



CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

10 East Center Street, North Salt Lake, Utah 84054
(801) 335-8700
(801) 335-8719 Fax

NORTH SALT LAKE PLANNING COMMISSION NOTICE & AGENDA April 9, 2019 6:30 p.m.

Notice is given of a public meeting of the North Salt Lake Planning Commission to be held on the above noted date and time in the North Salt Lake City Council chambers located at 10 East Center Street. The agenda will be as follows:

Welcome, Pledge, and Introduction

- 1) Public comments
- 2) Consideration of an application to rezone property located at 521 North Orchard Drive (aka 3511 South Orchard Drive) from Commercial Shopping (CS) to Planned District (P), Clint Thomas, applicant
- 3) Consideration of an application for a site plan approval for property located at 521 North Orchard Drive (aka 3511 South Orchard Drive), Clint Thomas, applicant
- 4) Report on City Council actions on items recommended by Planning Commission
- 5) Approval of minutes:
 - a. March 26, 2019

Adjourn

The public is invited to attend all Planning Commission meetings. If you need special accommodations to participate in the Planning Commission meeting, please call the City offices at (801) 335-8700. Please provide at least 24 hours notice for adequate arrangements to be made. Times noted on the agenda are estimates only – the Commission may proceed faster or slower than these estimates indicate.

Notice of Posting:

I, the duly appointed recorder for the City of North Salt Lake, hereby certify that the foregoing agenda was posted on the Utah Public Notice website, at city hall, and sent to the required newspapers this 8 day of April, 2019.

Dated this 8 day of April, 2019.

Sandra Holbrook





CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

10 East Center Street, North Salt Lake, Utah 84054
(801) 335-8700
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MEMORANDUM

TO: Planning Commission
FROM: Sherrie Llewelyn, Community Development Director
DATE: April 9, 2019
SUBJECT: **REZONE:** Final P-District Rezone and Development Agreement for Clint Thomas Apartments at 521 North Orchard Drive (aka 3511 South Orchard Drive)

SITE PLAN: Final site plan amendment for Clint Thomas Apartments at 521 North Orchard Drive (aka 3511 South Orchard Drive)

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the P-District rezone & Site Plan for Clint Thomas Apartments located at 521 North Orchard Drive with the following condition:

1. Final approval of the draft development agreement and zone change by the City Council.

BACKGROUND

The Planning Commission held a public hearing on this zone change request on February 12, 2019 in conjunction with the application for General Development Plan. The General Development Plan was recommended for approval to the City Council and was approved on February 19, 2019. The applicant has submitted final site plan application and the proposed development agreement.

The site currently houses 2 apartment buildings built in 1974, each containing 4 units. The property is zoned CS, which previously allowed multi-family residential as a conditional use. Last year the ordinance was changed to require any new multi-family residential to be processed as a P-District. The applicant's proposal is to raze the existing carports west of the two apartment buildings and construct the new building and new carports. The site is 0.7 acres and the requested density is 17 dwelling units per acre.

The City Council establishes by ordinance a P District, provided the following findings can be made:

1. The proposed P district can be substantially completed within two (2) years of the establishment of the P district.
2. Each phase of the development, as well as the total development, can exist as an independent unit capable of creating an environment of sustained desirability and stability, or that adequate assurance will be provided that such objective will be

attained; and that the uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under other zoning districts.

3. The streets proposed are suitable and adequate to carry anticipated traffic, and increased densities will not generate traffic in such amounts as to overload the street network outside the P district.
4. Commercial development can be justified economically at the locations proposed, if any, to provide commercial facilities.
5. The area surrounding said development can be planned and zoned in coordination and substantial compatibility with the proposed development.
6. Any exception from standard ordinance requirements is warranted by the design and amenities incorporated into the final plan.
7. The P district is in conformance with the city general land use plan.
8. Existing or proposed utility services are adequate for the population and use densities proposed.

This application is concurrent to the site plan approval which will become part of the final development agreement. The City Council will consider a development agreement with the recommendation on rezone. The development agreement addresses the following items:

- Approved General Development Plan, including the site plan and landscape plan;
- Development layout of buildings, parking, landscaping, sidewalks, fencing, lighting, etc.;
- Total density allowed of 12 dwelling units;
- Architectural design and building materials; and
- Other miscellaneous legal requirements.
-

REVIEW

Site Plan

The proposed site plan for the Clint Thomas Apartments will retain the existing entrance from Orchard drive, but will be repaved as part of the construction. The new layout will include a hammer head turn around to accommodate fire code requirements. The apartments are all 2 bedroom units and the new building will have 2 units which are ADA accessible units. The exterior of the existing buildings are brick and wood siding and will be painted to match the exterior finishes and colors of the proposed additional building. The building proposed will be brick and composite or fiber cement board.

The two existing buildings will be upgraded with the wood siding either being repaired or replaced and painted to match the new building. Other upgrades to the existing site will be additional sidewalk between the building and parking lot, repair of the stairs and railings into the unit.

Proposed parking for the 12 units includes 12 covered carports and 14 additional uncovered parking spaces, including on ADA space. Parking meets the minimum standard of 2.25 spaces per unit. New sidewalks are being added adjacent to the existing buildings and the new buildings to provide pedestrian access from the parking to the buildings.

The landscaping and proposed additional landscaping area are a total of 6,571 sq. ft. equivalent to 21.6% of the site. A central dumpster location and enclosure has been added to the site. The site will also have the existing parking lot lights on the buildings repaired or replaced to a working order to provide adequate security and lighting of the parking areas.

Fencing on the west property line, including the existing retaining wall will be replaced with a new retaining wall and topped with a 6' site obscuring fence of composite or vinyl material. The fencing along the north property line will be repaired as necessary. The remaining fencing will remain as the existing chain link and existing landscaping.

The existing units and the new units meet the goals of the City's Moderate Income Housing Plan with an average rent around \$800 per month. Given the topography and location of the property the visual impact of the redevelopment is minimal, but the upgrades and new construction will improve the visual aesthetic.

POSSIBLE MOTION

REZONE: I move that the Planning Commission recommends approval to the City Council the proposed rezone from CS to P-District for the Clint Thomas Apartments located at 521 North Orchard (aka 3511 South Orchard) with the following findings and no conditions:

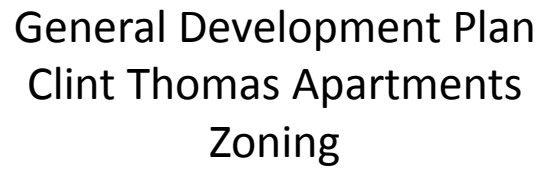
Findings:

1. The proposed P district can be substantially completed within two (2) years of the establishment of the P district.
2. The development contains one phase that can exist as an independent unit capable of creating an environment of sustained desirability and stability; and that the uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under other zoning districts.
3. The proposed increased density will not generate traffic in such amounts as to overload the street network outside the P district.
4. The area surrounding said development can be planned and zoned in coordination and substantial compatibility with the proposed development.
5. Any exception from standard ordinance requirements is warranted by the design incorporated into the final plan.
6. The P district is in conformance with the city general land use plan.
7. Existing or proposed utility services are adequate for the population and use densities proposed.

SITE PLAN: I move that the Planning Commission recommend approval on the site plan for the Clint Thomas Apartments located at 521 North Orchard (aka 3511 South Orchard) with no conditions.

Attachments

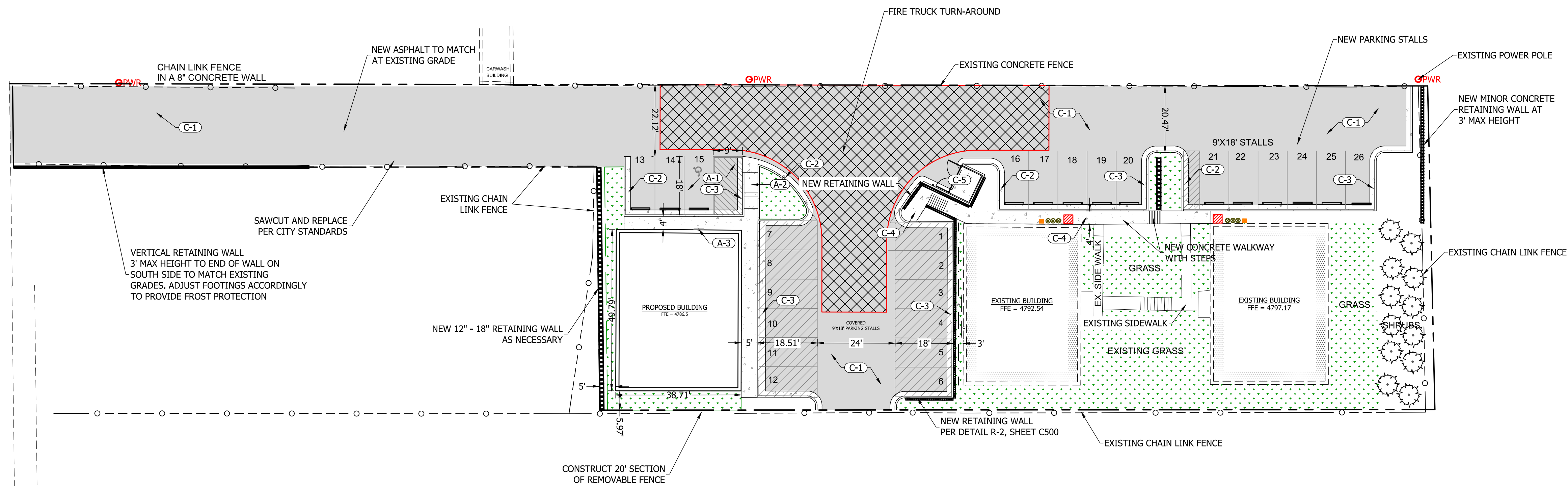
- 1) Zone Map
- 2) Aerial Map
- 3) Draft Development Agreement with Exhibits





General Development Plan Clint Thomas Apartments Aerial





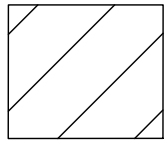
CHURCH PARKING LOT

AREA BREAKDOWN

DESCRIPTION	ACREAGE	SQ. FT.	%
LOT AREA	0.7	30361	-
LANDSCAPE AREA	0.15	6571	21.6
BUILDING AREA	0.12	5416	17.8
ASPHALT/CONCRETE AREA	0.421	18374	60.5
EXISTING IMPERVIOUS SURFACE AREA	0.482	21017	-
PROPOSED IMPERVIOUS SURFACE	0.47	20484	-

PARKING TABULATION:

12 UNITS X 2 STALLS REQ'D PER UNIT = 24 STALLS REQ'D
1 ADA STALL PER 25 STALLS = 1 ADA REQ'D
TOTAL STALLS PROVIDED = 25
ADA STALLS PROVIDED = 1



NEW COVERED PARKING

SYMBOL LEGEND

- C-1 ASPHALT & BASE PER DETAIL A, SHEET C900
- C-2 24" CONCRETE HIGH-BACK CATCH CURB & GUTTER PER DETAIL B, SHEET C900
- C-3 24" CONCRETE HIGH-BACK RELEASE CURB & GUTTER PER DETAIL C, SHEET C900
- C-4 CONCRETE SIDEWALK PER DETAIL D, SHEET C900
- C-5 DUMPSTER PAD AND APRON PER DETAIL J, SHEET C900
- A-1 ADA SIDEWALK RAMP AND PARKING AREA PER DETAIL G, SHEET C900
- A-2 ADA VAN ACCESSIBLE PARKING SIGN PER DETAIL H, SHEET C900
- A-3 ADA ACCESSIBLE PARKING SIGN PER DETAIL H, SHEET C900
- P-1 CONCRETE SIDEWALK REPLACEMENT PER NORTH SALT LAKE CITY STANDARDS
- P-2 CONCRETE DRIVE APPROACH PER NORTH SALT LAKE CITY STANDARDS
- P-3 CONCRETE CURB & GUTTER REPLACEMENT PER NORTH SALT LAKE CITY STANDARDS
- P-4 ASPHALT REPLACEMENT PER NORTH SALT LAKE CITY STANDARDS

ALL ITEMS WITHIN THE PUBLIC RIGHT-OF WAY TO CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS & SPECIFICATIONS.

ACCESSIBLE AREA CONSTRAINTS

ALL ACCESSIBLE AREAS ARE TO MAINTAIN THE FOLLOWING MAXIMUM SLOPES AND TOLERANCES:

ACCESSIBLE PARKING:
MAXIMUM SLOPE OF 1:48 (2%) THROUGHOUT.

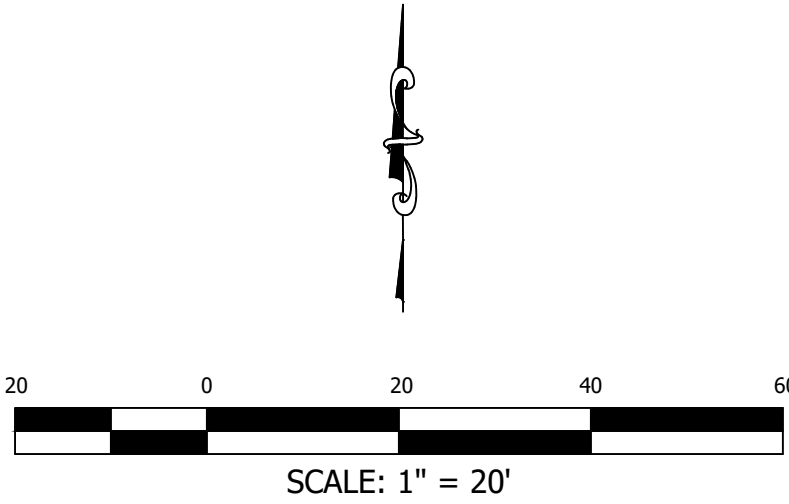
ACCESSIBLE ROUTE:
MINIMUM WIDTH OF 48". MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

ACCESS ROUTE TURNAROUNDS:
A CLEAR 60" TURNING DIAMETER. MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

LEVEL LANDING / EXTERIOR DOOR LANDING:
MINIMUM SIZE OF 60"x60". MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

ACCESSIBLE EGRESS TO PUBLIC WAY:
MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

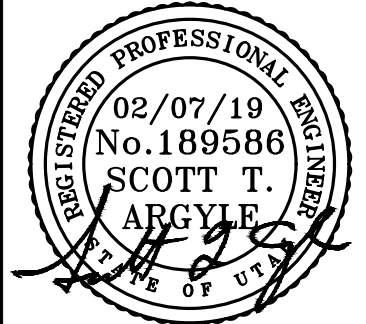
ADA ACCESS RAMPS:
MAXIMUM SLOPE OF 1:12 (8.33%), WITH A MAXIMUM CROSS-SLOPE OF 2%. THE TRANSITION BETWEEN ASPHALT AND CONCRETE IS NOT TO EXCEED 1/2" VERTICAL (1/4" IF BEVELED).



CLINT THOMAS
3511 SOUTH ORCHARD DRIVE
LOCATED IN THE SE 1/4 OF SECTION 1, T.1N., R.1W., S.1R.&M.
NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

DRAWN: SJT 11/05/18
APPROVED: STA 02/07/2019
PROJECT: 1730001 SITE.dwg

C400
SITE PLAN



When Recorded
Return to:
City of North Salt Lake
10 East Center Street
North Salt Lake, UT 84054

DEVELOPMENT AGREEMENT

CLINT THOMAS APARTMENTS AT NORTH SALT LAKE

THIS DEVELOPMENT AGREEMENT (the “Agreement”) is made and entered into as of the _____ day of _____, 20____ (the “Effective Date”), by and between **THE CITY OF NORTH SALT LAKE**, a Utah municipal corporation (the “City”), and **Clinton D & Lori L Thomas**, (the “Developer”). The Developer and the City are sometimes collectively referred to herein as the “Parties” or singularly as a “Party.”

RECITALS

A. As of the Effective Date hereof, Developer is the owner of the property described on **Exhibit “A”** (the “Property”) hereto, located within the City of North Salt Lake, Davis County, Utah.

B. The development of the Property is governed by the City’s Title 10—Land Use and Subdivision Ordinances (the “Code”). All Section references contained herein shall refer to the Code.

C. Pursuant to section 10-13-3 of the Code, the Developer has filed an application for and received approval by the City for the following:

(1) a General Development Plan (the “General Development Plan”) for the Property consisting of _____ multit-family residential apartments _____; and

(2) the re-zoning of the Property to the Planned P District, (the “P District Zoning”) subject to approval of an acceptable development agreement.

D. The project to be developed upon the Property pursuant to the General Development Plan is known as the Clint Thomas Apartments and is generally located at 521 North Orchard Drive (aka 3511 South Orchard Drive) in the City of North Salt Lake (the “Project”).

E. Pursuant to the City’s approval of the General Development Plan on the 19th day of February, 2019, the Plan consists of 12 multi-family residential units, with associated parking, landscaping and other improvements. A copy of the approved General Development Plan is attached hereto as **Exhibit “B.”**

F. Pursuant to section 10-13-2-D, exceptions to or modification of the general standards for development within the residential and commercial zoning districts may be granted in the P District Zoning if the City determines that such exceptions are desirable and warranted. By this Agreement, the Parties desire to stipulate the required standards with respect to: land use; building size, layout, materials and architecture; landscaping; parking; signage size, placement, height, and design; lighting; fencing materials; and any other standards specified herein and included within the Project’s P District Zoning.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Developer hereby agree as follows:

1. Incorporation of Recitals and Exhibits. The above Recitals and Exhibits attached and referenced herein are hereby incorporated into this Agreement.

2. General Development Plan Approval. To the fullest extent of its legal powers and authority and for the duration of the Term (as described below) of this Agreement, the City hereby approves the General Development Plan for the Project, including the density, use, configuration, and specification designations as described in the General Development Plan and as described elsewhere herein. The developer may not substantively deviate from the General Development Plan without prior approval by the City. Subject to the terms of this Agreement and subject to the Developer's compliance with other provisions of the Code not specifically modified herein, the Developer shall have the right to have, Preliminary Design Plan, Site Plan, Final Plat, Construction Plans and Building Permits (as those terms are defined in section 10-3 of the Code) approved by the City and to develop the Project as proposed and approved. The Developer hereby agrees that the Project is subject to all City ordinances except as specifically modified herein by this Agreement. In the event of a conflict between the Code and this Agreement, this Agreement shall control.

3. Term. The vested rights described in this Agreement shall be effective for a period of ten (10) years following the date on which this Agreement is adopted by the city Council of North Salt Lake and signed by the City's Mayor (the "Term").

4. Development of the Project. The Project shall be developed by Developer and/or Developer's successors and assigns in accordance with all of the requirements contained herein.

a. Notwithstanding anything in the Code to the contrary, the general layout, parking, fencing, and landscaping of the project shall be substantially in the form of **Exhibit "C"** of this Agreement and are entitled Landscape and Site Plans.

b. Notwithstanding anything in the Code to the contrary, the land use standards, including but not limited to, setbacks, building heights, uses, etc., for all structures to be developed within the Project shall be as described in attached **Exhibit "D"** and are hereby approved by the City for use in the Project and are entitled P District Land Use Standards.

c. Developer and City hereby agree that architectural standards should be applied to the construction of the additional building within the Project. These specific rules and standards are shown in **Exhibit "E"** of this Agreement and are entitled, "Architectural Standards".

d. Fencing and retaining walls. The existing retaining wall and chainlink fence on the west property line shall be removed and replaced with a new retaining wall and six (6) foot site obscuring fence of either composite, vinyl, or masonry materials. The existing fence along the north property line shall be repaired or replaced in those sections currently in a state of disrepair.

e. Phasing Plan. The Developer intends to construct the project in one phase.

f. Required Public Improvements. City agrees to coordinate with Developer the placement of conduits, chases and other piping required for the development of the project. The Developer agrees to construct all required public improvements, as shown in **Exhibit “F”** of this Agreement and are entitled, “Clint Thomas Apartments Civil Drawings”.

g. Lighting. The existing parking lot lighting shall be repaired, replaced, or added to the site to provide adequate security and safety lighting to the parking area.

h. Existing buildings. The Developer agrees to make the following improvements to the existing buildings within the Project, said improvements shall be completed prior to occupancy of the new building:

- i. The existing T11 siding will be repaired or replaced and painted to match the construction of the new building;
- ii. The existing shingle siding/mansard roof areas will be repaired or replaced, as well as painted and stained to improve the visual aesthetic of the buildings;
- iii. Safety issues related to the existing apartment entrances will be repaired or replaced as necessary, including the outdoor carpeting of the stairs, and any hand railings currently in disrepair;
- iv. The existing landscaping on the site shall be repaired, reseeded, trimmed, as necessary to return the landscaping to a well manicured and maintained state;
- v. The parking areas shall be repaved as shown on the approved civil drawings;
- vi. The developer agrees to conduct regular maintenance on the Project, as required by the North Salt Lake municipal code.

i. Parking. Within the boundary of the Project, parking shall be provided for a total of 26 spaces, with at minimum 12 carport spaces, and one ADA parking space.

5. Payment of Fees. Developer agrees to pay fees, except for any waivers, credits or other considerations noted in this agreement, as required by the City’s adopted fee schedule in effect at the time of the submittal of their respective development applications. At the time of this agreement, the schedule for the payment of impact fees is as follows:

6. Agreement to Run with the Land/Assignment. A memorandum of this Agreement shall be recorded by Developer against the Property in the form attached **Exhibit “G”**. The rights and obligations of Developer under this Agreement shall be those affecting the Property, and shall run with and be binding upon the Property and its successors and assigns, or any portion thereof. The terms of this Agreement shall be deemed to expire as to any portion of the Property upon the issuance of a certificate of occupancy for a structure on the subject portion of the Property. Neither Developer nor their successors and assigns shall have the right to assign this Agreement, in whole or in part, unless: (a) such assignee becomes the owner of fee simple title to that portion of the Property affected by the rights and obligations under this Agreement that are being assigned, and (b) the City has consented in writing to the assignment, which consent shall not be unreasonably withheld.

7. Notices. Any notices, requests and demands required or desired to be given hereunder shall be in writing and shall be served personally upon the Party for whom intended, or if mailed, by certified mail, return receipt requested, postage prepaid, to such Party at its address shown below:

To Developer: Clinton D. & Lori L Thomas
PO Box 27807
Salt Lake City UT 84127-0807

To the City: City of North Salt Lake
Attn: City Manager
10 East Center Street
North Salt Lake, Utah 84054

In the event that either of the Parties desires to change its address as shown above, such Party shall provide written notice to the other Party pursuant to the requirements of this Section 6.

8. Default. In the event either Party fails to perform its obligations hereunder or to comply with the terms thereof, within thirty (30) days after giving written notice of default and the failure of the defaulting Party to cure such default, or if the default is of a nature that it cannot be reasonably cured within 30 days, then to have diligently and in good faith commenced to cure such default, and the non-defaulting Party may, at its election, have the following remedies:

a. All rights and remedies available in equity, including injunctive relief or specific performance, but shall have no claim for money damages.

b. The right to withhold all further approvals, licenses, permits or other rights associated with the Project or any development described in this Agreement until such default has been cured.

c. The right to draw upon any security posted or provided in connection with the Project and this Agreement.

d. The right to terminate this Agreement.

e. The rights and remedies set forth herein shall be cumulative.

9. Entire Agreement. This Agreement, together with the Exhibits attached hereto, documents referenced herein, and all regularly approvals given by the City for the Property and/or the Project or any phase thereof containing the entire agreement of the Parties with respect to the subject matter hereof and supersede any prior promises, representations, warranties or understandings between the Parties which are not contained in this Agreement, regulatory approvals and related conditions.

10. Severability. The Parties hereto agree that the provisions hereto are severable. If any provision of this Agreement is held invalid, the remainder of this Agreement shall be effective and shall remain in full force and effect unless amended or modified by mutual consent of the Parties.

11. Binding Effect. This Agreement shall inure to the benefit of, and be binding upon, the Parties hereto and their respective heirs, representatives, officers, agents, employees, members, successors and assigns.

12. No Third-Party Rights. The obligations of Developer set forth herein shall not create any rights in and/or obligations to any person or Parties other than the City. The Parties hereto alone shall be entitled to enforce or waive any provisions of this Agreement.

[The remainder of this page is intentionally left blank.]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first hereinabove written.

ATTEST:

CITY
CITY OF NORTH SALT LAKE

City Recorder

By: Len Arave
Its: Mayor

DEVELOPER
CLINTON D. & LORI L. THOMAS

By:

By:

EXHIBIT "A"
LEGAL DESCRIPTION

All property included in Davis County Parcel Identification numbers: 01-046-0026 and containing approximately 0.7 acres.

Legal Description:

BEG ON E SIDE OF HWY #2, 1827.8 FT S & 3900.3 FT, M/L, W FR N 1/4 COR OF SEC 6-T1N-R1E, SLM; RUN TH ALG E SIDE OF SD HWY S 0°48' E 25 FT; TH N 89°52'30" E 180 FT; TH S 0°48' E 75 FT; TH N 89°52'30" E 257.75 FT; TH N 1°22'40" W 99.86 FT; TH W 437.6 FT TO POB. CONT. 0.70 ACRES.

EXHIBIT "B"

GENERAL DEVELOPMENT PLAN

The General Development Plan for the Clint Thomas Apartments project approved by the City Council on the 19th day of February, 2019.

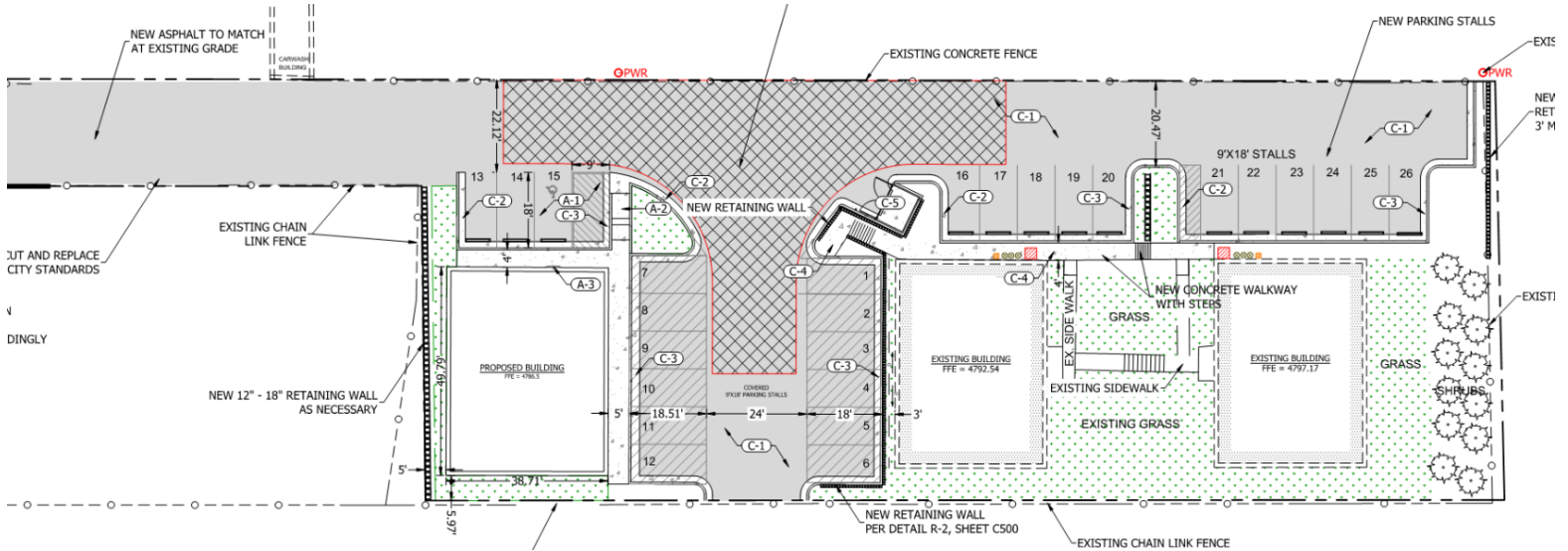


**EXHIBIT “C”
LANDSCAPE & SITE PLANS
SEE CIVIL DRAWINGS EXHIBIT “F”**

EXHIBIT “D”
LAND USE STANDARDS
CLINT THOMAS P DISTRICT BUILDING STANDARDS

1. Purpose. This Exhibit outlines the standards pursuant to which Clint Thomas Apartments shall be developed within the P District. References herein to the term “Code” shall refer to Title 10 of the North Salt Lake City Code, Land Use and Subdivision Ordinances.
2. Residential Standards.
 - a. Lot Area:
 - i. Due to the nature of development, there shall be no minimum lot area.
 - b. Maximum Coverage Area.
 - i. Due to the nature of multi-family development and the unusual shape of the property, the maximum coverage area shall be as illustrated on Exhibit C, Site Plan & Landscape Plan.
 - c. Maximum Height of Buildings.
 - i. The maximum height for all residential structures in the P District shall be thirty (35) feet from average finished final grade.
 - d. Lot Width and Depth:
 - i. The minimum lot width and depth for the lot shall be as depicted on on Exhibit C, Site Plan & Landscape Plan.
 - e. Setbacks:
 - i. The minimum setback shall be five (5’) feet from all property lines.
 - f. Minimum Landscape Percentage.
 - i. The minimum landscape percentage for the entire development shall be 20%.
 - g. Accessory Buildings:
 - i. The only accessory buildings allowed shall be the carports as illustrated on approved site plan.
 - h. Fence:
 - i. The maximum solid fence height within 20 feet of a public street shall be four (4’) feet.
 - ii. The maximum height for the remainder of the perimeter fence shall be six (6) feet.
 - i. Parking shall be provided as follows
 - i. For each 2-bedroom unit, two (2) parking stalls will be required, of which one (1) stall must be covered.
 - ii. Guest parking shall be provided in the amount of 2 stalls.
 - iii. ADA parking shall be provided with 1 ADA space/25 stalls. ADA stalls not be restricted to either use by guests or tenants.
3. Permitted Uses.
 - a. Multi-family residential dwellings
 - b. Home occupations as regulated by North Salt Lake Land Use Code, Section 10-10-5, as amended.

EXHIBIT “E”
ARCHITECTURAL STANDARDS

The Architectural Rules and Design Standards and Construction Guidelines, as contained herein, are to be used as guidelines for the owner and builder in preparing plans and specifications for any proposed construction or improvement in Clint Thomas Apartments at North Salt Lake and for maintaining an orderly construction environment.

Design Standards:

A. Exterior Elevations New Building

All exterior residential elevations shall be consistent with general scheme and design as depicted below and as approved in the General Development Plan for Clint Thomas Apartments. The units shall utilize shared common space and carports. The new construction of an additional 4 unit apartment building shall be finished with brick and fiber cement board as shown on the following drawings.



B. Exterior Elevations Existing Buildings

All exterior residential elevations shall be improved in a manner consistent with the general design approved for the new building as outlined in subsection B above. Existing T11 wood trim will be repaired or replaced as necessary, and painted to match the new construction.

C. Exterior Finishes and Colors

1. **Materials and Colors.** Exterior materials shall consist of Fiber Cement Board, Brick, Asphalt Shingles, and Cedar, Composite, or Metal Railings. The following colors used shall be consistent with the graphic representation above. Minor variations in color/tone may be approved by the Community Development Director in accordance with this general color pallet.

D. Exterior Building Lighting

The Project parking area shall have the existing building lighting for the parking area either repair to a working standard that ensure the safety and security of the parking area for the residents, or shall have the necessary new fixtures installed to achieve that standard. All site/building lighting shall be shielded and directed downward so light spill does not adversely affect adjacent properties or streets.

E. Landscaping

Prior to occupancy of the new apartment building the existing landscaping will be trimmed, pruned, reseeded or replanted, as necessary to return the landscaping to a well manicured and maintained state. Additional landscaping as shown on the approved landscaping site plan shall be installed prior to final occupancy of the new building. A unity of the design shall be achieved by the repetition of certain plant varieties, colors and materials to tie the overall project together. All landscaping and irrigation shall utilize efficient landscaping techniques and drought tolerant species where possible.

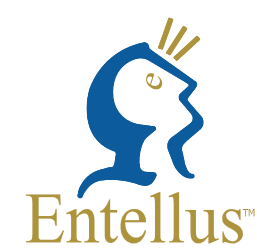
G. Mailboxes

Mailbox clusters, with mailboxes and newspaper receptacles will be provided by Declarant based on the requirements and approval of the U.S. Postal Service. Replacement necessitated by damage from whatever source shall be at the expense of the builder or owner.

H. Fencing Material

The project perimeter fencing material along the west property lines will be of high quality composite fencing, masonry, or vinyl fencing color to match the new building materials.

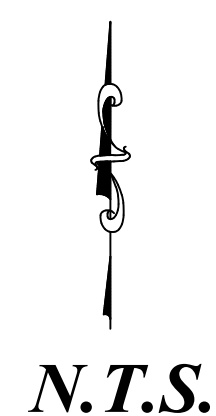
EXHIBIT “F”
CLINT THOMAS APARTMENTS CIVIL DRAWINGS



CLINT THOMAS

**3511 SOUTH ORCHARD DRIVE
LOCATED IN THE SE 1/4 OF SECTION 1, T.1N., R.1W., S.L.B.&M.
NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH**

VICINITY MAP

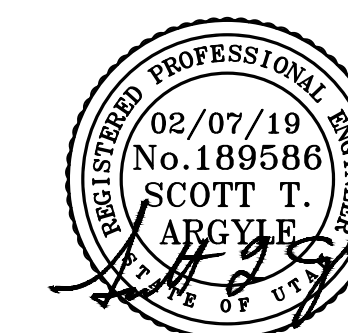


DRAWING INDEX

C000	COVER
C100	NOTES AND LEGEND
C300	DEMOLITION PLAN
C400	SITE PLAN
C500	GRADING PLAN
C600	UTILITY PLAN
C800	STORMTECH DETAIL
C900	SITE DETAILS
EC100	EROSION CONTROL PLAN
TOTAL SHEETS	9

GENERAL NOTES

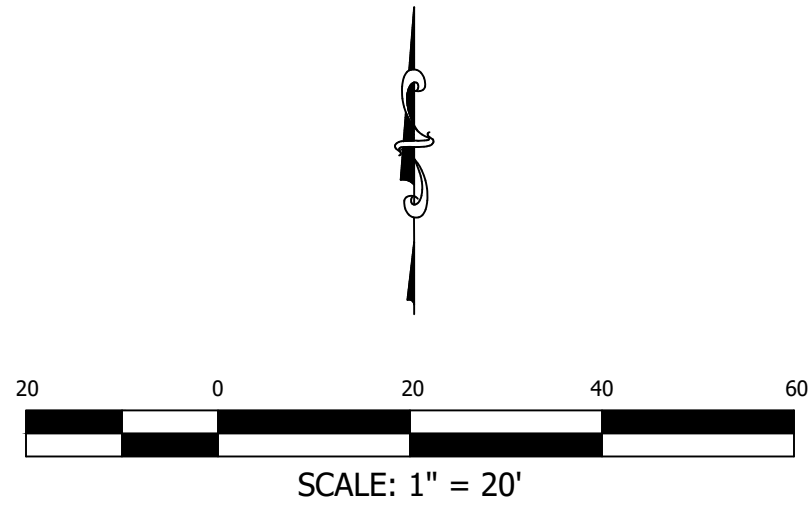
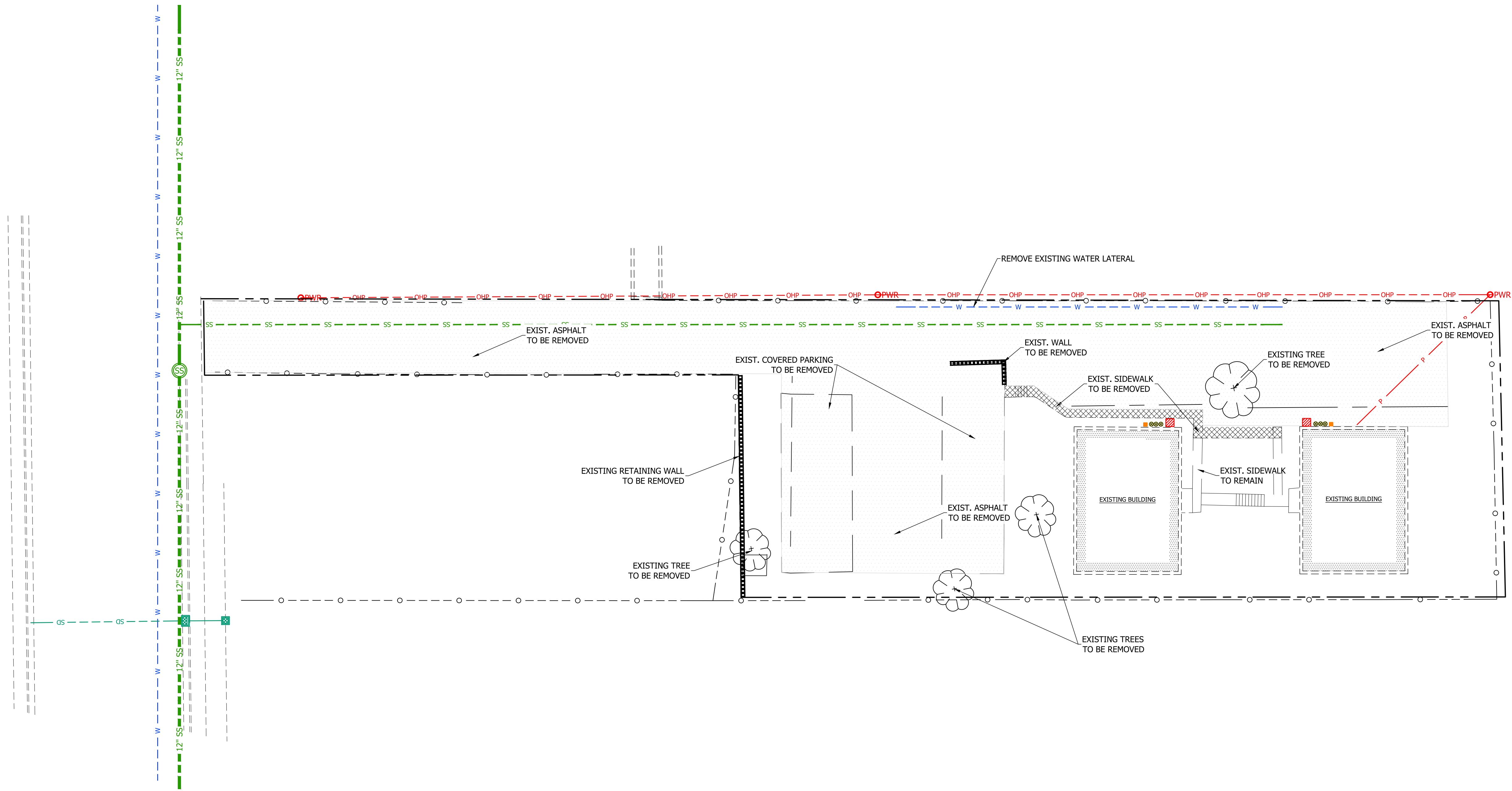
- 1) ALL WORK WITHIN A PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS & SPECIFICATIONS.
- 2) ALL UTILITY WORK SHALL CONFORM TO THE UTILITY OWNER'S STANDARDS & SPECIFICATIONS.
- 3) THESE PLANS DO NOT INCLUDE DESIGN OF DRY UTILITIES. THESE PLANS MAY CALL FOR RELOCATION, AND/OR REMOVAL AND/OR CONSTRUCTION OF DRY UTILITIES, BUT ARE NOT OFFICIAL DRAWINGS FOR SUCH. DESIGN AND COORDINATION OF DRY UTILITIES IS BY OTHERS.
- 4) THE CONTRACTOR SHALL COORDINATE AND OBTAIN ANY PERMITS REQUIRED FOR THE WORK SHOWN HEREON.
- 5) THE LOCATION AND ELEVATIONS OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS IS A BEST ESTIMATE BASED ON UTILITY COMPANY RECORDS, BLUESTAKES, AND FIELD MEASUREMENTS OF READILY OBSERVABLE ABOVE-GROUND FEATURES. AS SUCH, THIS INFORMATION MAY NOT BE COMPLETE, UP-TO-DATE, OR ACCURATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO STOP WORK AND NOTIFY THE ENGINEER IF CONFLICTING INFORMATION IS FOUND IN THE FIELD.
- 6) THE CONTRACTOR IS TO FIELD VERIFY THE LOCATION AND ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES PRIOR TO STAKING AND CONSTRUCTION.
- 7) CALL BLUESTAKES AT LEAST 48 HOURS PRIOR TO DIGGING. DO NOT PROCEED UNTIL BLUESTAKES ARE MARKED.
- 8) IT SHALL BE THE CONTRACTOR'S AND SUBCONTRACTOR'S RESPONSIBILITY TO MEET ALL APPLICABLE HEALTH AND SAFETY REGULATIONS, AND SHALL ASSUME SOLE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING CONSTRUCTION OF THIS PROJECT, SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK, AND THE PUBLIC IS PROTECTED..



BENCHMARK: NONE
ELEVATION: 0000.00

<i>COVER</i>	<i>REV.</i>	<i>BY</i>	<i>DATE</i>		181 North 200 West, Suite #4 Bountiful, UT 84010 Phone 801.298.2236 www.Entellus.com
<i>DRAWN:</i> SJT	11/05/18				181 North 200 West, Suite #4 Bountiful, UT 84010 Phone 801.298.2236 www.Entellus.com
<i>APPROVED:</i> STA	02/07/2019				
<i>PROJECT:</i> <i>1730001</i>					
<i>DWG: 1730001 SITE.dwg</i>					

GENERAL NOTES		UTILITY NOTES		GRADING NOTES		LEGEND		ABBREVIATIONS	
1. ALL IMPROVEMENTS SHALL COMPLY WITH THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY. CONTACT THE PUBLIC WORKS OFFICE BEFORE BEGINNING. 2. CONTRACTOR TO FIELD VERIFY LOCATION, SIZE, AND AVAILABILITY OF EXISTING UTILITIES. UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE. SEE UTILITY NOTE 3. 3. ALL DIMENSIONS ARE IN FOOT UNITS AND ARE TO THE TOP BACK OF CURB UNLESS SHOWN OR NOTED OTHERWISE. 4. PROVIDE HANDICAP RAMPS AT ENDS OF WALKWAYS. END 0.1' ABOVE FLOWLINE OF CURB. 5. CURB AND GUTTER SHALL BE AS PER APWA STD DWG NO 205 TYPE A. 6. UTILITY INFORMATION INDICATED ON DRAWING IS BASED UPON VISUAL OBSERVATION OR INFORMATION FURNISHED BY MUNICIPAL AUTHORITIES WHICH MAY NOT BE VALID. LATERAL LOCATIONS AND ELEVATIONS ARE ASSUMED. SEE UTILITY NOTE 3. 7. ALL GRADING SHALL BE DONE UNDER THE SUPERVISION OF A QUALIFIED SOILS ENGINEER WHO SHALL VERIFY THAT ALL FILL HAS BEEN PLACED IN ACCORDANCE WITH PROVISIONS IN CURRENT INTERNATIONAL BUILDING CODE. 8. COMPACTION TEST REPORTS SHALL BE MADE AVAILABLE TO THE ENGINEER WITHIN 24 HOURS OF A REQUEST. FINAL REPORTS AS SPECIFIED IN CURRENT INTERNATIONAL BUILDING CODE SHALL BE SUBMITTED TO THE ENGINEER WITHIN TEN DAYS AFTER COMPLETION OF GRADING. 9. ALL STORM DRAIN PIPE SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND THE LOCAL GOVERNING MUNICIPALITY'S STANDARDS AND SPECIFICATIONS. 10. STORM DRAIN PIPE WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE RIGHT-OF-WAY OWNER'S SPECIFICATIONS. PRIVATE STORM DRAIN PIPE OPTIONS SHALL CONSIST IF THE FOLLOWING MATERIALS. 1. PVC PIPE, ASTM D3034, SDR 35, BELL & SPIGOT TYPE. 2. RCP PIPE, CLASS 3, BELL & SPIGOT TYPE. 3. HIGH DENSITY CORRUGATED POLYETHYLENE SMOOTH INTERIOR PIPE, ASTM D3350 WITH WATER-TIGHT JOINTS. 11. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CHECK CONDITIONS AT THE SITE BEFORE STARTING WORK AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES. 12. TYPICAL DETAILS SHALL APPLY IN GENERAL CONSTRUCTION UNLESS SPECIFICALLY DETAILED. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION WILL BE AS FOR SIMILAR WORK. DO NOT SCALE DRAWINGS. 13. ANY OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED. 14. PIPE BEDDING SHALL BE 3/8" MAXIMUM AGGREGATE. USE 3/4" MAXIMUM SIZE ROAD BASE FOR BACKFILL MATERIAL. COMPACT TO 95% STANDARD PROCTOR DENSITY. MAXIMUM LIFT 8 INCHES. 15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PUBLIC AND OSHA STANDARDS. 16. ALL WORK SHALL COMPLY WITH THE AMERICAN PUBLIC WORKS ASSOCIATION UTAH CHAPTER (APWA) MANUAL OF STANDARD SPECIFICATIONS 2007 EDITION WITH ALL PERTINENT SUPPLEMENTS AND AMENDMENTS AND THE MANUAL OF STANDARD PLANS 2007 EDITION. SAID STANDARD SPECIFICATIONS AND PLANS SHALL BE THE REQUIREMENTS. 17. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THE WORK TO BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORITY FROM THE OWNER AND/OR ENGINEER. 18. THE 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 REINSPECTION SHALL BE PAID FOR BY THE CONTRACTOR. 19. THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL MECHANICAL; ELECTRICAL AND INSTRUMENTATION EQUIPMENT; PIPING AND CONDUITS; STRUCTURES AND OTHER FACILITIES. THE AS-BUILTS OF THE ELECTRICAL SYSTEM SHALL INCLUDE THE STREET LIGHT LAYOUT PLAN SHOWING LOCATION OF LIGHTS, CONDUITS, CONDUCTORS, POINTS OF CONNECTIONS TO SERVICES, PULLBOXES, AND WIRE SIZES. 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. 20. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO 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. SEQUENCE OF CONSTRUCTION 1. CONSTRUCTION EXIT IS TO BE CONSTRUCTED AT TIME OF ENTRY TO SITE. 2. CLEAR AND GRUB AREAS FOR SEDIMENT MEASURES. 3. INSTALL SILT FENCES. 4. COMPLETE CLEARING OF SITE AND BEGIN ROUGH GRADING. 5. FILL AREAS SHALL BE FILLED IN 12 INCH MAXIMUM LIFTS AND COMPACTED TO AT LEAST 95% MAXIMUM DENSITY. 6. DRAINAGE WILL BE CONTROLLED AND GROUND SLOPED SO AS TO DIRECT RUNOFF TO SEDIMENT CONTROLLED INLETS. 7. INSTALL REMAINDER OF STORM DRAIN. 8. INSTALL UTILITY LINES, WATER, ETC. 9. INSTALL CURBS, WALKS, ETC., AND STABILIZE ALL DISTURBED AREAS. 10. INSTALL BASE COURSE. 11. REMOVE SEDIMENT CONTROL MEASURES, CLEAN OUT TEMPORARY SEDIMENTATION BASINS AND REGRADE, CLEAN OUT SEDIMENT TRAPS AND CONVERT THEM TO STORM WATER MANAGEMENT STRUCTURES. 12. PAVE SITE. 13. OWNER TO BE RESPONSIBLE TO CHECK CLEAN OUT INLET BOXES FOR SEDIMENT AND OIL AND CLEAN AS NECESSARY 1. ALL SERVICE LATERALS SHALL BE EXTENDED 2 FEET PAST THE 10 FOOT P.U.E. 2. ALL CONSTRUCTION SHALL COMPLY WITH LOCAL GOVERNING MUNICIPALITY DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS 3. LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO FIELD VERIFY CONNECTION POINTS WITH EXISTING UTILITIES, INCLUDING LOCATIONS AND INVERT ELEVATIONS OF ALL EXISTING STRUCTURES OR PIPES, BEFORE STAKING OR CONSTRUCTING ANY NEW UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN. 4. CONTRACTOR IS RESPONSIBLE TO EXPOSE ALL UTILITY SERVICES STUBBED INTO PROJECT PROPERTY AND GIVE H&A ENTELLUS, INC. 48 HOURS PRIOR NOTICE SO H&A ENTELLUS CAN VERIFY DEPTHS AND INVERT ELEVATIONS TO DETERMINE IF CONFLICTS EXIST. ALSO ANY EXISTING UTILITIES THAT RUN ACROSS PROJECT PROPERTY WHICH MAY CAUSE POTENTIAL CONFLICT NEED TO BE EXPOSED AND LOCATED BOTH HORIZONTALLY AND VERTICALLY. CONTRACTOR PROCEEDS AT OWN RISK IF H&A ENTELLUS IS NOT NOTIFIED TO FIELD VERIFY THE ABOVE MENTIONED CONDITIONS. 5. CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL DRAWINGS WHERE APPLICABLE. 6. NO GROUNDWATER OR DEBRIS TO BE ALLOWED TO ENTER THE NEW PIPE DURING CONSTRUCTION. THE OPEN END OF ALL PIPES IS TO BE COVERED AND EFFECTIVELY SEALED AT THE END OF EACH DAYS WORK. 7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CLASSIFICATION WITH SUFFICIENT BEDDING TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS FOR H-20 LOAD REQUIREMENTS. 8. ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS. 9. ALL SEWER LINES AND LATERALS ARE TO BE SDR 35 PVC PIPE. 10. SEWER LATERALS WILL BE INSTALLED AT A UNIFORM SLOPE OF NOT LESS THAN 2% GRADE AND THEY SHALL HAVE A MINIMUM OF 4 FEET OF COVER, UNLESS OTHERWISE NOTED. 11. ALL NEW CULINARY AND IRRIGATION WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS. 12. WATER LINES TO BE PVC C-900. WATER LINES SHALL BE A MINIMUM OF 10' HORIZONTALLY FROM SEWER MAINS. CROSSINGS SHALL MEET STATE HEALTH STANDARDS. (MECHANICAL JOINTS REQUIRED WHEN LESS THAN 18" VERTICAL OR 10' HORIZONTAL SEPARATION FROM SEWER LINES.) 13. ALL WATER LINES SHALL BE 8" MINIMUM SIZE AND SERVICE LATERALS SHALL BE 1-1/2" MINIMUM UNLESS OTHERWISE NOTED. 14. WATER SERVICE LATERALS TO INCLUDE ALL BRASS SADDLE; CORP. STOP LATERAL, DOUBLE CHECK VALVE AND BACKFLOW PREVENTION DEVICE, AND SHUTOFF VALVE IN BOX NEAR BUILDING EDGE. 15. ALL WATER LINES SHALL BE A MINIMUM 48" BELOW FINISH GROUND TO TOP OF PIPE. ALL VALVE BOXES AND MANHOLES SHALL BE RAISED OR LOWERED TO FINISH GRADE AND SHALL INCLUDE A CONCRETE COLLAR IN PAVED AREAS. 16. CONTRACTOR TO NOTIFY PUBLIC UTILITIES FOR CHLORINE TEST PRIOR TO FLUSHING LINES. CHLORINE LEFT IN PIPE 24 HOURS MINIMUM WITH 25 PPM RESIDUAL. ALL TURNINGS OF MAINLINE VALVES, CHLORINATION, FLUSHING, PRESSURE TESTING, BACTERIA TESTING, ETC. TO BE COORDINATED WITH LOCAL GOVERNING MUNICIPALITY. ALL TESTS TO BE IN ACCORDANCE WITH AWWA STANDARDS. 17. BOTTOM FLANGE OF FIRE HYDRANTS TO BE SET TO APPROXIMATELY 4" INCHES ABOVE BACK OF CURB ELEVATION. HYDRANTS TO INCLUDE TEE, 6" LINE VALVE, AND HYDRANT COMPLETE TO MEET CITY STANDARDS. 18. ALL NEW STORM DRAIN/LAND DRAIN CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS. 19. ALL STORM WATER CONVEYANCE PIPING TO BE RCP - CLASS 3 OR EQUAL, UNLESS OTHERWISE NOTED. 20. CONTRACTOR IS TO SUBMIT SITE PLAN/SUBDIVISION PLAT TO DOMINION ENERGY GAS FOR DESIGN OF GAS SERVICE TO BUILDINGS/LOTS. CONTRACTOR TO COORDINATE WITH DOMINION ENERGY GAS FOR CONTRACTOR LIMITS OF WORK VERSUS DOMINION ENERGY GAS LIMITS. 21. ALL GAS LINE TAPS TO BE HDPE WITH COPPER TRACER WIRE AND DETECTA TAPE. TERMINATE TRACER WIRE AT APPROVED LOCATIONS. 22. ALL GAS LINE TAPS, VALVES AND CAPS TO BE FUSED USING ELECTRO-FUSION TECHNOLOGY. 23. ALL ELECTRICAL CONDUITS/LINES TO BE PVC SCH 40 OR BETTER. 24. ALL PHONE AND TV CONDUITS TO BE PVC SCH 40 OR BETTER. 25. CONTRACTOR IS TO SUBMIT SITE PLAN/SUBDIVISION PLAT TO COMCAST FOR DESIGN OF CABLE TV SERVICE TO BUILDINGS/LOTS. CONTRACTOR TO COORDINATE WITH COMCAST FOR CONTRACTOR LIMITS OF WORK VERSES COMCAST LIMITS. 26. CONTRACTOR IS TO COORDINATE LOCATIONS OF NEW TELEPHONE SERVICE TO NEW BUILDINGS OR LOTS WITH CENTURYLINK. A PVC CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE IS REQUIRED FOR SERVICE THROUGH PROPERTY. COORDINATE SIZES AND LOCATION WITH CENTURYLINK. 27. ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE CORRESPONDING AGENCY/DISTRICT STANDARDS AND SPECIFICATIONS: WATER - SOUTH DAVIS WATER DISTRICT SEWER - SOUTH DAVIS SEWER DISTRICT STORM DRAIN - NORTH SALT LAKE CITY IRRIGATION - BOUNTIFUL SUB CONSERVANCY ELECTRICAL - ROCKY MOUNTAIN POWER TELEPHONE - CENTURYLINK NATURAL GAS - DOMINION ENERGY 1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING IT WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATION WHERE IT SHALL BE 95% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS. REPORT. 2. THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THE PROJECT. SPECIFIC DETAILS SHOWN SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES. 3. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. 4. IF AT ANY TIME DURING CONSTRUCTION ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, WORK IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED FROM THE ENGINEER. 5. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS OWN ESTIMATE OF EARTHWORK QUANTITIES. 6. WHERE NEW CURB AND GUTTER IS BEING CONSTRUCTED ADJACENT TO EXISTING ASPHALT OF CONCRETE PAVEMENT, THE FOLLOWING SHALL APPLY: PRIOR TO PLACEMENT OF ANY CONCRETE THE CONTRACTOR SHALL HAVE A LICENSED SURVEYOR VERIFY THE GRADE AND CROSS SLOPE OF THE CURB AND GUTTER FORMS, THE CONTRACTOR SHALL SUBMIT THE SLOPE AND GRADES TO THE ENGINEER FOR APPROVAL PRIOR THE PLACEMENT OF CONCRETE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SECTION WHICH DOES NOT CONFORM TO THE DESIGN OR TYPICAL CROSS SECTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CURB AND GUTTER POURS WITHOUT THE APPROVAL OF THE ENGINEER. EROSION CONTROL 1. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY. 2. ALL SEDIMENT CONTROL MEASURES TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. 3. DAILY INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO INSURE INTENDED PURPOSE IS ACCOMPLISHED. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SEDIMENT LEAVING THE PROPERTY. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY. 4. ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS WILL BE PROTECTED TO PREVENT TRACKING OF MUD ONTO PUBLIC WAYS. 5. ALL SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM DRAINAGE SYSTEM THROUGH THE USE OF SANDBAGS, STRAW BALES, SILT FENCES, GRAVEL, BOARDS, AND OTHER APPLICABLE METHODS. 6. ALL DISTURBED AREAS OUTSIDE OF ROADWAYS, PARKING LOTS, SIDEWALKS AND OR BUILDING FOOTPRINTS SHALL BE SEEDED, SODDED AND/OR MULCHED. 7. IF SITE IS READY TO RECEIVE FINAL COVER DURING THE NON-PLANTING SEASON, THEN IT SHALL BE PROTECTED BY MULCHING. THE MULCH WILL REMAIN UNTIL THE NEXT PLANTING SEASON AS DEFINED BY THE LOCAL GOVERNING MUNICIPALITY. 8. RE-VEGETATE ALL DENUDED AREAS AS PER THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY. 9. THE CONTRACTOR AGREES THAT: A. THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH PHASE OF WORK. B. THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER. C. THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES. D. THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE TO DO SO WILL RESULT IN A DEDUCTION FOR THE COST OF CLEAN UP FROM FINAL PAYMENT. E. THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL. PERMITS, RETESTING AND REINSPECTION AT THEIR OWN EXPENSE. F. UNLESS OTHERWISE NOTED ALL EXCESS SOILS AND MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF SITE AT THE CONTRACTOR'S EXPENSE. G. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAG-MEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY. 1. ALL IMPROVEMENTS SHALL COMPLY WITH THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY. CONTACT THE PUBLIC WORKS OFFICE BEFORE BEGINNING. 2. CONTRACTOR TO FIELD VERIFY LOCATION, SIZE, AND AVAILABILITY OF EXISTING UTILITIES. UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE. SEE UTILITY NOTE 3. 3. ALL DIMENSIONS ARE IN FOOT UNITS AND ARE TO THE TOP BACK OF CURB UNLESS SHOWN OR NOTED OTHERWISE. 4. PROVIDE HANDICAP RAMPS AT ENDS OF WALKWAYS. END 0.1' ABOVE FLOWLINE OF CURB. 5. CURB AND GUTTER SHALL BE AS PER APWA STD DWG NO 205 TYPE A. 6. UTILITY INFORMATION INDICATED ON DRAWING IS BASED UPON VISUAL OBSERVATION OR INFORMATION FURNISHED BY MUNICIPAL AUTHORITIES WHICH MAY NOT BE VALID. LATERAL LOCATIONS AND ELEVATIONS ARE ASSUMED. SEE UTILITY NOTE 3. 7. ALL GRADING SHALL BE DONE UNDER THE SUPERVISION OF A QUALIFIED SOILS ENGINEER WHO SHALL VERIFY THAT ALL FILL HAS BEEN PLACED IN ACCORDANCE WITH PROVISIONS IN CURRENT INTERNATIONAL BUILDING CODE. 8. COMPACTION TEST REPORTS SHALL BE MADE AVAILABLE TO THE ENGINEER WITHIN 24 HOURS OF A REQUEST. 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THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL MECHANICAL; ELECTRICAL AND INSTRUMENTATION EQUIPMENT; PIPING AND CONDUITS; STRUCTURES AND OTHER FACILITIES. THE AS-BUILTS OF THE ELECTRICAL SYSTEM SHALL INCLUDE THE STREET LIGHT LAYOUT PLAN SHOWING LOCATION OF LIGHTS, CONDUITS, CONDUCTORS, POINTS OF CONNECTIONS TO SERVICES, PULLBOXES, AND WIRE SIZES. 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. 20. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO 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. SEQUENCE OF CONSTRUCTION 1. CONSTRUCTION EXIT IS TO BE CONSTRUCTED AT TIME OF ENTRY TO SITE. 2. CLEAR AND GRUB AREAS FOR SEDIMENT MEASURES. 3. INSTALL SILT FENCES. 4. COMPLETE CLEARING OF SITE AND BEGIN ROUGH GRADING. 5. FILL AREAS SHALL BE FILLED IN 12 INCH MAXIMUM LIFTS AND COMPACTED TO AT LEAST 95% MAXIMUM DENSITY. 6. DRAINAGE WILL BE CONTROLLED AND GROUND SLOPED SO AS TO DIRECT RUNOFF TO SEDIMENT CONTROLLED INLETS. 7. INSTALL REMAINDER OF STORM DRAIN. 8. INSTALL UTILITY LINES, WATER, ETC. 9. INSTALL CURBS, WALKS, ETC., AND STABILIZE ALL DISTURBED AREAS. 10. INSTALL BASE COURSE. 11. REMOVE SEDIMENT CONTROL MEASURES, CLEAN OUT TEMPORARY SEDIMENTATION BASINS AND REGRADE, CLEAN OUT SEDIMENT TRAPS AND CONVERT THEM TO STORM WATER MANAGEMENT STRUCTURES. 12. PAVE SITE. 13. OWNER TO BE RESPONSIBLE TO CHECK CLEAN OUT INLET BOXES FOR SEDIMENT AND OIL AND CLEAN AS NECESSARY 1. ALL SERVICE LATERALS SHALL BE EXTENDED 2 FEET PAST THE 10 FOOT P.U.E. 2. ALL CONSTRUCTION SHALL COMPLY WITH LOCAL GOVERNING MUNICIPALITY DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS 3. LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO FIELD VERIFY CONNECTION POINTS WITH EXISTING UTILITIES, INCLUDING LOCATIONS AND INVERT ELEVATIONS OF ALL EXISTING STRUCTURES OR PIPES, BEFORE STAKING OR CONSTRUCTING ANY NEW UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN. 4. CONTRACTOR IS RESPONSIBLE TO EXPOSE ALL UTILITY SERVICES STUBBED INTO PROJECT PROPERTY AND GIVE H&A ENTELLUS, INC. 48 HOURS PRIOR NOTICE SO H&A ENTELLUS CAN VERIFY DEPTHS AND INVERT ELEVATIONS TO DETERMINE IF CONFLICTS EXIST. ALSO ANY EXISTING UTILITIES THAT RUN ACROSS PROJECT PROPERTY WHICH MAY CAUSE POTENTIAL CONFLICT NEED TO BE EXPOSED AND LOCATED BOTH HORIZONTALLY AND VERTICALLY. CONTRACTOR PROCEEDS AT OWN RISK IF H&A ENTELLUS IS NOT NOTIFIED TO FIELD VERIFY THE ABOVE MENTIONED CONDITIONS. 5. CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL DRAWINGS WHERE APPLICABLE. 6. NO GROUNDWATER OR DEBRIS TO BE ALLOWED TO ENTER THE NEW PIPE DURING CONSTRUCTION. THE OPEN END OF ALL PIPES IS TO BE COVERED AND EFFECTIVELY SEALED AT THE END OF EACH DAYS WORK. 7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CLASSIFICATION WITH SUFFICIENT BEDDING TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS FOR H-20 LOAD REQUIREMENTS. 8. ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS. 9. ALL SEWER LINES AND LATERALS ARE TO BE SDR 35 PVC PIPE. 10. SEWER LATERALS WILL BE INSTALLED AT A UNIFORM SLOPE OF NOT LESS THAN 2% GRADE AND THEY SHALL HAVE A MINIMUM OF 4 FEET OF COVER, UNLESS OTHERWISE NOTED. 11. ALL NEW CULINARY AND IRRIGATION WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS. 12. WATER LINES TO BE PVC C-900. WATER LINES SHALL BE A MINIMUM OF 10' HORIZONTALLY FROM SEWER MAINS. CROSSINGS SHALL MEET STATE HEALTH STANDARDS. (MECHANICAL JOINTS REQUIRED WHEN LESS THAN 18" VERTICAL OR 10' HORIZONTAL SEPARATION FROM SEWER LINES.) 13. ALL WATER LINES SHALL BE 8" MINIMUM SIZE AND SERVICE LATERALS SHALL BE 1-1/2" MINIMUM UNLESS OTHERWISE NOTED. 14. WATER SERVICE LATERALS TO INCLUDE ALL BRASS SADDLE; CORP. STOP LATERAL, DOUBLE CHECK VALVE AND BACKFLOW PREVENTION DEVICE, AND SHUTOFF VALVE IN BOX NEAR BUILDING EDGE. 15. ALL WATER LINES SHALL BE A MINIMUM 48" BELOW FINISH GROUND TO TOP OF PIPE. ALL VALVE BOXES AND MANHOLES SHALL BE RAISED OR LOWERED TO FINISH GRADE AND SHALL INCLUDE A CONCRETE COLLAR IN PAVED AREAS. 16. CONTRACTOR TO NOTIFY PUBLIC UTILITIES FOR CHLORINE TEST PRIOR TO FLUSHING LINES. CHLORINE LEFT IN PIPE 24 HOURS MINIMUM WITH 25 PPM RESIDUAL. ALL TURNINGS OF MAINLINE VALVES, CHLORINATION, FLUSHING, PRESSURE TESTING, BACTERIA TESTING, ETC. TO BE COORDINATED WITH LOCAL GOVERNING MUNICIPALITY. ALL TESTS TO BE IN ACCORDANCE WITH AWWA STANDARDS. 17. BOTTOM FLANGE OF FIRE HYDRANTS TO BE SET TO APPROXIMATELY 4" INCHES ABOVE BACK OF CURB ELEVATION. HYDRANTS TO INCLUDE TEE, 6" LINE VALVE, AND HYDRANT COMPLETE TO MEET CITY STANDARDS. 18. ALL NEW STORM DRAIN/LAND DRAIN CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS. 19. ALL STORM WATER CONVEYANCE PIPING TO BE RCP - CLASS 3 OR EQUAL, UNLESS OTHERWISE NOTED. 20. CONTRACTOR IS TO SUBMIT SITE PLAN/SUBDIVISION PLAT TO DOMINION ENERGY GAS FOR DESIGN OF GAS SERVICE TO BUILDINGS/LOTS. CONTRACTOR TO COORDINATE WITH DOMINION ENERGY GAS FOR CONTRACTOR LIMITS OF WORK VERSUS DOMINION ENERGY GAS LIMITS. 21. ALL GAS LINE TAPS TO BE HDPE WITH COPPER TRACER WIRE AND DETECTA TAPE. TERMINATE TRACER WIRE AT APPROVED LOCATIONS. 22. ALL GAS LINE TAPS, VALVES AND CAPS TO BE FUSED USING ELECTRO-FUSION TECHNOLOGY. 23. ALL ELECTRICAL CONDUITS/LINES TO BE PVC SCH 40 OR BETTER. 24. ALL PHONE AND TV CONDUITS TO BE PVC SCH 40 OR BETTER. 25. CONTRACTOR IS TO SUBMIT SITE PLAN/SUBDIVISION PLAT TO COMCAST FOR DESIGN OF CABLE TV SERVICE TO BUILDINGS/LOTS. CONTRACTOR TO COORDINATE WITH COMCAST FOR CONTRACTOR LIMITS OF WORK VERSES COMCAST LIMITS. 26. CONTRACTOR IS TO COORDINATE LOCATIONS OF NEW TELEPHONE SERVICE TO NEW BUILDINGS OR LOTS WITH CENTURYLINK. A PVC CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE IS REQUIRED FOR SERVICE THROUGH PROPERTY. COORDINATE SIZES AND LOCATION WITH CENTURYLINK. 27. ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE CORRESPONDING AGENCY/DISTRICT STANDARDS AND SPECIFICATIONS: WATER - SOUTH DAVIS WATER DISTRICT SEWER - SOUTH DAVIS SEWER DISTRICT STORM DRAIN - NORTH SALT LAKE CITY IRRIGATION - BOUNTIFUL SUB CONSERVANCY ELECTRICAL - ROCKY MOUNTAIN POWER TELEPHONE - CENTURYLINK NATURAL GAS - DOMINION ENERGY 1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING IT WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATION WHERE IT SHALL BE 95% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS. REPORT. 2. THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THE PROJECT. SPECIFIC DETAILS SHOWN SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES. 3. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. 4. IF AT ANY TIME DURING CONSTRUCTION ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, WORK IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED FROM THE ENGINEER. 5. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS OWN ESTIMATE OF EARTHWORK QUANTITIES. 6. WHERE NEW CURB AND GUTTER IS BEING CONSTRUCTED ADJACENT TO EXISTING ASPHALT OF CONCRETE PAVEMENT, THE FOLLOWING SHALL APPLY: PRIOR TO PLACEMENT OF ANY CONCRETE THE CONTRACTOR SHALL HAVE A LICENSED SURVEYOR VERIFY THE GRADE AND CROSS SLOPE OF THE CURB AND GUTTER FORMS, THE CONTRACTOR SHALL SUBMIT THE SLOPE AND GRADES TO THE ENGINEER FOR APPROVAL PRIOR THE PLACEMENT OF CONCRETE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SECTION WHICH DOES NOT CONFORM TO THE DESIGN OR TYPICAL CROSS SECTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CURB AND GUTTER POURS WITHOUT THE APPROVAL OF THE ENGINEER. EROSION CONTROL 1. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY. 2. ALL SEDIMENT CONTROL MEASURES TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. 3. DAILY INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO INSURE INTENDED PURPOSE IS ACCOMPLISHED. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SEDIMENT LEAVING THE PROPERTY. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY. 4. ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS WILL BE PROTECTED TO PREVENT TRACKING OF MUD ONTO PUBLIC WAYS. 5. ALL SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM DRAINAGE SYSTEM THROUGH THE USE OF SANDBAGS, STRAW BALES, SILT FENCES, GRAVEL, BOARDS, AND OTHER APPLICABLE METHODS. 6. ALL DISTURBED AREAS OUTSIDE OF ROADWAYS, PARKING LOTS, SIDEWALKS AND OR BUILDING FOOTPRINTS SHALL BE SEEDED, SODDED AND/OR MULCHED. 7. IF SITE IS READY TO RECEIVE FINAL COVER DURING THE NON-PLANTING SEASON, THEN IT SHALL BE PROTECTED BY MULCHING. THE MULCH WILL REMAIN UNTIL THE NEXT PLANTING SEASON AS DEFINED BY THE LOCAL GOVERNING MUNICIPALITY. 8. RE-VEGETATE ALL DENUDED AREAS AS PER THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY. 9. THE CONTRACTOR AGREES THAT: A. THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH PHASE OF WORK. B. THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER. C. THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES. D. THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE TO DO SO WILL RESULT IN A DEDUCTION FOR THE COST OF CLEAN UP FROM FINAL PAYMENT. E. THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL. PERMITS, RETESTING AND REINSPECTION AT THEIR OWN EXPENSE. F. UNLESS OTHERWISE NOTED ALL EXCESS SOILS AND MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF SITE AT THE CONTRACTOR'S EXPENSE. G. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAG-MEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY. 1. ALL IMPROVEMENTS SHALL COMPLY WITH THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY. CONTACT THE PUBLIC WORKS OFFICE BEFORE BEGINNING. 2. CONTRACTOR TO FIELD VERIFY LOCATION, SIZE, AND AVAILABILITY OF EXISTING UTILITIES. UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE. SEE UTILITY NOTE 3. 3. ALL DIMENSIONS ARE IN FOOT UNITS AND ARE TO THE TOP BACK OF CURB UNLESS SHOWN OR NOTED OTHERWISE. 4. PROVIDE HANDICAP RAMPS AT ENDS OF WALKWAYS. END 0.1' ABOVE FLOWLINE OF CURB. 5. CURB AND GUTTER SHALL BE AS PER APWA STD DWG NO 205 TYPE A. 6. UTILITY INFORMATION INDICATED ON DRAWING IS BASED UPON VISUAL OBSERVATION OR INFORMATION FURNISHED BY MUNICIPAL AUTHORITIES WHICH MAY NOT BE VALID. LATERAL LOCATIONS AND ELEVATIONS ARE ASSUMED. SEE UTILITY NOTE 3. 7. ALL GRADING SHALL BE DONE UNDER THE SUPERVISION OF A QUALIFIED SOILS ENGINEER WHO SHALL VERIFY THAT ALL FILL HAS BEEN PLACED IN ACCORDANCE WITH PROVISIONS IN CURRENT INTERNATIONAL BUILDING CODE. 8. COMPACTION TEST REPORTS SHALL BE MADE AVAILABLE TO THE ENGINEER WITHIN 24 HOURS OF A REQUEST. FINAL REPORTS AS SPECIFIED IN CURRENT INTERNATIONAL BUILDING CODE SHALL BE SUBMITTED TO THE ENGINEER WITHIN TEN DAYS AFTER COMPLETION OF GRADING. 9. ALL STORM DRAIN PIPE SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND THE LOCAL GOVERNING MUNICIPALITY'S STANDARDS AND SPECIFICATIONS. 10. STORM DRAIN PIPE WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE RIGHT-OF-WAY OWNER'S SPECIFICATIONS. PRIVATE STORM DRAIN PIPE OPTIONS SHALL CONSIST IF THE FOLLOWING MATERIALS. 1. PVC PIPE, ASTM D3034, SDR 35, BELL & SPIGOT TYPE. 2. RCP PIPE, CLASS 3, BELL & SPIGOT TYPE. 3. HIGH DENSITY CORRUGATED POLYETHYLENE SMOOTH INTERIOR PIPE, ASTM D3350 WITH WATER-TIGHT JOINTS. 11. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CHECK CONDITIONS AT THE SITE BEFORE STARTING WORK AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES. 12. TYPICAL DETAILS SHALL APPLY IN GENERAL CONSTRUCTION UNLESS SPECIFICALLY DETAILED. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION WILL BE AS FOR SIMILAR WORK. DO NOT SCALE DRAWINGS. 13. ANY OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED. 14. PIPE BEDDING SHALL BE 3/8" MAXIMUM AGGREGATE. USE 3/4" MAXIMUM SIZE ROAD BASE FOR BACKFILL MATERIAL. COMPACT TO 95% STANDARD PROCTOR DENSITY. MAXIMUM LIFT 8 INCHES. 15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PUBLIC AND OSHA STANDARDS. 16. ALL WORK SHALL COMPLY WITH THE AMERICAN PUBLIC WORKS ASSOCIATION UTAH CHAPTER (APWA) MANUAL OF STANDARD SPECIFICATIONS 2007 EDITION WITH ALL PERTINENT SUPPLEMENTS AND AMENDMENTS AND THE MANUAL OF STANDARD PLANS 2007 EDITION. SAID STANDARD SPECIFICATIONS AND PLANS SHALL BE THE REQUIREMENTS. 17. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THE WORK TO BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORITY FROM THE OWNER AND/OR ENGINEER. 18. THE 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 REINSPECTION SHALL BE PAID FOR BY THE CONTRACTOR. 19. THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL MECHANICAL; ELECTRICAL AND INSTRUMENTATION EQUIPMENT; PIPING AND CONDUITS; STRUCTURES AND OTHER FACILITIES. THE AS-BUILTS OF THE ELECTRICAL SYSTEM SHALL INCLUDE THE STREET LIGHT LAYOUT PLAN SHOWING LOCATION OF LIGHTS, CONDUITS, CONDUCTORS, POINTS OF CONNECTIONS TO SERVICES, PULLBOXES, AND WIRE SIZES. 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. 20. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO ENGINEER, ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. 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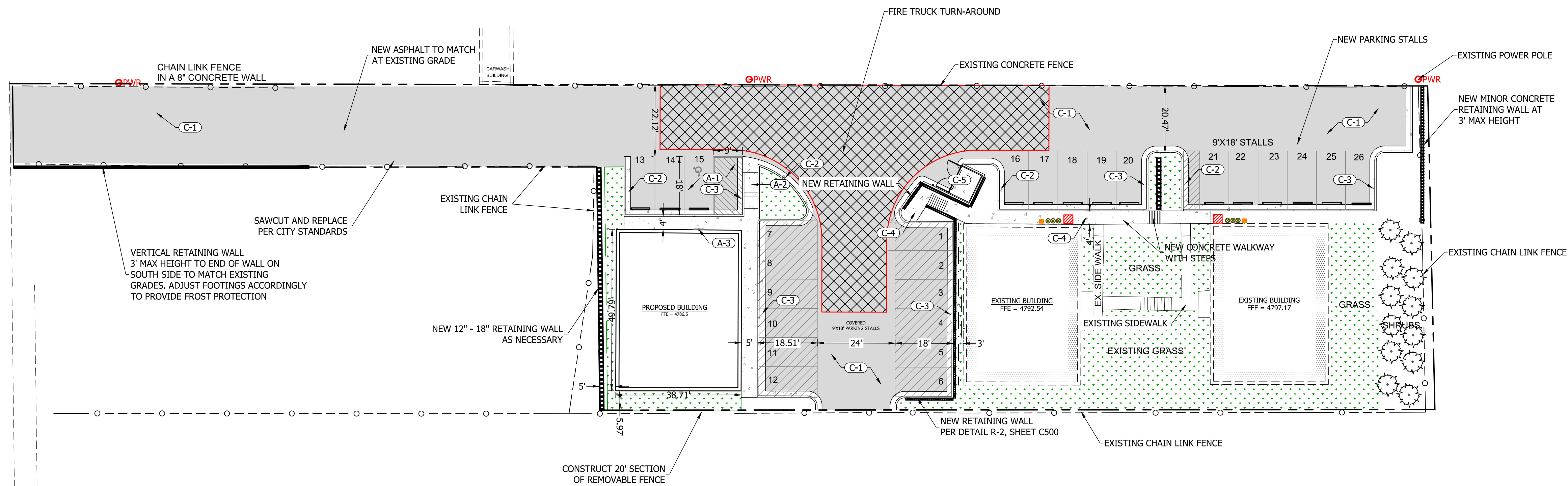


181 North 200 West, Suite #4
Bountiful, UT 84010
Phone 801.298.2236
www.Entellus.com

CLINT THOMAS

3511 SOUTH ORCHARD DRIVE
LOCATED IN THE SE 1/4 OF SECTION 1, T.1N., R.1W., S.1R.&M.
NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

DRAWN: SJT 11/05/18				
APPROVED: STA 02/07/2019				
PROJECT: 1730001 1730001 SITE.dwg				
C300 DEMOLITION PLAN				



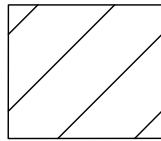
CHURCH PARKING LOT

AREA BREAKDOWN

DESCRIPTION	ACREAGE	SQ. FT.	%
LOT AREA	0.7	30361	-
LANDSCAPE AREA	0.15	6571	21.6
BUILDING AREA	0.12	5416	17.8
ASPHALT/CONCRETE AREA	0.421	18374	60.5
EXISTING IMPERVIOUS SURFACE AREA	0.482	21017	-
PROPOSED IMPERVIOUS SURFACE	0.47	20484	-

PARKING TABULATION:

12 UNITS X 2 STALLS REQ'D PER UNIT = 24 STALLS REQ'D
1 ADA STALL PER 25 STALLS = 1 ADA REQ'D
TOTAL STALLS PROVIDED = 25
ADA STALLS PROVIDED = 1



NEW COVERED PARKING

ACCESSIBLE AREA CONSTRAINTS

ALL ACCESSIBLE AREAS ARE TO MAINTAIN THE FOLLOWING MAXIMUM SLOPES AND TOLERANCES:

ACCESSIBLE PARKING:
MAXIMUM SLOPE OF 1:48 (2%) THROUGHOUT.

ACCESSIBLE ROUTE:
MINIMUM WIDTH OF 48". MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

ACCESS ROUTE TURNAROUNDS:
A CLEAR 60" TURNING DIAMETER. MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

LEVEL LANDING / EXTERIOR DOOR LANDING:
MINIMUM SIZE OF 60"x60". MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

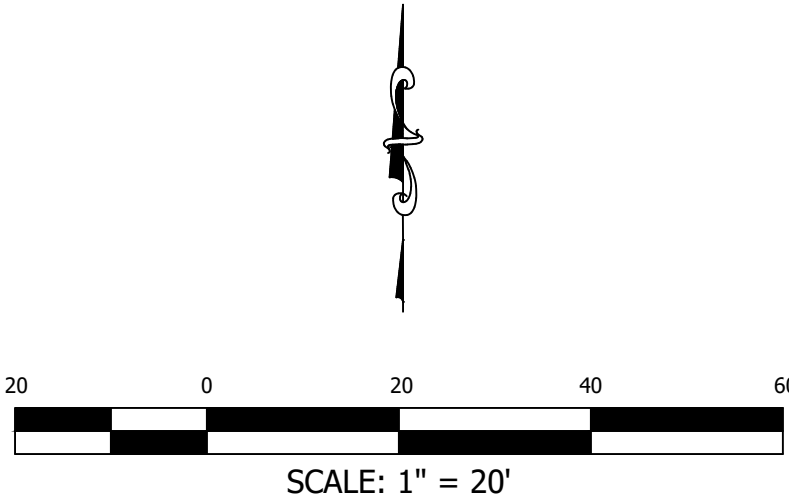
ACCESSIBLE EGRESS TO PUBLIC WAY:
MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

ADA ACCESS RAMPS:
MAXIMUM SLOPE OF 1:12 (8.33%), WITH A MAXIMUM CROSS-SLOPE OF 2%. THE TRANSITION BETWEEN ASPHALT AND CONCRETE IS NOT TO EXCEED 1/2" VERTICAL (1/4" IF BEVELED).

SYMBOL LEGEND

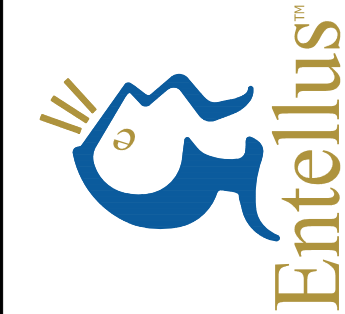
- (C-1) ASPHALT & BASE PER DETAIL A, SHEET C900
- (C-2) 24" CONCRETE HIGH-BACK CATCH CURB & GUTTER PER DETAIL B, SHEET C900
- (C-3) 24" CONCRETE HIGH-BACK RELEASE CURB & GUTTER PER DETAIL C, SHEET C900
- (C-4) CONCRETE SIDEWALK PER DETAIL D, SHEET C900
- (C-5) DUMPSTER PAD AND APRON PER DETAIL J, SHEET C900
- (A-1) ADA SIDEWALK RAMP AND PARKING AREA PER DETAIL G, SHEET C900
- (A-2) ADA VAN ACCESSIBLE PARKING SIGN PER DETAIL H, SHEET C900
- (A-3) ADA ACCESSIBLE PARKING SIGN PER DETAIL H, SHEET C900
- (P-1) CONCRETE SIDEWALK REPLACEMENT PER NORTH SALT LAKE CITY STANDARDS
- (P-2) CONCRETE DRIVE APPROACH PER NORTH SALT LAKE CITY STANDARDS
- (P-3) CONCRETE CURB & GUTTER REPLACEMENT PER NORTH SALT LAKE CITY STANDARDS
- (P-4) ASPHALT REPLACEMENT PER NORTH SALT LAKE CITY STANDARDS

ALL ITEMS WITHIN THE PUBLIC RIGHT-OF WAY TO CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS & SPECIFICATIONS.

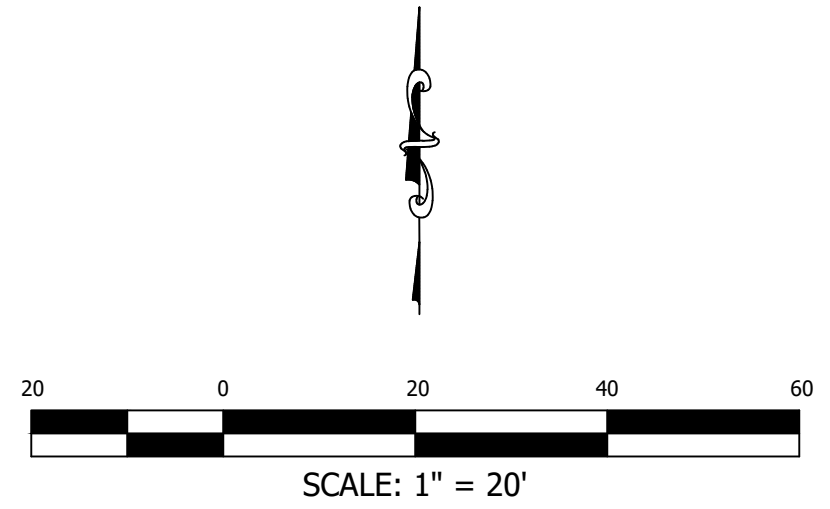
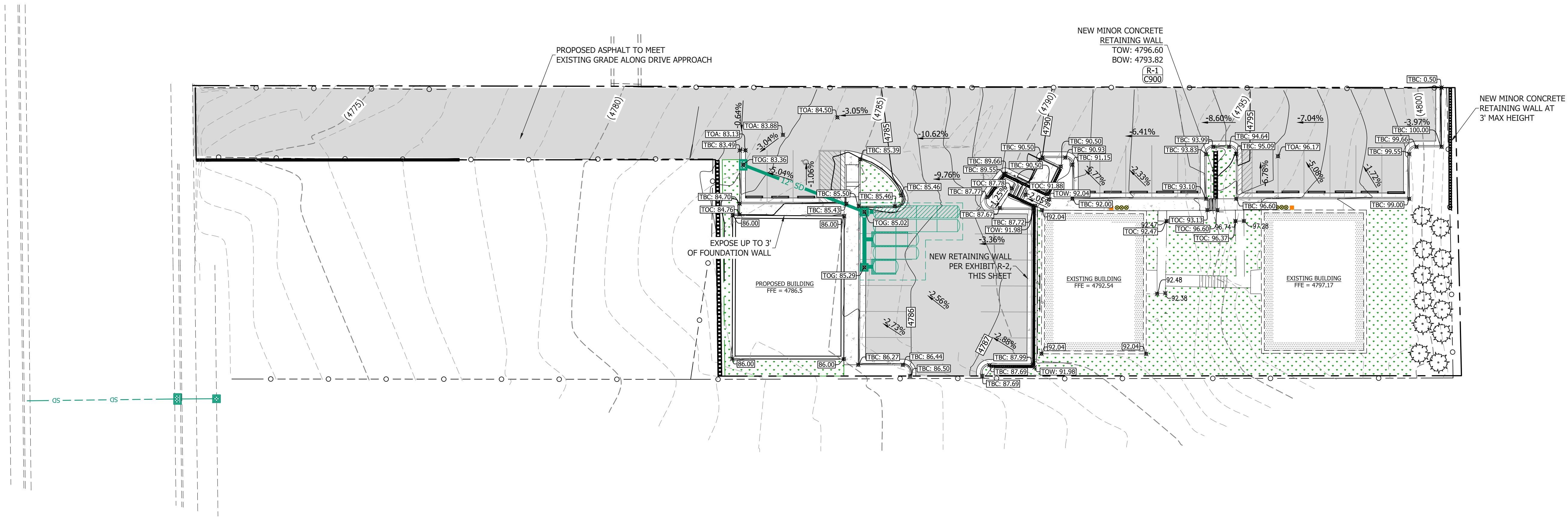


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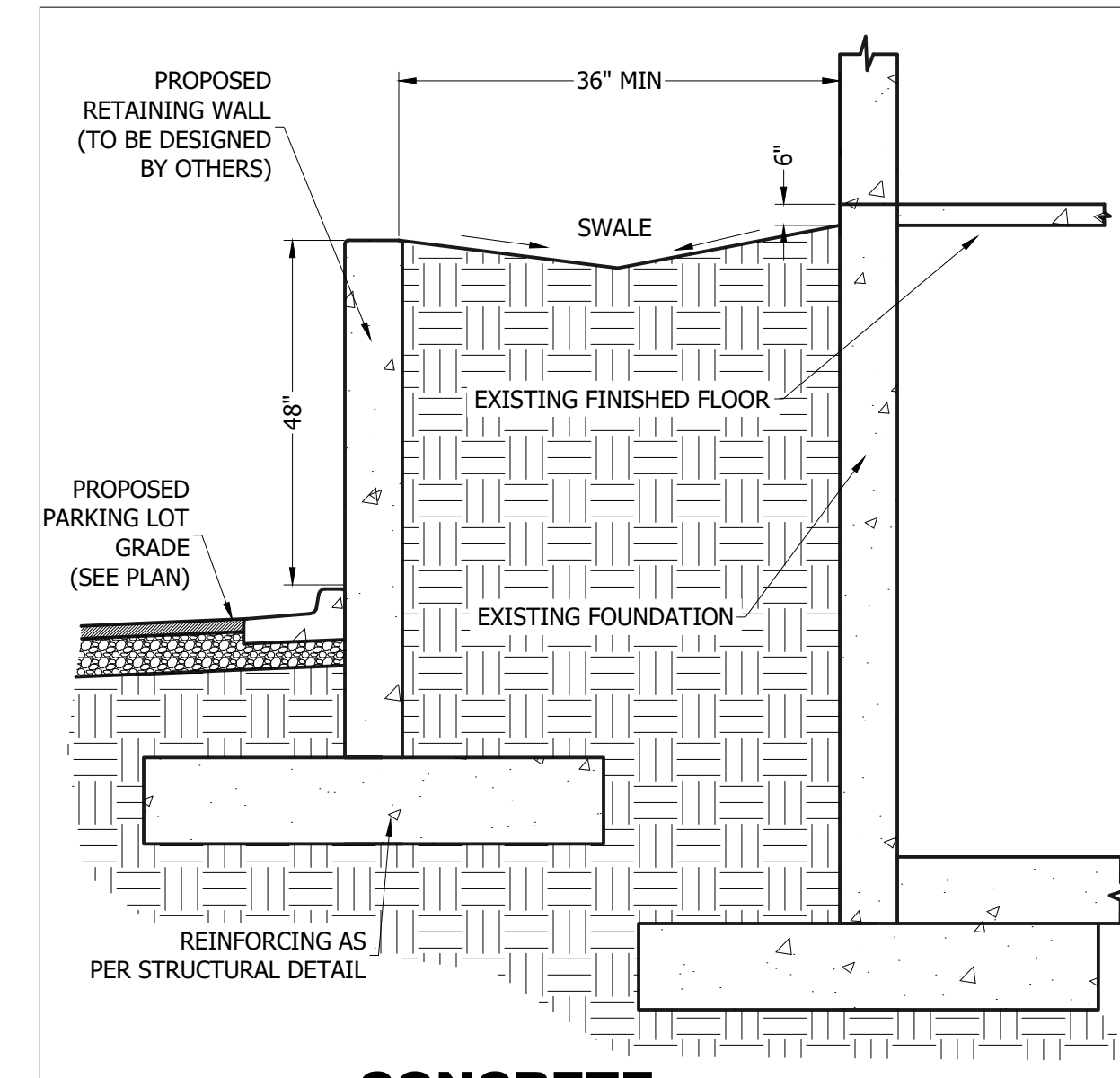
DRAWN: SJT 11/05/18
APPROVED: STA 02/07/2019
PROJECT: 1730001 SITE.dwg
C400
SITE PLAN



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NOTE:
EXHIBIT FOR VISUAL REFERENCE ONLY. PROPOSED RETAINING WALL TO BE DESIGNED BY OTHERS.
SEE STRUCTURAL FOR WALL DETAILS.



CONCRETE RETAINING WALL
R-2
C400
TYPICAL
N.T.S.

ACCESSIBLE AREA CONSTRAINTS

ALL ACCESSIBLE AREAS ARE TO MAINTAIN THE FOLLOWING MAXIMUM SLOPES AND TOLERANCES:

ACCESSIBLE PARKING:
MAXIMUM SLOPE OF 1:48 (2%) THROUGHOUT.

ACCESSIBLE ROUTE:
MINIMUM WIDTH OF 48". MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

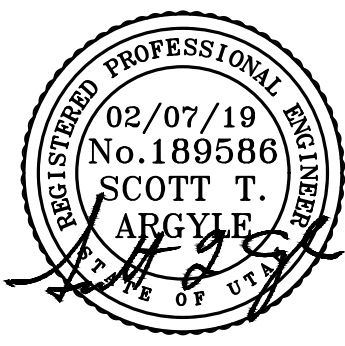
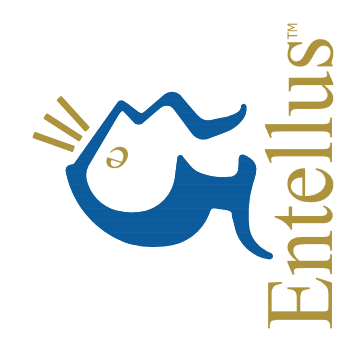
ACCESS ROUTE TURNAROUNDS:
A CLEAR 60" TURNING DIAMETER. MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

LEVEL LANDING / EXTERIOR DOOR LANDING:
MINIMUM SIZE OF 60"x60". MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

ACCESSIBLE EGRESS TO PUBLIC WAY:
MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

ADA ACCESS RAMPS:
MAXIMUM SLOPE OF 1:12 (8.33%), WITH A MAXIMUM CROSS-SLOPE OF 2%. THE TRANSITION BETWEEN ASPHALT AND CONCRETE IS NOT TO EXCEED 1/2" VERTICAL (1/4" IF BEVELED).

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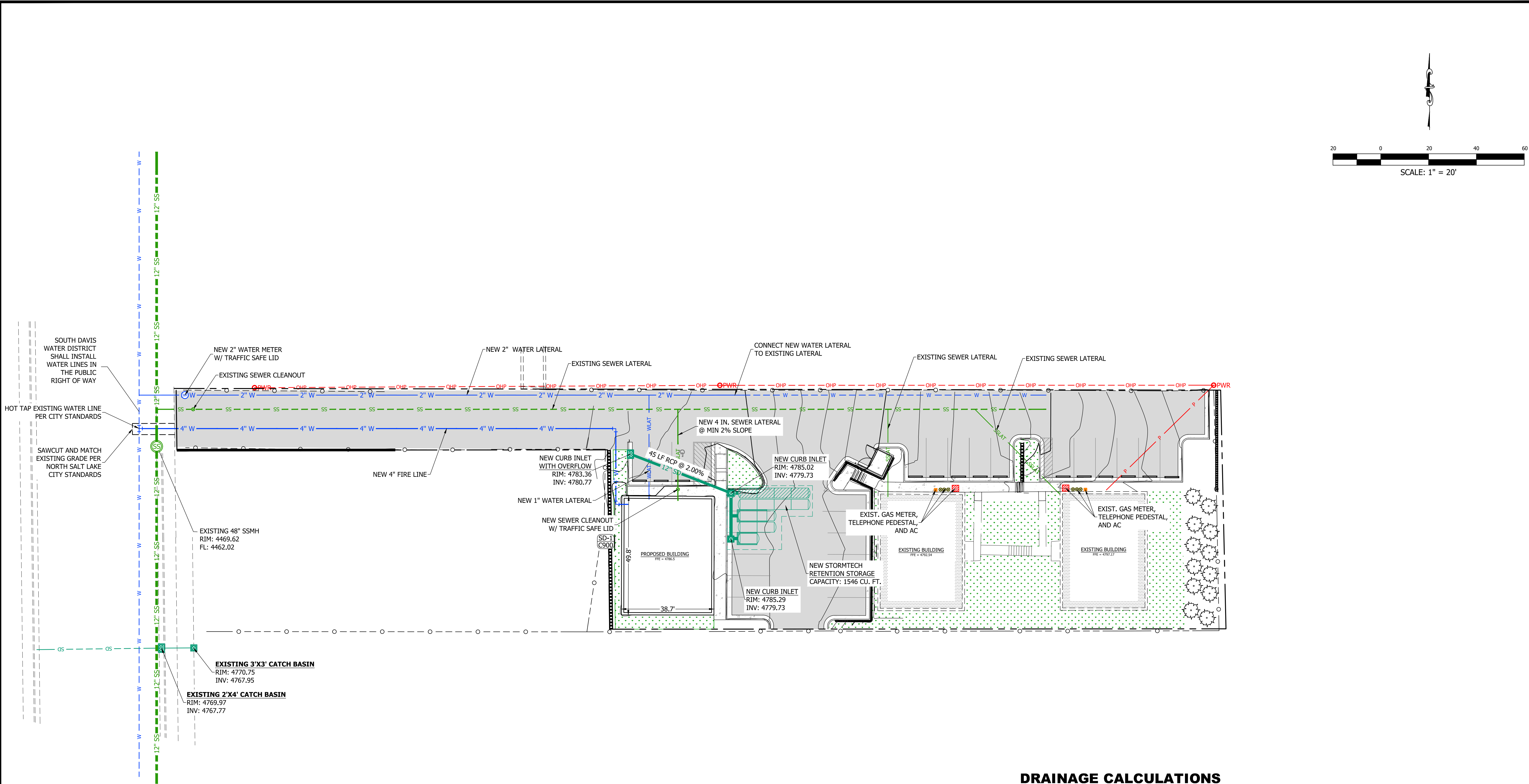


CLINT THOMAS

3511 SOUTH ORCHARD DRIVE
LOCATED IN THE SE 1/4 OF SECTION 1, T.1N., R.1W., S.1R.&M.
NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

DRAWN: SJT 11/05/18
APPROVED: STA 02/07/2019
PROJECT: 1730001 SITE.dwg

C500
GRADING PLAN



DRAINAGE CALCULATIONS

7-Feb-19

Area Analysis

Area	sq.ft.	Acres	C
Building	5,416	0.12	0.85
Improvements	18,374	0.42	0.90
Landscape	6,571	0.15	0.15
Total	30,361	0.70	0.73

10 Year Retention Analysis With Percolation

NOAA Precipitation Frequency Data Server				
Latitude: 40.8513°		Longitude: -111.8952°		
Allowable Runoff		0.08 cfs/acre		
Time (min.)	I in./hr	Runoff ft ³	Allowable Runoff ft ³	Storage ft ³
5	3.370	514	17	497
10	2.560	780	33	747
15	2.120	969	50	919
30	1.430	1,307	100	1,207
60	0.882	1,613	201	1,412
120	0.526	1,924	401	1,522
180	0.384	2,107	602	1,504
360	0.237	2,600	1,204	1,396
720	0.148	3,248	2,409	839
1440	0.095	4,169	4,818	0
Required Detention				1,522

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CLINT THOMAS

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NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

DRAWN:
SJT

11/05/18

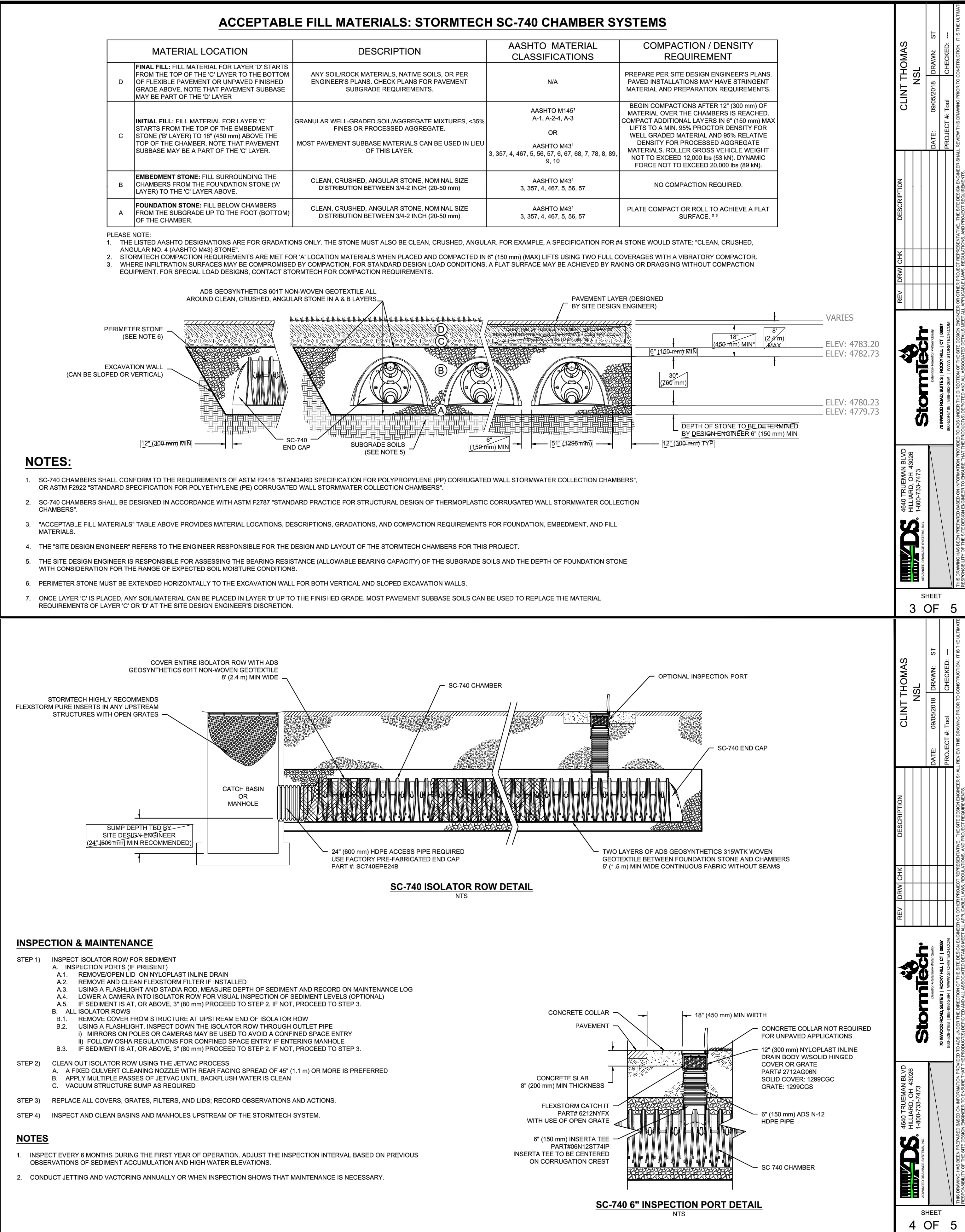
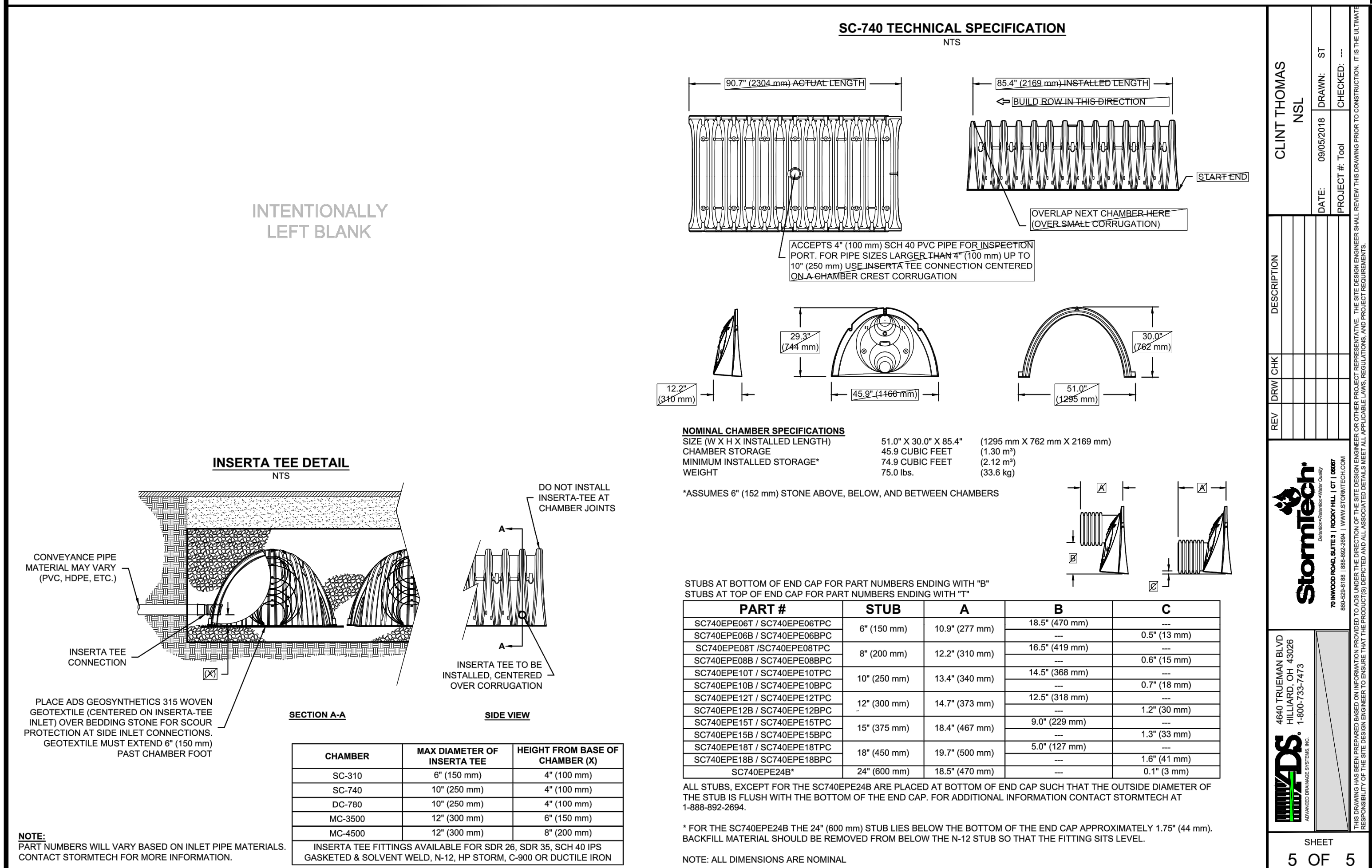
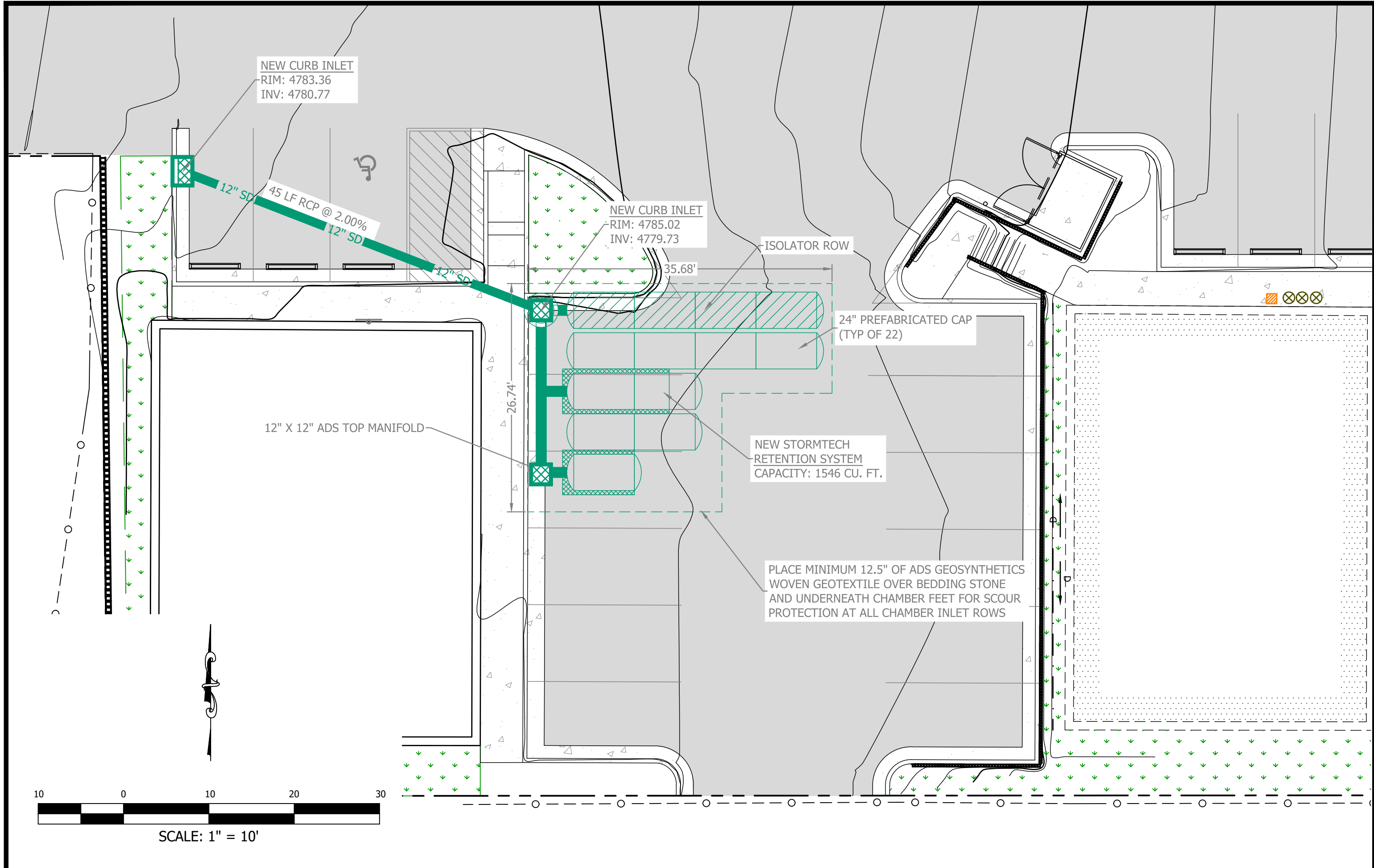
APPROVED:
STA

[DATE]

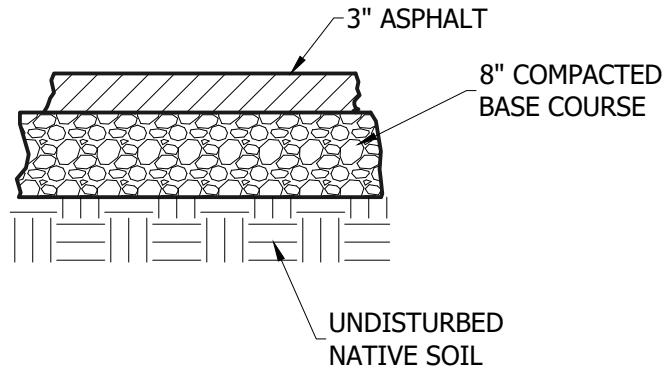
PROJECT:
1730001 SITE.dwg

C600

UTILITY PLAN



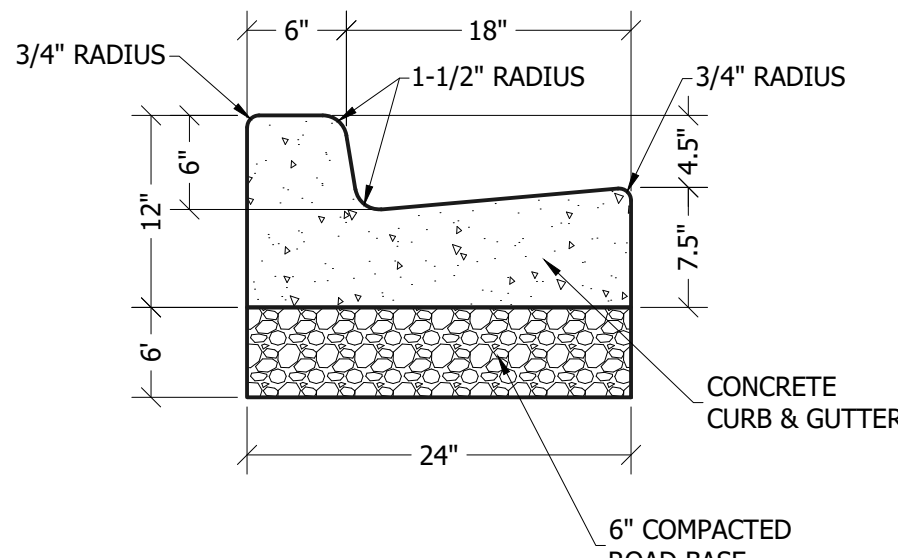
- NOTES
1. ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
 2. PLACE MATERIAL PER APWA SECTION 32 05 10.



**PRIVATE
ASPHALT SECTION**

C-1
C400 TYPICAL
N.T.S.

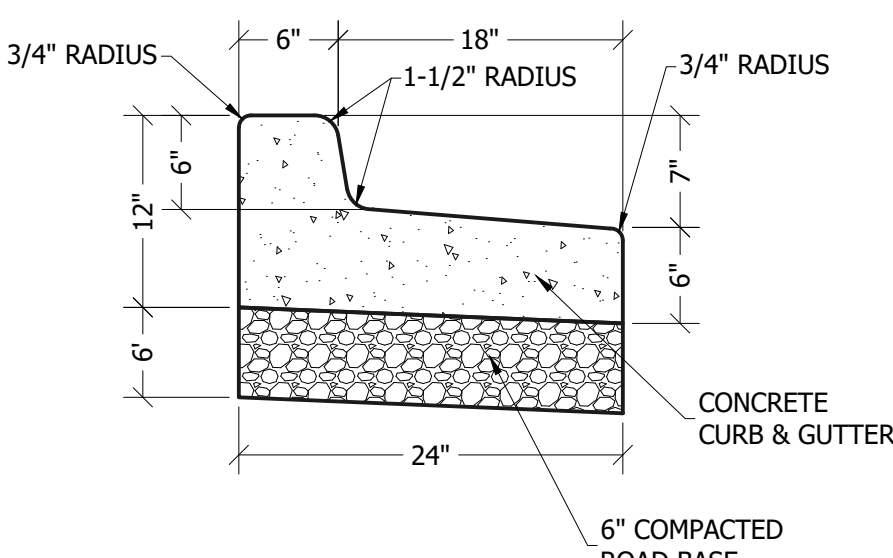
- NOTES
1. ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
 2. CONCRETE IS TO BE 4,000 PSI TEST.
 3. CONTROL JOINTS AT 10' INTERVALS.
 4. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.



**PRIVATE
24" CATCH CURB & GUTTER**

C-2
C400 TYPICAL
N.T.S.

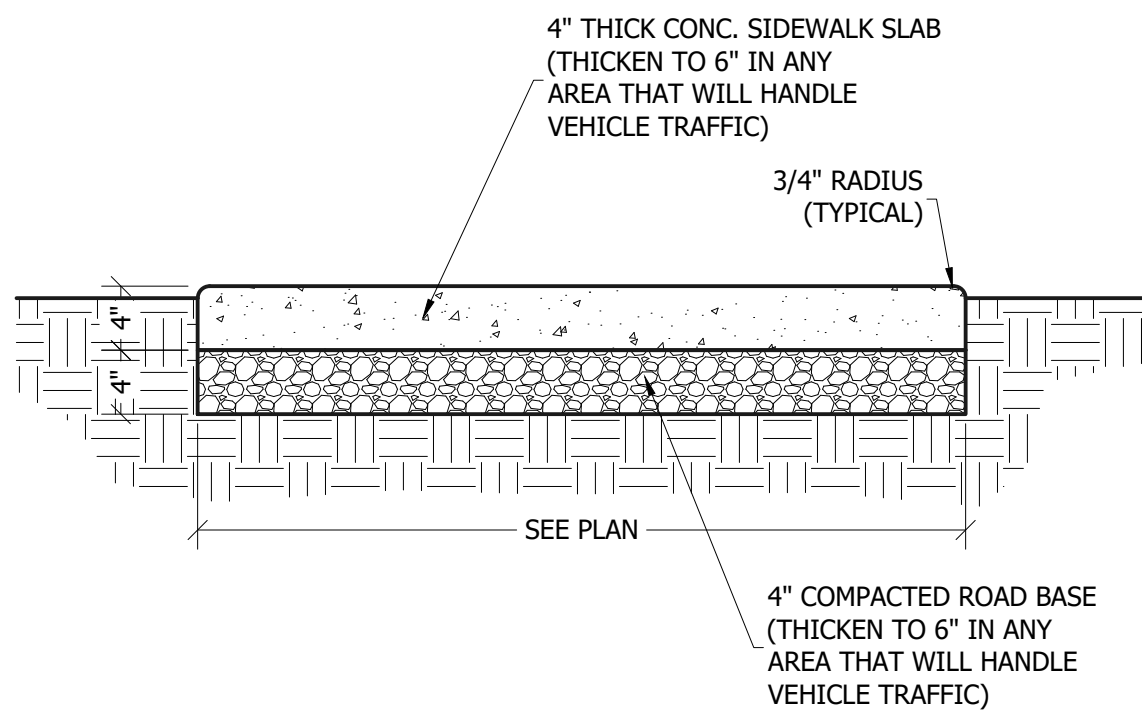
- NOTES
1. ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
 2. CONCRETE IS TO BE 4,000 PSI TEST.
 3. CONTROL JOINTS AT 10' INTERVALS.
 4. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.



**PRIVATE
24" RELEASE CURB & GUTTER**

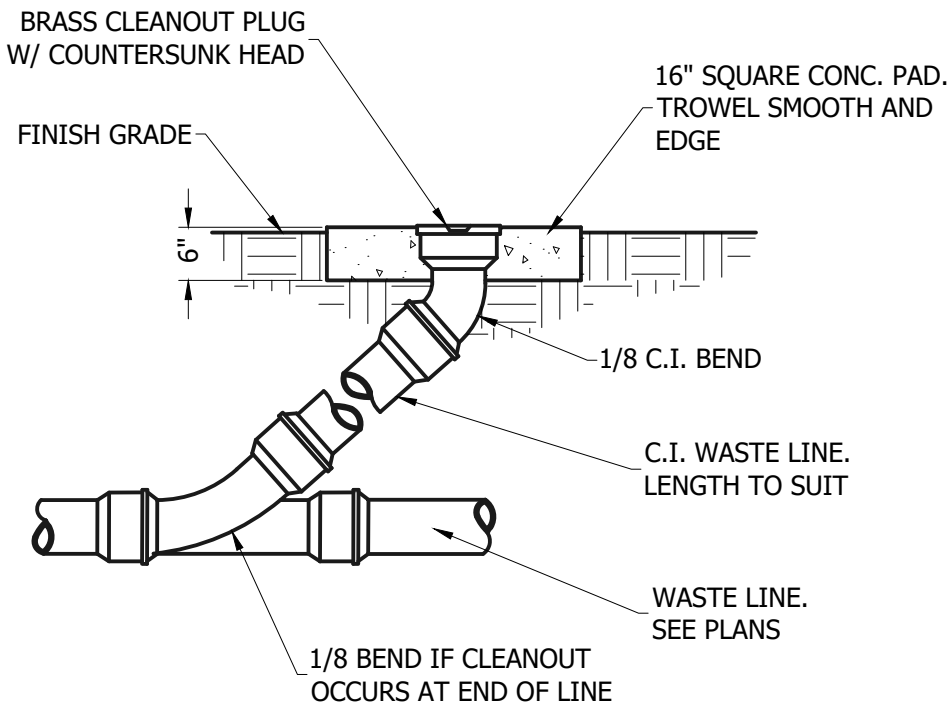
C-3
C400 TYPICAL
N.T.S.

- NOTES
1. ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
 2. CONCRETE IS TO BE 4,000 PSI TEST.
 3. CONTROL JOINTS AT 5' INTERVALS.
 4. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.



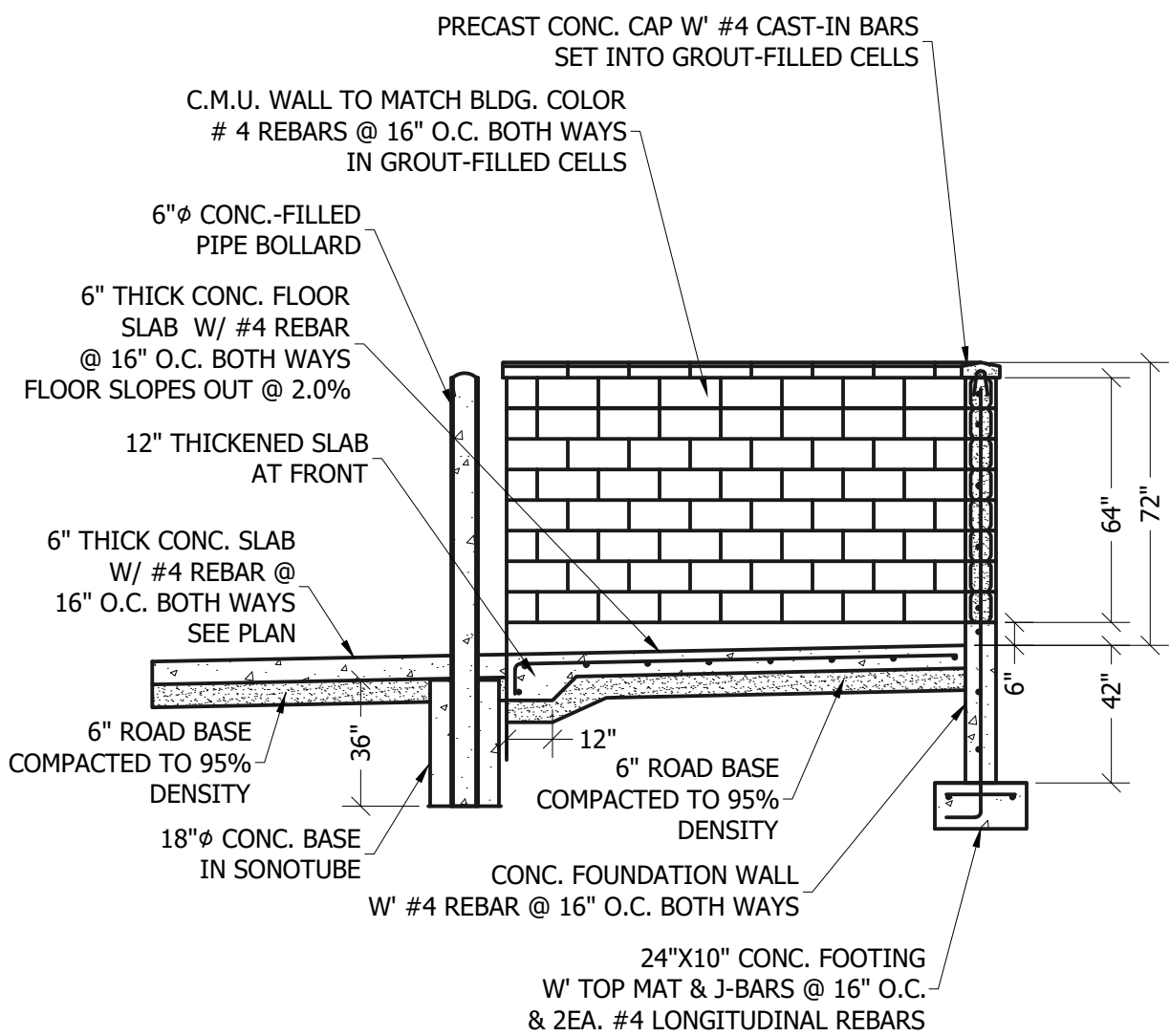
**PRIVATE
CONCRETE SIDEWALK**

C-4
C400 TYPICAL
N.T.S.

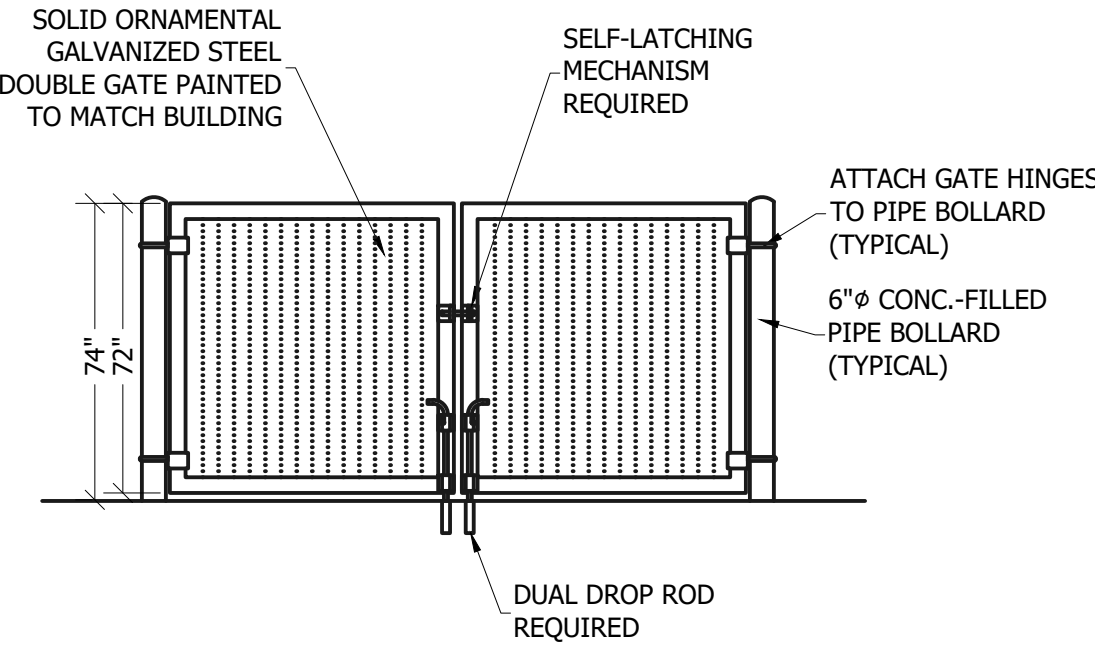


SEWER CLEANOUT

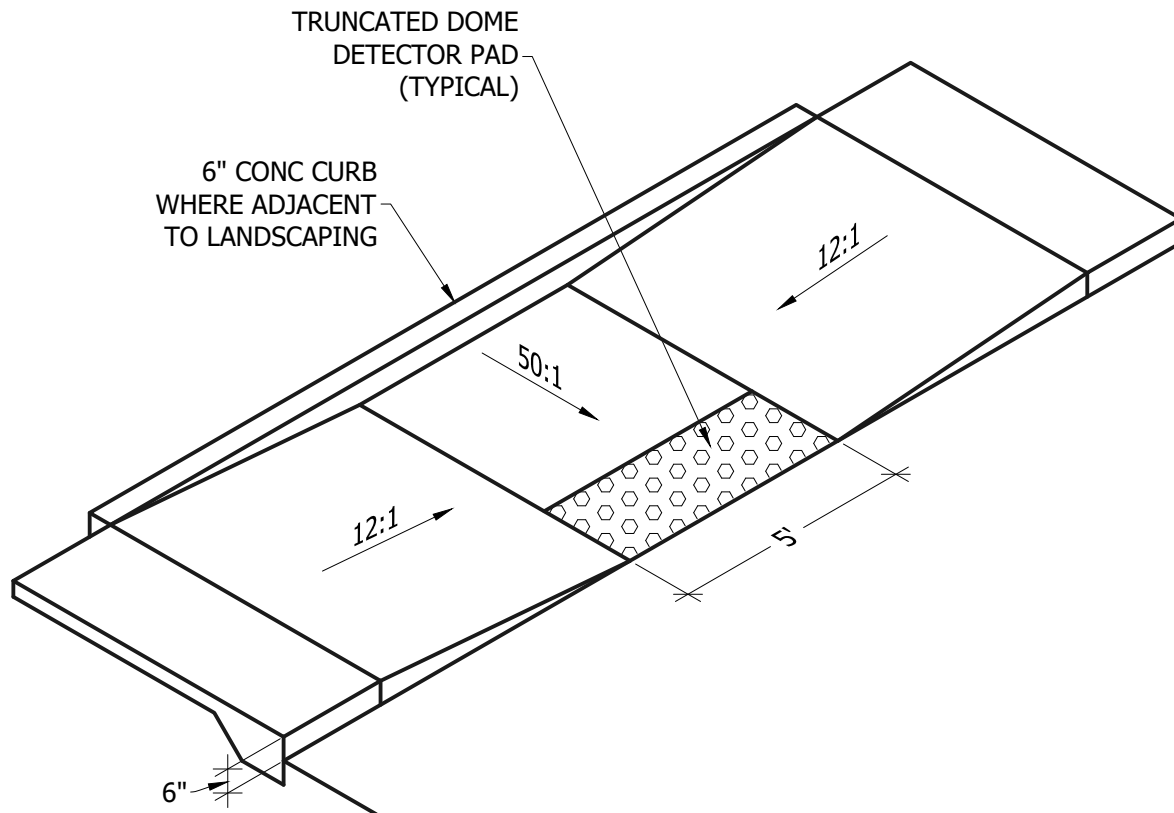
SS-1
C600 TYPICAL
N.T.S.



SECTION VIEW



FRONT VIEW



ADA ACCESSIBLE RAMP

C-2
C400 TYPICAL
N.T.S.

- NOTES
1. SIGN IS TO BE REFLECTIVE MATERIAL ON AN ALUMINUM BACKING PLATE.
 2. WHITE ADA SYMBOL ON A BLUE SQUARE.
 3. WHITE BACKGROUND.
 4. LETTERING IS TO BE BLUE OR GREEN



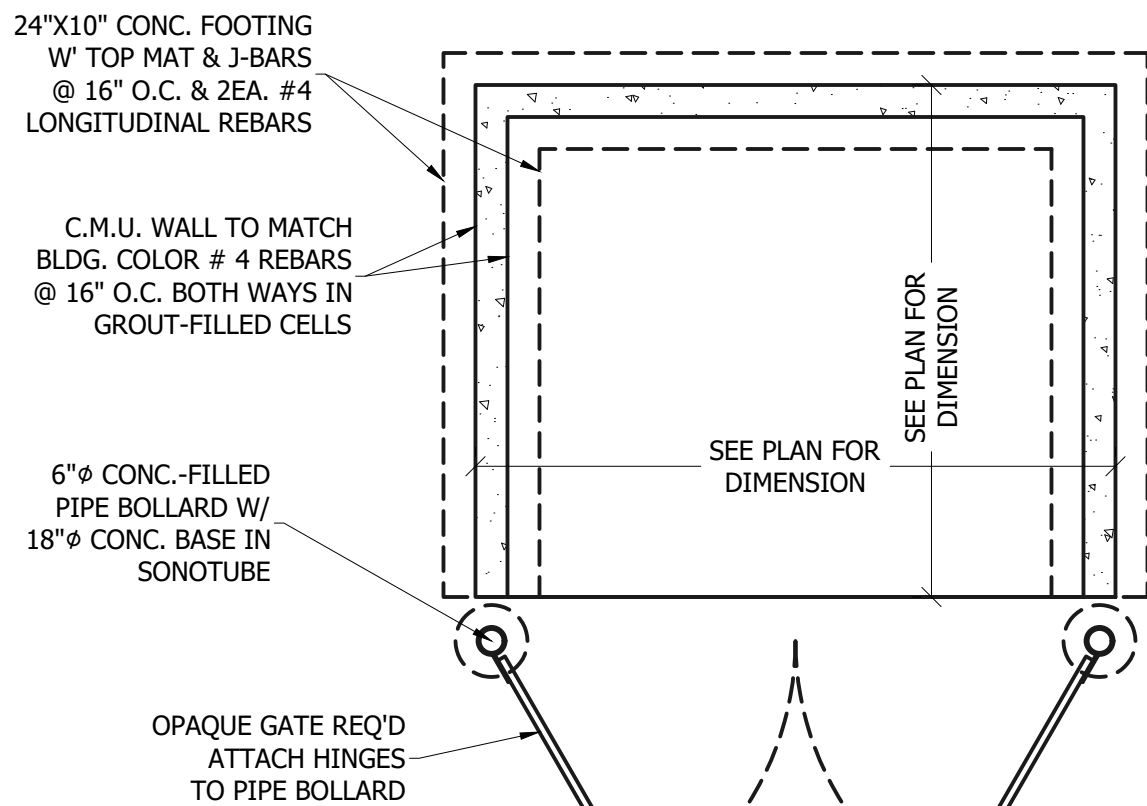
**ADA RESERVED
PARKING SIGN**



WALL-MOUNTED SIGN

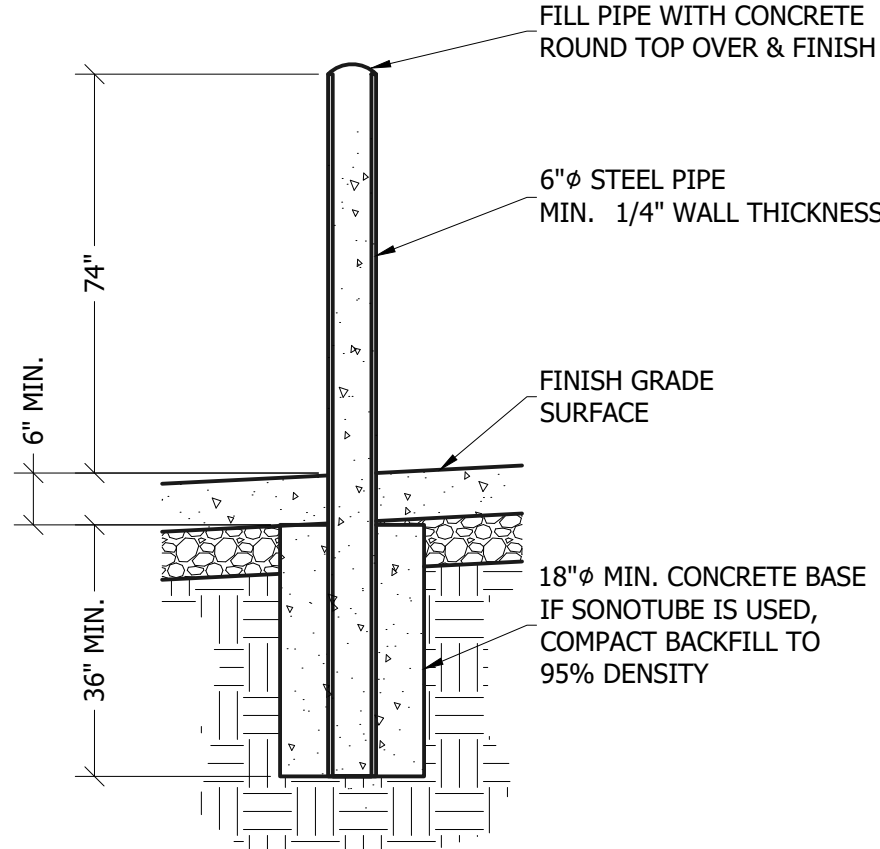
**ADA WALL-MOUNTED
RESERVED PARKING SIGN**

A-3
C400 TYPICAL
N.T.S.



PLAN VIEW

- NOTES
1. BACKFILL IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
 2. CONCRETE IS TO BE 4,000 PSI TEST.

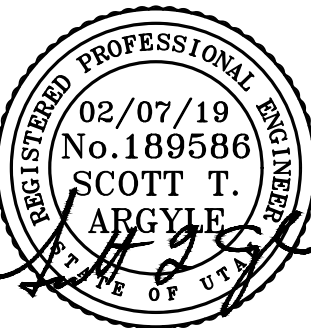
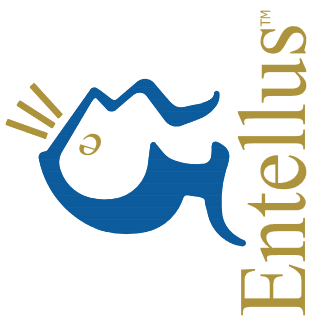


PIPE BOLLARD

CMU DUMPSTER ENCLOSURE

C-9
C400 TYPICAL
N.T.S.

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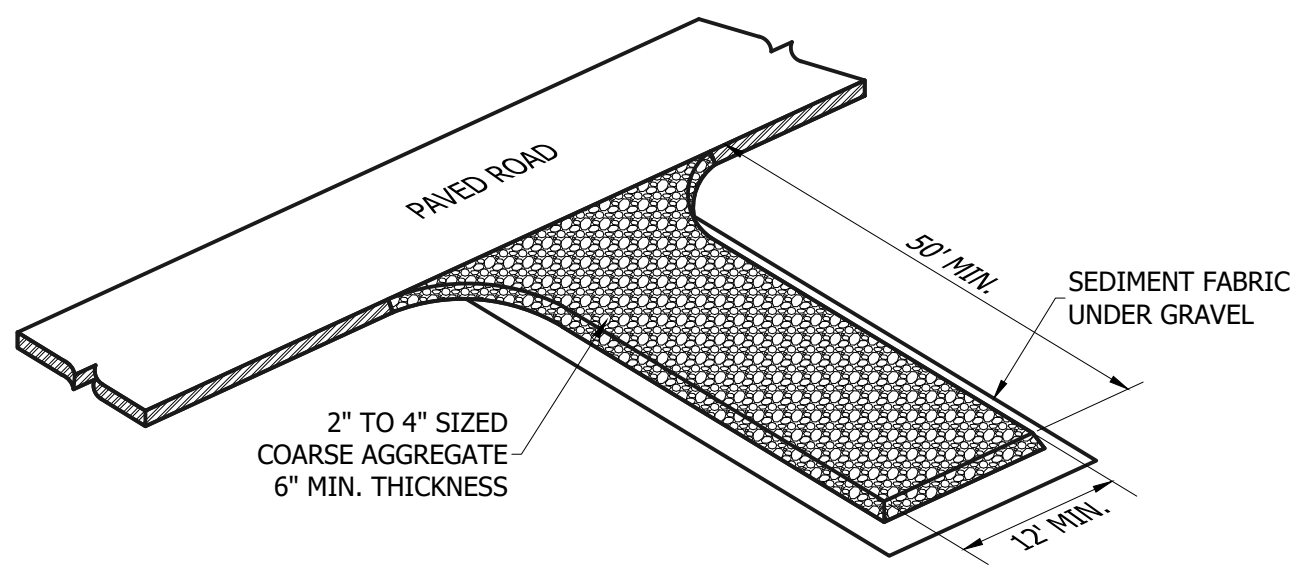
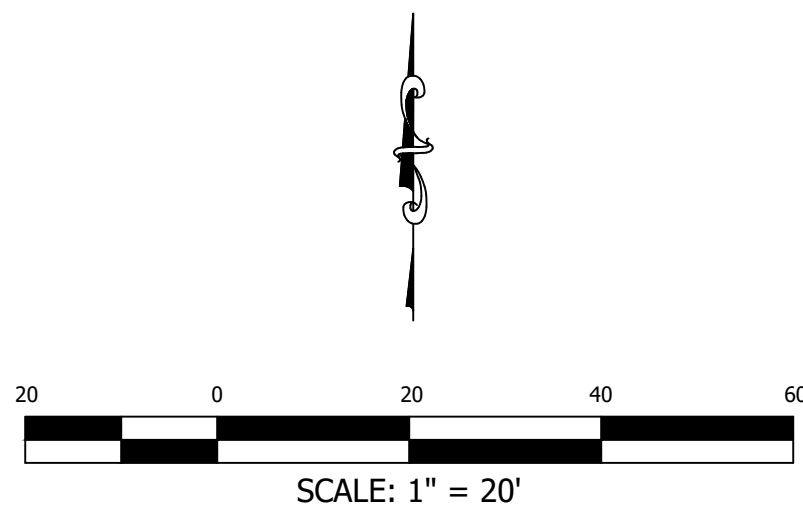
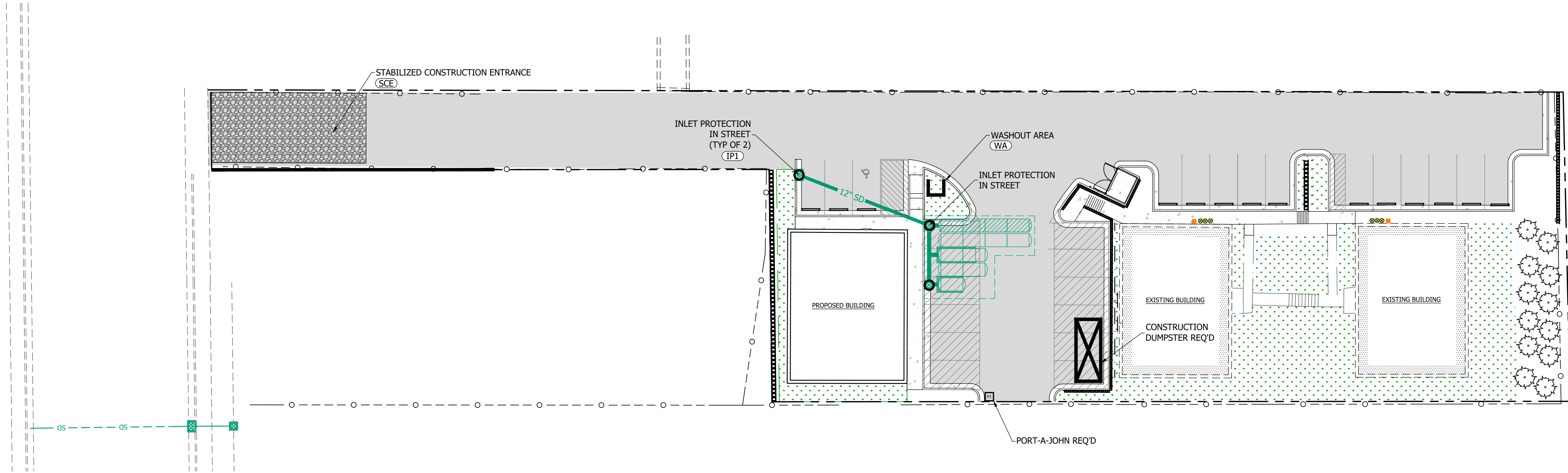


CLINT THOMAS

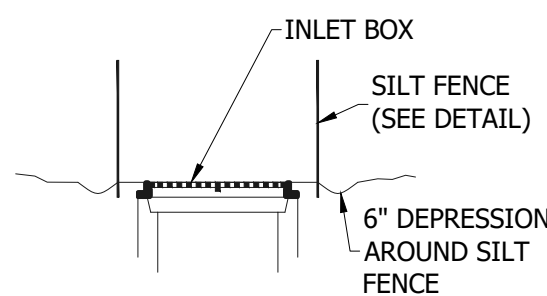
3511 SOUTH ORCHARD DRIVE
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NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

DRAWN: SJT 11/05/18
APPROVED: STA [DATE]
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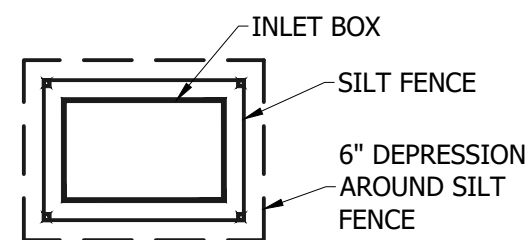
C900
SITE DETAILS



SCE
EC100 TYPICAL
N.T.S.
STABILIZED CONSTRUCTION ENTRANCE

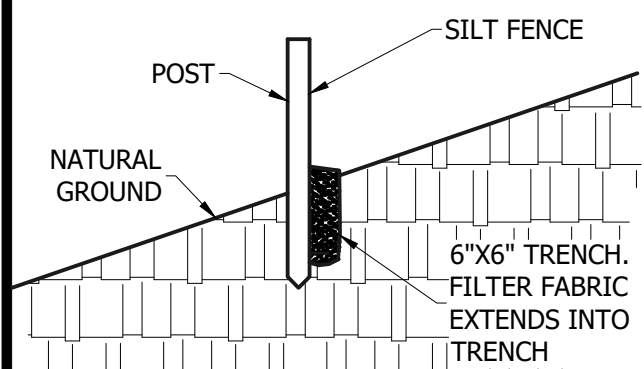


PROFILE VIEW

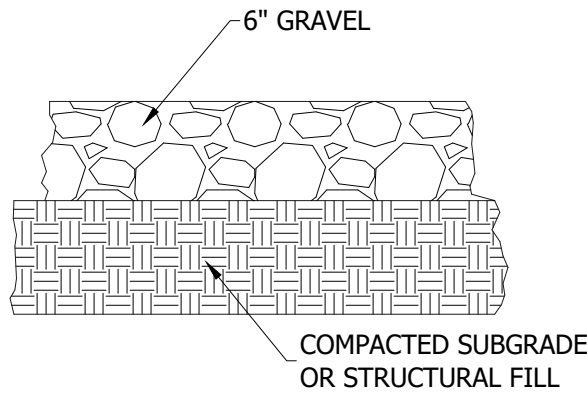


PLAN VIEW

IP1
EC100 TYPICAL
N.T.S.
INLET PROTECTION



SF
EC100 TYPICAL
N.T.S.
SILT FENCE



WA
EC100 TYPICAL
N.T.S.
WASHDOWN AREA

CONSTRUCTION NOTES:

CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY LOCAL, STATE, AND FEDERAL PERMITS PRIOR TO COMMENCING CONSTRUCTION.

CONTRACTOR TO MAINTAIN A COPY OF THE SWPPP ON SITE.

CONTRACTOR TO INSPECT SITE TO ENSURE THE SWPPP IMPROVEMENTS ARE IN PLACE AND FUNCTIONAL.

CONTRACTOR TO MAINTAIN TEMPORARY EROSION AND SEDIMENT CONTROLS AND HOUSEKEEPING MEASURES.

ALL SOLID WASTE SHALL BE STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER SHALL MEET ALL STATE AND LOCAL WASTE MANAGEMENT REGULATIONS.

ALL HAZARDOUS WASTE SHALL BE DISPOSED OF IN THE MANNER AS SPECIFIED BY THE MANUFACTURER AND STATE AND LOCAL REGULATIONS.

A WASHOUT AREA SHALL BE CONSTRUCTED FOR THE TEMPORARY COLLECTION OF EXCESS CONCRETE AND NON-STORM WATER DISCHARGES FROM VEHICLE WASHING. THE CONCRETE WILL BE TAKEN TO THE CITY LANDFILL WITHIN 1 WEEK OF PLACING IN THE WASHOUT AREA.

A STABILIZED CONSTRUCTION ENTRANCE WILL BE CONSTRUCTED TO REDUCE VEHICLE TRACKING OF SEDIMENTS ONTO PUBLIC RIGHT OF WAYS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEEPED DAILY TO REMOVE EXCESS DIRT.

INSPECTION SHALL BE MADE MONTHLY AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. ALL NON-STORM WATER FLOWS SHALL BE DIRECTED TOWARD THE WASHOUT AREA OR SEDIMENT BASIN. THE SWPPP WILL BE REVISED AS SITE CONDITIONS AND PROJECT WARRANTS.

CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND SWEEPING PUBLIC STREETS ON A DAILY BASIS, OR MORE IF NECESSARY.

CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ADEQUATE DUST CONTROL THROUGHOUT THE COURSE OF THE PROJECT.

EXHIBIT "G"
RECORDABLE MEMORANDUM OF AGREEMENT

RECORDING REQUESTED BY AND
WHEN RECORDED PLEASE RETURN TO:

City of North Salt Lake
Attn: City Recorder
10 East Center Street
North Salt Lake, UT 84054

MEMORANDUM OF AGREEMENT

THIS MEMORANDUM OF AGREEMENT ("Memorandum") is made by and between **THE CITY OF NORTH SALT LAKE**, a Utah municipal corporation, whose address is 10 East Center Street, North Salt Lake, Utah, 84054, hereinafter referred to as the "City," and Clinton D. & Lori L. Thomas, whose address is PO Box 27807, Salt Lake City, UT 84127-0807 ("Developer").

Developer and the City have entered into that certain "Development Agreement for Clint Thomas Apartments at North Salt Lake", dated _____ (referred to herein as the "Agreement") regarding the real property to be known as the Clint Thomas Apartments and more particularly described on the attached **Schedule "A"** (the "Property"). Copies of the Agreement are on file in the offices of the City of North Salt Lake.

This Memorandum is executed and recorded in the Davis County Recorder's Office in order to provide third-parties with notice of the Agreement. The effect of the Agreement as to each portion of the Property shall expire upon the issuance of a certificate of occupancy for a structure by the City as to the subject portion.

IN WITNESS WHEREOF, the Parties have executed this Memorandum as of the date first above written.

"CITY"

CITY OF NORTH SALT LAKE

ATTEST:

City Recorder

By: _____
Mayor

State of Utah)
 ss.
County of Davis)

 This instrument was acknowledged before me on _____, 2019, by
_____ as _____ of City of North Salt Lake, a Utah municipal
corporation.

[Seal]

NOTARY PUBLIC

My Commission Expires: _____

“DEVELOPER”

By: _____

By: _____

State of Utah)
 ss.
County of Davis)

 This instrument was acknowledged before me on _____, 2019, by _____
_____ as _____ of _____
_____, a Utah Limited Liability company.

[Seal]

NOTARY PUBLIC

My Commission Expires: _____

SCHEDULE "A"

LEGAL DESCRIPTION

Parcel: 01-046-0026

BEG ON E SIDE OF HWY #2, 1827.8 FT S & 3900.3 FT, M/L, W FR N 1/4 COR OF SEC 6-T1N-R1E, SLM; RUN TH ALG E SIDE OF SD HWY S 0°48' E 25 FT; TH N 89°52'30" E 180 FT; TH S 0°48' E 75 FT; TH N 89°52'30" E 257.75 FT; TH N 1°22'40" W 99.86 FT; TH W 437.6 FT TO POB. CONT. 0.70 ACRES.

CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
MARCH 26, 2019

DRAFT

Commission Chair Ted Knowlton called the meeting to order at 6:27 p.m. and Stephen Garn led those present in the Pledge of Allegiance.

PRESENT: Commission Chair Ted Knowlton
Commissioner Stephen Garn
Commissioner Kent Kirkham
Commissioner William Ward
Commissioner Brandon Tucker
Commissioner BreAnna Larson

EXCUSED: Commissioner Natalie Gordon

STAFF PRESENT: Sherrie Llewelyn, Community Development Director; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Ben Kendrick, Robin Kendrick, Linda Robinson, Brad Wade, Colin Key, Jami Key, Wendy Thompson, Brian Myers, Maria Wilkes, Diane DeLuca, Lisa Hicks, Kelly Hicks, James Smart, Julie Sim, Marta Garcia, Rose VanDiggelen, Bountiful residents; Dee Lalliss, Claudia Heaps, Clint Clifford, residents; Hai Fitzgerald, E & H Group/ Thyme and Seasons; Troy Young, Keith Keyser, KyndGrowz LLC; Parker McGarvey, Ed Graupp, CW Land/The Ridge development; Spencer Ward, Tom Stuart Construction; Greg Day, CW Land; Darlene Carter, CW Urban; Joe McAllister, Lake View Rock Products.

1. PUBLIC COMMENT

There were no public comments.

2. PUBLIC HEARING-CONSIDERATION OF A REQUEST FOR A P-DISTRICT
REZONE FOR THE WINNIE, PH. 2 (22 TOWNHOMES) LOCATED AT
APPROXIMATELY 650 NORTH ORCHARD DR., CW LAND, APPLICANT

Sherrie Llewelyn reported this property was the former Winegar's Grocery store site. The final plat was recently approved for the first phase of The Winnie Townhome development. This 0.83 acre parcel was lot 54 of the subdivision. When the original application was filed the owner had expressed interest in developing the lot as a future mixed use with commercial. However, after market analysis it was determined that the best use for the site was to expand the residential with additional townhome units. Since making the application for Phase 1, the development code had

44 been amended to require future multi-family housing in the Commercial Shopping (C-S) Zone be
45 required to apply for a Planned (P) District Rezone.

46
47 The requested density would be 22 additional townhomes on the property. The units along
48 Orchard Drive would be three story with tandem garages and the interior units would be two
49 story with two car wide garages. The requested density would be 26 units per acre. At the time of
50 concept approval the Planning Commission approved a density of up to 22 units per acre. The
51 maximum density under the approved concept plan would be limited to 16 units per acre without
52 an approval to modify that density. The Planning Commission must determine what the approved
53 density for the project would be. Sole access to the site would be off Orchard Drive with a shared
54 access between Thyme and Seasons.

55
56 Sherrie Llewelyn then showed examples of the elevations of the units along Orchard Drive with
57 the tandem garages. The proposed parking for the development would be two garage spaces per
58 unit and an additional four guest spaces. Phase 1 exceeded the required guest parking by six
59 spaces which are proposed to be shared by Phase 2. The parking for Phase 1 would be 126 total
60 spaces for a ratio of 2.38 spaces per unit with 46 total spaces for Phase 2 at a ratio of 2.05 spaces
61 per unit for a total of 172 spaces for the entire project. The standard parking requirement would
62 be 2.25 spaces per unit and the entire project would be 2.33 spaces per unit.

63
64 The pedestrian access to the project would be provided via sidewalks in front of each unit. Units
65 1-14 each have sidewalks from the front doors to the sidewalks. An area would need to be
66 provided for a bus shelter that will be placed at the existing stop to be installed with approved
67 UTA Prop 1 Funding.

68
69 The proposed landscaping would be approximately 24% of the site with common green area
70 between Phases 1 and 2. At this time no amenities have been proposed for the site so the
71 Development Review Committee (DRC) requested that the Planning Commission make a
72 determination regarding any requirements for amenities on the site.

73
74 The proposed architecture along Orchard Drive would be three story townhomes with modern
75 style architecture and flat roofs consisting of brick, hardie and stucco trim. The proposed
76 elevations appear white or gray so the DRC recommended contrasting colors be used in the
77 construction. The front elevations of the interior buildings appear more commercial in nature
78 rather than residential. The DRC recommended architectural modifications such as front porches,
79 relief, and additional windows for a more residential appearance. Both designs be modified at the
80 roof lines to decrease the long lineal nature of the structure.

81
82 The DRC provided several motions for consideration including denial, tabling the item and also
83 approval with five conditions addressing the number of units, the parking density, determination
84 on tandem garages, required amenities, and architectural modifications.

Greg Day, CW Land, commented that the original proposal was for a five story mixed use apartment building with a parking structure but found that it did not meet the acreage requirement for the previous ordinance language for a P District. He said the City then changed the requirements of the C-S Zone which allowed them to resubmit as a P District for this lot 54 of phase 1.

Chair Knowlton opened the public hearing at 6:39 p.m.

Chair Knowlton said that the Planning Commission would not be the final decision making body for this application. He explained that the role of the Commission was to gather information and make a recommendation to the City Council.

Brian Myers, 448 West 3400 South in Bountiful spoke on the P District Rezone and said that while it was inevitable it would be wise to approve the application with conditions. Mr. Myers said that the density at 22 units per acre was more than the approved density of Phase 1 and recommended that it be reduced to 12 to 16 units. He commented that parking was an issue as it took stalls away from Phase 1 and also expressed concern with the tandem garages with no driveways. Brian Myers also said that there should be no on street parking allowed along Orchard to allow for a safe view. He then commented that the façade of the buildings could be improved.

Hai Fitzgerald stated that he owned Thyme and Seasons for twelve years and said parking was an issue. He expressed concern with children riding their bikes on 3200 South as it was a very busy road.

Diane DeLuca commented that she agreed with what Brian Myers stated and also felt that these buildings were very unattractive.

Ben Kendrick, 3242 Plum Tree Lane in Bountiful, said that residential in the middle of the existing commercial would break up the commercial flow. He said that this proposal did not contribute towards the Village Center Zone which had been designated for this area. Mr. Kendrick also commented that the garages would be used for storage and not parking.

James Smart, 3248 Plum Tree Lane in Bountiful, said he seconded the opinion on the aesthetics of the project as well as the lack of commercial continuity. He commented that the proposed parking would not be enough especially with tandem garages. Mr. Smart expressed concern with the potential zone change and suggested that the property become parking and an amenity for the residents in the area.

Colin Key, 3471 South 525 West, spoke on his concerns with the proposed project including traffic issues, inadequate parking leading to on-street parking, impact on home values,

incompatibility of the design with the community aesthetic, potential increases in crime, issues with exiting onto Orchard, snow removal, and density.

Lisa Hicks, 521 West 3500 South, asked what this development would bring to the neighborhood as she felt like the project was only taking and not giving anything back to the community. She also expressed concerns with traffic and density.

Rose VanDiggelen, 337 South 550 West in Bountiful, said her concern was the exit onto 550 West and traffic on 3400 South. She also said that half of 550 West was in Bountiful but they had no input in the development.

Robin Kendrick, 3242 Plum Tree Lane in Bountiful, commented that the proposed elevations were unattractive and the tandem garages were a mistake. She also asked how this development would benefit the community.

Julie Sim, 3247 Plum Tree Lane in Bountiful, said that while she was a small business owner that the new customer base would be great that parking was already an issue there. She also spoke on the transient nature of apartment occupants.

Marta Garcia, 538 West 3400 South, commented that she would have 400 new neighbors with too many extra cars in the area. She asked why it was always just about money and not about community or creating nice living areas.

Chair Knowlton closed the public hearing at 7:06 p.m.

Chair Knowlton commented that previously this was a permitted use in the zone asked about the forced rezone and the rationale for the change. He also asked if the City could work with the landowner to facilitate this based on the previously permitted use. Sherrie Llewelyn replied that when the property owner was in the middle of the process of applying for Phase 1 under the CS Zoning, that the City had reviewed the C-S and P District zoning. Multifamily housing was permitted under the current C-S Zone without regulation of density or design/aesthetics, and had a 10% landscaping minimum. This forced staff to remove multifamily as a permitted use in the C-S Zone and to implement a forced P-District rezone to address certain deficiencies and impose regulations. She also said the P-District rezone would allow for more public input in the process.

Sherrie Llewelyn said that the applicant should have proposed townhomes for the entire property from the start but hadn't determined if they wanted mixed use, commercial, etc. at that time. She said that after market review it was determined that additional townhomes would be built for Phase 2 instead of commercial or mixed use.

Greg Day, CW Land, commented that when they applied for Phase 1 they were unsure of the use for Phase 2 at that time. He spoke on traffic and parking concerns and said that the development

would generate fewer cars than the grocery store and that the project met the requirement of 2.25 parking stalls per unit. Mr. Day said that they had an agreement with the strip mall owner for a cross parking agreement.

Sherrie Llewelyn also commented that they could not block off the access to the strip mall to the south as the access rights were reciprocal.

Greg Day also addressed that he had lived in apartments before and while you could make comments on lifestyles based on where people lived that everyone went through stages in life and there was a need for apartments.

Chair Knowlton asked about for sale versus for rent units. Greg Day replied that they did review both options and felt that apartments would have better success. He also said that this was determined to be an inferior location for retail.

Darlene Carter, CW Urban, commented that when the property owners of Winegars approached them they determined that the property would be a location where people wanted to live. She said she felt that this project would add value to the community and provide an affordable place for individuals in the area.

Chair Knowlton asked for clarification on the density around this property. Sherrie Llewelyn explained that to the north the density was 32 units at 12.8 units per acre, east was 15 units at 10.7 units per acre, the properties to the south were 18 units per acre, 12 units per acre, and 36 units at 15.6 units per acre, and 54 units at 23.5 units per acre. She also said that the total for the Winegars property Phase 1 and 2 would be 22 units per acre.

Commissioner Garn spoke on traffic and asked if the traffic generated by the apartments would be similar to what Winegars had been. Sherrie Llewelyn replied that the trip generation model showed that a neighborhood grocery store would generate about 3,000 vehicle trips per day. A townhome generally generates around seven to eight vehicles per day which would be about 600 for 75 townhomes or about 1/5th the traffic of a grocery store.

Chair Knowlton said that per the P District parking could negotiated up or down. He asked the applicant about his experience with tandem garages in other developments.

Greg Day replied that the HOA could resolve any issues such as residents using their garage for storage rather than parking.

Commissioner Larson asked if the Covenants, Conditions and Restrictions (CCR) for the HOA could specify that the garages could not be used for storage. Greg Day replied that they would address this with their lawyer's approval.

Commissioner Garn asked about the number of bedrooms. Darlene Carter replied that they would be 1,200 square feet and two bedroom units.

Commissioner Tucker commented that he sympathized with the public comment on the non-village center feel of the area with the proposed development. He said that the previous C-S Zoning would allow the market to dictate what would be successful.

Chair Knowlton spoke on the shrinking demand for retail and the utilization of live work concepts which would enable retail but could also be flex residential. Darlene Carter said that while everyone was not onboard with the proposed style that they could adjust that. She also said that they built live/work units in Salt Lake and while it might be difficult to bring commercial to the area that generally rooftops would bring in commercial so this development could bring in more commercial long term.

Commissioner Ward commented that it was a policy decision for the City to force more commercial.

Chair Knowlton said in his opinion that the old days of retail would not return. He said that live/work units could function as a townhouse as well as a commercial use like a bookstore, barber shop or some other type of business that were fun to have in the community even if they were not on high value retail streets.

Commissioner Garn asked if the live/work option would create extra traffic for the development. He commented that he was disappointed that the retail component had been removed from the project.

Commissioner Ward commented that there were five businesses adjacent to this development and that it was reasonable to ask the developer for a better effort to find multi-use.

Darlene Carter asked if the Commission would prefer that the 22 units were for sale units. Sherrie Llewelyn said that the City attorney would need to determine if this could be negotiated in the development agreement. She said if the applicant was proposing these as for sale units that they could agree in a development agreement that no one person or entity could own more than one or two units for rental purposes. The City could not specify that they had to be rentals or for sale units.

Chair Knowlton asked the applicant about their reaction to live/work units. Darlene Carter said that they had built a lot of live/work units and her definition of this was to have flex space on the ground level of the home. She also said that generally homeowners would utilize the live/work space while renters would use the flex space more as living space.

252 Sherrie Llewelyn said that these type of live/work units catered to artists, CPAs or other one
253 person type businesses that could be done out of the home. Darlene Carter replied that this was a
254 viable option and there would need to be clear definition from the City on parking and density.

255
256 Commissioner Tucker spoke on density and said that while he was unsure of all the requirements
257 and conditions for Phase 1 that he felt it should not be a credit for Phase 2. He said that the only
258 way they could meet the parking requirements for Phase 2 was to use the overall parking for both
259 phases. He also said the density for Phase 2 was higher than Phase 1 and that he like the original
260 proposal for the buildings setback from, and not fronting, the street.

261
262 Commissioner Kirkham commented that there would never be enough parking but there should
263 be a consideration for more parking. He said he would prefer adequate parking and garages for
264 the units proposed and not tandem parking.

265
266 Commissioner Ward suggested that the applicant consider the live/work component, no tandem
267 parking, lower unit count, and adding additional parking as the current proposal was not very
268 good in most respects.

269
270 Chair Knowlton asked how the Commission would feel about Phase 2 matching the density of
271 about 20 dwelling units per acre along with the other requirements noted such as no tandem
272 parking, etc.

273
274 Sherrie Llewelyn clarified that Phase 1 was 2.61 acres with 53 units for 20 units per acre. She
275 said that for Phase 2 to be similar it would equal 16.6 units per acre.

276
277 Greg Day said they would bring back a revised proposal and asked the Commission for
278 guidelines on what they would like to see.

279
280 The Commission asked that the applicant consider eliminating a portion of the units/decreasing
281 the density, having double garages on all the units, additional parking, and live/work options on
282 several units facing Orchard Drive.

283
284 Commissioner Larson commented on the Village Center per the General Plan and the C-S
285 Zoning and asked if the Commission was willing to eliminate this use. She said that if it was a
286 village center that it would be mixed use and provide something to “enhance the quality of life
287 for nearby neighborhoods”. Darlene Carter clarified that multifamily was approved per the
288 village center and that the definition was subjective.

289
290 Chair Knowlton suggested that if by allowing apartments with mixed use in half the units facing
291 Orchard that this would provide both housing that met the market demand and a benefit to the
292 community.

Greg Day said that he would rather keep the tandem garages and increase the overall parking. He said they would also address the architecture and density.

Sherrie Llewelyn asked about architectural style and height. Darlene Carter replied that they could come back with a more traditional design.

The Commission discussed the design and the addition of pop-out elements to add variation, particularly on the middle units, and an overall design that would flow with the neighborhood.

Commissioner Larson clarified that for the recommended density she would like to see the applicant match Phase 1 at 16 units per acre. This would be a reduction of seven units from the current plan. Greg Day replied that they could increase the parking but having fewer units would be difficult.

The Commission also discussed more open space versus additional parking, the mixed use at the Brighton development, the bus stop location and requirements, and the size and location of the live/work units.

3. CONSIDERATION OF A GENERAL DEVELOPMENT PLAN FOR THE WINNIE,
PHASE 2, LOCATED AT APPROXIMATELY 650 NORTH ORCHARD DRIVE, CW
LAND, APPLICANT

Commissioner Ward moved to reopen the public hearing and continue to a future Planning Commission meeting, when the applicant has submitted a revised concept plan.

Commissioner Larson seconded the motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Ward, Tucker and Larson. Commissioner Gordon was excused.

Commissioner Ward moved to table the General Development Plan for the Winnie, Phase 2. Commissioner Kirkham seconded the motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Ward, Tucker and Larson. Commissioner Gordon was excused.

4. PUBLIC HEARING-CONSIDERATION OF PLAT AMENDMENT TO THE 1-215
PARKWAY COMMERCIAL CONDO SUB. LOCATED AT APPROXIMATELY 255
SOUTH RIVERBEND WAY, TOM STUART CONSTRUCTION, APPLICANT

Sherrie Llewelyn reported that the proposed one acre property was located at 225 South Riverbend Way and across from Legacy Parkway. There are currently four commercial properties on the site and the property, which was purchased from UDOT, would be used for the construction of building five. The DRC recommended approval with no conditions. Staff felt this will be a good use of the property as it is not currently well maintained.

Chair Knowlton opened the public hearing at 8:20 p.m. There were no public comments and he closed the public hearing at 8:21 p.m.

Spencer Ward, Tom Stuart Construction, commented that this would be a great use of the UDOT property as it was basically unusable before.

Commissioner Ward asked the applicant if they had potential tenants for the proposed building. He also asked about the use of the existing buildings. Spencer Ward replied that all the buildings were for office/warehouse. He said that they did not currently have a tenant lined up but that there was a demand for this type of building.

Commissioner Kirkham asked if he needed to recuse himself from voting based on the fact that he was technically related to Tom Stuart through marriage. Sherrie Llewelyn replied that as Commissioner Kirkham had disclosed the potential conflict of interest and had no financial interest in the project that he should abstain from voting only if he felt it was necessary. She also explained that it was an administrative action and met the minimum standards of the City code.

Commissioner Garn move that the Planning Commission recommend approval to the City Council of the plat amendment for I-215 Parkway Commercial Condominium Subdivision, at 255 south Riverbend Way with no conditions. Commissioner Ward seconded the motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Ward, Tucker and Larson. Commissioner Gordon was excused.

5. CONSIDERATION OF A SITE PLAN FOR AN OFFICE BUILDING LOCATED AT APPROXIMATELY 255 SOUTH RIVERBEND WAY, TOM STUART CONSTRUCTION, APPLICANT

Sherrie Llewelyn showed the layout of the proposed building along with the additional parking and landscaping on the site. She explained that the total parking was 83 spaces with 4 ADA spaces which exceeded the parking requirement. The landscaping would be an additional 15,934 square feet or approximately 34% of the site which exceeded the 10% standard. The islands in the center of the parking would require the placement of two trees in each island and the islands at the end of the single row of parking would require one tree each.

Mrs. Llewelyn then showed the façade of the building and explained that it met the architectural standards with horizontal articulation. The DRC recommended approval of the site plan with the condition that the landscaped islands would be planted with one tree for single islands and two trees for double islands.

Commissioner Garn moved that the Planning Commission approve the site plan for building 5 of the I-215 Parkway Commercial Condominium Subdivision at 255 South Riverbend Way with the following condition:

- 1) The landscaped islands will be planted with 1 tree for single islands and 2 trees for double islands.**

Commissioner Ward seconded the motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Ward, Tucker and Larson. Commissioner Gordon was excused.

6. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR KYNDGROWZ LLC FOR AN INDOOR AGRICULTURAL CULTIVATION AND PROCESSING LOCATED AT 110 NORTH 700 WEST, SUITE B, KEITH KEYSER, APPLICANT

Sherrie Llewelyn reported that the applicant was proposing to open a facility that would test the soil mediums for growing the hemp plant. It would be an indoor agricultural operation with LED lighting systems for 150-200 industrial grade hemp plants. She said it would be a discreet business regarding their product and was a licensed and legal business per the State. This use was a conditional use under “crop production” in the MD Zoning District.

Sherrie Llewelyn explained the difference between the hemp and marijuana plant and said hemp was the male plant that did not contain THC. The fire marshal requested a Material Safety Data Sheet (MSDS sheet) from the applicant which was completed. She also said that the floor plan of the building would not be made public as CBD was a valuable commodity.

Troy Young commented that this property would be 1,500 square feet and they would be purchasing a greenhouse for the majority of the growing. He said that there would be no retail component at this location and no signage. Mr. Young said it was 100% hemp with under 3% THC levels.

Commissioner Garn commented that he read there were over 25,000 applications for hemp. He asked what CBD oil could be used for. Troy Young replied that CBD could be used for pain relief, seizures, etc.

Commissioner Ward moved that the Planning Commission approve the conditional use permit for KyndGrowz LLC located at 110 North 700 West Suite B subject to the following conditions:

- 1) Confirmation of the amount of CBD oil to be stored on the site**
- 2) Submission of a floor plan of the building**

Commissioner Garn seconded the motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Ward, Tucker and Larson. Commissioner Gordon was excused.

7. CONSIDERATION OF REQUEST FOR A P-DISTRICT REZONE AND DEVELOPMENT AGREEMENT FOR THE RIDGE LOCATED AT APPROXIMATELY 650 EAST EDGECREST LANE, CW LAND, APPLICANT

Sherrie Llewelyn reported that this property was currently zoned Special Use Restricted (SR) and under contract with CW Land. The City Council approved the General Development Plan on November 20, 2018. The property located in the sensitive lands overlay zone is subject to a geologic hazards review. The review has been completed and was found satisfactory by the City's geologic consultant.

The rezoning of the property required a public hearing by the Planning Commission which was held November 13, 2018. Mrs. Llewelyn then showed the proposal for the subdivision which included single family lots and townhome units. The site plan for The Ridge consisted of for sale townhomes with two car wide garages and 20 driveways. The internal streets in the townhome area would be private streets that were owned and maintained by the homeowners association (HOA). The remaining streets would be public streets which would obtain access via Edgecrest Lane and Parkway Drive. A small 80 square foot area would need to be obtained from Eaglepointe Development for the construction of the connection to Parkway Drive.

The townhome units would be platted for individual sale and governed by a private HOA. The DRC recommended the development agreement and CCR's include provisions for owner occupancy requirements and limit purchase of several units by single entities for rental purposes. Currently 14 of these units have driveway access directly onto the proposed public streets. The DRC recommended that these units be modified to be rear entry units accessed by private alleys and that the front facades be 12 feet from the street right of way to provide accommodations for snow removal.

The single family lots range in size from 5,000 square feet to 31,000 square feet. These lots vary from a minimum width of 50 foot wide to 80 foot wide. The majority of the homes are anticipated to be built by a production or semi-custom builder with the remaining lots to be sold to custom builders. The homes on the 50 foot wide lots will be 40 feet in width and the homes on the 80 foot lots would be a maximum of 65 feet in width. Any lots sold to custom homebuilders would be required to meet the same setback standards of the 50 and 80 foot lots. The single family lots would all be required to have a minimum of a two car garage and a two car driveway. The required setback from the garage would be 20 feet to accommodate larger vehicles.

Ed Grampp, CW Land, commented that there would be 103 total lots with 68 of the estate lots to be a minimum width of 50 feet and 36 lots to be a minimum of 80 feet wide.

459
460 Sherrie Llewelyn said that the conceptual building plan approved under the General
461 Development plan consisted of hardie board, brick, stone and stucco. The designs range from
462 traditional to contemporary with design parameters to be established within the adopted CC&Rs
463 and reviewed by an Architectural Design Committee prior to submittal for a building permit to
464 the City. The proposed townhomes will be two stories with a setback of 12 feet from the right of
465 way.

466
467 Sherrie Llewelyn showed examples of the fencing, lighting, and signage. She recommended
468 against the proposed lighting per the dark sky requirements. Landscaping would be native grass
469 in the open space areas. Street trees would be provided by the developer as shown on the
470 landscape plan. The Planning Commission had previously discussed the possible requirement of
471 a landscape buffer between the gravel pit and the west lots. After careful consideration the DRC
472 recommended that the lot lines be extended to the boundary of the property and the developer
473 provide a non-climbable solid fence of masonry, decorative metal, or composite material on all
474 boundaries of the project between the development and the gravel pit property. The fence would
475 be required to be installed prior to occupancy of the first dwelling.

476
477 The site would contain sidewalks throughout the development. A trail system would also be
478 constructed including a public trail within the pipeline easement. The City would participate in
479 the construction of a portion of the trail with funds obtained from the development of Edgewood
480 and Bella Vida. The remainder of the interior trail system would be maintained by the HOA.

481
482 The DRC recommended approval with two conditions related to the townhomes along public
483 streets being modified to have rear entry garages, 12 foot setbacks from the street, and front
484 porches as well as mechanisms in the HOA and CC&Rs to prevent single entities from accruing
485 multiple townhome as rentals.

486
487 Chair Knowlton asked if the builder wanted to provide different architecture than was noted how
488 this would work with the development agreement. Sherrie Llewelyn replied that this would be
489 determined and specified before the development agreement was signed.

490
491 Ed Grampp commented that they did have a signed deal but needed the entitlements and
492 approvals before the builder would disclose their relationship with the project publically.

493
494 Commissioner Kirkham asked if the steepness of the road had been addressed. Sherrie Llewelyn
495 replied that City ordinance allowed 12% grade for short distances. She said that some areas
496 would need to be flattened as the fire marshal required that two lots be reconfigured to 10%
497 grade.

498

The Commission provided feedback on the original and revised plans for the townhomes. They discussed the private streets and the steepness of the site. Several Commissioners were in favor of the revised plan as they felt it had better architecture and streetscapes.

Sherrie Llewelyn spoke on the proposed lighting and said that as this development would be located on a hillside that a cutoff style light would be more effective and help meet Dark Sky Designations.

Ed Grampp stated that the monument signage which was presented would be improved. The final design of the monument signs would be submitted for review and approval as part of the Final Plat application.

Chair Knowlton commented on the steepness of the site and asked if there could be trail connections on the south side of the property in the future. Sherrie Llewelyn said that something could be written into the agreement to allow for an easement for a public trail.

Commissioner Kirkham asked about fencing on the southern edge of the property. Sherrie Llewelyn showed that the fencing would follow the property line.

Ed Grampp and Parker McGarvey said that there would be fencing along a portion of the southern property line with open space on the other portion, fencing along the rear fence lines, retaining walls for the steep grade on the west side of the property and fencing along the western property line.

Sherrie Llewelyn asked about existing fencing and how to secure the property line from people trespassing into the gravel pit. Ed Grampp said there would be rear lot fencing along the property lines.

Joe McAllister, Lake View Rock Products, said that some areas had existing wire or wood stacked fencing. He said there were no areas with climbable fencing and was unaware of any pit that had non-climbable fencing. Mr. McAllister said that any fencing except masonry would work and that signage regarding the mining would be required to be posted by law.

Commissioner Kirkham moved that the Planning Commission recommend approval to the City Council the rezone request from SR to P-District for The Ridge located at approximately 650 South Edgecrest Lane, along with the proposed development agreement with the following findings and conditions:

Findings:

- 1) The proposed P District can be substantially commenced within two (2) years of the establishment of the P District.**

- 2) The development contains one phase that can exist as an independent unit capable of creating an environment of sustained desirability and stability; and that the uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under other zoning districts.
- 3) The proposed increased density will not generate traffic in such amounts as to overload the street network outside the P District.
- 4) The area surrounding said development can be planned and zoned in coordination and substantial compatibility with the proposed development.
- 5) Any exception from standard ordinance requirements is warranted by the design incorporated into the final plan.
- 6) The P District is in conformance with the City's General Land Use plan.
- 7) Existing or proposed utility services are adequate for the population and use densities proposed.

Conditions:

- 1) The townhomes along the public streets will be modified to have rear entry garages, be moved to a setback of 12 from the street, and shall have front porches added to the façade;
- 2) The CC&Rs and HOA will provide mechanisms to prevent single entities from acquiring and converting multiple town homes to rental properties;
- 3) That the street lights utilize cutoff fixtures.

Commissioner Garn seconded the motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Ward, Tucker and Larson. Commissioner Gordon was excused.

8. CONSIDERATION OF A PRELIMINARY PLAN FOR THE RIDGE LOCATED AT APPROXIMATELY 650 EAST EDGECREST LANE, CW LAND, APPLICANT

Commissioner Ward moved that the Planning Commission recommend approval to the City Council of the preliminary plan The Ridge located at approximately 650 South Edgecrest Lane along with the proposed development agreement with the following conditions:

- 1) Engineering corrections of civil drawings prior to final plat approval;
- 2) Required corrections from the recommended rezone approval.

Commissioner Larson seconded the motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Ward, Tucker and Larson. Commissioner Gordon was excused.

581 9. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY
582 PLANNING COMMISSION
583

584 Sherrie Llewelyn reported that during the last City Council meeting there was a motion to
585 approve the General Development Plan for Orchard Grove with three votes in opposition to the
586 motion. The Council then directed the applicant to return with a revised plan which would come
587 back before the Planning Commission.
588

589 She also spoke on the Foxboro Marketplace amendment which was denied with five votes in
590 opposition to the development. She said that the Council had concern with the height and the
591 increased bedroom count and number of buildings. As the City already had a signed legal
592 agreement for the previous proposal the Council directed the applicant to work with the
593 community on gaining support of the project.
594

595 Sherrie Llewelyn also said that the short term rental ordinance was approved by the Council.
596

597 10. APPROVAL OF MINUTES
598

599 The Planning Commission meeting minutes of March 12, 2019 were reviewed and approved.
600

601 **Commissioner Larson moved to approve the minutes of March 12th as they are.**
602 **Commissioner Ward seconded the motion. The motion was approved by Commissioners**
603 **Knowlton, Garn, Kirkham, Ward, Tucker and Larson. Commissioner Gordon was**
604 **excused.**
605

606 11. ADJOURN
607

608 Chair Knowlton adjourned the meeting at 9:30 p.m.
609
610
611

612 _____
613 Chair
614
615
616
617 _____
618 Secretary

Recorder