Farmington City Planning Commission

April 7, 2016

FARMINGTON CITY

H. JAMES TALBOT
MAYOR

BRETT ANDERSON
DOUG ANDERSON
JOHN BILTON
BRIGHAM MELLOR
CORY RITZ
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

AGENDA
PLANNING COMMISSION MEETING
April 7, 2016

Public Meeting at the Farmington City Hall, 160 S. Main Street, Farmington, Utah
Study Session: 6:30 p.m. – Conference Room 3 (2nd Floor)
Regular Session: 7:00 p.m. – City Council Chambers (2nd Floor)

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

1. Minutes

2. City Council Report

SUBDIVISION

3. Pete Smith / Advanced Solutions Group – Applicant is requesting preliminary plat approval, and a recommendation for final PUD master plan approval, for the Meadows at City Park Phase II Subdivision consisting of 14 units on 2.37 acres located at approximately 55 South and 200 West in an R-4 zone. (S-12-15)

4. Kameron Spencer / Fieldstone Homes – Applicant is requesting final plat approval for the Farmington Park Phase III Conservation Subdivision consisting of 37 lots on 12.42 acres located at approximately 925 West Glover Lane in an AE (Agricultural Estates) zone. (S-32-15)

CONDITIONAL USE PERMIT

5. Bryan Turner / Davis School District (Public Hearing) – Applicant is requesting conditional use and site plan approval for the new Farmington High School consisting of 48 acres located at 650 West Glover Lane in an AE (Agriculture Estates) zone. (C-3-16)

6. Dan Nixon / Northcom 51 (Public Hearing) – Applicant is requesting conditional use and site plan approval for the Cubes Self Storage consisting of 2.18 acres located at 761 North Lagoon Drive in a CMU (Commercial Mixed Use) zone. (C-16-15)

7. Farmington City (Public Hearing) – Applicant is requesting conditional use and site plan approval for a community garden consisting of 3.37 acres located at 541 W. Rigby Road in an AE (Agriculture Estates) zone. (C-8-16)

OTHER

8. Miscellaneous, correspondence, etc.

a. Other

9. Motion to Adjourn

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

Posted March 31, 2016

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Eric Anderson
Associate City Planner

FARMINGTON CITY
PLANNING COMMISSION MEETING
March 10, 2016

STUDY SESSION

Present: *Vice Chair Alex Leeman, Commissioners Heather Barnum, Connie Deianni, Bret Gallacher and Dan Rogers, Community Development Director David Petersen, and Recording Secretary Lara Johnson. Chair Rebecca Wayment and Associate City Planner Eric Anderson were excused.*

Item #3. Jerry Preston – Requesting preliminary plat approval for the Residence at Farmington Hills (P.U.D.) subdivision

David Petersen said mailings sent to residents within the 300' radius of the property were sent out notify them of the public hearing, and the sandwich board was also put up notifying the community. He also said Alisa Crowell has a video to show the commissioners.

David Petersen reviewed the staff report with the commissioners. He explained after the third party review by AGEC, additional deeper borings were recommended. The project's approval was put on hold until the borings were completed. **David Petersen** reviewed the borings report, and stated the geotech engineers feel the property is "adequate" and "suitable" for development. **Heather Barnum** asked staff to confirm that based on the last Planning Commission's discussion "adequate" means they are comfortable with the development. **David Petersen** said yes; staff feels "adequate" is an engineers' "thumbs up" on the development.

David Petersen also showed the aerial view of the buildable and non-buildable areas as shown in the staff report. He said the road and lot lines could shift based on completed surveys and trenching to determine fault lines. He said everything will be finalized in improvement drawings for final plat. The commissioners and staff reviewed Condition 11. The commissioners would like to amend the condition to include lots 13 and 14 and lots 1-5 as non-buildable lots. **Heather Barnum** asked that further review of those lots take place to make sure all that was required has been completed to ensure the lots are buildable. **Alex Leeman** also asked clarification on what makes the areas non-buildable. **David Petersen** said slope and fault lines make this property non-buildable.

The Commissioners and staff discussed the Planning Commission's purview regarding approval and denials based on the Ordinance.

David Petersen also added that an amendment to Condition 10 needs to be included. The City is looking for an additional site for the City's water tank; however, the wording of Condition 10 makes it sound like the City may take the property which is not the case. The City must pay for the property. **David Petersen** proposed amending Condition 10 to read, "The applicant shall set aside land as negotiated with the City Manager and approved by the City Council…"

REGULAR SESSION

Present: *Vice Chair Alex Leeman, Commissioners Heather Barnum, Connie Deianni, Bret Gallacher and Dan Rogers, Community Development Director David Petersen, and Recording Secretary Lara Johnson. Chair Rebecca Wayment and Associate City Planner Eric Anderson were excused.*

Item #1. Minutes

There were no minutes to approve at this time.

Item #2. City Council Report

There was no report from City Council at this time.

SUBDIVISION APPLICATION

Item #3. Jerry Preston (Public Hearing) – Applicant is requesting preliminary plat approval for the Residence at Farmington Hills (P.U.D) Subdivision consisting of 23 lots on 44.3 acres located at approximately 300 East between 100 and 400 North in an LR-F (Large Residential - Foothill) zone. (S-8-15)

David Petersen said staff first received the application for this project in June 2015. This application has been under review since that time. Staff received the GeoStrata geotech and geological report on October 19, 2015. The Planning Commission felt it appropriate to obtain a third party review of the reports to ensure the development was sound. The community talked with Dr. Nichol, professor from the University of Utah, to present to the City. She was able to provide general comments regarding hillside developments; however, she never spoke to the completed study or this site in specific terms.

David Petersen said the City hired Doug Hawkes from AGEC on January 2016 to act as a third party reviewer. After reviewing GeoStrata's geotech report, he provided 6 recommendations, including the need for deeper borings. The deeper borings were completed and a report dated February 26, 2016 was provided to the City by GeoStrata. **David Petersen** said the report, as shown in the staff report, showed the location of the 2 additional borings, the depth of each boring, and the results of the borings. The report stated there were very little traces of clay. The soil is not similar to North Salt Lake.

David Petersen said Doug Hawkes from AGEC also reviewed the results of the additional borings on March 3, 2016. He specifically reviewed the report with 3 things in mind: faulting and landslide, flooding and debris flow and location of the alluvial fan. This development is not located on one of the fans. The flooding drainage could be a problem, but a civil engineer could mitigate the concern in the improvement drawings. Also, a rockfall study could be completed as an additional study; however, based on the review of the aerial photos, the rockfall area hazard zone seems reasonable, and that fences may be a good idea. **David Petersen** said now that the borings are completed, Doug Hawkes from AGEC is okay with the soils report now that the additional borings have been completed.

David Petersen explained an aerial view of the property that was included in the staff report. The "pink area" on the aerial view is not currently buildable and the "grey area" is developable. Once the property is surveyed and fault lines are determined the demarcation line will be accurate. **David Petersen** also clarified that the non-buildable areas are not attributed to the soil, but the steepness of

the soil (30%) and the location of fault lines. He said Lot 13 is completely in the pink area and may never be buildable, Lot 14 has some buildable area, but it may not be large enough for a single family home. And, Lots 1-5 may not be buildable as the fault line has not been determined yet as the applicant has not yet dug a trench to determine the exact location of it. The trenching will take place when (or if) the road is put in.

David Petersen reviewed the motion. He read Condition 11. He added that "Lots 13 and 14" are not buildable. Once trenching takes place, the applicant will let staff know if these lots will be suitable for building.

David Petersen said Condition 10 was discussed in the Study Session. He said the City is looking for another site for a necessary water tank for the bench. This area may be suitable for a water tank so the City may want to exact this property from the applicant. The following amended condition was proposed:

> "The applicant shall set aside necessary land as negotiated by the City Manager and approved by the City Council to accommodate the City's water tank and provide all easements necessary to make sure no portion of the City water facilities are outside of said easements including but not limited to off-site water lines connecting to 200 East."

David Petersen said he would like to also propose an additional condition. Previously, the Planning Commission recommended to the City Council that they approve the applicant's request for the annexation of 20 acres, and that the annexed property enter the City as the default zone of Agriculture. The City Council will consider the annexation on March 15, 2016 and may choose to annex the property with the zone designation of A. If so, Condition 12 may be included with the motion that states the property will be rezoned to LR prior to the approval of final plat; however, the City Council may also decide to approve the annexation with the zone designation LR. **Heather Barnum** expressed concern with rezoning the property to LR in lieu of keeping the property zoned A prior to the construction of homes on the property. **David Petersen** said yes, final plat is very specific.

Heather Barnum asked if an additional condition needs to be included regarding fences to help mitigate the potential of rockfalls. **David Petersen** said the motion and conditions include that all recommendations made in the report must be followed; the fence would be considered one of the recommendations.

Heather Barnum asked for further clarification regarding the location of the trail easements as mentioned in the conditions. **David Petersen** showed the location where the trail easement and a trail connection will be provided to the north "lower fire break road." Also, there is a trail to Flag Rock that switch-backs across the property; this area will also receive a proposed easement. **Heather Barnum** asked for confirmation that those proposed trails and the trail easements will allow for public use. **David Petersen** said yes, it will allow for public use.

Jerry Preston, 177 Main St., said this project has had a total of 5 public hearings so far. He is looking forward to moving this project along. He said the "pink" non-buildable areas are worst case scenario. Once the project reaches final plat, the grades and roads will be in, and he will know more on lots that can or cannot be developed. The demarcation lines may change, but **Jerry Preston** said he did not want to disturb the current road for trenching to determine the exact location of the fault line until preliminary plat approval has been granted.

Alex Leeman opened the public hearing at 7:24 p.m.

Corey Crowell, 232 N. 100 E., said last month a nonprofit was incorporated with the purpose to purchase the land in order to preserve the foothills. **Corey Crowell** said they are currently working to obtain tax exempt status. Since the nonprofit will be raising a large sum of money for the purchase, obtaining the exemption may take up to 7-8 months. He said he has been working with similar nonprofits that currently have exemption status. He said they have talked with a group, Wasatch Canyons Foundation; their purpose is to preserve critical land. They wanted to assist in the fundraising efforts for the purchase of the applicant's property. Since the developer is eager to move forward with the development, Wasatch Canyons Foundation has agreed to front the full amount of the money in order to purchase the property now to secure its preservation. Once the purchase is complete, the group will gift the land to Farmington to allow for full conservation of it. **Corey Crowell** said they are meeting with Jerry Preston to discuss the plan as well as the City's Trail Commission to ensure ways to maintain the property once its gifted, including having a parking lot on 100 N. at the trail head.

Hannah Gibson, 375 N. 200 E., said she is very opposed to the project; however, she has been very impressed with the thorough job of the developer, Jerry Preston. She said she grew up on the construction site with her dad. She learned the basic lesson at a young age that it is important to build on a stable foundation, not on a questionable one. She expressed frustration that trail access would be granted, but only if the project is supported. She said she feels those that are opposed are not arguing that people are not welcomed, but that they are concerned about the safety of the project. She said the geotech report called for additional study on the rockfall hazard; she feels that recommendation should not be ignored. She also feels the City could benefit leaving the land zoned Agriculture as the City makes money off of that zone. She strongly urged the City not to allow this project to move forward.

Fern Pies, 140 E. 400 N., said she has lived in Farmington her whole life. As long as she has lived here, the proposed property has been a sand hill. She is unsure how it can suddenly change to buildable property. She knows the developer, the City or insurance will not replace a home in the event something happens, but the unsuspecting homeowner would be responsible for it. She asked the City not to consider building on the proposed property.

Emily Jensen, 1176 Cave Hollow Lane, said she is speaking on behalf of her whole family. She said they feel Farmington has an amazing balance between urban and rural communities. They feel having open space is important to maintain a health, safe and happy living environment. This balance that Farmington has is challenging as multiple incentives pull in different ways. Another pull the City feels is that of its heritage. **Emily Jensen** said Farmington's predecessors planning has paid off as the City is beautiful and livable; she feels it is important to keep the 44 acres as an open concept park that will benefit future generations to come. She urged the City to do everything it can to protect this property.

Paul Hess, 66 N. 325 E., said he grew up in the home that is near the proposed project. He said he has a fault line running through his back yard and was still able to purchase earthquake and landslide insurance. He said he is not opposed to the development, but is in support of it. He said if this property is ever going to be developed, which **Paul Hess** said he feels it will, he believes Jerry Preston will continue to show loyalty and care for the community throughout its development. **Paul Hess** said he is concerned future developers could propose double or triple the density as what the applicant is proposing. He feels it is the rights of the property owner to develop their property in a reasonable manner as long as the health, safety and welfare of the community have been addressed. **Paul Hess** stated he feels this has been thoroughly reviewed, and, based on the reports included in the staff report, it is safe. He also feels that although it feels the majority of the public in attendance is opposed to the project, there are many not in attendance that are in favor of it.

Nathan Stock, 195 E. 550 N., said he sees this development as a huge liability for the City to take on in the event the development gets approved. He feels posting a bond to cover for natural disasters would be appropriate. He also expressed concern that part of the Planning Commission's goals is to preserve agricultural land; he does not feel that goal is being achieved.

Alisa Crowell, 232 N. 100 E., is representing the nonprofit group Compass Farmington. She said she has a video to share with the commission that includes film interviews on the property, as well as film of the property itself. Compass Farmington has used this video in their fundraising efforts to raise money to purchase the land for preservation in lieu of it being developed. **Alisa Crowell** showed the video titled "Rise Above."

Jim Taylor, 83 E. 600 N., said he lives in the small log house and has lived in Farmington for the last 73 years. He feels there is nothing wrong with the proposed development and that if it does not happen now, the property will be developed later. He feels the applicant has done more than enough to show that the property is stable. He feels this development still allows access to the mountains and will still keep Farmington beautiful. **Jim Taylor** expressed frustration that this project's review has gone on so long. He feels the applicant has done a great job and feels it is now the City's job to move on with it.

Richard Alder, 138 E. 530 N., said that he has many concerns with the development. He said he moved away from Farmington for 9 ½ years, but could not wait to move his family back. He said his family regularly uses the mountain for activities, including off-road vehicles and mountain bikes. He disagrees with the reports that the land is stable. His home has been affected by a mudslide in the past. He is concerned that if homes are built, something like a mudslide may be more likely to occur. He loves the idea the Compass Farmington group has presented and what it will provide to the community. He would like to see Compass Farmington's mission to purchase the land more fully explored.

Todd Evans, 242 N. 200 E., said that he feels the City needs to act on a decision for this development. He feels it has been studied for 8 months, it fits within the rules and ordinances of the City, and it will be an asset to the community. He urged the commission to make a decision on the development.

Bob Hawkes, 151 and 155 E. 300 N., thanked the Planning Commission, City Council, and staff for taking the last 8 months to vet out this development. He would feel comfortable spending another 8-10 months on it. He referenced another community member's comment that he has been in Farmington 73 years; **Bob Hawkes** said he has been in Farmington for 3 years and wants the ability to live in Farmington with open space for another 70 years. He said it's important to remember what the Farmington community stands for as it is the reason why residents continually come to the public hearings to express concern. **Bob Hawkes** also asked staff for clarification on the road for the non-buildable area. He said if the trenches are completed and it is decided that the lower lots are not buildable, where will the additional access to the development be located. He said he thought the development had to have an additional road out for connectivity. He asked if the developer cannot build a road, will a new preliminary plat have to be resubmitted. **David Petersen** explained that it appears that the road can be put there. He stated he used the word "if" because the Planning Commission has not yet voted, and the City Council has not yet annexed the property for the development either. **Alex Leeman** asked for clarification as to what cannot be built on the non-buildable areas. **David Petersen** said the road is allowed to go across a 30% slope; however, the ordinance requires 5,000 sq. ft. out of the 30% slope or fault line to qualify as a buildable area for structures.

Alex Leeman closed the public hearing at 7:58 p.m.

Alex Leeman took a moment to clarify the Planning Commission's purview. He explained that the Planning Commission is bound by the law. Property rights are inherit, and the commission does not vote how people get to use their land. If the law is met and satisfied, it is property owners' rights to use their land as they choose. He said he has said numerous times that if a neighbor does not like what is being done, they should purchase the land. He is excited to finally see a group, like Compass Farmington, that is going to do pursue that option; however, that is a private matter between Compass Farmington and Mr. Preston. If the property is purchased, the owner of the property can withdraw the application. For now, it is the Planning Commission's job to move forward.

Bret Gallacher also added as further clarification, it is not within the Planning Commission's purview to "pause" the process. It is up to Compass Farmington to continue their discussion with Mr. Preston on their own.

Heather Barnum asked for additional clarification on why the property will be zoned and not the default zone of A. **David Petersen** said it is possible to keep the property zoned A, but it would not be consistent with the surrounding area. If it remains A, the developer could still obtain the lot sizes he is requesting. He said the commissioners could remove the zoning of LR from the condition. **Alex Leeman** said he thought the commissioners discussed rezoning the property to LR simultaneously with the recordation of the final plat. He said he does not like the idea of keeping the property zoned A as it is out of place. **Heather Barnum** said she feels keeping the property zoned A would preserve the desire for low density in the event the project fell through. She explained the commission would like to preserve open space as much as possible as all commissioners feel passionate about Farmington; however, it is also the Planning Commission's job to keep and maintain the ordinances.

Alex Leeman said what is before the commission is the preliminary plat approval for the project. He said if the developer "checks all the boxes," the Planning Commission's discretion to deny is very limited. He also reminded the public that the property has not yet been annexed. The preliminary plat does not matter without the annexation. He said City Council will determine the annexation at their next meeting, and that the annexation is a completely discretionary item.

Kent Hinckley also added that the Planning Commission's role is administrative in nature; the commission reads and enforces the Ordinance. He said so far the commission does not see anything in this project based on the ordinance that would be a basis for a denial of the application. He echoed **Alex Leeman's** comment that the City Council is the deciding factor on the annexation.

Connie Deianni said she likes the Compass Farmington initiative. She asked for further clarification on if the money has already been raised and if so, which group is backing the initiative. **Corey Crowell** said they have received $3.18 million to purchase the 44 acres by Wasatch Canyon Foundation. He said he explained the developer was not going to back up from the development so Wasatch Canyons Foundation agreed to front the money for the purchase of the land to ensure it takes place. Once the land is purchased, fundraising across the state will take place. **Dan Rogers** clarified that any Compass Farmington's dealings do not affect what is being discussed tonight. **Corey Crowell** agreed; the group will work directly with Jerry Preston.

Motion:

Heather Barnum made a motion that the Planning Commission approve the preliminary plat for the Residences at Farmington Hills PUD Subdivision, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The 20 acres must be annexed prior to the City accepting any application for final plat and/or final (PUD) master plan;
2. All cut and fills shall meet the requirements of Chapter 30 of the Zoning Ordinance;
3. The City Engineer must approve any exception to the maximum street slope of 12%, but in no event shall any exception exceed 14% slope as per the ordinance;
4. The developer must work with the City Manager/City Council to acquire property now owned by the City within the proposed development;
5. The applicant must deed trail rights-of-way, for public access to the City for the Flag Rock Trail and the lower firebreak road trail, and these easements shall be shown on final plat;
6. The applicant shall meet all requirements as set forth in Section 11-30-105 of the Zoning Ordinance, that have not been addressed yet;
7. The applicant shall provide any additional information to the geotech and geohazards reports as recommended by the attached *Review of Geologic and Geotechnical Investigation Reports – Farmington Hills Development* in the form of an addendum to the GeoStrata reports;
8. The applicant shall follow all recommended conditions outlined in the attached *Review of Geologic and Geotechnical Investigation Reports – Farmington Hills Development*.
9. GeoStrata shall conduct periodic inspections of development activity on-site to ensure the infrastructure improvements, single-family homes, and other structures are installed and/or constructed consistent with the standards set forth in their studies. All such work must receive approval from GeoStrata in writing, including engineer stamps;
10. The applicant shall set aside necessary land, as negotiated with the City Manager and approved by the City Council, to accommodate the City's water tank and provide all easements necessary to make sure no portion of the City water facilities are outside of said easements including but not limited to off-site water lines connecting to 200 East;
11. The building envelopes on Lots 1-5 are dependent on the results of final trenching, and Lots 13 and 14 are not buildable, and the envelopes on all lots must be consistent with Plate A-3 of the Revised Geotechnical Study, unless presented otherwise by the geotech with a recommendation from the City's consultants.

Dan Rogers seconded the motion which was unanimously approved.

Findings for Approval:

1. The proposed preliminary plat meets the requirements of the subdivision and zoning ordinance.
2. Thus far the developer has demonstrated that the roads providing access to and from the site meet the City's slope standards for such roads.
3. The anticipated trail rights-of-way meet the 10% open space requirement for the PUD, in that only a small area of the project near 100 North will have the PUD overlay, and the developer is not seeking a bonus of lots over and above the lots allowed by the yield plan.
4. The primary responsibility of this small PUD is to maintain the common drive for lots near what is now the east end of 400 North Street.
5. The applicant has provided all of the requirements of Section 11-30-105 that are normally required up to this point in the subdivision process, and will provide the final development standard requirements as part of final plat and improvement drawings.
6. The applicant has provided and will provide additional geotechnical and geohazards studies than what is normally required for foothill development.

ADJOURNMENT

Motion:

At 8:10 p.m., **Heather Barnum** made a motion to adjourn the meeting which was unanimously approved.

Alex Leeman
Vice Chair, Farmington City Planning Commission

Planning Commission Staff Report
April 7, 2016

Item 3: Meadows at City Park Preliminary Plat and Final (PUD) Master Plan

Public Hearing:	No
Application No.:	S-12-15
Property Address:	50 South 200 West (approx.)
General Plan Designation:	MDR (Medium Density Residential)
Zoning Designation:	R-4 (PUD)
Area:	2.37 acre (approx.)
Number of Lots:	14
Property Owner:	Advanced Solutions Group
Agent:	Pete Smith/Advanced Solution Group

Applicant is requesting preliminary plat approval and a recommendation for Final (PUD) Master Plan approval.

Background Information

The City Council approved Final Plat and Final PUD Master Plan for the Meadows at City Park Phase I (originally called "Nicholls Nook") on February 3, 2015. The majority of Phase I was on the 100 West side of the project, however, there was a road punching through to 200 West in anticipation of Phase II and to access improvements and utilities off of 200 West instead of 100 West.

The applicant is now moving forward with Phase II of the Meadows at City Park project, and is continuing a similar design and site layout as that of Phase I to the west. The applicant is proposing similar densities as to what was requested and approved with Phase I, with similar setbacks, landscaping, and design standards.

While this project is a PUD, it is important to note that with the R-4 zoning, the applicant could request 4-plex units up to 9 dwelling units/acre under a conventional development; in staff and many neighbors' opinions, the requested PUD is a better product with a higher design standard/requirement than may be used in a conventional R-4 development.

In addition to the twelve new lots/townhomes, the applicant is proposing that the temporary detention basin from Phase I be moved to the southwest corner of the property creating space for two more units/lots on 100 West (Units 10 and 11).

As part of the final PUD master plan, the applicant submitted improvement drawings, which were reviewed by the DRC; this also has the added benefit of making the final plat review more efficient. There was some discussion amongst the DRC and the applicant about making 50 South a private road; this was in regard to concerns about the narrow front setbacks not leaving enough room for snow storage. As a solution, the applicant pushed the homes back a few feet and created a public utility easement that doubles for snow storage. At final plat, the applicant may need to remove Units 10 and 11 from Phase II and go through a plat amendment for Phase I instead, as a way to replace the detention basin with homes.

Suggested Motion

Move that the Planning Commission approve the enclosed preliminary plat and final PUD master plan for the Meadows at City Park Phase II PUD subdivision subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The Nicholls Nook development agreement shall be amended prior to consideration of final plat, including but not limited to enlarging the scope of the project to include Phase II;
2. The applicant shall provide a 10' easement in favor of Farmington City for snow storage and removal or make 50 South a private road;
3. The applicant shall provide final improvement drawings for review by the DRC at final plat;
4. Prior to final plat consideration, the applicant shall provide a letter from UDOT approving the improvements on 200 West;
5. A soils report shall be provided prior to or concurrent with final plat consideration;
6. All comments and redlines from the surveyor shall be addressed and resolved on final plat;
7. Any outstanding comments from the DRC shall be addressed and resolved on final plat.

Findings:

1. The proposed development is a continuation of the approved Meadows at City Park Phase I and the Nichol's Nook development which is memorialized in a development agreement recorded against the property.
2. The proposed development is at a density of 5.9 units per acre, which is a significantly lower density than what is possible with a conventional subdivision in an R-4 zone.
3. The development is not seeking a waiver of the PUD open space provision and is providing the open space in the development as common area.
4. The overall layout follows the medium density residential objectives of the General Plan.
5. By providing an easement abutting the road for snow removal, the roads can remain public. Additionally, by connecting 100 West and 200 West, 50 South will provide a better layout for infrastructure and improvements.

Supplemental Information

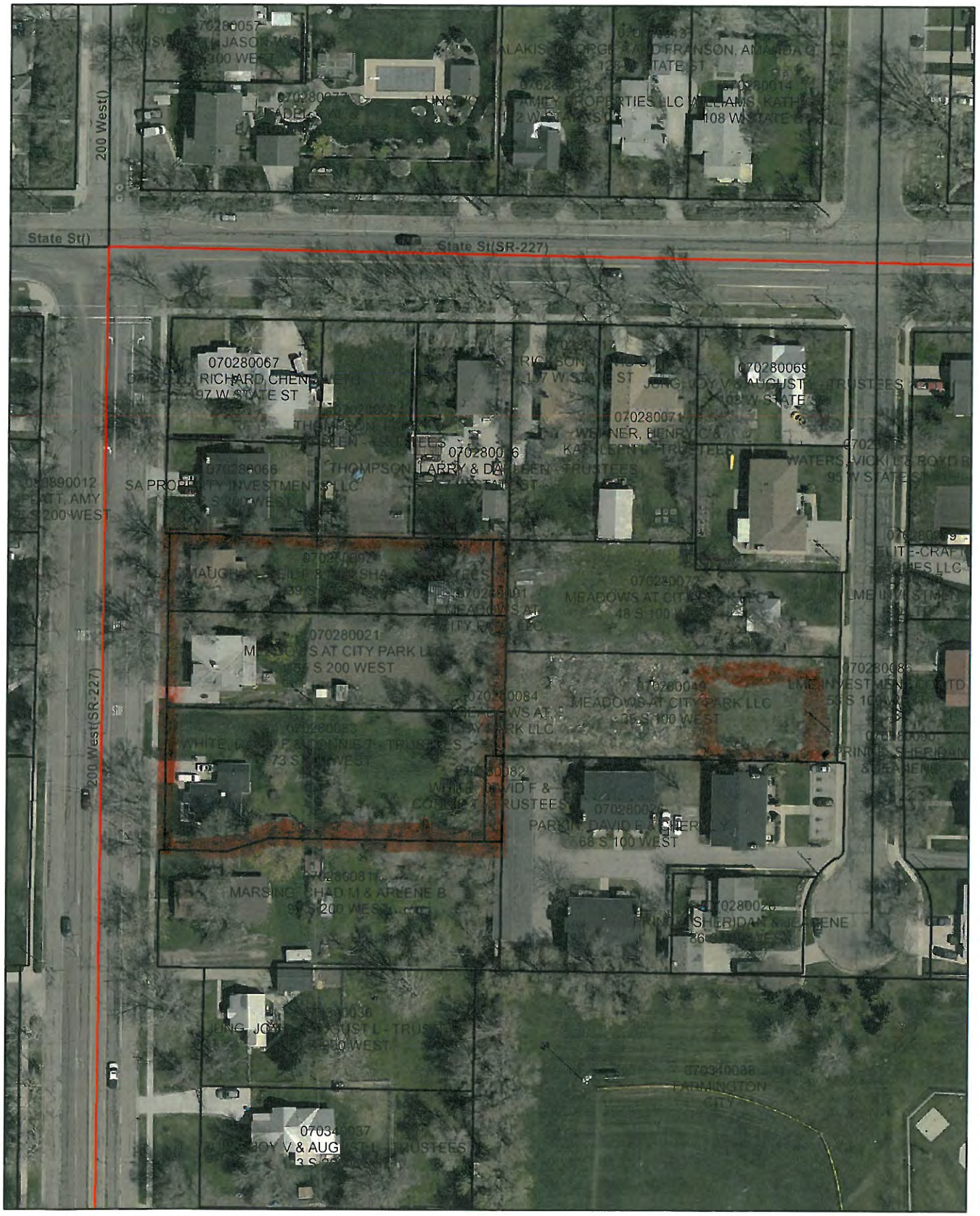
1. Vicinity Map
2. Preliminary Plat
3. Final (PUD) Master Plan
4. Landscape Plan
5. Building Elevations
6. Final Plat/Final PUD Master Plan Phase I

Applicable Ordinances

1. Title 11, Chapter 13 – Multiple-Family Residential Zones

2. Title 11, Chapter 27 – Planned Unit Development (PUD)

Farmington City



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CALL BLUESTAKES
@ 1-800-662-4111 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

BENCHMARK IS THE WEST QUARTER CORNER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN.
(FOUND BRASS CAP MONUMENT)

ELEVATION = 4284.96

Meadows At City Park Phase 2
Amending Meadows At City Park Phase 1

East Parcel (Private Units 203-214)
Beginning at a point on the east line of 200 West Street at the Northwest Corner of Lot 3, Block 4, Plat "A", Farmington Townsite Survey, said point of beginning being South 0°30'00" West 216.43 feet along the monument line in 200 West Street and South 89°40'20" East 49.50 feet from a Farmington City Street Monument in the intersection of State Street and 200 West Street, and also being North 89°53'30" East 50.85 feet along the quarter section line to the monument line of 200 West Street and South 0°30'00" West 95.36 feet along the monument line in 200 West Street and South 89°40'20" East 49.50 feet from the West Quarter Corner of Section 19, Township 3 North, Range 1 East, Salt Lake Base and Meridian, and running;
Thence South 89°40'20" East 259.46 feet along the north line of Lot 3, Block 4, Plat "A", Farmington City Survey to and along the north line of Meadows at City Park Phase 1, A Planned Unit Development (P.U.D.) - Farmington City;
Thence South 0°30'20" West 69.89 feet to the north line of 50 South Street;
Thence North 89°42'03" West 8.66 feet along the north line of 50 South Street;
Thence South 0°17'57" West 32.00 feet to the south line of 50 South Street;
Thence South 89°42'03" East 8.54 feet along the south line of 50 South Street to the extension of the west line of Meadows at City Park Phase 1, A Planned Unit Development (P.U.D.) - Farmington City;
Thence South 0°30'20" West 131.25 feet to, along and beyond the west line of Meadows at City Park Phase 1, A Planned Unit Development (P.U.D.) - Farmington City;
Thence North 89°46'00" West 177.34 feet;
Thence South 72°01'58" West 32.37 feet;
Thence North 89°46'00" West 51.39 feet to the east line of 200 West Street, also being the west line of Lot 2, Block 4, Plat "A", Farmington Townsite Survey;
Thence North 0°30'00" East 243.67 feet along the east line of 200 West Street, also being the west line of Lot 2, Block 4, Plat "A", Farmington City Survey to and along the west line to the Northwest Corner of Lot 3, Block 4, Plat "A", Farmington City Survey, being the point of beginning.

Contains 60,941 square feet, 1.399 acres, 12 Private Units 203-214, a Private Roadway, 14 Open Space Common Area Parcels and 14 Limited Common Area Parcels.

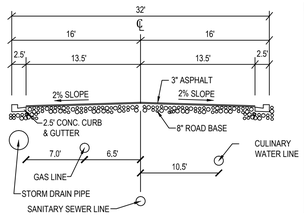
Also West Parcel (Private Units 201-202)
Beginning at a point on the south line of Meadows at City Park Phase 1, A Planned Unit Development (P.U.D.) - Farmington City, said point being South 0°30'00" West 166.80 feet along the east line of 200 West Street, also being the west line of Lot 3, Block 4, Plat "A", Farmington Townsite Survey to the Northwest Corner of Lot 2, Block 4, Farmington Townsite Survey and South 89°46'00" East 401.22 feet to and along the south line of Meadows at City Park Phase 1, A Planned Unit Development (P.U.D.) - Farmington City from the Northwest Corner of Lot 3, Block 4, Plat A, Farmington Townsite Survey, said Northwest Corner of Lot 3, Block 4, Plat "A", Farmington Townsite Survey being South 0°30'00" West 216.43 feet along the monument line in 200 West Street and South 89°40'20" East 49.50 feet from a Farmington City Street Monument in the intersection of State Street and 200 West Street, and also being North 89°53'30" East 50.85 feet along the quarter section line to the monument line of 200 West Street and South 0°30'00" West 95.36 feet along the monument line in 200 West Street and South 89°40'20" East 49.50 feet from the West Quarter Corner of Section 19, Township 3 North, Range 1 East, Salt Lake Base and Meridian, and running;
Thence North 0°23'43" East 49.61 feet to the south line of 50 South Street;
Thence easterly 3.88 feet along the arc of a 116.00 foot radius curve to the left, (center bears North 2°18'38" East and long chord bears South 88°38'50" East 3.88 feet, with a central angle of 1°54'55") along the south line of 50 South Street;
Thence South 89°36'17" East 111.61 feet along the south line of 50 South Street;
Thence southeasterly 6.87 feet along the arc of a 14.50 foot radius curve to the right, (center bears South 0°23'43" West and long chord bears South 76°02'09" East 6.80 feet, with a central angle of 27°08'15") along the south line of 50 South Street to the west line of 100 West Street, also being the east line of Lot 6, Block 4, Plat "A", Farmington Townsite Survey;
Thence South 0°30'40" West 47.60 feet along the west line of 100 West Street, also being the east line to the Southeast Corner of Lot 6, Block 4, Plat "A", Farmington Townsite Survey;
Thence North 89°46'00" West 122.00 feet along the south line of Lot 6, Block 4, Plat "A", Farmington Townsite Survey to the point of beginning.

Contains 6,023 square feet, 0.138 acres, 2 Private Units 201-202, 4 Open Space Common Area Parcels and 4 Limited Common Area Parcels.

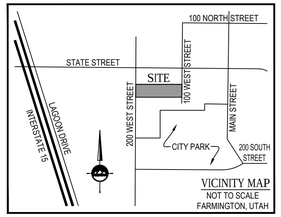
Note:
The Open Space Common Area Parcels are designated hereon as Parcels A - R.)
The Limited Common Area Parcels are the sidewalks and driveways and are designated hereon as Parcels S - Z, and AA - JJ.).
See the Land Use Table, Parcel Area Table - Common Area, and Parcel Area Table -Limited Common Area on Sheet 2 of 2.)

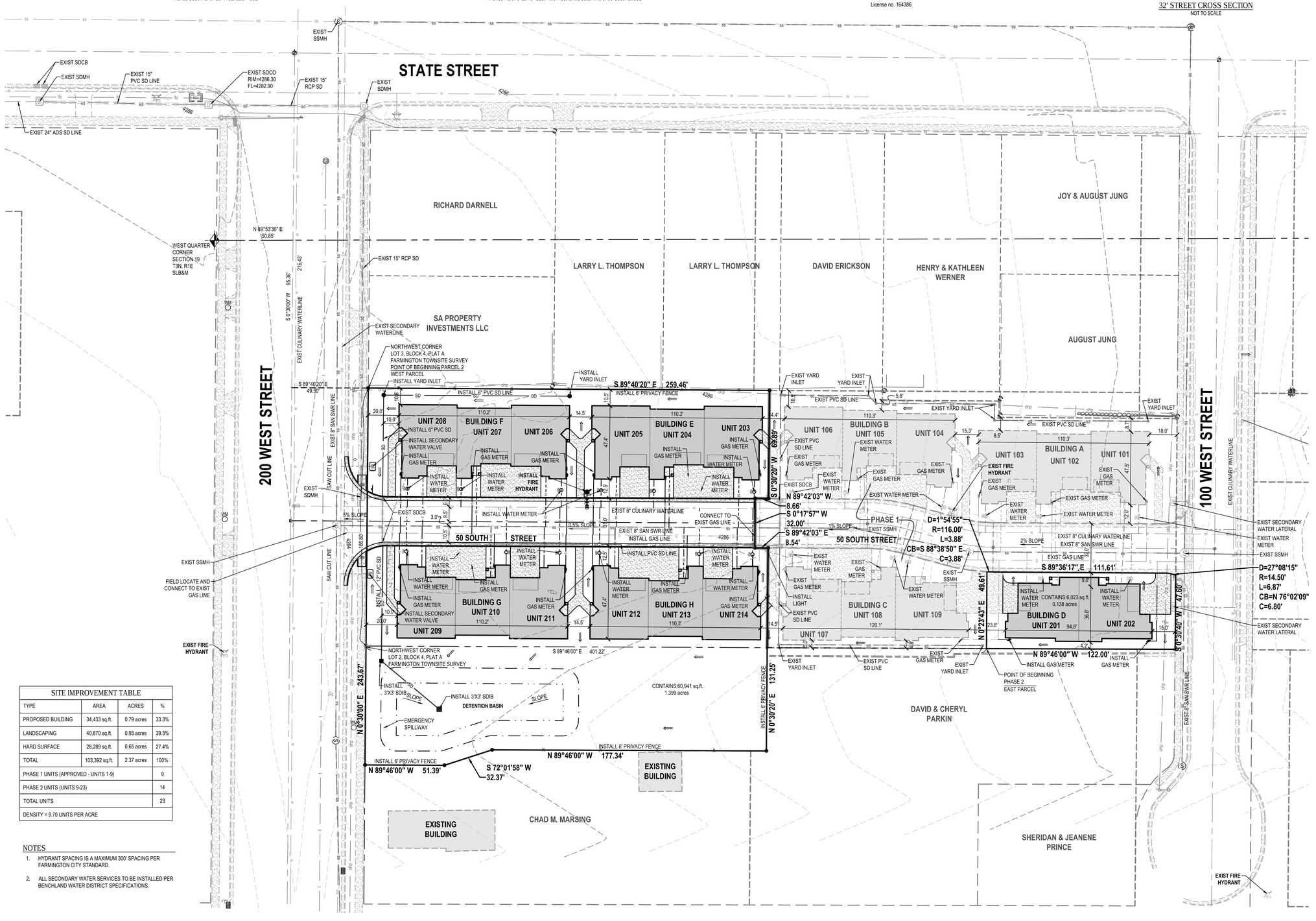
Date: May 1, 2015

Keith R. Russell
License no. 164386



32' STREET CROSS SECTION
NOT TO SCALE





SITE IMPROVEMENT TABLE			
TYPE	AREA	ACRES	%
PROPOSED BUILDING	34,433 sq.ft.	0.79 acres	33.3%
LANDSCAPING	40,670 sq.ft.	0.93 acres	39.3%
HARD SURFACE	28,289 sq.ft.	0.65 acres	27.4%
TOTAL	103,392 sq.ft.	2.37 acres	100%
PHASE 1 UNITS (APPROVED - UNITS 1-9)			9
PHASE 2 UNITS (UNITS 9-23)			14
TOTAL UNITS			23
DENSITY = 9.70 UNITS PER ACRE			

NOTES

1. HYDRANT SPACING IS A MAXIMUM 300' SPACING PER FARMINGTON CITY STANDARD.
2. ALL SECONDARY WATER SERVICES TO BE INSTALLED PER BENCHLAND WATER DISTRICT SPECIFICATIONS.

LEGEND

- SECTION CORNER
- EXIST MONUMENT
- EXIST REBAR AND CAP
- SET ENSIGN REBAR AND CAP
- EXIST WATER METER
- PROPOSED WATER METER
- EXIST WATER VALVE
- PROPOSED WATER VALVE
- EXIST FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXIST SAN SWR MANHOLE
- PROPOSED SAN SWR MANHOLE
- EXIST SD CLEAN OUT
- PROPOSED SD CLEAN OUT
- EXIST SD CATCH BASIN
- PROPOSED SD CATCH BASIN
- EXIST SD COMBO BOX
- PROPOSED SD COMBO BOX
- EXIST UTILITY POLE
- PROPOSED GAS METER
- PROPOSED LIGHT
- EXIST FLOW LINE
- PROPOSED FLOW LINE
- EXIST EDGE OF ASPHALT
- PROPOSED EDGE OF ASPHALT
- SAW CUT LINE
- EXIST FENCE
- PROPOSED FENCE
- EXIST SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXIST STORM DRAIN LINE
- PROPOSED STORM DRAIN LINE
- EXIST CULINARY WATERLINE
- PROPOSED CULINARY WATERLINE
- EXIST SECONDARY WATERLINE
- PROPOSED SECONDARY WATERLINE
- EXIST SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXIST GAS LINE
- PROPOSED GAS LINE
- EXIST OVERHEAD POWER LINE
- EXIST CONTOURS
- EXIST CONCRETE
- PROPOSED CONCRETE
- EXIST BUILDING
- PROPOSED BUILDING

HORIZONTAL GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
HORZ: 1 inch = 30 ft.

LOCATED IN THE BLOCK 4, PLAT "A" FARMINGTON TOWNSITE
PART OF THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 19
TOWNSHIP 3 NORTH , RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN

ENSIGN
LAYTON
1485 West Hillfield Rd.
Suite 204
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.590.0187

WWW.ENSIGNUTAH.COM

FOR:
ADVANCED SOLUTIONS GROUP
47 EAST CRESTWOOD #1
KAYSVILLE, UTAH 84037

CONTACT:
PETE SMITH
PHONE: 801-444-0029
FAX:

MEADOWS AT CITY PARK PHASE 2

50 SOUTH 200 WEST
FARMINGTON CITY, UTAH

PROFESSIONAL ENGINEER
CAMERON HESS PRESTON
No. 5049039
4-30-15
STATE OF UTAH

NO.	DATE	REVISION	BY
1	2-10-15	FOR REVIEW	CHP
2	3-31-15	FOR APPROVAL	CHP
3	4-17-15	FOR APPROVAL	CHP
4			
5			
6			
7			
8			

PRELIMINARY (PUD)
MASTER PLAN

PROJECT NUMBER: L2169
PRINT DATE: 4/30/15
DRAWN BY: M.ELMER
CHECKED BY: C.PRESTON
PROJECT MANAGER: C.PRESTON

1 of 2

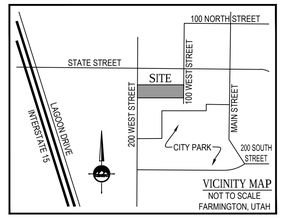
811 Know what's below. Call before you dig.

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

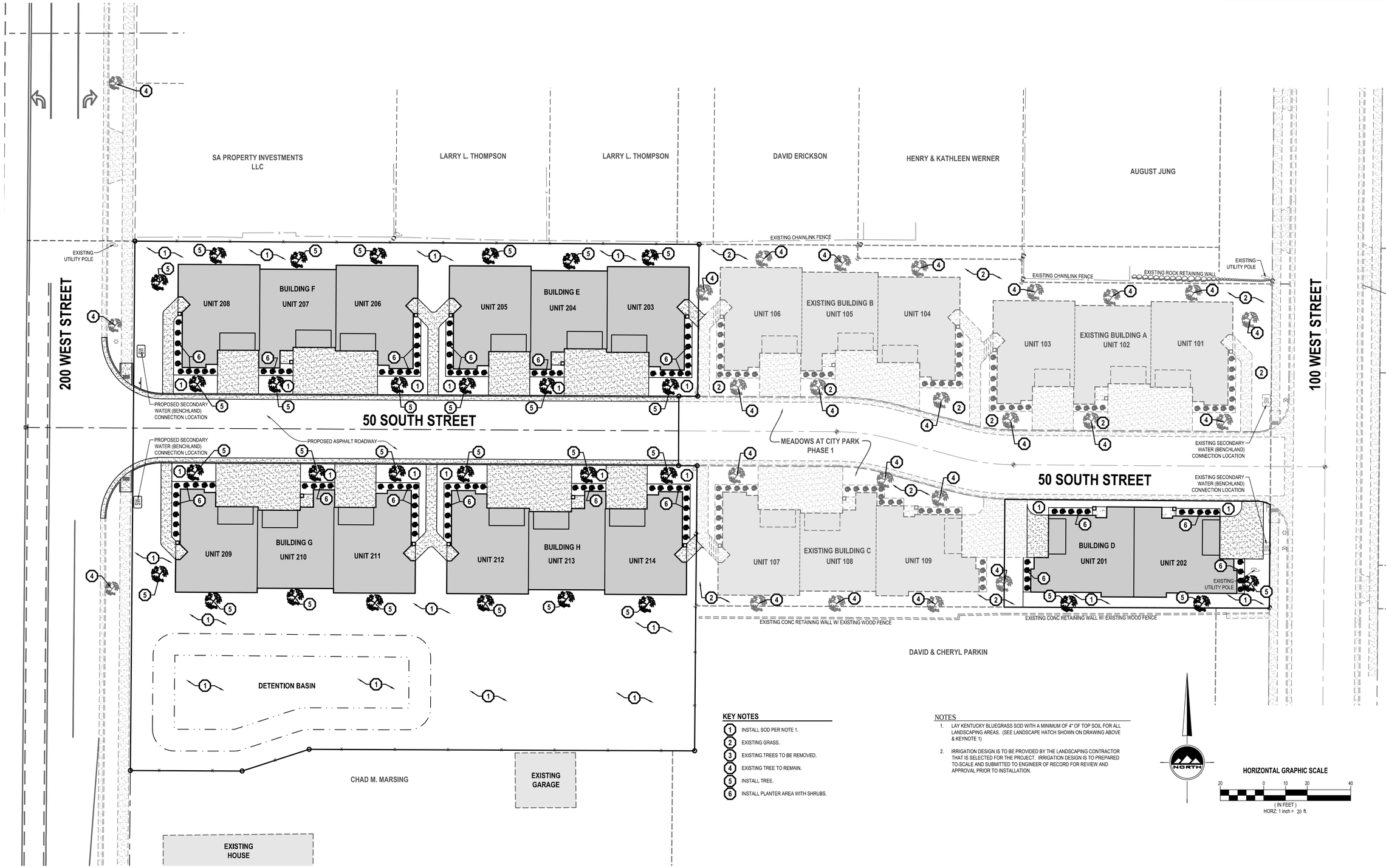
BENCHMARK

BENCHMARK IS THE WEST QUARTER CORNER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN. (FOUND BRASS CAP MONUMENT)

ELEVATION = 4284.96



VICINITY MAP
NOT TO SCALE
FARMINGTON, UTAH



KEY NOTES

1. INSTALL SOD PER NOTE 1.
2. EXISTING GRASS.
3. EXISTING TREES TO BE REMOVED.
4. EXISTING TREE TO REMAIN.
5. INSTALL TREE.
6. INSTALL PLANTER AREA WITH SHRUBS.

NOTES

1. LAY KENTUCKY BLUEGRASS SOD WITH A MINIMUM OF 4" OF TOP SOIL FOR ALL LANDSCAPING AREAS. (SEE LANDSCAPE HATCH SHOWN ON DRAWING ABOVE & KEYNOTE 1)
2. IRRIGATION DESIGN IS TO BE PROVIDED BY THE LANDSCAPING CONTRACTOR THAT IS SELECTED FOR THE PROJECT. IRRIGATION DESIGN IS TO PREPARED TO-SCALE AND SUBMITTED TO ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

NORTH

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

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

ENSIGN

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.590.0187

WWW.ENSIGNENG.COM

FOR:
ADVANCED SOLUTIONS GROUP
47 EAST CRESTWOOD #1
KAYSVILLE, UTAH 84037

CONTACT:
PETE SMITH
PHONE: 801-444-0029
FAX:

MEADOWS AT CITY PARK PHASE 2

50 SOUTH 200 WEST
FARMINGTON CITY, UTAH

PROFESSIONAL ENGINEER
STATE OF UTAH
No. 5049039
4-30-15
CAMERON HESS PRESTON

NO.	DATE	REVISION	BY
1	2-10-15	FOR REVIEW	CHP
2	3-31-15	FOR APPROVAL	CHP
3	4-17-15	FOR APPROVAL	CHP
4			
5			
6			
7			
8			

PRELIMINARY (PUD) MASTER PLAN

PROJECT NUMBER: L2169
PRINT DATE: 4/30/15
DRAWN BY: M.ELMER
CHECKED BY: C.PRESTON
PROJECT MANAGER: C.PRESTON

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BENCHMARK

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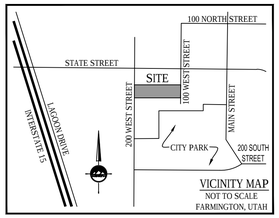
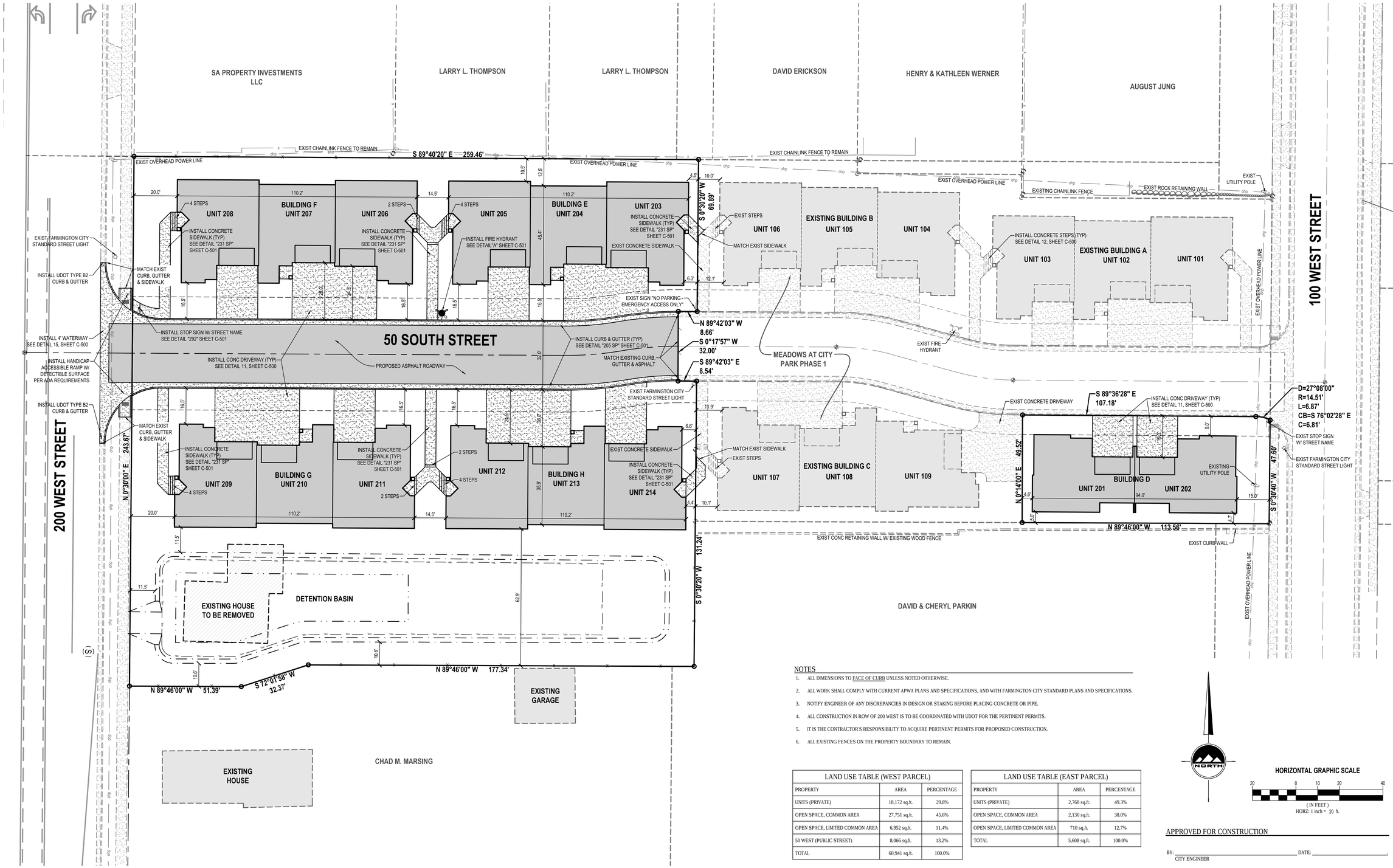
ELEVATION = 4284.96



VICINITY MAP
NOT TO SCALE
FARMINGTON, UTAH



NOTES

1. ALL DIMENSIONS TO FACE OF CURB UNLESS NOTED OTHERWISE.
2. ALL WORK SHALL COMPLY WITH CURRENT APWA PLANS AND SPECIFICATIONS, AND WITH FARMINGTON CITY STANDARD PLANS AND SPECIFICATIONS.
3. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR PIPE.
4. ALL CONSTRUCTION IN ROW OF 200 WEST IS TO BE COORDINATED WITH UDOT FOR THE PERTINENT PERMITS.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACQUIRE PERTINENT PERMITS FOR PROPOSED CONSTRUCTION.
6. ALL EXISTING FENCES ON THE PROPERTY BOUNDARY TO REMAIN.

LAND USE TABLE (WEST PARCEL)		
PROPERTY	AREA	PERCENTAGE
UNITS (PRIVATE)	18,172 sq.ft.	29.8%
OPEN SPACE, COMMON AREA	27,751 sq.ft.	45.6%
OPEN SPACE, LIMITED COMMON AREA	6,952 sq.ft.	11.4%
50 WEST (PUBLIC STREET)	8,066 sq.ft.	13.2%
TOTAL	60,941 sq.ft.	100.0%

LAND USE TABLE (EAST PARCEL)		
PROPERTY	AREA	PERCENTAGE
UNITS (PRIVATE)	2,768 sq.ft.	49.3%
OPEN SPACE, COMMON AREA	2,130 sq.ft.	38.0%
OPEN SPACE, LIMITED COMMON AREA	710 sq.ft.	12.7%
TOTAL	5,608 sq.ft.	100.0%

NORTH

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

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

APPROVED FOR CONSTRUCTION

BY: _____ DATE: _____
CITY ENGINEER

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
1485 W. Hill Field Rd., Ste. 204
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

COLORADO SPRINGS
Phone: 719.476.0119

WWW.ENSIGNENG.COM

FOR:
ADVANCED SOLUTIONS GROUP
47 EAST CRESTWOOD #1
KAYSVILLE, UTAH 84037

CONTACT:
PETE SMITH
PHONE: 801-444-0029
FAX:

MEADOWS AT CITY PARK PHASE 2

50 SOUTH 200 WEST
FARMINGTON CITY, UTAH

PROFESSIONAL ENGINEER
No. 5049039
3-21-16
STATE OF UTAH
GORDON HESS HANSEN

NO.	DATE	REVISION	BY
1	9-25-15	FOR APPROVAL	CHP
2	2-10-16	FOR APPROVAL	MCE
3	3-21-16	FOR APPROVAL	MCE
4			
5			
6			
7			
8			

SITE PLAN

PROJECT NUMBER: L2169
PRINT DATE: 3/21/16
DRAWN BY: M.ELMER
CHECKED BY: C.PRESTON
PROJECT MANAGER: C.PRESTON

C-100

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

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BENCHMARK

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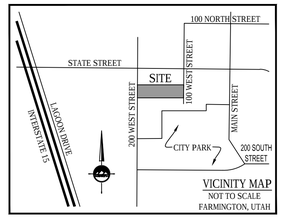
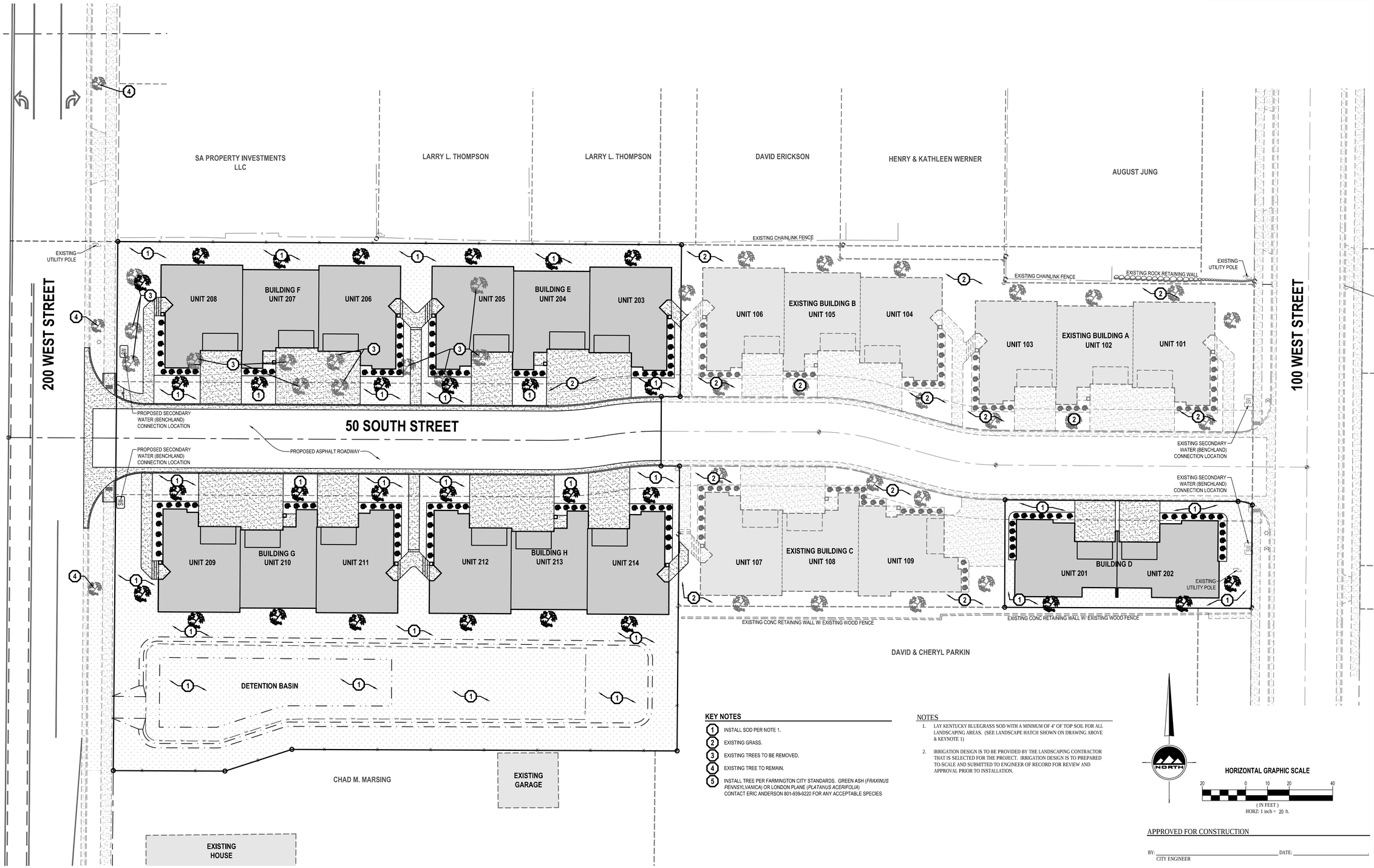
ELEVATION = 4284.96



VICINITY MAP
NOT TO SCALE
FARMINGTON, UTAH



KEY NOTES

1. INSTALL SOD PER NOTE 1.
2. EXISTING GRASS.
3. EXISTING TREES TO BE REMOVED.
4. EXISTING TREE TO REMAIN.
5. INSTALL TREE PER FARMINGTON CITY STANDARDS. GREEN ASH (*FRAXINUS PENNSYLVANICA*) OR LONDON PLANE (*PLATANUS ACERIFOLIA*) CONTACT ERIC ANDERSON 801-939-9220 FOR ANY ACCEPTABLE SPECIES

NOTES

1. LAY KENTUCKY BLUEGRASS SOD WITH A MINIMUM OF 4" OF TOP SOIL FOR ALL LANDSCAPING AREAS. (SEE LANDSCAPE HATCH SHOWN ON DRAWING ABOVE & KEYNOTE 1)
2. IRRIGATION DESIGN IS TO BE PROVIDED BY THE LANDSCAPING CONTRACTOR THAT IS SELECTED FOR THE PROJECT. IRRIGATION DESIGN IS TO PREPARED TO-SCALE AND SUBMITTED TO ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

NORTH

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

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

APPROVED FOR CONSTRUCTION

BY: _____ DATE: _____
CITY ENGINEER

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
1485 W. Hill Field Rd., Ste. 204
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
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FOR:
ADVANCED SOLUTIONS GROUP
47 EAST CRESTWOOD #1
KAYSVILLE, UTAH 84037

CONTACT:
PETE SMITH
PHONE: 801-444-0029
FAX:

MEADOWS AT CITY PARK PHASE 2

50 SOUTH 200 WEST
FARMINGTON CITY, UTAH

NO.	DATE	REVISION	BY
1	9-25-15	FOR APPROVAL	CHP
2	2-10-16	FOR APPROVAL	MCE
3	3-21-16	FOR APPROVAL	MCE
4			
5			
6			
7			
8			

LANDSCAPE PLAN

PROJECT NUMBER: L2169
PRINT DATE: 3/21/16
DRAWN BY: M.ELMER
CHECKED BY: C.PRESTON
PROJECT MANAGER: C.PRESTON

L-100

CALL BLUESTAKES @ 1-800-662-4111 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

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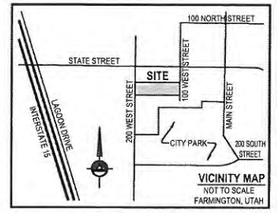

VICINITY MAP
NOT TO SCALE
FARMINGTON, UTAH

SA PROPERTY INVESTMENTS LLC

LARRY L. THOMPSON

LARRY L. THOMPSON

DAVID ERICKSON

HENRY & KATHLEEN WERNER

AUGUST JUNG

200 WEST STREET

100 WEST STREET

INSTALL CONC SIDEWALK SEE DETAIL "231 SP" SHEET C-501

EXISTING HOUSE TO BE REMOVED

EXISTING SHED TO BE REMOVED

EXISTING HOUSE TO BE REMOVED

EXISTING HOUSE TO BE REMOVED

EXISTING GARAGE

EXISTING HOUSE

CHAD M. MARSING

DAVID & CHERYL PARKIN

S 89°40'20" E 83.11'

EXISTING CHAINLINK FENCE

S 0°30'40" W 6.03'

S 89°40'20" E 75.57'

EXISTING OVERHEAD POWER LINE

S 0°30'40" W 10.56'

EXISTING CHAINLINK FENCE

S 89°36'54" E 115.19'

EXISTING ROCK RETAINING WALL

EXISTING UTILITY POLE

N 0°30'20" E 58.63'

INSTALL CONCRETE SIDEWALK (TYP) SEE DETAIL "231 SP" SHEET C-501

INSTALL CONCRETE STEPS (TYP) SEE DETAIL 12, SHEET C-500

BUILDING B
UNIT 106
UNIT 105
UNIT 104

BUILDING A
UNIT 103
UNIT 102
UNIT 101

S 0°30'40" W 149.24'

S 89°40'20" E 249.37'

SAW CUT ASPHALT FOR CURB, GUTTER & UTILITY INSTALLATION SEE DETAIL "250 SP" SHEET C-501

INSTALL UDOT TYPE B2 CURB & GUTTER

INSTALL CONC SIDEWALK SEE DETAIL "231 SP" SHEET C-501

MATCH EXISTING CURB, GUTTER & SIDEWALK

INSTALL "NO PARKING - EMERGENCY ACCESS ONLY" SIGN

INSTALL FENCE AROUND RETENTION BASIN PER APWA PLAN No. 831

CONST. HAMMERHEAD TURNAROUND SEE DETAIL 11, SHEET C-500

CONST SUSPENDED CONC SLAB SEE STRUCTURAL PLANS (TYP)

INSTALL CONC DRIVEWAY (TYP) SEE DETAIL 11, SHEET C-500

INSTALL FIRE HYDRANT SEE DETAIL "A" SHEET C-501

INSTALL CURB & GUTTER (TYP) SEE DETAIL "205 SP" SHEET C-501

INSTALL CONCRETE SIDEWALK SEE DETAIL "231 SP" SHEET C-501

INSTALL CURB & GUTTER SEE DETAIL "205 SP" SHEET C-501

SAW CUT ASPHALT FOR CURB, GUTTER & UTILITY INSTALLATION SEE DETAIL "250 SP" SHEET C-501

MATCH EXISTING CURB, GUTTER & SIDEWALK

EXISTING OVERHEAD POWER LINE

50 SOUTH STREET

PROPOSED ASPHALT ROADWAY

INSTALL HANDICAP ACCESSIBLE RAMP W/ DETECTIBLE SURFACE PER ADA REQUIREMENTS

INSTALL CONCRETE WATERWAY SEE DETAIL "211 SP" SHEET C-501

INSTALL STOP SIGN W/ STREET NAME SEE DETAIL "292" SHEET C-501

EXISTING UTILITY POLE

MATCH EXISTING CURB, GUTTER & SIDEWALK

FUTURE MEADOWS AT CITY PARK PHASE 2

EXIST. SHED TBR

DETENTION BASIN

INSTALL FARMINGTON CITY STANDARD STREET LIGHT SEE DETAIL "710 SP" SHEET C-503

N 0°30'00" E 74.81'

N 89°46'00" W 259.44'

N 0°30'20" E 33.36'

BUILDING C
UNIT 107
UNIT 108
UNIT 109

INSTALL CONCRETE STEPS (TYP) SEE DETAIL 12, SHEET C-500

N 89°46'00" W 263.78'

EXISTING CONC RETAINING WALL W/ EXISTING WOOD FENCE

EXISTING CONC RETAINING WALL W/ EXISTING WOOD FENCE

EXISTING CURB WALL

EXISTING OVERHEAD POWER LINE

NOTES

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2. ALL WORK SHALL COMPLY WITH CURRENT APWA PLANS AND SPECIFICATIONS, AND WITH FARMINGTON CITY STANDARD PLANS AND SPECIFICATIONS.
3. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR PIPE.
4. CONTRACTOR TO COORDINATE WITH DEVELOPER / OWNER OF MEADOWS AT CITY PARK DEVELOPMENT AND ADJACENT PROPERTY OWNER TO SOUTH FOR FINALIZED SOLUTION FOR ADDRESSING EXISTING FENCE ON EXISTING RETAINING WALL.
5. ALL CONSTRUCTION IN ROW OF 200 WEST IS TO BE COORDINATED WITH UDOT FOR THE PERTINENT PERMITS.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO AQUIRE PERTINENT PERMITS FOR PROPOSED CONSTRUCTION.

PHASE 1 LAND USE TABLE

DESCRIPTION	AREA	PERCENTAGE
PAVEMENT	13,519.33 sq.ft.	25.87%
ROOF	13,365.01 sq.ft.	25.57%
LANDSCAPING	22,731.02 sq.ft.	43.48%
UNSURFACED	2,655.37 sq.ft.	5.08%
TOTAL SITE	52,270.72 sq.ft.	100%

NORTH

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

HORZ. 1 inch = 20 ft.

ENSIGN

LAYTON
1485 West Hillfield Rd.
Suite 204
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315

SALT LAKE CITY
Phone: 801.255.0529

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FOR:
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47 EAST CRESTWOOD #1
KAYSVILLE, UTAH 84037

CONTACT:
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PHONE: 801-444-0029
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MEADOWS AT CITY PARK
PHASE 1
50 SOUTH 200 WEST
FARMINGTON CITY, UTAH

PROFESSIONAL ENGINEER
No. 5049039
9-4-14
CAMERON HESS PRESTON
STATE OF UTAH

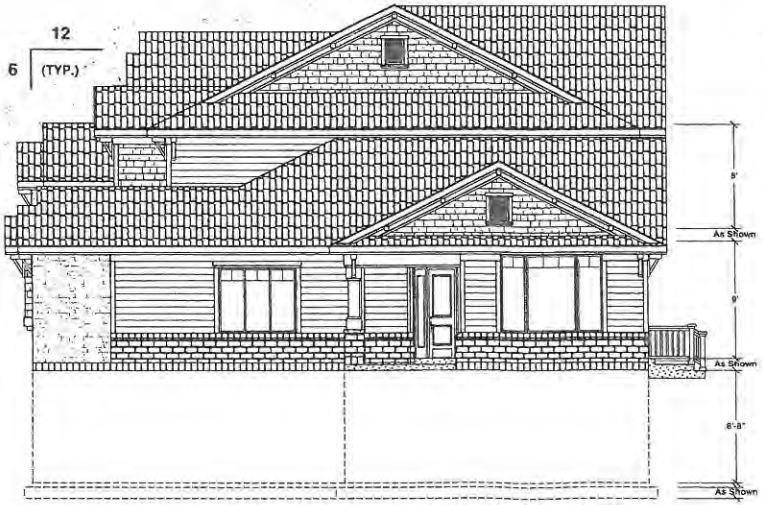
NO.	DATE	REVISION	BY
1	6-30-14	FOR REVIEW	C-P
2	9-4-14	FOR APPROVAL	C-P
3			
4			
5			
6			
7			
8			

SITE PLAN

PROJECT NUMBER: L2109
PRINT DATE: 9/4/14
DRAWN BY: M.ELMER
CHECKED BY: C.PRESTON
PROJECT MANAGER: C.PRESTON

C-100

Front Elevation
Scale 1/4" = 1'-0"



Right Elevation
Scale 1/4" = 1'-0"

Contractor will verify any & all stepping in footings & foundation and adjust as required by existing & finish grades.

Final roof overhang dimension to be determined by general contractor, framing contractor, and truss manufacturer prior to fabrication of roof trusses and roof framing members.

General contractor to provide truss engineering specifications and layouts to structural engineer for complete review prior to ordering and fabrication of any and all roof elements.

All flues and vents through roof shall be directed to the rear of the roof wherever possible (Contractor to verify)

Provide insulation baffles in attic. (Contractor to verify)

Provide ice & water shield consisting of two layers of type 15 felt applied shingle fashion and solid mopped together with approved cementing material between the plies extending from the eave up to the roof to a point 24" inside the exterior wall line of the building, or use approved ice and water shield. (Contractor to verify)

All weather exposed surfaces shall have a weather-resistive barrier to protect the interior wall covering. Building paper shall be free from holes and breaks other than those created by fasteners and construction system due to attaching of the building paper, and shall be applied over the studs or sheathing of all exterior walls. Such felt or paper shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches. Where vertical joints occur, felt or paper shall be lapped not less than 6 inches. Barrier shall extend above soffit and fascia to top plate. (Provide 2 layers behind stucco surfaces). Also provide metal or equal flashing at foundations and brick veneer or stone fall walls where water from weather barrier could enter dwelling.

Provide counterflashing and caulking at all exterior doors and windows.

Engineering provided by others. Contractor will verify any and all beams, headers, and all other structural items on plans as detailed by the engineer. Problems with any engineered item will need to be resolved with the engineer directly.

Contractor will verify all dimensions & conditions shown on these plans and with the building site prior to commencing any work on this project

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Proposed 3-Plex For:
Nicholls Nook P.U.D.
Nicholls Nook P.U.D.
Lot 101
Farmington, Utah

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PageNumber A-4

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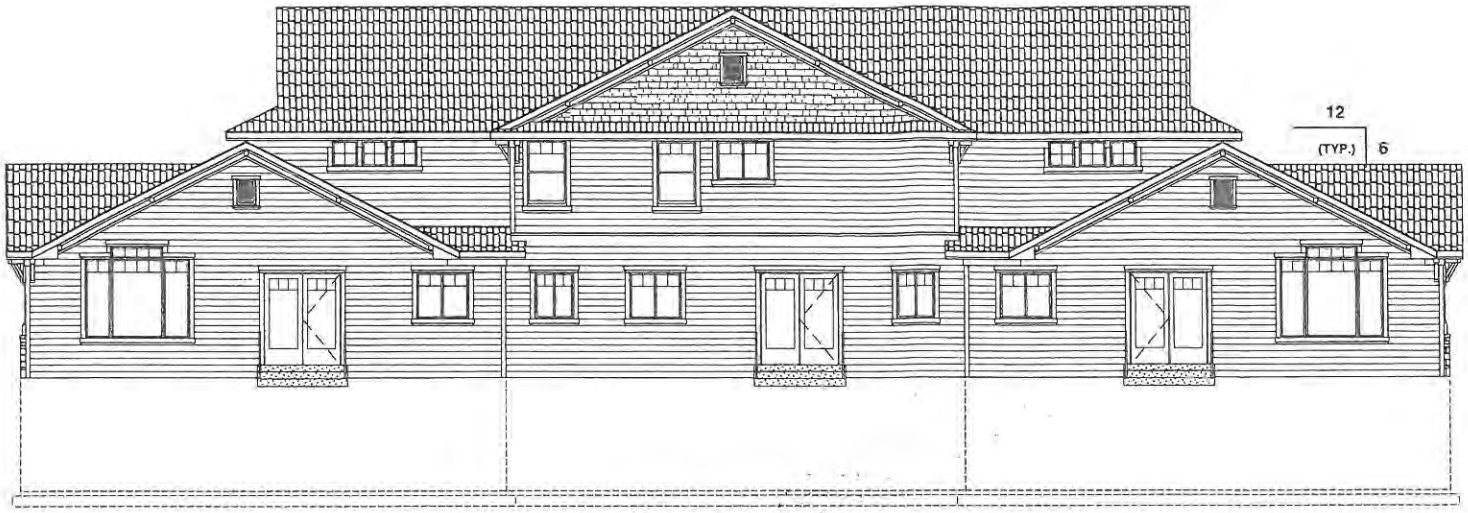
Revisions

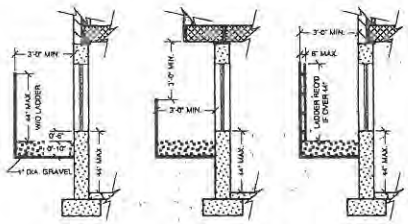
Project No. 09-014

PlanNumber M-5847
Date August 21, 2009
PageNumber A-4



Rear Elevation
Scale 1/4" = 1'-0"

PLAN VIEW



SECTION VIEW

Typical Window Well Details
Scale 3/8" = 1'-0"

Unless otherwise specified, all basement windows not fully 8' below finished grade shall be protected by galvanized or concrete window wells. Window wells will be dug to a depth below the window sill to allow 18" of 1" diameter gravel to be at a minimum of 8" below the window sill.

Egress and rescue windows with a finished sill height below the adjacent ground elevations shall have a window well. window wells as escape or rescue windows shall comply with the following:

1. The clear horizontal dimensions shall allow the window the be fully opened and provide a minimum accessible net clear opening of 9 square feet, with a minimum dimension of 36 inches. A clear unobstructed space of egress route of 36 inches is required at window wells between bay windows, window shelves, decks, or floor overhangs.

2. Window wells with a vertical depth of more than 44 inches shall be equipped with an approved permanently affixed ladder or stairs that are accessible within the window in the fully open position. The ladder or stairs shall not encroach into the required dimensions of the window well by more than 6 inches.

Bars, grilles, grates or similar devices may be installed on emergency escape or rescue windows, doors or window wells, provided:

1. The devices are equipped with approved release mechanisms which are operable from the inside without the use of a key or special knowledge or effort; and
2. The building is equipped with smoke detectors installed in accordance with the

Left Elevation
Scale 1/4" = 1'-0"

Contractor will verify any & all steps in footings & foundation and adjust as required by existing & finish grades

Final roof overhang dimension to be determined by general contractor, framing contractor, and truss manufacturer prior to fabrication of roof trusses and roof framing members.

General contractor to provide truss engineering specifications and layouts to structural engineer for complete review prior to ordering and fabrication of any and all roof elements.

All hvac and vents through roof shall be directed to the rear of the roof wherever possible (Contractor to verify)

Provide insulation baffles in attic. (Contractor to verify)

Provide ice & water shield consisting of two layers of type 15 felt applied shingle fashion and solid mopped together with approved cementing material between the plies extending from the eave up to the roof to a point 24" inside the exterior wall line of the building, or use approved ice and water shield. (Contractor to verify)

All weather exposed surfaces shall have a weather-resistive barrier to protect the interior wall covering. Building paper shall be free from holes and breaks other than those created by fasteners and construction system due to attaching of the building paper, and shall be applied over the studs or sheathing of all exterior walls. Such felt or paper shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches. Where vertical joints occur, felt or paper shall be lapped not less than 6 inches. Barrier shall extend above soffit and fascia to top plate. (Provide 2 layers behind stucco surfaces). Also provide metal or equal flashing at foundations and brick veneer or stone hall leads where water from weather barrier could enter dwelling.

Provide counterflashing and caulking of all exterior doors and windows.

Engineering provided by others. Contractor will verify any and all beams, headers, and all other structural items on plans as detailed by the engineer. *Problems with any engineered item will need to be resolved with the engineer directly.*

Contractor will verify all dimensions & conditions shown on these plans and with the building site prior to commencing any work on this project

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Prelaminary-Plot For:

Nicholls Nook P.U.D.

Nicholls Nook P.U.D.
100 Yards
Farmington, Utah

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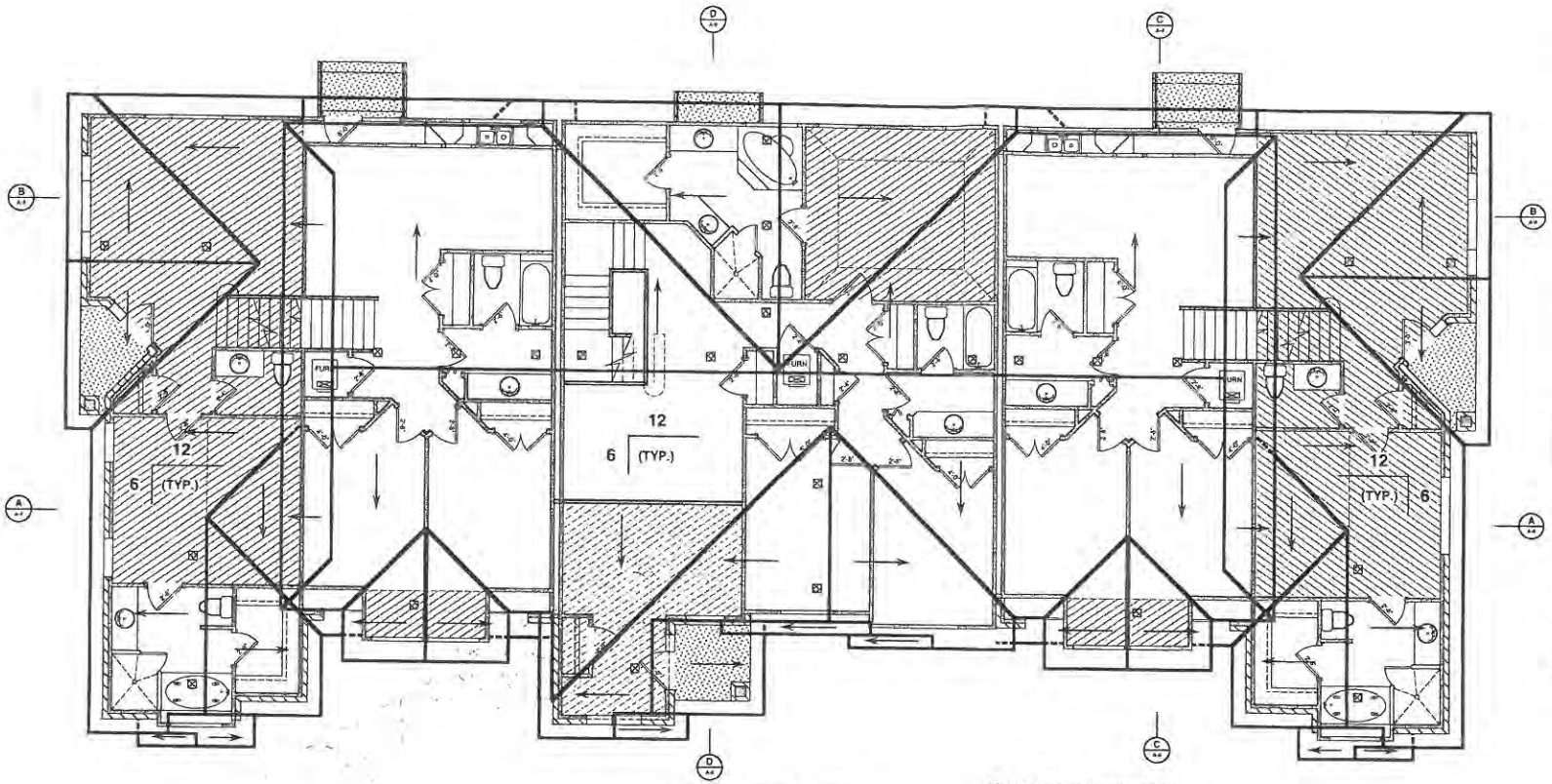
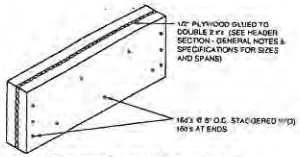
Revisions

Preliminary 09-014

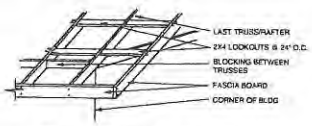
PlanNumber M-5847
Date August 21, 2009
PageNumber A-5



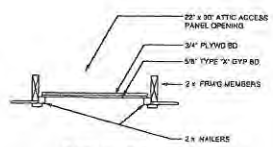
Roof Layout Plan
Scale 1/4" = 1'-0"



Bearing Header
Scale; 1 1/2" = 1'-0"



Typ. Eave Framing
Scale: 3/4" = 1'-0"



Attic Access
Scale: 3/4" = 1'-0"

Indicates roof vent (Lomanco Model No. 750 or equal) to be used with aluminum soffit vent system around entire perimeter of home (Contractor to verify)

Final roof overhang dimension to be determined by general contractor, framing contractor, and truss manufacturer prior to fabrication of roof trusses and roof framing members.

General contractor to provide truss engineering specifications and layouts to structural engineer for complete review prior to ordering and fabrication of any and all roof elements.

Contractor to verify that all bay and boxed windows are provided with adequate overhang protection

All flues and vents through roof shall be directed to the rear of the roof wherever possible (Contractor to verify)

Provide insulation baffles in attic. (Contractor to verify)

Provide ice & water shield consisting of two layers of type 15 felt applied shingle fashion and solid mopped together with approved cementing material between the piles extending from the eave up to the roof to a point 24" inside the exterior wall line of the building, or use approved ice and water shield.

Engineering provided by others. Contractor will verify any and all beams, headers, and all other structural items on plans as detailed by the engineer. Problems with any engineered item will need to be resolved with the engineer directly.

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Proposed Plan For:

Nicholls Nook P.U.D.

Nicholls Nook P.U.D.

100 West
Farmington, Utah

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Revisions

Projection 09-014

PlanNumber M-5847

Date August 21, 2009

PageNumber A-6

EXHIBIT B

Planning Commission Staff Report
April 7, 2016

Item 4: Final Plat for Farmington Park Conservation Subdivision Phase III

Public Hearing:	No
Application No.:	S-32-15
Property Address:	Approx. 900 West and Glover Lane
General Plan Designation:	RRD (Rural Residential Density)
Zoning Designation:	AE (Agricultural Estates)
Area:	12.42 Acres
Number of Lots:	37 Lots
Property Owner:	Fieldstone Homes
Applicant:	Kameron Spencer/Fieldstone Homes

Request: *Applicant is requesting a recommendation for Final Plat approval for the Farmington Park Conservation Subdivision Phase III.*

Background Information

Fieldstone Homes is requesting final plat approval for the Farmington Park Conservation Subdivision Phase III consisting of 37 lots on 12.42 acres in an AE zone. The applicant is proposing a conservation subdivision option 2, which in an AE zone, requires the applicant to set aside 30% open space for which he'll receive a 20% incentive multiplier bonus. Because the preliminary plat for this entire subdivision was approved prior to the zone text amendment of Chapter 12, which changed the conservation subdivision standards, the applicant is grandfathered in under the old rules.

The minimum lot size in a conservation subdivision option 2 for the AE zone is 9,000 s.f. The proposed final plat meets this minimum lot size and the average lot area is 11,985 s.f. or a little over ¼ acre. The applicant has proposed larger lot sizes on the periphery of the project, to better match the surrounding neighborhoods, particularly Farmington Creek Estates Phases II and III. In this phase, the larger lots abut the new elementary school and park. Additionally the proposed final plat meets all of the other standards as set forth in Chapter 12.

Originally, the parks department had this property slated for a 4-5 acre park, but when the applicant wanted to meet the full 11 acre open space requirement, he proposed that the City use the entire 11 acres as a park, to which the Park's Department gladly welcomed as a solution. The area where the park is proposed is advantageous because it is the low point in the property and sits below the 4218 line, and is thus designated as Development Restricted on the master plan. Additionally, the proposed westerly

alignment of the West Davis Corridor would impact the southwest corner of the property; this may be advantageous because converting open space to highway may be simpler than converting houses, in the event that the WDC does get built in this location.

The applicant has proposed a phasing plan for the park to be deeded to the City in parts that correspond to the subdivision phasing plans and the open space requirements therein. For instance, Phase II of the subdivision conveyed 2.17 acres to the City. However, prior to Phase III, the entirety of the park property was deeded to the City, and is now owned in fee title by the City.

A portion of the site sits in the FEMA Floodplain so the applicant will need to bring some of the houses out of the floodplain through raising the finished floor elevation. The applicant has been working with FEMA and has acquired a Conditional Letter of Map Revision that has an effective date in June. The applicant must also obtain a Letter of Map Revision (LOMR) after the effected houses are brought out of the floodplain.

Suggested Motion:

Move that the Planning Commission recommend that the City Council approve the Final Plat for the Farmington Park Conservation Subdivision Phase III subject to all applicable Farmington City codes and development standards and the following conditions:

1. The applicant will obtain a no-rise certificate for the proposed subdivision;
2. Prior to recordation, the applicant shall dedicate a storm drain easement on Lot 337 in favor of Farmington City and that dedication shall be approved by the City Engineer;
3. The yard drain easements on the west side of the properties abutting the 1100 West park shall include language on the final plat accepting 10' of the park to drain into them, and shall be shown on the plat prior to recordation;
4. All improvement drawings, including but not limited to the grading and drainage plan, street cross-section and profiles, and standard details must receive final approval from the DRC prior to either recordation of the plat or a pre-construction meeting, whichever comes first.

Findings:

1. The proposed development meets all of the old standards and requirements of a conservation subdivision (option 2) in the AE zone such as minimum lot sizes, lot widths and setbacks; the applicant received preliminary plat approval for a conservation subdivision prior to the zone text change to Chapter 12 and is therefore grandfathered in under the old rules.
2. The proposed development is at a density of 2.3 units per acre, which is consistent with the adjacent neighborhoods and the RRD General Plan designation.
3. The development is not seeking a waiver of the open space provision and is providing the City with much needed recreational space.
4. The 1100 West park drains from east to west, and discharges on 1100 West, however, there is a 5-10' strip of land that is several feet higher than the proposed subdivision, therefore, a small amount of water may drain onto lots abutting the park, by adding language to the existing yard drains, the project is accepting this limited water.
5. The overall layout follows the low density residential objectives of the General Plan.

Supplemental Information

1. Vicinity Map
2. Final Plat
3. Tree Plan
4. Preliminary Plat

Applicable Ordinances

1. Title 12, Chapter 3 – Final Plat
2. Title 11, Chapter 11—Agriculture Zones
3. Title 11, Chapter 12---Conservation Subdivision Development Standards

Farmington City

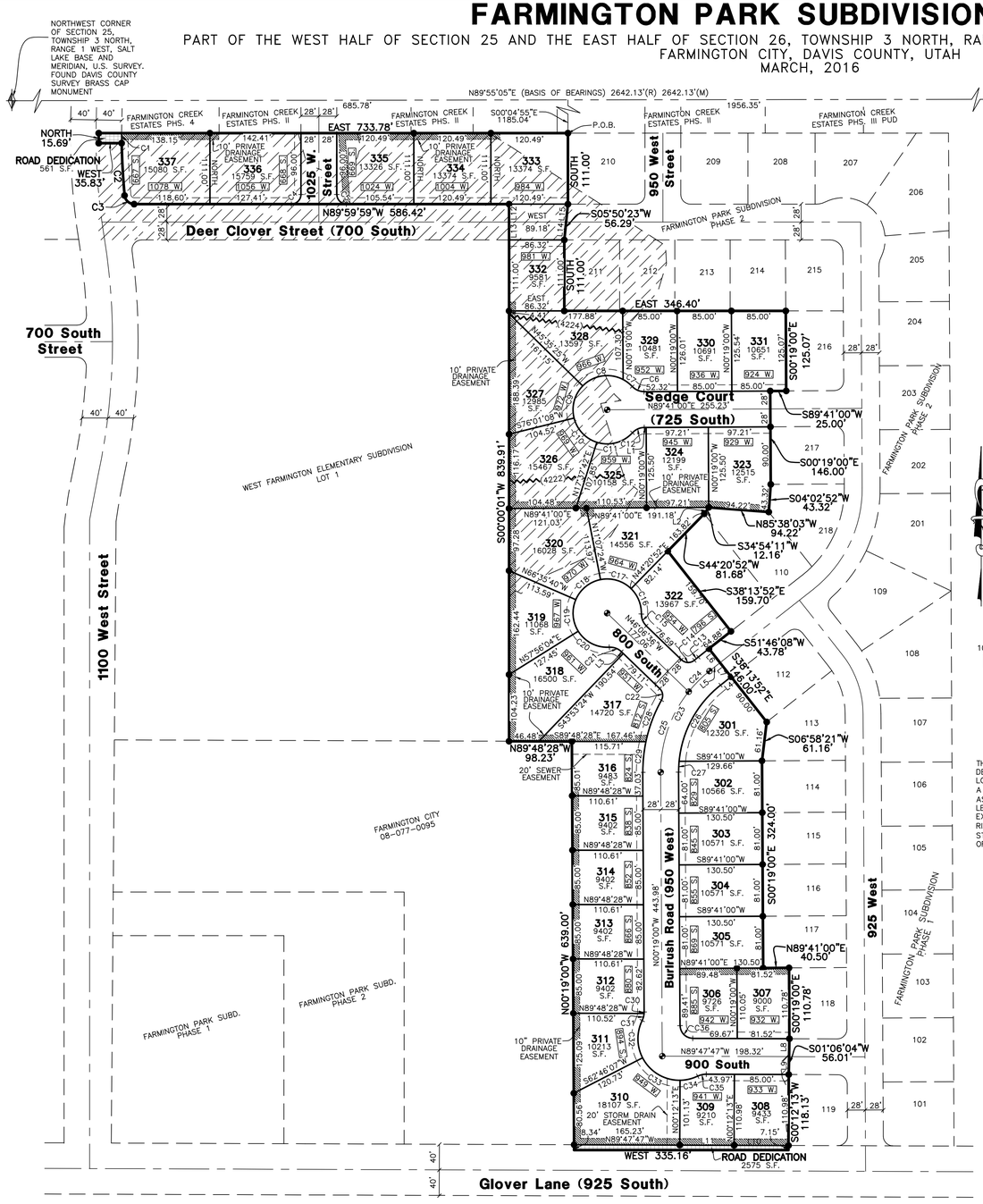
Tuesday, February 24, 2009 10:44:54 AM
M:\Projects\Current\BaseMap.mxd

0 145 290 580 870 Feet

Reeve & Associates, Inc. - Solutions You Can Build On

FARMINGTON PARK SUBDIVISION PHASE 3

PART OF THE WEST HALF OF SECTION 25 AND THE EAST HALF OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
FARMINGTON CITY, DAVIS COUNTY, UTAH
MARCH, 2016



VICINITY MAP
NOT TO SCALE

NOTES:
1. A SOILS REPORT HAS BEEN SUBMITTED TO THE CITY
2. THE PRIVATE REAR LOT DRAINAGE SYSTEM WILL BE BUILT BY DEVELOPER AND MAINTAINED BY INDIVIDUAL LOT OWNERS
3. FEMA HAS APPROVED TO REMOVE THE FLOODWAY AND FLOOD PLAIN FROM THE SUBDIVISION PER CASE #15-18-1200P EFFECTIVE ON JUNE, 24, 2016

LEGEND
- = SECTION CORNER
- = SET STREET MONUMENT
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = 10' PRIVATE DRAINAGE EASEMENT
- = 10' PUBLIC UTILITY EASEMENTS
- = ROAD CENTERLINE/MON. LINE
- = SECTION TIE LINE
- = BASE FLOOD ELEVATION LINE (NAD 88)
- = 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN
- = ROAD DEDICATION

100 0 100 200 300
Scale: 1" = 100'

BOUNDARY DESCRIPTION
PART OF THE WEST HALF OF SECTION 25 AND THE EAST HALF OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT S89°55'05"W 1956.35 FEET AND S00°04'55"E 1185.04 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 25; THENCE SOUTH 111.00 FEET; THENCE S05°50'23"W 56.29 FEET; THENCE SOUTH 111.00 FEET; THENCE EAST 346.40 FEET; THENCE S00°19'00"E 125.07 FEET; THENCE S89°41'00"W 25.00 FEET; THENCE S00°19'00"E 146.00 FEET; THENCE S04°02'52"W 43.32 FEET; THENCE N85°38'03"W 94.22 FEET; THENCE S34°54'11"W 12.16 FEET; THENCE S44°20'52"W 81.68 FEET; THENCE S38°13'52"E 159.70 FEET; THENCE S51°46'08"W 43.78 FEET; THENCE S38°13'52"E 146.00 FEET; THENCE S06°58'21"W 61.16 FEET; THENCE S00°19'00"E 324.00 FEET; THENCE N89°41'00"E 40.50 FEET; S00°19'00"E 110.78 FEET; S01°06'04"W 56.01 FEET; S00°12'13"W 118.13 FEET; THENCE WEST 335.16 FEET; THENCE N00°19'00"W 638.94 FEET; THENCE N89°48'28"W 98.23 FEET; THENCE S00°00'01"W 839.91 FEET TO THE NORTH RIGHT-OF-WAY LINE OF DEER CLOVER LANE; THENCE N89°59'59"W ALONG SAID NORTH RIGHT-OF-WAY 586.42 FEET; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 22.08 FEET, A RADIUS OF 15.00 FEET, A CHORD BEARING OF N47°49'03"W, AND A CHORD LENGTH OF 20.14 FEET; THENCE ALONG A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 81.93 FEET, A RADIUS OF 959.92 FEET, A CHORD BEARING OF N03°11'24"W, AND A CHORD LENGTH OF 81.91 FEET; THENCE WEST 35.83 FEET; THENCE NORTH 15.69 FEET TO A POINT ON THE EXTENSION OF THE SOUTH LINE OF FARMINGTON CREEK ESTATES PHASES 3 & 4; THENCE EAST ALONG SAID SOUTH LINE, 733.78 FEET TO THE POINT OF BEGINNING.

CONTAINING 541,196 SQUARE FEET OR 12.424 ACRES

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS PLAT IS THE LINE BETWEEN A FOUND DAVIS COUNTY BRASS CAP MONUMENT AT THE NORTH QUARTER CORNER AND A FOUND DAVIS COUNTY BRASS CAP MONUMENT AT THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS: S89°55'05"W

NARRATIVE
THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS. ALL REAR LOT CORNERS AND BOUNDARY CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES. THE NORTH RIGHT-OF-WAY LINE OF GLOVER LANE (925 SOUTH STREET) WAS ESTABLISHED BY SPLITTING THE CENTERLINE OF THE EXISTING ASPHALT.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°41'00"W	2.91'
L2	S34°54'11"W	12.16'
L3	S46°06'36"E	4.04'
L4	S51°46'08"W	21.10'
L5	S51°46'08"W	21.10'
L6	S38°13'52"E	28.00'
L7	S38°13'52"E	28.00'
L8	S01°06'04"W	28.01'
L9	S01°06'04"W	28.00'
L10	N89°47'47"W	85.00'
L11	N89°47'47"W	85.00'
L12	S00°00'01"W	28.00'
L13	S00°00'01"W	28.00'
L14	N05°50'23"E	28.15'
L15	N05°50'23"E	28.15'

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	960.00'	15.69'	15.69'	7.85'	S00°16'36"E	0°56'11"
C2	960.00'	81.93'	81.91'	40.99'	S03°11'24"E	4°53'24"
C3	15.00'	22.08'	20.14'	13.59'	S47°49'03"E	84°20'24"
C4	15.00'	23.56'	21.21'	15.00'	S44°59'59"W	89°59'59"
C5	15.00'	23.56'	21.21'	15.00'	N44°59'59"W	89°59'58"
C6	25.00'	20.74'	20.15'	11.01'	S66°33'00"E	47°32'01"
C7	53.50'	18.11'	18.03'	9.14'	S52°28'58"E	19°23'50"
C8	53.50'	68.55'	63.95'	39.88'	N81°06'50"E	73°24'30"
C9	53.50'	54.52'	52.19'	29.89'	N15°12'52"E	58°23'26"
C10	53.50'	54.52'	52.19'	29.89'	N43°10'35"W	58°23'26"
C11	53.50'	61.14'	57.87'	34.40'	S74°53'21"W	65°28'43"
C12	25.00'	20.74'	20.15'	11.01'	S65°55'00"W	47°32'01"
C13	228.00'	8.06'	8.06'	4.03'	N50°45'23"E	2°01'30"
C14	15.00'	22.03'	20.10'	13.54'	S88°10'59"E	84°08'45"
C15	25.00'	20.74'	20.15'	11.01'	S22°20'36"E	47°32'01"
C16	53.50'	43.96'	42.73'	23.30'	S22°06'52"E	47°04'33"
C17	53.50'	51.80'	49.80'	28.13'	S73°23'16"E	55°28'16"
C18	53.50'	51.80'	49.80'	28.13'	N51°08'28"E	55°28'16"
C19	53.50'	51.80'	49.80'	28.13'	S04°19'48"E	55°28'16"
C20	53.50'	57.50'	54.77'	31.88'	N62°51'16"W	61°34'41"
C21	25.00'	20.74'	20.15'	11.01'	S69°52'37"E	47°32'01"
C22	15.00'	19.74'	18.35'	11.60'	N08°24'20"W	75°24'33"
C23	200.00'	181.81'	175.62'	97.73'	N25°43'34"E	52°05'08"
C24	200.00'	45.74'	45.64'	22.97'	S45°13'00"W	13°06'17"
C25	200.00'	136.07'	133.46'	70.79'	N19°10'26"E	38°58'52"
C26	172.00'	139.34'	135.56'	73.75'	N28°33'42"E	46°24'53"
C27	172.00'	17.02'	17.02'	8.52'	N02°31'08"E	5°40'16"
C28	228.00'	69.57'	69.30'	35.06'	S20°33'30"W	17°28'55"
C29	228.00'	48.29'	48.20'	24.23'	N05°45'01"E	12°08'02"
C30	30.00'	2.39'	2.39'	1.20'	S01°57'53"W	4°33'46"
C31	30.00'	11.50'	11.43'	5.82'	S15°13'39"W	21°57'45"
C32	65.00'	60.63'	58.45'	32.72'	S00°30'41"E	53°26'24"
C33	65.00'	72.10'	68.46'	40.27'	N59°00'30"W	63°33'14"
C34	65.00'	28.97'	28.73'	14.73'	S76°26'47"W	25°32'11"
C35	30.00'	13.79'	13.67'	7.02'	S77°02'02"W	26°20'22"
C36	20.00'	31.23'	28.16'	19.82'	S45°03'24"E	89°28'47"

SURVEYOR'S CERTIFICATE
I, ROBERT D. KUNZ, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF FARMINGTON PARK SUBDIVISION PHASE 3 IN FARMINGTON CITY, DAVIS COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE DAVIS COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF FARMINGTON CITY, DAVIS COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20___.

REGISTERED LAND SURVEYOR 150228-2201 ROBERT D. KUNZ STATE OF UTAH

150228 — UTAH LICENSE NUMBER
ROBERT D. KUNZ

OWNERS DEDICATION AND CERTIFICATION
WE, THE UNDERSIGNED, OWNERS OF THE HEREON-DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS, AS SHOWN ON THIS PLAT, AND NAME SAID TRACT OF LAND FARMINGTON PARK SUBDIVISION PHASE 3, AND HEREBY DEDICATE, GRANT AND CONVEY TO FARMINGTON CITY, DAVIS 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 DEDICATE TO FARMINGTON CITY THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY PURPOSES, AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, AS MAY BE AUTHORIZED BY FARMINGTON CITY.

THE UNDERSIGNED HEREBY CERTIFY THAT THIS SUBDIVISION HAS MET ALL REQUIREMENTS OF FARMINGTON CITY ORDINANCES.

SIGNED THIS _____ DAY OF _____, 20_____.

_____ _____

ACKNOWLEDGMENT
STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

_____ _____
COMMISSION EXPIRES NOTARY PUBLIC

ACKNOWLEDGMENT
STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

_____ _____
COMMISSION EXPIRES NOTARY PUBLIC

DEVELOPER
FIELDSTONE HOMES
12896 SOUTH PONY EXPRESS RD.
STE. 400
DRAPER, UT 84020
(801) 568-2340

WEBER BASIN WATER CONSERVANCY DISTRICT
APPROVED BY WEBER BASIN WATER CONSERVANCY DISTRICT THIS _____ DAY OF _____, 20____

_____
WEBER BASIN WATER CONSERVANCY DISTRICT

PROJECT INFORMATION
Surveyor: R. KUNZ
Designer: E. ROCHE
Begin Date: 04-01-15
Project Name: FARMINGTON PARK SUB. PHS. 3
Number: 5117-07
Scale: 1"=100'
Revision: 3-16-16
Page: 1 of 1

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

_____
DAVIS COUNTY RECORDER

_____ DEPUTY.

PLANNING COMMISSION APPROVAL
APPROVED THIS _____ DAY OF _____, 20____ BY THE FARMINGTON CITY PLANNING AND ZONING COMMISSION.

_____
CHAIRMAN, FARMINGTON CITY PLANNING COMMISSION

CITY COUNCIL APPROVAL
APPROVED THIS _____ DAY OF _____, 20____ BY THE FARMINGTON CITY COUNCIL.

_____ ATTEST: _____
FARMINGTON CITY MAYOR CITY RECORDER

SEWER DISTRICT APPROVAL
APPROVED THIS _____ DAY OF _____, 20____ BY THE CENTRAL DAVIS SEWER DISTRICT.

_____
CENTRAL DAVIS SEWER DISTRICT

CITY ATTORNEY'S APPROVAL
APPROVED THIS _____ DAY OF _____, 20____ BY THE FARMINGTON CITY ATTORNEY.

_____
FARMINGTON CITY ATTORNEY

CITY ENGINEER'S APPROVAL
APPROVED THIS _____ DAY OF _____, 20____ BY THE FARMINGTON CITY ENGINEER.

_____
FARMINGTON CITY ENGINEER DATE

Reeve & Associates, Inc.
4155 S. HARRISON BLVD., SUITE 310, OGDEN, UTAH 84403
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com
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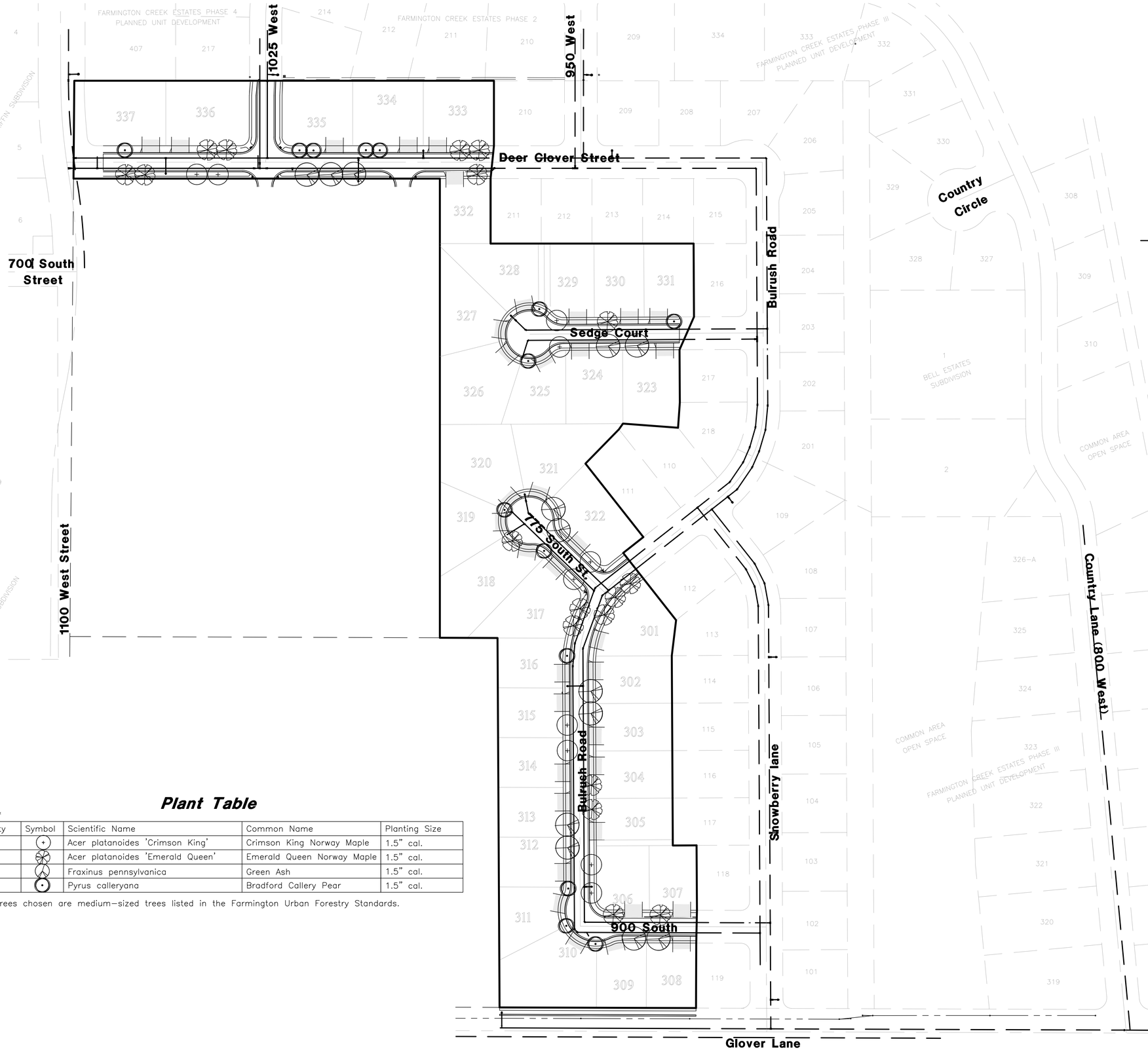

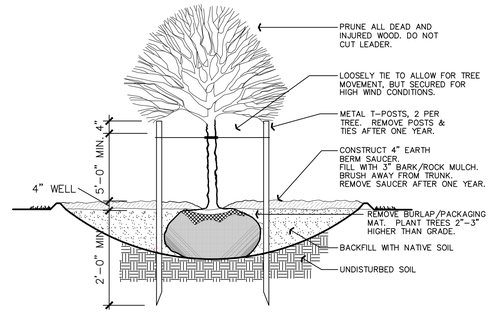

NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.

DECIDUOUS TREE PLANTING

SCALE: NOT TO SCALE

Plant Table

TREES**

Quantity	Symbol	Scientific Name	Common Name	Planting Size
10	+	Acer platanoides 'Crimson King'	Crimson King Norway Maple	1.5" cal.
18		Acer platanoides 'Emerald Queen'	Emerald Queen Norway Maple	1.5" cal.
13		Fraxinus pennsylvanica	Green Ash	1.5" cal.
14		Pyrus calleryana	Bradford Callery Pear	1.5" cal.

**All trees chosen are medium-sized trees listed in the Farmington Urban Forestry Standards.

80 0 80 160 240

Scale: 1" = 80'

APPROVED FOR CONSTRUCTION

BY: _____ DATE_____
FARMINGTON CITY ENGINEER

Revised: 03-16-16

Reeve & Associates, Inc.
920 CHAMBERS STREET #14, OGDEN, UTAH 84403
TEL: (801) 621-3100 FAX: (801) 621-2666 http://www.reeve-assoc.com
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REVISIONS

DATE		DESCRIPTION
01-19-16	CK	City Comments
01-29-16	JM	Matching Grades
02-02-16	CK	City Comments
03-10-16	CK	City Comments
03-16-16	WS	City Comments

Farmington Park
A Conservation Subdivision
Phase-3

FARMINGTON CITY, DAVIS COUNTY, UTAH

Tree Planting Plan

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
STATE OF UTAH

Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: R. HANSEN
Begin Date: APRIL 15, 2015
Name: FARMINGTON PARK SUBDIVISION PHASE-3
Number: 5117-07

Sheet 16 of 16 Sheets

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Wetland / Preliminary

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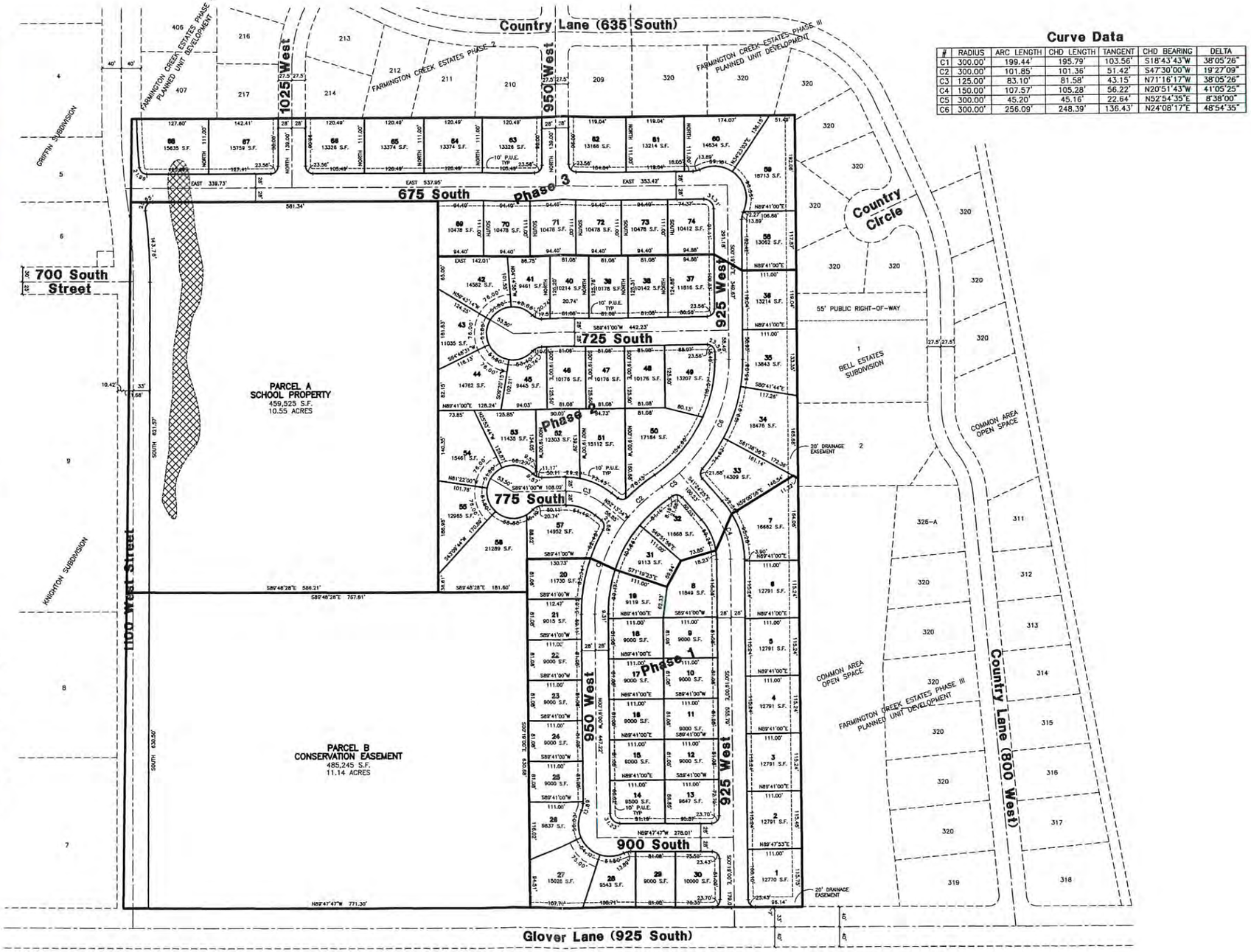
Vicinity Map



Curve Data

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	300.00'	199.44'	195.79'	103.56'	S18°43'43"W	38°05'26"
C2	300.00'	101.85'	101.36'	51.42'	S47°30'00"W	19°27'09"
C3	125.00'	83.10'	81.58'	43.15'	N71°16'17"W	38°05'26"
C4	150.00'	107.57'	105.28'	56.22'	N20°51'43"W	41°05'25"
C5	300.00'	45.20'	45.16'	22.64'	N52°54'35"E	8°38'00"
C6	300.00'	256.09'	248.39'	136.43'	N24°08'17"E	48°54'35"

100 0 100 200 300

Scale: 1" = 100'

Legal Description

A PART OF THE EAST HALF OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 WEST, AND THE WEST HALF OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 1184.01 FEET FROM THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING BEING NORTH 89°55'05" EAST BETWEEN SAID NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SAID SECTION 25) AND RUNNING THENCE EAST ALONG THE BOUNDARY LINE AGREEMENT RECORDED AS ENTRY NO. 2756575, IN BOOK 5819 AT PAGE 419, A DISTANCE OF 143.89 FEET, MORE OR LESS, TO THE WEST LINE OF FARMINGTON CREEK ESTATES PHASE 2 SUBDIVISION; THENCE SOUTH 0.05 FEET TO THE SOUTHWEST CORNER OF SAID FARMINGTON CREEK ESTATES PHASE 2 SUBDIVISION; THENCE ALONG THE SOUTH LINE OF SAID FARMINGTON CREEK ESTATES PHASE 2 SUBDIVISION, EAST 691.39 FEET; TO THE PORTION OF LAND CONVEYED IN WARRANTEE DEED RECORDED AS ENTRY NO. 2662721, IN BOOK 5528, AT PAGE 228; THENCE ALONG SAID PARCEL OF LAND THE FOLLOWING FIVE COURSES; (1) SOUTH 66.73 FEET TO A POINT OF CURVATURE; (2) THENCE SOUTHWESTERLY ALONG A 435.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 216.63 FEET (CENTRAL ANGLE EQUALS 28°32'00" AND LONG CHORD BEARS SOUTH 14°16'04" WEST 214.40 FEET) TO A POINT OF REVERSE CURVATURE; (3) THENCE SOUTHWESTERLY ALONG THE ARC OF A 435.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 219.03 FEET (CENTRAL ANGLE EQUALS 28°51'00" AND LONG CHORD BEARS SOUTH 14°06'33" WEST 216.73 FEET); (4) THENCE SOUTH 00°19'00" EAST 363.11 FEET; (5) THENCE EAST 600.09 FEET, MORE OR LESS, TO THE WEST LINE OF FARMINGTON CREEK ESTATES PHASE III P.U.D. FIRST AMENDMENT SUBDIVISION; THENCE ALONG SAID WEST LINE OF FARMINGTON CREEK ESTATES PHASE III P.U.D. FIRST AMENDMENT SUBDIVISION SOUTH 00°19'00" EAST 742.34 FEET TO THE NORTH LINE OF A 66 FOOT RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY WEST 1382.61 FEET, MORE OR LESS, TO THE EAST LINE OF 1100 WEST STREET AS PLATTED; THENCE NORTH ALONG SAID EAST LINE OF 1100 WEST STREET, NORTH 1074.56 FEET; THENCE EAST 46.20 FEET; THENCE NORTH 15.62 FEET TO THE POINT OF BEGINNING.

CONTAINS: 1,711,738 SQ. FT., OR 39.296 ACRES, MORE OR LESS, AS DESCRIBED.

DESIGN DATA

TOTAL AREA.....50.29 ACRES
SCHOOL PROPERTY.....11.00 ACRES
1100 WEST & GLOVERS LANE DEDICATION.....2.16 ACRES
NET AREA.....37.13 ACRES
OPEN SPACE REQUIRED.....11.14 ACRES (30%)
OPEN SPACE PROPOSED.....11.14 ACRES (30%)
= FEMA FLOOD PLAIN ZONE AE, EFFECTIVE 2-7-14

Developer:
Fieldstone Homes
Jason Harris
12896 South Pony Express Road, Ste. 400
Draper, UT 84020
(801) 680-9061

Farmington Park Conservation Subdivision

Farmington City, Davis County, Utah

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 4155 S. HARRISON BLVD. EXECUTIVE BLDG. #310, OGDEN, UTAH 84403, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

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REVISIONS
DATE | DESCRIPTION

Farmington Park Conservation Subdivision
PART OF THE NW 1/4 OF SECTION 25, T.3N., R.1W., S.L.B. & M., U.S. SURVEY
FARMINGTON CITY, DAVIS COUNTY, UTAH

Preliminary Plat
"Not to be Recorded"

Project Info.
Engineer: N. Reeve
Designer: C. Cave
Begin Date: April 28, 2014
Name: FARMINGTON PARK CONSERVATION SUBD.
Number: 5117-07

Sheet 1 of 2 Sheets

Planning Commission Staff Report
April 7, 2016

Item 5: Conditional Use/Site Plan Approval for Farmington High School

Public Hearing:	Yes
Application No.:	C-3-16
Property Address:	Approximately 650 West and Glover Lane
General Plan Designation:	RRD (Rural Residential Density)
Zoning Designation:	AE (Agricultural Estates)
Area:	48 acres
Number of Lots:	1
Property Owner:	Davis School District
Applicant:	Davis School District

Request: *Applicant is requesting conditional use/site plan approval for Davis School District's Farmington High School.*

Background Information

The main issues with this site plan have involve storm-water, and the improvement of 650 West and Glover Lane to minor and major collector standard respectively. While some of these issues are outstanding, the applicant has begun to address these issues or will address these issues to staff's satisfaction. Any outstanding issues can be addressed as conditions for approval, with final site plan approval being delegated to staff, if the Planning Commission desires.

Staff has included the applicant's full design package for your review and approval, this includes: site plan, detailed landscape plans, building elevations, and rendered perspectives. The improvement drawings have not been included, but have been reviewed and approved by the DRC as part of their normal review process.

It bears mentioning that although School Districts have what is known in state code as "sovereign status" which gives them the authority to circumvent somelocal municipal requirements, Davis School District has gone through the full review and approval process put forth by the City as any entity would.

The site plan approval process is dictated by Chapter 7 of the zoning ordinance, Section 11-7-104(6) states:

"*The Planning Commission shall review all Conditional Uses. The Planning Commission shall also review all multiple-family residential, commercial, commercial recreation, office, agricultural use, or industrial Permitted Uses which are subject to the requirements of this Chapter unless such review is waived by the Commission and is delegated to the Planning Department. A notice shall be sent to all adjacent property owners within five hundred (500) feet of the subject property for all site plan reviews considered by the Planning Commission. After adequate review, an application may be approved, approved with conditions, continued for further study, or disapproved for the use and/or site plan.*"

As part of their project improvements, Davis School District will be installing (and in some cases re-building) sidewalk, park-strip, curb, gutter, and asphalt on their frontage of both 650 West and Glover Lane; these improvements constitute a significant portion of both of these roads and will aid the City by setting the engineering standards for both of these roads as they improve in the future.

Part of the site plan approval process requires that all of the DRC agencies (Public Works, Fire Department, City Engineer, Central Davis Sewer, City Planning, Storm Water Official and Weber Basin Water) review and approve the site plan with recommendations. The issues that these agencies have raised have been included in the motion as conditions for approval.

Suggested Motion

Approve the enclosed Conditional Use and Site Plan, for the Farmington High School, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. SWPPP Corrections and storm water permit and bond must be done before construction begins;
2. Final Approval of the Site Plan consistent with all requirements set forth in Chapter 7 of the Zoning Ordinance shall be delegated to City Staff, including but not limited to the landscape plan;
3. Lighting shall be designed, located, and directed so as to eliminate glare and minimize reflection of light onto neighboring properties;
4. Any signs planned for the new high school shall be consistent with the Farmington City Sign Ordinance and compatible with the character of the neighborhood;
5. Improvement drawings, including but not limited to a grading and drainage plan, shall be reviewed and approved by the City Engineer, Public Works Department, Fire Department, Building Inspection, Central Davis Sewer District, and Weber Basin Water Conservancy District.

Findings for Approval:

1. The proposed high school is an integral component in planning and accommodating for Farmington's projected future growth.
2. The proposed use of the proposed high school is compatible with the surrounding community, including the surrounding subdivisions, the regional 650 West park and gym, the Farmington Bay Wildlife Refuge Area, etc.

3. State Law (Code 10-9a-305) exempts school districts from having to conform to municipality land use ordinances, which in this case includes the City's requirement for a conditional use. However, the applicant has been amenable to going through the conditional use approval process because of the partnership nature of this project and wanting to be transparent throughout the process.
4. The proposed high school will complete their proportionate share of 650 West and Glover Lane; these improvements will be a catalyst to improving the remaining sections of right-of-way for both of these streets.
5. The ordinance allows for flexibility on approving this site plan and conditional use in that the Planning Commission can approve this project and leave final approval to City Staff. In this way, the City can ensure that all outstanding issues are resolved and the approval of the Site Plan conforms to City ordinances and Development Standards.

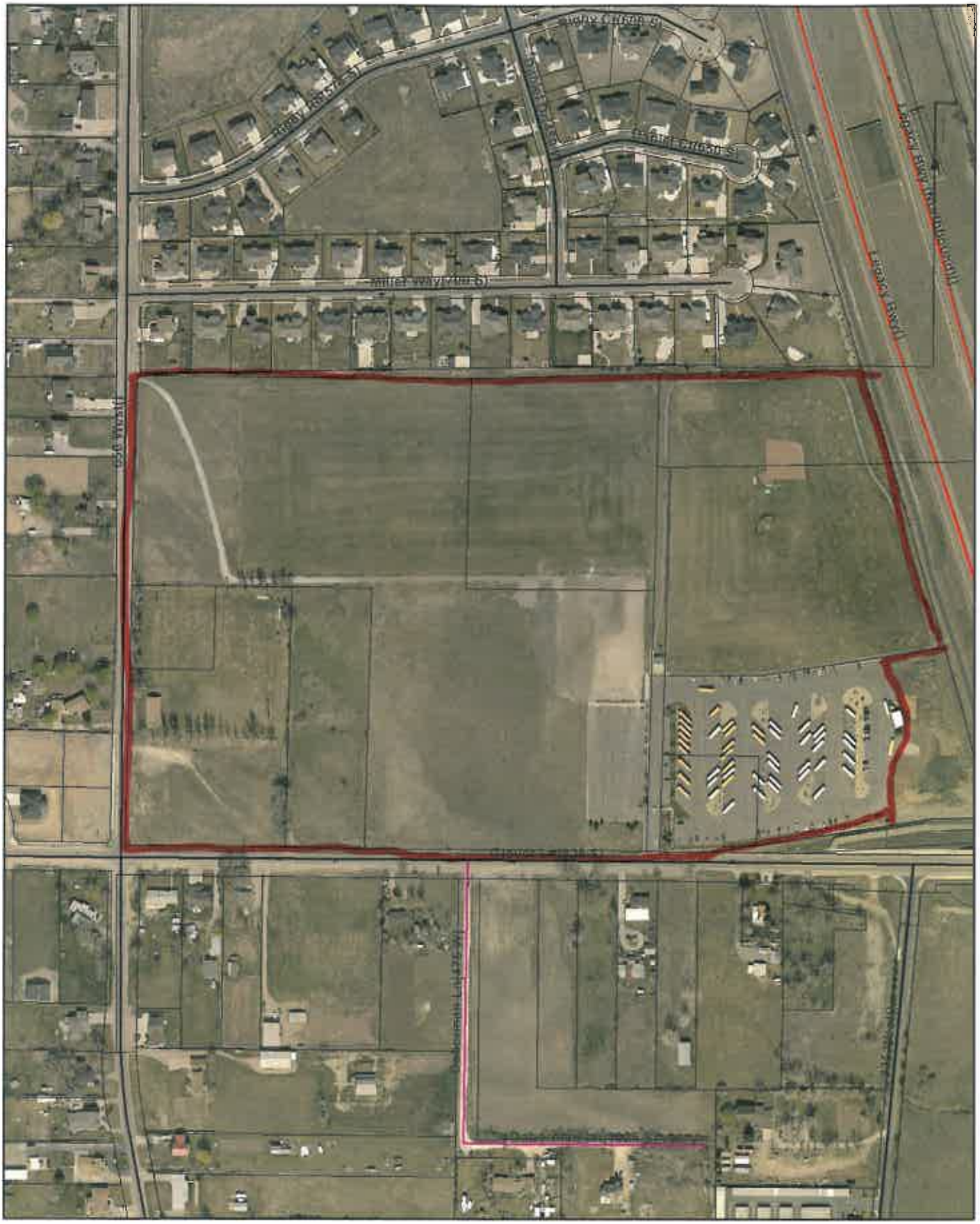
Supplemental Information

1. Vicinity Map
2. Design Package

Applicable Ordinances

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

Farmington City



Tuesday, February 24, 2009 10:44:54 AM
M:\Projects\Current\BaseMap.mxd

0 145 290 580 870 Feet

BID SET 2016 MAR 10

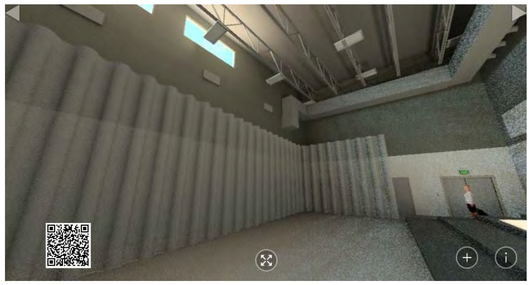
VOLUME

Addendum 001 2016-03-18

Davis School District
High School #10

650 West Glovers Lane // Farmington, UT // 84025

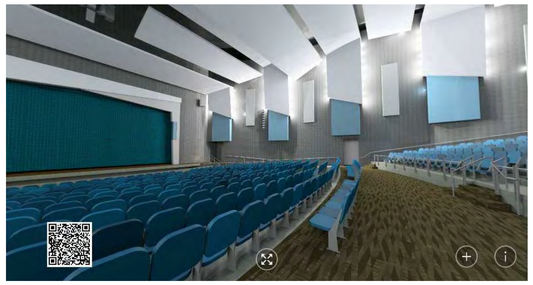
VCBO ARCHITECTURE



15 3D VIEW WHITEBOX
SCALE: 12" = 1'-0"

10 3D VIEW EVENTS LOBBY
SCALE: 12" = 1'-0"

5 3D VIEW COLLAB
SCALE: 12" = 1'-0"



1 3D VIEW AUDITORIUM
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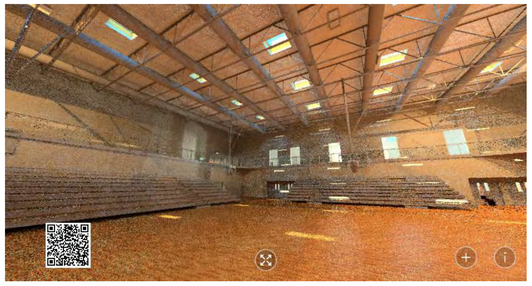
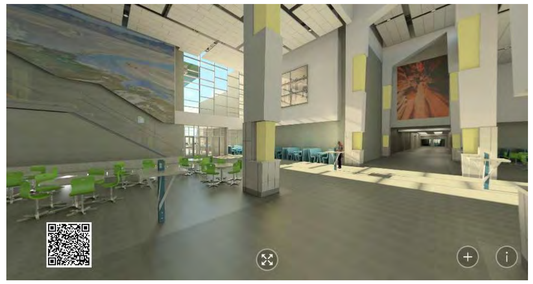


16 3D VIEW GYM
SCALE: 12" = 1'-0"

11 3D VIEW FRONT ENTRY
SCALE: 12" = 1'-0"



6 3D VIEW COMMONS 1
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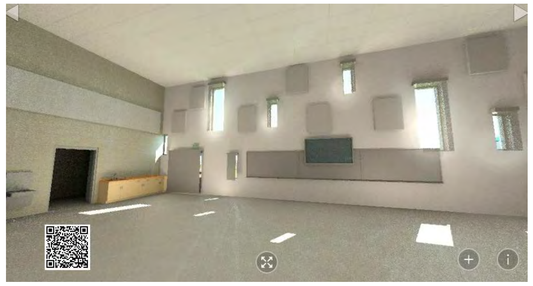
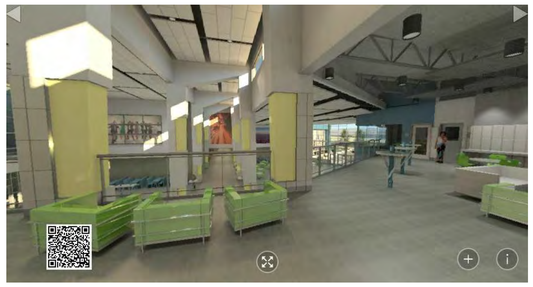
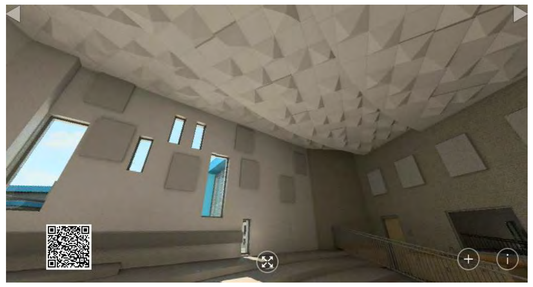


2 3D VIEW BAND
SCALE: 12" = 1'-0"

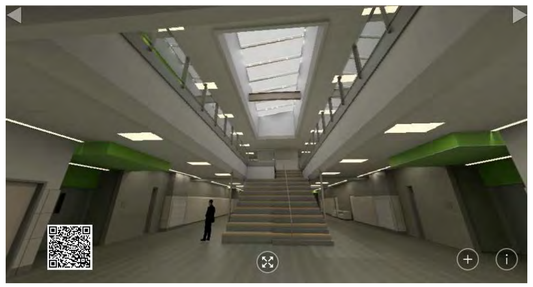
12 3D VIEW LIBRARY
SCALE: 12" = 1'-0"



7 3D VIEW COMMONS 2
SCALE: 12" = 1'-0"



3 3D VIEW CHOIR
SCALE: 12" = 1'-0"



13 3D VIEW STAIRS 1
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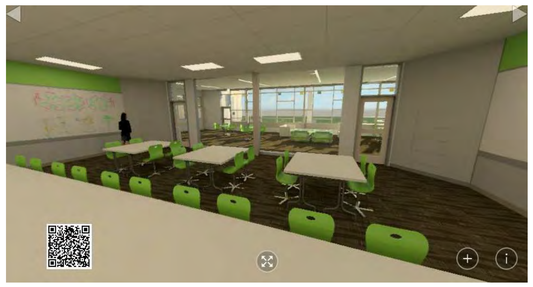
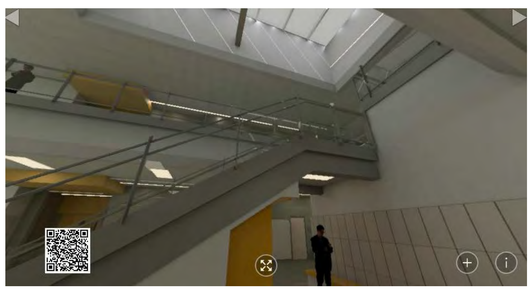
8 3D VIEW COMMONS 3
SCALE: 12" = 1'-0"



4 3D VIEW CLASSROOM
SCALE: 12" = 1'-0"



14 3D VIEW STAIRS 2
SCALE: 12" = 1'-0"

9 3D VIEW DINING PLAZA
SCALE: 12" = 1'-0"

3D VIEW GENERAL NOTES

THE THREE DIMENSIONAL VIEWS SHOWN IN THIS SET OF DRAWINGS ARE PROVIDED TO HELP EXPLAIN THE OVERALL CONCEPT AND INTENT OF THE BUILDING DESIGN AND ARE TO BE USED FOR REFERENCE ONLY. BIDDERS ARE NOT TO USE THESE VIEWS TO DETERMINE COMPONENT TYPES, QUANTITIES, ASSEMBLY METHODS OR ANY OTHER INFORMATION WHICH RELATE TO CONSTRUCTION COST.

THESE RENDERINGS CAN ALSO BE VIEWED AS 3D PANORAMIC IMAGES BY SCANNING THE 'QR' CODE WITH YOUR PHONE, OR BY CLICKING ON THE LINK IN THE PDF FILE. WHEN USING YOUR PHONE YOU CAN USE A GOOGLE CARDBOARD HEADSET FOR AN IMMERSIVE VIRTUAL ENVIRONMENT

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8600
VCBO.COM

REV DATE DESCRIPTION

VCBO NUMBER: 14865
CLIENT NUMBER: 00000
DATE: 2016 MARCH 10

DSD HIGH SCHOOL #10

DAVIS SCHOOL DISTRICT
650 WEST GLOVERS LANE
FARMINGTON, UT 84025
BID SET

3D VIEWS

G400

3/2/2016 8:43:51 AM

SITE SIGN LEGEND

SIGNS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES"
36" HIGH INTENSITY R1-1

1 — STOP — 30" x 30"

2"x2"x12ga GALVANIZED STEEL TUBE TYP.

SIGNS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES"
R5-1

2 — DO NOT ENTER — 30" x 30"

SIGNS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES"

MOUNT SIGN ON FIRE ACCESS GATE

3 — NO PARKING (FIRE ACCESS ROADWAY) — 24" x 30"

SIGNS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES"
R6-1

4 — ONE WAY — 36" x 12"

SIGNS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES"

5	HANDICAP PARKING SEE DETAIL B4/AS510
6	LOADING ONLY NO PARKING THIS LANE
7	PASSING ONLY NO STOPPING THIS LANE
8	FIRE LANE NO PARKING
9	BUS DROP OFF ONLY NO PARKING THIS LANE
10	NO EXIT

TEXT EXAMPLE — 24" x 30"

NOTE: LOCATE (2) CONSTRUCTION SIGNS AS DIRECTED BY ARCHITECT

PARKING STALLS

VAN ACCESSIBLE	15
AUTOMOBILE ACCESSIBLE	8
STANDARD	927
TOTAL	950

SITE MATERIAL KEY

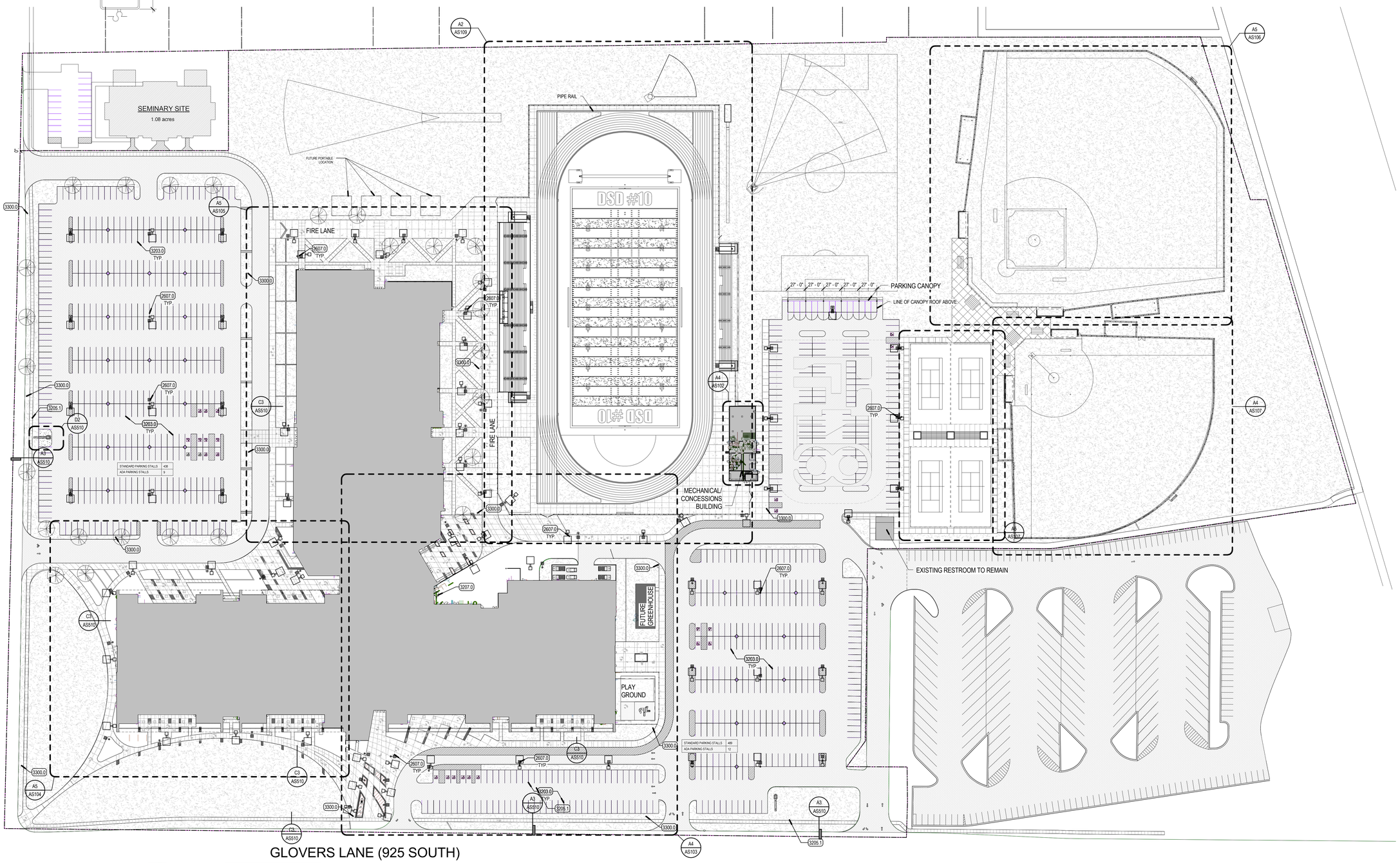
- PAINTED STRIPES
- LAWN
- CONCRETE
- ASPHALT

GENERAL SITE PLAN NOTES

1. GRADING AT THE BUILDING SHALL HAVE A 5% MINIMUM SLOPE AWAY FROM THE BUILDING FOR A MINIMUM OF 10'-0". UNO. CONCRETE SHALL BE SLOPED 2% AWAY FROM BUILDING. IBC 2012 SECTION 1804.3
2. FOUNDATION TO BE 6" ABOVE FINISHED GRADE UNO. (8" FOR DFCM PROJECT, ALSO REVIEW IBC 2012 SECTION 1808)
3. ALL CONNECTIONS FROM CITY STREETS TO THE BUILDING ARE TO BE PROVIDED UNDER THIS CONTRACT. CONTRACTOR TO VERIFY CITY STANDARDS FOR ROAD, CURB, UTILITY AND SIGNAGE REQUIREMENTS.
4. ALL EXTERIOR SIDEWALKS, STAIRS AND LANDINGS TO HAVE POSITIVE DRAINAGE BUT NO MORE THAN A MAXIMUM OF 1/4" SLOPE PER FOOT TO ALLOW POSITIVE DRAINAGE. ALL STAIRS AND RAMPS TO HAVE A LANDING OF 48 INCHES LONG AT THE TOP AND BOTTOM WITH A MAXIMUM SLOPE OF 1/4" PER FOOT. ALL REBAR IN EXTERIOR APPLICATIONS TO BE EPOXY COATED.
5. ALL HARDSCAPE TO BE A MINIMUM OF 4" THICK AIR ENTRAINED CONCRETE OVER 6" ROAD BASE, UNO, AND ALL SIDEWALKS SHALL BE NO LESS THAN 5'-0" WIDE.
6. FINISH GRADE OF SOFTSCAPE SHALL BE 2" UNIFORMLY BELOW PAVING SURFACES UNLESS NOTED OTHERWISE.
7. 12" X 4" X CONTINUOUS MINIMUM CONCRETE MOW STRIP. TO BE PROVIDED AROUND ENTIRE BUILDING EXCEPT WHERE CONCRETE SIDEWALKS OR PLANTERS OCCUR, TYP, SEE DETAIL B5/AS510.
8. LIGHT POLE BASE IN ALL LANDSCAPE LOCATIONS TO BE 6" ABOVE FINISHED GRADE, BE LOCATED AT LEAST 36" FROM FACE OF POLE BASE TO BACK OF CURB AND HAVE A CONCRETE MOW STRIP PER DETAIL B5/AS510. VERIFY LOCATION ON SITE WITH ARCHITECT PRIOR TO ANY INSTALLATION.
9. LIGHT POLE BASE IN ALL PAVED LOCATIONS TO BE 36" ABOVE FINISHED GRADE. VERIFY LOCATION ON SITE WITH ARCHITECT PRIOR TO ANY INSTALLATION.
10. REMOTE FDC TO HAVE VAULT FOR DRAINAGE.
11. COORDINATE ORIENTATION OF FIRE HYDRANT OUTLETS WITH THE FIRE MARSHALL'S OFFICE PRIOR TO THE FINAL INSTALLATION OF THE HYDRANT ASSEMBLY.

KEYED NOTES

2607.0	SITE LIGHT, WITH CONCRETE PAD
3203.0	PAINTED PARKING STRIPES AND ACCESS LANES
3205.1	DECORATIVE IRON FENCE
3207.0	DUMPSTER, NIC
3300.0	FIRE HYDRANT ASSEMBLY



A3 PLAN - SITE - OVERALL
SCALE: 1" = 60'-0"

VCBO ARCHITECTURE
524 SOUTH 600 EAST, SALT LAKE CITY, UT 84102
801.575.8800 VCBO.COM

REV | DATE | DESCRIPTION

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DATE: 2016 MARCH 10

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DSD HIGH SCHOOL #10

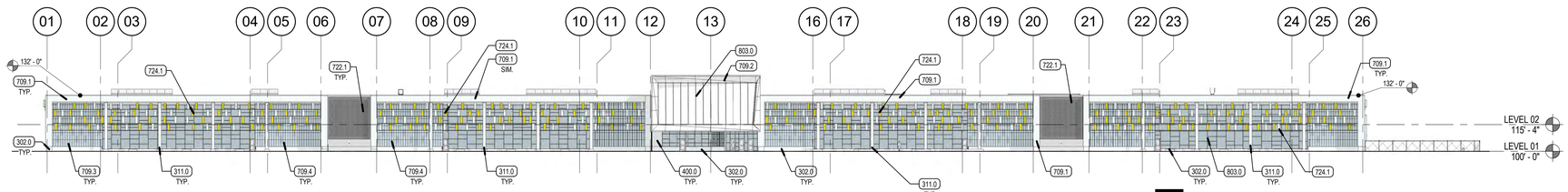
DAVIS SCHOOL DISTRICT
650 WEST GLOVERS LANE
FARMINGTON, UT 84025
BID SET

PLAN - OVERALL - SITE

AS101

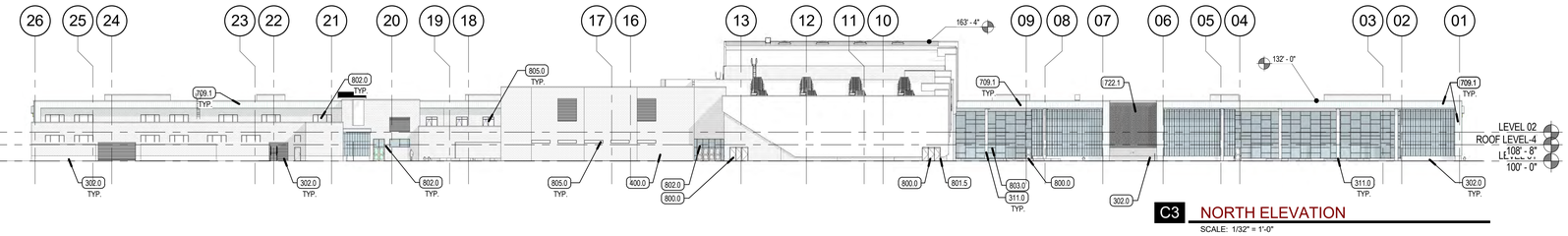
KEYED NOTES

302.0	REINFORCED CONCRETE FOUNDATION WALL, ARCHITECTURAL GRADE FINISH WHERE EXPOSED
311.0	REINFORCED CONCRETE COLUMN
400.0	CONCRETE MASONRY UNIT (CMU)
707.5	PRE-FINISHED CONT. METAL CAP AND CLEAT OVER (2) 2X PRE-TREATED NAILER. PRE-FINISHED CONT. METAL EDGE AND CLEAT
709.1	PRE-FINISHED EXTERIOR METAL PANEL SYSTEM TYPE 01 - SINGLE COLOR
709.2	PRE-FINISHED EXTERIOR METAL PANEL SYSTEM TYPE 02 - SINGLE COLOR
709.3	PRE-FINISHED EXTERIOR METAL PANEL SYSTEM TYPE 03- FOUR COLORS RANDOM PATTERN
709.4	PRE-FINISHED EXTERIOR METAL PANEL SYSTEM TYPE 03 OVER 3" EXTERIOR RIGID INSULATION- FOUR COLORS RANDOM PATTERN
722.1	PERFORATED GALVANIZED SCREEN WITH UNIQUE CUT PATTERN, DIGITAL FILE TO BE PROVIDED BY ARCHITECT
724.1	STAINLESS STEEL AIRCRAFT CABLE SUSPENSION SYSTEM WITH 1'-4"X4' .04" THICK METAL PANELS PRE-FINISHED FRONT AND BACK POWDERCOATED PERFORATED WITH 1/4" HOLES ON 5/16" STAGGERED CENTERS FIXED VERTICALLY BETWEEN THE HORIZONTAL CABLES AT 4'-0"C/C WITH PROPRIETARY STAINLESS STEEL CLAMPS. ORDER AND SPECIFIC LOCATION OF PANELS TO BE DIRECTED ON SITE BY ARCHITECT.
725.1	EXTERIOR INSULATION AND FINISH SYSTEM COLOR 01
800.0	DOOR AND FRAME
801.5	DOOR, OVERHEAD COIL DOOR
802.0	STOREFRONT SYSTEM
803.0	CURTAINWALL SYSTEM
805.0	WINDOW
805.4	WINDOW, 45 MIN FIRE RATED
1001.4	SIGNAGE, 4" DEEP CAST METAL LED BACKLIT CHANNEL LETTER SIGN, FINAL WORDS TO BE CONFIRMED BY ARCHITECT



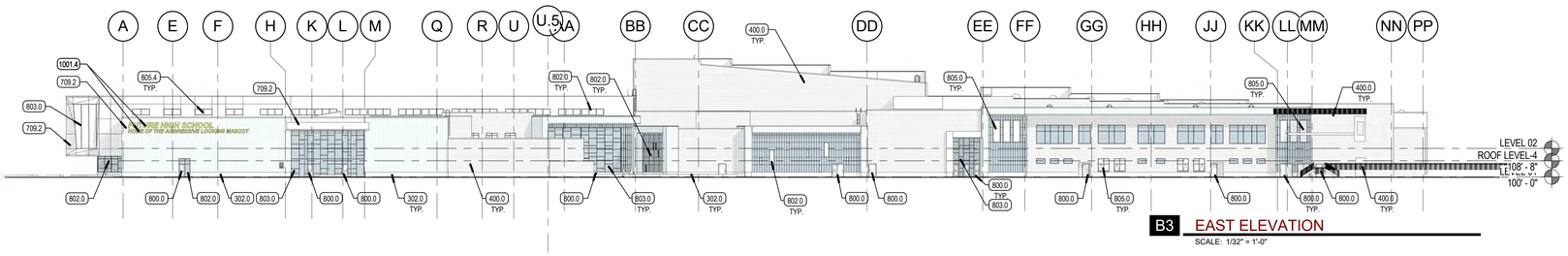
D3 SOUTH ELEVATION

SCALE: 1/32" = 1'-0"



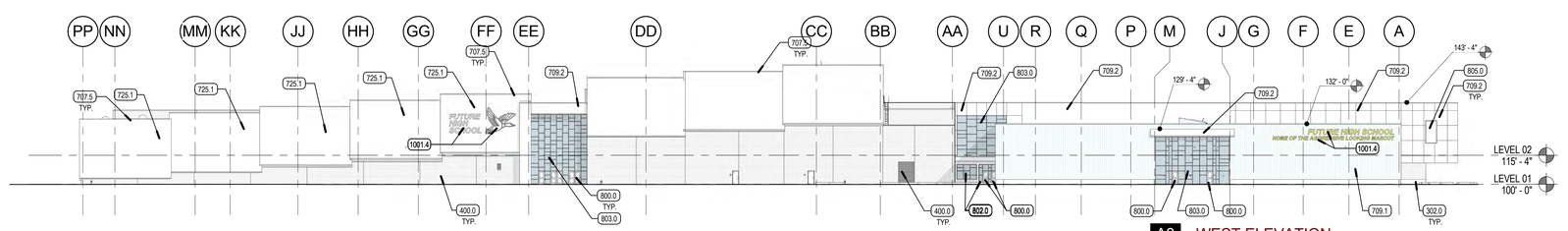
C3 NORTH ELEVATION

SCALE: 1/32" = 1'-0"



B3 EAST ELEVATION

SCALE: 1/32" = 1'-0"



A3 WEST ELEVATION

SCALE: 1/32" = 1'-0"

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8600
VCBO.COM

REV DATE DESCRIPTION

VCBO NUMBER: 14865

DATE: 2016 MARCH 10

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DSD HIGH SCHOOL #10

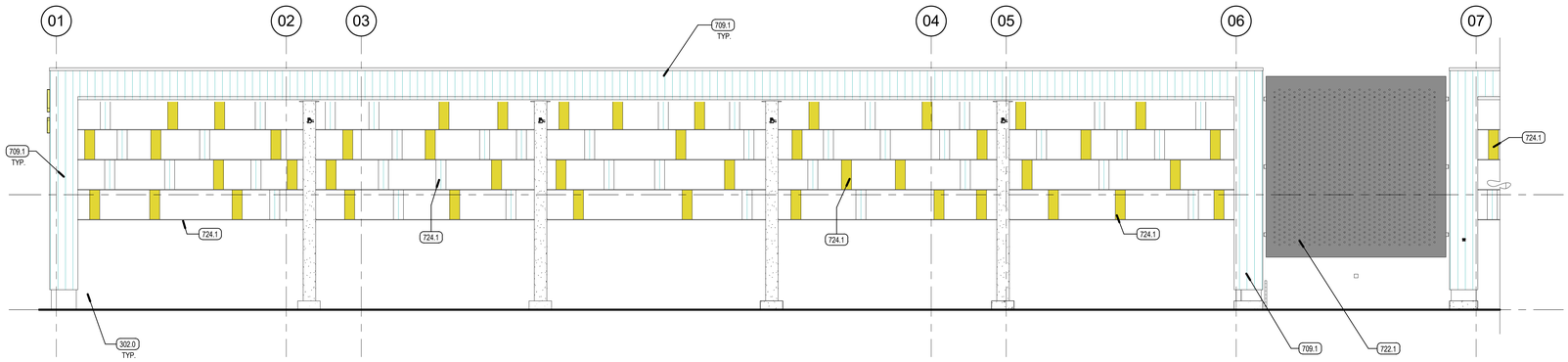
DAVIS SCHOOL DISTRICT
650 WEST GLOVERS LANE
FARMINGTON, UT 84025

BID SET

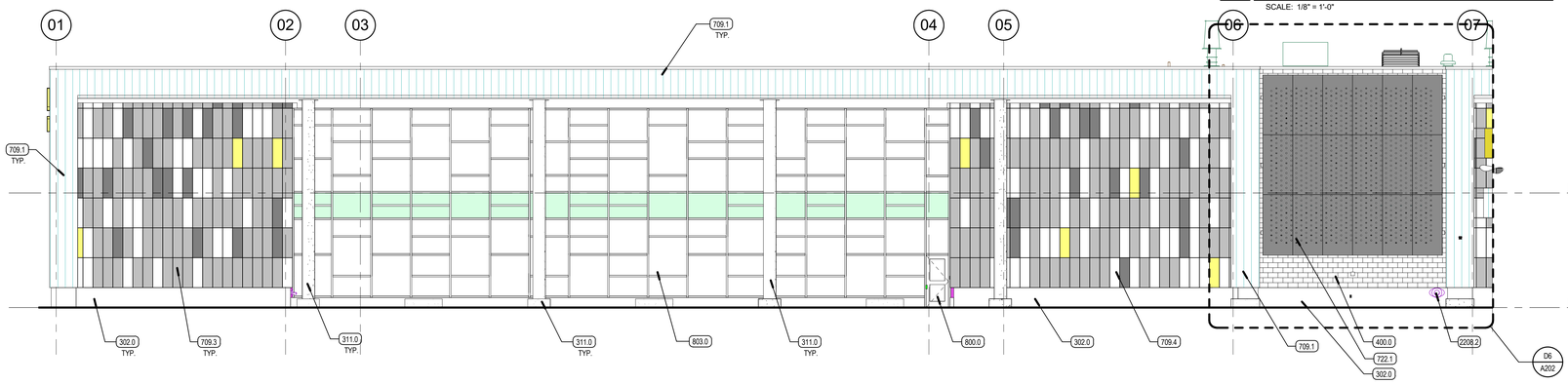
OVERALL EXTERIOR ELEVATIONS

A201

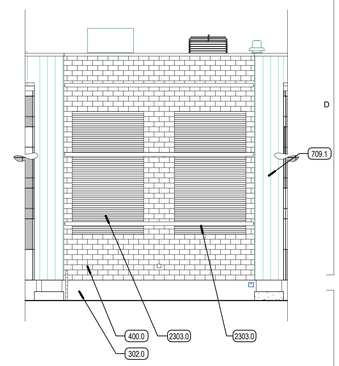
8/2/2016 8:20:13 AM



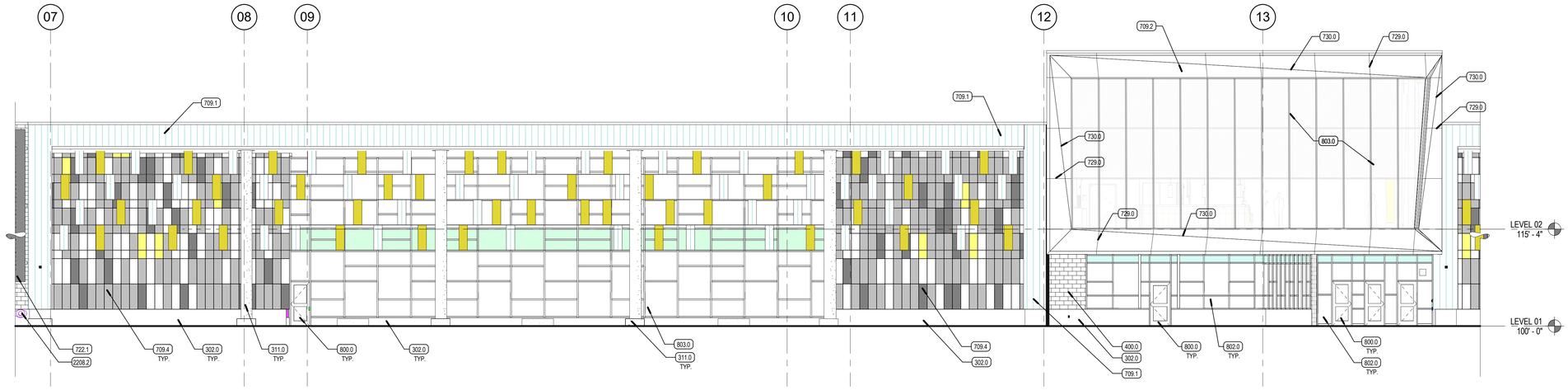
E5 TYP. METAL SOLAR SHADE
SCALE: 1/8" = 1'-0"



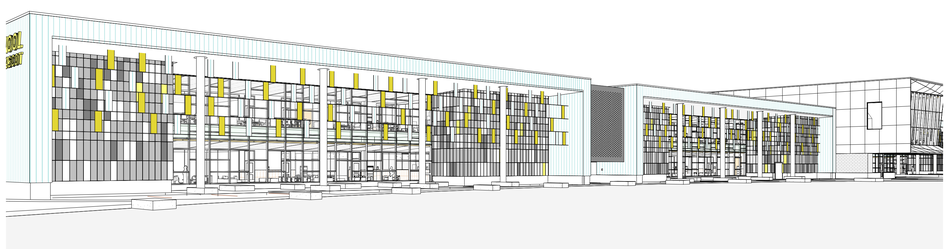
D5 ELEV - EXT - SOUTH 1
SCALE: 1/8" = 1'-0"



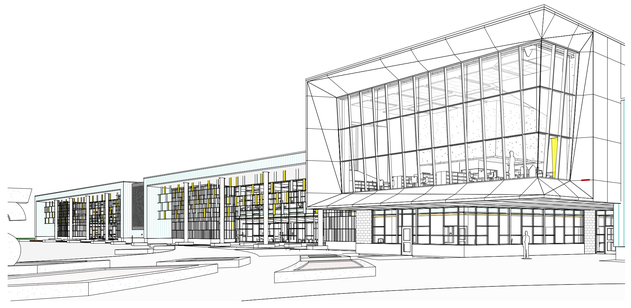
D6 MECHANICAL LOUVER
SCALE: 1/8" = 1'-0"



B4 ELEV - EXT - SOUTH 2
SCALE: 1/8" = 1'-0"



A2 SOUTH ELEVATION PERSPECTIVE 1
SCALE:

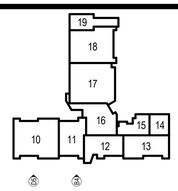


A5 SOUTH ELEVATION PERSPECTIVE 2
SCALE:

KEYED NOTES

302.0	REINFORCED CONCRETE FOUNDATION WALL, ARCHITECTURAL GRADE FINISH WHERE EXPOSED
311.0	REINFORCED CONCRETE COLUMN
400.0	CONCRETE MASONRY UNIT (CMU)
709.1	PRE-FINISHED EXTERIOR METAL PANEL SYSTEM TYPE 01 - SINGLE COLOR
709.2	PRE-FINISHED EXTERIOR METAL PANEL SYSTEM TYPE 02 - SINGLE COLOR
709.3	PRE-FINISHED EXTERIOR METAL PANEL SYSTEM TYPE 03- FOUR COLORS RANDOM PATTERN
709.4	PRE-FINISHED EXTERIOR METAL PANEL SYSTEM TYPE 03 OVER 3" EXTERIOR RIGID INSULATION- FOUR COLORS RANDOM PATTERN
722.1	PERFORATED GALVANIZED SCREEN WITH UNIQUE CUT PATTERN, DIGITAL FILE TO BE PROVIDED BY ARCHITECT
724.1	STAINLESS STEEL AIRCRAFT CABLE SUSPENSION SYSTEM WITH 1'-4"X4' .04" THICK METAL PANELS PRE-FINISHED FRONT AND BACK POWDERCOATED PERFORATED WITH 1/4" HOLES ON 5/16" STAGGERED CENTERS FIXED VERTICALLY BETWEEN THE HORIZONTAL CABLES AT 4'-0"C/C WITH PROPRIETARY STAINLESS STEEL CLAMPS. ORDER AND SPECIFIC LOCATION OF PANELS TO BE DIRECTED ON SITE BY ARCHITECT.
729.0	COMPOSITE METAL PANEL SYSTEM JOINT CSBA
730.0	A.C.M. PANELS TO HAVE MULTI-ANGLED PLANES AS SHOWN.THESE LINES ARE TO BE FOLD LINES, NOT PANEL JOINTS
800.0	DOOR AND FRAME
802.0	STOREFRONT SYSTEM
803.0	CURTAINWALL SYSTEM
2208.2	DRAIN, OVERFLOW OUTLET
2303.0	MECHANICAL GRILLE, PAINTED WHERE EXPOSED

KEY PLAN - LEVEL 1



VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
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VALENTINE-CRANE BRUBLES ONYON ARCHITECTS, LLC
CORPORATE Seal
STATE OF UTAH

REV	DATE	DESCRIPTION

VCBO NUMBER: 14865
DATE: 2016 MARCH 10

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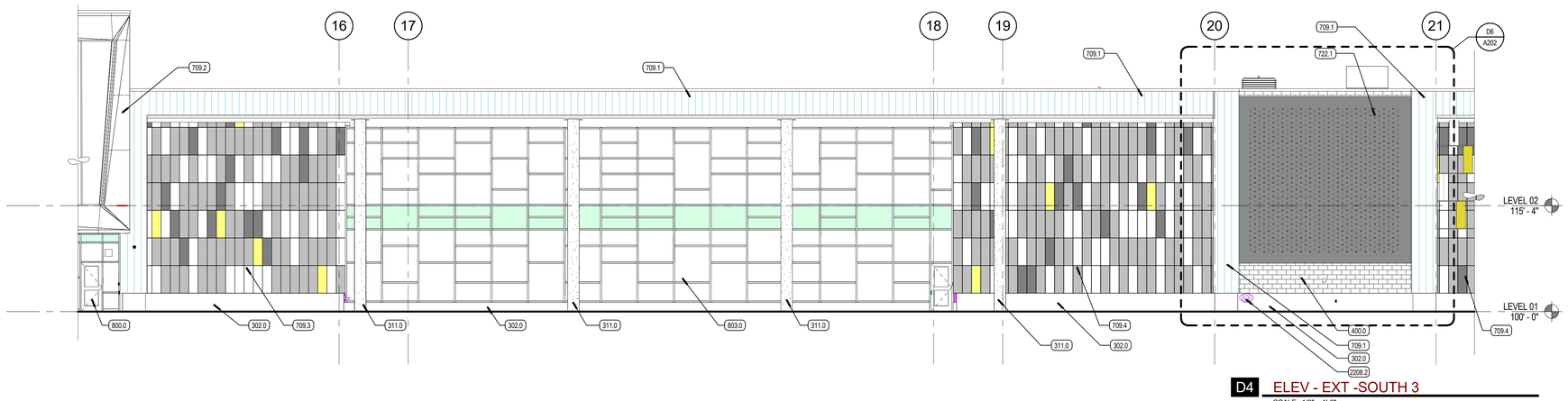
DSD HIGH SCHOOL #10

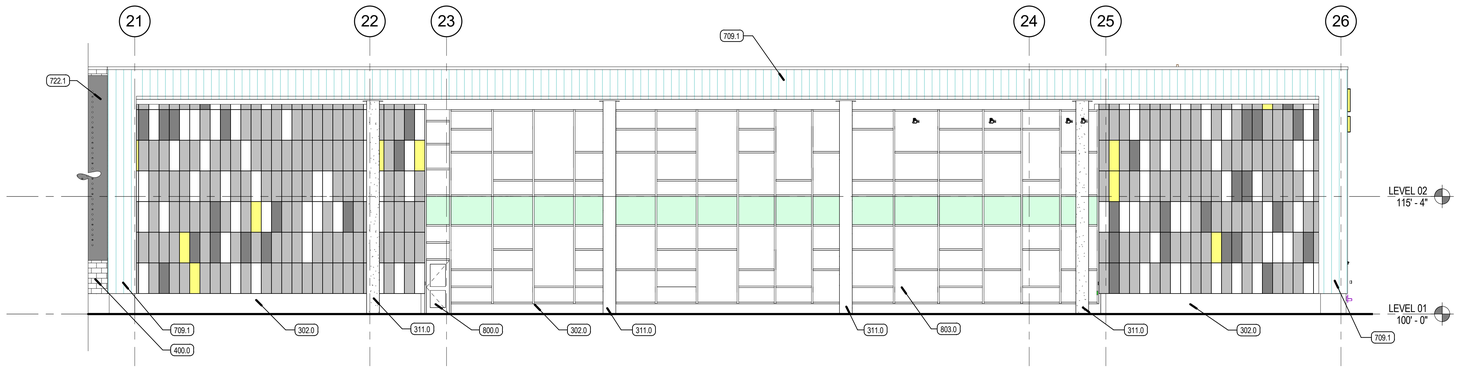
DAVIS SCHOOL DISTRICT
650 WEST GLOVERS LANE
FARMINGTON, UT 84025
BID SET

EXTERIOR ELEVATIONS - SOUTH

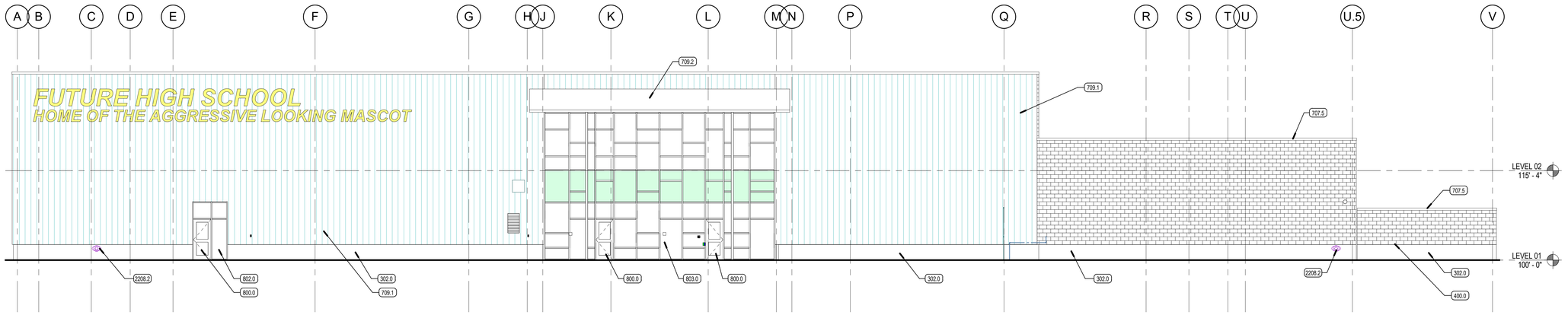
A202



D4 ELEV - EXT -SOUTH 3
SCALE: 1/8" = 1'-0"

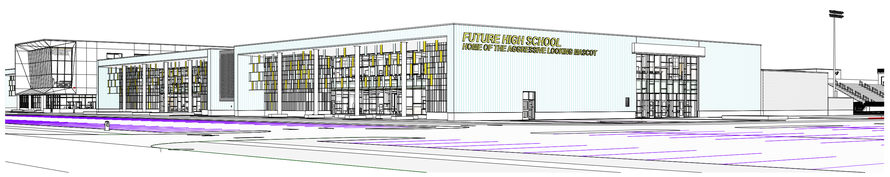


C4 ELEV - EXT -SOUTH 4
SCALE: 1/8" = 1'-0"



B4 ELEV - ELEV - EAST 1
SCALE: 1/8" = 1'-0"

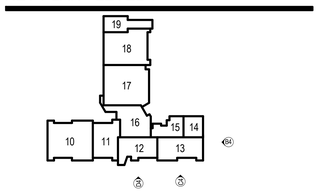
A2 SOUTH ELEVATION PERSPECTIVE 3
SCALE:



A4 SOUTH ELEVATION PERSPECTIVE 4
SCALE:

KEYED NOTES

302.0	REINFORCED CONCRETE FOUNDATION WALL, ARCHITECTURAL GRADE FINISH WHERE EXPOSED
311.0	REINFORCED CONCRETE COLUMN
400.0	CONCRETE MASONRY UNIT (CMU)
707.5	PRE-FINISHED CONT. METAL CAP AND CLEAT OVER (2) 2X PRE-TREATED NAILER. PRE-FINISHED CONT. METAL EDGE AND CLEAT
709.1	PRE-FINISHED EXTERIOR METAL PANEL SYSTEM TYPE 01 - SINGLE COLOR
709.2	PRE-FINISHED EXTERIOR METAL PANEL SYSTEM TYPE 02 - SINGLE COLOR
709.3	PRE-FINISHED EXTERIOR METAL PANEL SYSTEM TYPE 03- FOUR COLORS RANDOM PATTERN
709.4	PRE-FINISHED EXTERIOR METAL PANEL SYSTEM TYPE 03 OVER 3" EXTERIOR RIGID INSULATION- FOUR COLORS RANDOM PATTERN
722.1	PERFORATED GALVANIZED SCREEN WITH UNIQUE CUT PATTERN, DIGITAL FILE TO BE PROVIDED BY ARCHITECT
800.0	DOOR AND FRAME
802.0	STOREFRONT SYSTEM
803.0	CURTAINWALL SYSTEM
2208.2	DRAIN, OVERFLOW OUTLET



KEY PLAN - LEVEL 1

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

REV	DATE	DESCRIPTION

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DATE: 2016 MARCH 10

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DSD HIGH SCHOOL #10

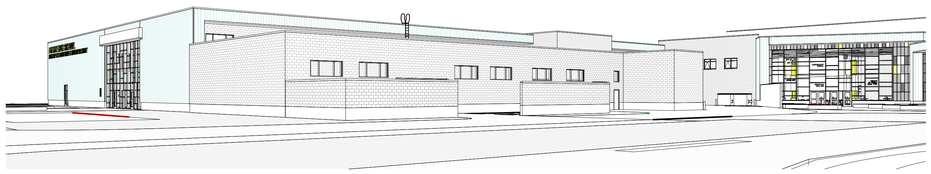
DAVIS SCHOOL DISTRICT
650 WEST GLOVERS LANE
FARMINGTON, UT 84025
BID SET

EXTERIOR ELEVATIONS - SOUTH/EAST

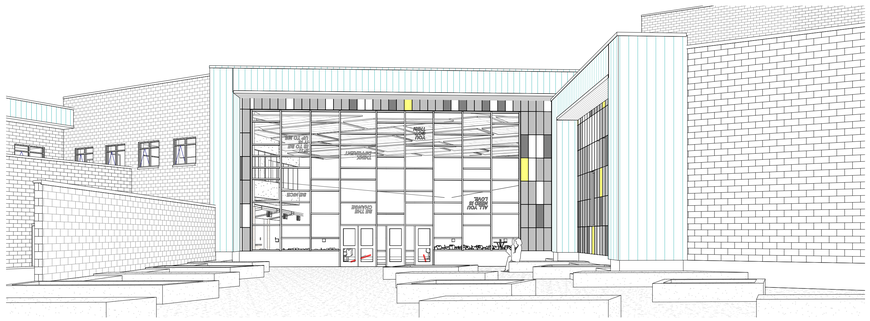
A203

KEYED NOTES

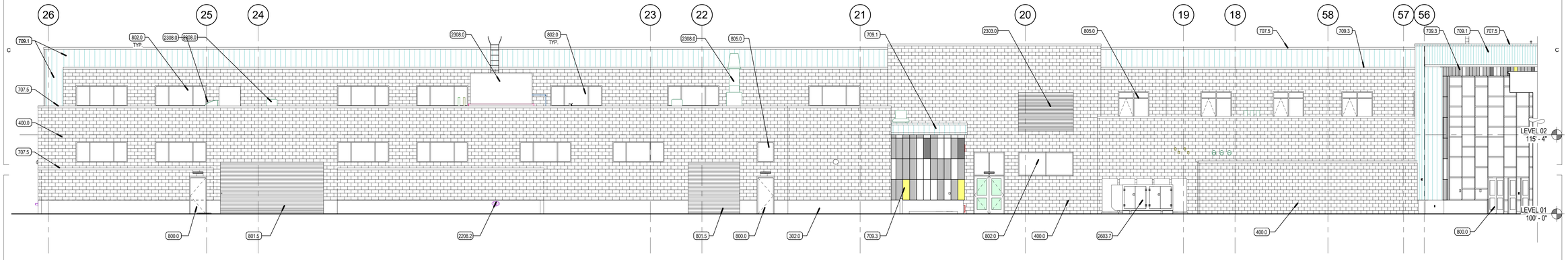
302.0	REINFORCED CONCRETE FOUNDATION WALL, ARCHITECTURAL GRADE FINISH WHERE EXPOSED
400.0	CONCRETE MASONRY UNIT (CMU)
707.5	PRE-FINISHED CONT. METAL CAP AND CLEAT OVER (2) 2X PRE-TREATED NAILER. PRE-FINISHED CONT. METAL EDGE AND CLEAT
709.1	PRE-FINISHED EXTERIOR METAL PANEL SYSTEM TYPE 01 - SINGLE COLOR
709.3	PRE-FINISHED EXTERIOR METAL PANEL SYSTEM TYPE 03- FOUR COLORS RANDOM PATTERN
800.0	DOOR AND FRAME
801.5	DOOR, OVERHEAD COIL DOOR
802.0	STOREFRONT SYSTEM
805.0	WINDOW
2208.2	DRAIN, OVERFLOW OUTLET
2303.0	MECHANICAL GRILLE, PAINTED WHERE EXPOSED
2308.0	MECHANICAL EQUIPMENT
2603.7	ELECTRICAL EQUIPMENT, SEE ELECTRICAL
3207.0	DUMPSTER, NIC



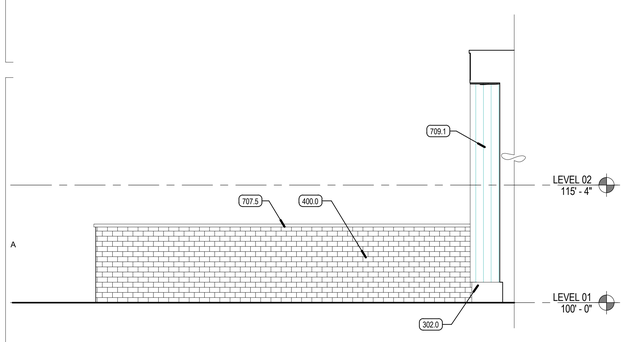
A2 NORTH ELEVATION PERSPECTIVE 1
SCALE:



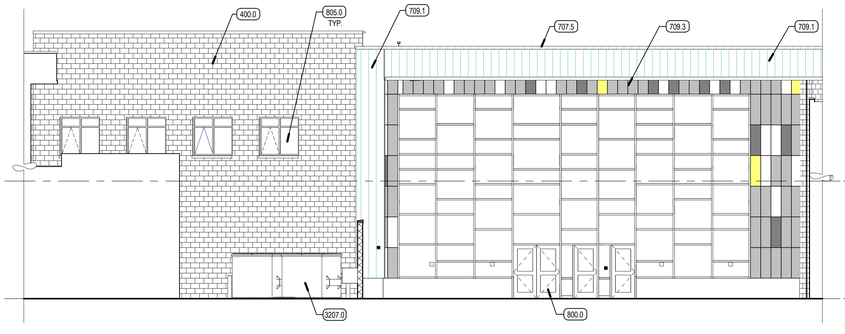
D5 COMMONS COURTYARD ELEVATION PERSPECTIVE
SCALE:



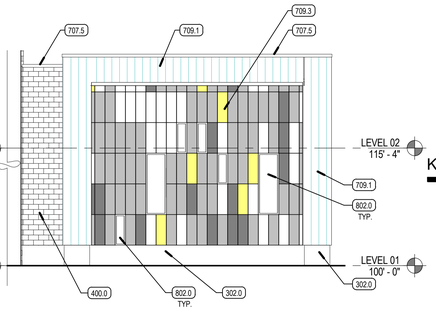
B5 ELEV - EXT - NORTH 1
SCALE: 1/8" = 1'-0"



A1 ELEV - EXT - COMMONS COURTYARD SE
SCALE: 1/8" = 1'-0"

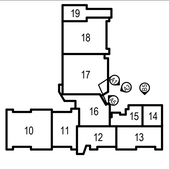


A3 ELEV - EXT - COMMONS COURTYARD SW
SCALE: 1/8" = 1'-0"



A5 ELEV - EXT - COMMONS COURTYARD NW
SCALE: 1/8" = 1'-0"

KEY PLAN - LEVEL 1



VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
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VALENTINE/CRANE BRUNJES ONYON ARCHITECTS, LLC
CORPORATE Seal
STATE OF UTAH

REV	DATE	DESCRIPTION

VCBO NUMBER: 14865
DATE: 2016 MARCH 10

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DSD HIGH SCHOOL #10

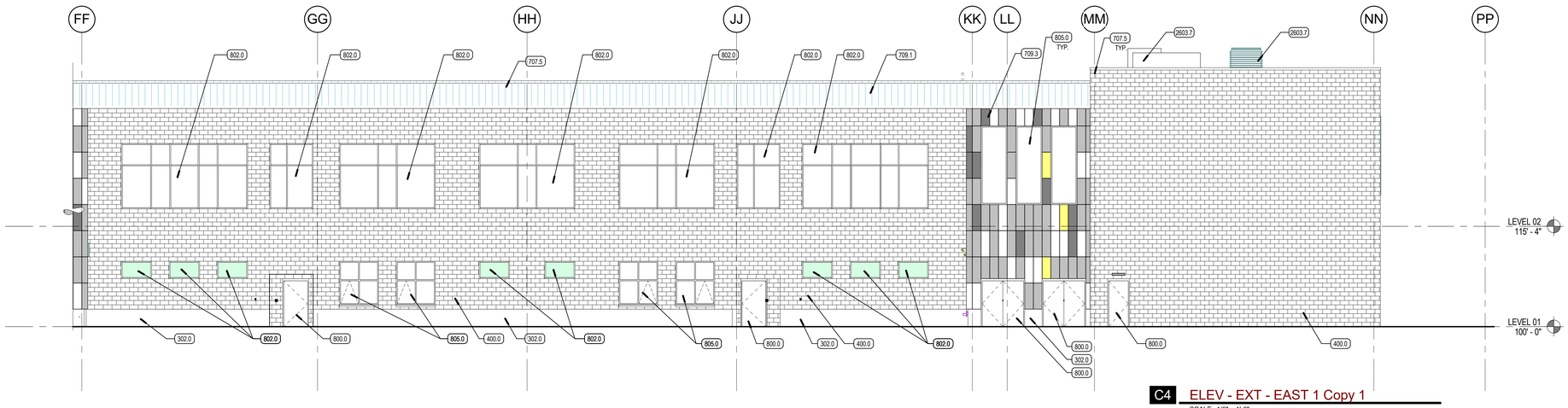
DAVIS SCHOOL DISTRICT
650 WEST GLOVERS LANE
FARMINGTON, UT 84025
BID SET

EXTERIOR ELEVATIONS - NORTH/EAST

A204

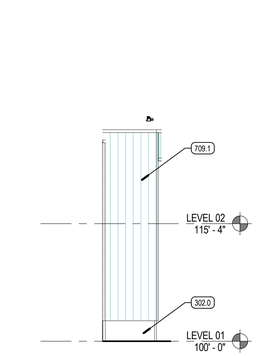
E4 ELEV - EXT - EAST 1

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



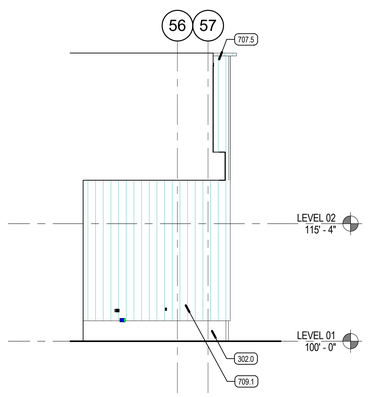
C4 ELEV - EXT - EAST 1 Copy 1

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



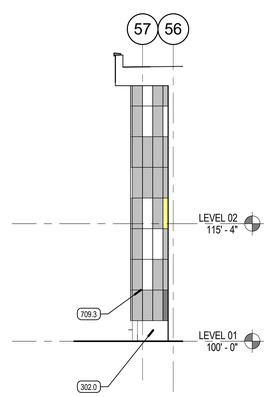
B1 ELEV - EXT - PARTIAL NORTH 2

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



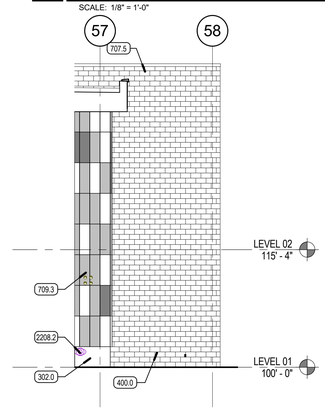
B2 ELEV - EXT - PARTIAL SOUTH 2

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



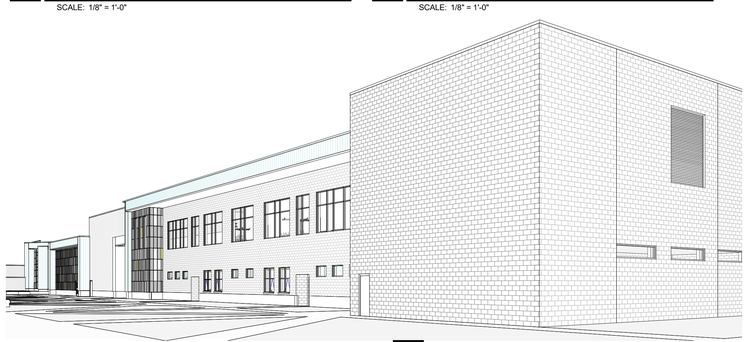
B3 ELEV - EXT - PARTIAL NORTH 1

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



B4 ELEV - EXT - PARTIAL SOUTH 1

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



A2 EAST ELEVATION PERSPECTIVE 1

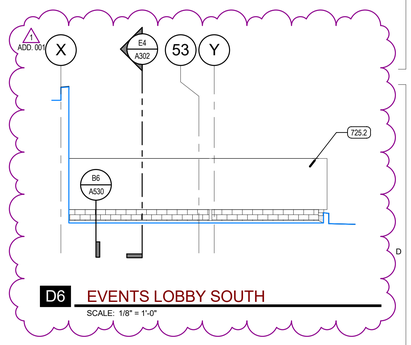
SCALE:

A4 EAST ELEVATION PERSPECTIVE 2

SCALE:

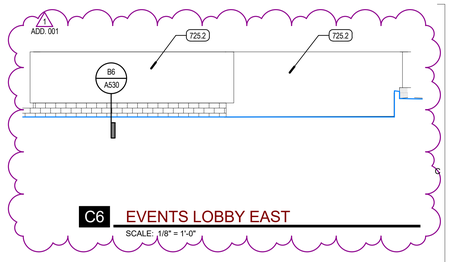
KEYED NOTES

302.0	REINFORCED CONCRETE FOUNDATION WALL, ARCHITECTURAL GRADE FINISH WHERE EXPOSED
400.0	CONCRETE MASONRY UNIT (CMU)
707.5	PRE-FINISHED CONT. METAL CAP AND CLEAT OVER (2) 2X PRE-TREATED NAILER. PRE-FINISHED CONT. METAL EDGE AND CLEAT
709.1	PRE-FINISHED EXTERIOR METAL PANEL SYSTEM TYPE 01 - SINGLE COLOR
709.2	PRE-FINISHED EXTERIOR METAL PANEL SYSTEM TYPE 02 - SINGLE COLOR
709.3	PRE-FINISHED EXTERIOR METAL PANEL SYSTEM TYPE 03- FOUR COLORS RANDOM PATTERN
725.2	EXTERIOR INSULATION AND FINISH SYSTEM COLOR 02
800.0	DOOR AND FRAME
802.0	STOREFRONT SYSTEM
803.0	CURTAINWALL SYSTEM
805.0	WINDOW
2208.2	DRAIN, OVERFLOW OUTLET
2603.7	ELECTRICAL EQUIPMENT, SEE ELECTRICAL



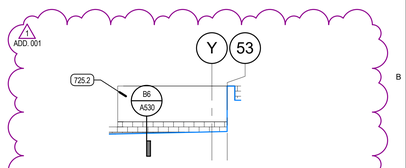
D6 EVENTS LOBBY SOUTH

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



C6 EVENTS LOBBY EAST

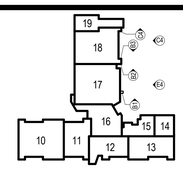
SCALE: 1/8" = 1'-0"



B6 EVENTS LOBBY NORTH

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

KEY PLAN - LEVEL 1



VCBO ARCHITECTURE
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REV	DATE	DESCRIPTION
1	2016-03-18	ADD. 001

VCBO NUMBER: 14865
DATE: 2016 MARCH 10

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DSD HIGH SCHOOL #10

DAVIS SCHOOL DISTRICT
650 WEST GLOVERS LANE
FARMINGTON, UT 84025

BID SET

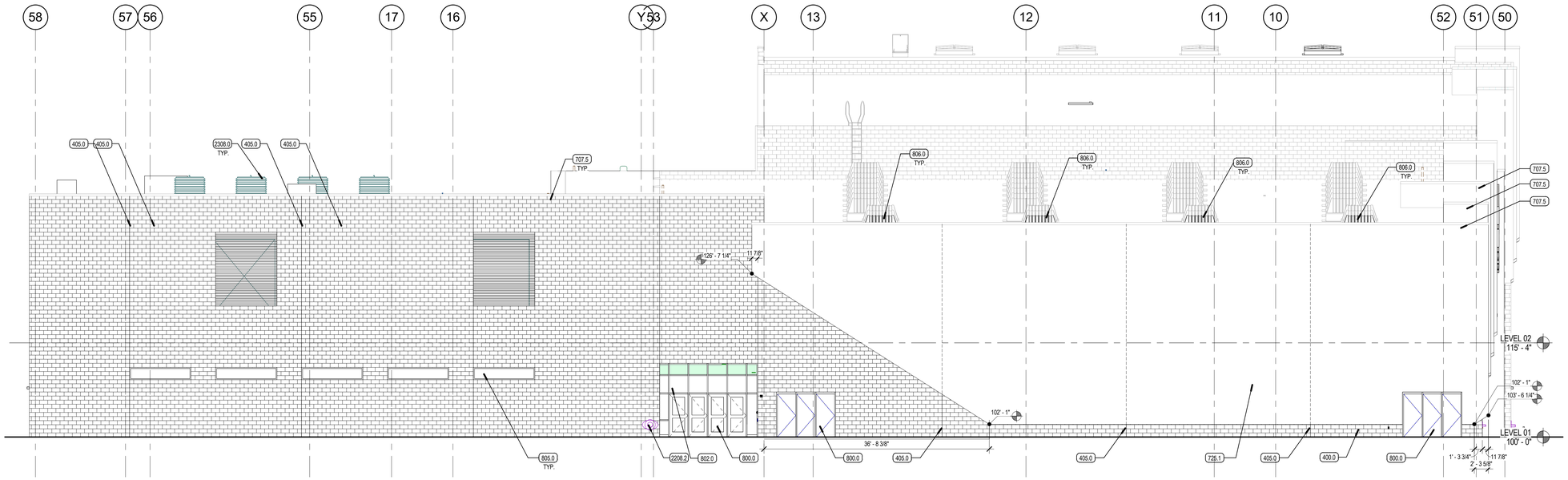
EXTERIOR ELEVATIONS - EAST

A205

THIS DRAWING IS THE PROPERTY OF VCBO ARCHITECTURE

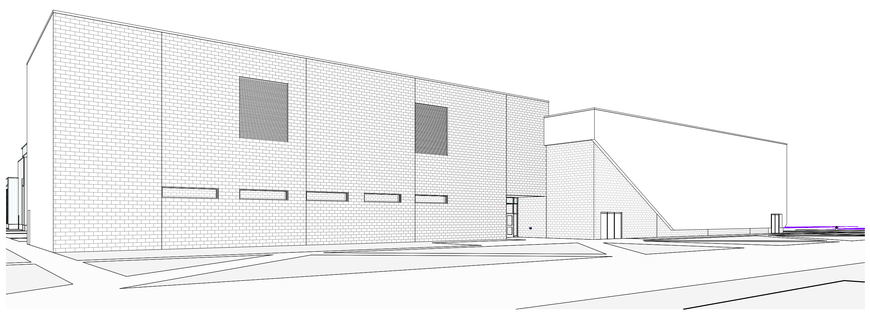
KEYED NOTES

400.0	CONCRETE MASONRY UNIT (CMU)
405.0	MASONRY CONTROL JOINT
707.5	PRE-FINISHED CONT. METAL CAP AND CLEAT OVER (2) 2X PRE-TREATED NAILER. PRE-FINISHED CONT. METAL EDGE AND CLEAT
725.1	EXTERIOR INSULATION AND FINISH SYSTEM COLOR 01
800.0	DOOR AND FRAME
802.0	STOREFRONT SYSTEM
805.0	WINDOW
806.0	UNIT SKYLIGHT, 5'-0" X 6'-0"
2208.2	DRAIN, OVERFLOW OUTLET
2308.0	MECHANICAL EQUIPMENT



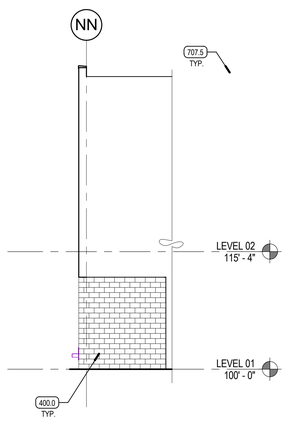
B5 ELEV - EXT - NORTH 3

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



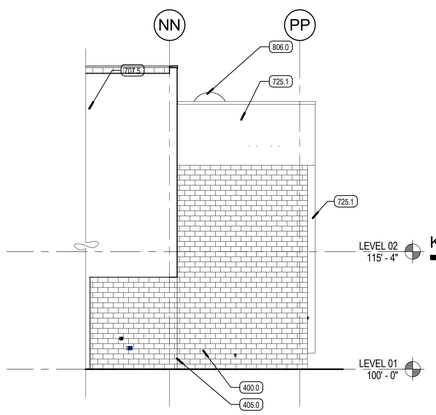
A3 NORTH ELEVATION PERSPECTIVE 2

SCALE:



A4 ELEV - EXT - PARTIAL EAST 1

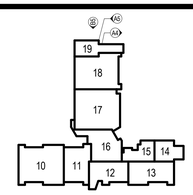
SCALE: 1/8" = 1'-0"



A5 ELEV - EXT - PARTIAL WEST 1

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

KEY PLAN - LEVEL 1



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LICENSED PROFESSIONAL ENGINEER - BRADLEY ONYON - NEW JERSEY - CORPORATE Seal - STATE OF UTAH

REV	DATE	DESCRIPTION

VCBO NUMBER: 14865

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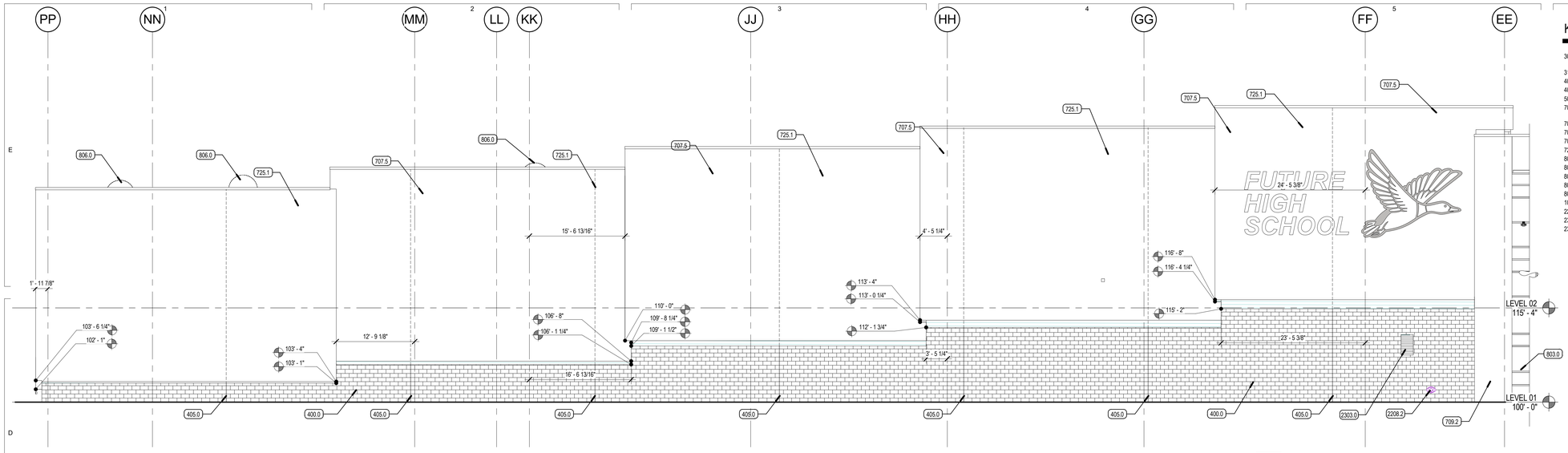
DSD HIGH SCHOOL #10

DAVIS SCHOOL DISTRICT
650 WEST GLOVERS LANE
FARMINGTON, UT 84025
BID SET

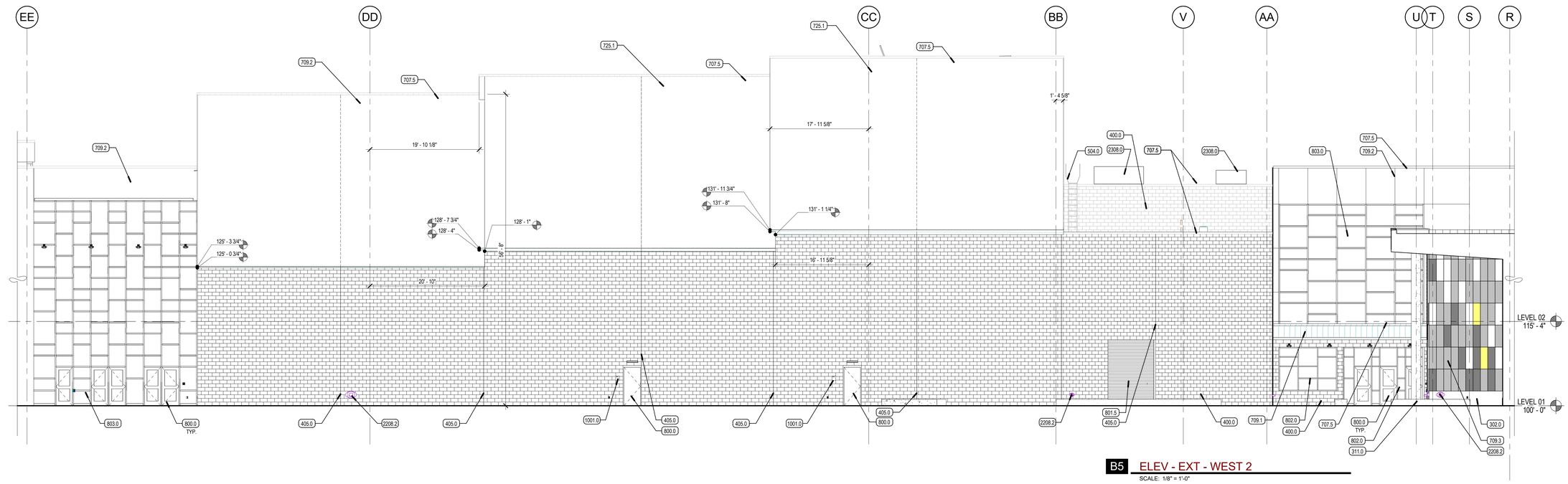
EXTERIOR ELEVATIONS - NORTH

A206

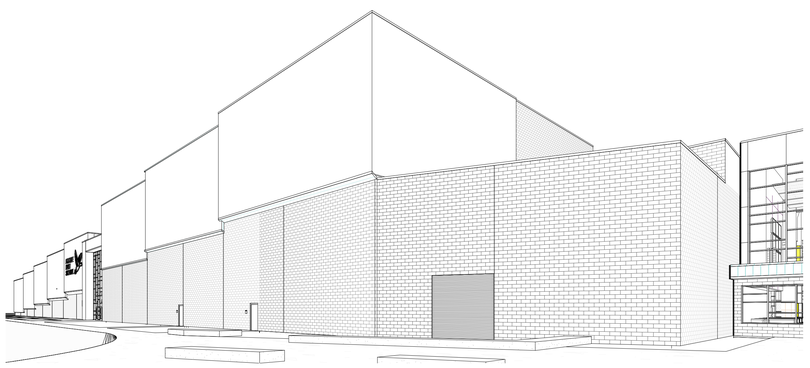
DRAWING SCALE FOR 24x36



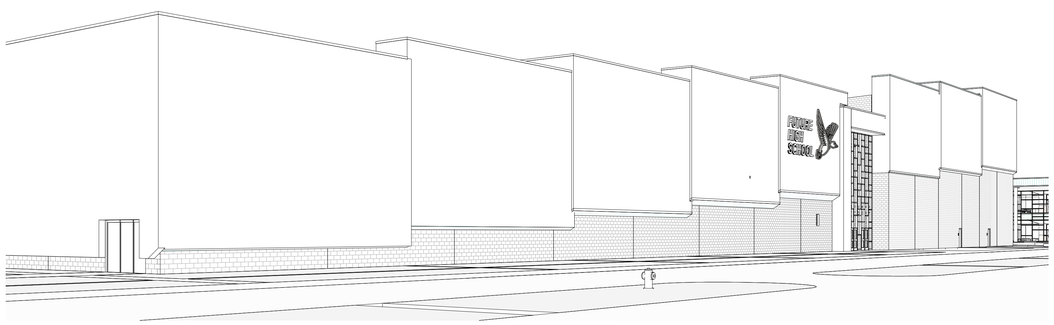
D5 ELEV - EXT - WEST 1
SCALE: 1/8" = 1'-0"



B5 ELEV - EXT - WEST 2
SCALE: 1/8" = 1'-0"



A3 WEST ELEVATION PERSPECTIVE 2
SCALE:



A6 WEST ELEVATION PERSPECTIVE 1
SCALE:

KEYED NOTES

302.0	REINFORCED CONCRETE FOUNDATION WALL, ARCHITECTURAL GRADE FINISH WHERE EXPOSED
311.0	REINFORCED CONCRETE COLUMN
400.0	CONCRETE MASONRY UNIT (CMU)
405.0	MASONRY CONTROL JOINT
504.0	METAL ROOF ACCESS LADDER
707.5	PRE-FINISHED CONT. METAL CAP AND CLEAT OVER (2) 2X PRE-TREATED NAILER. PRE-FINISHED CONT. METAL EDGE AND CLEAT
709.1	PRE-FINISHED EXTERIOR METAL PANEL SYSTEM TYPE 01 - SINGLE COLOR
709.2	PRE-FINISHED EXTERIOR METAL PANEL SYSTEM TYPE 02 - SINGLE COLOR
709.3	PRE-FINISHED EXTERIOR METAL PANEL SYSTEM TYPE 03- FOUR COLORS RANDOM PATTERN
725.1	EXTERIOR INSULATION AND FINISH SYSTEM COLOR 01
800.0	DOOR AND FRAME
801.5	DOOR, OVERHEAD COIL DOOR
802.0	STOREFRONT SYSTEM
803.0	CURTAINWALL SYSTEM
806.0	UNIT SKYLIGHT, 5'-0" X 6'-0"
1001.0	SIGNAGE, SEE SCHEDULE
2208.2	DRAIN, OVERFLOW OUTLET
2303.0	MECHANICAL GRILLE, PAINTED WHERE EXPOSED
2308.0	MECHANICAL EQUIPMENT

KEY PLAN - LEVEL 1

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SALT LAKE CITY, UT 84102
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VALENTINE/CRANE BRUBLES ONYON ARCHITECTS, LLC
CORPORATE Seal
STATE OF UTAH

REV	DATE	DESCRIPTION

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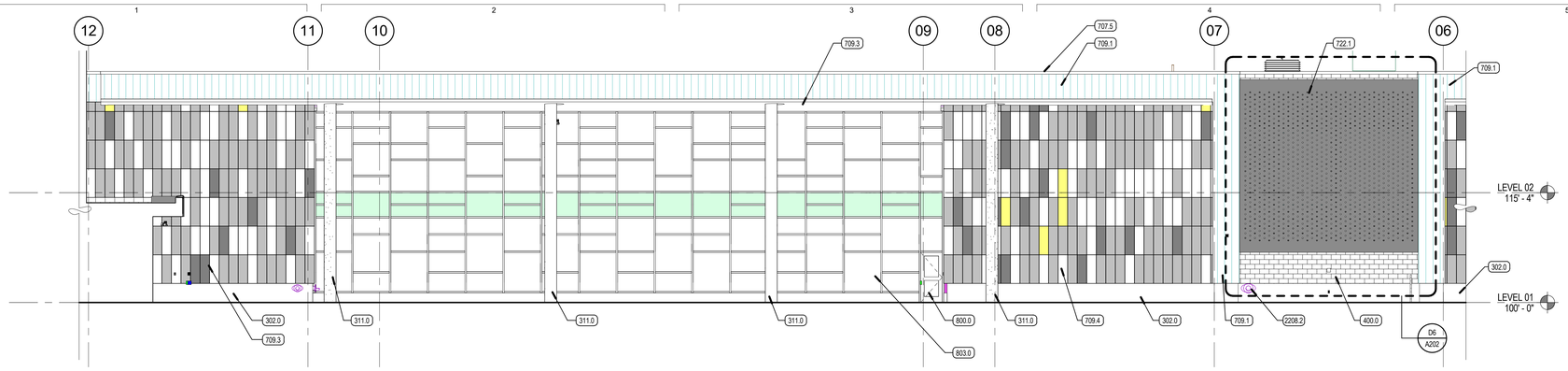
DSD HIGH SCHOOL #10

DAVIS SCHOOL DISTRICT
650 WEST GLOVERS LANE
FARMINGTON, UT 84025
BID SET

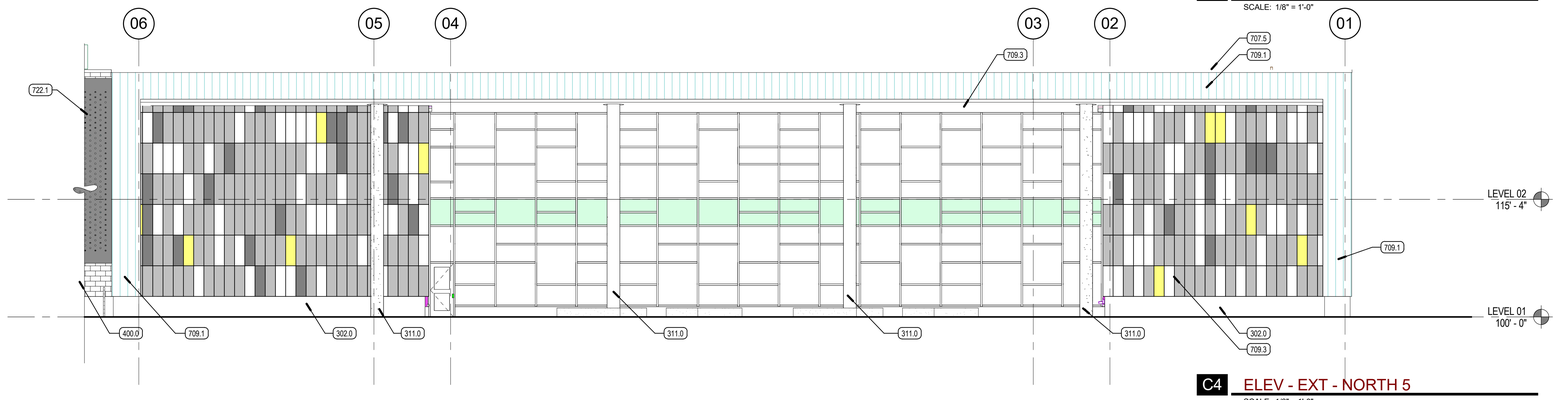
EXTERIOR ELEVATIONS - WEST

A207



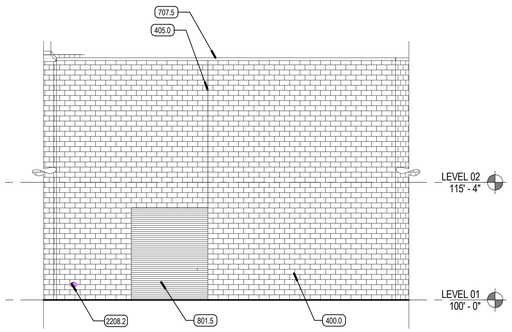
E4 ELEV - EXT - NORTH 4

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



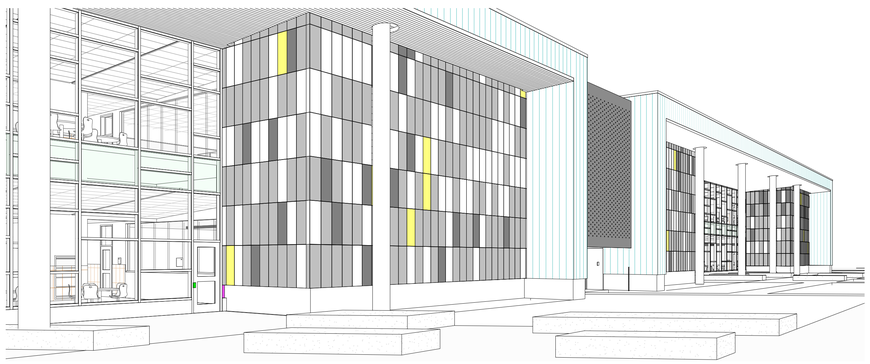
C4 ELEV - EXT - NORTH 5

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



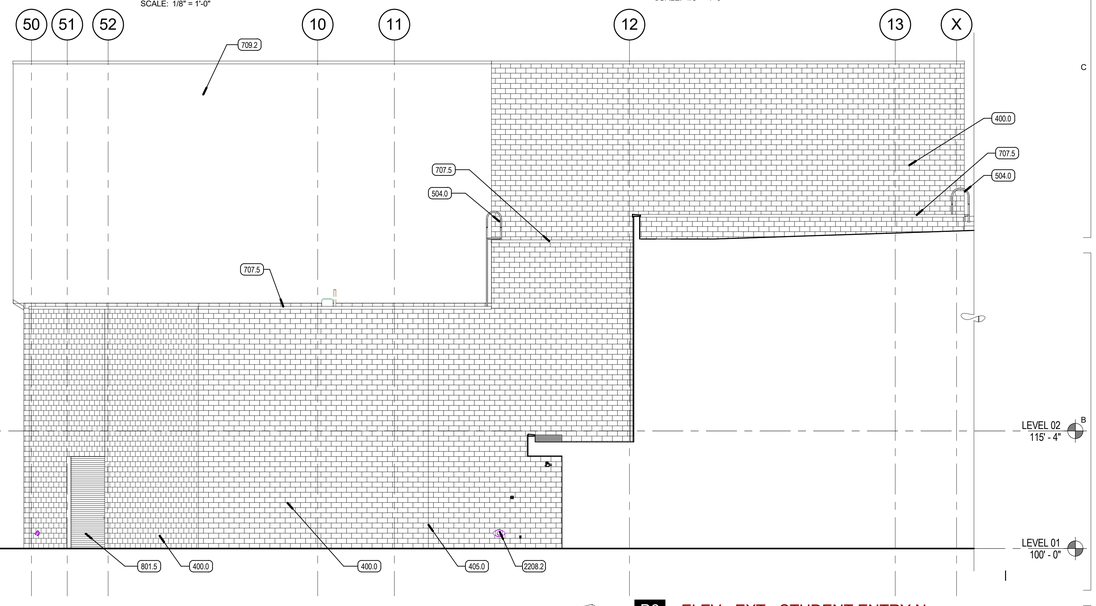
C6 ELEV - EXT - STUDENT ENTRY SW

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



B2 NORTH ELEVATION PERSPECTIVE 4

SCALE:



B6 ELEV - EXT - STUDENT ENTRY N

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

A2 STUDENT ENTRY PERSPECTIVE

SCALE:

A5 NORTH ELEVATION PERSPECTIVE 3

SCALE:

KEYED NOTES

302.0	REINFORCED CONCRETE FOUNDATION WALL, ARCHITECTURAL GRADE FINISH WHERE EXPOSED
311.0	REINFORCED CONCRETE COLUMN
400.0	CONCRETE MASONRY UNIT (CMU)
405.0	MASONRY CONTROL JOINT
504.0	METAL ROOF ACCESS LADDER
707.5	PRE-FINISHED CONT. METAL CAP AND CLEAT OVER (2) 2X PRE-TREATED NAILER. PRE-FINISHED CONT. METAL EDGE AND CLEAT
709.1	PRE-FINISHED EXTERIOR METAL PANEL SYSTEM TYPE 01 - SINGLE COLOR
709.2	PRE-FINISHED EXTERIOR METAL PANEL SYSTEM TYPE 02 - SINGLE COLOR
709.3	PRE-FINISHED EXTERIOR METAL PANEL SYSTEM TYPE 03- FOUR COLORS RANDOM PATTERN
709.4	PRE-FINISHED EXTERIOR METAL PANEL SYSTEM TYPE 03 OVER 3" EXTERIOR RIGID INSULATION- FOUR COLORS RANDOM PATTERN
722.1	PERFORATED GALVANIZED SCREEN WITH UNIQUE CUT PATTERN, DIGITAL FILE TO BE PROVIDED BY ARCHITECT
800.0	DOOR AND FRAME
801.5	DOOR, OVERHEAD COIL DOOR
803.0	CURTAINWALL SYSTEM
2208.2	DRAIN, OVERFLOW OUTLET

VCBO ARCHITECTURE
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LICENSED PROFESSIONAL ENGINEER
JAMES ONYON MEMBER/CHARLES
CORPORATE Seal
STATE OF UTAH

REV	DATE	DESCRIPTION

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DSD HIGH SCHOOL #10

DAVIS SCHOOL DISTRICT
650 WEST GLOVERS LANE
FARMINGTON, UT 84025

BID SET

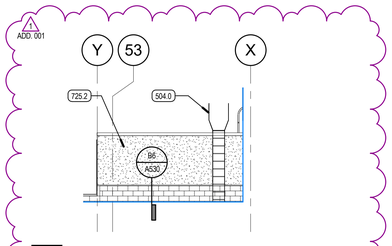
EXTERIOR ELEVATIONS - NORTH/WEST

A208

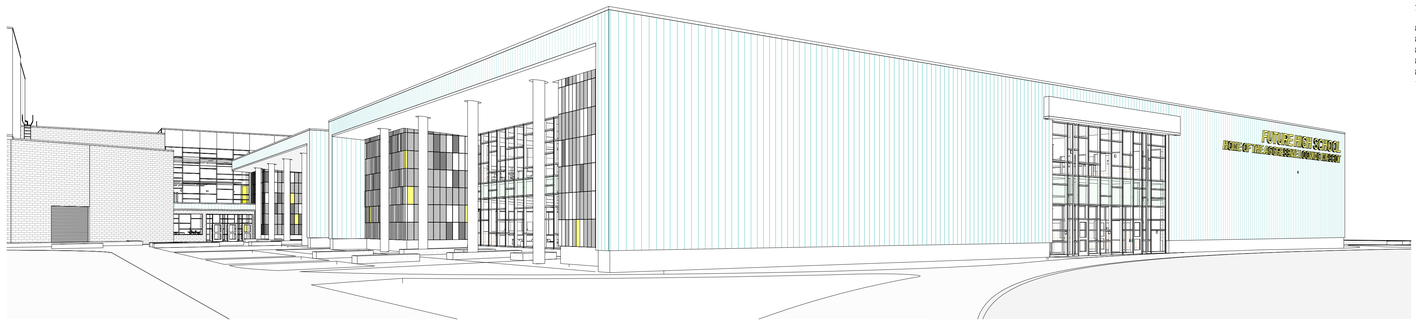
KEY PLAN - LEVEL 1

KEYED NOTES

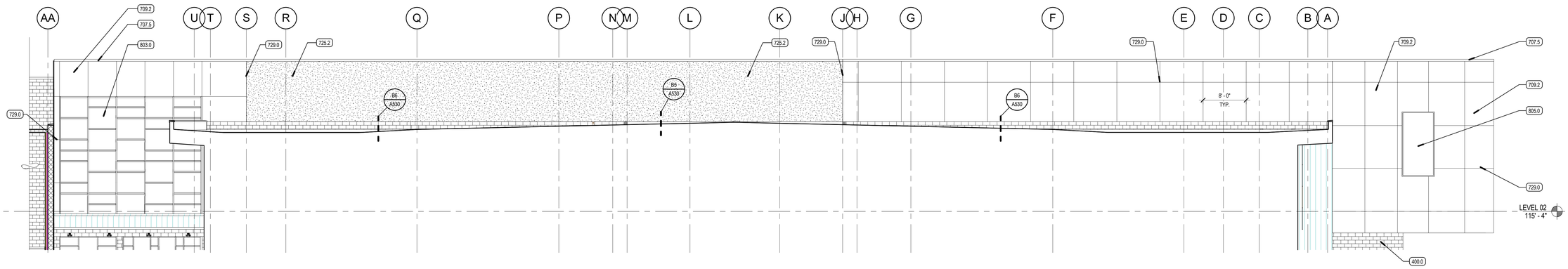
302.0	REINFORCED CONCRETE FOUNDATION WALL, ARCHITECTURAL GRADE FINISH WHERE EXPOSED
400.0	CONCRETE MASONRY UNIT (CMU)
504.0	METAL ROOF ACCESS LADDER
707.5	PRE-FINISHED CONT. METAL CAP AND CLEAT OVER (2) 2X PRE-TREATED NAILER. PRE-FINISHED CONT. METAL EDGE AND CLEAT
709.1	PRE-FINISHED EXTERIOR METAL PANEL SYSTEM TYPE 01 - SINGLE COLOR
709.2	PRE-FINISHED EXTERIOR METAL PANEL SYSTEM TYPE 02 - SINGLE COLOR
725.2	EXTERIOR INSULATION AND FINISH SYSTEM COLOR 02
729.0	COMPOSITE METAL PANEL SYSTEM JOINT CSBA
730.0	A.C.M. PANELS TO HAVE MULTI-ANGLED PLANES AS SHOWN.THESE LINES ARE TO BE FOLD LINES, NOT PANEL JOINTS
800.0	DOOR AND FRAME
802.0	STOREFRONT SYSTEM
803.0	CURTAINWALL SYSTEM
805.0	WINDOW
805.4	WINDOW, 45 MIN FIRE RATED
1001.4	SIGNAGE, 4" DEEP CAST METAL LED BACKLIT CHANNEL LETTER SIGN, FINAL WORDS TO BE CONFIRMED BY ARCHITECT



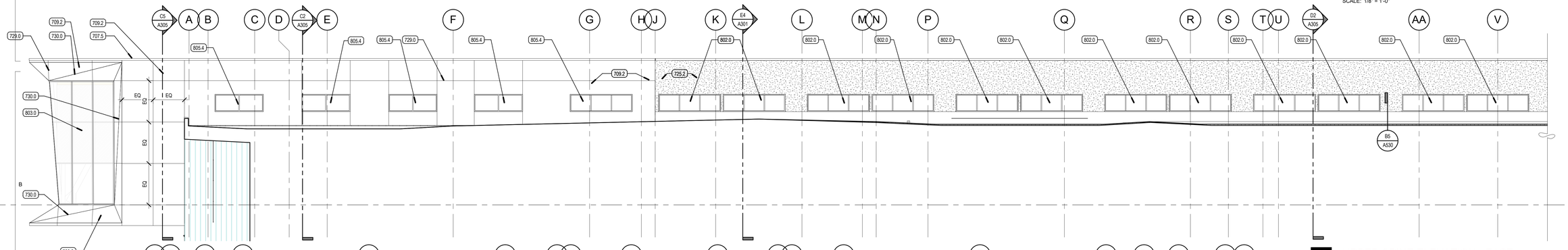
D1 COMMONS NORTH
SCALE: 1/8" = 1'-0"



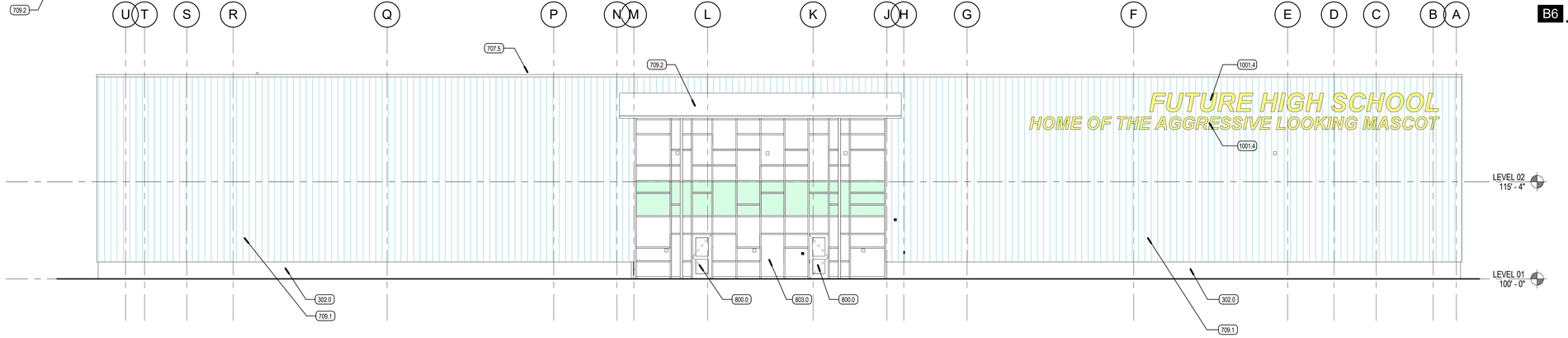
D5 WEST ELEVATION PERSPECTIVE 3
SCALE:



C6 UPPER SPINE ELEVATION - WEST
SCALE: 1/8" = 1'-0"

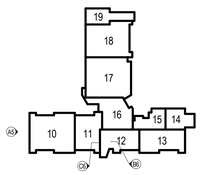


B6 UPPER SPINE ELEVATION - EAST
SCALE: 1/8" = 1'-0"



A5 ELEV - EXT - WEST 3
SCALE: 1/8" = 1'-0"

KEY PLAN - LEVEL 1



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524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
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VALENTINE CRANE BRUBLIES ONYON ARCHITECTS, L.L.C.
CORPORATE Seal
STATE OF UTAH

REV	DATE	DESCRIPTION
1	2016-03-18	ADD. 001

VCBO NUMBER: 14865
DATE: 2016 MARCH 10

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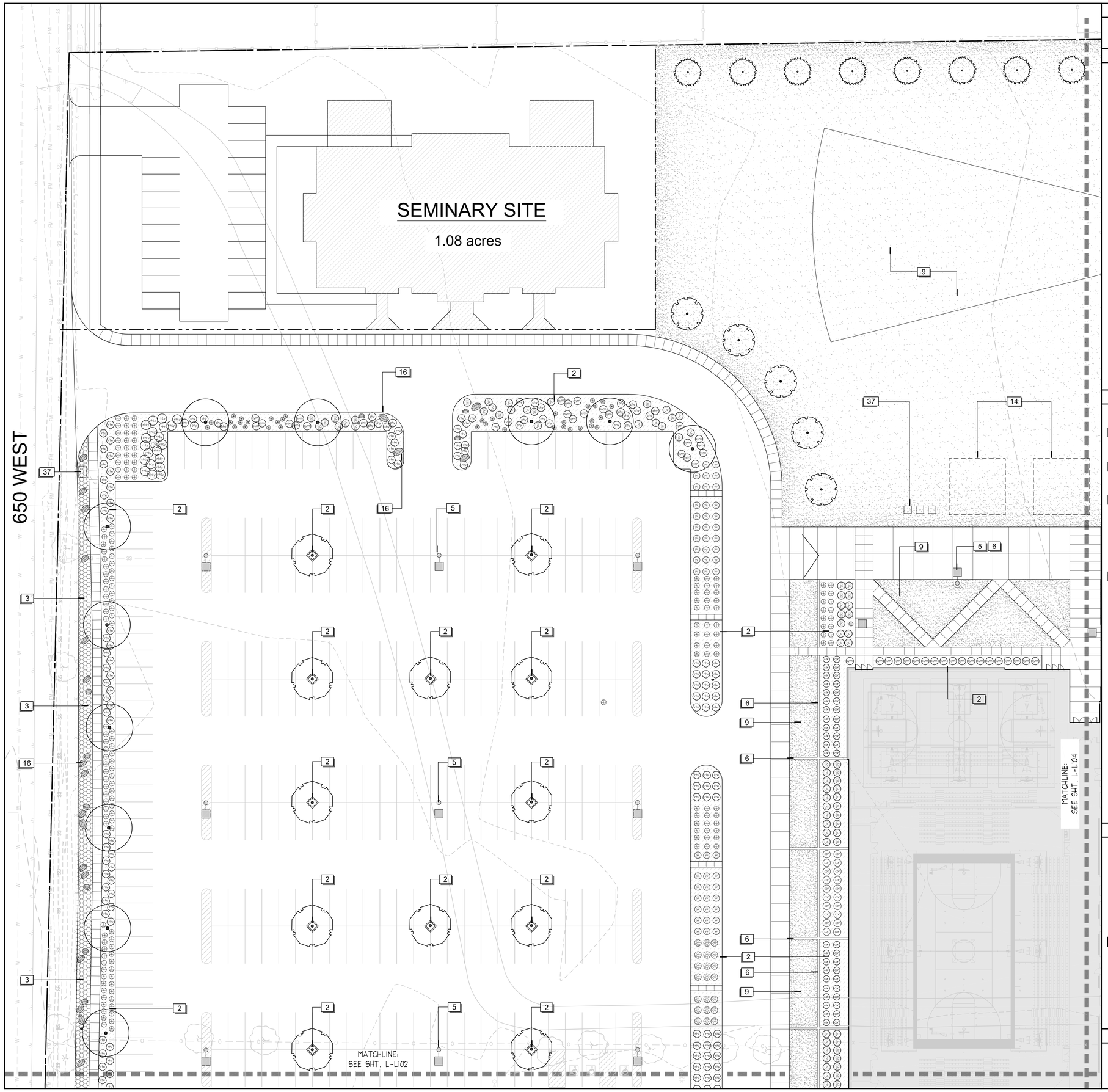
DSD HIGH SCHOOL #10

DAVIS SCHOOL DISTRICT
650 WEST GLOVERS LANE
FARMINGTON, UT 84025
BID SET

EXTERIOR ELEVATIONS - WEST/CLERESTORY

A209



PLANTING SCHEDULE — A

SEE SHEET L-L501 DETAIL A FOR PLANTING SCHEDULE

LANDSCAPE NOTES — B

1. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COSTS INCURRED DUE TO DAMAGE OF SAID UTILITIES.
2. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE AND ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH THE LANDSCAPE CONSTRUCTION FOR THIS PROJECT.
4. SEE SPECIFICATIONS FOR PLANTING REQUIREMENTS, MATERIALS, EXECUTIONS AND MAINTENANCE.
5. ALL PLANT MATERIAL SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE UPON DELIVERY TO THE SITE, AND PRIOR TO INSTALLATION.
6. IF DISCREPANCIES ARISE BETWEEN ACTUAL PLANTING AREA SIZES IN THE FIELD AND THOSE SHOWN ON THE PLANS, CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN WILL RESULT IN CONTRACTOR'S LIABILITY FOR MATERIALS RELOCATION.
7. FINAL LOCATIONS OF ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL OF THE OWNER'S REPRESENTATIVE.
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11. PRUNE TREES IN ACCORDANCE WITH SPECIFICATIONS.
12. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE ONLY AS APPROVED BY THE OWNER'S REPRESENTATIVE.
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REFERENCE NOTE SCHEDULE — C

SYMBOL	DESCRIPTION	QTY
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2	4" DEPTH OF ROCK MULCH IN SHRUB BED OVER 12" OF TOPSOIL AND WEED BARRIER FABRIC, TYP. - SEE SHT. L-L501 DTL. H. REFER TO SPECIFICATIONS FOR SIZE AND COLOR. REFER TO SPECIFICATIONS FOR SIZE AND COLOR.	76,234 sf
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5	SITE LIGHTING, SEE ELECTRICAL PLANS	
6	MOW CURB, TYP. - REFER TO ARCH. PLANS	
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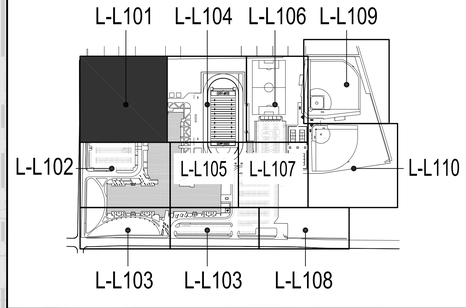
KEY MAP — D



SCALE AND NORTH ARROW — E

NORTH

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650 WEST GLOVERS LANE
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LANDSCAPE PLAN

L-L101

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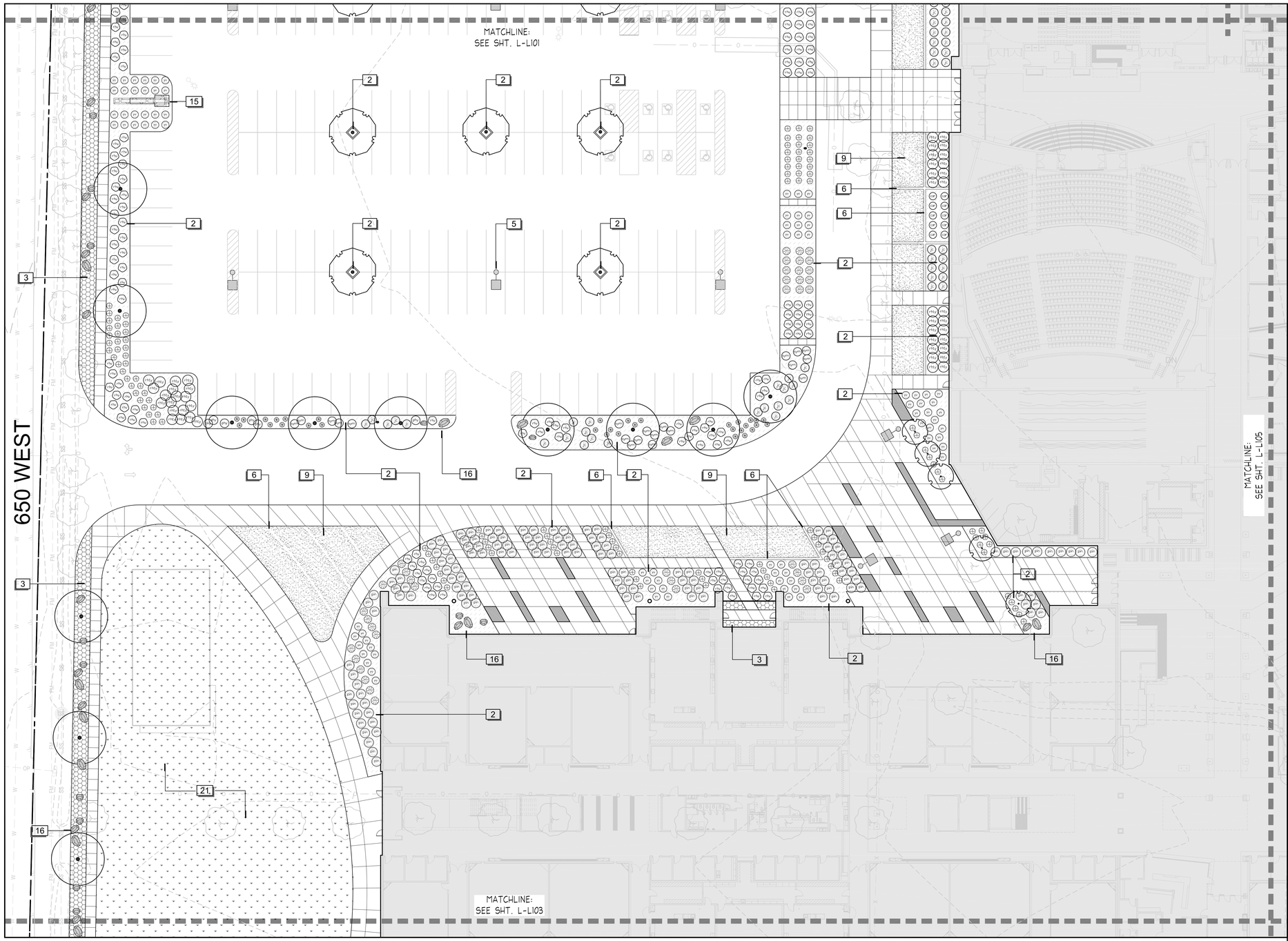

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	2	4" DEPTH OF ROCK MULCH IN SHRUB BED OVER 12" OF TOPSOIL AND WEED BARRIER FABRIC, TYP. - SEE SHT. L-L501 DTL. H. REFER TO SPECIFICATIONS FOR SIZE AND COLOR. REFER TO SPECIFICATIONS FOR SIZE AND COLOR.	76,234 sf
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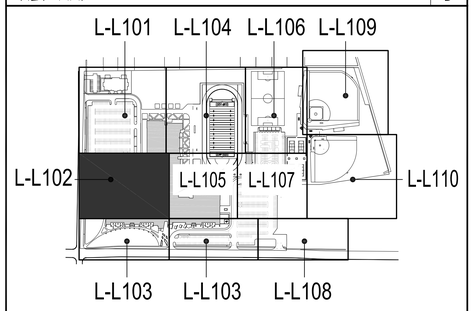
KEY MAP — D



SCALE AND NORTH ARROW — E

NORTH

SCALE: 1" = 20'-0"

VCBO ARCHITECTURE
524 SOUTH 600 EAST, SALT LAKE CITY, UT 84102
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LICENSED LANDSCAPE ARCHITECT
Richard L. Gilbert
No. 5734299
Mar. 10, 2016
STATE OF UTAH

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Landscape Architecture & Architectural Site Design
1058 east 2100 south
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BID SET

LANDSCAPE PLAN

L-L102

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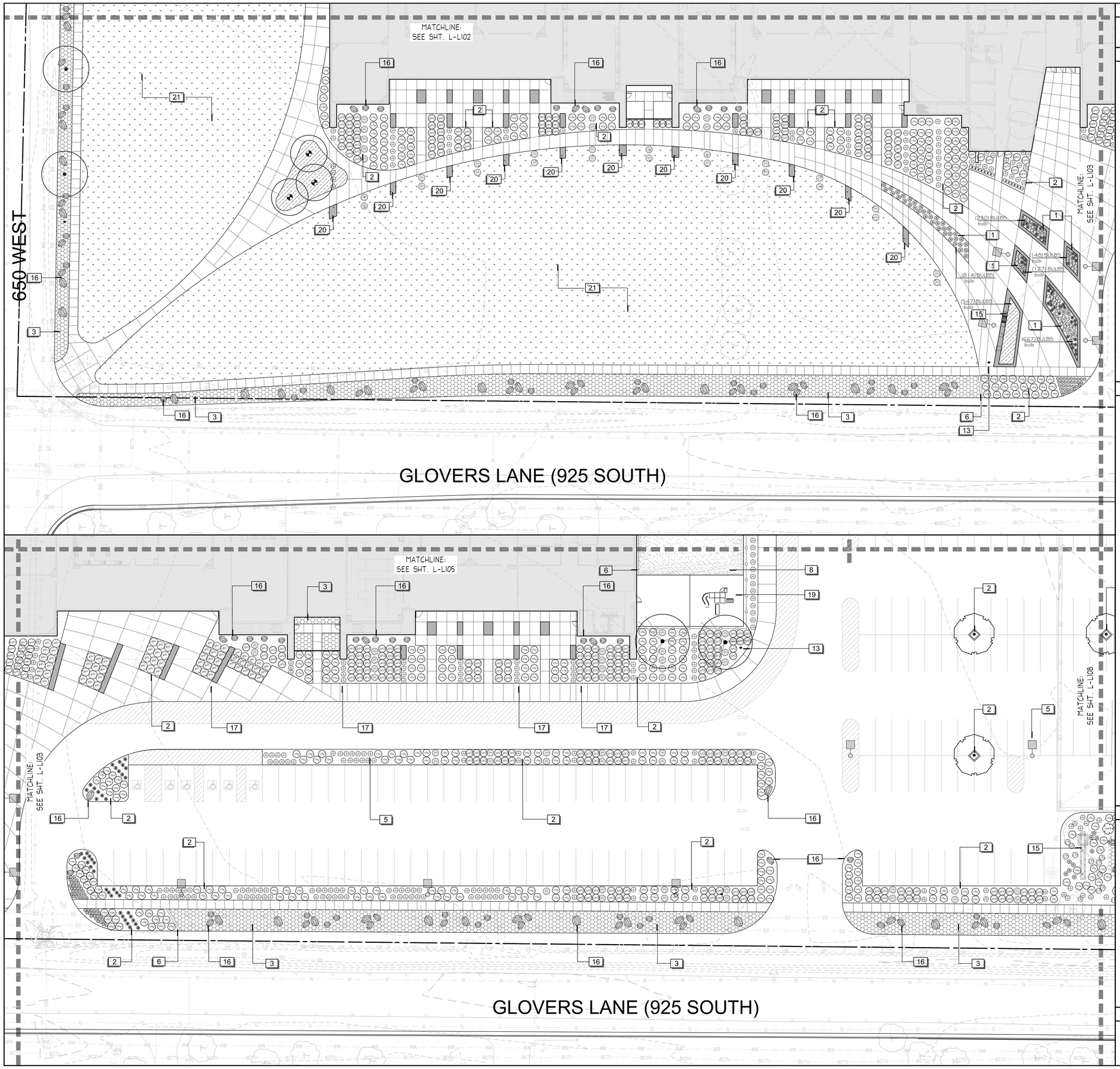

PLANTING SCHEDULE — A

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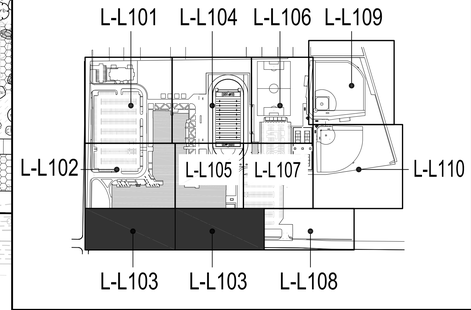

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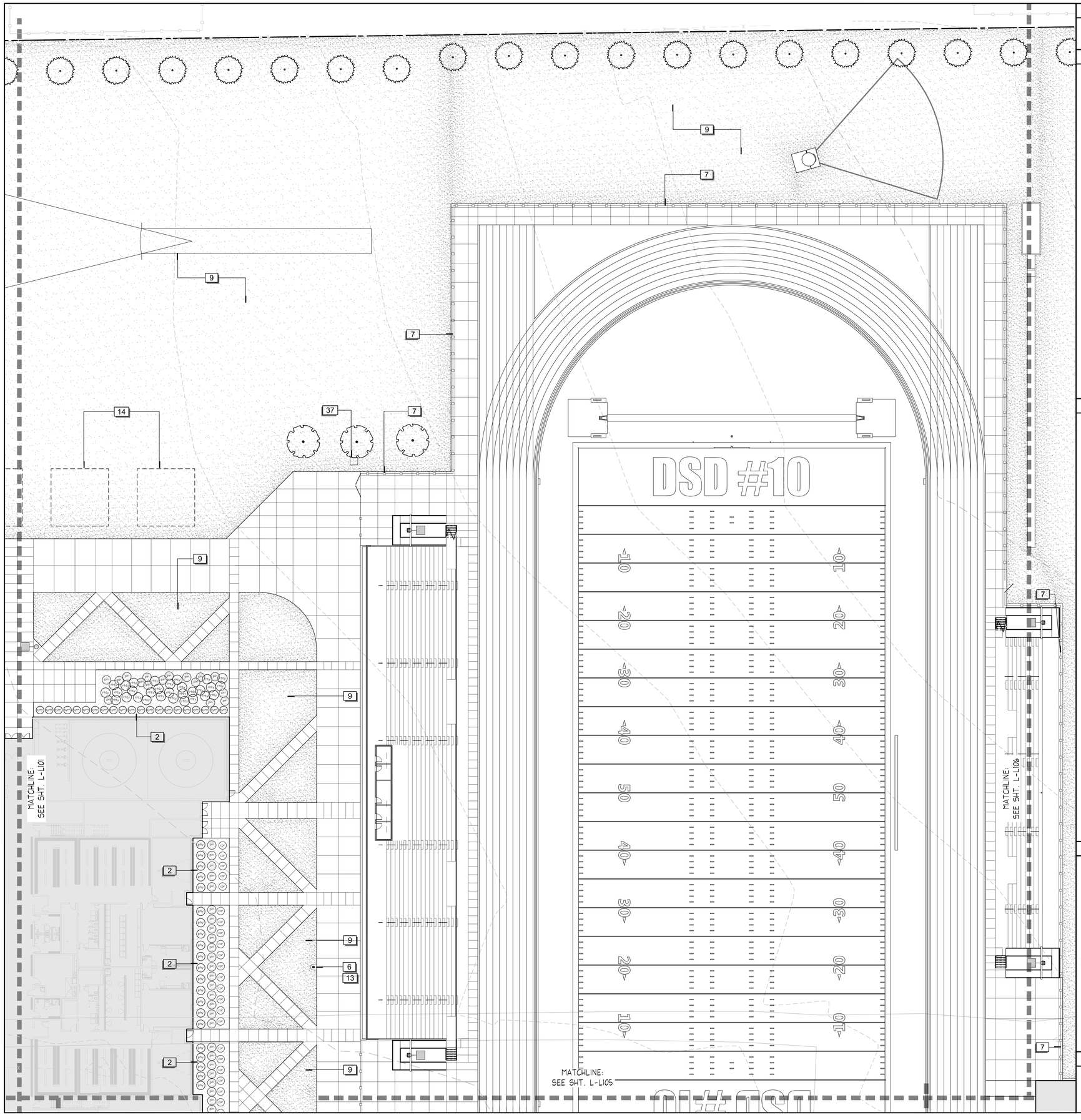

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REFERENCE NOTE SCHEDULE — C

SYMBOL	DESCRIPTION	QTY
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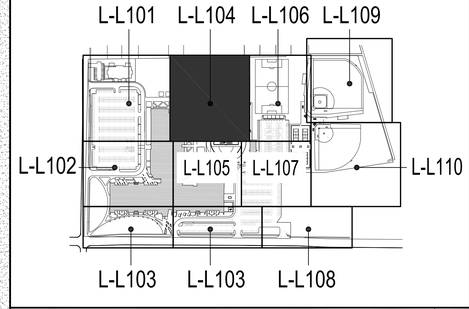
KEY MAP — D



SCALE AND NORTH ARROW — E

NORTH

SCALE: 1" = 20'-0"

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LICENSED LANDSCAPE ARCHITECT
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Mar. 10, 2016
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REV	DATE	DESCRIPTION

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DAVIS SCHOOL DISTRICT
650 WEST GLOVERS LANE
FARMINGTON, UT 84025

BID SET

LANDSCAPE PLAN

L-L104

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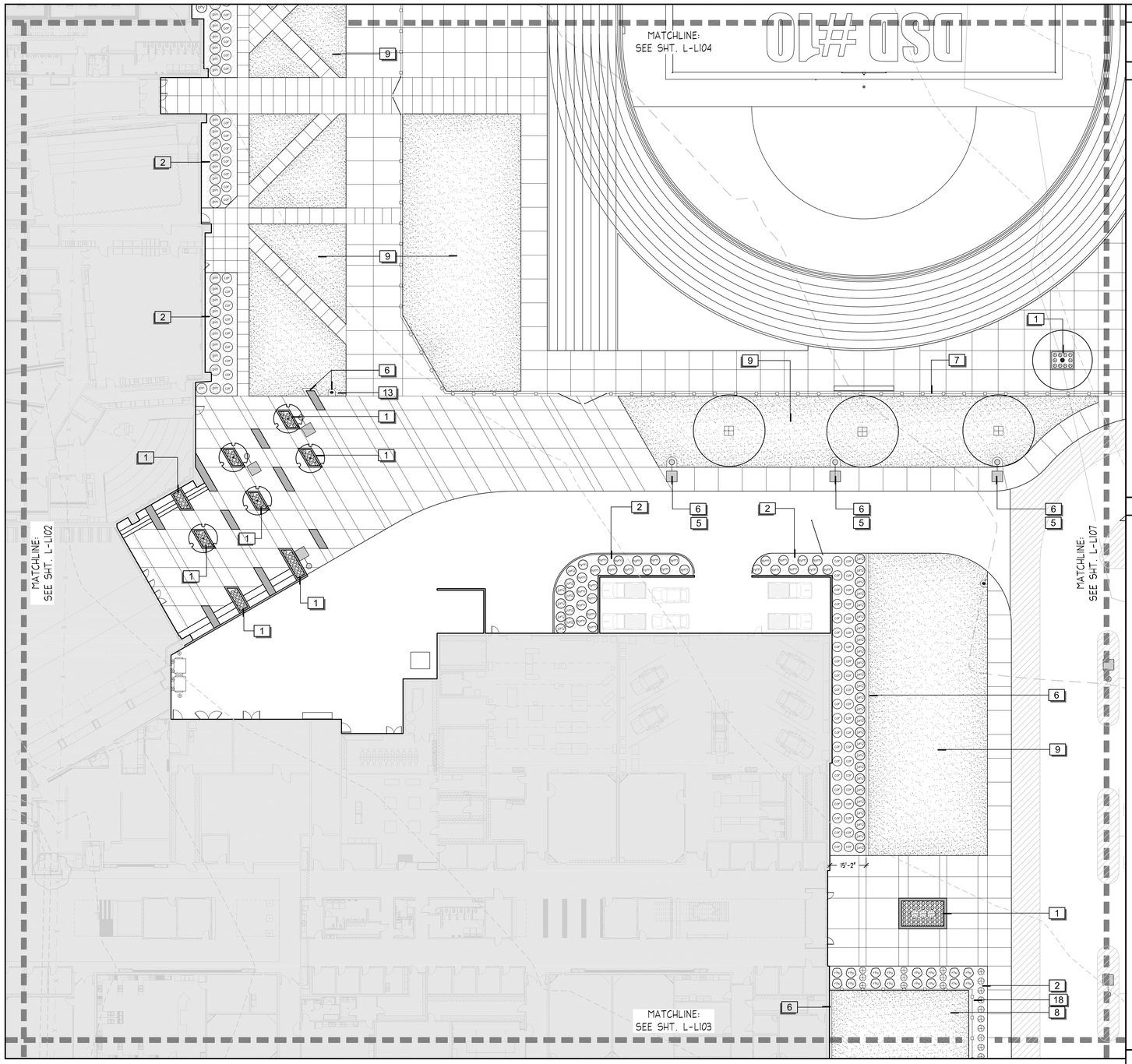

PLANTING SCHEDULE — A

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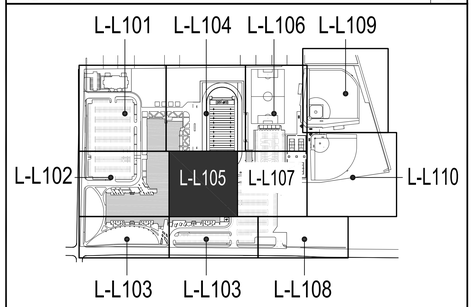

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NORTH

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DSD HIGH SCHOOL #10

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LANDSCAPE PLAN

L-L105

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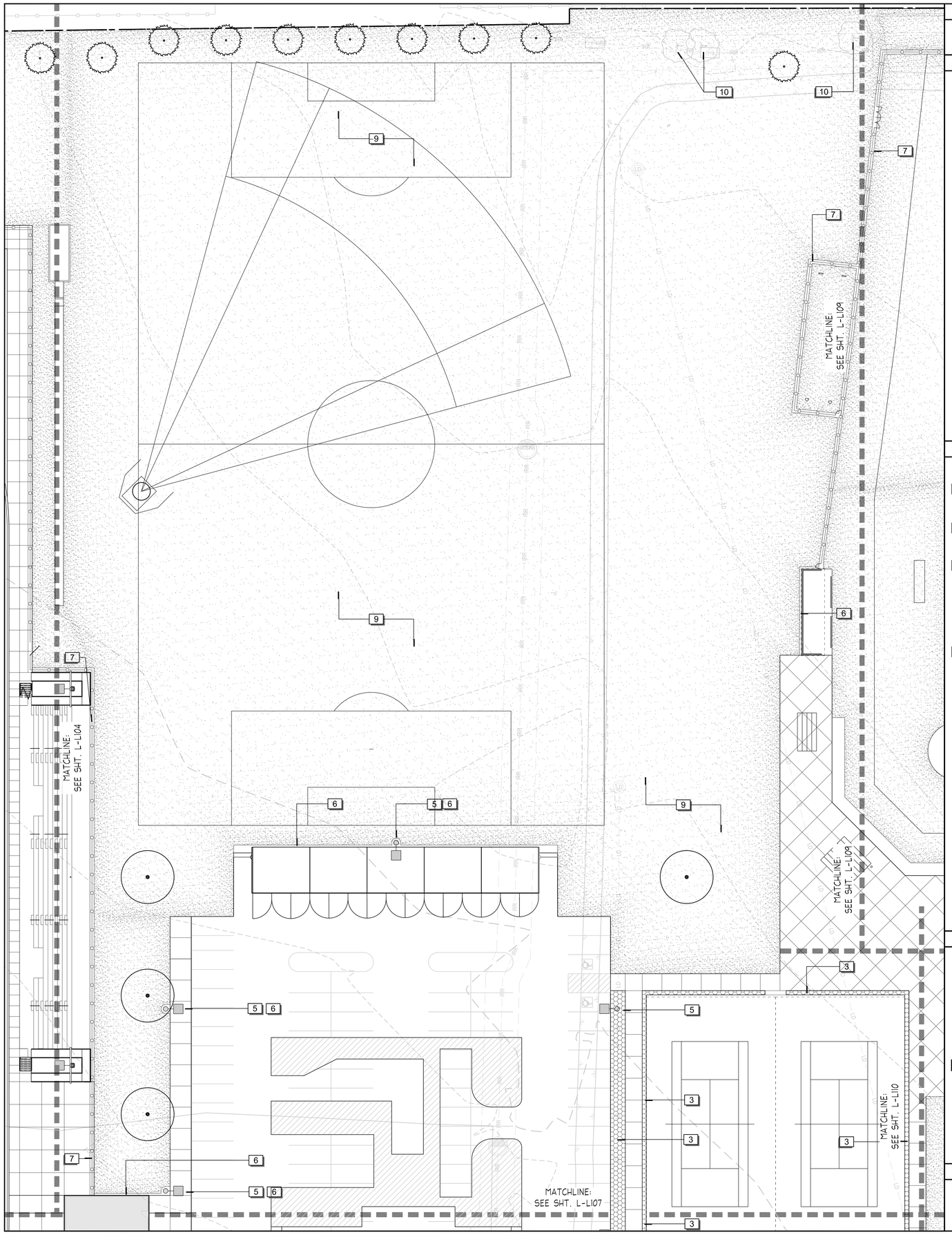

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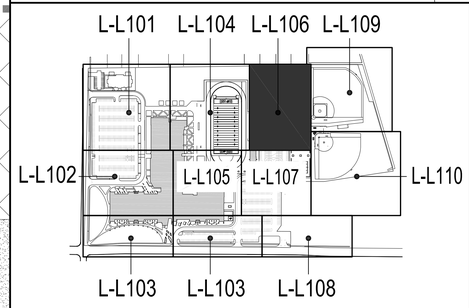

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NORTH

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0 10 20 40

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L-L106

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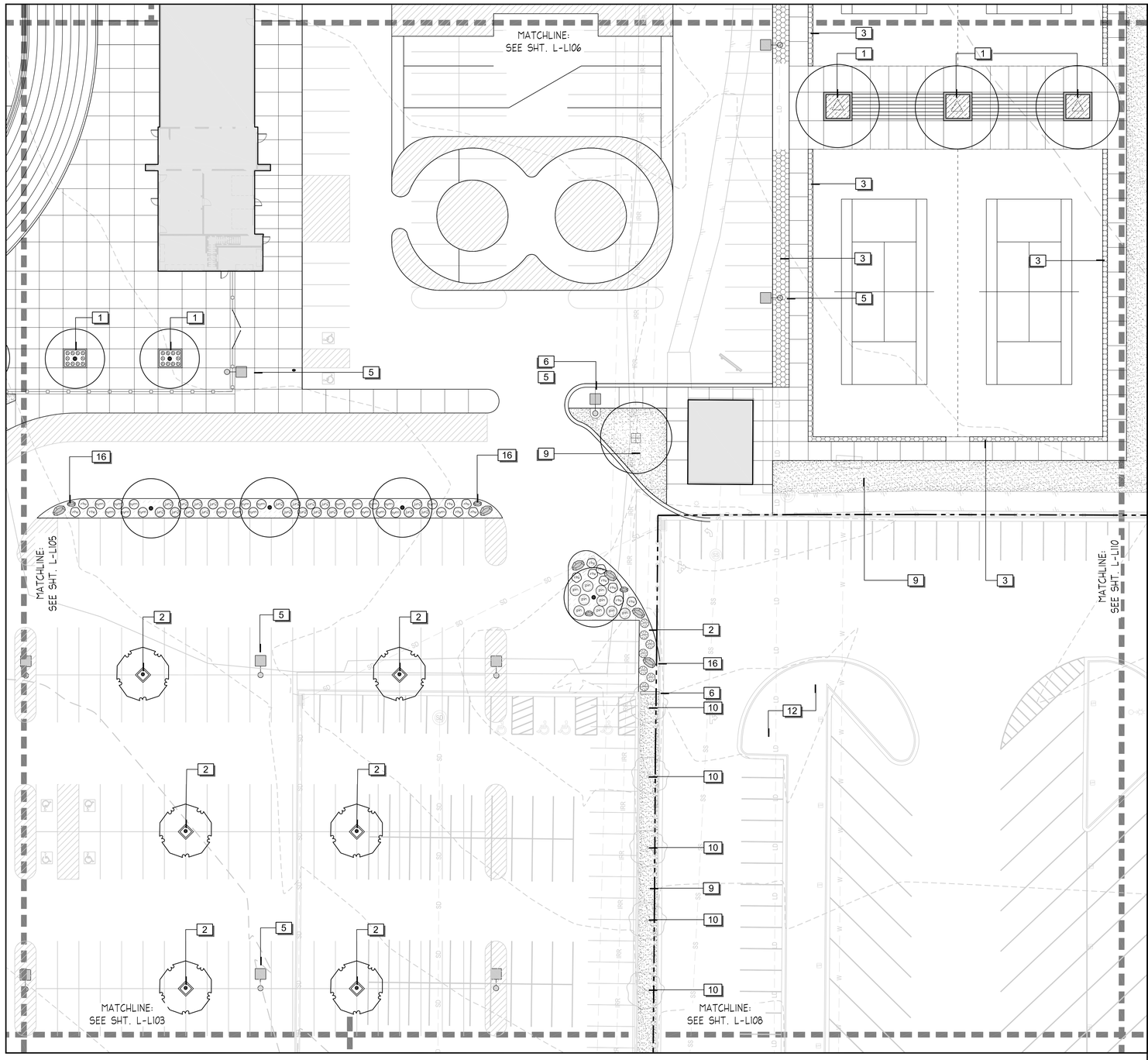

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REFERENCE NOTE SCHEDULE — C

SYMBOL	DESCRIPTION	QTY
1	4" DEPTH OF BARK MULCH (USE 2" OF BARK MULCH WITH GROUNDCOVERS) IN SHRUB BED OVER 12" OF TOPSOIL AND WEED BARRIER FABRIC, TYP. - SEE SHT. L-L501 DTL. H. REFER TO SPECIFICATIONS.	2,014 sf
2	4" DEPTH OF ROCK MULCH IN SHRUB BED OVER 12" OF TOPSOIL AND WEED BARRIER FABRIC, TYP. - SEE SHT. L-L501 DTL. H. REFER TO SPECIFICATIONS FOR SIZE AND COLOR. REFER TO SPECIFICATIONS FOR SIZE AND COLOR.	76,234 sf
3	4" DEPTH OF ROCK MULCH OVER WEED BARRIER FABRIC AND SUBGRADE, TYP. - SEE SHT. L-L501 DTL. G. REFER TO SPECIFICATIONS FOR SIZE AND COLOR.	26,400 sf
5	SITE LIGHTING, SEE ELECTRICAL PLANS	
6	MOW CURB, TYP. - REFER TO ARCH. PLANS	
7	FENCE AND MOW CURB, TYP. - REFER TO ARCHS. PLANS	
8	FIELD MIX - REFER TO ARCHS. PLANS	
9	TURF - 6 INCH DEPTH OF TOPSOIL, TYP. - REFER TO SPECIFICATIONS.	
10	PROTECT IN PLACE EXISTING TREE	
11	PATCH AND REPAIR EXISTING LANDSCAPE AS NECESSARY FOR NEW PATH.	
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37	ELECTRICAL EQUIPMENT - REFER TO ELECT. PLANS	

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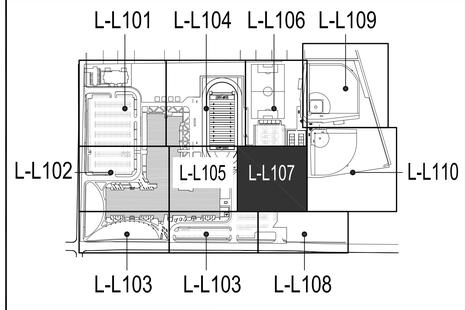
KEY MAP — D



SCALE AND NORTH ARROW — E

NORTH

SCALE: 1" = 20'-0"

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LANDSCAPE PLAN

L-L107

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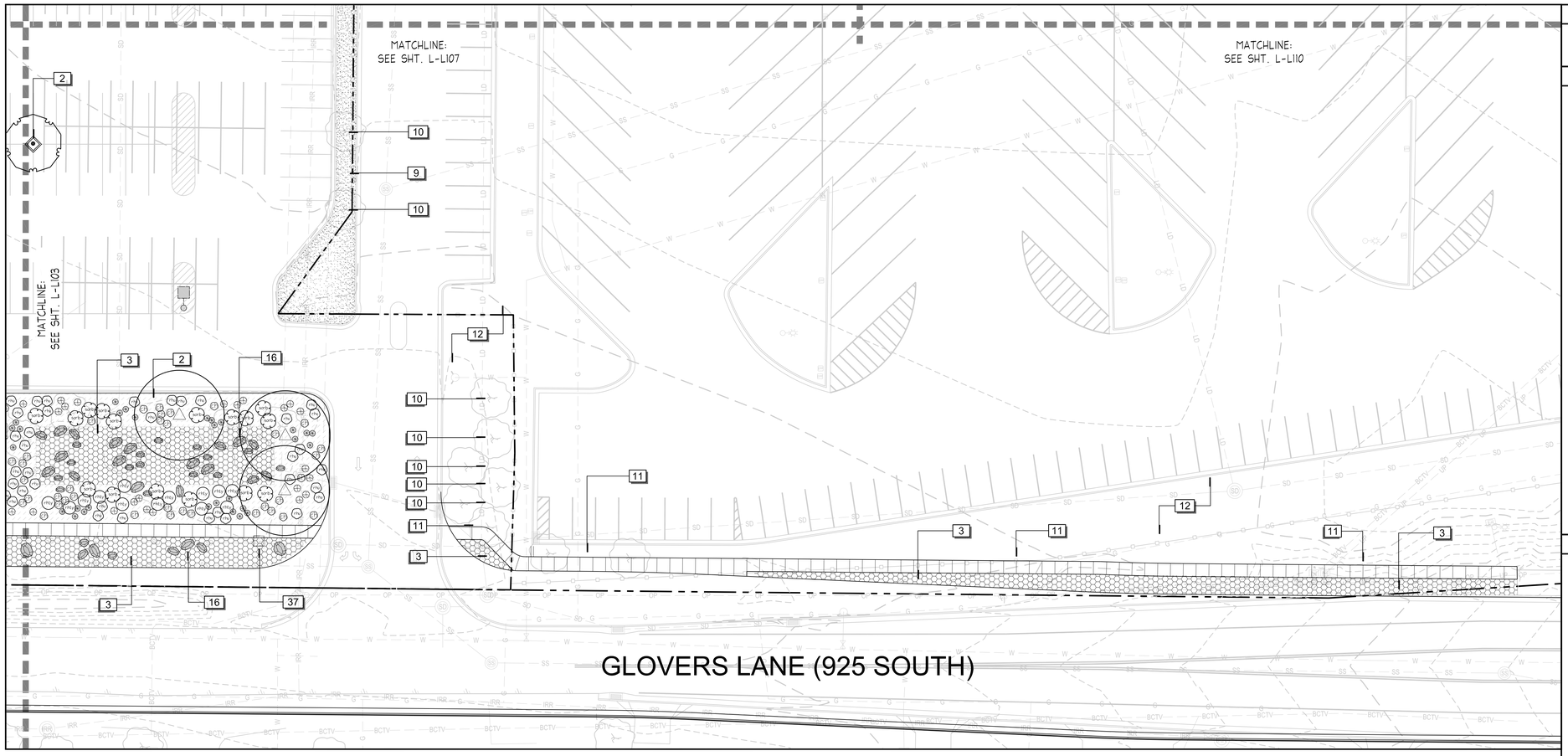

PLANTING SCHEDULE — A

SEE SHEET L-L501 DETAIL A FOR PLANTING SCHEDULE

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1. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COSTS INCURRED DUE TO DAMAGE OF SAID UTILITIES.
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	5	SITE LIGHTING, SEE ELECTRICAL PLANS	
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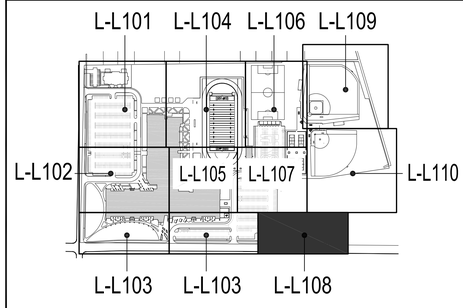

SCALE AND NORTH ARROW — E

NORTH

0 10 20 40

SCALE: 1" = 20'-0"

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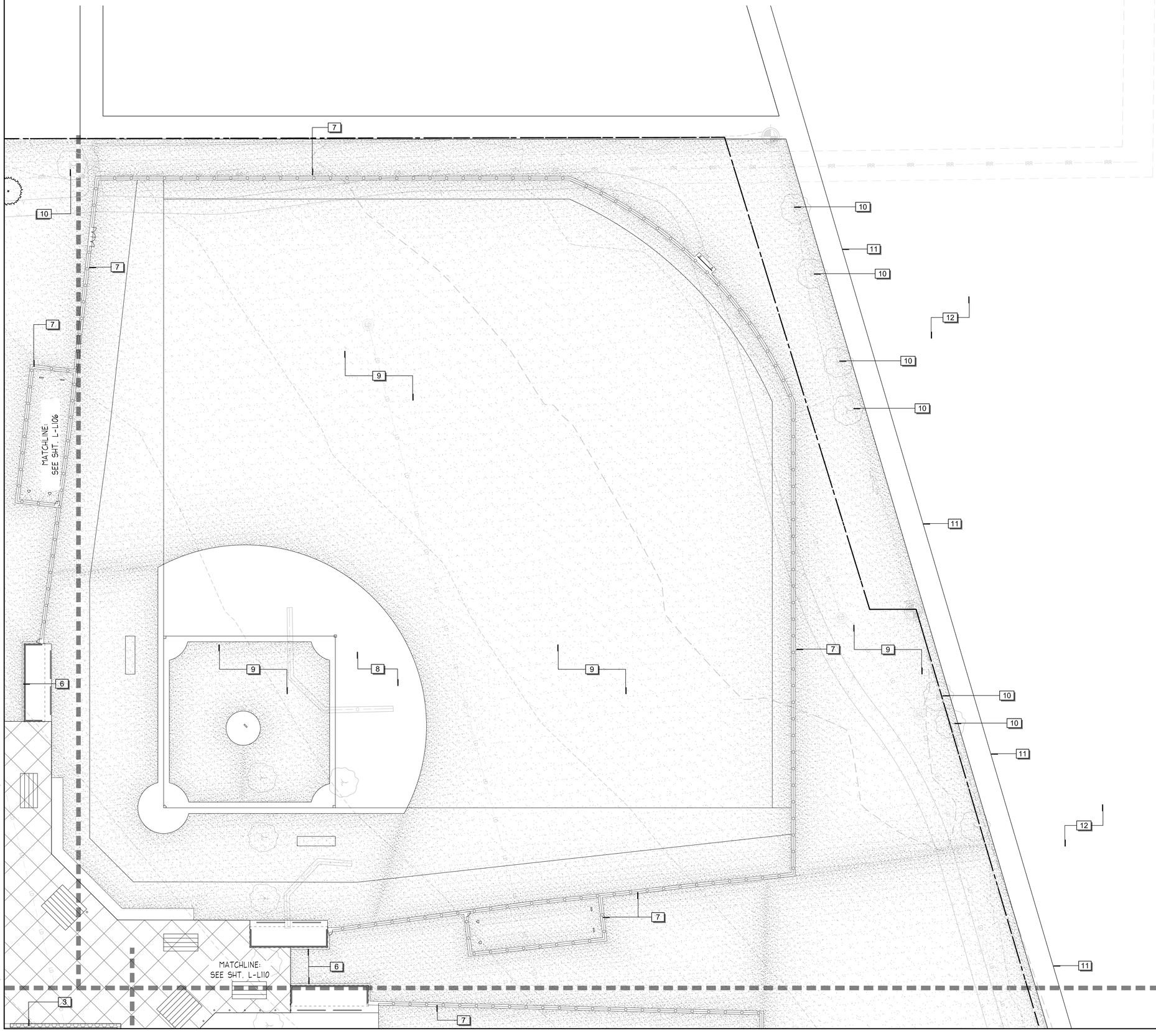

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SEE SHEET L-L501 DETAIL A FOR PLANTING SCHEDULE

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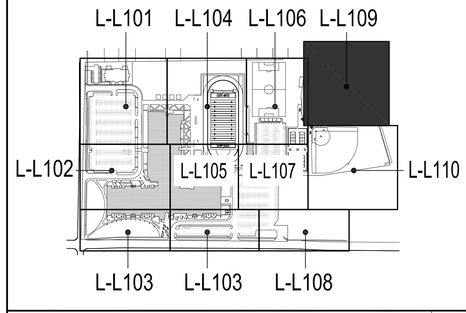

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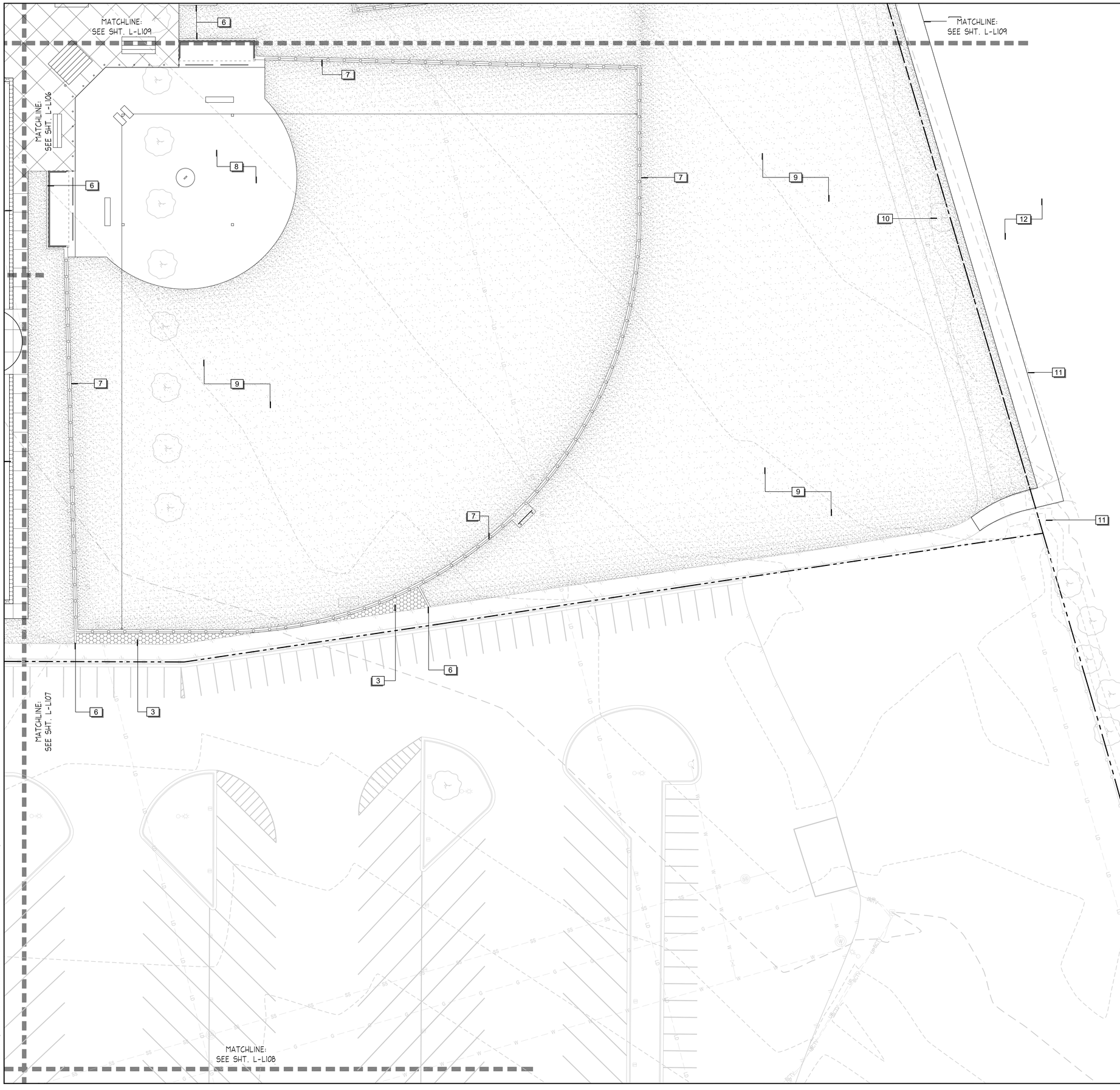

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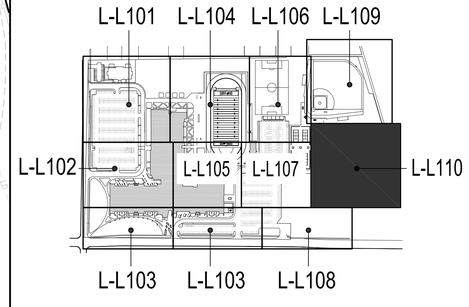
10	PROTECT IN PLACE EXISTING TREE	
11	PATCH AND REPAIR EXISTING LANDSCAPE AS NECESSARY FOR NEW PATH.	
12	PROTECT IN PLACE EXISTING VEGETATION	
13	FIRE HYDRANT, TYP. - REFER TO CIVIL PLANS	
14	FUTURE LOCATION OF PORTABLES	
15	SIGN - REFER TO ARCHS. PLANS	
16	LANDSCAPE ACCENT BOULDER, TYP. - SEE SHT. L-L501 DTL. J. REFER TO SPECIFICATIONS FOR SIZE AND COLOR.	
17	ALIGN PLANT MATERIAL WITH PATTERN AND ARCHITECTURE	
18	FENCING - REFER TO ARCHS. PLANS	
19	PLAYGROUND - REFER TO ARCHS. PLANS	
20	ARCHITECTURAL FEATURE, SEE ARCHITECTURAL PLANS	
21	SEED MIX - 4 INCH DEPTH OF TOPSOIL, TYP. - RERER TO SPECS.	
37	ELECTRICAL EQUIPMENT - REFER TO ELECT. PLANS	

** QUANTITIES ARE FOR REFERENCE ONLY, CONTRACTOR TO VERIFY QUANTITIES IN THE FIELD

KEY MAP — D



SCALE AND NORTH ARROW — E

NORTH

0 10 20 40
SCALE: 1" = 20'-0"

VCBO ARCHITECTURE
524 SOUTH 600 EAST, SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

LICENSED LANDSCAPE ARCHITECT
Richard L. Gilbert
No. 5734299
Mar. 10, 2016
STATE OF UTAH

Arc Sitio Design, Inc
Landscape Architecture & Architectural Site Design
1058 east 2100 south
Salt Lake City, Utah 84106
office 801.487.4923 fax 801.466.3046
www.arcsitiodesign.com

REV	DATE	DESCRIPTION

VCBO NUMBER: 14865
DATE: 2016 MARCH 10

NOTE:
THIS SHEET IS PART OF A COMPLETE SET OF DRAWINGS, ANY CONTRACTOR, SUBCONTRACTOR, VENDOR OR ANY OTHER PERSON PARTICIPATING ON THIS PROJECT SHALL BE RESPONSIBLE FOR THE INFORMATION CONTAINED IN ANY AND ALL SHEETS OF DRAWINGS AND SPECIFICATIONS. IF ANY PERSON, PARTY OR ENTITY SHALL ELECT TO USE ANY PORTION OF ALL OF THIS PROJECT, THAT PERSON, PARTY OR ENTITY SHALL BE RESPONSIBLE FOR REVIEWING ALL CONSTRUCTION DOCUMENTS, THESE DRAWINGS AND SPECIFICATIONS, INCLUDING, BUT NOT LIMITED TO, ANY SUBSEQUENT ADDENDUMS OR CLARIFICATIONS THAT MAY BE ISSUED.

DSD HIGH SCHOOL #10

DAVIS SCHOOL DISTRICT
650 WEST GLOVERS LANE
FARMINGTON, UT 84025
BID SET

LANDSCAPE PLAN

L-L110

File : C:\Users\rgilbert.ARCSITIO\appdata\local\temp\AcPublish_14592\Landscape.dwg Mar 09, 2016 - 6:33pm

Planning Commission Staff Report
April 7, 2016

Item 6: Conditional Use Permit and Site Plan Approval for the Cubes Indoor Self Storage Facility

Public Hearing:	Yes
Application No.:	C-16-15
Property Address:	761 North Lagoon Drive
General Plan Designation:	CMU (Commercial Mixed Use)
Zoning Designation:	CMU (Commercial Mixed Use)
Area:	2.18 acres
Number of Lots:	1
Property Owner:	Northcom 51
Applicant:	Dan Nixon

Request: *Conditional use and site plan approval for the Cubes Indoor Self Storage Facility.*

Background Information

An application has been submitted for conditional use and site plan approval for the Cubes Indoor Self Storage Facility. The applicant is proposing a three story indoor storage facility that has a 30,000 s.f. footprint with a total floor area of 94,730 s.f. There is a large two-story breezeway in the center of the building so that users can access their units better. The office is on the first floor at the front of the building (facing Lagoon Drive) and comprises 1,085 s.f.

The applicant owned a lot in the Farmington Fields Subdivision (west of the Park Lane Chevron) and was going to build this project at that location. However, the applicant traded his property in the Farmington Fields Subdivision to make way for the Mercedes Benz Dealership, and received this lot in the East Park Lane Subdivision. As such, the improvements for this project have been, or are being installed as part of the East Park Lane Subdivision. Additionally, the East Park Lane Subdivision was rezoned from LS (Large Suburban) to CMU (Commercial Mixed Use) contingent on the approval of a site plan.

Under Section 11-19-104(7) class “A” self-storage are allowable uses. The CMU zone is the only place in the City that has allowable uses instead of conditional uses, under that Section, a development either needs to be a PUD or a “Planned Center Development,” however, because this is a proposal intended for one lot and not a master planned mixed use development, staff felt that the application was most appropriate as a conditional use. Attached are the specifications and a general description of the intended use of the proposed facility.

Section 11-28-220 in its entirety follows:

11-28-220 Class "A" Self Storage.

Class "A" Self Storage is a type of Self Storage that requires maximum design standards. Class A Self Storage may only be allowed as a conditional use in various zones as designated in the Zoning Ordinance. Applications for Class "A" Self Storage shall be submitted and reviewed as a conditional use permit in accordance with Chapter 8 of the Zoning Ordinance.

(1) Purpose. The purposes of this Section and any rules, regulations, standards and specifications adopted pursuant hereto are:

(d) To accommodate such self storage with minimal impact in commercial and mixed use areas in terms of compatible infill, scale, design, and appearance of buildings.

(b) To set forth standardized terms and conditions for Class "A" Self Storage and procedures for review and approval of the same.

(2) Standards. The following standards and conditions shall apply to all Class "A" Self Storage developments, in addition to any terms and conditions of approval as imposed by the Planning Commission during the conditional use permit process.

(a) Location. Class "A" Self Storage is an ancillary commercial use and shall be located on secondary commercial sites or small pockets of land that are not quality commercial or residential sites. Class "A" Self Storage shall not prevent the development of, or displace, higher, better, and more intense commercial uses typically found on primary sites adjacent to high traffic major streets on visible and accessible building lots. Nevertheless, they should be located near high traffic areas close to residences and businesses and/or on sites which may be visible but not accessible.

(b) Architectural. Projects must have distinguished Architectural features including commercial building roof lines, building and color variation. Exteriors walls should be concrete masonry or brick and any view of roll up doors should be kept to a minimum.

(c) Fencing. All fencing must be decorative. It can be stamped masonry, wrought iron, or a mixture of both.

(d) Outside Storage. No outside storage including but not limited to RV's or vehicles shall be allowed.

(e) Landscaping. A minimum of 20% of the gross area of the site shall be landscaped. The 20% landscaping requirement should blend well with the fencing and solid masonry walls that may surround the project. Special attention should be given to landscaping in the high traffic and visible areas of the project as well as covering large and long exterior masonry walls.

(f) Management Office. Class "A" Self Storage shall include a professionally designed office for on-site management purposes. The office should include ADA accessible restrooms and may have a retail sales area. It should blend in with the design of the project and neighboring business.

(g) Operations. All business operations should be conducted using approved commercial property management standards. Security features should include digital video, electronic gate access, and individual door alarms.

(h) Other. Facilities should include climate control units, and offer multiple services to its tenants. Limited access hours shall be required to reduce late night noise.

(3) Site Development. Upon approval of a conditional use permit for an secondary dwelling, an application for site development shall be submitted in accordance with the provisions of Chapter 7 of the Zoning Ordinance.

The application has met all of the development standards outlined in Section 11-28-220 to staff's satisfaction, including the landscaping plan, fencing, appropriate distance from residential uses, architectural quality, parking requirements, lighting plans, etc. The DRC has reviewed the application and given the site plan their approval; the one major issue was storm-water, but the applicant has resolved that to the City Engineer's satisfaction.

Suggested Motion

Move that the Planning Commission approve the conditional use and site plan subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. Lighting shall be designed, located and directed so as to eliminate glare and minimize reflection of light to neighboring properties;
2. The hours of operation are limited to 8 a.m. to 10 p.m.;
3. Any signs proposed for the project must comply with the Farmington City Sign Ordinance. The sign plan shall indicate the location, height, and appearance of the signs upon the site and the effects upon parking, ingress/egress, and adjacent properties. Such signs shall be compatible with the character of the neighborhood;
4. The applicant must obtain all other applicable permits for the operation of the conditional use including but not limited to a business license from Farmington City, all health department regulations and all applicable building codes.

Findings for Approval

1. The proposed use of the particular location is necessary and desirable and provides a service which contributes to the general well-being of the community.
2. The proposed use complies with all regulations and conditions in the Farmington City Zoning Ordinance for this particular use.
3. The proposed use conforms to the goals, policies, and principles of the Comprehensive General Plan.
4. The proposed use is compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing neighborhoods.
5. The location provides or will provide adequate utilities, transportation access, drainage, parking and loading space, lighting, screening, landscaping and open space, fire protection, and safe and convenient pedestrian and vehicular circulation.
6. The proposed use is not detrimental to the health, safety, and general welfare of persons residing or working in the vicinity.

7. The proposed use provides adequate parking, and that parking has been removed from Park Lane and Lagoon Drive.

Supplemental Information

1. Vicinity Map
2. Site Plan
3. Elevations
4. Landscape Plan
5. Photos
6. Narrative

Applicable Ordinances

1. Title 11, Chapter 7 – Site Development
2. Title 11, Chapter 8 – Conditional Uses
3. Title 11, Chapter 19 – Commercial Mixed Use
4. Title 11, Chapter 28 – Supplementary and Qualifying Regulations

Farmington City

Tuesday, February 24, 2009 10:44:54 AM
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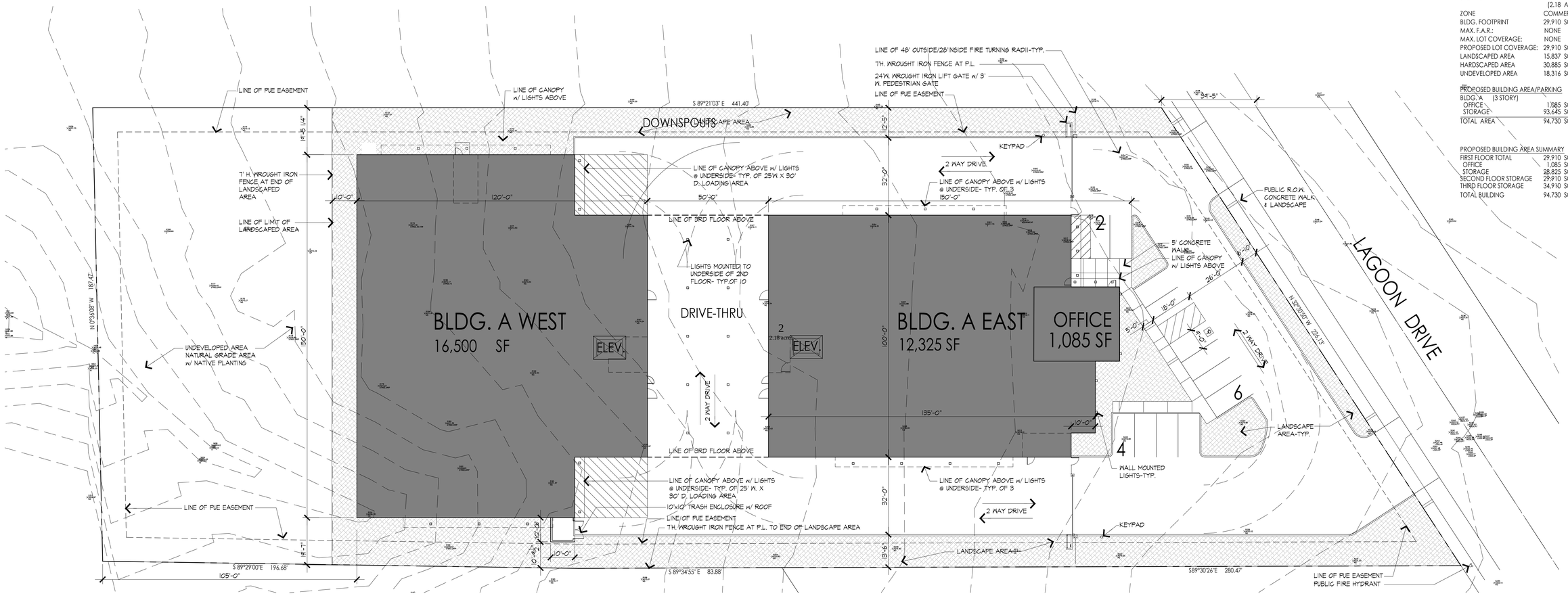


APPLICANT

THE PARAGON GROUP, INC.
895 WALL AVENUE
ODGEN, UT 84404
CONTACT: DAN NIXON
PHONE: 801/ 393-8000

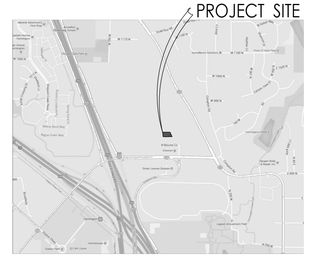
APPLICANT'S AGENT

ARIEL L. VALLI, ARCHITECT
924 COYOTE GULCH COURT, SUITE D
IVINS, UTAH 84738
CONTACT: ARIEL VALLI
PHONE: 949/349-777
E-MAIL: ARIEL@VALLIARCH.COM

SITE AREA	94,948 SQ. FT. (2.18 ACRES)	
ZONE	COMMERICAL HIGHWAY	
BLDG. FOOTPRINT	29,910 SQ. FT.	
MAX. F.A.R.:	NONE	
MAX. LOT COVERAGE:	NONE	
PROPOSED LOT COVERAGE:	29,910 SQ. FT.	(32%)
LANDSCAPED AREA	15,837 SQ. FT.	(17%)
HARDSCAPED AREA	30,885 SQ. FT.	(33%)
UNDEVELOPED AREA	18,316 SQ. FT.	(19%)

PROPOSED BUILDING AREA/PARKING		REQUIRED PARKING
BLDG. 'A (3 STORY)		
OFFICE	1,085 SQ. FT.	2 SPACES
STORAGE	93,645 SQ. FT.	10 SPACES
TOTAL AREA	94,730 SQ. FT.	12 SPACES PROVIDED 11 STANDARD 1 ACCESSIBLE

PROPOSED BUILDING AREA SUMMARY	
FIRST FLOOR TOTAL	29,910 SQ. FT.
OFFICE	1,085 SQ. FT.
STORAGE	28,825 SQ. FT.
SECOND FLOOR STORAGE	29,910 SQ. FT.
THIRD FLOOR STORAGE	34,910 SQ. FT.
TOTAL BUILDING	94,730 SQ. FT.



VICINITY MAP
N.T.S.

CUBES SELF STORAGE

FARMINGTON, UT

CONCEPTUAL SITE PLAN

03-07-16
02-26-16
08-11-15

15-230

NORTH
0' 10' 20'
SCALE: 1" = 20'-0"

ARIEL L. VALLI ARCHITECT
924 COYOTE GULCH CT. 'D' PH: 949/813-4181
IVINS, UTAH 84738 ariel@valliarch.com

EAST ELEVATION

SCALE:1"= 10'-0"

NORTH ELEVATION

SCALE:1"= 10'-0"

CUBES SELF STORAGE

FARMINGTON, UT

BLDG. A ELEVATIONS

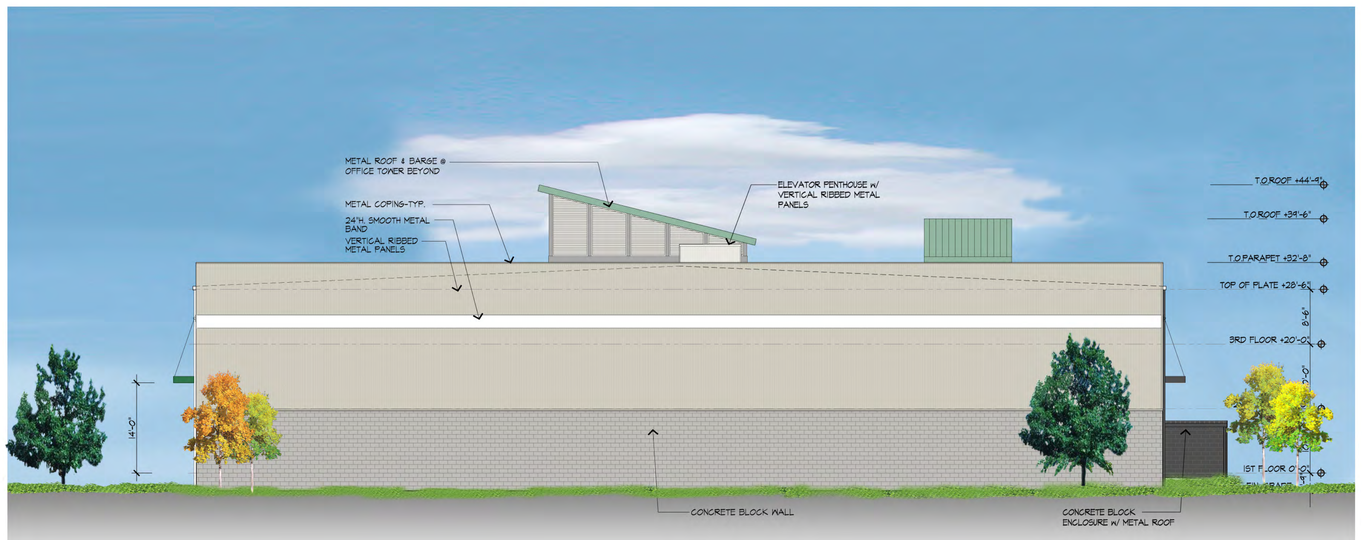
03-07-16
02-26-16
08-11-15

15-230

0' 4' 10'

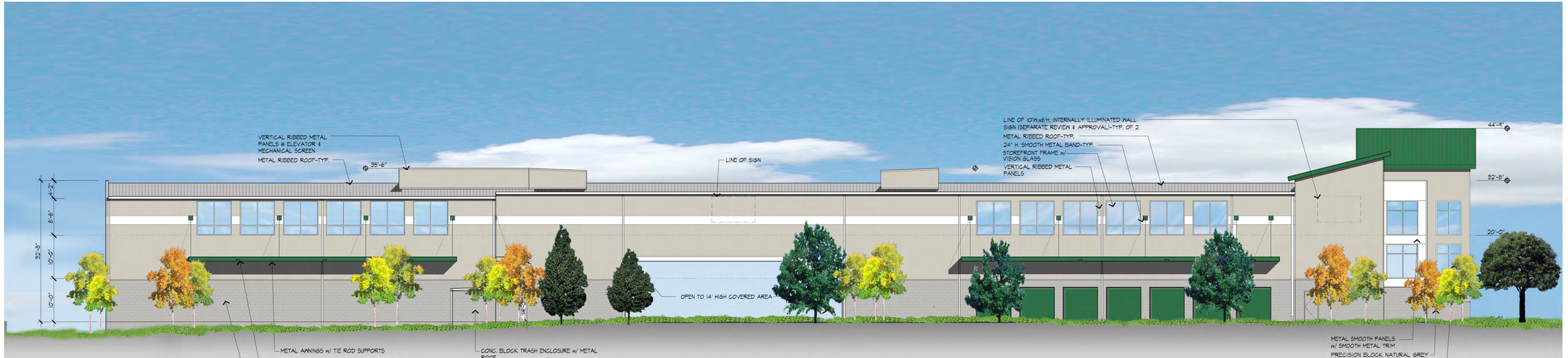
SCALE: 1" = 10'-0"

ARIEL L. VALLI ARCHITECT
924 COYOTE GULCH CT. 'D' PH: 949/ 813-4181
IVINS, UTAH 84738 ariel@valliarch.com



WEST ELEVATION

SCALE:1"= 10'-0"



SOUTH ELEVATION

SCALE:1"= 10'-0"

CUBES SELF STORAGE

FARMINGTON, UT

BLDG. A ELEVATIONS

03-07-16
02-26-16
08-11-15

15-230

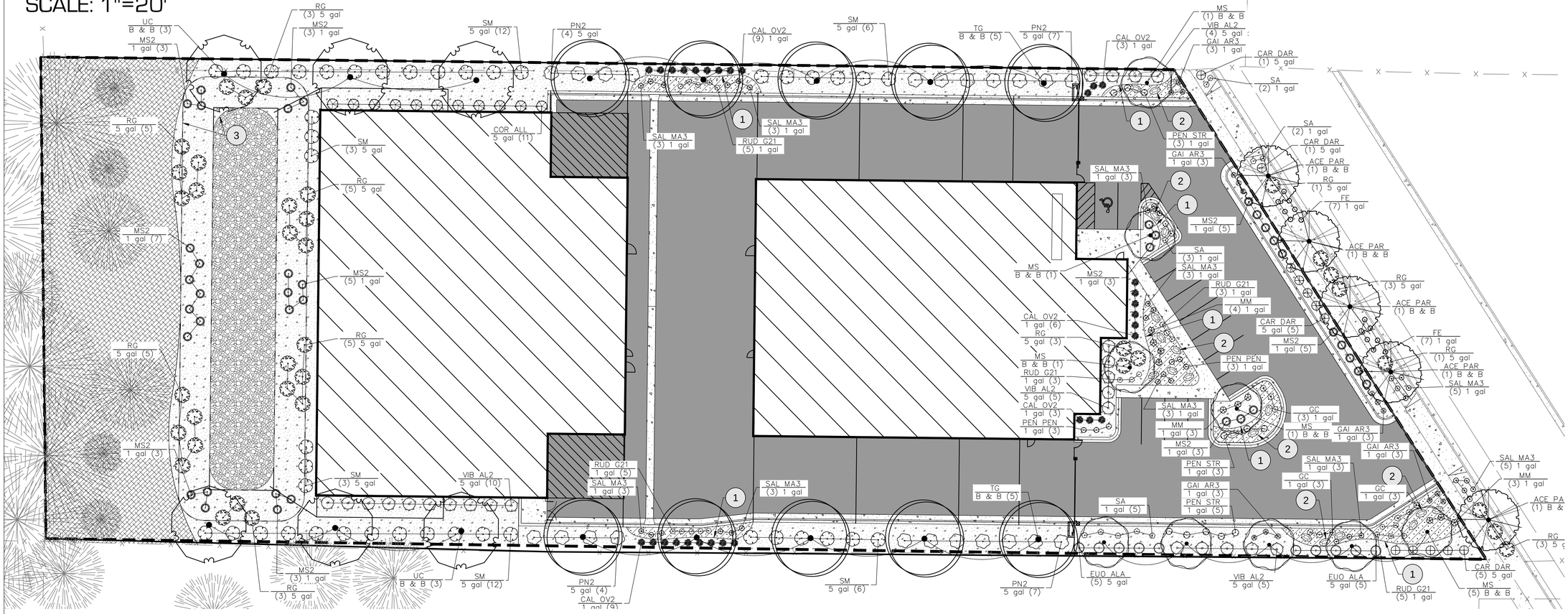
0' 5' 10'

SCALE: 1" = 10'-0"

ARIEL L. VALLI ARCHITECT
924 COYOTE GULCH CT. 'D' PH: 949/ 813-4181
IVINS, UTAH 84738 ariel@valliarch.com

FARMINGTON CUBES
LANDSCAPE PLAN

SCALE: 1"=20'



SYMBOL	NOTES	QTY
	NATURAL VEGETATION AREA. TREES TO REMAIN AND GROUND TO BE RESEEDED WITH NATIVE WILDFLOWERS AND GRASSES.	9,946 sf
	6" OF "COBBLE" ROCK. 4-6" STAKER PARSON`S "COBBLE" OVER WEED FABRIC.	3,633 sf
	4" OF "MOJAVE" ROCK. 2-4" STAKER PARSON`S "MOJAVE" ROCK OVER WEED FABRIC.	18,444 sf
	4" OF "SMALL DESERT ROSE" ROCK. 1-2" STAKER PARSON`S "SMALL DESERT ROSE" ROCK OVER WEED FABRIC.	2,097 sf

SYMBOL	DESCRIPTION
1	6" BLACK METAL EDGING.
2	LANDSCAPE BOULDERS MIN. SIZE 2` X 3`
3	BOTTOM/TOP OF RETENTION BASIN. SEE CIVIL PLANS.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL
	5	Acer platanoides `Parkway` / Norway Maple	B & B	2"Cal
	9	Malus x `Spring Snow` / Spring Snow Crab Apple	B & B	1.5"Cal
	10	Tilia cordata `Greenspire` / Greenspire Littleleaf Linden	B & B	2"Cal
	6	Ulmus x `Frontier` / American Elm	B & B	2"Cal

SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE
	12	Caryoptens x clandonensis `Dark Knight` / Blue Mist Shrub	5 gal
	11	Cornus sencea `Alleman`s Compact` / Dwarf Red Twig Dogwood	5 gal
	10	Euonymus alatus `Compactus` / Compact Burning Bush	5 gal
	22	Physocarpus opulifolius `Summer Wine` / Summer Wine Ninebark	5 gal
	37	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	5 gal
	42	Syringa patula `Miss Kim` / Miss Kim Lilac	5 gal
	24	Viburnum trilobum `Alfredo` / Alfredo Cranberrybush Viburnum	5 gal

ANNUALS/PERENNIALS	QTY	BOTANICAL NAME / COMMON NAME	SIZE
	15	Gaillardia anstata / Common Gaillardia	1 gal
	9	Gaura lindheimeri `Crimson Butterflies` / Butterfly Gaura	1 gal
	10	Mirabilis multiflora / Colorado Four O`Clock	1 gal

	QTY	BOTANICAL NAME / COMMON NAME	SIZE
	6	Penstemon eatonii / Firecracker Penstemon	1 gal
	11	Penstemon strictus / Rocky Mountain Penstemon	1 gal
	21	Rudbeckia fulgida `Goldsturm` / Black-Eyed Susan	1 gal
	34	Salvia x sylvestris `May Night` / Sage	1 gal
	12	Sedum spectabile `Autumn Joy` / Stonecrop	1 gal

GRASSES	QTY	BOTANICAL NAME / COMMON NAME	SIZE
	30	Calamagrostis x acutiflora `Overdam` / Overdam Feather Reed Grass	1 gal
	14	Festuca glauca `Elijah Blue` / Blue Fescue	1 gal
	40	Miscanthus sinensis `Adagio` / Adagio Eulalia Grass	1 gal

EXISTING

Existing Trees to Remain

N

0 20' 40'

Know what's below. 811
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BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

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civilsolutionsgroup inc.
540 W GOLF COURSE RD SUITE B1
PROVIDENCE, UT 84332
P: 435.213.3762
F: 435.213.3762
www.civilsolutionsgroup.net

REVIEW SET - NOT FOR CONSTRUCTION

FARMINGTON CUBES
CONSTRUCTION DOCUMENTS
761 NORTH LAGOON DRIVE
FARMINGTON UT, 84025

MARK:	DATE:	DESCRIPTION:

PROJECT #: 740-1502
REVIEWER: J. YOUNG
DESIGNED BY: S. PEADEN
ISSUED: 03.15.16

State of Utah — Licensed Landscape Architect — JACOB AARON YOUNG — No. 7465211-5301

LANDSCAPE PLAN

L-101

cubes
heated cooled
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FREE TRUCK USE
when you store with us.
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801.733.5100
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and use this truck for FREE.
www.cubesself-storage.com
cubes
SELF STORAGE

Cubes Self Storage Project
761 North Lagoon Drive
Conditional Use Application information

Ownership

The Owner is NorthCom 51, LLC. The Owners representative is Daniel Nixon

Property Address and Legal Description

Address: 761 Lagoon Drive Farmington Utah

Legal description: Lot 2 EAST PARK LANE SUBDIVISION, according to the Official Plat thereof as recorded in the Office of the Davis County Recorder, State of Utah.

Tax ID #: 08-567-0002

Summary of Project

Cubes Self Storage projects are designed to fit in with progressive commercial developments as well as act as a "buffer type" property with residential development. Current Cubes locations are at 1053 East 3300 South Salt Lake City, 6743 South 1300 East Cottonwood Heights and soon to be in Draper City at 123rd South and 700 East. The developer (Dan Nixon) has been in the self storage business for 21 years and currently owns and manages over 5,500 units in 10 locations throughout the Wasatch front.

Cubes Self Storage is unique to the market by designing their properties using less commercial land and building vertically using large elevators to move customers properties to their individual units. Most units are indoor and climate controlled. Quality architectural features make the properties attractive to the community and surrounding developments. The customer base is generated within a 3 to 4 mile market area making it a business that serves customers that live within Farmington City.

Cubes Self Storage uses state of the art security and camera systems assuring a safe environment within the community. Access hours are limited to the daytime and evening hours with no late night access allowed. The buildings are also designed to be "Dark Sky" friendly to avoid light pollution to adjacent property owners.

Cubes Self Storage meets the standards and criteria set forth in chapter 11-28-220 (Class "A" Self Storage) of the Farmington City municipal code. Please visit our website www.cubesselfstorage.com or call for any additional information.

Planning Commission Staff Report
April 7, 2016

Item 7: Conditional Use Permit Approval for a Community Garden

Public Hearing:	Yes
Application No.:	C-8-16
Property Address:	541 W. Rigby Road
General Plan Designation:	RRD (Rural Residential Density)
Zoning Designation:	AE (Agriculture Estates)
Area:	3.37 Acres
Number of Lots:	1
Property Owner:	Westglen Corporation
Applicant:	Farmington City

Request: *Conditional use approval for a community garden.*

Background Information

Karen Rigby, and the Chairman of Kaysville Yard and Garden Committee, met with the Mayor and city staff to discuss a community garden concept for Farmington as set forth in the attached letter from her and her husband, Ron. About half the cities in Davis County sponsor or support community gardens. Apparently there are at least two ways to organize this: 1) establish a committee similar to the Trails Committee; or 2) create a non-profit entity that is not directly answerable to the City. The Rigby's have graciously offered their property for such a venture and would like to get something started this year. Staff took this proposal to the City Council for guidance on what approach they would like to take; they were presented three options and they chose Option 1 which follows.

Note: Option 2 was to deliberate further and answer at a later date, and Option 3 was to elect not to do a community garden.

Option 1:

1. Establish a Committee. The City must decide what kind of committee will best meet the needs of Farmington citizens, or establish a "City" committee now and decide later whether or not to create a non-profit group separate from the City.

2. Conditional Use Approval. The Rigby property is located in an AE zone (see attached map). Such pubic or quasi-public endeavors are considered a conditional use in the AE zone. The Planning

Commission is considering the conditional use tonight, and staff is suggesting that a condition be added, among other things, that the City amend the conservation easement now encumbering the property to allow for community gardens.

3. Conservation Easement Amendment. The City Council must amend the conservation easement to allow community gardens as a permitted or conditional use. This could occur, after a 14 day notice, on April 19th.

Suggested Motion

Move that the Planning Commission approve the conditional use permit subject to all applicable Farmington City ordinances and development standards, and the following conditions:

1. Lighting shall be designed, located and directed so as to eliminate glare and minimize reflection of light to neighboring properties;
2. The hours of operation are limited to 8 a.m. to 10 p.m.;
3. Any signs proposed for the project must comply with the Farmington City Sign Ordinance. The sign plan shall indicate the location, height, and appearance of the signs upon the site and the effects upon parking, ingress/egress, and adjacent properties. Such signs shall be compatible with the character of the neighborhood;
4. The applicant must obtain all other applicable permits for the operation of the conditional use including but not limited to a business license from Farmington City, all health department regulations and all applicable building codes;
5. The applicant must amend the conservation easement restricting this property to allow for a community garden as either a permitted or conditional use.

Findings for Approval

1. The proposed use of the particular location is necessary and desirable and provides a service which contributes to the general well-being of the community.
2. The proposed use complies with all regulations and conditions in the Farmington City Zoning Ordinance for this particular use.
3. The proposed use conforms to the goals, policies, and principles of the Comprehensive General Plan.
4. The proposed use is compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing neighborhoods.
5. The location provides or will provide adequate utilities, transportation access, drainage, parking and loading space, lighting, screening, landscaping and open space, fire protection, and safe and convenient pedestrian and vehicular circulation.
6. The proposed use is not detrimental to the health, safety, and general welfare of persons residing or working in the vicinity.
7. The proposed use provides adequate parking, and that parking has been removed from Rigby Road.

Supplemental Information

1. Vicinity Map
2. Narrative Description of Proposed Use

3. Site Plan

Applicable Ordinances

1. Title 11, Chapter 8 – Conditional Uses
2. Title 11, Chapter 10 – Agriculture Zones

Farmington City

Tuesday, February 24, 2009 10:44:54 AM
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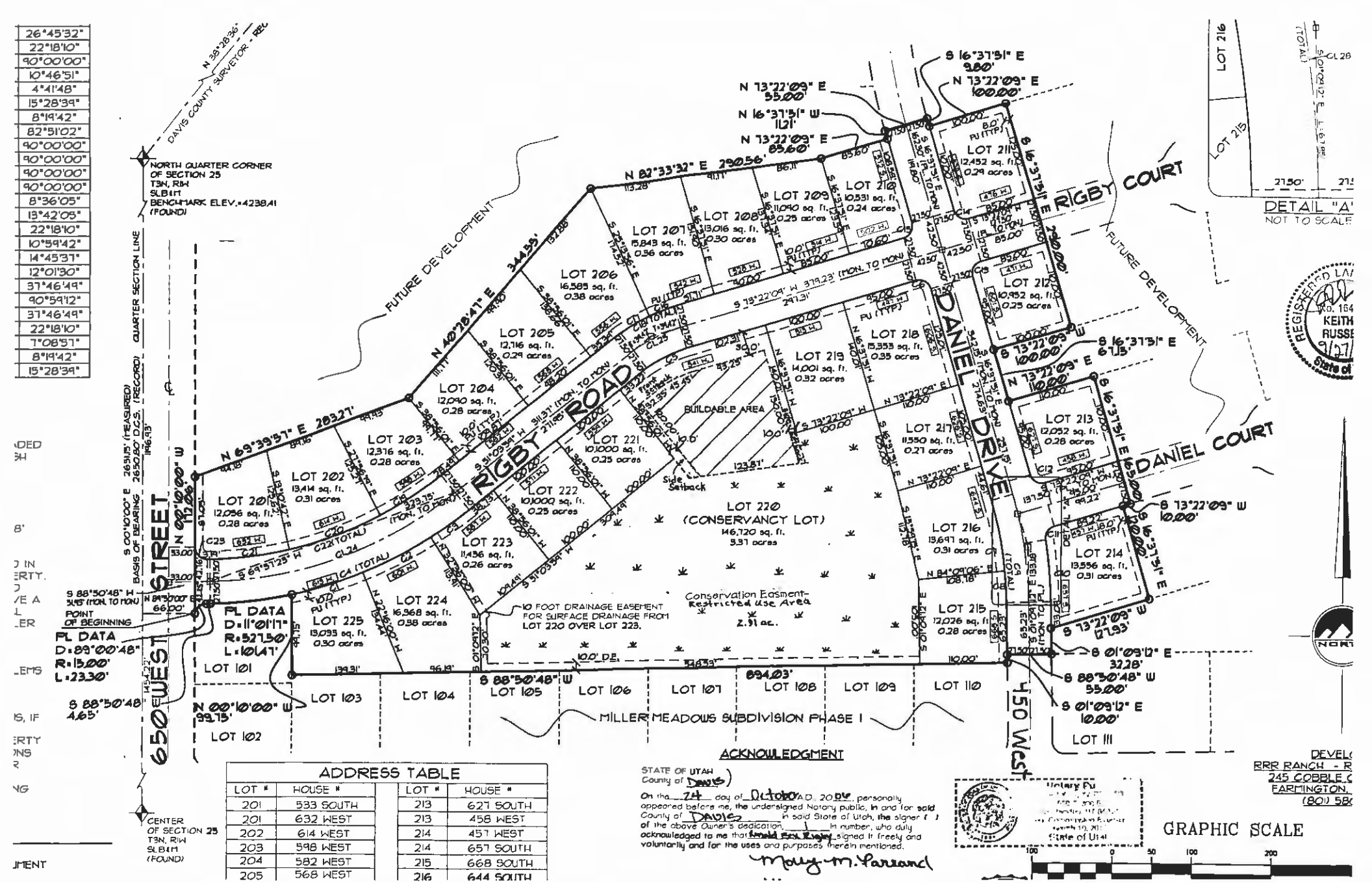
My name is Karen Rigby. My husband and I have a 3.7 acre lot located in the Miller Meadow subdivision on Rigby Road. For the last two years we have had a neighborhood garden located there. Anyone interested in gardening was welcome. Our goals were that we wanted to educate those who didn't know how to garden and were very interested and to create a social group to share garden ideas and produce together. We have paid to have the Weber water run to the garden and are willing to let our land be used for gardening to bring people together, beautify our wonderful city, to bring back the art of gardening to young families and older. This year we are extending a hand out to the city to jump on board with us to add Farmington City to our title of community garden, so that we would welcome anyone in the city to join us, to create a Yard and Garden Civic committee. This committee would help to educate, and beautify our city. We are modeling this committee after Kaysville's Yard and Garden committee. I have just been asked to serve on this committee to involve Farmington in the Tri City Yard and Garden tour. So I am learning as I go, I would love to see Farmington Bloom!

Thanks,

Ron and Karen Rigby



ADDRESS TABLE			
LOT #	HOUSE #	LOT #	HOUSE #
201	533 SOUTH	213	627 SOUTH
201	632 WEST	213	458 WEST
202	614 WEST	214	457 WEST
203	598 WEST	214	657 SOUTH
204	582 WEST	215	668 SOUTH
205	568 WEST	216	644 SOUTH

ACKNOWLEDGMENT

STATE OF UTAH
County of DAVIS)

On the 24 day of October A.D. 20 04 personally appeared before me, the undersigned Notary public, in and for said County of DAVIS in said State of Utah, the signer ( ) of the above Owner's dedication, ___ in number, who duly acknowledged to me that Arnold Ray Rigby signed it freely and voluntarily and for the uses and purposes therein mentioned.

Mary M. Farrand

Notary Public
State of Utah