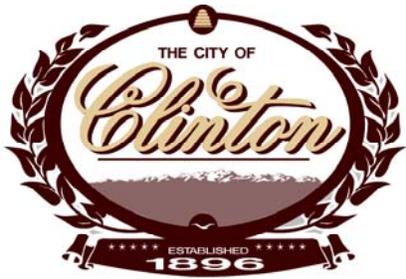


CLINTON CITY PLANNING COMMISSION AGENDA ITEM

SUBJECT: 7:10 p.m. Public Hearing – Preliminary Plat Stone Subdivision - Review and action upon a request for approval of the Preliminary Plat of Stone Subdivision, located at approximately 3420 West on the south side of 2300 North.	AGENDA ITEM:
PETITIONER: Jeffrey Kuhn, Stone Family Trust and Alan Cottle, Cottle Capital Group,	MEETING DATE: August 4, 2015
ORDINANCE REFERENCES: Subdivision Ordinance Zoning Ordinance Chapter 12	ROLL CALL VOTE: YES NO
BACKGROUND: <ul style="list-style-type: none"> ▪ The 2013 Clinton City General Plan, Master Land Use Map, indicates this area of the City is planned for acre lot development. ▪ The property is Agricultural Zone (A-1). ▪ The preliminary plat indicates development as an A-1 development. ▪ The lot sizes meet the minimum requirement but there are lots that do not appear to have minimum frontage, Lots 13 and 20. I have requested that the frontage measurement be provided for lots 12,13, 20 and 21 	
ALTERNATIVE ACTIONS:	
ATTACHMENTS: Subdivision Review Drawings with comments. Drawings showing frontage on questionable lots	
SEPARATE DOCUMENTS:	

Respectfully submitted,

Lynn Vinzant, Com. Dev. Dir.



COMMUNITY DEVELOPMENT

**2267 North 1500 West
Clinton City, UT 84015**

Phone: (801) 614-0740

Fax: (801) 614-0752

e-mail: sparkinson@clintoncity.com

SUBDIVISION REVIEW

DATE: July 31, 2015

TO: Jeffrey Kuhn, Stone Family Trust and Alan Cottle, Cottle Capital Group,

CC:

REFERENCE: Stone Subdivision Preliminary Plat Submittal July 17, 2015

FROM: Lynn Vinzant; Community Development Director
Bryce Wilcox; JUB Engineering

Plat Review

Planning

- Comments from July 7, submittal review were not incorporated into the drawings submitted July 17.
- Minimum lot frontage is 125 feet, Lot 17. On cul-de-sac lots measurement is taken tangent to the setback point and equal distant on each side lot line.
- Address and street corrections on plat.
- Lots 3 and 4 are to have a "R" after the lot number and a note on the plat,"NOTE: Lots with an "R" are restricted from direct access from 2300 North.
- General Notes: Setback from 2300 N is 35-feet. Setback from interior streets is 30-feet.
- Do not show setback with dashed lines, on individual lots, on the plat.
- Show streetlight locations, streetlights are to be Clinton City Standard.
- Water main to be 10-inch from 2050 N main to 2300 N main.
- Standard City Blow-off Hydrants at cul-de-sac ends.
- Streetlight locations are to be confirmed with the Public Works Department before starting to install lights.
- Copies of permits or approved plans from NDS and Davis County shall be provided to the City shall be presented to the City before start of any construction. County permission for 2050 N Channel crossing will be needed with preliminary plat.
- Standard City Street Profile with 6-foot parkstrips a minimum of two street trees per frontage. Plan planting with preliminary plat, cul-de-sac lots may only get one tree place other on long side lots. Trees required prior to occupancy or if off season, funds to be escrowed.
- All flood irrigation structures are to be removed with the first phase unless irrigation is to be continued on undeveloped area as phases go in. If flood irrigation is to be conducted provide a plan for removal of tail water.
- If a subsequent phase is not submitted at the time final acceptance of improvements is requested a 6-foot chain link fence shall be installed between developed phase(s) and undeveloped area.

- Move hydrant between 13/14 to lots 14/15
- You have a note that a 6-foot chain link fence exists on the west property line, the fence does not exist. Install a 6-foot city standard fence as development goes in. You indicate that a 6-foot chain link fence exists on the south property line against the storm channel. I could not confirm this, a 6-foot chain link fence meeting city standards shall be installed with phases against the storm channel.

Resubmit

- 4 corrected copies of preliminary plat
- 11 x 17 corrected copy of preliminary plat
- Approval from North Davis Sewer District
- Approval from Davis County for connections within the Storm Channel ROW.
- Soils study
- Preliminary Title Report.

Schedule

- This request is scheduled before the Planning Commission August 4, 2015, 7:10 p.m.

811 CALL BEFORE YOU DIG AT LEAST 48 HOURS BEFORE TO BE CONTACTED BY ANY CONTRACTOR

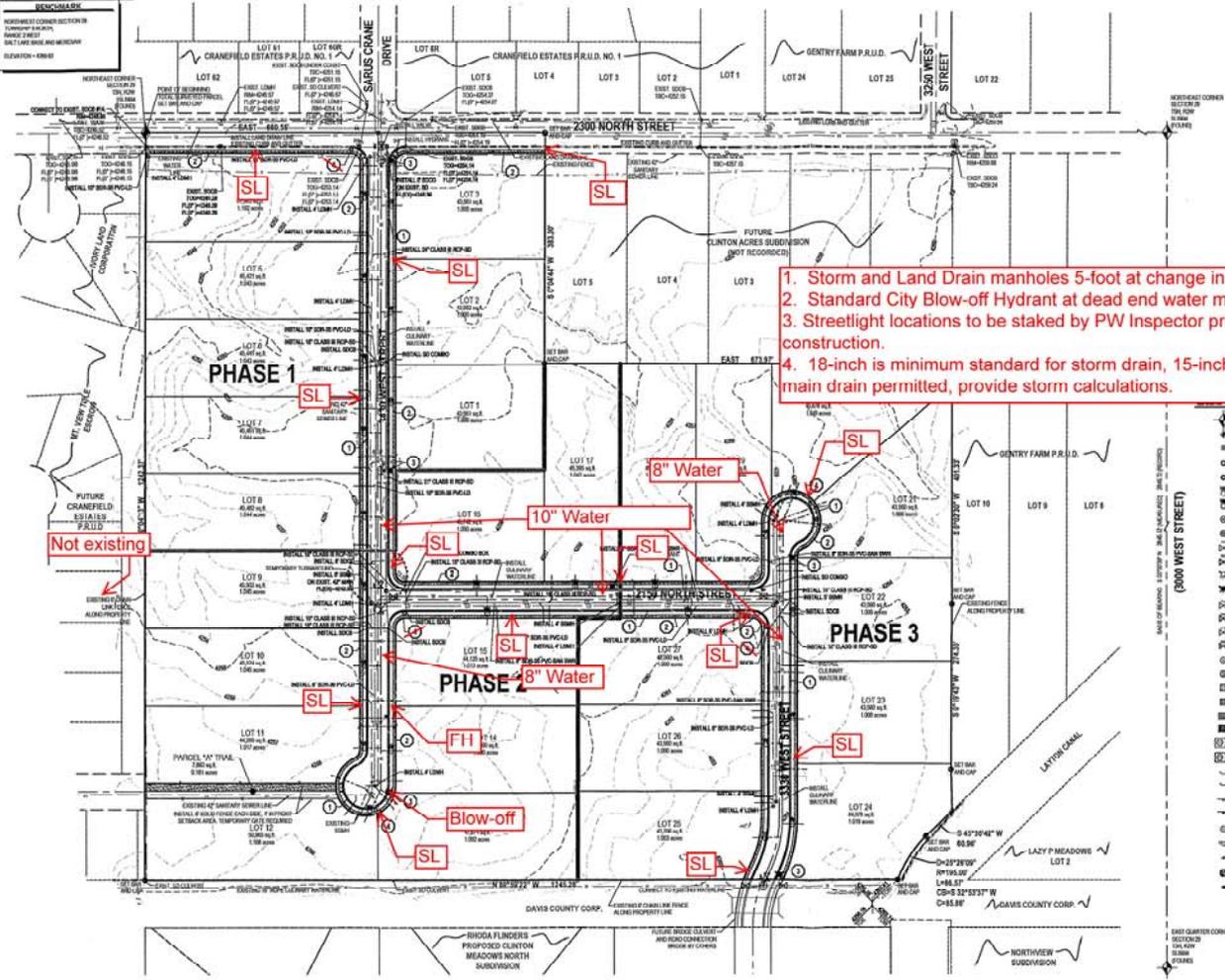
BENCHMARK

NORTHWEST CORNER SECTION 29
TOWNSHIP 3 NORTH
RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
ELEVATION: 4266.8



GENERAL NOTES:

1. PERMITS SHALL BE OBTAINED FROM NORTH DAVIS COUNTY AND DAVIS COUNTY FOR ANY WORK NEAR OR TO BE ACCOMPLISHED IN NEARBY OR ON THEIR DISTRICT. CONVEY SHALL BE PROVIDED TO THE CITY.



1. Storm and Land Drain manholes 5-foot at change in direction.
2. Standard City Blow-off Hydrant at dead end water mains.
3. Streetlight locations to be staked by PW Inspector prior to any footing construction.
4. 18-inch is minimum standard for storm drain, 15-inch from CB to main drain permitted, provide storm calculations.

REMARKS:

- ① METAL CONCRETE CURB AND GUTTER
- ② METAL 4" CONCRETE MANHOLE
- ③ METAL FIVE HOHORN
- ④ METAL STREET LIGHT
- ⑤ EXISTING VEGETATION PRESERVATION ACCESS FOR ACCURATE SURVEY
- ⑥ EXISTING VEGETATION PRESERVATION ACCESS FOR ACCURATE SURVEY
- ⑦ MICRO CONCRETS 2" INCREMENT
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LOCATED IN THE NORTH EAST QUARTER OF SECTION 29
TOWNSHIP 3 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN

EN SIGN
THE STANDARD IN ENGINEERING

LAVTON
1465 W. 1460 Field Rd., Ste. 204
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.255.0529

TOOLE
Phone: 435.843.2000

CDAR CITY
Phone: 435.865.1433

RICHFIELD
Phone: 435.888.2883

WWW.ENSIGNENG.COM

STONE SUBDIVISION PRELIMINARY PLAT
3300 WEST AND 3300 NORTH
CLINTON, UTAH

PRELIMINARY GRADING, DRAINAGE AND UTILITY

3 OF 3

