EXISTING SECONDARY WATER
	NEW 8" SECONDARY WATER
	NEW 8" LAND DRAIN
	NEW LAND DRAIN LATERAL
	NEW LAND DRAIN MANHOLE
	NEW STREET LIGHT

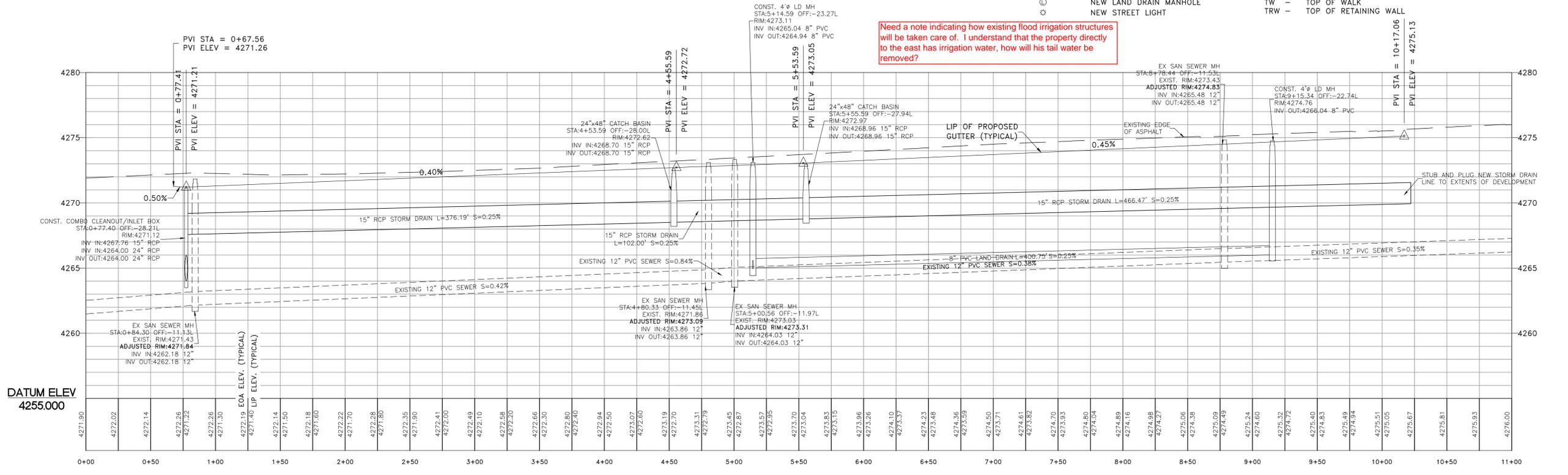
- GENERAL NOTES**
- LOTS DESIGNATED WITH AN "R" ARE RESTRICTED FROM GAINING ACCESS FROM 1800 NORTH STREET.
 - NEW CURB AND GUTTER WITHIN UDOT RIGHT-OF-WAY TO BE CONSTRUCTED AS PER UDOT STANDARD DETAIL GW2.
 - NEW DRIVE APPROACHES WITHIN UDOT RIGHT-OF-WAY ARE TO BE CONSTRUCTED AS PER UDOT STANDARD DETAIL GW4.
 - NEW ADA RAMPS WITHIN UDOT RIGHT-OF-WAY ARE TO BE CONSTRUCTED AS PER UDOT STANDARD DETAIL GW5.

ABBREVIATIONS:

EOA	EDGE OF ASPHALT
EOC	EDGE OF CONCRETE
EG	EDGE OF GRAVEL
ET	EDGE OF TURF
EXG	EXISTING GROUND
FG	FINISH GRADE
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT
LIP	LIP OF GUTTER
LA	TOP OF ASPHALT
TBC	TOP BACK OF CURB
TC	TOP OF CONCRETE
TG	TOP OF GRATE
TGS	TOP OF GRAVEL SURFACE
TW	TOP OF WALK
TRW	TOP OF RETAINING WALL



Need a note indicating how existing flood irrigation structures will be taken care of. I understand that the property directly to the east has irrigation water, how will his tail water be removed?



1" = 40'

SCALE	DATE	DESIGN	DRAWN	CHECKED	TN
1" = 40'	5/8/2016	TN	MD	TN	TN

REVISIONS

DATE	DESCRIPTION

DWG: REALTOR - RW ADVISORY L&S1501 - MARTIN PROPERTY DESIGN, UTAH, CLINTON MEADOWS SOUTH SUBDIVISION

1800 NORTH (SR 37) PLAN AND PROFILE
CLINTON MEADOWS SOUTH SUBDIVISION
 3420 WEST 1800 NORTH
 CLINTON, DAVIS, UTAH

GARDNER ENGINEERING
 CIVIL - LAND PLANNING
 MUNICIPAL - LAND SURVEYING
 5150 SOUTH 37.5 EAST OGDEN, UT
 OFFICE: 801.476.0202 FAX: 801.476.0066

raise and cover with manhole and solid lid. Shall be above grade.

Remove existing fencing and install 6-foot chain link fence centered on a 2-foot mow strip.

Ad curb inlet box with open face inlet.

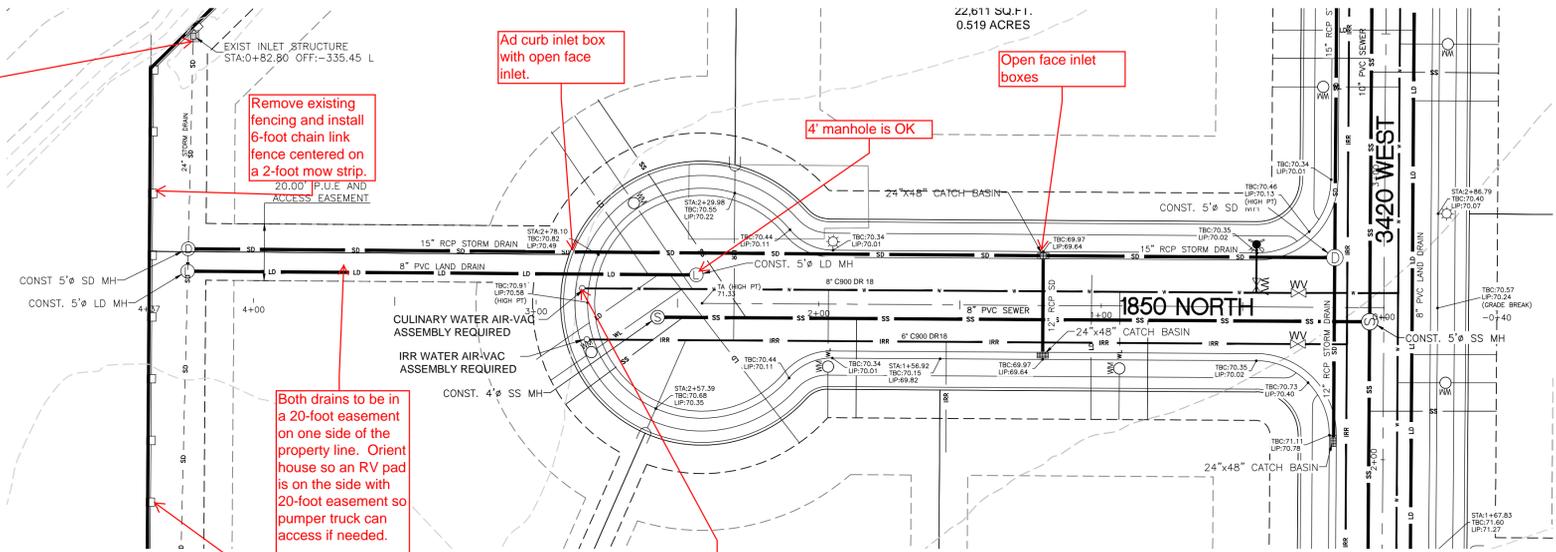
Open face inlet boxes

4' manhole is OK

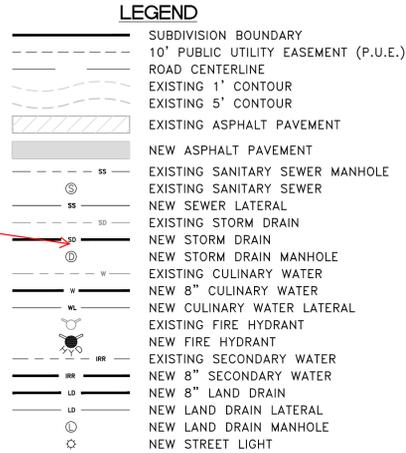
Both drains to be in a 20-foot easement on one side of the property line. Orient house so an RV pad is on the side with 20-foot easement so pumper truck can access if needed.

Clinton City standard blow-off

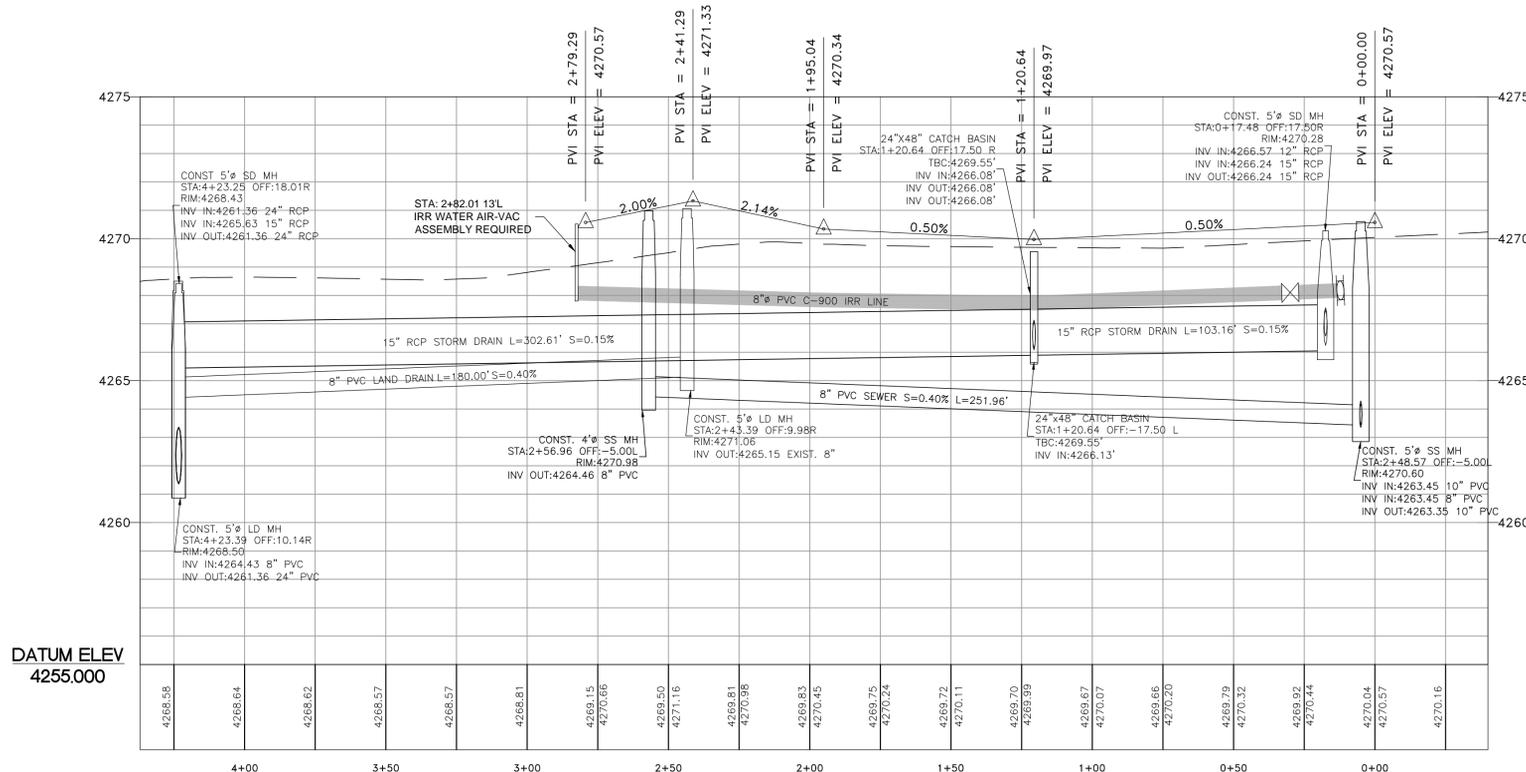
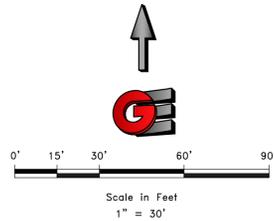
If these squares are indicating a 6-foot chain link fence centered on a 2-foot mow strip it is not indicated in the legend



- NOTES:
1. THE LOCATION OF EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.
 2. UTILITY EASEMENTS ARE INDICATED BY DASHED LINES. WIDTHS ARE NOTED ON THE PLAT. ALL EASEMENTS ARE TO BE USED FOR CULINARY WATER AND SECONDARY WATER LINES, SANITARY AND STORM SEWER, DRAINAGE, POWER, TELEPHONE, GAS AND OTHER PUBLIC UTILITIES.
 3. ALL UTILITIES AND STREETS ARE TO BE CONSTRUCTED TO CLINTON CITY STANDARDS.
 4. ALL SANITARY SEWER LINE IMPROVEMENTS TO CONFORM TO NORTH DAVIS SEWER DISTRICT STANDARDS.
 5. ALL CULINARY WATER LINE IMPROVEMENTS TO CONFORM TO CLINTON CITY WATER STANDARDS. 4.0' MIN. COVER REQUIRED.
 6. ALL IRRIGATION WATER IMPROVEMENTS TO CONFORM TO DAVIS AND WEBER CANAL COMPANY STANDARDS.
 7. ALL INLET GRATES SHALL BE BICYCLE SAFE TYPE COVERS.
 8. ALL SERVICE LATERALS WILL NEED TO BE STUBBED 10' INSIDE THE PROPERTY LINE.
 9. SPOT ELEVATIONS SHOWN AT THE CURB LINE ARE TOP BACK OF CURB ELEVATIONS.
 10. THE DEVELOPER SHALL BE RESPONSIBLE TO GRADE EACH LOT SUCH THAT RUNOFF WATER IS DIRECTED TO FRONTING ROADS OR SWALES THAT CARRY WATER TO INTERSECTING ROADS. GRADING SHALL ENSURE THAT THE RUNOFF FROM EACH LOT DOES NOT DRAIN ONTO NEIGHBORING LOTS OR PROPERTIES.



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 - EOC - EDGE OF CONCRETE
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 - LIP - LIP OF GUTTER
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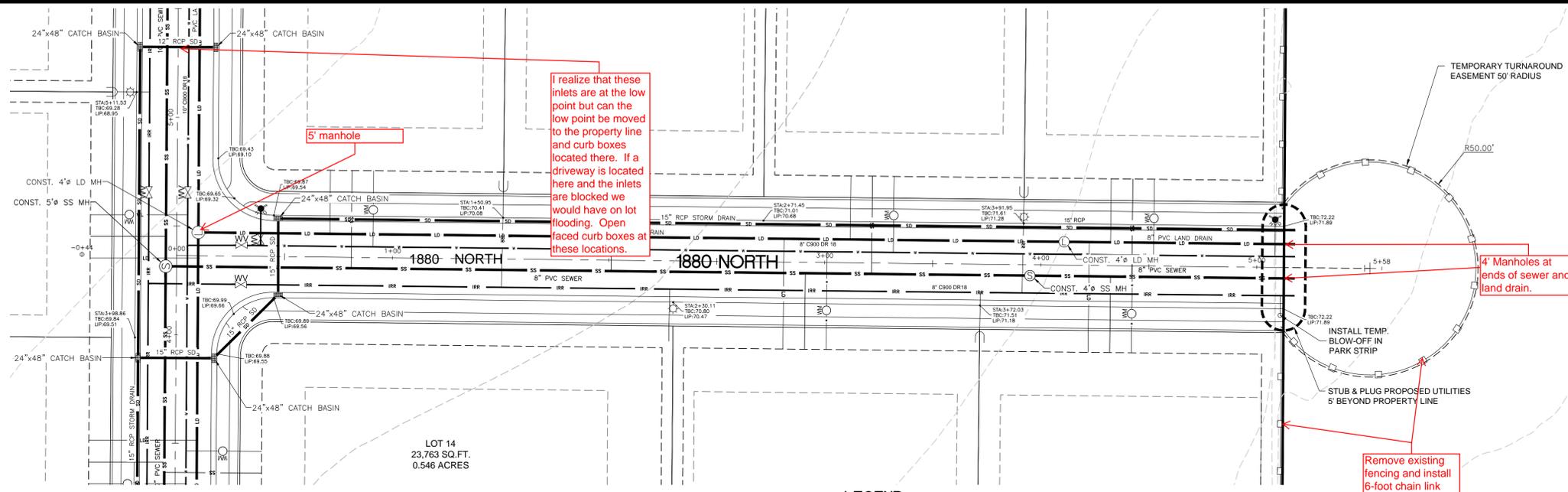


SCALE	1/8" = 1'
DATE	9/1/2016
DESIGN	TN
DRAWN	MD
CHECKED	TN
REVISIONS	DESCRIPTION
DATE	



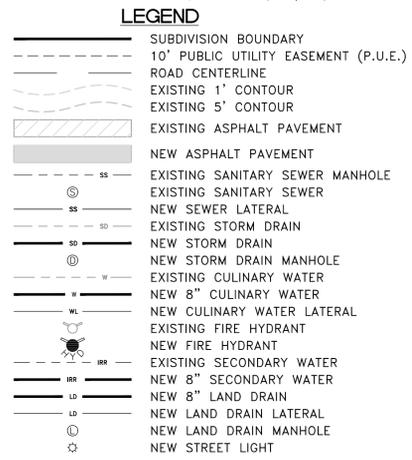
1850 NORTH PLAN AND PROFILE
 CLINTON MEADOWS SOUTH SUBDIVISION
 3420 WEST 1800 NORTH
 CLINTON, DAVIS, UTAH

GARDNER ENGINEERING
 CIVIL • LAND PLANNING
 MUNICIPAL • LAND SURVEYING
 5150 SOUTH 375 EAST OGDEN, UT
 OFFICE: 801.476.0202 FAX: 801.476.0066

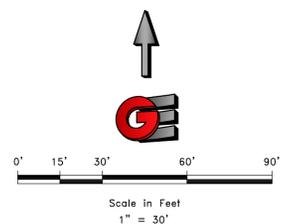
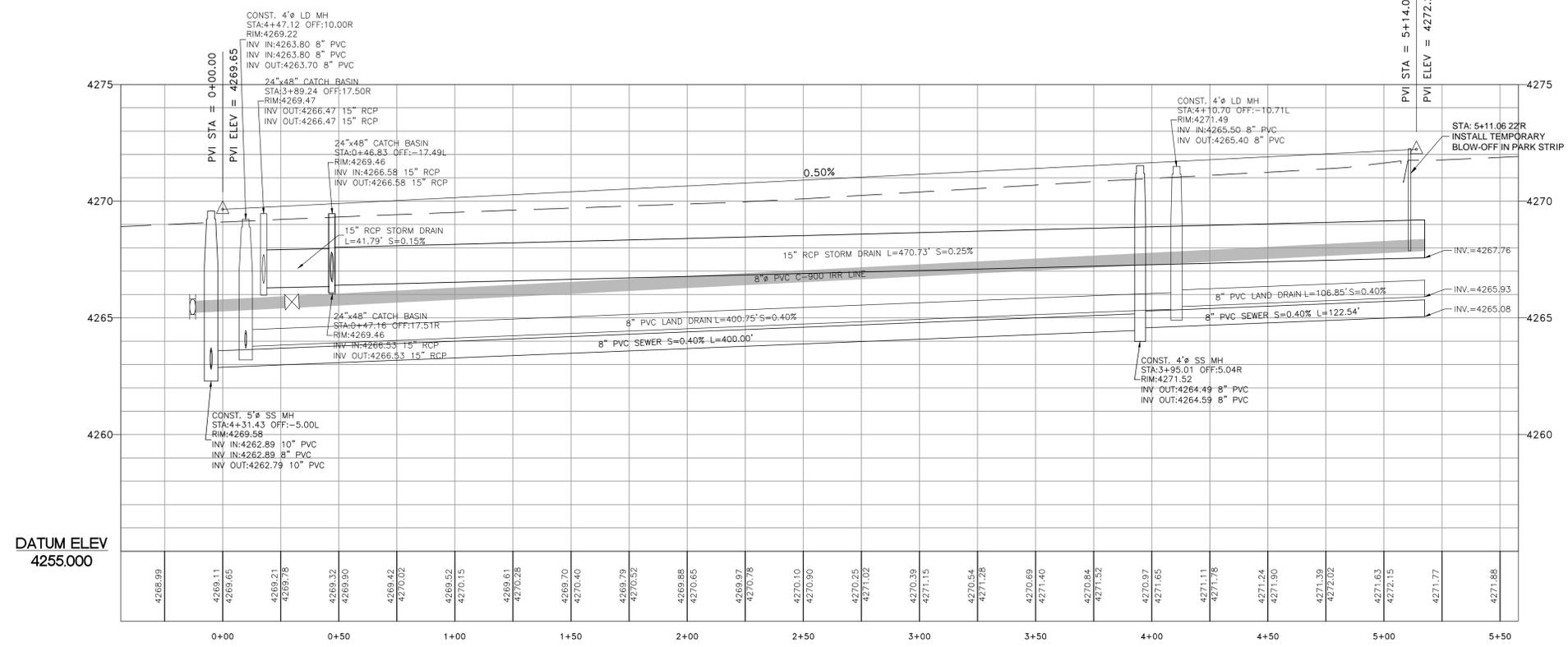


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Clinton City Standards



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

DATE: 5/8/2016

DESIGN: TN

DRAWN: MD

CHECKED: TN

REVISIONS:

DATE	DESCRIPTION

DWG: RA1102 - RW ADVISORY L&L 1801 - MARTIN PROPERTY DESIGN, INC., CLINTON, MICHIGAN

1880 NORTH PLAN AND PROFILE

CLINTON MEADOWS SOUTH SUBDIVISION

3420 WEST 1800 NORTH

CLINTON, DAVIS, UTAH

GARDNER ENGINEERING

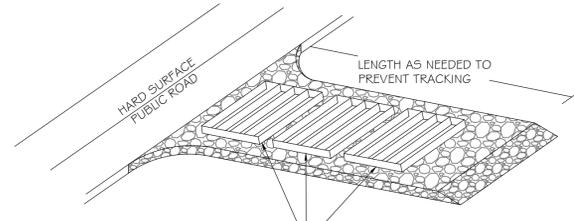
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING

5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

CLINTON MEADOWS SOUTH SUBDIVISION
 3420 WEST 1800 NORTH
 PART OF SECTION 29,
 TOWNSHIP 5 NORTH, RANGE 2 WEST,
 SALT LAKE BASE AND MERIDIAN
 CLINTON, DAVIS COUNTY, UTAH

EROSION CONTROL NOTES:

- SANDBAGS WILL BE PLACED AT DISCHARGE LOCATIONS TO CONTAIN AND DIVERT STORM WATER THROUGH THE INLET PROTECTION.
- AN EARTHEN BERM 6" HIGH WILL BE CONSTRUCTED TO CONTAIN THE STORM WATER AND DIVERT IT TO DISCHARGE AREAS.
- STORM WATER WILL BE DISCHARGED INTO AN EXISTING DRAINAGE SYSTEM. EXISTING LINES SHALL BE INSPECTED PRIOR TO CERTIFICATE OF OCCUPANCY AND CLEANED IF NECESSARY.
- THE STORM WATER PREVENTION PLAN SHALL CONFORM TO ALL STATE DIVISION OF ENVIRONMENTAL PROTECTION REGULATIONS.



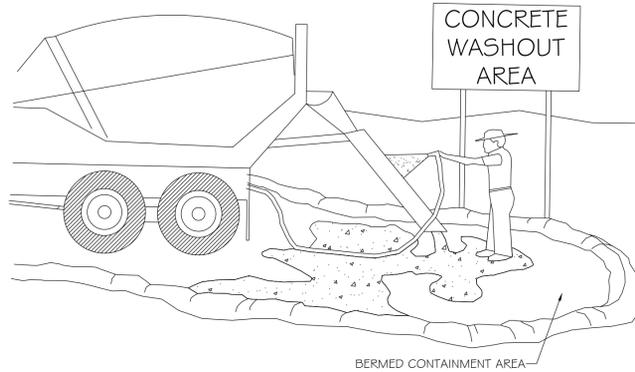
A SERIES OF STEEL PLATES (3 OR MORE) WITH RUMBLE STRIPS OR MIN. 3" COARSE AGGREGATE.

ENTRANCE STABILIZATION NOTES:

- SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE STORM DRAIN SYSTEMS. DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
- STABILIZED CONSTRUCTION ENTRANCE SHALL BE:
 - LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT-OF-WAY, STREET, ALLEY AND SIDEWALK OR PARKING AREA.
 - A SERIES OF STEEL PLATES WITH "RUMBLE STRIPS", AND/OR MIN. 3" COARSE AGGREGATE WITH LENGTH, WIDTH AND THICKNESS AS NEEDED TO ADEQUATELY PREVENT ANY TRACKING ONTO PAVED SURFACES.
- ADDING A WASH RACK WITH A SEDIMENT TRAP LARGE ENOUGH TO COLLECT ALL WASH WATER CAN GREATLY IMPROVE EFFICIENCY.
- ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE SITES.

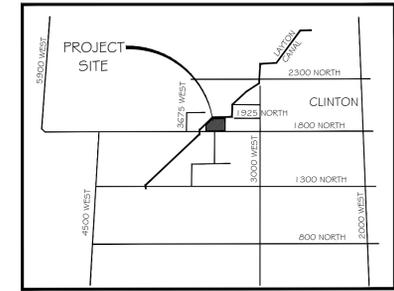
STREET MAINTENANCE NOTES:

- REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY.
- SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.
- PAVEMENT WASHING WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM.

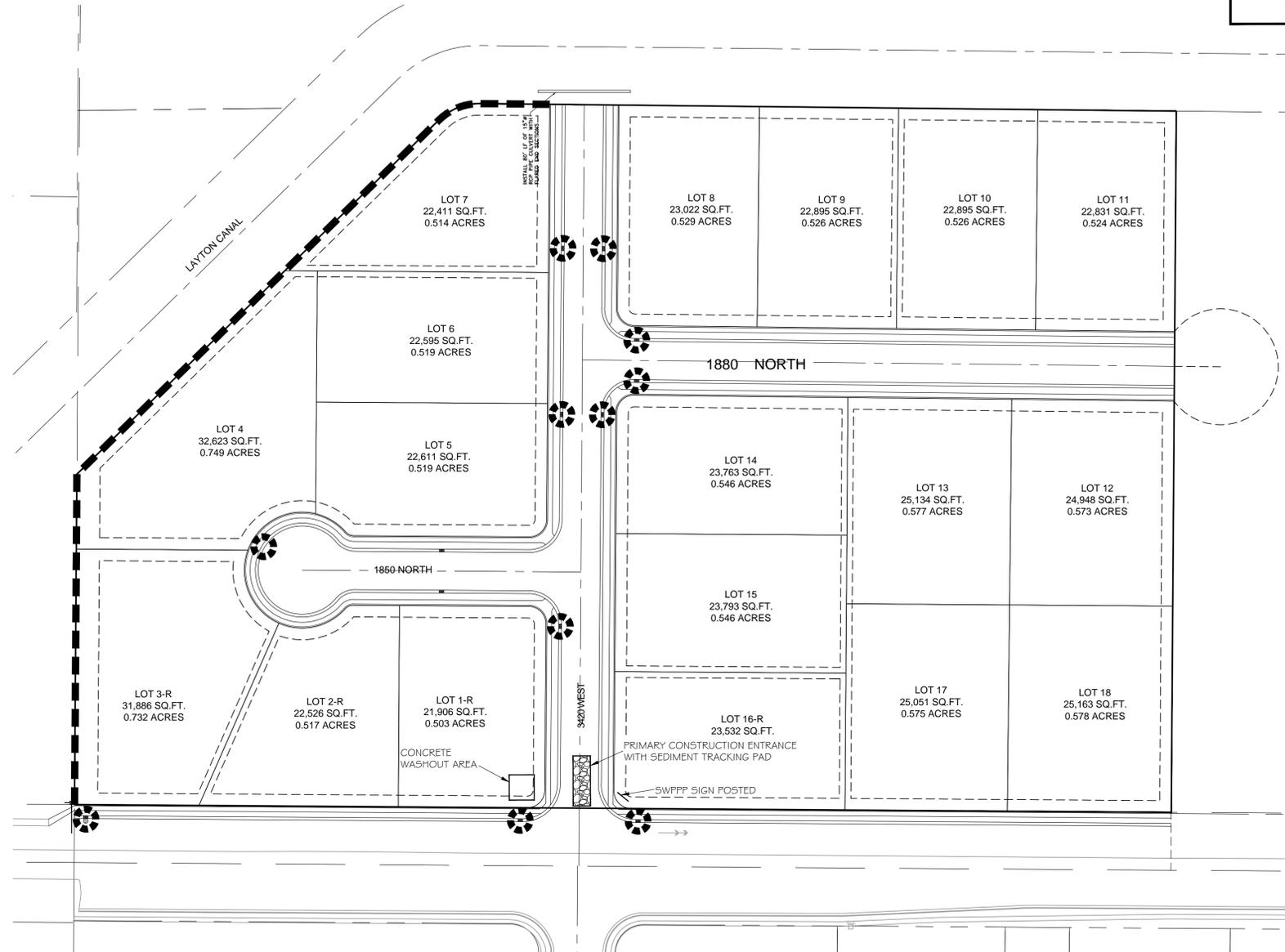


CONCRETE WASHOUT NOTES:

- AN AREA CONTAINED BY A BERM OF WHICH SHALL BE NO LESS THAN 6" IN HEIGHT SHALL SERVE AS THE "CONCRETE WASHOUT AREA" AS SPECIFIED ON THESE PLANS. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
- FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED ON SITE.
- SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHALL BE VACUUMED OR CONTAINED, DRIED, PICKED UP AND DISPOSED OF PROPERLY.

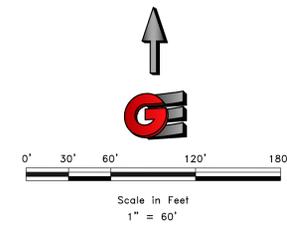


VICINITY MAP
NOT TO SCALE



LEGEND

- SILT FENCE
- INLET PROTECTION (FILTER BAG & FABRIC UNDER GRATE)



SCALE: 1" = 60'

DATE: 8/8/2016

DESIGN: TN

DRAWN: MD

CHECKED: TN

DWG: REALTOR - KW ADVISORY, LLC 1501 - MARTIN PROPERTY DESIGN, UWS, CLINTON MEADOWS SOUTH

REVISIONS

DESCRIPTION

DATE

PROFESSIONAL ENGINEER
No. 4859845
TYLER M. NIELSON
STATE OF UTAH

SWPPP

CLINTON MEADOWS SOUTH SUBDIVISION
3420 WEST 1800 NORTH
CLINTON, DAVIS, UTAH

GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

DEVELOPER:
KW ADVISORY GROUP
COLBY BOND
360 SOUTH FORT LANE C-111
LAYTON, UTAH 84041
(801) 657-1678

SW1
7

STORM WATER POLLUTION PREVENTION PLAN GENERAL NOTES

A. PROHIBITION ON MOST NON-STORM WATER DISCHARGES

ONLY STORM WATER FROM THE PROJECT SITE SHALL BE ALLOWED TO FLOW INTO THE ON-SITE STORM DRAIN SYSTEM. CLEAN, NON-CHLORINATED WATER FROM THE FLUSHING OF FIRE HYDRANTS, WATER MAINS, AND STORM DRAINS MAY BE DISCHARGED TO THE STORM DRAIN IF IT IS NOT ALLOWED TO COLLECT DIRT, DEBRIS, AND TRASH WHILE FLOWING TO A STORM DRAIN INLET.

B. SOURCES OF STORM WATER POLLUTANTS

STORM WATER POLLUTANTS INCLUDE SOIL SEDIMENT AND NUTRIENTS, OIL, GREASE, TOXIC POLLUTANTS, AND HEAVY METALS. SOURCES OF STORM WATER POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO SOIL EROSION BY WATER AND/OR WIND, CLEARING OF VEGETATION; GRADING; VEHICLE AND EQUIPMENT REFUELING AND MAINTENANCE; WASHING OF CONCRETE TRUCKS, MIXERS AND HANDLING EQUIPMENT, PAINTS, SOLVENTS AND ADHESIVES; AND LANDSCAPING WORK.

C. EROSION AND SEDIMENT CONTROLS

- COVER EXPOSED STOCKPILES OF SOILS, CONSTRUCTION AND LANDSCAPING MATERIAL WITH HEAVY PLASTIC SHEETING.
- IN LANDSCAPING AREAS WHERE THE VEGETATION HAS NOT ESTABLISHED GROWTH AND TAKEN HOLD, CONSTRUCT SANDBAG OR DIRT BERMS AROUND THEIR PERIMETER TO INSURE THAT WATER WILL BE CONTAINED INSIDE THE LANDSCAPING AREA AND THAT IT WILL NOT BE CONVEYED TO A STORM DRAIN INLET.
- RE-VEGETATE AREAS WHERE LANDSCAPING HAS DIED OR NOT TAKEN HOLD.
- DIVERT STORM WATER RUNOFF AROUND DISTURBED SOILS WITH BERMS OR DIRT SWALES.

D. OTHER CONTROLS

1. WASTE DISPOSAL

- KEEP WASTE DISPOSAL CONTAINERS COVERED.
- PROVIDE FOR THE WEEKLY (OR MORE FREQUENT, IF NECESSARY) DISPOSAL OF WASTE CONTAINERS.
- PROVIDE CONTAINERS AT CONVENIENT LOCATIONS AROUND THE SITE.

2. SWEEPING OF SITE

- PROVIDE WEEKLY SWEEPING BY HAND OR MECHANICAL MEANS TO KEEP THE PAVED AREAS OF THE SITE FREE OF DUST, DIRT, AND DEBRIS.
- DISPOSE OF ACCUMULATED DIRT IN WASTE CONTAINERS, OR HAUL IT OFF THE SITE TO A LANDFILL.

3. SANITARY/SEPTIC DISPOSAL

PORTABLE TOILETS AND OTHER SANITARY FACILITIES SHALL BE SERVICED WEEKLY AND PUMPED CLEAN BY A WASTE DISPOSAL COMPANY. NO TOXIC OR HAZARDOUS WASTE SHALL BE DISPOSED IN A PORTABLE TOILET OR IN THE ON-SITE SANITARY SEWER.

4. SPILLS

- STORE ADEQUATE ABSORBENT MATERIALS, RAGS, BROOMS, SHOVELS, AND WASTE CONTAINERS ON THE SITE TO CLEAN-UP SPILLS OF MATERIALS SUCH AS FUEL, PAINT, SOLVENTS, OR CLEANERS. CLEAN UP MINOR SPILLS IMMEDIATELY.
- FOR REPORTABLE QUANTITY OF HAZARDOUS OR TOXIC SUBSTANCE, SECURE THE SERVICES OF QUALIFIED PERSONNEL FOR CLEAN-UP AND DISPOSAL.

5. CONTROL OF ALLOWABLE NON-STORM WATER DISCHARGES

LANDSCAPING IRRIGATION, EROSION CONTROL MEASURES, PIPE FLUSHING AND TESTING, AND PAVEMENT WASHING ARE ALLOWED IF THEY CANNOT FEASIBLY BE ELIMINATED, COMPLY WITH THIS PLAN, DO NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF WATER QUALITY STANDARDS, AND ARE NOT REQUIRED TO BE PERMITTED BY THE LOCAL REGIONAL WATER QUALITY CONTROL BOARD.

6. VEHICLES AND EQUIPMENT

- FIX LEAKS OF FUEL, OIL AND OTHER SUBSTANCES IMMEDIATELY.
- PERFORM REFUELING AND SERVICE OF VEHICLES OR EQUIPMENT OFF-SITE WHEN POSSIBLE. IF REFUELING OR SERVICING EQUIPMENT IS PERFORMED ON-SITE, THEN PROVIDE AN IMPERVIOUS, CONTAINED AREA WHERE ANY SPILLS CAN BE CONTAINED WITHOUT FLOWING TO A STORM WATER INLET OR INTO THE GROUND.
- USE DRIP PANS TO CATCH LEAKS AND SMALL SPILLS.

STORM WATER POLLUTION PREVENTION PLAN SPECIFIC NOTES

1. THIS STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WAS DEVELOPED AT THE REQUEST OF THE OWNER, KW ADVISORY GROUP, FOR THE CONSTRUCTION OF THE CLINTON MEADOWS SOUTH SUBDIVISION, LOCATED IN CLINTON CITY, COUNTY OF DAVIS, STATE OF UTAH.

THIS PLAN IDENTIFIES POTENTIAL SOURCES OF POLLUTANTS OF STORM WATER, PRESENTS POLLUTION CONTROL MEASURES, AND ASSISTS IN INSURING IMPLEMENTATION AND MAINTENANCE OF THE BEST MANAGEMENT PRACTICES (BMP'S) INDICATED HEREIN.

2. A NOTICE OF INTENT HAS BEEN FILED WITH THE STATE OF UTAH WATER RESOURCES CONTROL BOARD BY THE OWNER SO THAT THIS CONSTRUCTION PROJECT MAY BE COVERED UNDER THE STATE GENERAL PERMIT. THE PERMIT IS NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT NO. _____ FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.

3. IN THE EVENT OF A CHANGE OF OWNERSHIP, A NEW NOTICE OF INTENT SHALL BE FILED WITH THE STATE WATER RESOURCES CONTROL BOARD.

4. IN THE EVENT OF A RELEASE OF A REPORTABLE QUANTITY OF A POLLUTANT, THE CONTRACTOR SHALL ADVISE THE OWNER TO NOTIFY THE NATIONAL RESPONSE CENTER, WEBER COUNTY AND GARDNER ENGINEERING. IF NECESSARY, THIS POLLUTION PREVENTION PLAN SHOULD BE REVISED TO REFLECT THE CHANGE IN CONDITIONS OF THE CONSTRUCTION ACTIVITY. A REPORTABLE QUANTITY IS ESTABLISHED BY 40 CODE OF FEDERAL REGULATIONS (CFR) 117 OR 40 CFR 302.

5. ALL CONTRACTORS AND THEIR PERSONNEL WHOSE WORK CAN CONTRIBUTE TO OR CAUSE POLLUTION OF STORM WATER SHOULD BE MADE FAMILIAR WITH THIS POLLUTION PREVENTION PLAN. ADEQUATE TRAINING FOR IMPLEMENTATION OF THE MEASURES PRESENTED HEREIN SHALL BE PROVIDED TO THE CONTRACTORS AND THEIR PERSONNEL.

6. CHANGES IN CONSTRUCTION OR IN CONDITIONS WHICH ARE NOT COVERED BY THIS PLAN SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER AND GARDNER ENGINEERING. IF NECESSARY, THIS POLLUTION PREVENTION PLAN WILL BE REVISED TO REFLECT THE CHANGE IN CONSTRUCTION OR IN CONDITIONS.

7. ALL PREVENTION AND CLEAN UP MEASURES SHOULD BE CONDUCTED IN ACCORDANCE WITH CLINTON CITY ORDINANCES, AS WELL AS STATE AND FEDERAL REGULATIONS. WASTE MATERIALS SHOULD BE DISPOSED OF IN A LEGAL MANNER.

8. THIS PLAN DOES NOT COVER THE REMOVAL OF HAZARDOUS OR TOXIC WASTE. IN THE EVENT OF A DISCHARGE OR RELEASE OF A REPORTABLE QUANTITY OF TOXIC WASTE, WORK SHOULD BE STOPPED UNTIL THE SPILL CAN BE ASSESSED AND A MITIGATION REPORT PREPARED BY A QUALIFIED ENVIRONMENTAL CONSULTANT, AND IF NECESSARY, REVIEWED BY DAVIS COUNTY AND ANY OTHER AGENCY HAVING JURISDICTION.

9. THIS SWPPP SHALL BE MADE AVAILABLE TO THE PUBLIC UNDER SECTION 308(B) OF THE CLEAN WATER ACT. UPON REQUEST BY MEMBERS OF THE PUBLIC, THE DISCHARGER SHALL MAKE AVAILABLE FOR REVIEW A COPY OF THIS SWPPP EITHER TO THE REGIONAL WATER BOARD OR DIRECTLY TO THE REQUESTER.

THIS SWPPP MUST BE KEPT ON SITE DURING CONSTRUCTION ACTIVITY AND MADE AVAILABLE UPON REQUEST OF A REPRESENTATIVE OF THE REGIONAL WATER BOARD AND/OR THE LOCAL AGENCY. IF THE SWPPP IS NOT KEPT ON SITE, INFORMATION ON HOW TO OBTAIN THE SWPPP MUST BE POSTED ON SITE AT A PUBLICLY-ACCESSIBLE LOCATION.

ALL TRAINING AND RECORD KEEPING SHALL BE IN COMPLIANCE WITH THE STATE OF UTAH AND CLINTON CITY.

10. CONTACTS

OWNER/DEVELOPER
KW ADVISORY GROUP
COLBY BOND
360 SOUTH FORT LANE C-111
LAYTON, UTAH 84041
(801) 657-1678

STATE OF UTAH
DEPARTMENT OF ENVIRONMENTAL QUALITY
DIVISION OF WATER QUALITY
299 NORTH 1460 WEST (801) 538-6146
P.O. BOX 144870
SALT LAKE CITY, UTAH 84114

U.S. EPA
ENVIRONMENTAL PROTECTION AGENCY
DENVER, COLORADO REGION VIII
1-800-759-4372

ENVIRONMENTAL PROTECTION AGENCY 202-475-9518
WASHINGTON, D.C. 20460

11. REFERENCES

- SITE, UTILITY & STREET IMPROVEMENT PLANS PER GARDNER ENGINEERING DATED MAY 2015.
 - STORM WATER POLLUTION PREVENTION PLAN PREPARED BY GARDNER ENGINEERING DATED MAY 2015.
- THE PROPOSED CONSTRUCTION ACTIVITY IS THE CLINTON MEADOWS SOUTH SUBDIVISION

11. LOCATION OF THE SITE: CLINTON CITY, DAVIS COUNTY, UTAH

DEFINITIONS

1. "BEST MANAGEMENT PRACTICES" ("BMP'S") MEANS SCHEDULES OF ACTIVITIES, PROHIBITIONS OF PRACTICES, MAINTENANCE PROCEDURES, AND OTHER MANAGEMENT PRACTICES TO PREVENT OR REDUCE THE POLLUTION OF WATERS OF THE UNITED STATES. BMP'S ALSO INCLUDE TREATMENT REQUIREMENTS, OPERATING PROCEDURES, AND PRACTICES TO CONTROL SITE RUNOFF, SPILLAGE OR LEAKS, WASTE DISPOSAL, OR DRAINAGE FROM RAW MATERIAL STORAGE.

2. "CLEAN WATER ACT" ("CWA") MEANS THE FEDERAL WATER POLLUTION CONTROL ACT ENACTED BY PUBLIC LAW 92-500 AS AMENDED BY PUBLIC LAWS 95-217, 95-576, 96-483, AND 97-111; 33 USC 1251 ET SEQ.

3. "CONSTRUCTION SITE" IS THE LOCATION OF THE CONSTRUCTION ACTIVITY.

4. "NON-STORM WATER DISCHARGE" MEANS ANY DISCHARGE TO STORM DRAIN SYSTEMS THAT IS NOT COMPOSED ENTIRELY OF STORM WATER EXCEPT DISCHARGE PURSUANT TO AN NPDES PERMIT AND DISCHARGES RESULTING FROM FIRE FIGHTING ACTIVITIES.

5. "SIGNIFICANT MATERIAL" INCLUDES, BUT IS NOT LIMITED TO RAW MATERIALS; FUELS; MATERIALS SUCH AS SOLVENTS, DETERGENTS, AND PLASTIC PELLETS; FINISHED MATERIALS SUCH AS METALLIC PRODUCTS; RAW MATERIALS USED IN FOOD PROCESSING OR PRODUCTION HAZARDOUS SUBSTANCES DESIGNATED UNDER SECTION 101(14) OF THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERCLA); ANY CHEMICAL THE FACILITY IS REQUIRED TO REPORT PURSUANT TO SECTION 313 OF TITLE III OF SUPERFUND AMENDMENTS AND REAUTHORIZATION ACT (SARA); FERTILIZERS; PESTICIDES; AND WASTE PRODUCTS SUCH AS ASHES, SLAG, AND SLUDGE THAT HAVE THE POTENTIAL TO BE RELEASED WITH STORM WATER DISCHARGES.

6. "SIGNIFICANT QUANTITIES" IS THE VOLUME, CONCENTRATIONS, OR MASS OF A POLLUTANT IN STORM WATER DISCHARGE THAT CAN CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE; ADVERSELY IMPACT HUMAN HEALTH OR THE ENVIRONMENT; AND CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY APPLICABLE WATER QUALITY STANDARDS FOR THE RECEIVING WATER.

7. "STORM WATER" MEANS STORM WATER RUNOFF, SNOW MELT RUNOFF, SURFACE RUNOFF AND DRAINAGE. IT EXCLUDES INFILTRATION AND RUNOFF FROM AGRICULTURAL LAND.

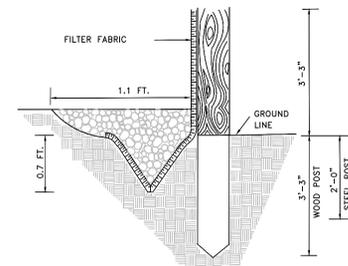
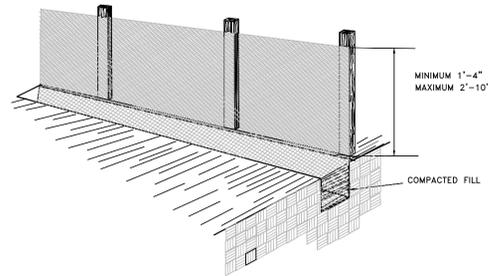
8. "POLLUTION" MEANS THE "MAN-MADE OR MAN-INDUCED ALTERATION OF THE CHEMICAL, PHYSICAL, BIOLOGICAL, AND RADIOLOGICAL INTEGRITY OF WATER" [CLEAN WATER ACT SECTION 502(19)]. POLLUTION ALSO MEANS "AN ALTERATION OF THE QUALITY OF THE WATERS OF THE STATE BY WASTE TO A DEGREE WHICH UNREASONABLY AFFECTS EITHER... THE WATERS FOR BENEFICIAL USES... OR FACILITIES WHICH SERVE THESE BENEFICIAL USES." [CALIFORNIA WATER CODE SECTION 13050(1)].

9. "CONTAMINATION" MEANS "AN IMPAIRMENT OF THE QUALITY OF THE WATERS OF THE STATE BY WASTE TO A DEGREE WHICH CREATES A HAZARD TO THE PUBLIC HEALTH THROUGH POISONING OR THROUGH THE SPREAD OF DISEASE... INCLUDING ANY EQUIVALENT EFFECT RESULTING FROM THE DISPOSAL OF WASTE, WHETHER OR NOT WATERS OF THE STATE ARE AFFECTED."

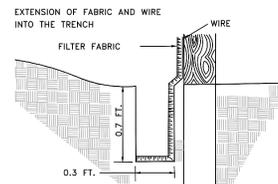
10. "NUISANCE" MEANS "ANYTHING WHICH MEETS ALL OF THE FOLLOWING REQUIREMENTS: (1) IS INJURIOUS TO HEALTH, OR IS INDECENT OR OFFENSIVE TO THE SENSES, OR AN OBSTRUCTION TO THE FREE USE OF PROPERTY, SO AS TO INTERFERE WITH THE COMFORTABLE ENJOYMENT OF LIFE AND PROPERTY; (2) AFFECTS AT THE SAME TIME AN ENTIRE COMMUNITY OR NEIGHBORHOOD, OR ANY CONSIDERABLE NUMBER OF PERSONS, ALTHOUGH THE EXTENT OF THE ANNOYANCE OR DAMAGE INFLICTED UPON INDIVIDUALS MAY BE UNEQUAL; (3) OCCURS DURING OR AS A RESULT OF THE TREATMENT OR DISPOSAL OF WASTES."

11. "LOCAL AGENCY" MEANS ANY AGENCY THAT IS INVOLVED WITH REVIEW, APPROVAL, OR OVERSIGHT OF THE CONSTRUCTION SITES' (a) CONSTRUCTION ACTIVITY, (b) EROSION AND SEDIMENT CONTROLS, (c) STORM WATER DISCHARGE.

INSTALL GALVANIZED STEEL WIRE MESH ON WOOD OR STEEL POST TO SUPPORT A SILT FENCE OR FILTER BARRIER.

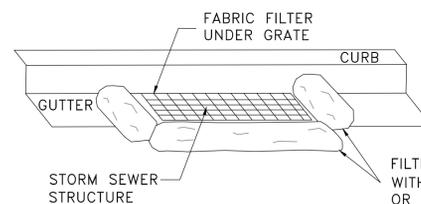


FILTER BARRIER
SCALE: N.T.S.

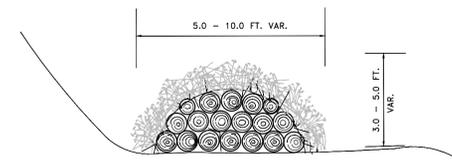


- 1-FILTER FABRIC - 3'-3" MINIMUM WIDTH
- 2-FENCE FUNCTIONS BEST IN SHEET FLOW CONDITIONS
- 3-REMOVE AND DISPOSE OF SEDIMENT WHEN ACCUMULATION REACH 50% FABRIC HEIGHT.
- 4-BACKFILL MIN 0.7 FT. THICK LAYER OF FREE DRAINING GRANULAR BACKFILL MATERIAL.

SILT FENCE
SCALE: N.T.S.



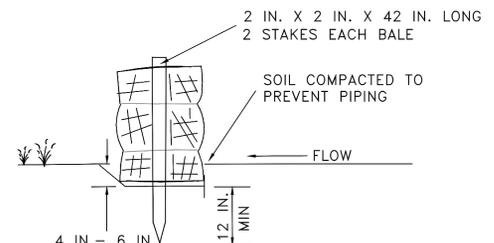
INLET PROTECTION



- 1- USE STAKES OR LOGS TO AVOID DISPLACEMENT OF BARRIER.
- 2- ENHANCE PERFORMANCE WITH A WRAPPING OF FILTER FABRIC.

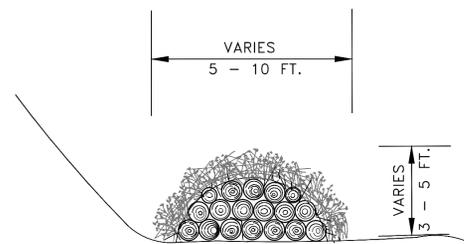
BRUSH FILTER
SCALE: N.T.S.

SILT FENCE



STRAW BALE

ALL DIMENSIONS ARE SHOWN IN INCHES (IN.) UNLESS OTHERWISE NOTED.



- 1- USE STAKES OR LOGS TO AVOID DISPLACEMENT OF BARRIER.
- 2- ENHANCE PERFORMANCE WITH A WRAPPING OF FILTER FABRIC.

BRUSH FILTER

1. DEFINITION: BALES OF HAY OR STRAW USED AS A MEANS OF CONTROLLING POLLUTION AND EROSION.
2. PURPOSE: TO OBSTRUCT THE FLOW OF WATER TO ALLOW DEPOSIT OF SEDIMENT AND/OR DIVERT WATER TO A SLOPE DRAIN, SEDIMENT BASIN, SEDIMENT TRAP, OR OTHER EROSION CONTROL STRUCTURE. CONTRACTOR IS RESPONSIBLE TO PROTECT ALL EXISTING STRUCTURES AND
3. CONDITIONS WHERE APPLICABLE:
 - 3.A. USE AT THE BOTTOM OF EMBANKMENT SLOPES TO DIVERT RUNOFF FROM SHEET FLOW AND ALSO CATCH SOME OF THE SEDIMENT PICKED UP IN THE SHEET FLOW.
 - 3.B. AS CHECK DAMS IN SMALL DITCHES AND DRAINAGE AREAS.
 - 3.C. ON THE LOWER SIDE OF CLEARED AREAS TO CATCH SEDIMENT FROM SHEET FLOW.
 - 3.D. AS WATERPROOF CORES FOR STONE SEDIMENT DAMS.
4. DESIGN CRITERIA: NONE
5. CONSTRUCTION METHODS:
 - 5.A. BALES OF HAY OR STRAW ARE UTILIZED TO CONTROL EROSION, TRAP SEDIMENT, AND DIVERT RUNOFF. THE BALES MUST BE BRACED FROM BEHIND WHEN CONDITIONS REQUIRE.
 - 5.B. WEDGE LOOSE HAY OR STRAW BETWEEN BALES.
 - 5.C. POINTS "A" MUST BE HIGHER THAN POINT "B".
 - 5.D. ONLY 3 BALES ARE SHOWN FOR EACH CHECK DAM. MORE MAY BE REQUIRED, DEPENDING ON THE SPECIFIC APPLICATION.

DEVELOPER:
KW ADVISORY GROUP
COLBY BOND
360 SOUTH FORT LANE C-111
LAYTON, UTAH 84041
(801) 657-1678

NOTICE:
EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR THE UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

Call BLUE STAKES BEFORE YOU Dig

SCALE	MMMM
DATE	5/8/2015
DESIGN	TN
DRAWN	MD
CHECKED	TN
REVISIONS	
DATE	DESCRIPTION



SWPPP DETAILS
CLINTON MEADOWS SOUTH SUBDIVISION
3420 WEST 1800 NORTH
CLINTON, DAVIS, UTAH

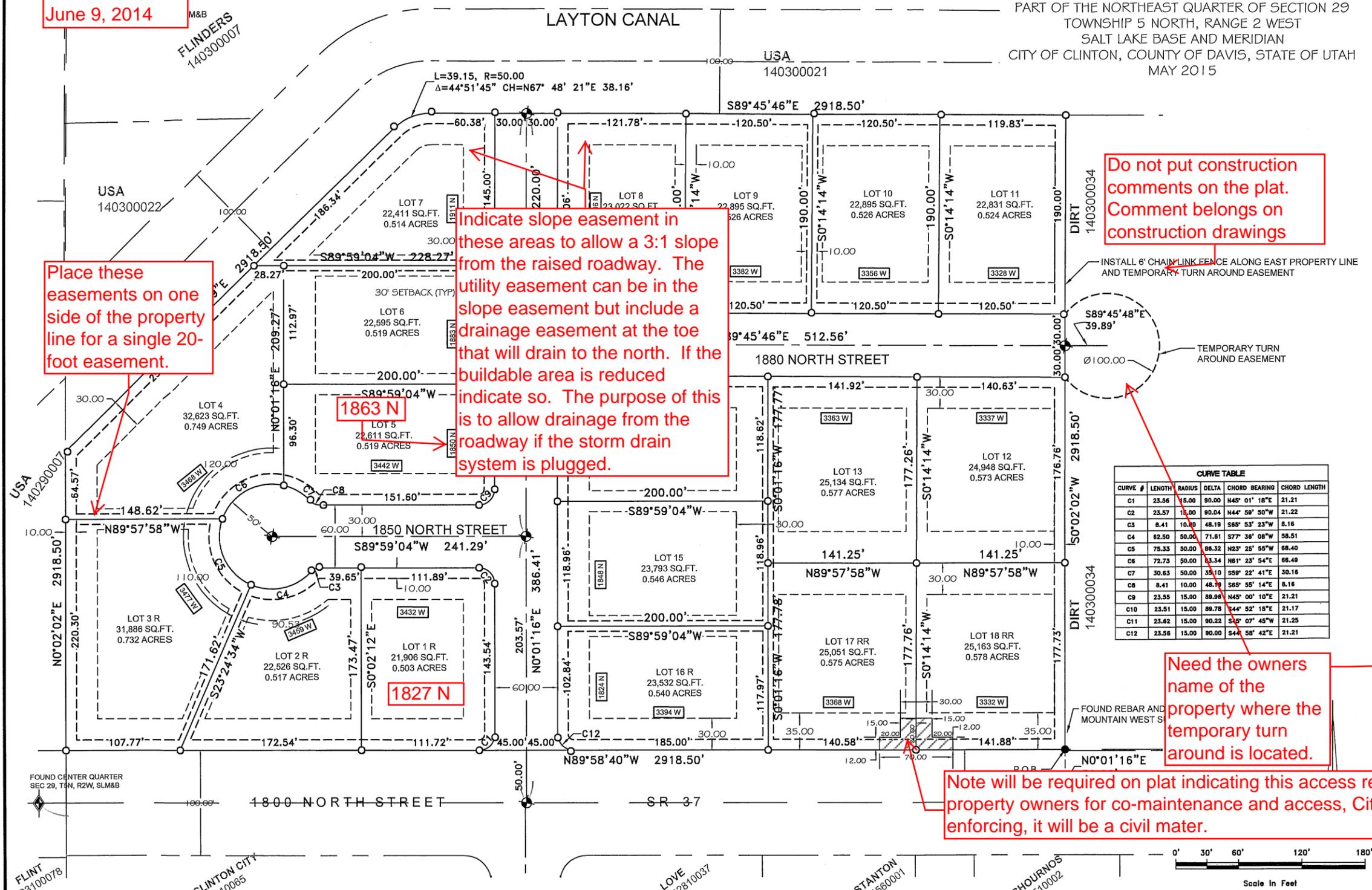
GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801-476-0202 FAX: 801-476-0066

SW1
7

Staff Comments
June 9, 2014

CLINTON MEADOWS SOUTH SUBDIVISION
PART OF THE NORTHEAST QUARTER OF SECTION 29
TOWNSHIP 5 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
CITY OF CLINTON, COUNTY OF DAVIS, STATE OF UTAH
MAY 2015

SURVEYOR'S CERTIFICATE
I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS SUBDIVISION PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY; AND LOT WIDTHS AND AREAS MEET THE CURRENT REQUIREMENTS OF CLINTON CITY ZONING ORDINANCE.
SIGNED THIS ____ DAY OF _____, 2015.



Do not put construction comments on the plat. Comment belongs on construction drawings

Place these easements on one side of the property line for a single 20-foot easement.

Indicate slope easement in these areas to allow a 3:1 slope from the raised roadway. The utility easement can be in the slope easement but include a drainage easement at the toe that will drain to the north. If the buildable area is reduced indicate so. The purpose of this is to allow drainage from the roadway if the storm drain system is plugged.

What areas are designated as "Irrigation?"

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	23.56	15.00	90.00	N45° 01' 18" E	21.21
C2	23.57	15.00	90.04	N44° 58' 50" W	21.22
C3	8.41	10.00	48.19	S85° 53' 23" W	8.16
C4	62.50	50.00	71.61	S77° 38' 08" W	58.51
C5	75.33	50.00	86.32	N23° 25' 58" W	88.40
C6	72.73	50.00	83.34	N61° 23' 54" E	86.48
C7	30.63	50.00	35.10	S59° 22' 41" E	30.16
C8	8.41	10.00	48.19	S85° 55' 14" E	8.16
C9	23.55	15.00	89.89	N45° 00' 10" E	21.21
C10	23.51	15.00	89.78	S44° 52' 18" E	21.17
C11	23.82	15.00	90.22	S45° 07' 45" W	21.25
C12	23.56	15.00	90.00	S44° 58' 42" E	21.21

Need the owners name of the property where the temporary turn around is located.

Note will be required on plat indicating this access restriction and responsibilities of property owners for co-maintenance and access, City will not be responsible for enforcing, it will be a civil mater.

BOUNDARY DESCRIPTION
A PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT BEING LOCATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF 1800 NORTH STREET BEING LOCATED NORTH 89°58'44" WEST 1709.65 FEET, AND NORTHERLY 1800 NORTH STREET BEING LOCATED NORTH 89°58'44" WEST 949.50 FEET; THENCE NORTH 89°58'44" WEST 1709.65 FEET TO THE SOUTHERLY BOUNDARY LINE OF THE LAYTON CANAL; THENCE NORTH 89°58'44" WEST 949.50 FEET TO THE SOUTHERLY BOUNDARY LINE OF THE LAYTON CANAL; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 30 FEET, A CENTRAL ANGLE OF 44°5'14", AND WHICH CHORD BEARS SOUTH 89°45'46" EAST 602.98 FEET; THENCE SOUTH 0°02'02" WEST 604.49 FEET TO THE POINT OF BEGINNING. CONTAINING 522,942 SQ. FT. OR 12.005 ACRES AND 18 LOTS.

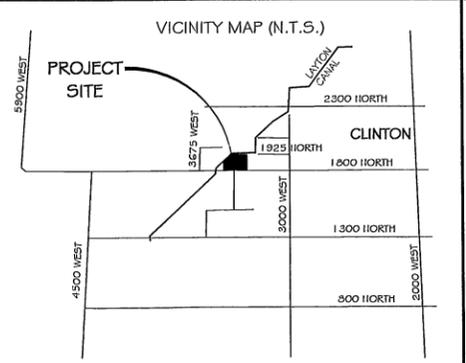
OWNER'S DEDICATION
I THE UNDERSIGNED OWNER OF THE HEREIN DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:
CLINTON MEADOWS SOUTH SUBDIVISION
AND HEREBY DEDICATE, GRANT AND CONVEY TO CLINTON CITY, WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY CLINTON CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS AND ALSO GRANT AND DEDICATE TO DAVIS AND WEBER COUNTIES CANAL COMPANY A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS IRRIGATION FOR THE PURPOSE OF MAINTAINING AND IMPROVING EXISTING IRRIGATION FACILITIES AND HEREBY GRANT A TEMPORARY TURN AROUND EASEMENT AS SHOWN HEREON TO BE USED BY THE PUBLIC UNTIL SUCH TIME THAT THE ROAD IS EXTENDED. THE TEMPORARY TURN AROUND EASEMENT SHALL BE REVOKED AND NULLIFIED AT THE EVENT OF THE EXTENSION OF THE ROAD WITHOUT FURTHER WRITTEN DOCUMENT AND THE ENCUMBERED LAND WITHIN THE AFFECTED PROPERTY SHALL BE RELEASED FOR THE FULL AND EXCLUSIVE USE AND BENEFIT OF THE PROPERTY OWNERS.

SIGNED THIS THE ____ DAY OF _____, 2015
D. GARY NELSON, TRUSTEE
MARTIN FAMILY TRUST
ACKNOWLEDGEMENT
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF WEBER, IN SAID STATE OF UTAH, D. GARY NELSON, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE TRUSTEE OF THE MARTIN FAMILY TRUST, AND THAT THE "OWNER'S DEDICATION" WAS SIGNED IN BEHALF OF SAID TRUST, AND HE ACKNOWLEDGED TO ME THAT SAID TRUST EXECUTED THE SAME.

CLINTON CITY PLANNING COMMISSION
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE CLINTON CITY PLANNING COMMISSION ON _____ DAY OF _____, 2015.
BY: _____
CHAIRMAN, CLINTON CITY PLANNING COMMISSION

NARRATIVE
THE PURPOSE OF THIS PLAT WAS TO DIVIDE PARCEL NO. 140300020 BY KW ADVISORY. THE PLAT IS THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 2 WEST, S.L.B.M., CLINTON CITY, DAVIS COUNTY, UTAH.
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
THIS ____ DAY OF _____, 2015.
BY: _____
CITY ENGINEER

NOTES:
1. MANY AREAS IN CLINTON CITY HAVE WATER PROBLEMS DUE TO A SEASONALLY HIGH (FLUCTUATING WATER TABLE. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY CLINTON CITY THAT ANY BUILDING AT ANY SPECIFIED ELEVATION WILL SOLVE GROUND WATER PROBLEMS. SOLUTION OF THESE PROBLEMS IS THE SOLE RESPONSIBILITY OF THE PERMIT APPLICANT AND PROPERTY OWNER.
2. 10' PUBLIC UTILITY EASEMENT (P.U.E.) TYPICAL UNLESS OTHERWISE SPECIFIED.
3. FLOOD ZONE INFORMATION FOR THIS PARCEL IS NOT AVAILABLE. FEMA MAP PANEL # 49011C0075E HAS NOT YET BEEN PRINTED.
4. LOTS DESIGNATED WITH AN "R" ARE RESTRICTED FROM GAINING ACCESS FROM 1800 NORTH STREET.
5. ALL CONSTRUCTION SHALL CONFORM TO THE DEVELOPMENT STANDARD DRAWINGS AND SPECIFICATIONS FOR CLINTON CITY.
6. ALL PRESSURE IRRIGATION CONSTRUCTION SHALL CONFORM TO THE STANDARD DRAWINGS AND SPECIFICATIONS OF THE DAVIS AND WEBER COUNTIES CANAL COMPANY.



LEGEND
DAVIS COUNTY MONUMENT
SET 24" REBAR AND CAP GARDNER ENGINEERING
SET CENTERLINE MONUMENT
PROPERTY LINE
ADJACENT PARCEL
SECTION LINE
SETBACK LINE
PUBLIC UTILITY EASEMENT (P.U.E.)
RESTRICTED ACCESS EASEMENT

Scale In Feet
1" = 60'
NOTARY PUBLIC
05-19-15P04:35 RCVD
SHEET 1 OF 2
GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED _____ AT _____
IN _____ BOOK _____ OF OFFICIAL RECORDS, PAGE _____, RECORDED FOR _____
COUNTY RECORDER
BY: _____ DEPUTY

5. Note: Lots with an "RR" are shared access restricted (outline access and parking restriction and maintenance responsibilities)

These two notes don't need to be on the plat

CLINTON MEADOWS SOUTH SUBDIVISION
 PART OF THE NORTHEAST QUARTER OF SECTION 29
 TOWNSHIP 5 NORTH, RANGE 2 WEST
 SALT LAKE BASE AND MERIDIAN
 CITY OF CLINTON, COUNTY OF DAVIS, STATE OF UTAH
 MAY 2015

BOUNDARY DESCRIPTION
 A PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT BEING LOCATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF 1800 NORTH STREET BEING LOCATED NORTH 89°58'44" WEST 1709.65 FEET, AND NORTH 0°01'16" EAST 50.00 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 29; RUNNING THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 89°58'44" WEST 949.50 FEET; THENCE NORTH 0°02'02" EAST 284.87 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF THE LAYTON CANAL; THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING THREE (3) COURSES; (1) NORTH 45°22'29" EAST 437.51 FEET; (2) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 39.15 FEET, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 44°51'45", AND WHICH CHORD BEARS NORTH 67°48'21" EAST 38.16 FEET; (3) THENCE SOUTH 89°45'46" EAST 602.98 FEET; THENCE SOUTH 0°02'02" WEST 604.49 FEET TO THE POINT OF BEGINNING. CONTAINING 522,942 SQ. FT. OR 12.005 ACRES AND 18 LOTS.

- NOTES:**
- MANY AREAS IN CLINTON CITY HAVE WATER PROBLEMS DUE TO A SEASONALLY HIGH (FLUCTUATING WATER TABLE). APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY CLINTON CITY THAT ANY BUILDING AT ANY SPECIFIED ELEVATION WILL SOLVE GROUND WATER PROBLEMS. SOLUTION OF THESE PROBLEMS IS THE SOLE RESPONSIBILITY OF THE PERMIT APPLICANT AND PROPERTY OWNER.
 - 1' PUBLIC UTILITY EASEMENT (P.U.E.) TYPICAL UNLESS OTHERWISE SPECIFIED.
 - FLOOD ZONE INFORMATION FOR THIS PARCEL IS NOT AVAILABLE. FEMA MAP PANEL # 4901 I C0075E HAS NOT YET BEEN PRINTED.
 - LOTS DESIGNATED WITH AN "R" ARE RESTRICTED FROM GAINING ACCESS FROM 1800 NORTH STREET.
 - ALL CONSTRUCTION SHALL CONFORM TO THE DEVELOPMENT STANDARD DRAWINGS AND SPECIFICATIONS FOR CLINTON CITY.
 - ALL PRESSURE IRRIGATION CONSTRUCTION SHALL CONFORM TO THE STANDARD DRAWINGS AND SPECIFICATIONS OF THE DAVIS AND WEBER COUNTIES CANAL COMPANY.

ROCKY MOUNTAIN POWER
 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 PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense, or the utility may remove such structures at the lot owner's expense. Not at time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with the facilities in the PUE.

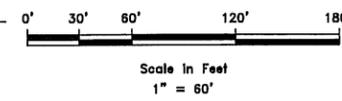
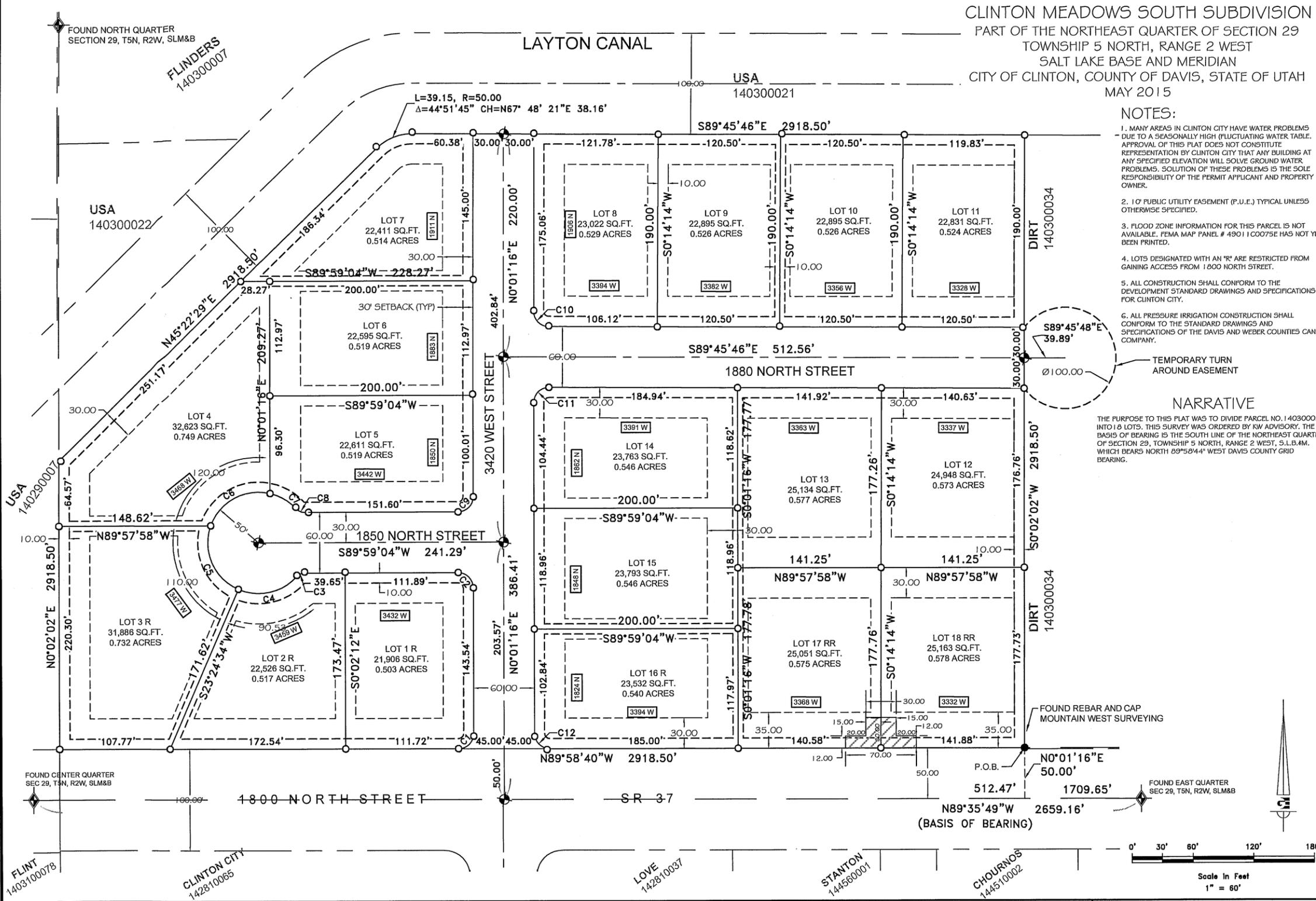
_____, ON BEHALF OF ROCKY MOUNTAIN POWER AM AN AUTHORIZED AGENT AND HAVE AUTHORITY TO SIGN ON AND IN BEHALF OF ROCKY MOUNTAIN POWER.
 SIGNED THIS ___ DAY OF _____, 2015.

QUESTAR GAS
 Questar approves this plat solely for the purposes of approximating the location, boundaries, course and dimension of its rights-of-way and easements and its existing facilities. This approval shall not be construed to warrant or verify the precise location of such items. The rights-of-way easements are subject to numerous restrictions appearing on the recorded right-of-way and easement grant(s) or by prescription. Questar may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set forth in the owner's dedication or notes, and does not constitute a guarantee of particular terms or conditions or natural gas service. For further information, including information related to allowed activities with rights-of-way, please contact Questar right-of-way department at 1-800-366-8532.

_____, ON BEHALF OF QUESTAR GAS AM AN AUTHORIZED AGENT AND HAVE AUTHORITY TO SIGN ON AND IN BEHALF OF QUESTAR GAS.
 SIGNED THIS ___ DAY OF _____, 2015.

CENTURY LINK
 _____, ON BEHALF OF CENTURYLINK AM AN AUTHORIZED AGENT AND HAVE AUTHORITY TO SIGN ON AND IN BEHALF OF CENTURYLINK.
 SIGNED THIS ___ DAY OF _____, 2015.

NARRATIVE
 THE PURPOSE TO THIS PLAT WAS TO DIVIDE PARCEL NO. 140300020 INTO 18 LOTS. THIS SURVEY WAS ORDERED BY RW ADVISORY. THE BASIS OF BEARING IS THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 2 WEST, S.L.B.M. WHICH BEARS NORTH 89°58'44" WEST DAVIS COUNTY GRID BEARING.



ACKNOWLEDGEMENT OF CLINTON CITY OFFICIALS

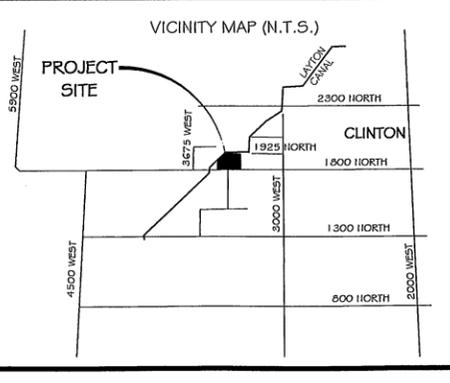
State of Utah)
)
 County of Davis)

On the _____ day of _____, 2015, personally appeared before me L. Mitch Adams, Mayor of Clinton City and Dennis W. Cluff, Clinton City Recorder, who being by me duly sworn or affirmed, did say that they are the Mayor and City Recorder respectively and signed in behalf of Clinton City by authority of the Clinton City Council and acknowledged to me that the Clinton City Council executed the same.

 COMMISSION EXPIRES: _____

NOTARY PUBLIC

STAMP



- LEGEND**
- DAVIS COUNTY MONUMENT
 - SET 24" REBAR AND CAP GARDNER ENGINEERING
 - SET CENTERLINE MONUMENT
 - PROPERTY LINE
 - ADJACENT PARCEL
 - SECTION LINE
 - SETBACK LINE
 - PUBLIC UTILITY EASEMENT (P.U.E.)

05-19-15 P04:35 RCVD

DEVELOPER: KW ADVISORY | COLBY BOND
 360 S. FORT LANE #C-1111, LAYTON, UT 84041
 COLBY@CCGROUPUTAH.COM 801-657-1678

SHEET 2 OF 2

GARDNER ENGINEERING
 CIVIL • LAND PLANNING
 MUNICIPAL • LAND SURVEYING
 5150 SOUTH 375 EAST OGDEN, UT
 OFFICE: 801.476.0202 FAX: 801.476.0066

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
 FILED FOR RECORD AND RECORDED _____ AT IN _____ BOOK _____ OF OFFICIAL RECORDS, PAGE _____, RECORDED FOR _____
 COUNTY RECORDER
 BY: _____ DEPUTY

CLINTON CITY PLANNING COMMISSION AGENDA ITEM

SUBJECT: 7:25 p.m. Public Hearing – Conditional Use Permit Review and action upon a request for a Conditional Use Permit to operate a Temporary Mobile Store, Fireworks Stand, at 1808 West 1800 North, Clinton, UT.	AGENDA ITEM: <div style="text-align: center; font-size: 2em;">1b</div>
PETITIONER: Brandon Woods	MEETING DATE: June 16, 2015
ORDINANCE REFERENCES: Title 15, Chapter 11 Title 28, Chapter 5	ROLL CALL VOTE: <div style="display: flex; justify-content: space-around;"> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO </div>
BACKGROUND: Request is to operate a fireworks stand in the parking area in front of the Hallmark Store. Location is difficult to see, it is the west side of the Hallmark Store parking area. There is plenty of parking in the area, there is a crossover agreement for the occupants of Park Plaza. We have a requirement for separation between stands of 500-feet. There is not a problem.	
ALTERNATIVE ACTIONS:	
ATTACHMENTS: Application Lease Map Conditional Use Permit	
SEPARATE DOCUMENTS:	

Respectfully submitted,

Lynn Vinzant, Com. Dev. Dir.



Conditional Use Permit (CUP) Application

Community Development

2267 North 1500 West

Clinton City, UT 84015

Phone: (801) 614-0740

Fax: (801) 614-0752

Web-site: clintoncity.net

Staff Use Only Date: 5/19/15 Zone: P2 PC Date: 6/16/15
PA - receipt # 2-202002 5/19/15

PROJECT NAME: Black Cat Firework stand
PROJECT ADDRESS: 1808 West 1800 North, Lake Park Ct N, Clinton, UT, 84015
(ADDRESS MUST BE ASSIGNED BY THE PLANNING PRIOR TO SUBMITTAL, IF APPLICABLE)

PROPOSED USE / DESCRIPTION: Sells of Fireworks

CONTACT NAME: Brandon Woods
ADDRESS: 600 South Main Street, Clearfield, UT, 84015
PHONE# 801-500-0241 FAX # _____ E-MAIL: bwoods1149@gmail.com

Engineer and/or Surveyor: _____
PHONE# _____ FAX # _____ E-MAIL: _____

OWNER'S NAME: (if different from contact person) _____

I HAVE READ THE APPLICATION AND HEREBY CERTIFY THAT THE INFORMATION IS CORRECT TO THE BEST OF MY KNOWLEDGE.

Brandon Woods
Signature of owner or applicant

SUBMITTAL CHECK LIST:

The following checklist can be used as a guide to assist you in obtaining approval.

- Seven (7) site plans; Six (6) copies at 24" x 36" and one (1) copy at 11" x 17" (see check list 1-24 on attached page) along with;
- Copy of county ownership plat
- One (1) copy of the Storm Water Pollution Prevention Plan (SWPPP)
- Payment of appropriate fees.
- For new construction, building additions, or when the site does not meet present site development requirements, the following are also required.
 - A. Building elevations of all four sides' one (1) copy on 24" x 36" and one (1) on 8.5" x 11", including a 3-D model, preferably using "Google Sketch-up" or similar program, in digital format.
 - B. "Material/Color board" of the types of materials proposed to be used on the building,
 - C. Preliminary utility plan showing the manner in which water, sewer and storm sewer services will be provided
 - D. A landscaping plan, which shows areas to be landscaped, specific types of landscaping to be used (i.e. trees, shrubs and grass), and areas to be preserved in their existing conditions, and an irrigation plan.

May 19, 2015

Nicholas Vernon
2144 West 2120 North
Clinton, Utah 84015

Brandon Woods
600 South Main Street
Clearfield, Utah 84015

**Re: Non-Binding Letter of Intent for Short-Term Lease
of limited area at Clinton City Center**

To Whom It May Concern:

This letter is intended to confirm the discussions that we have held regarding the lease of the above referenced premises by Clinton City Center, LLC, ("Owner") to Nicholas Vernon and Brandon Woods.

Nicholas Vernon and Brandon Woods ("Tenant"), pursuant to which Owner would lease to Tenant the specific portion of the parking lot to be determined by Owner (collectively the "Premises"). The Parties intend these terms to be the basis for further negotiation, but the Parties understand that these terms do not reflect all of the material business terms to be negotiated among them and that the Parties do not intend to be bound until a definitive lease agreement is reached which incorporates the final terms of the negotiations.

1. Lease of the Premises. The Parties have discussed the following arrangements with respect to the lease of the Premises by Owner to Tenant to be negotiated further in a definitive lease agreement (the "Lease"):

a. Description of the Premises. The Premises consist of a portion of the parking lot located in the (See Attached Site Plan) of the Clinton City Shopping Center, Clinton, Utah. The parties will agree on the precise location of the stand/tent on the premises.

b. Rent. Tenant shall pay to Owner One Thousand Seven Fifty dollars and No/100 Dollars (\$1750.00) for the lease of the Premises throughout the term of the Lease as its base rent (the "Base Rent").

c. Term. The term of the Lease shall be from June 15, 2015 through July 30, 2015.

2. Insurance. Tenant shall at all times maintain insurance as required by Owner and shall include Owner as an additional insured.

3. Use. Tenant shall only use the Premises for a stand/tent for the retail sale of "safe & sane, legal" fireworks.

4. Licenses. Tenant shall be responsible for obtaining all necessary licenses or permits from the appropriate city, state or county offices prior to setting up any stand/tent.

5. Maintenance. Tenant's stand/tent shall be clean, safe and well maintained and will keep the stand/tent clean and maintained for as long as the stand/tent is on the premises. Tenant shall repair all damage and holes in asphalt from tents to specifications required by Owner.

6. Indemnification. Tenant shall indemnify and hold Owner harmless from any and all claims, demands, liability, loss, costs, or damage Owner may suffer as a result of any claims, demands, losses, suits or judgments against Owner resulting or arising from Tenant's use of the premises or any act or omission on the part of Tenant, its employees or invitees.

7. Prohibition. If the sale of fireworks is prohibited by public authority then the lease would automatically terminate and all rents would become due and payable. If the local municipality limits the sale of fireworks or makes any other local rules change the statutes then this lease is subject to revision.

If the foregoing Letter of Intent correctly outlines the terms and provisions upon which you are prepared to continue negotiations and preparation of a definitive Lease, please sign and return the enclosed copy of this Letter of Intent to me.

Sincerely yours,

CLINTON CITY CENTER, LLC,
a Utah limited liability company



By: Spencer Wright
Its: Manager

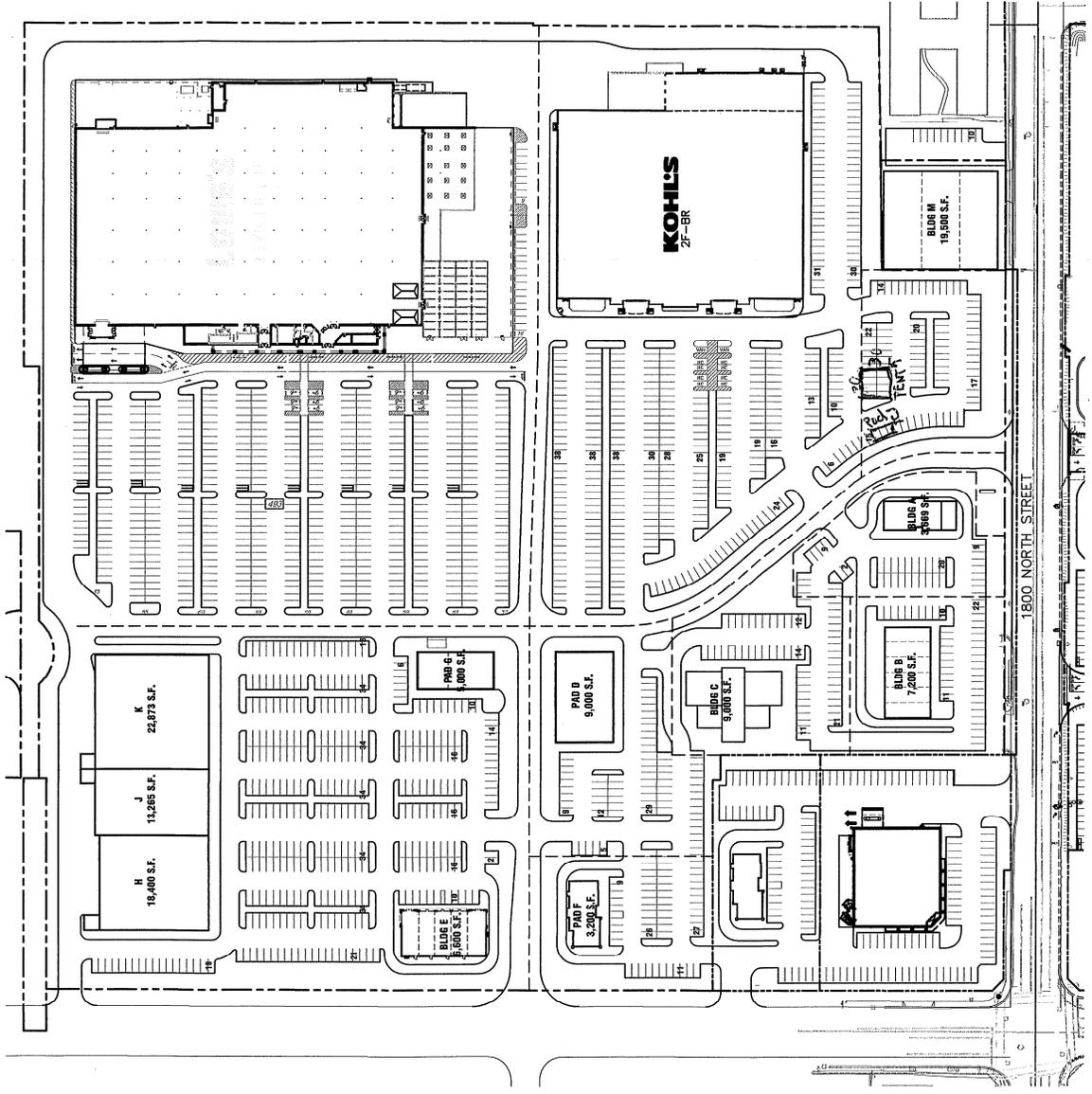
Acknowledged and Agreed:



Nicolas Vernon



Brandon Woods



Conditional Use Permit

This Conditional Use Permit (CUP) acknowledges that on June 16, 2015, the Clinton City Planning Commission approved Black Cat Fireworks, Brandon Woods for a Temporary Mobile Store, a Fireworks Stand, in the south portion of the Parkside Plaza parking lot, located 1808 West 1800 North. The Temporary Mobile Store is subject to the following conditions:

1. A Clinton City business license is required, along with all of the required inspections (Fire and Building departments). If a Clinton City Business License is not obtained, for the appropriate year, by April 15th this Conditional Use Permit becomes invalid.
2. All signage shall comply with the Clinton City Sign Ordinance.
3. The tent is erected no earlier than two weeks prior to the date of legal sales as established by the State and shall be removed within one week after the date of legal sales as established by the State.
4. This CUP is only valid for the site requested in the applicant's petition to the Planning Commission.
5. The CUP may be reviewed by staff upon complaint and forwarded to the Commission for hearing upon recommendation from Staff.
6. A trash receptacle, designed to keep wind from blowing the contents out, for customer use, shall be located adjacent to the Temporary Mobile Store. This receptacle shall be emptied as required to prevent the spread of trash and at the end of each work day.
7. The applicant will pick up the site of all litter, whether or not associated with the business, at least daily, more often if needed.
8. The CUP is for a five-year period, 2015 being the first year.
9. Power connection to the outlet shall be adequately protected from vehicular and pedestrian traffic, the connection and protection shall be inspected by the Clinton City Building inspector.
10. A copy of the executed lease contract shall be provided to the Community Development Department before the structure is moved onto the site.

The Conditional Use Permit may be revoked if the approved site plan or any of the conditions or terms are violated. This Conditional Use Permit shall expire and be null and void within one year of the approval unless substantial action is taken to develop the property according to the permit. This permit shall also expire if a permitted zoning use replaces it or if the use is discontinued for a continuous period of one year. This Conditional use Permit is non-Transferable and is only good for the current owner of the business. A conditional use shall not be enlarged, changed, extended or increased in intensity except by approval of the Planning Commission

Reviewed as a Public Hearing during a Public Meeting on June 16, 2015 where a vote of the Planning Commission approved (denied) the request.

May 22, 2015
NOTICE PUBLISHED

DAVE COOMBS
CHAIRMAN

CLINTON CITY PLANNING COMMISSION AGENDA ITEM

SUBJECT: 7:45 p.m. - Review and action upon a request for a recommendation to the City Council for approval of the Final Plat of Harrisburg Country Estates Subdivision Phase 5, located at approximately 2700 West on the north side of 800 North.	AGENDA ITEM: <div style="text-align: center; font-size: 2em;">1c</div>
PETITIONER: Craythorne Construction, Erik Craythorne	MEETING DATE: June 16, 2015
ORDINANCE REFERENCES: Title 28, Chapter 14, R-1-15 Residential Zone Subdivision Ordinance	ROLL CALL VOTE: <div style="display: flex; justify-content: space-around;"> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO </div>
BACKGROUND: <ul style="list-style-type: none"> ▪ This is the fifth phase of Harrisburg County Estates, the preliminary plat was approved April of 2014 and the final plat of phase 4 was approved August of 2014. ▪ The lots of the final plat significantly match the preliminary plat. ▪ The lots comply with the Zoning Ordinance. ▪ 800 North is a city street and improvements are proposed and designed to match the City requirements. 	
ALTERNATIVE ACTIONS:	
ATTACHMENTS: Resolution No. 12-15	
SEPARATE DOCUMENTS: Harrisburg #5 Plan & Engineering Comments	

Respectfully submitted,

Lynn Vinzant, Com. Dev. Dir.

RESOLUTION NO. 12-15

A RESOLUTION APPROVING THE FINAL PLAT FOR HARRISBURG ESTATES SUBDIVISION PHASE 5

WHEREAS, Section 3-4(4) of the Clinton City Subdivision Ordinance states that the City Council shall approve, modify and approve, or disapprove subdivision application by resolution; and,

WHEREAS, The Clinton City Planning Commission has reviewed the final plat for Harrisburg Country Estates Subdivision Phase 5 and recommended approval of the plat; and,

NOW, THEREFORE, BE IT RESOLVED BY THE CLINTON CITY COUNCIL THAT THE FINAL PLAT FOR HARRISBURG ESTATES SUBDIVISION PHASE 5 IS HEREBY APPROVED WITH THE FOLLOWING FINDINGS, CONDITIONS AND STIPULATIONS:

SECTION 1. By majority vote on a motion before the Clinton City Council the Final Plat of Harrisburg Country Estates Subdivision Phase 5 is (Approved) (Not Approved) based upon the following findings, conditions and/or stipulations:

- The Council concurs with the findings of the Clinton City Planning Commission.

SECTION 2. Reviewed in a public hearing the 16th day of June 2015, by the Clinton City Planning Commission and recommended for approval through a motion passed by a majority of the members of the Commission based upon the following findings and conditions.

- 1 Plat shall not be recorded until a Subdivider's Agreement and Subdivider's Escrow Agreement have been completed and executed to insure the completion of the development.
- 2 All comments related to the plat and engineering shall be corrected before the final plat is presented for signatures.
- 3 It is the developer/contractor's responsibility to comply with all Clinton City Standards, Ordinances, Staff, Engineer and requirements established during the approval process. Wherever there is a discrepancy between these drawings and City Standards the more stringent requirement will apply. If there is any doubt as to the requirement the developer is to seek clarification from the Community Development Department and obtain the determination in writing. Copies of the Standards are available at the Community Development Department.
- 4 Prior to Conditional Acceptance and Final Acceptance by the City the Subdivider shall clear any construction debris from lots within the subdivision and level lots within the subdivision in such a way that weed control, via mowing with a brush hog or similar item, is possible and all lots will be mowed for weed control.

- 5 The developer/contractor is responsible for insuring that all required inspections are performed by the Clinton City Public Works Department. If the developer is unsure of what inspections are required he can obtain a list from Public Works. The developer is cautioned not to proceed past an inspection point without insuring that the inspection has been performed and work passed by Public Works.
- 6 It is the developer/contractor's responsibility to insure adequate dust, trash and weed control practices are observed while any of the lots are under their control.

MAY 22, 2015
NOTICE PUBLISHED

DAVID C. COOMBS
CHAIRMAN

SECTION 3. Effective date. This Resolution shall become effective upon signature and posting.

PASSED BY MOTION AND ORDERED PUBLISHED by the Council of Clinton City, Utah, this 23rd day of June, 2015.

May 22, 2015
NOTICE PUBLISHED

L. MITCH ADAMS
MAYOR

ATTEST:

DENNIS W. CLUFF
CITY RECORDER

Posted: _____

Harrisburg Country Estates Phase 5

"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 PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense, or the utility may remove such structures at the lot owner's expense. At not time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with the facilities in the PUE."

R2W, SLB&M, U.S. Survey

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described herein in accordance with Section 17-23-17 and that I have verified all measurements shown hereon this plat of Harrisburg Country Estates Phase 5, Davis County, Utah and that it has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Davis County Recorder's Office. Monuments have been found or placed as represented on this plat. Signed this _____ day of _____, 2015.

6242920

License No.

Andy Hubbard

BOUNDARY DESCRIPTION

A part of the Northwest Quarter of Section 33, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Clinton City, Davis County, Utah

Beginning at the Northeast Corner of Lot 60, Harrisburg Country Estates Phase 4, Clinton City, Davis County, Utah, being 672.38 feet North 0°01'41" West along the Section Line and 1177.55 feet North 89°58'12" East from the West Quarter Corner of Section 33, Township 5 North, Range 2 West, Salt Lake Base and Meridian; running thence North 89°58'12" East 483.95 feet; along the Southerly line of Harrisburg Country Estates Phase 3 and Phase 2, Clinton City, Davis County, Utah, thence South 0°31'05" East 640.82 feet along the West line of Valley West Ranches, Clinton City, Davis County, Utah, to a point on the North line of 800 North Street; thence North 89°59'53" West 491.99 feet along said North of 800 North Street; thence North 0°01'41" West 345.78 feet; thence North 89°58'53" West 13.45 feet to the Southeast corner of said Harrisburg Country Estates Phase 4, thence three (3) courses along the East line of said Harrisburg Country Estates Phase 4 as follows: (1) North 0°03'00" West 117.65 feet; (2) North 89°56'47" East 16.12 feet; and (3) North 0°03'00" West 176.93 feet to the point of beginning.

Contains: 7.221 acres

OWNER'S DEDICATION

I, the undersigned owner of the hereon described tract of land, hereby set apart and name said tract Harrisburg Country Estates Phase 5 and hereby dedicate, grant and convey to Clinton City, Davis County, Utah, all those portions of said tract of land designated as Streets, the same to be used as public thoroughfares forever, also those certain strips as easements for public utility and drainage purposes as shown hereon, the same to be used for the installation, maintenance and operation of public utility service lines and drainage as may be authorized by Clinton City.

Signed this _____ day of _____, 2015.

Erik Craythorne Construction Company Inc.

Erik Craythorne - President

NOTE

Many areas in Clinton City have water problems due to seasonally high (fluctuating) water table. Approval of this plat does not constitute representation by the City that any building at any specified elevation will solve ground water problems. Solution of these problems is the sole responsibility of the permit applicant and property owner.

ACKNOWLEDGMENT

State of Utah } ss
County of _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by _____.

Residing At: _____ A Notary Public commissioned in Utah

Commission Number: _____

Commission Expires: _____ Print Name

ACKNOWLEDGMENT OF CLINTON CITY OFFICIALS

State of Utah } ss
County of _____

On the _____ day of _____, 2015, personally appeared before me L. Mitch Adams, Mayor of Clinton City and Dennis W. Cluff, Clinton City, Recorder, who being by me duly sworn or affirmed, did say that they are the Mayor and City Recorder respectively and signed in behalf of Clinton City by the authority of the Clinton City Council and acknowledged to me that the Clinton City Council executed the same.

Residing At: _____ A Notary Public commissioned in Utah

Commission Expires: _____ Print Name

PROPERTY LINE CURVE DATA					
Curve	Delta	Radius	Length	Chord	Bearing
(C1)	35°39'25"	30.00'	18.67'	18.37'	N 72°07'17" E
(C2)	44°10'12"	50.00'	38.55'	37.60'	S 76°22'41" W
(C3)	64°44'16"	50.00'	56.49'	53.54'	N 49°10'05" W
(C4)	64°42'04"	50.00'	56.46'	53.51'	N 15°33'05" E
(C5)	81°07'10"	50.00'	70.79'	65.02'	N 88°27'42" E
(C6)	46°34'09"	30.00'	24.38'	23.72'	N 66°45'55" W
(C7)	89°58'41"	15.00'	23.56'	21.21'	S 44°57'40" W
(C8)	42°10'30"	99.66'	73.36'	71.72'	S 21°06'56" E
(C9)	110°46'06"	15.00'	29.00'	24.69'	N 82°24'47" E
(C10)	58°25'09"	50.00'	50.98'	46.80'	S 56°14'18" W
(C11)	64°15'36"	50.00'	56.08'	53.18'	N 62°25'19" W
(C12)	64°04'54"	50.00'	55.92'	53.05'	N 1°44'56" E
(C13)	53°08'14"	50.00'	46.37'	44.73'	N 60°21'30" E
(C14)	102°52'16"	15.00'	26.93'	23.46'	S 35°29'29" W
(C15)	13°04'39"	159.15'	36.33'	36.25'	S 9°24'19" E
(C16)	87°06'54"	15.00'	22.81'	20.67'	S 46°25'26" E
(C17)	92°53'06"	15.00'	24.32'	21.74'	S 43°34'34" W
(C18)	39°20'11"	99.16'	68.07'	66.75'	S 22°32'05" E
(C19)	18°11'33"	159.66'	50.70'	50.48'	S 33°06'24" E
(C20)	23°58'57"	159.66'	66.83'	66.34'	S 12°01'09" E
(C21)	90°01'19"	15.00'	23.57'	21.22'	S 45°02'20" E

CENTERLINE CURVE DATA					
Curve	Delta	Radius	Length	Chord	Chord Bearing
(C100)	42°10'22"	129.66'	95.44'	93.30'	S 21°07'02" E
(C101)	39°20'28"	129.13'	88.66'	86.93'	S 22°32'04" E
(C102)	7°41'31"	129.13'	17.34'	17.32'	S 38°21'32" E
(C103)	31°38'55"	129.13'	71.33'	70.42'	S 18°41'18" E

NARRATIVE

This Subdivision Plat was requested by Mr. Erik Craythorne of Craythorne Construction Company Inc., for the purpose of creating sixteen (16) residential lots.

Davis County Brass Cap Monuments were found at the Northwest Quarter, West Quarter and the Center of Section 33, and the Center and West Quarter Corner of Section 32, T5N, R2W, SLB&M, U.S. Survey.

A line bearing S 89°54'42" E between the Center and West Quarter Corner of Section 32 was used as the Basis of Bearing.

DAVIS AND WEBER COUNTY CANAL COMPANY
I _____, ON BEHALF OF DAVIS WEBER COUNTIES CANAL COMPANY AM AN AUTHORIZED AGENT AND HAVE AUTHORITY TO SIGN ON AND IN BEHALF OF DAVIS WEBER COUNTY CANAL CO., SIGNED THIS _____ DAY OF _____, 20____.

DAVIS AND WEBER COUNTY CANAL COMPANY

ROCKY MOUNTAIN POWER

I _____, ON BEHALF OF ROCKY MOUNTAIN POWER AM AN AUTHORIZED AGENT AND HAVE AUTHORITY TO SIGN ON AND IN BEHALF OF ROCKY MOUNTAIN POWER, SIGNED THIS _____ DAY OF _____, 20____.

ROCKY MOUNTAIN POWER

COMCAST

I _____, ON BEHALF OF COMCAST AM AN AUTHORIZED AGENT AND HAVE AUTHORITY TO SIGN ON AND IN BEHALF OF COMCAST, SIGNED THIS _____ DAY OF _____, 20____.

COMCAST

CENTURYLINK

I _____, ON BEHALF OF CENTURYLINK AM AN AUTHORIZED AGENT AND HAVE AUTHORITY TO SIGN ON AND IN BEHALF OF CENTURYLINK, SIGNED THIS _____ DAY OF _____, 20____.

CENTURYLINK

DEVELOPER INFORMATION

Craythorne Development Inc.
C/O Erik Craythorne,
601 West 1700 South
Syracuse, Utah 84075
(801) 776-4962

CLINTON CITY ENGINEER

I hereby certify that this office has examined this plat and it is correct in accordance with Information on file in this office.
Signed this _____ day of _____, 2015.

Signature

DAVIS & WEBER COUNTY CANAL CO.

Approved by Davis & Weber County Canal Co. on the _____ day of _____, 2015.

Signature

CLINTON CITY PLANNING COMMISSION

Approved this _____ day of _____, 2015 by the Clinton City Planning Commission

Chairperson - Clinton City Planning Commission

CLINTON CITY APPROVAL

This is to certify that this plat and dedication of this plat were duly approved and accepted by Clinton City, Utah this _____ day of _____, 2015.

Attest _____

Title _____

Mayor _____

DAVIS COUNTY RECORDER

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

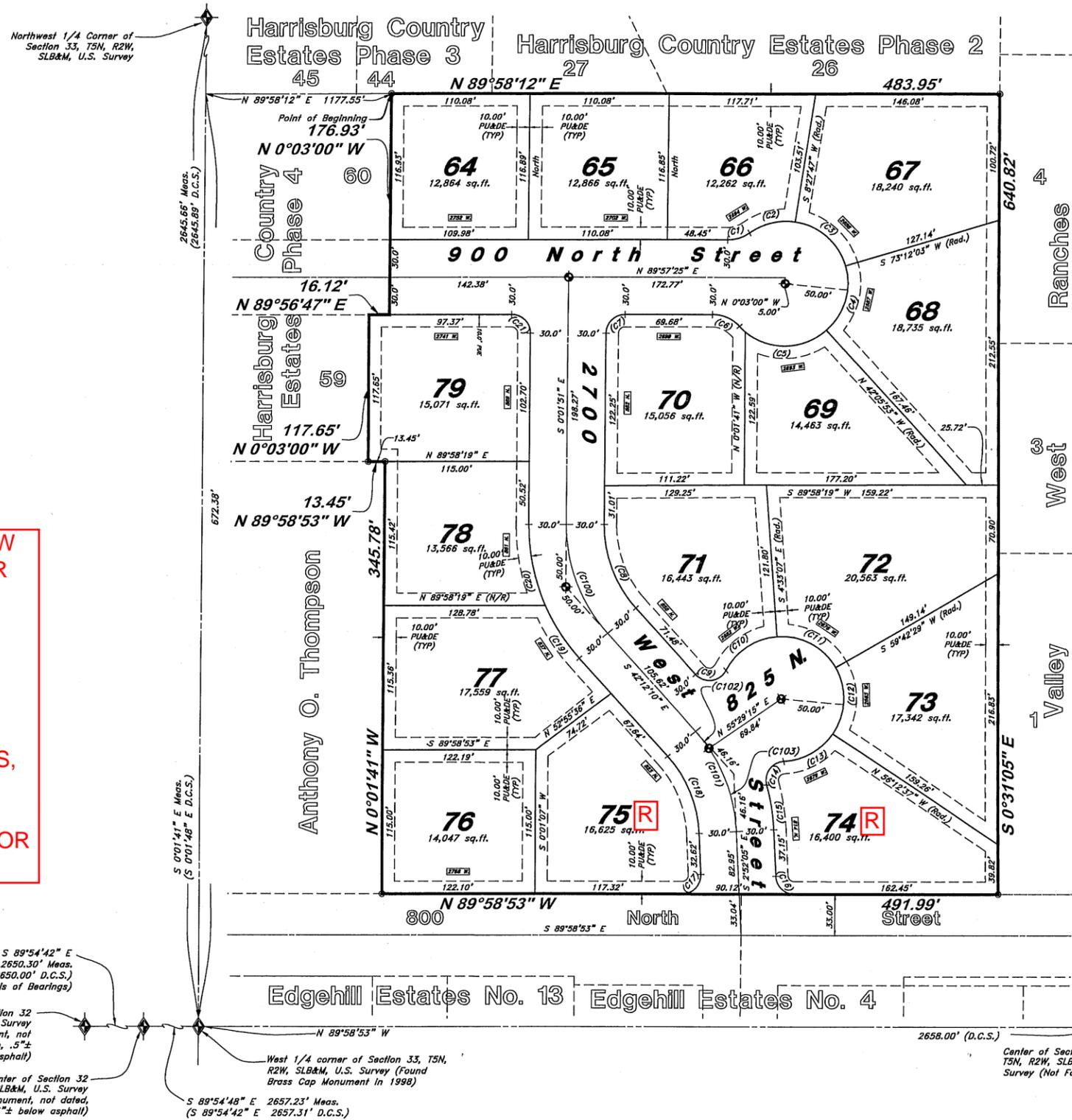
DAVIS COUNTY RECORDER

BY: _____ DEPUTY

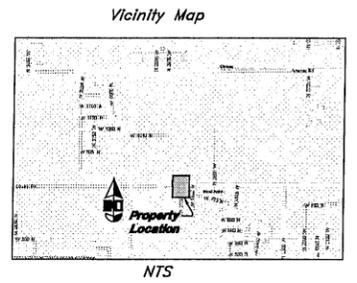
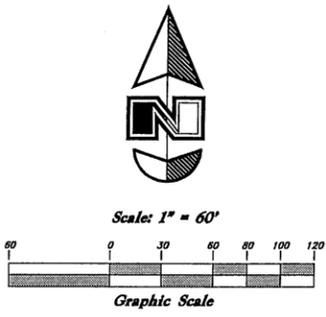


Harrisburg Country Estates Phase 5

A part of the Northwest 1/4 of Section 33, T5N, R2W, SLB&M, U.S. Survey
Clinton City, Davis County, Utah



ON A SEPERATE PAGE SHOW
A BUILDABLE PAD AREA FOR
LOT 27R WITH THE
FOLLOWING SETBACKS.
FROM 800 N 35'
FROM 2700 W 30'
FROM 830 N 20'
FROM E PROPERTY LINE 30'
THERE ARE OTHER OPTIONS,
CALL ME IF THIS DOESN'T
WORK, THIS DRAWING WILL
NOT BE PART OF THE PLAT OR
ENGINEERING DRAWINGS.



- LEGEND**
- ▲ Set Nail & Washer
 - Set Rebar & Cap
 - w/ Fencepost
 - Set Hub & Tack
 - ◆ Street Monument to be installed
 - ◆ Section Corner
 - (Rad.) Radial Line
 - (N/R) Non-Radial Line
 - PU&DE Public Utility and Drainage Easement

NOTE:

1. Lots with a "R" are restricted from gaining direct access from 800 North.
2. Many areas of Clinton city have water problems due to a sensationally high (fluctuating) water table, approval of this plat doe snot constitute representation by Clinton City that any building at any specified elevation will solve ground water problems, solution of these problems is the sole responsibility of the permit applicant and property owner.

GREAT BASIN ENGINEERING

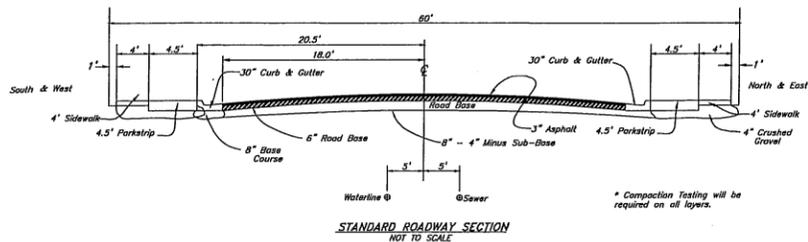
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
 MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
 WWW.GREATBASINENGINEERING.COM

DAVIS COUNTY RECORDER

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

DAVIS COUNTY RECORDER

BY: _____ DEPUTY



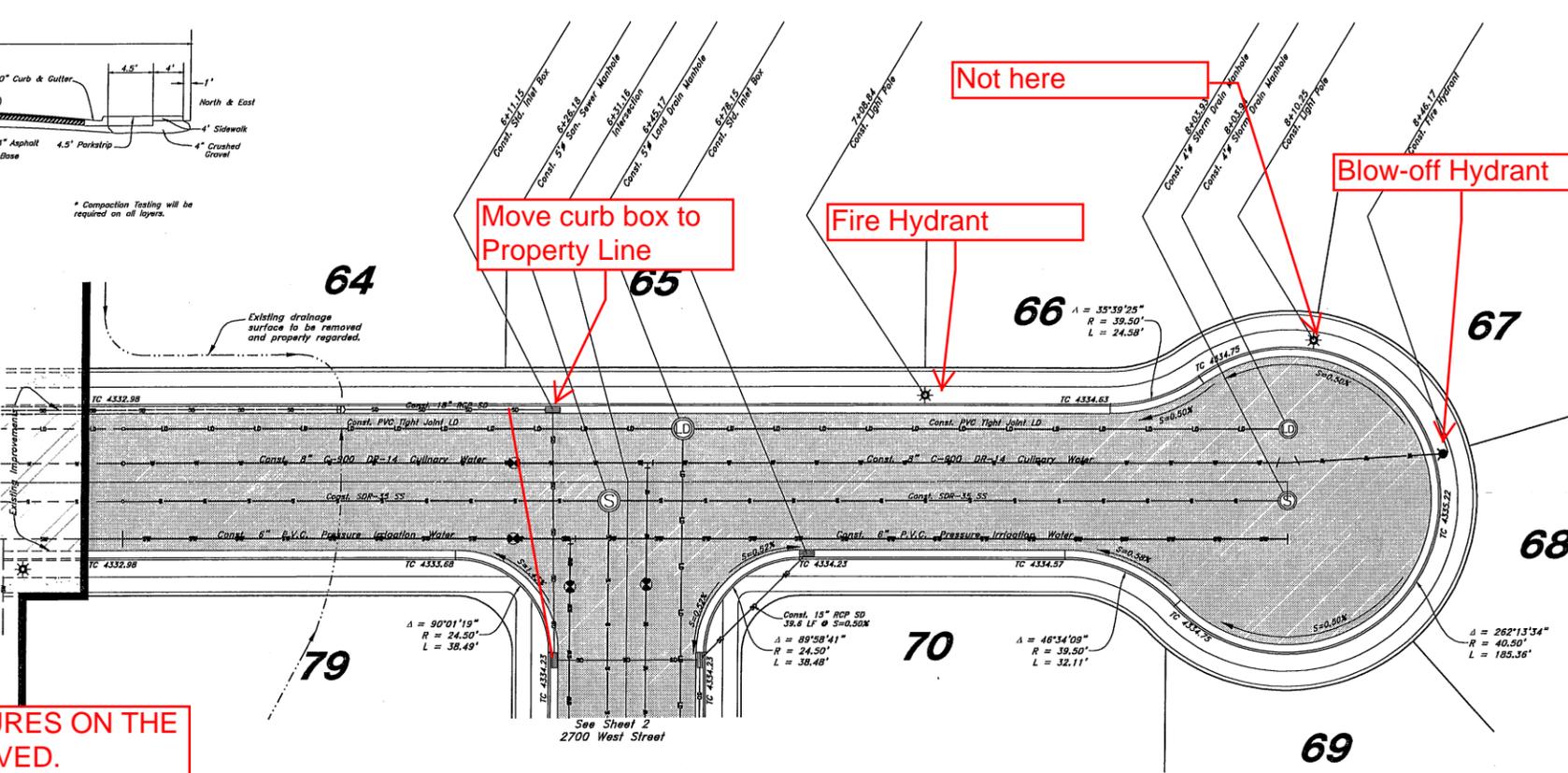
* Compaction Testing will be required on all layers.

Legend

(Note: All items may not appear on drawing)

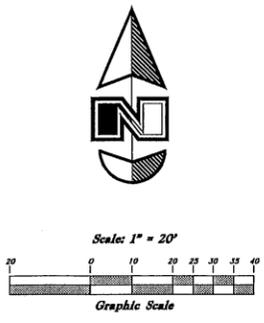
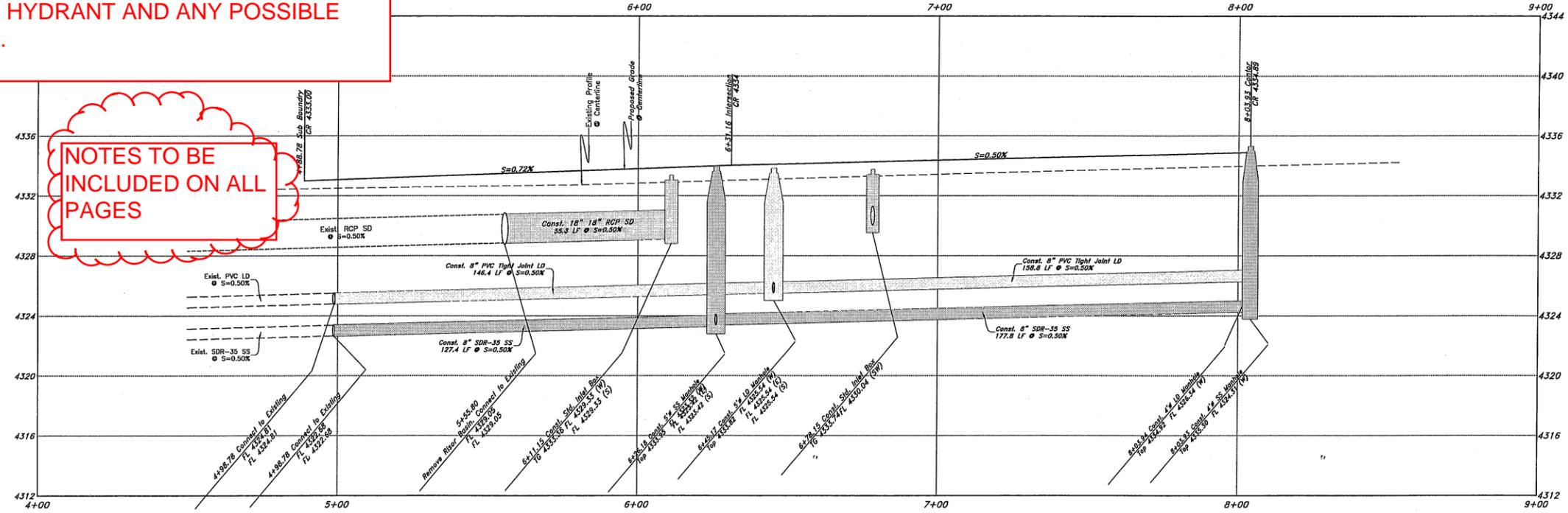
- Corrugated Metal Pipe CMP
- Concrete Pipe CP
- Reinforced Concrete Pipe RCP
- Ductile Iron DI
- Polyvinyl Chloride PVC
- Top of Asphalt TA
- Edge of Asphalt EA
- Centerline CL
- Flowline FL
- Finish Floor FF
- Top of Curb TC
- Top of Wall TW
- Top of Walk TW
- Top of Concrete TCN
- Natural Ground NG
- Finish Grade FG
- Match Existing ME
- Fire Department Connection FDC
- Finish Contour FC
- Exist. Contour EC
- Exist. Grade EG
- Exist. Grade EG
- Ridge Line RL
- San. Sewer Manhole SM
- Water Manhole WM
- Storm Drain Manhole SD
- Cleanout CO
- Electrical Manhole EM
- Catch Basins CB
- Exist. Fire Hydrant FH
- Fire Hydrant FH
- Exist. Water Valve WV
- Sanitary Sewer SS
- Culinary Water CW
- Gas Line GL
- Irrigation Line IL
- Storm Drain SD
- Telephone Line TL
- Secondary Waterline SW
- Power Line PL
- Fire Line FL
- Land Drain LD
- Power pole w/guy PP
- Light Pole LP
- Fence F
- Flowline of ditch FL
- Overhead Power Line OHP
- Existing Asphalt EA
- New Asphalt NA
- Heavy Duty Asphalt HDA
- Existing Concrete EC
- New Concrete NC
- Spill Curb & Gutter SCG
- Demo Tree DT

- GENERAL NOTES:**
1. All construction must meet or exceed Clinton City Standards.
 2. Sanitary Water services will be extended 10' beyond Right-of-way line and placed 5' uphill from the sewer.
 3. Sanitary Sewer will be extended 10' beyond the Right-of-way line 10.0' inside the lot from the lowest corner.
 4. Saw Cut Existing Asphalt to provide a smooth clean edge.
 5. All Utility trenches within the Street right of way shall have a City approved imported granular backfill.
 6. Loop pressurized culinary and secondary waterlines to maintain cover and separation between pipes and finished grade.
 7. Slab all utility lines a minimum of 10 feet past the East end of 900 North.
 8. Secondary Water to be installed to meet the standards of DWCC.



8. ALL FLOOD IRRIGATION STRUCTURES ON THE PROPERTY WILL NEED TO BE REMOVED.
9. STREET LIGHT LOCATIONS TO BE STAKED BY CLINTON CITY PUBLIC WORKS PRIOR TO FOOTINGS BEING POURED.
10. MINIMUM OF 3-FOOT DISTANCE FROM ANY POINT OF FIRE HYDRANT AND ANY POSSIBLE OBSTRUCTION.

NOTES TO BE INCLUDED ON ALL PAGES



What is this for?

7

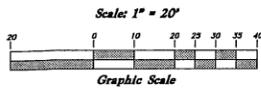
GREAT BASIN ENGINEERING
 5746 SOUTH 1475 EAST, DUBLIN, UTAH 84402
 MAIN (801) 294-4515, SALC (801) 521-0222, FAX (801) 294-7204
 WWW.GRETBASINENGINEERING.COM

Improvement Plan
Harrisburg Country Estates 5
 Approximately 900 North 2700 West Street
 Clinton City, Davis County, Utah
 A part of Section 35, 15N, 24E, S&B&M, U.S. Survey

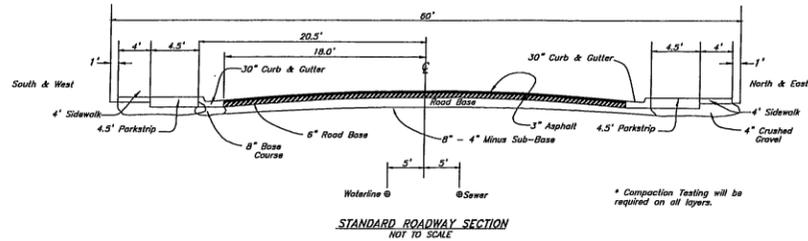
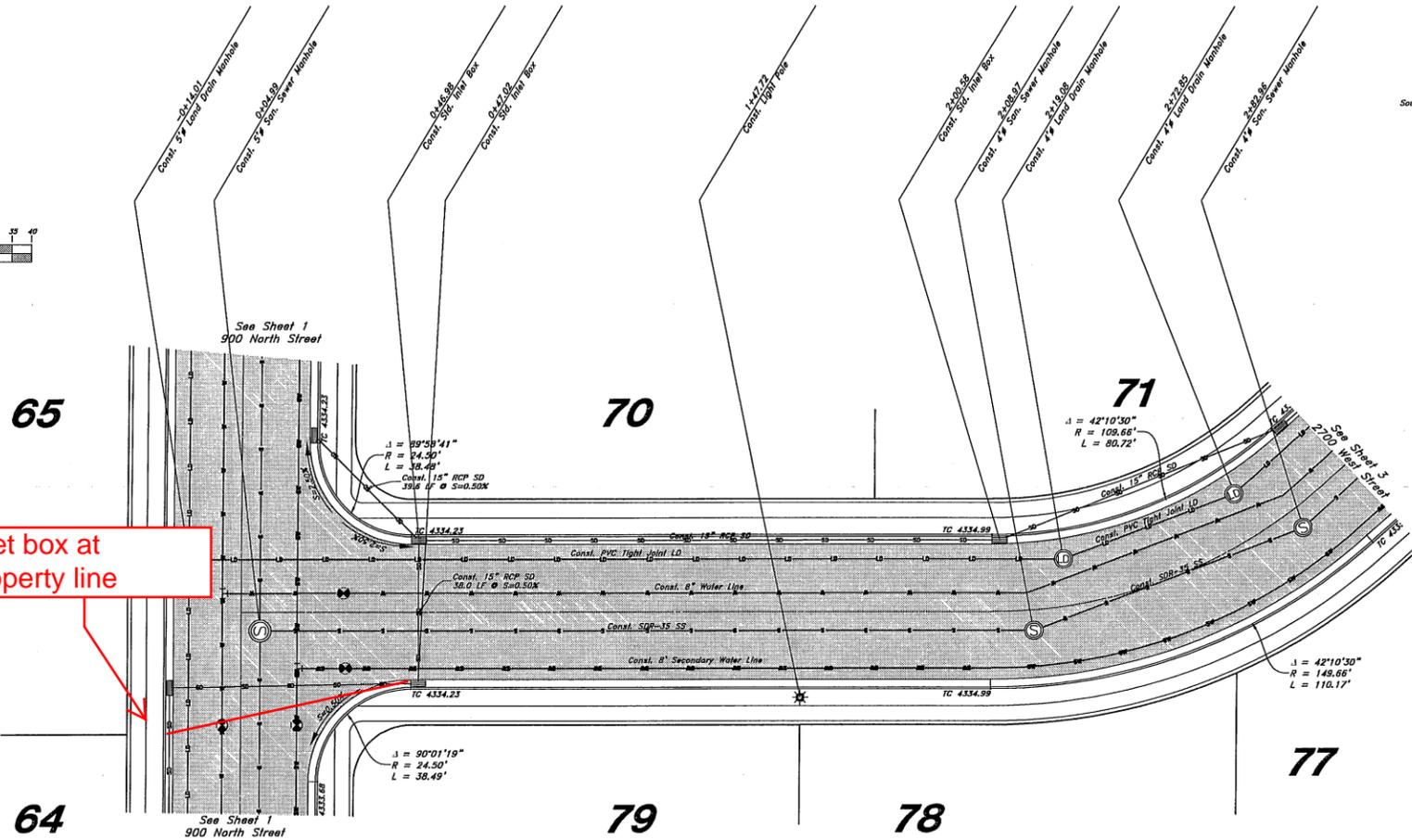
Call before you Dig
 Avoid utility underground using lines, it's easy!

 1-800-982-4111

04 May, 2015
 SHEET NO.
C1
 88N108



Inlet box at property line



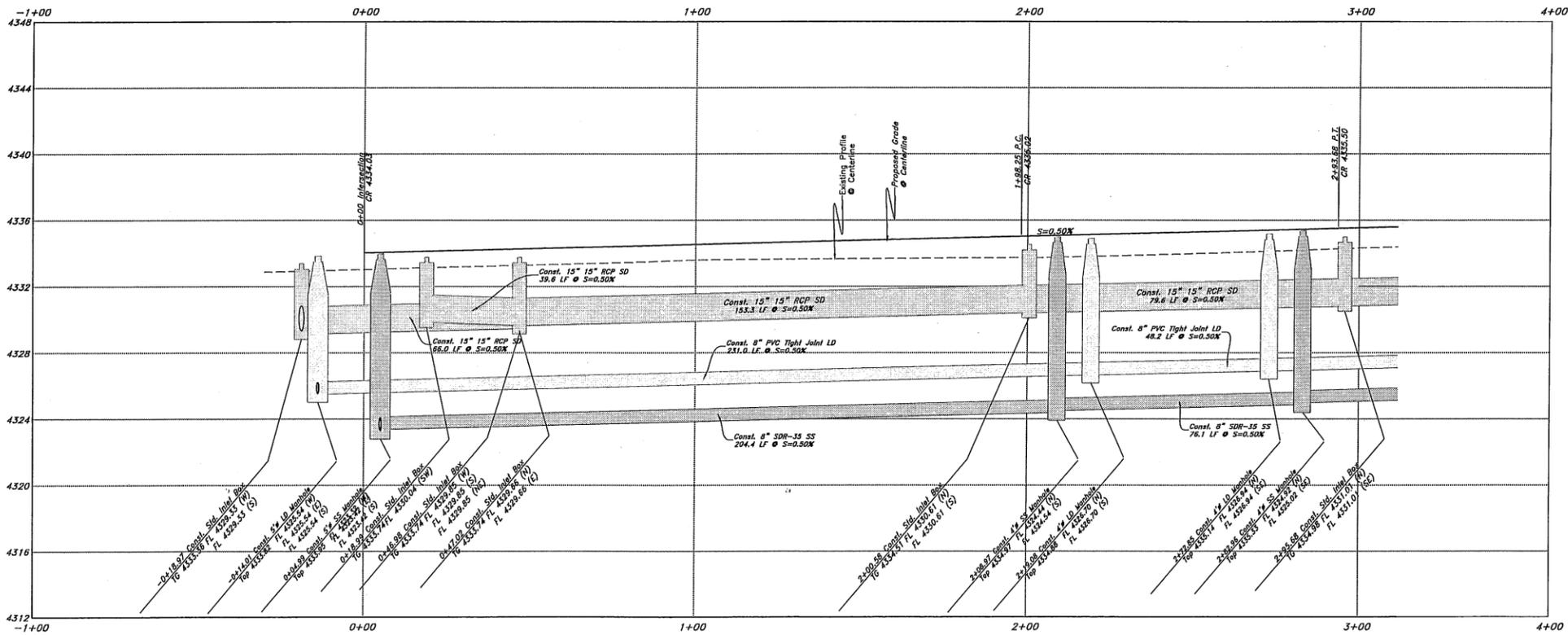
Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole	⊙	Corrugated Metal Pipe	CMP	Existing Asphalt	
Water Manhole	⊙	Concrete Pipe	CP	New Asphalt	
Storm Drain Manhole	⊙	Reinforced Concrete Pipe	RCP	Heavy Duty Asphalt	
Cleanout	⊙	Ductile Iron	DI	Existing Concrete	
Electrical Manhole	⊙	Polyvinyl Chloride	PVC	New Concrete	
Catch Basins	⊙	Top of Asphalt	TA	Spill Curb & Gutter	
Exist. Fire Hydrant	⊙	Edge of Asphalt	EA	Demo Tree	
Fire Hydrant	⊙	Centerline	CL		
Exist. Water Valve	⊙	Finish Floor	FF		
Water Valve	⊙	Top of Curb	TC		
Sanitary Sewer	—S—	Top of Walk	TW		
Cullinary Sewer	—C—	Top of Concrete	TCN		
Gas Line	—G—	Natural Ground	NG		
Telephone Line	—T—	Finish Grade	FG		
Storm Drain	—SD—	Match Existing	ME		
Fire Line	—F—	Fire Department Connection	FDC		
Secondary Waterline	—SW—	Finish Contour	FC		
Power Line	—P—	Exist. Contour	EC		
Land Drain	—LD—	Finish Grade	FG		
Power pole w/guy	—PP—	Exist. Grade	EG		
Light Pole	—LP—	Ridge Line	RL		
Fence	—F—				
Flowline of ditch	—FL—				
Overhead Power line	—OHP—				

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- Stub all utility lines a minimum of 10 feet past the East end of 900 North Street.
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GREAT BASIN ENGINEERING

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Improvement Plan

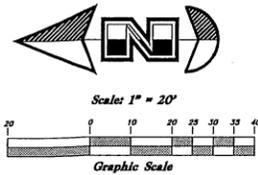
Harrisburg Country Estates 5

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 A part of Section 35, 75N, R2W, S16&M, U.S. Survey

04 May, 2015

SHEET NO. **C2**

SDN108

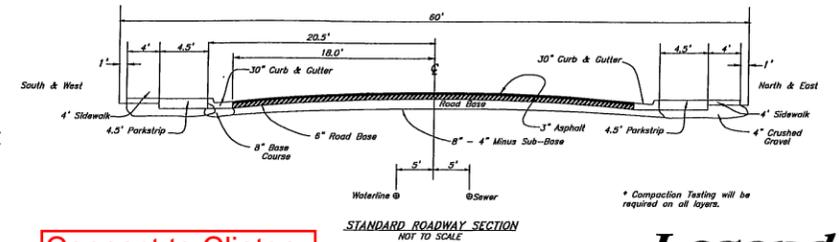
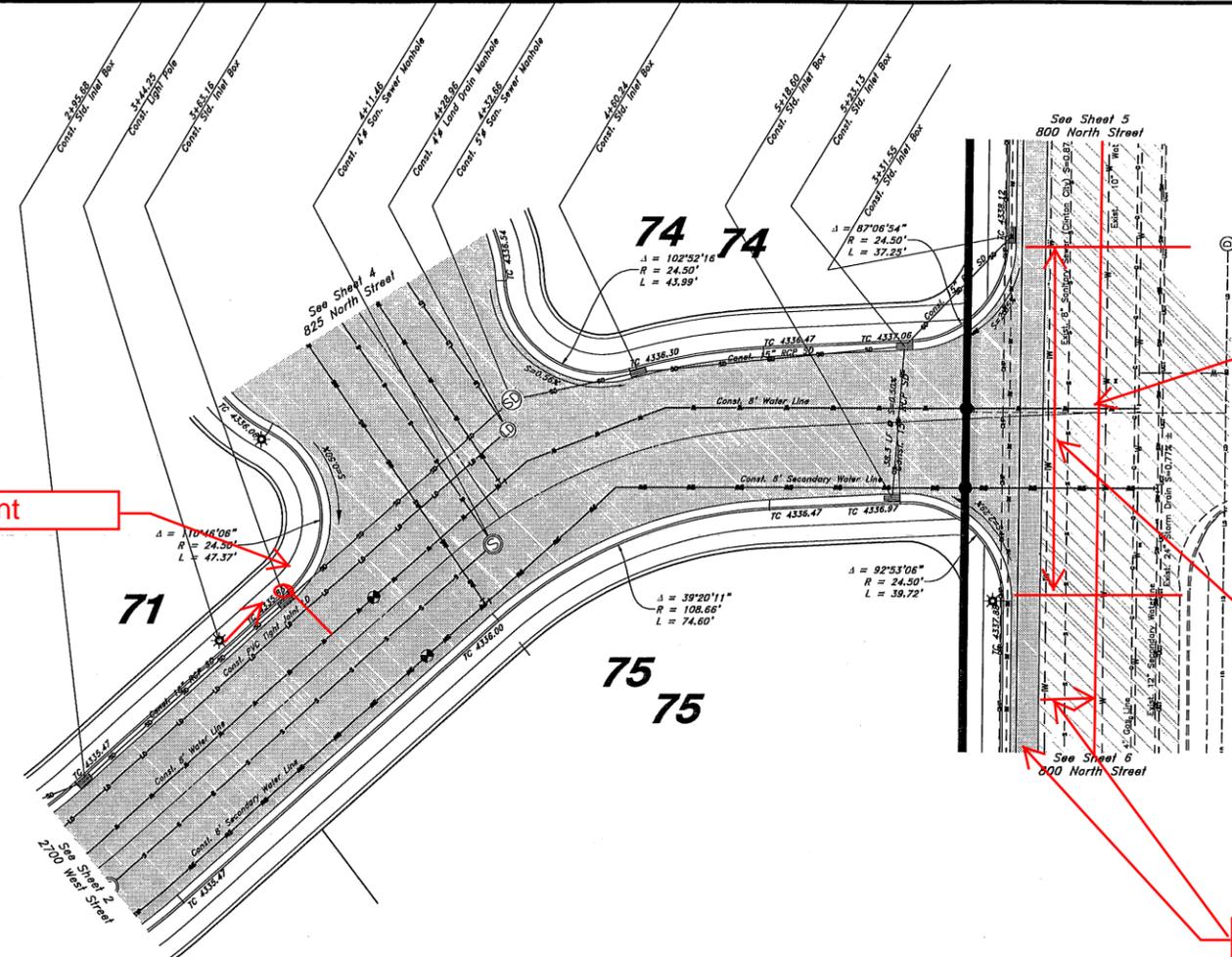


Fire Hydrant

Connect to Clinton Main not West Point Main

Patch area through intersection.

Standard street buildup in new area, 1-inch overlay to centerline.

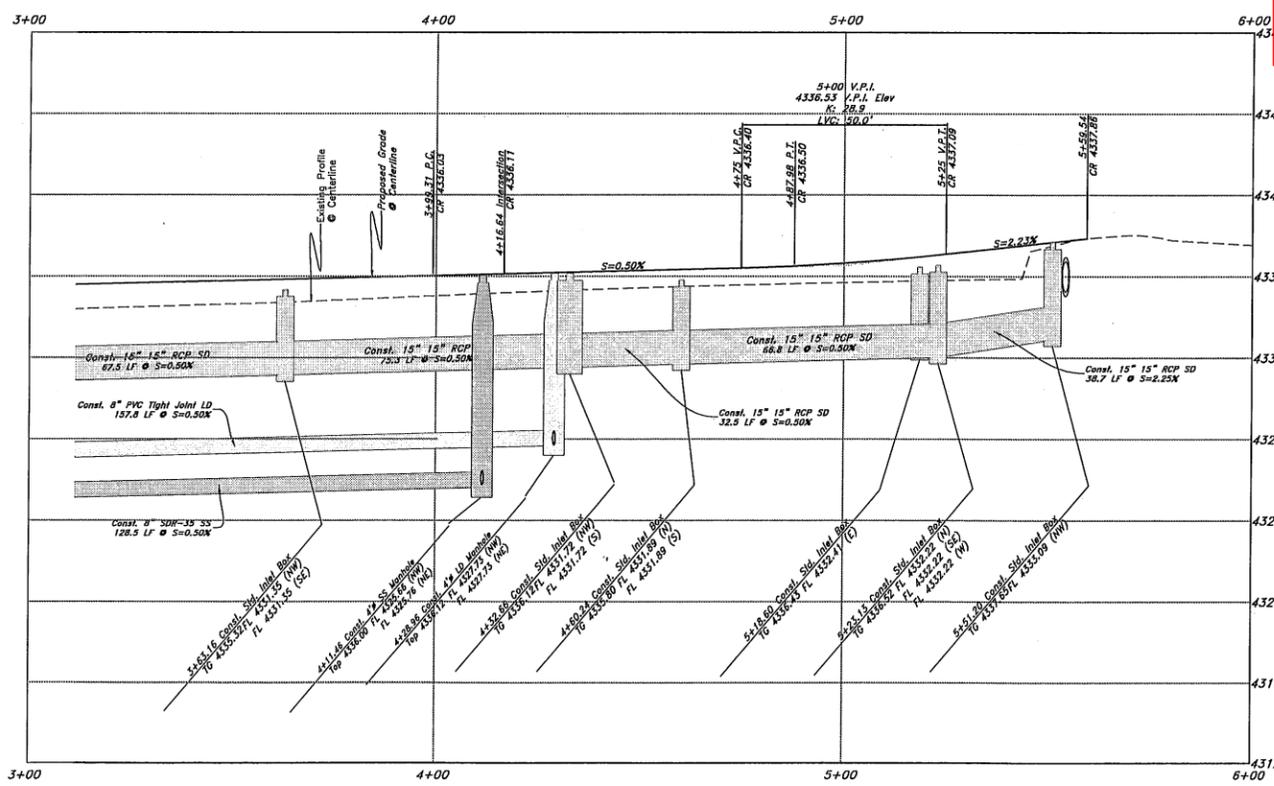


Legend

- (Note: All items may not appear on drawings)
- Corrugated Metal Pipe CMP
 - Concrete Pipe CP
 - Reinforced Concrete Pipe RCP
 - Ductile Iron DI
 - Polyvinyl Chloride PVC
 - Top of Asphalt TA
 - Edge of Asphalt EA
 - Centerline CL
 - Flowline FL
 - Finish Floor FF
 - Top of Curb TC
 - Top of Wall TW
 - Top of Concrete TCN
 - Natural Ground NG
 - Finish Grade FG
 - Match Existing ME
 - Fire Department Connection FDC
 - Exst. Contour -30-
 - Exst. Contour -35.50/TA
 - Exst. Grade -35.70/A
 - Ridge Line R
 - San. Sewer Manhole
 - Water Manhole
 - Storm Drain Manhole
 - Cleanout
 - Electrical Manhole
 - Catch Basins
 - Exst. Fire Hydrant
 - Exst. Water Valve
 - Water Valve
 - Sanitary Sewer
 - Culinary Water
 - Gas Line
 - Irrigation Line
 - Storm Drain
 - Telephone Line
 - Secondary Waterline
 - Power Line
 - Fire Line
 - Land Drain
 - Power pole w/guy
 - Light Pole
 - Fence
 - Flowline of ditch
 - Overhead Power line
 - Existing Asphalt
 - New Asphalt
 - Heavy Duty Asphalt
 - Existing Concrete
 - New Concrete
 - Spill Curb & Gutter
 - Demo Tree

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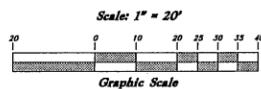
2700 West Street



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 5746 SOUTH 1475 EAST DORRIN, UTAH 84404
 MAIN (801) 594-4515 S.L.C. (801) 521-0222 FAX (801) 392-7544
 WWW.GRETBASINENGINEERING.COM

Improvement Plan
Harrisburg Country Estates 5
 Approximately 900 North 2700 West Street
 Clinton City, Davis County, Utah
 A part of Section 33, T5N, R2W, S1&2&4, U.S. Survey

04 May, 2015
 SHEET NO.
C3
 981108



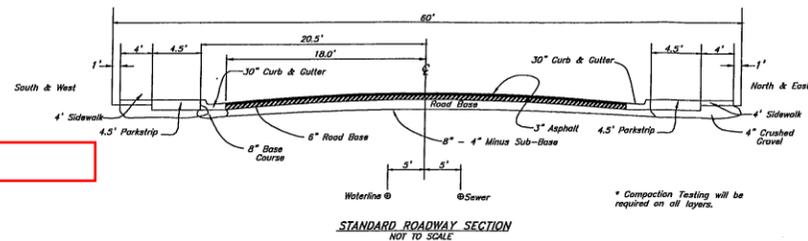
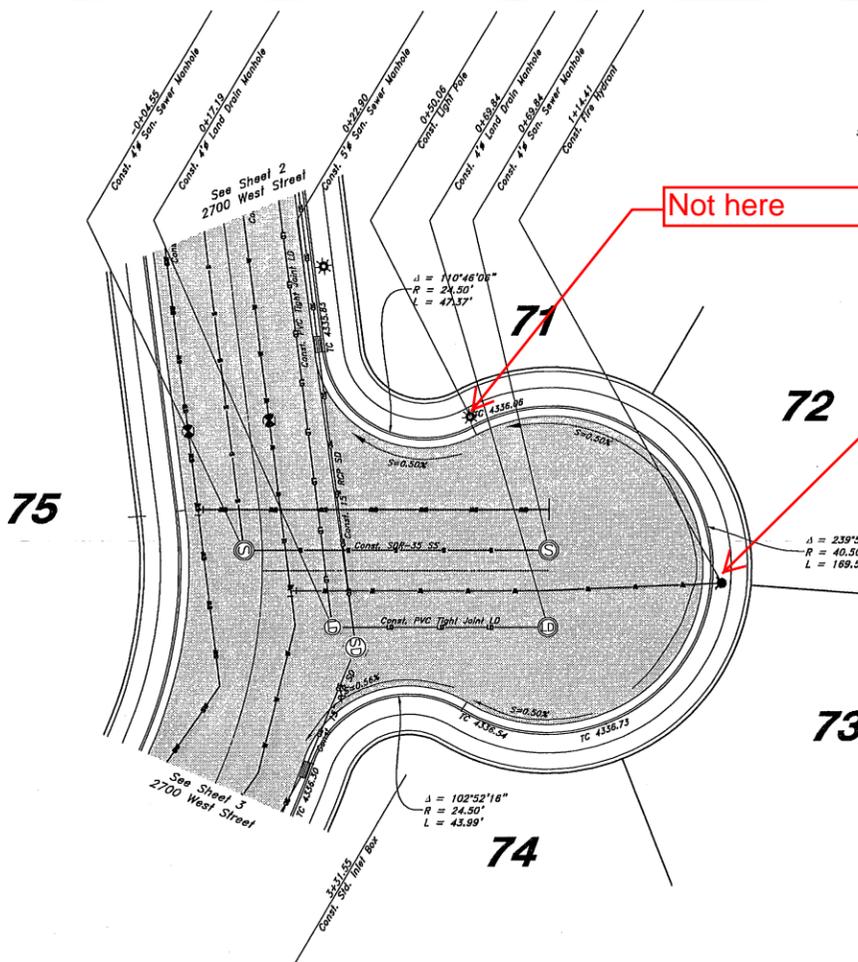
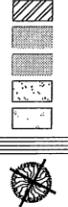
Legend

(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Cleanout
- Electrical Manhole
- Catch Basins
- Exst. Fire Hydrant
- Fire Hydrant
- Exst. Water Valve
- Water Valve
- Sanitary Sewer
- Culinary Water
- Gas Line
- Irrigation Line
- Storm Drain
- Telephone Line
- Secondary Waterline
- Power Line
- Fire Line
- Land Drain
- Power pole w/guy
- Light Pole
- Trace
- Flowline of ditch
- Overhead Power line

- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- Polyvinyl Chloride
- Top of Asphalt
- Edge of Asphalt
- Centerline
- Flowline
- Finish Floor
- Top of Curb
- Top of Wall
- Top of Walk
- Top of Concrete
- Natural Ground
- Finish Grade
- Match Existing
- Fire Department Connection
- Finish Contour
- Exst. Contour
- Finish Grade
- Exst. Grade
- Ridge Line

- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Existing Concrete
- New Concrete
- Spill Curb & Gutter
- Demo Tree

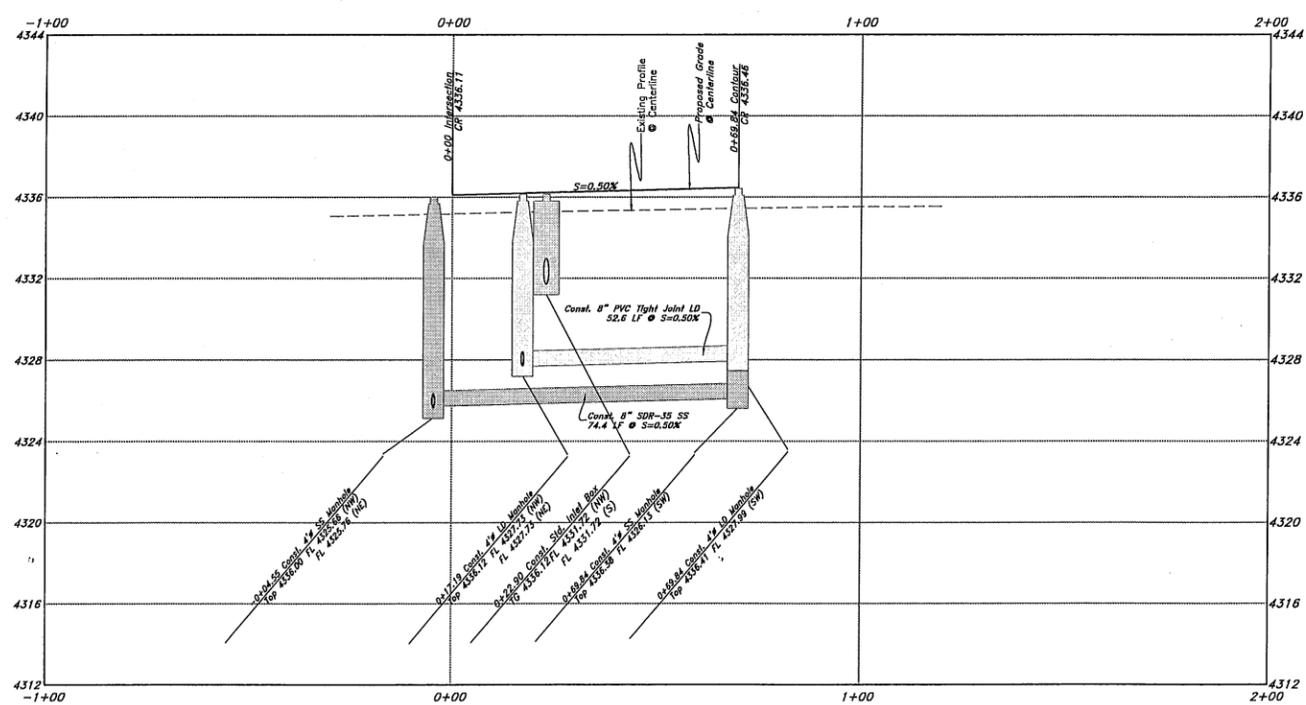


Blow-off Hydrant

Not here

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825 North Street



GREAT BASIN ENGINEERING

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 MAIN (801)394-4515, S.L.C. (801)521-0222, FAX (801)392-7544
 WWW.GRETBASINENGINEERING.COM

Improvement Plan

Harrisburg Country Estates 5

Approximately 900 North 2700 West Street
 Clinton City, Davis County, Utah
 A part of Section 33, T5N, R2W, S16&17E, U.S. Survey

Call before you Dig
 Avoid cutting underground utility lines. It's costly.

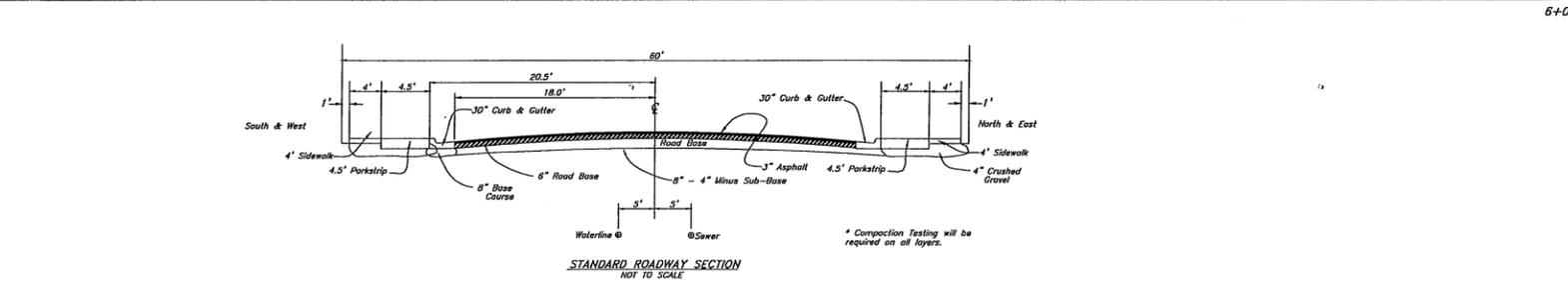
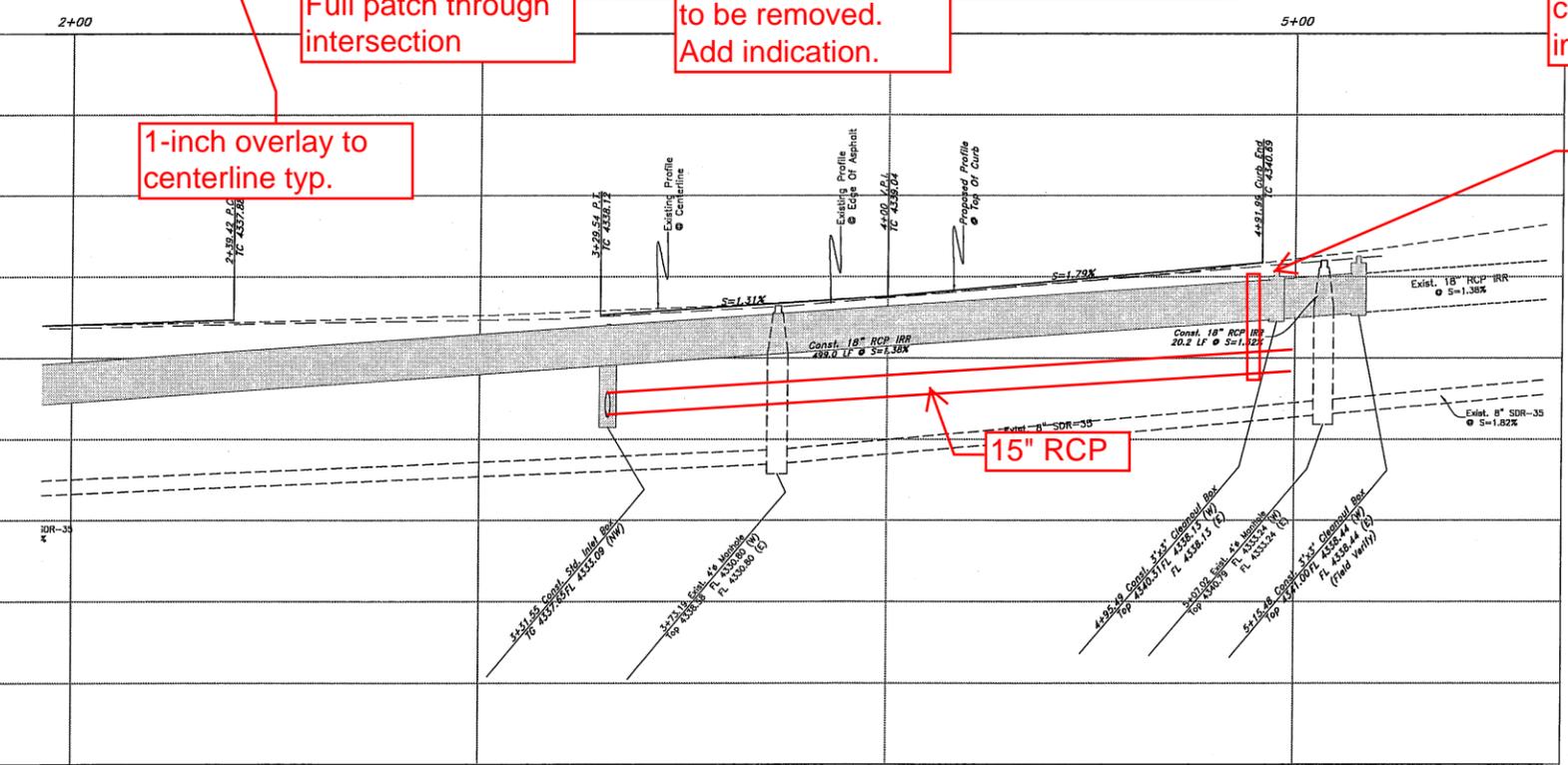
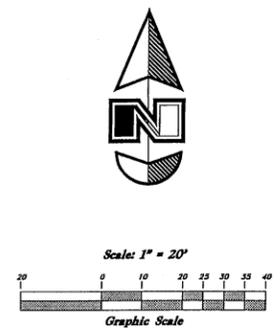
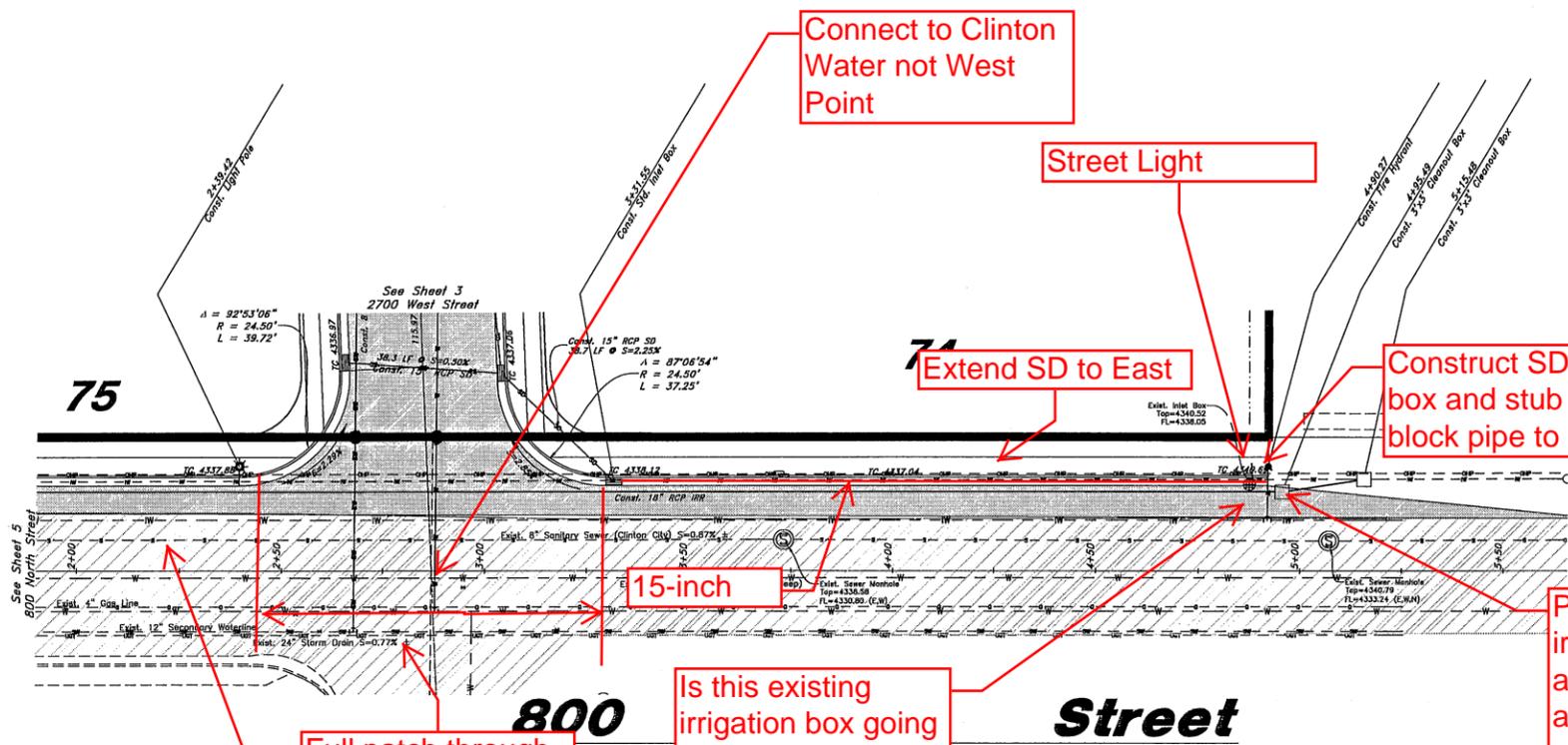
Call **811**

1-800-882-4111

04 May, 2015

SHEET NO. **C4**

98108



Provide letter from irrigation company approving plans and indicating that co. will accept improvements.

Standard inlet box

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Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole	⊙	Corrugated Metal Pipe	CMP	Existing Asphalt	
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Cleanout	⊙	Ductile Iron	DI	Existing Concrete	
Electrical Manhole	⊙	Polyvinyl Chloride	PVC	New Concrete	
Catch Basins	⊙	Top of Asphalt	TA	Spill Curb & Gutter	
Exst. Fire Hydrant	⊙	Edge of Asphalt	EA	Demo Tree	
Exst. Water Valve	⊙	Centerline	CL		
Water Valve	⊙	Flowline	FL		
Sanitary Sewer	—S—	Finish Floor	FF		
Culinary Water	—C—	Top of Curb	TC		
Gas Line	—G—	Top of Wall	TW		
Irrigation Line	—I—	Finish Grade	FG		
Storm Drain	—SD—	Natural Ground	NG		
Telephone Line	—T—	Match Existing	ME		
Secondary Waterline	—SW—	Fire Department Connection	FD		
Power Line	—P—	Exst. Contour	—90—		
Fire Line	—F—	Finish Contour	—95—		
Land Drain	—LD—	Exst. Grade	—95.57A		
Power pole	⊙	Exst. Grade	—95.721A		
Power pole w/guy	⊙	Ridge Line	—R—		
Light Pole	⊙				
Fence	—X—X—				
Flowline of ditch	—(D)—				
Overhead Power line	—OHP—				



GREAT BASIN ENGINEERING

1475 EAST DODDEN, UTAH 84403
 SALT LAKE CITY, UTAH 84119
 WWW.GREATBASINENGINEERING.COM

Improvement Plan

Harrisburg Country Estates 5

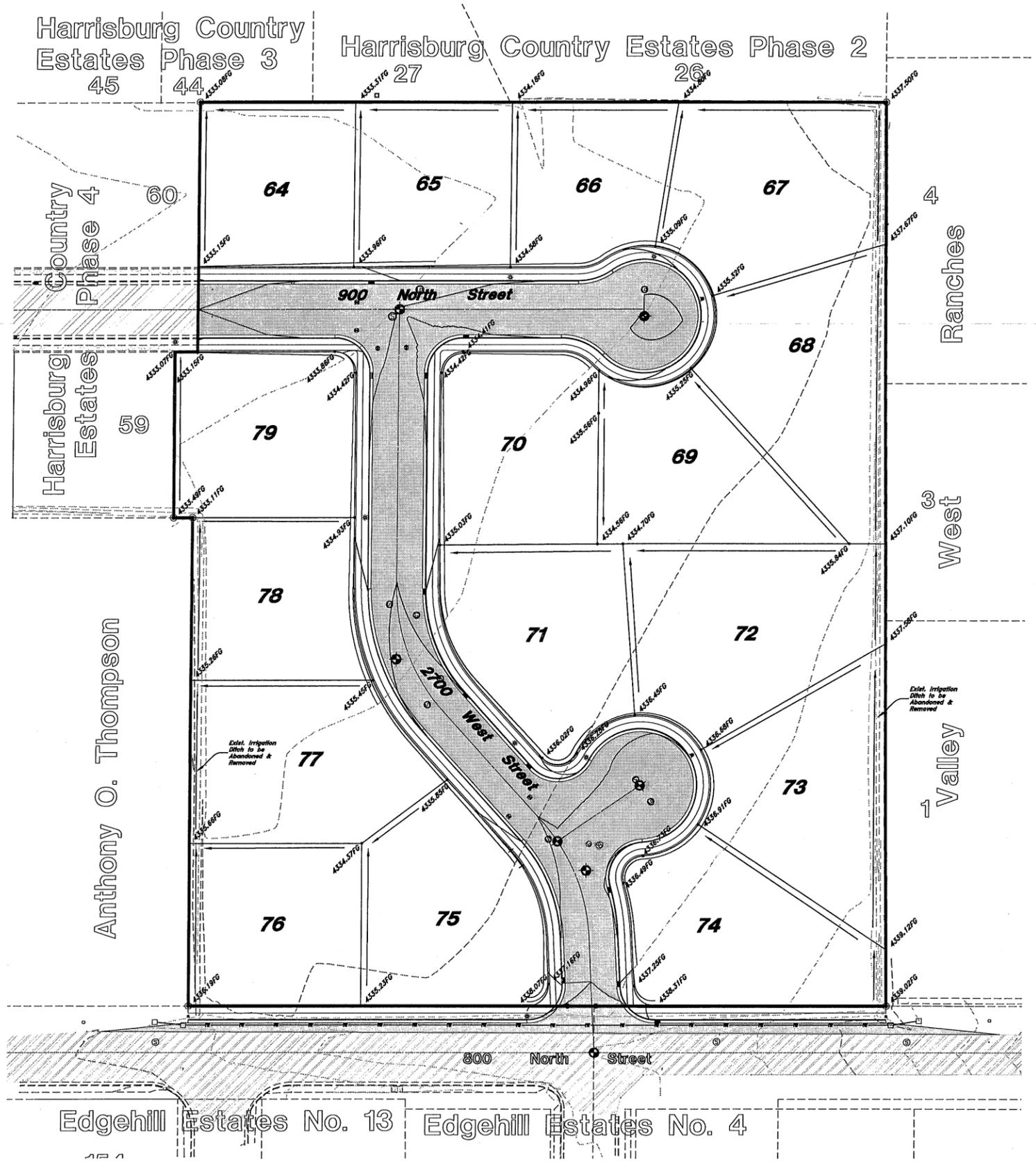
Approximately 900 North 2700 West Street
 Harrisburg City, Nevada County, Utah
 A part of Section 35, T5N, R2W, S16&8M, U.S. Survey

04 May, 2015

SHEET NO.

C5

98N108



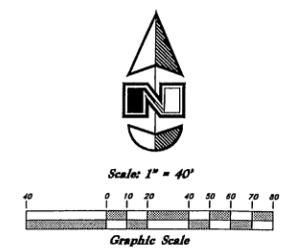
Harrisburg Country Estates Phase 3
45 44

Harrisburg Country Estates Phase 2
27 26

Harrisburg Country Phase 4
60 59

Anthony O. Thompson

Edgehill Estates No. 13 Edgehill Estates No. 4



Legend

(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Fire Hydrant
- Exist. Water Valve
- Water Valve
- Sanitary Sewer
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- Irrigation Line
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- Secondary Waterline
- Power Line
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- Overhead Metal Pipe
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- Polyvinyl Chloride
- Top of Asphalt
- Edge of Asphalt
- Centerline
- Flowline
- Finish Floor
- Top of Curb
- Top of Wall
- Top of Walk
- Top of Concrete
- Natural Ground
- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Concrete
- Open Face
- Curb & Gutter

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Grading Plan
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