CLEARFIELD CITY COUNCIL
AGENDA AND SUMMARY REPORT
March 26, 2019 – POLICY SESSION

Meetings of the City Council of Clearfield City may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207 as amended. In such circumstances, contact will be established and maintained via electronic means and the meetings will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.

Executive Conference Room
55 South State Street
Third Floor
Clearfield, Utah

6:00 P.M. WORK SESSION
Discussion on the Fiscal Year 2020 Budget

(Any items not fully addressed prior to the Policy Session will be addressed in a Work Session immediately following the Policy Session)

City Council Chambers
55 South State Street
Third Floor
Clearfield, Utah

7:00 P.M. POLICY SESSION

CALL TO ORDER:	Mayor Shepherd
OPENING CEREMONY:	Councilmember Roper
APPROVAL OF MINUTES:	March 12, 2019 – Policy Session March 13, 2019 – Community Networking Meeting

SCHEDULED ITEMS:

1. OPEN COMMENT PERIOD

The Open Comment Period provides an opportunity to address the Mayor and City Council regarding concerns or ideas on any topic. To be considerate of everyone at this meeting, public comment will be limited to three minutes per person. Participants are to state their names for the record. Comments, which cannot be made within these limits, should be submitted in writing to the City Recorder at nancy.dean@clearfieldcity.org.

The Mayor and City Council encourage civil discourse for everyone who participates in the meeting.

Comments pertaining to an agenda item that includes a public hearing or public input should be given as that item is being discussed during the meeting.

2. CONSIDER APPROVAL OF AND CONSENT TO THE MAYOR'S PROPOSED APPOINTMENTS OF INDIVIDUALS TO THE PLANNING COMMISSION

BACKGROUND: Nicole Bigelow and Ruth Jones were recently appointed as regular members of the Planning Commission leaving two alternate position vacancies. Mayor Shepherd and the City

Council conducted interviews for the Planning Commission vacancies during work session on March 19, 2019. Mayor Shepherd recommends appointing Brett McAllister and David Bloomfield to serve as alternate members of the Planning Commission.

RECOMMENDATION: Approve and consent to the Mayor's appointment of Brett McAllister as an alternate member of the Planning Commission filling the vacancy of Nicole Bigelow with a term expiring in February 2023; and David Bloomfield as an alternate member of the Planning Commission filling the vacancy of Ruth Jones with a term expiring February 2022; and authorize the Mayor's signature to any necessary documents.

3. CONSIDER APPROVAL OF THE FINAL SUBDIVISION PLAT FOR THE CANTERBURY COURT TOWNHOMES SUBDIVISION LOCATED AT APPROXIMATELY 1230 WEST 300 NORTH (TIN: 14-065-0121)

BACKGROUND: Ed Green is proposing to construct a 28-unit townhome subdivision at approximately 1230 West 300 North. The proposal includes 28 dedicated townhomes lots, common area, private streets and a 300 North right-of-way dedication. The Planning Commission reviewed the plat at its meeting on March 6, 2019 and recommends approval with five conditions.

RECOMMENDATION: Approve the Final Subdivision Plat for the Canterbury Court Townhomes Subdivision located at approximately 1230 West 300 North (TIN: 14-065-0121), with the five conditions as recommended by the Planning Commission on March 6, 2019; and authorize the Mayor's signature to any necessary documents.

4. CONSIDER APPROVAL OF THE AWARD OF PROPOSAL FOR THE UPDATE TO THE DOWNTOWN FORM-BASED CODE TO FFKR ARCHITECTS

BACKGROUND: The City received four proposals in response to its Request for Proposals (RFP) for the updates to the Downtown Form-Based Code. The proposals were evaluated by staff and discussed with the Council during the work session on March 19, 2019. After careful review, the proposal from FFKR Architects received the highest score and is recommended for award. The budget for the project is $45,000 and the project is anticipated to be completed by the end of June 2019.

RECOMMENDATION: Approve the award of proposal for the update to the Downtown Form-Based Code to FFKR Architects and authorize the Mayor's signature to any necessary documents.

COMMUNICATION ITEMS:

Mayor's Report
City Councils' Reports
City Manager's Report
Staffs' Reports

*****ADJOURN AS THE CITY COUNCIL*****

Dated this 21st day of March, 2019.

/s/Nancy R. Dean, City Recorder

The City of Clearfield, in accordance with the 'Americans with Disabilities Act' provides accommodations and auxiliary communicative aids and services for all those citizens needing assistance. Persons requesting these accommodations for City sponsored public meetings, service programs or events should call Nancy Dean at 525-2714, giving her 48-hour notice.

STAFF REPORT

To: Mayor Shepherd and City Council Members

From: Rich Knapp, Finance Manager

Meeting Date: March 26, 2019

Subject: Fiscal Year 2020 Proposed Budget-Major Expense Changes, Revenues, Major Capital

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Recommended Action

Staff recommends the City Council consider the FY 2020 proposed budget for major expense changes, revenues and capital.

Description / Background

The attached presentation is the draft version as of March 20. Many variables are still changing. We anticipate the version you will see on the 26th will have many items on the expense side cut or modified, especially governmental expenses. Budget summaries without the initial cuts are not useful, so this information will be available for the March 26 version.

Future Meetings:

- April 9— Detailed Expenditures & Debt
- April 16 – CDRA, general discussion if needed
- April 30 – Review Tentative Budget
- May 7—Adopt Tentative Budget

Schedule / Time Constraints

The Tentative Budget must be approved on or before the first scheduled meeting in May, and the final budget must be approved by June 22 if there is no truth in taxation.

List of Attachments

- Powerpoint-Draft Fiscal Year 2020 Budget Revenues & Capital

Clearfield City | March 26, 2019

Draft Fiscal Year 2020 Budget
Revenues & Capital



Purpose of Budgeting

Definition of “Budget”

A budget is a financial plan that includes both revenues and expenditures for a specified period of time. It’s a legally binding financial plan.

Purpose of Budgeting

- Plan
- Establish Priorities
- Communicate

Agenda

- All Funds Budget Summary
- Major Operational Expense Changes & Assumptions
- General Fund Unrestricted Balance/Available Cash
- Revenues
- Major Capital Projects & Expenditures

Future Meetings:

- April 9— Detailed Expenditures & Debt
- April 16 – CDRA, general discussion if needed
- April 30 – Review Tentative Budget
- May 7—Adopt Tentative Budget



FY19 Proposed Budget Summary All Funds

	Revenues & Transfers In	Operating Expenditures & Transfers Out	Capital Expenditures	Total Expenditures	Change in Available Cash
Governmental Funds					
General Fund	$ 18,703,705	$ 17,695,999	$ 2,367,637	$ 20,063,636	$ (1,359,931)
CDRA	2,235,732	1,777,683	-	1,777,683	458,049
Debt Service Fund	1,080,350	1,080,350		1,080,350	-
Capital Projects	1,547,237		3,435,000	3,435,000	(1,887,763)
Total Governmental	$ 23,567,024	$ 20,554,032	$ 5,802,637	$ 26,356,669	$ (2,789,645)
Enterprise Funds					
Utility Admin	$ 392,545	$ 392,545	$ -	$ 392,545	-
Water	3,525,000	2,951,321	4,793,001	7,744,322	(4,219,322)
Sewer	4,497,000	4,401,102	2,105,000	6,506,102	(2,009,102)
Storm Water	1,055,820	698,837	2,905,000	3,603,837	(2,548,017)
Garbage & Recycling	1,429,000	1,286,070	841,000	2,127,070	(698,070)
Total Enterprise	$ 10,899,365	$ 9,729,876	$ 10,644,001	$ 20,373,877	$ (9,474,512)

These draft numbers were not ready for the packet

Personnel Expenditures

Headcount Changes

- PT Planning Tech - $35k
- FT Community Resource Officer – $38k for half year - ½ grant
- FT Digital Media Specialist - $66k
- PT Web – One time expense - $23k
- PT to FT Dispatch - $48k more
- FT VOCA-Housing - $64k Grant funded
- Art & Culture Supervisor from PT to FT - $40k



Personnel Expenditures

Staffing Changes

- Shortened progression for Officers - $20k
- VOCA Victim – salary adjustment (not in budget) $6k
- PT Legal Secretary now budgeted for full year
- Staff Engineer moved from PW to Planning and Engineering
- PT seasonal staffing for Parks, Open Space, and Cemetery brought in-house
  - Increased unemployment budget in HR for increased liability



Personnel Expenditures

Compensation

- Medical Insurance est increase = 22%
- Merit increase 1.5%
- Pay grade shift / market increase 3%
- Control point catch-up is complete
- Compensation Study refresh $14k



General Fund-Budget Net Operating

Sources	
Revenues	$ 15,931,624
Transfer In	$ 1,234,081
Non-Operating Revenues	$ (903,763)
Total Operating Revenue	**$ 16,261,942**
Expenditures	
Personnel	$ 10,006,373
Materials & Services	$ 4,704,526
Debt	$ 1,419,901
Total Operating & Debt	**$ 16,131,218**
Net Operating Surplus	**$ 130,724**

These draft numbers were not ready for the packet



General Fund-Budget Summary

Sources	
Revenues	$ 15,931,624
Transfer In	$ 1,234,081
Transfer from Restricted	$ 1,538,000
Total Sources	**$ 18,703,705**
Expenditures	
Personnel	$ 10,006,373
Materials & Services	$ 4,704,526
Debt	$ 1,419,901
Total Operating & Debt	$ 16,131,218
Mabey Place Bond	$ 1,538,000
Capital	$ 652,900
Transfer Out-Cap Ex	$ 1,459,237
Transfer Out-Fleet	$ 255,500
Total Capital	$ 3,932,418
Total Expenditures	**$ 20,063,636**
Use of Available Reserves	**$ (1,359,931)**
Est Beg Unrestricted Balance	$ 4,222,836
End Unrestricted Fund Balance	$ 2,862,905
Unrestrctd % of Revenues	18.0%

GFOA Recommendation – Maintain unrestricted fund balance of no less than two months of regular general fund operating expenditures.

2 months of operating expense = $2,688,536

Amount above 2 month Operating Expense = $174,369

These draft numbers were not ready for the packet

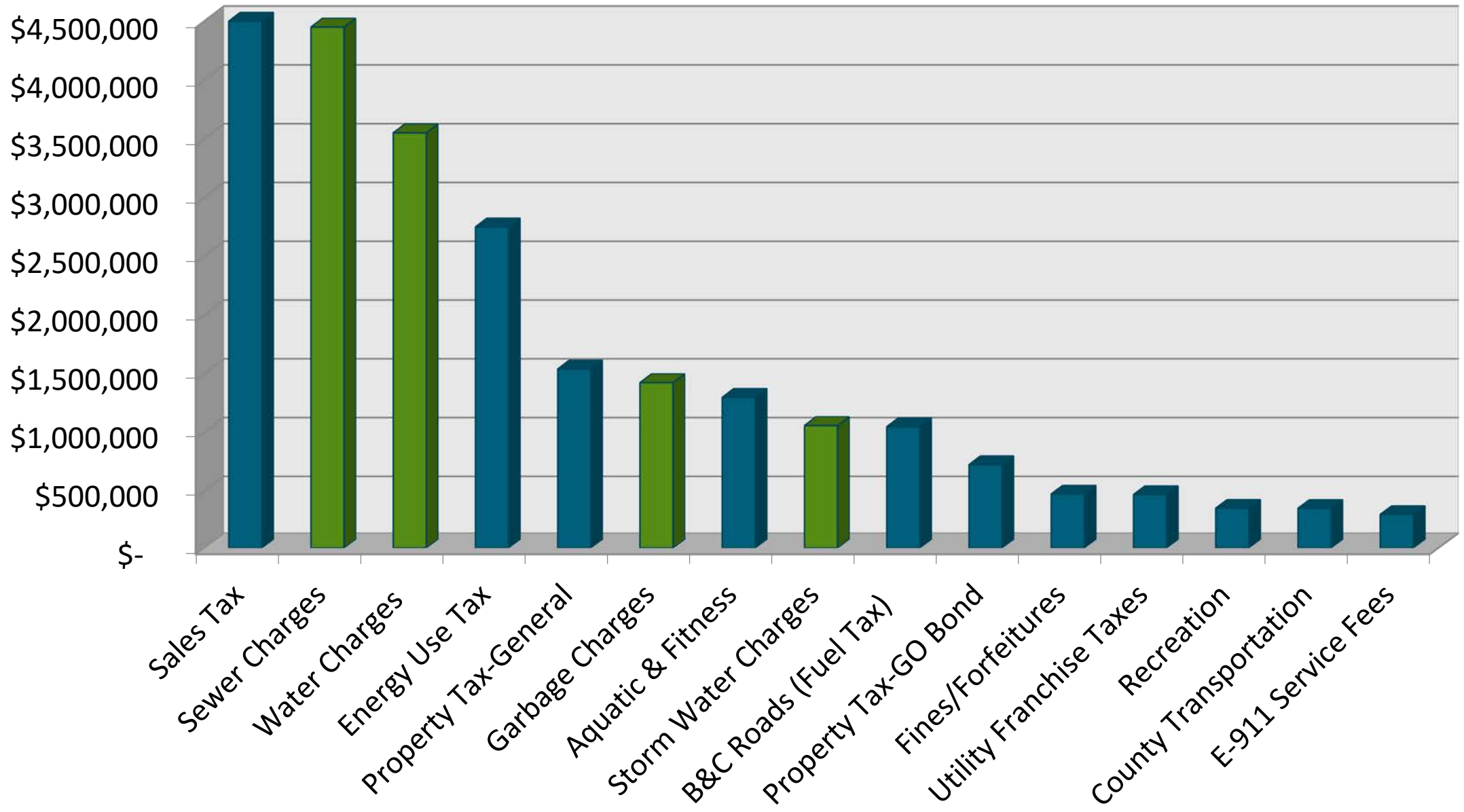
General Fund Balance

- State law allows for General Fund balance in amount equal to 25% of total revenue
- June 2017 Unrestricted Fund Balance=$6 mill, exceeded 25% by $2.08 million

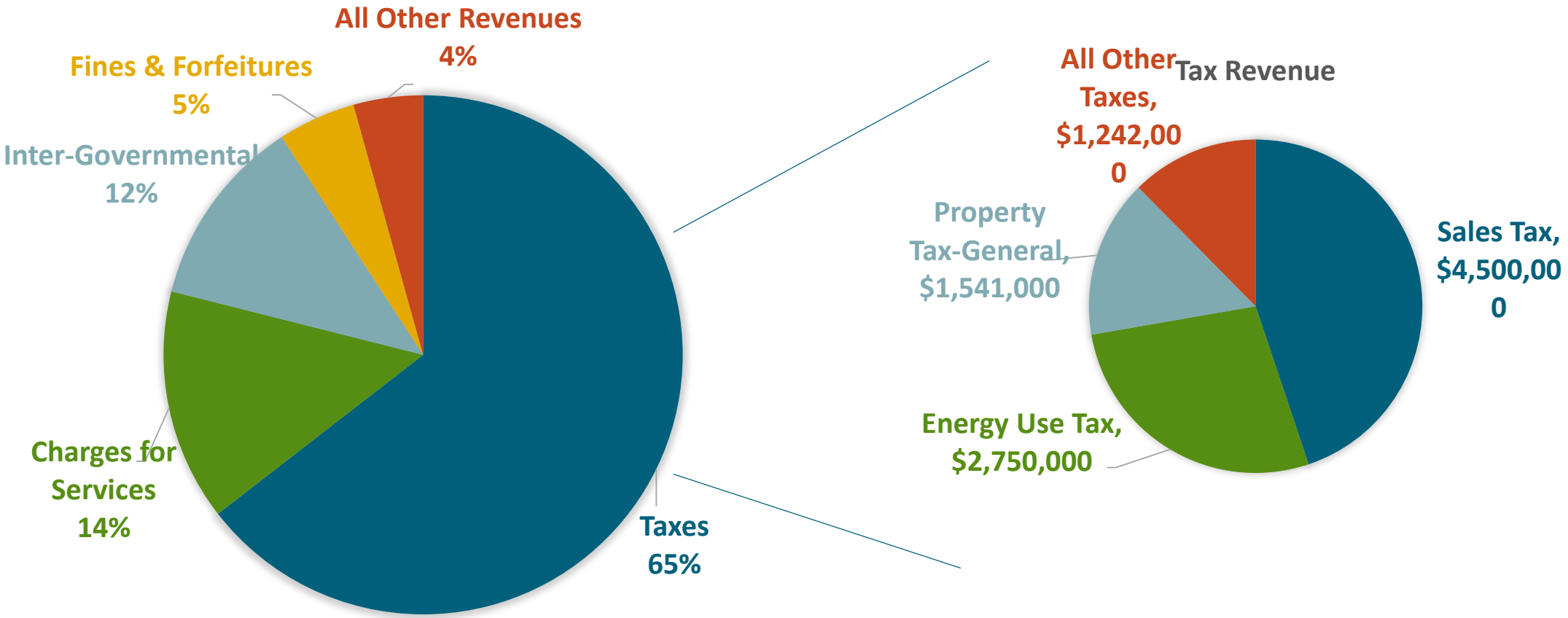
Fiscal Year	Unrestricted Fund Balance	Unrstrctd Fund Bal % of Rev	$ Over 25%
2011	2,941,736	21%	
2012	4,778,381	33%	1,228,736
2013	5,128,757	38%	1,736,722
2014	5,143,488	38%	1,732,687
2015	4,938,411	36%	1,466,525
2016	6,093,119	41%	2,381,424
2017	6,088,836	38%	2,089,321
2018 Proj	4,188,836	26%	189,321
2019 Proj	2,862,905	18%	(1,154,001)

These draft numbers were not ready for the packet

FY20 Budgeted - Top 15 Revenue Sources (All Funds)

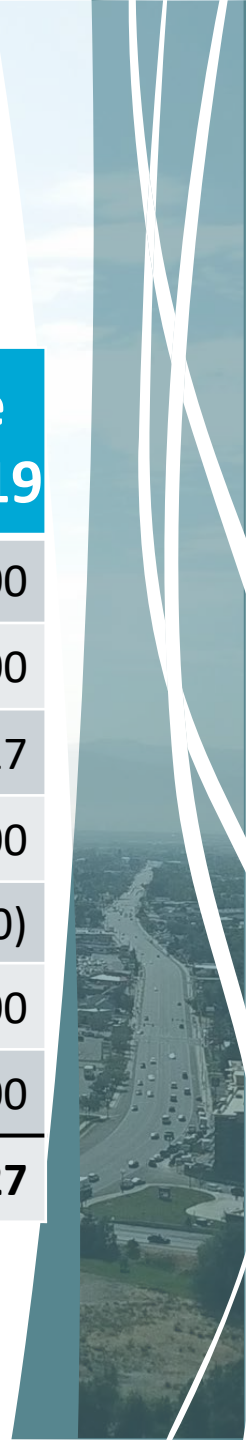


General Fund Revenues



General Fund Revenues Historic Summary

	FY16 Actual	FY17 Actual	FY18 Actual	FY19 Budget	FY20 Budget	Change from FY19
Taxes	$9,005,052	$9,554,262	$10,191,811	$9,504,000	$10,033,000	$529,000
Licenses & Permits	$355,480	$532,113	$329,145	$338,200	$377,200	$39,000
Inter-Governmental	$1,248,777	$1,595,622	$1,483,139	$1,758,105	$1,870,232	$112,127
Charges for Services	$2,218,078	$2,292,010	$2,216,910	$2,225,500	$2,244,000	$18,500
Fines & Forfeitures	$671,966	$677,527	$770,582	$774,000	$753,000	($21,000)
Miscellaneous Revenue	$361,229	$2,857,685	$443,490	$373,250	$395,250	$22,000
Contributions & Transf	$2,371,053	$2,091,516	$2,218,067	$2,309,989	$2,314,989	$5,000
GF Total Revenue	**$16,231,635**	**$19,600,734**	**$17,653,144**	**$17,283,044**	**$17,987,671**	**$686,127**



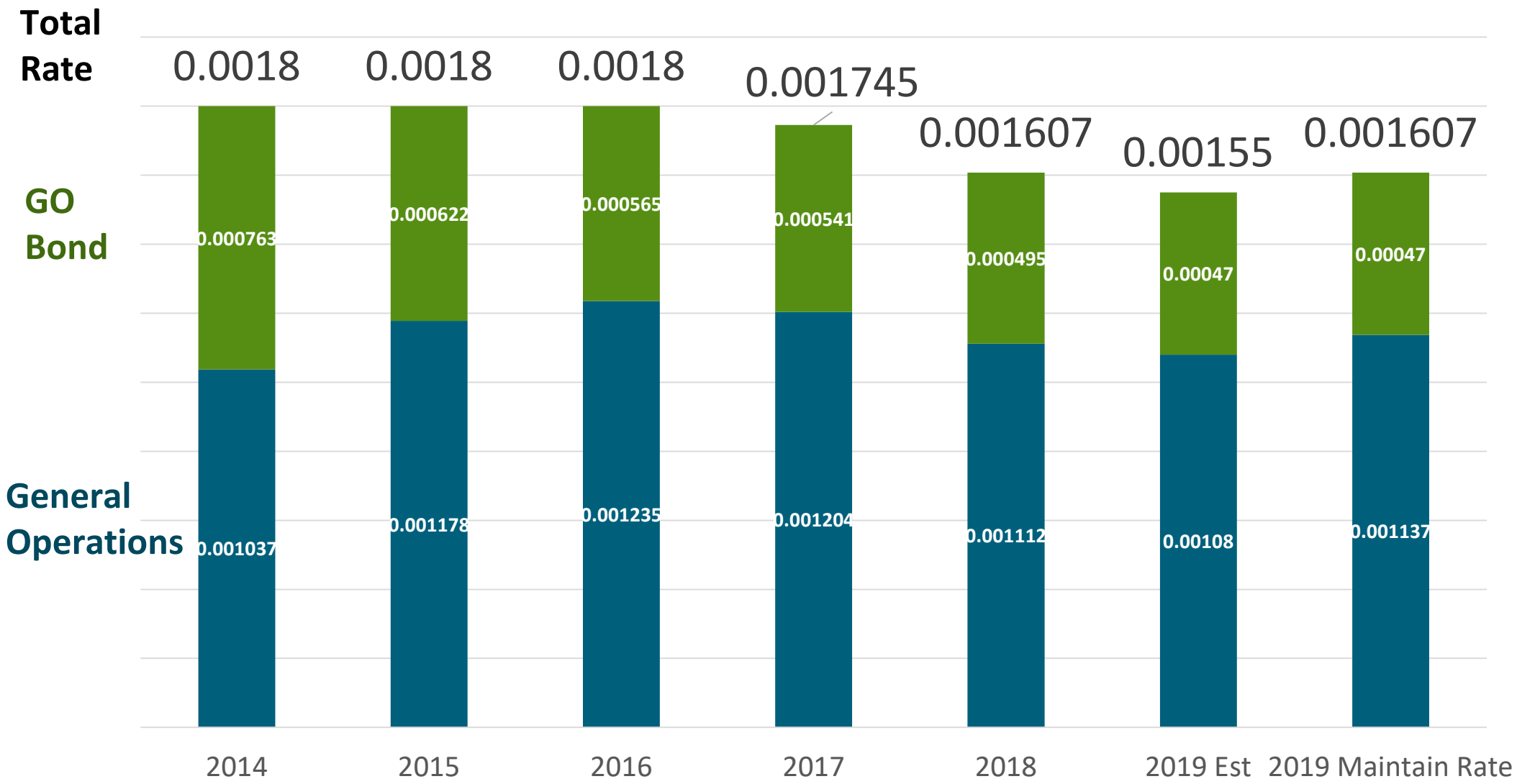
General Fund Revenues Historic Summary

	FY16 Actual	FY17 Actual	FY18 Actual	FY19 Budget	FY20 Budget	Change from FY19
Taxes	$9,005,052	$9,554,262	$10,191,811	$9,504,000	$10,033,000	$529,000

- $250k increase in Sales Tax
  - FY19 Proj $4.6 mill, FY20 Budget $4.5 mill
- $250k increase in Energy Use Tax
  - FY19 Proj $2.9 mill, FY20 Budget $2.75 mill
- $24k increase in Property Tax – not maintaining rate in budget
  - Maintain current rate of .001607 = extra $88k (rough projection)
  - $6.18 increase per household if maintain rate (rough projection)
- $30k decrease in Telecom Tax, $30k increase to Utility Franchise



Property Tax Rate History & 2019 Guess



General Fund Revenues Historic Summary

	FY16 Actual	FY17 Actual	FY18 Actual	FY19 Budget	FY20 Budget	Change from FY19
Licenses & Permits	$355,480	$532,113	$329,145	$338,200	$377,200	$39,000

- $25k increase in Building Permits
- $7k decrease in Inspections



General Fund Revenues Historic Summary

	FY16 Actual	FY17 Actual	FY18 Actual	FY19 Budget	FY20 Budget	Change from FY19
Inter-Governmental	$1,248,777	$1,595,622	$1,483,139	$1,758,105	$1,870,232	$112,127

- $121k decrease from CDBG amended budget
- $129k increase in State Grants
  - $108k VOCA Housing Grant
  - $11k EMPG Grant
- $90k increase to Class C Roads (fuel tax)
- $14k increase to County Transportation (local fuel tax)



General Fund Revenues Historic Summary

	FY15 Actual	FY16 Actual	FY17 Actual	FY18 Budget	FY19 Budget	Change from FY18
Charges for Services	$2,218,078	$2,292,010	$2,216,910	$2,225,500	$2,244,000	$18,500

- $40k decrease to Aquatic and Fitness Center
- $40k increase to Recreation

Both projections assume an increase to fees by July 1



General Fund Revenues Historic Summary

	FY15 Actual	FY16 Actual	FY17 Actual	FY18 Budget	FY19 Budget	Change from FY18
Fines & Forfeitures	$671,966	$677,527	$770,582	$774,000	$753,000	($21,000)

- $50k decrease in Fines/Forfeitures
- $30k increase to Fees/Costs/Contempt
- $1k decrease to Code Enforcement Fines
  - Total budget of $9k
  - Historic about $1,300 per year



General Fund Revenues Historic Summary

	FY15 Actual	FY16 Actual	FY17 Actual	FY18 Budget	FY19 Budget	Change from FY18
Miscellaneous Revenue	$361,229	$2,857,685	$443,490	$373,250	$395,750	$22,500
Contributions & Transf	$2,371,053	$2,091,516	$2,218,067	$2,309,989	$2,314,989	$5,000

- $20k increase to Misc Revenue – cell tower
- $20k decrease to Donation Revenue – amount always matches Aquatic equipment replacement
- $15k increase to Investment Earnings
- $10k increase to Community Service Rentals



Enterprise Revenues-Utility Rates

- North Davis Sewer District—No increase this year
- Wasatch Integrated—July 1
  - $2 increase first & second can
- City Increase—January 2020 (need to adopt next three years)
  - Study was good for 9 years or through 2025
    - Water Base Fee 3%
    - Sewer 2%
    - Storm 5%
    - Total of .92 cents per month or $11.04 for the year



Enterprise Revenues-Utility Rates

- Garbage & Recycling Collection—3.5% increase July 2019 to City
  - The Fuel Protection clause net decreased to all containers .03 cents
  - Additional trash container up .06 cents, will now lose .25 cents
  - City can absorb the increases

	FY17 Rate	FY18 Rate	FY19 Rate	FY20 Rate	
First Trash Container	$4.31	$4.26	$4.28	$4.40	2.8%
Additional Trash Container	$2.33	$2.41	$2.49	$2.55	2.4%
Clean-up Dumpsters	$81.43	$84.36	$87.06	$90.08	3.5%
Recycling 50% to 74%	$3.81	$3.77	$3.80	$4.60	21%



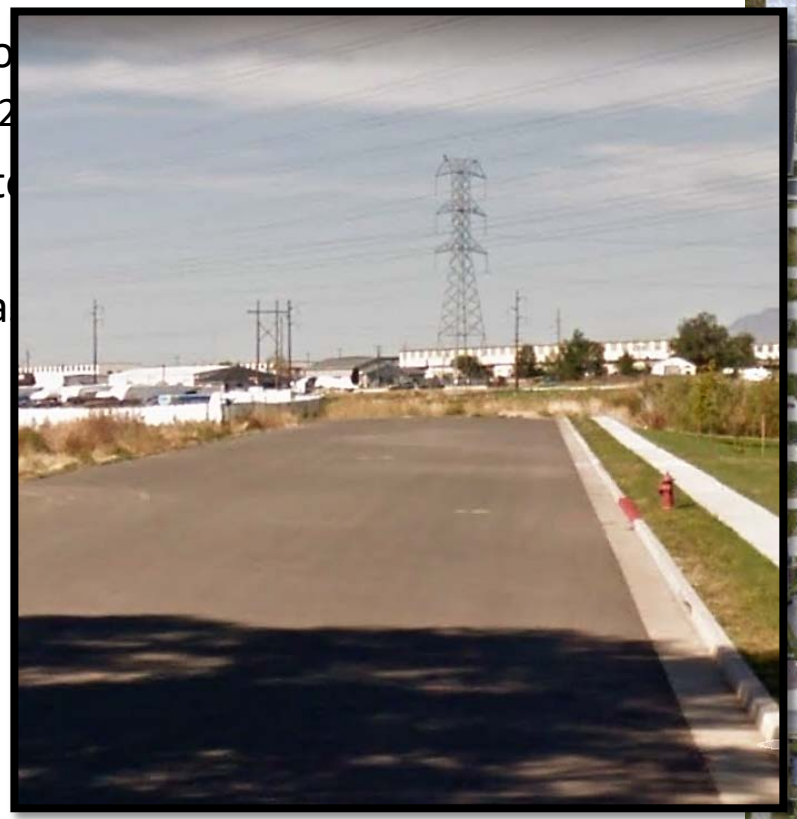
Street Funding

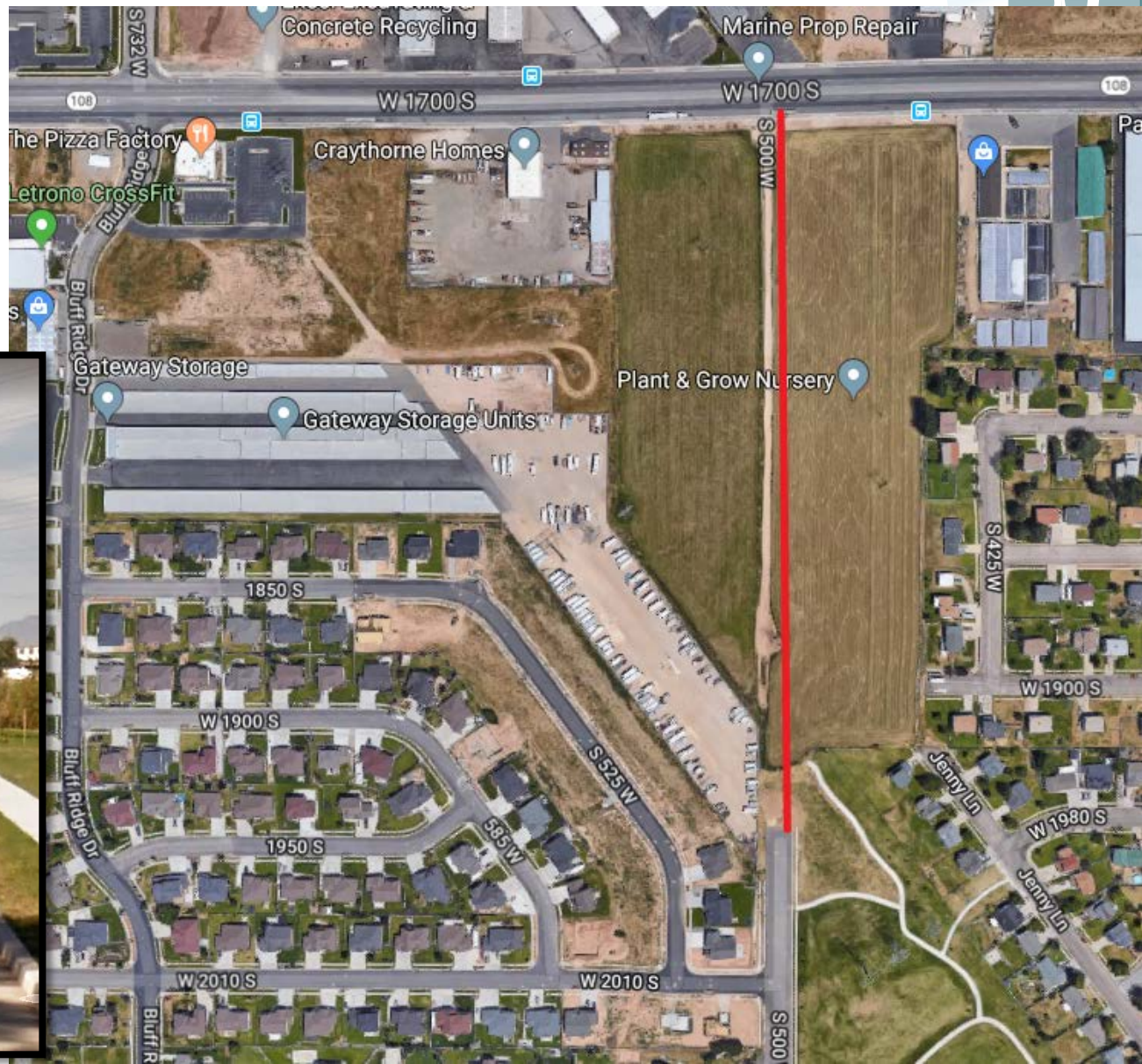
- Capital plan recommends $500k per year in surface treatment
- Maintenance of effort $263,935

	FY17	FY18	FY19	FY20
Revenue				
B&C Roads	$ 979,777	$ 977,905	$ 960,000	$ 1,050,000
County Transportation	$ 323,086	$ 351,938	$ 335,000	$ 349,000
Total Rev	$ 1,302,863	$ 1,329,843	$ 1,295,000	$ 1,399,000
Expense				
Streets Operating Exp	$ 420,814	$ 413,955	$ 450,207	$ 459,506
Debt Service	$ 278,163	$ 283,163	$ 278,081	$ 274,388
Surface Treatment	$ 200,000	$ 400,000	$ 400,000	$ 400,000
Street Reconstruction	$ 729,000	$ 430,000	$ 650,000	$ 915,500
Total Exp	$ 1,627,976	$ 1,527,118	$ 1,778,288	$ 2,049,394
Net	**$ (325,113)**	**$ (197,275)**	**$ (483,288)**	**$ (650,394)**

Major New Capital Projects-Streets

- **500 West, 1700 S to 2000 S - Streets, Storm, Grant - $4,674,000**
  - **$220k Streets, $100k Storm, $4.3mill Grant**
  - **Separate project for Water $302k & Sewer $242k**
- 350 South, State to
  - $280k Streets, $22
- 1000 West, 700 S t
  $375k
- 1500 East Canal Ca





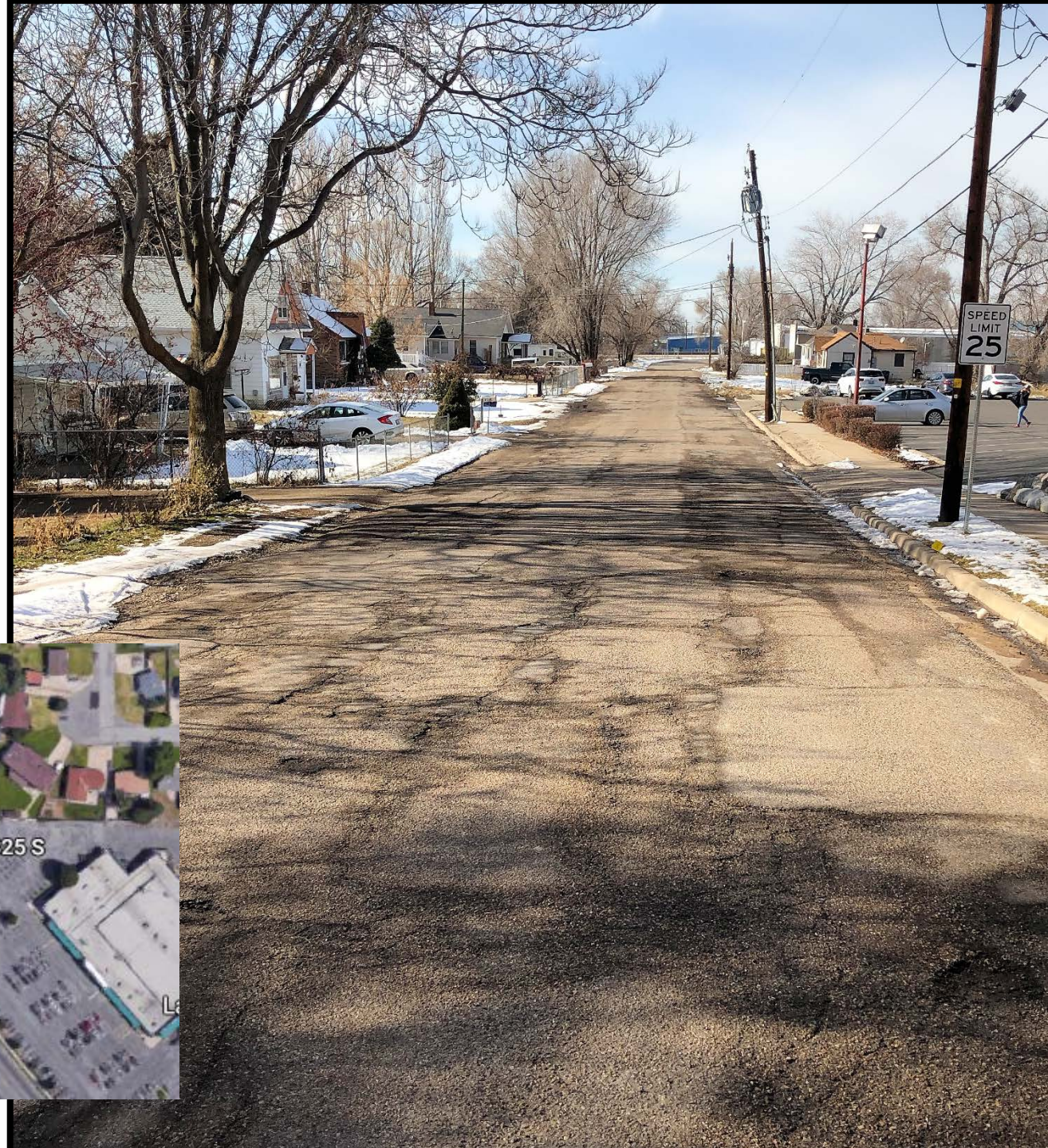
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- 500 West, 1700 S to 2000 S - Streets, Storm, Grant - $4,674,000
  - $220k Streets, $100k Storm, $4.3mill Grant
- **350 South, State to Depot – $1million**
  - **$280k Streets, $220k Water, $290k Sewer, $210k Storm**
- 1000 West, 700 S to 1700 S Mill & Fill - with Syracuse - $375k
- 1500 East Canal Casing - $40k



Major New Capital Projects Streets

- 500 West, 1700 S to 2000 S - Streets, Storm, Grant - $4,674,000
  - $220k Streets, $100k Storm, $4.3mill Grant
- **350 South, State to Depot – $1million**
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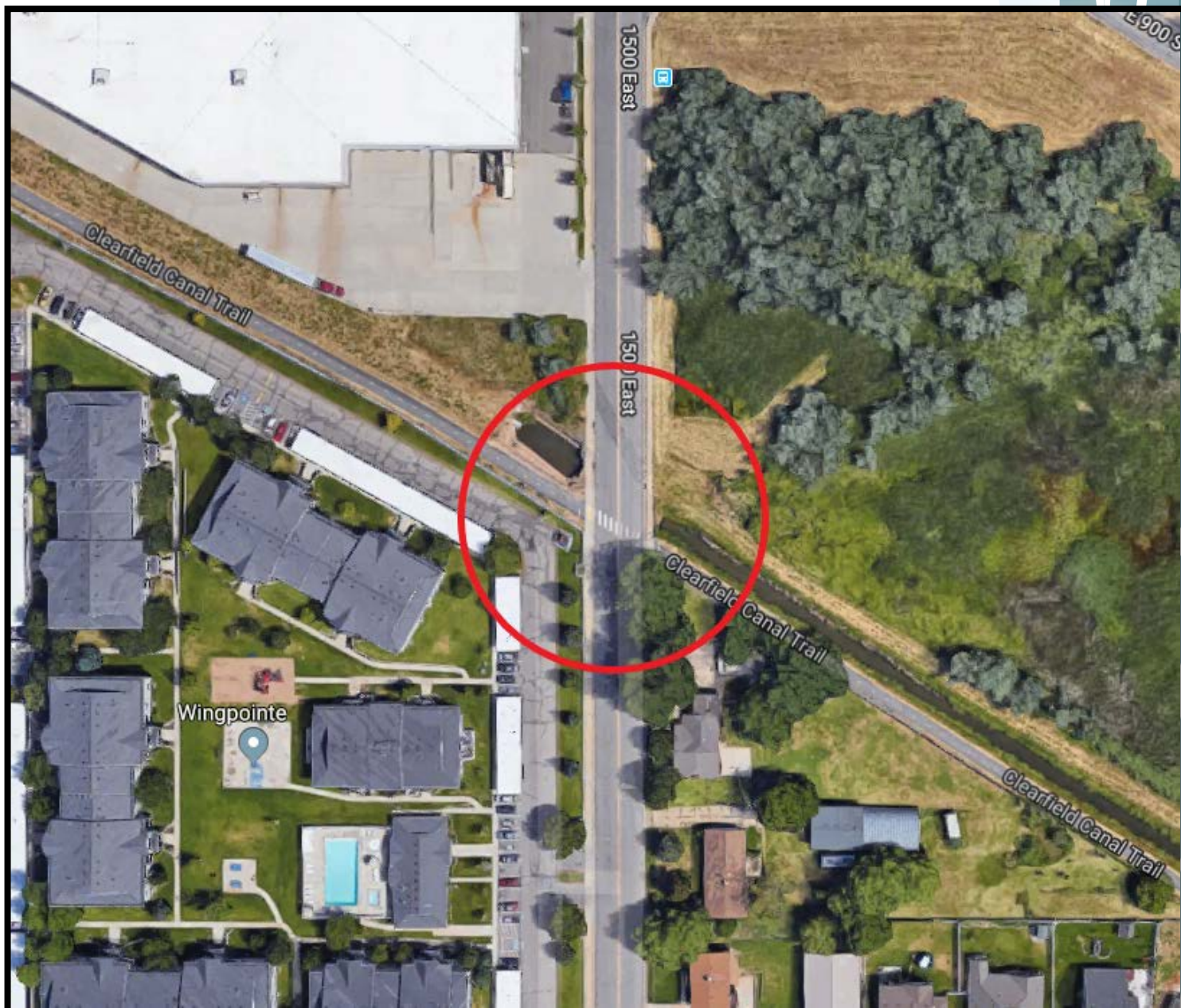
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- **1000 West, 700 S to 1700 S Mill & Fill - with Syracuse - $375k**
- 1500 East Canal Casing - $40k



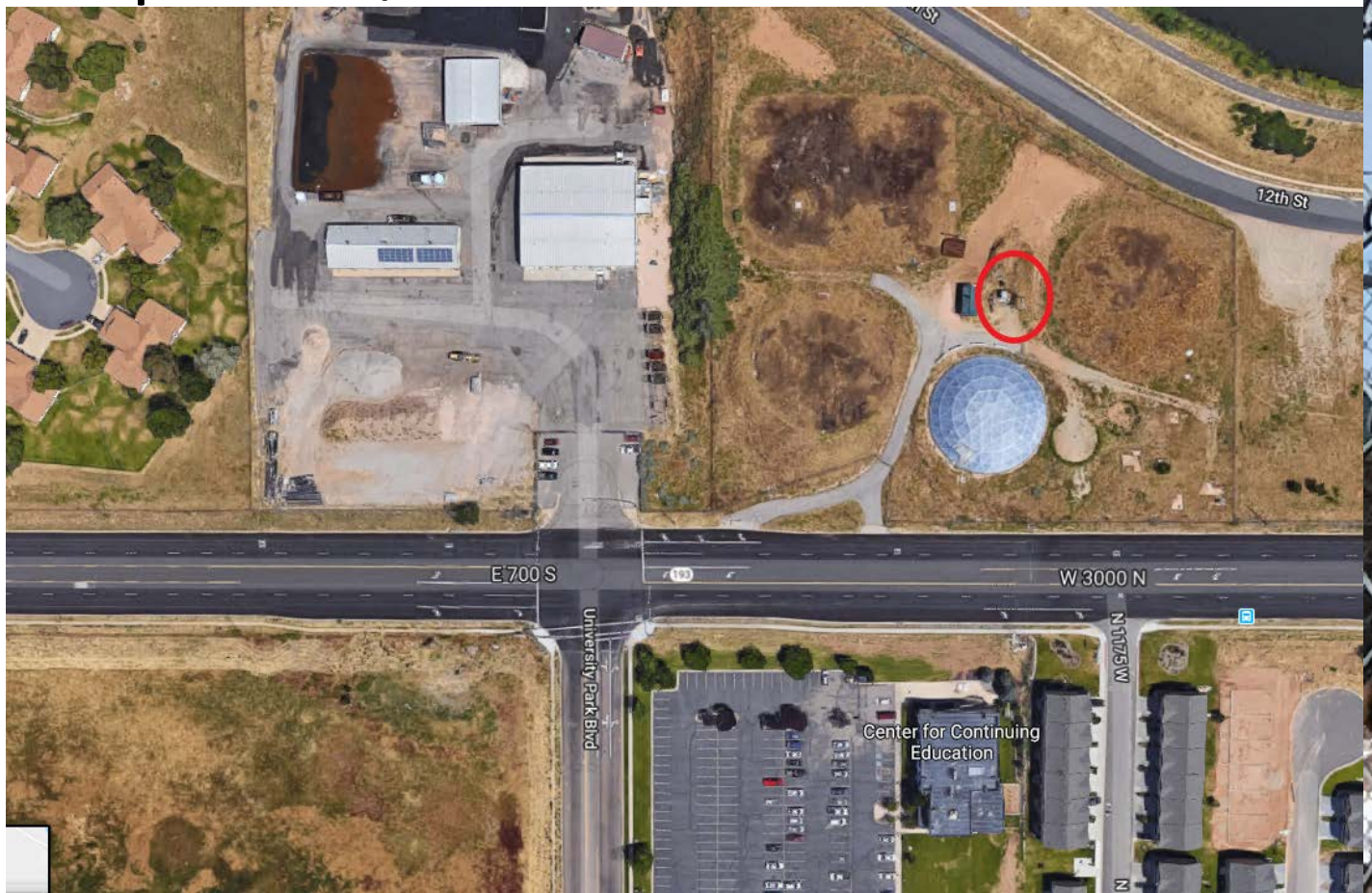
Major New Capital Projects Streets

- 500 West, 1700 S to 2000 S - Streets, Storm, Grant - $4,674,000
  - $220k Streets, $100k Storm, $4.3mill Grant
  - Separate project for Water $302k & Sewer $242k
- 350 South, State to Depot – $1million
  - $280k Streets, $220k Water, $290k Sewer, $210k Storm
- 1000 West, 700 S to 1700 S Mill & Fill - with Syracuse - $375k
- **1500 East Canal Casing - $40k**



Major New Capital Projects-Water

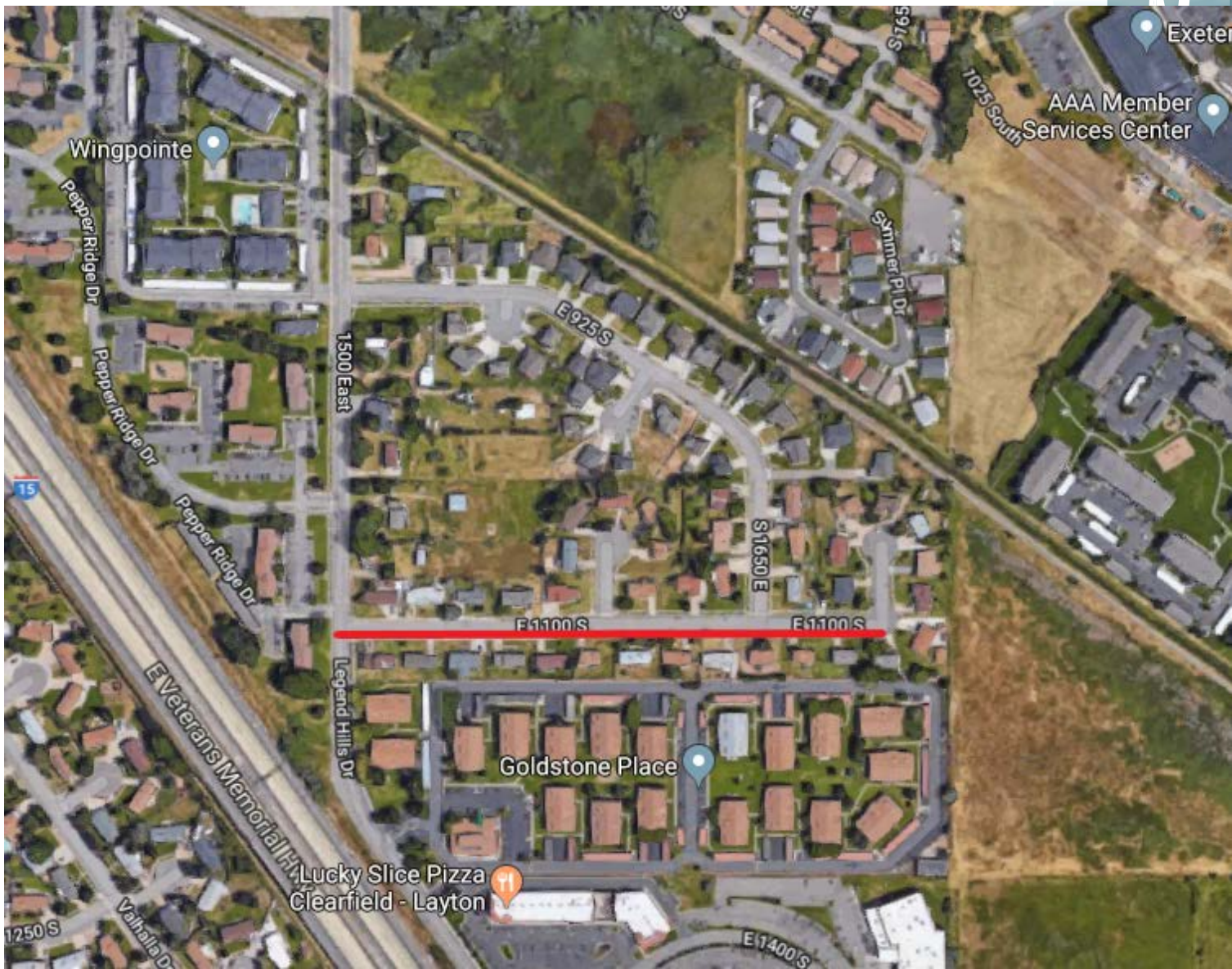
- 700 South Well Transformer Replace– $100k





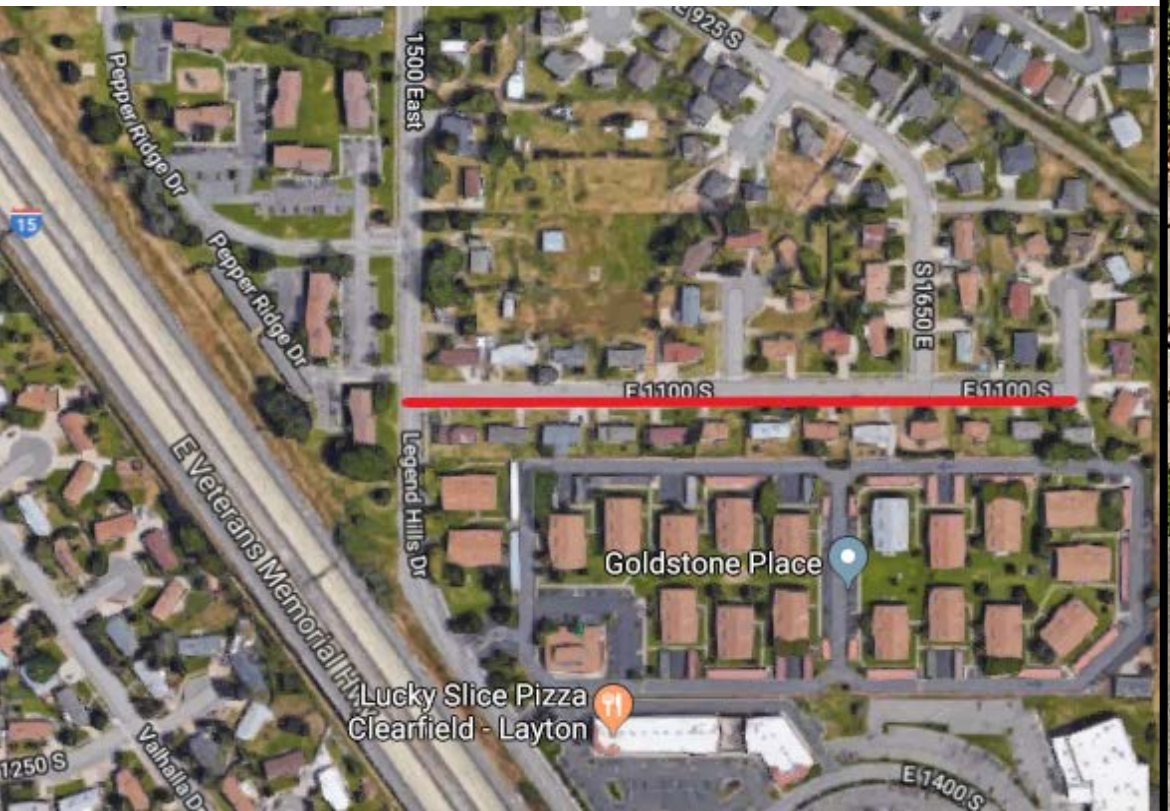
Major New Capital Projects-Water

- 1100 South, 1500 E to 1700 E – $730k
  - $485k water, $245k storm



Major New Capital Projects-

- 1100 South, 1500 E to 1700 E – $730k
  - $485k water, $245k storm





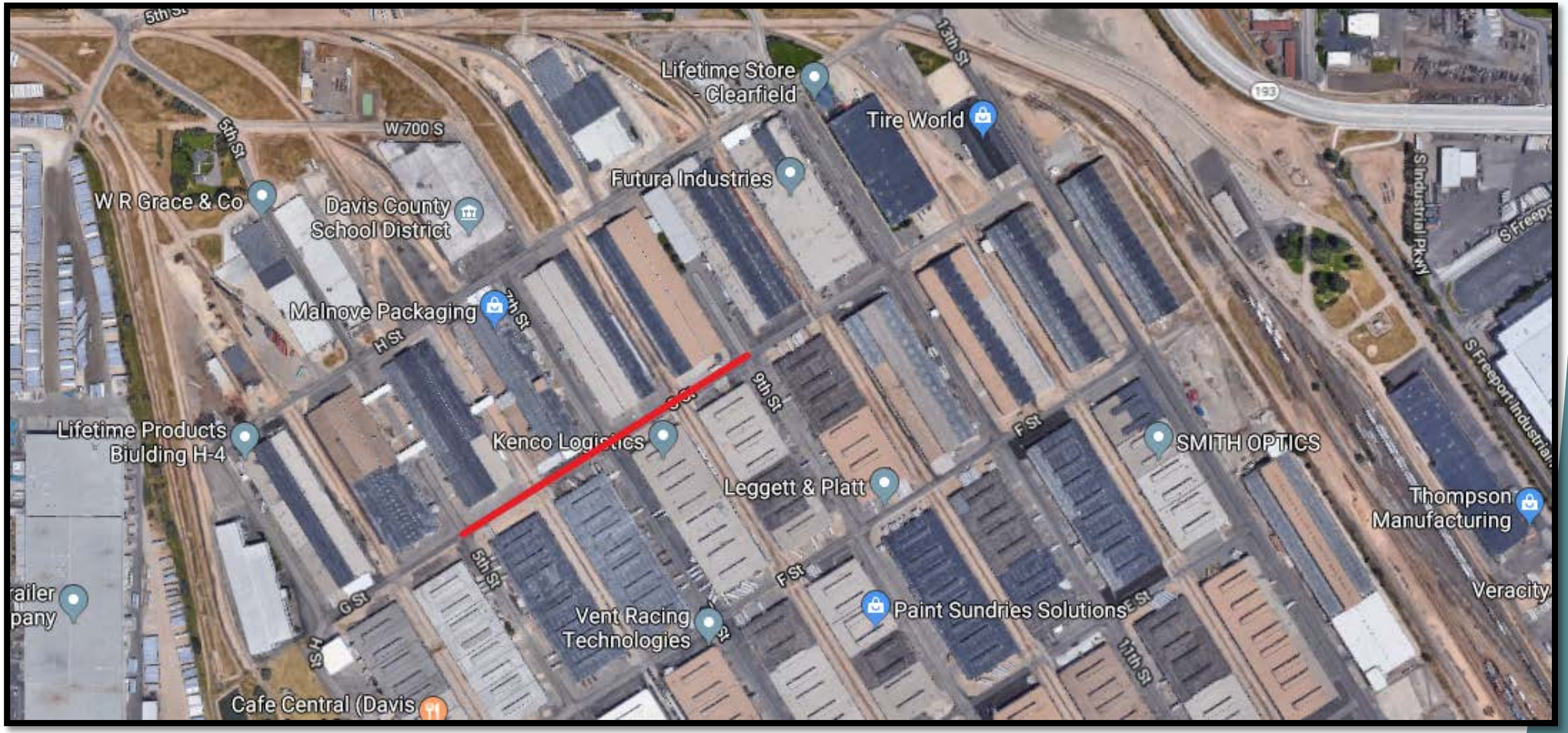
Major New Capital Projects-Water

- PRV SCADA 4 Locations—$178k
  - Added $95k to FY19
  - New PRV at Trainwatch Park
  - Add SCADA capabilities to monitor remotely
  - better control pressure the coordinating zone
  - prevent water leaks
  - save energy at the Hill Well



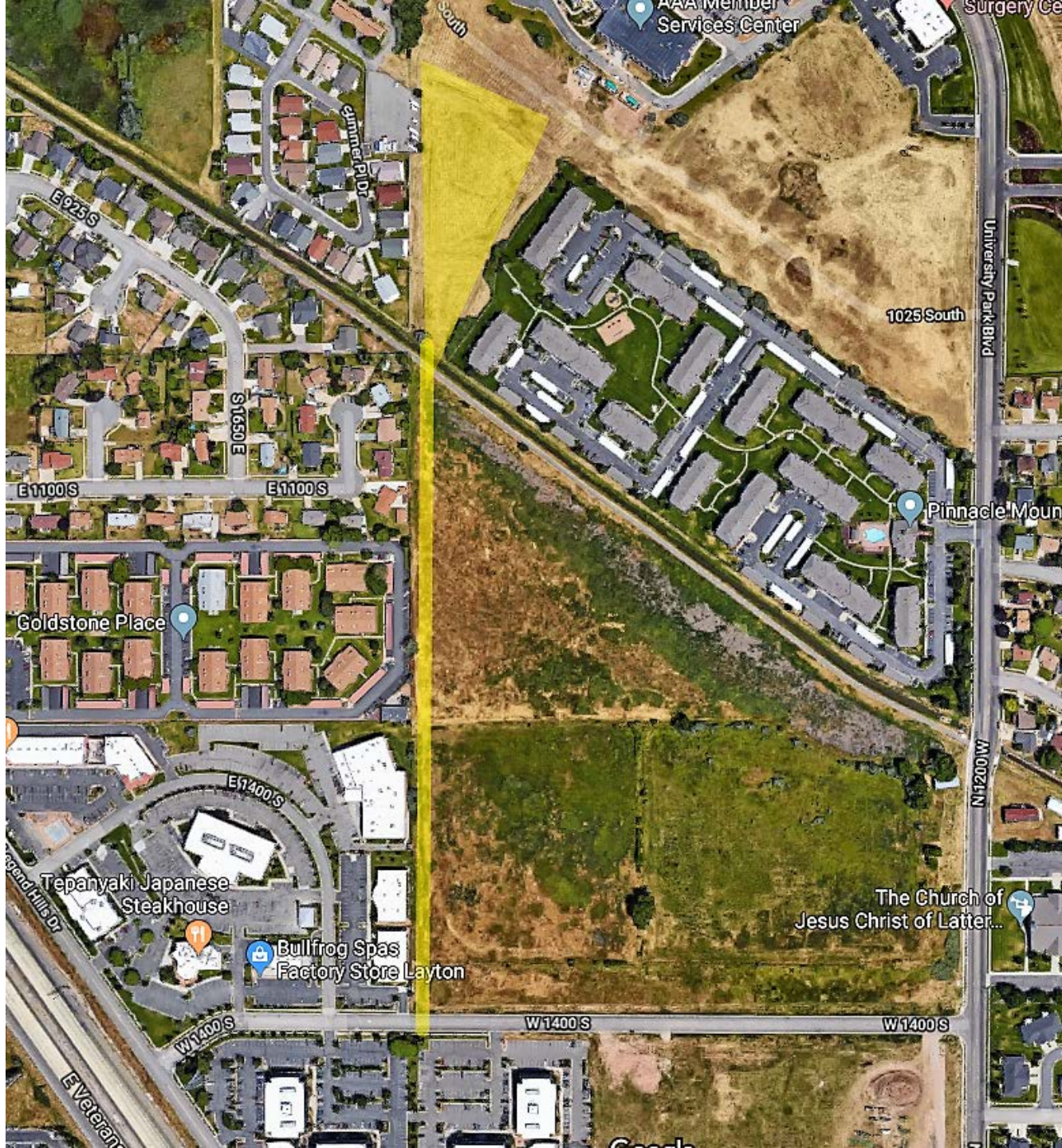
Major New Capital Projects-Sewer

- G Street Sewer Phase 3—$500k
  - Add to Phase 2 of $360k in FY19 budget for a total of $860k



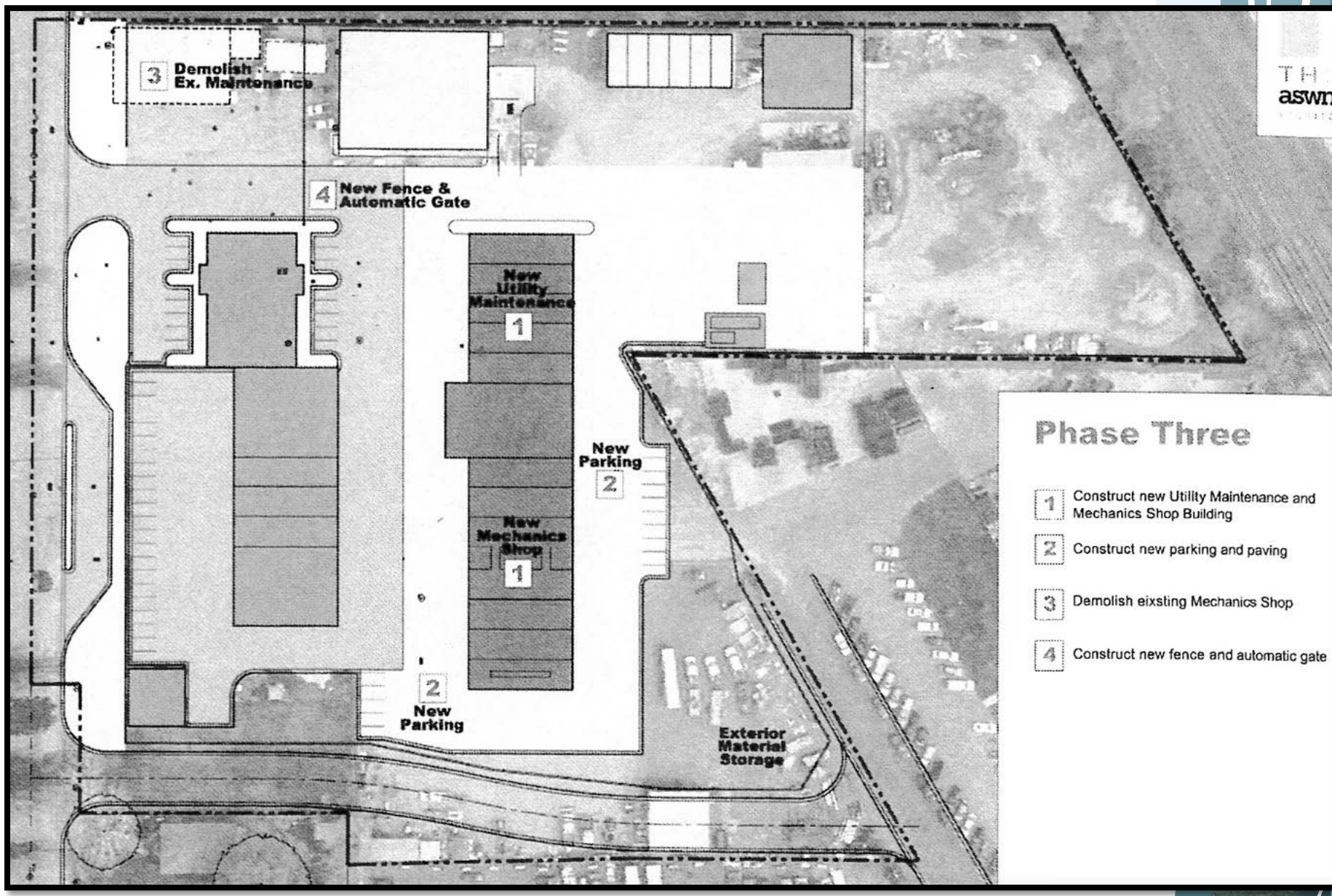
Major New Capital Projects-Storm

- Added $27k to 1450 South State Chelemes
- Legend Hills Dev. Area-Upgrades to the detention basin & install 15" line behind AAA / Pinnacle Apartment—$550k
  - Maybe impact fee



Buildings

- Maintenance & Operation Center Yard Pavement ph 2 – $30k
  - Split out 5 Funds $6k each GF, Water, Sewer, Storm, Garbage
- Maintenance & Operation Center Phase 3 – nothing new in budget but need to plan



Major Capital Projects-Buildings

- City Hall – Replace uninterrupted power supply (UPS) - $75k
  - New system can replace batteries every 5yrs instead of 3yrs
  - Will not use FY19 $17k battery budget
- City Hall – Replace HVAC unit in server room - $120k
- Arts Center – Electrical upgrade - $85k



Major New Capital Projects-Parks

- Replace Irrigation Central Control, for the entire park system—$100k
- Replace/Add master valves and flow meters to all the parks in the city—$100k
- Holiday decorations- $30k
  - $40k request was cut in FY19
- Update irrigation system (heads and wiring) at Islandview Park – $40k



Major New Capital Projects-Parks

- Renovate existing restroom and pavillions at North Steed, Islandview, and Kiwanis – $100k
- Replace playground at Hoggan's Park – $60k



Major New Capital Projects-PARAT

- South Steed Park - Refurbish and add pickleball courts —$350k



Major New Capital Projects-Cemetery

- Cemetery expansion project—$500k



Capital Expenses-Water

- City Hall Backflow Preventer – $8k
  - PRV & pressure reducer
- Water Source Protection Plan for All Wells— $20k
  - Added $10k to the FY19 budget
- Hydraulic valve exerciser and trailer—$45k
- Loader wheel & tire replacement—$12k
- Impact Fee Study refresh- water, sewer, storm— $7k each or $21 total
- Utility Billing Software—water, sewer, storm, garbage—$18k each or $72k total



Capital Expenses-Parks

- Replace 082B Kubota & 102B Kubota – $26,500 total or $13,250 each
- Skid Steer – $50k
  - Lease 1yr $8k or 3/yr contract at $6.5k/yr
- Chipper – $32k



Capital Expenses-Buildings

- City Hall – Replace conference room chairs Comm Services - $5,580k
- Arts Center – New tables and chairs- $10k
- Concessions Equipment – $13k

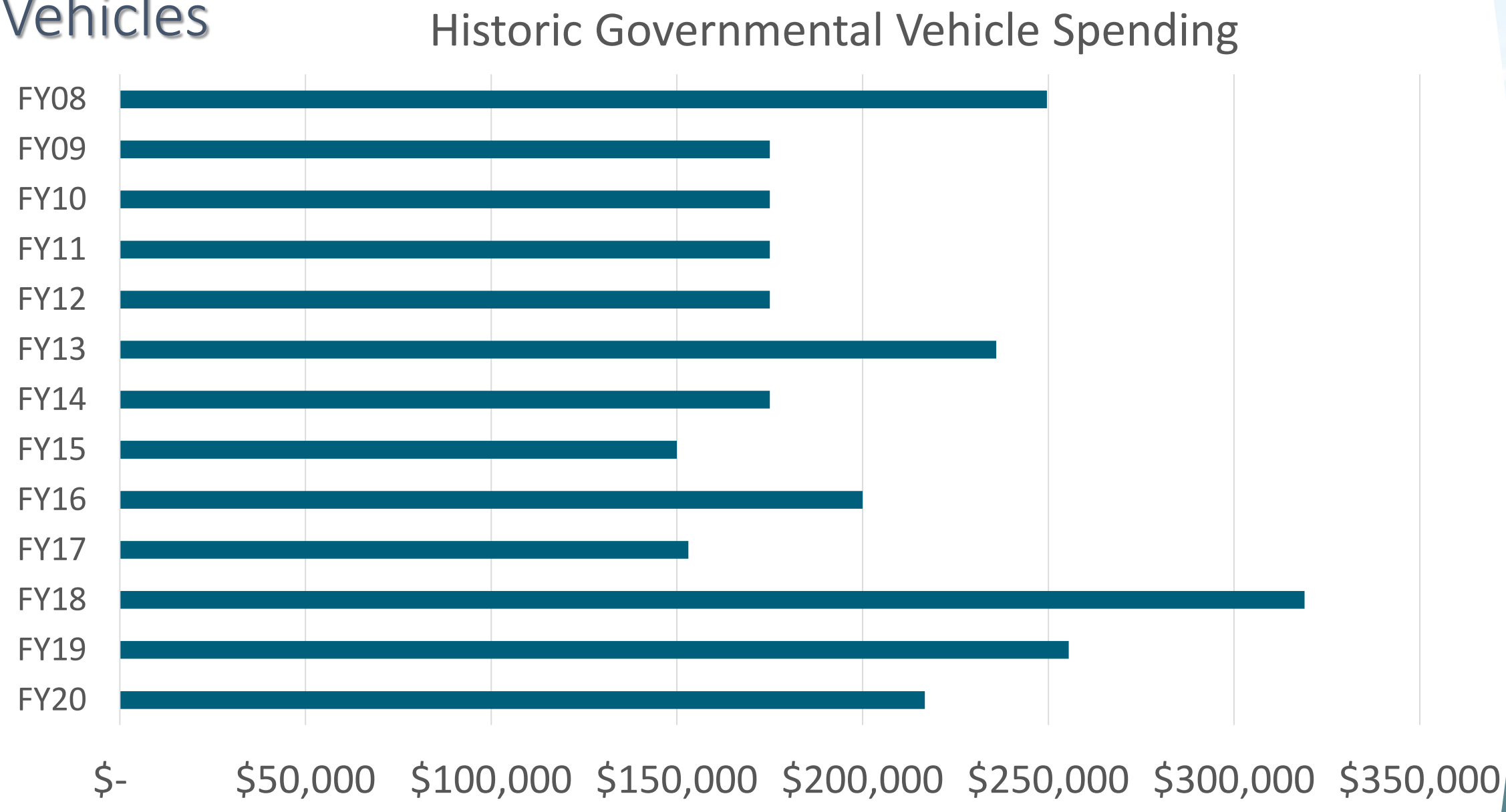


Capital Expenses-Aquatic & Fitness Center

- Replace sound system in aerobics and spin rooms—$10k (membership registration fees)
- Fitness equipment replacement—$42k (membership registration fees)
- Flooring 2nd floor — $110k
  - Cut last year
- Flooring for future room—$15k
- Sand filter controller replacement—$6k



Vehicles


Historic Governmental Vehicle Spending
FY08
FY09
FY10
FY11
FY12
FY13
FY14
FY15
FY16
FY17
FY18
FY19
FY20
$-
$50,000
$100,000
$150,000
$200,000
$250,000
$300,000
$350,000

Vehicles

- Police—3 Ford Explorers @ $45,500 = $136k
- Police—Ford Explorer XLT = $39,750
- Parks—F-250 to replace (033B)= $40,500



- Water—F-250 replace 071W = $36,950
- Water—Bobtail dump truck w/ plow (91R) = $152k

- Added an F-250 in Fleet and offsetting revenue to test 3 year replace market



Capital Expenses-IT

- Desktop Replacements—$25k
- Council Chamber A/V System—$35k
- Court Room A/V System—$7,500k
- New plotter for Public Works—$10k



CLEARFIELD CITY COUNCIL MEETING MINUTES
7:00 P.M. POLICY SESSION
March 12, 2019

City Building
55 South State Street
Clearfield City, Utah

PRESIDING:	Nike Peterson	Mayor Pro Tem
EXCUSED:	Mark Shepherd	Mayor
PRESENT:	Kent Bush	Councilmember
	Vern Phipps	Councilmember
	Karece Thompson	Councilmember
EXCUSED:	Tim Roper	Councilmember
STAFF PRESENT:	JJ Allen	City Manager
	Summer Palmer	Assistant City Manager
	Stuart Williams	City Attorney
	Kelly Bennett	Police Chief
	Scott Hodge	Public Works Director
	Mark Baird	Public Works Deputy Director
	Spencer Brimley	Community Development Director
	Brad McIlrath	Senior Planner
	Rich Knapp	Finance Manager
	Trevor Cahoon	Communications Coordinator
	Nancy Dean	City Recorder

VISITORS: Jeff Baker, Emili Baker, London Knudsen, Khristopher Parkinson, Bryson Harris, Ray Goodrich, Brian Goodrich, Darlene Parkinson, Howard Madsen, Norm Noyes, Chad Bangerter, Scott Wiggell, Ihyla Cameron, Maria Burnett, Ricky Carlson, Nancy Smalling, Pack 723 Webelos, Kendu Givens, Sarah Givens, Dennis Richards, Eileen Richards, Ali Horsfall, Taylor Cooper, Lydia Lang, Toby Smith, Samuel Goff, Chesarai Williams, Erick Danneman, Kris Lowry, Kate Kopischke, Kristen Pucci

Mayor Pro Tem Peterson called the meeting to order at 7:00 p.m.

Mayor Pro Tem Peterson informed the audience that if they would like to comment during the Public Hearing or Open Comment Period there were forms to fill out by the door.

Councilmember Phipps led the opening ceremonies.

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APPROVAL OF THE MINUTES FROM THE FEBRUARY 12, 2019 POLICY SESSION AND THE FEBRUARY 26, 2019 POLICY SESSION

Councilmember Bush moved to approve the minutes from the February 12, 2019 policy session and the February 26, 2019 policy session; as written, seconded by Councilmember Thompson. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Phipps, and Thompson. Voting NO – None. Councilmember Roper was not present for the vote.

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE CDBG (COMMUNITY DEVELOPMENT BLOCK GRANT) ONE-YEAR ACTION PLAN FOR PROGRAM YEAR JULY 1, 2019 TO JUNE 30, 2020

Brad McIlrath, Senior Planner, stated the City was required to prepare a CDBG One-Year Action Plan whenever it anticipated receiving funds. He indicated staff was anticipating approximately $197,000 in funding from the program. The following allocations were proposed for the anticipated funds:

- **Open Doors (Family Connection Center) – $10,000** for the Circles Program for low-income families to obtain job skills; $**2,500** for Food Services to at-risk low income persons and families.
- **Davis Community Learning Center – $12,143.75** to help fund two part-time Family Support Specialists (FSS) at Holt and Wasatch Elementary. The FFS would work directly with school principals and families in need or crisis to address needs and provide assistance.
- **Safe Harbor – $5,000** for case management, self-sufficiency support, educational and supportive groups, life skills classes, and connections to other resource agencies.
- **Housing Rehabilitation – $58,456.25** would be used towards a housing rehabilitation program for Clearfield residents.
- **Purchase of Lot – $70,000** would be used to purchase a building lot and partner with an agency to construct a home for a low to moderate income family.
- **Administration – $39,525** for administrative expenses in order to oversee the CDBG program at Clearfield City, create the next 5-Year Consolidated Plan, and perform the Analysis of Impediments.

Councilmember Phipps asked when the City would receive notification of the City's funding allocation from the program. Mr. McIlrath stated staff estimated a five percent reduction from last year's funding when the action plan was prepared. He added HUD also limited the amount of funding that could be allocated to public service programs. He informed the Council that the City generally received notification of the amount of funding in September.

Mayor Pro Tem Peterson opened the public hearing at 7:09 p.m.

Mayor Pro Tem Peterson asked for public comments. There were no public comments.

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Councilmember Phipps moved to close the public hearing at 7:10 p.m. seconded by Councilmember Bush. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Phipps, and Thompson. Voting NO – None. Councilmember Roper was not present for the vote.

Councilmember Phipps moved to open a 30-day comment period for the CDBG One-Year Action Plan for the Program Year 2019/2020, seconded by Councilmember Thompson. All voting AYE.

OPEN COMMENT PERIOD

Eileen and Dennis Richards, residents, stated they were not notified about the placement of a billboard near their home. They stated the billboard would be a distraction and was too close to the canal. They commented the only notification they received was a request to rezone the property from residential to commercial. They said they did not want the billboard at that location.

Jeff Baker, resident, stated the neighborhood in the area of 700 East 200 South did not want a billboard located on the Mesa Storage property. He provided some maps showing the location of the billboard and its proximity to residential properties. The maps also showed the properties that claimed no notification was received about its placement. He expressed dissatisfaction with the process and how the City handled it. He suggested if the billboard was inappropriate to be placed in front of City Hall it was inappropriate to be placed anywhere in the City. He informed the Council that State Law limited the placement of billboards to within 500 feet of each other and the commercial property was 650 feet long, which would allow a second billboard. He asked the City to revoke the permit for the placement of the billboard. He added he worked as a contract employee for the City and was willing to give up his pay to provide funds for the City to help pay for any legal action that might come from revoking the permit. He suggested the current cost to the City for the billboard approval was a loss of trust in the City administration, elected officials, and Planning Commission. He expressed appreciation for the City Planner, who would not allow an electronic billboard on the site. He again asked the City to revoke the permit.

Emili Baker, resident, expressed her concern with a billboard being built in her neighbor's backyard. She asked why the billboard had to be relocated. She suggested it was bad for City business to allow the billboard to be placed near the residential neighborhood.

London Knudson, resident, expressed concern about the billboard being near her home. She suggested it would interfere with the view and interfere with the ability to sell the homes in the area. She commented she liked a quiet, respectful town and the billboard would destroy that image and beauty. She expressed her concern that home values would drop because of the placement of the billboard.

Justin Thornock, resident, could not be present but sent a letter that was read into the record by Jeff Baker. The letter expressed his disappointment with the City allowing the placement of the billboard near a residential area. The letter stated the billboard would have a negative effect on the homes and views in the area. The letter suggested a majority of the residents near the site had

no idea a billboard was being considered and its placement would create a negative effect on home values. The letter indicated Mr. Thornock was notified about the rezone application but not the permit for the billboard.

Eric Danneman, resident, stated he did not want a billboard near his home. He expressed his concern the billboard was just the first step in more commercial uses and billboards near his home. He suggested property values would drop and he didn't want to see that happen. He asked the Council to represent the residents and respect their concerns.

Kristen Pucci, resident, stated she did not want the billboard in her neighborhood. She expressed her concern that her property was completely left out of the loop on the billboard. She stated she did not want her property value to drop because of the billboard. She expressed her concern the City did not value the opinions of its residents. She asked the City to revoke the permit for the billboard.

Kate Kopischke spoke representing Scenic Utah, a statewide non-profit organization dedicated to preserving and enhancing Utah's visual environment. She spoke in support of the residents opposing the placement of the billboard. She stated there was no question the billboard would detract from the character of Clearfield. She added the nearby residents would be impacted by the visual clutter and decreased property values. She explained there were multiple studies showing that homes within 500 feet of a billboard were worth substantially less at the time of sale than those that were farther away. She expressed her opinion that the residents claiming to not having been given the opportunity to weigh in on the billboard were rightfully outraged. She suggested the placement of the billboard in close proximity to a residential area was contrary to good planning practice and contrary to Clearfield's publicly available long range strategic plan. She indicated that plan committed to engaging a broad range of stakeholders in community efforts to improve the look, feel, and function of the community. She informed the Council that Scenic Utah urged the Council to revoke the billboard's permit and provide thorough responses to the concerns of the residents. She urged the Council to consider the experiences of other communities in Utah that listened to residents' concerns and worked to eliminate, reduce, and better regulate the placement and proliferation of billboards. She offered suggestions of standards that would be more acceptable to residents. She offered the assistance of Scenic Utah in addressing the issues in Clearfield.

Councilmember Thompson expressed his support for preserving green space. He expressed regret that some of the residents felt they were never notified about the billboard. He informed them that he was not aware of their concern before the meeting and encouraged them to contact him directly when issues arose. He expressed appreciation for those who expressed their concerns.

Councilmember Bush echoed Councilmember Thompson's comments. He also stated he was unaware of the concern before the meeting and encouraged residents to contact him or any other councilmember directly with their concerns as soon as possible. He explained that sometimes notifications from the City were missed by residents.

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Councilmember Peterson expressed appreciation for the concerns brought to the attention of the Council. She explained the Council could not take action on items discussed during the open comment period. She asked JJ Allen, City Manager, to address some of the concerns. Mr. Allen explained the billboard placement was granted through a conditional use permit, which was an administrative action, and there were public notice requirements associated with the consideration. He indicated mailing records should exist for the public hearing associated with the matter. He explained State Law did not allow the Planning Commission to deny the permit rather it could only impose conditions that mitigated some of the impacts. He continued there was no action available to the City Council that would revoke the permit for the billboard. He assured the residents that their concerns were recorded and part of the minutes for the meeting. He commented the City believed it followed the procedures required in its consideration of the billboard's permit.

Councilmember Phipps expressed appreciation to the residents for coming and expressing their concerns. He commented he did not know about the issue before the meeting. He reiterated the City Council was bound by law on the matter and it would not be legal for the body to take any action on the issue without proper noticing. He acknowledged the concerns of the residents.

Stuart Williams, City Attorney, reiterated the City believed it met the requirements of the law in the matter. He commented the communication efforts could be reviewed regarding the issues but there was no action available to the City Council during the open comment period.

The residents were invited to meet with staff further on the issue following the meeting.

APPROVAL OF RESOLUTION 2019R-10 ANNEXING SUNSET CITY INTO THE NORTH DAVIS FIRE DISTRICT'S SERVICE AREA FOR FIRE PROTECTION AND EMERGENCY MEDICAL AND AMBULANCE SERVICES

Mark Becraft, Fire Chief for the North Davis Fire District (NDFD), stated Sunset City petitioned the North Davis Fire District (NDFD) to consider its annexation into the District's service area for fire protection and emergency medical and ambulance services. He explained the North Davis Fire District passed its Resolution 2018R-11 requesting Clearfield City, as the Governing Authority for the NDFD, take all the necessary and appropriate action to annex Sunset City into its boundaries. He stated the request was initially made in the fall of 2017 but put on hold because of a filed referendum in Sunset City. He indicated the issue was resolved and the annexation could now move forward.

Councilmember Phipps asked if the filed referendum was withdrawn. Chief Becraft responded the filed referendum was specific to a new Sunset City ordinance regarding the structure of its fire department not the annexation.

Sunset City Mayor Madsen added the annexation request had been a long process for Sunset City. He thanked Clearfield City for its patience and consideration of the request. He explained the referendum filed by voters was specific to a new ordinance on the structure of Sunset's fire department. He indicated that ordinance was rescinded so the referendum became moot allowing the annexation request to move forward. He also informed the Council that Chief Becraft was

appointed the Sunset City Fire Chief ending the legal arguments for the referendum. He stated Sunset City had since held additional public meetings on the issue that were not well attended and was now looking forward to a partnership with the NDFD.

Councilmember Thompson moved to approve Resolution 2019R-10 annexing Sunset City into the North Davis Fire District's service area for fire protection and emergency medical and ambulance services and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Phipps. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, and Thompson. Voting NO – None. Councilmember Roper was not present for the vote.

APPROVAL OF ORDINANCE 2019-09 ENACTING A TEMPORARY LAND USE REGULATION REGARDING MASSAGE PARLOR ESTABLISHMENTS APPLICABLE TO THE COMMERCIALLY ZONED PROPERTIES LOCATED WITHIN THE CITY'S GEOGRAPHIC BOUNDARIES

Stuart Williams, City Attorney, noted the City had revoked five massage parlor businesses licenses located within City boundaries within the past four years as a result of criminal and administrative violations occurring on the premises of the massage parlors. He indicated the City found a compelling, countervailing public interest to regulate massage parlors within its boundaries in order to promote the health, safety, and welfare of the community; and to serve the best interests of the City's residents, visitors, and property and business owners.

Councilmember Thompson moved to approve Ordinance 2019-09 enacting a temporary land use regulation regarding massage parlor establishments applicable to the commercially zoned properties located within the City's geographic boundaries and authorize the Mayor Pro Tem's signature to any necessary documents, seconded by Councilmember Bush. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, and Thompson. Voting NO – None. Councilmember Roper was not present for the vote.

APPROVAL OF RESOLUTION 2019R-07 AUTHORIZING AMENDMENT NO. 3 TO THE INTERLOCAL COOPERATION AGREEMENT WITH DAVIS COUNTY FOR ANIMAL CONTROL SERVICES

Kelly Bennett, Police Chief, stated Davis County Animal Care and Control provided animal control services for the City. He indicated the service was essential to the residents of Clearfield City in order to promote public health, safety, and improve the City's image and livability. He stated each year the services and fees were reviewed and the agreement amended as necessary. Chief Bennett explained Amendment No. 3 increased the fee for the services for 2019 just under $13,000 annually.

Councilmember Phipps moved to approve Resolution 2019R-07 authorizing Amendment No. 3 to the Interlocal Cooperation Agreement with Davis County for animal control services and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Thompson. The motion carried upon the following vote: Voting AYE –

Councilmembers Bush, Peterson, Phipps, and Thompson. Voting NO – None. Councilmember Roper was not present for the vote.

APPROVAL OF RESOLUTION 2019R-08 AUTHORIZING THE INTERLOCAL AGREEMENT WITH DAVIS COUNTY FOR ELECTION SERVICES

Nancy Dean, City Recorder, reported the City had successfully conducted its last two municipal elections by mail with the assistance of the Davis County Clerk's office. She mentioned the County had the resources and equipment necessary to continue to assist in administering the election by mail. She stated the Interlocal Agreement set out the terms and fees for that service. Ms. Dean indicated staff was recommending approval of Resolution 2019R-08 authorizing the Interlocal Agreement with Davis County for election services.

Councilmember Bush moved to approve Resolution 2019R-08 authorizing the Interlocal Agreement with Davis County for election services and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Thompson. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, and Thompson. Voting NO – None. Councilmember Roper was not present for the vote.

COMMUNICATION ITEMS

Mayor Pro Tem Peterson

1. Reported she joined other community leaders at the First Baptist Church to hear a presentation on the Constitution and freedom of religion. She expressed appreciation for the First Baptist Church's efforts in setting up the event.
2. Reminded the community of the City's networking luncheons each month. She stated the March event would be held during the evening on Wednesday, March 13, 2019 at 7:00 p.m. at the Community Art Center.
3. Thanked staff and the police chief for their efforts tracking bills and working at the Legislature during the current session.

Councilmember Bush

1. Wished Scott Hodge, Public Works Director, a happy birthday.
2. Attended the Republican Women's meeting last week. He informed the Council that there was a discussion about obscene and suggestive magazines being displayed in businesses. Troy Rawlings, Davis County Attorney, talked about the State Law on the matter and what cities could do about it.

Councilmember Phipps – nothing to report.

Councilmember Thompson – stated the 2020 census was coming and it was important for all residents to participate. He explained there needed to be an accurate accounting of the community through the census. He encouraged residents to participate. He also stated federal funds were often distributed based on the statistics gathered by the census.

STAFF REPORTS

JJ Allen, City Manager

1. Wished Scott Hodge, Public Works Director, a happy birthday.

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2. Thanked Rich Knapp, Finance Manager, and Lee Naylor, Accountant, for their efforts in working to prepare the FY 2020 budget for the Council's review.
3. Reported the monthly report was emailed to the Council earlier in the day.
4. Directed the Council to the invitation to a United Way of Salt Lake event where Wasatch Elementary would be recognized. He asked the members of the Council to let him know if they wanted to attend and he would get them registered.

Nancy Dean, City Recorder – reviewed the Council's schedule:

- Work Session on March 19, 2019
- Policy Session on March 26, 2019
- Work Session on April 2, 2019
- Policy Session on April 9, 2019

Scott Hodge, Public Works Director, updated the Council on the canal company's construction project near the Davis Weber Canal and the installation of boxed culverts. He stated the City replaced its waterline casing under the culvert as part of the project for future expansion of the line. He also reported the last area to be worked on for the project was the bridge over the canal at 1500 East and while there the canal company discovered the City's waterline, twenty feet farther west than expected. He explained the waterline needed to be moved for the canal company to complete its project because it was too high to have a boxed culvert placed on it. He reported staff would be meeting to address how to get the project done quickly so as not to hamper the canal company's construction.

There being no further business to come before the Council, **Councilmember Bush moved to adjourn at 8:05 p.m., seconded by Councilmember Thompson. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, and Thompson. Voting NO – None.** Councilmember Roper was not present for the vote.

DRAFT

CLEARFIELD CITY COUNCIL MEETING MINUTES
7:00 P.M. COMMUNITY NETWORKING MEETING
March 13, 2019

Clearfield Community Art Center
140 East Center Street
Clearfield City, Utah

PRESENT:	Kent Bush	Councilmember
EXCUSED:	Mark Shepherd	Mayor
	Nike Peterson	Councilmember
	Vern Phipps	Councilmember
	Tim Roper	Councilmember
	Karece Thompson	Councilmember
STAFF PRESENT:	JJ Allen	City Manager
	Summer Palmer	Assistant City Manager
	Stuart Williams	City Attorney
	Scott Hodge	Public Works Director
	Kelly Bennett	Police Chief
	Spencer Brimley	Community Development Director
	Trevor Cahoon	Communications Coordinator

COMMUNITY NETWORKING MEETING HELD AT THE CLEARFIELD COMMUNITY ART CENTER LOCATED AT 140 EAST CENTER STREET

As a means of community outreach, members of the City Council and staff participated with community leaders and local business owners at a community networking chat and chew. The purpose of the meeting was to provide an opportunity for gathering local community leaders in an effort to help strengthen and build relationships within the City. During the meeting participants were provided with time to share information, meet others, and create connections.

The community networking meeting adjourned at 8:00 p.m.

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STAFF REPORT

TO: Mayor Shepherd and City Council Members

FROM: Brad McIlrath, Senior Planner

MEETING DATE: Tuesday, March 26, 2019

SUBJECT: Discussion and Possible Action on **FSP 1901-0005,** a final subdivision plat request by Ed Green for a 28-unit townhome subdivision at the subject property to be known as Canterbury Court. **Location:** 1230 West 300 North (TIN: 14-065-0121). **Aggregate Parcel Area:** 2.63 Acres. **Zoning:** R-3 (Residential). **Planner:** Brad McIlrath **(Administrative Matter).**

PLANNING COMMISSION RECOMMENDATION

On March 6, 2019 the Planning Commission recommended **APPROVAL** of **FSP 1901-0005**, to the Clearfield City Council, a final subdivision plat request by Ed Green for the 28-unit Canterbury Court Townhome subdivision for the property located at 1230 West 300 North (TIN: 14-065-0121).

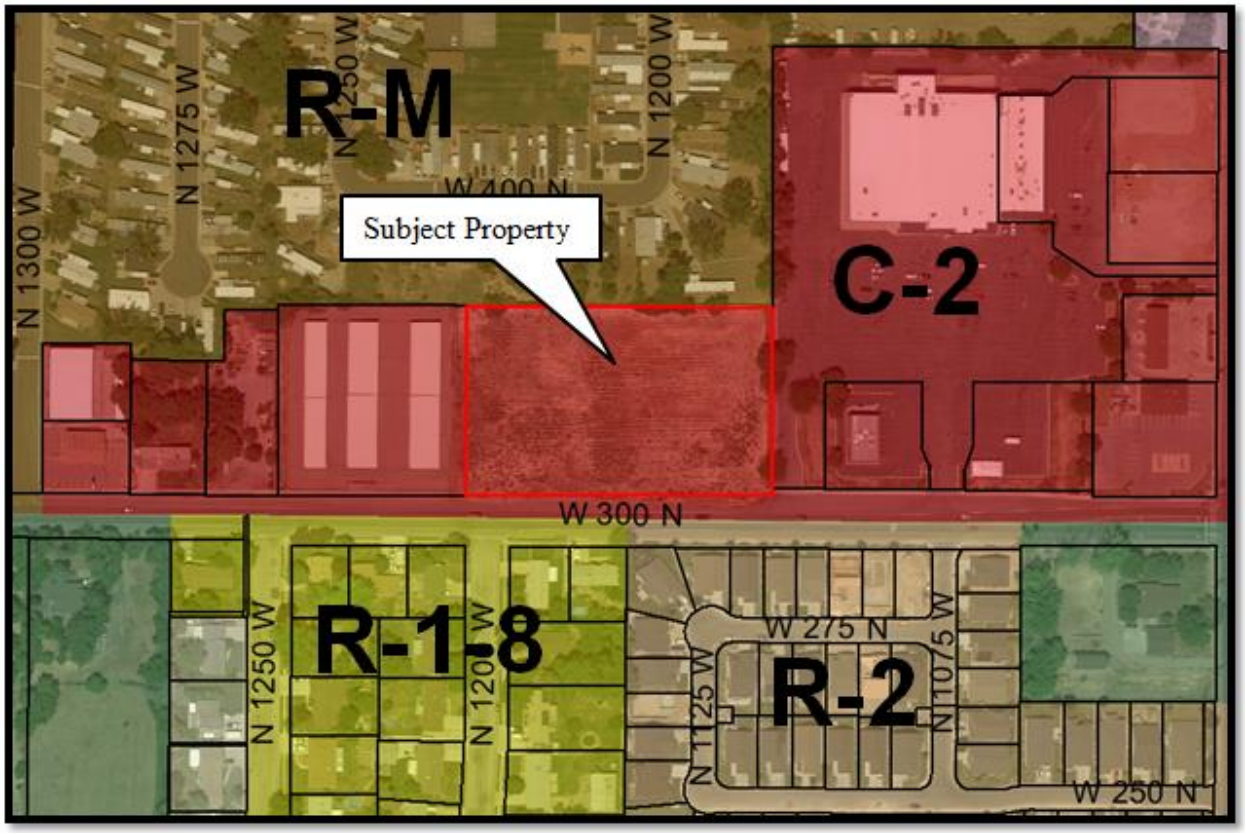
PROJECT SUMMARY

Project Information	
Project Name	Canterbury Court Townhomes
Site Location	1230 West 300 North
Tax ID Number	14-065-0121
Applicant	Ed Green
Owner	King Storage LLC
Proposed Actions	Final Subdivision Plat Approval
Current Zoning	R-3 (Residential)
General Plan Land Use Classification	Residential
Gross Site	2.63 Acres

Surrounding Properties and Uses:		Current Zoning District	General Plan Land Use Classification
North	Mobile Homes	R-M (Mobile Home Residential)	Residential
East	Commercial/Retail	C-2 (Commercial)	Commercial
South	Residential Single-family	R-1-8 & R-2 (Residential)	Residential

West	Self Storage Facility	C-2 (Commercial)	Commercial

Aerial Image & Zoning



FINAL SUBDIVISION PLAT REVIEW

Background

The applicant was granted preliminary subdivision and site plan approval in October 2018. Since that time the applicant has amended the subdivision layout to provide additional open space and parking for the development. These changes have resulted in a reduction of units from thirty (30) to twenty eight (28); however, the layout and location of buildings complies with the site plan approval previously granted. Additionally, the applicant and City have formally executed the development agreement which addresses the proposed front and rear setbacks along with the 300 North frontage landscape buffer and fencing. The development agreement will be recorded, by the City, in connection with the final subdivision plat.

The proposed 28-unit townhome subdivision has a single access provided from 300 North to the two (2) private streets Canterbury Way and Canterbury Circle. The plat shows five (5) 4-unit townhome buildings, one (1) 5-unit townhome building, and one (1) 3-unit townhome building. All of the townhome units will be privately owned. The driveways and patios are designated as limited common area with all of the roads, parking spaces, and open space designated as common area. The plat will dedicate thirty three feet (33') of property to Clearfield City as public right of way for 300 North. The development will be required to install curb, gutter, and sidewalk along the property boundary of 300 North.

PRIVATE COVENANTS AND RESTRICTIONS

Pursuant to City Code Section 11-13-24, the townhome subdivision must submit homeowner association codes, covenants and restrictions (CC&R's) for the City's review. The purpose and requirement for CC&R's is to govern the maintenance and upkeep of the common areas of this development. With private roads and common open space amenities, it is required that a homeowners association be established to manage the common areas of the development. CC&R's are a private agreement between the property owners' association and the individual townhome owners. While the City is not a party to this document, the City reviews for compliance with State and City code requirements. The review of the proposed CC&Rs by the City Attorney and Planning staff will insure compliance with local and state laws in order to be recorded with the County in conjunction with the final plat. These CC&Rs will run with the land and final review is subject to the City Attorney's comments prior to final plat recordation.

A cursory review of the submitted CC&R's for the project by the applicant indicates that the required provisions have been included and are outlined below:

Specific Provision		Inclusion in CC&R's
All covenants, conditions and restrictions shall include management policies which shall set forth the quality of maintenance that will be performed and who is to be responsible for said maintenance within said condominium development. Said document shall, at a minimum, contain the following:		
1)	The establishment of a private association or corporation responsible for all maintenance,	INCLUDED. Article 4 of the CC&Rs outlines the

	which shall levy the cost thereof as an assessment to each unit owner within the townhome development.	maintenance of private units and the continual care and maintenance of the common and limited common areas. This article provided clarification for damage caused by owners and their responsibility to shoulder that cost. Article 5 outlines the assessments for the development.
2)	The establishment of a management committee, with provisions setting forth the number of persons constituting the committee, the method of selection and the powers and duties of said committee and including the person, partnership or corporation with property management expertise and experience who shall be designated to manage the maintenance of the common areas and facilities in an efficient and quality manner.	INCLUDED. Article 3 outlines the organization of, powers and obligations, and operating practices for the Canterbury Court Homeowners Association. Article 4 outlines the operation and maintenance of the common areas and facilities.
3)	The method of calling a meeting of the members of the corporation or association, with the members thereof that will constitute a quorum authorized to transact business.	NOT INCLUDED. The CC&R's outline the procedure for designating a board of trustees and the membership of the association. Staff was not able to find language regarding the constitution of a quorum or how often a meeting is to be held. Language should be added that calls out these procedures.
4)	The manner of collection from unit owners for their share of common expenses and the method of assessment.	INCLUDED. Article 5, "Assessments" outlines the policy and procedures for collection of assessments for common expenses.

5)	Provisions as to percentage of votes by unit owners which shall be necessary to determine whether to rebuild, repair and restore or sell property in the event of damage or destruction of all or part of the project.	INCLUDED. Article 4 outlines the procedures for rebuilding and repairing of improvements. Voting procedures for such action are also outlined. Article 10 outlines the process of condemnation.
6)	The method and procedure by which the declaration may be amended.	INCLUDED. Amendments to the declaration are outlined Article 13 and Exhibit B Article 12.

Public Comment
No public comment has been received to date.

CITY DEPARTMENT REVIEW

The final plat was sent to the North Davis Sewer District, North Davis Fire District, City Engineer, and Public Works personnel on January 15, 2019. All comments from the City Engineer and related agencies will need to be addressed prior to final approval of this project.

CORRESPONDING POLICY PRIORITY (IES)

Improving Clearfield's Image, Livability and Economy

Single family attached housing (townhomes) is something we have seen more of within the City. This housing option provides an alternative to the multi-family housing (apartments/condos) and single family housing. This is a type of housing that is not opposing and is becoming more prevalent as prices for all housing types continue to rise. The Canterbury Court Subdivision and site development aligns with this priority by providing additional housing near a retail center, park, and elementary school; this development is increasing the livability for residents and provides additional support for local commercial businesses within walking distance. The development will improve Clearfield's image by developing a parcel of ground that has been vacant for several years and will provide public street improvements along 300 North that will benefit this area. The high quality and location of this development will encourage additional investment and create additional housing options for residents.

CONDITIONS OF APPROVAL

1) Plans shall be revised to address Clearfield City Engineering requirements prior to printing the plat on mylar and obtaining signatures for the plat.

2) The applicant is responsible for the replacement or repair of deteriorated, damaged or missing surface improvements surrounding the perimeter of the subdivision. This includes, but is not limited to: curb and gutter; sidewalk; landscaping park strip improvements; driveways; etc.

3) An escrow agreement will be subject to approval by the City Engineer and City Attorney and an escrow account shall be established prior to obtaining any permits being issued for the properties or plat being recorded. Installation of required improvements or an escrow account shall be established prior to recordation of the Final Plat as outlined in 12-4-6.

4) A separate cash bond or escrow shall be established for the landscaping improvements prior to issuance of certificate of occupancy as outlined in Section 11-13-23 (C) of the Land Use ordinance.

5) The Covenants, Conditions, and Restrictions (CC&Rs) for the Canterbury Court Homeowners Association shall be revised to address Clearfield City staff comments and the requirements of Title 11 as outlined in this report. Once revised and approved by the City, the CC&R's shall be recorded with the plat.

LIST OF ATTACHMENTS

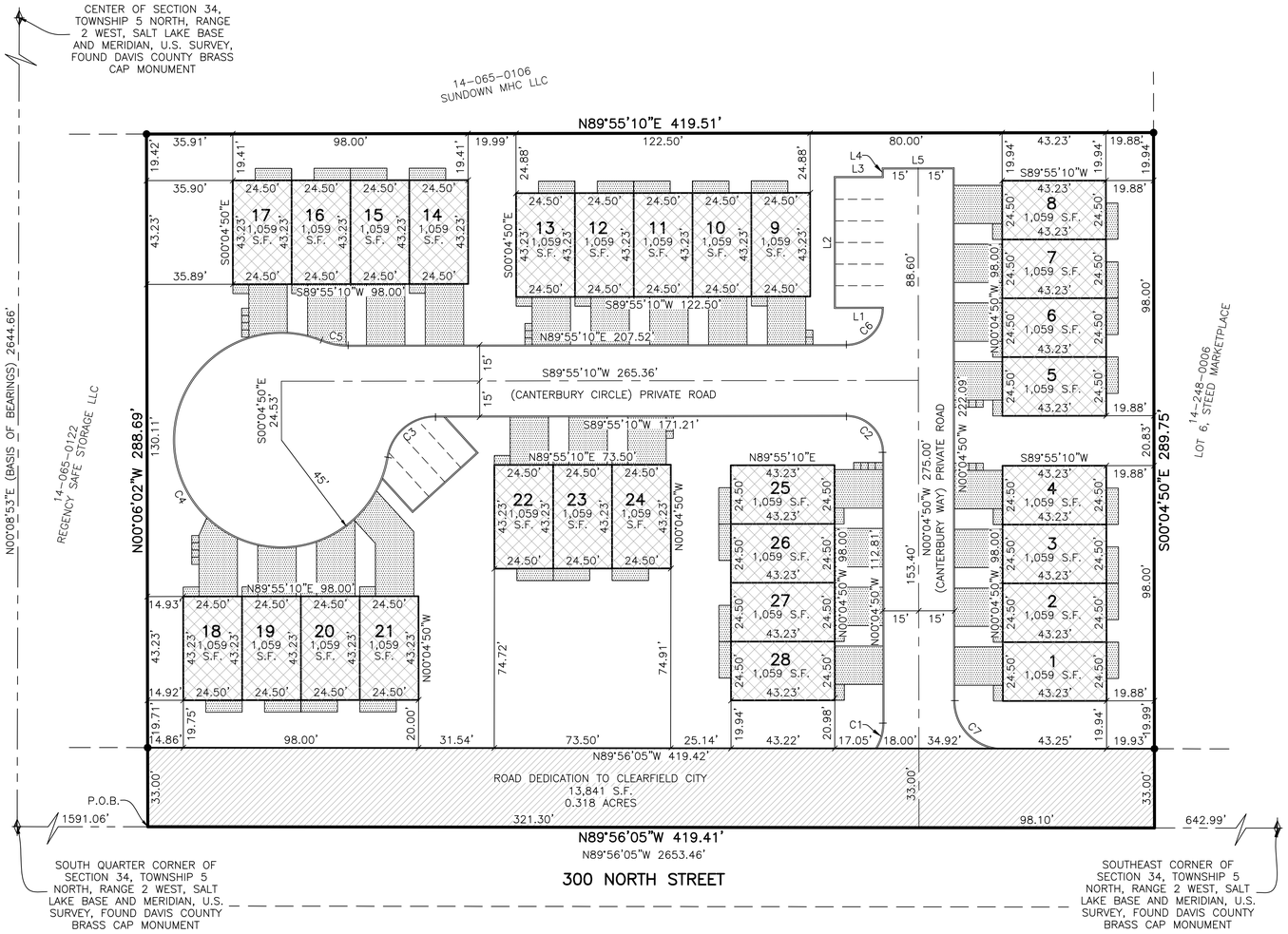
1. Final Subdivision Plat
2. Improvement Plans Cover Sheet
3. Site Plan
4. 300 North, Canterbury Way, & Canterbury Circle Street Improvements
5. Grading and Drainage Plan
6. Utility Plan
7. Drainage Details
8. Civil and City Details
9. Storm Water Pollution Prevention Plan
10. Landscape Plan & Details
11. Engineering Review Letter dated 15 January 2019

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SHEET 1 OF 1

CANTERBURY COURT TOWNHOMES

PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
CLEARFIELD CITY, DAVIS COUNTY, UTAH
APRIL, 2018





VICINITY MAP
(NOT TO SCALE)

BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF 300 NORTH STREET, SAID POINT BEING N89°56'05"W 1591.06 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 34 (CENTER OF SECTION 34 BEING N00°08'53"E 2644.66 FEET FROM SAID SOUTH QUARTER CORNER OF SECTION 34); THENCE N00°06'02"W 288.69 FEET; THENCE N89°55'10"E 419.51 FEET TO THE WEST LINE OF LOT 6 OF STEED MARKETPLACE; THENCE S00°04'50"E ALONG SAID WEST LINE, 289.75 FEET TO THE CENTERLINE OF 300 NORTH STREET; THENCE N89°56'05"W ALONG SAID CENTERLINE, 419.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 121,315 SQUARE FEET OR 2.785 ACRES MORE OR LESS

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTH QUARTER CORNER AND THE CENTER OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS: N00°08'53"E

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE A P.U.D. SUBDIVISION. THE EAST LINE IS THE WEST LINE OF STEED MARKETPLACE. THE NORTH, WEST, AND SOUTH LINES ARE BY DEED WHICH MATCH OCCUPATION. THE FUTURE ROAD DEDICATION SHOWN HEREON IS AN EXTENSION OF THE ROAD DEDICATED BY STEED MARKETPLACE. THE SOUTHEAST CORNER OF SECTION 34 WAS FOUND TO HAVE BEEN REMOVED, THERE WERE SEVERAL CUTS IN THE ASPHALT. THE SOUTH, CENTER AND WEST QUARTER CORNERS AND THE SOUTHWEST CORNER WERE ALL RECOVERED AS SHOWN AND RECORD DATA WAS USED TO ESTABLISH THE LOCATION OF THE SOUTHEAST CORNER. ALL BOUNDARY CORNERS WERE SET WITH A ⅝" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

NOTES

ALL AREA NOT LABELED AS PRIVATE UNITS OR LIMITED COMMON AREA IS TO BE CONSIDERED COMMON AREA AND IS TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

ALL COMMON AREA TO BE CONSIDERED PUBLIC UTILITY EASEMENT.

ALL DIMENSION TIES ON PRIVATE UNITS ARE PERPENDICULAR TO THE BOUNDARY LINES.

ALL DIMENSIONS OF PRIVATE ROAD ARE LOCATED ON THE BACK OF CURB.

ALL UNIT DRIVEWAYS ARE 16 FEET WIDE

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 CANTERBURY COURT TOWNHOMES IN CLEARFIELD 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 CLEARFIELD CITY, DAVIS COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20___.

PROFESSIONAL LAND SURVEYOR
9031945
TREVOR J. HATCH
STATE OF UTAH

9031945
UTAH LICENSE NUMBER

TREVOR J. HATCH

OWNERS DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED, OWNERS OF THE HEREON-DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS, AND STREETS, AS SHOWN ON THIS PLAT, AND NAME SAID TRACT OF LAND CANTERBURY COURT TOWNHOMES, AND HEREBY DEDICATE, GRANT AND CONVEY TO CLEARFIELD 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 CLEARFIELD 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 CLEARFIELD CITY AND ALSO TO DEDICATE AN ACCESS AND UTILITY EASEMENT OVER PARCEL A FOR PUBLIC NON-VEHICULAR ACCESS TO LEGACY TRAIL TO BE OWNED AND MAINTAINED BY THE HOA AND ALSO TO DEDICATE PARCEL B TO BE USED FOR DETENTION BASINS AND TO BE OWNED & MAINTAINED BY THE HOA.

SIGNED THIS _____ DAY OF _____, 20_____.

_____

_____

_____

CORPORATE 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 LIMITED LIABILITY COMPANY AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

_____ COMMISSION EXPIRES

_____ NOTARY PUBLIC

LEGEND

- = SECTION CORNER
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = SECTION TIE LINE
- = ROAD CENTERLINE
- = PRIVATE UNITS
- = LIMITED COMMON AREA
- = ROAD DEDICATION TO CLEARFIELD CITY

30 0 30 60 90
Scale: 1" = 30'

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	20.00'	11.11'	10.96'	5.70'	N15°49'35"E	31°48'52"
C2	15.00'	23.56'	21.21'	15.00'	N45°04'50"W	90°00'00"
C3	19.97'	28.19'	25.91'	17.02'	S49°33'15"W	80°51'35"
C4	45.00'	222.01'	56.24'	36.02'	N29°29'09"W	282°39'25"
C5	29.14'	11.33'	11.26'	5.74'	S78°43'22"E	22°16'09"
C6	15.00'	23.56'	21.21'	15.00'	N44°55'10"E	90°00'00"
C7	20.00'	31.39'	28.27'	19.97'	S45°02'31"E	89°55'21"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°55'10"W	20.00'
L2	N00°04'50"W	55.00'
L3	N89°55'10"E	20.00'
L4	N00°04'50"W	3.60'
L5	N89°55'10"E	30.00'

DESIGN CRITERIA

TOTAL AREA .....2.785 ACRES
AREA OF PRIVATE UNITS.....0.681 ACRES
AREA OF COMMON AREA.....1.786 ACRES
ROAD DEDICATION AREA.....0.318 ACRES

DEVELOPER:

ED GREEN
2150 VALLEY VIEW DRIVE
LAYTON, UTAH 84040
801-540-3400

CLEARFIELD CITY PLANNING COMMISSION

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

_____ CHAIRMAN, CLEARFIELD CITY PLANNING COMMISSION

CLEARFIELD 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.

_____ CLEARFIELD CITY ENGINEER DATE

CLEARFIELD CITY COUNCIL

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

_____ CLEARFIELD CITY MAYOR ATTEST: _____ CITY RECORDER

CLEARFIELD CITY ATTORNEY

APPROVED AS TO FORM BY THE CLEARFIELD CITY ATTORNEY THIS THE _____ DAY OF _____, 20____.

_____ CLEARFIELD CITY ATTORNEY

PROJECT INFORMATION

T. HATCH
N. ANDERSON
4-19-18

Project Name: CANTERBURY COURT TOWNHOMES
Number: 4522-05
Scale: 1"=30'
Sheet: 1 OF 1

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
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LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

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.

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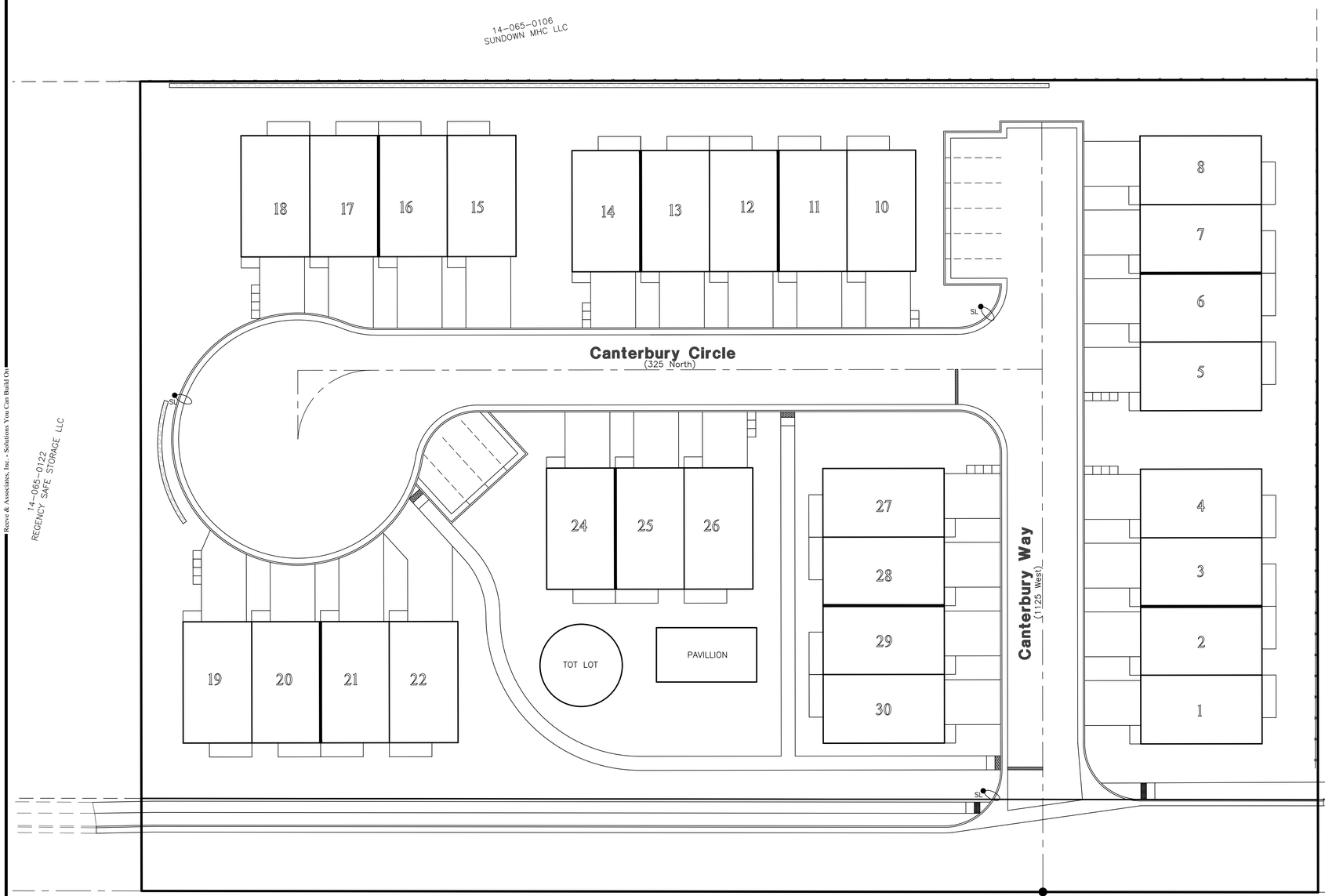
Project Narrative/Notes/Revisions

1. 06/12/18 NF – COMPLETED DESIGN FOR CLIENT & CITY REVIEW.
2. 11/07/18 NF – REVISED PER CLIENT & CITY COMMENTS.
3. 01/08/19 NF – REVISED PER CLIENT & CITY COMMENTS.
4. 01/30/19 NF – REVISED PER CLIENT & CITY COMMENTS.
5. 02/28/19 NF – ADDED STREET SECTION FOR 300 NORTH.

Canterbury Court Townhomes

Improvement Plans

CLEARFIELD CITY, DAVIS COUNTY, UTAH
FEBRUARY 12, 2019





Vicinity Map
NOT TO SCALE

SITE DATA TABLE

ON-SITE AREA	107,475 s.f. – 2.78 ACRES
ON-SITE BLDG AREA	29,654 s.f.
ON-SITE LANDSCAPE AREA	40,467 s.f. – 37.7%
ON-SITE TOTAL HARD SURFACE AREA	37,354 s.f

28 UNITS/2.78 ACRES
10.78 UNITS/ACRES = DENSITY
RESIDENTIAL ZONING

20 0 20 40 60
Scale: 1" = 20'

Sheet Index

Sheet 1 - Cover/Index Sheet
Sheet 2 - Notes/Legend/Street Cross-Section
Sheet 3 - Site Plan
Sheet 4 - 300 North Street - 21+00.00 - 25+00.00
Sheet 5 - Canterbury Way 25+00.00 - 28+00.00
Sheet 6 - Canterbury Circle 30+00.00 - 33+00.00
Sheet 7 - Grading & Drainage Plan
Sheet 8 - Utility Plan
Sheet 9 - Drainage Details
Sheet 9.1 - Drainage Details
Sheet 10 - Civil & City Details
Sheet 11 - Storm Water Pollution Prevention Plan Exhibit
Sheet 12 - Storm Water Pollution Prevention Plan Details
Sheet L1 - Landscape Plan
Sheet L2 - Landscape Details

Survey Control Note:

THE CONTRACTOR OR SURVEYOR SHALL BE RESPONSIBLE FOR FOLLOWING THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) MODEL STANDARDS FOR ANY SURVEYING OR CONSTRUCTION LAYOUT TO BE COMPLETED USING REEVE & ASSOCIATES, INC. SURVEY DATA OR CONSTRUCTION IMPROVEMENT PLANS. PRIOR TO PROCEEDING WITH CONSTRUCTION STAKING, THE SURVEYOR SHALL BE RESPONSIBLE FOR VERIFYING HORIZONTAL CONTROL FROM THE SURVEY MONUMENTS AND FOR VERIFYING ANY ADDITIONAL CONTROL POINTS SHOWN ON AN ALTA SURVEY, IMPROVEMENT PLAN, OR ANY ELECTRONIC DATA PROVIDED. THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE PLAN, AND VERIFY THEM AGAINST NO LESS THAN FIVE (5) EXISTING HARD IMPROVEMENT ELEVATIONS INCLUDED ON THESE PLANS OR ON ELECTRONIC DATA PROVIDED. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR SHALL IMMEDIATELY NOTIFY REEVE & ASSOCIATES, INC. AND RESOLVE THE DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION STAKING.

Engineer's Notice To Contractors

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE, OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

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

Developer Contact:

Ed Green
2150 Valley View Drive
Layton City, Utah, 84040
PH: (801) 540-3400

Project Contact:

Project Manager: Thomas Hunt
Project Engineer: Dallan Child

Reeve & Associates, Inc.
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TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS

DATE	DESCRIPTION
11-07-18	NF City Comments
01-08-19	NF City Comments
01-30-19	NF City Comments

Canterbury Court Townhomes
CLEARFIELD CITY, DAVIS COUNTY, UTAH

Cover/Index Sheet

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
02/28/2019
STATE OF UTAH

Project Info.

Engineer: J. NATE REEVE, P.E.
Drafter: N. FICKLIN
Begin Date: MAY 2018
Name: KING P.U.D. SUBDIVISION
Number: 4522-05

Sheet 1 of 12 Sheets

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405, 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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General Notes:

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: GOVERNING UTILITY MUNICIPALITY, GOVERNING CITY OR COUNTY (IF UN-INCORPORATETED), INDIVIDUAL PRODUCT MANUFACTURERS, AMERICAN PUBLIC WORKS ASSOCIATION (APWA), AND THE DESIGN ENGINEER. THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
2. CONTRACTOR TO STRICTLY FOLLOW GEOTECHNICAL RECOMMENDATIONS FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATLON/BACKFILL, SITE GRUBBING, RETAINING WALLS AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH THE PROJECT GEOTECHNICAL ENGINEER.
3. TRAFFIC CONTROL, STRIPING &' SIGNAGE TO CONFORM TO CURRENT GOVERNING AGENCIES TRANSPORTATION ENGINEER'S MANUAL AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
4. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
5. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
6. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
7. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
8. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
9. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
10. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD, INCLUDING OBTAINING REQUIRED INSPECTIONS.
11. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
12. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND.
13. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH BY THE GEOTECHNICAL ENGINEER.
14. CATCH SLOPES SHALL BE GRADED AS SPECIFIED ON GRADING PLANS.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLAGGING, CAUTION SIGNS, LIGHTS, BARRICADES, FLAGMEN, AND ALL OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
16. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED AND SHALL BE BONDABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.
17. CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY HIMSELF BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS HE MAY PREFER OF THE LOCATIONS OF THE PROPOSED WORK AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK. IF, DURING THE COURSE OF HIS EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO HIM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, HE SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING HIS BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, HE HAS RELIED AND IS RELYING ON HIS OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON HIS OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO, THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT HE HAS NOT RELIED SOLELY UPON OWNER- OR ENGINEER-FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING HIS BID.
18. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
19. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, AND/OR GOVERNING AGENCIES.
20. CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.
21. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
22. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
23. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
24. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
25. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
26. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE HIGHEST QUALITY ARE TO BE USED.
27. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THE TRUE INTENT AND PURPOSE OF THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.
28. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO TIE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.
29. CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4 FEET OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH LOCAL, STATE AND NATIONAL SAFETY CODES, ORDINANCES. OR REQUIREMENTS FOR EXCAVATION AND TRENCHES.
30. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE

Utility Notes:

1. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE SERVICE, GAS SERVICE, CABLE, POWER, INTERNET.
2. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS USING A COMBINATION OF ON-SITE SURVEYS (BY OTHERS). PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE IN THE FIELD, THEIR MAIN AND SERVICE LINES 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
3. CONTRACTOR SHALL POT HOLE ALL UTILITIES TO DETERMINE IF CONFLICTS EXIST PRIOR TO BEGINNING ANY EXCAVATION. NOTIFY ENGINEER OF ANY CONFLICTS. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF EXISTING UTILITIES TO WHICH NEW UTILITIES WILL BE CONNECTED, PRIOR TO COMMENCING ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE REQUIRED PROCEDURES.
4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT HIS EXPENSE.
5. ALL VALVES AND MANHOLE COVERS SHALL BE RAISED OR LOWERED TO MEET FINISHED GRADE.
6. CONTRACTOR SHALL CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE.
7. CONTRACTOR SHALL GROUT AT CONNECTION OF PIPE TO BOX WITH NON-SHRINKING GROUT, INCLUDING PIPE VOIDS LEFT BY CUTTING PROCESS, TO A SMOOTH FINISH.
8. CONTRACTOR SHALL GROUT WITH NON-SHRINK GROUT BETWEEN GRADE RINGS AND BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX
9. SILT AND DEBRIS IS TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
10. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
11. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DE-WATERED CONDITIONS.
12. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
13. MAINTAIN A MINIMUM 18" VERTICAL SEPARATION DISTANCE BETWEEN ALL UTILITY CROSSINGS.
14. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
15. ALL BOLTED FITTINGS MUST BE GREASED AND WRAPPED.
16. UNLESS SPECIFICALLY NOTED OTHERWISE, MAINTAIN AT LEAST 2 FEET OF COVER OVER ALL STORM DRAIN LINES AT ALL TIMES (INCLUDING DURING CONSTRUCTION).
17. ALL WATER LINES SHALL BE INSTALLED A MINIMUM OF 60" BELOW FINISHED GRADE.
18. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, PIPE EDGE TO PIPE EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, THE SEWER LINE AND WATER LINE SHALL BE LAID IN SEPARATE TRENCHES AND THE BOTTOM OF THE WATER LINE SHALL BE AT LEAST 18" ABOVE THE TOP OF THE SEWER LINE.
19. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
20. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
21. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

Erosion Control General Notes:

THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GOVERNING AGENCIES ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTIES. ALSO, INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST. CONTRACTOR TO LOCATE A NEARBY HYDRANT FOR USE AND TO INSTALL TEMPORARY METER. CONSTRUCTION WATER COST TO BE INCLUDED IN BID.

WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT OPEN FOR 14 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS. THE CONTRACTOR IS REQUIRED BY STATE AND FEDERAL REGULATIONS TO PREPARE A STORM WATER POLLUTION PREVENTION PLAN AND FILE A "NOTICE OF INTENT" WITH THE GOVERNING AGENCIES.

Maintenance:

ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL PROJECT CLOSE-OUT.

THE CONTRACTOR'S RESPONSIBILITY SHALL INCLUDE MAKING BI-WEEKLY CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE DOCUMENTED AND COPIES OF THE INSPECTIONS KEPT ON SITE.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF BARRIER.

SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.

EXPOSED SLOPES:

ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:

A) SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED
B) TRACKING STRAW PERPENDICULAR TO SLOPES
C) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

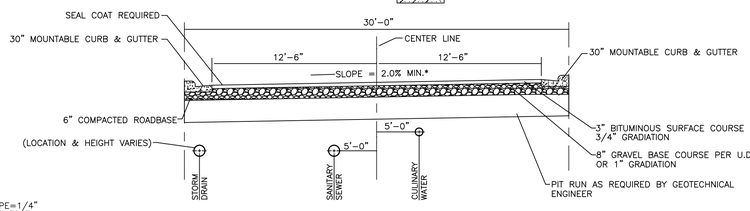
Notice to Contractor:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON RECORDS OF THE VARIOUS UTILITY COMPANIES AND/OR MUNICIPALITIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

THE CONTRACTOR AGREES THAT THEY SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEERS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

Legend

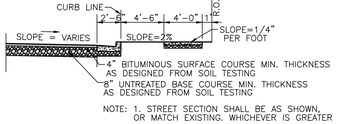
——W——	= PROPOSED CULINARY WATER LINE	FC	= FENCE CORNER
— —EX.W— — —	= EXISTING CULINARY WATER LINE	FF	= FINISH FLOOR
——SS——	= PROPOSED SANITARY SEWER LINE	FFE	= FINISH FLOOR ELEVATION
— —EX.SS— —	= EXISTING SANITARY SEWER LINE	FG	= FINISHED GRADE
——SD——	= PROPOSED STORM DRAIN LINE	FH	= FIRE HYDRANT
— —EX.SD— —	= EXISTING STORM DRAIN LINE	FL	= FLOW LINE
——×——×	= FENCE LINE	GB	= GRADE BREAK
●	= PROPOSED FIRE HYDRANT	INV	= INVERT
○	= EXISTING FIRE HYDRANT	L.F.	= LINEAR FEET
●	= PROPOSED MANHOLE	NG	= NATURAL GRADE
○	= EXISTING MANHOLE	PP	= POWER/UTILITY POLE
•	= PROPOSED SEWER CLEAN-OUT	P.U.E.	= PUBLIC UTILITY EASEMENT
⧗	= PROPOSED GATE VALVE	RCP	= REINFORCED CONCRETE PIPE
⧖	= EXISTING GATE VALVE	RIM	= RIM OF MANHOLE
◘	= PROPOSED WATER METER	R.O.W.	= RIGHT-OF-WAY
⊞	= EXISTING WATER METER	SD	= STORM DRAIN
▬	= PROPOSED CATCH BASIN	SS	= SANITARY SEWER
▭	= EXISTING CATCH BASIN	TBC	= TOP BACK OF CURB
⧯	= PLUG W/ 2" BLOW-OFF	TOA	= TOP OF ASPHALT
⌐	= PLUG & BLOCK	TOC	= TOP OF CONCRETE
●⬭	= STREET LIGHT	TOFF	= TOP OF FINISHED FLOOR
▬	= SIGN	TOI	= TOP OF PUMP ISLAND
BLDG	= BUILDING	TSW	= TOP OF SIDEWALK
C&G	= CURB & GUTTER	W	= CULINARY WATER
CB	= CATCH BASIN	WM	= WATER METER
C.F.	= CUBIC FEET		= EXISTING ASPHALT PAVEMENT
C.F.S.	= CUBIC FEET PER SECOND		= PROPOSED ASPHALT PAVEMENT
			= PROPOSED CONCRETE
			= OUTFALL CURB
			= SEAL COAT DUE TO EXCAVATION



PRIVATE STREET SECTION

SCALE: NONE

*CROSS SLOPE ON EAST/WEST STREETS
*FOLLOW SLOPE OF ROADWAY PER GRADING PLAN

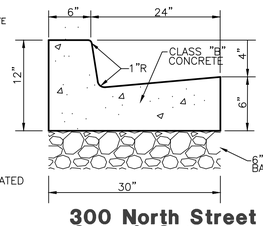


NOTE: 1. STREET SECTION SHALL BE AS SHOWN, OR MATCH EXISTING, WHICHEVER IS GREATER

300 North St. Street Section

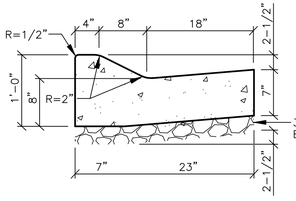
SCALE: NONE

NOTE:
SIDEWALKS CURB & GUTTER AND CROSS DRAINS SHALL BE CONSTRUCTED WITH CLASS "B" CONCRETE (3500 PSI 28 DAY COMPRESSIVE STRENGTH)



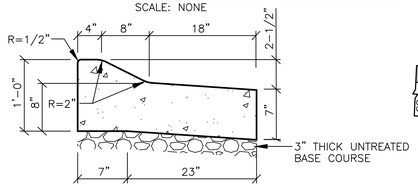
300 North Street Curb & Gutter

SCALE: NONE



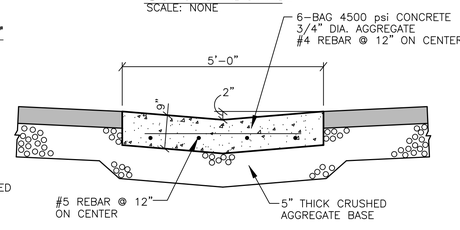
Mountable Curb & Gutter

SCALE: NONE



Outfall Mountable Curb & Gutter

SCALE: NONE



5' Concrete Waterway

SCALE: NONE

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REVISIONS

DATE	DESCRIPTION
11-07-18	NF City Comments
01-08-19	NF City Comments
01-30-19	NF City Comments

Canterbury Court Townhomes

CLEARFIELD CITY, DAVIS COUNTY, UTAH

Notes/Legend/ Street Cross-Sections

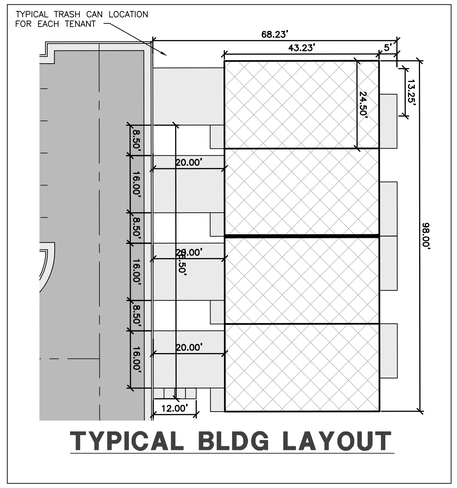
REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
02/28/2019
STATE OF UTAH

Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: N. FICKLIN
Begin Date: MAY 2018
Name: KING P.U.D. SUBDIVISION
Number: 4522-05

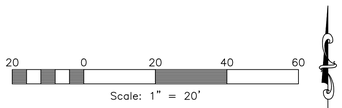
Sheet 2 of 12 Sheets

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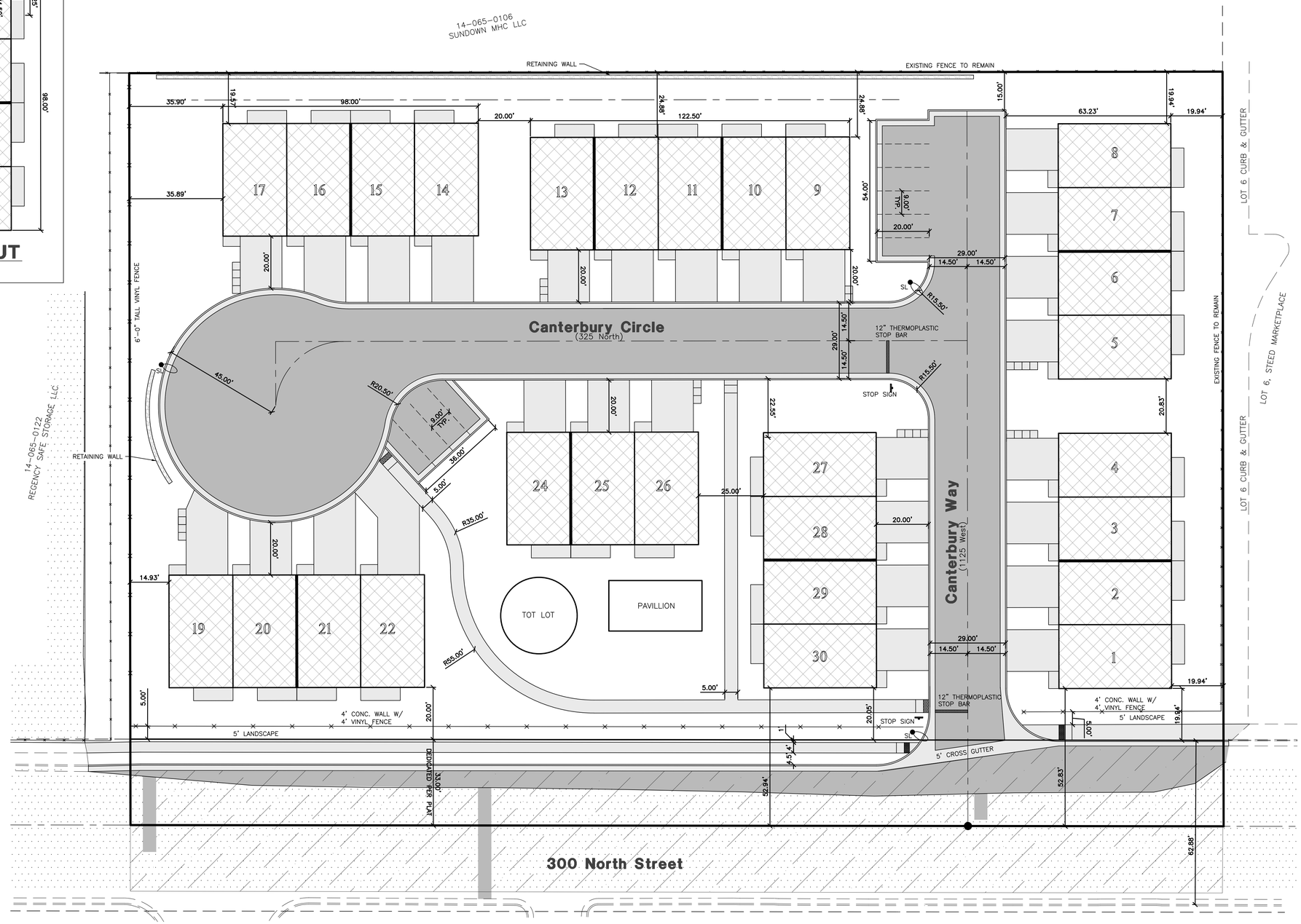
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TYPICAL BLDG LAYOUT



ALL DETERIORATED, DAMAGED OR MISSING SURFACE IMPROVEMENTS SURROUNDING THE PERIMETER OF THE DEVELOPMENT AND ON-SITE BE REPLACED OR INSTALLED; I.E., CURB AND GUTTER, SIDEWALK, LANDSCAPING, PARK STRIP IMPROVEMENTS, ASPHALT PATCHING LANDSCAPING REPLACEMENT, SITE LIGHTING, DUMPSTER SCREENING, CONCRETE IMPROVEMENT, ECT



REVISIONS		
DATE		DESCRIPTION
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Canterbury Court Townhomes

CLEARFIELD CITY, DAVIS COUNTY, UTAH

Site Plan

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
02/28/2019
STATE OF UTAH

Project Info.

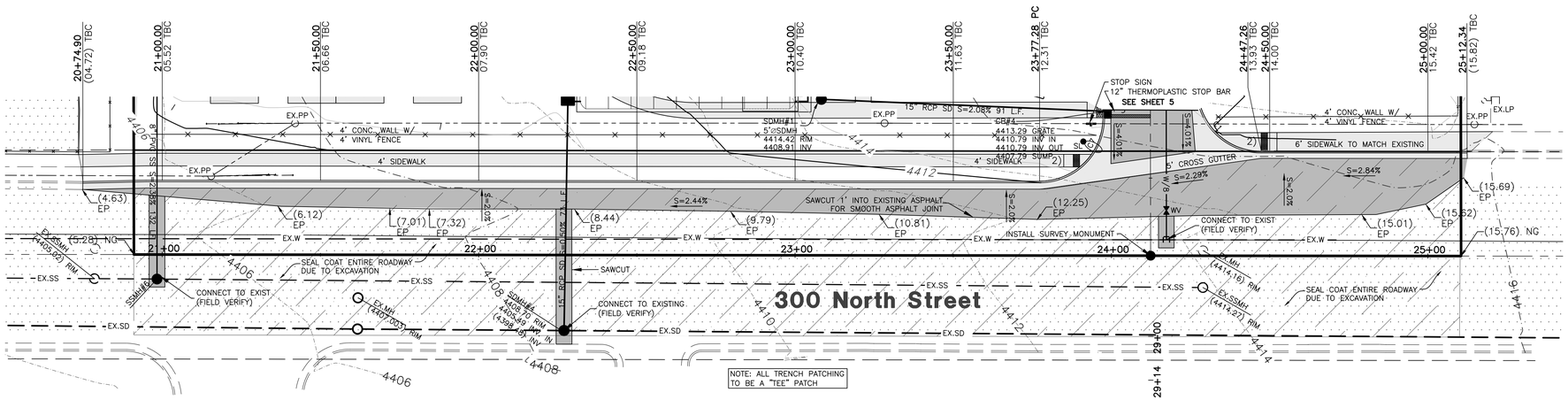
Engineer: J. NATE REEVE, P.E.
Drafter: N. FICKLIN
Begin Date: MAY 2018
Name: KING P.U.D. SUBDIVISION
Number: 4522-05

Sheet 3 of 12 Sheets

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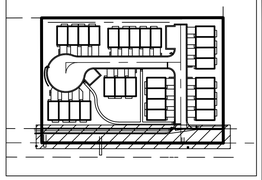
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Key Map

NOT TO SCALE



Construction Notes:

1) ALL CONSTRUCTION IS TO CONFORM TO THE STANDARD DRAWINGS AND SPECIFICATIONS OF CLEARFIELD CITY.

2) CONSTRUCT HANDICAP RAMP PER ADA AND CITY REQUIREMENTS.

CULINARY WATER
W/8 – 8" PVC DR-14 C900 W/ TAPE & LOCATION WIRE (TYP.) WATER LINE
W – 3/4" TYPE K SOFT COPPER TUBING WATER LATERAL

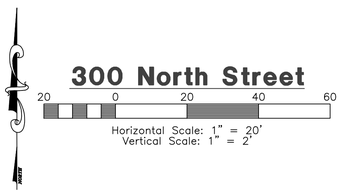
SANITARY SEWER
SS/8 – 8" PVC ASTM D3034 SDR-35 SEWER LINE
SS – 4" PVC SEWER LATERAL

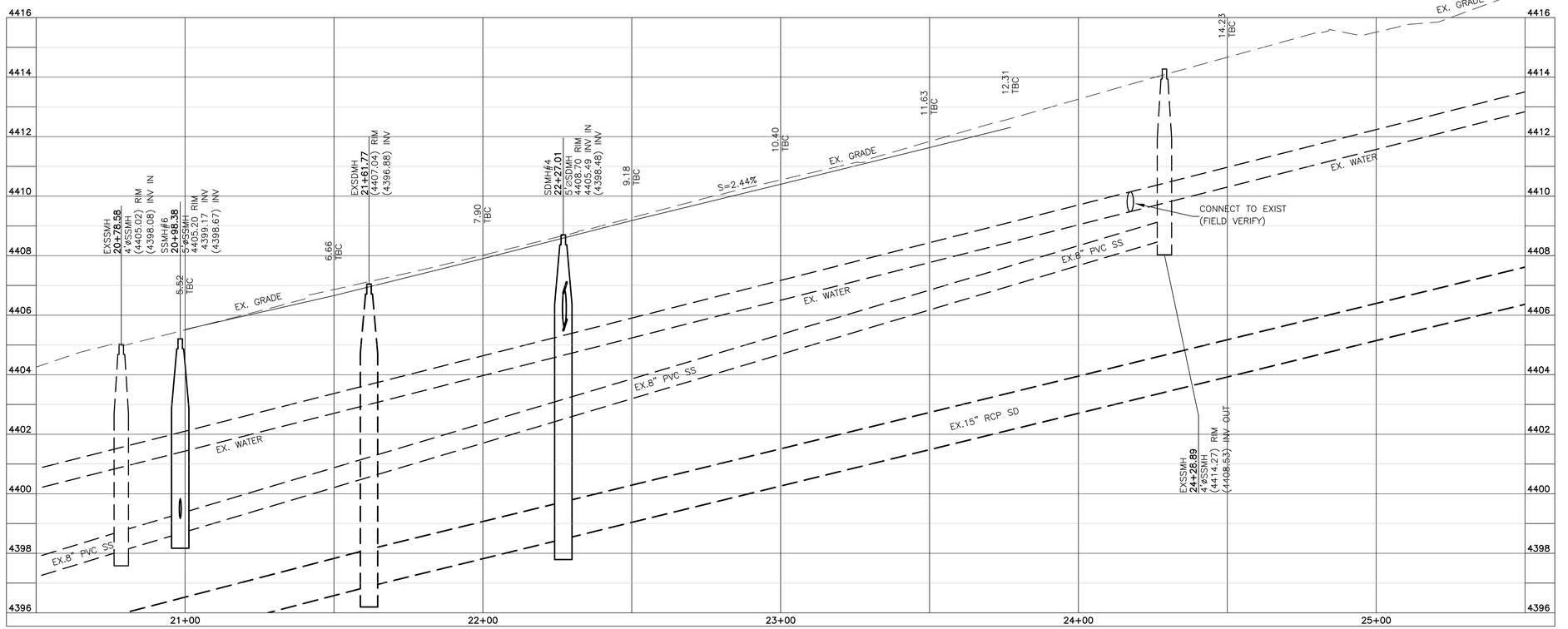
STORM DRAIN
SD/15 – 15" RCP STORM DRAIN

= SEAL COAT ROADWAY AREA

TBC Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C1	89°55'21"	20.00'	31.39'	19.97'	S45°02'31"E	28.27'
C7	35°14'45"	20.00'	12.30'	6.35'	N17°32'31"E	12.22'





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REVISIONS

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11-07-18	NF City Comments
01-08-19	NF City Comments
01-30-19	NF City Comments

Canterbury Court Townhomes

CLEARFIELD CITY, DAVIS COUNTY, UTAH

300 North Street 21+00.00 - 25+00.00

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
02/28/2019
STATE OF UTAH

Project Info.
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Drafter: N. FICKLIN
Begin Date: MAY 2018
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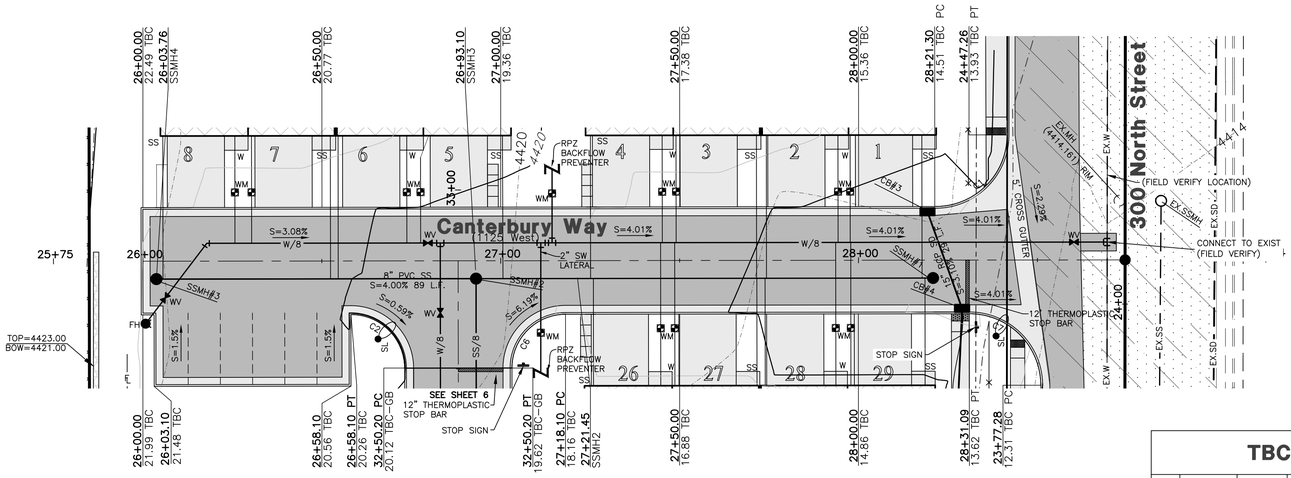
Sheet 4 of 12 Sheets

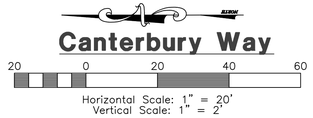
811 Know what's below. Call before you dig.

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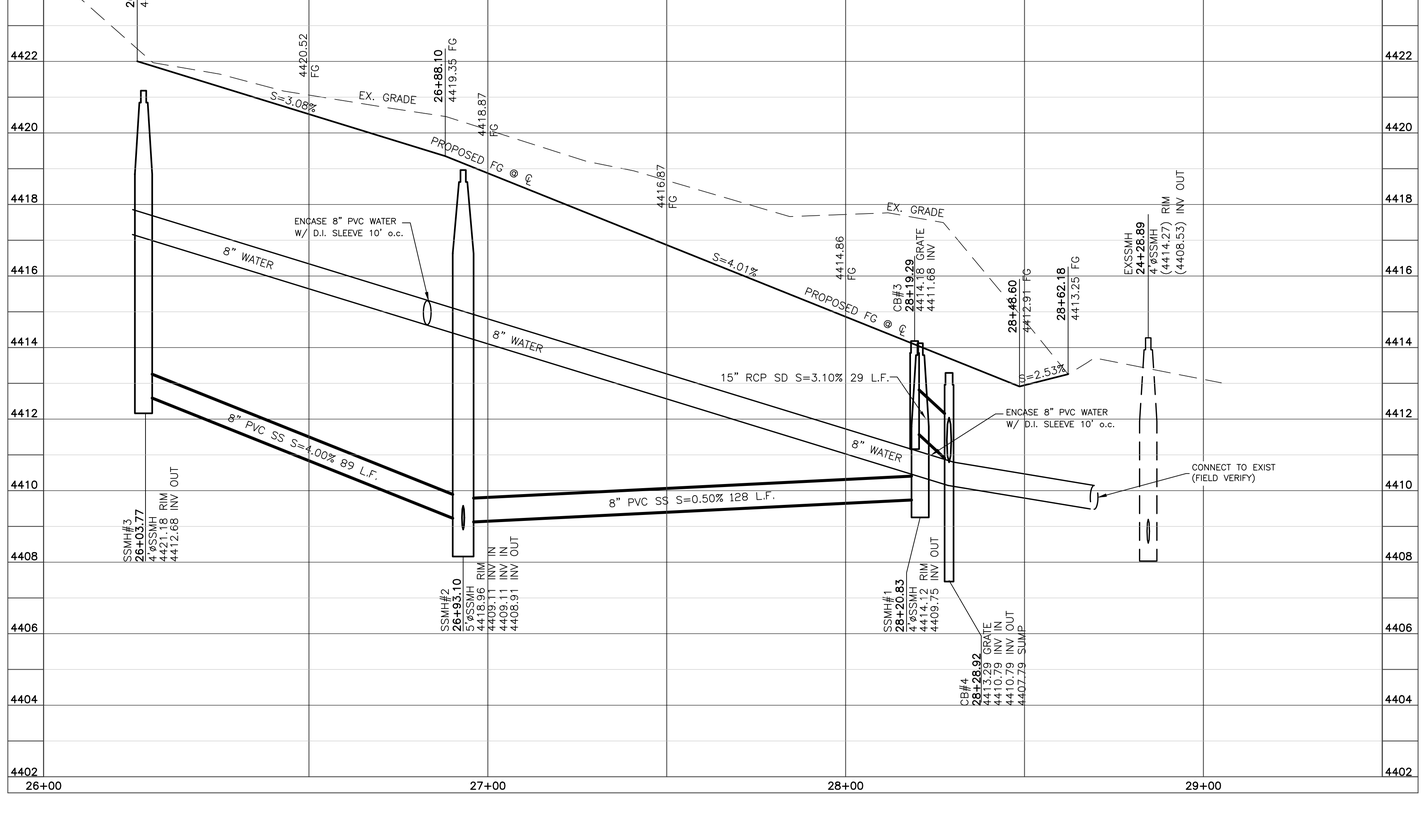
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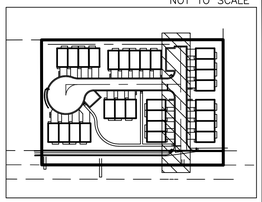
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#	Delta	Radius	Length	Tangent	Chord	CH Length
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C2	90°00'00"	15.00'	23.56'	15.00'	N44°55'10"E	21.21'
C6	90°00'00"	15.00'	23.56'	15.00'	N45°04'50"W	21.26'
C7	35°14'45"	20.00'	12.30'	6.35'	N17°32'31"E	12.22'



Key Map

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Name: KING P.U.D. SUBDIVISION
Number: 4522-05

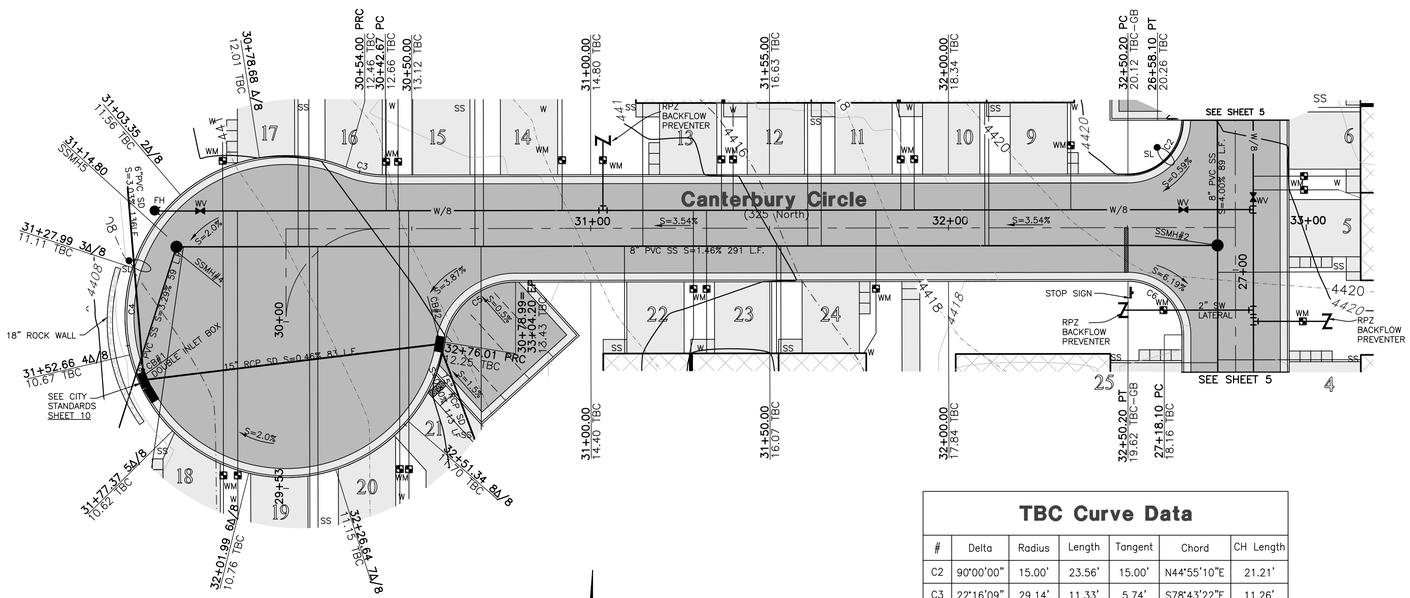
Sheet 5 of 12 Sheets

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NOTE:

STRUCTURE STATIONS THROUGH CUL-DE-SAC FOLLOW CENTERLINE STATIONING.

LOT LINES FOLLOW TBC STATIONING.

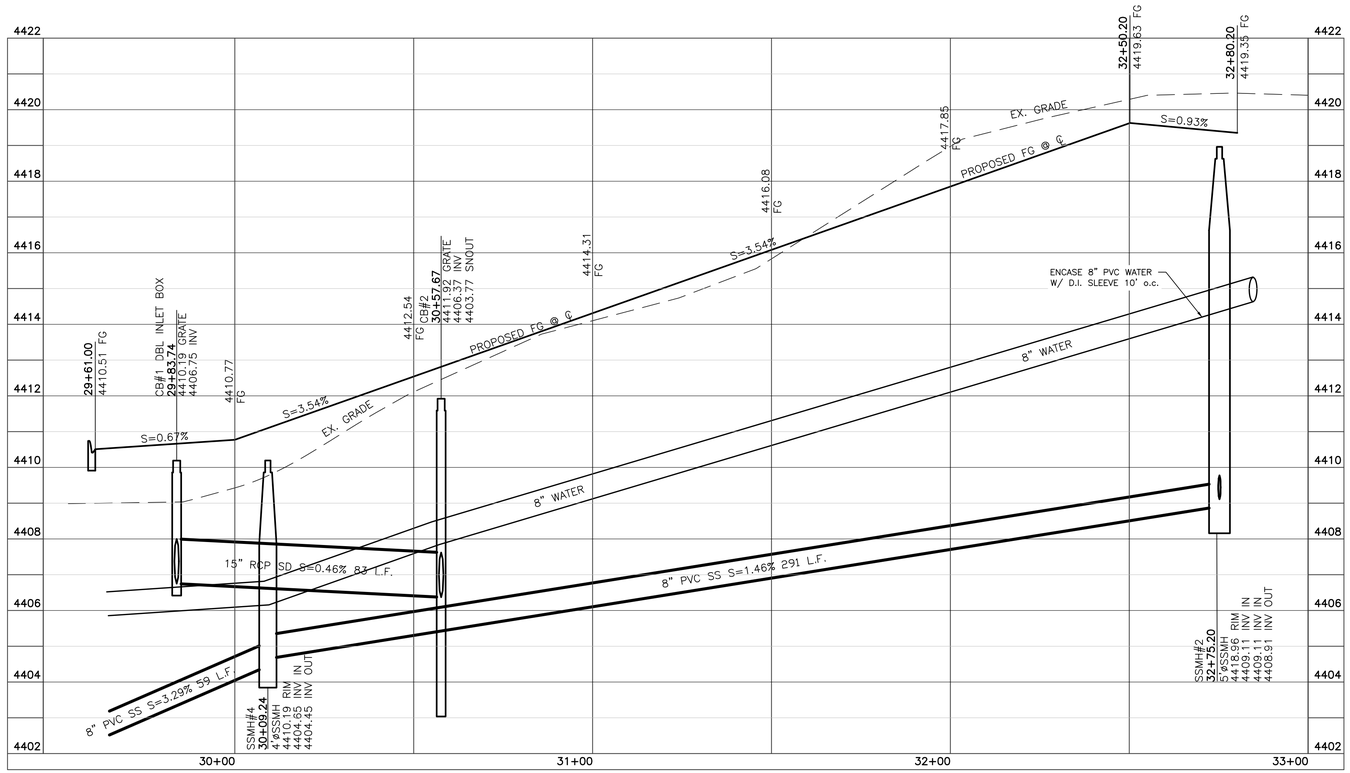
Canterbury Circle

20 0 20 40 60

Horizontal Scale: 1" = 20'
Vertical Scale: 1" = 2'

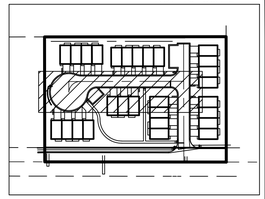
TBC Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C2	90°00'00"	15.00'	23.56'	15.00'	N44°55'10"E	21.21'
C3	22°16'09"	29.14'	11.33'	5.74'	S78°43'22"E	11.26'
C4	31°27'13"	45.00'	24.71'	12.67'	S1°56'37"W	24.40'
C5	80°51'35"	19.97'	28.19'	17.02'	S49°33'15"W	25.93'
C6	90°00'00"	15.00'	23.56'	15.00'	N45°04'50"W	21.26'



Key Map

NOT TO SCALE



Construction Notes:

1) ALL CONSTRUCTION IS TO CONFORM TO THE STANDARD DRAWINGS AND SPECIFICATIONS OF CLEARFIELD CITY.

2) CONSTRUCT HANDICAP RAMP PER ADA AND CITY REQUIREMENTS.

CULINARY WATER
W/8 – 8" PVC DR-14 C900 W/ TAPE & LOCATION WIRE (TYP.) WATER LINE
W – 3/4" TYPE K SOFT COPPER TUBING WATER LATERAL

SANITARY SEWER
SS/8 – 8" PVC ASTM D3034 SDR-35 SEWER LINE
SS – 4" PVC SEWER LATERAL

STORM DRAIN
SD/15 – 15" RCP STORM DRAIN

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5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com
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REVISIONS

DATE	DESCRIPTION
11-07-18	NF City Comments
01-08-19	NF City Comments
01-30-19	NF City Comments

Canterbury Court Townhomes

CLEARFIELD CITY, DAVIS COUNTY, UTAH

Canterbury Circle
30+00.00 - 33+00.00

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
02/28/2019
STATE OF UTAH

Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: N. FICKLIN
Begin Date: MAY 2018
Name: KING P.U.D. SUBDIVISION
Number: 4522-05

Sheet 6 of 12 Sheets

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SS – 4" PVC SEWER LATERAL

STORM DRAIN
SD/15 – 15" RCP STORM DRAIN

Storm Runoff Calculations

Ed Green Subdivision Storm Water Calculations

11/6/2018 TAH **4522-05**

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the Clearfield, UT area taken from the NOAA Atlas 14 database, using a 100 year storm for detention. Storm water runoff has been calculated for a fully developed site.

The calculations are as follows:

Drainage Area:

Total Area = 2.47 acre or 107,475 ft²

Runoff Coefficients

Paved Area	37,354	C = 0.9
Landscaped Area	40,467	C = 0.2
Roof	29,654	C = 0.9
Weighted Runoff Coefficient		C = 0.64

Time of Concentration:

Using Storm Water Run-Off "Overland Flow Time"
Tc from Project Site = 10 minutes

Volume of Run-off for 100-year Storm Event:

C = 0.64
I = See Below in/hr
A = 107475.00 ft²
Q(out) = 0.49 ft³/s (0.2 cfs per acre)

time (min)	time (sec)	i (in./hr.)	Q (cfs)	Vol. in (cf)	Vol. out (cf)	Difference (cf)
0	0	0.00	0.00	0.00	0.00	0.00
5	300	6.94	10.90	3269.28	148.04	3121.25
10	600	5.28	8.29	4974.59	296.07	4678.51
15	900	4.36	6.85	6161.71	444.11	5717.60
30	1800	2.94	4.62	8309.82	888.22	7421.60
60	3600	1.82	2.86	10288.35	1776.45	8511.91
120	7200	1.02	1.60	11532.00	3552.89	7979.11
180	10800	0.70	1.10	11871.18	5329.34	6541.84
360	21600	0.39	0.60	13058.30	10658.68	2399.62
720	43200	0.23	0.37	15873.46	21317.36	-5443.89
1440	86400	0.13	0.20	17637.18	42634.71	-24997.53

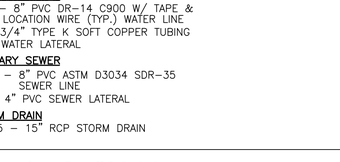
Total Required Detention Volume 8,512 ft³

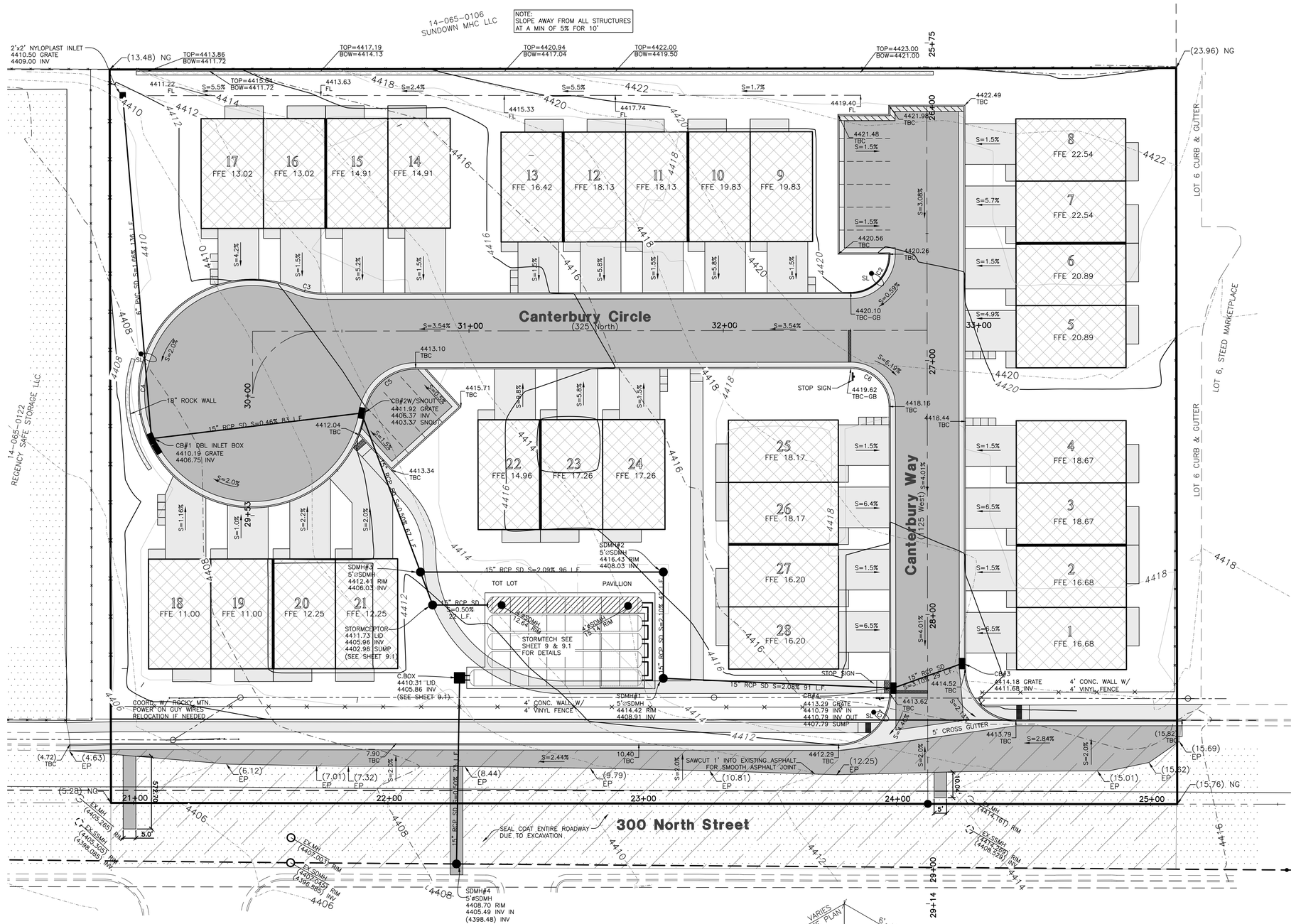
Orifice Sizing

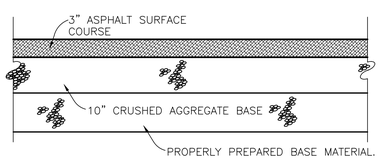
Given: Q = 0.49 cfs
2g = 64.4 ft/s²
H = 3.75 ft
Cd = 0.62 for circular openings
R = SQRT(Q/pi/(0.7*(64.4*H)^0.5))

R = 0.13 feet
1.53 inches
D = 3.07 inches

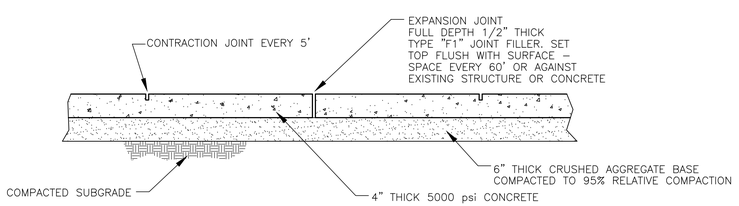
SUMMARY: A = 7.38 inches ^2 0.0512 ft ^2
The required storage volume is 8,512 cubic feet
Orifice size is 3.07 inches



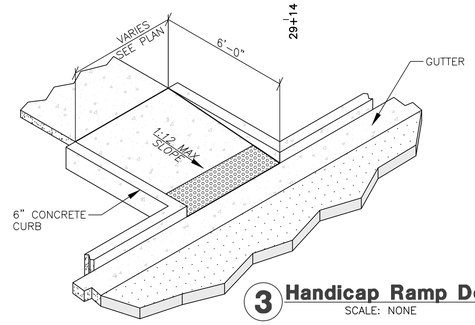




1 Typical On-Site Asphalt Paving
SCALE: NONE



2 5' Concrete Sidewalk Section
SCALE: NONE



3 Handicap Ramp Detail
SCALE: NONE

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REVISIONS

DATE	DESCRIPTION
11–07–18 NF	City Comments
01–08–19 NF	City Comments
01–30–19 NF	City Comments

Canterbury Court Townhomes

CLEARFIELD CITY, DAVIS COUNTY, UTAH

Grading & Drainage Plan

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
02/28/2019
STATE OF UTAH

Project Info.

Engineer: J. NATE REEVE, P.E.
Drafter: N. FICKLIN
Begin Date: MAY 2018
Name: KING P.U.D. SUBDIVISION
Number: 4522–05

Sheet 7 of 12 Sheets

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Construction Notes:

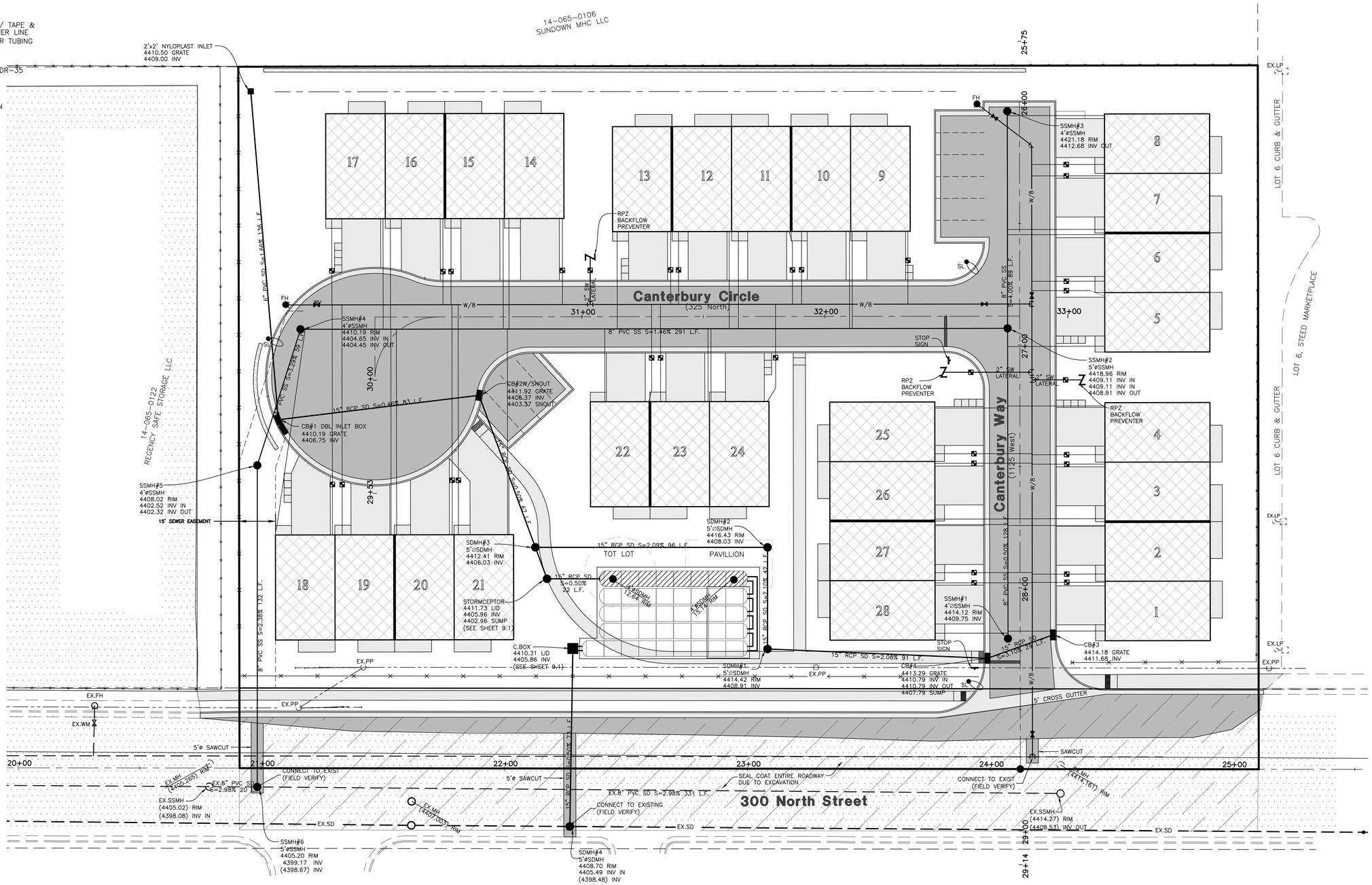
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SD/15 – 15" RCP STORM DRAIN



Scale: 1" = 20'

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REVISIONS

DATE		DESCRIPTION
11-07-18	NF	City Comments
01-08-19	NF	City Comments
01-30-19	NF	City Comments

Canterbury Court Townhomes

CLEARFIELD CITY, DAVIS COUNTY, UTAH

Utility Plan

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
02/28/2019
STATE OF UTAH

Project Info.

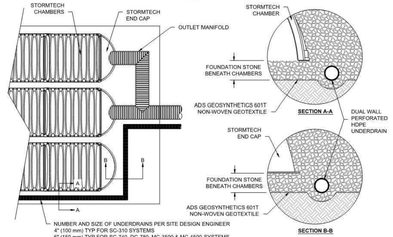
Engineer: J. NATE REEVE, P.E.
Drafter: N. FICKLIN
Begin Date: MAY 2018
Name: KING P.U.D. SUBDIVISION
Number: 4522-05

Sheet 8 of 12 Sheets

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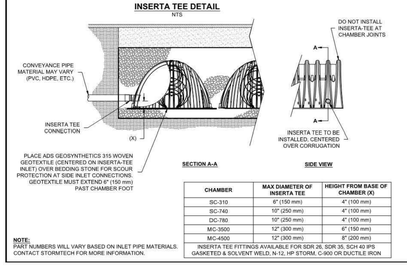
UNDERDRAIN DETAIL

NTS



INSERTA TEE DETAIL

NTS



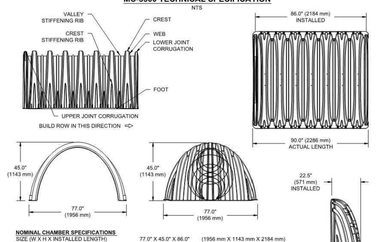
CHAMBER	MAX DIAMETER OF INSERTA TEE	HEIGHT FROM BASE OF CHAMBER (X)
SC-310	6" (150 mm)	4" (100 mm)
SC-740	10" (250 mm)	4" (100 mm)
DC-780	10" (250 mm)	4" (100 mm)
MC-3500	12" (300 mm)	6" (150 mm)
MC-4500	12" (300 mm)	8" (200 mm)

INSERTA TEE FITTINGS AVAILABLE FOR SDR 26, SDR 35, SCH 40 IPS GASKETED & SOLVENT WELD. N-12, HP STORM, C-900 OR DUCTILE IRON

NOTE:
PART NUMBERS WILL VARY BASED ON INLET PIPE MATERIALS. CONTACT STORMTECH FOR MORE INFORMATION.

MC-3500 TECHNICAL SPECIFICATION

NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	77.0" X 45.0" X 86.0"	(1956 mm X 1143 mm X 2184 mm)
CHAMBER STORAGE	109.9 CUBIC FEET	(3.11 m³)
MINIMUM INSTALLED STORAGE*	178.9 CUBIC FEET	(5.06 m³)
WEIGHT	135.0 lbs.	(61.2 kg)

NOMINAL END CAP SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	77.0" X 45.0" X 22.5"	(1956 mm X 1143 mm X 571 mm)
END CAP STORAGE	14.9 CUBIC FEET	(0.42 m³)
MINIMUM INSTALLED STORAGE*	46.0 CUBIC FEET	(1.30 m³)
WEIGHT	50.0 lbs.	(22.7 kg)

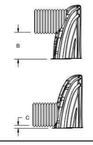
*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION AND BETWEEN CHAMBERS, 12" (305 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY

STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"

PART #	STUB	B	C
MC3500EPP06T	6" (150 mm)	33.21" (844 mm)	0.66" (17 mm)
MC3500EPP06B		31.16" (791 mm)	---
MC3500EPP08T	8" (200 mm)	---	0.81" (21 mm)
MC3500EPP08B		29.04" (738 mm)	---
MC3500EPP10T	10" (250 mm)	---	0.93" (24 mm)
MC3500EPP10B		26.36" (670 mm)	---
MC3500EPP12T	12" (300 mm)	---	1.35" (34 mm)
MC3500EPP12B		23.39" (594 mm)	---
MC3500EPP15T	15" (375 mm)	---	1.50" (38 mm)
MC3500EPP15B		20.03" (509 mm)	---
MC3500EPP18TC	18" (450 mm)	---	1.77" (45 mm)
MC3500EPP18BC		14.48" (368 mm)	---
MC3500EPP24TC	24" (600 mm)	---	2.06" (52 mm)
MC3500EPP24BC		---	
MC3500EPP30BC	30" (750 mm)	---	

NOTE: ALL DIMENSIONS ARE NOMINAL

CUSTOM PRECORED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-3500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm)
THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHTEST POSSIBLE FOR THE PIPE SIZE.



Canterbury Court
West Haven
DATE: 11/06/2018 | DRAWN: TH
PROJECT #: TBA | CHECKED: —

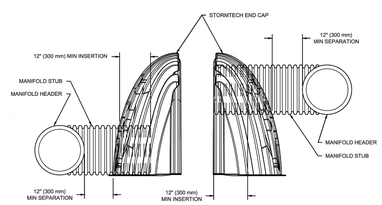
REV	DWN	CHK	DESCRIPTION

Stormtech
ADS SOLUTIONS YOU CAN BUILD ON
4640 TRUEMAN BLVD
HILLIARD, OH 43026
1.800.733.7473

SHEET 5 OF 6

MC-SERIES END CAP INSERTION DETAIL

NTS



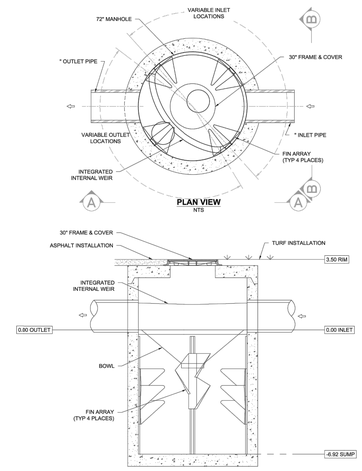
NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

Canterbury Court
Clearfield, UT
DATE: 05/29/2018 | DRAWN: NF
PROJECT #: TBA | CHECKED: —

REV	DWN	CHK	DESCRIPTION

Stormtech
ADS SOLUTIONS YOU CAN BUILD ON
4640 TRUEMAN BLVD
HILLIARD, OH 43026
1.800.733.7473

SHEET 6 OF 6



BARRACUDA S6	
UNIT ID	
PEAK FLOW RATE (CFS)	5.63
TREATMENT FLOW RATE (CFS)	3.63

BARRACUDA S6
STANDARD DETAIL
DATE: 10/17/2018 | DRAWN: EKH
PROJECT #: — | CHECKED: —

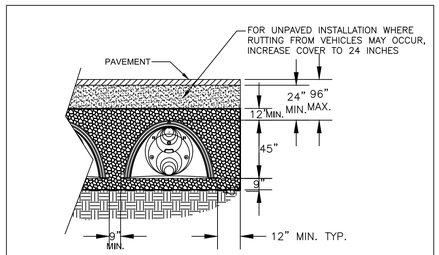
REV	DWN	CHK	DESCRIPTION

1950 Pratt Blvd.
Elk Grove Village, IL 60007
Phone: 847.437.6604
Fax: 847.437.6610
barracuda
1.800.565.6329
www.barracudausa.com

DS
4640 TRUEMAN BLVD
HILLIARD, OH 43026

NOT TO SCALE

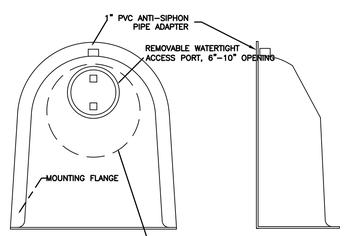
SHEET 1 OF 1



Required Storage Volume	8,512 c.f.
Stormtech Chamber System	MC-3500
Stone Porosity (Industry Standard = 40%)	40%
Stone Foundation Depth	9 inches
Storage Volume Per Chamber	178.9 c.f.
Avg. Cover over Chambers (12 in min. & 96 in. max.)	51.40 inches
Number of Chambers Required	41
# of End Caps Required	10

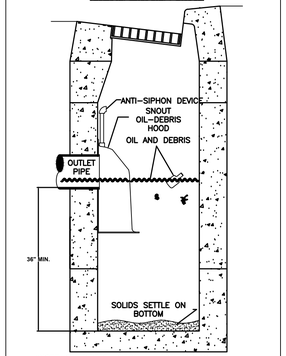
StormTech Detention Site Calculator

CONFIGURATION DETAIL



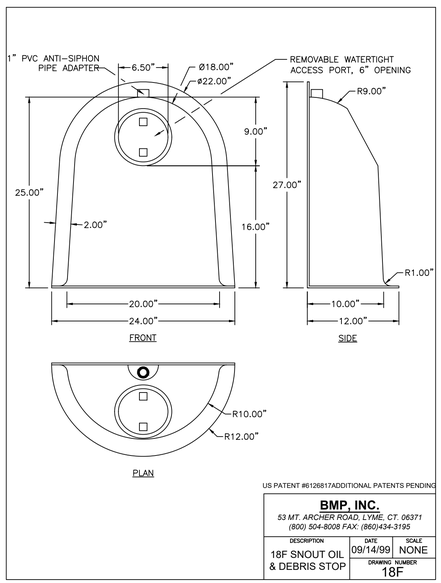
SNOUT OIL-WATER-DEBRIS SEPARATOR

TYPICAL INSTALLATION



*NOTE- SUMP DEPTH OF 36" MIN. FOR < OR= 12" DIAM. OUTLET. FOR OUTLETS >OR= 15", DEPTH = 2.5-3X DIAM.

NOTE:
USE OF BIO-SKIRTS WILL BE REQUIRED ON ALL SNOUTS.



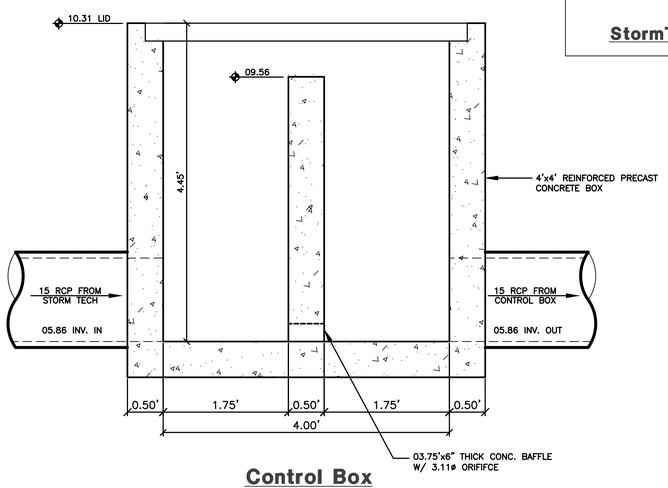
US PATENT #6126817ADDITIONAL PATENTS PENDING

BMP, INC.
53 MT. ARCHER ROAD, LYME, CT. 06371
(800) 504-8008 FAX: (860)434-3195

DESCRIPTION	DATE	SCALE
18F SNOUT OIL & DEBRIS STOP	09/14/99	NONE
	DRAWING NUMBER	18F

Snout Detail

SCALE: NONE



Control Box

SCALE: NONE

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REVISIONS

DATE	DESCRIPTION
11-07-18	NF City Comments
01-08-19	NF City Comments
01-30-19	NF City Comments

Canterbury Court Townhomes

CLEARFIELD CITY, DAVIS COUNTY, UTAH

Drainage Details

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
02/28/2019
STATE OF UTAH

Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: N. FICKLIN
Begin Date: MAY 2018
Name: KING P.U.D. SUBDIVISION
Number: 4522-05

Sheet 9.1 | 12 Sheets

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

ADVANCED DRAINAGE SYSTEMS, INC.

Canterbury Court

Clearfield, UT

STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH MC-3500 OR APPROVED EQUAL.
2. CHAMBERS SHALL BE MADE FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORT PANELS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
4. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
5. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
6. CHAMBERS SHALL BE DESIGNED AND ALLOWABLE LOADS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
7. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. THE CHAMBER MANUFACTURER SHALL SUBMIT THE FOLLOWING UPON REQUEST TO THE SITE DESIGN ENGINEER FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE:
   a. A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY AASHTO FOR THERMOPLASTIC PIPE.
   b. A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET. THE 50 YEAR CREEP MODULUS DATA SPECIFIED IN ASTM F2418 MUST BE USED AS PART OF THE AASHTO STRUCTURAL EVALUATION TO VERIFY LONG-TERM PERFORMANCE.
   c. STRUCTURAL CROSS SECTION DETAIL ON WHICH THE STRUCTURAL EVALUATION IS BASED.
8. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-3500 CHAMBER SYSTEM

1. STORMTECH MC-3500 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS.

   STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 9" (230 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
8. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4-2" (20-50 mm) MEETING THE AASHTO M43 DESIGNATION OF #3 OR #4.
9. STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING..
10. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
2. THE USE OF EQUIPMENT OVER MC-3500 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

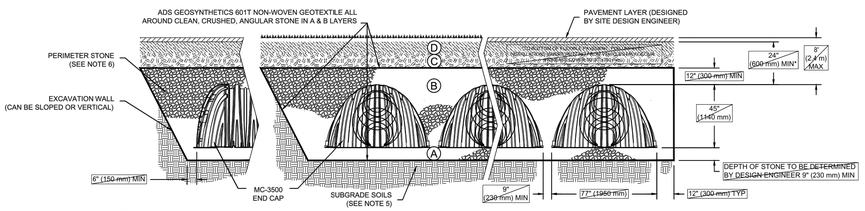
CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

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ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4-2 INCH (20-50 mm)	AASHTO M43[1] 3, 4	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4-2 INCH (20-50 mm)	AASHTO M43[1] 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



NOTES:

1. MC-3500 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
4. THE "SITE DESIGN ENGINEER" REFERS TO THE ENGINEER RESPONSIBLE FOR THE DESIGN AND LAYOUT OF THE STORMTECH CHAMBERS FOR THIS PROJECT.
5. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
6. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
7. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

Canterbury Court
Clearfield, UT
DATE: 05/29/2018 DRAWN: NF
PROJECT #: Tool CHECKED: ---

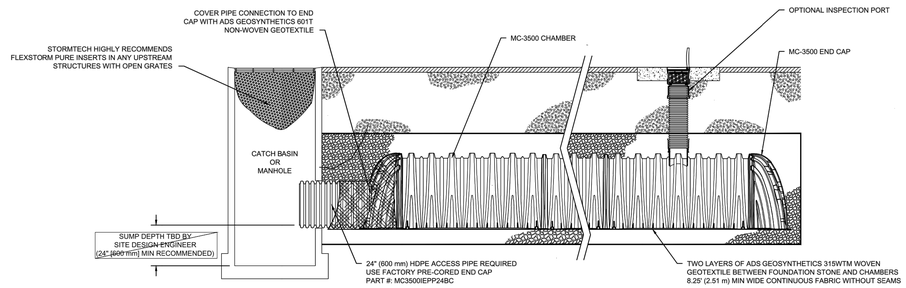
REV.	DRW	CHK	DESCRIPTION

StormTech — 70 SHERIDAN AVENUE, SUITE 3 | ROCKY HILL, CT | 06067 — 860-529-8188 888-892-2694 WWW.STORMTECH.COM

ADS — 4640 TRUEMAN BLVD HILLIARD, OH 43026 1-800-733-7473 ADVANCED DRAINAGE SYSTEMS, INC.

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER REGISTERED IN THE PROJECT JURISDICTION. THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PRODUCTS DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

SHEET 3 OF 6



MC-3500 ISOLATOR ROW DETAIL
NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

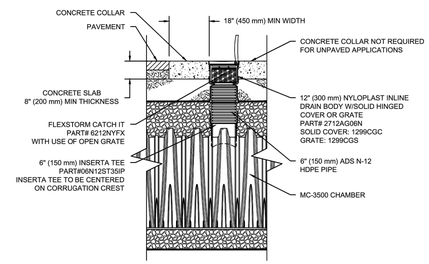
STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



MC-3500 6" INSPECTION PORT DETAIL
NTS

Canterbury Court
Clearfield, UT
DATE: 05/29/2018 DRAWN: NF
PROJECT #: Tool CHECKED: ---

REV.	DRW	CHK	DESCRIPTION

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SHEET 4 OF 6

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Canterbury Court Townhomes

CLEARFIELD CITY, DAVIS COUNTY, UTAH

Drainage Details

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375328
J. NATE REEVE
02/28/2019
STATE OF UTAH

Project Info.
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Drafter: N. FICKLIN
Begin Date: MAY 2018
Name: KING P.U.D. SUBDIVISION
Number: 4522-05

Sheet 9 of 12 Sheets

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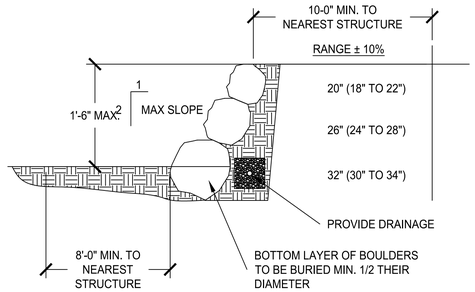
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1. SUPPORT BOULDERS ARE TO BE 1.25x LARGER, BY MASS AS WELL AS BY SIZE, THAN THOSE POSITIONED IMMEDIATELY ABOVE.
2. BOULDER SIZES MAY NOT VARY MORE THAN PLUS OR MINUS 10% OF REQUIRED SIZES.
3. BOULDERS ARE TO MAKE CONTACT WITH ALL ADJOINING BOULDERS. THEY MUST BE KEYED TOGETHER AND INTERLOCKED.
4. THE MAXIMUM SLOPE OF THE LARGE BOULDER RETAINING WALL SHALL NOT EXCEED A 1 TO 2 PITCH (1 HORIZONTAL UNIT PER 2 VERTICAL UNITS). SLOPE SHALL BE MEASURED FROM CENTER OF MASS OF EACH BOULDER.
5. THE BOTTOM COURSE OF BOULDERS ARE TO BE BURRIED A MINIMUM DEPTH OF NOT LESS THAN 1/2 OF THEIR DIAMETER.
6. BOULDERS ARE TO BE PLACED SUCH THAT NO TWO ADJACENT JOINTS LINE UP WITH ONE ANOTHER IN THE VERTICAL DIRECTION.
7. BASE SOILS SHALL BE THOROUGHLY COMPACTED (90% PROCTOR) BEFORE BOULDERS ARE PLACED.
8. PROVIDE PROPER DRAINAGE AT EVERY THIRD BOULDER LAYER.
9. SOILS ARE ASSUMED TO HAVE AN ACTIVE PRESSURE NOT TO EXCEED 37 PSF.
10. PROVIDE MEANS TO MAINTAIN RANGE OF OPTIMUM MOISTURE CONTENT FOR EXISTING SOIL CONDITIONS.

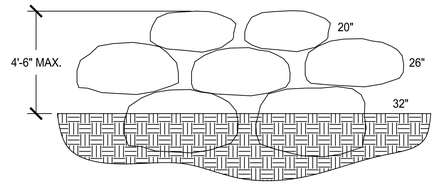
1 ROCK WALL NOTES
SCALE: NONE

NOTE:

BOULDERS MUST BE KEYED TOGETHER AND INTERLOCKED WITH ALL ADJOINING ROCKS

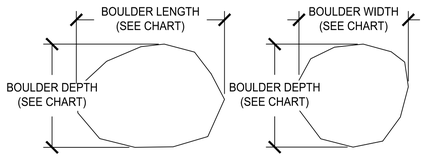


2 4'-6" WALL CROSS SECTION
SCALE: NONE



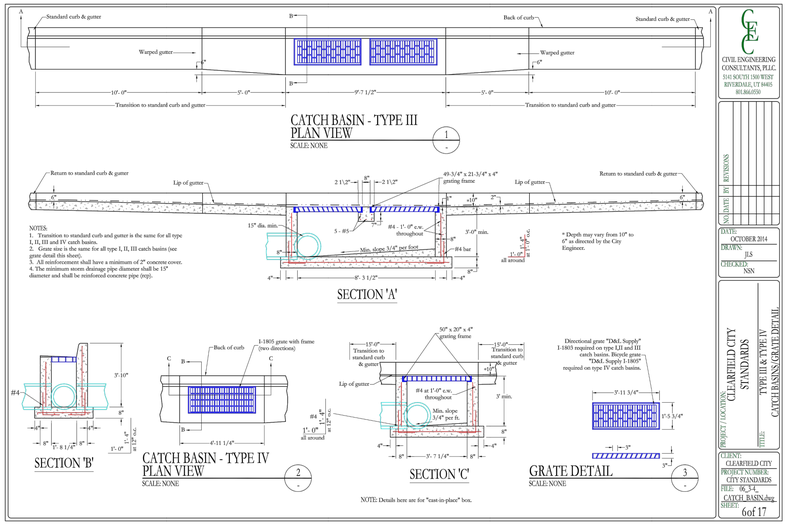
3 4'-6" WALL FRONT ELEVATION
SCALE: NONE

LARGE BOULDER RETAINING WALL NOTES:



BOULDER DIMENSION CHART				
BOULDER DEPTH	ALLOWABLE BOULDER LENGTH		ALLOWABLE BOULDER WIDTH	
	MINIMUM	MAXIMUM	MINIMUM	MAXIMUM
18"	12"	27"	12"	27"
22"	15"	33"	15"	33"
28"	19"	42"	19"	42"
36"	24"	54"	24"	54"
44"	29"	67"	29"	67"
55"	37"	83"	37"	83"

4 BOULDER DIMENSION DETAIL
SCALE: NONE



CIVIL ENGINEERING CONSULTANTS, PLLC
5141 SOUTH 1500 WEST
RIVERDALE, UT 84405
801.866.0550

REVISIONS

NO.	DATE	BY	REVISIONS

DATE: OCTOBER 2014
DRAWN: JLS
CHECKED: NSN

PROJECT LOCATION: CLEARFIELD CITY STANDARDS
TITLE: TYPE III & TYPE IV CATCH BASINS/GRATE DETAIL

CLIENT: CLEARFIELD CITY
PROJECT NUMBER: CITY STANDARDS
FILE: 06_3-4_CATCH_BASIN.dwg
SHEET: 6of 17

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375328
J. NATE REEVE
02/28/2019
STATE OF UTAH

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Number: 4522-05

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Sheet 10 of 12 Sheets

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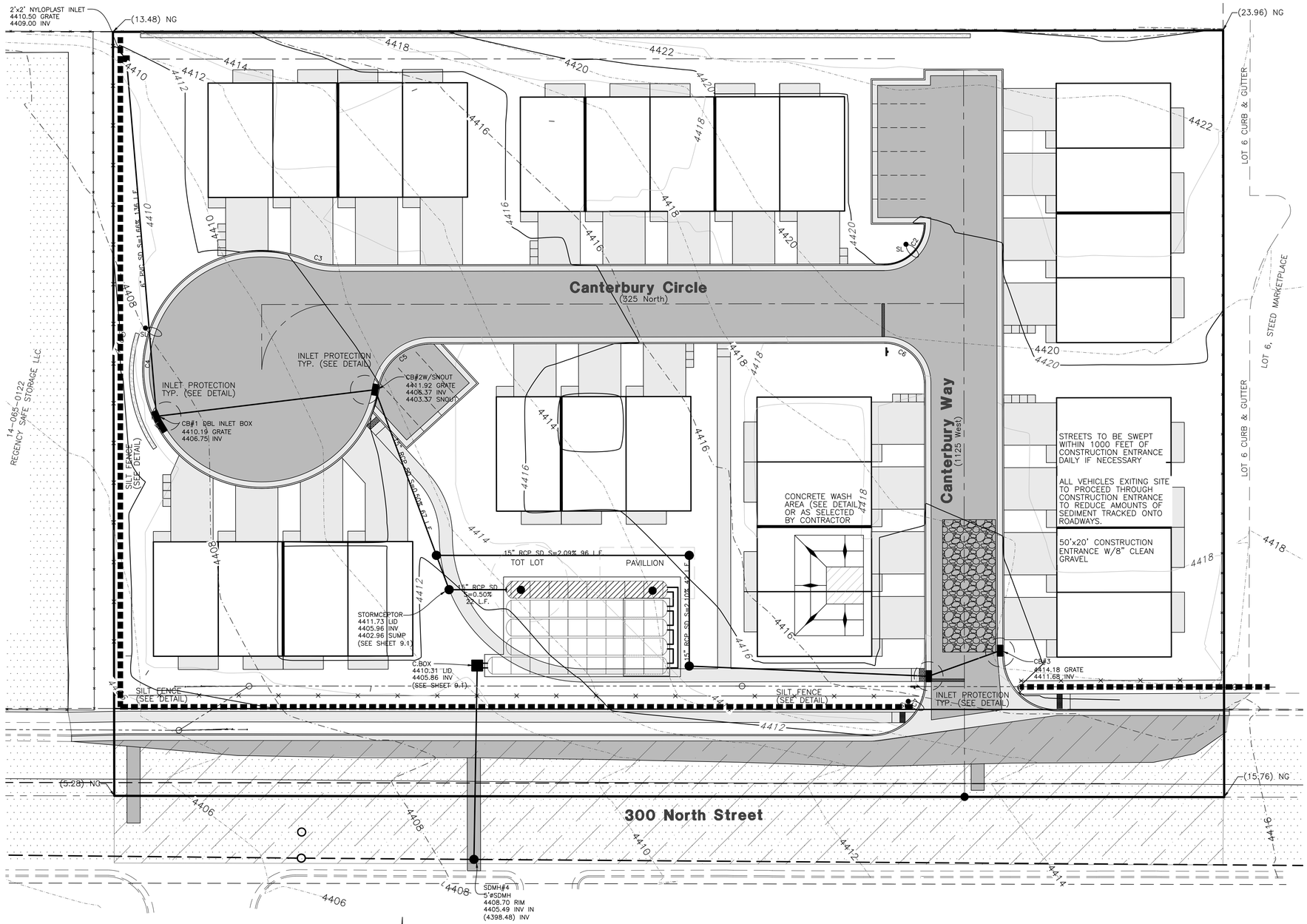
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Canterbury Court Townhomes

Storm Water Pollution Prevention Plan Exhibit

CLEARFIELD CITY, DAVIS COUNTY, UT
FEBRUARY 12, 2019





Vicinity Map
NOT TO SCALE

20 0 20 40 60
Scale: 1" = 20'

Construction Activity Schedule

- PROJECT LOCATION.....CLEARFIELD CITY, DAVIS COUNTY, (UT)
- PROJECT BEGINNING DATE.....FEBRUARY 2019
- BMP'S DEPLOYMENT DATE.....FEBRUARY 2019
- STORM WATER MANAGEMENT CONTACT / INSPECTOR.....ED GREEN (801) 540-3400
- SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER

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Canterbury Court Townhomes
CLEARFIELD CITY, DAVIS COUNTY, UTAH
Storm Water Pollution Prevention Plan Exhibit

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
02/28/2019
STATE OF UTAH

Project Info.

Engineer: J. NATE REEVE, P.E.
Drafter: N. FICKLIN
Begin Date: MAY 2018
Name: KING P.U.D. SUBDIVISION
Number: 4522-05

Sheet 11 of 12 Sheets

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Notes:

1. Describe all BMP's to protect storm water inlets:
   All storm water inlets to be protected by straw wattle barriers, or gravel bags (see detail).

2. Describe BMP's to eliminate/reduce contamination of storm water from:
   a. Equipment / building / concrete wash areas:
      To be performed in designated areas only and surrounded with silt fence barriers.
   b. Soil contaminated by soil amendments:
      If any contaminates are found or generated, contact environmental engineer and contacts listed.
   c. Areas of contaminated soil:
      If any contaminates are found or generated, contact environmental engineer and contacts listed.
   d. Fueling area:
      To be performed in designated areas only and surrounded with silt fence.
   e. Vehicle maintenance areas:
      To be performed in designated areas only and surrounded with silt fence.
   f. Vehicle parking areas:
      To be performed in designated areas only and surrounded with silt fence.
   g. Equipment storage areas:
      To be performed in designated areas only and surrounded with silt fence.
   h. Materials storage areas:
      To be performed in designated areas only and surrounded with silt fence.
   i. Waste containment areas:
      To be performed in designated areas only and surrounded with silt fence.
   j. Service areas:
      To be performed in designated areas only and surrounded with silt fence.

3. BMP's for wind erosion:
   Stockpiles and site as needed to be watered regularly to eliminate / control wind erosion

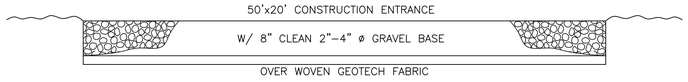
4. Construction Vehicles and Equipment:
   a. Maintenance
      – Maintain all construction equipment to prevent oil or other fluid leaks.
      – Keep vehicles and equipment clean, prevent excessive build–up of oil and grease.
      – Regularly inspect on–site vehicles and equipment for leaks, and repair immediately.
      – Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment on–site.
      – Segregate and recycle wastes, such as greases, used oil or oil filters, antifreeze, cleaning solutions, automotive batteries, hydraulic, and transmission fluids.
   b. Fueling
      – If fueling must occur on–site, use designated areas away from drainage.
      – Locate on–site fuel storage tanks within a bermed area designed to hold the tank volume.
      – Cover retention area with an impervious material and install in in a manner to ensure that any spills will be contained in the retention area. To catch spills or leaks when removing or changing fluids.
      – Use drip pans for any oil or fluid changes.
   c. Washing
      – Use as little water as possible to avoid installing erosion and sediment controls for the wash area.
      – If washing must occur on–site, use designated, bermed wash areas to prevent waste water discharge into storm water, creeks, rivers, and other water bodies.
      – Use phosphate–free, biodegradable soaps.
      – Do not permit steam cleaning on–site.

5. Spill Prevention and Control
   a. Minor Spills:
      Minor spills are those which are likely to be controlled by on–site personnel. After contacting local emergency response agencies, the following actions should occur upon discovery of a minor spill:
      – Contain the spread of the spill.
      – If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (i.e. absorbent materials, cat litter, and / or rags).
      – If the spill occurs in dirt areas, immediately contain the spill by constructing an earth dike. Dig up and properly dispose of contaminated soil.
      – If the spill occurs during rain, cover the impacted area to avoid runoff.
      – Record all steps taken to report and contain spill.
   b. Major Spills:
      On–site personnel should not attempt to control major spills until the appropriate and qualified emergency response staff have arrived at the site. For spills of federal reportable quantities, also notify the National Response Center at (800) 424–8802. A written report should be sent to all notified authorities. Failure to report major spills can result in significant fines and penalties.

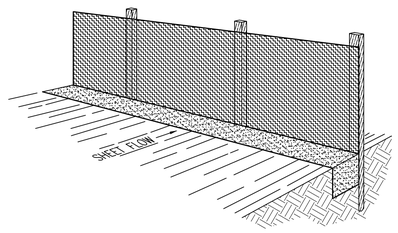
6. Post Roadway / Utility Construction
   a. Maintain good housekeeping practices.
   b. Enclose or cover building material storage areas.
   c. Properly store materials such as paints and solvents.
   d. Store dry and wet materials under cover, away from drainage areas.
   e. Avoid mixing excess amounts of fresh concrete or cement on–site.
   f. Perform washout of concrete trucks offsite or in designated areas only.
   g. Do not wash out concrete trucks into storm drains, open ditches, streets or streams.
   h. Do not place material or debris into streams, gutters or catch basins that stop or reduce the flow of runoff water.
   i. All public streets and storm drain facilities shall be maintained free of building materials, mud and debris caused by grading or construction operations. Roads will be swept within 1000' of construction entrance daily, if necessary.
   j. Install straw wattle around all inlets contained within the development and all others that receive runoff from the development.

7. Erosion Control Plan Notes
   a. The contractor will designate an emergency contact that can be reached 24 hours a day 7 days a week.
   b. A stand–by crew for emergency work shall be available at all times during potential rain or snow runoff events. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain or runoff is eminent.
   c. Erosion control devices shown on the plans and approved for the project may not be removed without approval of the engineer of record. If devices are removed, no work may continue that have the potential of erosion without consulting the engineer of record. If deemed necessary erosion control should be reestablished before this work begins.
   d. Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of the slope at the conclusion of each working day. this should be confirmed by survey or other means acceptable to the engineer of record.
   e. All silt and debris shall be removed from all devices within 24 hours after each rain or runoff event.
   f. Except as otherwise approved by the inspector, all removable protective devices shown shall be in place at the end of each working day and through weekends until removal of the system is approved.
   g. All loose soil and debris, which may create a potential hazard to offsite property, shall be removed from the site as directed by the engineer of record of the governing agency.
   h. The placement of additional devices to reduce erosion damage within the site is left to the discretion of the engineer of record.
   i. Desilting basins may not be removed or made inoperable without the approval of the engineer of record and the governing agency.
   j. Erosion control devices will be modified as need as the project progresses and plans of these changes submitted for approval by the engineer of record and the governing agency.

8. Conduct a minimum of one inspection of the erosion and sediment controls every two weeks. Maintain documentation on site.
   a. Part III.D.4 of general permit UTR300000 identifies the minimum inspection requirements.
   b. Part II.D.4.C identifies the minimum inspection report requirements.
   c. Failure to complete and/or document storm water inspections is a violation of part III.D.4 of Utah General Permit UTR 300000.

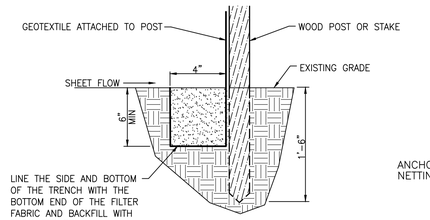


Cross Section 50' x 20' Construction Entrance

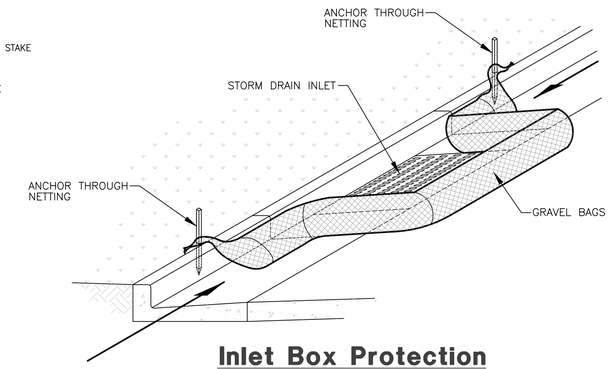


Perspective View

Figure 2



Section



Inlet Box Protection

INSTALLATION
The silt fence should be installed prior to major soil disturbances in the drainage area. The fence should be placed across the slope along a line of uniform elevation wherever flow of sediment is anticipated. Table 1 shows generally–recommended maximum slope lengths (slope spacing between fences) at various site grades for most silt fence applications.

TABLE 1:
Recommended Maximum Slope Lengths for Silt Fence
(Richardson & Middlebrooks, 1991)

Slope Steepness (%)	Max. Slope Length m (ft)
<2%	30.5m (100ft)
2–5%	22.9m (75ft)
5–10%	15.2m (50ft)
10–20%	7.6m (25ft)
>20%	4.5m (15ft)

PREFABRICATED SILT FENCE ROLLS
*Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
*Unroll the silt fence, positioning the post against the downstream wall of the trench.
*Adjacent rolls of silt fence should be joined be nesting the end post of one fence into the other. Before nesting the end posts, rotate each post until the geotextile is wrapped completely around the post, then abut the end posts to create a tight seal as shown in Figure 1.
*Drive posts into the ground until the required fence height and/or anchorage depth is obtained.
*Bury the loose geotextile at the bottom of the fence in the upstream trench and backfill with natural soil, tamping the backfill to provide good compaction and anchorage. Figure 2 illustrates a typical silt fence installation and anchor trench placement.

FIELD ASSEMBLY:
*Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
*Drive wooden posts, or steel posts with fastening projections, against the downstream wall of the trench. Maximum post spacing should be 2.4–3.0m (8–10ft). Post spacing should generally be less than three (3) times the height of the fence.
*If a steel or plastic mesh is required to reinforce the geotextile, it shall have a minimum mesh opening of 15.2cm (6").
*Fasten the mesh to the upslope side of the posts using heavy duty wire staples, tie wires or hog strings. Extend the mesh into the bottom of the trench.
*The geotextile shall then be stapled or wired to the posts. An extra 20–50cm (8–20") of geotextile shall extend into the trench.

INSPECTION
*Inspect the silt fence daily during periods of rainfall, immediately after significant rainfall event and weekly during periods of no rainfall. Make any repairs immediately.
*When sediment deposits behind the silt fence are one–third of the fence height, remove and properly dispose of the silt accumulations. Avoid damage to the fabric during cleanout.

REMOVAL
*Silt fence should not be removed until construction ceases and the upslope area has been properly stablized and/or revegetated.

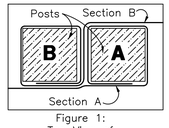
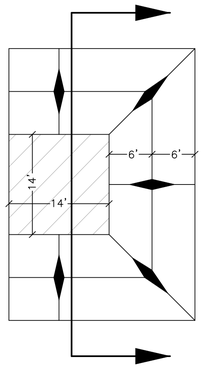
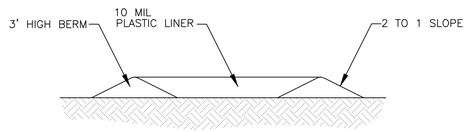


Figure 1:
Top View of
Roll–to–Roll Connection

Silt Fence Detail

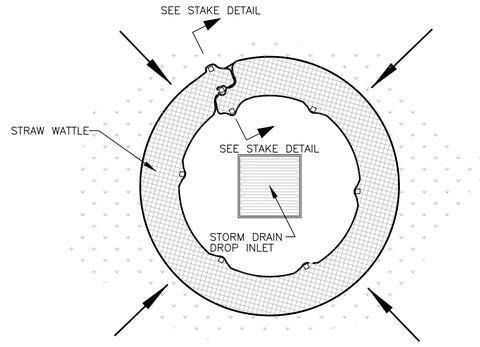
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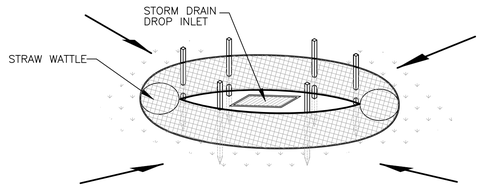


Concrete Washout Area w/ 10 mil Plastic Liner

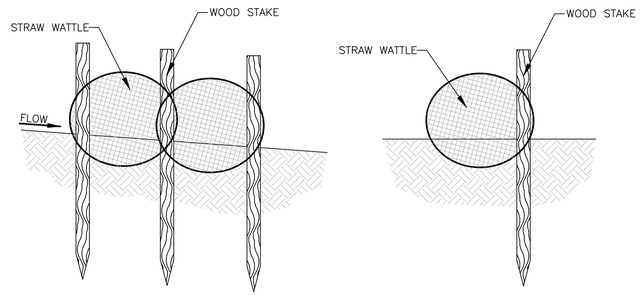
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Plan View



Drop Inlet Protection



Stake Detail

Reeve & Associates, Inc.
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LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS

DATE	DESCRIPTION
11–07–18	NF City Comments
01–08–19	NF City Comments
01–30–19	NF City Comments

Canterbury Court Townhomes

CLEARFIELD CITY, DAVIS COUNTY, UTAH

Storm Water Pollution Prevention Plan Details

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
02/28/2019
STATE OF UTAH

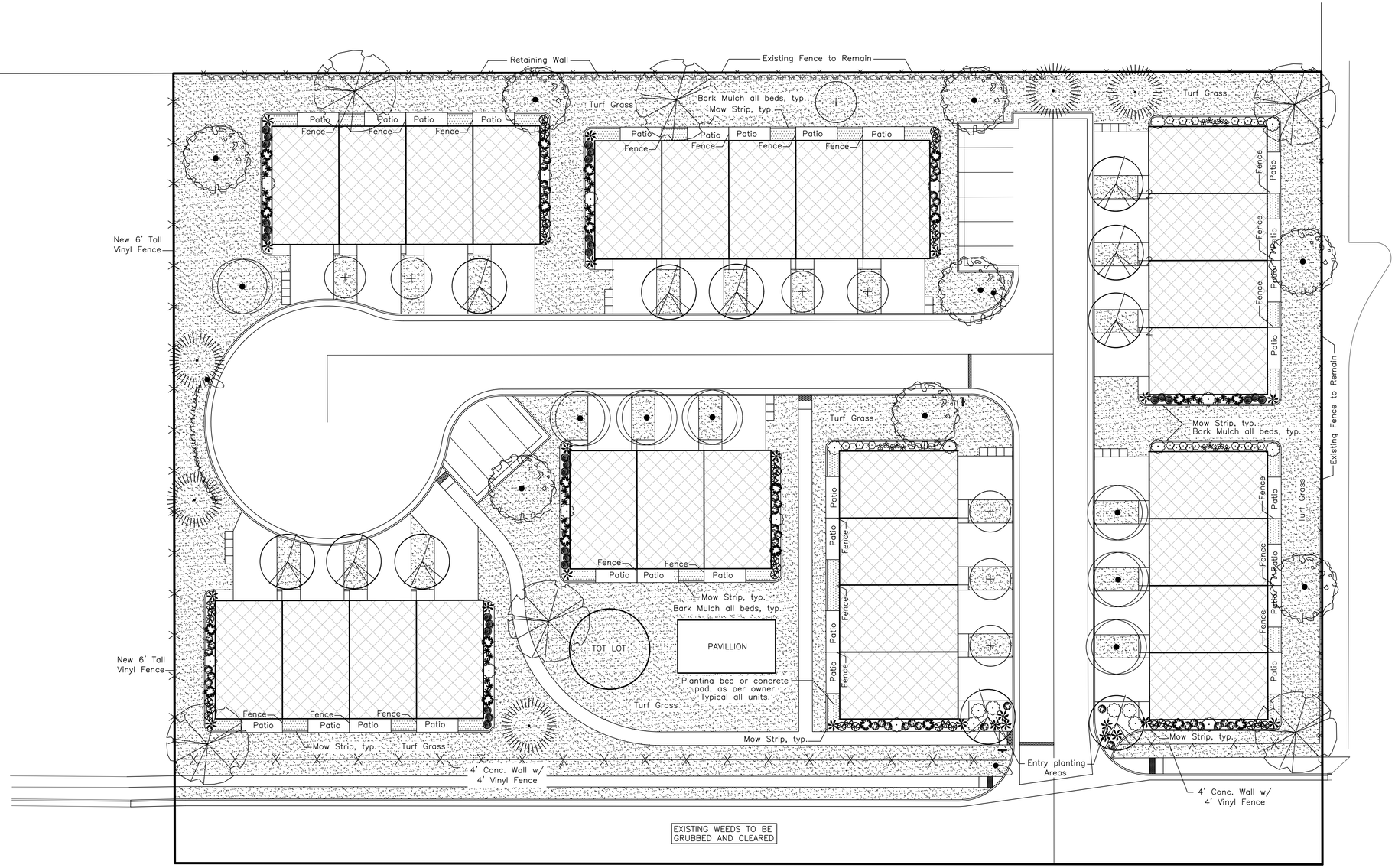
Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: N. FICKLIN
Begin Date: MAY 2018
Name: KING P.U.D. SUBDIVISION
Number: 4522–05

Sheet 12 of 12 Sheets

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405, 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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20 0 20 40 60

Scale: 1" = 20'

SITE DATA TABLE

ON-SITE AREA.....107,475 s.f. – 2.78 ACRES
ON-SITE BLDG AREA.....29,654 s.f.
ON-SITE LANDSCAPE AREA.....40,467 s.f. – 37.7%
ON-SITE TOTAL HARD SURFACE AREA.....37,354 s.f

28 UNITS/2.78 ACRES
10.78 UNITS/ACRES = DENSITY
RESIDENTIAL ZONING

Developer:

Ed Green
2150 Valley View Drive
Layton, UT. 84040
(801) 540-3400

Clearfield City, Davis County, Utah

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LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS

DATE	DESCRIPTION

Canterbury Court Townhomes

PART OF THE SE 1/4 OF SECTION 34, T.5N., R.2W., S.L.B. & M., U.S. SURVEY
CLEARFIELD CITY, DAVIS COUNTY, UTAH

Landscape Plan

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
02/28/2019
STATE OF UTAH

Project Info.

Engineer: N. Reeve
Designer: C. Cave
Begin Date: APRIL 19, 2018
Name: Canterbury Court Townhomes
Number: 4522-05

Sheet L1 of 2 Sheets

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Plant Table

TREES

Quantity	Symbol	Scientific Name	Common Name	Planting Size
8		Acer platanoides 'Columnarbroad'	Parkway Maple	2" cal.
7		Cercis canadensis	Eastern Redbud	1.5" cal.
6		Gleditsia tria. iner. 'Imperial'	Imperial Honeylocust	2" cal.
11		Malus 'Spring Snow'	Spring Snow Crabapple	1.5" cal.
2		Picea pungens 'Bakerii'	Baker's Dwarf Spruce	6' B&B
5		Pinus nigra	Austrian Pine	6' B&B
8		Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	1.5" cal.

SHRUBS

Quantity	Symbol	Scientific Name	Common Name	Planting Size
30		Buxus microphylla 'Winter Gem'	Winter Gem boxwood	5 gal.
23		Euonymus alatas 'Compacta'	Dwarf Burning Bush	5 gal.
22		Pinus mugo 'Pumilio'	Dwarf Mugo Pine	5 gal.
36		Potentilla frut. 'Gold Drop' or equal	Gold Drop Potentilla or equal	5 gal.
40		Rosa noatrum	Flower Carpet Rose	5 gal.
30		Spiraea japonica 'Magic Carpet'	Magic Carpet Spirea	5 gal.

PERENNIALS

Quantity	Symbol	Scientific Name	Common Name	Planting Size
24		Calamagrostis 'Karl Foerster'	Karl Foerster Grass	2 gal.
30		Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	1 gal.
15		Hosta 'Albo-Marginata'	Variegated Hosta	1 gal.

Decorative Boulders

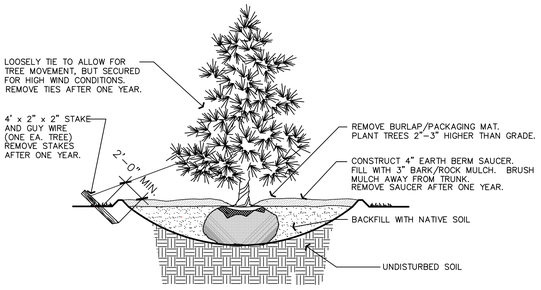
Turf Grass – To be sodded.

Planting bed or concrete pad, as per owner.

NOTE: Vary heights of evergreen trees for a natural look.

NOTE: All beds shall have a 3" layer of Shredded Bark Mulch.

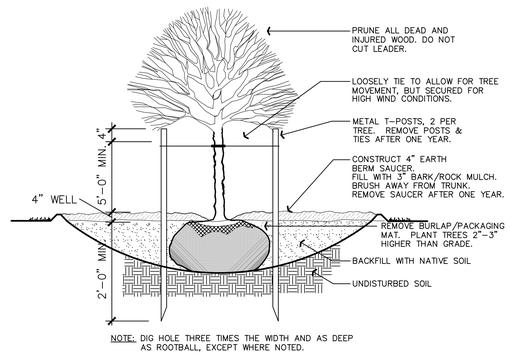
NOTE: Irrigation shall be designed by owner's licensed landscape contractor.



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

CONIFEROUS TREE PLANTING

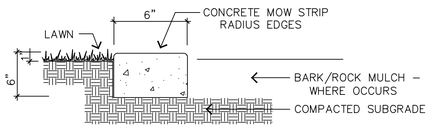
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NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.

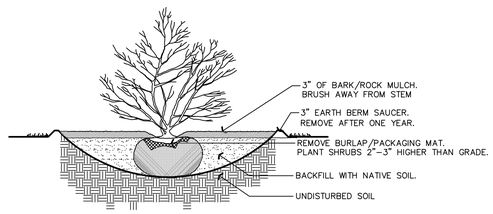
DECIDUOUS TREE PLANTING

SCALE: NOT TO SCALE



CONCRETE MOW STRIP

SCALE: NOT TO SCALE



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

SHRUB PLANTING

SCALE: NOT TO SCALE

Developer:

Ed Green
2150 Valley View Drive
Layton, UT. 84040
(801) 540-3400

Clearfield City, Davis County, Utah

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Designer: C. Cave
Begin Date: APRIL 19, 2018
Name: Canterbury Court Townhomes
Number: 4522-05

Sheet L2 | 2 Sheets

CIVIL ENGINEERING CONSULTANTS, PLLC.

5141 South 1500 West
Riverdale City, Utah 84405
801-866-0550

15 January 2019

Clearfield City
55 South State Street
Clearfield City, Utah 84015

Attn: Brad McIlrath, Senior Planner
Proj: **Canterbury Court Townhomes - Subdivision**
Subj: Plat and Improvement Drawing Review.

Dear Brad,

Attached for consideration is my engineering review of the above referenced project. I red-lined the submitted drawings from the Developers' Engineer and submitted them with my last review dated 24 August 2018. There are a few review issues which have not been updated.

General Note:

Please request the Developer or his Engineer, submit a response letter with their re-submittal of drawings answering all Engineering review comments contained herein.

Plat

1. The Plat needs to have a current date not the April 2018 date.
2. Building addresses must be shown on the Plat.
3. A numerical street address along with the named street address are required.
4. The streets are too narrow for on-street parking. A note needs to be placed on the Plat prohibiting on-street parking.
5. There are several notes referencing PUD on the Plat. Since the name has changed from the prior submittal all indication of PUD should be corrected.
6. The name of the person(s) signing the Plat need to have their name printed below the signature lines.

7. The typical size of the patio (limited common area) needs to be shown.

8. In the "Legend" note what area are "Common".

9. An approval signature block needs to be created at the bottom of the document for the "City Engineer" to sign the final mylar plat document. The language for the "Clearfield City Engineer" approval/compliance signature block shall written to match the following:

   I hereby certify that the "Office of the City Engineer" has examined the foregoing Plat and in our opinion the information conveyed herewith, complies with the Public Works Standards and Specifications of Clearfield City.

Site Plan – Improvement Drawings

1. The Improvement Drawings needs to have a current date on the drawings and not the April & May 2018 dates.

2. The on-site storm water detention system has only partially been updated. The following functional elements will need to be incorporated into the design and the design finished:

   - There is reference to "Bay Saver" and "Storm Ceptor" which are two different products. One or the other needs to be proposed and the sizing calculations must be submitted for the appropriate system.
   - All storm water must be collected and then cleaned through the use of a "Storm Ceptor" or a "Bay Saver" and then sent into the isolator row and through the underground system. The isolator row is required to have a 4' diameter entrance/observation manhole on both ends.
   - The storm water must exit from the system at a common point and be controlled with the orifice and outlet/spillway structure.
   - A weekly, monthly & yearly storm water facilities maintenance schedule is required to be submitted.
   - The calculation of the capacity of the underground storage system needs to be shown in the drawings.
   - All grades, finish elevations and flowlines for all elements of the underground storage system need to be shown in the drawings.

3. The location of all site/street lighting should be shown on the drawings.

We would be happy to meet with the Developer and/or his Engineer to review the above items if they have any questions.

Sincerely,
CEC, Civil Engineering Consultants, PLLC.



N. Scott Nelson, PE.
City Engineer

Cc. Scott Hodge, Public Works Director
Mark Baird, Deputy Public Work Director
Kamilla Schultz, P.E., Public Works Staff Engineer

STAFF REPORT

TO: Mayor Shepherd and City Council Members

FROM: Brad McIlrath, Senior Planner

MEETING DATE: Tuesday, March 26, 2019

SUBJECT: Downtown Clearfield Form-Based Code Update – Contract Award Review

---

RECOMMENDED ACTION

Staff recommends that the Clearfield City Council approve and award the bid proposal for the update to the Downtown Form-Based Code to FFKR Architects, in the amount of $45,000.

DESCRIPTION / BACKGROUND

The Downtown Form-Based Code (FBC) was adopted in June of 2018 in conjunction with the rezoning of properties within the downtown area, to match the zoning districts outlined in the code. At the time of adoption it was recognized by Clearfield City Staff and the City Council that there may be a need to consider ongoing updates and modifications to the code after implementation. Staff has performed multiple audits of the code and noted development constraints of the FBC during the summer and fall of 2018. Additionally, Staff has worked with members of the City Council to identify additional concerns regarding the code's effectiveness and clarity in meeting the vision for the downtown area as outlined in the *Creating Downtown Clearfield* small area plan, which was adopted in the spring of 2017.

Based upon the audits and reviews of the FBC, and input from City Council members and Executive Staff, the Community Development office prepared a Request for Qualifications (RFQ) for consultant services to assist staff with the update. The RFQ was released on February 12, 2019 and closed on February 28, 2019. The City received four (4) responses from the following consulting firms: Frontier Forward, FFKR Architects, Voda Landscape + Design, and Metta Urban Design. With review of the firm qualifications, FBC experience, graphic design capabilities, and project approach, FFKR Architects is recommended as the firm to assist with this update.

Score sheets completed by Community Development Staff are attached to this report for reference. Each category was weighted by priority for this project in the following manner: FBC Experience had a 40% weight, Responsiveness to RFQ 25%, Approach and Management 15%, Graphic Design 15%, and Project Team 5%.

CORRESPONDING POLICY PRIORITY (IES)

The update of the Downtown Clearfield Form-Based Code (FBC) addresses the Policy Priority of *Improving Clearfield's Image, Livability, and Economy* in the following ways.

- The use of and update of the FBC encourages high quality development with increased development standards and a mix of residential and commercial uses to create a livable and walkable downtown.

- The FBC update will encourage beautification of the downtown with a clear design for the streetscape of State/Main Street and 700 South. As part of this update, specific design elements such as street lighting standards, benches, trash receptacles, street trees and grates, and other street furniture will be identified. Standards will be provided for all other streets within the downtown area and will be encouraged as a connection for the downtown to the Clearfield Station site.

- The FBC update will contribute to community pride and encourage investment by creating a downtown where people can live, work, and play. The update will provide a clear development vision with community open spaces that will tie into new development and existing recreational spaces.

The update also meets the Policy Priority of *Providing Quality Municipal Services* in the following ways.

- The FBC update is fueled by continuous improvement and the goal to be innovative in the ways the City develops and encourages redevelopment.

- The FBC update will build on previous conversations and collaboration with UDOT and City's Public Works to provide a streetscape that is welcoming for cars, transit, bikes, and pedestrians.

FISCAL IMPACT

The FBC update and responses are based upon a project budget of $45,000. FFKR Architects provides the value we are looking for relative to this cost.

ALTERNATIVES

For this project it could be brought in house and be completed by Clearfield City Planning staff. This would take additional time and resources and make the project much longer than anticipated. FFKR

Architects has the most recent FBC experience as a whole and especially with the template that has been used to formulate the current code. The City Council may choose to reopen the bid if there is a desire to contract with an alternative firm or to obtain additional responses.

SCHEDULE / TIME CONSTRAINTS

The RFQ outlined a timeframe of 3-4 months with completion by June 30, 2019. In their proposal, FFKR Architects indicated that they have the staff and availability to meet the desired deadline of June 30, 2019. If there are any delays, staff is confident that the update will be completed in time for review and final adoption by July, 2019.

LIST OF ATTACHMENTS

1. Request for Qualifications
2. Staff Score Sheets
3. FFKR Architects Response

CLEARFIELD CITY CORPORATION

REQUEST FOR QUALIFICATIONS

DOWNTOWN CLEARFIELD FORM-BASED CODE UPDATE

PROJECT SUMMARY	
Location	Clearfield City, Utah
Work Discipline	Ordinance Writing and Formatting
Municipal Contacts	
Primary Contact	Brad McIlrath, Senior Planner
Phone	801-525-2784
Email	brad.mcilrath@clearfieldcity.org
Secondary Contact	Spencer W. Brimley, Community Development Director
Phone	801-525-2785
Email	spencer.brimley@clearfieldcity.org
Instructions	
Date of Request	February 12, 2019
Submission Deadline	February 28, 2019, 2:30 p.m.
Anticipated Completion Date for Work	June 30, 2019
Submittal Instructions	Electronic submittal required. Proposals will be received electronically at the office of the City Recorder, of Clearfield as submitted by each proposer through Sciquest until 2:30 p.m. on February 28, 2019. RFQs will not be accepted after that time. Prior to submitting a proposal, proposers MUST register at Sciquest.

DOWNTOWN CLEARFIELD FORM-BASED CODE (FBC) SCOPE OF WORK

BACKGROUND

The *Downtown Clearfield Form-Based Code* was adopted in June 2018 as the result of a multi-year visioning effort to identify and create a "Downtown" in Clearfield City. The creation of a form-based code to guide development of the downtown area was recommended in the *Creating Downtown Clearfield Small Area Plan,* which was completed in 2016 and added as an exhibit to the City's General Plan. Along with a market analysis completed in 2015, the small area plan provided the vision for the downtown area. As such, additional visioning is not necessary as part of this scope of work. Please refer to the General Plan located on the Clearfield City website to familiarize your group with the downtown vision, plan and objectives. Since the adoption of the plan, Clearfield City staff has used this tool for redevelopment and identified necessary revisions needed for the plan to be most effective in accomplishing the agreed upon vision for the downtown area. Due to limited time and resources, Clearfield City is requesting assistance from qualified professionals to aide in this effort.

PROJECT VISION & OVERVIEW

As stated above, the vision for the downtown area has been established through the *Creating Downtown Clearfield Small Area Plan*. Qualified applicants are expected to be familiar with established vision and its implications on the creation and revision of the FBC. Clearfield City has a vision to create a vibrant and walkable downtown along the State/Main Street (SR-126) and 700 South (SR-193) corridors. Revisions to the FBC include, but are not limited to the following:

- Clear identification of street types and streetscape design for each street type, including identification of areas needed for dedication of public right-of-way improvements.
- Clarity within the FBC document and removal of unnecessary standards and wording.
- Consistency within the document with the development standards.
    - This includes ensuring that the standards are consistent with high quality urban development seen with developments in other areas along the Wasatch Front.
- Updated and more applicable graphics, as well as updates to tables within the code.
- Increased detail for development standards in order to promote high quality sustainable design and promote a walkable urban environment.
- Ensure that the purpose for and use of open spaces in the downtown with modifications of the existing standards align with the area vision.
- Recommendation for proper sizing of developments with regards to minimum development acreage by either a project, or lot area.
- Revisions for standards, code language, and appropriate formatting for the document.

REVIEW AND ANALYSIS / TASKS

This project is a hands-on code document revision that will require coordination with Clearfield City staff and potentially other agencies including UDOT. The process may include the following tasks and work items.

Task 1: Existing Code & Vision Review

- ☐ Confirm vision for Clearfield's downtown based upon the small area plan.
- ☐ Understand details of form-based code issues and needed revisions.
- ☐ Develop a work plan to complete project on time.
- ☐ Meet with City planning staff to review plan, concerns, and develop a workflow.

Task 2: Code & Graphic Updates

- ☐ Identify code areas to be reduced/eliminated.
- ☐ Identify code areas to be revised for increased clarity, consistency, and higher development standards.
- ☐ Conceptual graphics identified for development of streets, streetscape, buildings, and building materials. (i.e. Street ROW: sidewalk width, furnishing zone, bike lanes, on-street parking etc., street benches, tree grates, trash cans, street trees, street lighting, building colors & materials, window design, entry types, and so on.)
- ☐ Identify best practices for development and standards to support those practices that can feasibly be implemented through development.
- ☐ Consolidation of standards for ease in administration of regulations
- ☐ Development of end-user process and checklists.
    - Development review process creation.
    - Checklists for application completion.
- ☐ Meet with City planning staff formally and have constant communication throughout.
- ☐ Work Session with Planning Commission and City Council

Task 3: Street Cross Section Updates

- ☐ Provide clear direction and design standards for the Main Street / State Street Cross Section along with 700 South.
- ☐ The cross section is to provide detailed information regarding materials within the public right-of-way that includes: bicycle infrastructure, a furnishing zone, walkable sidewalks, on-street parking if possible, and materials for benches, street lighting, tree grates, trash receptacles, etc.
- ☐ Creation of CAD and/or other drawings to illustrate areas with existing right-of-way that is sufficient to provide these improvements and areas that may require dedication to provide the necessary area to provide the public improvements required by the code.
- ☐ All of the street cross sections and development standards are to be guided by complete street principles.

Task 4: Draft Updates

- Final drafts of code text revisions.
- Final drafts of graphic updates.
- Final drafts of materials/standards for street furniture, lighting, tree wells, etc.
    - References to companies that provide those items.
- Updated development review process and associated checklists.

Task 5: Final Adoption

- Presentation support of updates to Planning Commission
- Presentation support of updates to City Council
- Final revisions and production of project deliverables to Clearfield City
    - Hard copies and electronic copies (Indesign, pdf, CAD, etc.)

DELIVERABLES

1. Hard Copies of FBC (Min. of 5)
2. Electronic Copies of FBC (Indesign files, PDF, CAD drawings, etc.)
3. Development Process Chart
4. FBC Checklist
5. Design Standards (Public Improvements, etc.)
6. New Street Cross Sections within the Form Based Code Area
7. Brochure or handout providing overview for the FBC

BUDGET & TIMELINE

The budget for the proposed revisions to the Downtown Clearfield Form-Based Code will consist of City funds, as well as in-kind City staff and volunteer time. Clearfield City staff will provide time and review as required to oversee the project and ensure that the project is completed on-time and within budget. The budget includes:

1. The time used to review and rework the document, additions to the document, meetings with City staff, project deliverables, and
2. Public meetings for the adoption of the updated plan. It is expected that the project should be completed within 3-4 months and conclude no later than the end of June 30, 2019.

Project Budget (total): $45,000

INSURANCE REQUIREMENTS

Contractor shall maintain or cause to be maintained on its behalf insurance policies of the types required below with insurance companies authorized to do business in the State of Utah, (i) having a Best Insurance Reports rating of “A” or better and a financial size category of “X” or higher, or (ii) otherwise being acceptable to the City with coverage limits and provisions at least sufficient to satisfy the requirement set forth below:

1. Workers' Compensation Insurance: Statutory workers' compensation insurance (Part A). Such insurance shall also include employer's liability (Part B) insurance in a limit of no less than $1,000,000 for each: accident, disease, employee. No owner or officer may be excluded.
2. General Liability Insurance: Commercial general liability insurance on an occurrence basis arising out of claims for bodily injury (including death) and property damage. Such insurance shall provide coverage for ongoing operations and products-completed operations, blanket contractual, broad form property damage, personal and advertising injury, independent contractors and sudden and accidental pollution liability [pollution liability arising out of a hostile fire] with a $2,000,000 minimum per occurrence limit combined bodily injury and property damage, with a $3,000,000 minimum aggregate limit, provided the general policy aggregate shall apply separately to the Contractor on a per project basis. Any aggregate limit that does not apply separately to the premises shall be at least double the required per occurrence limit.
3. Automobile Liability Insurance: Automobile liability insurance for the Contractor's liability arising out of the use of owned (if any), leased (if any), non-owned and hired vehicles of the Contractor, with a $3,000,000 minimum limit per accident for combined bodily injury and property damage and containing appropriate no-fault insurance provisions wherever applicable. All owned and/or leased automobiles shall be covered using symbol "1" (any auto).
4. Misc. Professional Liability: Shall maintain appropriate professional liability insurance in an amount not less than $3,000,000.

APPROVAL PROCESS

1. Work Session Presentation (Minimum of 1)
    a. The consultant will work with staff to make formal presentation for the review of the document with the Planning Commission and the City Council in a joint work session.
    b. The consultant will be responsible to make any changes that may become necessary between presentations.
    c. An additional meeting may be scheduled at the discretion of the City Council or City staff.
2. Public Hearing Presentations (Minimum of 2)
    a. The consultant will work with staff to make formal presentations to the Planning Commission and City Council in public hearings for the adoption of the revised plan.
    b. The consultant will be responsible to make any necessary changes that may become necessary between presentations and after final City Council decision to ensure the document is complete and prepared for public review and implementation.

Spencer Brimley, Community Development Director

DOWNTOWN CLEARFIELD FORM-BASED CODE UPDATE

March 2019

Weighted Scores by Firm

Please score each firm on a scale from 1 to 5 for each criteria.

1 being completely unqualified

3 being the firm has adequate, acceptable experience

5 being is more than qualified and will produce an excellent product.

FRONTIER FORWARD	1-5
FBC Experience (40)	3
Responsiveness to RFQ (25)	3
Approach and Management (15)	3
Graphic Design (15)	3
Project Team (5)	4
	16

FFKR	1-5
FBC Experience (40)	5
Responsiveness to RFQ (25)	4
Approach and Management (15)	5
Graphic Design (15)	5
Project Team (5)	4
	23

VODA	1-5
FBC Experience (40)	4
Responsiveness to RFQ (25)	3
Approach and Management (15)	4
Graphic Design (15)	5
Project Team (5)	4
	20

METTA URBAN DESIGN	1-5
FBC Experience (40)	5
Responsiveness to RFQ (25)	4
Approach and Management (15)	3
Graphic Design (15)	5
Project Team (5)	4
	21

Brad McIlrath, Senior Planner

DOWNTOWN CLEARFIELD FORM-BASED CODE UPDATE

March 2019

Weighted Scores by Firm

Please score each firm on a scale from 1 to 5 for each criteria.

1 being completely unqualified

3 being the firm has adequate, acceptable experience

5 being is more than qualified and will produce an excellent product.

FRONTIER FORWARD	1-5
FBC Experience (40)	2
Responsiveness to RFQ (25)	2
Approach and Management (15)	2
Graphic Design (15)	2
Project Team (5)	2
	10

Felt like only connection is from living in Kaysville. Not a lot of FBC experience if any. Maybe good for another project, but not this one.

FFKR	1-5
FBC Experience (40)	4
Responsiveness to RFQ (25)	5
Approach and Management (15)	4
Graphic Design (15)	5
Project Team (5)	3.5
	21.5

Idaho Falls FBC, Familiar with template Better use of template than ours Local and better familiar with projects along the Wasatch Front. Experience with CRSA. First project with FFKR. Graphic design strong.

VODA	1-5
FBC Experience (40)	3.5
Responsiveness to RFQ (25)	3.5
Approach and Management (15)	3.5
Graphic Design (15)	5
Project Team (5)	3
	18.5

Adequate experience, etc. Somewhat reminds me of previous group Not as much experience as others with FBC. I like MHTN's involvement, but wish it was more.

METTA URBAN DESIGN	1-5
FBC Experience (40)	3.5
Responsiveness to RFQ (25)	5
Approach and Management (15)	4
Graphic Design (15)	5
Project Team (5)	3.5
	21

Out of state. Peter J. Park with FBC Institute, so a lot of experience from him. All work examples prior to MUD team. I like the planned meetings with UDOT and graphic design experience.

CLEARFIELD CITY CORPORATION

REQUEST FOR QUALIFICATIONS – DOWNTOWN CLEARFIELD FORM-BASED CODE UPDATE

28 FEBRUARY 2019



730 Pacific Ave., Salt Lake City, Utah 84101 | 801-521-6186 | www.FFKR.com

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FFKR ARCHITECTS

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28 February 2019

Brad McIlrath, Senior Planner
Ordinance Writing and Formating
801-525-2784
brad.mcilrath@clearfieldcity.org

RE: Request for Qualifications – Downtown Clearfield Form–Based Code Update

Dear Brad and Spencer,

We are excited to have Susie Petheram, with her expertise and years of experience, as a new addition to the FFKR team. We have the resources, skills, and staff available in-house to support her and Clearfield City in your goal to streamline and improve the Form Based Code for Downtown. Susie has the experience and knowledge of the Form-Based Code template used for your code to quickly help identify solutions and improve the end product to meet your needs. With the right tools in place, we look forward to seeing Clearfield's downtown evolve into the vibrant place envisioned during your planning efforts of the last several years.

Susie will be your main point of contact in coordinating and facilitating the Clearfield code updates for clarification and consistency. Our Planning + Landscape Studio will be available to provide streetscape design, development of sustainable standards for a walkable urban environment, modification of the use of open spaces, and revising, updating, and formatting applicable graphics and documents. Our Visualization Studio is available to provide 3D renderings and graphics as needed to help communicate the end goals of the project. Additionally, FFKR has 140 experienced architects, designers, and support staff to ensure the timely completion of your project. Our deep experience working with developers on a range of project types, including mixed-use development and pedestrian-oriented buildings, means we are very familiar with how the design approval process can be an unintended hurdle.

FFKR has assembled a team that can provide your city with:

- High quality standards that are consistent with high quality urban development seen with developments in other areas along the Wasatch Front.
- Compelling conceptual development graphics
- Presentation support to Stakeholders and Decision Makers
- Production of necessary CAD files and final graphic and code updates

Our team looks forward to the opportunity to begin this new endeavor along with the City of Clearfield. Please feel free to contact Susie or me if any additional information or clarification is needed.

Sincerely,

Mike Leishman, AIA
Principal-in-Charge

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FIRM QUALIFICATIONS



FFKR Architects places the client at the center of our practice. We work closely with each client to determine needs and concerns, then explore possibilities to determine a clear, client-selected direction. Our guiding design philosophy centers on discovering within the client's site, program, and budget that special something to elevate a project above the sum of its parts. Through careful detailing, environmental responsibility, and sensitivity to project context, our firm achieves high-quality, lasting architecture.

FFKR Architects provides innovative, client-centered planning, architectural, interior, landscape, and urban design services to a broad range of clientele across the United States. Our office is located in the historic Bogue Building in downtown Salt Lake City, Utah. FFKR has a reputation for design excellence, environmental leadership, and budgetary responsibility, and has been a Western Mountain Region AIA, and AIA Utah Firm of the Year. We maintain a staff of over 140 architects, designers, and support personnel who have the talent, expertise, and passion to meet our clients' most demanding challenges.

Range of Services

- Full Architectural Design
- Interior Design & Space Planning
- Tenant Improvement
- Adaptive Re-use
- Procurement
- Programming
- Master Planning
- Landscape Architecture
- Site Planning and Test Fits
- Facility Studies
- LEED Documentation
- Renovation & Seismic Upgrade
- 3D Renderings
- 3D Printing
- Virtual Reality Simulations
- Signage & Wayfinding

FFKR ARCHITECTS
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Salt Lake City, Utah 84104
136 Employees

Arizona
8901 E. Pima Center Parkway, Suite 125
Scottsdale, Arizona 85258
Four Employees

PROJECT UNDERSTANDING AND APPROACH



PROVO CITY CENTER DOWNTOWN DEVELOPMENT RENDERING – PROVO, UTAH

IMPLEMENTING CLEARFIELD'S VISION

FFKR has the staff, expertise, and experience to help make your vision for downtown Clearfield City a reality.

Susie Petheram will coordinate and facilitate the endeavor to establish the vision of the form-based code with the support of our Planning + Landscape Studio and sub-consultants if needed. We will work with you to update the form-based code so developers can help create the vibrant and walkable downtown along State/Main Street and 700 South corridors that Clearfield desires. Susie has worked on developing form-based codes for North Ogden, Idaho Falls, Orem, Centerville, and Farmington. She is very familiar with the template used to create the code Clearfield currently has in hand and understands the need to dive deeper to create a code calibrated to each context. She is excited to weave her experience with FFKR.

FFKR has designed many small area and corridor plans with a similar walkable objective in mind, including:

- Thanksgiving Point Master Plan
- Provo City center Downtown Redevelopment Study
- BYU-Idaho College Avenue Mixed-use Master Plan
- Park Lane West Master Plan
- Fallon Paiute-Shoshone Community Master Plan
- Flour Foods Mixed-use Development
- Corporate Campus in Springville, Utah

FFKR is prepared to support Clearfield City in the revisions to the FBC, which may include the following:

- Clear identification of street types and streetscape design for each street type, including identification of areas needed for dedication of public right-of-way improvements. Susie helped develop standards for the Millcreek Town Center Plan that had a similar blend of current and future public right-of-way improvements.
- Clarity within the FBC document and removal of unnecessary standards and wording. Susie will streamline the narrative to concisely communicate only those standards applicable for the downtown Clearfield context.

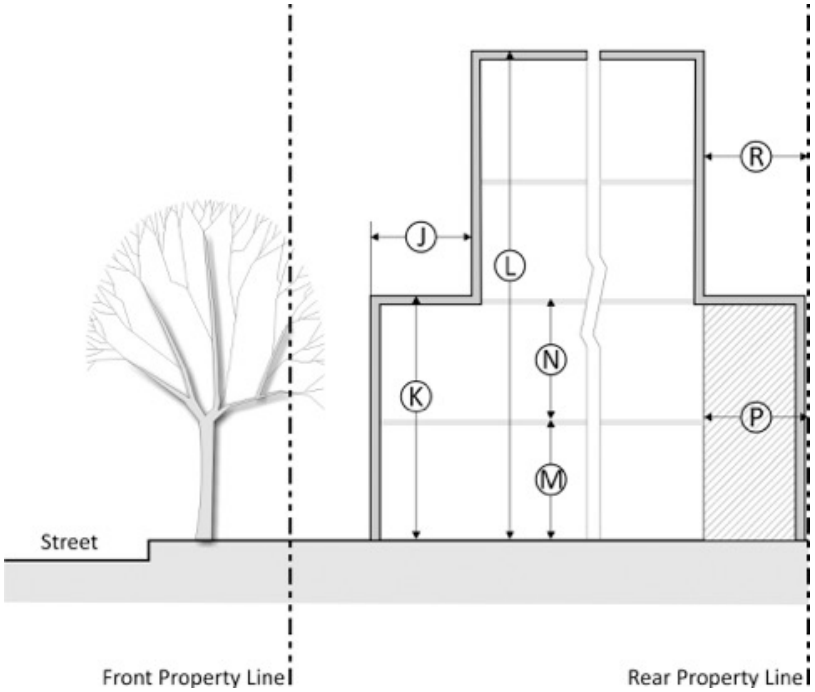
PROJECT UNDERSTANDING AND APPROACH



PRESENTATION FOR NEIGHBORHOOD HOUSE PROJECT

- Consistency within the document with the development standards. Our quality control review approach will identify and resolve any inconsistencies or areas of confusion within your code.
  - This includes ensuring that the standards are consistent with high-quality urban development seen with developments in other areas along the Wasatch Front.
  - Early in the process we will sit down with you and do a "Virtual Field Trip" to identify those developments most admired, either in the Wasatch Front region or other areas with a similar context to the City's desire for downtown Clearfield.
- We will provide updated and more applicable graphics, as well as updates to tables within the code.
- We will Increase the detail for development standards in order to promote high-quality sustainable design and promote a walkable urban environment, while also ensuring the development review process is clear and easy to follow.
- We know open space within downtown will be a critical element of your future placemaking efforts and will ensure that modifications of the existing standards align with your vision.
- Development projects will come in a range of sizes and styles, depending on the land available and the developer involved. To achieve the desired consistency in urban form, we will help identify the proper sizing of developments with regards to minimum development acreage by either a project, or lot area.
- Formatting and presentation of the form-based code information is critical to ensuring it is easily read and understood. We can use our contacts in the development community to "test drive" any revisions of the standards and code language for improved and clear understanding of the process and end goal.

PROJECT UNDERSTANDING AND APPROACH



EXAMPLE OF FORM-BASED CODE GRAPHIC

TASK 1: EXISTING CODE & VISION REVIEW

The general objective for this phase of the work is to develop a thorough understanding of the work completed to date, understand the current issues, and meet with you to confirm a shared understanding at the start of the process. Our experience working in many different communities, either on a form-based code project or downtown/corridor small area plan will lead to a streamlined effort. We will do our research ahead of time and come to our meetings with a clear knowledge of what's been done to date and how we can help get you to where you want to be. In this task, we will:

- Confirm vision for Clearfield's downtown based upon the small area plan.
- Understand details of form-based code issues and needed revisions.
- Develop a work plan to complete project on time.
- Meet with City planning staff to review plan, concerns, and develop a workflow.

TASK 2: CODE AND GRAPHICS UPDATE

Using a template means that some areas are not relevant and other areas need to be calibrated to your context.

Wherever possible, we will work to simplify and streamline the code language and ensure the graphics and standards are specific to the Clearfield context. We will work with you to:

- Identify code areas to be reduced/eliminated.
- Identify code areas to be revised for increased clarity, consistency, and higher development standards.
- Conceptual graphics identified for development of streets, streetscape, buildings, and building materials. (i.e. Street ROW: sidewalk width, furnishing zone, bike lanes, on-street parking etc., street benches, tree grates, trash cans, street trees, street lighting, building colors & materials, window design, entry types, and so on.)
- Identify best practices for development and standards to support those practices that can feasibly be implemented through development.
- Consolidation of standards for ease in administration of regulations
- Development of end-user process and checklists.
- Development review process creation.
- Checklists for application completion.
- Meet with City planning staff formally and have constant communication.

PROJECT UNDERSTANDING AND APPROACH



EXAMPLE OF STREET PROFILE FOR CORPORATE CAMPUS

TASK 3: STREET CROSS SECTION UPDATES

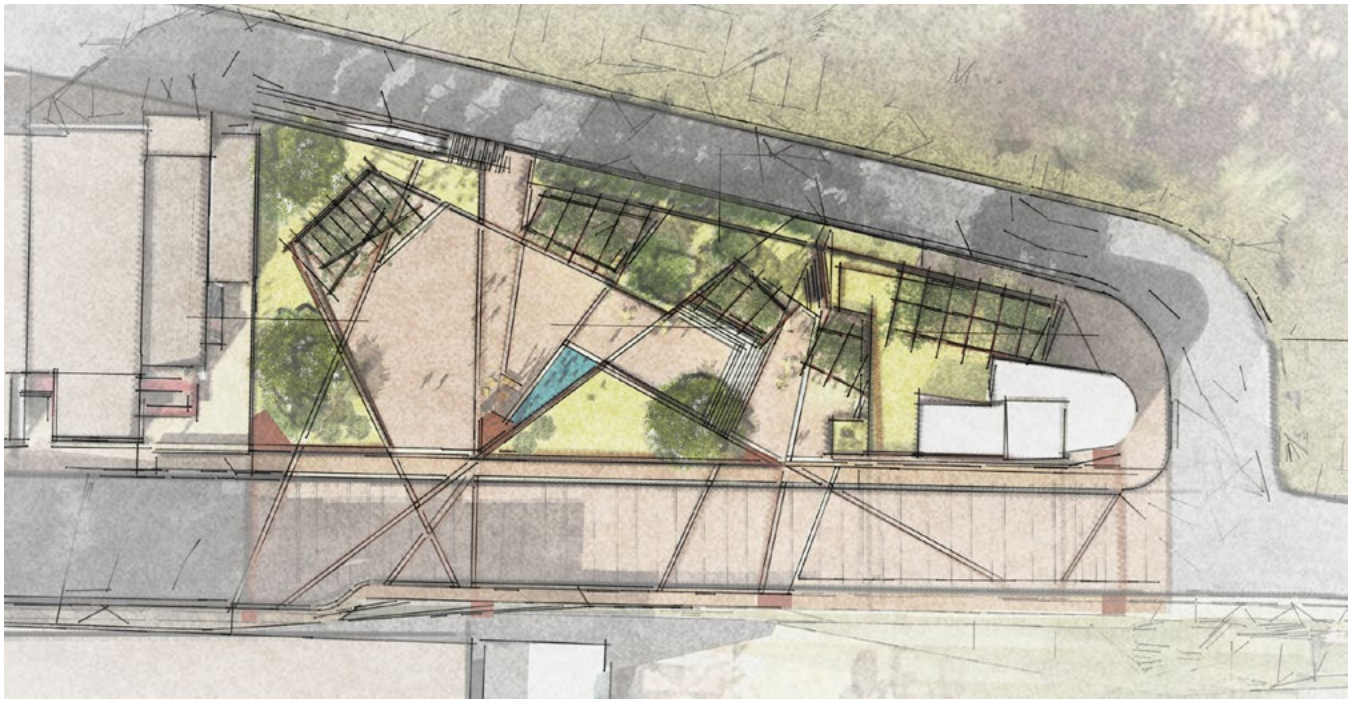
FFKR understands the importance that visual information plays in helping people at all levels of the process understand the vision and intent of the code. We use the latest technology to model and annotate images to emphasize size, location, materiality, and function. We are prepared to develop street cross sections that provide clear direction and design standards for the Main Street / State Street Cross Section along with 700 South. We understand the cross section must clearly provide detailed information regarding materials within the public right-of-way that includes: bicycle infrastructure, a furnishing zone, walkable sidewalks, on-street parking if possible, and materials for benches, street lighting, tree grates, trash receptacles, etc. We will use complete street principles to develop the cross sections and develop drawings using CAD or other software to illustrate areas where the existing right-of-way is sufficient to provide these improvements and areas that may require dedication to provide the space needed to provide the public improvements required by the code.

TASK 4: DRAFT UPDATES

FFKR values the iterative nature of the design process. We want to ensure your vision is truly incorporated into the final documents. Continual updates throughout the process will make sure the final documents are thorough, well thought out, and in line with the goals and vision. We will work both with city planning staff and your elected and appointed officials to make sure the end product meets your needs. We have created easy to use and understand flow charts for the development review process and straightforward checklists to accompany the form-based code. We will provide:

- Final drafts of code text revisions.
- Final drafts of graphic updates.
- Final drafts of materials/standards for street furniture, lighting, tree wells, etc. and References to companies that provide those items.
- Updated development review process and associated checklists.

PROJECT UNDERSTANDING AND APPROACH



CONCEPTUAL PLAZA SITE PLAN AERIAL VIEW

TASK 5: FINAL ADOPTION

Our goal with any project is to come to the final adoption phase with no surprises and a clear understanding of what is being approved. We will help Clearfield City's planning staff communicate the update process to the Planning Commission and City Council as it progresses.

We are prepared to facilitate discussions through one (1) joint Planning Commission/City Council workshop and one (1) public hearing for both Planning Commission and City Council (2 total public hearings). We also know that unexpected delays or complications can arise, and will be happy to provide support for additional workshops or public hearings as an additional service.

FFKR has worked with and has wonderful relationships with many municipalities throughout the region. These valued relationships are the result of our appreciation and dedication to each project. Our team will remain intact throughout the process to ensure continuity from the initial vision to the final document. Final approval and acceptance of the final deliverables is not just a box to check, but is an integral step in our process to make sure there is buy-in and understanding of the final document and how it will be used. We understand we will provide the following as part of this task:

- Presentation support of updates to Planning Commission
- Presentation support of updates to City Council
- Final revisions and production of project deliverables to Clearfield City
    - Hard copies and electronic copies (InDesign, PDF, CAD, etc.)

FEE AND SCHEDULE

We acknowledge and understand that the approved budget is $45,000 for the services outlined in the RFQ including all review and rework time, meetings with city staff and any/all public meetings the potential consultant is expected to attend. FFKR has the staff and availability to meet Clearfield City's desired deadline of June 30, 2019.

We look forward to negotiating a more detailed scope related to this budget, providing a schedule with critical dates, and finalizing an agreement if selected.

ORGANIZATIONAL CHART

Clearfield City
we've got it made



MIKE LEISHMAN, AIA, LEED AP
- Principal-in-charge
- Resource Management/ Allocation
- Project Oversight



SUSIE PETHERAM, AICP
Senior Planner / Project Manager
- Main Point of Contact
- Project Coordination/Facilitation
- Clarification, removal, and update to FBC document
- Ensuring consistency and standards
- Revision of standards, code language and appropriate document formating



TROY COOK, PLA, ASLA, LEED GA
Planner + Landscape Architect
- Identify street types and streetscape design
- Development standards for sustainable design and walkable environment
- Ensure use and purpose of open spaces that align with area vision



ABRAM NIELSEN, PLA, AICP, ASLA, LEED AP
Planner + Landscape Architect
- Identify street types and streetscape design
- Update applicable graphics and table withing the code



MARY SORENSEN
Design Strategist
- Identify Opportunities and Obstacles
- Explore Solutions and Develop Implementation Plan
- Writing and Editing Support



ADAM ZOLLINGER
Director of Visualization
- 3D Renderings
- Virtual Reality
- Fly Through
- Drone Video Composite



MARTHA CHRISTENSEN
Art Director
- Branding Guidelines
- Signage and Wayfinding
- Graphic Design
- Marketing Materials

FFKR ARCHITECTS HAS A STAFF OF OVER 140 ARCHITECTS, DESIGNERS, AND SUPPORT PERSONNEL.

SUB-CONSULTANTS –AS NEEDED
- Zion Public Finance, Inc.
- Fehr & Peers
- University of Utah Department of City and Metropolitan Planning

MIKE LEISHMAN, AIA, LEED AP

Principal Architect | Principal-in-Charge





DAVIS COUNTY LIBRARY, KAYSVILLE BRANCH – KAYSVILLE, UTAH

PRINCIPAL ARCHITECT

EDUCATION

University of Phoenix, MBA, 2005

University of Utah, Master of Architecture, 1997

University of Utah, Bachelor of Science, Urban Planning, 1995

PROFESSIONAL AFFILIATIONS

Member, American Institute of Architects

Member, Utah Heritage Foundation

Member, U.S. Green Building Council

LICENSES & REGISTRATIONS

Licensed Architect – Utah 2000, Idaho 2011, Hawaii, 2012

WITH FFKR ARCHITECTS SINCE 2007

RELEVANT EXPERIENCE

Civic

- Davis County Library Kaysville Branch, Kaysville, Utah
- Ogden Transit Center (UTA), Ogden, Utah*
- Murray Green House, Murray, Utah*
- Kaysville Womens Shelter, Kaysville, Utah*
- Weber County Library, Re-roof, Ogden, Utah*
- Davis County Library, Centerville Branch, Utah*
- Davis County Library, Syracuse Branch, Utah*
- Davis County Library, Central Branch, Utah*
- Davis County Library, South Branch, Utah*
- Tremonton Public Library, Tremonton, Utah*
- Twin Falls Public Library, Remodel Study, Twin Falls, Idaho*

Higher Education

- BYU-Idaho Center, BYU-Idaho, Rexburg, Idaho
- BYU-Idaho Parking Lot Redevelopment and Precinct Plan, Rexburg, Idaho
- MTC Housing, Provo, Utah
- Teachers Education Building, Southern Utah University, Cedar City, Utah*
- Old Main Adaptive Reuse, Southern Utah University, Cedar City, Utah*

Commercial

- Thorstensen Building Adaptive Reuse, Ogden, Utah
- Avalanche Studios Tenant Improvement, Salt Lake City, Utah
- Shoshone-Bannock Casino, Fort Hall, Idaho
- Shoshone-Bannock Tribes Fish and Wildlife Department "Building 29" Adaptive Re-use, Fort Hall, Idaho

Religious

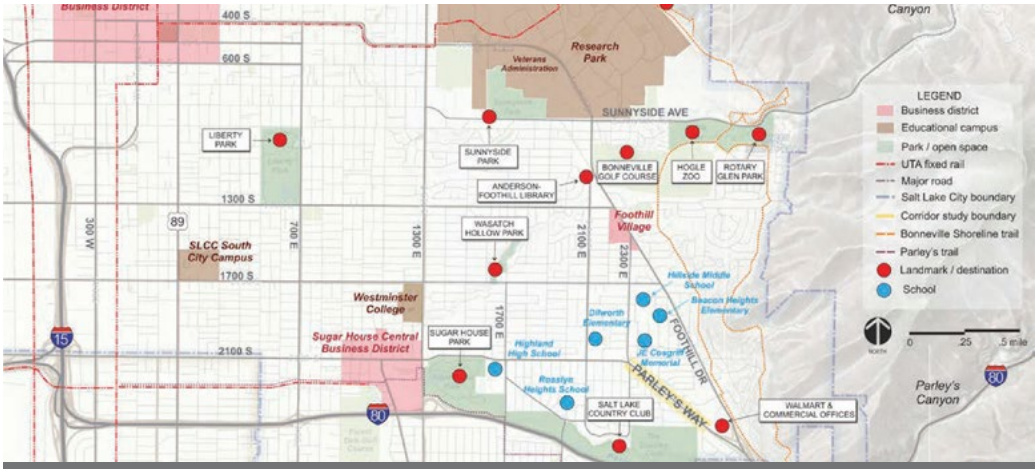
- Pocatello Idaho Temple, Pocatello, Idaho
- Provo City Center Temple, Provo, Utah
- Brigham City Utah Temple, Brigham City, Utah

*work completed prior to joining FFKR Architects

SUSIE PETHERAM, AICP

Associate | Senior Planner and Project Manager





PARLEY'S WAY CORRIDOR PLAN – SALT LAKE CITY, UTAH*

ASSOCIATE PLANNER

EDUCATION

University of Utah, Ph.D. Candidate in Metropolitan Planning, Policy, and Design

University of Utah, Master of City and Metropolitan Planning

University of Utah, Graduate Certificate in Historic Preservation

Grinnell College, Bachelor of Arts, Mathematics

LICENSES & REGISTRATIONS

American Institute of Certified Planners, 2010, AICP #024247

PROFESSIONAL AFFILIATIONS

American Planning Association (APA)

Utah APA Programs Committee Chair

Utah – Vernacular Architecture Forum

COMMUNITY INVOLVEMENT

Sugar House Community Council, 2000-2010; Vice Chair, 2002–2005

University of Utah, President's Sustainability Advisory Board

SEVENTEEN YEARS OF EXPERIENCE

RELEVANT EXPERIENCE

Form-Based Codes/Ordinances/Urban Design Standards

- Orem City Center Planned Development Code, Orem, Utah*
- North Ogden Downtown Form-Based Code, North Ogden, Utah*
- Idaho Falls Downtown Form-Based Code & Downtown Plan, Idaho Falls, Idaho*
- Elko Downtown Urban Design Overlay, Elko, Nevada*
- Farmington Transit Oriented Development Ordinance & Regulating Plan, Farmington, Utah*
- Centerville Main Street Form-Based Code Ordinance, Centerville, Utah*
- Sugar House Business District Design Guidelines and Small Area Plan, Salt Lake City, Utah*
- Daybreak Commercial Design Guidelines, South Jordan, Utah*
- Wasatch Front Transit Oriented Development Design Guidelines, Envision Utah*

Transit-Oriented Development/Town Center & Downtown Plans/Small Area Plans

- 21st & 21st Small Area Plan, Salt Lake City, Utah*
- Millcreek 2300 East Town Center Plan, Salt Lake County, Utah*
- Provo Station Area Plan, Provo, Utah*
- Orem Station Area Plan, Orem, Utah*

Corridor Plans

- South Jordan Redwood Road Corridor Plan, South Jordan, Utah*
- Parley's Way Corridor Plan, Salt Lake City, Utah*
- 9-Line Master Plan, Salt Lake City, Utah*
- Logan Fourth North Corridor Plan, Logan, Utah*

Comprehensive/Long-Range Plans

- Eagle Mountain General Plan, Eagle Mountain, Utah*
- Murray General Plan, Murray, Utah*
- Taylorsville General Plan, Taylorsville, Utah*

*work completed prior to joining FFKR Architects

ABRAM NIELSEN, PLA, AICP, ASLA, LEED AP

Senior Associate | Planner + Landscape Architect





PROVO DOWNTOWN REDEVELOPMENT STUDY – PROVO , UTAH

SENIOR ASSOCIATE LANDSCAPE ARCHITECT

EDUCATION
Utah State University, Bachelors of Landscape Architecture and Environmental Planning, 2003

PROFESSIONAL AFFILIATIONS
Member, American Society of Landscape Architects (ASLA)

Member, American Institute of Certified Planners (AICP)

Member, American Planners Association (APA)

Member, U.S. Green Building Council

Member, The Congress for the New Urbanism, CNU Utah Chapter

LICENSES & REGISTRATIONS
Licensed Landscape Architect – Utah & Florida

AICP Certified

CLARB Certified

LEED® Accredited, US Green Building Council

COMMUNITY INVOLVEMENT
Lehi City, Utah Planning Commissioner, 2016 – Present

WITH FFKR ARCHITECTS SINCE 2014

RELEVANT EXPERIENCE

Civic
- Provo City Center Downtown Redevelopment Study, Provo, Utah
- Monument Park, Lehi, Utah
- Layton TOD Study, Layton, Utah
- Park City Parking Study, Park City, Utah
- Pioneer Park UDAT, Salt Lake City, Utah
- Neighborhood House Master Plan, Salt Lake City, Utah
- Miwok Tribal Administration Building Site Design, Shingle Springs, California

Living Environments
- Avanti Senior Living Master Plan, Farmington, Utah

Mixed-use/Master Plan
- BYU-Idaho College Avenue Mixed-use Master Plan, Rexburg, Idaho
- Fallon Paiute–Shoshone Community Master Plan, Fallon, Nevada
- Thanksgiving Point Master Plan, Lehi, Utah
- Dixon Building Master Plan, Salt Lake City, Utah

Hospitality
- Shoshone-Bannock Casino Expansion Site Design, Fort Hall, Idaho
- AC Hotel Marriott and Milagro Apartments, Salt Lake City, Utah
- Talking Stick Resort Pool Master Plan and Design, Scottsdale, Arizona
- Alabama-Coushatta Master Plan, Livingston, Texas
- Casino Arizona Hotel, Scottsdale, Arizona

K-12 Education
- Bond Architect for Ogden City School District, Ogden, Utah
- Provo High School Replacement, Provo, Utah
- Peruvian Park Elementary School Site Upgrades, Sandy, Utah
- Indian Hills Middle School Site Redesign, Sandy, Utah
- Waterford School Campus Master Plan, Sandy, Utah

TROY COOK, PLA, ASLA, LEED GA

Associate | Planner + Landscape Architect





FLOUR FOODS MIXED-USE – OGDEN UTAH

ASSOCIATE LANDSCAPE ARCHITECT

EDUCATION
Utah State University, Bachelors of Landscape Architecture and Environmental Planning, 2000

LICENSES & REGISTRATIONS
Licensed Landscape Architect State of Utah #7301450-5301

CDT-Construction Document Technology

LEED ®Green Associate

PROFESSIONAL AFFILIATIONS
Member, American Society of Landscape Architects (ASLA)

Associate Member, Urban Land Institute

Member, The Congress for the New Urbanism, CNU Utah Chapter

ACADEMIC HONORS & AWARDS
Sigma Lamda Alpha-National Honorary Society

APA Utah Chapter, Planning Award-Big Water Futures Project

Utah Museum of Natural History ASLA Utah Chapter-Merit Award

WITH FFKR ARCHITECTS SINCE 2014

RELEVANT EXPERIENCE

Master Plan
- Thanksgiving Point Master Planning, Lehi, Utah
- Park Lane West Master Plan, Farmington, Utah
- BYU-Idaho College Avenue Mixed-use Master Plan, Rexburg, Idaho

Civic
- Flour Foods Mixed-use Development, Ogden, Utah
- Monument Park, Lehi, Utah
- Provo City Center Downtown Redevelopment Study, Provo, Utah
- Naples City Fire Station Landscape Architecture, Naples, Utah
- Salt Lake Airport Terminal Redevelopment Landscape Design, Salt Lake City, Utah
- Daybreak South Station Streetscape and Design Guidelines, Daybreak New Community, South Jordan, Utah*
- Daybreak Specialty Care Center, Daybreak New Community, South Jordan, Utah* LEED Silver
- Daybreak Corporate Center, Daybreak New Community, South Jordan, Utah* LEED Platinum
- Salt Lake City Parks and Public Lands, Miller Park Enhancements, Salt Lake City, Utah*
- Utah Museum of Natural History, Salt Lake City, Utah* LEED Gold

Commercial
- Corporate Headquarters Campus Plan, Springville, Utah
- American First Credit Union Landscape Architecture, Herriman, Utah
- Kennecott Utah Copperton Mine Visitors Center Programming and Planning, Utah

Higher Education
- BYU-Idaho Parking Lot Redevelopment and Precinct Plan, Rexburg, Idaho
- University Gardens Student Housing Landscape and Site Design, Salt Lake City, Utah

*work completed prior to joining FFKR Architects

MARY SORENSEN

Design Strategist





WATER RECLAMATION FACILITY – SALT LAKE CITY, UTAH

EDUCATION

Bellevue College, Associate in Arts Interior Design, 2008

University of Puget Sound, BA Business Administration, 1988

WITH FFKR ARCHITECTS SINCE 2019

ELEVEN YEARS OF EXPERIENCE

RELEVANT EXPERIENCE

- Salt Lake City Water Reclamation Facility, Salt Lake City, Utah
- Waterford School Campus Master Plan, Sandy, Utah
- Antioch University, Seattle, Washington*
  Real Estate strategy and program development for new location.
- Microsoft Buildings 16 and 17, Redmond, Washington*
  Project Design Review as client representative to ensure delivery met design and workplace performance criteria.
- Microsoft PacWest Regional Sales Office, Bellevue, Washington*
  Change Management Consultant

*work completed prior to joining FFKR Architects

ADAM ZOLLINGER

Director of Visualization





REGENT STREET PARKING GARAGE RENOVATIONS – SALT LAKE CITY, UTAH

EDUCATION

Brigham Young University, Bachelor of Art, Art History and Curatorial Studies, 2005

WITH FFKR ARCHITECTS SINCE 2008

VIEW FFKR'S 3D STUDIO EXPERIENCE

- Compilation of 3D Renderings, Architectural Illustrations, and animations.
- Provo City Center Downtown Redevelopment Study Aerial
- Example of Drone Composite
- 3D Printing with a Makerbot 3D Printer
- Immersive Virtual Reality Tour
- Sample Animation for UTA Trax North Temple Transfer Station

RELEVANT EXPERIENCE

- Salt Lake City Airport Light Rail Expansion, Salt Lake City, Utah
- Gallivan Avenue Lighting, Salt Lake City, Utah
- Regent Street Parking Garage Renovations, Salt Lake City, Utah
- Provo Downtown Redevelopment Study, Provo, Utah
- Flour Foods Mixed-use Development, Ogden, Utah
- SDI 300 S Festival Street Parking and Building Study, Salt Lake City, Utah
- Utah State Hospital, Provo, Utah
- Olympus High School Replacement, Holladay, Utah
- AC Hotel Marriott, Salt Lake City, Utah
- O.C. Tanner Headquarters Expansion and Remodel, Salt Lake City, Utah
- 250 Tower, Salt Lake City, Utah
- Provo High School Replacement, Provo, Utah
- BioFire, Salt Lake City, Utah
- Provo City Center Temple, Provo Utah
- Brigham City Temple, Brigham City, Utah
- Talking Stick Resort and Casino, Scottsdale, Arizona
- David W. Bernolfo Center for Global Vision, Salt Lake City, Utah
- Museum of Natural Curiosity, Lehi Utah
- Albion Middle School, Sandy, Utah
- Indian Hills Middle School, Sandy, Utah

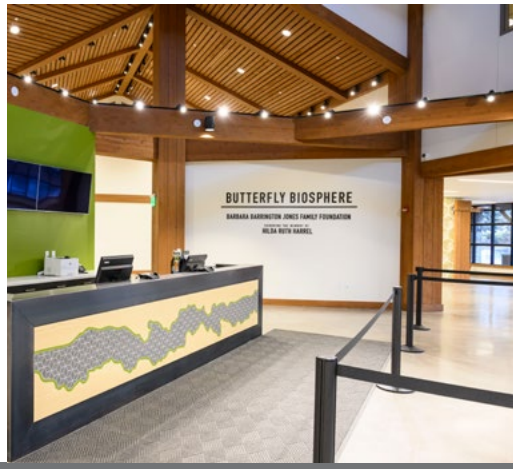
MARTHA CHRISTENSEN

Art Director and Graphic Designer





250 EAST TOWER – SALT LAKE CITY, UTAH



BUTTERFLY BIOSPHERE – LEHI, UTAH

EDUCATION
Brigham Young University, Bachelors of Fine Art, 2006

PROFESSIONAL AFFILIATIONS
Member, American Institute of Graphic Arts (AIGA)

COMMUNITY INVOLVEMENT & TEACHING
Adjunct Professor, Graphic Design, Brigham Young University, 2016-2017

IIDA Fashion Remix Design Team Member, 2018

"Fill the Pot" Feed Homeless, Volunteer with Calvary Baptist Church, Salt Lake City, UT, 2016-2018

WITH FFKR ARCHITECTS SINCE 2017

VIEW FFKR'S GRAPHIC DESIGN AND MARKETING PROJECTS

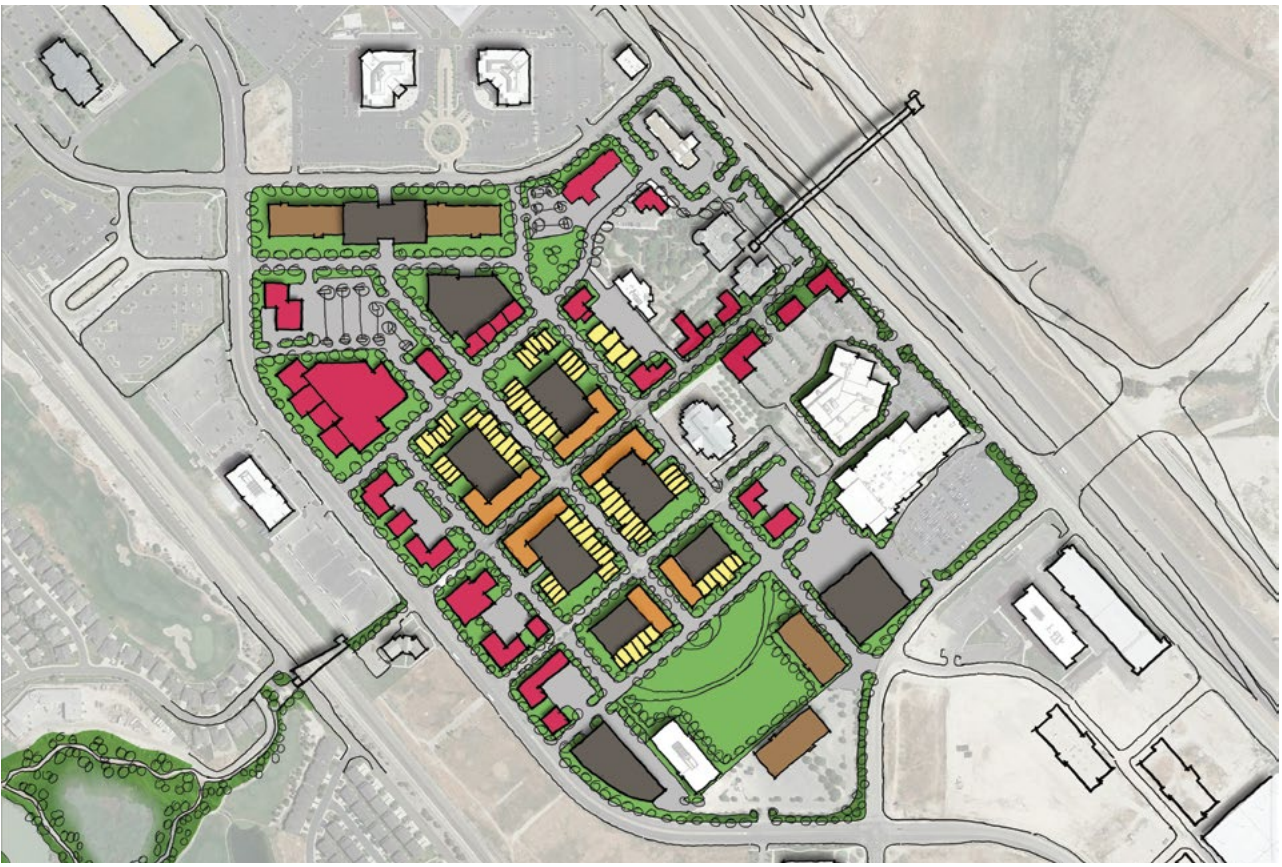
- Jacobsen Construction
- Miwok Tribal Administration
- Logo Designs
- Provo High School
- David W. Bernolfo Center for Global Vision
- Custom Artwork

RELEVANT EXPERIENCE

- Jacobsen Construction Interior Branding and Environmental Graphics, West Valley City, Utah
- Cushman & Wakefield, Union Park Center Logo and Branding Design, Salt Lake City, Utah
- Butterfly Biosphere Signage, Environmental Graphics and Wayfinding Design, Thanksgiving Point Lehi, Utah
- 250 East Tower Interior Branding and Environmental Graphic, Salt Lake City, Utah
- 170 South Main Signage and Wayfinding Design, Salt Lake City, Utah
- Milagro Apartments Signage, Environmental Graphics and Wayfinding Design, Salt Lake City, Utah
- Neighborhood House Signage, Environmental Graphics and Wayfinding Design, Salt Lake City, Utah
- Salt Lake City Temple Workbook Design and Production, Salt Lake City, Utah
- Casino Arizona Interior Branding, Signage and Wayfinding, Scottsdale, Arizona
- Shoshone-Bannock Hotel Casino Interior Branding and Environmental Graphics, Fort Hall, Idaho
- University of Utah Health Administration Building Interior Branding and Environmental Graphics, Salt Lake City, Utah
- Wavetronix Corporate Marketing and Presentation Graphics, Springville, Utah
- FFKR Architects Photography Art Direction and Management, Nationwide
- FFKR Architects Branding and Identity, Salt Lake City, Utah, Business Collateral, Business Swag & Promotional Items, Advertisements, Mailers, Posters, Recruitment & Promotional Brochures, Email Blasts, Event Invitations, Studio Books, Infographics, Interior & External Signage, Tradeshow Graphics, etc.

THANKSGIVING POINT MASTER PLAN

Lehi, Utah



PLANNING FOR GROWTH

The new Museum of Natural Curiosity was completed in 2013, and following that design and implementation effort FFKR was then asked to design the Butterfly Biosphere experience at Thanksgiving Point. During this design process, Thanksgiving Point asked FFKR to study the larger property and conceptualize the future development patterns and master plan related to the desired program direction for Thanksgiving Point. The resulting concept master plan illustrates a connection to the UTA commuter rail station and a reorientation in the main entrance to Thanksgiving Point in addition to multiple future facilities and museums, retail and expanded and improved existing uses.

In addition to the Thanksgiving Point campus, FFKR was asked to conceptually master plan the future of the golf course in anticipation of current management relinquishing the lease and decommissioning golf course operations completely.

The resulting plan as directed by Thanksgiving Point turns the majority of the course into housing and mixed-use development, while the remaining portion adjacent the gardens and the Museum of Natural Curiosity is planned for Institute expansion, a possible charter school and experiential gardens.

FFKR ARCHITECTS SERVICES
Master Planning

PERSONNEL
Abram Nielsen PLA, AICP, ASLA, LEED AP – Planner + LA

Troy Cook, PLA, ASLA, LEED GA – Planner + LA

COMPLETION DATE
2017

SIZE
Approximately 480 acres

BUDGET/COST
Confidential

PROVO CITY CENTER BLOCKS DEVELOPMENT

Provo, Utah





A CATALYST FOR A NEW CITY CENTER

Provo City Center Blocks will be the spark to accelerate the revitalization of downtown. The revitalization will be achieved by implementing smart community growth principles that encourage quality higher density development. This density of shops, offices, entertainment, restaurant, and housing will create a critical mass of activity that will pull people downtown to live, work, and play. The well thought out design of this project will allow this activity to remain vibrant virtually 24-hours a day.

PROVO CITY OFFICE BUILDING

The integration of the Provo City Office Building is a crucial element for the success of the overall project. The new City Office Building will be the primary tenant in the development that will provide significant daytime activity to the site. This new facility will require approximately 82,000 sf to accommodate Administration Services, Community Development, Customer Service, Economic Development, Legal, Mayor's Office, Media Services, Municipal Council, Redevelopment Agency, and Shared/Common Areas. The Public Safety components and Justice Court will be located into a separate off site facility as described in the Request for Development Proposals.

FFKR ARCHITECTS SERVICES
Master Planning, Preliminary Design, Funding Options, and 3D Rendering

Team Included: Forge Companies, Lloyd Architects, and Northland Design Group

PERSONNEL
Abram Nielsen PLA, AICP, ASLA, LEED AP – Planner + LA

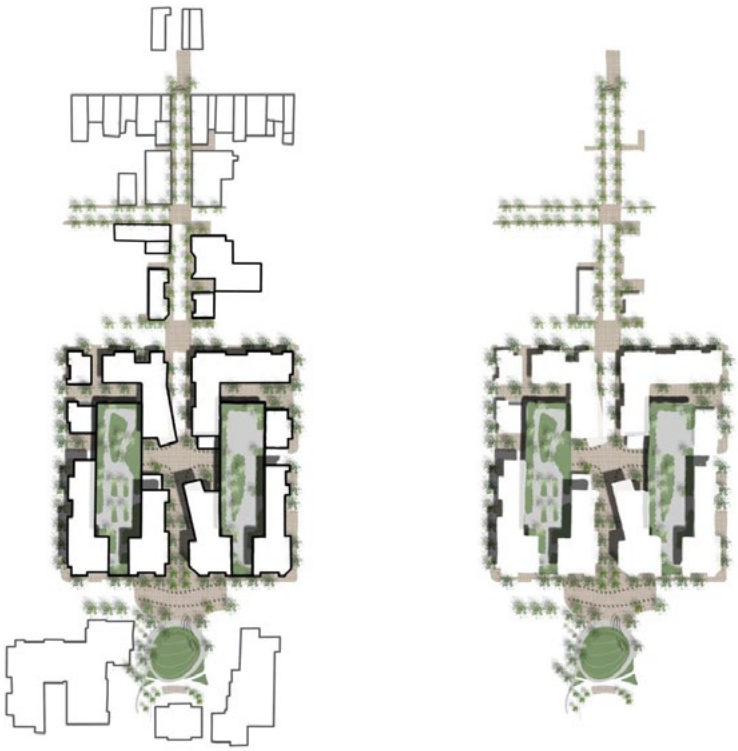
Troy Cook, PLA, ASLA, LEED GA – Planner + LA

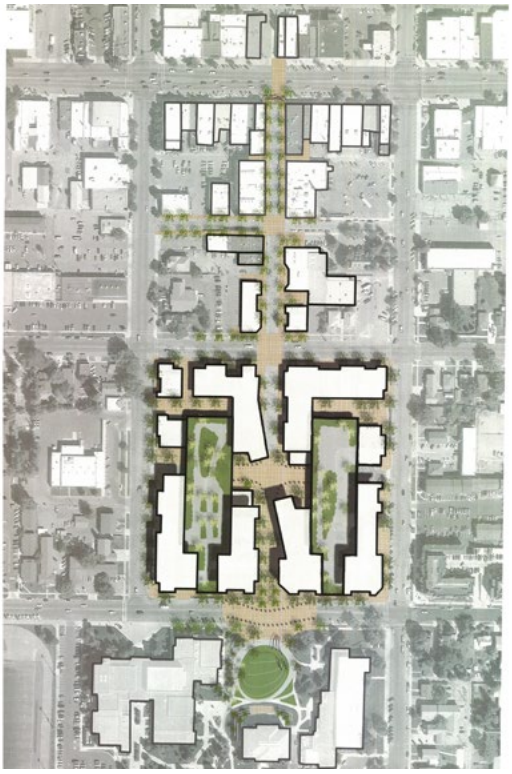
SIZE
Provo City Hall: 82,170 sf
Digital Concert Venue: 85,000 sf
Residential Apartments: 181,930 sf
Mixed Use: 246,855 sf
Hotel: 91,250 sf
Parking Structure: 349,713 sf

COMPLETION DATE
2014

BYU-I COLLEGE AVENUE

Rexburg, Idaho





CAMPUS CONNECTIONS

The historic arrival to BYU-I, College Avenue has played a significant role in connecting the city and university for decades. This effort focused on redeveloping this vital core connection to Rexburg's downtown main street district. The development is envisioned as a phased, mixed-use development that would provide much needed housing, retail, entertainment, and office space, as well as designing safe, walkable street scape with vibrant places and spaces for gathering and social interaction to further develop the sense of community and school pride that Rexburg is known for.

FFKR ARCHITECTS SERVICES
Master Planning, Landscape Architecture, and Architecture

PERSONNEL
Abram Nielsen PLA, AICP, ASLA, LEED AP – Planner + LA

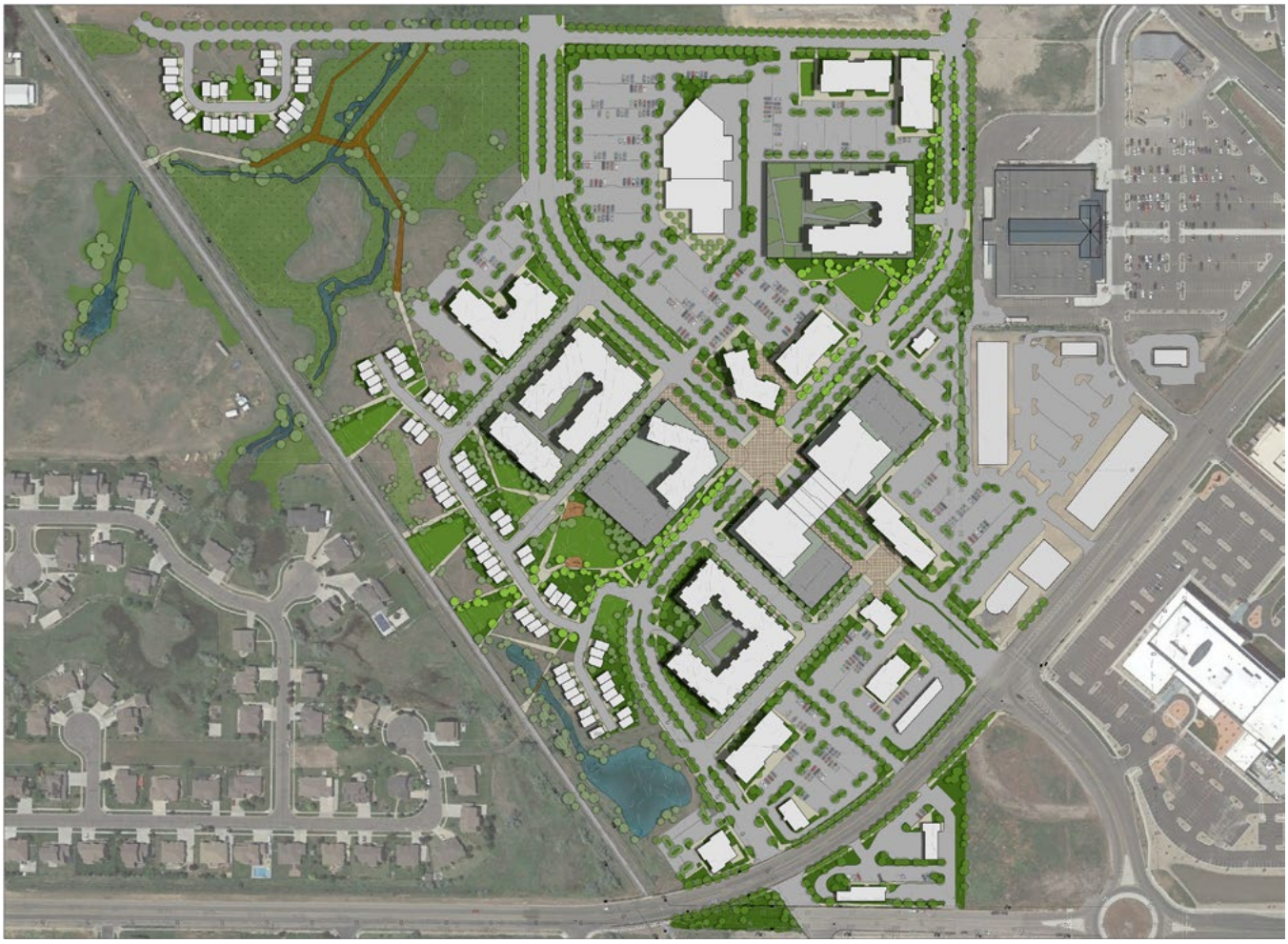
Troy Cook, PLA, ASLA, LEED GA – Planner + LA

SIZE
10 acres

COMPLETION DATE
In Design Development

PARK LANE WEST MASTER PLAN

Farmington, Utah



INCORPORATED WETLANDS AS OPEN SPACE

Located on the west side of Farmington, the Evans family owns approximately 60 acres of land that has been in their family for generations. FFKR was selected to help envision a development that would leave a legacy for the Evans family and fill a much-needed niche in Farmington.

A market analysis was completed and informed the development program, which primarily consists of office and multi-family residential. Smooth circulation was managed by designing an hourglass street pattern. The main arterial street allows for quick access to the center of the site, while the promenade connection street allows access to each corner. The neighborhood and retail side streets offer seclusion from the main thoroughfare while still offering quick access to enter and exit.

Park Lane West strives to create a unique and vibrant hub for future residents and businesses on the west side of Farmington. The plan seeks to embrace the wetlands that cover approximately one -third of the site and derive a plan that integrates them and thereby creates an asset to the development in the form of open space.

FFKR ARCHITECTS SERVICES
Site Planning, Master Planning, and Landscape Architecture

PERSONNEL
Troy Cook, PLA, ASLA, LEED GA – Planner + LA

Abram Nielsen PLA, AICP, ASLA, LEED AP – Planner + LA

SIZE
60 acres

COMPLETION DATE
In Design Development

FLOUR FOODS MIXED-USE DEVELOPMENT

Ogden, Utah







URBAN REHABILITATION

Flour Foods is a mixed use residential and retail project located in the heart of downtown Ogden, Utah. Located adjacent to city hall and just East of Union Station, Flower foods is uniquely designed to strengthen the walkability of downtown and provide a much needed housing component for the city. The project is a two-level podium with retail on the ground floor and residential above.

The project is split into two buildings by a pedestrian street flanked on both sides by two level brownstones to emphasize both the sites historic importance and to activate the connection to Historic 25th street. The apartments are designed to provide a contemporary look while still respecting the history of Ogden.

FFKR ARCHITECTS SERVICES
Conceptual Design, 3D Renderings, Site Planning, and Landscape Design

PERSONNEL
Troy Cook, PLA, ASLA, LEED GA – Planner + LA

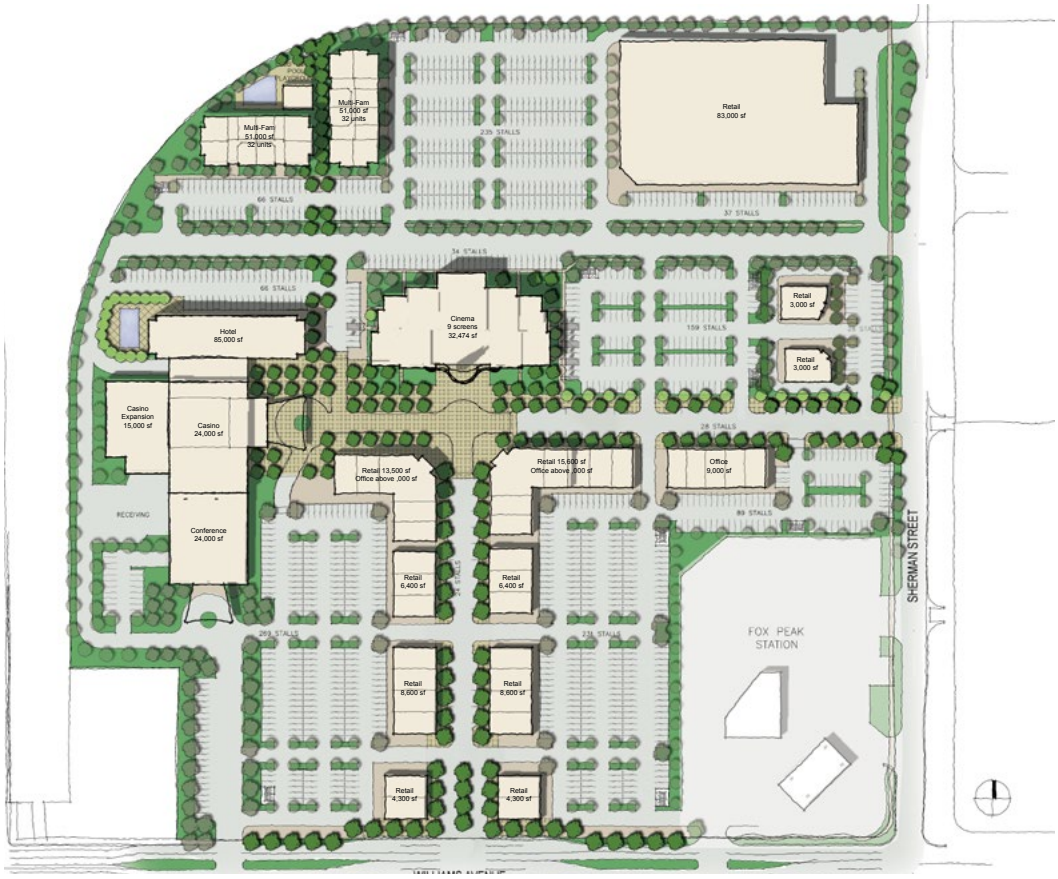
Abram Nielsen PLA, AICP, ASLA, LEED AP – Planner + LA

SIZE
600,000 sf

COMPLETION DATE
In Design Development

FALLON PAIUTE-SHOSHONE MASTER PLAN

Fallon, Nevada

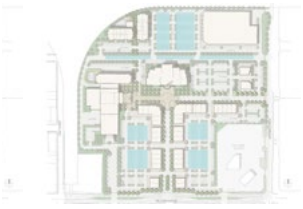


Development Summary

Casino	39,000 sf (Parked Below)
Hotel	(60 rooms) 85,000 sf
Conference	30,000 sf (Parked Below)
Retail-Cinema	(9 screens) 32,474 sf
Retail-Restaurant	6,600 sf
Retail-Big Box	83,000 sf
Retail	67,700 sf
Office	28,100 sf
Multi-Family	(64 units) 102,000 sf
Total Surface Parking	1,227 stalls



Site Access Diagram
Main entry on Williams
Secondary entry on Sherman
Tree lined streets
Pedestrian Plaza - Vehicular Drop-off Access



Stormwater Diagram
Stormwater detention chambers under parking and private streets



Open Space Diagram
Potential for adjacent land to become regional park with rail trail
Access to open space from pedestrian plaza via tree lined paths



Walkability Diagram
Comfortable walking distances throughout site
Approximately 1/4 mile from adjacent Hospital

MIXED-USE IMPROVEMENTS

FFKR is providing the Fallon Paiute-Shoshone Tribe with master planning for this mixed-use development in Fallon, Nevada. FFKR has worked closely with the Tribe's business council and enterprise group throughout the project. The plan includes office space, housing, retail, restaurants, a cinema, and parking. The concept for the plan was to create a pedestrian main street experience. Retail spaces line a main boulevard with a fountain square at the center anchored by the cinema. The first components of this phased development are scheduled to be completed in Fall 2014.

FFKR ARCHITECTS SERVICES
Master Planning and Landscape Architecture

PERSONNEL
Troy Cook, PLA, ASLA, LEED GA – Planner + LA

Abram Nielsen PLA, AICP, ASLA, LEED AP – Planner + LA

SIZE
37 acres

COMPLETION DATE
Phase 1: 2015

300 WEST IMPROVEMENTS STUDY

Salt Lake City, Utah





FRIENDLY IMPROVEMENTS

FFKR Architects, with consultant Landmark Design, developed concept drawings and a cost estimate for the improvement of 300 West Street between 300 North and 800 North in downtown Salt Lake City. Working with input from the Utah Department of Transportation, Redevelopment Agency of Salt Lake City and other Salt Lake City departments,

FFKR developed concept plans and renderings for 300 West aimed to create a pedestrian-friendly environment and improve the Marmalade and Capitol Hill neighborhoods. Street, parking strip, sidewalk, lighting, and landscape improvements will form an attractive and vibrant street,enhancing existing civic, business and residential uses and stimulating new development opportunities in the north portion of downtown Salt Lake City.

FFKR ARCHITECTS SERVICES
Feasibility Study and Concept Designs

SIZE
NA

COMPLETION DATE
2011

GALLIVAN AVENUE

Salt Lake City, Utah



BRINGING LIGHT TO DOWNTOWN

Festive street lighting was added across Gallivan Avenue in downtown Salt Lake city to enliven the street and restaurant scene at night. Architecturally designed brackets were also added above the existing storefront to support hanging signage.

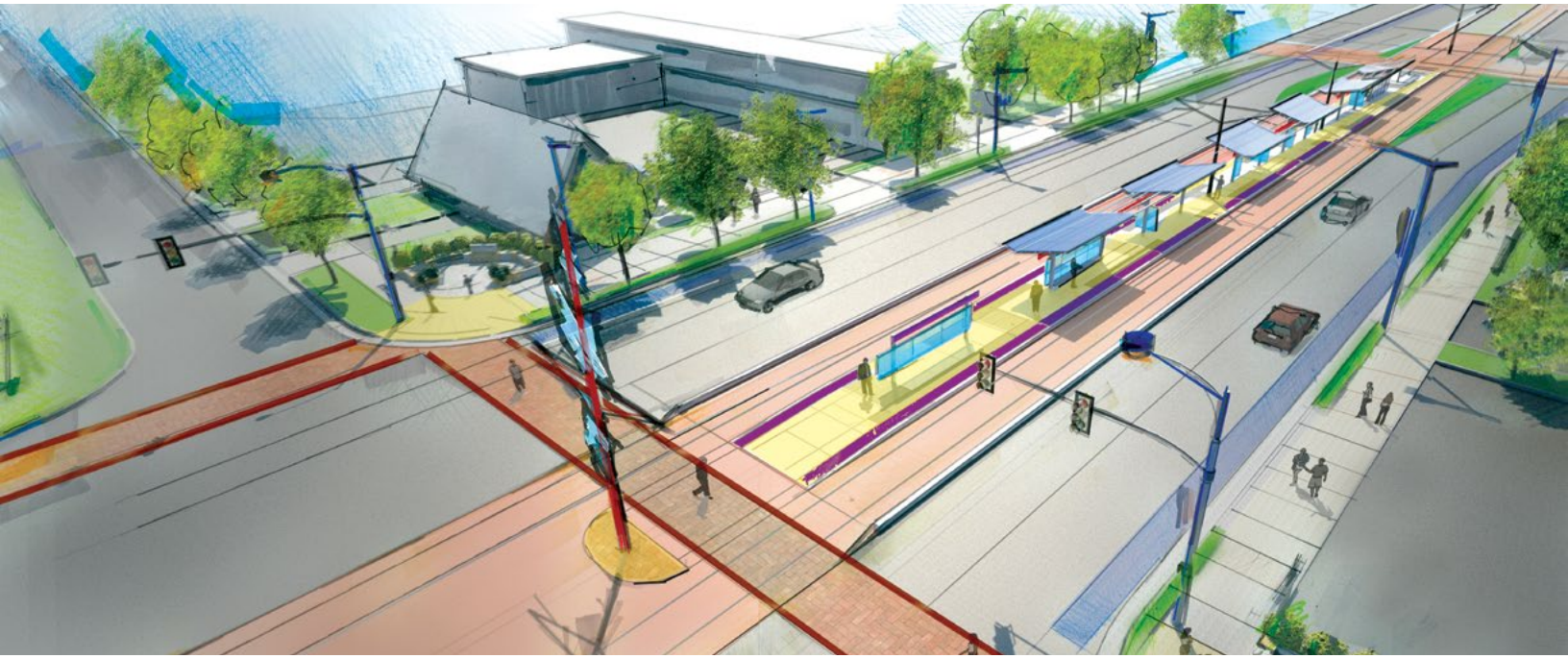
FFKR ARCHITECTS SERVICES
Added Festive Street Lighting and Signage

SIZE
NA

COMPLETION DATE
2013

NORTH TEMPLE BOULEVARD URBAN DESIGN

Salt Lake City, Utah



A "SPARK" FOR NEIGHBORHOOD ACTIVITY

This project focused on the urban design enhancement of North Temple Street and light rail transit, or TRAX, in downtown Salt Lake City. The goal of the project was to transform North Temple into a "grand boulevard" that sparks neighborhood activity and pride while spurring transit-oriented development.

The boulevard ties itself together with ribbons of embedded colored concrete trackway, continuous colored bike paths, landscaped park strips and 10-foot-wide multi-use concrete pathways on each side of the street. The eight-foot-wide park strips are planted with large trees and installed with repetitive street and pedestrian lighting and benches. Each transit station along North Temple is accentuated with colored canopies and OCS poles and patterned concrete platforms, integrated with objects of public art. Intersections are enhanced with patterned colored concrete corners and crosswalks.

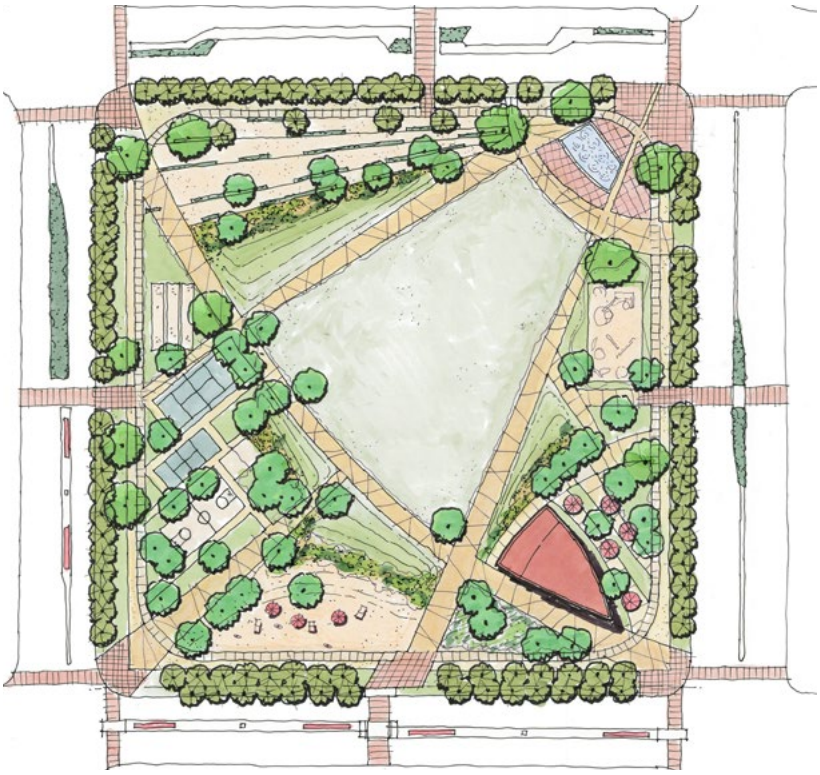
FFKR ARCHITECTS SERVICES
Architectural and Urban Design

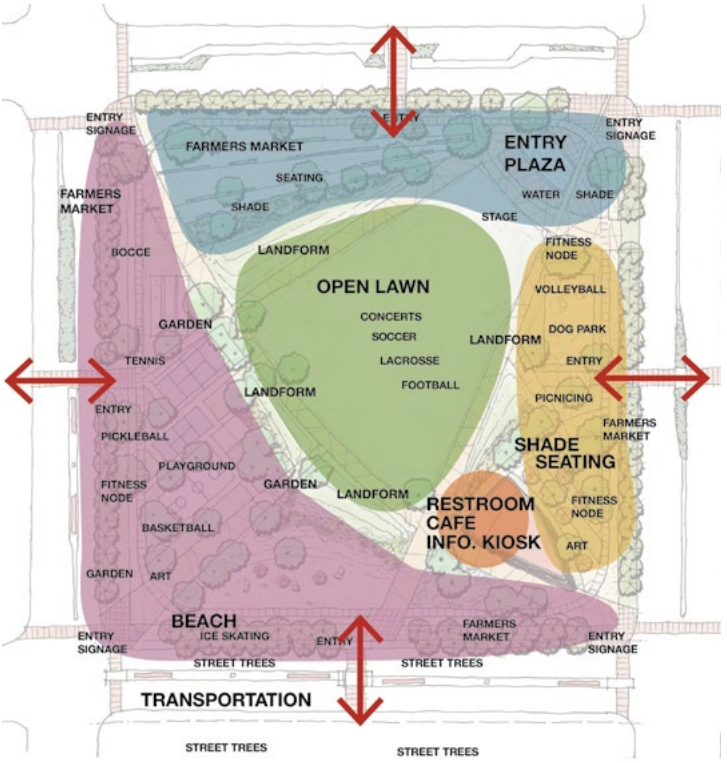
COMPLETION DATE
2013

CONSTRUCTION TIME
9 months

PIONEER PARK STUDY

Salt Lake City, Utah





IMPROVING PARK SAFETY

In February of 2015, Salt Lake City partnered with the Pioneer Park Coalition and the Utah Urban Design Committee to form an Urban Design Assistance Team to revisit and refresh the master plan for Pioneer Park. As members of the team, we played key roles in developing conceptual master plan options for the city to consider as they procure funding to carry the park into the future. The process incorporated stakeholder input and addressed community concerns, with future outcomes as the driving force in determining design principles and decisions. The process yielded four different designs for the park, which synthesized and illustrated the potential outcomes.

Our team concentrated our efforts on one design option. A thoughtful layout optimizes key programming elements of the park and capitalizes on the synergies between different potential park uses and activities, both active and passive. Mid-block crossing connect the existing and future residents of the area to the park in a manner that transforms it into a convenient front yard with opportunities for spontaneous social interaction. Functional flexibility is a fundamental aspect of the park as the spaces are shaped and programmed to host both large, pre-planned events such as concerts and a farmer's market, and day-to-day, spontaneous activities. These spaces are also strategically positioned to play off of future growth and change that will take place in the neighborhood and its adjacencies; such as mass transit, redevelopment, and enhancement of connections and streetscapes. Equipped with options, Salt Lake City can move forward with plans to refresh and enliven not only Pioneer Park, but subsequently the entire downtown neighborhood.

FFKR ARCHITECTS SERVICES
Master Planning and Participation in UDAT

PERSONNEL
Abram Nielsen PLA, AICP, ASLA, LEED AP – Planner + LA

Troy Cook, PLA, ASLA, LEED GA – Planner + LA

SIZE
10 acres

COMPLETION DATE
February 2015

SALT LAKE AIRPORT LIGHT RAIL

Salt Lake City, Utah



EXPANDING TRANSPORTATION

The Salt Lake Airport Light Rail project entailed design and construction documents for six new station platforms, four of which have solar panels. The Airport Light Rail runs around the southern end of the airport, where it connects to North Temple Street and continues to a light rail station at the Energy Solutions Arena in downtown Salt Lake City, and onto West Valley City. FFKR Architects provided concept designs for the station canopies, plans for an open-air welcome center at the Airport Station, and designs to turn North Temple into a "grand boulevard" with expanded sidewalks, colored street surface, and bicycle lanes.

The North Temple Boulevard urban design concept consists of ribbon elements that run continuously along the length of the corridor, knitting together the fabric of the boulevard. The primary ribbon is the steel rail embedded in colored concrete. Asphalt roadway ribbons border the center-running light rail. The edges of the roadway are painted bike lane ribbons, flanked on each side by an eight-foot-wide park strip and 10-foot-wide multi-use pathway. The park strip consists of landscaping and street and pedestrian lighting. Trees, which vary in size and species from block to block, are the main landscaping component of the park strip. Light poles and energy-efficient light fixtures are designed to be consistent in height and color, complementing adjacent custom-designed transit station canopies.

FFKR's role in the project included managing and coordinating a team of landscape architects and an urban designer, while providing input for all aspects of the boulevard design.

FFKR ARCHITECTS SERVICES
Architectural and Urban Design

COMPLETION DATE
2012

CONSTRUCTION TIME
30 months

PARK CITY PARK STUDY

Park City, Utah



INCREASING STUDENT SAFETY

Park City contracted with FFKR to evaluate City land in the Swede Alley area. This effort consisted of analysis of site and building layout options, massing models within the current zoning regulations, and generating estimated construction costs for each option relative to the current fee-in-lieu parking mitigation. This study is not a demand\ capacity analysis which would require much more staff and consulting resource. This study provides a solid foundation for understanding parking space construction costs to be utilized in the fee-in-lieu review. Staff plans on providing the HPCA the opportunity to request, and the Council to provide direction, on whether additional research, as an element of the fee-in-lieu study, is required.

FFKR ARCHITECTS SERVICES
Parking Study

PERSONNEL
Abram Nielsen PLA, AICP, ASLA, LEED AP – Planner + LA

Troy Cook, PLA, ASLA, LEED GA – Planner + LA

SIZE
10.5 acres

COMPLETION DATE
2014

AC HOTEL MARRIOTT AND MILAGRO APARTMENTS

Salt Lake City, Utah











RESPONSIVE URBAN HOUSING

Milagro is a high end residential project located in Salt Lake City's urban core, directly adjacent to the new AC Hotel and the Salt Palace Convention Center. The project is a two-level podium with 5 floors of wood construction above. Milagro contains a mix of studio, one-, and two-bedroom apartments totaling 183 units. Amenities respond to the newest members of the urban workforce, the millennial generation and include a movie theater, large fitness facility with classrooms for training, pool and spa, an outdoor barbecue area, bike wash facility, and a large clubhouse complete with an arcade. Milagro is also a pet-friendly facility with a large dog walk park and pet spa. The project fronts 200 South with ground-level retail and decks that offer occupants a connection to the urban fabric of the city.

The plan for the new Marriott AC Hotel and Milagro Mixed-Use development in downtown Salt Lake City nestles these two new buildings adjacent the historic Sweets Candy Building. With a shared arrival plaza that establishes a future mid-block connection, the project serves to enhance the entire block with circulation more aligned with the Salt Lake City Downtown Master Plan. The Milagro development also boasts an amenity deck for its residents that includes a pool, spa, artificial turf, and outdoor dining and gathering spaces.

FFKR ARCHITECTS SERVICES
Conceptual Design, Site Planning, Full Architectural, Construction Administration, Interior Design, 3D Rendering, and Landscape Design

PERSONNEL
Abram Nielsen PLA, AICP, ASLA, LEED AP – Planner + LA

Troy Cook, PLA, ASLA, LEED GA – Planner + LA

SIZE
328,432 sf

COMPLETION DATE
2018

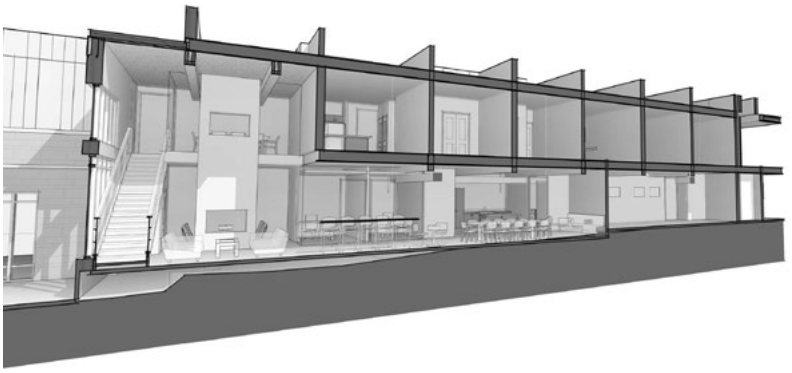
BUDGET/COST
$30 million

LIBERTY UPTOWN APARTMENTS

Salt Lake City, Utah







HIP AFFORDABLE PLACE DOWNTOWN

Liberty Uptown Apartments and the adjacent Violin School Common combines architecture, city context, public open space, and affordable housing. In a city where affordable housing is at a premium, FFKR has designed an apartment community focused on marketing units to those expecting a classic urban apartment at an affordable price. Design decisions have been "value engineered" in advance to minimize cost while creating high ceiling heights and classic interior finishes and the modern amenities that the target demographic expects. The exterior design relates to the historic, mid-century modern Public Safety Building while providing connections between the interior and exterior spaces on the street level.

The clubhouse is a flexible coffee shop-inspired workspace that opens up to the sidewalk, like a café. Street level scale enhances the pedestrian experience and invites the public in to main entrance and the Leasing Office. A commercial space, intended as a restaurant, also opens up onto the street and Violin School Common, further activating the sidewalk and Common. FFKR's Landscape team has designed the flexible Violin School Common to create a place that will be programmed with farmer's markets, concerts, and street vendors; making this a desirable place to live downtown. Liberty Uptown contains 109 units, a mix of one, two, and three bedrooms, with a percentage as HUD Section 8 Housing Units. The five-story, 108,00 square foot apartment building wraps a 99,000 square foot, five-story parking structure.

FFKR ARCHITECTS SERVICES
Site Planning, Master Planning, Landscape Architecture, and Full Architectural

PERSONNEL
Abram Nielsen PLA, AICP, ASLA, LEED AP – Planner + LA

SIZE
60 acres
Building: 108,00 sf
Parking: 99,000 sf

COMPLETION DATE
In Design Development

RIVERWOODS SOUTH APARTMENTS

Orem, Utah



SILICONE SLOPES LIVING

Utah's emergence as a player in the high-tech sector—with a cluster of information technology, software development, and hardware manufacturing for enterprises such as the NSA Utah Data Center, Adobe Systems, IM Flash, and SanDisk—has resulted in a new name for the south end of the Valley: the "Silicone Slopes." The strong growth of this sector has driven high demand for housing for professionals in the area. The Riverwoods South Apartments comprise a mix of multi-family townhomes: one-, two-, and three-bedroom units across from a popular local shopping mall and adjacent to several bike trails.

Amenities tailored to the professionals who want to live and work near the tech cluster include on-site parking, bicycle storage and maintenance spaces, a pool, a dog grooming area (as well as a dog run on the property,) a clubroom, and a lounge. It's the details that make this housing development attractive to active people. The development will also include a number of retail pads and a pharmacy space.

FFKR ARCHITECTS SERVICES
Landscape Design, Full Architectural, and Construction Administration

COMPLETION DATE
Summer 2019

CONSTRUCTION TIME
14 months estimate

BUDGET/COST
Confidential

CENTRE SQUARE STUDENT HOUSING

BYU-Idaho, Rexburg, Idaho





HOUSING OPTIONS FOR HIGHER ACHIEVEMENTS

FFKR Architects collaborated with BYU-Idaho officials to develop the program and design for a new student housing complex. The complex provides housing, in a variety of units, for 960 students. In addition to housing units, the facility integrates student gathering and study areas, administration areas, extra storage spaces, and music rooms.

Special attention has been paid to the context of the buildings and site lines to other features on campus. The FFKR team provided and updated massing models as the schematic phase progressed using software such as SketchUp and Revit.

FFKR ARCHITECTS SERVICES
Programming, Full Architectural, and Interior Design

SIZE
300,000 sf;
960 Beds

COMPLETION DATE
2015

CONSTRUCTION TIME
27 months

BUDGET/COST
Confidential

DAVIS COUNTY LIBRARY – KAYSVILLE BRANCH

Kaysville, Utah





A GATHERING SPACE FOR KNOWLEDGE

The Kaysville Branch Library was designed specifically to meet the needs of an evolving modern library. One of the primary features was flexibility. The flexibility built into the library allowed for traditional library offerings (physical items such as books and periodicals) and the evolving needs of electronic offerings. The library also integrates spaces for interaction, creativity, learning, and quite repose by providing a variety of spaces that can be customized to fit the changing needs of the patrons. Two special and successful spaces of particular note within the library is the fireplace and the children's art wall. Both of these spaces help emphasis the unique character that continues to draw patrons to the library.

FFKR ARCHITECTS SERVICES
Full Architectural, Interior Design, 3D Rendering, and Art

SIZE
15,245 sf

COMPLETION DATE
2015

CONSTRUCTION TIME
12 months

BUDGET/COST
$3.8 million

AWARDS
ENR Mountain States Regional Best Project Cultural/Worship Best Project, 2016

Library Journal Magazine – annual roundup of Library projects, 2016

REFERENCES



RIO TINTO REGIONAL CENTER LEED® PLATINUM, SOUTH JORDAN, UTAH

1.

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brandoncooper@ogdencity.com

2.

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SOJ (Siels, Obletz, Johnsen)
Partner/Senior Project Manager
Former Executive Director of RDA of Salt Lake City
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baxter@sojsea.com

3.

ROB FETZER

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4.

DAVE PETERSEN, AICP*

Community Development Director, Farmington

O: 801.939.9211
C: 801.381.3575
dpetersen@farmington.utah.gov

5.

CORY SNYDER*

Community Development Director, Centerville

O: 801-292-8232

6.

ROB SCOTT*

City Planner, North Ogden

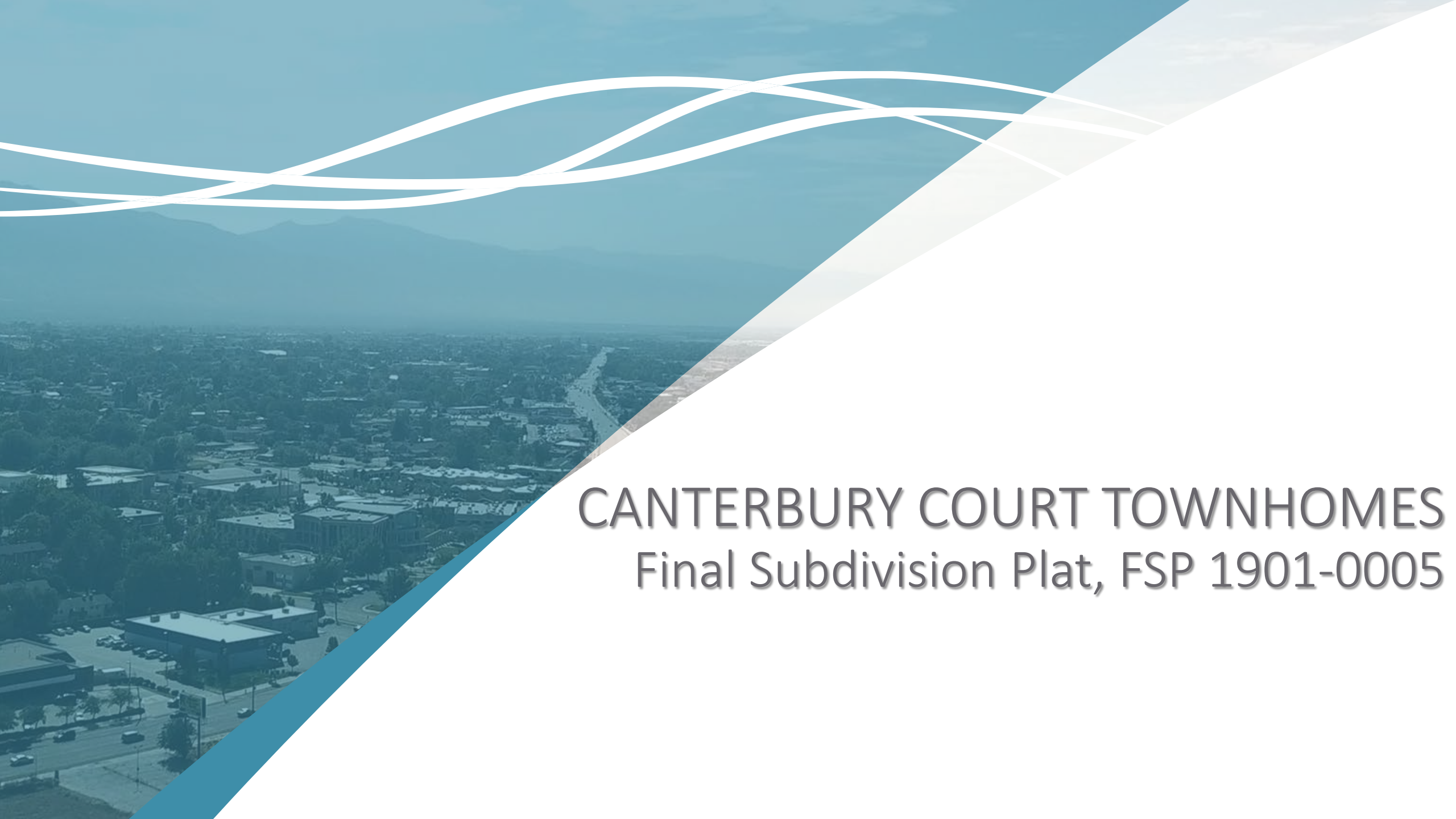
O: 801-737-9841

*Professional References for Susie Petheram, AICP

Clearfield City Council Policy Session

March 26, 2019

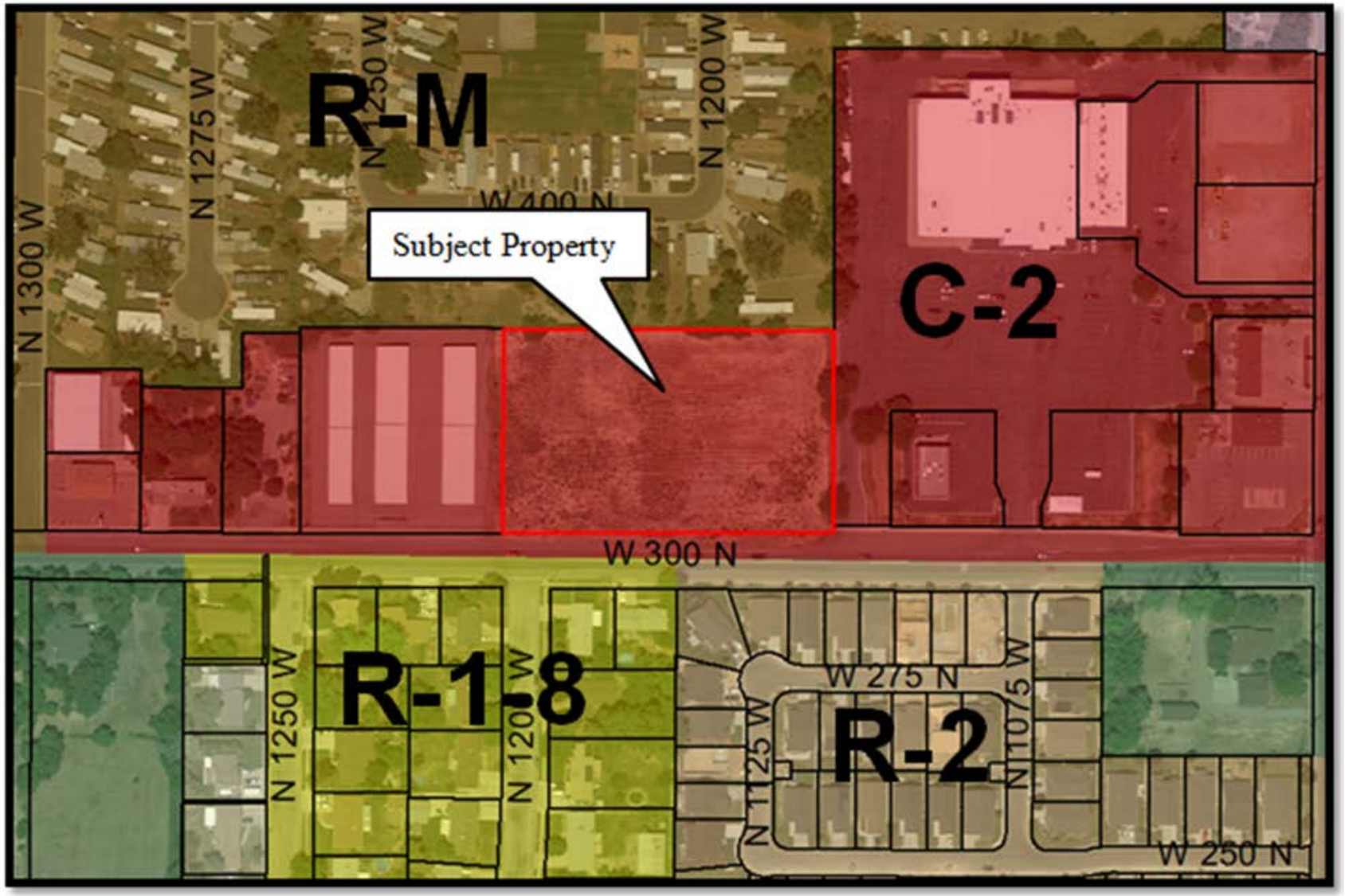




CANTERBURY COURT TOWNHOMES

Final Subdivision Plat, FSP 1901-0005

Aerial Image & Zoning





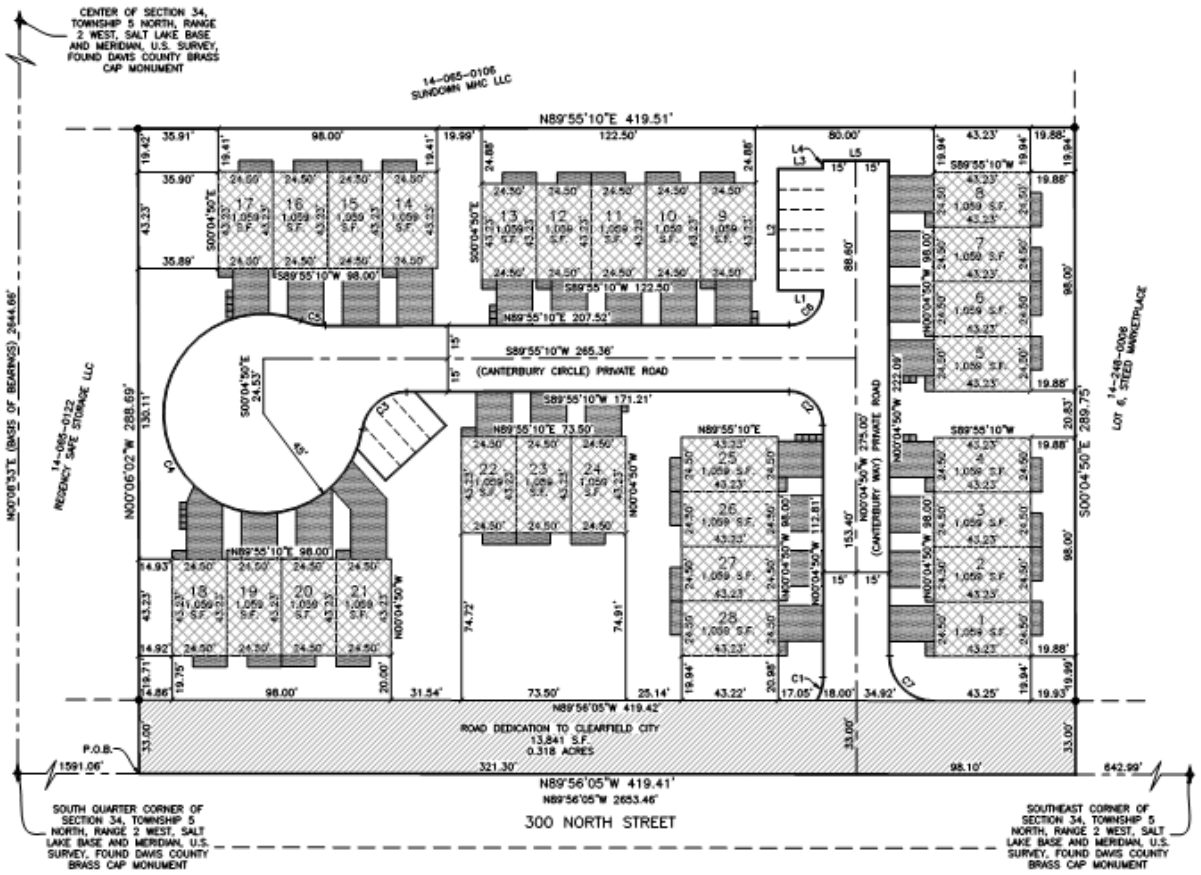
Background Information

- Property rezoned to R-3 subject to the following:
  - Execution of a development agreement ☑
  - Site Plan approval ☑
  - Subdivision approval
- Development Agreement approved in fall by City Council
- 28 – dedicated townhome lots
- Common area, private streets, and 300 North right-of-way dedication.

SHEET 1 OF 1

CANTERBURY COURT TOWNHOMES

PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
CLEARFIELD CITY, DAVIS COUNTY, UTAH
APRIL, 2018



CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	20.00'	11.11'	10.96'	5.70'	N15°49'15"E	31°48'59"
C2	15.00'	23.56'	21.21'	15.00'	N45°04'50"W	90°00'00"
C3	19.97'	28.19'	25.91'	17.03'	S48°33'15"W	80°51'38"
C4	45.00'	222.01'	56.24'	36.02'	N29°29'09"W	282°39'25"
C5	29.14'	11.31'	11.25'	5.74'	S76°43'42"E	22°14'00"
C6	15.00'	23.56'	21.21'	15.00'	N44°55'10"E	90°00'00"
C7	20.00'	31.39'	28.27'	19.97'	S45°02'50"E	89°55'21"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°55'10"W	20.00'
L2	N00°04'50"W	55.00'
L3	N89°55'10"E	20.00'
L4	N00°04'50"W	3.69'
L5	N89°55'10"E	20.00'

DESIGN CRITERIA

TOTAL AREA ..... 2.785 ACRES
AREA OF PRIVATE UNITS..... 0.681 ACRES
AREA OF COMMON AREA..... 1.786 ACRES
ROAD DEDICATION AREA..... 0.318 ACRES



VICINITY MAP
(NOT TO SCALE)

BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF 300 NORTH STREET, SAID POINT BEING N89°56'05"W 1591.06 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 34 (CENTER OF SECTION 34 BEING N00°08'53"E 2644.66 FEET FROM SAID SOUTH QUARTER CORNER OF SECTION 34); THENCE N00°06'02"W 288.69 FEET; THENCE N89°55'10"E 419.51 FEET TO THE WEST LINE OF LOT 6 OF STEED MARKETPLACE; THENCE S00°04'50"E ALONG SAID WEST LINE, 289.75 FEET TO THE CENTERLINE OF 300 NORTH STREET; THENCE N89°56'05"W ALONG SAID CENTERLINE, 419.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 121,315 SQUARE FEET OR 2.785 ACRES MORE OR LESS

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTH QUARTER CORNER AND THE CENTER OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS: N00°08'53"E

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE A P.U.D. SUBDIVISION. THE EAST LINE IS THE WEST LINE OF STEED MARKETPLACE. THE NORTH, WEST, AND SOUTH LINES ARE BY DEED WHICH MATCH OCCUPATION. THE FUTURE ROAD DEDICATION SHOWN HEREON IS AN EXTENSION OF THE ROAD DEDICATED BY STEED MARKETPLACE. THE SOUTHEAST CORNER OF SECTION 34 WAS FOUND TO HAVE BEEN REMOVED, THERE WERE SEVERAL CUTS IN THE ASPHALT. THE SOUTH, CENTER AND WEST QUARTER CORNERS AND THE SOUTHWEST CORNER WERE ALL RECOVERED AS SHOWN AND RECORD DATA WAS USED TO ESTABLISH THE LOCATION OF THE SOUTHEAST CORNER. ALL BOUNDARY CORNERS WERE SET WITH A ⅝" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

NOTES

ALL AREA NOT LABELED AS PRIVATE UNITS OR LIMITED COMMON AREA IS TO BE CONSIDERED COMMON AREA AND IS TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

ALL COMMON AREA TO BE CONSIDERED PUBLIC UTILITY EASEMENT.

ALL DIMENSION TIES ON PRIVATE UNITS ARE PERPENDICULAR TO THE BOUNDARY LINES.

ALL DIMENSIONS OF PRIVATE ROAD ARE LOCATED ON THE BACK OF CURB.

ALL UNIT DRIVEWAYS ARE 16 FEET WIDE

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 CANTERBURY COURT TOWNHOMES IN CLEARFIELD 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 CLEARFIELD CITY, DAVIS COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____

PROFESSIONAL LAND SURVEYOR 9031945 TREVOR J. HATCH STATE OF UTAH

9031945
UTAH LICENSE NUMBER

TREVOR J. HATCH

OWNERS DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED, OWNERS OF THE HEREON-DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS, AND STREETS, AS SHOWN ON THIS PLAT, AND NAME SAID TRACT OF LAND CANTERBURY COURT TOWNHOMES, AND HEREBY DEDICATE, GRANT AND CONVEY TO CLEARFIELD 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 CLEARFIELD 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 CLEARFIELD CITY AND ALSO TO DEDICATE AN ACCESS AND UTILITY EASEMENT OVER PARCEL A FOR PUBLIC NON-VEHICULAR ACCESS TO LEGACY TRAIL TO BE OWNED AND MAINTAINED BY THE HOA AND ALSO TO DEDICATE PARCEL B TO BE USED FOR DETENTION BASINS AND TO BE OWNED & MAINTAINED BY THE HOA.

SIGNED THIS _____ DAY OF _____, 20____

CORPORATE 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 LIMITED LIABILITY COMPANY AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

_____ COMMISSION EXPIRES
_____ NOTARY PUBLIC

LEGEND

- = SECTION CORNER
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = SECTION TIE LINE
- = ROAD CENTERLINE
- = PRIVATE UNITS
- = LIMITED COMMON AREA
- = ROAD DEDICATION TO CLEARFIELD CITY

30 0 30 60 90
Scale: 1" = 30'

DEVELOPER:
ED GREEN
2150 VALLEY VIEW DRIVE
LAYTON, UTAH 84040
801-540-3400

CLEARFIELD CITY PLANNING COMMISSION

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

_____ CHAIRMAN, CLEARFIELD CITY PLANNING COMMISSION

CLEARFIELD 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.

_____ CLEARFIELD CITY ENGINEER _____ DATE

CLEARFIELD CITY COUNCIL

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

_____ CLEARFIELD CITY MAYOR ATTEST: _____ CITY RECORDER

CLEARFIELD CITY ATTORNEY

APPROVED AS TO FORM BY THE CLEARFIELD CITY ATTORNEY THIS THE _____ DAY OF _____, 20____.

_____ CLEARFIELD CITY ATTORNEY

PROJECT INFORMATION

T. HATCH
H. ANDERSON
4-19-18

Project Name: CANTERBURY COURT TOWNHOMES
Number: 4522-05
Scale: 1"=30'
Sheet: 1 OF 1

Reeve & Associates, Inc.

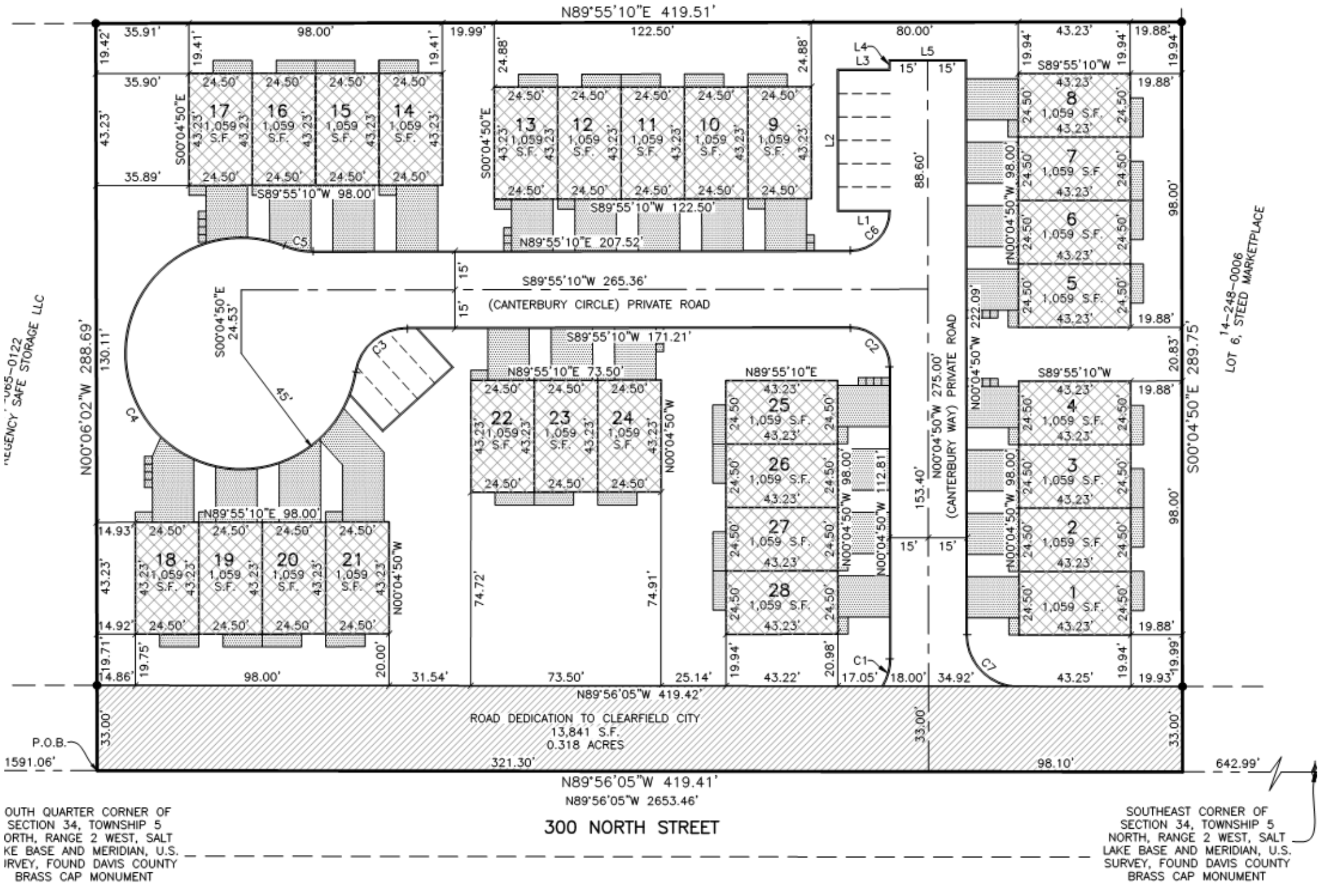
DAVIS COUNTY RECORDER

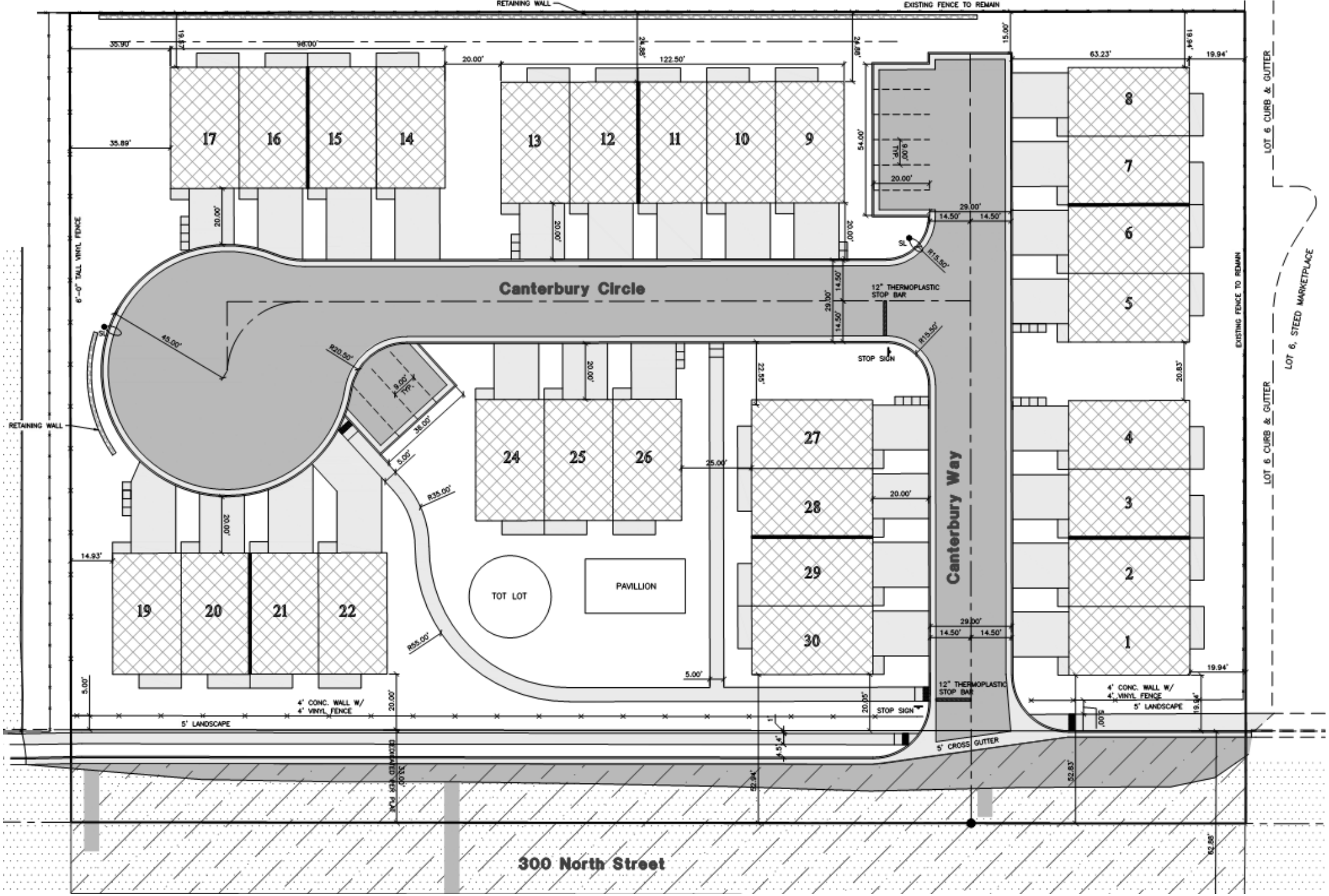
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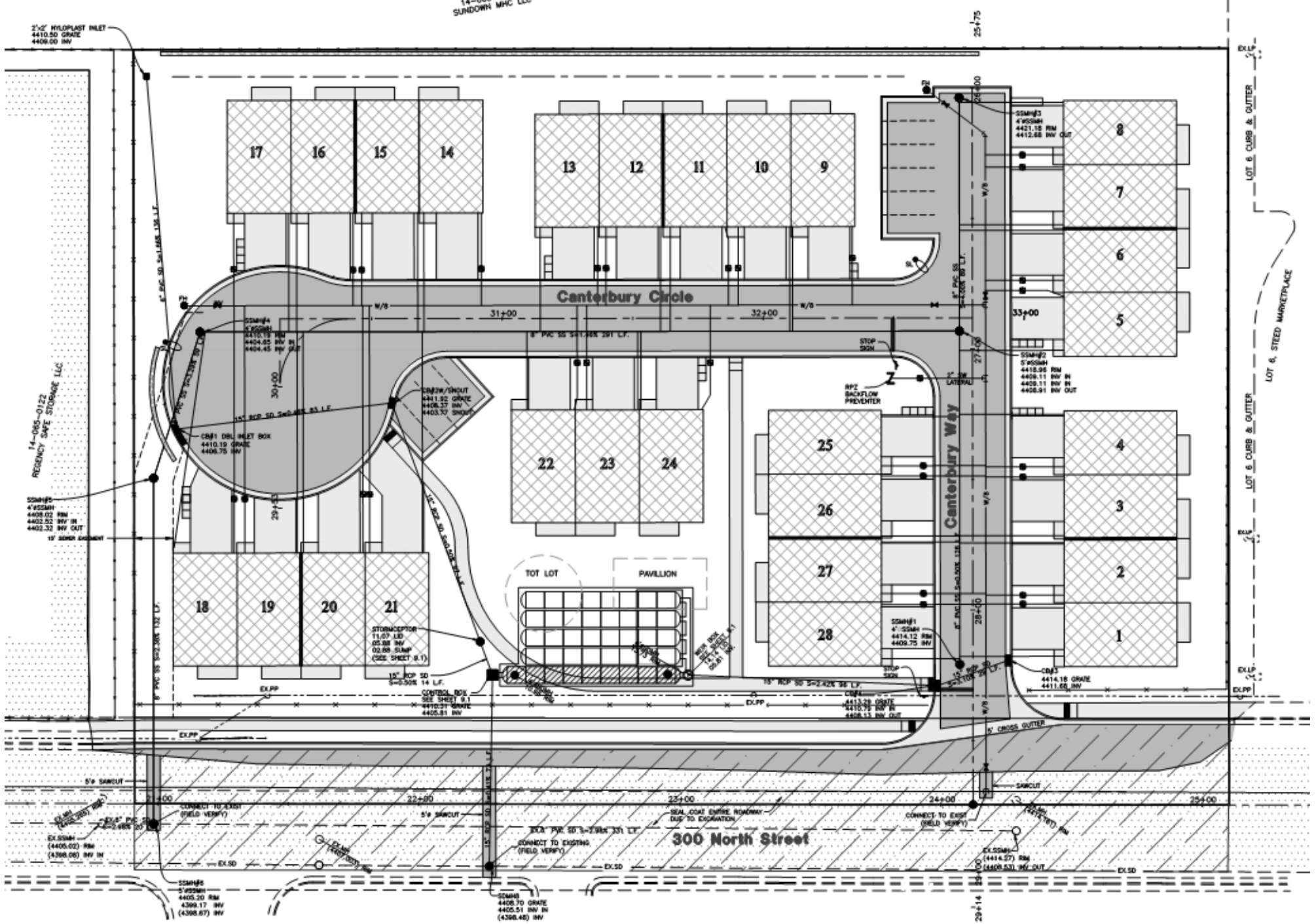
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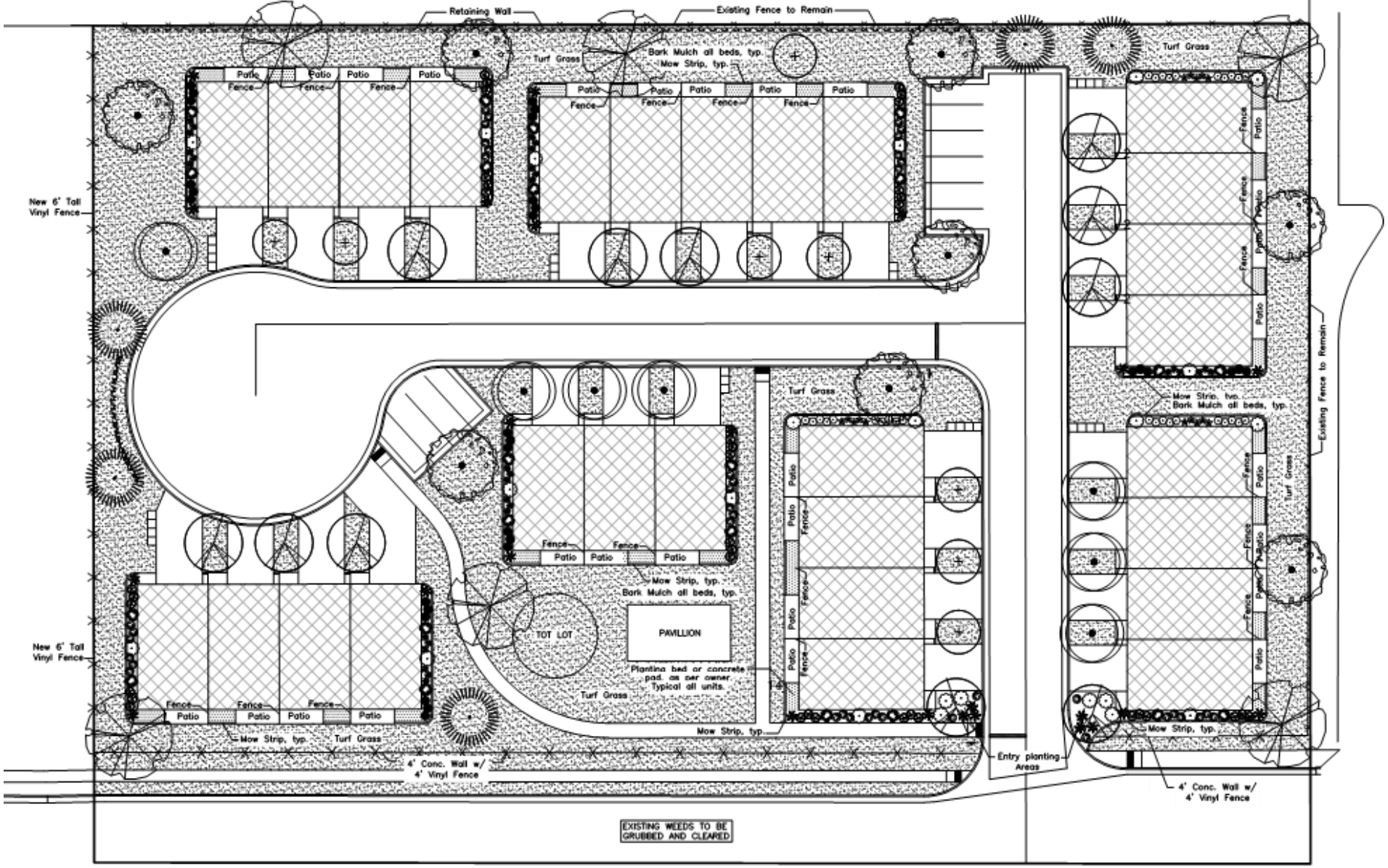
_____ DAVIS COUNTY RECORDER

_____ DEPUTY.


N89°55'10"E 419.51'
(CANTERBURY CIRCLE) PRIVATE ROAD
S89°55'10"W 265.36'
(CANTERBURY WAY) PRIVATE ROAD
ROAD DEDICATION TO CLEARFIELD CITY
13,841 S.F.
0.318 ACRES
N89°56'05"W 419.42'
N89°56'05"W 419.41'
N89°56'05"W 2653.46'
300 NORTH STREET
P.O.B.
1591.06'
321.30'
98.10'
642.99'
N00°06'02"W 288.69'
S00°04'50"E 289.75'
LOT 6, STEED MARKETPLACE
14-248-0006
SAFE STORAGE LLC
SOUTH QUARTER CORNER OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND DAVIS COUNTY BRASS CAP MONUMENT
SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND DAVIS COUNTY BRASS CAP MONUMENT


RETAINING WALL
EXISTING FENCE TO REMAIN
6'-0" TALL VINYL FENCE
Canterbury Circle
12" THERMOPLASTIC STOP BAR
STOP SIGN
Canterbury Way
LOT 6 CURB & GUTTER
LOT 6, STEED MARKETPLACE
EXISTING FENCE TO REMAIN
RETAINING WALL
TOT LOT
PAVILLION
4' CONC. WALL W/ 4' VINYL FENCE
5' LANDSCAPE
5' CROSS GUTTER
300 North Street
17
16
15
14
13
12
11
10
9
8
7
6
5
4
3
2
1
19
20
21
22
24
25
26
27
28
29
30


Canterbury Circle
Canterbury Way
300 North Street
TOT LOT
PAVILLION
LOT 6 CURB & GUTTER
LOT 6, STEED MARKETPLACE
RPZ BACKFLOW PREVENTER
STOP SIGN
STORMCEPTOR
CONNECT TO EXIST (FIELD VERIFY)
SEAL COAT ENTIRE ROADWAY DUE TO EXCAVATION
5' CROSS GUTTER
5'ø SAWCUT
REGENCY SAFE STORAGE LLC
14-085-0122
17
16
15
14
13
12
11
10
9
8
7
6
5
4
3
2
1
18
19
20
21
22
23
24
25
26
27
28



20 0 20 40 60

Scale: 1" = 20'

SITE DATA TABLE

ON-SITE AREA	107,475 s.f.	– 2.78 ACRES
ON-SITE BLDG AREA	29,654 s.f.	
ON-SITE LANDSCAPE AREA	40,467 s.f.	– 37.7%
ON-SITE TOTAL HARD SURFACE AREA	37,354 s.f	

28 UNITS/2.78 ACRES
10.78 UNITS/ACRES = DENSITY
RESIDENTIAL ZONING

Plant Table

TREES

Quantity	Symbol	Scientific Name	Common Name	Planting Size
8		Acer platanoides 'Columnarbroad'	Parkway Maple	2" cal.
7		Cercis canadensis	Eastern Redbud	1.5" cal.
6		Gleditsia tria. iner. 'Imperial'	Imperial Honeylocust	2" cal.
11		Malus 'Spring Snow'	Spring Snow Crabapple	1.5" cal.
2		Picea pungens 'Bakerii'	Baker's Dwarf Spruce	6' B&B
5		Pinus nigra	Austrian Pine	6' B&B
8		Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	1.5" cal.

SHRUBS

Quantity	Symbol	Scientific Name	Common Name	Planting Size
30		Buxus microphylla 'Winter Gem'	Winter Gem boxwood	5 gal.
23		Euonymus alatas 'Compacta'	Dwarf Burning Bush	5 gal.
22		Pinus mugo 'Pumilio'	Dwarf Mugo Pine	5 gal.
36		Potentilla frut. 'Gold Drop' or equal	Gold Drop Potentilla or equal	5 gal.
40		Rosa noatrum	Flower Carpet Rose	5 gal.
30		Spiraea japonica 'Magic Carpet'	Magic Carpet Spirea	5 gal.

PERENNIALS

Quantity	Symbol	Scientific Name	Common Name	Planting Size
24		Calamagrostis 'Karl Foerster'	Karl Foerster Grass	2 gal.
30		Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	1 gal.
15		Hosta 'Albo-Marginata'	Variegated Hosta	1 gal.

Decorative Boulders

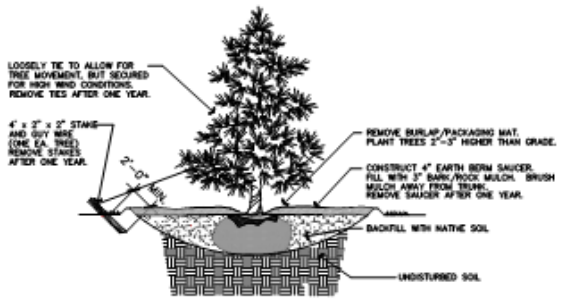
Turf Grass – To be sodded.

Planting bed or concrete pad, as per owner.

NOTE: Vary heights of evergreen trees for a natural look.

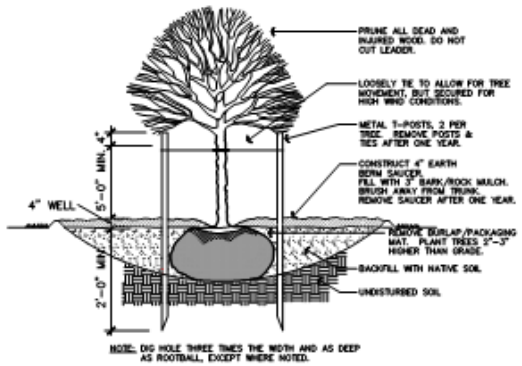
NOTE: All beds shall have a 3" layer of Shredded Bark Mulch.

NOTE: Irrigation shall be designed by owner's licensed landscape contractor.



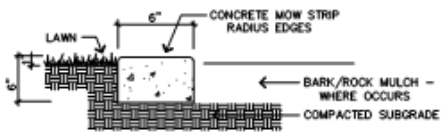
CONIFEROUS TREE PLANTING

SCALE: NOT TO SCALE



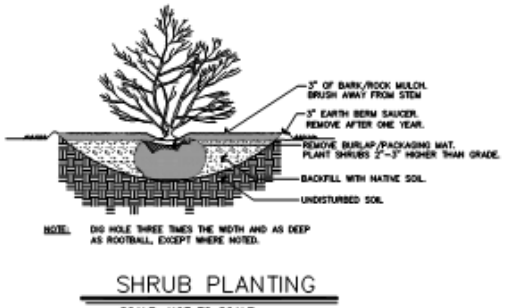
DECIDUOUS TREE PLANTING

SCALE: NOT TO SCALE



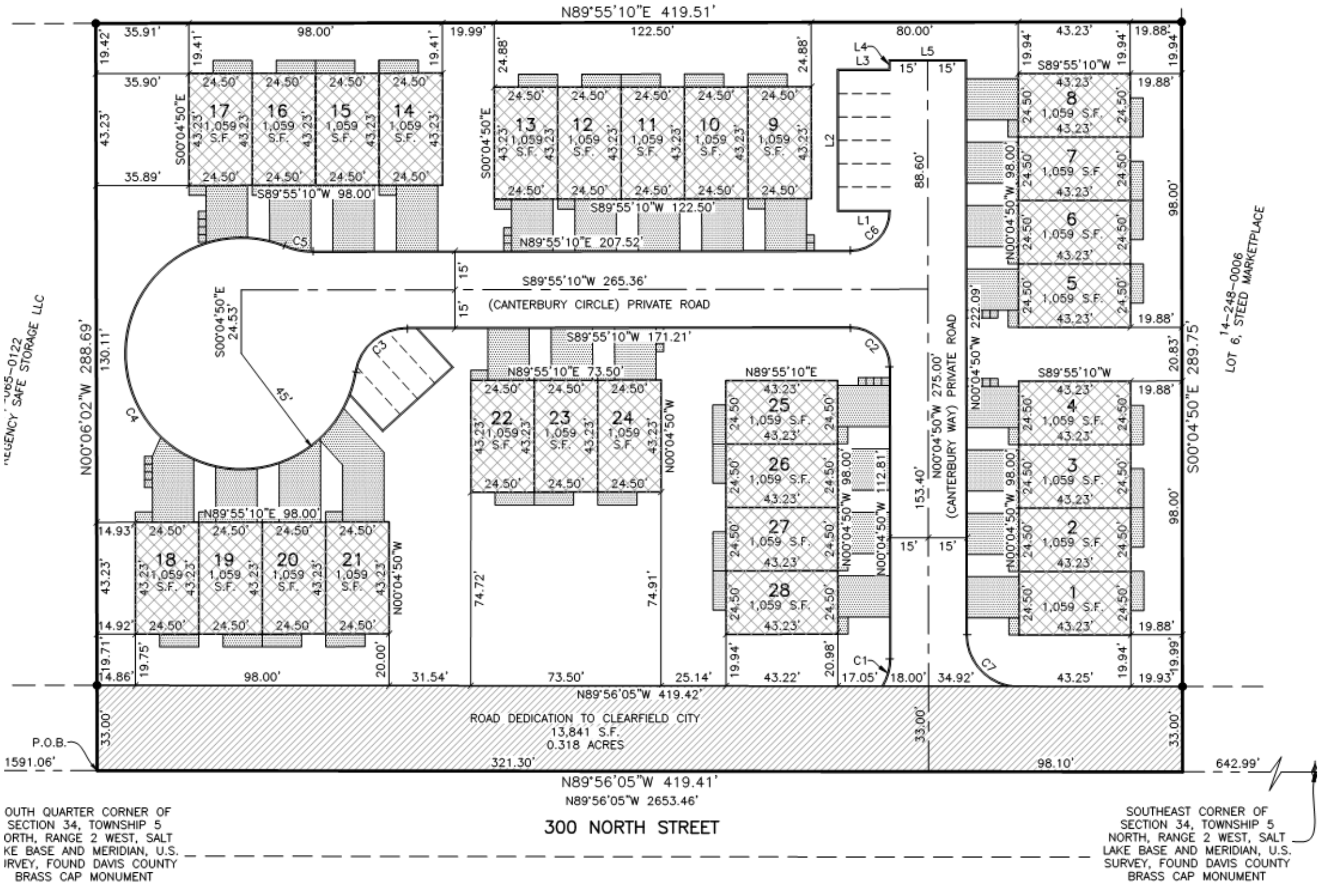
CONCRETE MOW STRIP

SCALE: NOT TO SCALE



SHRUB PLANTING

SCALE: NOT TO SCALE


N89°55'10"E 419.51'
(CANTERBURY CIRCLE) PRIVATE ROAD
S89°55'10"W 265.36'
(CANTERBURY WAY) PRIVATE ROAD
ROAD DEDICATION TO CLEARFIELD CITY
13,841 S.F.
0.318 ACRES
N89°56'05"W 419.42'
N89°56'05"W 419.41'
N89°56'05"W 2653.46'
300 NORTH STREET
P.O.B.
1591.06'
321.30'
98.10'
642.99'
N00°06'02"W 288.69'
S00°04'50"E 289.75'
LOT 6, STEED MARKETPLACE
14-248-0006
SAFE STORAGE LLC
SOUTH QUARTER CORNER OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND DAVIS COUNTY BRASS CAP MONUMENT
SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND DAVIS COUNTY BRASS CAP MONUMENT

Planning Commission Recommendation – Final Subdivision Plat

On March 6, 2019 the Planning Commission forwarded a recommendation of **APPROVAL** for **FSP 1901-0005** to the Clearfield City Council. This is a final subdivision plat request by Ed Green for a 28-unit townhome subdivision at the subject property to be known as Canterbury Court at the property addressed 1230 West 300 North (TIN: 14-065-0121). The approval is subject to the following conditions:

1) Plans shall be revised to address Clearfield City Engineering requirements prior to printing the plat on mylar and obtaining signatures for the plat.
2) The applicant is responsible for the replacement or repair of deteriorated, damaged or missing surface improvements surrounding the perimeter of the subdivision. This includes, but is not limited to: curb and gutter; sidewalk; landscaping park strip improvements; driveways; etc.
3) An escrow agreement will be subject to approval by the City Engineer and City Attorney and an escrow account shall be established prior to obtaining any permits being issued for the properties or plat being recorded. Installation of required improvements or an escrow account shall be established prior to recordation of the Final Plat as outlined in 12-4-6.
4) A cash bond or escrow shall be established for the landscaping improvements prior to issuance of certificate of occupancy as outlined in Section 11-13-23 C of the Land Use ordinance.
5) The Covenants, Conditions, and Restrictions (CC&Rs) for the Canterbury Court Homeowners Association shall be revised to address Clearfield City staff comments and the requirements of Title 11 as outlined in this report. Once revised and approved by the City, the CC&R's shall be recorded with the plat.



Downtown Clearfield Form-Based Code Update

Discussion on RFQ Consultant

FFKR Architects



Downtown Form-Based Code Update RFQ

- *February 12, 2019 Release*
- *February 28, 2019 Submission Deadline*
- *Anticipated Completion Date for Work June 30, 2019*
- *Project Budget: $45,000*

Task 1: Existing Code & Vision Review

Task 2: Code & Graphic Updates

Task 3: Street Cross Section Updates

Task 4: Draft Updates

Task 5: Final Adoption

Four Consultant Responses

FFKR ARCHITECTS

METTAURBANDESIGN

Peter J. Park
City Planning and Design

VODA landscape + planning

frontier forward

Staff Recommendation

Clearfield City
we've got it made



MIKE LEISHMAN, AIA, LEED AP
- Principal-in-charge
- Resource Management / Allocation
- Project Oversight



SUSIE PETHERAM, AICP
Senior Planner / Project Manager
- Main Point of Contact
- Project Coordination/Facilitation
- Clarification, removal, and update to FBC document
- Ensuring consistency and standards
- Revision of standards, code language and appropriate document formating



TROY COOK, PLA, ASLA, LEED GA
Planner + Landscape Architect
- Identify street types and streetscape design
- Development standards for sustainable design and walkable environment
- Ensure use and purpose of open spaces that align with area vision



ABRAM NIELSEN, PLA, AICP, ASLA, LEED AP
Planner + Landscape Architect
- Identify street types and streetscape design
- Update applicable graphics and table withing the code



MARY SORENSEN
Design Strategist
- Identify Opportunities and Obstacles
- Explore Solutions and Develop Implementation Plan
- Writing and Editing Support



ADAM ZOLLINGER
Director of Visualization
- 3D Renderings
- Virtual Reality
- Fly Through
- Drone Video Composite



MARTHA CHRISTENSEN
Art Director
- Branding Guidelines
- Signage and Wayfinding
- Graphic Design
- Marketing Materials

FFKR ARCHITECTS HAS A STAFF OF OVER 140 ARCHITECTS, DESIGNERS, AND SUPPORT PERSONNEL.

SUB-CONSULTANTS –AS NEEDED
- Zion Public Finance, Inc.
- Fehr & Peers
- University of Utah Department of City and Metropolitan Planning

FFKR
ARCHITECTS

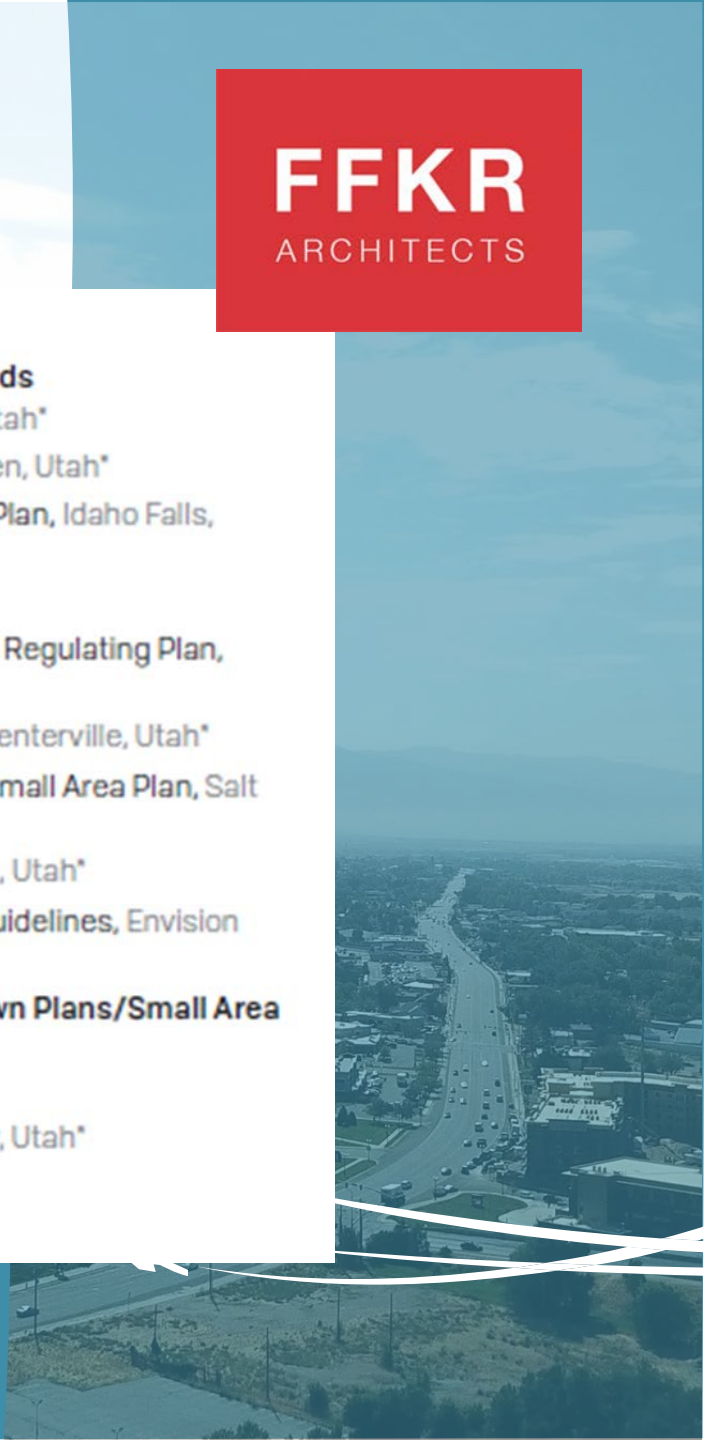
RELEVANT EXPERIENCE

Form-Based Codes/Ordinances/Urban Design Standards

- Orem City Center Planned Development Code, Orem, Utah*
- North Ogden Downtown Form-Based Code, North Ogden, Utah*
- Idaho Falls Downtown Form-Based Code & Downtown Plan, Idaho Falls, Idaho*
- Elko Downtown Urban Design Overlay, Elko, Nevada*
- Farmington Transit Oriented Development Ordinance & Regulating Plan, Farmington, Utah*
- Centerville Main Street Form-Based Code Ordinance, Centerville, Utah*
- Sugar House Business District Design Guidelines and Small Area Plan, Salt Lake City, Utah*
- Daybreak Commercial Design Guidelines, South Jordan, Utah*
- Wasatch Front Transit Oriented Development Design Guidelines, Envision Utah*

Transit-Oriented Development/Town Center & Downtown Plans/Small Area Plans

- 21st & 21st Small Area Plan, Salt Lake City, Utah*
- Millcreek 2300 East Town Center Plan, Salt Lake County, Utah*
- Provo Station Area Plan, Provo, Utah*
- Orem Station Area Plan, Orem, Utah*



Idaho Falls Downtown Form-Based Code

2.5 Connector Street.

1. Intent.

The Connector Street is a medium capacity street designed for slow speeds with a standard right-of-way. It primarily serves as a through street within the neighborhood and connects Neighborhood Street Types to Avenue Street Types. Refer to the typical plan and section, Figure 2.5 (1).

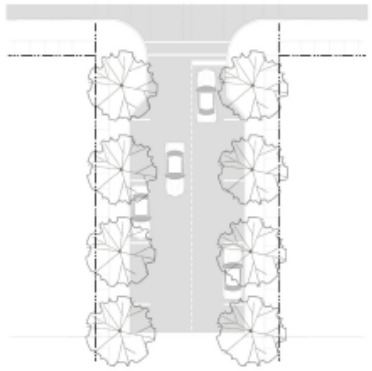
2. General Requirements.

Connectors shall be developed using the standards in Table 2.5 (1). These designs are intended as design standards. Exact features will

Connector Street Requirements	
Permitted Districts	All Districts
Permitted Adjacent Building Types	All Building Types
Typical Right-of-Way Width	54' to 80'
Vehicular Realm	
Travel Lanes	1 lane in each direction 2 lanes in one direction Alternative A: 1 one-way lane
Lane Width	10'
Allowable Turn Lanes	Right turn only lane permitted in place of parking at intersections; left turn only lane with median alternative. Right lane may be omitted where bulb-outs exist or are installed.
Corner Curb Radius	With on-street parking on both streets, a 5' radius may be utilized. Without on-street parking, a 15' radius is required.
Corner Sight Triangle	30'[4] Connector Street and intersecting Connector Street or larger.
Parking Lanes [1]	Parallel on one or both sides of street. Alternative A: Parallel on one side and angle on the other side. Alternative B: Angle parking on one side with cycle track on the other side
Pavement Width	34', 38' for alternative
Median	Permitted with 80' or greater right-of-way.
Bicycle Facilities [2]	Shared Alternative: Cycletrack [3]
Pedestrian Realm	
Pedestrian Facilities	Minimum 8' wide clear sidewalk on both sides
Street Buffer	Minimum 7' wide planting zone or furnishings zone; adjacent to Residential Districts, Open Space Districts, the planting zone is required

[1] Reference 2.2.5 for on-street parking requirements
[2] Reference 2.2.6 for bicycle facility types and requirements
[3] Cycle Tracks shall be limited to streets identified for regional trail connections and as approved by the Zoning Administrator [2]
[4] As measured along property line

Table 2.5 (1). Connector Requirements.



Plan
Figure 2.5 (1). Typical Connector Street



Section
Figure 2.5 (2). Connector Cross-section.



Section
Figure 2.5 (3). Connector Cross-section Alternative A.



Section
Figure 2.5 (4). Connector Cross-section Alternative B.





Figure 2.5 (5). Typical Connector Street example; intended as reference only

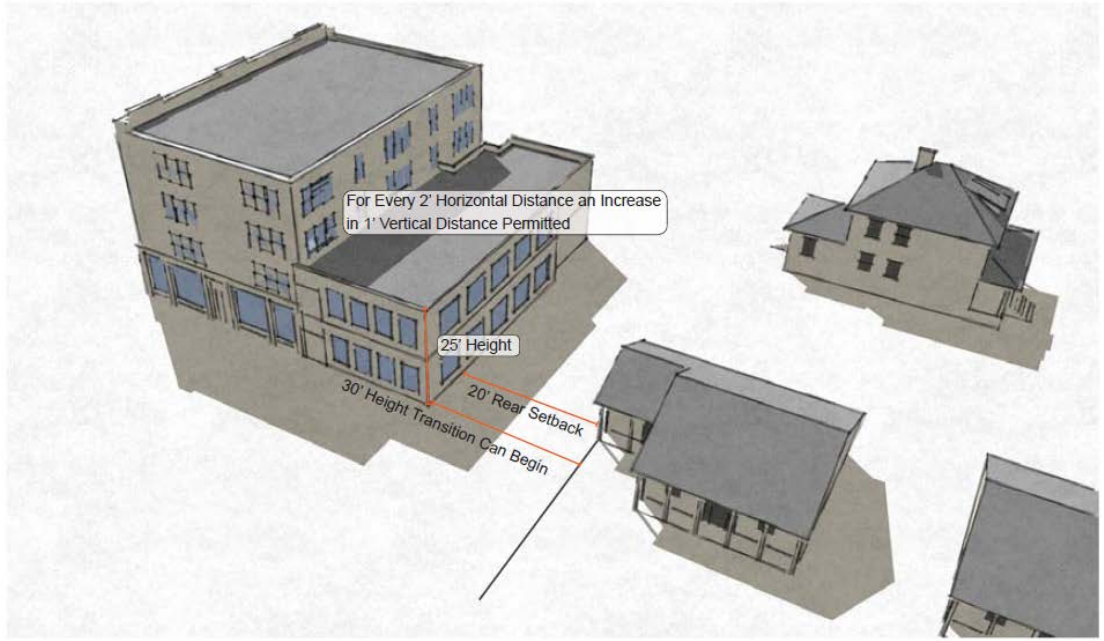


Figure 5.2 (4) Single Family Zones Setbacks

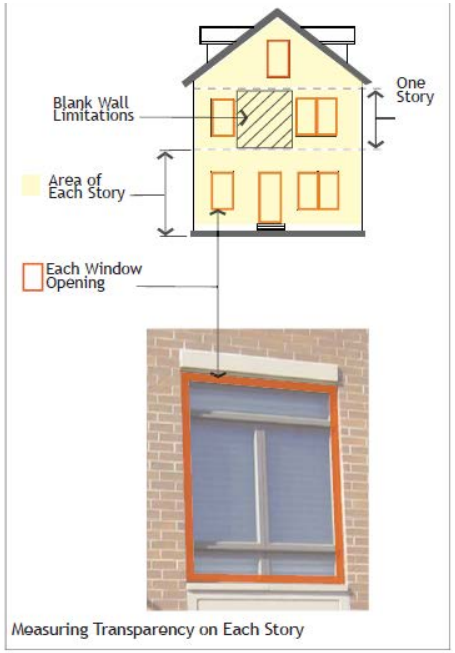


Figure 5.2 (5) Measuring Transparency



Figure 5.2 (6) Measuring Transparency.



Figure 5.2 (7) Screened loading area

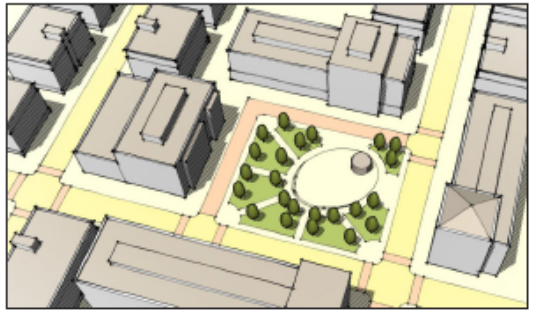


Figure 6.2 (1) Typical Plaza.

6.2 Plaza Open Space Type

1. Intent

Plazas provide small to medium scale outdoor space generally open to the public, although may occassionally be used for private functions. Plazas may be used for civic, social, and commercial purposes, such as meeting, relaxing, performance, casual workspace, weddings, receptions, and outdoor dining.

The plaza may contain a greater amount of impervious coverage than other Open Space Types. Surfacing generally includes brick, pavers, or stamped and colored concrete. Seating may be provided as either movable furniture or permanent options. Special features such as fountains, public art, game tables, accent lighting, are encouraged.

Plaza Requirements	
Dimensions	
Minimum Size (acres)	0.10
Maximum Size (acres)	1.50
Minimum Dimension (feet)	20' in one direction
Minimum % of Vehicular ROW Frontage Required	50%; 80% building frontage required on non-street frontage
Adjacent Parcels	
Permitted Subdistricts	Core A Historic Core General A Edge A, B, & C Future Subdistricts
Frontage Orientation of Adjacent Parcels	Front or Corner Side
Improvements	
Designated Sports Fields	Not permitted
Playgrounds	Not permitted
Fully Enclosed Structures	Permitted; maximum 5% of area
Maximum Impervious + Semi-Pervious Surface	80% + 10%
Maximum % of Open Water	50%
Lighting	Required, max 16' fixture height
Seating	1 per 200 square feet
Trees	1 per 400 square feet
Landscaping	50% live plant material
Bicycle Facilities	1 bike rack slot per 800 square feet







Figure 6.2 (2) Typical Plaza Examples

DAVIS COUNTY LIBRARY – KAYSVILLE BRANCH

Kaysville, Utah





PROVO CITY CENTER BLOCKS DEVELOPMENT

Provo, Utah





PARK LANE WEST MASTER PLAN

Farmington, Utah



Staff Recommendation

Staff recommends that the Clearfield City Council approve and award the bid proposal for the update to the Downtown Clearfield Form-Based Code to FFKR Architects, in the amount of $45,000.

