

PLANNING COMMISSION

2267 North 1500 West
Clinton City, UT 84015

Phone: (801) 614-0740

Fax: (801) 614-0752

Web Site: www.clintoncity.net

AGENDA

July 5, 2016

7:00 pm

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

Clinton City Planning Commission

Chairman
Jacob Briggs

Vice Chairman
Bob Buckles

Members
David Coombes
Jolene Crossall
Andy Hale
Jeff Ritchie
Anthony O. Thompson

City Staff
Will Wright

	Pledge	Appointed
	Invocation or Thought	Appointed
	Roll Call	Chair
	City Council Report	Staff
	Planning Commission Minutes for June 7, 2016	Chair
	Declaration of Conflicts	Chair
1.	PUBLIC HEARING: 7:05 p.m. – Site Plan Review and action upon a request to modify a Site Plan Review of the Quail Point Veterinary Hospital at 868 North 2000 West, Clinton, UT to allow a solar carport to serve the hospital upon request of Kathy Ford, owner, represented by Franz Johansson of Auric Solar.	
2.	7:05 p.m. – Final Plat for Phase 1 of Town Point Subdivision for review and recommendation to the City Council by approving Resolution 06-16 for the Final Plat of Town Point Subdivision Phase 1, located at approximately 1800 North 2225 West on the north side of 1800 North upon request by Bruce Nilson, owner of Nilson Homes.	
3.	WORK SESSION: Consider Chapter 3 of the City’s Subdivision Ordinance as well as any subsequent chapters or sections of this ordinance. Should start at Section 26-3-5.	
4.	COMMISSION COMMENTS	
5.	ADJOURN	



**CLINTON CITY PLANNING COMMISSON
CITY HALL
2267 North 1500 W Clinton UT 84015**

Planning Commission Members

Chair – Jacob Briggs

Vice Chair – Bob Buckles

Tony Thompson

Dave Coombs

Jolene Cressall

Jeff Ritchie

Andy Hale

Date of Meeting	June 21, 2016	Call to Order	7:00 p.m.
Staff Present	Community Development Director Will Wright and Lisa Titensor recorded the minutes.		
Citizens Present			
Pledge of Allegiance	Commissioner Cressall		
Prayer or Thought	Commissioner Thompson		
Roll Call & Attendance	Present were: Commissioners’ Bob Buckles, Dave Coombs, Jolene Cressall, , Tony Thompson, Andy Hale and Jacob Briggs Commissioner Ritchie was absent		
City Council Report	Mr. Wright reported that the June 14, 2016 City Council meeting was cancelled. There will be a special meeting on Wednesday, June 22, 22 2016.		
Declaration of Conflicts	There were none.		
Approval of Minutes	Commissioner Cressall moved to approve the June 7, 2016 Planning Commission minutes. Councilmember Buckles seconded the motion. Commissioners’ Buckles, Coombs, Thompson, Cressall, Hale Briggs voted in favor of the motion. Commissioner Briggs abstained from the vote because he was not present at the meeting.		
1. 7:05 P.M. – SITE PLAN REVIEW AND ACTION UPON A REQUEST TO MODIFY A SITE PLAN REVIEW OF THE QUAIL POINT VETERINARY HOSPITAL AT 868 NORTH 2000 WEST, CLINTON, UT TO ALLOW A SOLAR CARPORT TO SERVE THE HOSPITAL.			
Petitioner	Kathy Ford, owner of Quail Point Animal Hospital and residence, is represented by Franz Johansson of Auric Solar		
Discussion	<p>Mr. Wright explained that the owner of the Quail Point Veterinary Clinic is Kathy Ford; Franz Johansson of Auric Solar is selling the carport.</p> <p>The site plan requires the Planning Commission to review this change.</p> <p>The veterinary hospital and residential structures are in the PZ Zone.</p> <ol style="list-style-type: none"> 1. Section 28-19-5 states, “For all non-residential uses proposed in this zone, a site plan review by the Planning Commission is required. 2. The Veterinary Hospital was approved in a Site Plan on June 17, 2003. 3. Staff determined that modifying the approved Site Plan is also subject to Commission review and action. 4. There are not really any minimum size requirements for parcels in the PZ zone, though there is a reference to residential being a minimum of 6,000 square feet and discussions on density. <p>The new hospital parcel would be 56,342 square feet or 1.29 acres, while the residential parcel would be reduced in size to 20,388 square feet or .46 of an acre, thereby exceeding any minimum allowances for parcel sizes.</p> <p>PZ zone</p>		

	<p>The petitioners were not present for the discussion. The Planning Commission agreed that it may be appropriate to table the item to July 5, 2016 to allow for the petitioners to attend and answer questions regarding this request.</p> <p>The Planning Commission had question regarding the foot print and appropriate setback requirements.</p> <p>Commissioner Briggs opened the public hearing at 7:39 p.m. With no public comment, Commissioner Briggs asked for a motion to table with the public hearing to remain open.</p>
<p>CONCLUSION</p>	<p>Commissioner Coombs moved to table the modified Site Plan for the Veterinary Hospital located at 868 North 2000 West, Clinton, UT to allow a solar carport to serve the hospital to the July 5, 2016 Planning Commission meeting. Commissioner Hale seconded the motion. Commissioners’ Buckles, Coombs, Thompson, Cressall, Hale, and Briggs voted in favor of the motion.</p>
<p>At 7:42 p.m. Commissioner Coombs motioned to take a five minute recess. Commissioner Buckles seconded the motion. All voted in favor.</p>	
<p>1. WORK SESSION – CONTINUE REVIEW OF THE CLINTON CITY SUBDIVISION ORDINANCE</p>	
<p>Discussion</p>	<p>26-3-1 <u>Notice of Public Hearing:</u></p> <p>(1) Notice: Notice of City Council, Planning Commission or other meetings, addressing the subdivision of land which requires Public Notice, required notice shall be provided as required by Utah Code 10-9a-205.:</p> <p>(a) The Community Development Department will submit a notice for publication in one (1) newspaper of general circulation to be published at least fourteen (14) days prior to the public hearing.</p> <p>(b) Where specific property is identified in a petition, at least twelve (12) days prior to the required meeting during which a petition is being considered, the Community Development Director or designated agent, shall post a minimum of one (1) Public Notice Sign on each street frontage of the subject property stating the proposed or requested action and the date, time and location of the Public Hearing where the petition will be considered. One notice for each petition is required. This is not intended to require posting of a property for discussions continued over to additional meetings or tabled for additional information or action.</p> <p>(c) File copies of all applications, drawings, and sketches shall be maintained by the Community Development Department for public review prior to any hearing.</p> <p><u>Assumption of Validity of Notice of Hearing:</u> If no protest of the processing of the public hearing has been received, in writing, by the Community Development Director within 30 days of the public hearing the notice of public hearing is assumed to have been processed properly.</p> <p>26-3-5 <u>Amendments to Preliminary Plat:</u> At any time after preliminary plat approval and before submission of a final plat, the applicant may request of the Community Development Director that an amendment be made in the approval or conditional approval of the preliminary plat. Under regulations established by the Planning Commission, The Community Development Director may agree to proposed amendments that are deemed to be minor. If the proposed amendment is major, the Planning Commission shall hold a public hearing on the proposed major amendment in accordance with the same requirements for preliminary plat approval found in Section 3.02. Any public hearing on a proposed major amendment shall be limited to whether the proposed major amendment should or should not be approved. The Commission shall approve or disapprove any proposed major amendment and may make any modifications in the terms and conditions of preliminary plat approval reasonably related to the proposed amendment. If the applicant is unwilling to accept the proposed major amendment under the terms and conditions required by the Commission, the applicant may withdraw the proposed major amendment. A major amendment shall include, but is not limited to, any amendment that results in or has the effect of decreasing open space in the subdivision by ten percent (10%) or more or increasing density in the subdivision by ten percent (10%) or more. An applicant may not propose more than two (2) amendments-whether major or minor- to any</p>

	preliminary plat. The Commission shall render a decision on the proposed major amendment within thirty (30) days after the meeting at which the public hearing was held, including any adjourned session, was closed.
Issues & Concerns	There were none.
ADJOURNMENT	Commissioner Cressall moved to adjourn. Commissioner Buckles seconded the motion. Commissioners' Buckles, Coombs, Thompson, Cressall, Hale and Briggs voted in favor of the motion., the meeting adjourned at 8:24 p.m.

CLINTON CITY PLANNING COMMISSION AGENDA ITEM

SUBJECT: 7:05 p.m. Public Hearing – Site Plan Review and action upon a request to modify a Site Plan Review of the Veterinary Hospital at 868 North 2000 West, Clinton, UT to allow a solar carport to serve the hospital.	AGENDA ITEM: 1		
PETITIONER: Kathy Ford, owner of the hospital and residence, is represented by Franz Johansson of Auric Solar	MEETING DATE: June 21, 2016 tabled until July 5, 2016		
ORDINANCE REFERENCES: 1. Chapter 28-19-5 of the Zoning Ordinance 2. Section 28-3-10 Site Plan and Architectural Approval	ROLL CALL VOTE: <table style="margin: auto; border: none;"> <tr> <td style="padding: 0 10px;">X YES</td> <td style="padding: 0 10px;">NO</td> </tr> </table>	X YES	NO
X YES	NO		
BACKGROUND: <ol style="list-style-type: none"> 1. The veterinary hospital and residential structures are in the PZ Zone. 2. Section 28-19-5 states, “For all non-residential uses proposed in this zone, a site plan review by the Planning Commission is required. 3. The Veterinary Hospital was approved in a Site Plan on June 17, 2003. 4. Staff determined that modifying the approved Site Plan is also subject to Commission review and action. 5. There are not really any minimum size requirements for parcels in the PZ zone, though there is a reference to residential being a minimum of 6,000 square feet and discussions on density. 			
RECOMMENDATION AND ALTERNATIVE ACTIONS: Staff recommends approval of the modified Site Plan for the Veterinary Hospital to allow for a 20.33 foot by 72 foot carport for 8 vehicle spaces and will house solar panels. The new hospital parcel would be 56,342 square feet or 1.29 acres, while the residential parcel would be reduced in size to 20,388 square feet or .46 of an acre, thereby exceeding any minimum allowances for parcel sizes for both commercial and residential uses.			
ATTACHMENTS: <ol style="list-style-type: none"> 1. Application and Site Plan 2. Map 3. Aerial 			
SEPARATE DOCUMENTS:			

Respectfully submitted,
 Will Wright, Com. Dev. Dir.



Site Plan Review Application
Community Development
2267 North 1500 West
Clinton City, UT 84015
Phone: (801) 614-0740
Fax: (801) 614-0752
Web-site: clintoncity.net

Staff Use Only Date: _____ Zone: P2 PC Date: 6/21/16

PROJECT NAME: QUAIL POINTE VETERINARY HOSPITAL SOLAR PROJECT
PROJECT ADDRESS: _____
(ADDRESS MUST BE ASSIGNED BY THE PLANNING PRIOR TO SUBMITTAL, IF APPLICABLE)

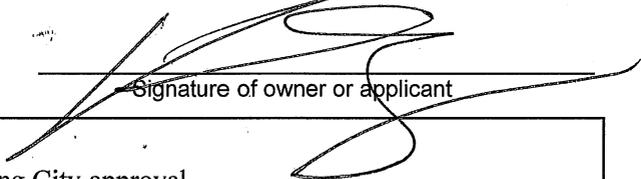
PROPOSED USE / DESCRIPTION: Joining A PORTION OF OWNERS RESIDENTIAL PROPERTY TO HER COMMERCIAL PROPERTY.

CONTACT NAME: KATHY FORD : OWNER / *FRANZ JOHANSSON : AURIC SOLAR *
ADDRESS: 868 N. 2000 W. CLINTON UT , 84015
PHONE# 801-825-9191 FAX # _____ E-MAIL: KFORD@QPVH.COM
435-671-2449 E-MAIL: FRANZ.JOHANSSON@AURICSOLAR.COM

Engineer and/or Surveyor: DAVE HUNT
PHONE# 801-319-5441 FAX # _____ E-MAIL: LEVELOFFOCUS@GMAIL.COM

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

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


Signature of owner or applicant

SUBMITTAL CHECK LIST:

- The following checklist can be used as a guide to assist you in obtaining City approval.
- Seven (7) site plans; Six (6) copies at 24" x 36" and one (1) copy at 11" x 17" (see check list 1-24 on back of page);
 - Copy of county ownership plat
 - One (1) copy of the Storm Water Pollution Prevention Plan (SWPPP)
 - Payment of appropriate fees. (Check with the Community Development Department)
 - Plans also need to be submitted to the following agencies: (approval letters from each agency is needed before construction can begin)
 - Davis Weber Canal Company (secondary water)
 - Rocky Mountain Power
 - Questar
 - For new construction, building additions, or when the site does not meet present site development requirements, the following are also required.
 - A. Building elevations of all four sides one (1) copy on 24" x 36" and one (1) on 8.5" x 11", including a 3-D model, preferably using "Google Sketch-up" or similar, in digital format.
 - B. "Material/Color board" of the types of materials proposed to be used on the building,
 - C. Preliminary utility plan showing the manner in which water, sewer and storm sewer services will be provided
 - D. A landscaping plan, which shows areas to be landscaped, specific types of landscaping to be used (i.e. trees, shrubs and grass), and areas to be preserved in their existing conditions, and an irrigation plan.

SITE PLAN REVIEW APPROVAL PROCESS:

1. Submit petition to Clinton City Planning Department for review. Planning Staff is located in the City Hall Building, within the Community Development Department located at 2267 North 1500 West.
2. One Copy of the Site Plan will be submitted to: Fire, Engineering, Public Works (Sewer, Water, etc.) and Planning.
3. The applicant will also need to provide additional copies to: Davis / Weber Canal Company, Questar, Qwest, Rocky Mountain Power, US Postal Service, North Davis Sewer District (if applicable) and Utah Department of Transportation (if applicable)
4. The applicant is to provide copies of all comments given them by any of the above mentioned companies.
5. Petitions are placed on the next available Planning Commission Agenda and the petitioner is notified of the time and date of the Public Hearing.
6. The applicant or a representative must be present during each meeting in order for the Planning Commission to act upon the petition. If the applicant is not present, the item will be tabled to the next available meeting. Failure to show will require a re-advertising of the item, which must be paid for by the applicant prior to its placement on the next agenda.
7. Additional questions regarding the above process may be directed to the Clinton City Planning Staff at 614-0740

SIGNAGE:

Before you put up a sign you need to check with the Planning Department and Building Services for regulations. A separate permit is required for signage.

FINANCIAL GUARANTEE FOR LANDSCAPING:

Prior to building permits being issued, the development is required to provide a financial guarantee for required improvements. The financial guarantee MUST be an escrow with a financial institution. The financial guarantee requires:

1. The establishment of the escrow for 115% of the established materials and labor costs for installing the improvements.
2. Upon completion and inspection of the improvements, Clinton City will release the escrow amount. However, 15% of the original escrow must be retained with the City for a period of two (2) years as a warranty for the improvements. Upon completion of the two (2) year warranty period, the remaining amount will be released.
 - a. A financial guarantee shall be established for all landscaping of public or private property (plants, irrigation system, grass, fencing, etc..)

RE-ASSESSMENT OF PROCESSING FEES:

Failure on the part of the developer, the developer's engineer / surveyor or other representative of the developer, to submit corrected drawings that have incorporated city staff comments, or appropriate comments of other agencies, may be subject to re-assessment of the processing fees.

FAILURE TO APPEAR AT ADVERTISED PUBLIC HEARINGS:

Unless previously cleared, in writing, by the Community Development Department, failure to appear at an advertised Public Hearing will result in the Re-Processing and Re-Advertising of another hearing causing significant delays to the processing of an application.

PROPERTY IDENTIFICATION:

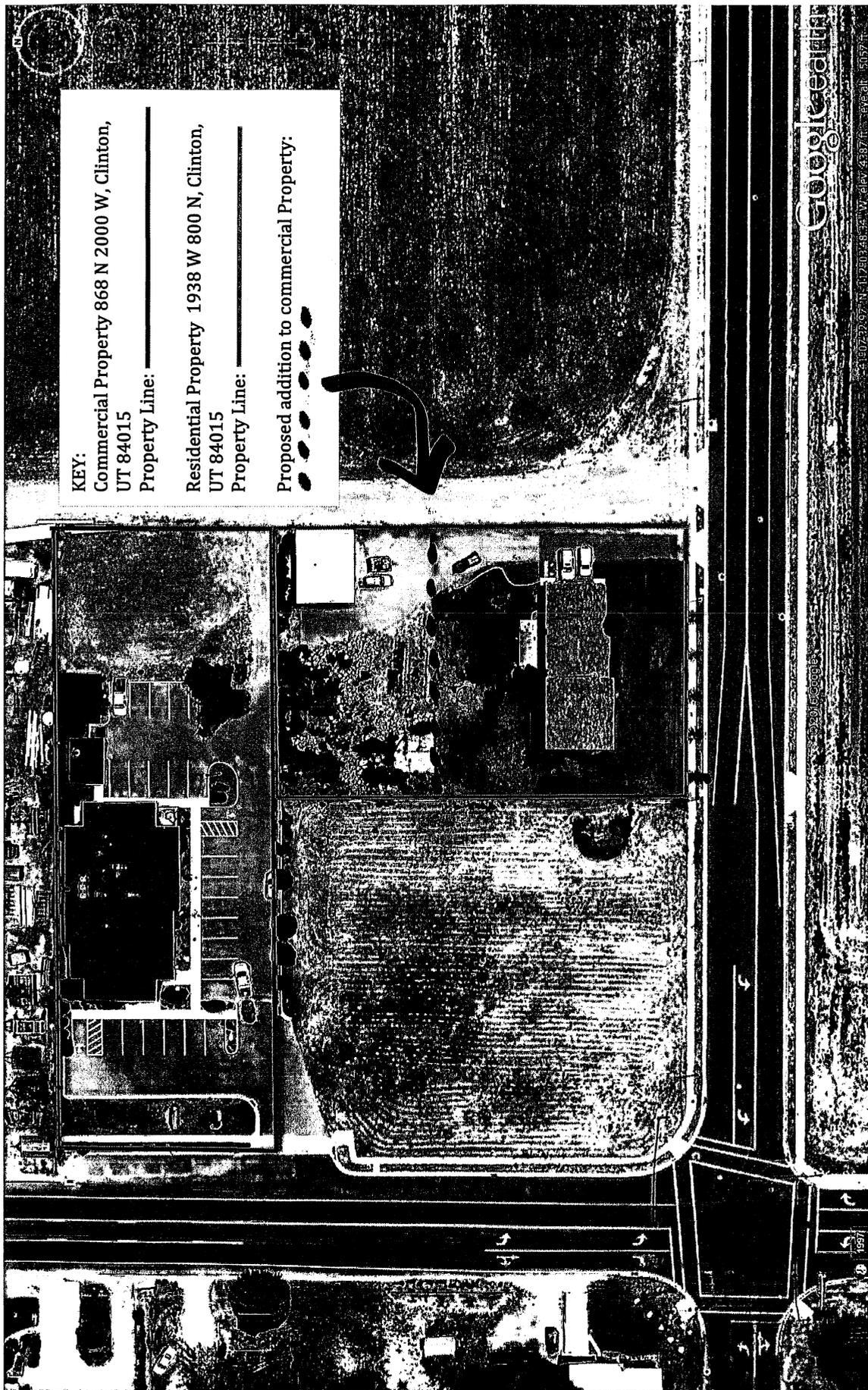
Total Area (acres or square feet):

COMMERCIAL: 41,400'
RESI: 33,450'
AREA TO JOIN: 12,600'

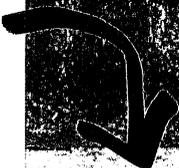
Tax ID Number: COMMERCIAL: 14-062-0013
HOME: 14-062-00200

RIGHT OF ENTRY:

By signing this application I authorize City staff, with proper credentials, access to my property, during normal working hours, for the purpose of verifying the location of infrastructure, buildings, fences, and other features of or on the property here addressed. If City staff can not gain access to my property due to locked gates, animals within the area needing inspection, or if access to a structure is needed, I understand that I will be contacted and it will be my responsibility to schedule a time, during normal working hours, with the City staff member.

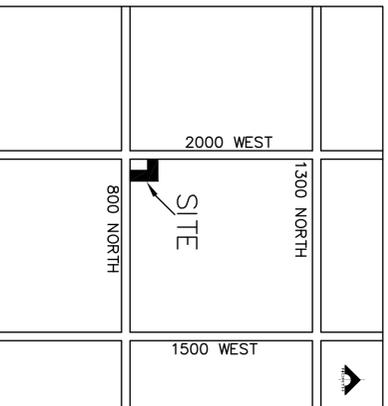


KEY:
 Commercial Property 868 N 2000 W, Clinton,
 UT 84015
 Property Line: _____
 Residential Property 1938 W 800 N, Clinton,
 UT 84015
 Property Line: _____
 Proposed addition to commercial Property:
 ●●●●●



Google Earth

1002297°N -1120148°W - 4387 ft. 4/27/07



VICINITY MAP
NOT TO SCALE



CERTIFICATION
I, DAVID F. HUNT, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF UTAH; THAT THIS MAP CORRECTLY REPRESENTS THAT A SURVEY WAS MADE UNDER MY SUPERVISION DURING THE MONTH OF MAY, 2016; THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN; THAT THE PARCEL BOUNDARIES DESCRIBED AND THE INFORMATION SHOWN HEREON IS SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.

PARCEL 1 DESCRIPTION

COMMENCING AT A POINT LOCATED NORTH 00°13'05" EAST ALONG THE SECTION LINE 250.000 FEET AND SOUTH 89°54'35" EAST 55.000 FEET FROM THE WEST QUARTER CORNER OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, THENCE NORTH 00°13'05" EAST 128.310 FEET; THENCE SOUTH 89°54'35" EAST 345.000 FEET; THENCE SOUTH 00°13'05" WEST 128.310 FEET; THENCE NORTH 89°54'35" WEST 345.000 FEET TO THE POINT OF BEGINNING.
AREA = 1.0162 ACRES

PARCEL 2 DESCRIPTION

COMMENCING AT A POINT LOCATED NORTH 00°13'05" EAST ALONG THE SECTION LINE 168.905 FEET AND SOUTH 89°54'35" EAST 250.000 FEET FROM THE WEST QUARTER CORNER OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, THENCE NORTH 00°13'05" EAST 81.095 FEET; THENCE SOUTH 89°54'35" EAST 145.000 FEET; THENCE SOUTH 00°13'05" WEST 80.045 FEET; THENCE SOUTH 89°54'35" WEST 150.006 FEET TO THE POINT OF BEGINNING.
AREA = 0.2774 ACRES

PARCEL 3 DESCRIPTION

COMMENCING AT A POINT LOCATED NORTH 00°13'05" EAST ALONG THE SECTION LINE 168.905 FEET AND SOUTH 89°54'35" EAST 250.000 FEET FROM THE WEST QUARTER CORNER OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, THENCE NORTH 89°21'41" EAST 150.006 FEET; THENCE SOUTH 00°13'05" WEST 136.325 FEET; THENCE WEST 150.000 FEET; THENCE NORTH 00°13'05" EAST 135.511 FEET TO THE POINT OF BEGINNING.
AREA = 0.4680 ACRES

GENERAL NOTES:

1. THIS PURPOSE OF THIS PROJECT IS TO SPLIT THE EXISTING SOUTH PARCEL INTO 2 NEW PARCELS ALLOWING THE SOLAR CARPORT AND NEW PANELS TO SERVE THE EXISTING BUILDING ON PARCEL 1. PARCEL 1 IS ALREADY A RECORDED PARCEL. PARCEL 1 & PARCEL 2 ARE CURRENTLY BEING COMBINED INTO ONE NEW PARCEL.
2. ALL EXISTING BUILDINGS AND IMPROVEMENTS WILL REMAIN. A PORTION OF THE CURB WILL BE CUT FOR ACCESS TO THE CARPORT (AS SHOWN HEREON). A NEW SOLAR PANEL CARPORT SOLAR PANELS ON THE EXISTING GARAGE, NEW POWER LINES AND BOXES THAT WILL ACCOMMODATE THE NEW SOLAR PANEL DESIGN.

DEVELOPER
AURIC SOLAR
2310 SOUTH 1300 WEST
SALT LAKE CITY, UT 84119
CONTACT - FRANZ JOHANSSON
435-671-2449

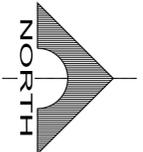
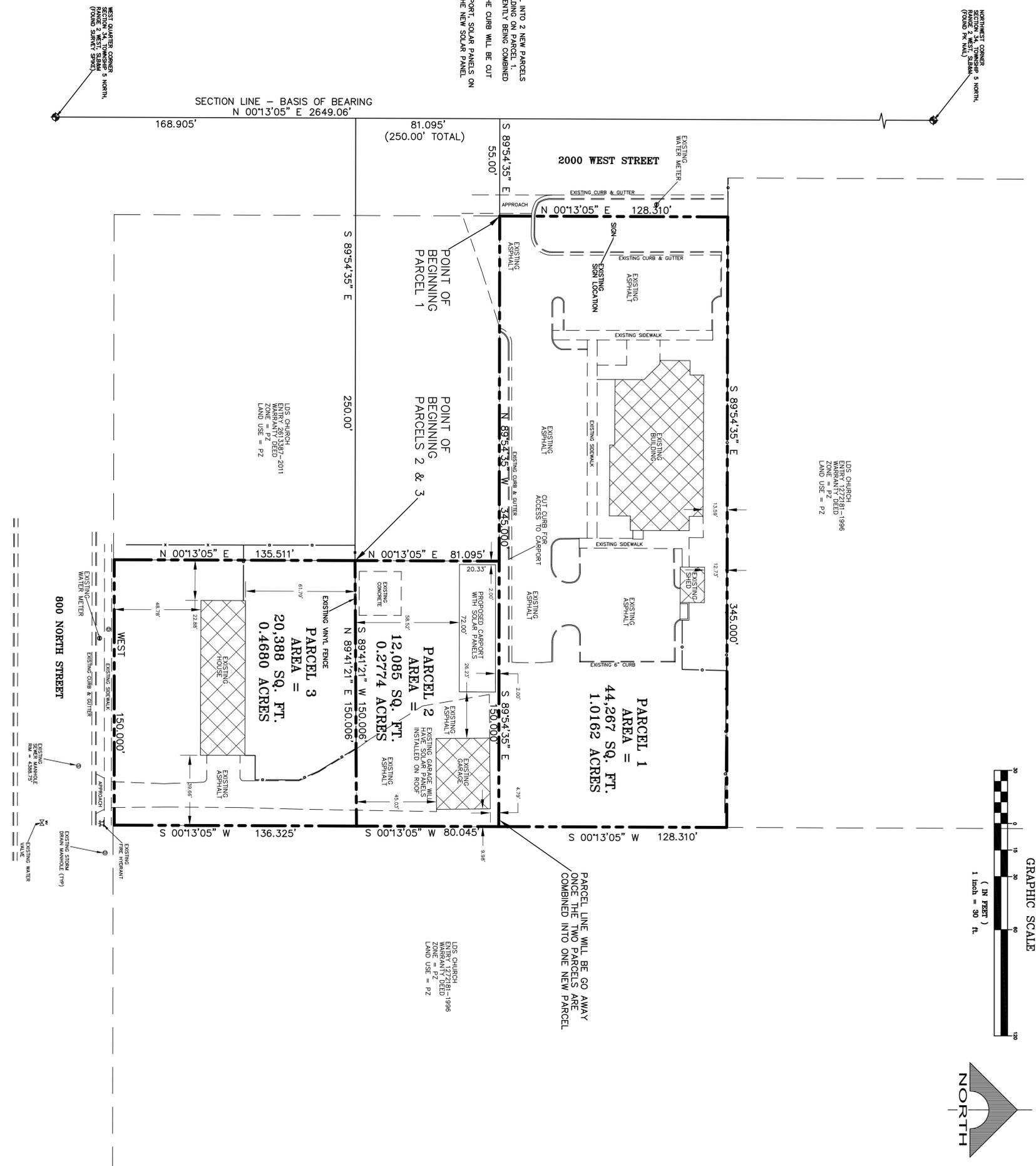
REVISIONS	BY
06-24-16	DFH

LEVEL OF FOCUS, INC.
DAVID F. HUNT, P.L.S.
1334 EAST 1150 SOUTH
SPANISH FORK, UTAH 84660
(801) 319-5441

AURIC SOLAR
NEW PARCEL/AS-BUILT & SITE PLAN
CLINTON

DESIGNER	DATE	SCALE	CHECKED BY	SHEET
DFH	05-20-16	1" = 20'	DFH	1 OF 1

PROPERTY ADDRESS
1938 WEST 800 NORTH CLINTON, UT



Quail Pointe Veterinary Hospital Solar Project

Customer Kathy Ford owns both Quail Pointe Veterinary Hospital located at 868 N 2000 W, Clinton, UT 84015 (will be referred to as N. Property) and the residential property located at 1938 W. 800 N, Clinton, UT 84015 (will be referred to as S. Property).

Kathy would like to put an open carport (no walls) on the north end of the S. Property to hold solar panels to feed the hospital located on the N. Property. She would also like to put solar panels on the existing shed which is located on the S. Property, again, feeding the hospital on the N. Property.

We are proposing to redraw the property line to join the north end of the S. Property to the N. property, as shown in the concept drawing and site plan. The existing fence line is a natural division for the properties. We would like to do this as you are not allowed to cross property lines with utility. By redrawing the property lines, making the N. Property larger, we will then be able to use that space to install solar to feed the hospital with power. In the future the customer will use the area in question as a parking area for the hospital.

The existing shed on the S. Property is just a storage area being used by the hospital and the residence. The owner, Kathy, would like that to be included as part of the commercial property.

If you have any questions, please contact me at 435-671-2449

Franz Johansson

Franz.johansson@auricsolar.com

435-671-2449



868 N 2000 W

Google earth

Imagery Date: 6/16/2015 41°07'34.67" N 112°03'49.73" W elev 4391 ft eye alt 5483 ft

1997

CLINTON CITY PLANNING COMMISSION AGENDA ITEM

SUBJECT: 7:05 p.m. – Final Plat for Phase 1 of Town Point to recommend approval of Resolution 06-16 to the City Council for the Final Plat of Town Point Subdivision Phase 1 upon request from Bruce Nilson, owner of Nilson Homes, located at approximately 2275 West 1800 North on the north side of 1800 North.	AGENDA ITEM: 2
PETITIONER: Bruce Nilson, owner of Nilson Homes	MEETING DATE: July 5, 2016
ORDINANCE REFERENCES: Subdivision Ordinance Zoning Ordinance – Chapter 22 Patio Home (PH) Zone	ROLL CALL VOTE: X YES NO
BACKGROUND: <ul style="list-style-type: none"> ▪ The property was zoned on March 8, 2016 to Patio Home (PH) zone. ▪ The preliminary plat was approved by the CC on April 19, 2016 showing a subdivision of a little more than 17.5 acres with 69 lots to be built in five phases (modified now to four phases). ▪ Phase 1 indicates 19 lots for residential use. The frontage on 1800 North has one residential lot designated as 1R, restricting it from direct access onto 1800 North. ▪ The 19 lots in Phase 1 average over 6,800 square exceeding that requirement of 6,300 sq. ft. and average just over 64 feet of frontage, thereby meeting the 64 foot frontage requirement with a minimum requirement of 57 feet. The 6 corner lots also exceed the average square footage size requirement and exceed the minimum 61 foot width as well as the average 64 foot frontage requirement. ▪ There is an existing culinary water main extending from 1800 N to the 2050 Storm Channel and then crossing to the north. This pipe will need to be replaced by routing through the subdivision and reconnecting to the crossing at the channel. This replacement can be done as the subdivision develops. The pipe will need to be disconnected at the main in 1800 N to meet standards of the PW department. ▪ Since 1800 North is a State highway, UDOT approvals for design standards are required along this street. The HOA will take care of any landscaping in the park strip along 1800 North. 	
ALTERNATIVE ACTIONS:	
ATTACHMENTS: Final Plat of Phase 1 Subdivision and Plat Review comments Applicant’s Engineer’s response to City Comments	
SEPARATE DOCUMENTS:	

Respectfully submitted,

**Will Wright, Director
Community Development**



RESOLUTION NO. 06-16

A RESOLUTION APPROVING THE FINAL PLAT FOR TOWN POINT SUBDIVISION PHASE 1

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

WHEREAS, The Clinton City Planning Commission has reviewed the final plat for Town Point Subdivision Phase 1 and recommended approval of the plat.

NOW, THEREFORE, BE IT RESOLVED BY THE CLINTON CITY COUNCIL THAT THE FINAL PLAT FOR TOWN POINT SUBDIVISION PHASE 1 IS HEREBY APPROVED WITH THE FOLLOWING FINDINGS, CONDITIONS AND STIPULATIONS:

SECTION 1. By majority vote on a motion before the Clinton City Council the Final Plat of Town Point Subdivision Phase 1 is approved based upon the following findings, conditions and/or stipulations:

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

SECTION 2. Reviewed in a public hearing the 5th day of July 2016, by the Clinton City Planning Commission and recommended for approval through a motion passed by a majority of the members of the Commission based upon the following findings and conditions.

- 1 Comply with UDOT requirements for improvements on 1800 North and file a copy of the UDOT permit with the City.
- 2 Plat shall not be recorded until a Subdivider's Agreement and Subdivider's Escrow Agreement have been completed and executed to insure the completion of the development.
- 3 All comments related to the plat and engineering shall be corrected before the final plat is presented for signatures.
- 4 It is the developer/contractor's responsibility to comply with all Clinton City Standards, Ordinances, Staff, Engineer and requirements established during the approval process. Wherever there is a discrepancy between these drawings and City Standards the more stringent requirement will apply. If there is any doubt as to the requirement the developer is to seek clarification from the Community Development Department and obtain the determination in writing. Copies of the Standards are available at the Community Development Department.
- 5 Prior to Conditional Acceptance and Final Acceptance by the City the Subdivider shall clear any construction debris from lots within the subdivision, except lots with buildings under construction, and level vacant lots within the subdivision in such a way that weed

control, via mowing with a brush hog or similar item, is possible and all vacant lots will be mowed for weed control.

- 6 The developer/contractor is responsible for insuring that all required inspections are performed by the Clinton City Public Works Department. If the developer is unsure of what inspections are required he can obtain a list from Public Works. The developer is cautioned not to proceed past an inspection point without insuring that the inspection has been performed and work passed by Public Works.
- 7 It is the developer/contractor's responsibility to insure adequate dust, trash and weed control practices are observed while any of the lots are under their control.
- 8 Preconstruction meeting shall not be scheduled until all required changes have been made to the Preliminary Plat and Final Plat and Engineering have been made and the required number of copies have been provided to the City and indicated approved by the City.
- 9 An existing culinary water main extending from 1800 N to the 2050 Storm Channel and then crossing to the north will need to be replaced by routing through the subdivision and reconnecting to the crossing at the main in 1800 N to meet standards of the Public Works Department in Phase 2 or future phases of this development as agreed to by the City.

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

PASSED BY MOTION AND ORDERED PUBLISHED by the Council of Clinton City, Utah, this 12th day of July 2016.

JUNE 18, 2016
NOTICE PUBLISHED

L. MITCH ADAMS
MAYOR

ATTEST:

DENNIS W. CLUFF
CITY RECORDER

Posted: _____



Final Subdivision Application
Community Development
 2267 North 1500 West
 Clinton City, UT 84015
 Phone: (801) 614-0740
 Fax: (801) 614-0752

Staff Use Only			
Date: <u>5/20/16</u>	Zone: _____	PC Date: <u>6/24/16</u>	CC Date: <u>6/28/16</u>

SUBDIVISION NAME: Town Point Subdivision Phs. 1
ADDRESS: 1800 N. 2225 W.

OWNER or the Authorized Representative (s): Nilson Homes
ADDRESS: 5617 S. 1475 E. Ogden, UT. 84403
PHONE# 801-392-8100 **FAX #** 801-~~392~~ 399-0802 **E-MAIL** bruce@nilsonhomes.com
marke@nilsonhomes.com

Engineer and/or Surveyor:: Reeve & Associates
ADDRESS: 5160 S. 1500 W.
PHONE# 801.621.3100 **FAX #** _____ **E-MAIL** ccarr@reeve-assoc.com

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

Signature of owner or applicant

The following checklist is a summary of the requirements for the Final Plat in Clinton City. The final engineering drawings are to consist of enough pages to clearly provide the required information.

FINAL PLAT CHECKLIST

- The following checklists are a summary of the requirements for the Final Plat in Clinton City. The final engineering drawings are to consist of enough pages to clearly provide the required information.
- Copies of signed letters from Davis/Weber Canal Company.
- Pay the appropriate application fees. (Fees due at time of application)

COVER PAGE

Each set of engineering drawings shall have a cover page containing, at a minimum the following information:

- 7 copies -- 6 Copies at 24" x 36" and 1 copy at 11" x 17"
- Subdivision name & phase number (if applicable)
- Approximate address
- Vicinity Map
- Key map of entire subdivision with phase indicated
- Name, address, phone, fax number, and e-mail address of developer and principal contact.
- Name, address, phone, fax number, and e-mail address of engineering firm and principal engineer.
- Engineer's notice to contractors
- General Notes
- List of drawings
- County reference / benchmark data
- Date of drawing of last revision
- Clinton City construction requirement note "All construction shall conform to the Development Standard Drawings and Specifications for Clinton City."
- Pressure irrigation construction note: "All pressure irrigation construction shall conform to the standard drawings & specifications of the Davis & Weber Counties Canal Company."

INFORMATION REQUIRED ON ALL ENGINEERING PAGES:

Construction Drawings

- All drawings and text are to be legible.
- North Arrow
- Date of drawing of last revision
- Key map showing subdivision and designating section that is on the page.
- Legend of all symbols used on the drawings

- Lot numbers, if applicable.
- Name of subdivision and phase number
- Required notes
- Scale is to be no smaller than 1:50
- Sheet number and total number of sheets
- Typical road cross section with utilities
- Street Stationing
- Existing and proposed easements

ENGINEERING REQUIREMENTS:

1. Plan Views

Notes pertaining to the modifications of existing

- Right-of-ways
- Easements
- Utilities
- Fences
- Structures and Buildings
- Irrigation systems
- Drainage and drains
- Property lines
- Monuments

Roadways

- Curbs and gutters
- Sidewalk
- Street
- Right-of-way
- Drainage easements
- TBC – station and elevation at lot lines
- Grade breaks – station and elevations
- Horizontal curves – PC station and elevations, PT station and elevations, radius, length, delta.

Proposed and Existing Utilities

- Show and label connections to existing utilities
- Utility vertical separation
- Gravity Irrigation - ditches, structures, main lines, pipe size and type, head-gates, etc.
- Sewers – Main lines, pipe size and type, manholes, etc.
- Storm Drain – main lines, pipe size and type, manholes, catch basin, boxes, etc
- Culinary water – main lines, pipe size and type, valves, blow-offs, fire hydrants, meter boxes, etc. Valves and fire hydrants are to be shown in the same locations as on the approved preliminary plat.
- Secondary water – main lines, pipe size and type, valves, air inlets, drains, services, etc. Valves are to be shown in the same locations as on the approved preliminary plat.
- Land drain – main lines, pipe size and type, manholes, etc.
- Field drains – location, size, material, etc.

General Items

- Fences - Type and Height
- Streetlights – streetlights are to be shown in the same locations as on the approved preliminary plat.
- All specifications and references required by the Engineering and Standard Specifications and Standard Drawings for Clinton City

2. Profile Views

Roadways

- Existing ground profile or centerline of existing road
- Street center line profile – station and elevation every 100 feet
- Grade breaks – station and elevation
- Vertical curves – PC station and elevation, PT station and elevation, PI station and elevation, radius, central angle, length, k value
- Street center line profile for 100 feet on existing streets
- If offset TBC exists, the TBC'S need to be shown in the profile
- If curb & gutter is added to an existing street, show the TBC in profile
- Where steep cross slopes exist – cross sections at 50 foot stations with elevation points at centerline of road, property line, and 25 feet inside property line

Proposed and Existing Utilities

- Gravity Irrigation pipes -
 - New lines – main lines, sizes slopes, material type, structures, manholes, etc.
 - Existing lines – through intersections show main lines, size slope, material type, manholes, structures, etc.
- Sewers – main line, pipe size and type, slope, manhole locations and sizes, manhole rim and invert elevations, laterals, etc.
- Storm Drain – main line, pipe size and type, slope, manhole locations and sizes, catch basin locations, manhole rim and invert elevations, catch basin TBC and invert elevations, etc.
- Secondary water – main lines, pipe size and type, slope, valves, air inlets, drains, loops, etc. Existing secondary water lines in non-subdivision streets do not need to be shown.

- Land drain – main line, pipe size and type, slope, manhole locations and sizes, manhole rim and invert elevations, laterals, etc.

3. Master Utility Plan

4. Storm Water Discharge Requirements

- Erosion and sediment control plan
- Application for storm water discharge permit from Clinton City
- Executed application for storm water discharge permit from the State if larger than 5.0 acres
- Construction access location
- Concrete washout lot

AS BUILT DRAWINGS:

- Drawings are to meet the requirements outlined for the Construction Drawings and Engineering Requirements and show all features as they were constructed. Drawings shall be locally reproducible, XEROX, and show all features, red-line or other corrected drawings shall not be acceptable.

FINAL PLAT

Plat

- Material shall be reproducible linen or Mylar
- Finished size must be 19" x 30"
- All ink is to be black, permanent type ink
- Plat must be cleanly, clearly and legibly reproducible. No half-tones and gray/shaded line work or text. Text should not be overlapped by line work or other text or symbols.

Title of Plat

- Name and subdivision
- Location of subdivision – listing section quarter, section, Township and Range, in the Salt Lake Base & Meridian
- Label City – Clinton City, Davis County, Utah
- Date

Drawing

- North arrow
- Top of plat is to be north or west
- Scale – scale is to be no smaller than 1:100
- Graphic scale
- If more than one sheet, the page number and total number of pages needs to be shown
- Engineer's name, address, phone number

Notes

- Clinton City Water Table Note:
"Many areas in Clinton City have water problems due to a sensationally high (fluctuating) water table. Approval of this plat does not constitute representation by Clinton City that any building at any specified elevation will solve ground water problems. Solution of these problems is the sole responsibility of the permit applicant and property owner."
- Notation of self imposed restrictions
- Narrative of subdivision survey
- Other required notes deemed necessary by Clinton City

General Plat Information

- Street names/numbers
- Street (R-O-W) widths from centerline and total width
- Lengths shall be shown to hundredths of a foot, and angles and bearings shall be shown to the nearest second.
- Legal description of property
- Total acreage of property with total number of lots
- Boundary of property shown on plat and matching legal description
- Tie to County section monument on the plan and in legal description
- Basis of bearing – noted on plan and shown on plat drawing
- Lots – property line bearings and distances, curve data
- Lot area in d square feet
- Lot numbers and addresses
- Location, description of monuments that are found
- Locations of new monuments
- Location, dimension, and purpose of any easements

Signature Blocks

- Surveyor's Certificate
- Owner's dedication with full information pertaining to legal owner filled in and notary acknowledgement
- Certificate of acceptance by the Clinton City Council with a signature line for the Mayor and attested by the City Recorder and Notary Acknowledgement
- Certificate of approval by the Clinton City Planning Commission
- Certificate of approval by the Clinton City Engineer with the following wording:
"I hereby certify that this office has examined this plat and it is correct in accordance with information on file in this office."

- Utility Companies: Qwest Communications; Rocky Mountain Power; & Questar Gas Company.
- County recorders information box

FOR OFFICE USE ONLY:

Base Fee: \$ 950.00 per Lot Fee: 90 x 19 = \$ 1,710.00 Total Fee: \$ 2,660.00
 Receipt #: 2216763 Date: 5/20/16

FINAL APPROVAL PROCESS:

- * One copy of the preliminary plat will be submitted to: Fire, Engineering, Public Works (Sewer, Water), Police and Planning
- * The applicant will need to submit additional copies to: North Davis Sewer District, Davis/Weber Canal Company, Questar Gas, Rocky Mountain Power, Qwest, Davis County School District, the US Postal Service and Utah Department of Transportation (if applicable)
- * The applicant is to provide copies of comments from all applicable agencies to the City.
- * Review and comments will be given to the applicant by the City Planner.
- * Major changes will first be made by the applicant and then the subdivision will be placed on the next available Planning Commission Agenda.

RE-ASSESSMENT OF PROCESSING FEES:

Failure on the part of the developer, the developer's engineer / surveyor or other representative of the developer, to submit corrected drawings that have incorporated city staff comments, or appropriate comments of other agencies, may be subject to re-assessment of the processing fees.

FAILURE TO APPEAR AT ADVERTISED PUBLIC HEARINGS:

Unless previously cleared, in writing, by the Community Development Department, failure to appear at an advertised Public Hearing will result in the Re-Processing and Re-Advertising of another hearing causing significant delays to the processing of an application.

RIGHT OF ENTRY:

By signing this application I authorize City staff, with proper credentials, access to my property, during normal working hours, for the purpose of verifying the location of infrastructure, buildings, fences, and other features of or on the property here addressed. If City staff can not gain access to my property due to locked gates, animals within the area needing inspection, or if access to a structure is needed, I understand that I will be contacted and it will be my responsibility to schedule a time, during normal working hours, with the City staff member.

COLLECTION OF FEES

Should collection become necessary, I, _____, hereby expressly agree to pay all costs of collection including an additional collection of 35% whether or not the account is turned to an outside collection agency. I further agree to pay all court costs and attorney's fees should legal action become necessary.

JURISDICTION AND VENUE

The terms and conditions within this agreement shall be governed by the laws of the State of Utah and shall be construed and interpreted in accordance with those laws. Any action or proceeding brought by either party which is based upon or derived from or in any way related to this agreement, shall be brought in a court of competent jurisdiction within the state of Utah. The parties hereto consent to their personal jurisdiction of said court.

Bruce L. Nilson
 Authorized Signature

 Date

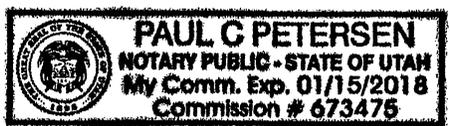
Bruce L. Nilson, President
 Print Name & Title

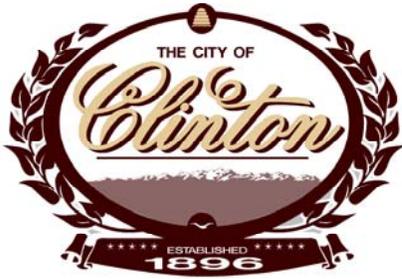
Nilson Homes
 Corporation

Subscribed and sworn before me this 20th day of May, 2016, in the county
 of Weber State of Utah.

[Signature]
 Notary Public

1-15-18
 Commission Expires





**PUBLIC WORKS
STREETS & INSPECTIONS**

**1740 North 1750 West
Clinton City, UT 84015**

Phone: (801) 614-0872

Fax: (801)614-0883

e-mail: gfolk@clintoncity.com

D E V E L O P M E N T R E V I E W

DATE: 6-8-2016
TO: Will
FROM: Gregg Folk
RE: Town Pointe Subdivision

Public Works

- Submittal Date: 5-20-2016
- Hydrant foot valves on mainline connection
- all Manholes 5' at direction change
- address SD at 1800N 2275W intersection
- on 1800N-use a business style street light
- 1800N W connection, put valve on property line of the development
- All lots to drain from rear of the property to the sidewalk
- All traffic and address signs installed by the contractor to MUTCD standard, and call out on drawing
- SWPPP to be submitted and approved before a pre construction meeting can be scheduled
- 1800N hard surface in park strip
- 1800N side lots to have fence w mow strip
- 1800n extend sidewalk to tie in to existing to the east
- Sht3 show irrigation line and condition of the materials
- Consider extending SD to the west instead of crossing 1800N
- Show valve locations
- Submit SD calculations, min pipe size 15"
- SS on stub street below min. allowable slope
- Design a more consistent grade on SS
- Call out plan for the existing waterline
- Use 6' park strip
- Submit a geo tech report



June 21, 2016

Will Wright

Project: Town Pointe Subdivision Phase 1

Re: Memorandum containing improvements comments dated 8 June 2016

Below please find our response to your comments dated 8 Jun 2016. Please note that our order corresponds to the order of your comments.

- Hydrant foot valves have been shown at the main line connection
- Manholes have been verified to be 5' diameter at direction changes
- Storm drain at the intersection of 1800N and 2275W has been addressed by including catchbasins that will collect and convey storm water for disposal
- City specifications describe decorative and non-decorative lighting. We are unfamiliar with the wording "business style". Please advise. Intent would be to match lighting with adjacent lighting along 1800N and the adjacent subdivision as appropriate.
- Valve has been moved to be located at the property line extension
- Proposed lot grading was shown on the preliminary plat. As needed, these grades will be adjusted to ensure proper grading from back of lot to sidewalk.
- Traffic signs have been added to the plans. Notes on the plans require conformance to City and MUTCD standards
- Noted. SWPP drawings have been included in the plans.
- The park strip along 1800 N has been designated as stamped concrete.
- A fence with mowstrip has been added to Lot 1 along 1800 N.
- The remainder parcel is not to be developed as part of this subdivision. Curb and gutter is shown to accommodate a turn lane.
- Existing irrigation line will be shown on the plans.
- Storm drain route may be modified as required by UDOT. Until further notice, the routing across the street will remain. Going straight west will require an additional 300' of pipe and relocation of power poles.
- Valve locations have been shown on the plans
- Storm drain calculations have been included on the plans. Pipe sizes have been updated for required flow or 15" minimum.
- Slope on the SS stub on side street has been increased as noted.
- Sewer depths and slopes have been chosen to meet minimum depth requirements for the proposed homes while minimizing trench depth and avoiding conflicts.
- The proposed plan for the existing water line has been shown on the plans. The water line will remain in place until future phases replace the line.
- The road section has been modified for a 6' park strip.
- A geotech report will be submitted.

Solutions You Can Build On™

Civil Engineering • Land Planning • Structural Engineering • Landscape Architecture • Land Surveying • Construction Surveying
920 Chambers St., Suite 14 • Ogden, Utah 84403 • Tel: 801-621-3100 • Fax: 801-621-2666
ogden@reeve-assoc.com • reeve-assoc.com



We appreciate your review and trust we have changed and/or clarified all of your comments. If you have any questions, or we can be of further assistance, please let us know.

Sincerely,
REEVE & ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read 'Grant L. Thorson', is written over a horizontal line.

Grant L. Thorson, P.E.
Project Engineer
gthorson@reeve-assoc.com

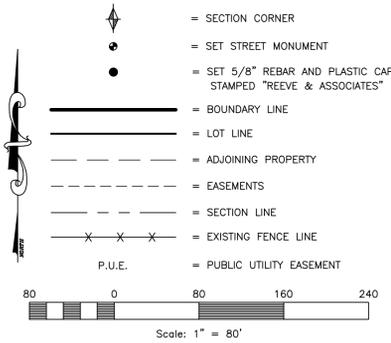
Solutions You Can Build On™

Civil Engineering • Land Planning • Structural Engineering • Landscape Architecture • Land Surveying • Construction Surveying
920 Chambers St., Suite 14 • Ogden, Utah 84403 • Tel: 801-621-3100 • Fax: 801-621-2666
ogden@reeve-assoc.com • reeve-assoc.com

Town Point Subdivision Phase 1

PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
CLINTON CITY, DAVIS COUNTY, UTAH
MAY, 2016

Legend



Boundary Description

PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 5 NORTH RANGE 2 WEST SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY OF 1800 NORTH STREET WHICH POINT IS ALSO THE SOUTH EAST CORNER OF HE FLYS NO. 4, SAID POINT BEING EAST 993.60 FEET AND NORTH 33.51 FEET FROM THE CENTER QUARTER CORNER OF SAID SECTION 28; THENCE N00°30'56"E ALONG THE EASTERLY LINE OF HE FLYS NO. 4, 111.00 FEET TO THE NORTHEAST CORNER OF HE FLYS NO. 4; THENCE N89°29'34"W ALONG THE NORTHERLY LINE OF HE FLYS NO. 4 AND HE FLYS NO. 2, 327.74 FEET TO THE NORTHEAST CORNER OF HE FLYS NO. 3 LOT 3; THENCE N00°32'21"E ALONG THE EASTERLY LINE OF THE BRIDGES PHASE 3 SUBDIVISION, 509.10 FEET; THENCE S89°27'39"E 105.00 FEET; THENCE N59°11'12"E 70.26 FEET; THENCE S89°29'58"E 76.13 FEET; THENCE S00°30'02"W 105.00 FEET; THENCE S00°40'28"W 60.00 FEET; THENCE S00°30'02"W 105.00 FEET; THENCE S89°29'58"E 240.00 FEET; THENCE S00°30'02"W 106.39 FEET; THENCE S50°30'42"W 31.20 FEET; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 35.67 FEET, A RADIUS OF 59.49 FEET, A CHORD BEARING OF S22°27'50"E, AND A CHORD LENGTH OF 35.13 FEET; THENCE ALONG A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 3.91 FEET, A RADIUS OF 20.00 FEET, A CHORD BEARING OF S11°02'41"E, AND A CHORD LENGTH OF 3.91 FEET; THENCE S16°39'00"E 58.73 FEET; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 68.90 FEET, A RADIUS OF 230.00 FEET, A CHORD BEARING OF S08°04'06"E, AND A CHORD LENGTH OF 68.64 FEET; THENCE S00°30'48"W 85.00 FEET; THENCE ALONG CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 36.51 FEET, A RADIUS OF 24.89 FEET, A CHORD BEARING OF S43°45'38"E, AND A CHORD LENGTH OF 33.33 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 1800 NORTH STREET; THENCE N89°29'34"W ALONG THE NORTHERLY RIGHT OF WAY LINE OF 1800 NORTH STREET 194.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 211,894 SQUARE FEET OR 4.864 ACRES MORE OR LESS

Notes

MANY AREAS IN CLINTON CITY HAVE WATER PROBLEMS DUE TO SEASONALLY HIGH (FLUCTUATING) WATER TABLE. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY THE CITY THAT ANY BUILDING AT ANY SPECIFIED ELEVATION WILL SOLVE GROUND WATER PROBLEMS. SOLUTION OF THESE PROBLEMS IS THE SOLE RESPONSIBILITY OF THE PERMIT APPLICANT AND PROPERTY OWNER.

LOT 1-R IS RESTRICTED FROM DIRECT ACCESS FROM 1800 NORTH STREET

EASEMENTS ARE 10' UNLESS OTHERWISE NOTED

Curve Table

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	59.49	35.67	35.13	18.39	S22°27'50"E	34°21'06"
C2	20.00	3.91	3.91	1.96	S11°02'41"E	11°12'57"
C3	230.00	68.90	68.64	34.71	S08°04'06"E	17°09'48"
C4	24.89	36.51	33.43	22.64	S43°45'38"E	84°59'34"
C5	15.00	23.57	21.22	15.01	S44°28'48"E	90°02'19"
C6	15.00	23.57	21.21	14.99	S43°51'22"W	89°57'41"
C7	15.00	26.09	22.92	17.77	S50°21'57"W	99°39'12"
C8	230.00	61.56	61.37	30.96	N81°43'43"W	15°20'04"
C9	200.00	53.53	53.37	26.92	N81°43'43"W	15°20'04"
C10	170.00	45.50	45.36	22.69	N81°43'43"W	15°20'04"
C11	230.00	43.50	43.44	21.82	S79°28'47"E	10°50'12"
C12	170.00	17.05	17.04	8.53	S76°56'04"E	5°44'46"
C13	230.00	18.47	18.47	9.24	S87°11'56"E	4°38'03"
C14	15.00	23.57	21.22	15.01	S44°28'48"E	90°02'19"
C15	15.00	19.07	17.81	11.07	S53°04'29"E	72°50'58"
C16	20.00	7.11	7.07	3.59	N80°19'07"E	20°21'51"
C17	60.00	31.24	30.89	15.89	N85°03'11"E	29°50'00"
C18	60.00	42.46	41.58	22.16	S59°45'33"E	40°32'31"
C19	170.00	39.92	39.83	20.05	S09°55'22"E	13°27'16"
C20	170.00	11.80	11.00	5.50	S01°20'28"E	3°42'22"
C21	26.04	35.53	35.11	23.76	S43°54'00"W	84°45'49"
C22	200.00	53.89	53.73	27.11	S81°46'49"E	15°26'17"
C23	200.00	59.91	59.69	30.18	S08°04'06"E	17°09'48"

Basis of Bearings

THE BASIS OF BEARINGS FOR THIS PLAT IS THE QUARTER SECTION LINE BETWEEN THE CENTER QUARTER CORNER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND THE NORTH QUARTER CORNER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SHOWN HEREON AS N00°01'16"E AS PER DAVIS COUNTY SURVEY

Narrative

THE PURPOSE OF THIS PLAT IS TO DIVIDE THIS PROPERTY INTO LOTS AND STREETS. BOUNDARY WAS DETERMINED USING THE LOCATION OF SUBDIVISIONS ON THE WEST (LOCATED USING MONUMENTS AND REBAR, THERE APPEARS TO BE A DISCREPANCY IN THE BRIDGES PHASE-3 SUBDIVISION BASIS OF BEARING. THE PLATTED BASIS OF BEARING WAS IGNORED FOR THIS SURVEY AND THE MONUMENTATION ON THE GROUND WAS USED). SUBDIVISIONS TO THE SOUTH WERE PLACED USING THE LOCATION OF THE SUBDIVISION TO THE WEST. RIGHT OF WAY WAS DETERMINED USING THE DEDICATION LINES OF SUBDIVISIONS TO THE SOUTH OF THE SUBJECT PROPERTY. ALL BOUNDARY CORNERS AND REAR LOT 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.



Vicinity Map
SCALE: NONE

SURVEYOR'S CERTIFICATE

I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A 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 TOWN POINT SUBDIVISION PHASE 1 IN CLINTON 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 CLINTON CITY, DAVIS COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.

9031945

UTAH LICENSE NUMBER

TREVOR J. HATCH

OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT TOWN POINT SUBDIVISION PHASE 1, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

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 THEY 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

PROJECT INFORMATION

Surveyor: T. HATCH
Designer: D. CAVE
Begin Date: 5-12-2016
Project Name: TOWN POINT SUBDIVISION PHASE 1
Number: 1301-C78
Scale: 1"=80'
Revision: _____
Checked: _____

DAVIS COUNTY RECORDER

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

RECORDED FOR:

DAVIS COUNTY RECORDER

DEPUTY,

CLINTON CITY PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, 20____, BY THE CLINTON CITY PLANNING COMMISSION.

CHAIRMAN, CLINTON CITY PLANNING COMMISSION

CLINTON CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

CLINTON CITY ENGINEER

DATE

CLINTON CITY COUNCIL

PRESENTED TO THE CLINTON CITY COUNCIL THIS THE _____ DAY OF _____, 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

CLINTON CITY MAYOR

ATTEST:

CITY RECORDER

CLINTON CITY ATTORNEY

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

CLINTON CITY ATTORNEY



Reeve & Associates, Inc.
1180 SOUTH 1500 WEST, MIDWALD, UTAH 84402
TEL: (801) 821-3100 FAX: (801) 821-2866 WWW.REEVE-ASSOCIATES.COM
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS