**MEETING AGENDA OF THE**
**CLEARFIELD CITY PLANNING COMMISSION**

Notice is hereby given that the Clearfield City Planning Commission will hold a regularly scheduled meeting at **7:00 P.M., Wednesday, June 5th, 2019,** on the **3rd floor** in the City Council Chambers of the Clearfield City Municipal Building, located at 55 S. State Street, Clearfield, UT 84015.

**WORK SESSION – 6:30 PM – Executive Conference Room**
Review agenda items to address questions.

CALL TO ORDER - PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: March 20, 2019
April 3, 2019 Work Session Only

PLANNING COMMISSION CHAIR STATEMENT

**DECISION ITEMS**

**Non-Public Hearings**

1. Discussion and Possible Action on **SP 1905-0001,** a site plan review request by Psion Homes for the Landon's Corner Townhomes to be constructed at the subject location. **Location:** 357 & 343 West 300 North (TIN: 12-020-0087 & 12-020-0155). **Aggregate Parcel Area:** 1.0041 Acres. **Zone:** R-3 (Residential). **Planner:** Brad McIlrath **(Administrative Matter).**

2. Discussion and Possible Action on **CUP 1905-0003,** a conditional use permit request by Jacob Edwards to develop the subject property as a tow yard for Edward's Towing. **Location:** 235 East 700 South (TIN: 12-668-0003). **Parcel Area:** 0.84 Acres. **Zone:** M-1 (Manufacturing). **Planner:** Brad McIlrath **(Administrative Matter).**

3. Discussion and Possible Action on **FSP 1905-0004,** a final subdivision plat request by Hamblin Investments for a 13 lot single family subdivision to be called Autumn Ridge Phase 5. **Location:** Approximately 875 West 200 North (TIN: 12-019-0103 & 12-019-0117). **Aggregate Parcel Area:** 4.342 Acres. **Zone:** R-1-Open (Residential). **Planner:** Brad McIlrath **(Administrative Matter).**

4. Discussion and Possible Action on **SP 1905-0006,** a site plan review request by Marvin Murri to construct a 106 unit, two-building residential multi-family development at the subject location. **Location:** 452 & 530 South State Street (TIN: 12-003-0174, 12-003-0194, & 12-003-0196). **Aggregate Parcel Area:** 2.6 Acres. **Zone:** T-R (Town Residential). **Planner:** Brad McIlrath **(Administrative Matter).**

## DISCUSSION ITEMS

5. Staff Discussion
    a) Conditional Use Permit Amendments
    b) Subdivision Ordinance Amendments
    c) Accessory Dwelling Units
6. Planning Commissioners' Minute
7. Staff Communications

*****PLANNING COMMISSION MEETING ADJOURNED*****

Dated this 24th day of May, 2019

/s/Brad McIlrath, Senior Planner

The City of Clearfield, in accordance with the 'Americans with Disabilities Act', provides accommodations and auxiliary communicative aids and services for all those citizens needing assistance. Persons requesting accommodations for City sponsored public meetings, service programs, or events, should call the Customer Service Center at 801-525-2701, giving the City a 48 hour notice.

The Work Session meeting is a public meeting; however, public comments are only received in the formal Planning Commission meeting. The Planning Commission Public Meeting is a public forum where the Planning Commission receives comment from applicants, the public, applicable agencies and County staff regarding land use applications and other items on the Commission's agenda. In addition, it is where the Planning Commission takes action on these items. Action may be taken which may include: approval, approval with conditions, denial, continuance or recommendation to other bodies as applicable.

**CLEARFIELD PLANNING COMMISSION MEETING**

March 20, 2019

6:30 – Work Session

| | | |
|---|---|---|
| PRESIDING: | Brady Jugler | Chair |
| PRESENT: | Robert Browning | Commissioner |
| | Chris Uccardi | Commissioner |
| | Ruth Jones | Commissioner |
| | Eden Bush | Youth Ambassador |
| ABSENT: | Kathryn Murray | Commissioner |
| | Nicole Bigelor | Commissioner |
| | Levi Lloyd | Commissioner |
| STAFF PRESENT: | Brie Brass | City Attorney |
| | Brad McIlrath | Senior Planner |
| | Bettina Griffeth | Customer Service Rep |

VISITORS:

Chair Jugler called the meeting to order.

Brad McIlrath, Senior Planner, advised that he will be representing the items tonight.
Brad McIlrath asked if anyone had any questions regarding item #1.

ITEM #1 DISCUSSION AND POSSIBLE ACTION ON ZTA 1902-0002, A ZOING TEXT AMENDMENT REQUEST BY MARVIN MURRI TO AMEND SECTION 5.4 FOOTNOTE 3 OF THE FORM-BASED CODE TO REQUIRE THE SIX FOOT (6') STEP BACK TO 29 BUILDINGS TALLER THAN FOUR (4) STORIED RATHER THAN THREE (3) STORIES 30 AS THE CODE CURRENTLY READS.

Commissioner Jones had a question; Are we amending the form base code formally or making an exception for this project? Senior Planner Brad McIlrath stated that this is a request to formally amend the code. Commission Jugler stated that the commission is aware of the update to the code and wondered why the report was submitted now. Is it to complete this project and are we confident that this is what we want to see permanently in the form base code.

Brad McIlrath explained that the form base code will have an update between now and the end of June and explained what the updates would be. He explained in the staff report that he stated the planning commission may want to table or deny this application in order to review the results of the update. So instead of making a decision tonight the city can wait until the update is complete. This applicant wants to move forward with this request, because as a staff, we have had discussions with him that unless the project is providing something that is a public benefit to the city then a development agreement will likely not be granted for this development. The city council has given direction shy away from using development agreement for situations like this.

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The developer decided that he wanted to move forward with the text amendment ahead of the update because he is not sure how the update will work for him. Senior Planner, Brad McIlrath, explained what he would revise in his presentation.

Commissioner Jones had concerns about changing something that might not match with what is coming down the road as the city works with the consultants. Senior Planner, Brad McIlrath stated that if the planning commission were to approve the application under the codes listed and those codes changed in the update, the development would still have to be honored with the codes listed in the application that was approved.

Commissioner Jugler would like to have a discussion about making sure that because a consultant is making sure that the form base code is appropriate and uniformed, if it's something that we want to see now and if it's something that we want in the future or if it's something that we don't want to see in the future, we don't want to see the set back now.

Planning Commissioner Browning stated that on the flip side, if nothing is done this could halt development of this site. In the end the code may be changed anyway. Senior Planner, Brad McIlrath mentioned the development needs to comply with the step back or needs to get a recommendation from the planning commission for a development agreement for a site plan approval.

Chair Jugler stated that an alternative is that the code is changed for a few months rather than to grandfather the development. Commissioner Chris Uccardi asked why are we looking at the Form Base Code, is the developer pushing back? Senior Planner Brad McIlrath answered that the city would like better graphics and designs that are missing in the Form Base Code, so the Form Base Code just needs to be fine-tuned.

Chair Jugler stated that he was ready to move on with the work session, but has concerns about item #1 and how many commissioners are there tonight to make a decision. Senior Planner, Brad McIlrath, stated that since you said that you feel a little uneasy about making a decision tonight without all the planning commissioners, you could table until the 1st meeting in April or you have your other options of approval or denying or recommending those to the city council.

<u>ITEM #2 DISCUSSION AND POSSIBLE ACTION ON FSP 19-1-0007, AN AMENDED SUBDIVISION PLATE REQUEST BY BRYCE THURGOOD AND JERRY PRESTON TO AMEND LOT 102 OF THE MIDTOWN VILLAGE AT LEGNED HILLS SUBDIVISION TO CREATE AN ADDITIONAL LOT. LOCATION; 788 SOUTH 2000 E (TIN: 09-419-0102), PARCEL AREA: 8.079 ACRES, ZONING: D-R (DOWNTOWN REDEVELOPMENT).</u>

Planning Commission had no questions

Item #3 DISCUSSION AND POSSIBLE ACTION ON CUP 1901-0008, A CONDITIONAL USE PERMIT REQUEST BY BRUCE THURGOOD AND JERRY PRESTON TO CONSTRUCT A 328 MULTI-FAMILY DEVEOPMENT TO BE KNOWN AS BRAVADA 193 AT THE SUBJECT PROPERTY. LOCATION; 788 SOUTH 2000 EAST (TIN: 09-419-0102). PARCEL AREA: 8.079 ACRES. ZONING: D-R (DOWNTOWN REDEVELOPMENT).

Commissioner Browning had a question regarding the exits on the property. They were answered by Senior Planner, Brad McIlrath.

ITEM #4 – DISCUSSION AND POSSIBLE ACTION ON FSP 1902-0005, A FINAL SUBDIVISION REQUEST BY RICK SCADDEN FOR A 16 UNIT TOWNHOME SUBDIVISION (LANDSON'S CORNER TOWNHOMES) AT THE SUBJECT PROPERTIES. LOCATION: 357 AND 343 WEST 300 NORTH (TIN: 12-020-0087 & 12-020-0155). AGGREGATE PARCEL AREA: 1.03 ACRES. ZONING: R-3 (RESIDENTIAL).

Senior Planner, Brad McIlrath advised the planning commission that they are more than welcome to ask the applicant questions about what his final product with the design what is going to be done.

Planning Commissionor Uccardi motioned to adjourn the meeting and Chair Jugler second it at 6:58 P.M.

**CLEARFIELD PLANNING COMMISSION MEETING**
March 20, 2019
7:00 P.M. – Regular Session

| | | |
|---|---|---|
| PRESIDING: | Brady Jugler | Chair |
| PRESENT: | Robert Browning | Commissioner |
| | Chris Uccardi | Commissioner |
| | Ruth Jones | Commissioner |
| | Eden Bush | Youth Ambassador |
| ABSENT: | Kathryn Murray | Commissioner |
| | Levi Lloyd | Commissioner |
| | Nichole Bigelow | Commissioner |
| STAFF PRESENT: | Brie Brass | Assistant City Attorney |
| | Spencer Brimley | Community Development Director |
| | Brad McIlrath | Senior Planner |
| | Bettina Griffeth | Customer Service Rep |

VISITORS:

Rick Scadden, Marvin Murri, Trenton Saxton, Bryce Thurgood, Jerry Preston.

The Pledge of Allegiance was led by Chair Brady Jugler.

APPROVAL OF MINUTES FROM MARCH 6, 2019 PLANNING COMMISSION MEETING

**Commissioner Uccardi moved to approve the minutes from the March 6, 2019 Planning Commission Meeting and Work Session as written. Seconded by Commissioner Jones. The motion carried on the following vote: Voting AYE: Commissioner Browning, Uccardi, Jones and Jugler. Voting NO: None.**

Chair Jugler read the Planning Commission Chair Statement.

DISCUSSION AND ACTION ON ZTA 1902-0002, A ZONING TEXT AMENDMENT REQUEST BY MARVIN MURRI, TO AMEND SECTION 5.4 FOOTNOTE 3 OF THE FORM BASED CODE (FBC) TO REQUIRE THE SIX FOOT (6') STEP BACK FOR RESIDENTIAL BUILDINGS TALLER THAN FOUR (4) STORIES RATHER THAN THREE (3) STORIES AS THE CODE CURRENTLY READS

Brad McIlrath, Senior Planner, presented the following background information;

- The applicant wanted to construct a multi-family development with two buildings, four stories each.
- Form Based Code (FBC) did not allow the multi-family buildings without the step back.

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- There were other structures being developed along the downtown Clearfield corridor that did not include building step backs.
- FBC currently required buildings that were three (3) stories or higher to have a six-foot (6') step back between the first floor and the top of the building.

Mr. McIlrath presented pictures of different types of buildings from Sugar House, Salt Lake City and Ogden with and without step backs. He commented buildings built along the Wasatch Front with step backs were generally five (5) stories or higher.

Staff recommended the Planning Commission forward a recommendation of approval for the zoning text amendment based upon the following:

1. Buildings along the Wasatch Front that included the step back were generally five (5) stories or greater.
2. Construction type changed from a four (4) story building to a five (5) story to better meet the needs of the step backs.
3. The amendment would provide better clarity and allow for better design and development in the administration of the Form Based Code.
4. The City had hired a consultant to review and update the FBC and the update was expected to be completed by the end of June 2019.

Chair Jugler opened the public hearing.

PUBLIC COMMENT

*In Favor*

Trenton Saxton, CRSA-architect for the project, stated the step back requirement was not common with buildings four (4) stories or less, especially when the use was strictly multi-family residential. He stated the requirement was more common for mixed-use buildings. He offered his professional opinion that typically step backs were required for taller buildings and those that were mixed-use.

*Opposed*

None.

Chair Jugler closed the public hearing.

There was a discussion by the Planning Commission on the following points:

- The need to wait for the consultant's review and update to the FBC before considering further amendments.
- The concern that amendments were being requested based on the specifications for individual projects rather than creating uniform application.
- The need to focus on the City's goals for downtown redevelopment.

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- The probability that the requirement for the step back on four-story residential buildings would change after the consultant's review was completed.
- The concern that the City should not start the practice of managing multiple development agreements rather than applying the standards already adopted in the FBC.

Marvin Murri, developer, provided clarification that the amendment he was seeking would only apply to buildings with strictly residential use. He suggested step backs were more commonly used for mixed-use developments where retail was on the first floor and residential use was on the other floors. There was a discussion about the possibility of tabling consideration of the amendment as proposed. Mr. McIlrath explained the action of tabling an item was generally used to allow more time to gather additional information. Chair Jugler asked if staff could ask the City's consultant to prioritize its review of the step back requirement. Mr. McIlrath assured the Commission and applicant the consultant would be asked to review the requirement along with other priorities.

Commissioner Uccardi asked if the Town Residential (TR) zone was strictly residential use. Mr. McIlrath explained the TR zone did not require mixed-use, but it was allowed. Chair Jugler asked if there would be additional public interaction during the upcoming review of the FBC. He suggested reaching out to the development community specifically. Mr. McIlrath explained the consultant intended to reach out to the development community to get more feedback, but there would be no more public open houses.

Commissioner Uccardi expressed his opinion that the developer's assertion that step backs were meant for buildings with mixed-use rather than those with residential only use should be further studied by the City. He continued the City needed to be able to defend whatever decision it made on step backs should the conversation come up with developers in the future on even taller buildings. Commissioner Jones agreed. There was a discussion about the implications and time frames associated with tabling the decision until the consultant was finished with a review of the FBC. Mr. McIlrath explained the options available to the Commission in making a recommendation to the City Council.

Commissioner Jones expressed her desire to preserve the integrity of the Form Based Code. Commissioner Uccardi agreed.

**Commissioner Jones moved to recommend denial of ZTA 1902-0002 to the City Council, seconded by Commissioner Uccardi.** Commissioner Jugler asked what the procedures would be should there be a tie vote on the action. Mr. McIlrath explained the motion would fail if the vote were not unanimous since there were only four commissioners in attendance. **The motion failed on the following vote: Voting AYE: Chair Jugler, Commissioners Jones and Uccardi. Voting NO – Commissioner Browning.** Spencer Brimley, Community Development Director, informed the Commission that is was important to articulate the reasons for a recommendation of denial or tabling.

There was a discussion about the need for further study on the step back issue as it applied to the entire FBC, including residential only buildings and/or mixed-use buildings. Staff reminded the

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Commission that the applicant's request was specific to the step back requirements in Section 5.4 – Multi-family Residential Buildings, Footnote 3. Chair Jugler asked if the applicant could submit the amendment again in the future if the Commission denied the request. Mr. McIlrath explained the applicant would have a one-year waiting period to submit the same request again. Mr. Brimley explained the Commission could recommend denial or approval to the City Council or add additional language that it felt was appropriate to the request. He stated the City Council was the designated land use authority on zoning text amendments.

Brie Brass, Deputy City Attorney, referred to the discussion during the work session earlier in the evening wherein a development agreement was suggested as a way for the developer to be granted an exception to the step back requirement. She explained the Commission needed to act on the request for a zoning text amendment that was before them because the developer had not requested a development agreement allowing for an exception to the FBC. She indicated if the Commission chose to table the issue it would need to articulate what additional information was needed from the developer before a decision could be made.

Commissioner Uccardi reiterated his concern about a complete analysis of the step back requirement. He expressed his concern regarding the work done by the original consultants in helping the City create its FBC. He commented that at some point the land use authority needed to articulate what it wanted to see and then stick to those requirements. He suggested it was important to communicate the need for the City to determine the specifics associated with the step back requirement during its current review and update to the FBC if a recommendation of denial was forwarded to the City Council. Commissioner Jones commented her motion to deny the request was not because she did not like step backs but rather recognized there should be further study of the issue.

**Commissioner Uccardi moved to recommend denial of ZTA 1902-0002 to the City Council based on the fact that the City hired a consultant to review and update the entire FBC, which should be completed by the end of June 2019, and asked for further study on the step back requirement and its impact to the entire FBC, seconded by Commissioner Jones. The motion carried on the following vote: Voting AYE: Chair Jugler, Commissioners Browning, Jones, and Uccardi. Voting NO: None.**

<u>DISCUSSION AND ACTION ON FSP 1901-0007, AN AMENDED SUBDIVISION PLAT REQUEST BY BRYCE THURGOOD AND JERRY PRESTON, TO AMEND LOT 102 OF THE MIDTOWN VILLAGE AT LEGEND HILLS SUBDIVISION TO CREATE AN ADDITIONAL LOT. LOCATION: 788 SOUTH 2000 EAST (TIN: 09-419-0102). PARCEL AREA: 8.079 ACRES. ZONING: D-R (DOWNTOWN REDEVELOPMENT).</u>

Brad McIlrath, Senior Planner, provided the following background information on the request:

- The request was to amend Lot 102 of the existing subdivision and create Lots 201 and 202.
- Lot 201 would be the location for the Bravada 193 Apartments.
- Lot 202 would be the location for an office/commercial building.
- There would be an ingress/egress easement on Lot 202 in favor of Lot 201.

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**Commissioner Uccardi moved to recommend approval of the request to amend the Midtown Village at Legend Hills Subdivision Plat with the following conditions:**

1) **The plat and plans shall be revised to address Clearfield City engineering requirements with revisions noted in a response letter to obtain final approval.**
2) **The plat shall be revised to locate the ingress/egress easement to match the civil drawings with the access off University Park Boulevard.**
3) **The applicant is responsible for the placement or repair of deteriorated, damaged, or missing surface improvements surrounding the perimeter of the subdivision. This includes, but is not limited to: curb and gutter; sidewalk; landscaping park strip improvements; driveways; etc.**
4) **An escrow agreement shall be established for improvements outlined in City Code § 12-4-6 and will be subject to approval by the City Engineer and City Attorney. The escrow account shall be established and executed prior to any permits being issued for the properties or the plat being recorded.**
5) **The applicants shall execute a development agreement with the City as required by the D-R (Downtown Redevelopment) zone. The final signed and executed agreement shall be recorded in conjunction with the final subdivision plat and prior to the issuance of any building permits.**

**Seconded by Commissioner Jones. The motion carried upon the following vote: Voting AYE – Chair Jugler, Commissioners, Browning, Jones, and Uccardi. Voting NO – None.**

<u>DISCUSSION AND ACTION ON CUP 1901-0008, A CONDITIONAL USE PERMIT REQUEST BY BRUCE THURGOOD AND JERRY PRESTON, TO CONSTRUCT A 328-UNIT MULTI-FAMILY DEVELOPMENT TO BE KNOWN AS BRAVADA 193 AT THE SUBJECT PROPERTY. LOCATION: 788 SOUTH 2000 EAST (TIN: 09-419-0102). PARCEL AREA: 8.079 ACRES. ZONING: D-R (DOWNTOWN REDEVELOPMENT).</u>

Brad McIlrath, Senior Planner, explained the applicants requested a Conditional Use Permit to construct a 328-unit apartment development at approximately 788 South 2000 East. He reviewed the following:

- The request was for the first phase of a two phase development.
- The second phase would include the construction of an office building to the east of the apartments.
- The plan was to construct four buildings, five stories each.
- The property was zoned D-R which complied with the General Plan land use designation of mixed-use.
- A development agreement was required to address site design, development timing, unit counts, parking and access, and other items deemed necessary by the City.

Commissioner Jones asked if residents would be driving through undeveloped property if the apartments were developed as the first phase. Mr. McIlrath responded the parking lot and ingress and egress were required to be developed. He also stated the timing of the development for both lots would be addressed in the development agreement. Commissioner Uccardi asked who owned University Park Boulevard. Mr. McIlrath explained the street was owned by Clearfield and

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Layton. He expressed a need to address the impact of the residential component for traffic and pedestrian safety on University Park Boulevard. He encouraged planning for pedestrian access in the area.

**Commissioner Jones moved to approve the Conditional Use Permit (CUP) to construct a 328-unit multi-family development, to be known as Bravada 193, at approximately 788 South 2000 East based on the findings and discussions in the Staff Report with the following conditions:**

1) **A development agreement shall be approved that addresses the site design, development timing, unit counts, parking and access, and other items as deemed necessary by the City to ensure that the development contributes to the health, safety, and general welfare of the community.**
2) **Site development signage shall be reviewed by the City and, if needed, addressed in the development agreement for the residential project.**
3) **The landscaping and irrigation plans shall be submitted for review and final land use approval prior to the submittal of a building permit. The applicant shall post a cash bond or escrow account for 125 percent of a landscaping company's estimate for the landscaping improvements prior to the certificate of occupancy for any building.**
4) **All site lighting shall comply with the standards outlined in Sections 11-13-17 and 11-18-4E of the Clearfield City Land Use Ordinance for design and shielding. Revised plans shall be submitted and approved that comply with those standards.**
5) **The five foot (5') wide pedestrian accesses shall be constructed of a different material than the surrounding asphalt or concrete. Plans shall be revised to indicate the different material used.**
6) **There shall be complete conformity with the currently adopted building code, fire code, plumbing code, mechanical code, national electrical code, and Davis County and State health codes, and to all State and City ordinances.**
7) **The project shall comply with all North Davis Fire District requirements.**
8) **The project shall comply with all City Engineer requirements.**
9) **The project shall provide the necessary infrastructure improvements for water, sewer, and storm water management.**
10) **UDOT access approval shall be provided to the City prior to the issuance of final land use and engineering approval.**
11) **The project shall comply with all requirements of the D-R zone for timing unless otherwise authorized by the development agreement.**

**Seconded by Commissioner Browning. The motion carried upon the following vote: Voting AYE – Chair Jugler, Commissioners Browning, Jones, and Uccardi. Voting NO – None.**

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DISCUSSION AND ACTION ON FSP 1902-0005, A FINAL SUBDIVISION REQUEST BY RICK SCADDEN FOR A 16-UNIT TOWNHOME SUBDIVISION (LANDON'S CORNER TOWNHOMES) AT THE SUBJECT PROPERTIES. LOCATION: 357 AND 343 WEST 300 NORTH (TIN: 12-020-0087 & 12-020-0155). AGGREGATE PARCEL AREA: 1.03 ACRES. ZONING: R-3 (RESIDENTIAL).

Brad McIlrath, Senior Planner, explained Landon's Corner Townhome Subdivision was located south of the 300 North viaduct and west of the Union Pacific Railway corridor. He reviewed the following:

- The development would be a 16-unit townhome residential subdivision.
- There would be two (2) private access driveways to the individual garages of the units and visitor parking.
- Each building complied with the minimum setback standards of the R-3 zone with the exception of the building with units nine through twelve (9-12), which would be modified for compliance.

**Chair Jugler moved to recommend approval of FSP 1902-0005, to the City Council for a final subdivision request by Rick Scadden for a 16-unit townhome subdivision (Landon's Corner Townhomes) located at approximately 357 and 343West 300 North based on the findings and discussions in the Staff Report with the following conditions:**

1) **Plans shall be revised to address Clearfield City engineering requirements prior to approval of the final plat and improvement plans.**
2) **The Covenants, Conditions, and Restrictions (CC&Rs) for the future Home Owners Association (HOA) shall be revised to address the comments in the staff report and those of the City Attorney's office.**
3) **The plat shall be modified to comply with all setback standards of the R-3 zone.**
4) **The applicant shall obtain site plan approval for the project and provide the needed pedestrian connections for the townhomes and comply with all other development standards of the R-3 zone.**
5) **The project shall comply with all applicable supplementary standards outlined in Chapters 13 and 18 of the Clearfield City Land Use Ordinance.**
6) **The applicant shall obtain North Davis Fire District approval for the project and comply with the requirements of the Deputy Fire Marshal as outlined in the attached review letter. Final approval shall be provided to the City prior to the issuance of any permit.**
7) **The applicant is responsible for the replacement or repair of deteriorated, damaged, or missing surface improvements surrounding the perimeter of the subdivision. This includes, but is not limited to: curb and gutter; sidewalk; landscaping park strip improvements; driveways; etc.**
8) **An escrow agreement shall be established for improvements outlined in City Code § 12-4-6 and will be subject to approval by the City Engineer and City Attorney. The escrow account shall be established and executed prior to any permits being issued of the properties or the plat being recorded.**

**Seconded by Commissioner Uccardi. The motion carried upon the following vote: Voting**

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**AYE – Chair Jugler, Commissioners Browning, Jones, and Uccardi. Voting NO – None.**

STAFF DISCUSSION

No further discussion from staff.

PLANNING COMMISSIONERS' MINUTE

Commissioner Uccardi – Nothing

Commissioner Browning asked for a copy of the bylaws. Brad McIlrath, Senior Planner, said he could provide a copy. Commissioner Browning also asked for a map of the streets at the Clearfield Station Apartments.

Commissioner Jones announced she was under contract for her home and would soon own two homes in Clearfield.

Chair Jugler – Thanked the members of the Planning Commission and staff for their participation in the discussion during the meeting. He asked when the City Council would consider the zoning text amendment discussed during the meeting. Spencer Brimley, Community Development Director, informed the Commission that the item was scheduled for consideration by the City Council on April 9, 2019.

Youth Ambassador Bush – Nothing

There being no further business to come before the Planning Commission, **Commissioner Jones moved to adjourn at 8:35 P.M. Seconded by Commissioner Uccardi. All voting AYE.**

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# CLEARFIELD PLANNING COMMISSION MEETING

April 3, 2019
6:30 P.M. – Work Session

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| PRESIDING: | Brady Jugler | Chair |
| PRESENT: | Kathryn Murray | Commissioner |
| | Robert Browning | Commissioner |
| | Chris Uccardi | Commissioner |
| | Levi Lloyd | Commissioner |
| | Ruth Jones | Commissioner |
| | Nicole Bigelow | Commissioner |
| | Eden Bush | Youth Ambassador |
| | David Bloomfield | Alternate |
| | Brett McAllister | Alternate |
| ABSENT: | Brett McAllister | |
| STAFF PRESENT: | Brie Brass | Assistant City Attorney |
| | Brad McIlrath | Senior Planner |
| | Denise Clayburn | Customer Service Rep |
| VISITORS: | None | |

Chair Jugler called the meeting to order at 6:30 p.m.

DISCUSSION ON RZN 1903-0001, A ZONING MAP AMENDMENT REQUEST BY JASON HAMBLIN TO REZONE THE SUBJECT PROPERTIES FROM A-1 (AGRICULTURAL) TO R-1-O (RESIDENTIAL). LOCATION: APPROXIMATELY 875 WEST 200 NORTH (TIN: 12-019-0103 & 12-711-0112). REZONE AREA: 3.569 ACRES.

- Rezone from A-1 to R-1-Open
- Commissioner Jones asked if the egress and ingress will become part of the road completion. Brad McIlrath, Senior Planner, responded it would be.

DISCUSSION ON RZN 1903-0003**,** A ZONING MAP AMENDMENT REQUEST BY TODD GOFF ON BEHALF OF BARNECK PRESCHOOL TO REZONE THE SUBJECT PROPERTY FROM R-1-8 (RESIDENTIAL) TO C-2 (COMMERCIAL). LOCATION: 49 WEST 300 NORTH (TIN: 12-020-0007). REZONE AREA: 0.19 ACRES.

- The request was a rezone request from R-1-8 to C-2 for the property to be more conforming
- Commissioner Browning expressed a concern about the request being about a billboard location.
- The applicant would like the property to be rezoned to commercial so the use as a commercial preschool is conforming.

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DISCUSSION ON FSP 1901-0010, AN AMENDED SUBDIVISION PLAT REQUEST BY JOHN RYAN TO ADD SIX (6) ADDITIONAL TOWNHOME PROPERTIES AND AN OFFICE/GARAGE PROPERTY TO THE KENSINGTON PLACE PHASE 2SUBDIVISION. LOCATION: 852 & 880 SOUTH 550 EAST (TIN: 12-815-0001 & 12-815-0002). PARCEL AREA: 0.33ACRES. ZONE: R-3 (RESIDENTIAL).

- The request would include the addition of six new townhome units and a future office/leasing space and storage garage.
- The use of the garage is important and to assist with keeping his lawn and snow removal equipment on site.
- The plat adds the six additional lots and office space.

DISCUSSION ON SP 1901-0011, AN AMENDED SITE PLAN REQUEST BY JOHN RYAN TO ADD SIX (6) ADDITIONAL TOWNHOMES AND AN OFFICE/GARAGE SPACE TO THE KENSINGTON PLACE PHASE 2 DEVELOPMENT. LOCATION: 852 & 880 SOUTH 550 EAST (TIN: 12-815-0001 & 12-815-0002). PARCEL AREA: 1.66 ACRES. ZONE: R-3(RESIDENTIAL).

- Same as above

DISCUSSION ON CUP 1903-0002, A CONDITIONAL USE PERMIT AMENDMENT REQUEST BY DOMINION ENERGY TO ALLOW AN EIGHT FOOT (8') SECURITY FENCE WITH BARBED WIRE TO MEET DOMINION ENERGY SECURITY STANDARDS. LOCATION: 659 SOUTH 1000 EAST (TIN: 09-017-0010). PARCEL AREA: 0.066 ACRES. ZONE: C-2 (COMMERCIAL).

- The request would allow a chain-link fence for security with the addition of barbed wire. Total fence height would be eight feet.
- Dominion was willing to add slates to the chain link fence
- The property only had direct adjacency to the I-15 off ramp right-of-way.
- North fence would be vinyl as it was adjacent to residential and to match the Maverick fencing.
- The fence would be a seven foot chain-link with slats and one foot of barbed wire (three straight lines tilt out)
- Dominion would clean annually.

DISCUSSION ON PSP 1903-0007, A PRELIMINARY SUBDIVISION PLAT REQUEST BY HAMBLIN INVESTMENTS FOR A 13-LOT SINGLE-FAMILY SUBDIVISION (AUTUMN RIDGE PHASE 5) AT THE SUBJECT PROPERTIES. LOCATION: APPROXIMATELY 875 WEST 200 NORTH (TIN: 12-019-0103 & 12-019-0117). PROJECT AREA: 3.159 ACRES.

- The request was to rezone the property to R-1-Open to keep it the all same as the previous four phases of the subdivision.
- The City did not do not generally allow R-1-O zone because of the HOA and open space requirements. It was being considered so phase 5 would be the same zone as the already completed phases.

DRAFT

COMMISSIONER DISCUSSION

Brad McIlrath, Senior Planner, informed the Commission that the mayor wanted to have a training with the Commission when all the new commissioners were on board. Staff and Commission had a decision about the best time and format. It was decided the meeting would best be scheduled at 6:00 p.m. on a day of an already schedule meeting.

The meeting adjourned at 6:58 p.m.

DRAFT

# Planning Commission
## STAFF REPORT

AGENDA ITEM
**#1**

**TO:** **Clearfield City Planning Commission**

**FROM:** **Brad McIlrath, Senior Planner**
**brad.mcilrath@clearfieldcity.org**
**(801) 525-2784**

**MEETING DATE:** **Wednesday, June 5th, 2019**

**SUBJECT:** Discussion and Possible Action on **SP 1905-0001,** a site plan review request by Psion Homes for the Landon's Corner Townhomes to be constructed at the subject location. **Location:** 357 & 343 West 300 North (TIN: 12-020-0087 & 12-020-0155). **Aggregate Parcel Area:** 1.0041 Acres. **Zone:** R-3 (Residential). **Planner:** Brad McIlrath **(Administrative Matter).**

**RECOMMENDATION**

Staff recommends that the Planning Commission move to **approve as conditioned**, **SP 1905-0001**, site plan request by Psion Homes for the Landon's Corner Townhomes to be constructed at the properties addressed 357 & 343 West 300 North (TIN: 12-020-0087 & 12-202-0155). This recommendation is based on the discussion and findings in the Staff Report.

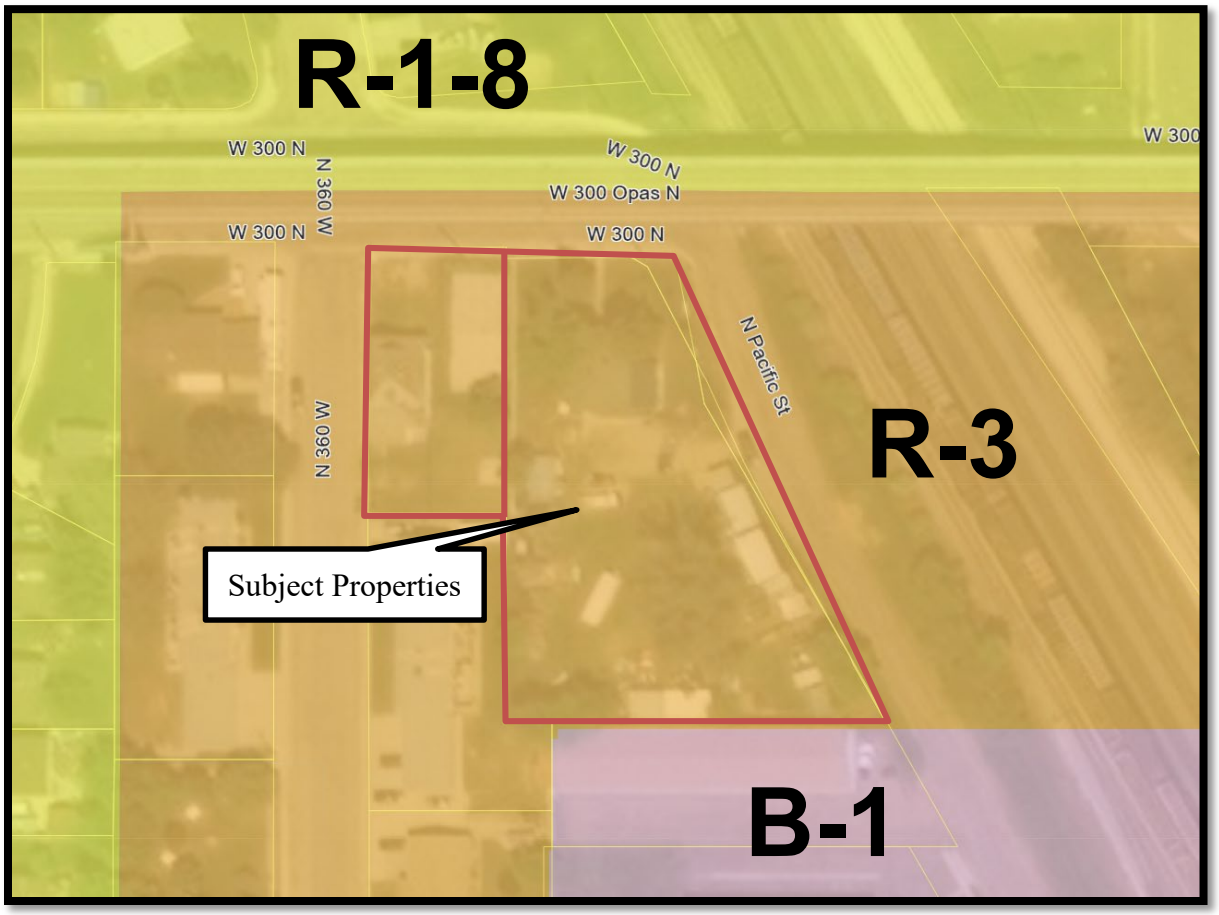
**PROJECT SUMMARY**

| Project Information | |
|---|---|
| Project Name | Landon's Corner Townhomes |
| Site Location | 357 & 343 West 300 North |
| Tax ID Number | 12-020-0087 & 12-020-0155 |
| Applicant | John Nelson, Psion Homes |
| Owner | Psion Homes |
| Proposed Actions | Site Plan Approval |
| Current Zoning | R-3 (Residential) |
| Land Use Classification | Residential |
| Gross Site | 1.0041 Acres |

| Surrounding Properties and Uses: | | Current Zoning District | General Plan Land Use Classification |
|---|---|---|---|
| North | Residential Single-Family | R-1-8 (Residential) | Residential |
| East | Train Watch Park & Rail Lines | R-3 (Residential) | Residential |
| South | Light Commercial and Multi-Family Residential | B-1 (Buffer) | Residential |

| | | | |
|---|---|---|---|
| West | Multi-Family Residential | R-3 (Residential) | Residential |

**Aerial Image & Zoning**




## BACKGROUND

The applicant, Psion Homes is requesting site plan approval for a proposed 16-unit townhome development at this location. The project has obtained previous approval for the subdivision plat with a previous owner (Rick Scadden), but must obtain site plan approval before applying for a building permit for the structures. The development includes five buildings with two 4-unit buildings, two 3-unit buildings, and one 2-unit building. Each building is three stories with pitched roofs and a maximum height of thirty-five feet (35') as measured to the top of the highest pitched roof. The end units include three bedrooms on the 3rd floor, the living, dining, and kitchen on the 2nd floor, with at two car tandem garage on the main floor along with the unit entrance. The interior units include two bedrooms and have the same general floor plan as the end units.

## SITE PLAN REVIEW

**Lot Width, Setbacks, & Height**

The proposed development complies with the minimum lot width, setback, and height standards of the R-3 Zone.

**Landscaping, Dumpster Enclosures, and Fencing**

The R-3 Zone requires that a minimum of twenty five percent (25%) of the project be developed as landscaped open space. With a project area of 1.0041 acres or 43,738.6 square feet, a minimum of 10,935 square feet must be provided as landscaped open space. The proposed landscape plan states that the requirement is ten percent (10%) which is incorrect but shows the total open space are of 12,114 square feet or 27% of the site. It is unclear what is being considered as open space as the plan also shows a landscaped area of 9,565 square feet or 21% of the development. Additionally the landscape plan shows the retention area as part of the landscape open space. According to the definition for open space, "areas used for storm drainage shall not be eligible for inclusion in a required open space area. The applicant will need to provide an updated landscape plan that clearly indicates the areas that are counted towards the minimum 25% landscaped open space requirement and excludes the area for the storm water drainage as disallowed by the code.

As required by Section 11-13-23, "Landscape Standards and Requirements," this development is required to have one (1) tree for every five hundred (500) square feet of landscape area and one (1) shrub for every three hundred (300) square feet of landscape area. The trees must have a trunk size of two inches (2") as measured eight inches (8") above the soil line and a minimum height of six feet (6'). The shrubs must have a minimum size of one (1) gallon at time of planting that will attain a height of at least two feet (2'). Based upon the project area of 43,738.6 and a required landscaped open space area of 10,935 square feet the development must have:

- Twenty two (22) trees; and
- Thirty six (36) shrubs.

The proposed landscape plan provides twenty four (24) trees and forty (40) shrubs which meets this standard.

The proposed site and landscape plans do not show a dumpster enclosure location for this development. The garages appear to be designed to accommodate individual trash cans instead of the use of a common dumpster. If a dumpster will be used, the applicant will need to revise the plans to indicate the location of the enclosure. The design and construction of the dumpster enclosure is required to match the materials of the building or be constructed of an approved masonry as stated in code.

As outlined in the R-3 Zone, "walls for fences may be required around all multi-family developments. The height, type, location, and materials of such walls and fences shall be approved by the Planning Commission as part of the site plan review." The application materials do not include a proposed fence for the development. There is existing fencing along this property line which is chain link. Staff recommends that a six foot (6') opaque privacy fence be installed along the south and west property lines to provide security and privacy for the future residents of this development. The applicant may choose to use a vinyl, wood or masonry fence, but as outlined in code, a chain link fence with or without slats will not be permissible.

**Site Access and Parking**

Chapters 11-14 "Off Street Parking and Loading" and 11-18 "Design Standards" outline the development standards for site access and parking. Parking for this type of development is calculated based upon the

number of dwelling units and to address visitor parking. For this type of development 2.125 spaces per unit are required with at least 1 space per unit is required to be covered. The proposed development is providing two car tandem garages as part of each unit and sixteen (16) visitor parking spaces. This parking layout and number for this development complies with minimum ordinance standards. The design of the accesses, drive aisles, and parking spaces comply with ordinance standards and has been approved by the City Engineer.

To comply with ADA parking standards, one (1) ADA parking space is being provided to the west of the central building with units 9-12. The access aisle for this space will need to be increased to eight feet (8') wide to comply with federal ADA standards. The overall parking space is sixteen feet (16'), including the access aisle, which allow for the parking space and access aisle to be adjusted to meet this standard.

As required by code, the site and landscaping plans will need to be revised to provide pedestrian access from the public side walk to the doors of each townhome unit. The previous owner indicated that the front doors for each unit would be on the opposite sides of the units from where the garages are located (rear loaded garages). That type of design would easily accommodate the pedestrian access requirement found in Section 11-18-4G of the Design Standards. With this proposed design to have the entrances to each unit located adjacent to the garages makes this design more difficult. The site plan and landscaping plans will need to be revised to provide the internal pedestrian connections to each unit and to the public sidewalk. This can be accomplished by redesigning the units to have the front doors on the opposite side of the garages as the first applicant had indicated, or by providing a sidewalk that connects to each entrance as currently designed. As required by code, the pedestrian walkways must be a minimum of five feet (5') wide.

**Building Design and Materials**
Chapters 9E "R-3 Zone" and 18 "Design Standards," outline all of the site and building design standards required for new development or major changes to a site within the City. As required by the R-3 Zone, permitted exterior building materials include: brick, stucco, stone, and rock for multi-family buildings. The proposed building materials include red brick, gauntlet grey stucco, dovetail stucco, metal panel, and white lap siding. Metal and the lap siding are not permitted building materials and will need to be replaced with a materials allowed in the R-3 Zone. The development will need to comply with all Crime Prevention through Environmental Design (CPTED) principles outlined in the Design Guidelines chapter of the Land Use Ordinance.

## CITY DEPARTMENT / AGENCY REVIEW

On May 10, 2019 copies of the plans were provided digitally or physically to the North Davis Sewer District, North Davis Fire District, City Engineer and public works staff. The City Engineer provided reviews as part of the subdivision process and has not provided new comments for the site plan review. The North Davis Fire District provided a letter dated 21 May 2019. Each review letter is included as an attachment to this report. No other comments have been provided to date.

## SITE PLAN REVIEW - CONDITIONS OF APPROVAL

*The following conditions of approval shall be addressed by the applicant and shown on a set of revised plans prior to issuance of final land use approval unless otherwise noted. Final land use approval includes, Planning, Engineering, and the North Davis Fire District. An application for a building permit will not be accepted until final land use approval is granted.*

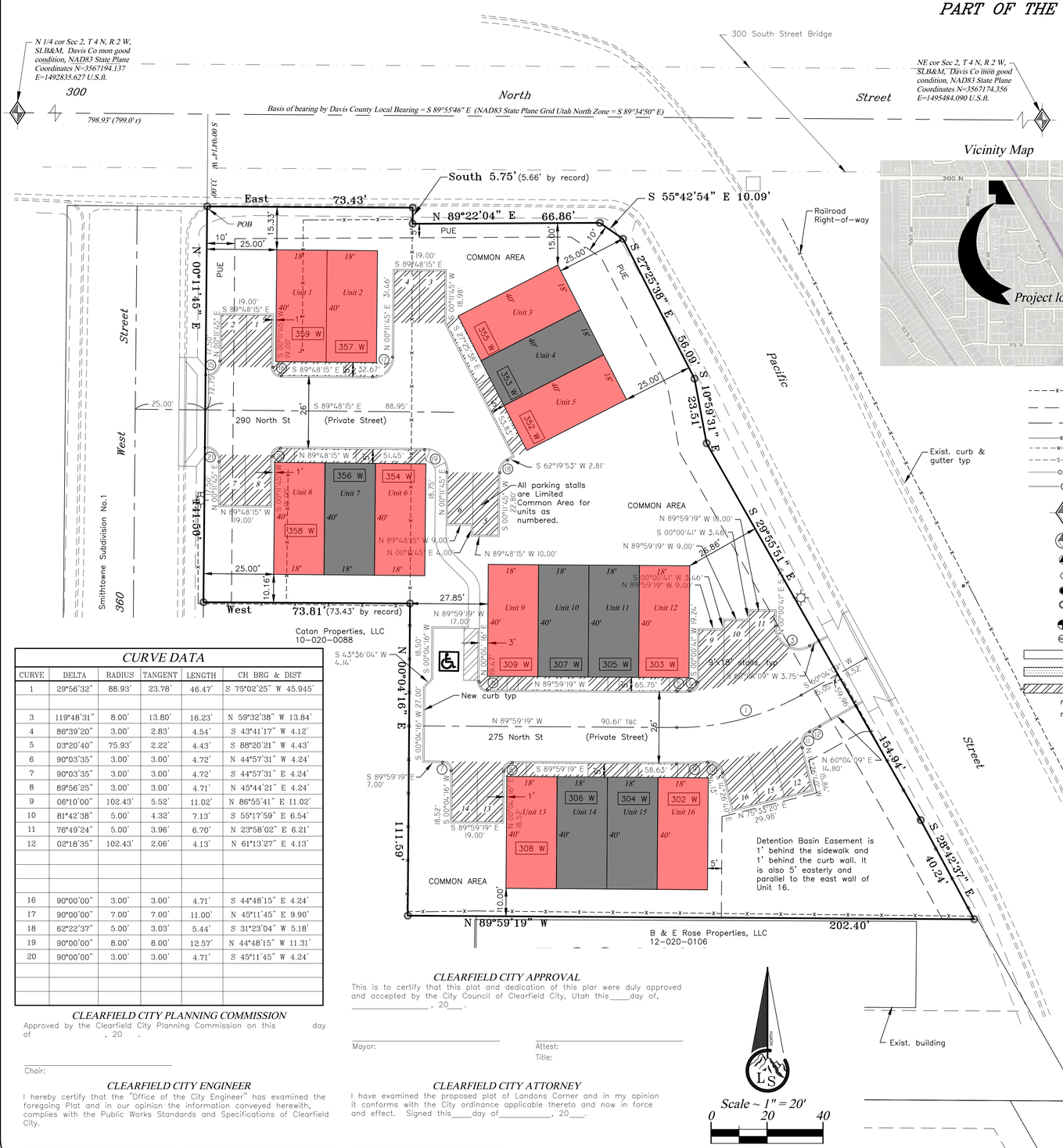
1) The project shall comply with all applicable development standards of the R-3 Zone.
2) The landscape plan shall be revised to exclude the storm water drainage area as part of the landscape open space of the site. The landscape plan shall provide additional clarity to indicate the areas that are counted towards open space and which are not.
3) As required by code, the completion of landscaping improvements shall be completed prior to the issuance of a certificate of occupancy, or within six (6) months for cases of inclement weather of the date of the initial certificate of occupancy.
4) A formal landscape plan and irrigation plan must be prepared and submitted to the City for final approval that meets ordinance standards.
5) Pedestrian access shall be provided that is separate from the private driveway/parking lot that provides connection to each unit. All of the pedestrian walkways shall have a minimum width of five feet (5') as required by ordinance.
6) A six foot (6') tall opaque fence shall be installed along the south and west property line adjacent to the properties to the south and southwest.
7) The materials of the building shall be modified to replace the materials that are not allowed by code and replaced by materials that are permitted in the R-3 Zone.
8) The final subdivision plat along with the declaration of homeowners association shall be recorded together prior to issuance of a building permit as required by the Subdivision Ordinance (Title 12).
9) The applicant shall obtain a building permit and the project shall comply with all applicable building code standards.
10) The project shall comply with all applicable fire code standards and obtain North Davis Fire District approval prior to the issuance of final Land Use Approval.
11) The project shall comply with engineering standards / requirements and obtain approval prior to the issuance of final Land Use approval.

**ATTACHMENTS**

1. Subdivision Plat / Site Plan
2. End Unit Floor Plans
3. Interior Unit Floor Plans
4. Landscape Plan
5. Elevations
6. Materials
7. NDFD Review Letter dated 21 May 2019

# LANDONS CORNER

## PART OF THE NE 1/4 OF SECTION 02, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
## CLEARFIELD CITY, DAVIS COUNTY, UTAH – Survey Date: November 2018




### Vicinity Map




### Legend

- EXISTING FENCE
- EASEMENTS (as labeled or granted)
- STREET CENTERLINE
- SECONDARY WATER
- CULINARY WATER
- SEWER
- OVERHEAD POWER
- GAS
- FND SECTION CORNER
- CALC SECTION CORNER
- FND STREET MONUMENT
- FND CURB NAIL
- FND REBAR AND CAP
- SET #5x24" REBAR AND CAP STAMPED LANDMARK
- ELEVATION BENCHMARK
- RIGHT OF WAY MONUMENT
- COMMON AREA
- PRIVATE STREET DEDICATION
- LIMITED COMMON AREA
- r RECORD DATA
- md MEASURED DATA

### CURVE DATA

| CURVE | DELTA | RADIUS | TANGENT | LENGTH | CH BRG & DIST |
|---|---|---|---|---|---|
| 1 | 29°56'32" | 88.93' | 23.78' | 46.47' | S 75°02'25" W 45.945' |
| | | | | | |
| 3 | 119°48'31" | 8.00' | 13.80' | 16.23' | N 59°32'38" W 13.84' |
| 4 | 86°39'20" | 3.00' | 2.83' | 4.54' | S 43°41'17" W 4.12' |
| 5 | 03°20'40" | 75.93' | 2.22' | 4.43' | S 88°20'21" W 4.43' |
| 6 | 90°03'35" | 3.00' | 3.00' | 4.72' | N 44°57'31" W 4.24' |
| 7 | 90°03'35" | 3.00' | 3.00' | 4.72' | S 44°57'31" E 4.24' |
| 8 | 89°56'25" | 3.00' | 3.00' | 4.71' | N 45°44'21" E 4.24' |
| 9 | 06°10'00" | 102.43' | 5.52' | 11.02' | N 86°55'41" E 11.02' |
| 10 | 81°42'38" | 5.00' | 4.32' | 7.13' | S 55°17'59" E 6.54' |
| 11 | 76°49'24" | 5.00' | 3.96' | 6.70' | N 23°58'02" E 6.21' |
| 12 | 02°18'35" | 102.43' | 2.06' | 4.13' | N 61°13'27" E 4.13' |
| | | | | | |
| | | | | | |
| | | | | | |
| 16 | 90°00'00" | 3.00' | 3.00' | 4.71' | S 44°48'15" E 4.24' |
| 17 | 90°00'00" | 7.00' | 7.00' | 11.00' | N 45°11'45" E 9.90' |
| 18 | 62°22'37" | 5.00' | 3.03' | 5.44' | S 31°23'04" W 5.18' |
| 19 | 90°00'00" | 8.00' | 8.00' | 12.57' | N 44°48'15" E 11.31' |
| 20 | 90°00'00" | 3.00' | 3.00' | 4.71' | S 45°11'45" E 4.24' |
| | | | | | |
| | | | | | |
| | | | | | |

### BOUNDARY DESCRIPTION

A tract of land being all of that certain parcels as recorded as Entry Number 2768100 B 5859 P 748 on September 24, 2013 and Entry Number 3081415 B 6972 P 1 on March 15, 2018, said tract having a basis of bearing of South 89°55'46" East Davis County record bearing (NAD83 State Plane bearing equals South 89°34'50" East) between the North Quarter corner (having NAD83 State Plane Coordinates of N=3567194.137 E=1492835.627 U.S.ft) and the Northeast corner (having NAD83 State Plane Coordinates of N=3567174.356 E=1495484.090 U.S.ft) of Section 2, Township 4 North, Range 2 West, Salt Lake Base and Meridian, said parcels being more precisely described by survey as follows:

COMMENCING at a point located South 89°55'46" East 798.93 feet (East 799.0 feet by E#2768100) and South 00°04'14" West 33.00 feet (South 33 feet by E#2768100), FROM said North Quarter corner of Section 2;

RUNNING thence East 73.43 feet along the South line of 300 North Street, Clearfield City, Utah;
Thence South 5.75 feet (5.66 feet by E#3081415), said point being the Northwest corner of E#3081415;
Thence North 89°22'04" East 66.86 feet, along said South line of 300 North Street;
Thence South 55°42'54" East (N 55 degrees 47 minutes 08 seconds W by E#3081415) 10.09 feet;
Thence South 27°25'38" East (N 27 degrees 29 minutes 52 seconds W by E#3081415) 56.09 feet, along the westerly right of way of Pacific Street;
Thence South 10°59'31" East (North 11 degrees West by E#3081415) 23.51 feet, along said westerly right of way of Pacific Street;
Thence South 29°55'51" East (North 30 degrees West by E#3081415) 154.94 feet, along said westerly right of way of Pacific Street;
Thence South 28°42'37" East 40.24 feet (N 28 degrees 46 minutes 51 seconds W 37.71 feet by E#3081415)'
Thence North 89°59'19" West 202.40 feet (East 203.5 feet by E#3081415);
Thence North 00°04'16" East (South by E#3081415) 111.59 feet, to the southeast corner of said parcel E#2768100;
Thence West 73.81 feet (73.43 feet by E#2768100) to the east right of way of 360 West Street;
Thence North 00°11'45" East (North by E#2768100) 141.50 feet, along said east right of way of 360 West Street, to the point of beginning.
Containing 1.0041 acres, more or less.

### NARRATIVE

1. The purpose of the survey is to establish the boundaries of two parcels to combine them into the development as shown.
2. The basis of bearing of bearing is as described in the description.
3. The descriptions of the property are in two deeds, E#2768100 describing the northwesterly portion and E#3081415 which describes a larger parcel that extends into the two streets but "less and except's" three separate parcels, the result of the deeds identify the parcel as shown. The deeds have been rotated to reflect Davis County record section data for the north line of the section as noted to comply with the Davis County Recorder's requirements. The coordinates noted for the monuments are NAD83 State Plane Coordinates Utah North Zone in U.S. feet.
4. The basis of bearing noted in the descriptions infer East along the north line of the section, however, this was found to be inaccurate. The descriptions match most occupational lines better when the tie distance is used along the monument line and holding the remaining cardinal directions for the parcels and not rotating East to match the Davis monument bearing.
5. The south boundary of each description indicate a location that is not in conformance with the existing fences but in comparing the descriptions of the parcels on the south, E#2507462 and E#2748586, the north boundaries of those parcels have been held.
6. The south boundary of E#2768100 calls for a distance of 73.43 feet, however, to hold that distance with the location of the west boundary of E#3081415 would create a gap between the parcels so the south boundary has been extended slightly to close that gap.

Documents used or reviewed in this survey are, but not limited to, the following:

7. Deeds of record: 292806, 2405404, 2507461, 2507462, 2748586, 2768100, 3055426, 3055428, 3081415
8. Subdivision plats: Yorkshire Place Sub No4, Autumn Ridge Estates Phase 4, Pacific Park Subdivision, Smithtowne Subdivision No 1, Wedgewood Estates No 2 (not all plats had an affect on the property).
9. Records of Survey: 214, 377, 1192, 1382, 1628, 1769, 1864, 1947, 2080, 2133, 2324, 2330, 2340, 2463, 2464, 3116, 3152, 3307, 4038, 4143, 5229, 6462, 6660, 6819, 6821, 6841, 7219
10. Davis county survey data used were monument tie sheets and the section bearing sheet.
11. County Tax map 12-020.

### OWNER'S DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into Units and Private Streets as shown hereon and name said tract LANDONS CORNER:
We hereby dedicate and reserve unto ourselves, our heirs, our grantees and/or assigns, an easement(s), and/or right(s)-of-way as shown hereon to be used in common with all others within said subdivision and those adjoining subdivisions that may be subdivided by the undersigned owners, successors, and/or assigns on, over and across all those portions or parts of said tract of land designated on said plat as Private Streets as access to the individual unit(s), common area(s), or other property or uses granted for the ownership or use of said owner(s), heirs, grantees, and/or assigns, to be maintained by [name of HOA] Owners Association whose membership consists of said owners, their grantees, successors, or assigns.
We hereby grant and convey to [name of HOA] Owners Association, all those parts or portions of said tract of land designated as Common Areas to be used for recreational and open space purposes for the benefit of each member [name of HOA] in common with all others in the subdivision and grant and dedicate to the governing entity a perpetual Open Space Right and Easement on and over the Common Areas to guarantee to the governing entity that the Common Areas remain open and undeveloped except for recreational, parking, utility and open space purposes as may be approved by the governing entity.
We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility (PUE), storm water detention pond(s), and drainage easement(s), the same to be used for the installation maintenance and operation of public utility service line(s), communication cable(s) or line(s), or storm drainage facilities, whichever is applicable, to the governing entity and as may be authorized by the governing entity, with no buildings or structures being erected within such easements.
We hereby grant and convey to the Owner(s) of individual Units a Limited Common Area, all those parts or portions of said tract of land designated herein as Limited Common Areas, including but not limited to parking stall(s), planter bed(s), and sidewalk(s), to be attached to the respective Units for private and exclusive use of the Unit Owner(s) in accordance with any terms, conditions, or restrictions as contained in the Home Owners Association Covenants Conditions and Restrictions document as recorded or amended.

END UNITS

MIDDLE UNITS

### SURVEYOR'S CERTIFICATE

I, Ernest D. Rowley, do hereby certify that I am a professional land surveyor in the State of Utah and hold certificate no. 171781-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17, verifying measurements, and placing monuments as represented. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon.

PROFESSIONAL LAND SURVEYOR ERNEST D. RAWLEY 171781 Licensed to Practice STATE OF UTAH PRELIMINARY NOT FINAL

### CLEARFIELD CITY PLANNING COMMISSION

Approved by the Clearfield City Planning Commission on this day of , 20 .

Chair:

### CLEARFIELD CITY ENGINEER

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

Signature Date

### CLEARFIELD CITY APPROVAL

This is to certify that this plat and dedication of this plar were duly approved and accepted by the City Council of Clearfield City, Utah this____day of, _____, 20___.

Mayor: Attest: Title:

### CLEARFIELD CITY ATTORNEY

I have examined the proposed plat of Landons Corner and in my opinion it conforms with the City ordinance applicable thereto and now in force and effect. Signed this____day of_____, 20___.

Signature


WALL ENGINEERING, INC
55 SOUTH MAIN, NO. 2
P.O. BOX 39
FILLMORE, UTAH 84631
(435) 864-7503 CELL
wallengineering@frontiernet.net

Landmark Surveying, Inc.
A Complete Land Surveying Service
www.LandmarkSurveyUtah.com
4646 South 3500 West - #A-3
West Haven, UT 84401
801-731-4075


**DEVELOPER: Rick Scadden**
Address:

1 of 9

Project: Landons Corner
Clearfield, UT

Location:
NE 1/4 of Section 02, Township 4 North, Range 2 West, Salt Lake Base and Meridian.

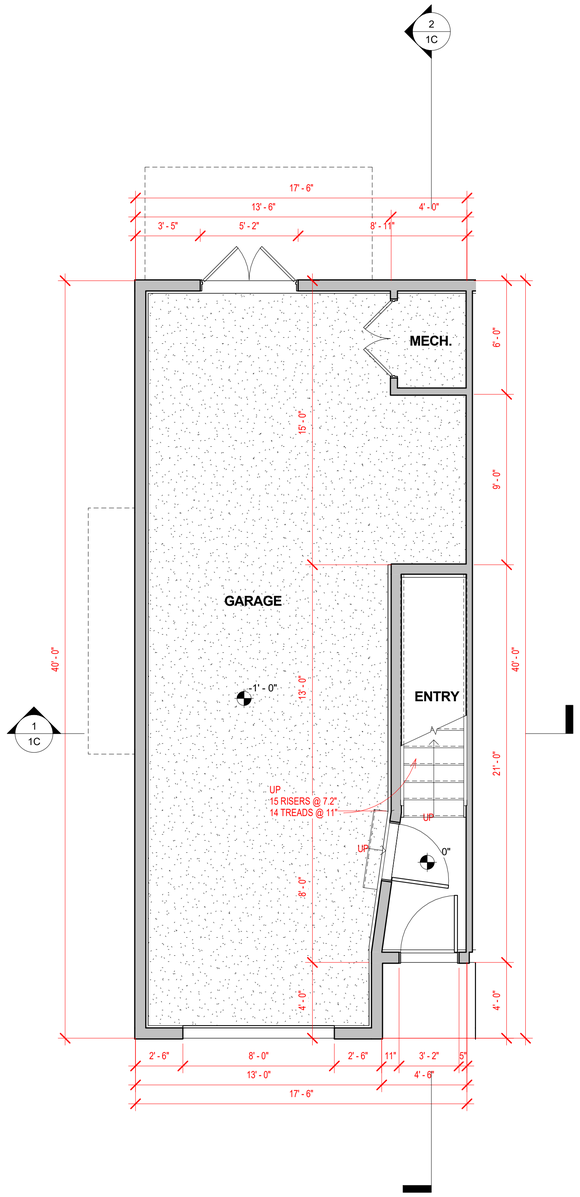
Preliminary Plat

| Revisions | | DESIGNED BY: LW | DATE: February 15, 2019 |
|---|---|---|---|
| | | DRAWN BY: EDR | PROJ: 3889 |

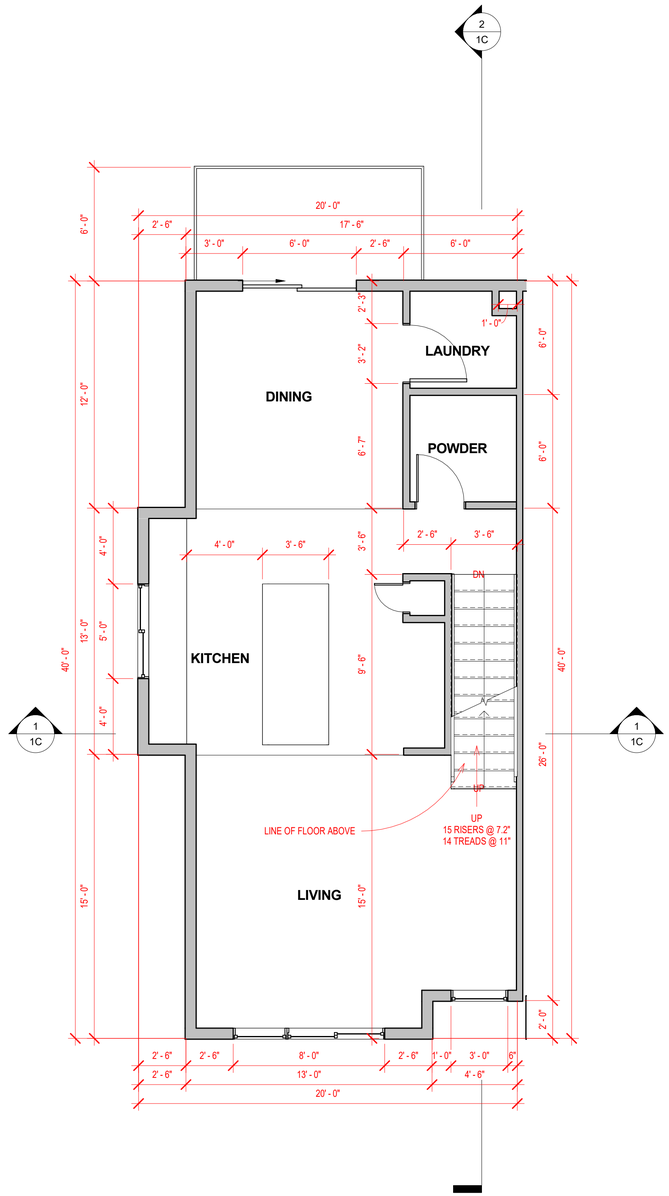
This plat and associated documents are "PRELIMINARY NOT FINAL" and subject to change without a valid signature and date across the Professional Land Surveyor's seal in accordance with R156-22-601 of the Utah Administrative Code of the Utah Department of Commerce, Division of Occupational and Professional Licensing. If this document is unsigned it is a Preliminary document(s) and is not intended for and shall not be used in Construction, nor to be Recorded or Filed, nor implemented or used as a Final Product.

This Plat is the Intellectual Property of Landmark Surveying, Inc.. all legal rights are reserved.

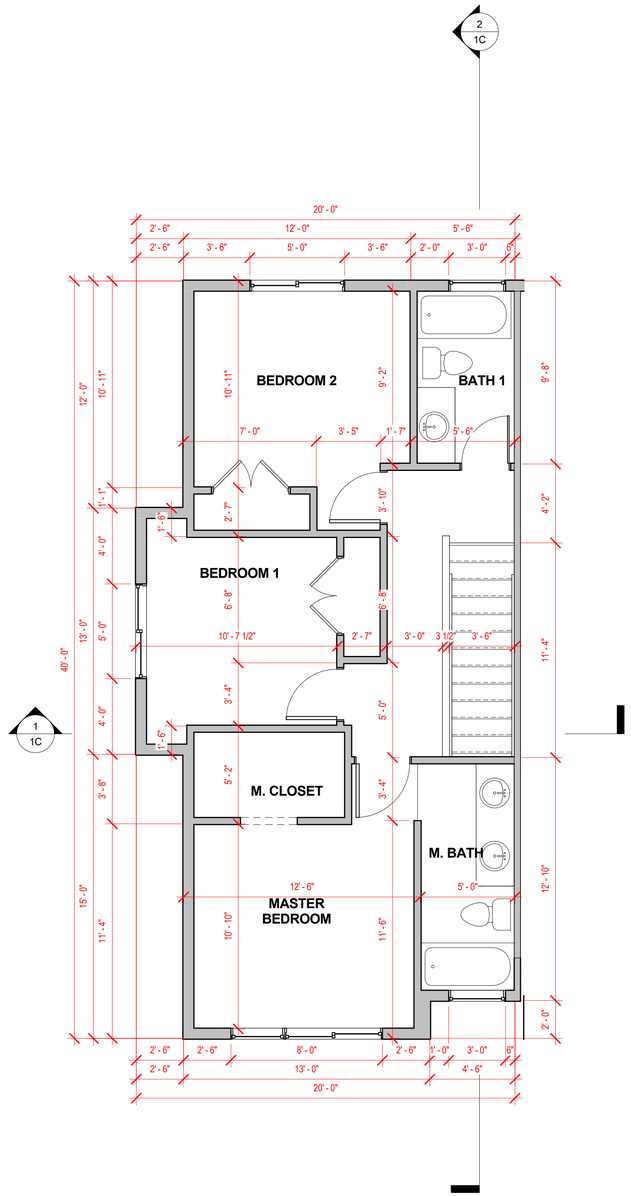
3889 Rick Scadden Townhomes City Rv2.dwg




1 ENTRY - END UNIT
1/4" = 1'-0"




2 MAIN FLOOR - END UNIT
1/4" = 1'-0"




3 UPPER FLOOR - END UNIT
1/4" = 1'-0"

STATE OF UTAH
CHAD
NO:
LICENSED ARCHITECT

DEVELOP
ARCHITECTS
1144 E 2800 N
OGDEN, UT 84414
contact:
p: 801.644.4926
info@developarchitects.com
www.developarchitects.com
DEVELOP ARCHITECTS, LLC

PROJECT TITLE
RIDGEVIEW TOWNHOMES
343 W 300 S CLEARFIELD, UTAH
PSION HOMES

DOCUMENT DATE:
03/20/19

PROJECT PHASE
PRELIMNARY NOT FOR CONSTRUCTION

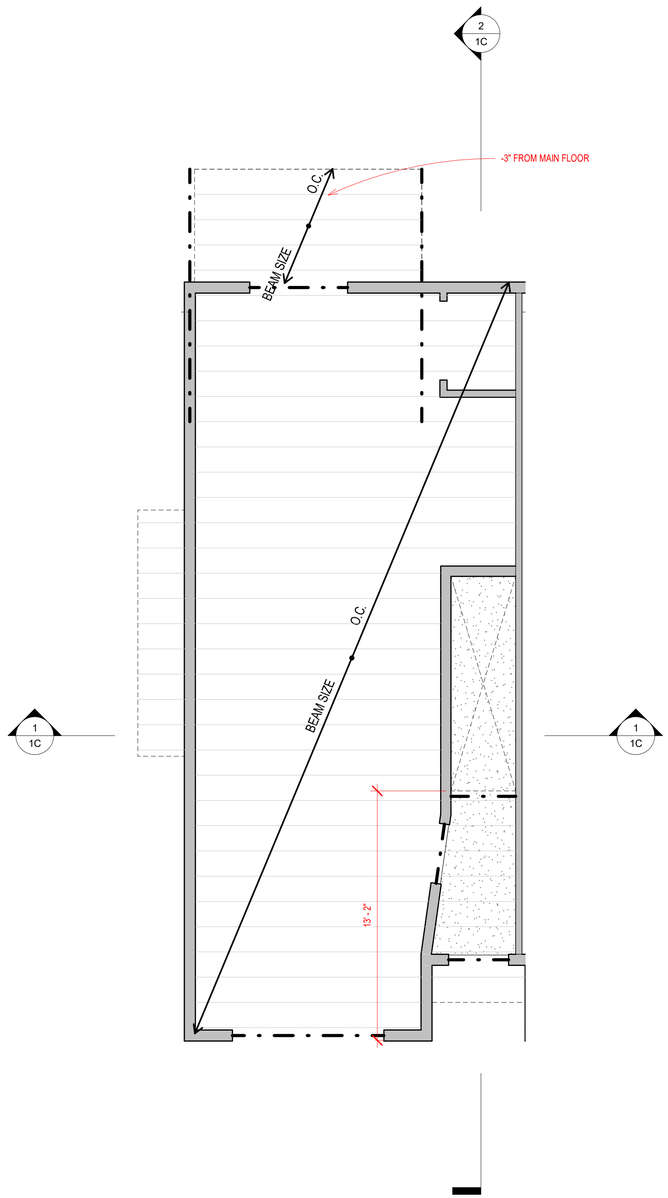
REVISIONS

| # | Description | Date |
|---|---|---|

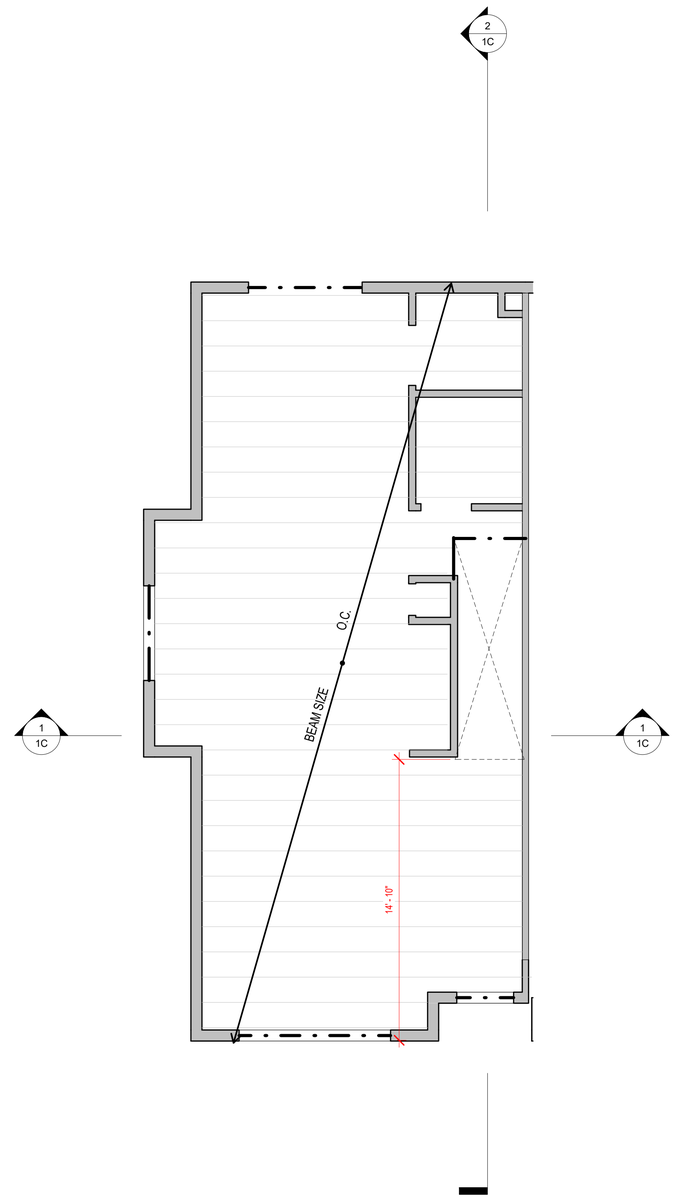
DRAWING DESCRIPTION
END UNIT PLANS

1A

SHEET




1 MF FRAMING - END UNIT
1/4" = 1'-0"




2 UF FRAMING - END UNIT
1/4" = 1'-0"

STATE OF UTAH
CHAD
NO:
LICENSED ARCHITECT

DEVELOP
ARCHITECTS
1144 E 2800 N
OGDEN, UT 84414
contact:
p: 801.644.4926
info@developarchitects.com
www.developarchitects.com
DEVELOP ARCHITECTS, LLC

PROJECT TITLE
RIDGEVIEW TOWNHOMES
343 W 300 S CLEARFIELD, UTAH
PSION HOMES

DOCUMENT DATE:
03/20/19

PROJECT PHASE
PRELIMNARY NOT FOR CONSTRUCTION

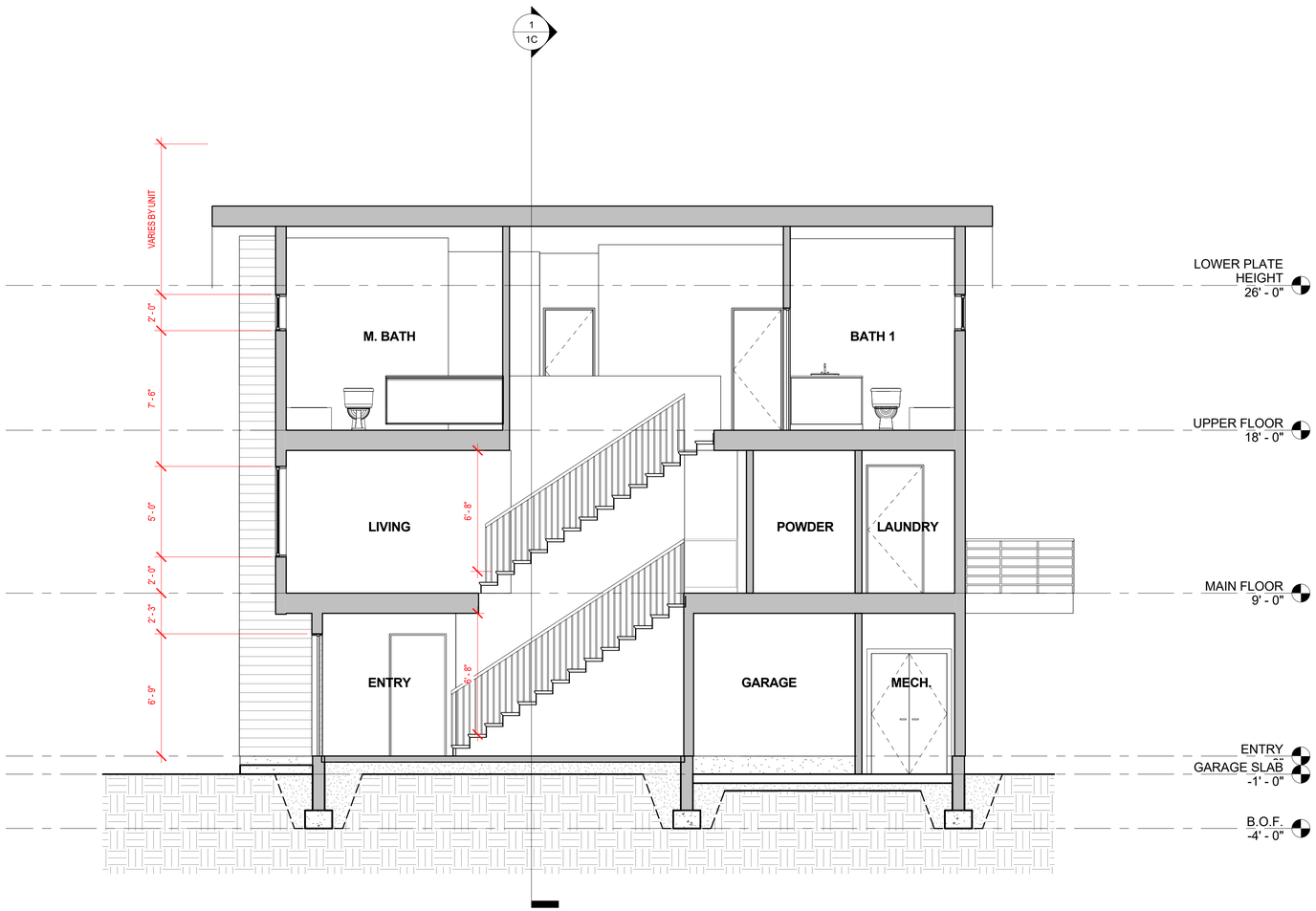
**REVISIONS**

| # | Description | Date |
|---|---|---|

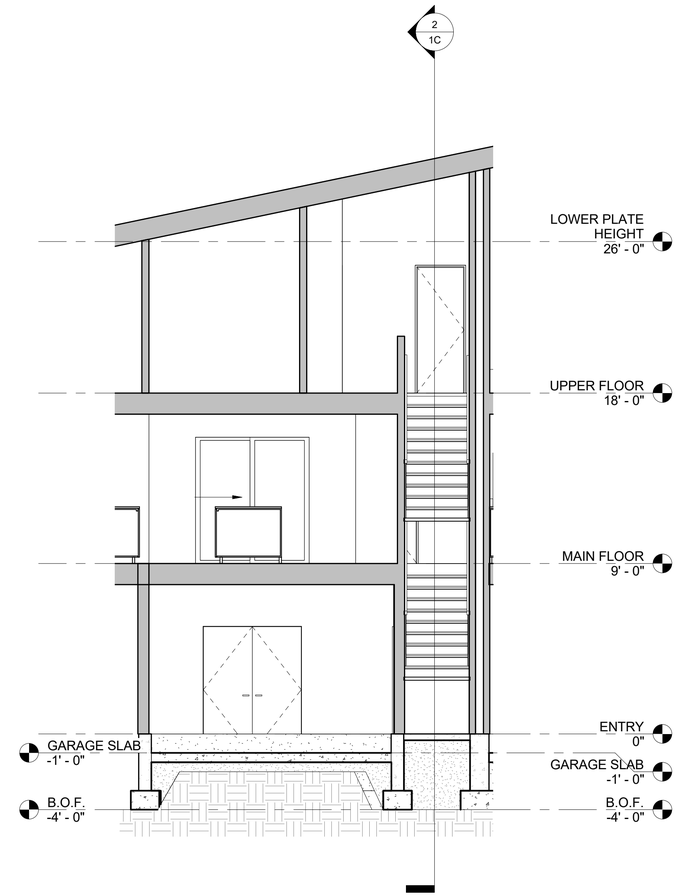
DRAWING DESCRIPTION
END UNIT
FRAMING PLANS

1B

SHEET




2 END UNIT SEC. 1
1/4" = 1'-0"




1 END UNIT SEC. 2
1/4" = 1'-0"

STATE OF UTAH
CHAD NO:
LICENSED ARCHITECT

DEVELOP
ARCHITECTS
1144 E 2800 N
OGDEN, UT 84414
contact:
p: 801.644.4926
info@developarchitects.com
www.developarchitects.com
DEVELOP ARCHITECTS, LLC

PROJECT TITLE
RIDGEVIEW TOWNHOMES
343 W 300 S CLEARFIELD, UTAH
PSION HOMES

DOCUMENT DATE:
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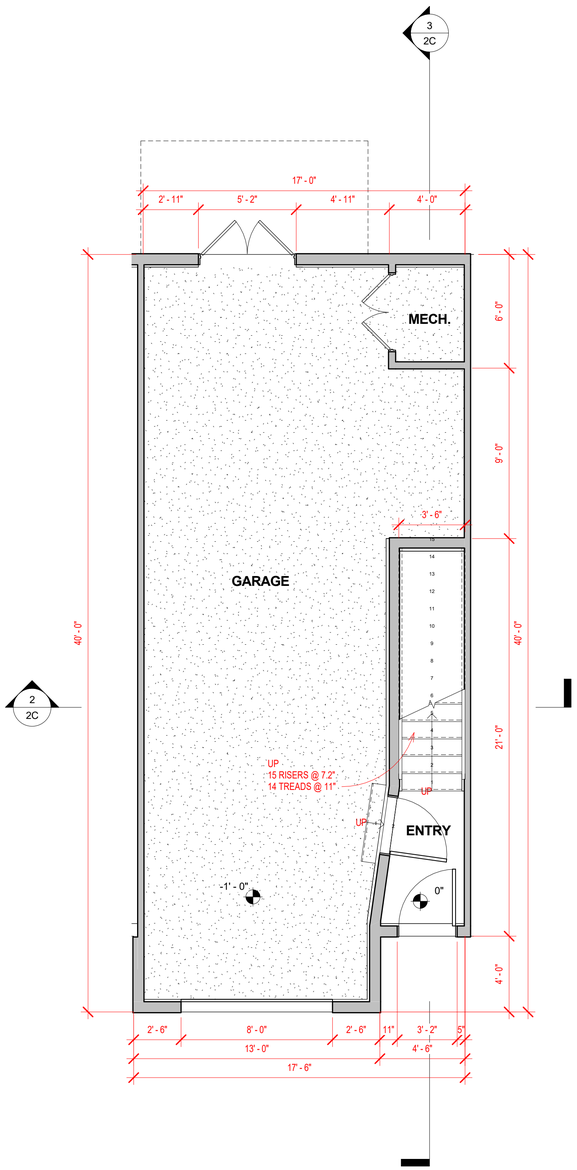
**REVISIONS**

| # | Description | Date |
|---|---|---|

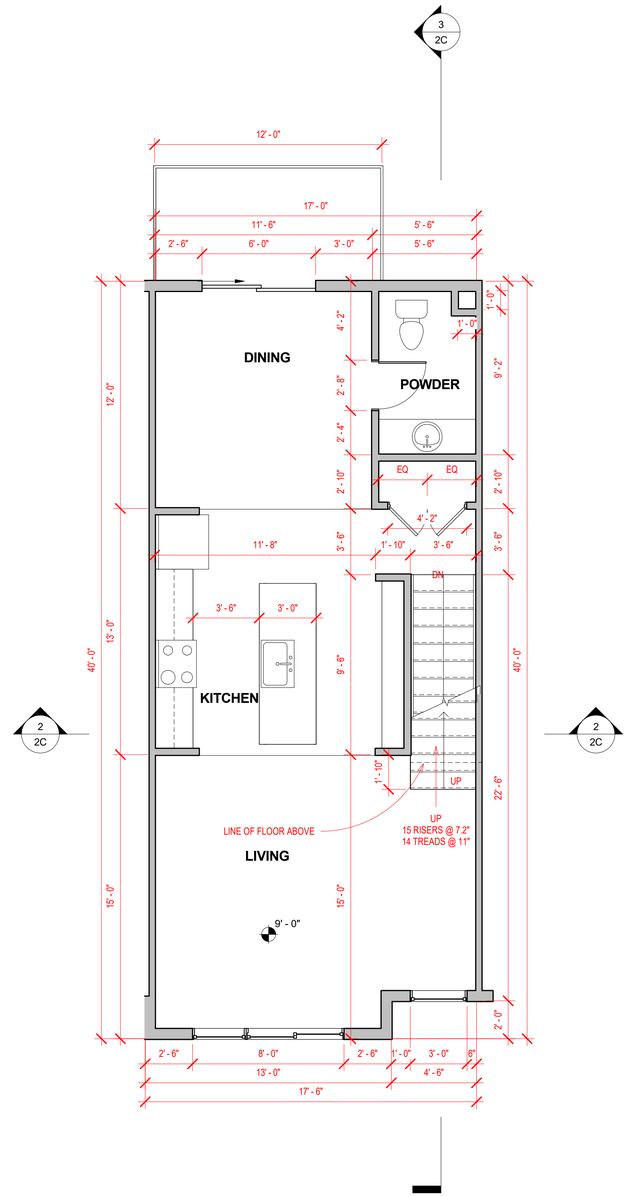
DRAWING DESCRIPTION
END UNIT SECTIONS

1C

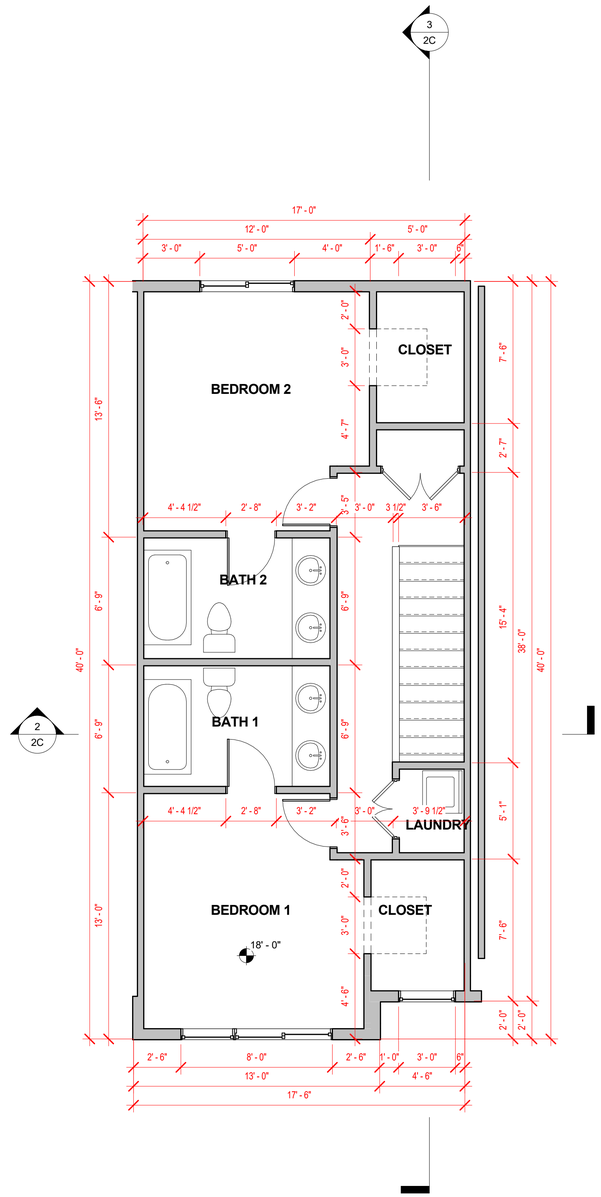
SHEET




1 ENTRY - MIDDLE UNIT
1/4" = 1'-0"




2 MAIN FLOOR - MIDDLE UNIT
1/4" = 1'-0"




3 UPPER FLOOR - MIDDLE UNIT
1/4" = 1'-0"


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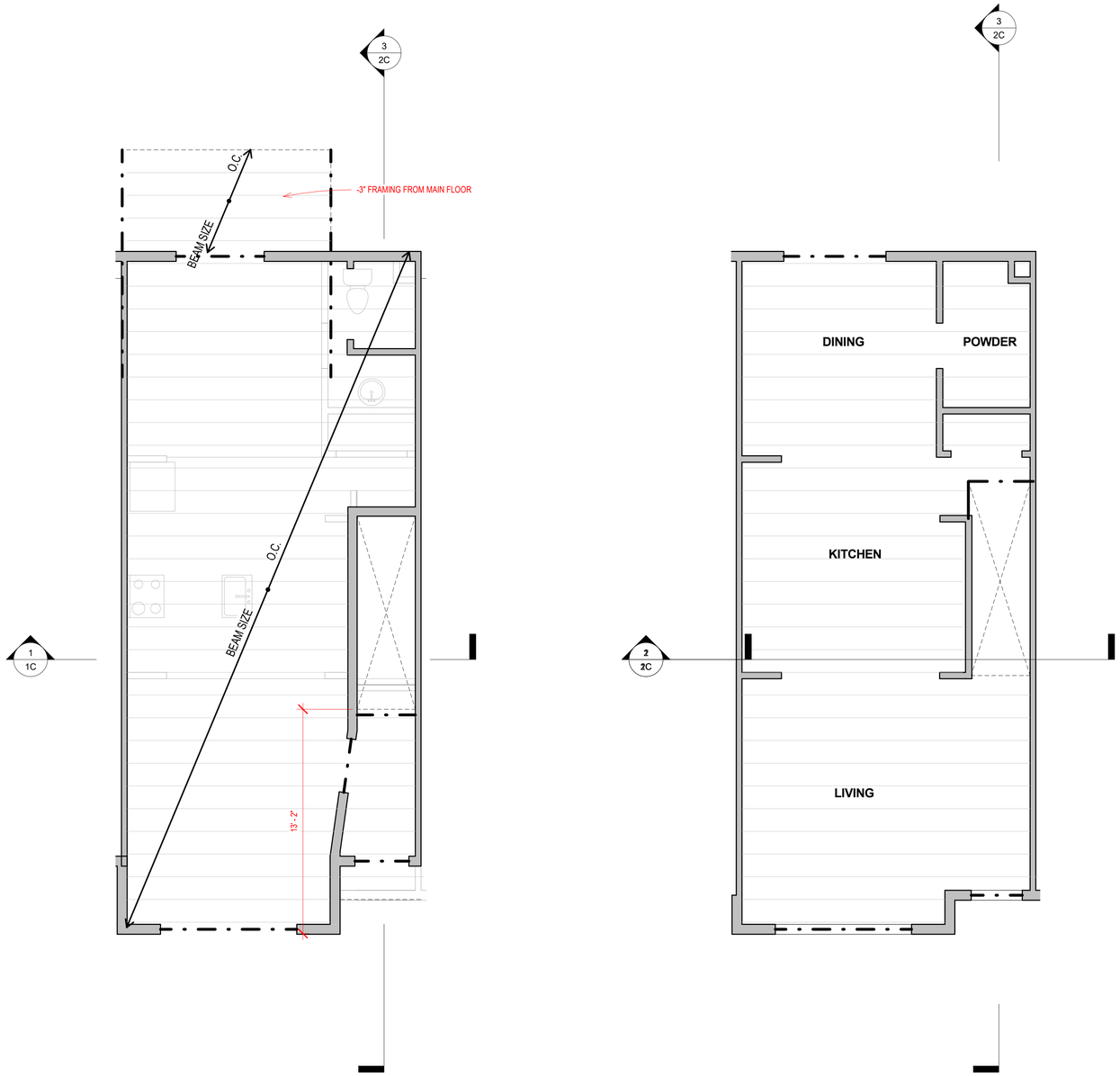
**REVISIONS**

| # | Description | Date |
|---|---|---|

DRAWING DESCRIPTION
MIDDLE UNIT PLANS

2A

SHEET




1 MF FRAMING - MIDDLE UNIT
1/4" = 1'-0"




2 UF FRAMING - MIDDLE UNIT
1/4" = 1'-0"


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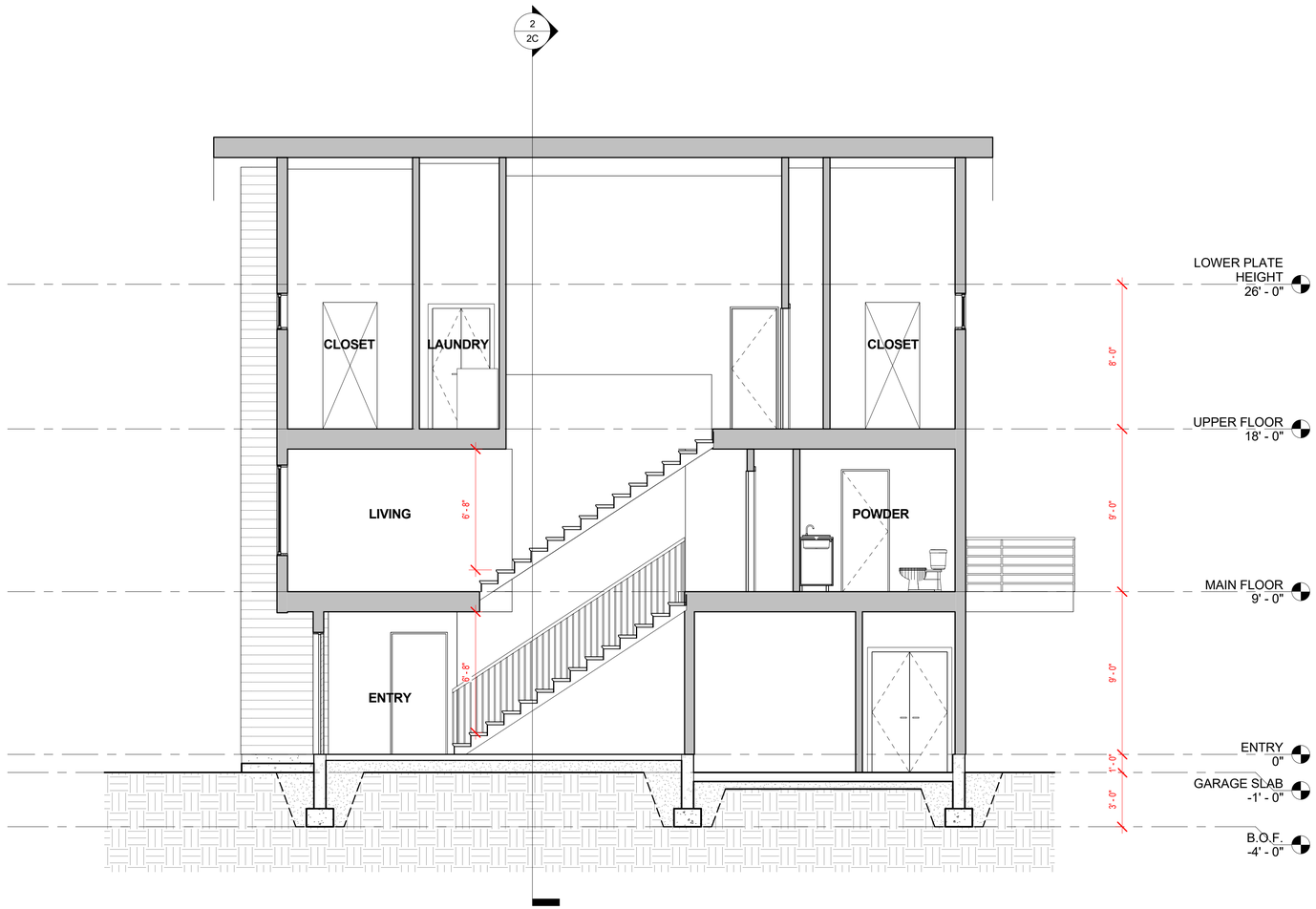
**REVISIONS**

| # | Description | Date |
|---|---|---|

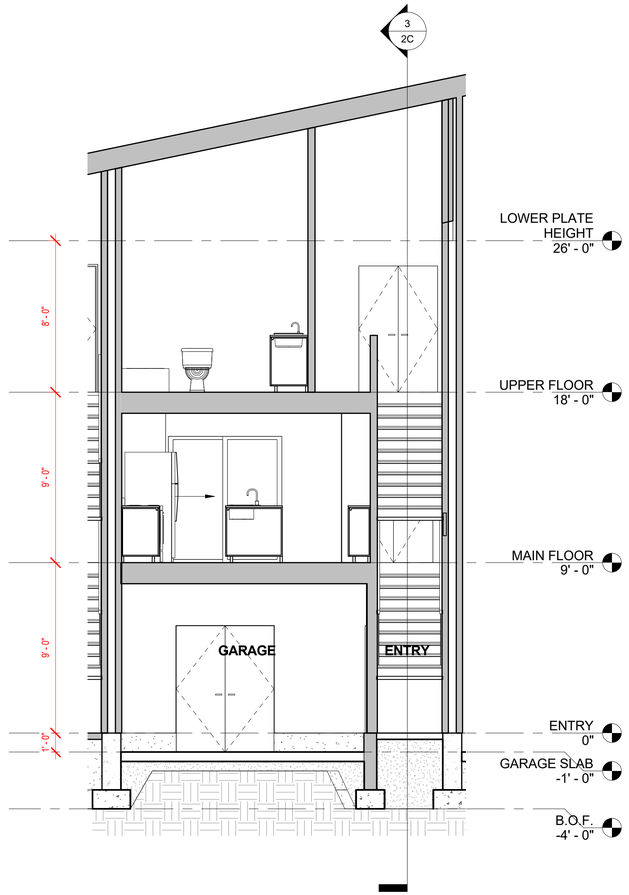
DRAWING DESCRIPTION
MIDDLE UNIT FRAMING PLANS

2B

SHEET




3 MID UNIT SEC. 1
1/4" = 1'-0"




2 MID UNIT SEC. 2
1/4" = 1'-0"

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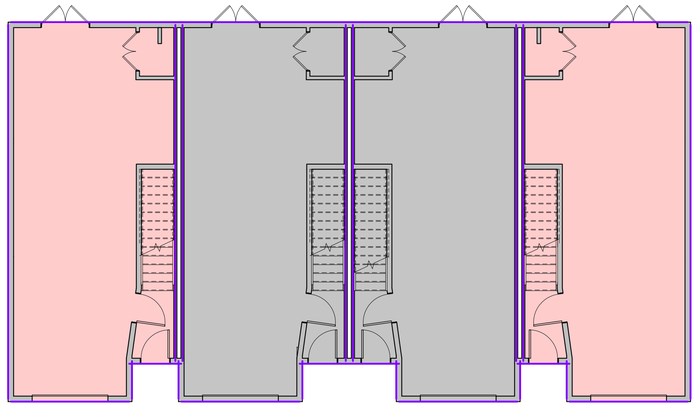
REVISIONS

| # | Description | Date |
|---|---|---|

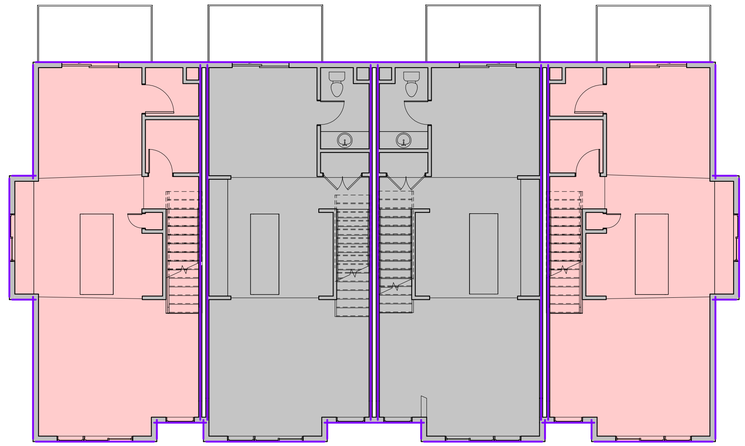
DRAWING DESCRIPTION
MIDDLE UNIT SECTIONS

2C

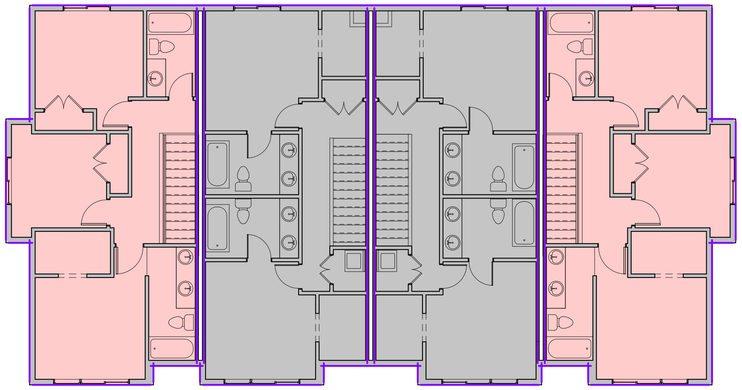
SHEET



1 (4) Unit Entry
1/8" = 1'-0"



2 (4) Unit Main Floor
1/8" = 1'-0"



3 (4) Unit Upper Floor
1/8" = 1'-0"




4 (4) South Elevation
1/8" = 1'-0"







UNIT LEGEND
1/4" = 1'-0"

STATE OF UTAH
CHAD NO:
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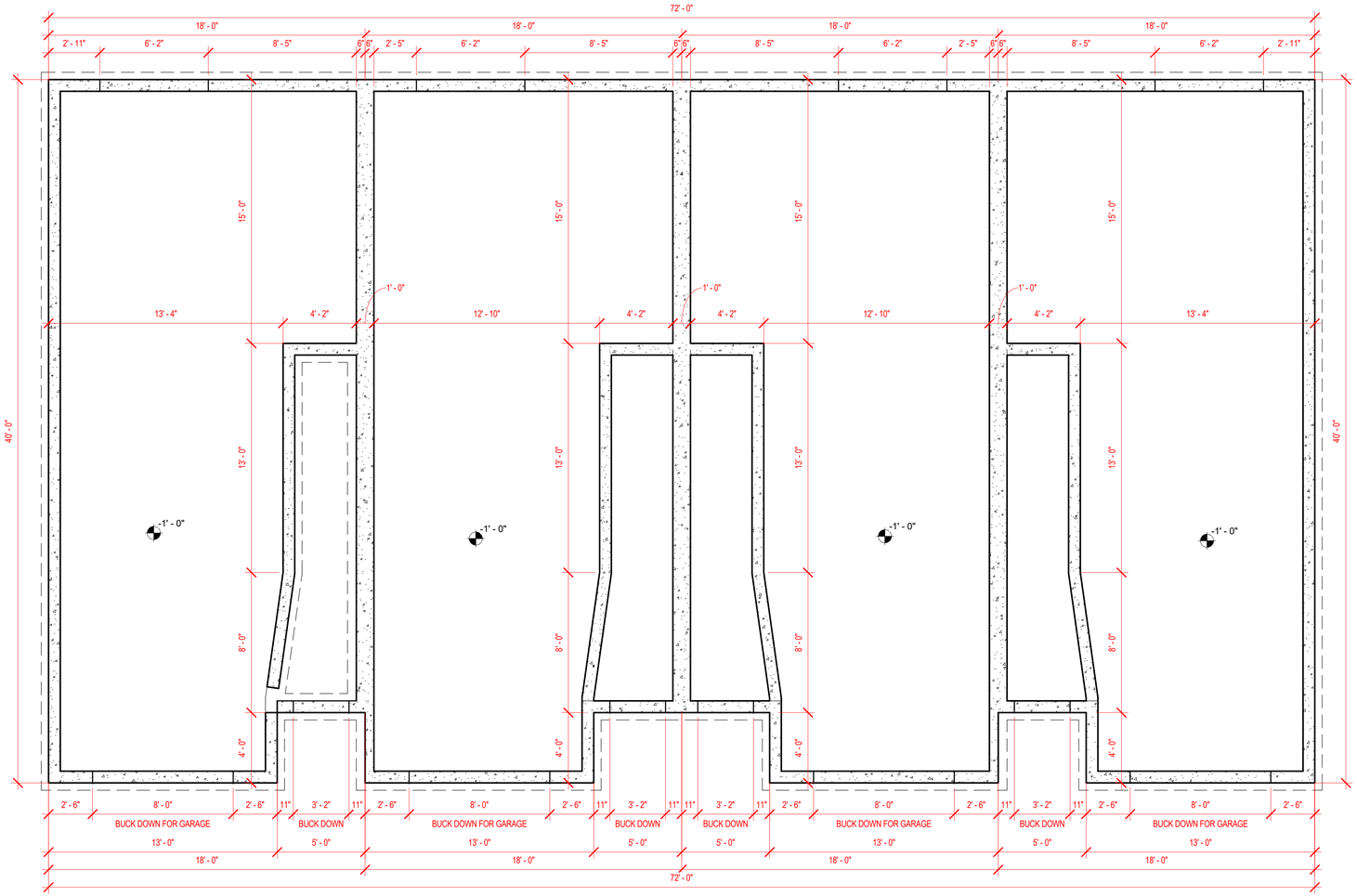
PROJECT PHASE
Project Status

REVISIONS

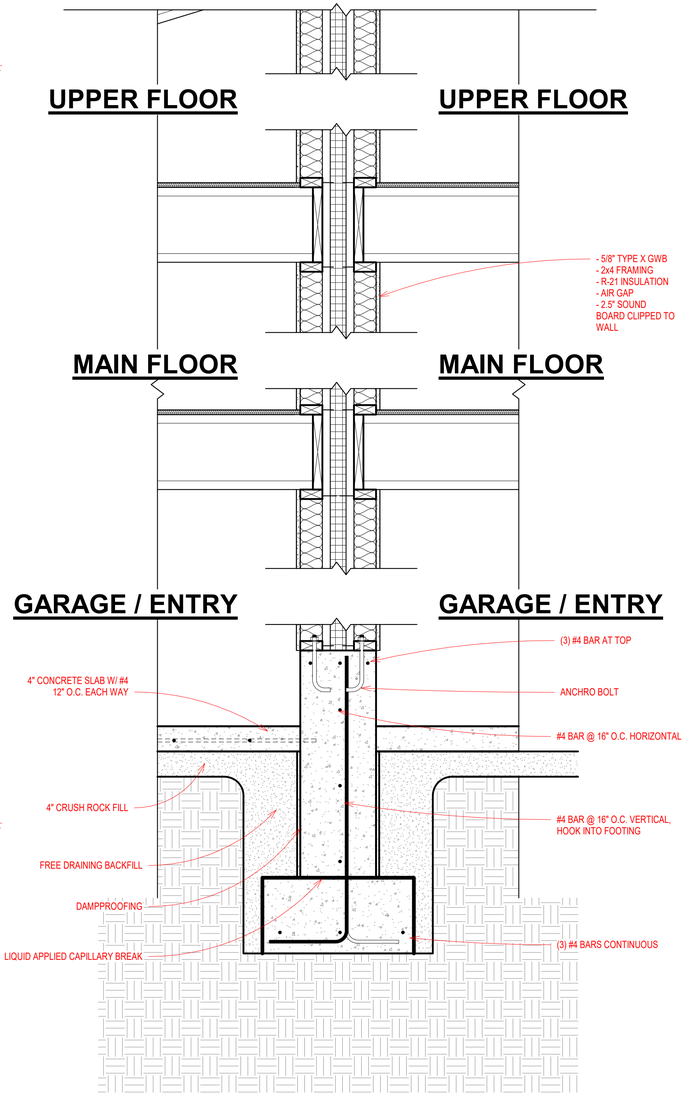
| # | Description | Date |
|---|---|---|

DRAWING
(4) UNIT BUILDING

3
SHEET




1 4 UNIT
1/4" = 1'-0"




2 PARTY WALL DETAIL
1" = 1'-0"

STATE OF UTAH
CHAD
NO:
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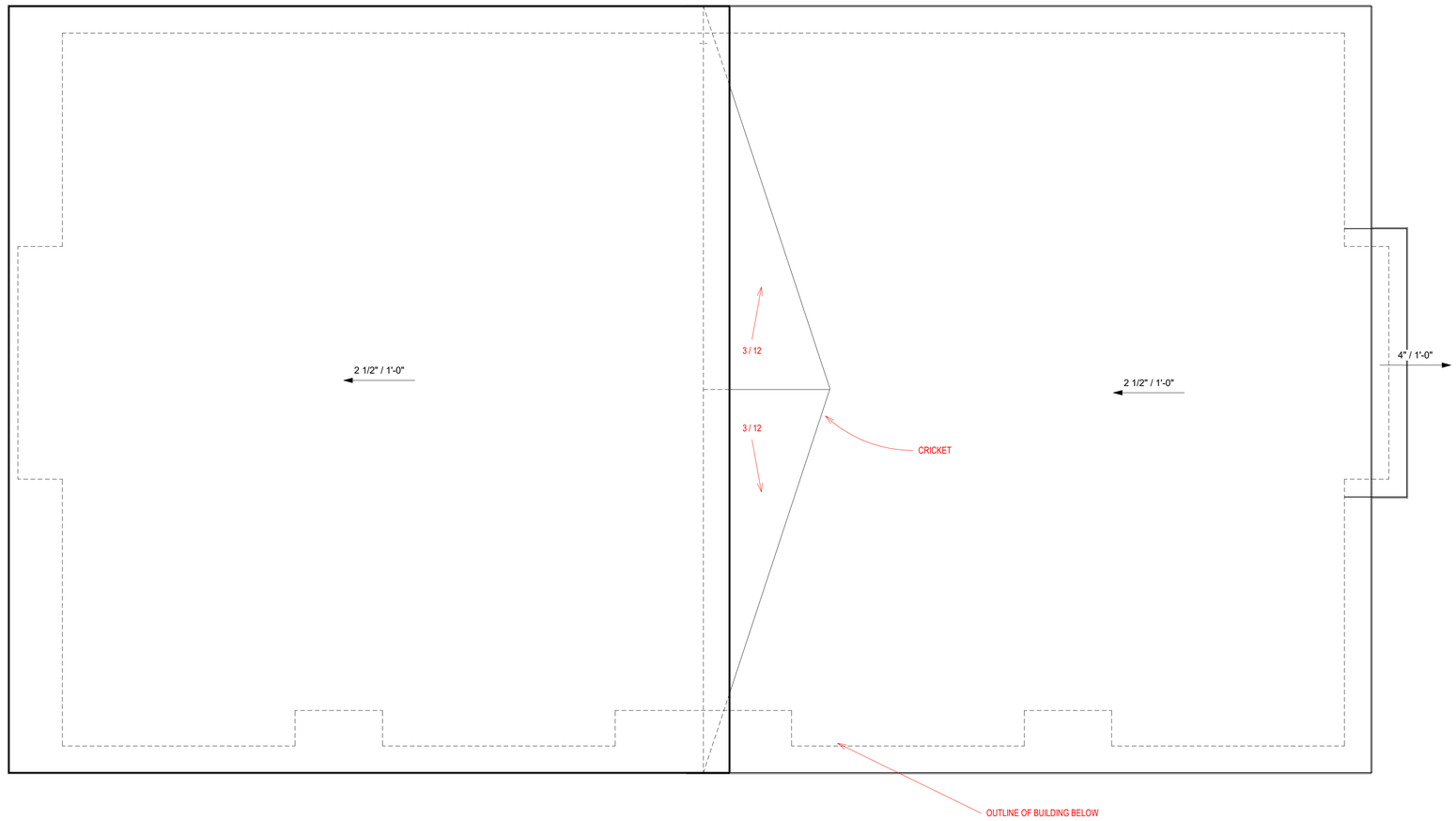
DOCUMENT DATE:
03/19/19

PROJECT PHASE
Project Status

**REVISIONS**

| # | Description | Date |
|---|---|---|

DRAWING
(4) UNIT FOUNDATION PLAN
4
SHEET




1 (4) UNIT ROOF PLAN
1/4" = 1'-0"

STATE OF UTAH
CHAD NO:
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PROJECT PHASE
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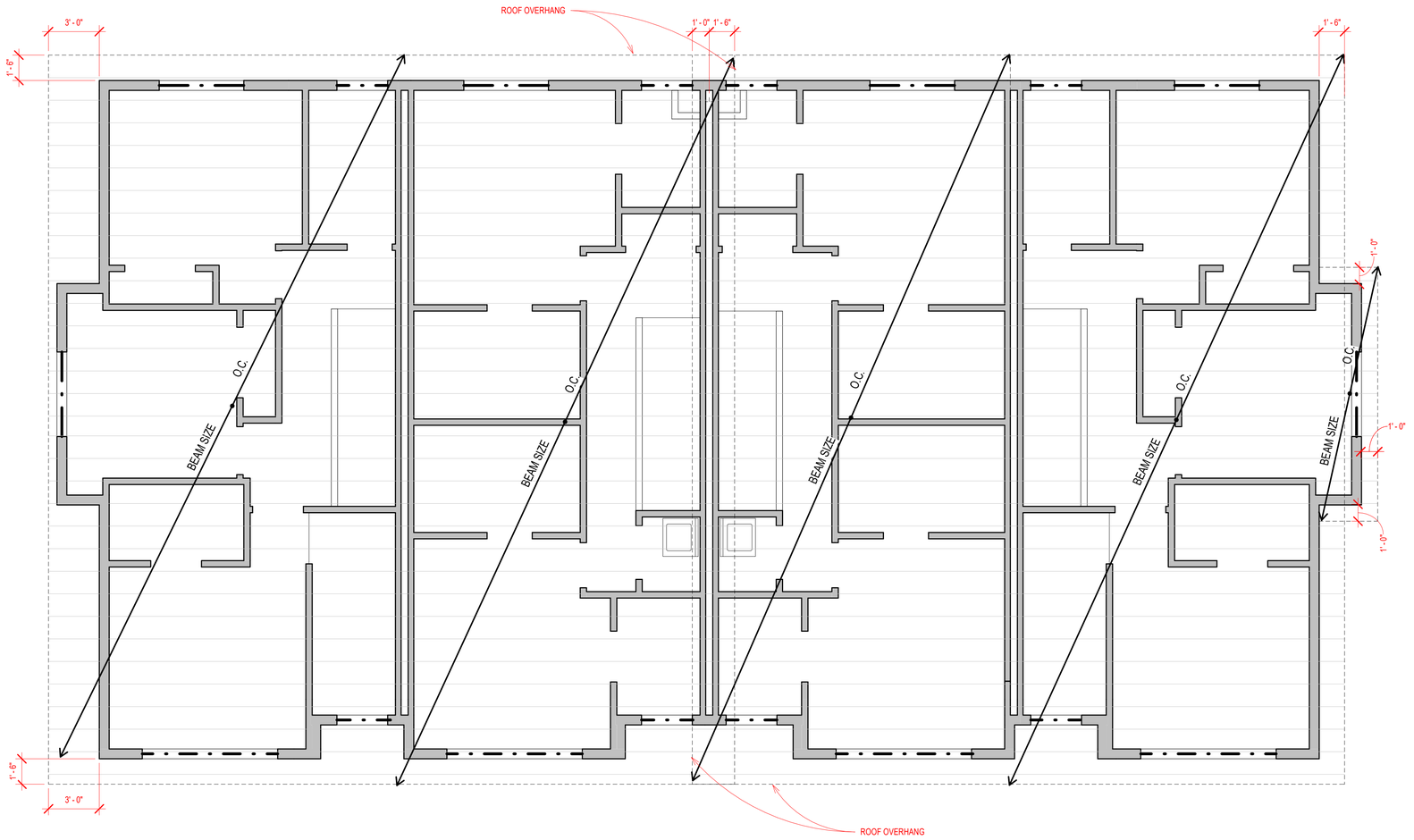
**REVISIONS**

| # | Description | Date |
|---|---|---|

DRAWING
(4) UNIT ROOF PLAN

5
SHEET

END UNIT MIDDLE UNIT MIDDLE UNIT END UNIT




1 4 UNIT - ROOF FRAMING PLAN
1/4" = 1'-0"


STATE OF UTAH
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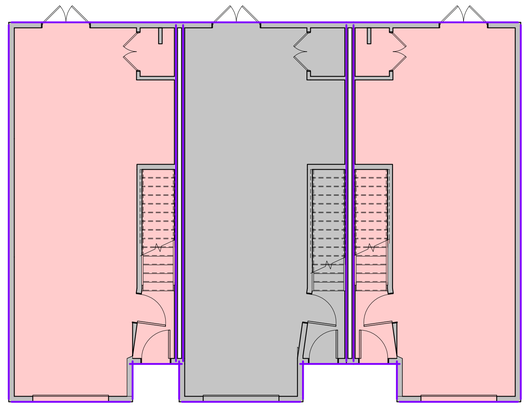
PROJECT PHASE
Project Status

REVISIONS

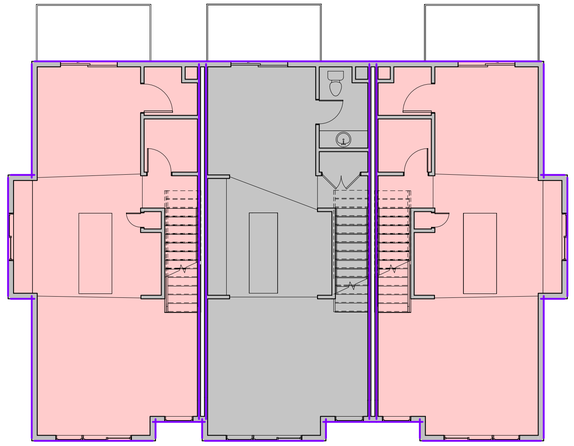
| # | Description | Date |
|---|---|---|

DRAWING
(4) UNIT ROOF FRAMING

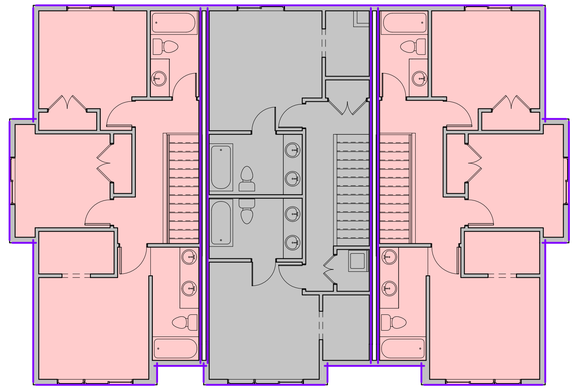
6
SHEET



1 (3) Unit Entry
1/8" = 1'-0"



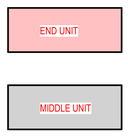
2 (3) Unit Main Floor
1/8" = 1'-0"



3 (3) Unit Upper Floor
1/8" = 1'-0"




4 (3) Unit South
1/8" = 1'-0"




UNIT LEGEND
1/4" = 1'-0"

STATE OF UTAH
CHAD NO:
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PROJECT PHASE
Project Status

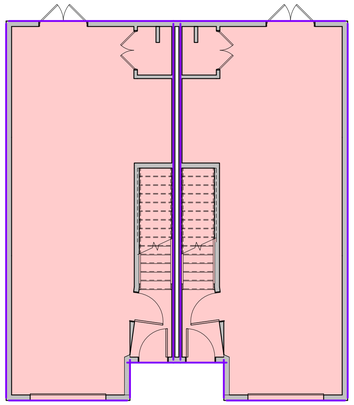
REVISIONS

| # | Description | Date |
|---|---|---|

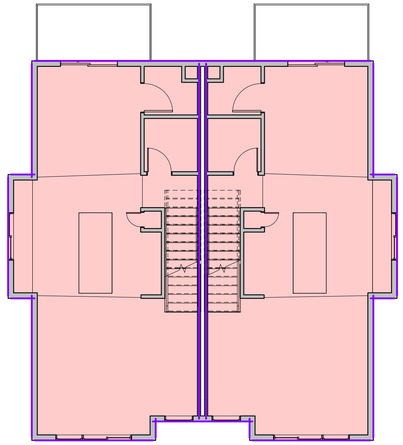
DRAWING
(3) UNIT BUILDING

7

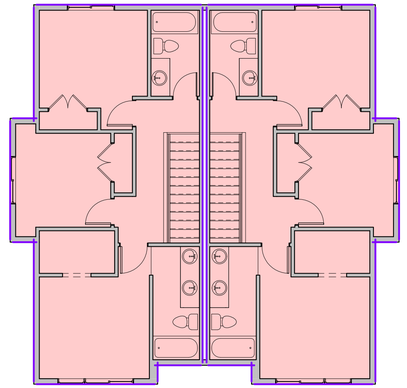
SHEET



1 (2) Unit Entry
1/8" = 1'-0"



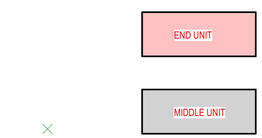
2 (2) Unit Main Floor
1/8" = 1'-0"



3 (2) Unit Upper Floor
1/8" = 1'-0"




4 (2) Unit South
1/8" = 1'-0"




UNIT LEGEND
1/4" = 1'-0"

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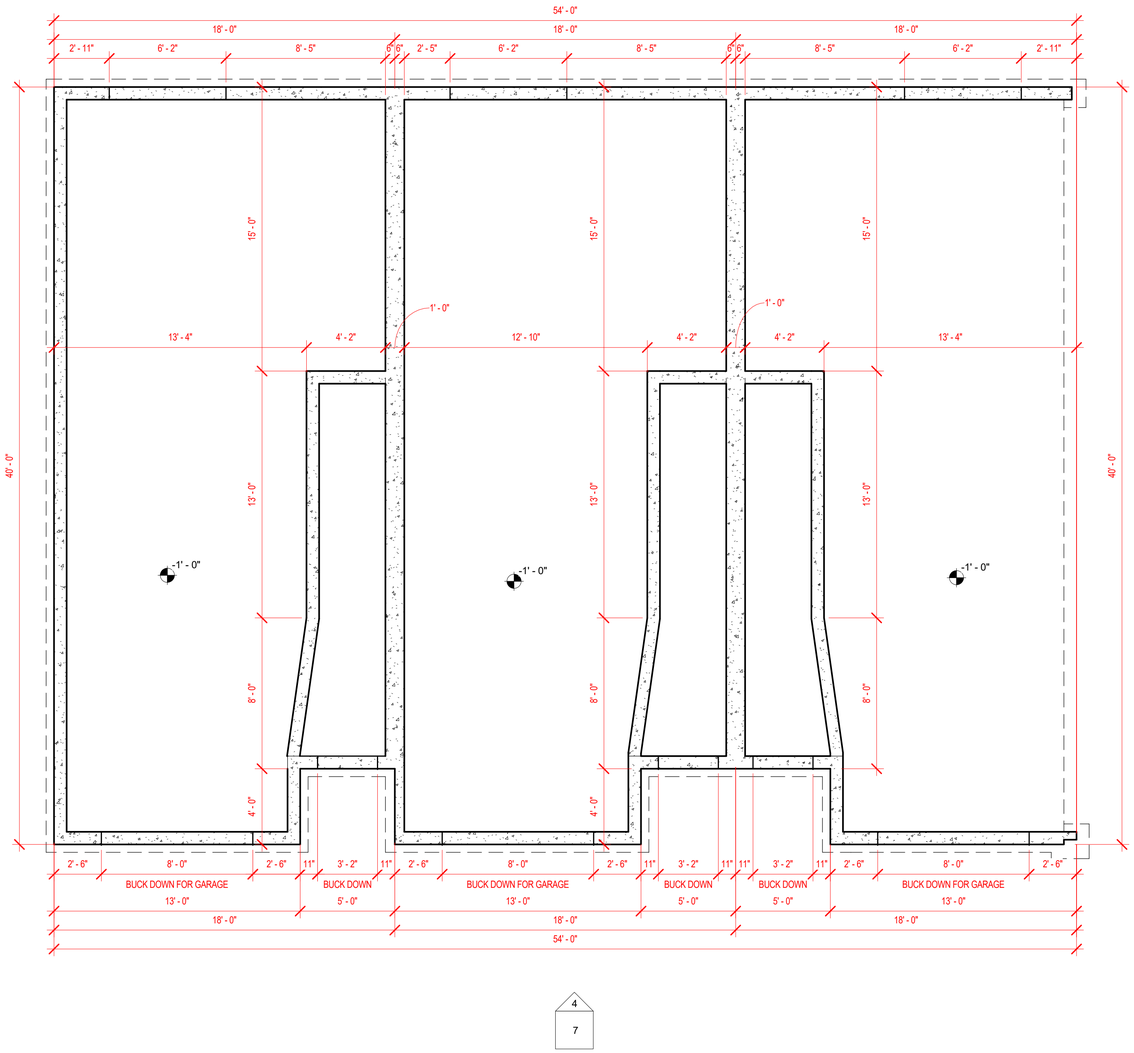
**REVISIONS**

| # | Description | Date |
|---|---|---|

DRAWING
(2) UNIT BUILDING

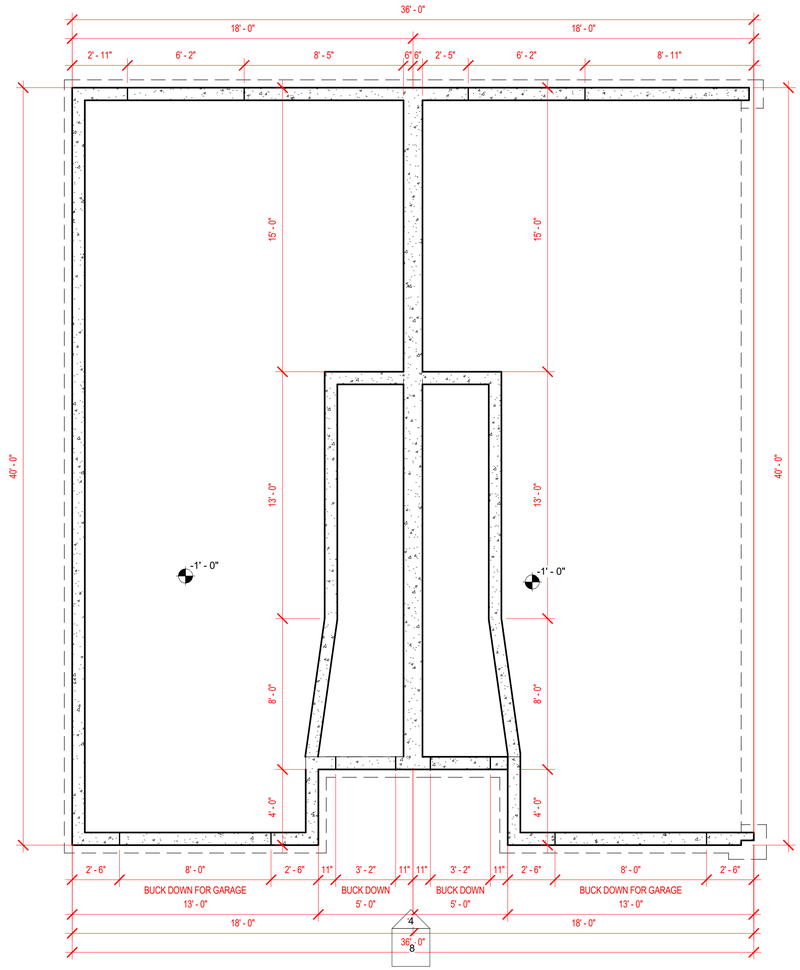
8

SHEET




4
7

1 3 UNIT
1/4" = 1'-0"




4
8

2 2 UNIT
1/4" = 1'-0"

STATE OF UTAH
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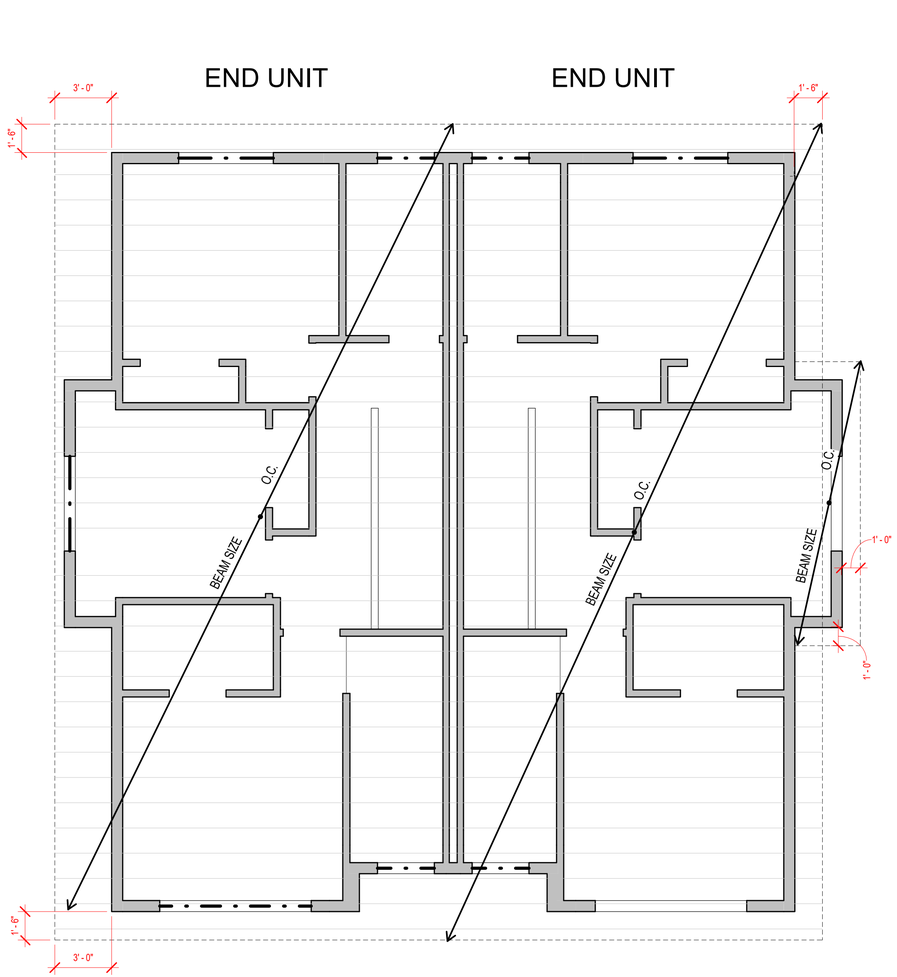
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PROJECT PHASE
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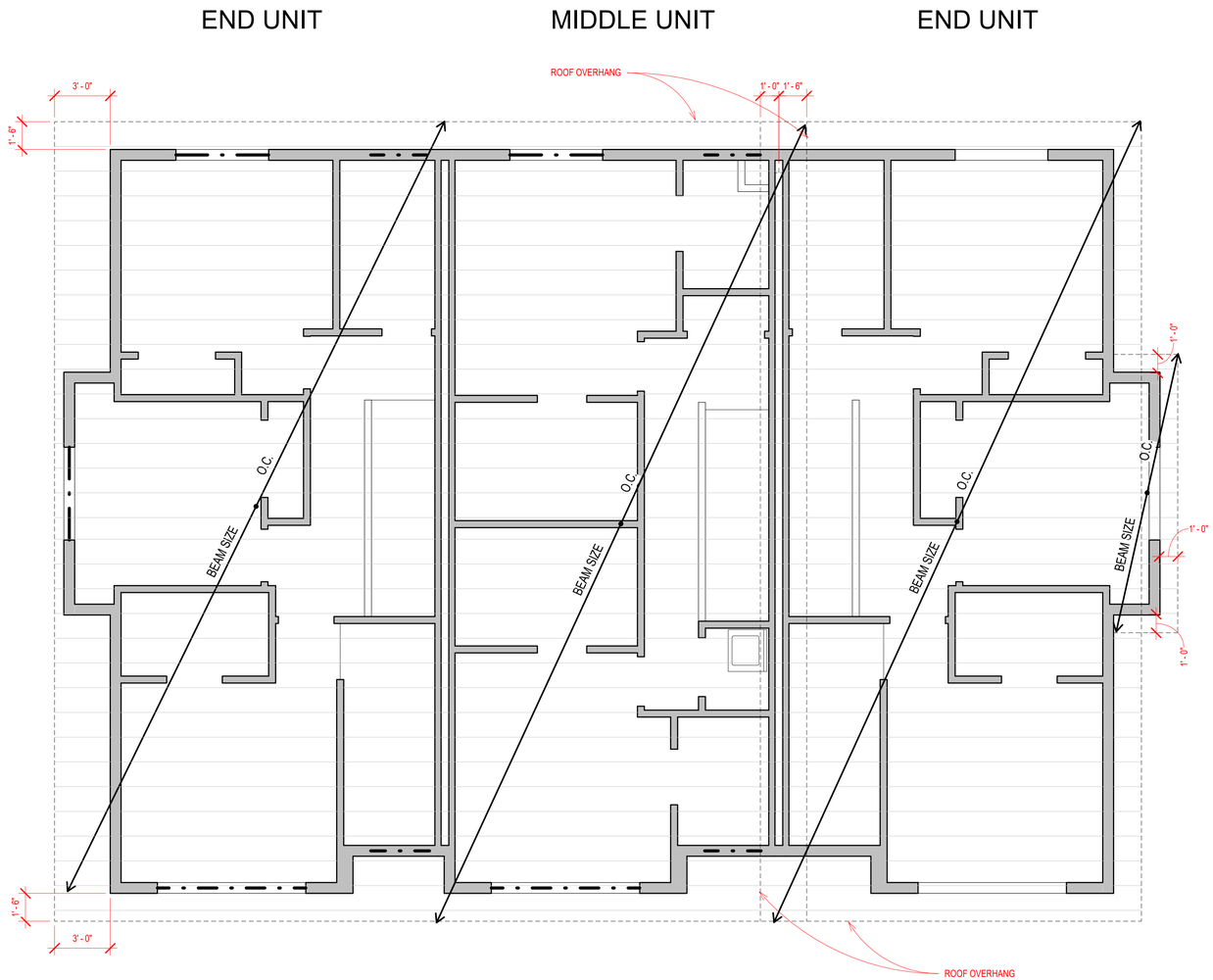
**REVISIONS**

| # | Description | Date |
|---|---|---|

DRAWING
(2 & 3) UNIT FOUNDATION PLAN
9
SHEET




2 UNIT - ROOF FRAMING PLAN
1/4" = 1'-0"




2 3 UNIT - ROOF FRAMING PLAN
1/4" = 1'-0"

STATE OF UTAH
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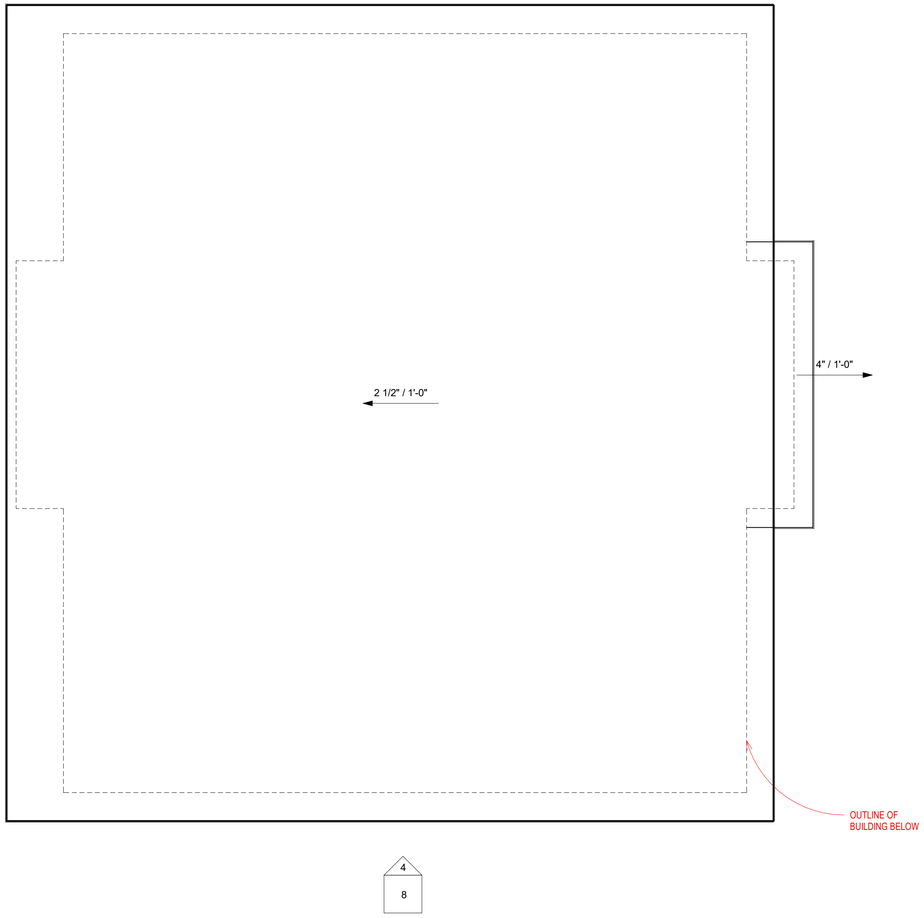
REVISIONS

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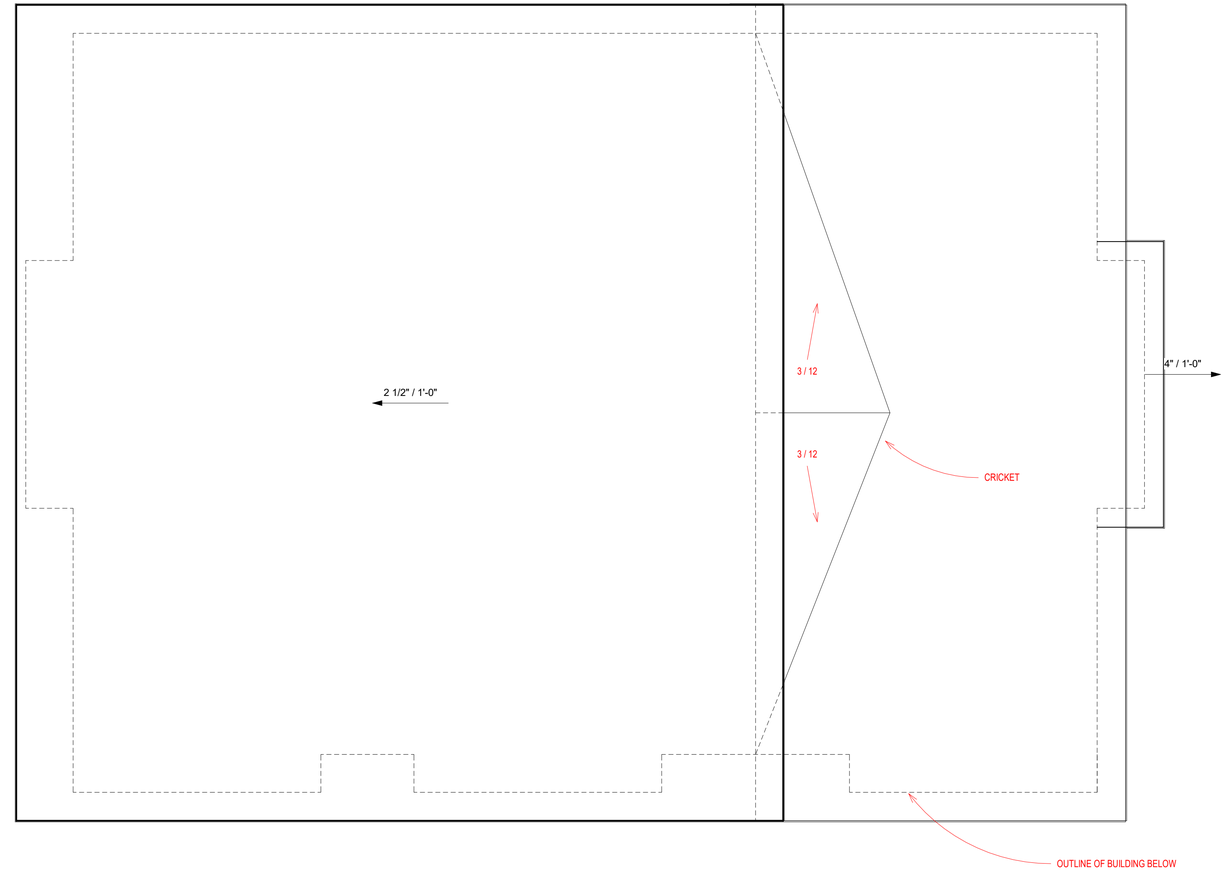
DRAWING
(2 & 3) UNIT
ROOF FRAMING

10

SHEET




1 (2) UNIT ROOF PLAN
1/4" = 1'-0"




2 (3) UNIT ROOF PLAN
1/4" = 1'-0"

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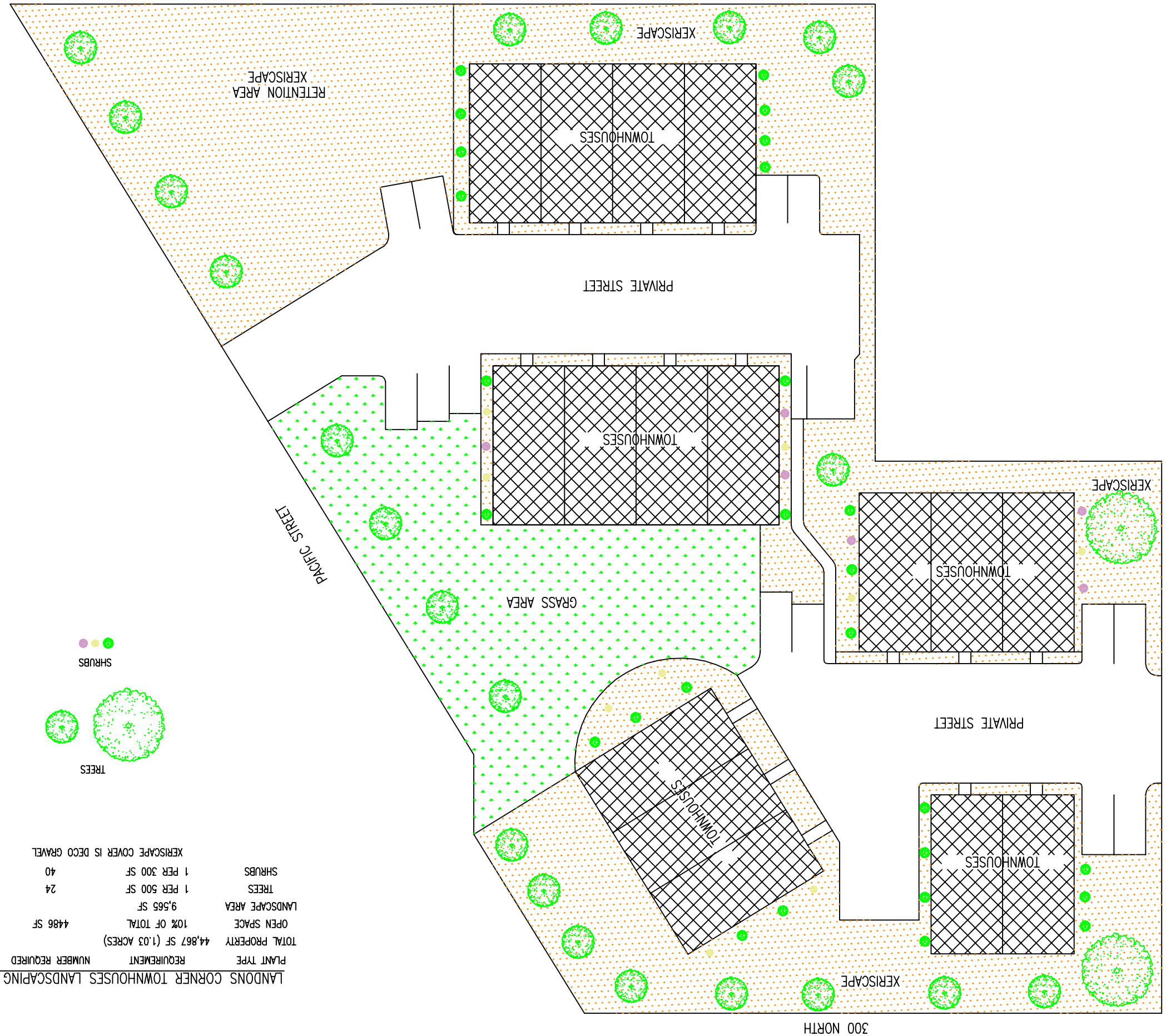
DRAWING
(2 & 3) UNIT ROOF PLAN

11
SHEET

# LANDONS CORNER

LANDSCAPING PLAN
360 WEST
CLEARFIELD, UTAH

SHEET: L101




SHRUBS

TREES

LANDONS CORNER TOWNHOUSES LANDSCAPING REQUIREMENTS

| PLANT TYPE | REQUIREMENT | NUMBER REQUIRED | NUMBER PLANNED |
|---|---|---|---|
| TOTAL PROPERTY | 44,867 SF (1.03 ACRES) | | |
| OPEN SPACE | 10% OF TOTAL | 4486 SF | 12,114 SF (27%) |
| LANDSCAPE AREA | 9,565 SF | | |
| TREES | 1 PER 500 SF | 24 | 24 |
| SHRUBS | 1 PER 300 SF | 40 | 42 |

XERISCAPE COVER IS DECO GRAVEL

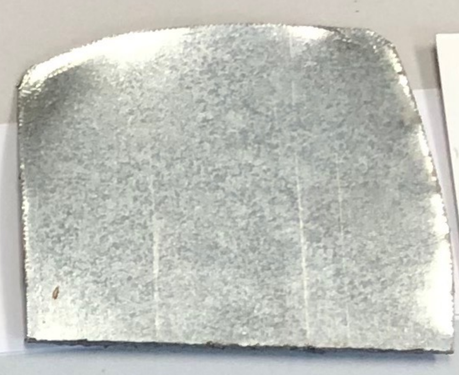

DOVETAIL STUCCO
WHITE LAP SIDING
DOVETAIL STUCCO
GAUNTLET GREY STUCCO
WHITE LAP SIDING
METAL PANEL
GAUNTLET GREY STUCCO
METAL PANEL
Y STUCCO
RED BRICK
DOVETAIL STUCCO
RED BRICK
WHITE LAP SIDING

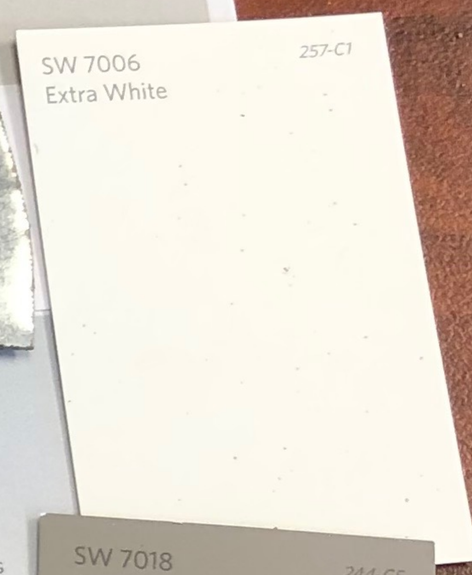

DOVETAIL STUCCO
GAUNTLET GREY STUCCO
DOVETAIL STUCCO
DOVETAIL STUCCO
WHITE LAP SIDING
HITE LAP SIDING
GAUNTLET GREY STUCCO
GREY STUCCO
METAL PANEL
RED BRICK
NG
RED BRICK


DOVETAIL STUCCO
GAUNTLET GREY STUCCO
DOVETAIL STUCCO
WHITE LAP SIDING
WHITE LAP SIDING
METAL PANEL
RED BRICK
WHITE LAP SIDING

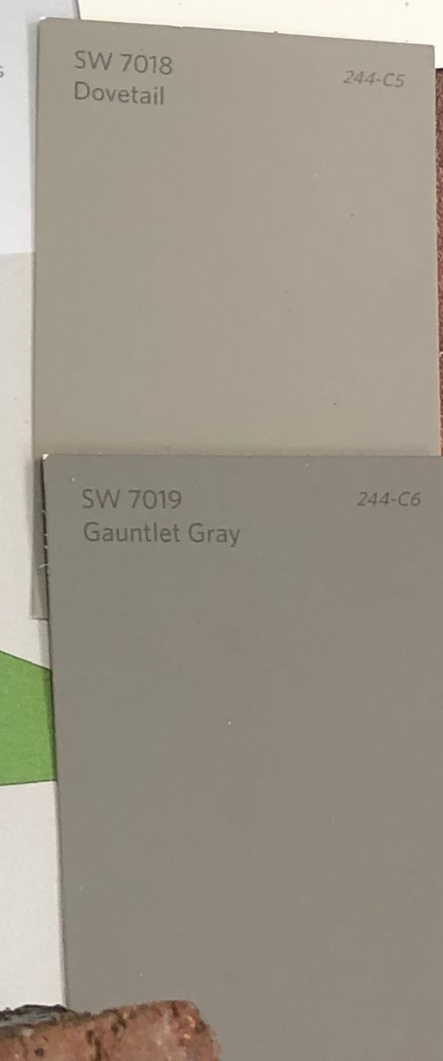

DOVETAIL STUCCO
DOVETAIL STUCCO
WHITE LAP SIDING
GAUNTLET GREY STUCCO
WHITE LAP SIDING
METAL PANEL
GAUNTLET GREY STUCCO
METAL PANEL
RED BRICK
DOVETAIL STUCCO
WHITE LAP SIDING






SW 7006
Extra White
257-C1


DOVETAIL STUCCO
DOVETAIL STUCCO
WHITE LAP SIDING
GAUNTLET GREY STUCCO
WHITE LAP SIDING
METAL PANEL
RED BRICK
WHITE LAP SIDING


SW 7018
Dovetail
244-C5
SW 7019
Gauntlet Gray
244-C6

*From the Desk of*
*Deputy Chief John Taylor*
**NORTH DAVIS FIRE DISTRICT**
**381 NORTH 3150 WEST**
**OFFICE: (801) 525-2850**
**FAX: (801) 525-6935**
**EMAIL: JTAYLOR@NOFIRES.ORG**

TO: Rick Scaddon / Developer
Brad McIlrath / Clearfield City Planner

FROM: John Taylor / Fire Marshal

RE: Landon's Corner Apartments

DATE: May 21, 2019

I have reviewed the site plan submitted for the above referenced project. The Fire Prevention Division of this Fire District has the following comments/concerns. This is a copy of the letter I sent in March and then again in April. The plat is approved subject to item #7. Once this issue is resolved I can update this letter for full approval.

1. The minimum fire flow requirement is 1500 gallons per minute for 60 consecutive minutes for residential one and two family dwellings. Fire flow requirements may be increased for residential one and two family dwellings with a building footprint equal to or greater than 3,600 square feet or for buildings other than one and two family dwellings. Provide documentation that the fire flow has been confirmed through the Clearfield City water dept.

2. Fire hydrants and access roads shall be installed prior to construction of any buildings. All hydrants shall be placed with the 4½" connection facing the point of access for Fire Department Apparatus. Provide written assurance that this will be met.

3. Prior to beginning construction of any buildings, a fire flow test of the new hydrants shall be conducted to verify the actual fire flow for this project. The Fire Prevention Division of this Fire District shall witness this test and shall be notified a minimum of 48 hours prior to the test.

4. All fire apparatus access roads shall be a minimum all-weather, drivable and maintainable surface. There shall be a minimum clear and unobstructed width of not less than 26 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. Dead-end roads created in excess of 150 feet in length shall be provided with an approved turn-around.

5. If grades exceed 8%, approval from the City Engineer and the Fire District is required.

6. A set of architectural drawings are requested to insure that no livable space is available on the bottom floor of each unit. In the event that livable space is present, fire sprinklers will be

required.

7. A plan review fee and NDFD application are due to our office before final approval is given.

These plans have been reviewed for Fire District requirements only. Other departments must review these plans and will have their requirements. This review by the Fire District must not be construed as final approval from Clearfield City.

# Planning Commission
## STAFF REPORT

AGENDA ITEM
**#2**

**TO:** **Clearfield City Planning Commission**

**FROM:** **Brad McIlrath, Senior Planner**
**brad.mcilrath@clearfieldcity.org**
**(801) 525-2784**

**MEETING DATE:** **Wednesday, June 5th, 2019**

**SUBJECT:** Discussion and Possible Action on **CUP 1905-0003,** a conditional use permit request by Jacob Edwards to develop the subject property as a tow yard for Edward's Towing. **Location:** 235 East 700 South (TIN: 12-668-0003). **Parcel Area:** 0.84 Acres. **Zone:** M-1 (Manufacturing). **Planner:** Brad McIlrath **(Administrative Matter).**

**RECOMMENDATION**

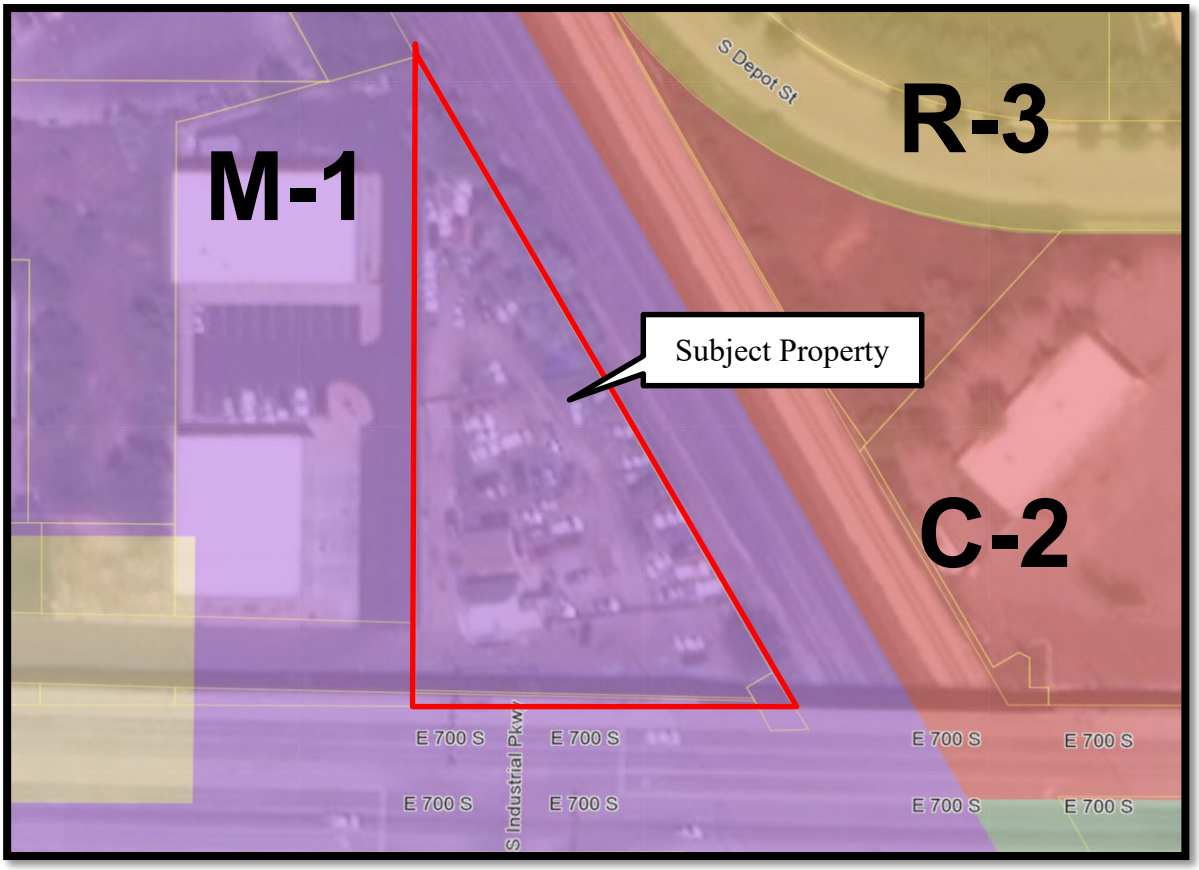
Staff recommends that the Planning Commission move to **approve as conditioned**, **CUP 1905-0003**, a conditional use permit request by Jacob Edwards to develop the property for a towing business at the property addressed 235 East 700 South (TIN: 12-668-0003). This recommendation is based on the discussion and findings in the Staff Report.

**PROJECT SUMMARY**

| Project Information | |
|---|---|
| Project Name | Edward's Towing |
| Site Location | 235 East 700 South |
| Tax ID Number | 12-668-0003 |
| Applicant | Jacob Edwards |
| Owner | Edwards Towing LLC |
| Proposed Actions | Conditional Use Permit Approval |
| Current Zoning | M-1 (Manufacturing) |
| Land Use Classification | Business Park |
| Gross Site | 0.81 Acres |

| Surrounding Properties and Uses: | | Current Zoning District | General Plan Land Use Classification |
|---|---|---|---|
| North | Jennmar Corp. of Utah | M-1 (Manufacturing) | Business Park |
| East | UTA/Union Pacific Railroad | N/A | N/A |
| South | 700 South / Highway 193 | N/A | N/A |
| West | Prestine Auto Utah LLC | M-1 (Manufacturing) | Business Park |

**Aerial Image & Zoning**




## BACKGROUND

The applicant, Jacob Edwards is seeking approval to develop this site for a towing business Edward's Towing to operate at this location. This site was granted approval by the Planning Commission in January 2015 for an outdoor storage towing yard, but was never finalized because all conditions of approval were not accomplished. That approval expired the following year with an expiration letter dated February 10, 2016 documenting that expiration. The applicant proposes to develop the site with an asphalt parking area for the outdoor storage of vehicles and the installation of a storm water detention basin, along with all required improvements.

## CONDITIONAL USE PERMIT REVIEW

### Outdoor Storage

Clearfield City Code Section 11-13-12 provides specific development standards for outdoor storage in the M-1 (Manufacturing) zone. The following standards apply to this type of use:

*11-13-12B* *All outdoor storage….shall be enclosed by a fence or wall at least six feet (6') in height and impervious to sight from any public street, right of way, or adjacent property. No items may be stacked higher than the fence or wall of the enclosure.*

*11-13-12E Outdoor storage in the M-1 zone may exceed the height of six feet (6') up to a maximum height of up to fifteen feet (15') only if all adjacent properties share the same M-1 zone designation. If a railroad right of way is adjacent to the property, storage may only exceed six feet (6') upon Planning Commission approval. The following shall be the criteria by which the Planning Commission shall review the storage:*

1. *There shall be adequate screening to prevent any residential zones across the railroad right of way from viewing the storage.*
2. *The storage shall be screened to prevent a view of the storage from a commuter rail train. Screening can be accomplished by a change in grade, landscaping, or sight obscuring fences or walls. The Planning Commission may impose any other conditions designed to mitigate the impact of the storage.*

*11-13-12F All areas used for outdoor storage shall be properly surfaced with an impermeable, all weather material, and shall be kept free of weeds and debris.*

Based upon these standards the existing chain link fence along the east property line will need to be replaced with a solid type fence that prevents view from any public street (700 South), the railroad right of way, and adjacent property to the west. The height of the minimum height of the fence will need to be six feet (6') tall unless otherwise required by the Planning Commission to be taller. The east property line will need to be planted with landscaping that will screen the storage from the UTA commuter rail line. This type of landscape screening will require trees that are tall enough to provide screening over the fence height, and consistent with 11-13-23 for tree size and heights. Design guideline Section 11-18-4K states that screening walls, fences, or other visual barriers that create a continuous surface greater than twenty feet (20') in length be softened visually with acceptable landscaping. Staff recommends that screening trees be placed along the east property line and west property line at regular intervals to soften the continuous fence wall and further screen the site. The proposed parking lot material complies with the surface material outlined above.

**Site Landscaping and Dumpster Enclosure(s)**

The M-1 Zone requires that a minimum of ten percent (10%) of the project be developed as landscaped open space. With a total parcel area of 35,284 square feet, 3,528 square feet must be provided as landscaped open space. It is important to note that storm water drainage areas are not allowed to count towards that minimum landscape open space number. As required by Section 11-13-23, "Landscape Standards and Requirements," a commercial property is required to have one (1) tree for every five hundred (500) square feet of landscape area and one (1) shrub for every three hundred (300) square feet of landscape area. The trees must have a trunk size of two inches (2") as measured eight inches (8") above the soil line and a minimum height of six feet (6'). The shrubs must have a minimum size of one (1) gallon at time of planting that will attain a height of at least two feet (2'). Based upon the minimum landscape square footage of 3,528 square feet, the development must have:

- Seven (7) trees; and
- Twelve (12) shrubs.

The applicant will need to provide a landscape and irrigation plan that meets these standards and those needed to provide screening from the UTA commuter rail line. As required by the "Design Standards" chapter, drought resistant shrubs and trees are encouraged in conjunction with an efficient low use irrigation system.

The proposed site plan does not include a dumpster location or enclosure for a dumpster. If a dumpster is to be used, an enclosure will need to be installed that is constructed using the same materials of the building or approved masonry. The enclosure must also be surrounded by landscaping to further soften the visual impact of the enclosure.

**Site Access and Parking**
Chapters 11-14 "Off Street Parking and Loading" and 11-18 "Design Standards" outline the development standards for site access and parking. Parking for this type of use is calculated based on the square footage area of the office. Without having square footage numbers for the building where the office will be located and with the observation of cars parked along 700 South, staff recommends that there be parking spaces provided for the employee and visitor parking. Based upon the number of vehicles parking along the street, staff recommends that a minimum of two (2) standard off street parking spaces be provided for the business and that one (1) ADA van accessible space be provided to meet ADA requirements. These parking spaces should be located as close to the building as possible, but not within the street right of way. The remaining parking shown on the site plan can be left for storage of vehicles. The parking plan shows four (4) spaces that are dashed out, which do not need to be to meet city standards.

The vehicular ingress and egress access for this site is provided directly from 700 south to the storage yard and the main building.

## CITY DEPARTMENT / AGENCY REVIEW

On May 10, 2019 copies of the plans were provided digitally or physically to the North Davis Sewer District, North Davis Fire District, City Engineer and public works staff. The City Engineer provided a review letter dated 23 May 2019 and the North Davis Fire District provided a letter dated 18 April 2019. Each review letter is included as an attachment to this report. No other comments have been provided to date.

## CONDITIONS OF APPROVAL

*The following conditions of approval shall be addressed by the applicant and shown on a set of revised plans prior to issuance of final land use approval unless otherwise noted.*

1) The project shall comply with all applicable development standards of the M-1 Zone.
2) A landscape and irrigation plan shall be submitted and must meeting the minimum landscape standards of the M-1 Zone and Clearfield City which includes, but is not limited to the following:
    a. A minimum of 10% of the development site (3,528 sq. ft.) must be provided in landscape open space.
    b. A minimum of one (1) tree shall be planted for every 500 square feet of landscaped area and a minimum of one (1) shrub shall be planted for every 300 square feet of landscaped area.

c. Trees shall be planted along the east and west property lines at regular intervals to break up the wall/fencing and provide screening of the site from adjacent properties and the UTA commuter rail line.

3) A minimum six foot (6') tall solid sight obscuring fence shall be installed around the perimeter of the site to screen the storage area from all public rights-of-way including the commuter rail right-of-way.

4) A minimum of two (2) standard parking spaces and one (1) ADA van accessible parking space shall be provided for employees and customers of the business.

5) No on street parking for this business is allowed and all vehicles to be stored shall be kept within the approved storage yard.

6) No vehicles shall be stored on-site longer than 90 days and no motor vehicle sales or parts and no dismantling of vehicles may occur.

7) The outdoor storage is for towed vehicles only. The site must be kept orderly and clean of debris and items not permitted by this approval which include all items that would constitute a junkyard as defined in Clearfield City Code.

8) The project shall comply with all applicable fire code standards and obtain North Davis Fire District approval prior to the issuance of final Land Use Approval.

9) The project shall comply with engineering standards / requirements and obtain approval prior to the issuance of final Land Use approval.

10) The applicant shall obtain a building permit for all site work prior to the commencement of said work.

11) The applicant shall obtain a Clearfield City Business License prior to the commencement of business operations at this site.

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**ATTACHMENTS**

1. Cover Sheet
2. Site Plan
3. Grading/Drainage Plan
4. Storm Water Pollution Prevention Plan (SWPPP)
5. Engineering Review Letter dated 23 May 2019
6. NDFD Review Letter dated 23 May 2019

*PROJECT TYPE:*

# NEW PARKING AREA FOR EDWARDS TOWING

*LOCATION:*

*235 E. 700 S.*

*CLEARFIELD, UTAH*

2-24-2015

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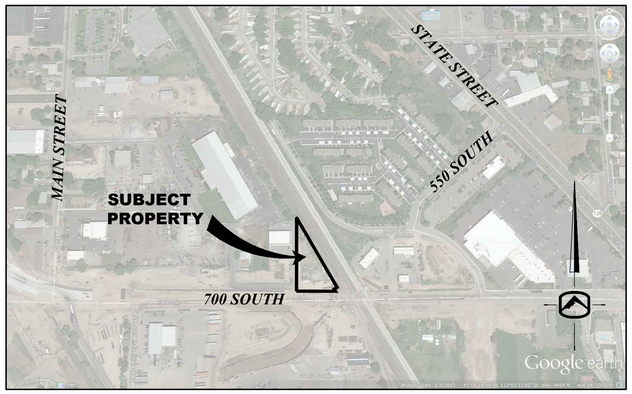

**SILVERPEAK ENGINEERING**

*177 E. ANTELOPE DR.*
*LAYTON, UT 84041*
*PHONE: (801) 499-5054*
*FAX: (801) 499-5065*


REVISED:

DATE: 2-24-2015
PROJECT:
DRAWN BY: JRJ
CHECKED BY:

## VICINITY MAP




## GOVERNING AGENCIES

**CITY ENGINEER**
CLEARFIELD CITY ENGINEERING
55 SOUTH STATE STREET
CLEARFIELD, UTAH 84015
PH: (801) 525-2700

**CULINARY WATER**
CLEARFIELD CITY
PUBLIC WORKS
55 SOUTH STATE STREET
CLEARFIELD, UTAH 84015
PH: (801) 525-2100

**FIRE DEPARTMENT**
CLEARFIELD FIRE & RESCUE
55 SOUTH STATE STREET
CLEARFIELD, UTAH 84015
PH: (801) 525-2700

**STORM DRAIN**
CLEARFIELD CITY
PUBLIC WORKS
55 SOUTH STATE STREET
CLEARFIELD, UTAH 84015
PH: (801) 525-2700

**SEWER**
NORTH DAVIS SEWER DISTRICT
4252 WEST 2200 SOUTH
SYRACUSE, UTAH 84075
PH: (801) 825-0712

**NATURAL GAS**
QUESTAR CORPORATION
180 EAST 100 SOUTH
SALT LAKE CITY, UT 84145
MIKE DAVIS 801-345-6806

**SECONDARY WATER**
???

**POWER**
ROCKY MOUNTAIN POWER
201 SOUTH MAIN ST., SUITE 2300
SALT LAKE CITY, UT 84111
CURTIS GALVEZ:
PH: 801-629-3479

**TELEPHONE**
CENTURYLINK TELEPHONE
1425 WEST 3100 SOUTH
SALT LAKE CITY, UT 84119
GARY WEAVER:
801-624-5380

## UTILITY DISCLAIMER

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

## NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS: OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

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

## TRAFFIC CONTROL & SAFETY NOTES

1. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT STATE OF UTAH DEPARTMENT OF TRANSPORTATION MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES, THE CURRENT **CLEARFIELD CITY** STANDARD DRAWING, AND SHALL BE APPROVED BY THE ENGINEER PRIOR TO ANY WORK.

2. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE CITY TRAFFIC ENGINEER, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.

3. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.

4. ALL SIGNAGE AND TRAFFIC DEVICES TO BE USED DURING AND AFTER THE CONSTRUCTION PERIOD SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

5. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE CITY TRAFFIC ENGINEER FOR REVIEW AND APPROVAL.

6. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.

7. TRAFFIC CONTROL DEVICES (TCDS) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.

## GENERAL NOTES

1) ALL WORK WITHIN THE **RIGHT OF WAY OWNER'S** RIGHT OF WAY SHALL CONFORM TO THE **RIGHT OF WAY OWNER'S** STANDARDS & SPECIFICATIONS.

2) ALL WORK PERFORMED ON **CLEARFIELD** OWNED UTILITIES & CONNECTIONS THERETO SHALL CONFORM TO THE **CLEARFIELD** STANDARDS & SPECIFICATIONS, APWA STANDARDS WILL BE USED IN THE ABSENCE OF ANY **CLEARFIELD** STANDARDS AND DETAILS.

3) THESE PLANS CALL FOR BUT ARE NOT DESIGN DRAWINGS FOR THE RELOCATION, AND/OR REMOVAL OF EXISTING **DRY UTILITIES** INFRASTRUCTURE. DESIGN DRAWINGS FOR SAID RELOCATIONS AND REMOVALS SHALL BE BY OTHERS.

4) CALL BLUESTAKES 48 HOURS PRIOR TO DIGGING.

5) CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING MANHOLES AND OTHER UTILITIES BEFORE BUILDING OR STAKING ANY UTILITY LINES.

## PERMISSION TO USE PLANS

ALL DESIGN INFORMATION DEPICTED ION THESE, THE "C" OR CIVIL DRAWINGS IS PROPRIETARY AND THE SOLE PROPERTY OF SILVERPEAK ENGINEERING, INC. THESE DRAWINGS MAY BE USED ONLY BY AUTHORIZATION BY SILVERPEAK ENGINEERING INC. THIS DESIGN IN PART OR IN TOTAL BY NOT BE USED OR DUPLICATED FOR ANY OTHER PROJECT OR PURPOSE. NON PAYMENT OR PARTIAL PAYMENT FOR THIS DESIGN AUTOMATICALLY REVOKES THE AUTHORIZATION OF USE.

## *INDEX TO DRAWINGS*


| | |
|---|---|
| *C0.1* | *CIVIL COVER SHEET* |
| *C1.0* | *GENERAL NOTES* |
| *C2.0* | *SITE PLAN* |
| *C3.0* | *GRADING / DRAINAGE PLAN* |
| *C4.0* | *STORM WATER POLLUTION PREVENTION PLAN* |
| *C4.1* | *STORM WATER POLLUTION PREVENTION NOTES* |


**CALL BLUESTAKES**
*@ 1-800-662-4111*
*AT LEAST 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION*

*EDWARDS TOWING 235 E. 700 S. CLEARFIELD, UTAH*

S:\Silverpeak Projects\2014 Projects\14-143 Edwards Lot, Clearfield\Civil\14-143 Civil (5).dwg 2/8/2019 1:47:54 PM

SHEET NUMBER:
*C0.1*
COVER


ALL INFORMATION SHOWN HEREON IS NOT FINAL OR APPROVED WITHOUT THE GOVERNING AGENCY'S STAMP AND SIGNATURE. ANY USE OF THIS DRAWING AND ITS CONTENT WITHOUT SAID APPROVAL IS DONE AT THE INDIVIDUAL'S OWN RISK. SILVER PEAK ENGINEERING DOES NOT ASSUME LIABILITY FOR ANY SUCH USE.


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# GENERAL NOTES

CONTRACTOR SHALL OBTAIN A COPY OF, AND STRICTLY ADHERE TO THE CURRENT STANDARDS AND SPECIFICATIONS OF ALL APPLICABLE AGENCIES.

ALL WORK TO CONFORM TO **CLEARFIELD CITY'S** STANDARDS, DRAWINGS,AND SPECIFICATIONS. APWA STANDARDS WILL BE USED IN THE ABSENCE OF ANY **CLEARFIELD CITY** STANDARDS AND DETAILS.

CONTRACTOR TO NOTIFY **CLEARFIELD CITY'S** AND SILVERPEAK ENGINEERING 48 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION REQUIRED FOR THIS PROJECT.

NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFOREHAND.

PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.

CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.

CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENTS STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.

THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.

TRAFFIC CONTROL TO CONFORM TO THE CURRENT MUTCD AND UDOT STANDARDS.

THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTORS FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.

PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

CONTRACTORS MUST START AT THE LOW END OF ALL GRAVITY FED LINES AND WORK UP HILL. FAILURE TO COMPLY WITH THIS NOTE SHALL RELEASE THE CIVIL ENGINEER OF ALL LIABILITY.

CONTRACTOR SHALL LAYOUT AND POTHOLE FOR ALL POTENTIAL CONFLICTS WITH UTILITY LINES ON OR OFF SITE AS REQUIRED PRIOR TO ANY CONSTRUCTION.

NO ALLOWANCE SHALL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFOREHAND.

# GEOTECHNICAL NOTES

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 WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 96% STANDARD PROCTOR DENSITY PER ASTM TEST D-1557. 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 SUB GRADE 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 SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT, SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN SOILS REPORT AND PLANS, ETC.

# UNDERGROUND INFORMATION

THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS IS BASED ON INFORMATION GATHERED FROM UTILITIES AND/OR FROM ABOVE-GROUND STRUCTURES OR EVIDENCE FOUND AT THE TIME OF SURVEY. AS SUCH, THE UNDERGROUND INFORMATION IS A BEST ESTIMATE. SILVER PEAK DOES NOT REPRESENT OR GUARANTEE THAT THE UNDERGROUND INFORMATION PROVIDED IS CORRECT OR UP TO DATE.

IT SHALL BE THE CONTRACTORS FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. CALL BLUESTAKES A MINIMUM OF 48 HOURS PRIOR TO BEGINNING ANY DIGGING OR UTILITY WORK.

NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.

# UTILITY NOTES

CONTRACTOR SHALL OBTAIN A COPY OF, AND STRICTLY ADHERE TO THE CURRENT STANDARDS AND SPECIFICATIONS OF **CLEARFIELD CITY**. CONTRACTOR IS TO OBTAIN ANY REQUIRED PERMITS AND NOTIFY THE UTILITY OWNER AND SILVER PEAK ENGINEERING PRIOR TO BEGINNING ANY WORK ON WET UTILITIES. CONTRACTOR IS TO COORDINATE DRY UTILITY WORK WITH THE UTILITY OWNERS.

***STORM DRAIN***
SEE **CLEARFIELD CITY** STANDARDS & SPECIFICATIONS FOR ALL DETAILS & SPECIFICATIONS GOVERNING THE CONSTRUCTION & INSPECTION OF THE **STORM DRAIN** & APPURTENANCES **WITHIN THE PUBLIC RIGHT-OF-WAY** SHOWN ON THIS PLAN. SEE THE DETAILS PROVIDED ON THIS SET OF DRAWINGS FOR ALL OTHER STORM DRAIN CONSTRUCTION. APWA STANDARDS WILL BE USED IN THE ABSENCE OF ANY **CLEARFIELD CITY** STANDARDS AND DETAILS.

***LAND DRAIN: NOT USED***

***SANITARY SEWER***
SEE **CLEARFIELD CITY STANDARDS** & SPECIFICATIONS FOR ALL DETAILS & SPECIFICATIONS GOVERNING THE CONSTRUCTION & INSPECTION OF THE **SANITARY SEWER** & APPURTENANCES SHOWN ON THIS PLAN.

***CULINARY WATER***
SEE **CLEARFIELD CITY** STANDARDS & SPECIFICATIONS FOR ALL DETAILS & SPECIFICATIONS GOVERNING THE CONSTRUCTION & INSPECTION OF THE **CULINARY WATER** & APPURTENANCES SHOWN ON THIS PLAN.

***SECONDARY WATER***
SEE **LAKE BOTTOM IRRIGATION CANAL COMPANY** STANDARDS & SPECIFICATIONS FOR ALL DETAILS & SPECIFICATIONS GOVERNING THE CONSTRUCTION & INSPECTION OF THE **SECONDARY WATER** & APPURTENANCES SHOWN ON THIS PLAN.

***DRY UTILITIES***
THESE PLANS SHOW THE LOCATION OF POWER, NATURAL GAS, AND COMMUNICATIONS UTILITIES, BUT ARE NOT DESIGN DRAWINGS FOR THE RELOCATION OR REMOVAL OF EXISTING DRY UTILITIES, NOR FOR ANY NEW DRY UTILITY STUBS. CONTRACTOR IS TO SUBMIT SITE PLAN TO DRY UTILITIES FOR DESIGN OF SERVICE CONNECTIONS TO BUILDING. ACTUAL CONSTRUCTION OF SAID SERVICES TO BE DONE BY RESPECTIVE UTILITY PROVIDERS.

CONTRACTOR MUST START AT THE LOW END OF ALL GRAVITY FED LINES AND WORK UP HILL. FAILURE TO COMPLY WITH THIS NOTE WILL RELEASE THE CIVIL ENGINEER OF ALL LIABILITY.

THE CONTRACTOR IS TO VERIFY DEPTHS OF UTILITIES IN THE FIELD BY POT HOLING A MINIMUM OF 300 FEET AHEAD OF PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. IF A CONFLICT ARISES RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO POTHOLE UTILITIES THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.

ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW PIPE DURING CONSTRUCTION.

ALL THRUST BLOCKS SHALL BE POURED IN PLACE AGAINST UNDISTURBED SOIL AS PER SPECIFICATIONS, ALL VALVES, FITTINGS, AND APPURTENANCES TO BE BLOCKED.

CONTRACTOR TO LOOP NEW WATERLINE AROUND GRAVITY UTILITIES IF CONFLICT DOES OCCUR. (NOTIFY ENGINEER OF THE PROBLEM).

CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL DRAWINGS.

NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.

APWA STANDARDS WILL BE USED IN THE ABSENCE OF ANY **CLEARFIELD CITY** STANDARDS AND DEVICES.

# DEMOLITION NOTES

1. CONTRACTOR TO LEGALLY REMOVE & DISPOSE OF ALL EXTRANEOUS UTILITIES , STRUCTURES, IMPROVEMENTS & DEBRIS ON THE SITE PRIOR TO CONSTRUCTING THE IMPROVEMENTS SHOWN ON THIS PLAN.
2. SAID DEMOLITION MAY INCLUDE, BUT IS NOT LIMITED TO UTILITY SERVICES AS WELL AS ASPHALT, CONCRETE, FENCES, TREES, SHRUBS & OTHER DELETERIOUS MATERIALS ON THE SITE.
3. SAID DEMOLITION EXCLUDES UTILITY MAINS UNLESS SPECIFICALLY SHOWN ON THIS PLAN.
4. SAID DEMOLITION EXCLUDES PUBLICLY OWNED STREET IMPROVEMENTS UNLESS SPECIFICALLY SHOWN ON THIS PLAN.
5. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
6. CONTRACTOR IS TO COORDINATE ALL PERMITS, FEES & INSPECTIONS AS REQUIRED BY ANY AGENCY HAVING JURISDICTION.
7. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ONE APPROACH TO SITE. THE APPROACH SHALL BE DESIGNATED BY THE GENERAL MANAGER.

# ABOVE-GROUND IMPROVEMENTS

CONTRACTOR SHALL OBTAIN A COPY OF, AND STRICTLY ADHERE TO THE CURRENT **CLEARFIELD CITY** STANDARDS AND SPECIFICATIONS. APWA STANDARDS WILL BE USED IN THE ABSENCE OF ANY **CLEARFIELD CITY** STANDARDS AND DETAILS. CONTRACTOR IS TO OBTAIN ANY REQUIRED PERMITS AND NOTIFY THE STREET OWNER AND SILVER PEAK ENGINEERING PRIOR TO BEGINNING ANY WORK WITHIN SAID STREET.

SITE WORK OUTSIDE OF THE PUBLICLY OWNED RIGHT OF WAY SHALL CONFORM WITH THE NOTES AND DETAILS **SHOWN ON THIS SET OF PLANS**. CONTRACTOR IS TO NOTIFY THE **OWNER** AND SILVERPEAK ENGINEERING PRIOR TO BEGINNING SAID WORK.

ALL DIMENSIONS, AND GRADES SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

ALL EXISTING MANHOLES, WATER VALVES, CLEAN OUTS, ETC., ARE TO BE RAISED OR LOWERED TO GRADE.

ALL NEW VALVES, MANHOLES, ETC. SHALL BE INSTALLED A MINIMUM OF 6A BELOW FINISH GRADE & RAISED TO GRADE AS REQUIRED WITH A MINIMUM 6A CONCRETE RING.

FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED, CHANGES IN DIRECTION, AND AT EQUAL INTERVALS NOT TO EXCEED 50 FEET. SLABS-ON-GRADE WILL BE TYPICALLY SCORED (1/2 THE DEPTH) AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR DEPTH, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING.

CONCRETE WATERWAYS, CURB WALLS, MOW STRIPS, CURB AND GUTTER, ETC., WILL TYPICALLY BE SCORED ( 1/2 THE DEPTH) AT INTERVALS NOT TO EXCEED 10 FEET, AND HAVE FULL DEPTH EXPANSION JOINTS THAT EQUAL SPACING NOT TO EXCEED 40 FEET.

UNLESS OTHERWISE NOTED, ALL SLABS-ON-GRADE WILL HAVE A MINIMUM 8" TURNED-DOWN EDGE TO HELP CONTROL FROST HEAVE.

UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (96% STANDARD PROCTOR DENSITY) SUB GRADE.

ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED, ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".

ALL JOINTS (CONTROL JOINTS, CONSTRUCTION JOINTS, EXPANSION JOINTS, ETC.), WILL BE SEALED WITH A ONE PART POLYURETHANE SEALANT (SEE SPECIFICATION).

CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.

ALL EXISTING ASPHALT WILL BE SAW CUT IN NEAT STRAIGHT LINES BY THE CONTRACTOR PRIOR TO EXCAVATION.

HANDICAP ACCESSIBILITY: ALL CONSTRUCTION SHALL MEET THE ADA HANDICAP ACCESSIBILITY REQUIREMENTS. FOR ANY DISCREPANCIES BETWEEN THE PLANS AND ADA REQUIREMENTS, ADA REQUIREMENTS WILL GOVERN.

STRIPING WILL BE PER THE PLANS AND/OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. STRIPING TO INCLUDE HANDICAP INSIGNIAS, SIGNS, CROSS-HATCHING, DIRECTION ARROWS, ETC. AS SHOWN OR AS DIRECTED.

NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.

# ABBREVIATIONS

NOT ALL ITEMS MAY BE APPLICABLE

| | |
|---|---|
| Φ | DIAMETER |
| Δ | DELTA |
| ° | DEGREES |
| ' | MINUTES, FEET |
| " | SECONDS, INCHES |
| ADA | AMERICAN DISABILITIES ACT |
| ARCH | ARCHITECTURAL |
| B&C | BAR & CAP |
| BL | BOUNDARY LINE |
| BM | BENCHMARK |
| BND | BOUNDARY |
| BOW | BACK OF WALK |
| BRGS | BEARING |
| BVC | BEGIN VERTICAL CURVE |
| BVCE | BEGIN VERTICAL CURVE ELEVATION |
| BVCS | BEGIN VERTICAL CURVE STATION |
| C&G | CURB AND GUTTER |
| CB | CATCH BASIN |
| CH | CHORD |
| CHB | CHORD BEARING |
| CI | CAST IRON |
| CL | CENTERLINE |
| CMP | CORRUGATED METAL PIPE |
| CO | CLEANOUT |
| COMBO | COMBINATION |
| CONC | CONCRETE |
| CONST | CONSTRUCTION |
| CUL | CULINARY |
| CW | CULINARY WATER |
| CWL | CULINARY WATERLINE |
| DEMO | DEMOLITION |
| DI | DUCTILE IRON |
| DIAM | DIAMETER |
| DIST | DISTANCE |
| E | EAST |
| EG | EXISTING GRADE |
| EOA | EDGE OF ASPHALT |
| ELEC | ELECTRICAL |
| EVC | END VERTICAL CURVE |
| EVCE | END VERTICAL CURVE ELEVATION |
| EVCS | END VERTICAL CURVE STATION |
| EXIST | EXISTING |
| EX | EXISTING |
| FDC | FIRE DEPARTMENT CONNECTION |
| FG | FINISH GRADE |
| FH | FIRE HYDRANT |
| FL | FLOWLINE |
| FND | FOUND |
| FND | FOUNDATION |
| FTG | FOOTING |
| GB | GRADE BREAK |
| GR | GRATE |
| GV | GATE VALVE |
| HDPE | HIGH-DENSITY POLYETHYLENE PIPE |
| HP | HIGH POINT |
| HPE | HIGH POINT ELEVATION |
| HPS | HIGH POINT STATION |
| HWM | HIGH WATER MARK |
| INV | INVERT |
| IRR | IRRIGATION |
| IRRMH | IRRIGATION MANHOLE |
| K | RADIUS OF CURVATURE |
| L | LENGTH |
| LAT | LATERAL SERVICE |
| LD | LAND DRAIN |
| LDMH | LAND DRAIN MANHOLE |
| LG | LIP OF GUTTER |
| LP | LIGHT POLE |
| LPE | LOW POINT ELEVATION |
| LPS | LOW POINT STATION |
| MECH | MECHANICAL |
| MH | MANHOLE |
| MON | MONUMENT |
| N | N NORTH |
| NE | NORTHEAST |
| NR | NON-RADIAL |
| NW | NORTHWEST |
| OC | ON CENTER |
| PL | PROPERTY LINE |
| PROP | PROPERTY |
| PUE | PUBLIC UTILTIY EASEMENT |
| PU&DE | PUBLIC UTILITY & DRAINAGE EASEMENT |
| PUE&DE | PUBLIC UTILITY EASEMENT & DRAINAGE EASEMENT |
| PVC | POLYVINYLCHLORIDE |
| R | RADIUS |
| RCL | ROADWAY CENTERLINE |
| RCP | REINFORCED CONCRETE PIPE |
| S | SOUTH |
| SD | STORM DRAIN |
| SDCB | STORM DRAIN CATCH BASIN |
| SDCO | STORM DRAIN CLEANOUT |
| SDMH | STORM DRAIN MANHOLE |
| SE | SOUTHEAST |
| SEC | SECONDARY |
| SEC | SECTION |
| SLB&M | SALT LAKE BASE & MERIDIAN |
| SPEC | SPECIFICATION |
| SPECS | SPECIFICATIONS |
| SPP | STEEL PIPE |
| SS | SANITARY SEWER |
| SSCO | SANITARY SEWER CLEANOUT |
| SSMH | SANITARY SEWER MANHOLE |
| STD | STANDARD |
| STDS | STANDARDS |
| SW | SECONDARY WATER |
| SW | SOUTHWEST |
| SWL | SECONDARY WATERLINE |
| TAN | TANGENT |
| TB | THRUST BLOCK |
| TBC | TOP BACK OF CURB |
| TBW | TOP BACK OF WALK |
| TEL | TELEPHONE |
| TGW | TOP OF GURBWALL |
| TOA | TOP OF ASPHALT |
| TOC | TOP OF CONCRETE |
| TOG | TOP OF GRATE |
| TOW | TOP OF WALL |
| UDOT | UTAH DEPARTMENT OF TRANSPORTATION |
| UP | UTILITY POLE |
| UTIL | UTILITY |
| V | VALVE |
| VC | VERTICAL CURVE |
| W | WATER |
| W | WEST |
| WL | WATERLINE |
| WM | WATER METER |
| WV | WATER VALVE |
| X | CROSS |
| X-SECT | CROSS-SECTION |

**SEAL:**

2-21-2015

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**REVISED:**

**DATE:** --/--/--
**PROJECT:** ---
**DRAWN BY:** MJL
**PLOT:** 2:24:2015

**DRAWING DESCRIPTION:** GENERAL NOTES


177 E. ANTELOPE DR. #B
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SILVERPEAK ENGINEERING


**EDWARDS TOWING**
235 EAST 700 SOUTH
CLEARFIELD, UTAH

**CALL BLUESTAKES**
**@ 1-800-662-4111**
**AT LEAST 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION**

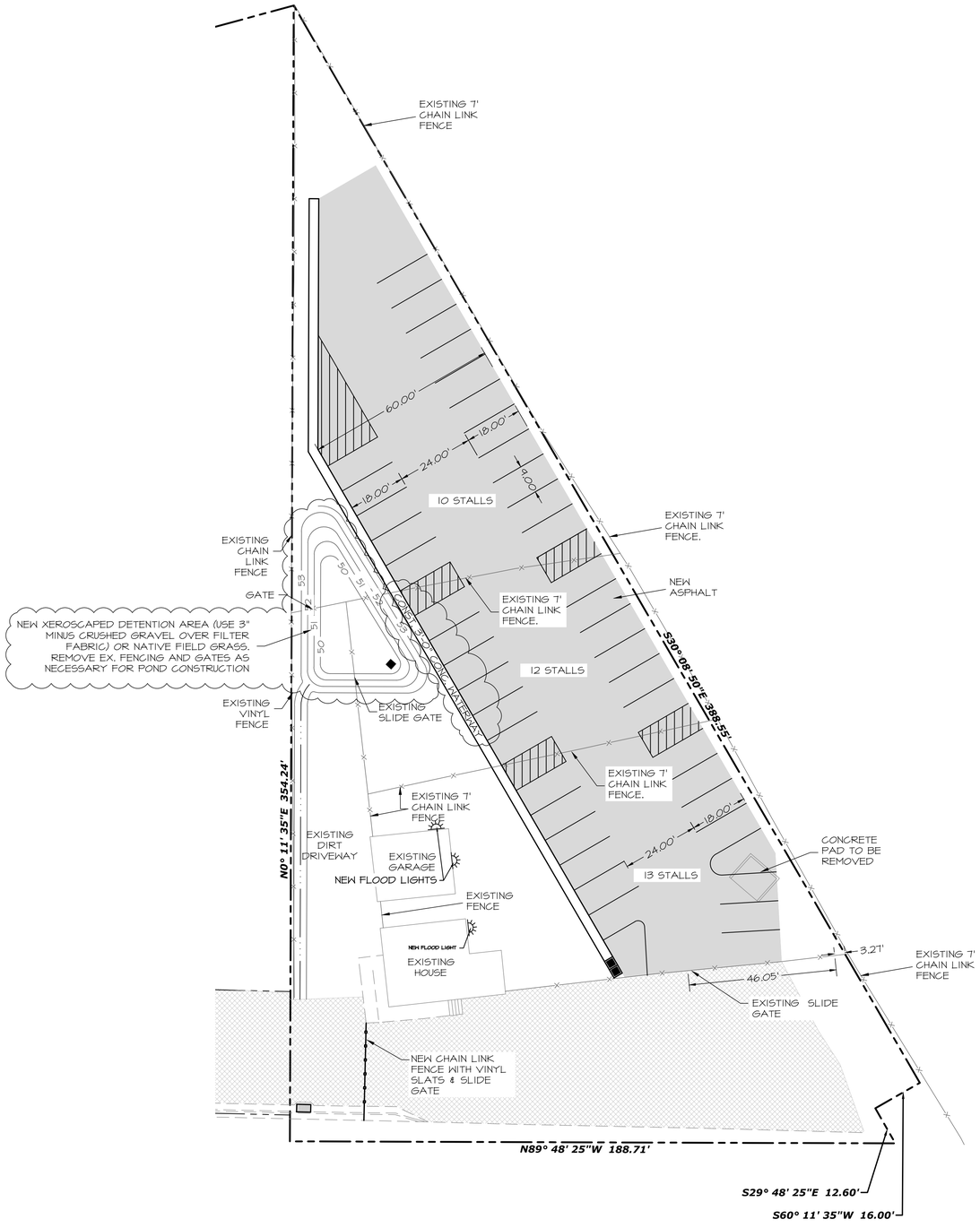
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GENERAL NOTES




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## SITE AREA TABULATION

| | | | |
|---|---|---|---|
| EXIST. HARDSCAPE | 8,798 SQ.FT. | 0.20 AC. | 24% |
| NEW HARDSCAPE | 11,595 SQ.FT. | 0.27 AC. | 32% |
| UNDEVELOPED | 11,188 SQ.FT. | 0.26 AC. | 31% |
| LANDSCAPE | 4,874 SQ.FT. | 0.11 AC. | 13% |
| TOTAL SITE | 36,447 SQ.FT. | 0.84 AC. | 100.00% |
| PARKING PROVIDED | | 35 STALLS | |

## LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- SETBACK LINE
- NEW IRRIGATION LINE
- NEW STORM DRAIN
- NEW SANITARY SEWER
- NEW SECONDARY WATERLINE
- NEW CULINARY WATERLINE
- EX. IRRIGATION LINE
- EX. OVERHEAD POWER LINE
- EX. STORM DRAIN
- EX. SANITARY SEWER
- EX. SECONDARY WATERLINE
- EX. TELEPHONE LINE
- EX. GAS LINE
- EX. CULINARY WATERLINE
- SECTION CORNER
- MONUMENT
- CONTROL POINT
- EG CONTOUR MINOR
- EG CONTOUR MAJOR
- FG CONTOUR MINOR
- FG CONTOUR MAJOR
- NEW ASPHALT
- EXISTING ASPHALT
- 30" HIGH BACK CURB
- 30" RELEASE GUTTER

0 20 40 80

HORIZONTAL SCALE: 1"=20'

## SITE PLAN

**CALL BLUESTAKES**
**@ 1-800-662-4111**
**AT LEAST 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION**

SEAL:

2-21-2015

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REVISED:

DATE: --/--/--
PROJECT: ---
DRAWN BY: M.J.
PLOT: 2-24-2015

DRAWING DESCRIPTION: SITE PLAN

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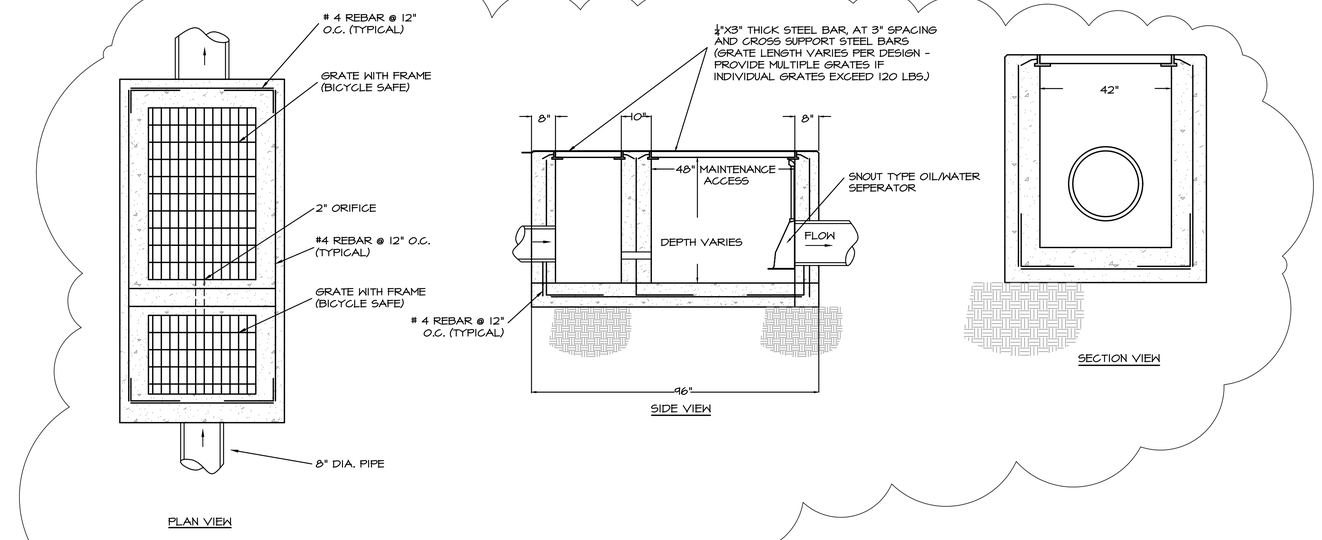
EDWARDS TOWING
235 EAST 700 SOUTH
CLEARFIELD, UTAH

SHEET NUMBER: C2.0
SITE PLAN



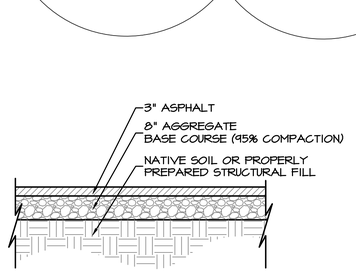
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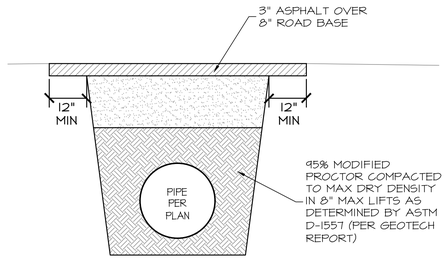

## STORM DRAIN W/ ORIFICE PLATE

NOT TO SCALE — 1 / C3.0



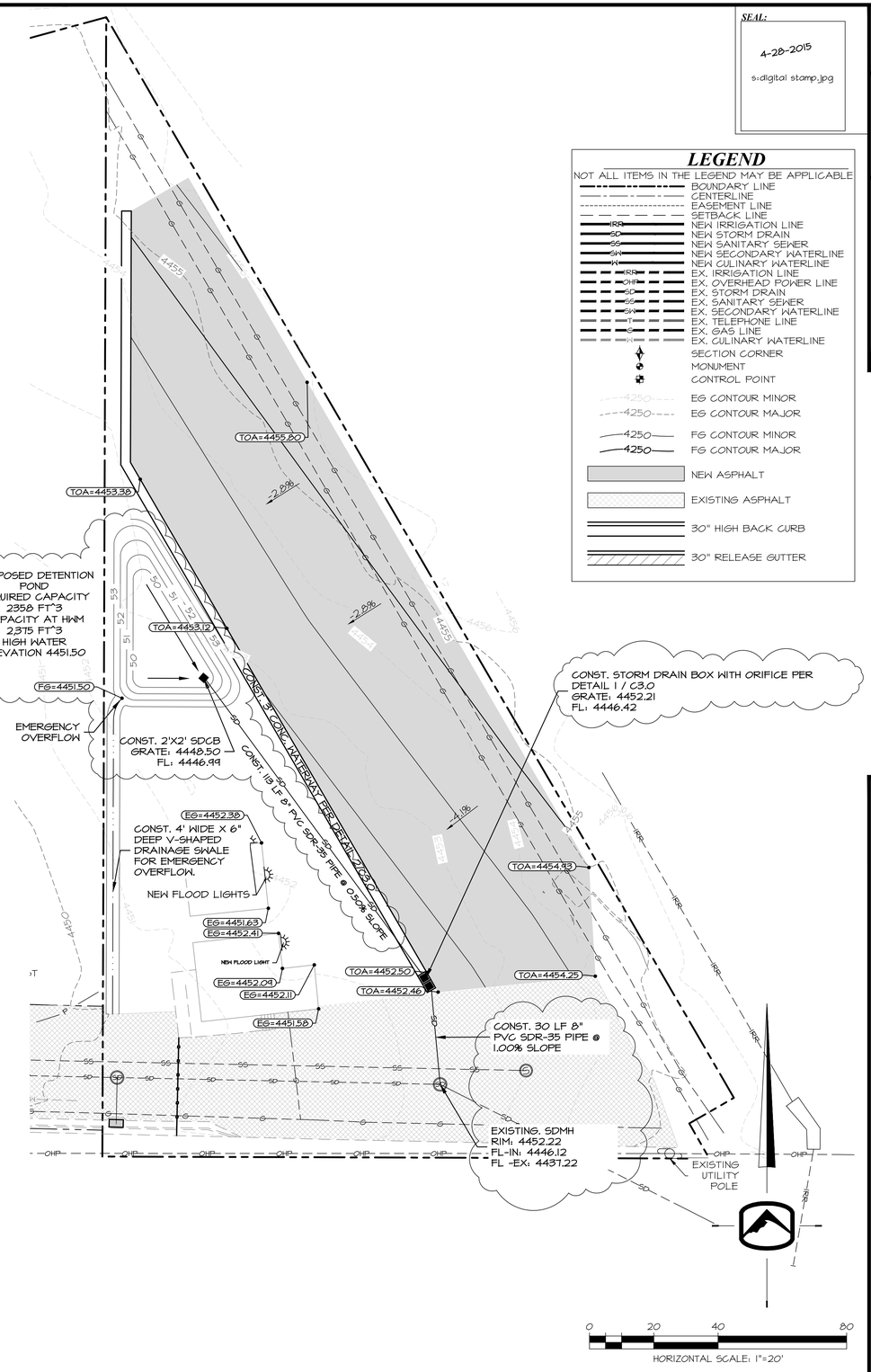

## TYPICAL PARKING X-SECTION

NOT TO SCALE — 2 / C3.0




## TYPICAL UTILITY TRENCH CROSS SECTION

NOT TO SCALE — 3 / C3.0




## GRADING / DRAINAGE PLAN

**Storm Water Detention Calculations**
**FOR**
**EDWARDS TOWING SITE PLAN**

LOCATION: CLEARFIELD UTAH — PROJECT NO. --
BY: Joshua Jensen
DATE: 2/4/2015

| AREA CALCULATIONS | | | AREA COEFFICIENTS | |
|---|---|---|---|---|
| LANDSCAPE AREA (Al): | 0.37 | acres | Cl : | 0.15 |
| PAVED AND ROOF AREA (Ar): | 0.47 | acres | Cr : | 0.90 |
| GRAVEL AREA (Ag): | 0.00 | acres | Cg : | 0.60 |
| TOTAL AREA (A): | 0.84 | acres | TOTAL C: | 0.5696428571 |
| | | | TOTAL C = (Al x Cl + Ar x Cr + Ag x Cg) / A | |

Rainfall data based on 100 year storm

| Allowable Runoff = 0.2 cfs per acre |
|---|
| 0.17 cfs |

| MINUTES | CA | I | T(sec) | CUMULATIVE RUNOFF | ALLOWABLE RUNOFF | STORAGE (ft^3) |
|---|---|---|---|---|---|---|
| 15 | 0.48 | 4.14 | 900 | 1,783 | 151 | 1,632 |
| 30 | 0.48 | 2.79 | 1,800 | 2,403 | 302 | 2,101 |
| 60 | 0.48 | 1.72 | 3,600 | 2,963 | 605 | 2,358 |
| 360 | 0.48 | 0.36 | 21,600 | 3,700 | 3,629 | 71 |
| 720 | 0.48 | 0.22 | 43,200 | 4,548 | 7,258 | -2,710 |
| 1440 | 0.48 | 0.12 | 86,400 | 5,126 | 14,515 | -9,389 |

| | | |
|---|---|---|
| STORAGE REQUIRED : | 2,358 | ft^3 |
| STORAGE PROVIDED : | 2,678 | ft^3* |

**OUTLET CONTROL**

| | | | | | |
|---|---|---|---|---|---|
| Q (cfs)= | 0.2 | HWM | 52.0 | TYPE OF PIPE: | PVC |
| C= | 0.6 | FL @ GATE | 46.3 | ROUGHNESS (n) = | 0.009 |
| g (ft/s^2)= | 32.2 | h (ft)= | 5.7 | PIPE DIA. (d) = | 8 |
| | | | | %SLOPE (s) = | 0.005 |
| AREA (in^2) = | 2.11 = Q / (C x (2 x g x h)^0.5) | | | Q allow = | 1.24 |
| Reqd. Orifice = | 1.6402115233 | | | Check Q (cfs) | OK |

PROVIDE: 8" DIA. PVC PIPE
with 2" round hole as orifice.

## DRAINAGE CALCULATIONS

SEAL: 4-28-2015 s:\digital stamp.jpg

REVISED: 3-20-2015
DATE: --/--/--
PROJECT: ---
DRAWN BY: M.L.
PLOT: 2:24:2015

DRAWING DESCRIPTION: GRADING / DRAINAGE PLAN

177 E. ANTELOPE DR. #B
LAYTON, UT 84041
PHONE: (801) 499-5054
FAX: (801) 499-5065

SILVERPEAK ENGINEERING

EDWARDS TOWING
235 EAST 700 SOUTH
CLEARFIELD, UTAH

CALL BLUESTAKES @ 1-800-662-4111 AT LEAST 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION

SHEET NUMBER: C3.0 GRADING / DRAINAGE



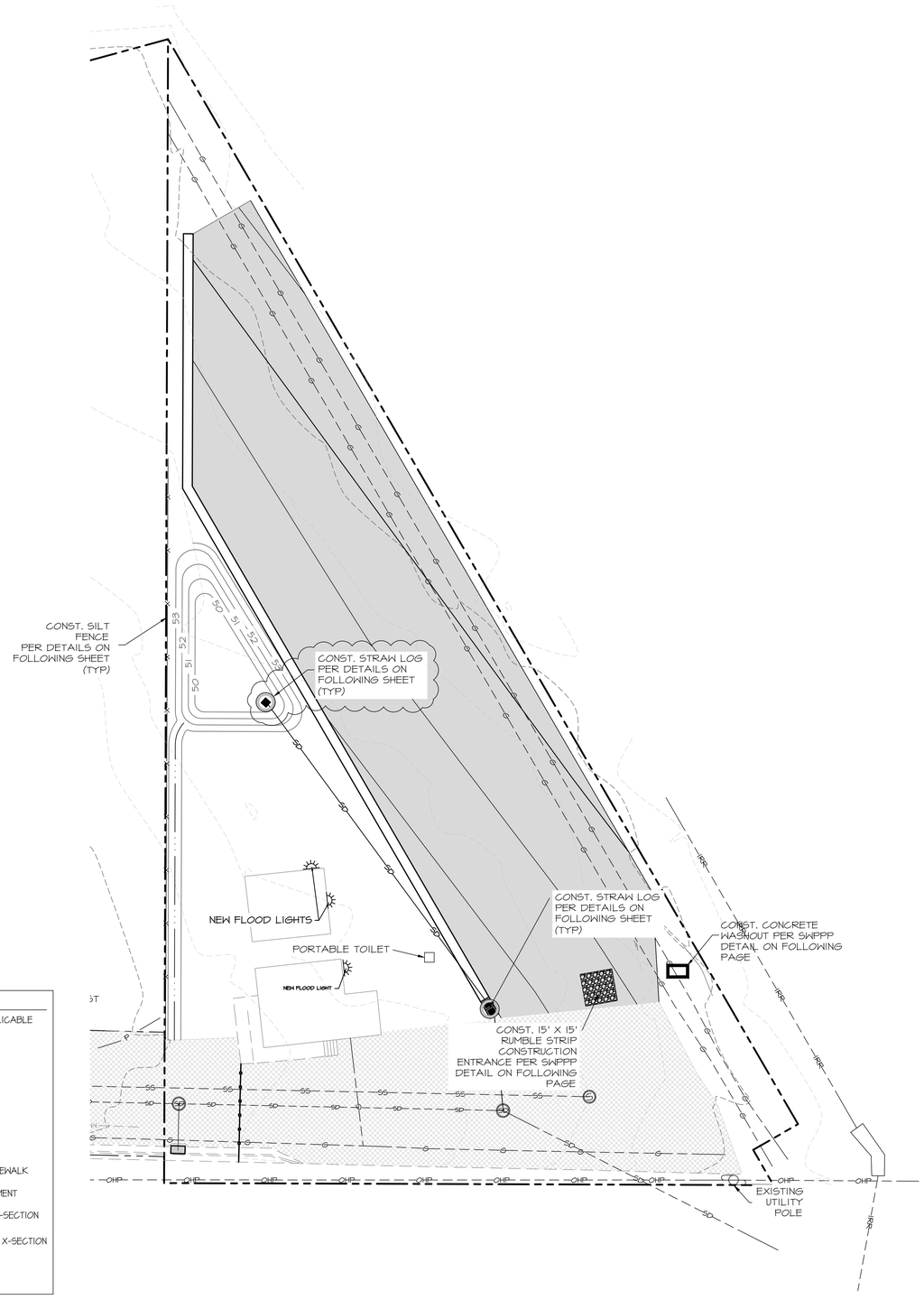
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## LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

- BOUNDARY LINE
- CONST. STORM DRAIN
- EX. STORM DRAIN
- CONST. SILT FENCE
- EG CONTOUR MINOR
- EG CONTOUR MAJOR
- FG CONTOUR MINOR
- FG CONTOUR MAJOR
- EXIST. CONC. C&G OR SIDEWALK
- EXISTING ASPHALT PAVEMENT
- CONST. CONC. C&G PER X-SECTION
- PROPOSED ASPHALT PER X-SECTION
- CONST. STRAW LOG

# STORM WATER POLLUTION PREVENTION PLAN

**CALL BLUESTAKES**
**@ 1-800-662-4111**
**AT LEAST 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION**

REVISED:

DATE: --/--/--
PROJECT: ----
DRAWN BY: M.J.
PLOT: 2-24-2015

DRAWING DESCRIPTION:
STORM WATER POLLUTION PREVENTION PLAN


177 E. ANTELOPE DR. #B
LAYTON, UT 84041
PHONE: (801) 499-5054
FAX: (801) 499-5065


SILVERPEAK ENGINEERING

EDWARDS TOWING
235 EAST 700 SOUTH
CLEARFIELD, UTAH

SHEET NUMBER:
C4.0
SWPPP



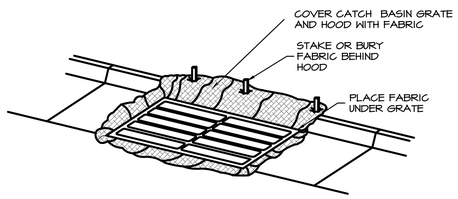

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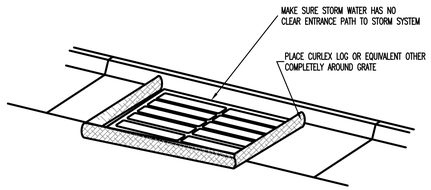
# STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

## EDWARDS TOWING




### FABRIC UNDER GRATE

MAINTENANCE: LIFT GRATE & CLEAN SEDIMENT OFF OF FABRIC WEEKLY & AFTER A STORM. TAKE CARE WHILE LIFTING GRATE TO PREVENT SEDIMENT FROM FALLING INTO THE CATCH BASIN. DISPOSE OF SEDIMENT AWAY FROM THE STORM DRAIN.



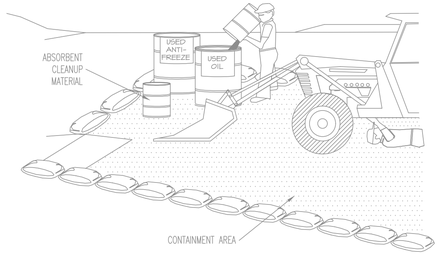

### CURLEX LOG (STRAW/CLOTH SACK)

MAINTENANCE: REMOVE & CLEAN CULEX LOGS THOROUGHLY EACH WEEK OR AFTER A STORM. TAKE CARE WHILE MOVING ROCK SACKS TO PREVENT SEDIMENT FROM FALLING INTO THE CATCH BASIN. DISPOSE OF SEDIMENT AWAY FROM THE STORM DRAIN.

### INLET PROTECTION

NOTES:

1. USE FABRIC UNDER GRATE TO PROTECT THE CATCH BASIN FROM SEDIMENTATION.




## CONSTRUCTION & BMP SEQUENCING

BMP INSPECTION AND MAINTENANCE SHALL BEGIN WITH THE INSTALLATION OF THE FIRST BMP AND CONTINUE UNTIL THE LAST BMP (REVEGETATION) HAS BEEN COMPLETED.

CATCH BASIN PROTECTION

1 CATCH BASIN PROTECTION PER DETAIL LABELED "CURLEX LOG" AND/OR "FABRIC UNDER GRATE" SHALL BE INSTALLED UPON COMPLETION OF STORM DRAIN CONSTRUCTION.
2 FOR CATCH BASINS LOCATED IN CURB AND GUTTER:
  A "CURLEX LOG" SHALL REMAIN IN PLACE UNTIL CURB AND GUTTER IS CONSTRUCTED.
  B CATCH BASIN PROTECTION PER DETAIL LABELED "FABRIC UNDER GRATE" SHALL BE INSTALLED UPON COMPLETION OF CURB AND GUTTER CONSTRUCTION, AND SHALL REMAIN IN PLACE UNTIL ALL FINISH GRADING IS COMPLETED.
3 FOR CATCH BASINS LOCATED IN LANDSCAPE AREAS:
  A "CURLEX LOG" SHALL REMAIN IN PLACE UNTIL SITE GRADING OCCURS.
  B CATCH BASIN PROTECTION PER DETAIL LABELED "CURLEX LOG" AND/OR "FABRIC UNDER GRATE" SHALL BE INSTALLED UPON COMPLETION OF SITE GRADING, AND SHALL REMAIN IN PLACE UNTIL ALL GRADING & LANDSCAPING IS COMPLETED.

CONCRETE WASTE MANAGEMENT

1 A CONCRETE WASTE MANAGEMENT FACILITY SHALL BE CONSTRUCTED PRIOR TO POURING ANY CONCRETE ON THE SITE, AND SHALL REMAIN IN PLACE UNTIL THE LAST CONCRETE POUR HAS BEEN COMPLETED.
2 CONTRACTOR IS TO REMOVE THE CONCRETE WASTE MANAGEMENT FACILITY BY LEGALLY REMOVING AND DISPOSING OF WASTE CONCRETE AND, IF NECESSARY, ANY NON-SOIL BERM MATERIALS.

REGEVETATION

1 SEEDING AND PLANTING OF THE SITE PER THE LANDSCAPE PLAN SHALL OCCUR WITHIN 14 DAYS OF COMPLETION OF THE FINISH GRADING, IF SAID 14 DAYS OCCUR BETWEEN APRIL 15 AND SEPTEMBER 15. OTHERWISE, SEEDING AND PLANTING SHALL BEGIN APRIL 15.
2 PLANTING EFFORTS SHALL BE COMPLETED WITHIN 15 DAYS.
3 SEEDING AND PLANTING SHALL BE CONSIDERED COMPLETE WHEN 70% OF PLANTINGS ARE ESTABLISHED.

## EQUIPMENT MAINTENANCE/REPAIR

NOTES:

1. LEAKING VEHICLES AND EQUIPMENT SHALL NOT BE ALLOWED ON-SITE. EQUIPMENT AND VEHICLES SHALL BE INSPECTED FREQUENTLY FOR LEAKS AND SHALL BE REPAIRED IMMEDIATELY. CLEAN UP SPILLS AND LEAKS PROMPTLY WITH ABSORBENT MATERIALS; DO NOT FLUSH WITH WATER.

2. VEHICLES AND EQUIPMENT SHALL BE MAINTAINED, AND REPAIRED ON-SITE ONLY IN DESIGNATED AREAS. PREVENT RUN-ON AND RUN-OFF FROM DESIGNATED AREAS.

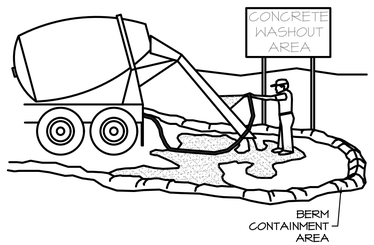
3. CONTAINMENT DEVICES SHALL BE PROVIDED AND AREAS SHALL BE COVERED IF NECESSARY.

4. DESIGNATE ON-SITE VEHICLE AND EQUIPMENT MAINTENANCE AREAS, AWAY FROM STORM DRAIN INLETS AND WATERCOURSES.

5. ALWAYS USE SECONDARY CONTAINMENT, SUCH AS A DRAIN PAN OR DROP CLOTH TO CATCH SPILLS AND LEAKS WHEN REMOVING OR CHANGING FLUIDS. LEGALLY DISPOSE OF USED OILS, FLUIDS AND LUBRICANTS.

6. PROVIDE SPILL CONTAINMENT DIKES OR SECONDARY CONTAINMENT AROUND STORED OIL, FUEL, AND CHEMICAL DRUMS.

7. MAINTAIN AN ADEQUATE SUPPLY OF ABSORBENT SPILL CLEANUP MATERIALS IN DESIGNATED AREAS.




## CONCRETE WASTE MANAGEMENT

NOTES:

1. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.

2. FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED ON SITE. THIS DISCHARGE AREA MUST BE LINED WITH AN IMPERMEABLE BARRIER.

3. SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHALL BE VACUUMED OR CONTAINED, DRIED, PICKED UP, AND DISPOSED OF PROPERLY.

## STORM WATER POLLUTION PREVENTION PLAN SPECIFIC NOTES

1. THIS STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WAS DEVELOPED AT THE REQUEST OF THE OWNER FOR THE CONSTRUCTION OF COMMERCIAL CONSTRUCTION IN CLEARFIELD CITY, UTAH COUNTY, STATE OF UTAH. THIS PLAN IDENTIFIES POTENTIAL SOURCES OF POLLUTANTS OF STORM WATER, PRESENTS POLLUTION CONTROL MEASURES, AND ASSISTS IN INSURING IMPLEMENTATION AND MAINTENANCE OF THE BEST MANAGEMENT PRACTICES (BMP'S) INDICATED HEREIN.

2. A NOTICE OF INTENT SHALL BE FILED WITH THE STATE OF UTAH DIVISION OF WATER QUALITY BY THE OWNER SO THAT THIS CONSTRUCTION PROJECT MAY BE COVERED UNDER THE STATE GENERAL PERMIT. THE PERMIT IS UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) GENERAL PERMIT (NO. UTR 300000) FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY. PERMIT FORMS ARE AVAILABLE FOR DOWNLOAD FROM THE DEPARTMENT OF ENVIRONMENTAL QUALITY AT WWW.WATERQUALITY.UTAH.GOV/UPDES/SWCON02.PDF

3. IN THE EVENT OF A CHANGE IN OWNERSHIP, A NEW NOTICE OF INTENT SHALL BE FILED WITH THE DIVISION OF WATER QUALITY.

4. IN THE EVENT OF A RELEASE OF A REPORTABLE QUANTITY OF A POLLUTANT, THE CONTRACTOR SHALL ADVISE THE OWNER TO NOTIFY THE UTAH RESPONSE CENTER, CLEARFIELD CITY, AND SILVERPEAK ENGINEERING IF NECESSARY, THIS SWPPP SHOULD BE REVISED TO REFLECT THE CHANGE IN CONDITIONS OF THE CONSTRUCTION ACTIVITY. A REPORTABLE QUANTITY IS ESTABLISHED BY 40 CODE OF FEDERAL REGULATIONS (CFR) 117.3 OR 40 CFR 302.4.

5. ALL CONTRACTORS AND THEIR PERSONNEL WHOSE WORK CAN CONTRIBUTE TO OR CAUSE POLLUTION OF STORM WATER SHALL BE MADE FAMILIAR WITH THIS SWPPP PLAN. ADEQUATE TRAINING FOR IMPLEMENTATION OF THE MEASURES PRESENTED HEREIN SHALL BE PROVIDED TO THE CONTRACTORS AND THEIR PERSONNEL. ALL CONTRACTORS AND SUBCONTRACTORS, EVEN ON RESIDENTIAL CONSTRUCTION WITH DISTURBANCE AREAS LESS THAN ONE ACRE, SHALL ABIDE BY THIS SWPPP.

6. CHANGES IN CONSTRUCTION OR IN CONDITIONS WHICH ARE NOT COVERED BY THIS SWPPP SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER, SKYLAND INVESTMENTS AND DEVELOPMENT AND SILVERPEAK ENGINEERING IF NECESSARY, THIS SWPPP WILL BE REVISED TO REFLECT THE CHANGE IN CONSTRUCTION OR IN CONDITIONS.

7. ALL PREVENTION AND CLEAN UP MEASURES SHALL BE CONDUCTED IN ACCORDANCE WITH CLEARFIELD CITY ORDINANCES, AS WELL AS STATE AND FEDERAL REGULATIONS. WASTE MATERIALS SHOULD BE DISPOSED OF IN A LEGAL MANNER. ALL DISCHARGERS OF STORM WATER MUST COMPLY WITH THE LAWFUL REQUIREMENTS OF CLEARFIELD CITY REGARDING THE DISCHARGES OF STORM WATER TO STORM DRAINS.

8. THIS SWPPP DOES NOT COVER THE REMOVAL OF HAZARDOUS OR TOXIC WASTE. IN THE EVENT OF A DISCHARGE OR RELEASE OF A REPORTABLE QUANTITY OF TOXIC WASTE, WORK SHALL BE STOPPED UNTIL THE SPILL CAN BE ASSESSED AND A MITIGATION REPORT PREPARED BY A QUALIFIED ENVIRONMENTAL CONSULTANT, AND IF NECESSARY, REVIEWED BY CLEARFIELD CITY AND ANY OTHER AGENCY HAVING JURISDICTION.

9. THIS SWPPP SHALL BE MADE AVAILABLE TO THE PUBLIC UNDER SECTION 308(B) OF THE CLEAN WATER ACT. UPON REQUEST BY MEMBERS OF THE PUBLIC, THE DISCHARGER SHALL MAKE AVAILABLE FOR REVIEW A COPY OF THIS SWPPP EITHER TO THE DIVISION OF WATER QUALITY OR DIRECTLY TO THE REQUESTER. THIS SWPPP MUST BE KEPT ON SITE DURING CONSTRUCTION ACTIVITY AND MADE AVAILABLE UPON REQUEST OF A REPRESENTATIVE OF THE DIVISION OF WATER QUALITY AND/OR THE LOCAL AGENCY.

10. CONTACTS

| | |
|---|---|
| DEVELOPER | JACOB & SHIRLEY EDWARDS |
| ADDRESS | 352 N. FLINT STREET, SUITE A |
| CITY, STATE | KAYSVILLE, UTAH 84037 |
| TELEPHONE | (801) 451-7772 |
| CONTRACTOR/DISCHARGER | TO BE DETERMINED |
| ADDRESS | |
| CITY, STATE | |
| TELEPHONE | |
| CIVIL ENGINEER | JOSHUA R. JENSEN, P.E., S.E. |
| SILVERPEAK ENGINEERING | PROJECT MANAGER |
| 177 E ANTELOPE DR #B | (801) 499-5054 |
| LAYTON, UTAH 84041 | |
| CLEARFIELD CITY | |
| 55 SOUTH STATE STREET | |
| CLEARFIELD , UTAH 84015 | |
| TEL: (801) 525-2700 | |
| STATE OF UTAH | 288 NORTH 1460 WEST |
| DEPARTMENT OF ENVIRONMENTAL QUALITY | P.O. BOX 144870 |
| DIVISION OF WATER QUALITY | SALT LAKE CITY, UTAH 84114-4870 |
| U.S. EPA | |
| ENVIRONMENTAL PROTECTION AGENCY | REGION VIII |
| DENVER, COLORADO | 800-759-4372 |
| ENVIRONMENTAL PROTECTION AGENCY | 202-475-9518 |
| WASHINGTON, D.C. 20460 | |

11. REFERENCES
A. PLAN PER SILVERPEAK ENGINEERING,
B. STORMWATER POLLUTION PREVENTION PLAN PREPARED BY SILVERPEAK ENGINEERING

12. THE PROPOSED CONSTRUCTION ACTIVITY IS THE CONSTRUCTION OF A SMALL STORAGE AREA FOR TOWED VEHICLES.

13. THE ESTIMATED RUNN-OFF COEFFICIENT AFTER COMPLETION IS 0.57.

14. A NEGLIGIBLE AMOUNT OF WATER FLOWS ONTO THE SITE.

A. PROHIBITION ON MOST NON-STORM WATER DISCHARGES

ONLY STORM WATER FROM THE PROJECT SITE SHALL BE ALLOWED TO FLOW INTO THE ON-SITE STORM DRAIN SYSTEM. CLEAN WATER FROM THE FLUSHING OF FIRE HYDRANTS, WATER MAINS, AND STORM DRAINS MAY BE DISCHARGED TO THE STORM DRAIN IF IT IS NOT ALLOWED TO COLLECT DIRT, DEBRIS, AND TRASH WHILE FLOWING TO A STORM DRAIN INLET.

B. POTENTIAL SOURCES OF STORM WATER POLLUTANTS

POTENTIAL STORM WATER POLLUTANTS INCLUDE SOIL SEDIMENT AND NUTRIENTS, OIL, GREASE, TOXIC POLLUTANTS, AND HEAVY METALS. SOURCES OF STORM WATER POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO SOIL EROSION BY WATER AND/OR WIND; CLEARING OF VEGETATION; GRADING; VEHICLE AND EQUIPMENT REFUELING AND MAINTENANCE; WASHING OF CONCRETE TRUCKS, MIXERS AND HANDLING EQUIPMENT; PAINTS, SOLVENTS AND ADHESIVES; AND LANDSCAPING WORK.

C. EROSION AND SEDIMENT CONTROLS

1. COVER EXPOSED STOCKPILES OF SOILS, CONSTRUCTION AND LANDSCAPING MATERIALS WITH HEAVY PLASTIC SHEETING.
2. IN LANDSCAPING AREAS WHERE THE VEGETATION HAS NOT ESTABLISHED GROWTH AND TAKEN HOLD, CONSTRUCT SANDBAG OR DIRT BERMS AROUND THEIR PERIMETER TO INSURE THAT WATER WILL BE CONTAINED INSIDE THE LANDSCAPING AREA AND THAT IT WILL NOT BE CONVEYED TO A STORM DRAIN INLET.
3. DISTURBED AREAS SHALL BE SEEDED BY THE THE DEVELOPER. SILT BARRIERS SHALL BE MAINTAINED BY THE DEVELOPER IN THE MEAN TIME. OR, THE DEVELOPER SHALL RE-SEED DISTURBED AREAS AS THEY SEE FIT AND REMOVE THE SEDIMENT CONTROLS.
4. THROUGHOUT CONSTRUCTION, CONTRACTOR SHALL DIVERT STORM WATER RUNOFF AROUND DISTURBED SOILS WITH BERMS OR DIRT SWALES.

D. OTHER CONTROLS

1. WASTE DISPOSAL

A. KEEP WASTE DISPOSAL CONTAINERS COVERED.
B. PROVIDE FOR THE WEEKLY (OR MORE FREQUENT, IF NECESSARY) DISPOSAL OF WASTE CONTAINERS.
C. PROVIDE CONTAINERS AT CONVENIENT LOCATIONS AROUND THE SITE.

2. SWEEPING OF SITE

A. PROVIDE DAILY, IF NECESSARY, SWEEPING BY HAND OR MECHANICAL MEANS TO KEEP THE PAVED AREAS OF THE SITE FREE OF DUST, DIRT, AND DEBRIS IF NECESSARY DURING PERIODS OF CONSTRUCTION.
B. DISPOSE OF ACCUMULATED DIRT IN WASTE CONTAINERS, OR HAUL IT OFF THE SITE TO A LANDFILL.

3. SANITARY/SEPTIC DISPOSAL

PORTABLE TOILETS AND OTHER SANITARY FACILITIES SHALL BE SERVICED WEEKLY AND PUMPED CLEAN BY A WASTE DISPOSAL COMPANY. NO TOXIC OR HAZARDOUS WASTE SHALL BE DISPOSED OF IN A PORTABLE TOILET OR IN THE ON-SITE SANITARY SEWER. TOILETS SHALL BE ANCHORED AGAINST OVERTURNING.

4. SPILLS

A. STORE ADEQUATE ABSORBENT MATERIALS, RAGS, BROOMS, SHOVELS, AND WASTE CONTAINERS ON THE SITE TO CLEAN-UP SPILLS OF MATERIALS SUCH AS FUEL, PAINT, SOLVENTS, OR CLEANERS. CLEAN UP MINOR SPILLS IMMEDIATELY.
B. FOR REPORTABLE QUANTITY OF HAZARDOUS OR TOXIC SUBSTANCE, SECURE THE SERVICES OF QUALIFIED PERSONNEL FOR CLEAN-UP AND DISPOSAL.

5. CONTROL OF ALLOWABLE NON-STORM WATER DISCHARGES LANDSCAPING IRRIGATION, EROSION CONTROL MEASURES, PIPE FLUSHING AND TESTING, AND PAVEMENT WASHING ARE ALLOWED IF THEY CANNOT FEASIBLY BE ELIMINATED, COMPLY WITH THIS PLAN, DO NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF WATER QUALITY STANDARDS, AND ARE NOT REQUIRED TO BE PERMITTED BY THE LOCAL REGIONAL WATER QUALITY CONTROL BOARD.

6. VEHICLES AND EQUIPMENT

A. FIX LEAKS OF FUEL, OIL AND OTHER SUBSTANCES IMMEDIATELY.
B. PERFORM REFUELING AND SERVICE OF VEHICLES OR EQUIPMENT OFF-SITE WHEN POSSIBLE. IF REFUELING OR SERVICE OF EQUIPMENT IS PERFORMED ON-SITE, THEN PROVIDE AN IMPERVIOUS, CONTAINED AREA WHERE ANY SPILLS CAN BE CONTAINED WITHOUT FLOWING TO A STORM WATER INLET OR INTO THE GROUND.
C. USE DRIP PANS TO CATCH LEAKS AND SMALL SPILLS.

7. CONCRETE TRUCKS, MIXERS AND HANDLING EQUIPMENT

A. DO NOT DISPOSE OF WASHOUT FROM THE WASHING OF CONCRETE TRUCKS,MIXERS, AND HANDLING EQUIPMENT WHERE IT WILL FLOW INTO A STORM WATER INLET OR INTO A PUBLIC STREET.
B. PROVIDE A HOLDING TANK TO RECEIVE ANY WASHOUT FROM CONCRETE EQUIPMENT. DISPOSAL OF TANK CONTENTS SHALL BE CONDUCTED BY CONTRACTOR.
C. PROVIDE, DESIGNATE AND POST A SIGN MARKING A DESIGNATED AREA FOR WASHING ANY VEHICLES OR EQUIPMENT. DRAINAGE FROM THIS AREA SHOULD BE CONTAINED OR FLOW TO A HOLDING TANK.

8. LANDSCAPING OPERATIONS

A. USE ONLY THE MINIMUM AMOUNT OF LANDSCAPING FERTILIZES, NUTRIENTS, AND OTHER CHEMICALS THAT ARE NEEDED.
B. DO NOT OVER WATER FERTILIZED OR TREATED LANDSCAPE AREAS. MINIMIZE RUNOFF OF IRRIGATION WATER FROM LANDSCAPING.
C. DO NOT PLACE LANDSCAPING MATERIAL IN THE STREET ONCE PAVING IS COMPLETE.

9. STORM WATER INLETS

CONTRACTOR SHALL PROVIDE STRAW FILLED BAGS OR SOCKS AROUND INLETS WITHIN 1000 FEET OF CONSTRUCTION AS BARRIERS TO PREVENT SEDIMENT ENTERING THE INLETS. TRAPPED SEDIMENT SHALL BE REMOVED FOLLOWING STORM EVENTS. BARRIERS SHALL BE REMOVED FOLLOWING COMPLETION OF CONSTRUCTION.

E. INSPECTION

1. REGULAR INTERVAL INSPECTION AND INSPECTION BEFORE AND AFTER STORMS

A. VISUALLY INSPECT THE SITE WEEKLY TO INSURE THAT STORM WATER INLETS ARE FREE OF DIRT AND DEBRIS.
B. BEFORE A STORM, INSPECT THE SITE TO INSURE THAT STORM WATER POLLUTION CONTROL MEASURES ARE IN PLACE.
C. AFTER A STORM, INSPECT ALL STORM WATER INLETS TO INSURE THAT THEY ARE CLEAR OF DIRT AND DEBRIS. CLEAN THOSE STORM WATER INLETS THAT ARE NOT CLEAR AND FREE OF DEBRIS.
D. THE DIVISION OF WATER QUALITY MAY REQUIRE THE DISCHARGER TO CONDUCT ADDITIONAL SITE INSPECTIONS, SUBMIT REPORTS AND CERTIFICATIONS, OR TO PERFORM SAMPLING AND ANALYSIS.

2. CONDUCT INSPECTIONS OF THE CONSTRUCTION SITE PRIOR TO ANTICIPATED STORM EVENTS AND AFTER ACTUAL STORM EVENTS, TO IDENTIFY AREAS CONTRIBUTING TO A STORM WATER DISCHARGE, TO EVALUATE WHETHER MEASURES TO REDUCE POLLUTANT LOADINGS IDENTIFIED IN THIS SWPPP ARE ADEQUATE, TO PROPERLY IMPLEMENT IN ACCORDANCE WITH THE TERMS OF THE GENERAL PERMIT, AND TO DETERMINE WHETHER ADDITIONAL CONTROL PRACTICES ARE NEEDED.

3. PREPARATION OF REPORTS AND RETENTION OF RECORDS

A. EACH DISCHARGER MUST CERTIFY ANNUALLY THAT ITS CONSTRUCTION ACTIVITY IS IN COMPLIANCE WITH THE REQUIREMENTS OF THE GENERAL PERMIT AND THIS SWPPP. THIS CERTIFICATION MUST BE BASED ON THE SITE INSPECTIONS. THE FIRST CERTIFICATION MUST BE COMPLETED BY JULY 1, 2009, AND EACH JULY 1 THEREAFTER.
B. THE DISCHARGER IS REQUIRED TO RETAIN RECORDS OF ALL MONITORING INFORMATION, COPIES OF ALL REPORTS REQUIRED BY THIS GENERAL PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT FOR CONSTRUCTION ACTIVITY FOR A PERIOD OF AT LEAST THREE YEARS. THIS PERIOD MAY BE EXTENDED BY REQUEST OF THE STATE. WITH THE EXCEPTION OF NONCOMPLIANCE REPORTING, DISCHARGERS ARE NOT REQUIRED TO SUBMIT THE RECORDS EXCEPT UPON SPECIFIC REQUEST BY THE STATE DEQ DIVISION OF WATER QUALITY.

C. DISCHARGERS WHO CANNOT CERTIFY COMPLIANCE MUST NOTIFY THE STATE DEQ DIVISION OF WATER QUALITY. THIS NOTIFICATION SHALL IDENTIFY THE TYPE OR TYPES OF NONCOMPLIANCE, DESCRIBE THE ACTIONS NECESSARY TO ACHIEVE COMPLIANCE, AND INCLUDE A TIME SCHEDULE, SUBJECT TO THE MODIFICATIONS BY THE STATE DEQ DIVISION OF WATER QUALITY, INDICATING WHEN COMPLIANCE WILL BE ACHIEVED. NONCOMPLIANCE REPORTS MUST BE SUBMITTED WITHIN 30 DAYS OF THE IDENTIFICATION OF THE NONCOMPLIANCE.

F. MAINTENANCE OF CONTROLS

1. MAINTENANCE AND REPAIR ALL CONTROLS AND MEASURES INDICATED ON THIS PLAN SHALL BE MAINTAINED IN GOOD AND EFFECTIVE CONDITION. IF ANY CONTROLS OR MEASURES ARE DAMAGED OR REMOVED, THEY SHALL BE PROMPTLY REPAIRED OR RESTORED.
2. PLAN REVISIONS IF CONSTRUCTION ACTIVITY OR CONDITIONS CHANGE FROM THOSE SHOWN IN THIS PLAN, THEN THIS PLAN SHALL BE REVISED TO REFLECT THE CURRENT CONDITIONS.

G. FINAL STABILIZATION AND POST-CONSTRUCTION CONTROLS

1. AFTER CONSTRUCTION HAS BEEN COMPLETED, THE SITE SHALL BE SWEPT CLEAN, STORM WATER INLETS (GRATES AND BASINS) SHALL BE CLEANED, AND ALL WASTE AND LEFTOVER MATERIALS SHALL BE REMOVED FROM THE SITE.
2. ALL LANDSCAPING AND PLANTING AREAS SHALL BE WELL MAINTAINED TO PREVENT EROSION. AVOID OVER WATERING OF LANDSCAPING.
3. ALL PAVED AREAS SHALL BE SWEPT WEEKLY EITHER BY HAND OR BY MECHANICAL MEANS TO KEEP THE SITE CLEAR OF DIRT, DUST, AND DEBRIS.
4. WASTE MATERIALS ON-SITE SHALL BE STORED IN COVERED CONTAINERS WHICH ARE CLEANED OUT REGULARLY.
5. TESTING OF FIRE HYDRANTS ON-SITE SHALL NOT BE CONDUCTED UNTIL THE AREA WHERE THE WATER DISCHARGES HAS BEEN SWEPT CLEAN OF DIRT AND DEBRIS.
6. STORM DRAIN LINES SHALL BE CHECKED AND CLEANED ANNUALLY TO KEEP THEM CLEAN AND CLEAR OF DEBRIS.
7. ALL ON-SITE STORM WATER INLETS SHOULD BE CLEARLY MARKED "STORM WATER ONLY".

H. COMPLETION OF CONSTRUCTION ACTIVITIES AND NOTICE OF TERMINATION

WHEN CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED ON THIS SITE, THE OWNER SHALL FILE A LETTER WITH THE STATE DEQ DIVISION OF WATER QUALITY. THIS LETTER SHALL CERTIFY THAT THE CONSTRUCTION ACTIVITY HAS BEEN COMPLETED, THAT ALL ELEMENTS OF THE SWPPP HAVE BEEN IMPLEMENTED, THAT CONSTRUCTION AND EQUIPMENT MAINTENANCE WASTES HAVE BEEN DISPOSED OF PROPERLY, THAT THE SITE IS IN COMPLIANCE WITH ALL LOCAL STORM WATER REQUIREMENTS INCLUDING EROSION/SEDIMENT CONTROL REQUIREMENTS, POLICIES, AND GUIDELINES.

## DEFINITIONS

1. "BEST MANAGEMENT PRACTICES" ("BMP'S") MEANS SCHEDULES OF ACTIVITIES, PROHIBITIONS OF PRACTICES, MAINTENANCE PROCEDURES, AND OTHER MANAGEMENT PRACTICES TO PREVENT OR REDUCE THE POLLUTION OF WATERS OF THE UNITED STATES. BMP'S ALSO INCLUDE TREATMENT REQUIREMENTS, OPERATING PROCEDURES, AND PRACTICES TO CONTROL SITE RUNOFF, SPILLAGE OR LEAKS, WASTE DISPOSAL, OR DRAINAGE FROM RAW MATERIAL STORAGE.

2. "CLEAN WATER ACT" ("CWA") MEANS THE FEDERAL WATER POLLUTION CONTROL ACT ENACTED BY PUBLIC LAW 92-500 AS AMENDED BY PUBLIC LAWS 95-217, 95-576, 96-483, AND 97-111; 33 USC 1251 ET SEQ.

3. "CONSTRUCTION SITE" IS THE LOCATION OF THE CONSTRUCTION ACTIVITY.

4. "NON-STORM WATER DISCHARGE" MEANS ANY DISCHARGE TO STORM DRAIN SYSTEMS THAT IS NOT COMPOSED ENTIRELY OF STORM WATER EXCEPT DISCHARGE PURSUANT TO AN NPDES PERMIT AND DISCHARGES RESULTING FROM FIRE FIGHTING ACTIVITIES.

5. "SIGNIFICANT MATERIALS" INCLUDES, BUT IS NOT LIMITED TO RAW MATERIALS; FUELS; MATERIALS SUCH AS SOLVENTS, DETERGENTS, AND PLASTIC PELLETS; FINISHED MATERIALS SUCH AS METALLIC PRODUCTS; RAW MATERIALS USED IN FOOD PROCESSING OR PRODUCTION HAZARDOUS SUBSTANCES DESIGNATED UNDER SECTION 101(14) OF THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERLCA); ANY CHEMICAL THE FACILITY IS REQUIRED TO REPORT PURSUANT TO SECTION 313 OF TITLE III OF SUPERFUND AMENDMENTS AND REAUTHORIZATION ACT (SARA); FERTILIZERS; PESTICIDES; AND WASTE PRODUCTS SUCH AS ASHES, SLAG, AND SLUDGE THAT HAVE THE POTENTIAL TO BE RELEASED WITH STORM WATER DISCHARGES.

6. "SIGNIFICANT QUANTITIES" IS THE VOLUME, CONCENTRATIONS, OR MASS OF A POLLUTANT IN STORM WATER DISCHARGE THAT CAN CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE; ADVERSELY IMPACT HUMAN HEALTH OR THE ENVIRONMENT; AND CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY APPLICABLE WATER QUALITY STANDARDS FOR THE RECEIVING WATER.

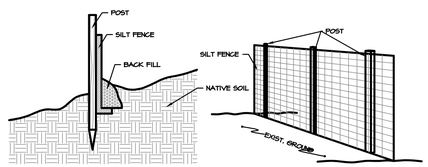
7. "STORM WATER" MEANS STORM WATER RUNOFF, SNOW MELT RUNOFF, SURFACE RUNOFF AND DRAINAGE. IT EXCLUDES INFILTRATION AND RUNOFF FROM AGRICULTURAL LAND.

8. "POLLUTION" MEANS THE "MAN-MADE OR MAN-INDUCED ALTERATION OF THE CHEMICAL, PHYSICAL, BIOLOGICAL, AND RADIOLOGICAL INTEGRITY OF WATER" [CLEAN WATER ACT SECTION 502(19)]. POLLUTION ALSO MEANS "AN ALTERATION OF THE QUALITY OF THE WATERS OF THE STATE BY WASTE TO A DEGREE WHICH UNREASONABLY AFFECTS EITHER... THE WATERS FOR BENEFICIAL USES... OR FACILITIES WHICH SERVE THESE BENEFICIAL USES." [CALIFORNIA WATER CODE SECTION 13050(l)].

9. "CONTAMINATION" MEANS "AN IMPAIRMENT OF THE QUALITY OF THE WATERS OF THE STATE BY WASTE TO A DEGREE WHICH CREATES A HAZARD TO THE PUBLIC HEALTH THROUGH POISONING OR THROUGH THE SPREAD OF DISEASE...INCLUDING ANY EQUIVALENT EFFECT RESULTING FROM THE DISPOSAL OF WASTE, WHETHER OR NOT WATERS OF THE STATE ARE AFFECTED."

10. "NUISANCE" MEANS "ANYTHING WHICH MEETS ALL OF THE FOLLOWING REQUIREMENTS: (1) IS INJURIOUS TO HEALTH , OR IS INDECENT OR OFFENSIVE TO THE SENSES, OR AN OBSTRUCTION TO THE FREE USE OF PROPERTY, SO AS TO INTERFERE WITH THE COMFORTABLE ENJOYMENT OF LIFE AND PROPERTY; (2) AFFECTS AT THE SAME TIME AN ENTIRE COMMUNITY OR NEIGHBORHOOD, OR ANY CONSIDERABLE NUMBER OF PERSONS, ALTHOUGH THE EXTENT OF THE ANNOYANCE OR DAMAGE INFLICTED UPON INDIVIDUALS MAY BE UNEQUAL; (3) OCCURS DURING OR AS A RESULT OF THE TREATMENT OR DISPOSAL OF WASTES."

11. "LOCAL AGENCY" MEANS ANY AGENCY THAT IS INVOLVED WITH REVIEW, APPROVAL, OR OVERSIGHT OF THE CONSTRUCTION SITES' (a) CONSTRUCTION ACTIVITY, (b) EROSION AND SEDIMENT CONTROLS, (c) STORM WATER DISCHARGE.




## SILT FENCE DETAIL

SEAL:

12-21-2015

s:digital stamp.jpg

REVISED:

DATE: --/--/--
PROJECT: ---
DRAWN BY: M.L.
PLOT: 2-24-2015

DRAWING DESCRIPTION: STORM WATER POLLUTION PREVENTION NOTES


177 E. ANTELOPE DR. #B
LAYTON, UT 84041
PHONE: (801) 499-5054
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SILVERPEAK ENGINEERING


EDWARDS TOWING
235 EAST 700 SOUTH
CLEARFIELD, UTAH

SHEET NUMBER: C4.1
SWPP NOTES




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CIVIL ENGINEERING CONSULTANTS, PLLC.

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

23 May 2019

Clearfield City
55 South State Street
Clearfield City, Utah 84015

Attn: Brad McIIrath, Senior Planner
Proj: **Edwards Towing**
Subj: Site - Improvement Drawing Review #1

Dear Brad,

I reviewed the submitted improvement plans for the above referenced project and the following items will need to be considered and addressed prior to receiving recommended approval from our office.

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

**General Note:**

1. An **electronic copy** of the Site Improvement drawings and all details must be submitted to the Public Work Department for record keeping upon design completion and prior to approval of the final drawings from our office.

**Site Plan – Improvement Drawings**

1. Notes need to be placed on the Site Improvement Drawings indicating all deteriorated, damaged or missing surface improvements surrounding the perimeter of the development and on-site be replaced or installed; i.e., curb and gutter, sidewalk, landscaping park strip improvements, asphalt patching, landscaping replacement, site lighting, concrete improvement, etc.

2. A "Geotechnical Report" will need to be submitted for review. The report should address the depth of sub-base material for the paved parking areas, thickness of the roadbase and asphalt materials for the parking area, and other typical report items.

**Storm Water Issues:**

3. An oil /storm water separation vault will be required to be installed on site as part of the storm water facilities. The vault is required due to the proposed auto storage/towing facility use and the potential for fluid spills.

    - The catch basin orifice structure box will not be acceptable as an oil/storm water separation vault. The box is too small and will not able to handle the storm water capacity during a 100-year event.
    - All on-site collected storm water must be processed through the oil/storm water separator box prior to discharge into the detention basin and/or discharge off-site.
    - The velocity for scour in the 8" outlet storm water outlet/inlet pipe will never reach 2.5 cfs. A minimum of a 12" diameter storm water piping should be installed.
    - The waterway detail is missing from the submitted plans and needs to be added.
    - The flowline of the waterway should be shown on the plan view of the waterway with the proposed slope shown with a minimum slope of 0.5 percent.
    - A 12" tall freeboard is required around the detention basin.
    - A detail for the detention basin collection box will need to be added to the drawings.
    - The floor of the detention basin should have a 1% minimum slope in order to drain.
    - The detention box flowline is 0.57' below the flowline of the orifice control box – thus there will always be storm water in the basin which will not drain – this design will need to be modified.
    - The emergency overflow spillway detail is needed along with flowline elevations, channel slopes and will need to be extended and connected with the Clearfield City storm water system on 700 South Street.

**Landscaping Issues:**

4. The site landscaping plan needs to be submitted showing the extent of the landscaping.– A minimum of 10% landscaping must be designed and then installed on-site.

    - All landscaping types must be called out on the plans, and the plans need to show all areas to be irrigated with the backflow device location and details as it relates to the location with the City culinary water lines and connection details.
    - Identify location of landscaping areas in the drawings.

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

Sincerely,
**CEC, Civil Engineering Consultants, PLLC.**



N. Scott Nelson, PE.
*City Engineer*

Cc. Scott Hodge, Public Works Director
Mark Baird, Deputy Public Works Director
Kamilla Schultz, Staff Engineer
Adam Favero, Utility Superintendent

*From the Desk of*
*Deputy Chief John Taylor*
**NORTH DAVIS FIRE DISTRICT**
381 NORTH 3150 WEST
OFFICE: (801) 525-2850
FAX: (801) 525-6935
EMAIL: JTAYLOR@NOFIRES.ORG

TO: Brad McIlrath/ Clearfield City Planner
Jacob Edwards/ Owner

FROM: John Taylor / Fire Marshal

RE: Edwards Towing CUP

DATE: May 23, 2019

I have reviewed the site plan submitted for the above referenced project. The Fire Prevention Division of this Fire District has the following comments/concerns.

1. A clear 20' wide access lane must be maintained and kept clear from the front gate to the rear (north end) of the property for fire department access in the event of a vehicle fire.

2. NDFD suggests that the owner acquires a KNOX Fire Department Access Lock for fire department access in the event of a vehicle fire. This is not mandatory but might save the owners lock from being cut in the event that the fire department needs access for a vehicle fire. These locks are available at www.knoxbox.com/gate-keys-and-padlocks/ . A model #3772 or #3770 is suggested. The lock can be daisy chained in the gate chain so that the owner can have his lock as well as a fire department access lock. If interested, you may contact me for help in ordering the lock and putting it in service. In the event that an electric gate is ever installed, a fire department access switch can be installed.

These plans have been reviewed for Fire District requirements only. Other departments must review these plans and will have their requirements. This review by the Fire District must not be construed as final approval from Clearfield City.

# Planning Commission
STAFF REPORT

AGENDA ITEM
**#3**

**TO:** **Clearfield City Planning Commission**

**FROM:** **Brad McIlrath, Senior Planner**
**brad.mcilrath@clearfieldcity.org**
**(801) 525-2784**

**MEETING DATE:** **Wednesday, June 5th, 2019**

**SUBJECT:** Discussion and Possible Action on **FSP 1905-0004,** a final subdivision plat request by Hamblin Investments for a 13 lot single family subdivision to be called Autumn Ridge Phase 5. **Location:** Approximately 875 West 200 North (TIN: 12-019-0103 & 12-019-0117). **Aggregate Parcel Area:** 4.078 Acres. **Zone:** R-1-Open (Residential). **Planner:** Brad McIlrath **(Administrative Matter).**

## RECOMMENDATION

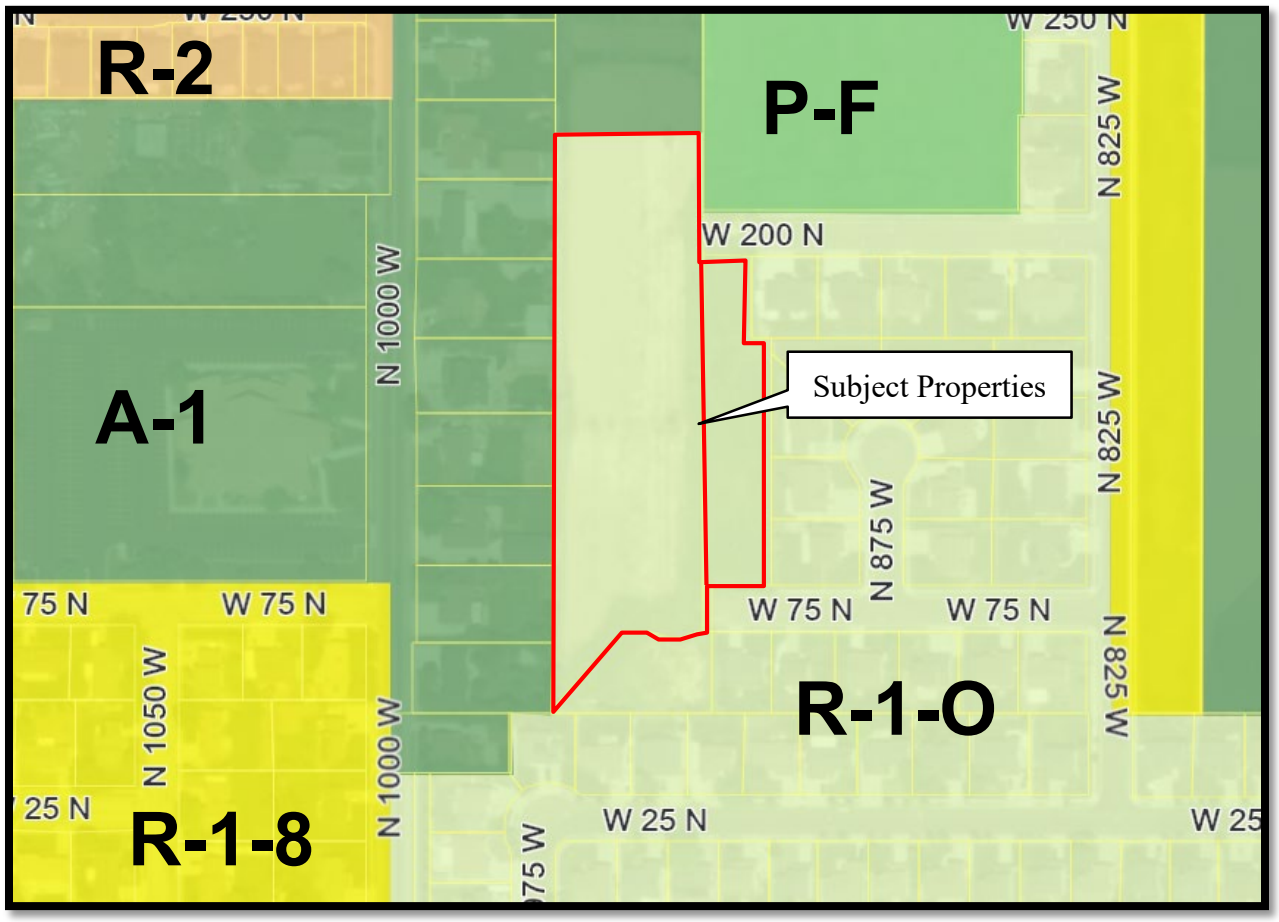
Staff recommends that the Planning Commission move to **approve as conditioned**, **FSP 1905-0004**, a final subdivision plat request by Hamblin Investments for a 13-Lot single-family subdivision (Autumn Ridge Phase 5) for the properties located at approximately 875 West 200 North (TIN: 12-019-0103 & 12-019-0117). This recommendation is based on the subdivision discussion and findings in the Staff Report.

## PROJECT SUMMARY

| Project Information | |
|---|---|
| Project Name | Autumn Ridge Phase 5 |
| Site Location | Approximately 875 West 200 North |
| Tax ID Number | 12-019-0103 & 12-019-0117 |
| Applicant | Hamblin Investments |
| Owners | Franklin D & Gayle N Ball Trustees & Mike Shultz Construction Inc. |
| Proposed Actions | Final Subdivision Plat Approval |
| Current Zoning | R-1-Open (Residential) |
| General Plan Land Use Classification | Residential |
| Gross Site | 4.078 Acres |

| Surrounding Properties and Uses: | | Current Zoning District | General Plan Land Use Classification |
|---|---|---|---|
| North | Residential Single-Family | A-1 (Agricultural) | Residential |
| East | Residential Single-Family | R-1-O (Residential) | Residential |
| South | Residential Single-Family | R-1-O (Residential) | Residential |
| West | Residential Single-Family | A-1 (Agricultural) | Residential |

**Aerial Image & Zoning**




## BACKGROUND & OVERVIEW

The applicant is requesting to subdivide one entire property and a portion of another into thirteen (13) single-family lots. This subdivision request is phase 5 of the Autumn Ridge subdivision and would complete this development in this area. This subdivision includes the connection of local streets 200 North and 75 North to match the existing utility infrastructure that is already in place.

**General Plan and Zoning**
The properties of this subdivision previously had two different zoning classifications. The portion of the larger property was zoned A-1 (Agricultural) but was recently rezoned to R-1-Open to match the property to the east and the previous phases of the Autumn Ridge single-family development.

## FINAL SUBDIVISION PLAT REVIEW

The final subdivision plat submission includes street improvement plans, an overall grading and drainage plan, an overall utility plan, and a storm water pollution prevention plan (SWPPP). The Clearfield City Engineer and Staff Engineer have reviewed the final plat and improvement drawings and have provided comments along with the attached review letter dated 23 May 2019. As required by ordinance, the applicant will need to provide a Geotechnical report for review by the City Engineer. The development agreement for this phase will need to be approved by the City Council and recorded with the final subdivision plat. As indicated on the overall grading and drainage plan, the developer plans to use the detention basin of phase 4 to also catch and manage the storm water drainage for phase 5.

**R-1-Open Open Space Requirement**
The shared storm water detention basin is intended to meet the needs of the open space requirement for both phases 4 and 5. With a combined development area of approximately fourteen (14) acres, and a total lot number of thirty nine (39) lots combined, Autumn Ridge phases 4 and 5 have a density of three (3) units to an acre. This requires that 1% to 4% of the development be developed as open space. With a combined detention basin of 17,859.6 square feet, 3% of the developed area for these two phases is developed as open space which meets ordinance standards. To be consistent with the first three phases of the Autumn Ridge development, a homeowners association will need to be set up for one or both of these final two phases (4 & 5) to maintain the open space and storm water detention area. The applicant has provided a copy of the declaration of covenants, conditions, and restrictions for Autumn Ridge Estates that was used for the first three phases of the development. This document is reviewed in further detail in the following section of this report.

**Development Agreement**
As required in the R-1-Open Zone, a development agreement must be executed between the developer and Clearfield City to incorporate and cover the requirements of the zone. The development agreement is required to spell out the density and open space requirements for the development as well as the maintenance of the open space area. The applicant will need to provide a draft document for review by Community Development staff and the Legal Department prior to review and approval by the Clearfield City Council.

**Public Comment**
Public notices were posted on May 24, 2019. As of the date of this report, no comments have been received regarding the final subdivision plat request. Comments and questions were received during the rezone and preliminary plat review. All comments and questions received to date have been to find out when the development will be moving forward, with no concerns about this final phase of the development.

## PRIVATE COVENENTS AND RESTRICTIONS

Pursuant to City Code § 11-13-24, and as required to maintain the open space, the subdivision must submit homeowner association codes, covenants and restrictions (CC&R's) for the City's review. The purpose and requirement for CC&R's is to govern the maintenance and upkeep of the open space and

detention basin of this development. The CC&R's are private contracts between the property owners' association and the individual home owners. While the City is not a party to this document, the City reviews it in terms of compliance with State and City code requirements related to the interests of the City. The review of the proposed CC&Rs by the City Attorney, Planning Commission and the City Council, will insure the required elements and items are included in the documents necessary to the City that will be recorded with the County in conjunction with the subdivision plat. These CC&Rs will run with the land and final review is subject to the City Attorney's comments prior to final plat recordation.

The developer intends to be consistent with the CC&R's and HOA as used for the first three phases. As such a copy of those CC&R's have been provided for review. An updated version for this phase of the development will need to be provided and approved by the City prior to recording with the final plat. As this phase will share the open space / detention area with phase 4, a joint HOA that includes phases 4 & 5 is recommended, but may not be fully feasible if there is not already an HOA established for phase 4.

A summarized review of the submitted CC&R's for the project is provided below:

| | Specific Provision | Inclusion in CC&R's |
|---|---|---|
| *All covenants, conditions and restrictions shall include management policies which shall set forth the quality of maintenance that will be performed and who is to be responsible for said maintenance within said condominium development. Said document shall, at a minimum, contain the following:* | | |
| **1)** | The establishment of a private association or corporation responsible for all maintenance, which shall levy the cost thereof as an assessment to each unit owner within the townhome development. | INCLUDED. Page 9 "Homeowner Association" of the CC&Rs outlines the establishment of the homeowner association along with assessments and powers to maintain common areas for the development. Exhibit C provides a maintenance chart for the development. |
| **2)** | The establishment of a management committee, with provisions setting forth the number of persons constituting the committee, the method of selection and the powers and duties of said committee and including the person, partnership or corporation with property management expertise and experience who shall be designated to manage the maintenance of the common areas and facilities in an efficient and quality manner. | PARTIALLY INCLUDED. Page 9 "Management of the Association" outlines the organization of, powers and obligations, and operating practices for the homeowners association with a Board of Trustees. Language is provided to outline the powers and duties of the Board of Trustees along with an Architectural Review Committee. Page 5 "Use Restrictions and Nature of the Project" outlines the standards of the development, but does not include the maintenance or control of the common open space / detention area. Language regarding the establishment of the common open space and the maintenance of the open space will need to be included in the CC&R's for phase 5 of the Autumn Ridge development. |

| | | |
|---|---|---|
| **3)** | The method of calling a meeting of the members of the corporation or association, with the members thereof that will constitute a quorum authorized to transact business. | INCLUDED. Page 9 "Status and General Authority of the Board of Trustees" outlines the authority and procedures for meetings and process to transact business for the HOA. |
| **4)** | The manner of collection from unit owners for their share of common expenses and the method of assessment. | INCLUDED. Page 10 "Architectural Review Committee" outlines the policies and procedures for collection of assessments for common expenses as well as the impacts on nonpayment. The Board of Trustees also serve as members of the Architectural Review Committee and have authority to impose assessments for the development. |
| **5)** | Provisions as to percentage of votes by unit owners which shall be necessary to determine whether to rebuild, repair and restore or sell property in the event of damage or destruction of all or part of the project. | INCLUDED. Page 10 "Architectural Review Committee" outlines the process for maintenance and upkeep of the development subject to standards. This section outlines the ARC authority to require compliance and the penalties for noncompliance. |
| **6)** | The method and procedure by which the declaration may be amended. | INCLUDED. Page 15 "Amendments" Provides direction for amendments to the declaration and the procedure by which it may be accomplished. |

**CONDITIONS OF APPROVAL**

1) Plans shall be revised to address Clearfield City Engineering requirements prior to obtaining final signatures on the plat and recording of that plat.

2) A development agreement for Autumn Ridge Phase 5 shall be submitted and approved by the Clearfield City Council. The development agreement shall be consistent with the development standards of the R-1-O zone and incorporate elements common to all phases of the Autumn Ridge development for open space maintenance and density allowances.

3) The CC&R's shall be revised to address the elements of the open space / detention area and if possible shall include both phases 4 and 5 of the Autumn Ridge development.

4) The applicant shall record the executed development agreement and the CC&R's for the homeowner's association with the final subdivision plat.

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

6) An Escrow agreement will be subject to approval by the City Engineer and City Attorney and an escrow account shall be established prior to obtaining any permits being issued for the

properties or plat being recorded. Installation of required improvements or an escrow account shall be established prior to recordation of the Final Plat as outlined in 12-4-6.

**ATTACHMENTS**

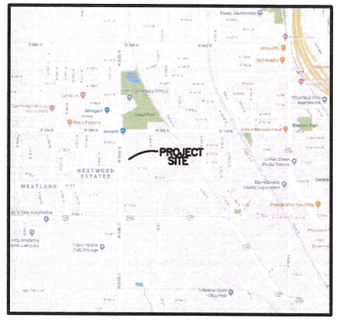
1. Subdivision Plat
2. Subdivision Improvement Drawings
3. Engineering Review Letter dated 23 May 2019
4. North Davis Fire District Review Letter dated 23 May 2019

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SHEET 1 OF 1

# AUTUMN RIDGE ESTATES PHASE 5

PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
CLEARFIELD CITY, DAVIS COUNTY, UTAH
MAY, 2019




**VICINITY MAP**
NOT TO SCALE

## BOUNDARY DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF LOT 3 OF CLAIR & JOAN HESLOP SUBDIVISION, SAID POINT BEING S89°51'46"E 220.20 FEET AND S00°08'14"W 544.96 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 2; THENCE S89°50'12"E 201.34 FEET; THENCE S00°01'26"E 159.69 FEET; THENCE S89°55'31"E 65.38 FEET TO THE WESTERLY LINE OF AUTUMN RIDGE ESTATES PHASE 4; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING TEN (10) COURSES: (1) S00°04'29"W 110.00 FEET; (2) S89°51'46"E 27.53 FEET; (3) S00°08'14"W 330.89 FEET; (4) N89°55'31"W 79.66 FEET; (5) S00°04'29"W 60.00 FEET; (6) N89°55'31"W 9.12 FEET; (7) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 14.27 FEET, A DELTA ANGLE OF 27°15'58", A CHORD BEARING OF S76°26'30"W, AND A CHORD LENGTH OF 14.14 FEET; (8) ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 63.50 FEET, A DELTA ANGLE OF 60°38'06", A CHORD BEARING OF N86°52'26"W, AND A CHORD LENGTH OF 60.58 FEET; (9) WEST 35.28 FEET; AND (10) S41°59'01"W 144.36 FEET TO THE EXTENSION OF THE EASTERLY LINE OF CLAIR & JOAN HESLOP SUBDIVISION; THENCE N00°07'00"E ALONG SAID LINE, 768.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 177,657 SQUARE FEET OR 4.078 ACRES MORE OR LESS

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS S89°51'46"E.

## NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THIS PROPERTY INTO LOTS AND STREETS. THE BOUNDARY WAS DETERMINED BY ADJACENT SUBDIVISIONS AND BY DEED USING THE MONUMENTS SHOWN HEREON. ALL REAR LOT CORNERS WERE SET WITH A ⅝" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

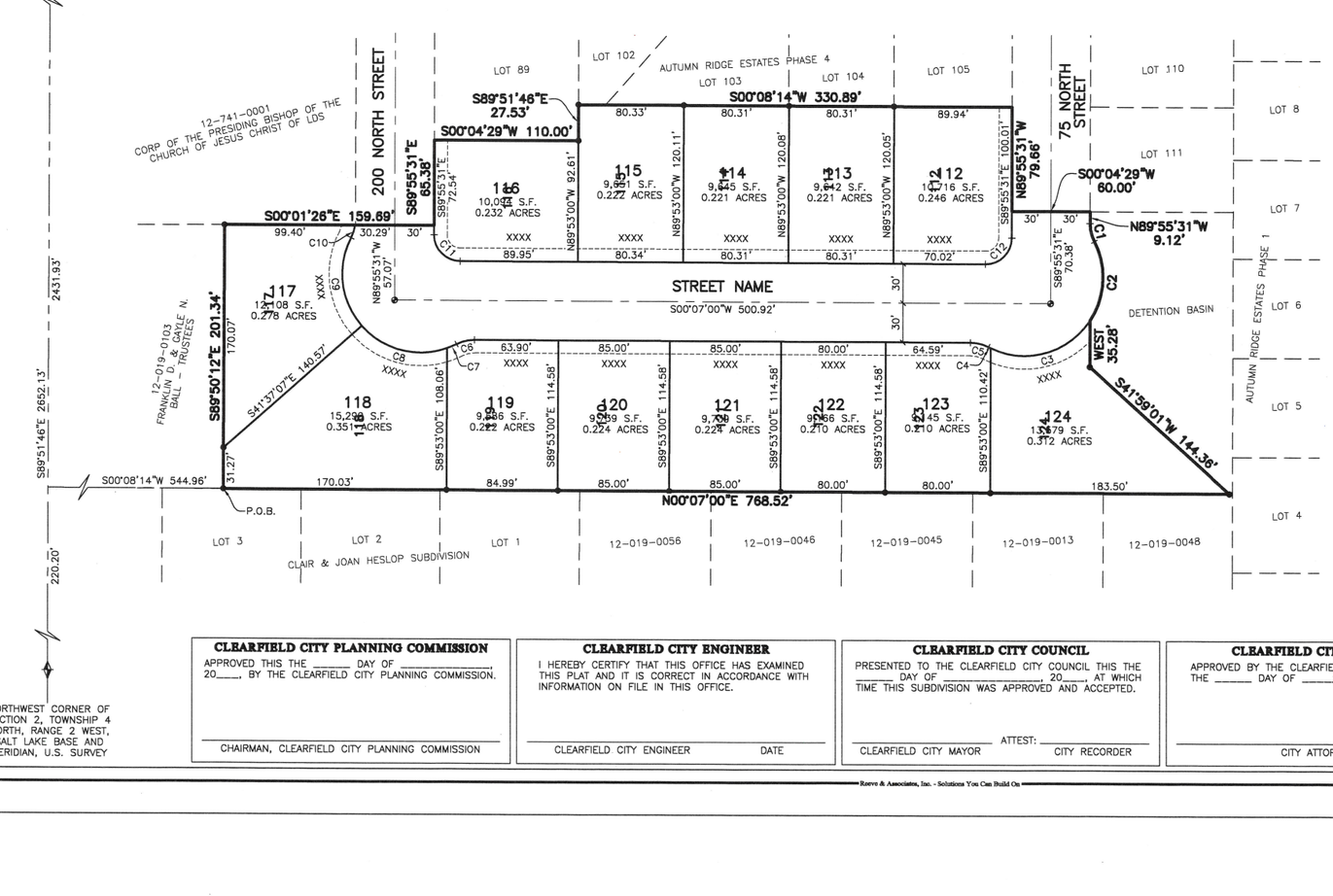
## CURVE TABLE

| # | RADIUS | ARC LENGTH | CHD LENGTH | TANGENT | CHD BEARING | DELTA |
|---|---|---|---|---|---|---|
| C1 | 30.00' | 14.27' | 14.14' | 7.27' | S76°26'30"W | 27°15'58" |
| C2 | 60.00' | 63.50' | 60.58' | 35.09' | N86°52'26"W | 60°38'06" |
| C3 | 60.00' | 86.01' | 78.83' | 52.28' | N15°29'17"W | 82°07'53" |
| C4 | 60.00' | 1.87' | 1.87' | 0.93' | N26°28'09"E | 1°46'58" |
| C5 | 30.00' | 14.26' | 14.13' | 7.27' | N13°44'19"E | 27°14'38" |
| C6 | 30.00' | 14.28' | 14.14' | 7.28' | N13°30'59"W | 27°15'58" |
| C7 | 60.00' | 8.02' | 8.01' | 4.01' | N23°19'18"W | 7°39'20" |
| C8 | 60.00' | 71.36' | 67.23' | 40.58' | N14°34'36"E | 68°08'27" |
| C9 | 60.00' | 71.94' | 67.70' | 41.00' | N82°59'38"E | 68°41'37" |
| C10 | 30.00' | 10.07' | 10.02' | 5.08' | S77°16'28"E | 19°13'50" |
| C11 | 20.00' | 31.40' | 28.27' | 19.99' | S45°05'45"W | 89°57'29" |
| C12 | 20.00' | 31.43' | 28.29' | 20.01' | S44°54'15"E | 90°02'31" |

## Legend

- = SECTION CORNER
- = SET STREET MONUMENT
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = ROAD CENTERLINE
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = 10' PUBLIC UTILITY EASEMENT
- = SECTION TIE LINE

50 0 50 100 150
Scale: 1" = 50'




NORTHWEST CORNER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY

## SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **AUTUMN RIDGE ESTATES PHASE 5** IN **CLEARFIELD CITY, DAVIS COUNTY**, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **DAVIS COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **CLEARFIELD CITY, DAVIS COUNTY** CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20___.

9031945
UTAH LICENSE NUMBER

PROFESSIONAL LAND SURVEYOR
9031945
TREVOR J. HATCH
STATE OF UTAH

## OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND PUBLIC STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT **AUTUMN RIDGE ESTATES PHASE 5**, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PRIVATE UTILITY WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20___.

FRANKLIN D. & GAYLE N. BALL – TRUSTEES

MIKE SCHULTZ CONSTRUCTION INC

## ACKNOWLEDGMENT

STATE OF UTAH )SS.
COUNTY OF _____ )

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

RESIDING IN _____ COUNTY, _____

## ACKNOWLEDGMENT

STATE OF UTAH )SS.
COUNTY OF _____ )

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

RESIDING IN _____ COUNTY, _____

## CLEARFIELD CITY PLANNING COMMISSION

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

CHAIRMAN, CLEARFIELD CITY PLANNING COMMISSION

## CLEARFIELD CITY ENGINEER

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

CLEARFIELD CITY ENGINEER DATE

## CLEARFIELD CITY COUNCIL

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

CLEARFIELD CITY MAYOR ATTEST: CITY RECORDER

## CLEARFIELD CITY ATTORNEY

APPROVED BY THE CLEARFIELD CITY ATTORNEY THIS THE _____ DAY OF _____, 20___.

CITY ATTORNEY

**DEVELOPER:**
DOUG HAMBLIN
P.O. BOX 625
ROY, UT. 84067
(801) 725-3782

## PROJECT INFORMATION

Surveyor: T. HATCH
Designer: N. ANDERSON
Begin Date: 5-8-19
Project Name: AUTUMN RIDGE ESTATES PHASE 5
Number: 3442-A26
Scale: 1"=50'
Revision:
Checked:

Reeve & Associates, Inc.
5160 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

## DAVIS COUNTY RECORDER

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

DAVIS COUNTY RECORDER

_____ DEPUTY.

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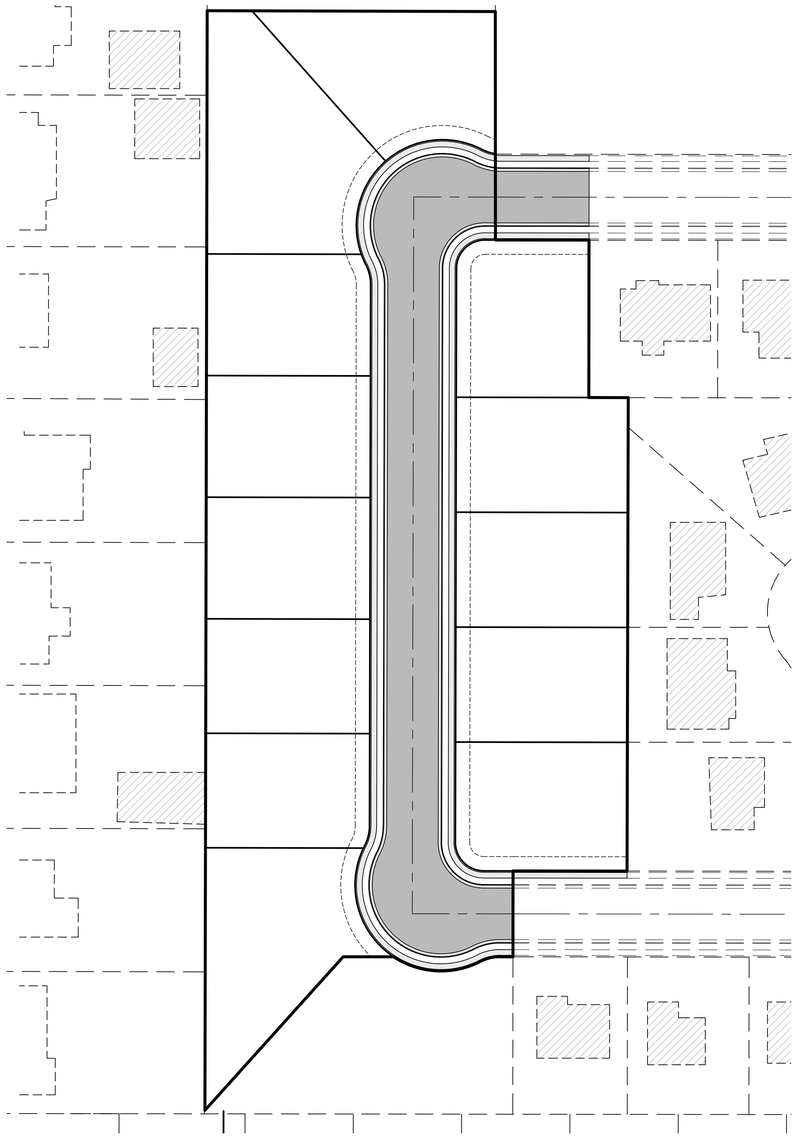
Reeve & Associates, Inc. - Solutions You Can Build On

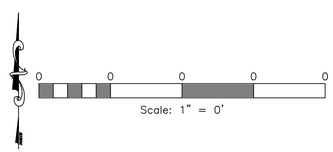
## Project Narrative/Notes/Revisions

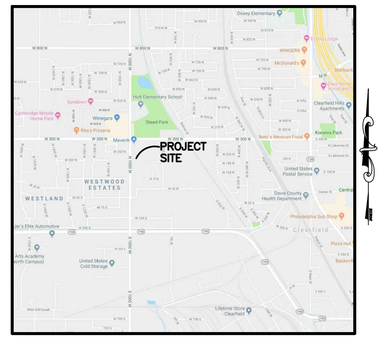
1. 05/08/19 JM – COMPLETED DESIGN FOR CLIENT & CITY REVIEW.

# Autumn Ridge Estates
# Phase-5
# Improvement Plans

CLEARFIELD CITY, DAVIS COUNTY, UTAH
MAY 2019






**Vicinity Map**
NOT TO SCALE

## Sheet Index

**Sheet 1 - Cover/Index Sheet**
**Sheet 2 - Notes/Legend/Street Cross-Section**
**Sheet 3 - Street (North) 6+00.00 - 9+41.51**
**Sheet 4 - Street (South) 9+41.51 - 12+50.00**
**Sheet 5 - Overall Grading, Drainage & Utility Plan**
**Sheet 6 - Storm Water Pollution Prevention Plan Exhibit**
**Sheet 7 - Storm Water Pollution Prevention Plan Details**

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

### Engineer's Notice To Contractors

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

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

REVISIONS
DESCRIPTION
DATE

**Autumn Ridge Estates**
**Phase-5**
CLEARFIELD CITY, DAVIS COUNTY, UT

**Cover/Index Sheet**

PROFESSIONAL ENGINEER
No. 5369008
THOMAS A. HUNT
STATE OF UTAH
NOT FOR CONSTRUCTION

**Project Info.**
Engineer: J. DRAPER
Drafter: J. MEYERS
Begin Date: MAY 2019
Name: AUTUMN RIDGE ESTATES PHASE-5
Number: 3442-A26

Sheet 1 of 7 Sheets

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

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## General Notes:

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

## Utility Notes:

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

## Erosion Control General Notes:

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

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

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

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

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

## Maintenance:

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

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

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

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

EXPOSED SLOPES:

ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:
- A) SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED
- B) TRACKING STRAW PERPENDICULAR TO SLOPES
- C) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

## Notice to Contractor:

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

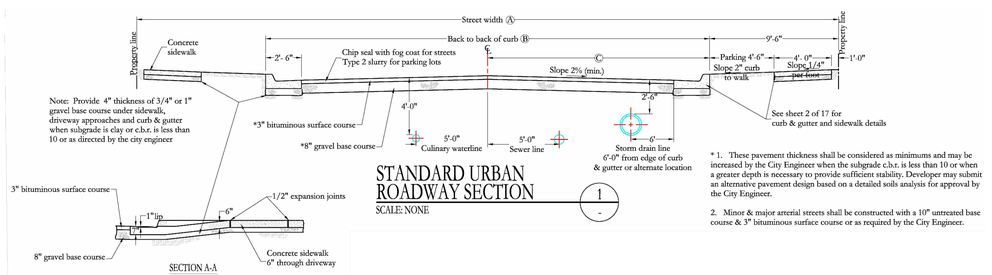
THE CONTRACTOR AGREES THAT THEY SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR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

## Survey Control Note:

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

## Legend

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




STANDARD URBAN ROADWAY SECTION — SCALE: NONE — 1

* 1. These pavement thickness shall be considered as minimums and may be increased by the City Engineer when the subgrade c.b.r. is less than 10 or when a greater depth is necessary to provide sufficient stability. Developer may submit an alternative pavement design based on a detailed soils analysis for approval by the City Engineer.

2. Minor & major arterial streets shall be constructed with a 10" untreated base course & 3" bituminous surface course or as required by the City Engineer.

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REVISIONS
DATE | DESCRIPTION

Autumn Ridge Estates Phase-5
CLEARFIELD CITY, DAVIS COUNTY, UT

Notes/Legend/ Street Cross-Section

PROFESSIONAL ENGINEER — 7855888 — THOMAS J. BUNT — STATE OF UTAH
NOT FOR CONSTRUCTION

**Project Info.**
Engineer: J. DRAPER
Drafter: J. MEYERS
Begin Date: MAY 2019
Name: AUTUMN RIDGE ESTATES PHASE-5
Number: 3442-A26

Sheet 2 | 7 Sheets

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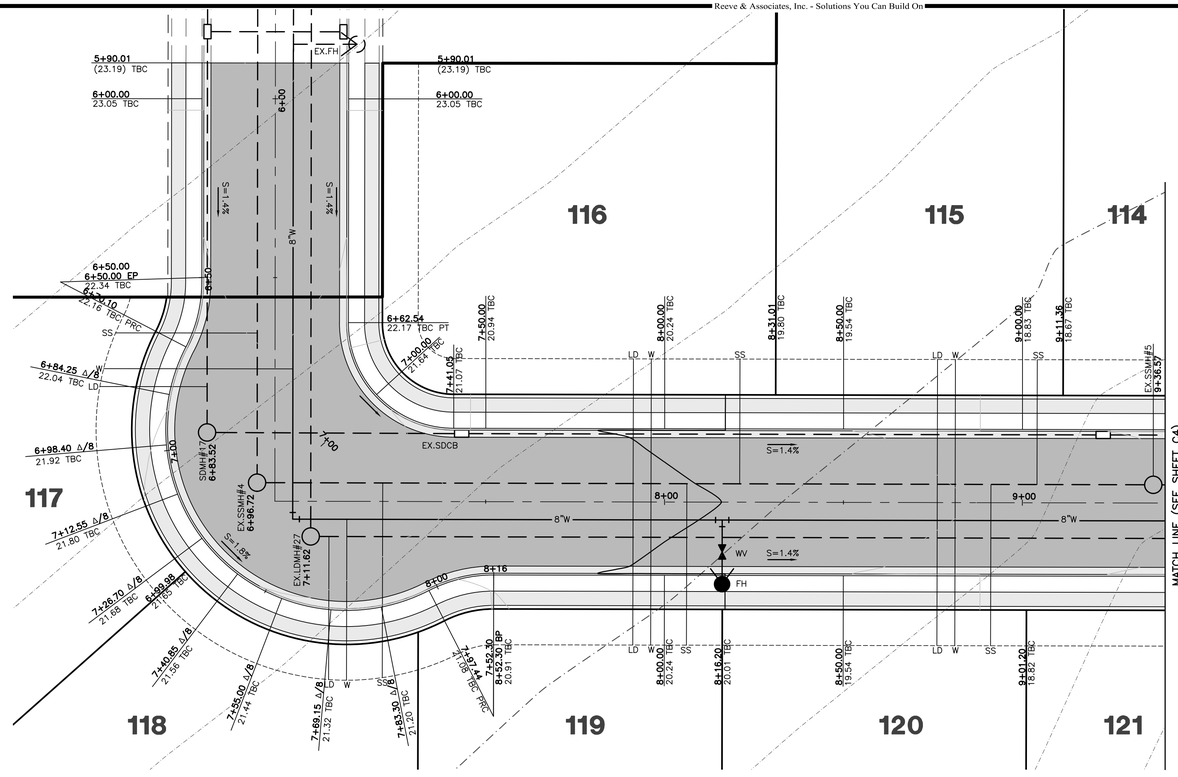
## Construction Notes:

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

CULINARY WATER
8"W – 8"DIP W/POLY WRAP WATER LINE
W – 1" TYPE K COPPER SERVICE LATERAL

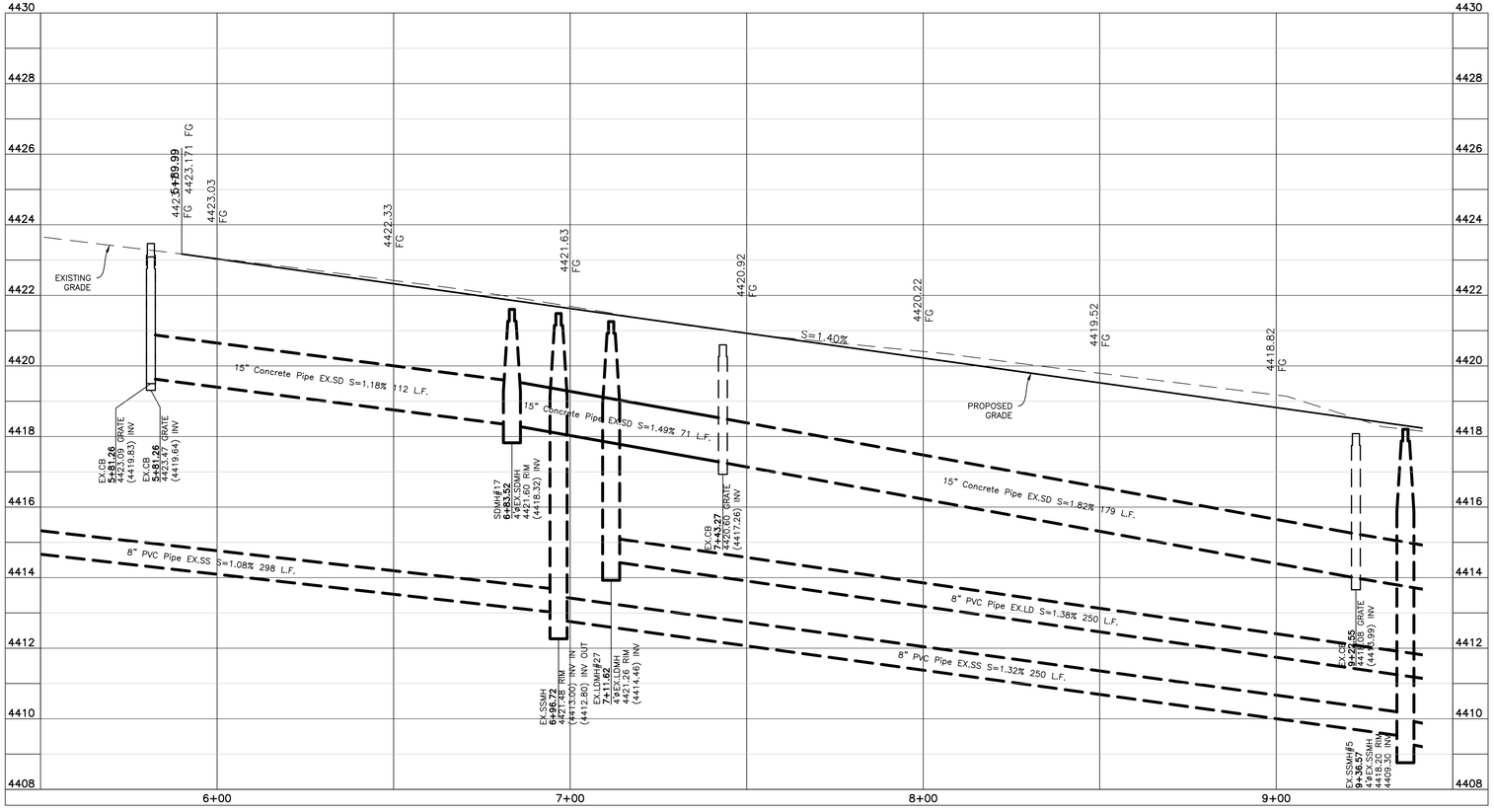
SANITARY SEWER
SS – 4" PVC SDR 35

LAND DRAIN
LD – 4" PVC SDR 35




**Street A**

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




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REVISIONS
DATE | DESCRIPTION

**Autumn Ridge Estates Phase-5**
CLEARFIELD CITY, DAVIS COUNTY, UT

**Street A**
**(6+00.00 - 9+41.51)**

PROFESSIONAL ENGINEER
10654888
THOMAS L. HUNT
STATE OF UTAH
NOT FOR CONSTRUCTION

**Project Info.**
Engineer: J. DRAPER
Drafter: J. MEYERS
Begin Date: MAY 2019
Name: AUTUMN RIDGE ESTATES PHASE-5
Number: 3442-A26

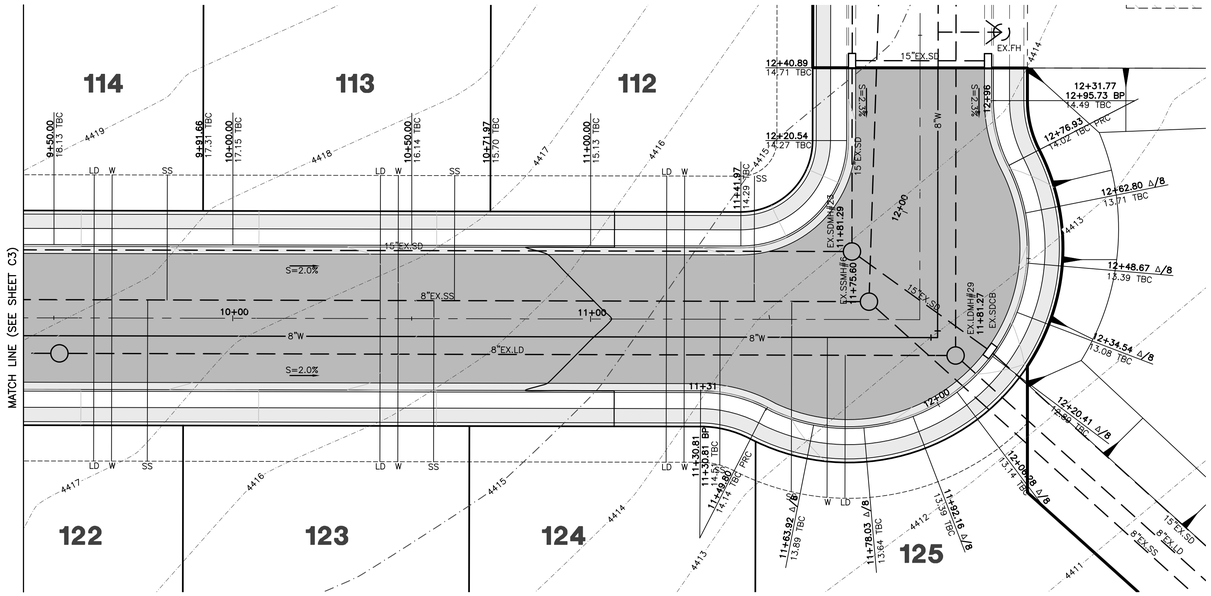
Sheet 3 of 7 Sheets

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## Street A

Horizontal Scale: 1" = 20'
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REVISIONS
DESCRIPTION
DATE

# Autumn Ridge Estates Phase-5

CLEARFIELD CITY, DAVIS COUNTY, UT

## Street A (9+41.51 - 12+50.00)

PROFESSIONAL ENGINEER
10654888
THOMAS L. HUNT
STATE OF UTAH
NOT FOR CONSTRUCTION

**Project Info.**
Engineer: J. DRAPER
Drafter: J. MEYERS
Begin Date: MAY 2019
Name: AUTUMN RIDGE ESTATES PHASE-5
Number: 3442-A26

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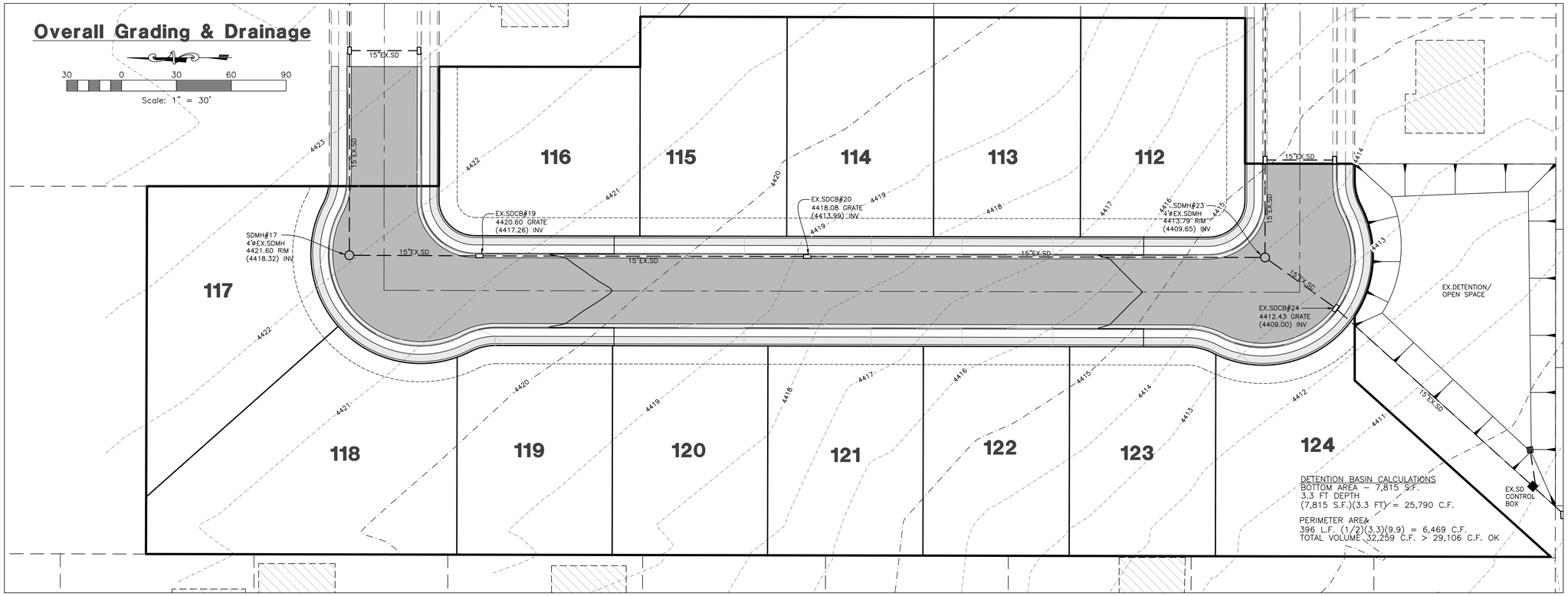
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## Overall Grading & Drainage

30 0 30 60 90

Scale: 1" = 30'



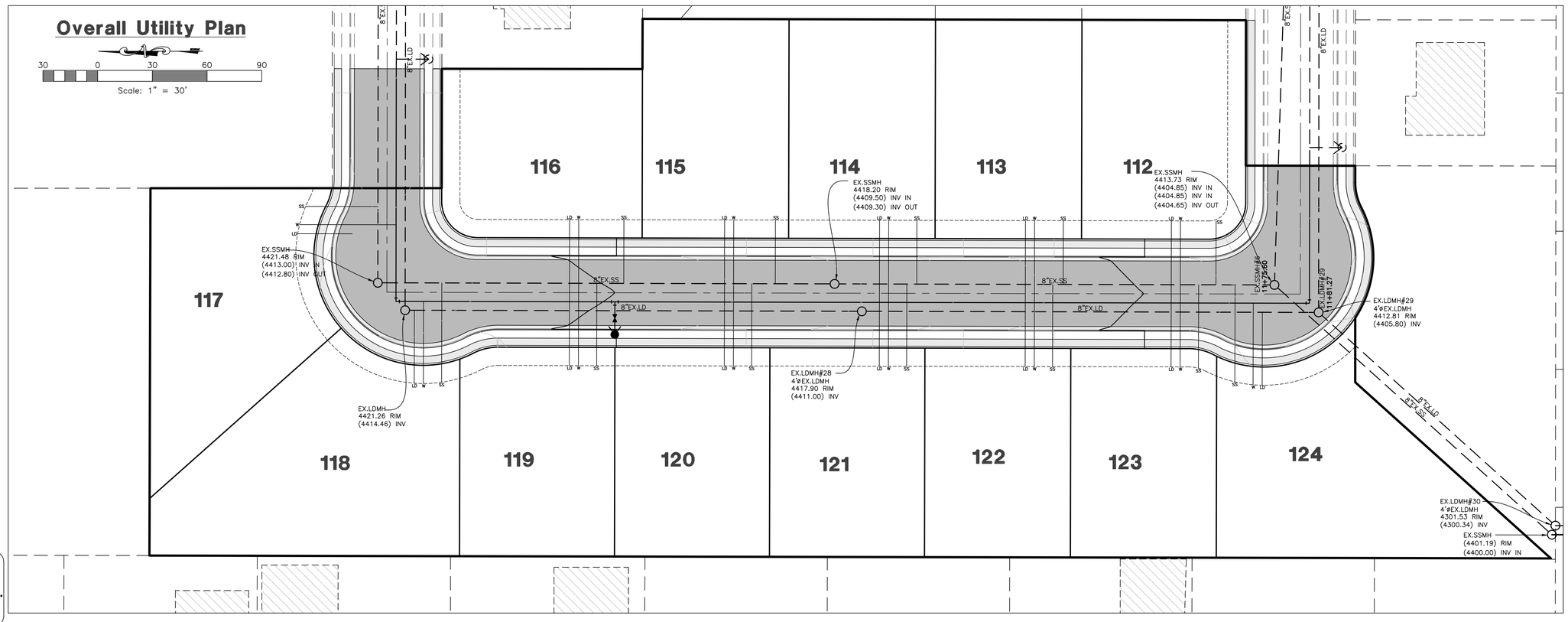

DETENTION BASIN CALCULATIONS
BOTTOM AREA = 7,815 S.F.
3.3 FT DEPTH
(7,815 S.F.)(3.3 FT) = 25,790 C.F.

PERIMETER AREA
396 L.F. (1/2)(3.3)(9.9) = 6,469 C.F.
TOTAL VOLUME 32,259 C.F. > 29,106 C.F. OK

## Overall Utility Plan

30 0 30 60 90

Scale: 1" = 30'




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REVISIONS
DATE DESCRIPTION

**Autumn Ridge Estates Phase-5**
CLEARFIELD CITY, DAVIS COUNTY, UT

**Overall Grading & Utility Plans**

PROFESSIONAL ENGINEER
10654868
THOMAS J. HUNT
STATE OF UTAH
NOT FOR CONSTRUCTION

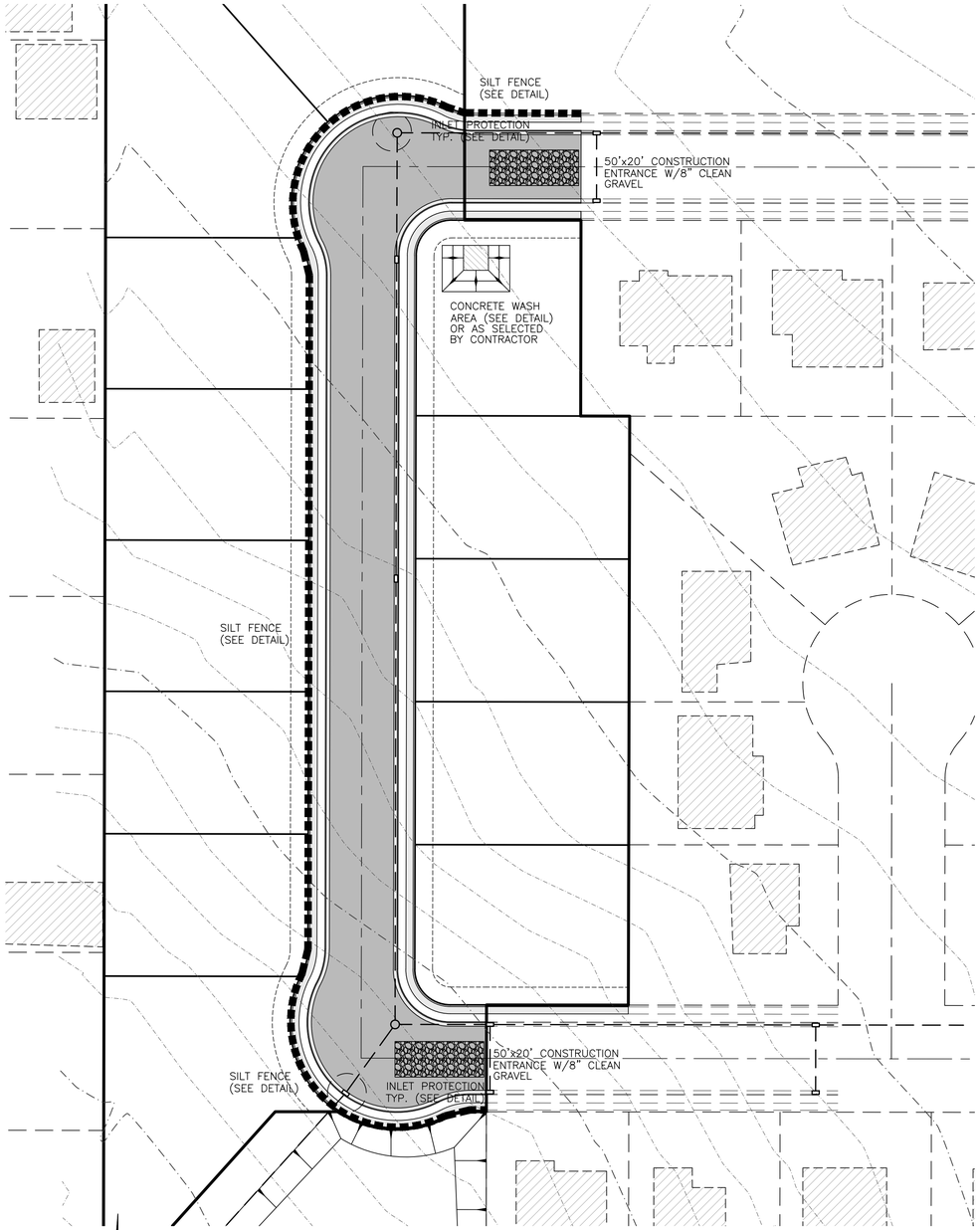
**Project Info.**
Engineer: J. DRAPER
Drafter: J. MEYERS
Begin Date: MAY 2019
Name: AUTUMN RIDGE ESTATES PHASE-5
Number: 3442-A26

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# Autumn Ridge Estates
# Phase-5
## Storm Water Pollution Prevention Plan Exhibit

CLEARFIELD CITY, DAVIS COUNTY, UTAH
MAY 2019




STREETS TO BE SWEPT WITHIN 1000 FEET OF CONSTRUCTION ENTRANCE DAILY IF NECESSARY

ALL VEHICLES EXITING SITE TO PROCEED THROUGH CONSTRUCTION ENTRANCE TO REDUCE AMOUNTS OF SEDIMENT TRACKED ONTO ROADWAYS.

50'x20' CONSTRUCTION ENTRANCE W/8" CLEAN GRAVEL

0 0 0 0 0
Scale: 1" = 0'




**Vicinity Map**
NOT TO SCALE

## Construction Activity Schedule

- PROJECT LOCATION.....CLEARFIELD CITY, DAVIS COUNTY, UT
- PROJECT BEGINNING DATE.....MAY 2019
- BMP'S DEPLOYMENT DATE.....MAY 209
- STORM WATER MANAGEMENT CONTACT / INSPECTOR.....TBD
- SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER

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**Autumn Ridge Estates Phase-5**
CLEARFIELD CITY, DAVIS COUNTY, UT

**Storm Water Pollution Prevention Plan Exhibit**

PROFESSIONAL ENGINEER
10654888
THOMAS J. HUNT
STATE OF UTAH
NOT FOR CONSTRUCTION

**Project Info.**
Engineer: J. DRAPER
Drafter: J. MEYERS
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Sheet 6 of 7 Sheets

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# Notes:

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

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

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

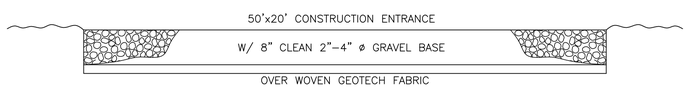
4. Construction Vehicles and Equipment:
   a. Maintenance
      – Maintain all construction equipment to prevent oil or other fluid leaks.
      – Keep vehicles and equipment clean, prevent excessive build–up of oil and grease.
      – Regularly inspect on–site vehicles and equipment for leaks, and repair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

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

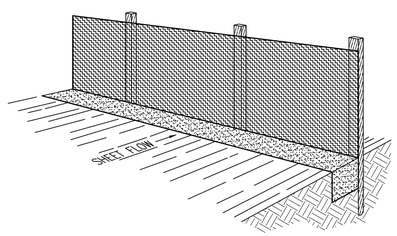
6. Post Roadway / Utility Construction
   a. Maintain good housekeeping practices.
   b. Enclose or cover building material storage areas.
   c. Properly store materials such as paints and solvents.
   d. Store dry and wet materials under cover, away from drainage areas.
   e. Avoid mixing excess amounts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

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

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

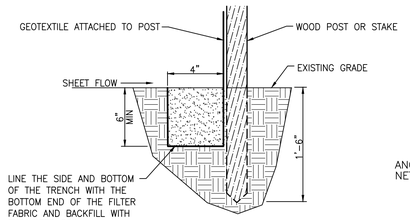



## Cross Section 50' x 20' Construction Entrance




## Perspective View

Figure 2




## Section

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

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

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

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

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

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

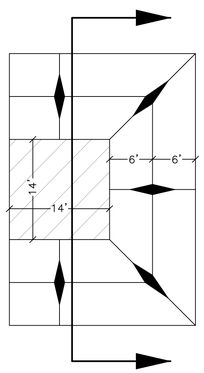
REMOVAL
*Silt fence should not be removed until construction ceases and the upslope area has been properly stablized and/or revegetated.

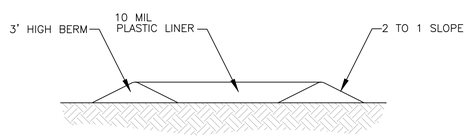



Figure 1:
Top View of
Roll–to–Roll Connection

## Silt Fence Detail

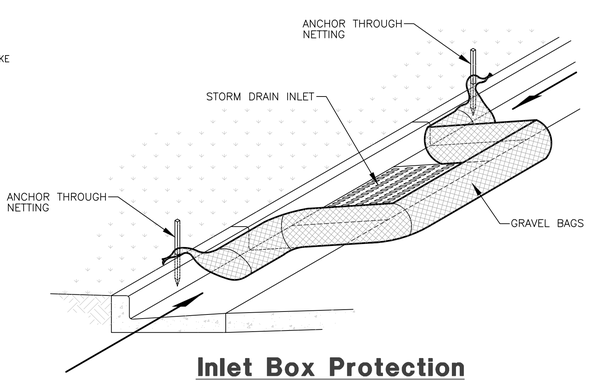
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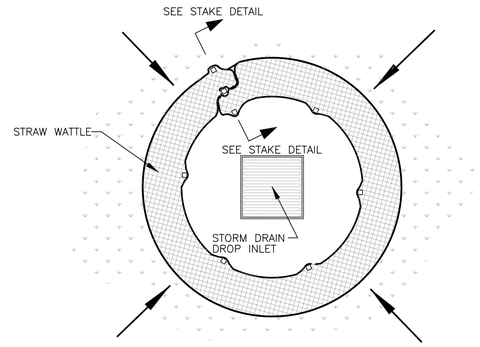




## Concrete Washout Area w/ 10 mil Plastic Liner

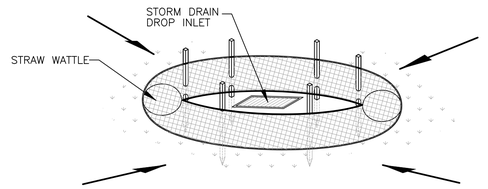
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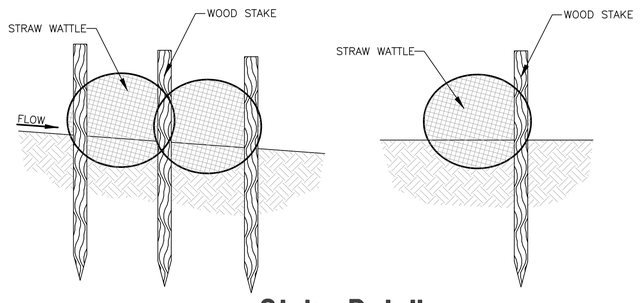

## Inlet Box Protection




## Plan View




## Drop Inlet Protection




## Stake Detail

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REVISIONS

| DATE | DESCRIPTION |
|---|---|

**Autumn Ridge Estates Phase-5**
CLEARFIELD CITY, DAVIS COUNTY, UT

**Storm Water Pollution Prevention Plan Details**

PROFESSIONAL ENGINEER — 10044498 — THOMAS J. HUNT — STATE OF UTAH
NOT FOR CONSTRUCTION

**Project Info.**
Engineer: J. DRAPER
Drafter: J. MEYERS
Begin Date: MAY 2019
Name: AUTUMN RIDGE ESTATES PHASE–5
Number: 3442–A26

Sheet 7 of 7 Sheets

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

CIVIL ENGINEERING CONSULTANTS, PLLC.

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

22 March 2018

Clearfield City
55 South State Street
Clearfield City, Utah 84015

Attn: Brad McIIrath, Senior Planner
Proj: **Autumn Ridge Estates – Phase 5**
Subj: Plat and Improvement Drawing Review.

Dear Brad,

Attached for consideration is my engineering review of the above referenced project. The following items will need to be considered and addressed prior to receiving recommended approval from our office.

**General Note:**

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

1. An **electronic copy** of the Plat & Improvement drawings and all details must be submitted to the Public Work Department for record keeping upon design completion and prior to approval of the final drawings from our office.

**Plat**

1. The 10' wide "Public Utility Easement" needs to be extended around the entire perimeter of the subdivision.

2. The utility easement through a corner of lot #124 near the roadway (southeast corner of the lot) needs to be shown on the Plat, as well the utility easement through the detention basin.

3. Who will own the Detention Basin and pay taxes on the property? The owner and maintenance of the detention basin needs to be indicated on the Plat (dedication language is needed to be noted in the "Owners Dedication). The size of the detention basin acreage is needed on the Plat. The detention basin will need a location address.

4. Notes need to be placed on the Plat that the detention basin must remain a detention basin unless approved otherwise by Clearfield City.

5. The name of the street is missing from the Plat.

6. Lot addresses need to be added to the lots.

7. Location of survey monument with note of its installation.

8. The closure of the Plat needs to be checked once all errors have been corrected.

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

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

**Site Plan – Improvement Drawings**

1. Notes need to be placed on the Site Plan Improvement Drawings indicating all deteriorated, damaged or missing surface improvements surrounding the perimeter of the development and on-site be replaced or installed; i.e., curb and gutter, sidewalk, landscaping park strip improvements, asphalt patching, landscaping replacement, site lighting, dumpster screening, concrete improvement, etc.

2. The first page of the improvement drawings needs to be completed.

3. An updated "Geotechnical Report" will need to be submitted for review. The report should address the depth of sub-base material for the paved areas, thickness of the roadbase and asphalt materials for the roadway, and other typical report items.

4. The lots on the improvement drawings are incorrectly labeled. Page #1 needs to be completed.

5. City standard details are needed with the improvement drawings, i.e., water meter and connection details, inlet hooded storm boxes, survey monuments, curb & gutter, detention basin orifice structure, streetlights, fire hydrants, lateral connections, all improvement items, etc.

6. All prior installed sanitary sewer piping and storm water piping in this new subdivision phase needs to be video inspected and bad spots noted for repair. The video needs to be submitted to the Public Works Department.

7. Storm Water concerns:

    - An updated storm water report/study and calculations is required to be submitted for review for Phase 5, along with all the prior phase's and all properties which will discharge into the basin.
    - Upon completion of the construction of the storage basin the volume constructed must be certified by the design engineer following a field survey of the new completed basin (a note of the certification requirement must be placed on the drawings).
    - The new roadway storm water inlet catch box near the detention basin should be a hooded double grated inlet box.
    - The detention basin will require a 12" freeboard berm in the basin design.
    - The existing overflow spillway design will need shown in detail in the drawings.
    - How the storm water leaves the detention basin and connects with the Clearfield City storm water system must be shown.
    - There needs to be a note on the drawings that the storm water collection boxes are to be "hooded" boxes.
    - A maintenance schedule and maintenance plan will need to be prepared and included with the improvement drawings along with who will maintain the storm detention basin facilities.
    - The existing outlet orifice box details must be included with the improvement drawings and modified if the calculations require a change.
    - Complete details of the detention basin need to be submitted for review.

8. Culinary Water Concerns:

    - The design of a culinary water system & meter location needs to be shown on the plan & profile drawings.
    - The laterals must be connected to the main waterline via a hot-tap connection. A detail of this connection is required to be shown.

9. The location of the irrigation connection to the culinary water service lateral and the "RP" backflow device needs to be shown on the drawings. Details need to be added to the drawing package.

10. Sanitary Sewer Concerns:

    - The sanitary sewer collection pipes (lateral connections) need to be located and shown on the drawings with details (slope, materials). The connection details of the proposed sanitary sewer laterals connection with the existing sanitary sewer needs to be also shown on the drawings.

11. All pipeline construction materials should be called out on the drawings.

12. The "Site Grading" and "Drainage Plan" is needed to be completed with grades, high points and the general engineering data.

13. The location of all site lighting should be shown on the drawings.

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

Sincerely,
**CEC, Civil Engineering Consultants, PLLC.**



N. Scott Nelson, PE.
*City Engineer*

Cc. Scott Hodge, Public Works Director
Mark Baird, Deputy Public Works Director
Kamilla Schultz, Staff Engineer
Adam Favero, Utility Superintendent

*From the Desk of*
*Deputy Chief John Taylor*
**NORTH DAVIS FIRE DISTRICT**
381 NORTH 3150 WEST
OFFICE: (801) 525-2850
FAX: (801) 525-6935
EMAIL: JTAYLOR@NOFIRES.ORG

TO: Brad McIlrath/ Clearfield City Planner
Jason Hamblin / Hamblin Investments

FROM: John Taylor / Fire Marshal

RE: Autumn Ridge Phase 5

DATE: May 23, 2019

I have reviewed the site plan submitted for the above referenced project. The Fire Prevention Division of this Fire District has the following comments/concerns.

1. The minimum fire flow requirement is 1500 gallons per minute for 60 consecutive minutes for residential one and two family dwellings. Fire flow requirements may be increased for residential one and two family dwellings with a building footprint equal to or greater than 3,600 square feet or for buildings other than one and two family dwellings. Provide documentation that the fire flow has been confirmed through the Clearfield City water dept.

2. Fire hydrants and access roads shall be installed prior to construction of any buildings. All hydrants shall be placed with the 4½" connection facing the point of access for Fire Department Apparatus. Provide written assurance that this will be met.

3. Prior to beginning construction of any buildings, a fire flow test of the new hydrants shall be conducted to verify the actual fire flow for this project. The Fire Prevention Division of this Fire District shall witness this test and shall be notified a minimum of 48 hours prior to the test.

4. All fire apparatus access roads shall be a minimum all-weather, drivable and maintainable surface. There shall be a minimum clear and unobstructed width of not less than 26 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. Dead-end roads created in excess of 150 feet in length shall be provided with an approved turn-around.

5. If grades exceed 8%, approval from the City Engineer and the Fire District is required.

These plans have been reviewed for Fire District requirements only. Other departments must review these plans and will have their requirements. This review by the Fire District must not be construed as final approval from Clearfield City.

# Planning Commission
## STAFF REPORT

AGENDA ITEM
**#4**

**TO:** **Clearfield City Planning Commission**

**FROM:** **Brad McIlrath, Senior Planner**
**brad.mcilrath@clearfieldcity.org**
**(801) 525-2784**

**MEETING DATE:** **Wednesday, June 5th, 2019**

**SUBJECT:** Discussion and Possible Action on **SP 1905-0006,** a site plan review request by Marvin Murri to construct a 106 unit, two-building residential multi-family development at the subject location. **Location:** 452 & 530 South State Street (TIN: 12-003-0174, 12-003-0194, & 12-003-0196). **Aggregate Parcel Area:** 2.6 Acres. **Zone:** T-R (Town Residential). **Planner:** Brad McIlrath **(Administrative Matter).**

**RECOMMENDATION**

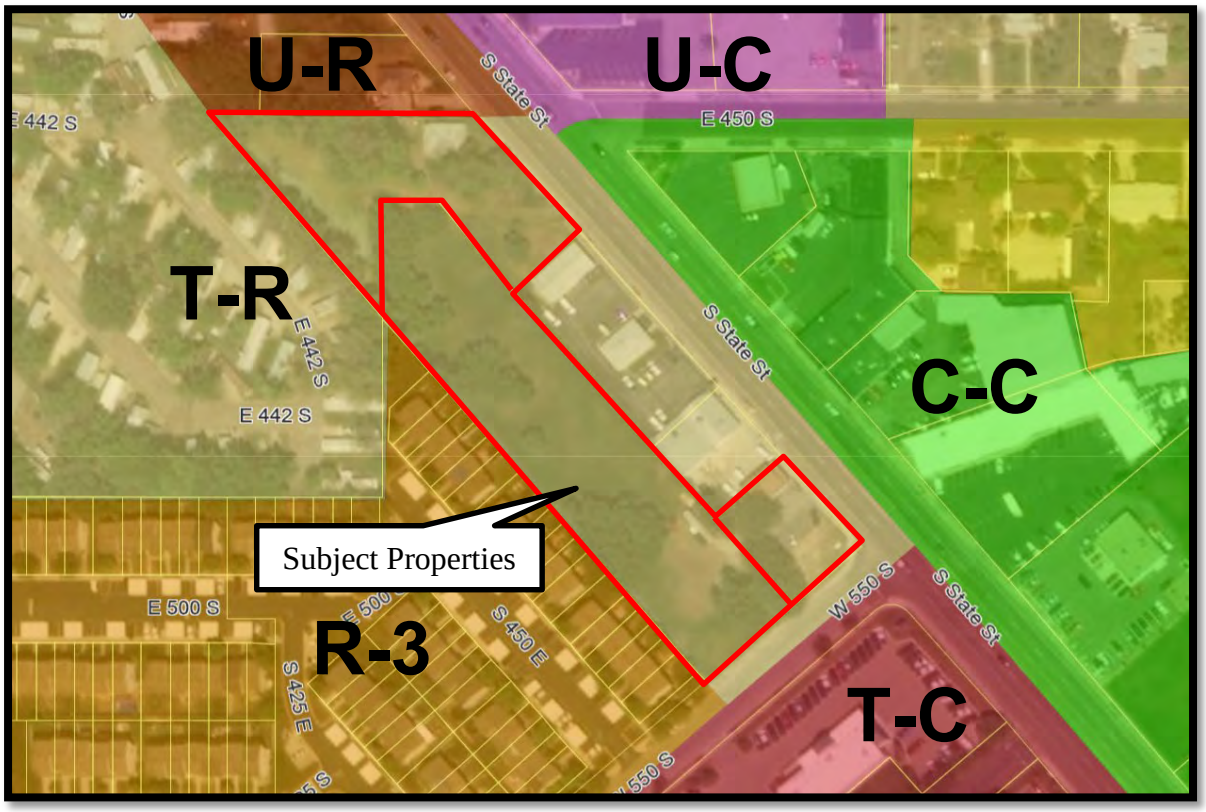
Staff recommends that the Planning Commission move to **approve as conditioned, SP 1905-0006**, a site plan review request by Marvin Murri to construct a 106 unit, two building residential multi-family development for the properties addressed 452 & 530 South State Street (12-003-0174, 12-003-0194, & 12-003-0196). This recommendation is based on the discussion and findings of the Staff Report.

**PROJECT SUMMARY**

| Project Information | |
|---|---|
| Project Name | City Plaza Apartments |
| Site Location | 452 & 530 South State Street |
| Tax ID Number | 12-003-0174, 12-003-0194, & 12-003-0196 |
| Applicant | Marvin Murri |
| Owner | Bruce B. Stephenson |
| Proposed Actions | Site Plan Review Approval |
| Current Zoning | T-R (Town Residential) |
| Site Area | 2.6 Acres |

| Surrounding Properties and Uses: | | Current Zoning District | General Plan Land Use Classification |
|---|---|---|---|
| North | Demolished Mobile Home Park | U-R (Urban Residential) & T-R(Town Residential) | Mixed Use |
| East | Commercial Retail | C-C (Commercial Corridor) | Mixed Use |
| South | Commercial Retail | T-C (Town Commerce) | Mixed Use |
| West | Townhomes | R-3 (Residential) | Mixed Use |

**Aerial Image & Zoning**




**BACKGROUND**

The applicant proposes to construct a 106 unit residential multi-family development, in two buildings, at the subject properties. The mix of the units will be between 80 and 86 1-bedroom units and 20 and 26 2-bedroom units. As shown in the aerial image above, the project is located off of State Street and 550 South in the T-R (Town Residential) Zone of the downtown Form-Based Code ("FBC") area. The two buildings will have an overall height of four (4) stories with parking located to the rear to allow each building to address the street frontages as required by the FBC. Due to the grade change from east to west the buildings will have three (3) stories above grade and one below grade along the State Street frontage. As the property slopes downward to the west, the first floor will be completely accessible from 550 South and the interior of the development and will not be below grade.

As a project in the FBC, specific building type standards are reviewed along with the landscaping and streetscape design for compliance with the FBC. A review of the applicable standards is provided in a table format with the standard on the left and the staff analysis to the right. As an overview, the applicant has worked with staff and is proposing buildings that appropriately address the intent of the FBC with high quality design and materials that will positively contribute visually to the State Street corridor and the community.

**A. BUILDING TYPE STANDARDS (Form Based Code Chapter 5)**

**Multi-Family Building Type:**

**1. Building Siting**

| Standard: | Staff Analysis: |
|---|---|
| *Property Front Line Coverage:* 60% | Complies with FBC.<br>Staff Note: Both buildings comply with this front property line coverage with a combined percentage of 65.5%. The properties will need to be combined by plat prior to the issuance of any permit. |
| *Front Build to Zone:* 10-20 feet | Complies with FBC |
| *Corner Build to Zone:* 10-20 feet | Complies with FBC |
| *Side Yard Setback:* 0 Feet | Complies with FBC |
| *Rear Yard Setback:* 5 feet | Complies with FBC |
| *Minimum Lot Width:* 80 feet<br>*Maximum Lot Width:* None | Complies with FBC |
| *Maximum Impervious Coverage:* 75% | Complies with FBC.<br>Staff Note: Based upon the Land Use Table on the Site Plan (C-200) the combined building area of 26,363 square feet and the hardscape area of 56,739 square feet is 72.1% of the total development area of 115,194 square feet. Based upon Davis County date the three properties have an area of 2.6 acres or 113,256. Based upon this number the impervious coverage is 73% of the development area, which complies with the FBC. |
| *Parking and Vehicular Access must be provided in the rear or side yard area of building.* | Complies with FBC<br>Staff Note: Vehicular access is provided by one access on State Street and the second on 550 South. The parking is located to the side and rear of both buildings. |

**2. Height**

| Standard: | Staff Analysis: |
|---|---|
| *Minimum Overall Height:* 2 Stories | Complies with FBC |
| *Maximum Overall Height:* 4 Stories | Complies with FBC<br>Staff Note: The building will have an overall height of 4 stories as measured at the finished grade adjacent to the buildings. Due to the grade change, the property will be situated below State Street on the east and the buildings will have the appearance of 3 story buildings. |
| *Minimum and Maximum Height per Story:* 9 foot minimum and 14 foot maximum | Complies with FBC<br>Staff Note: The lowest floor height is 10 feet 2 inches on the second the third floors. The greatest floor height is 12 feet 2 inches for the |

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| | fourth floor. |
| *Buildings taller than three stories shall have a step back of a minimum of 6 feet, which is located between the top of the first story to the top of the third story. The step back is required on street frontage sides only.* | **Non-Compliance with FBC.**<br>Staff Note: The proposed buildings include a step back for the fourth floor that allows for the use of the step back as a balcony. Based upon staff measurements, the step back is five feet (5') deep. The step back will need to be increased to six feet (6') to comply with the FBC. The developer proposes that the balconies that are created by this step back include a roof and architectural projection to provide a covered balcony for the future residents. The FBC does not state whether or not this is allowed, but staff determines that without a specific prohibition by the code this complies with the FBC. The only change needed is for the developer to increase the step back by one foot. |

**3. Uses**

All floors of this building type must be used for residential only.

**4. Street Façade Requirements**

| Standard: | Staff Analysis: |
|---|---|
| *Minimum Transparency per Floor: 2*5%<br>*A general minimum transparency requirement shall be measured from floor to floor for each story.* | **Non-Compliance with FBC.**<br>Staff Note: Based upon staff measurements the second the third floors comply with this minimum transparency at 26% each. The first floor has an estimated transparency of 18.5% and the fourth floor an estimated transparency of 24%. The plans will need to be revised with transparency calculations provided to validate that the minimum transparency standard is met. |
| *Blank Wall Limitations:*<br>Limitation of windowless area permitted on a façade with street frontage:<br>(a) No rectangular area greater than 30% of a story's façade, as measured from floor to floor, may be windowless; and<br>(b) No horizontal segment of a story's façade greater than 15 feet in width may be windowless. | <br><br><br>(a) Complies with FBC<br><br><br>(b) Complies with FBC |
| *Front Façade Entrance:* Stoop, Porch, or Mixed-use. | Complies with FBC<br>Staff Note: The multi-family buildings provide a stoop entrance. |
| *Principal Entrance:* Front Façade | Complies with FBC |

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| *Vertical Façade Divisions:* Required every 25 feet. | Complies with FBC |
| *Horizontal Façade Divisions:* Required within 3' of the top of any visible basement and of the ground story, and at the beginning of the top floor. | Complies with FBC.<br>Staff Note: The project provides the necessary horizontal expression line at the areas required. This banding provided around the building at these different levels visually separates the floors and the ground from the building. |

**5. Roof Type Requirements**

| Standard: | Staff Analysis: |
|---|---|
| *Permitted Roof Type:* Parapet, Pitch, or Flat | **Partial Compliance with FBC.**<br>Staff Note: The building provides flat roof type with elevated projections and flat roofs on top of those projections. Each flat roof must have an eave that is a minimum of eight inches (8") thick and must project a minimum of fourteen inches (14") from the building face. The applicant will need to provide additional information that demonstrates compliance with these standards for the eaves. |

**Additional Building Type Design Requirements**

| Standard: | Staff Analysis: |
|---|---|
| *Primary Building Materials:* Must be used for 80% of each façade. Stone, brick, wood lap siding, fiber cement lap siding, shingled or panel siding, and glass. Other high quality synthetic materials may be used as approved through the design process. | **Non-Compliance with FBC**<br>Staff Note: The plans need to be revised to indicate the materials used and that the materials match those required by the FBC. |
| *Secondary Building Materials:* Limited to details and accents. Include gypsum reinforced fiber concrete for trim and cornice elements; metal for beams, lintels, trim and ornamentation, and exterior architectural metal panels and cladding. *Exterior Insulation and Finishing Systems (EIFS) are permitted for trim only on upper floor facades. | **Non-Compliance with FBC**<br>Staff Note: The plans need to be revised to indicate the secondary materials that are used. Those materials must include those approved for the FBC. |
| *Color:* Main building colors shall utilize traditional palettes; other colors may be used for accents. | Complies with FBC<br>Staff Note: All of the proposed materials above utilize traditional color palettes. |
| *Upper Story Residential Windows:* Shall be recessed and double hung. | **Non-Compliance with FBC**<br>Staff Note: The buildings include windows that are similar to the design used for double hung windows. The windows will need to be revised to meet this standard as required on page 47 of the FBC. A good example of a multi-family |

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| | development with double hung windows is the Avanti Apartments at Farmington Station in Farmington, Utah. Park Lane Village in Farmington is also a good example that would be acceptable. Due to concerns with water leakage on recessed windows, double hung windows with the window treatment that is proposed should be acceptable to meet the FBC. |
| *Commercial quality doors, windows, and hardware shall be used on all building types.* | Complies with FBC<br>Staff Note: Based on the submitted plans, all doors, windows, and hardware appear to be of commercial quality; however, this will need to be confirmed on the final submittal. |
| *Building Variety:* Building design is required to vary between vertical façade divisions and from adjacent buildings by the type of dominant material or color, scale, or orientation of that material and at least two of the following.<br>(1) The proportion of recesses and projections.<br>(2) The location of the entrance and window placement, unless mixed-uses are utilized.<br>(3) Roof type, plane, or material, unless otherwise stated in the Building Type requirements. | Complies with FBC<br>Staff Note: The buildings utilize a contemporary architectural design with vertical façade divisions and a good use/mix of building materials and color. |

**B. OPEN SPACE (Form Based Code Chapter 6)**

Each development within the downtown area is required to provide open space consistent with the types provided in the FBC. Each development is required to have a combined open space and landscaping percentage of twenty percent (20%) with no less than five percent (5%) provided for each. As required by the FBC, each development must incorporate an open space type identified as outlined in Chapter 6 of the code. The proposed site and landscape plans include a pocket park at the north end of the project that includes a playground area and open lawn and detention basin. The applicant will need to submit detailed drawings for the playground area as part of the final land use approval. To improve the user experience of the final playground area, benches need to be added around the amenity for use by parents or guardians of children playing on the grounds. Based upon the Land Use Table on the Site Plan (C-200) this open space area is 10.1% of the project which complies with the FBC.

The pocket park open space type is required by code to be 0.10 of an acre which is 4,356 square feet. Based upon staff measurements the playground, grass area, and a portion of the grassed storm water detention basin meets this standard. Storm water detention is only allowed to be used for open space as long as it does not provide more than 10% of that space. The proposed open space of a pocket park with surrounding grass complies with the standards of the FBC. To ensure that this area of the property is usable open space, the developer is required to plant the area as shown on the landscape plan with grass. To encourage water conservation the grass should include an eco-lawn mix or one that is a local water wise material.

## C. LANDSCAPE (Form Based Code Chapter 7)

The landscape chapter of the FBC outlines standards for interior landscaping, streetscape landscaping and furnishings, and site buffering. As stated in the open space section of this report, the combined open space and landscape percent for each project is twenty percent (20%) of the gross land area and in no case can one of the percentages be less than five percent (5%). Based on Land Use Table on the site plan, 20,466 square feet of the property will be provided with landscaping; which is 17.8% of the development site. The site landscaping includes landscaping around each building, walkways, lawn, and trees in a well-designed cohesive landscaping design.

### 1. General Plant Requirements

| Standard: | Staff Analysis: |
|---|---|
| a) 20 trees are required per 1 acre of project. Street trees do not count toward this requirement. | Complies with FBC<br>Staff Note: With a development acreage of 2.6 acres, a total of 52 trees are required. The landscape plan shows a combination of 77 deciduous and conifer trees. |
| b) 50 shrubs are required per 1 acre of project. 2 ornamental grasses or perennials count as 1 shrub up to 60% of required shrubs. | Complies with FBC<br>Staff Note: With a development acreage of 2.6 acres, a total of 130 shrubs are required. The landscape plan provides a sufficient amount to meet this standard. |
| Plant material shall be placed around the perimeter of the building footprint in a 4 foot minimum planting strip with the exception of entrances, utilities, and where required setbacks are less than 4 feet. | Complies with FBC<br>Staff Note: The landscape plan is well designed and provides landscaping around every building to meet this standard. |
| The maximum amount of landscape area than may be turf grass is 60%. | Complies with FBC |

*The proposed landscape plan is very well designed and will provide a landscape design which is complementary to this use and the community.

### 2. Street Trees and Streetscape Design

| Standard: | Staff Analysis: |
|---|---|
| For every development the sidewalk and streetscape furnishings must comply with those required by the street type. This development includes frontage along State Street and 550 South and is required to provide improvements for each frontage.<br>• State Street requires improvements of a seven foot (7') wide furnishing zone and a seven foot (7') wide | **Non-Compliance with FBC**<br>Staff Note: The north end of the development along State Street complies |

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| sidewalk. For this area of State Street the furnishing zone is required to have Chanticleer Flowering Pear trees planted every 20 feet to 40 feet on center. | with the sidewalk width and the furnishing zone width, while the south end does not. The applicant will need to submit a revised site plan and landscaping plan that meets the improvement standards and shows these trees planted along State Street in the furnishing zone. All trees in furnishing zones are to include a 5'x5' tree grate for each tree. |
| • Based upon the existing width, 550 South would have the *Neighborhood Street* designation in the FBC. This street section includes a five foot (5') landscape or furnishing zone and a five foot (5') sidewalk. Medium street trees are to be used for this street and are to be planted every 20 feet to 40 feet on center. | The proposed street improvements along 550 South meet the minimum width standards for the sidewalk and furnishing zone. The site plan and landscaping plan will need to be revised to include the medium street trees in the furnishing zone. Tree grates will be required similar to State Street. A list of permitted medium street trees is found on page 59 of the FBC. |
| For each street, benches are required every 200 feet. | **Non-Compliance with FBC**<br>Staff Note: The submitted plans will need to show the exact location of the benches and to ensure that each bench is no greater than 200 feet from another street bench. The benches must be located at the back of the sidewalk facing the street or within the furnishing zone. |
| Street lighting along State Street must be double acorn lights spaced to match the existing spacing of lights along the corridor. Street lighting along 550 South must be single acorn lights spaced to match the existing spacing of lights along the corridor. | **Non-Compliance with FBC**<br>Staff Note: The plans do not include street lighting within the furnishing zones for either street frontage. The site plan and landscaping plans will need to be revised to show the location of the street lights with spacing between sixty (60) and ninety (90) feet on center. |

**3. Parking Lot and Landscape Screening**

| Standard: | Staff Analysis: |
|---|---|
| All parking lots are required to be buffered from street frontages, side, and rear property lines. | **Non-Compliance with FBC**<br>Staff Note: The proposed frontage buffer, side and rear landscape screens is very close to compliance with the FBC. The frontage buffer along 550 West between the parking lot spaces and the sidewalk needs to be a minimum of seven feet (7') wide. The landscape screen |

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|---|---|
| | adjacent to the west (rear) property line meets the minimum width standard, but needs to be revised to include a double row of shrubs as required by the FBC (see page 61). |
| Landscape Screening of Open Storage, Refuse, and Utility areas. | **Non-Compliance with FBC**<br>Staff Note: The site plan and landscape plan shows two dumpster locations. One to the north of the north building within a landscape area which complies with the FBC. The second location is along the west property line and near the south building. Dumpster enclosures must be screened buy landscaping on three sides with 1 medium or large shade tree in one of the three landscape areas. No enclosure is allowed within ten feet (10') of a property line. This dumpster location will need to be revised to another location that is at least ten feet (10') from all property lines. The updated plans will also need to include the design and materials of the enclosure that is six feet (6') tall. |
| Interior Parking Lot Landscape Standards:<br>• A landscape island is required at the ends of free standing rows of parking and after every 9th space for rows greater than 12 spaces in length (Not required for covered parking stalls).<br>• Parking islands are required to have 1 medium or large shade tree, be designed to accommodate storm water, as a bioswale, and be provided with structural soil if less than 15 feet wide.<br>• Each parking space must be located within 50 feet of a tree planted within the parking lot interior (This does not include trees within a buffer area).<br>• A minimum of 1 shade tree must be planted within the parking lot interior or within 7 feet of the parking lots edge for every 5 parking spaces (This does not include trees within a buffer area). | Complies with FBC<br>Staff Note: With a well-designed landscape plan, the proposed plans and locations of the landscaping comply with the FBC. |

If not already reflected on the plans, the site plan, landscaping plans, and streetscape designs will need to be modified to comply with the standards of the FBC outlined in this section above. All non-compliance items are reflected in the conditions of approval at the end of this report.

**D. PARKING (Form Based Code Chapter 8)**

***Motor Vehicle Parking***

As stated in the beginning of this report, this development is a 106 unit, two building multi-family development. As stated in the background section of this report, the mix of units will be between 80 to 86 1-bedroom units and 20-26 2-bedroom units. To ensure that there is sufficient parking for this development, staff has assumed that there will be 80 1-bedroom units and 26 2-bedroom units. The FBC requires a minimum of one (1) parking space for every 1-bedroom unit and one and a half (1.5) spaces for every 2-bedroom unit. Once those numbers are calculated, 15% of that total number must be added to provide visitor parking. The following table provides as summary of the required parking for this development with the above unit assumption.

| Parking Standard | Number of Bedroom Units | Requirement |
|---|---|---|
| 1 space / 1-bedroom unit | 80 Units | 80 Spaces |
| 1.5 spaces / 2-bedroom unit | 26 Units | 39 Spaces |
| 15% visitor Parking | 15% of 119 | 18 Spaces |
| | **Total Required:** | **137 Spaces** |

Based upon the submitted site plan, the development is providing a total of 137 parking spaces which meets the requirement of the FBC. To comply with ADA parking requirements, for every 101-150 total spaces provided a minimum of five (5) ADA parking spaces are required with one of the spaces needing to be a van accessible ADA space. The site plan indicates that four (4) of the 137 spaces will be van accessible ADA spaces. The parking plans will need to be revised to add one (1) additional ADA space to meet minimum federal standards.

***Bicycle Parking***

To encourage alternate modes of transportation and a pedestrian oriented development, the FBC requires for every ten (10) motor vehicle parking spaces provided, one (1) bicycle parking space is to be provided. Based upon the 137 total spaces provided, a minimum of fourteen (14) bicycle spaces are required. With two buildings at opposite ends of the development, staff recommends that the bicycle parking spaces be split in a manner to serve each building. The site plan does not show bicycle parking. Both the site plan and landscape plan will need to be revised to show the location of the required bicycle parking. The bicycle parking will need to comply with the standards outlined on page 69 of the FBC.

**CITY DEPARTMENT / AGENCY REVIEW**

The site plan review plans were sent to the North Davis Sewer District, North Davis Fire District, City Engineer, and related public works staff on May 10, 2019. The plans will need to be revised to comply with standards required by those agencies/departments. These reviews have been completed for the benefit of the applicant and the Planning Commission and in no way constitute a final review or approval of the project. All comments provided will need to be addressed prior to final land use approval and the issuance of a building permit. Review letters from the City Engineer and North Davis Fire District are included as attachments to this report.

**CONCLUSION AND STAFF RECOMMENDATION**

Based on review of this project in accordance with the development standards of the Form Based Code, Staff recommends approval of **SP 1905-0006**, a site plan request by Marvin Murri for the proposed 106 unit multi-family project subject to the conditions outlined in the report and listed below.

*The following conditions of approval shall be addressed by the applicant and shown on a set of revised plans prior to issuance of final land use approval unless otherwise noted. Final land use approval includes, Planning, Engineering, and the North Davis Fire District. An application for a building permit will not be accepted until final land use approval is granted.*

**CONDITIONS OF APPROVAL**

1) The subject properties shall be combined through the subdivision process and the final plat shall be recorded prior to the issuance of any building or civil permit as required by Title 12 Subdivision Ordinance.
2) The building step back for the fourth story shall be increased from five feet (5') to six feet (6') to comply with the Form-Based Code.
3) As required by the Form-Based Code, all floors of a residential building shall have a minimum transparency of 25%. The first and fourth floors shall be revised to include additional or larger windows to meet this requirement.
4) Additional information shall be provided to indicate the eave for the flat roof meets the minimum width requirement of eight inches (8") and project out a minimum of fourteen inches (14").
5) The plans shall be revised to indicate the primary and secondary building materials. The materials must comply with those allowed by the Form-Based Code as outlined on page 46 of the code.
6) As required by the Form-Based Code, all upper story residential windows will need to be double hung. Due to water leakage issues, the windows do not need to be recessed provided that there is an architectural element for each window as shown on the submitted plans.
7) The site and landscape plans shall be revised to include the following standards:
    a. The sidewalk and furnishing zone along State Street shall be a minimum of seven feet (7') wide each.
    b. The furnishing zones along each street frontage shall be provided with street trees spaced twenty (20) to forty (40) apart on center and planted within 5'x5' tree grates. The tree grates are to be the approved material and design provided by Clearfield City.
    c. The State Street trees shall be Chanticleer Flowering Pear trees, and the trees along 550 South shall be selected from the approved list of medium street trees found on page 59 of the code.
8) Benches shall be provided and shown on the plans no greater than 200 feet apart and placed at the back of the sidewalk or within the furnishing zone and facing the street. The benches shall be a decorative street bench approved by Clearfield City.
9) The plans shall be revised to provide the double acorn street lights along State Street and single acorn street lights along 550 South. The lights shall be located within the furnishing zone on

each street and spaced between sixty (60) to ninety (90) feet on center to match the existing distances within the downtown area.

10) The landscaping for the development shall be revised to include the following changes for compliance with the Form-Based Code:

    a. The frontage buffer landscaping along 550 South between the sidewalk and the parking lot shall be a minimum of seven feet (7') wide.

    b. All dumpster locations shall be a minimum of ten feet (10') from all property lines and include a six foot (6') tall wall. The plans shall be revised to meet this standard.

11) The plans shall be revised to provide a minimum of five (5) ADA parking spaces are required by federal regulations. Only one (1) of the five (5) is required to be ADA van accessible.

12) The plans shall be revised to provide a minimum of fourteen (14) bicycle parking space which shall be split between the two buildings. The design of the bicycle parking shall comply with the standards outlined on page 69 of the Form-Based Code.

13) The project shall comply with all North Davis Sewer District standards.

14) The project shall comply with all North Davis Fire District standards as outlined in the attached review letter and as otherwise required.

15) The project shall comply with all City Engineer standards as outlined in the review letter and as otherwise required.

**ATTACHMENTS**

1. Cover Sheet & General Notes
2. Demolition Plan
3. Site Plan
4. Grading and Drainage Plans
5. Utility Plan
6. Erosion Control Plan
7. Civil Details
8. Landscape Plans
9. Floor Plans
10. Building Elevations
11. Schematic Unit Plans
12. Colored Renderings
13. Engineering Review Letter dated 24 May 2019
14. North Davis Fire District Review Letter dated 23 May 2019

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

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

# CITY PLAZA APARTMENTS

## 475 EAST 550 SOUTH STREET
## CLEARFIELD, UTAH

FOR REVIEW
NOT FOR CONSTRUCTION

DATE PRINTED
May 8, 2019

INDEX OF DRAWINGS


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### NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

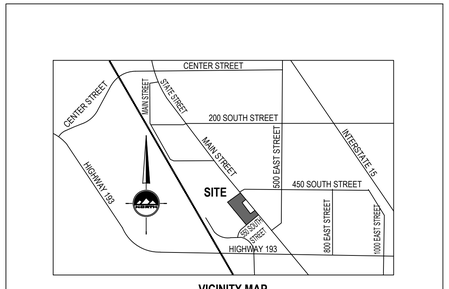
CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR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

### NOTICE TO DEVELOPER/CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

### UTILITY DISCLAIMER

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




**VICINITY MAP**
NO SCALE
CLEARFIELD, DAVIS COUNTY, UT

## GENERAL NOTES

1. ALL WORK SHALL CONFORM TO CLEARFIELD CITY STANDARDS & SPECIFICATIONS.
2. CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
3. BENCHMARK ELEVATION = SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN ELEVATION = 4531.589'. LOCAL BENCHMARK = EXISTING SDMH RIM IN 550 SOUTH STREET AT THE SOUTHWEST CORNER OF THE PROPERTY ELEVATION = 4477.08


ENSIGN
THE STANDARD IN ENGINEERING

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

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
MARV MURRI
377 WEST PRIMROSE COURT
FARMINGTON, UTAH 84025
CONTACT:
MARV MURRI
PHONE: 801-477-4679


CITY PLAZA APARTMENTS
475 EAST 550 SOUTH STREET
CLEARFIELD, UTAH

PROFESSIONAL ENGINEER
No. 9034838
5-8-19
TIMOTHY JAMES SHIFFER
STATE OF UTAH

| NO. | DATE | REVISION | BY |
|---|---|---|---|
| 1 | | FOR REVIEW | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| 8 | | | |

COVER

PROJECT NUMBER 8773
PRINT DATE 5/8/19
DRAWN BY J.MOSS
CHECKED BY C.PRESTON
PROJECT MANAGER C.PRESTON

## GENERAL NOTES

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA (CURRENT EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.

2. CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.

3. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.

4. CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.

7. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.

8. THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.

9. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".

10. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

11. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.

12. ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

13. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.

14. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED.

15. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.

16. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND/OR UTILITY MAPPING PROVIDED TO THE ENGINEER, AND THEREFORE UTILITIES MAY NOT BE LOCATED CORRECTLY, EITHER HORIZONTALLY OR VERTICALLY, AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR IS REQUIRED TO FOLLOW THE PROCEDURE OUTLINED BELOW:
    - 16.1. CONTRACTOR IS REQUIRED TO LOCATE AND POTHOLE ALL EXISTING UTILITY LINES (BOTH HORIZONTALLY AND VERTICALLY) THAT AFFECT THE PROJECT CONSTRUCTION, EITHER ON-SITE OR OFF-SITE, AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE DESIGN OF THE SITE AS SHOWN ON THE APPROVED PLANS PRIOR TO ANY CONSTRUCTION. IF IT IS DETERMINED THAT CONFLICTS EXIST BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) THE ENGINEER MUST BE NOTIFIED IMMEDIATELY TO CORRECT THE CONFLICTS BEFORE ANY WORK CAN BEGIN. IF THE CONTRACTOR FAILS TO FOLLOW THIS ABSOLUTE REQUIREMENT AND CONFLICTS ARISE DURING CONSTRUCTION THE CONTRACTOR WILL BEAR THE SOLE RESPONSIBILITY TO FIX THE CONFLICTS.
    - 16.2. CONTRACTOR IS REQUIRED TO VERIFY THAT PROPER COVER AND PROTECTION OF EXISTING UTILITY LINES IS MAINTAINED OR ATTAINED WITHIN THE DESIGN ONCE VERIFICATION OF THE EXISTING UTILITIES IS COMPLETED AS OUTLINED IN 17.1 ABOVE.
    - 16.3. IN ADDITION TO 17.1 AND 17.2 ABOVE THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY "POTHOLING" A MINIMUM OF 300 FEET AHEAD OF PROPOSED PIPELINE CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNED PIPELINE ALIGNMENT AND GRADE AND EXISTING UTILITIES.
    - 16.4. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) AS DETERMINED UNDER 17.1, 17.2 OR 17.3 THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY TO RESOLVE THE CONFLICT.
    - 16.5. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO IDENTIFY AND/OR "POTHOLE" EXISTING UTILITIES AS REQUIRED IN 17.1, 17.2 AND 17.3 ABOVE, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.

17. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.

18. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.

19. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.

20. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.

21. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT REQUIRED BY THE OWNER.

22. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.

23. 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 RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.

24. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.

25. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.

26. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE 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.

27. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.

28. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.

29. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.

30. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE GOVERNING AGENCY PRIOR TO THE PLACEMENT.

31. CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.

32. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN.

## UTILITY NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.

2. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.

3. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.

4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.

5. TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (CURRENT EDITION), SECTION 02320 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS DETERMINED BY THE GEOTECHNICAL RECOMMENDATIONS.

6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.

7. THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.

8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.

9. ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

10. ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (CURRENT EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.

11. CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.

12. SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.

13. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.

14. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.

15. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.

16. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, EDGE TO EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, CONSTRUCT PER GOVERNING AGENCY'S MINIMUM SEPARATION STANDARDS.

17. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.

18. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.

19. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

## TRAFFIC CONTROL AND SAFETY NOTES

1. TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).

2. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.

3. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.

4. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.

5. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE GOVERNING AGENCY FOR REVIEW AND APPROVAL.

6. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE GOVERNING AGENCY.

7. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.

8. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.

9. THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

## DEMOLITION NOTES

1. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES WITHIN THE PROJECT LIMITS BEFORE BEGINNING DEMOLITION/CONSTRUCTION.

2. THERE MAY BE BURIED UTILITIES WITHIN THE LIMITS OF DISTURBANCE THAT ARE NOT SHOWN ON THE PLANS DUE TO LACK OF MAPPING OR RECORD INFORMATION. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN UNEXPECTED UTILITIES ARE DISCOVERED.

3. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM HIS OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

## GRADING AND DRAINAGE NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.

2. THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.)

3. THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.

4. ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.

5. THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT, AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT.

6. THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.

8. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.

9. THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.

10. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTORS' FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.

11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES, AND SLOPES SHOWN.

12. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.

13. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN.

14. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.

15. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GOVERNING AGENCY.

16. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY-OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

## ABBREVIATIONS

| | |
|---|---|
| APWA | AMERICAN PUBLIC WORKS ASSOCIATION |
| AR | ACCESSIBLE ROUTE |
| ASTM | AMERICAN SOCIETY FOR TESTING AND MATERIALS |
| AWWA | AMERICAN WATER WORKS ASSOCIATION |
| BOS | BOTTOM OF STEP |
| BVC | BEGIN VERTICAL CURVE |
| C | CURVE |
| CB | CATCH BASIN |
| CF | CURB FACE OR CUBIC FEET |
| CL | CENTER LINE |
| CO | CLEAN OUT |
| COMM | COMMUNICATION |
| CONC | CONCRETE |
| CONT | CONTINUOUS |
| DIA | DIAMETER |
| DIP | DUCTILE IRON PIPE |
| ELEC | ELECTRICAL |
| ELEV | ELEVATION |
| EOA | EDGE OF ASPHALT |
| EVC | END OF VERTICAL CURVE |
| EW | EACH WAY |
| EXIST | EXISTING |
| FF | FINISH FLOOR |
| FG | FINISH GRADE |
| FH | FIRE HYDRANT |
| FL | FLOW LINE OR FLANGE |
| GB | GRADE BREAK |
| GF | GARAGE FLOOR |
| GV | GATE VALVE |
| HC | HANDICAP |
| HP | HIGH POINT |
| IRR | IRRIGATION |
| K | RATE OF VERTICAL CURVATURE |
| LD | LAND DRAIN |
| LF | LINEAR FEET |
| LP | LOW POINT |
| MEX | MATCH EXISTING |
| MH | MANHOLE |
| MJ | MECHANICAL JOINT |
| NG | NATURAL GROUND |
| NIC | NOT IN CONTRACT |
| NO | NUMBER |
| OC | ON CENTER |
| OCEW | ON CENTER EACH WAY |
| OHP | OVERHEAD POWER |
| PC | POINT OF CURVATURE OR PRESSURE CLASS |
| PCC | POINT OF COMPOUND CURVATURE |
| PI | POINT OF INTERSECTION |
| PIV | POST INDICATOR VALVE |
| PL | PROPERTY LINE |
| PRC | POINT OF REVERSE CURVATURE |
| PRO | PROPOSED |
| PT | POINT OF TANGENCY |
| PVC | POINT OF VERTICAL CURVATURE |
| PVI | POINT OF VERTICAL INTERSECTION |
| PVT | POINT OF VERTICAL TANGENCY |
| R | RADIUS |
| RD | ROOF DRAIN |
| ROW | RIGHT OF WAY |
| S | SLOPE |
| SAN SWR | SANITARY SEWER |
| SD | STORM DRAIN |
| SEC | SECONDARY |
| SS | SANITARY SEWER |
| STA | STATION |
| SW | SECONDARY WATER LINE |
| TBC | TOP BACK OF CURB |
| TOG | TOP OF GRATE |
| TOA | TOP OF ASPHALT |
| TOC | TOP OF CONCRETE |
| TOF | TOP OF FOUNDATION |
| TOW | TOP OF WALL |
| TOS | TOP OF STEP |
| TYP | TYPICAL |
| VC | VERTICAL CURVE |
| WIV | WALL INDICATOR VALVE |
| W | WATER LINE |

NOTE: MAY CONTAIN ABBREVIATIONS THAT ARE NOT USED IN THIS PLAN SET.

## LEGEND

| | |
|---|---|
| SECTION CORNER | EXISTING EDGE OF ASPHALT |
| EXISTING MONUMENT | PROPOSED EDGE OF ASPHALT |
| PROPOSED MONUMENT | EXISTING STRIPING |
| EXISTING REBAR AND CAP | PROPOSED STRIPING |
| SET ENSIGN REBAR AND CAP | EXISTING FENCE |
| EXISTING WATER METER | PROPOSED FENCE |
| PROPOSED WATER METER | EXISTING FLOW LINE |
| EXISTING WATER MANHOLE | PROPOSED FLOW LINE |
| PROPOSED WATER MANHOLE | GRADE BREAK |
| EXISTING WATER BOX | EXISTING STORM DRAIN LINE |
| EXISTING WATER VALVE | PROPOSED STORM DRAIN LINE |
| PROPOSED WATER VALVE | ROOF DRAIN LINE |
| EXISTING FIRE HYDRANT | CATCHMENTS |
| PROPOSED FIRE HYDRANT | HIGHWATER LINE |
| PROPOSED FIRE DEPARTMENT CONNECTION | EXISTING SANITARY SEWER |
| EXISTING SECONDARY WATER VALVE | PROPOSED SANITARY SEWER LINE |
| PROPOSED SECONDARY WATER VALVE | PROPOSED SAN. SWR. SERVICE LINE |
| EXISTING IRRIGATION BOX | EXISTING LAND DRAIN LINE |
| EXISTING IRRIGATION VALVE | PROPOSED LAND DRAIN LINE |
| PROPOSED IRRIGATION VALVE | PROPOSED LAND DRAIN SERVICE LINE |
| EXISTING SANITARY SEWER MANHOLE | EXISTING CULINARY WATER LINE |
| PROPOSED SANITARY SEWER MANHOLE | PROPOSED CULINARY WATER LINE |
| EXISTING SANITARY CLEAN OUT | PROPOSED CULINARY WATER SERVICE LINE |
| EXISTING STORM DRAIN CLEAN OUT BOX | EXISTING SECONDARY WATER LINE |
| PROPOSED STORM DRAIN CLEAN OUT BOX | PROPOSED SECONDARY WATER LINE |
| EXISTING STORM DRAIN INLET BOX | PROPOSED SEC. WATER SERVICE LINE |
| EXISTING STORM DRAIN CATCH BASIN | EXISTING IRRIGATION LINE |
| PROPOSED STORM DRAIN CATCH BASIN | PROPOSED IRRIGATION LINE |
| EXISTING STORM DRAIN COMBO BOX | EXISTING OVERHEAD POWER LINE |
| PROPOSED STORM DRAIN COMBO BOX | EXISTING ELECTRICAL LINE |
| EXISTING STORM DRAIN CLEAN OUT | EXISTING GAS LINE |
| EXISTING STORM DRAIN CULVERT | EXISTING TELEPHONE LINE |
| PROPOSED STORM DRAIN CULVERT | ACCESSIBLE ROUTE |
| TEMPORARY SAG INLET PROTECTION | SAW CUT LINE |
| TEMPORARY IN-LINE INLET PROTECTION | STRAW WATTLE |
| ROOF DRAIN | TEMPORARY BERM |
| EXISTING ELECTRICAL MANHOLE | TEMPORARY SILT FENCE |
| EXISTING ELECTRICAL BOX | LIMITS OF DISTURBANCE |
| EXISTING TRANSFORMER | EXISTING WALL |
| EXISTING UTILITY POLE | PROPOSED WALL |
| EXISTING LIGHT | EXISTING CONTOURS |
| PROPOSED LIGHT | PROPOSED CONTOURS |
| EXISTING GAS METER | BUILDABLE AREA WITHIN SETBACKS |
| EXISTING GAS MANHOLE | PUBLIC DRAINAGE EASEMENT |
| EXISTING GAS VALVE | EXISTING ASPHALT TO BE REMOVED |
| EXISTING TELEPHONE MANHOLE | PROPOSED ASPHALT |
| EXISTING TELEPHONE BOX | EXISTING CURB AND GUTTER |
| EXISTING TRAFFIC SIGNAL BOX | PROPOSED CURB AND GUTTER |
| EXISTING CABLE BOX | PROPOSED REVERSE PAN CURB AND GUTTER |
| EXISTING BOLLARD | TRANSITION TO REVERSE PAN CURB |
| PROPOSED BOLLARD | CONCRETE TO BE REMOVED |
| EXISTING SIGN | EXISTING CONCRETE |
| PROPOSED SIGN | PROPOSED CONCRETE |
| EXISTING SPOT ELEVATION | BUILDING TO BE REMOVED |
| PROPOSED SPOT ELEVATION | EXISTING BUILDING |
| EXISTING FLOW DIRECTION | PROPOSED BUILDING |
| EXISTING TREE | |
| DENSE VEGETATION | |

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.


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FOR:
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CONTACT:
MARV MURRI
PHONE: 801-477-4679


# CITY PLAZA APARTMENTS
475 EAST 550 SOUTH STREET
CLEARFIELD, UTAH

PROFESSIONAL ENGINEER REGISTERED
No. 10234838
5-8-19
TIMOTHY JAMES SHAFFER
STATE OF UTAH

| NO. | DATE | REVISION | BY |
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## GENERAL NOTES

PROJECT NUMBER 8773
PRINT DATE 5/8/19
DRAWN BY J.MOSS
CHECKED BY C.PRESTON
PROJECT MANAGER C.PRESTON

C-001

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

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

## BENCHMARK

SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN

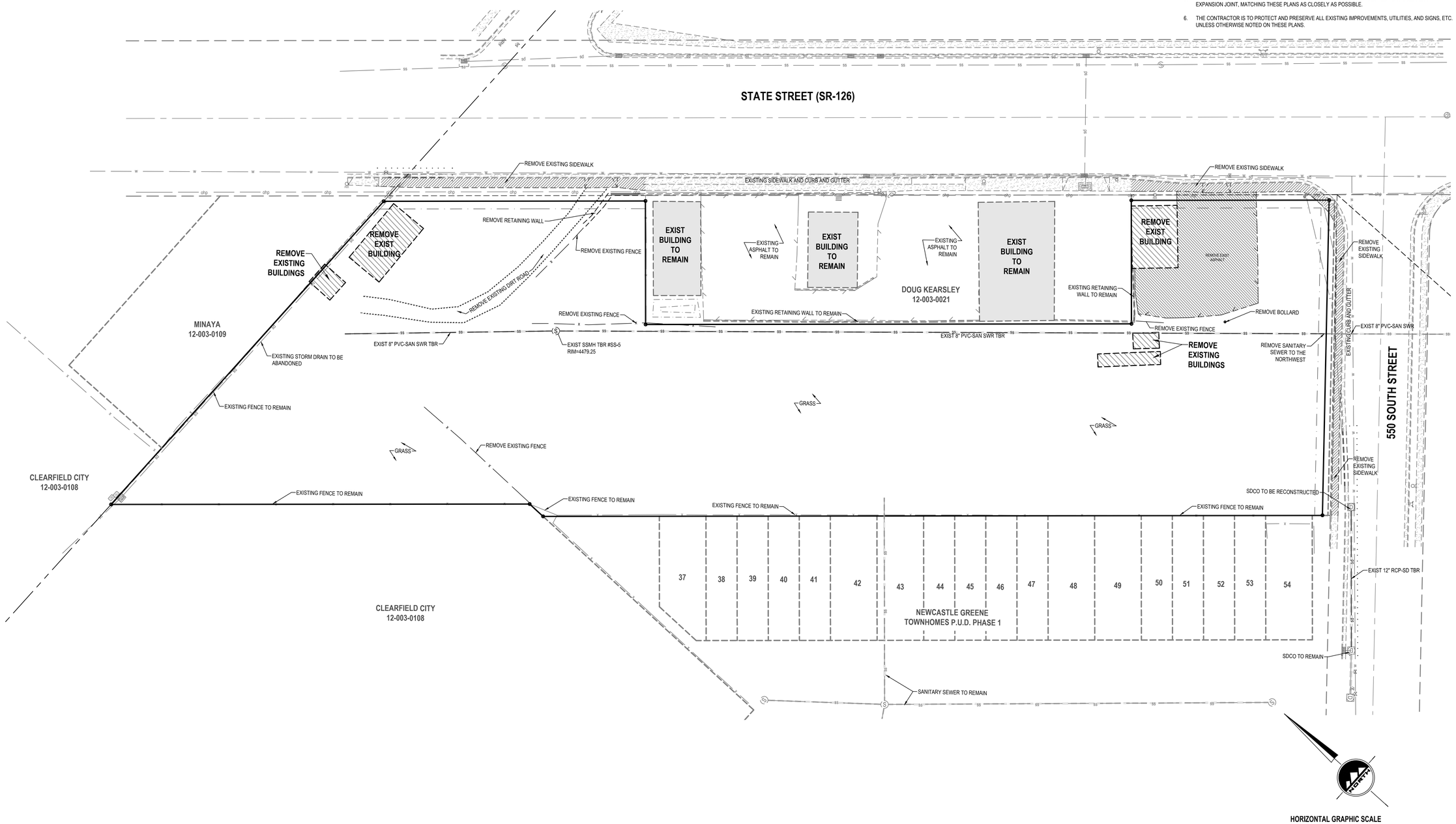
ELEVATION = 4531.589'

**LOCAL BENCHMARK**
EXISTING SDMH RIM IN 550 SOUTH STREET AT THE SOUTHWEST CORNER OF THE PROPERTY.

ELEVATION= 4477.08

## GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
4. ALL CONSTRUCTION SIGNAGE, BARRICADES, TRAFFIC CONTROL DEVICES, ETC. SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. THE CONTRACTOR WILL MAINTAIN SUCH SO THAT THEY ARE PROPERLY PLACED AND VISIBLE AT ALL TIMES.
5. SIDEWALKS AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.
6. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.




HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

( IN FEET )
HORZ: 1 inch = 30 ft.


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*CONTACT:*
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PHONE: 801-477-4679


# CITY PLAZA APARTMENTS

475 EAST 550 SOUTH STREET
CLEARFIELD, UTAH

PROFESSIONAL ENGINEER — No. 9234838 — 5-8-19 — STATE OF UTAH — TIMOTHY JAMES SWIFT

| NO. | DATE | REVISION | BY |
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## DEMOLITION PLAN

PROJECT NUMBER 8773
PRINT DATE 5/8/19
DRAWN BY J.MOSS
CHECKED BY C.PRESTON
PROJECT MANAGER C.PRESTON

**C-100**

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

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

## BENCHMARK

SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN

ELEVATION = 4531.589'

**LOCAL BENCHMARK**
EXISTING SDMH RIM IN 550 SOUTH STREET AT THE SOUTHWEST CORNER OF THE PROPERTY.

ELEVATION= 4477.08

| LAND USE TABLE | | |
|---|---|---|
| BUILDING | 26,363 sq.ft. | 22.9% |
| HARDSCAPE | 56,739 sq.ft. | 49.2% |
| LANDSCAPE | 20,466 sq.ft. | 17.8% |
| OPEN SPACE | 11,626 sq.ft. | 10.1% |
| TOTAL | 115,194 sq.ft. | 100% |
| STANDARD PARKING STALLS | | 129 |
| HANDICAP PARKING STALLS | | 4 |
| COMPACT PARKING STALLS | | 6 |
| TOTAL STALLS | | 137 |
| STALLS REQUIRED | | 137 |

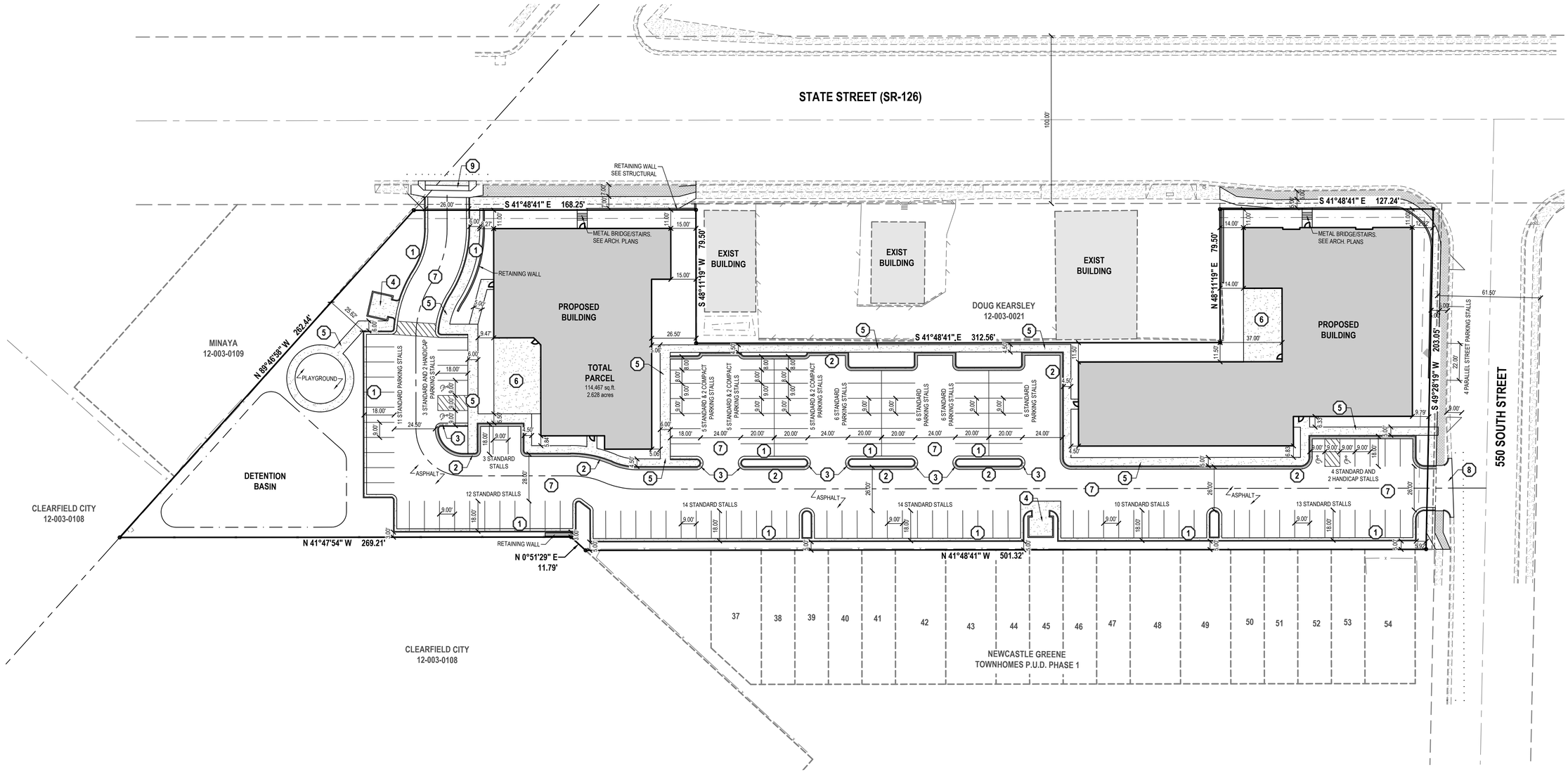
## SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. 24" COLLECTION CURB AND GUTTER PER DETAIL 10/C-600.
2. 24" REVERSE PAN CURB AND GUTTER PER DETAIL 11/C-600.
3. TRANSITION BETWEEN COLLECTION CURB AND GUTTER AND REVERSE PAN CURB AND GUTTER.
4. TRASH ENCLOSURE. SEE DETAILS 14 AND 15/C-600
5. CONCRETE SIDEWALK PER CLEARFIELD CITY STANDARDS AND SPECIFICATIONS. SEE DETAIL 2/C-602
6. CONCRETE PAVEMENT PER CLEARFIELD CITY STANDARDS AND SPECIFICATIONS. SEE DETAIL 6/C-601
7. ASPHALT PAVEMENT: SEE DETAIL 6/C-601
8. CONCRETE DRIVE APPROACH PER CLEARFIELD CITY STANDARDS AND SPECIFICATIONS. SEE DETAIL 3/602.
9. CONCRETE DRIVE APPROACH PER UDOT STANDARD DRAWING GW 3A
10. ADA RAMP ER CLEARFIELD CITY STANDARDS AND SPECIFICATIONS. SEE DETAIL 4/C-602

## GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.




NORTH

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

( IN FEET )
HORZ: 1 inch = 30 ft.


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# CITY PLAZA APARTMENTS

475 EAST 550 SOUTH STREET
CLEARFIELD, UTAH

PROFESSIONAL ENGINEER — REGISTERED — No. 9023488 — 5-8-19 — TIMOTHY JAMES SHUPE — STATE OF UTAH

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## SITE PLAN

PROJECT NUMBER 8773
PRINT DATE 5/8/19
DRAWN BY J.MOSS
CHECKED BY C.PRESTON
PROJECT MANAGER C.PRESTON

**C-200**

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

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## BENCHMARK

SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN

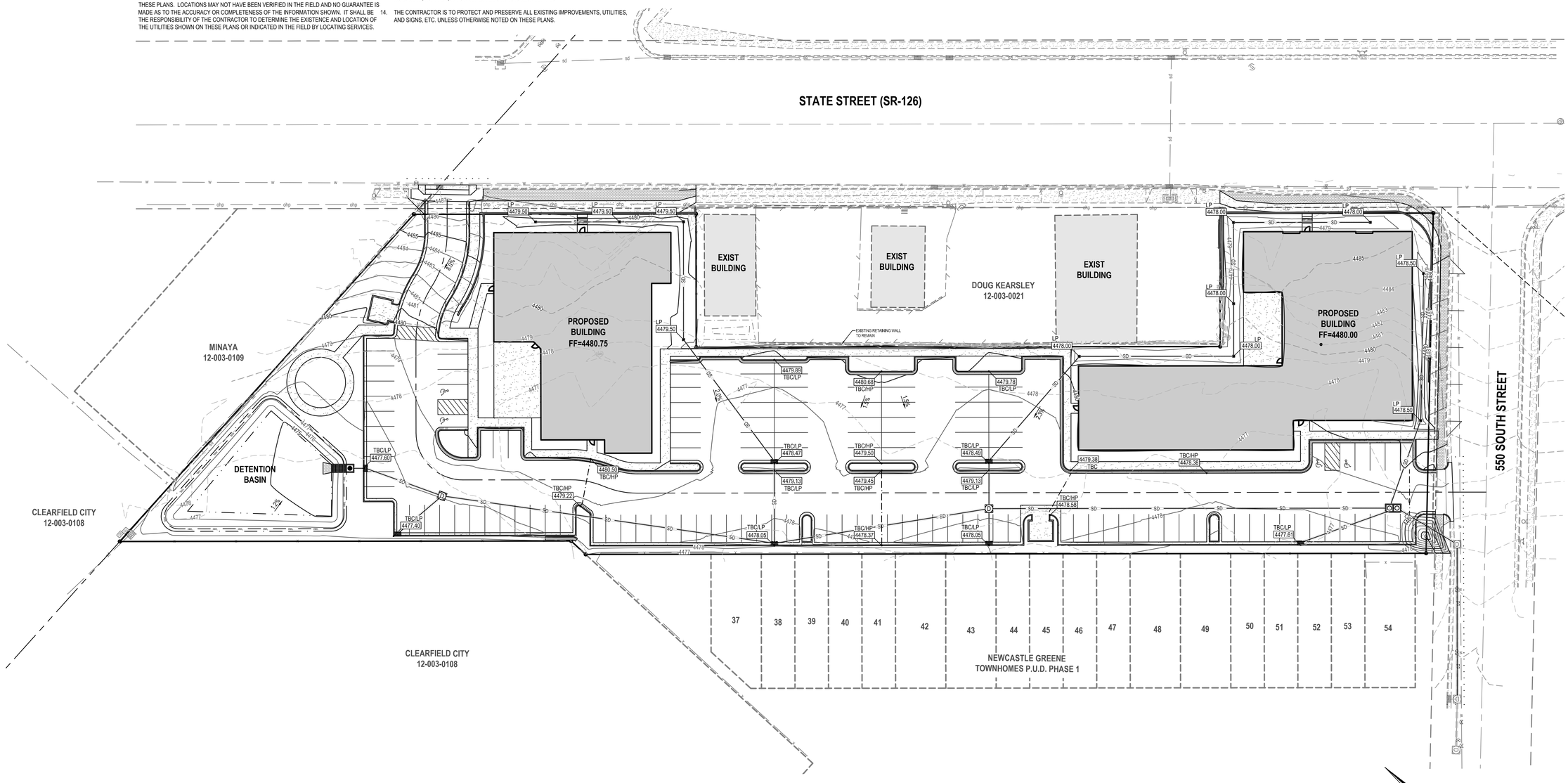
ELEVATION = 4531.589'

**LOCAL BENCHMARK**
EXISTING SDMH RIM IN 550 SOUTH STREET AT THE SOUTHWEST CORNER OF THE PROPERTY.

ELEVATION= 4477.08

## GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5. ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XX.XX REPRESENTS AN ELEVATION OF 48XX.XX ON THESE PLANS.
6. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
7. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
8. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
9. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
10. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
11. ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
12. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
13. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
14. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.




NORTH

HORIZONTAL GRAPHIC SCALE

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( IN FEET )

HORZ: 1 inch = 30 ft.


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# CITY PLAZA APARTMENTS

475 EAST 550 SOUTH STREET
CLEARFIELD, UTAH

PROFESSIONAL ENGINEER — No. 7234838 — 5-8-19 — TIMOTHY JAMES SHIPPEN — STATE OF UTAH

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## OVERALL GRADING PLAN

| | |
|---|---|
| PROJECT NUMBER: 8773 | PRINT DATE: 5/8/19 |
| DRAWN BY: J.MOSS | CHECKED BY: C.PRESTON |
| PROJECT MANAGER: C.PRESTON | |

**C-300**

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

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

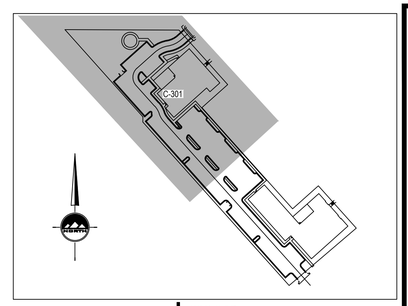
## BENCHMARK

SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN

ELEVATION = 4531.589'

**LOCAL BENCHMARK**
EXISTING SDMH RIM IN 550 SOUTH STREET AT THE SOUTHWEST CORNER OF THE PROPERTY.

ELEVATION= 4477.08




KEY MAP
NOT TO SCALE

STATE STREET (SR-126)

SEE DRAWING C-301

SECOND FLOOR FF=4480.75

TOP OF FOUNDATION TO BE 6" HIGHER THAN GRADE SHOWN AND TO BE HIGHER THAN FINISH FLOOR ELEVATION OF THE FIRST FLOOR

PROPOSED BUILDING

FIRST FLOOR FF=4480.75

EXIST BUILDING

EXIST BUILDING

EXISTING RETAINING WALL TO REMAIN

RETAINING WALL

MINAYA
12-003-0109

CLEARFIELD CITY
12-003-0108

DETENTION BASIN

CLEARFIELD CITY
12-003-0108

NEWCASTLE GREENE TOWNHOMES P.U.D.
PHASE 1

37 38 39 40 41 42

HORIZONTAL GRAPHIC SCALE
20 0 10 20 40
( IN FEET )
HORZ. 1 inch = 20 ft.


ENSIGN
THE STANDARD IN ENGINEERING

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

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM


FOR:
MARV MURRI
377 WEST PRIMROSE COURT
FARMINGTON, UTAH 84025

CONTACT:
MARV MURRI
PHONE: 801-477-4679

# CITY PLAZA APARTMENTS

475 EAST 550 SOUTH STREET
CLEARFIELD, UTAH

PROFESSIONAL ENGINEER
REGISTERED
No. 9348358
5-8-19
STATE OF UTAH
TIMOTHY JAMES PRESTON

| NO. | DATE | REVISION | BY |
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## GRADING PLAN

| | |
|---|---|
| PROJECT NUMBER 8773 | PRINT DATE 5/8/19 |
| DRAWN BY J.MOSS | CHECKED BY C.PRESTON |
| PROJECT MANAGER C.PRESTON | |

C-301

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

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

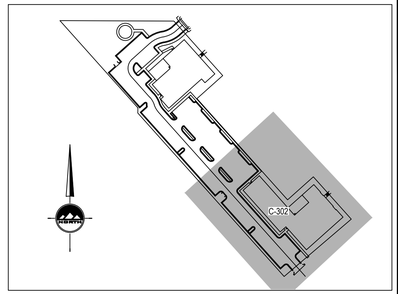
## BENCHMARK

SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN

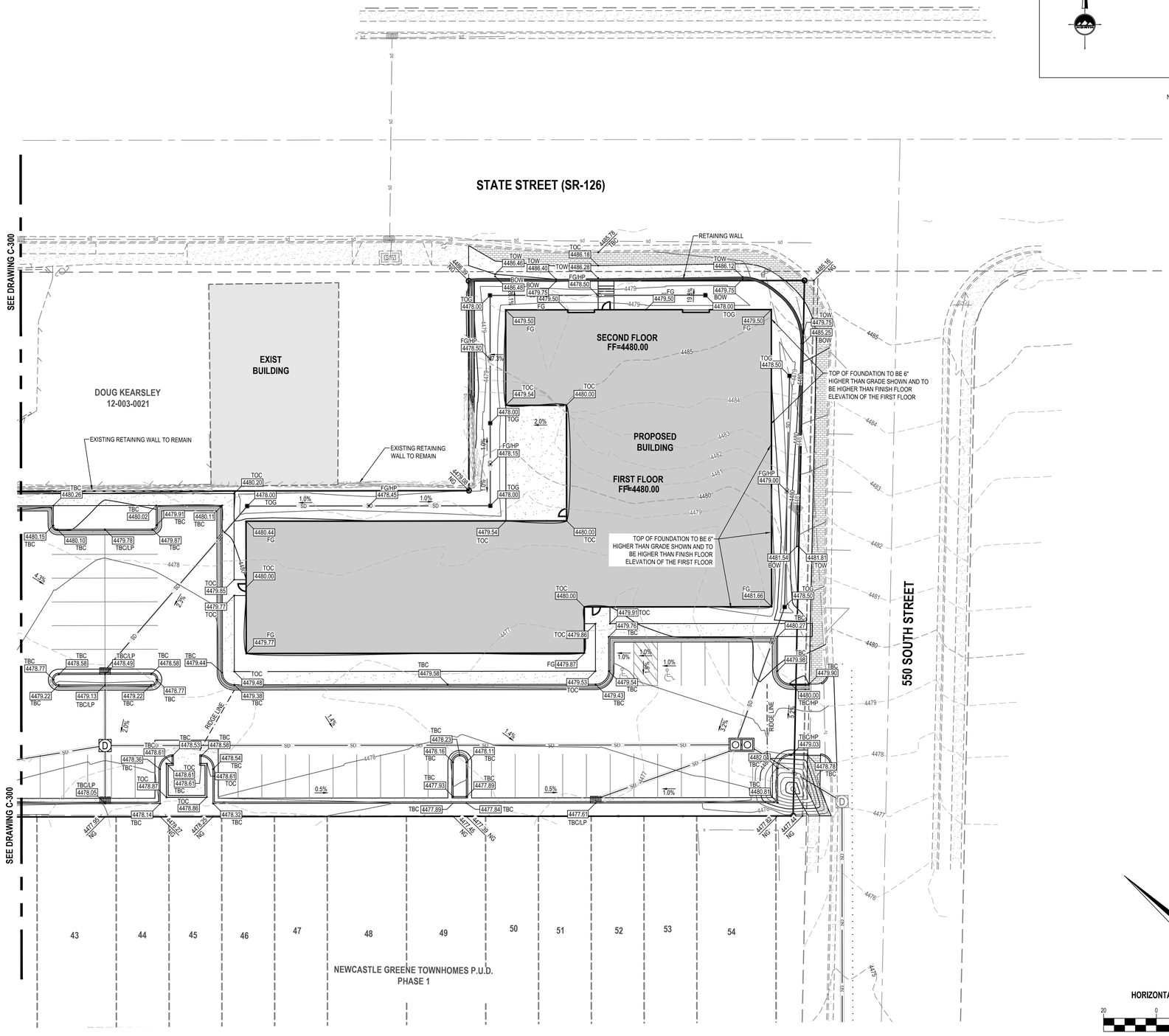
ELEVATION = 4531.589'

**LOCAL BENCHMARK**
EXISTING SDMH RIM IN 550 SOUTH STREET AT THE SOUTHWEST CORNER OF THE PROPERTY.

ELEVATION= 4477.08




**KEY MAP**
NOT TO SCALE




NORTH

**HORIZONTAL GRAPHIC SCALE**

20 0 10 20 40

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


ENSIGN
THE STANDARD IN ENGINEERING

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*FOR:*
MARV MURRI
377 WEST PRIMROSE COURT
FARMINGTON, UTAH 84025

*CONTACT:*
MARV MURRI
PHONE: 801-477-4679

# CITY PLAZA APARTMENTS

475 EAST 550 SOUTH STREET
CLEARFIELD, UTAH

PROFESSIONAL ENGINEER
REGISTERED
No. 9013488
5-8-19
STATE OF UTAH
TIMOTHY JAMES SHUPE

| NO. | DATE | REVISION | BY |
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## GRADING PLAN

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|---|---|
| PROJECT NUMBER | PRINT DATE |
| 8773 | 5/8/19 |
| DRAWN BY | CHECKED BY |
| J.MOSS | C.PRESTON |
| PROJECT MANAGER | |
| C.PRESTON | |

**C-302**

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

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

## BENCHMARK

SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN

ELEVATION = 4531.589'

**LOCAL BENCHMARK**
EXISTING SDMH RIM IN 550 SOUTH STREET AT THE SOUTHWEST CORNER OF THE PROPERTY.

ELEVATION= 4477.08

## GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5. ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XX.XX REPRESENTS AN ELEVATION OF 48XX.XX ON THESE PLANS.
6. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
7. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
8. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
9. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
10. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
11. ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
12. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
13. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
14. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

**City Plaza Apartments:**

| | Area | C Value |
|---|---|---|
| Building Area | 26,384 | 0.9 |
| Total Hardscape | 59,254 | 0.9 |
| Landscaped Area | 29,556 | 0.15 |
| Total Area | 115,194 | |
| **Weighted Average C** | | **0.708** |

| **Orifice Calculations:** | $Q=C_dA_o(2gh)^{1/2}$ | |
|---|---|---|
| High Water Elevation: | 4,477.42 | FT |
| Box Invert | 4,471.46 | FT |
| Allowed Basin Discharge* | 0.529 | CFS |
| $C_d$ | 0.62 | |
| Orifice Area | 6.27 | $IN^2$ |
| Orifice Diameter | 2.8 | IN |

**Detention Calculations (100-year storm)**

Basin Tributary Area 115,194 SF
Runoff coefficient C: 0.708
Release Rate 0.20 cfs/acre
Peak Release 0.529 cfs

| Time (min) | i(in/hr) | Cumulative Runoff to Basin (c.f.) | Net Allowed Basin** Discharge (c.f.) | Required Storage (c.f.) |
|---|---|---|---|---|
| 5 | 6.94 | 3,896 | 159 | 3,737 |
| 10 | 5.33 | 5,984 | 317 | 5,667 |
| 15 | 4.36 | 7,342 | 476 | 6,866 |
| 30 | 2.94 | 9,902 | 952 | 8,950 |
| 60 | 1.82 | 12,260 | 1,904 | **10,356** |
| 90 | 1.27 | 12,832 | 2,856 | 9,976 |
| 120 | 1.03 | 13,877 | 3,808 | 10,068 |
| 180 | 0.70 | 14,146 | 5,712 | 8,434 |
| 360 | 0.38 | 15,358 | 11,424 | 3,934 |
| 720 | 0.23 | 18,592 | 22,848 | (4,257) |
| 1440 | 0.13 | 21,017 | 45,697 | (24,680) |
| | | Required Detention: | | 10,355 |
| | | Provided Detention: | | 10,677 |

**Catchment Calculations (10-year storm)**

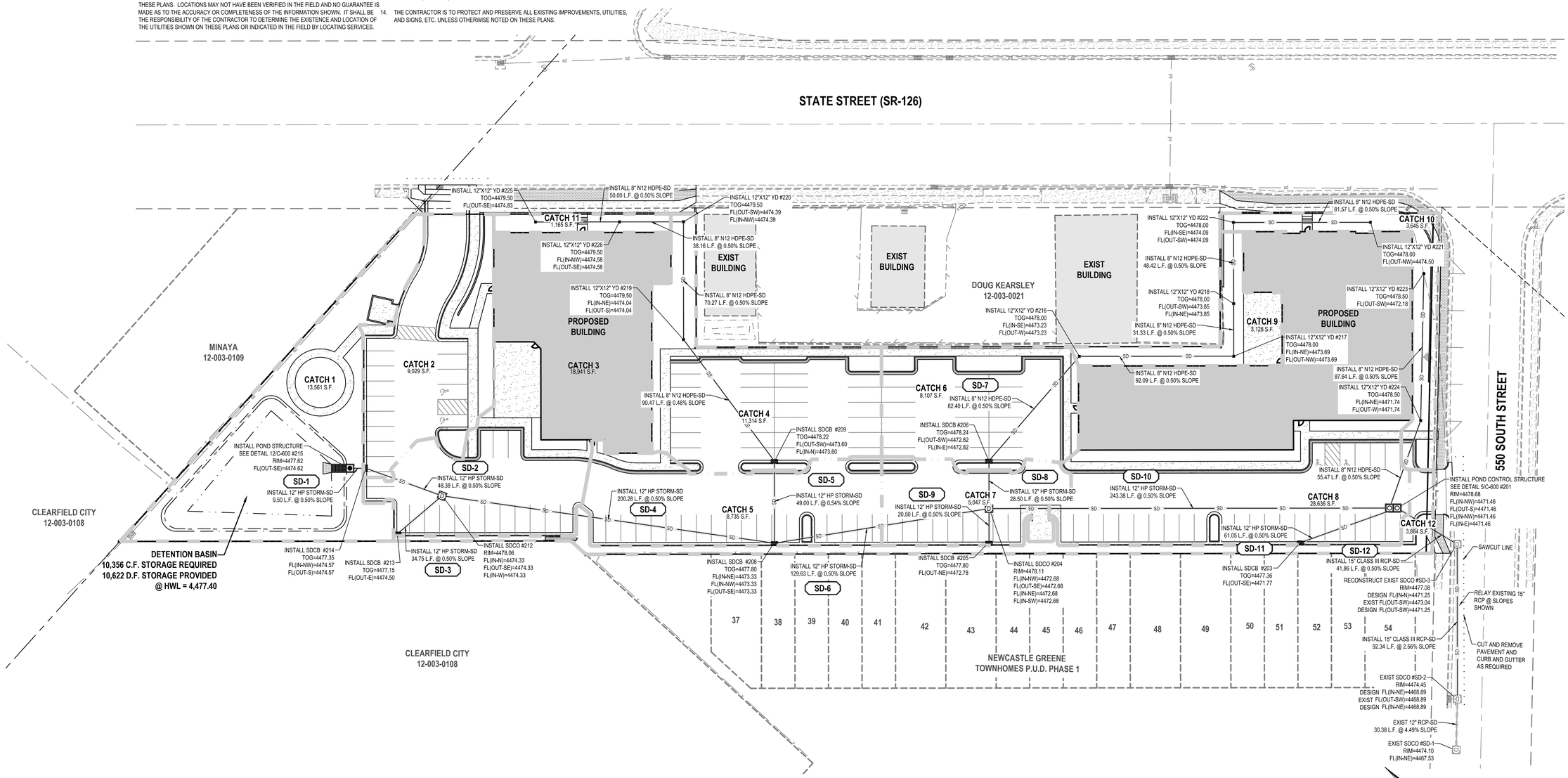
Time of Concentration: 15 min
Rainfall Intensity I: 2.25 in/hr
Mannings N: 0.013

| Catchment | Area (SF) | C | Flow (CFS) | Destination |
|---|---|---|---|---|
| 1 | 13,561 | 0.708 | 0.502 | SD-1 |
| 2 | 9,029 | 0.708 | 0.334 | SD-2 |
| 3 | 18,941 | 0.708 | 0.701 | SD-3 |
| 4 | 11,314 | 0.708 | 0.419 | SD-5 |
| 5 | 8,735 | 0.708 | 0.323 | SD-6 |
| 6 | 8,107 | 0.708 | 0.300 | SD-8 |
| 7 | 5,047 | 0.708 | 0.187 | SD-9 |
| 8 | 28,636 | 0.708 | 1.060 | SD-11 |
| 9 | 3,128 | 0.708 | 0.116 | SD-7 |
| 10 | 3,645 | 0.708 | 0.135 | OFF SITE |
| 11 | 1,165 | 0.706 | 0.043 | OFFSITE |
| 12 | 3,884 | 0.708 | 0.144 | OFFSITE |

**Pipe Design (10-year storm)**

Mannings N (ADS) 0.011
Mannings N (RCP) 0.013

| Pipe | Tributary | Surface | Upstream | Pipe Flow | Total | Pipe | Diameter | Pipe Type | Full Flow | % of Full- |
|---|---|---|---|---|---|---|---|---|---|---|
| SD-1 | 1 | 0.502 | none | 0.000 | 0.502 | 0.50% | 12 | ADS | 2.985 | 16.8% |
| SD-2 | 2 | 0.334 | SD-1 | 0.502 | 0.836 | 0.50% | 12 | ADS | 2.985 | 28.0% |
| SD-3 | 3 | 0.701 | none | 0.000 | 0.701 | 0.50% | 12 | ADS | 2.985 | 23.5% |
| SD-4 | none | 0.000 | SD-2 and 3 | 1.537 | 1.537 | 0.50% | 12 | ADS | 2.985 | 51.5% |
| SD-5 | 4 | 0.419 | none | 0.000 | 0.419 | 0.50% | 8 | ADS | 1.013 | 41.4% |
| SD-6 | 5 | 0.323 | SD-4 and 5 | 1.956 | 2.279 | 0.50% | 12 | ADS | 2.985 | 76.4% |
| SD-7 | 9 | 0.116 | none | 0.000 | 0.116 | 0.50% | 8 | ADS | 1.013 | 11.4% |
| SD-8 | 6 | 0.300 | SD-7 | 0.116 | 0.416 | 0.50% | 12 | ADS | 2.985 | 13.9% |
| SD-9 | 7 | 0.187 | none | 0.000 | 0.187 | 0.50% | 12 | ADS | 2.985 | 6.3% |
| SD-10 | none | 0.000 | SD-6, 8 and 9 | 2.882 | 2.882 | 0.50% | 12 | ADS | 2.985 | 96.5% |
| SD-11 | 8 | 1.060 | none | 0.000 | 1.060 | 0.50% | 12 | ADS | 2.985 | 35.5% |
| SD-12* | none | 0.000 | DET-1 | 0.529 | 0.529 | 0.50% | 15 | RCP | 4.580 | 11.5% |




NORTH

**HORIZONTAL GRAPHIC SCALE**

30 0 15 30 60

( IN FEET )
HORZ. 1 inch = 30 ft.


ENSIGN
THE STANDARD IN ENGINEERING

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

SALT LAKE CITY
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TOOELE
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Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
MARV MURRI
377 WEST PRIMROSE COURT
FARMINGTON, UTAH 84025
CONTACT:
MARV MURRI
PHONE: 801-477-4679


# CITY PLAZA APARTMENTS

475 EAST 550 SOUTH STREET
CLEARFIELD, UTAH

PROFESSIONAL ENGINEER — REGISTERED — No. 9234858 — 5-8-19 — STATE OF UTAH — TIMOTHY JAMES SHATTUCK

| NO. | DATE | REVISION | BY |
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## DRAINAGE PLAN

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|---|---|
| PROJECT NUMBER 8773 | PRINT DATE 5/8/19 |
| DRAWN BY J.MOSS | CHECKED BY C.PRESTON |
| PROJECT MANAGER C.PRESTON | |

**C-303**

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

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

## BENCHMARK

SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN

ELEVATION = 4531.589'

**LOCAL BENCHMARK**
EXISTING SDMH RIM IN 550 SOUTH STREET AT THE SOUTHWEST CORNER OF THE PROPERTY.

ELEVATION= 4477.08

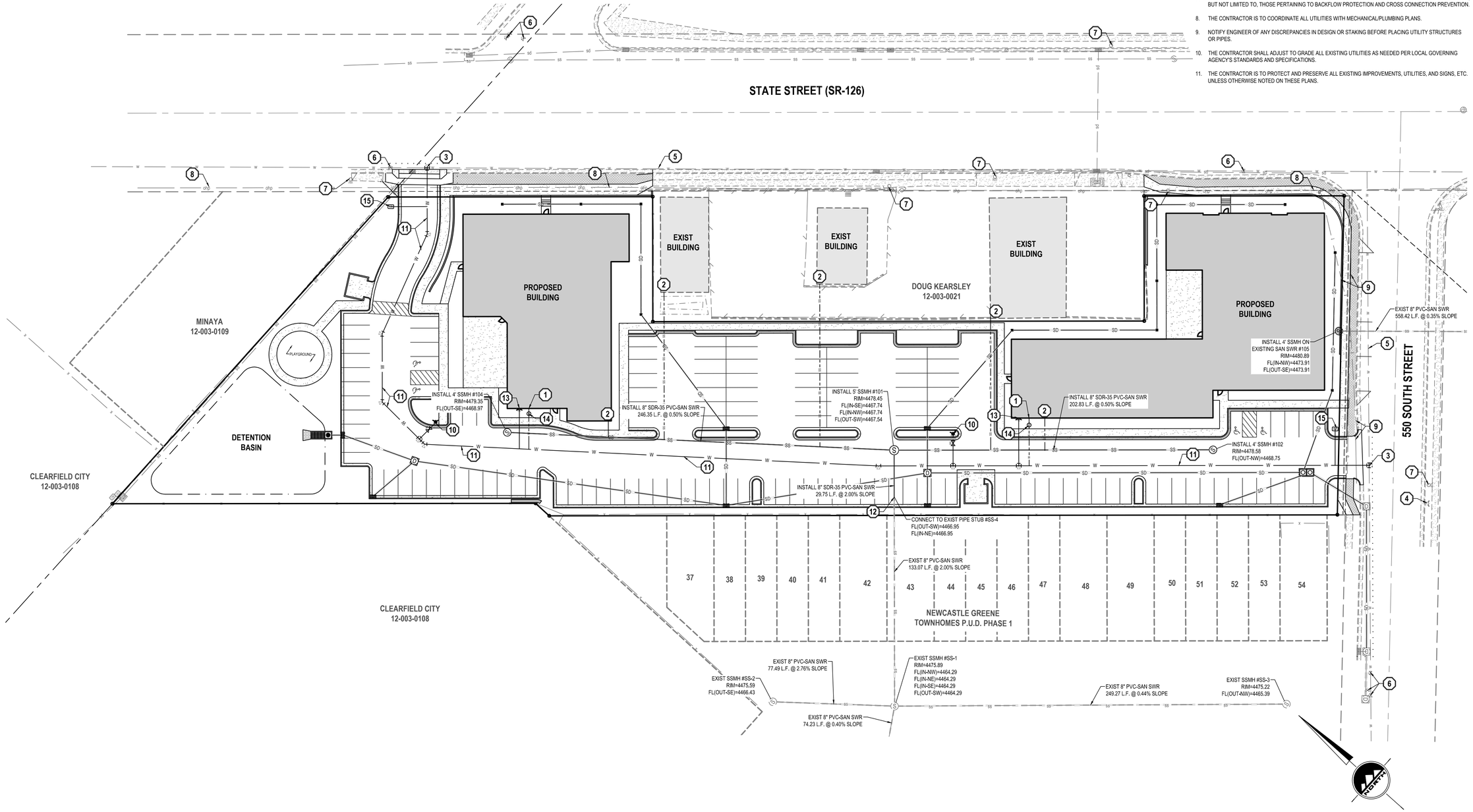
## SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. 2" CULINARY WATER SERVICE LINE
2. 6" PVC SANITARY SEWER SERVICE LINE @ 2.00% MINIMUM SLOPE
3. FIELD LOCATE AND CONNECT TO EXIST CULINARY WATERLINE
4. EXISTING FIRE HYDRANT
5. EXISTING CULINARY WATERLINE
6. EXISTING WATER VALVE
7. EXISTING WATER METER
8. EXISTING OVERHEAD POWER LINE
9. EXISTING UNDERGROUND UTILITIES
10. FIRE HYDRANT PER CLEARFIELD CITY SPECIFICATIONS
11. CULINARY WATERLINE
12. CONTRACTOR TO FIELD LOCATE EXISTING SANITARY SEWER STUB AND NOTIFY ENGINEER OF DISCREPANCIES IN LOCATION AND ELEVATION
13. FIRE DEPARTMENT CONNECTION WITH 6" FIRE LINE
14. 2" METER IN 4' MANHOLE PER CLEARFIELD CITY STANDARDS AND SPECIFICATIONS
15. 2" IRRIGATION SERVICE WITH BACKFLOW PREVENTER PER CLEARFIELD CITY STANDARDS AND SPECIFICATIONS

## GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
6. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
7. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
8. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
9. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
10. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
11. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.




HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

( IN FEET )

HORZ: 1 inch = 30 ft.


ENSIGN
THE STANDARD IN ENGINEERING

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FOR:
MARV MURRI
377 WEST PRIMROSE COURT
FARMINGTON, UTAH 84025

CONTACT:
MARV MURRI
PHONE: 801-477-4679

# CITY PLAZA APARTMENTS

475 EAST 550 SOUTH STREET
CLEARFIELD, UTAH

PROFESSIONAL ENGINEER — REGISTERED — No. 9234838 — 5-8-19 — STATE OF UTAH — TIMOTHY JAMES SHIPLEY

| NO. | DATE | REVISION | BY |
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## UTILITY PLAN

PROJECT NUMBER 8773
PRINT DATE 5/8/19
DRAWN BY J.MOSS
CHECKED BY C.PRESTON
PROJECT MANAGER C.PRESTON

**C-400**

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

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

## BENCHMARK

SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN

ELEVATION = 4531.589'

**LOCAL BENCHMARK**
EXISTING SDMH RIM IN 550 SOUTH STREET AT THE SOUTHWEST CORNER OF THE PROPERTY.

ELEVATION= 4477.08

## GENERAL NOTES

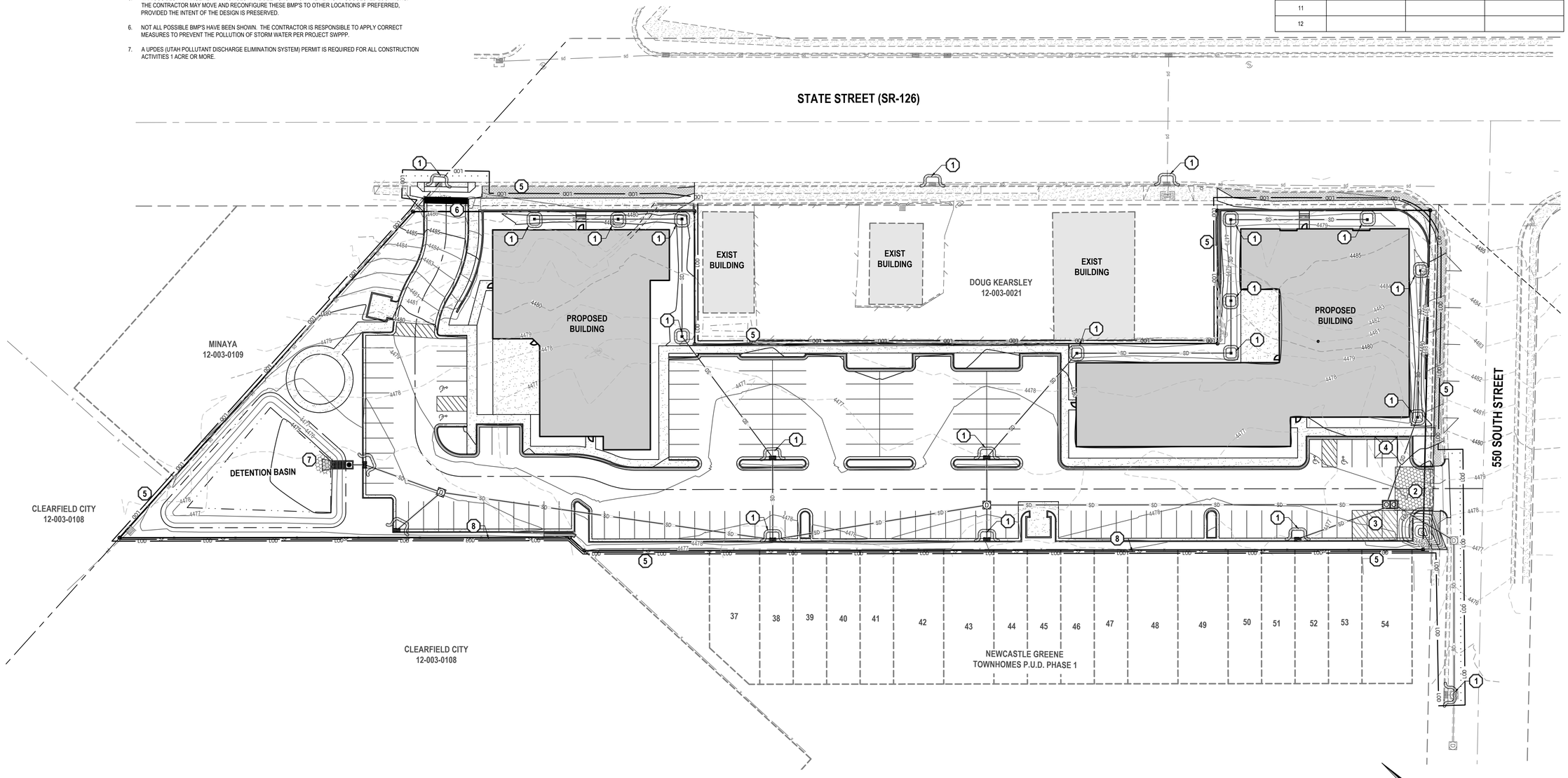
1. THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMP'S) AS NECESSARY, MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ONSITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ONSITE.
2. DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
3. RESEED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE RE-WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
4. DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
5. VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMP'S TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
6. NOT ALL POSSIBLE BMP'S HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.
7. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.

## SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. INLET PROTECTION PER DETAIL 1/C-600.
2. VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 2/C-600.
3. SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, STAGING, DUMPSTER, AND MATERIAL STORAGE AREA.
4. CONCRETE CLEANOUT LINED BASIN OR DUMPSTER
5. LIMITS OF DISTURBANCE
6. BLOCK ENTRANCE DURING CONSTRUCTION
7. OUTLET PROTECTION PER DETAIL 7/C-600
8. TEMPORARY SILT FENCE PER DETAIL 12/C-600

| REVISION SCHEDULE | | | |
|---|---|---|---|
| NUMBER | DATE | AUTHOR | COMPANY REPRESENTATIVE SIGNATURE |
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| 11 | | | |
| 12 | | | |




NORTH

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

( IN FEET )
HORZ: 1 inch = 30 ft.


ENSIGN
THE STANDARD IN ENGINEERING

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TOOELE
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CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

*FOR:*
MARV MURRI
377 WEST PRIMROSE COURT
FARMINGTON, UTAH 84025
*CONTACT:*
MARV MURRI
PHONE: 801-477-4679


# CITY PLAZA APARTMENTS

475 EAST 550 SOUTH STREET
CLEARFIELD, UTAH

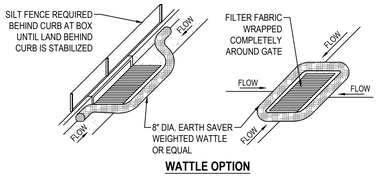
PROFESSIONAL ENGINEER — No. 9034838 — 5-8-19 — TIMOTHY JAMES SHAFFER — STATE OF UTAH

| NO. | DATE | REVISION | BY |
|---|---|---|---|
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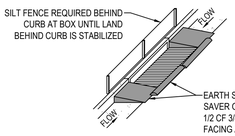
## EROSION/CONTROL PLAN

PROJECT NUMBER 8773
PRINT DATE 5/8/19
DRAWN BY J.MOSS
CHECKED BY C.PRESTON
PROJECT MANAGER C.PRESTON

**C-500**




**WATTLE OPTION**



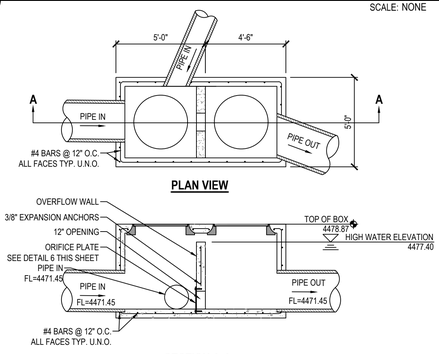

**SANDBAG OPTION**

NOTES:

1. PLACE WATTLES OR GRAVEL BAGS TIGHT AGAINST CURB TO PREVENT SEDIMENT-LADEN WATER FROM GETTING BETWEEN CURB AND WATTLE/BAG.
2. PLACE WATTLES OR GRAVEL BAGS SUCH THAT FLOW DOES NOT OVERTOP CURB OR ROAD CENTERLINE.
3. INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT LEAST BI-WEEKLY, OR PER SWPPP REQUIREMENTS, WHICHEVER IS MORE STRINGENT, TO ENSURE THAT SEDIMENT CONTROL IS MEETING ITS DESIGN INTENT. MAINTAIN AND/OR REPLACE AS NEEDED.
4. REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 50% OF GRAVEL BAG OR WATTLE HEIGHT.
5. CONTRACTOR MAY SUBMIT AN ALTERNATIVE METHOD OF INLET PROTECTION. THE ALTERNATIVE METHOD SHALL BE APPROVED BY THE CITY INSPECTOR AND THE ENGINEER OF RECORD.
6. BEFORE PLACEMENT OF CURB, STABILIZATION OF LAND BEHIND CURB, AND/OR PAVING, MAINTAIN TOP OF INLET AT 6" ABOVE GRADE, AND SURROUND WITH SILT FENCE FOR SEDIMENTATION AROUND BOX. MAINTAIN SILT FENCE BEHIND BOX UNTIL LAND BEHIND CURB IS STABILIZED.

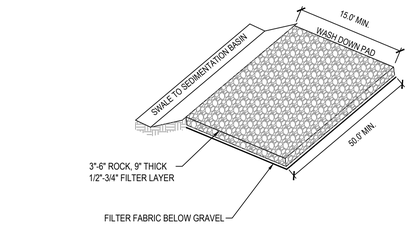
## 1 SAG INLET PROTECTION

SCALE: NONE




**PLAN VIEW**

**SECTION A-A**

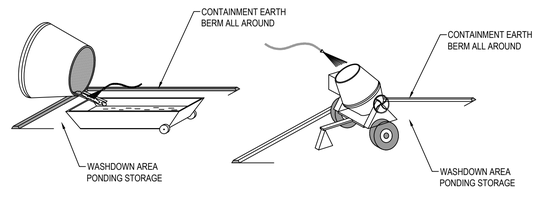



**NOTE:**

1. PLACE SIGN ADJACENT TO ENTRANCE " CONSTRUCTION TRAFFIC ONLY - ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT SITE AT THIS LOCATION"

## 2 STABILIZED CONSTRUCTION ENTRANCE

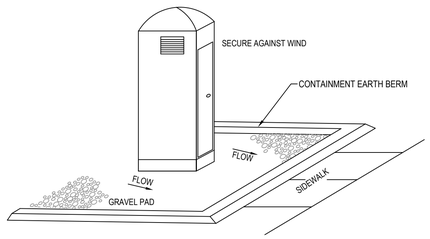
SCALE: NONE




**OPTION A** **OPTION B**

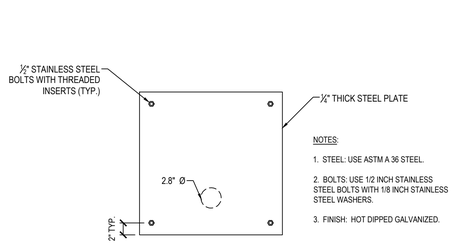
## 3 CONCRETE WASTE MANAGEMENT

SCALE: NONE




## 4 PORTABLE TOILET

SCALE: NONE

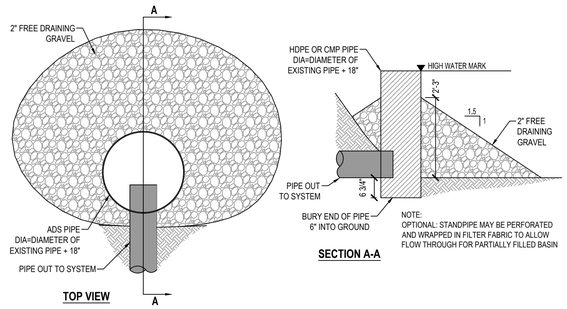



NOTES:

1. STEEL: USE ASTM A 36 STEEL.
2. BOLTS: USE 1/2 INCH STAINLESS STEEL BOLTS WITH 1/8 INCH STAINLESS STEEL WASHERS.
3. FINISH: HOT DIPPED GALVANIZED.

## 6 ORIFICE PLATE

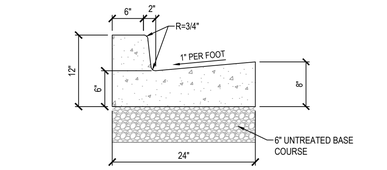
SCALE: NONE




**TOP VIEW** **SECTION A-A**

## 7 TEMPORARY BASIN OUTLET PROTECTION

SCALE: NONE

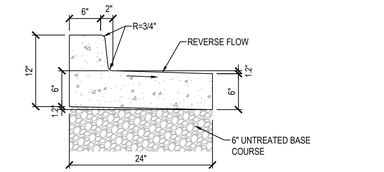



**NOTE:**

1. CONSTRUCT PER NOTES AND SPECIFICATIONS ASSOCIATED WITH APWA STANDARD PLAN NO. 205.

## 10 24" COLLECTION CURB AND GUTTER

SCALE: NONE

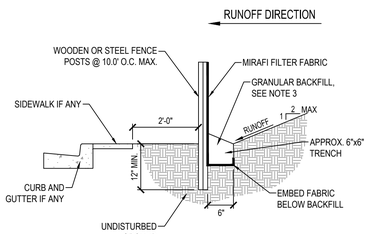



**NOTE:**

1. CONSTRUCT PER NOTES AND SPECIFICATIONS ASSOCIATED WITH APWA STANDARD PLAN NO. 205.

## 11 24" REVERSE PAN CURB AND GUTTER

SCALE: NONE

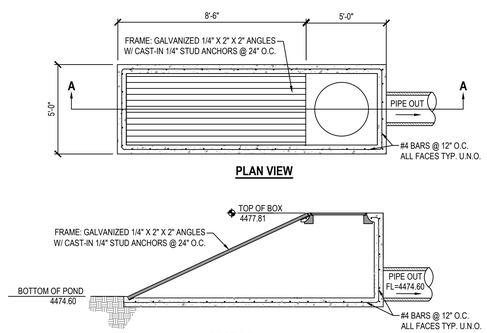



**NOTES:**

1. EXCAVATE 6"x6" TRENCH ALONG LIMITS OF DISTURBANCE AS SHOWN ON CONSTRUCTION DRAWINGS.
2. POSTS SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
3. LAY TOE-IN FABRIC FLAP IN BOTTOM OF TRENCH. BACKFILL TRENCH WITH FREE DRAINING GRANULAR MATERIAL. COMPACT TRENCH TO SATISFACTION OF THE ENGINEER OF RECORD.
4. SILT FENCE GEOTEXTILE SHALL MEET AASHTO M288-92 REQUIREMENTS.
5. REMOVE & DISPOSE OF SEDIMENT WHEN ACCUMULATION IS 50% OF EXPOSED FENCE HEIGHT.
6. 10' MAX. SPACING BETWEEN STAKES.
7. SILT FENCES SHALL BE INSTALLED ALONG CONTOURS, NOT UP AND DOWN SLOPES, WITH 10' OVERLAP AT BREAKS.

## 12 TEMPORARY SILT FENCE

SCALE: NONE

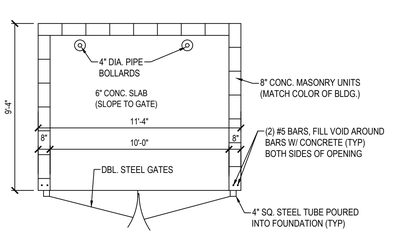



**PLAN VIEW**

**SECTION A-A**

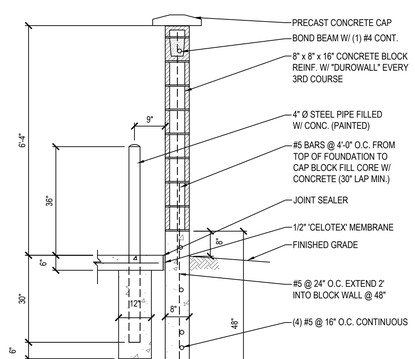
## 13 BASIN CONTROL STRUCTURE #215

SCALE: NONE




## 14 TRASH ENCLOSURE (TYP.)

SCALE: NONE




## 15 TRASH ENCLOSURE WALL & BOLLARD

SCALE: NONE


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SALT LAKE CITY
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Phone: 435.865.1453

RICHFIELD
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WWW.ENSIGNENG.COM


FOR:
MARV MURRI
377 WEST PRIMROSE COURT
FARMINGTON, UTAH 84025
CONTACT:
MARV MURRI
PHONE: 801-477-4679

# CITY PLAZA APARTMENTS

475 EAST 550 SOUTH STREET
CLEARFIELD, UTAH

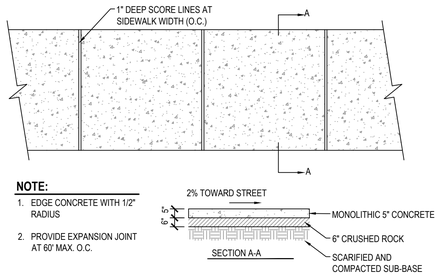
PROFESSIONAL ENGINEER — REGISTERED — No. 9234838 — 5-8-19 — TIMOTHY JAMES SHIELDS — STATE OF UTAH

| NO. | DATE | REVISION | BY |
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## DETAILS

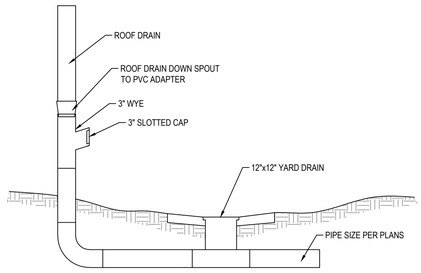
PROJECT NUMBER 8773
PRINT DATE 5/8/19
DRAWN BY J.MOSS
CHECKED BY C.PRESTON
PROJECT MANAGER C.PRESTON

**C-600**



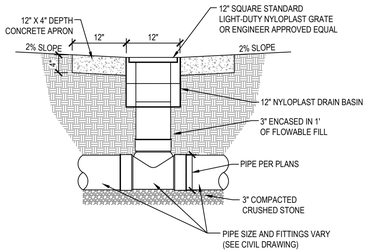

## 1 TYPICAL CONCRETE FLATWORK

SCALE: NONE



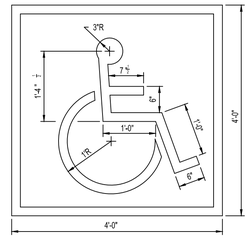

## 2 ROOF DRAIN CONNECTION

SCALE: NONE




## 3 12" X 12" YARD DRAIN

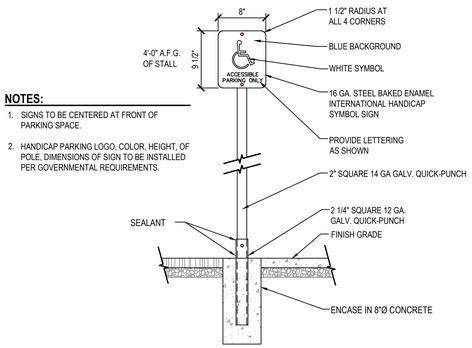
SCALE: NONE




NOTES:
1. INTERNATIONAL PICTOGRAPH SYMBOL WHITE FED. STD. 17875.
2. 4"-BORDER-WHITE FED. STD. 17875.
3. BACKGROUND-BLUE FED. STD. 15180.

## 4 STALL PAVEMENT MARKING

SCALE: NONE




**NOTES:**
1. SIGNS TO BE CENTERED AT FRONT OF PARKING SPACE.
2. HANDICAP PARKING LOGO, COLOR, HEIGHT, OF POLE, DIMENSIONS OF SIGN TO BE INSTALLED PER GOVERNMENTAL REQUIREMENTS.

## 5 ACCESSIBLE PARKING SIGN

SCALE: NONE




**PARKING LOT PAVING**




**DRIVING LANES PAVING**

## 6 TYPICAL PAVEMENT SECTIONS

SCALE: NONE

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*FOR:*
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*CONTACT:*
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# CITY PLAZA APARTMENTS

475 EAST 550 SOUTH STREET
CLEARFIELD, UTAH

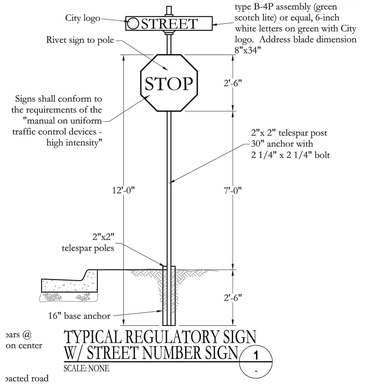
PROFESSIONAL ENGINEER
REGISTERED
No. 9234838
5-8-19
TIMOTHY JAMES SHELTON
STATE OF UTAH

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**DETAILS**

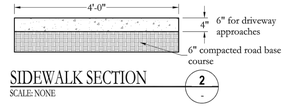
PROJECT NUMBER 8773
PRINT DATE 5/8/19
DRAWN BY J.MOSS
CHECKED BY C.PRESTON
PROJECT MANAGER C.PRESTON

**C-601**



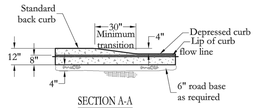

TYPICAL REGULATORY SIGN W/ STREET NUMBER SIGN 1

SCALE: NONE

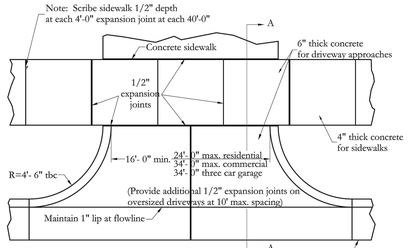



SIDEWALK SECTION 2

SCALE: NONE

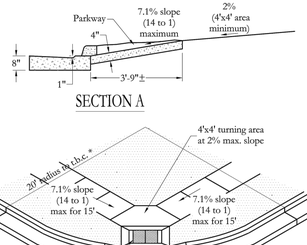



SECTION A-A

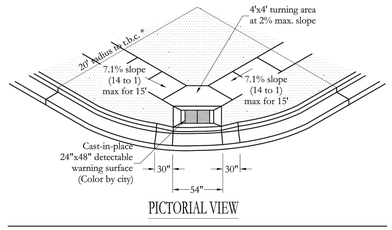



DRIVEWAY APPROACH CURB RADIUS STYLE 3

SCALE: NONE




SECTION A




PICTORIAL VIEW

NOTES:

1. A minimum 6" depth of roadbase material or crushed gravel shall be placed to grade and compacted under handicap ramps to 95% of maximum dry density prior to placement of concrete.

2. Locate all inlet grates 2' minimum away from the pedestrian crosswalk, with all drainage intercepted before storm water crosses the crosswalk area.

3. Slopes shown are maximum slopes.

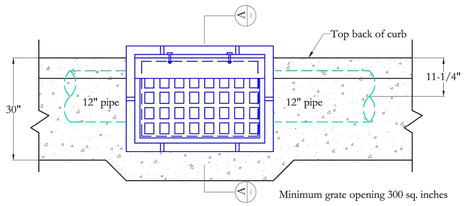
4. Expansion joints shall be constructed by placing an approved material, (typically bituminous impregnated fiberboard), the full depth of the concrete. expansion material shall be set 1/4" below the finish level of sidewalk ramp.

5. Materials, construction, and workmanship shall be in accordance with Clearfield City standards and specifications.

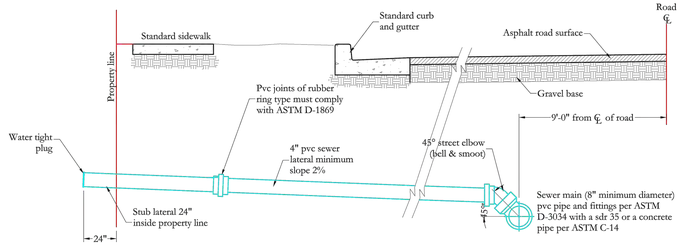
6. When a City roadway intersects with a UDOT road, a 35' minimum radius (or other) will be required as per UDOT requirement.

7. Detectable warning surface materials & installation must conform to "ADA cast-in-place tactile warning panels" requirements & specifications.

8. Detectable warning panels by "ADA Solutions, Inc.", color to be specified by City (other products to be approved by City prior to installation).



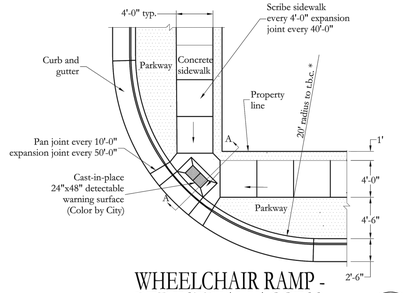

Minimum grate opening 300 sq. inches




NORTH DAVIS SEWER DISTRICT NOTE:
Any sanitary sewer work done involving the North Davis Sewer District (NDSD) will require written approval from NDSD and must be in compliance to all NDSD standards.

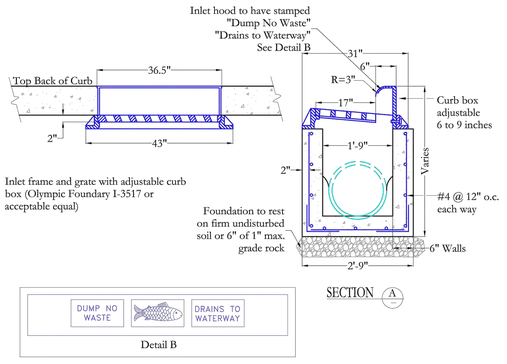
TYPICAL SEWER LATERAL CONNECTION 5

SCALE: NONE




WHEELCHAIR RAMP - PEDESTRIAN ACCESS 4

SCALE: NONE




SECTION A

NOTES:

1. All reinforcement shall be #4 deformed steel, grade 60.

2. All reinforcement shall be placed at 12" o.c. each way in the floor and the walls.

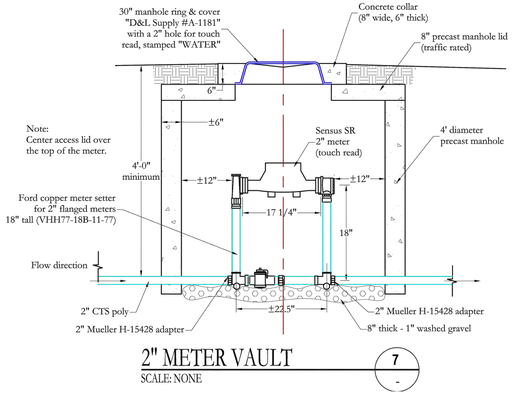
3. The adjustable curb box inlet grate shall be bicycle safe. D&L Supply I-3517 or acceptable equal.

4. All pipes in the box shall be cut with the interior of the box and grouted smooth.

5. Rebar shall have 2" clear on earth side of structure.

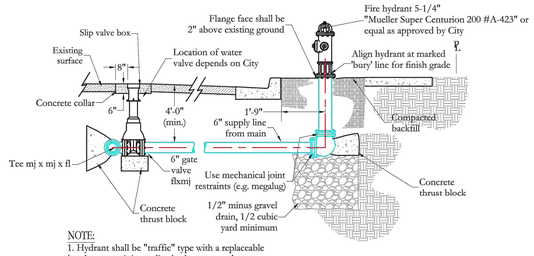
STANDARD HOODED CATCH BASIN 6

SCALE: NONE




2" METER VAULT 7

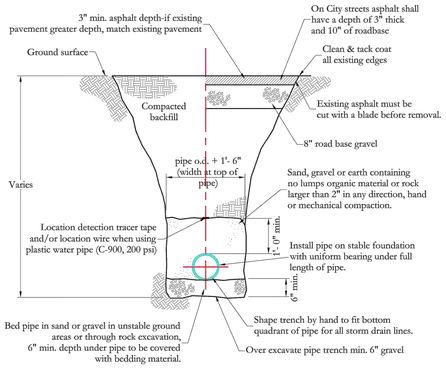
SCALE: NONE




NOTE:
1. Hydrant shall be "traffic" type with a replaceable break-away unit immediately above ground.

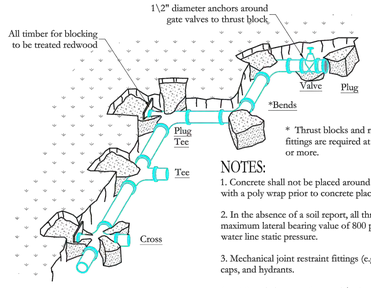
TYPICAL THRUST BLOCK CONNECTION 8

SCALE: NONE




CULINARY WATER TRENCH CROSS-SECTION 10

SCALE: NONE




* Thrust blocks and restrained joint fittings are required at all bends 22 1/2° or more.

NOTES:

1. Concrete shall not be placed around joints and bolts. Cover all metal contact areas with a poly wrap prior to concrete placement.

2. In the absence of a soil report, all thrust blocks shall be sized on the basis of a maximum lateral bearing value of 800 p.s.f. and a thrust resulting from 150% of the water line static pressure.

3. Mechanical joint restraint fittings (e.g. megalug) shall be used on all valves, bends, caps, and hydrants.

4. All threaded connections and/or bolts shall be encased with a APWA approved lubricant grease.

CONCRETE THRUST BLOCK DETAILS 9

SCALE: NONE

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FOR:
MARV MURRI
377 WEST PRIMROSE COURT
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CONTACT:
MARV MURRI
PHONE: 801-477-4679

# CITY PLAZA APARTMENTS

475 EAST 550 SOUTH STREET
CLEARFIELD, UTAH

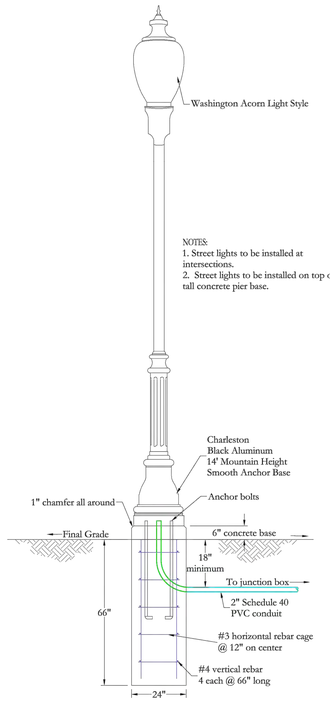
PROFESSIONAL ENGINEER
REGISTERED
No. 9234838
5-8-19
STATE OF UTAH
TIMOTHY JAMES SHIFFER

| NO. | DATE | REVISION | BY |
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## CLEARFIELD CITY DETAILS

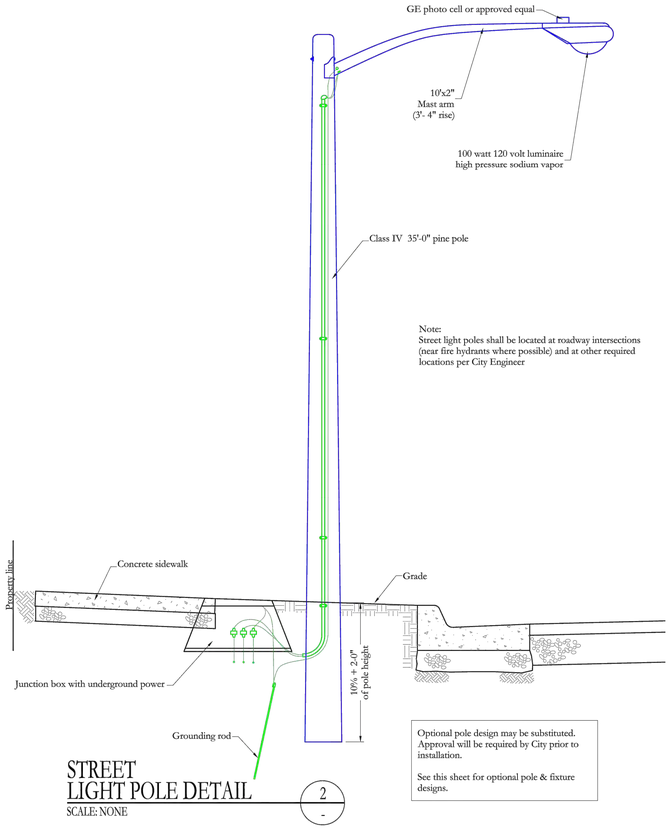
PROJECT NUMBER 8773
PRINT DATE 5/8/19
DRAWN BY J.MOSS
CHECKED BY C.PRESTON
PROJECT MANAGER C.PRESTON

C-602



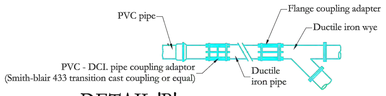

INTERSECTION STREET LIGHT POLE DETAIL 1

SCALE: NONE




STREET LIGHT POLE DETAIL 2

SCALE: NONE

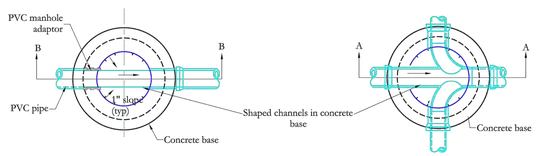



DETAIL 'B' TYPICAL CONNECTION OF DI PIPETO PVC PIPE 3

SCALE: NONE

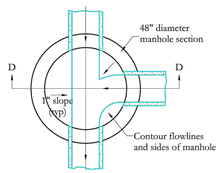
NOTES:
1. All storm drain, sanitary sewer and land drain manholes and cleanout structures must have shaped concrete troughs and aprons.

2. Manhole lids must be labeled appropriately to reflect use of structure, i.e. storm drain, sewer, land drain, water, communications, irrigation and electrical.




PLAN

PLAN




PLAN CLEANOUT

Drop Manhole Notes:
1. Use drop manhole only when drop exceeds 2'- 0".

2. For construction dimension of drop manhole see junction manhole detail his sheet.

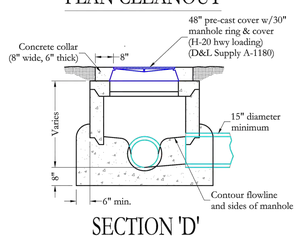
3. All pipe for drop manhole to be flanged ductile iron pipe or alternate schedule 40 pvc if encased in 3/4" washed gravel minimum 6" cover.

NOTES:
1. Cast in place manhole shown precast reinforced manhole acceptable.

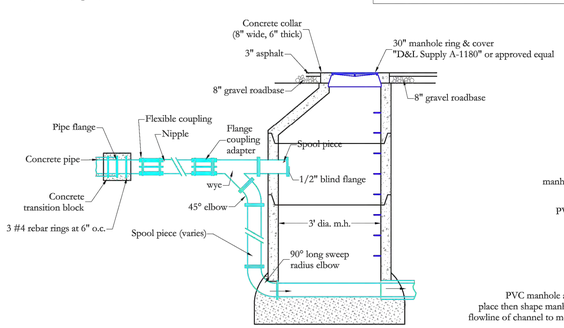
2. Rubber boot joints with stainless steel connection band is acceptable substitutes for standard joints shown.

3. Piping outside of manhole may be schedule 40 pvc if encased in 3/4" washed gravel, minimum 6" cover.

NORTH DAVIS SEWER DISTRICT NOTE:
Any sanitary sewer work done involving the North Davis Sewer District (NDSD) will require written approval from NDSD and must be in compliance to all NDSD standards.

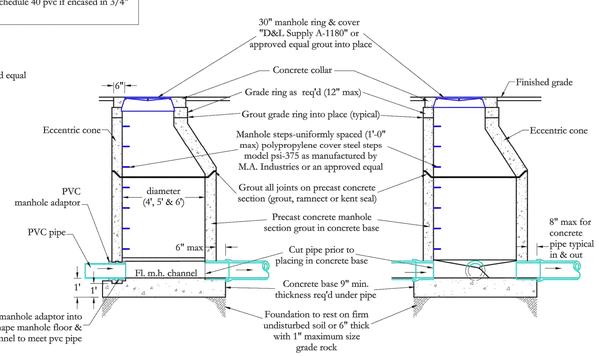



SECTION 'D'




DETAIL 'A' - TYPICAL CONNECTION OF D.I. PIPE TO CONCRETE PIPE PIPE TO DROP MANHOLE 3

SCALE: NONE




LINE MANHOLE SECTION 'B' 4

SCALE: NONE

JUNCTION MANHOLE 'SECTION 'A' 5

SCALE: NONE

# CLEARFIELD CITY TESTING AND INSPECTION STANDARDS

| | |
|---|---|
| Sanitary sewer* | Pipeline inspection - alignment, grade, & class of pipe<br>Low pressure air test or infiltration test<br>Displacement test & video recording showing distance (leader with time, date, & construction company) |
| Storm drainage* | Pipeline inspection - alignment, grade, & class of pipe<br>Catch basin boxes inspection - depth & rebar<br>Pipe inspection - video tape recording (leader with time, date, & construction company) |
| Land drainage* | Pipeline inspection - alignment, grade, class of pipe and bedding method<br>Pipe inspection - video tape recording (leader with time, date, & construction company) |
| Culinary water (c-900 class 200) (di class 51) | Pipeline inspection - alignment, grade, class of pipe, & brass wedges installation<br>Pressure test - minimum 200 psi for 2 hours<br>Chlorination test - minimum 30 ppm for 24 hours<br>Clear water test<br>Bacteria test |
| Roadway | Sub base inspection - depth & compaction<br>Before road base placement all utility lines must be installed<br>Road base density test - depth & compaction (Contractor responsible to give road base density results to City - prior to asphalt placement)<br>Asphalt placement - depth & compaction |
| Curb & gutter and sidewalk | Curb & gutter and sidewalk inspection - depth and compaction |

*1. Contractor shall not flush rock & debris from newly installed pipelines downstream into the existing system.

*2. The pipelines must have clean water flushed down the pipes prior to video taping in order to detect and identify all low spots and/or bellies in the pipeline. Failure to run water prior to video taping will result in rejection of the video tape testing.

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CITY PLAZA APARTMENTS
475 EAST 550 SOUTH STREET
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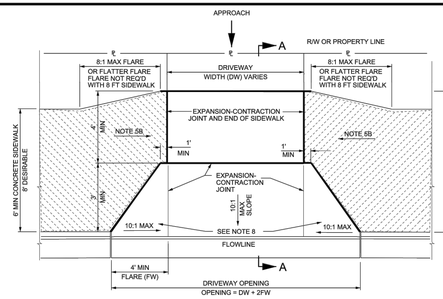
PROFESSIONAL ENGINEER
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STATE OF UTAH
TIMOTHY JAMES SHIELDS

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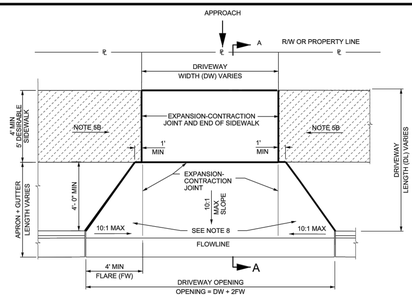
CLEARFIELD CITY STANDARD DETAILS

PROJECT NUMBER 8773
PRINT DATE 5/8/19
DRAWN BY J.MOSS
CHECKED BY C.PRESTON
PROJECT MANAGER C.PRESTON

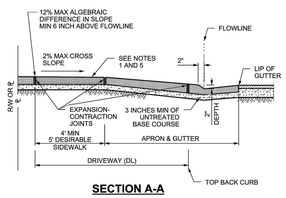
C-603




## FLARED DRIVEWAY WITH ADJACENT SIDEWALK




## FLARED DRIVEWAY WITH PARKSTRIP




## SECTION A-A

| DRIVEWAY FLARE AREA CHART | |
|---|---|
| FLARED DRIVEWAY | |
| DISTANCE FROM BACK OF CURB TO SIDEWALK | FLARE AREA |
| 3 FT | 18 ft ² |
| 4 FT | 24 ft ² |
| 6 FT | 36 ft ² |
| 8 FT | 48 ft ² |
| 10 FT | 60 ft ² |
| | |
| ADD (DL)(DW) FOR TOTAL QUANTITY | |
| QUANTITY CALCULATED USING A 6 INCH CURB | |




## EXPANSION-CONTRACTION JOINT DETAIL

**NOTES:**

1. SIDEWALK CROSS SLOPE DIMENSIONS SHOWN ARE NOT SUBJECT TO CONVENTIONAL INDUSTRY TOLERANCES. CONSTRUCT SIDEWALKS AND RAMPS SUCH THAT THE MAXIMUM OR MINIMUM VALUES ARE NOT EXCEEDED. WORK THAT EXCEEDS THOSE VALUES WILL NOT BE ACCEPTED.
2. MAXIMUM DISTANCE BETWEEN CONTROL JOINTS 10 FT LATERALLY AND LONGITUDINALLY SPACED EQUALLY.
3. PROVIDE EXPANSION-CONTRACTION JOINTS IN CONCRETE SIDEWALK AT 30 FT INTERVALS AND WHERE CONCRETE SIDEWALK BUTTS AGAINST DRIVEWAY.
4. SIDEWALK INSIDE THE DRIVEWAY LIMITS IS PAID AS PART OF DRIVEWAY, NOT AS PART OF SIDEWALK.
5. FLARED CONCRETE DRIVEWAY
   A. RESIDENTIAL = 6 INCH THICK, COMMERCIAL = 7 INCH THICK. USE THESE THICKNESSES FOR APRON, SIDEWALK WITHIN DRIVEWAY AREA, APPROACH AND FLARE.
   B. DEPRESS THE LONGITUDINAL SLOPE OF THE SIDEWALK AT A MAXIMUM RATE OF 5 PERCENT TO MEET THE APRON – APPROACH ELEVATION IF THE GRADES SHOWN ON THE SLOPE DETAIL CANNOT BE MET. THE TOP BACK OF SIDEWALK IS TO BE A MINIMUM 6 INCHES ABOVE THE FLOWLINE OF CURB AND GUTTER AT ALL TIMES.
6. USE CLASS AA(AE) CONCRETE FOR SIDEWALK AND DRIVEWAYS.
7. USE UNTREATED BASE COURSE UNDER ALL SIDEWALKS AND DRIVEWAYS.
8. QUANTITIES FOR DRIVEWAYS INCLUDE FLARES TO TOP BACK OF CURB. CURB AND GUTTER PAID SEPARATELY THROUGH DRIVEWAY LOCATIONS.
9. REMOVE EXISTING SIDEWALK AND REPLACE BACK TO NEAREST EXPANSION-CONTRACTION JOINT.
10. APPROACH IS FROM EXISTING DRIVEWAY TIE-IN TO TOP-BACK-CURB AND IS PART OF DRIVEWAY QUANTITIES.

**DESIGN-ONLY NOTES:**

A. DRIVEWAY DIMENSIONS (MAX.& MIN.) ARE LOCATED IN UDOT "ADMINISTRATIVE RULE R930-6 ACCOMMODATION OF UTILITIES AND THE CONTROL AND PROTECTION OF STATE HIGHWAY RIGHTS OF WAY."

REVISIONS

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UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION
SALT LAKE CITY, UTAH

RECOMMENDED FOR APPROVAL — JAN. 31, 2017 — DATE
APPROVED STANDARDS COMMITTEE CHAIRMAN — JAN. 31, 2017 — DATE
DEPUTY DIRECTOR

CONCRETE DRIVEWAYS AND SIDEWALKS
STANDARD DRAWING TITLE

STD. DWG. NO.
GW 3A

DGN: C:\ut17\Roadway\St Standard Sheets\GW 3A.dgn Sheet Name: GW 3A

Implementation 01-09-2017


ENSIGN
THE STANDARD IN ENGINEERING

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377 WEST PRIMROSE COURT
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*CONTACT:*
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PHONE: 801-477-4679


# CITY PLAZA APARTMENTS

475 EAST 550 SOUTH STREET
CLEARFIELD, UTAH

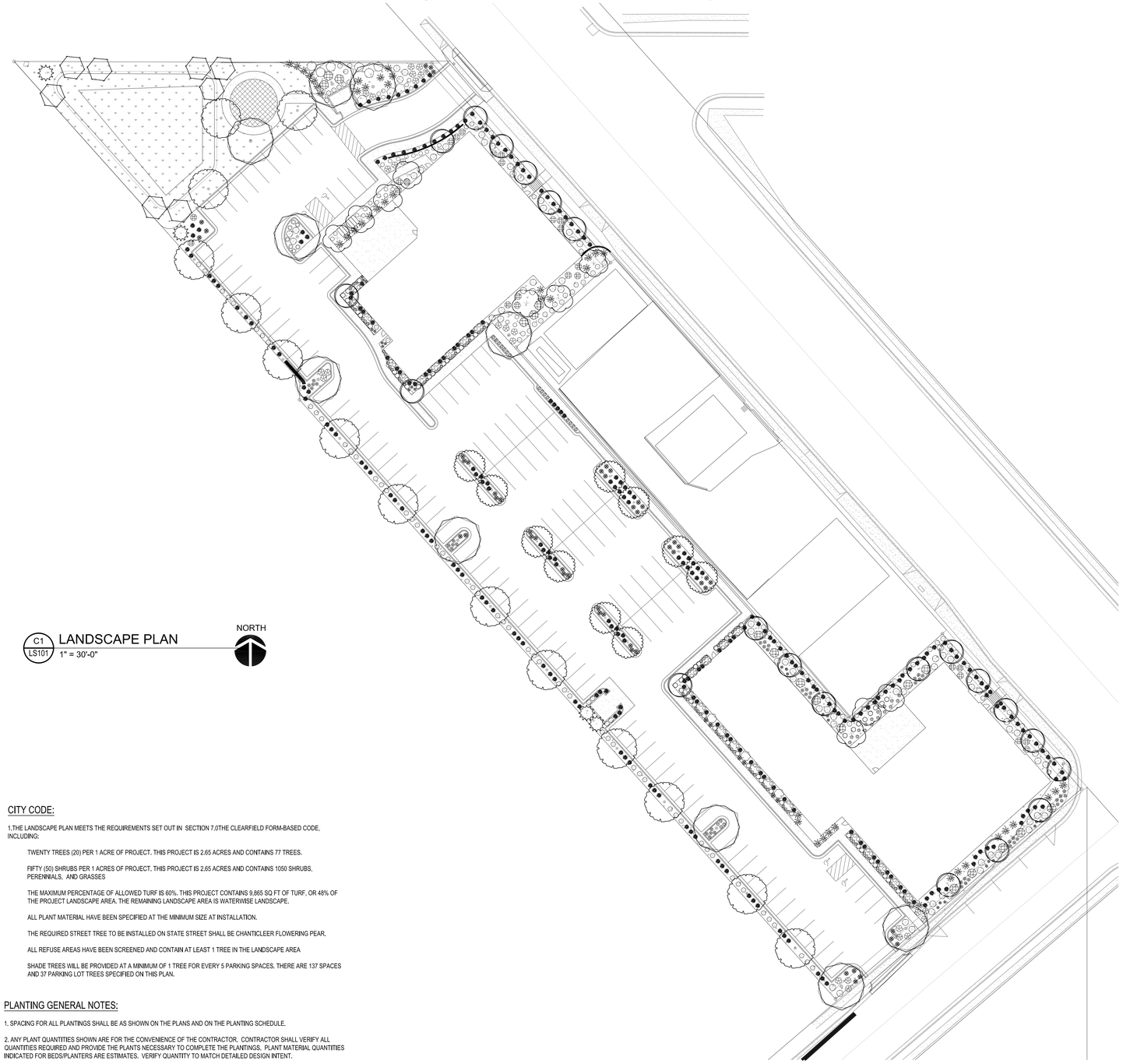
PROFESSIONAL ENGINEER — REGISTERED — No. 9234838 — 5-8-19 — TIMOTHY JAMES SHIELDS — STATE OF UTAH

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**UDOT DETAILS**

PROJECT NUMBER 8773
PRINT DATE 5/8/19
DRAWN BY J.MOSS
CHECKED BY C.PRESTON
PROJECT MANAGER C.PRESTON

**C-604**



C1 LS101 LANDSCAPE PLAN
1" = 30'-0"

NORTH

## CITY CODE:

1.THE LANDSCAPE PLAN MEETS THE REQUIREMENTS SET OUT IN SECTION 7.0THE CLEARFIELD FORM-BASED CODE, INCLUDING:

TWENTY TREES (20) PER 1 ACRE OF PROJECT. THIS PROJECT IS 2.65 ACRES AND CONTAINS 77 TREES.

FIFTY (50) SHRUBS PER 1 ACRES OF PROJECT, THIS PROJECT IS 2.65 ACRES AND CONTAINS 1050 SHRUBS, PERENNIALS, AND GRASSES

THE MAXIMUM PERCENTAGE OF ALLOWED TURF IS 60%. THIS PROJECT CONTAINS 9,865 SQ FT OF TURF, OR 48% OF THE PROJECT LANDSCAPE AREA. THE REMAINING LANDSCAPE AREA IS WATERWISE LANDSCAPE.

ALL PLANT MATERIAL HAVE BEEN SPECIFIED AT THE MINIMUM SIZE AT INSTALLATION.

THE REQUIRED STREET TREE TO BE INSTALLED ON STATE STREET SHALL BE CHANTICLEER FLOWERING PEAR.

ALL REFUSE AREAS HAVE BEEN SCREENED AND CONTAIN AT LEAST 1 TREE IN THE LANDSCAPE AREA

SHADE TREES WILL BE PROVIDED AT A MINIMUM OF 1 TREE FOR EVERY 5 PARKING SPACES. THERE ARE 137 SPACES AND 37 PARKING LOT TREES SPECIFIED ON THIS PLAN.

## PLANTING GENERAL NOTES:

1. SPACING FOR ALL PLANTINGS SHALL BE AS SHOWN ON THE PLANS AND ON THE PLANTING SCHEDULE.

2. ANY PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE CONTRACTOR. CONTRACTOR SHALL VERIFY ALL QUANTITIES REQUIRED AND PROVIDE THE PLANTS NECESSARY TO COMPLETE THE PLANTINGS. PLANT MATERIAL QUANTITIES INDICATED FOR BEDS/PLANTERS ARE ESTIMATES. VERIFY QUANTITY TO MATCH DETAILED DESIGN INTENT.

3. LANDSCAPE CONTRACTOR SHALL EXAMINE SITE CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. IF CONDITIONS ARE UNSATISFACTORY CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE IN WRITING. DO NOT PROCEED UNTIL CONDITIONS ARE SATISFACTORY.

4. BEFORE EXCAVATING, DIGGING, OR DISTURBING SITE FOR ANY REASON, LANDSCAPE CONTRACTOR SHALL HAVE AREA "BLUE STAKED" IN ORDER TO LOCATE UNDERGROUND UTILITIES. LANDSCAPE CONTRACTOR SHALL ALSO NOTE LOCATION OF NEW AND PROPOSED UTILITIES AND WORK IN SUCH A MANNER TO PROTECT EXISTING AND PROPOSED UTILITIES FROM DAMAGE.

5. THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE WORK WITH OTHER CONTRACTORS. LANDSCAPE CONTRACTOR SHALL BE FAMILIAR WITH ALL ASPECTS OF THE SITE AND WORK IN SUCH A MANNER AS TO AVOID DAMAGING ANY PORTION OF THE SITE OR STRUCTURE. LANDSCAPE CONTRACTOR SHALL REPAIR ANY DAMAGE, AT NO EXPENSE TO THE OWNER, THAT IS INCURRED BY THE LANDSCAPE CONTRACTOR.

6. GENERAL SITE CONTRACTOR IS RESPONSIBLE FOR FINISHES WITH SUB-GRADES AND BACKFILL WITH CONSTRUCTION LIMIT BOUNDARIES. THERE SHALL BE A MINIMUM OF 12" OF CLEAN GROWING MEDIUM IN ALL PLANTING AREAS.

7. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINISH GRADE ELEVATIONS IN ALL LANDSCAPED AREAS. ALLOW FOR 3" (DEPTH) BARK MULCH IN ALL SHRUB/GROUND COVER BEDS AND AT BASE OF TREES (5 FEET DIA. AROUND TREE TRUNK). DO NOT BURY GROUND COVERS WITH MULCH.

8. LANDSCAPE CONTRACTOR TO LAYOUT PLANTS PRIOR TO PLANTING. ADJUSTMENT MAY BE REQUIRED. PLANT MATERIAL LOCATED IN GROUPINGS OR ROWS SHALL BE MATCHED IN SIZE, FORM, AND APPEARANCE. NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE BEFORE PROCEEDING.

9. ALL PLANT MATERIALS MUST MEET SIZES INDICATED IN SCHEDULES, AND SHALL MEET MINIMUM REQUIREMENTS OF LOCAL CODES. THE OWNER'S AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO REFUSE PLANT MATERIALS WHICH DO NOT MEET SPECIFICATIONS, OR DO NOT MEET THE QUALITY STANDARDS OF THE OWNER. ALL PLANT MATERIAL SHALL HAVE WELL DEVELOPED FIBROUS ROOT SYSTEM THAT ARE FREE OF PHYSICAL DAMAGE, DISEASE, AND INSECT INFESTATION.

10. ANY PLANT DAMAGED DURING ANY STAGE OF THE INSTALLATION PROCESS SHALL BE REPLACED AT NO EXPENSE TO THE OWNER.

## PLANT SCHEDULE

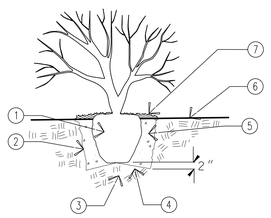
| TREES | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE |
|---|---|---|---|---|---|
| | AG | 8 | Amelanchier x grandiflora `Autumn Brilliance` | `Autumn Brilliance` Serviceberry | 2" Cal. |
| | CK3 | 10 | Cladrastis kentukea | American Yellowwood | 2" Cal. |
| | GI | 10 | Gleditsia triacanthos `Imperial` | Imperial Honeylocust | 2" Cal. |
| | MS | 10 | Malus x `Spring Snow` | Spring Snow Crab Apple | 2" Cal. |
| | PD | 4 | Picea pungens glauca `Bakeri` | Colorado Spruce | 5` Ht. |
| | PC | 21 | Pyrus calleryana `Chanticleer` | Chanticleer Pear | 2" Cal. |
| | ZG | 14 | Zelkova serrata `Village Green` | Sawleaf Zelkova | 2" Cal. |

| SHRUBS | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE |
|---|---|---|---|---|---|
| | AO | 73 | Amelanchier alnifolia `Obelisk` | Standing Ovation Serviceberry | 5 gal |
| | CD | 84 | Caryopteris x clandonensis 'Dark Knight' | Blue Mist Shrub | 5 gal |
| | CI | 6 | Cornus sericea `Ivory Halo` | Variegated Redtwig Dogwood | 5 gal |
| | CK | 46 | Cornus sericea `Kelseyi` | Kelseyi Dogwood | 5 gal |
| | EC | 26 | Euonymus alatus `Compactus` | Compact Burning Bush | 5 gal |
| | JB | 18 | Juniperus horizontalis `Blue Chip` | Blue Chip Juniper | 5 gal |
| | PO | 75 | Physocarpus opulifolius `Dart`s Gold` | Yellow Ninebark | 5 gal. |
| | RR | 75 | Rhamnus frangula `Fine Line` | Fine Line Buckthorn | 5 gal |
| | RT | 29 | Rhus typhina `Tiger Eyes` | Tiger Eyes Sumac | 5 gal. |
| | SM2 | 61 | Spiraea x bumalda 'Goldmound' | Gold Mound Spirea | 5 gal |
| | VB | 3 | Viburnum trilobum `Bailey Compact` | Bailey`s Compact American Cranberry Bush | 5 gal |

| ANNUALS/PERENNIALS | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE |
|---|---|---|---|---|---|
| | GS | 55 | Geranium sanguineum | Blood Red Geranium | 1 gal |
| | HO | 115 | Hemerocallis x `Stella de Oro` | Stella de Oro Daylily | 1 gal |
| | PA | 26 | Perovskia atriplicifolia | Russian Sage | 1 gal |
| | RG | 7 | Rudbeckia fulgida sullivantii `Goldsturm` | Black-eyed Susan | 1 gal |

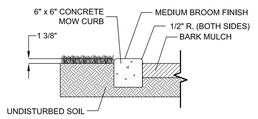
| GRASSES | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE |
|---|---|---|---|---|---|
| | CK2 | 277 | Calamagrostis x acutiflora `Karl Foerster` | Feather Reed Grass | 1 gal. |
| | HS | 26 | Helictotrichon sempervirens | Blue Oat Grass | 1 gal. |
| | MG | 45 | Miscanthus sinensis `Gracillimus` | Malden Grass | 1 gal |

| GROUND COVERS | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE |
|---|---|---|---|---|---|
| | BU | 17,842 sf | Bark mulch | Natural | --- |
| | PP | 9,865 sf | Poa pratensis | Kentucky Bluegrass | sod |
| | RM | 707 sf | Rubber Mulch | Playground Mulch | --- |

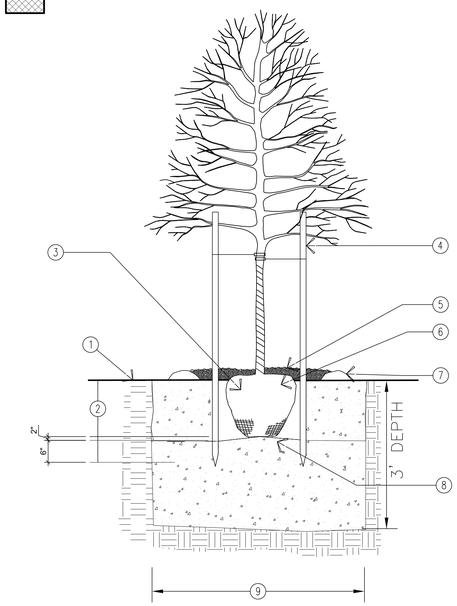



1. ROOTBALL
2. SCARIFY SIDES OF PIT
3. UNDISTURBED SUBGRADE
4. PLANTING PIT 2X DIA OF ROOTBALL
5. BACKFILL- SEE SPECIFICATIONS SETTLE WITH WATER
6. FINISH GRADE
7. BARK MULCH 3"

A1 SHRUB PLANTING
SCALE: NTS SECTION VIEW DETAIL




A3 CONCRETE MOW CURB
SCALE: NTS SECTION VIEW DETAIL




NOTES:
PRUNE ONLY DAMAGED OR BROKEN LIMBS NEVER PRUNE LEADER

NOTE: WRAP TREE TRUNK DURING FALL AND WINTER MONTHS

1. FINISH GRADE
2. DEPTH OF ROOTBALL
3. REMOVE BURLAP FROM ALL ROOTBALL AND COMPLETELY REMOVE WIRE BASKET.
4. (2) 2" DIA BY 12 FT. LODGEPOLE PINE STAKES WITH NYLON TREE STRAPS
5. BARK MULCH 3"
6. PLACE ROOTBALL 1" ABOVE GRADE
7. CREATE 3" HIGH BASIN AND PROVIDE 24" DIA. SOD-FREE CIRCLE AT BASE OF TREE.
8. SOIL BACKFILL MIX. SET ROOTBALL ON UNDISTURBED SOIL.
9. 2 X DIAMETER OF ROOTBALL (MIN OF 3' WIDE)

A4 DECIDUOUS TREE PLANTING
SCALE: NTS SECTION VIEW DETAIL


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**ELECTRICAL ENGINEER - DESIGN BUILD**


**SITE PLAN SUBMITTAL**
**MAY 8, 2019**

LICENSED LANDSCAPE ARCHITECT #4812634-5301 JOHN KELLY GILLMAN STATE OF UTAH

## CLEARFIELD APARTMENTS

50 SOUTH STATE STREET
CLEARFIELD, UTAH 84015

**MARVIN MURRI**

CLEINT ADDRESS

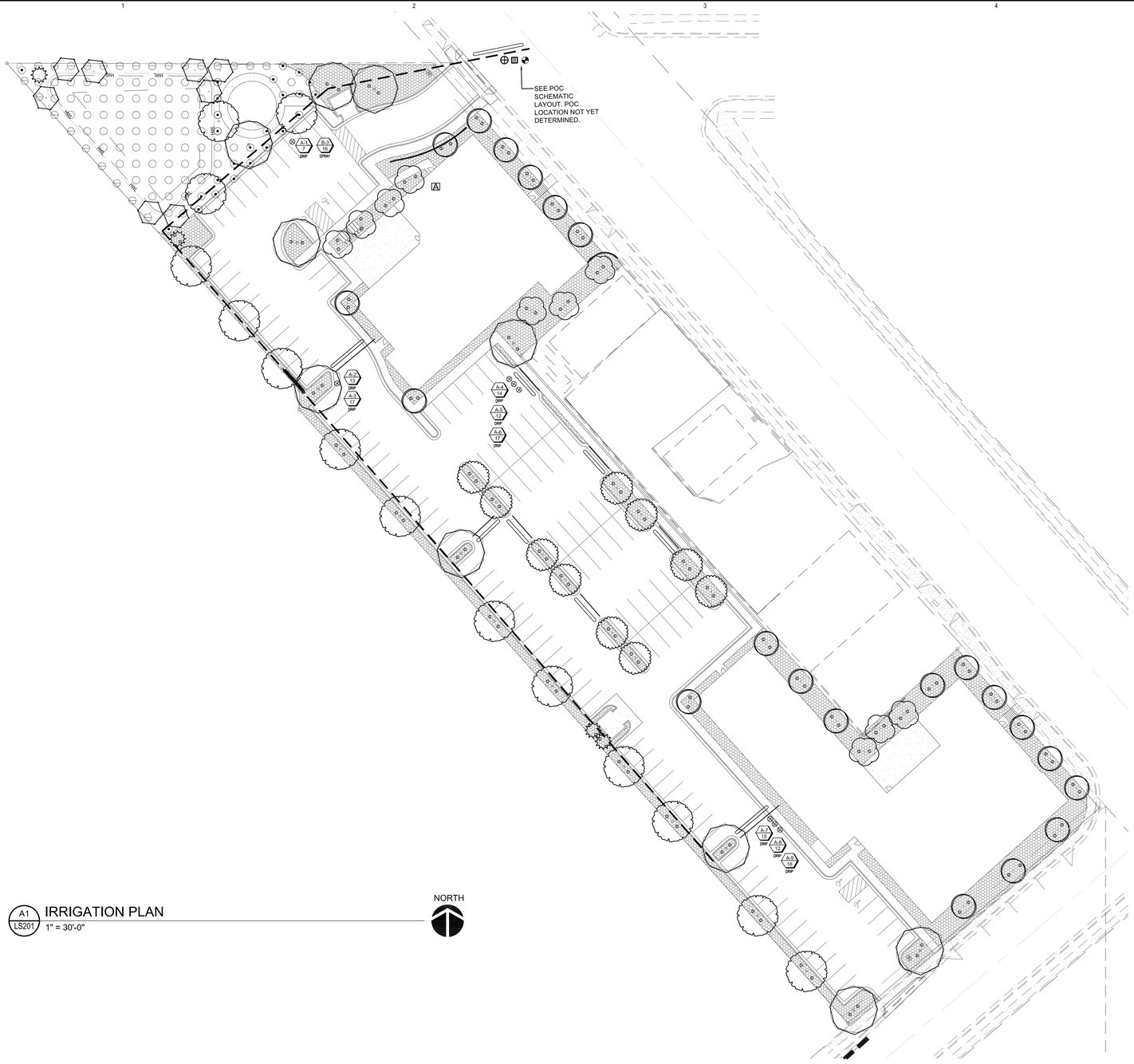
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Issue: SITE PLAN SUBMITTAL
Date: MAY 8, 2019

# PLANTING PLAN AND DETAILS

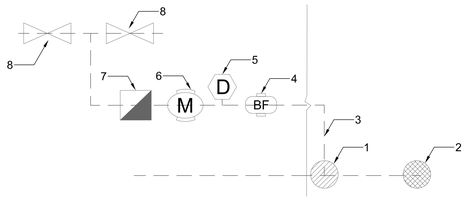
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A1 / LS201 IRRIGATION PLAN
1" = 30'-0"

NORTH




A1 / LS201 POC SCHEMATIC LAYOUT
NTS

## POC SCHEMATIC LAYOUT:

1. CITY METER. SEE CIVIL.
2. POTABLE POC, LANDSCAPE IRRIGATION, LOCATED LANDSCAPE SIDE OF CURB. MIN 1 ½", 50 GPM @ 80 PSI STATIC.
3. IRRIGATION MAINLINE, 2", PVC, SCHEDULE 40
4. BACKFLOW PREVENTER WILKINS 375 VSR 1-1/2" REDUCED PRESSURE BACKFLOW DEVICE WITH PRESSURE REGULATION VALVE
5. STOP & WASTE/FORD DRAIN VALVE, FORD BRONZE MODEL B11-333 OR EQUIVALENT.
6. NETAFIM REED SWITCH REGISTER 1-1/2" MASTER VALVE/FLOW SENSOR WITH WATER METER AND HYDRAULIC VALVE IN A SINGLE UNIT.
7. RAIN BIRD 44-LRC 1" QUICK COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLACIC RUBBER COVER, AND 2-PIECE BODY.
8. ISOLATION/LINE VALVE, APOLLO 77C-100 SERIES BRONZE FULL PORT VALVE OF EQUIVALENT. MAIN LINE EXTENDS BEYOND AS PER PLAN.

# IRRIGATION LEGEND

## DRIP AREA - SHRUB BED PLANTING

RAINBIRD DISTRIBUTION TUBING TO DRIP TUBING WITH EMITTERS (2 GPH). DESIGN IN FIELD TO MEET PLANT WATER REQUIREMENTS. USE MULTIPLE EMITTERS AS NECESSARY.

## IRRIGATION EQUIPMENT

- IRRIGATION POINT OF CONNECTION LOCATION. TAP INTO PROJECT WATER LINE. SEE CIVIL DRAWINGS FOR LOCATION OF PROJECT MAINLINE AND WATER METER
- (D) MUELLER MARK II ORISEAL STOP AND WASTE VALVE MODEL # H-10288 (OR EQUIVALENT), SIZE PER LINE
- (BF) WILKINS 1" MODEL 375B REDUCED PRESSURE PRINCIPLE ASSEMBLY BACKFLOW PREVENTER W/ STRONG BOX SMOOTH TOUCH SERIES #SBBC-30SS & CR VANDAL RESISTANT BACKFLOW ENCLOSURE.
- RAINBIRD 44-LRC 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY
- ISOLATION/LINE VALVE, APOLLO 77C-100 SERIES BRONZE FULL PORT VALVE (OR EQUIVALENT). SIZE PER LINE
- (M) NETAFIM REED SWITCH REGISTER 1-1/2" MASTER VALVE/FLOW SENSOR WITH WATER METER AND HYDRAULIC VALVE IN A SINGLE UNIT.
- [A] IRRIGATION CONTROLLER
  RAINBIRD ESP-LDX CONTROLLER
- RAINBIRD PEB-PRS-D SERIES REMOTE CONTROL VALVE. SIZE AS PER PLAN. SET PRESSURE REGULATING MODULE TO ACHIEVE DESIRED PRESSURE.
- RAIN BIRD XCZ-100-PRB DRIP ZONE CONTROL KIT CONTROLLER
- RAIN BIRD RWSBC1402 ROOT WATERING SYSTEM (NOT SHOWN ON DRAWING. TO BE USED AT ALL TREES)

CONTROL VALVE DESIGNATION:

A-1 / 20 — CONTROLLER & VALVE NUMBER; FLOW (IN GPM)

PIPE SIZING:

- PVC SCH 40 MAINLINE PIPE. SIZE AS REQUIRED, 2" MINUMUM
- PVC SCH 40 PVC SLEEVING. ALL IRRIGATION CONTROL WIRES TO BE IN SEPARATE SLEEVE. SIZE AS REQUIRED, 2" MINIMUM. IN ALL PAVED AREAS THAT WILL REQUIRE A SLEEVE, CONTRACTOR TO ADD TWO (2) ADDITIONAL SLEEVES, TYP.
- POLY PIPE LATERALS AND PVC FITTINGS. SIZE AS REQUIRED

RD-06-P30-F (TURF GRASS AREAS) POP-UP SPRAY BODY W/ RAINBIRD 8 SERIES MPR NOZZLE @ 30 PSI

- QUARTER (10Q)
- HALF (10H)
- FULL (10F)
- VARIABLE ARC (10 VAN)

## IRRIGATION GENERAL NOTES

1. THE IRRIGATION DESIGN IS DIAGRAMMATIC ONLY. ALL IRRIGATION COMPONENTS ARE TO BE INSTALLED IN LANDSCAPE AREAS. ITEMS SHOWN ON WALKWAYS AND BUILDINGS IS FOR GRAPHIC CLARITY ONLY. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION IN ACCORDANCE WITH THE DRAWINGS. LAYOUT MAY BE MODIFIED ONLY BY SUBMITTAL OF A SHOP DRAWING AND BY APPROVAL OF OWNER AND LANDSCAPE ARCHITECT. THE SYSTEM SHALL BE TESTED FOR COMPLETE COVERAGE AND ALL NECESSARY ADJUSTMENTS MADE TO ACHIEVE PROPER COVERAGE PRIOR TO ACCEPTANCE BY THE OWNER.
2. IRRIGATION CONTRACTOR TO VERIFY ALL EXISTING UTILITIES BEFORE CONSTRUCTION BEGINS. CONTRACTOR TO PROTECT AND PRESERVE ALL EXISTING UTILITIES LOCATED ON SITE. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AND/OR REPLACED TO UTILITY OWNER'S STANDARDS AND SPECIFICATIONS AT CONTRACTOR'S EXPENSE.
3. CONTRACTOR TO HAVE ON-SITE PRE-CONSTRUCTION MEETING WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION.
4. CONTRACTOR SHALL PROVIDE AN AS-BUILT DRAWING OF THE IRRIGATION SYSTEM SHOWING EXACT MEASURED AND DIMENSIONED LOCATIONS OF ALL VALVES, WIRE SPLICES IN A VALVE BOX AND DRAIN VALVES. SHOW DIMENSIONS TO PERMANENT SITE ELEMENT, SUCH AS EXISTING STRUCTURES.
5. ALL MAINLINES SHALL SLOPE TO DRAIN AND INSTALLED IN LANDSCAPE AREAS EXCEPT WHERE SLEEVED AS NEEDED. ADD ANY ADDITIONAL DRAINS, AS THE SITE REQUIRES.
6. CONTRACTOR TO PROVIDE ALL EQUIPMENT, WIRING, AND CONDUIT SHOWN IN THE DETAILS FOR COMPLETE CONTROL AND OPERATION OF THE SYSTEM.
7. NOT ALL SLEEVING NECESSARY TO COMPLETE THIS PROJECT MAY BE SHOWN ON PLAN. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE ALL SLEEVING NECESSARY IS INSTALLED. COORDINATE LOCATION AND USAGE WITH OWNER OR GENERAL CONTRACTOR.
8. PROVIDE AND INSTALL MANUFACTURER'S RECOMMENDED SURGE AND LIGHTNING PROTECTION EQUIPMENT ON ALL NECESSARY SYSTEM COMPONENTS.


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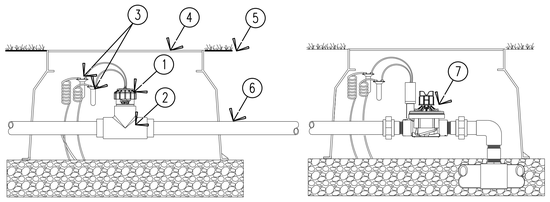
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IRRIGATION PLAN

**LS201**

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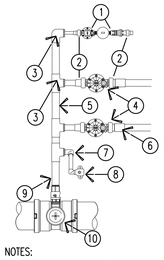


*NOTE* INLET PIPE LENGTH OF SENSOR MUST BE MIN. 10X PIPE DIA. STRAIGHT, CLEAN RUN OF PIPE, NO FITTINGS OR TURNS. OUTLET PIPE LENGTH OF SENSOR MUST BE MIN. 5X PIPE DIA. OF STRAIGHT CLEAN RUN OF PIPE, NO FITTINGS OR TURNS.

1. FLOW SENSOR MODULE
2. S/80 SLIP TEE
3. COMMUNICATION WIRE AS REQUIRED FROM FLOW SENSOR BACK TO CONTROLLER
4. STANDARD VALVE BOX
5. FINISH GRADE
6. MAIN LINE PIPE
7. MASTER VALVE, SEE RCV DETAIL

## 1 MASTER VALVE / FLOW SENSOR

SCALE: NTS — SECTION DETAIL

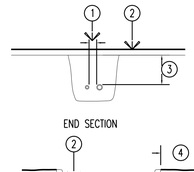


1. DRIP ZONE, JUMBO VALVE BOX
2. ACTION MANIFOLD FITTINGS
3. **S/80 FITTINGS
4. RCV IN CARSON STANDARD 1419 VALVE BOX
5. **S/40 MANIFOLD MAIN LINE
6. S/40 COUPLER OR BELL END
7. UNITIZED SWING JOINT (LASCO)
8. QUICK COUPLER IN 10" BOX
9. **S/80 TOE NIPPLE
10. DUCTILE IRON LATERAL TEE & LATERAL VALVE

NOTES:
**INDICATES COMPONENT SHALL BE SAME SIZE AS LARGEST LATERAL ON THIS MANIFOLD. DOWNSTREAM OF BALL VALVE: MANIFOLD FITTINGS SHALL BE S/80, PVC PIPE SHALL BE S/40.
QUICK COUPLERS ARE NOT REQUIRED AT EVERY MANIFOLD. SEE PLAN FOR LOCATIONS.

## 2 CONTROL VALVE MANIFOLD

SCALE: NTS — PLAN VIEW DETAIL



1. 4" MINIMUM CLEARANCE
2. FINISH GRADE
3. 18" MINIMUM, 24" MAXIMUM PIPE COVER
4. 6" MINIMUM, 18" MAXIMUM

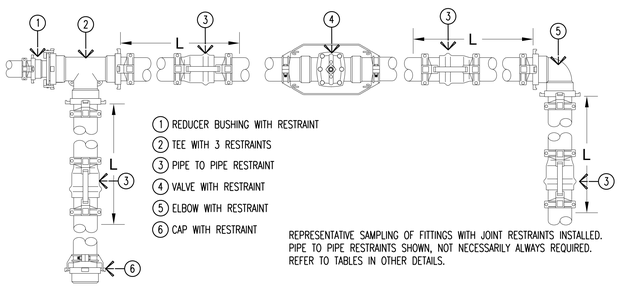
END SECTION

SIDE SECTION

SLEEVES TO BE 2X PIPE SIZE WITHIN. JOINTS TO BE WATERTIGHT. MECHANICALLY TAMP TO 95% PROCTOR.

## 3 SLEEVING

SCALE: NTS — SECTION DETAIL



1. REDUCER BUSHING WITH RESTRAINT
2. TEE WITH 3 RESTRAINTS
3. PIPE TO PIPE RESTRAINT
4. VALVE WITH RESTRAINT
5. ELBOW WITH RESTRAINT
6. CAP WITH RESTRAINT

REPRESENTATIVE SAMPLING OF FITTINGS WITH JOINT RESTRAINTS INSTALLED. PIPE TO PIPE RESTRAINTS SHOWN, NOT NECESSARILY ALWAYS REQUIRED. REFER TO TABLES IN OTHER DETAILS.

## 4 TYPICAL JOINT RESTRAINT LAYOUT (2-1/2" & LARGER)

SCALE: NTS — PLAN VIEW DETAIL

## DISTANCE CHART

REFER TO THE FOLLOWING TABLE THAT LISTS THE LENGTH (IN FEET) FOR EACH SIZE/TYPE FITTING WITHIN WHICH ALL JOINTS JUST BE RESTRAINED. ALL FITTINGS AND JOINT RESTRAINTS SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS & SPECIFICATIONS.

AS AN EXAMPLE, IF YOU ARE INSTALLING A 3" MAINLINE WITH A DIRECTIONAL CHANGE OF 90°, REFER TO CHART UNDER PIPE SIZE TO 3" AND UNDER BENDS 90 YOU WILL SEE THE DISTANCE OF 11'. IF THERE IS ANY JOINT (VALVE, BELL, ETC.) YOU MUST INSTALL A JOINT RESTRAINT WITHIN 11' OF THE 90° MAINLINE DIRECTIONAL CHANGE.

| PIPE SIZE | BENDS | | | | REDUCERS | | | DEAD END | |
|---|---|---|---|---|---|---|---|---|---|
| | 11° | 22° | 45° | 90° | 1 STEP | 2 STEP | 3 STEP | BLIND | SERV. B. |
| 2" | 1' | 1' | 2' | 6' | - | - | - | 19' | 6' |
| 2.5" | 1' | 2' | 4' | 9' | 4' | - | - | 23' | 10' |
| 3" | 2' | 3' | 6' | 11' | 8' | 10' | - | 30' | 15' |
| 4" | 2' | 4' | 9' | 20' | 14' | 20' | 31' | 45' | 25' |
| 6" | 3' | 6' | 13' | 29' | 30' | 40' | 53' | 63' | 40' |
| 8" | 4' | 8' | 15 | 38' | 33' | 55' | 63' | 75' | 70' |
| 10" | 5' | 9' | 19' | 45' | 36' | 56' | 75' | 96' | 90' |
| 12" | 5' | 10' | 21' | 53' | 38' | 60' | 83' | 112' | 110' |

THESE CHARTS ARE BASED ON USE OF LEEMCO PRODUCTS, AND PROVIDED AS REFERENCE ONLY. CONTRACTOR SHALL CONTACT CORRESPONDING MANUFACTURER REPRESENTATIVE FOR PROPER CHARTS, TRAINING AND CERTIFICATION IF OTHER PRODUCTS ARE SUBMITTED AND APPROVED. FOR USE OF LEEMCO PRODUCTS, CONTACT TONY GARNER @ (205) 631-7787, THE LEEMCO REPRESENTATIVE, FOR ALL QUESTIONS CONCERNING LEEMCO PRODUCTS.

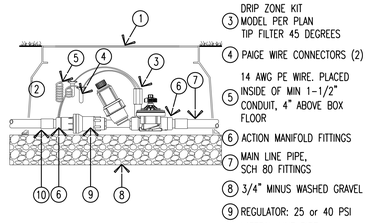
## INSTALLATION CHART

REFER TO THE FOLLOWING TABLE WHICH LISTS THE NUMBER OF BOLTS, SIZE, AND TORQUE FOR EACH BOLT IN REFERENCE TO THE SIZE OF PIPE WHICH IS BEING RESTRAINED.

AS AN EXAMPLE, IF YOU HAVE A 3" PIPE, YOU WILL NEED 2 BOLTS THAT ARE 3/8 X 2.5" AND TIGHTEN THEM WITH A TORQUE WRENCH TO 20 FT-LBS.

| PIPE SIZE | NO. BOLTS | BOLT SIZE | TORQUE FT-LBS. |
|---|---|---|---|
| 2" | 2 | 3/8" x 2.5" | 20 |
| 2.5" | 2 | 3/8" x 2.5" | 20 |
| 3" | 2 | 3/8" x 2.5" | 20 |
| 4" | 2 | 1/2" x 3" | 50 |
| 6" | 2 | 1/2" x 3.5" | 50 |
| 8" | 4 | 1/2" x 4" | 50 |
| 10" | 4 | 5/8" x 5.5" | 100 |
| 12" | 4 | 5/8" x 5.5" | 100 |

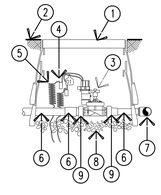
## 5 JOINT RESTRAINT TABLES



1. JUMBO VALVE BOX
2. WRAP BOX IN DEWITT PRO 5, 4 BRICKS UNDERNEATH
3. DRIP ZONE KIT MODEL PER PLAN TIP FILTER 45 DEGREES
4. PAIGE WIRE CONNECTORS (2)
5. 14 AWG PE WIRE. PLACED INSIDE OF MIN 1-1/2" CONDUIT, 4" ABOVE BOX FLOOR
6. ACTION MANIFOLD FITTINGS
7. MAIN LINE PIPE, SCH 80 FITTINGS
8. 3/4" MINUS WASHED GRAVEL
9. REGULATOR: 25 or 40 PSI
10. LATERAL LINE PIPE, SCH 40 FITTINGS

## 6 DRIP CONTROL ZONE

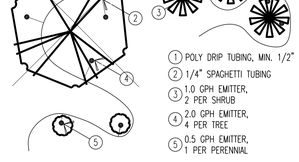
SCALE: 1.5"=1'-0" — SECTION DETAIL



1. STANDARD VALVE BOX
2. FINISH GRADE
3. REMOTE CONTROL VALVE
4. PAIGE WIRE CONNECTORS (2)
5. 14 AWG PE WIRE
6. SCH 40 PIPE & FITTINGS
7. SCH 80 FITTINGS
8. 3/4" MINUS WASHED GRAVEL
9. ACTION MANIFOLD FITTINGS (2 EACH) 18011-X, 18012-X

## 7 REMOTE CONTROL VALVE

SCALE: NTS — SECTION DETAIL

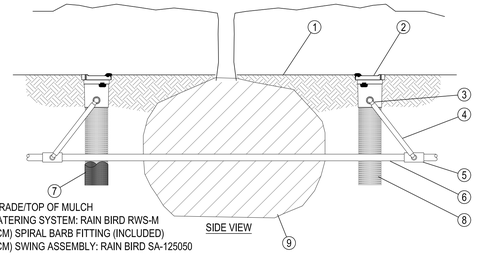


1. POLY DRIP TUBING, MIN. 1/2"
2. 1/4" SPAGHETTI TUBING
3. 1.0 GPH EMITTER, 2 PER SHRUB
4. 2.0 GPH EMITTER, 4 PER TREE
5. 0.5 GPH EMITTER, 1 PER PERENNIAL

LOCATE EMITTER ON UPHILL SIDE OF PLANT ON SLOPES. BERM SOIL FOR WATER BASIN ON EACH PLANT.

## 8 DRIP TUBING/EMITTERS

SCALE: NTS — SECTION DETAIL



LEGEND:
1. FINISH GRADE/TOP OF MULCH
2. ROOT WATERING SYSTEM: RAIN BIRD RWS-M
3. 1/2" (1.3 CM) SPIRAL BARB FITTING (INCLUDED)
4. 1/2" (1.3 CM) SWING ASSEMBLY: RAIN BIRD SA-125050 OR
5. 1/2" (1.3 CM) SWING PIPE: RAIN BIRD SP SERIES WITH 1/2" (1.3 CM) MALE NPT X 0.490" BARB ELBOW: RAIN BIRD SBE-050
6. PVC SCH 40 TEE OR EL
7. PVC OR POLYETHYLENE LATERAL PIPE
8. OPTIONAL SOCK (RWS-SOCK) FOR SANDY SOILS 4" (10.2 CM) WIDE X 18" (45.7 CM) LONG RIGID BASKET WEAVE CANISTER (INCLUDED)
9. PLANT ROOT BALL

SIDE VIEW

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

## 9 ROOT WATERING SYSTEM

SCALE: NTS — SECTION DETAIL


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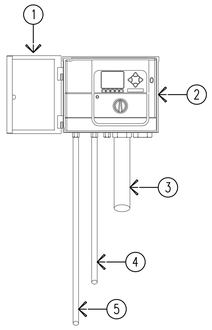
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IRRIGATION DETAILS

**LS202**

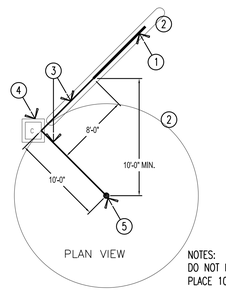

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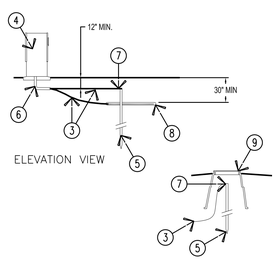
1. MINIMUM CLEARANCE FOR DOOR OPENING: 15-1/2"
2. MODEL PER LEGEND
3. VALVE WIRE CONDUIT, UP TO 2-1/2" SIZE.
4. SUPPLEMENTAL GROUND WIRE (NECESSARY WHEN BUILDING GROUND NOT AVAILABLE)
5. 3/4" POWER SUPPLY CONDUIT J-BOX INSIDE CONTROLLER CONNECT PER LOCAL CODE

## 1 WALLMOUNT CONTROLLER

SCALE: 1" = 1'-0" IRRIGATION DETAIL




PLAN VIEW



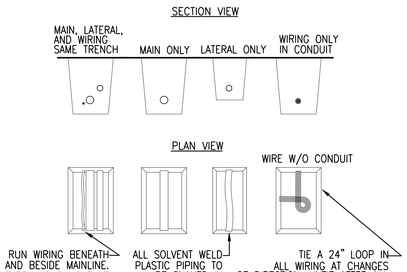

ELEVATION VIEW

1. COPPER GROUND PLATE (4" X 96" X .0625")
2. ELECTRICAL SPHERE OF INFLUENCE BOUNDARIES
3. #6 AWG BARE COPPER WIRE
4. IRRIGATION CONTROLLER, SEE OTHER DETAILS
5. 5/8" X 10' UL LISTED COPPER CLAD GROUND ROD
6. PVC SWEEP ELL, 1-1/2" OR LARGER
7. 'CADWELD' CONNECTION
8. 'POWER SET' EARTH CONTACT MATERIAL
9. 10" ROUND VALVE BOX

NOTES:
DO NOT INSTALL ANY OTHER WIRES OR CABLE WITHIN THE SPHERE OF INFLUENCE AREA.
PLACE 100 LB POWER SET SOIL AMENDMENT WITH EACH PLATE PER MANUFACTURER'S RECOMMENDATIONS.

## 2 GROUNDING GRID INSTALLATION

SCALE: NTS

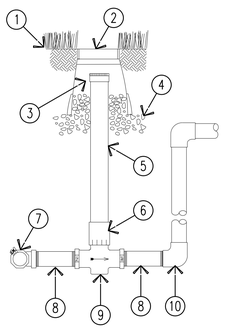



NOTES:
1. SLEEVES SHALL BE TWICE THE DIAMETER OF THE PIPE WITHIN.
2. PIPE AND WIRE SHALL BE PLACED IN SEPARATE SLEEVES.
3. MAIN LINE SHALL HAVE 18" COVER, LATERAL LINE SHALL HAVE 12" MIN. COVER.

## 3 PIPE/WIRE IN TRENCH

SCALE: NTS SECTION/PLAN DETAIL

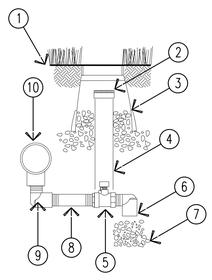




1. FINISH GRADE
2. 10" ROUND BOX
3. PLASTIC CAP
4. 3/4" WASHED GRAVEL MIN. 8" DEEP
5. 2" S/40 PVC PIPE
6. S/40 FEMALE ADAPTOR
7. PAC JOINT FITTING
8. X" X 6" BRASS NIPPLE
9. STOP AND WASTE VALVE
10. S/80 SLIP X THREAD ELBOW

## 4 STOP & WASTE VALVE

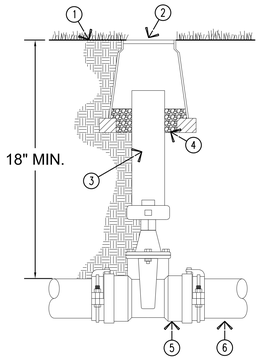
SCALE: NTS SECTION VIEW DETAIL



1. FINISH GRADE
2. IRRICAP
3. CARSON BROOKS 10" ROUND BOX
4. 2" SCH 40 PIPE
5. 3/4" CURB STOP VALVE
6. MARLEX STREET ELL
7. 1 CU/FT 3/4" GRAVEL
8. 3/4" X 6" BRASS NIPPLE
9. 3/4" SCH 40 STREET ELL
10. 'X' X 3/4", SXT, S/80 TEE

## 5 MANUAL DRAIN VALVE

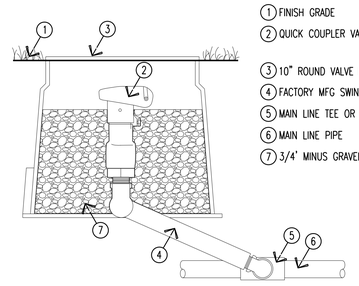
SCALE: NTS




1. FINISH GRADE
2. 10" CARSON BROOKS ROUND VALVE BOX
3. 6" CL/200 SLEEVE
4. 3/4" WASHED GRAVEL
5. LEEMCO D/I R/W VALVE
6. MAIN LINE PIPE

## 6 LARGE ISOLATION/LINE VALVE

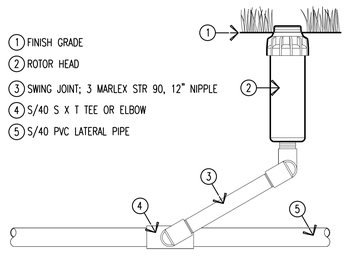
SCALE: NTS SECTION DETAIL



1. FINISH GRADE
2. QUICK COUPLER VALVE
3. 10" ROUND VALVE BOX
4. FACTORY MFG SWING JOINT
5. MAIN LINE TEE OR ELL
6. MAIN LINE PIPE
7. 3/4' MINUS GRAVEL

## 7 QUICK COUPLER VALVE

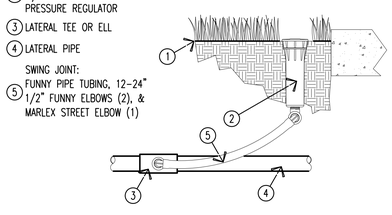
SCALE: 3" = 1"-0" SECTION DETAIL



1. FINISH GRADE
2. ROTOR HEAD
3. SWING JOINT; 3 MARLEX STR 90, 12" NIPPLE
4. S/40 S X T TEE OR ELBOW
5. S/40 PVC LATERAL PIPE

## 8 POP UP ROTOR HEAD

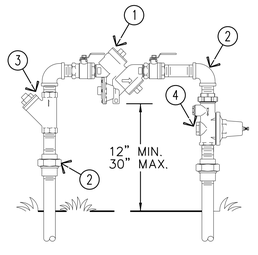
SCALE: 3" = 1'-0" SECTION DETAIL



1. FINISH GRADE
2. POP-UP SPRAY HEAD W/CHECK VALVE AND PRESSURE REGULATOR
3. LATERAL TEE OR ELL
4. LATERAL PIPE
5. SWING JOINT: FUNNY PIPE TUBING, 12-24" 1/2" FUNNY ELBOWS (2), & MARLEX STREET ELBOW (1)

## 9 SPRAY HEAD

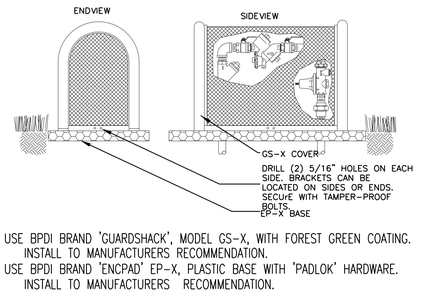
SCALE: NTS SECTION DETAIL




1. RPA DEVICE
2. BRASS FITTINGS & NIPPLES
3. WYE STRAINER
4. PRESSURE REGULATOR

## 10 BACKFLOW PREVENTER

SCALE: NTS SECTION DETAIL




USE BPDI BRAND 'GUARDSHACK', MODEL GS-X, WITH FOREST GREEN COATING. INSTALL TO MANUFACTURERS RECOMMENDATION.
USE BPDI BRAND 'ENCPAD' EP-X, PLASTIC BASE WITH 'PADLOK' HARDWARE. INSTALL TO MANUFACTURERS RECOMMENDATION.

## 11 BACKFLOW ENCLOSURE

SCALE: NTS SECTION DETAIL

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www.royaleng.com

**ELECTRICAL ENGINEER - DESIGN BUILD**

**SITE PLAN SUBMITTAL**
**MAY 8, 2019**

LICENSED LANDSCAPE ARCHITECT #4812034-5301 JOHN KELLY GILLMAN STATE OF UTAH

**CLEARFIELD APARTMENTS**

50 SOUTH STATE STREET
CLEARFIELD, UTAH 84015

**MARVIN MURRI**

CLEINT ADDRESS

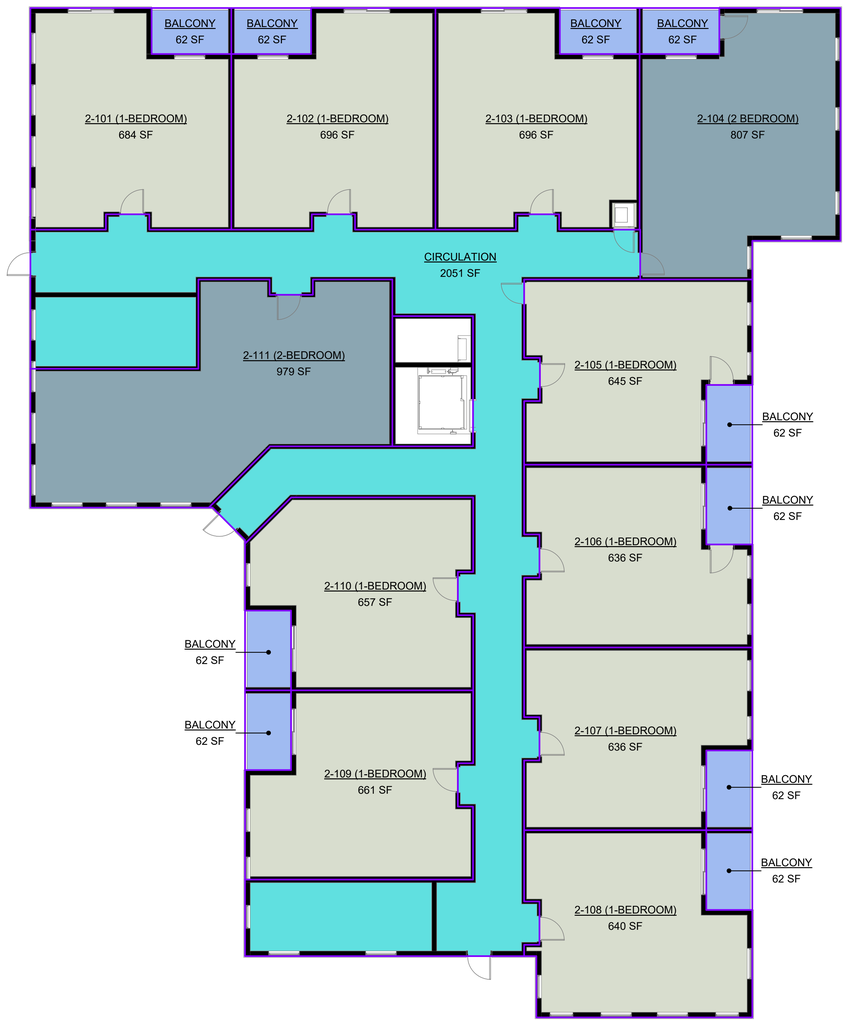
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| PROJ. MAN: | CHECKED BY: |

Issue: SITE PLAN SUBMITTAL
Date: MAY 8, 2019

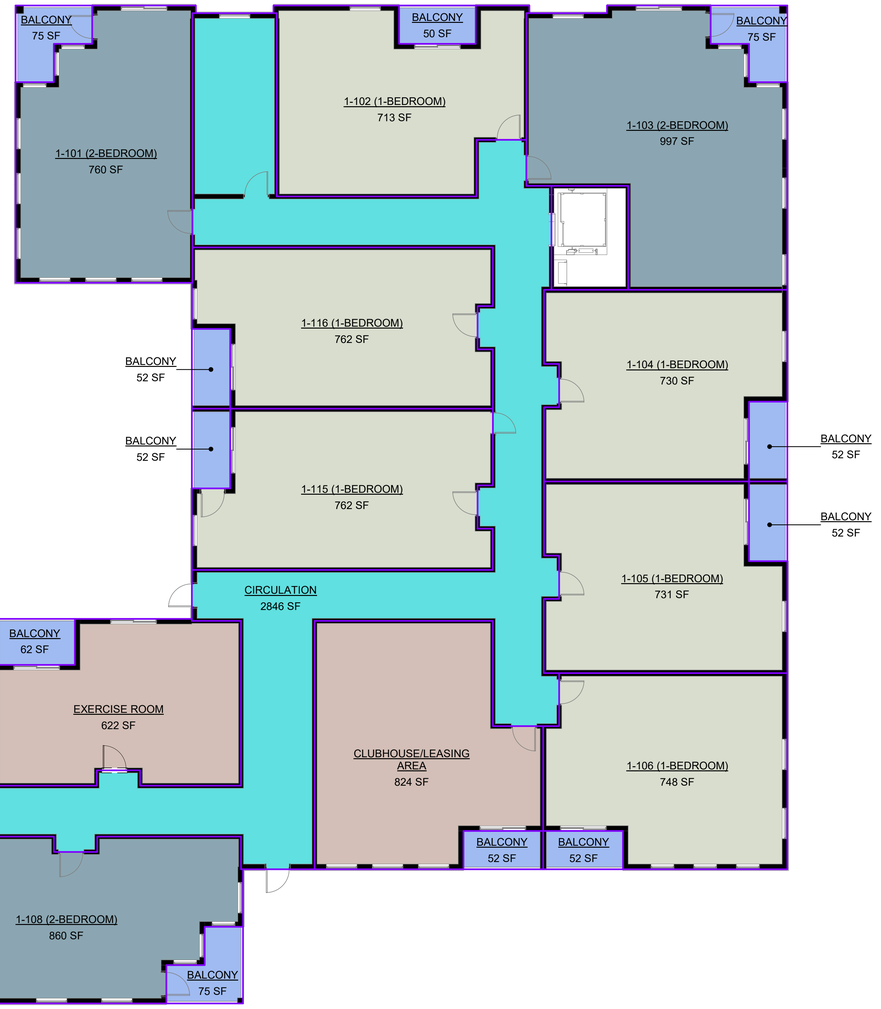
IRRIGATION DETAILS

**LS203**

P:\19-013 Clearfield City Plaza\07- DRAWINGS\19-013 Clearfield City Plaza - 6 ft. Setback.vt
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2 SD 1-400 BUILDING 2 LEVEL 01
1/8" = 1'-0"




1 SD 1-400 BUILDING 1 LEVEL 01
1/8" = 1'-0"

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**ELECTRICAL ENGINEER - DESIGN BUILD**

CONSTRUCTION SET (DATE)

ARCHITECT-ENGINEER STAMP

## CLEARFIELD APARTMENTS

50 SOUTH STATE STREET
CLEARFIELD, UTAH 84015

**MARVIN MURRI**

CLEINT ADDRESS

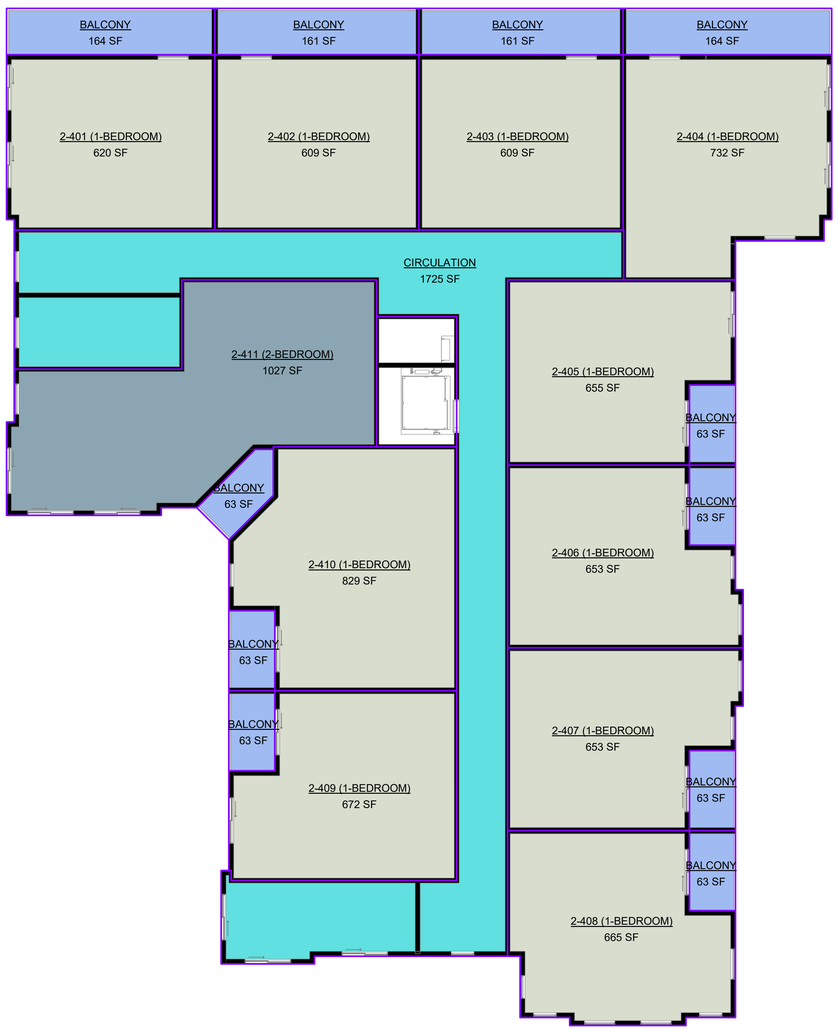
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| PROJ. MAN Author | CHECKED BY: Checker |

Issue CONSTRUCTION SET
Date (DATE)

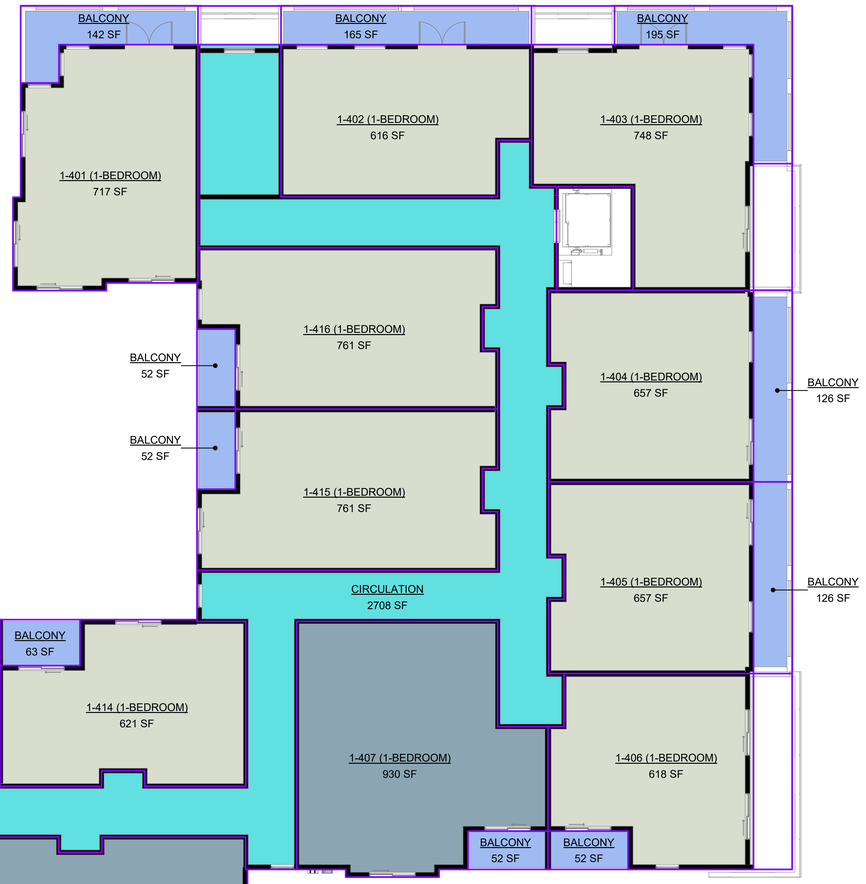
LEVEL 01 AREA PLAN

# SD 1-400

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2 SD 1-401 BUILDING 2 LEVEL 04
1/8" = 1'-0"




1 SD 1-401 BUILDING 1 LEVEL 04
1/8" = 1'-0"

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**ELECTRICAL ENGINEER - DESIGN BUILD**

CONSTRUCTION SET (DATE)

ARCHITECT-ENGINEER STAMP

**CLEARFIELD APARTMENTS**

50 SOUTH STATE STREET
CLEARFIELD, UTAH 84015

**MARVIN MURRI**

CLEINT ADDRESS

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| PROJ. MAN Author | CHECKED BY Checker |

Issue Date: CONSTRUCTION SET (DATE)

LEVEL 04 AREA PLAN

# SD 1-401

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1 AE201 BUILDING 1 FRONT ELEVATION

3/16" = 1'-0"




2 AE201 BUILDING 1 SOUTH ELEVATION

3/16" = 1'-0"

# GENERAL NOTES

A. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.

B. COORDINATE INSTALLATIONS OF ALL "AFTER CONTRACT" ASSEMBLIES WITH OWNER PRIOR TO CONSTRUCTION OF ADJOINING OR RELATED STRUCTURE.

C. ROOFING TO BE CLASS 'B' MINIMUM.

D. PROVIDE METAL FLASHING AND COUNTER FLASHING AS REQUIRED TO PROVIDE WATERPROOF BUILDING. NO PLASTIC FLASHING ALLOWED.

E. EXPOSED CONCRETE FOUNDATION WALLS TO RECEIVE RUBBED FINISH.

F. SEE MECHANICAL SHEETS FOR BATHROOM EXHAUST, CLOTHES DRYER VENTS, AND OTHER PENETRATIONS IN EXTERIOR WALLS AND ROOF.

G. SEE PLUMBING SHEETS FOR GAS METER AND SECONDARY ROOF DRAINAGE BRASS SCUPPER LOCATIONS ALONG EXTERIOR WALLS.

H. SEE ELECTRICAL SHEETS FOR ELECTRICAL METER, GEAR , AND EXTERIOR LIGHT FIXTURE LOCATIONS.

I. PROVIDE PRE-FINISHED CUT ALUMINUM NUMBERS AND LETTERS ON THE FRONT, EXTERIOR OF THE BUILDING INDICATING THE BUILDING ADDRESS ASSIGNED BY THE CITY IN ACCORDANCE WITH CURRENT CITY ORDINANCE. COLOR OF NUMBERS AND LETTERS TO CONTRAST SIGNIFICANTLY WITH BACKGROUND COLOR OF EXTERIOR WALL. THE ADDRESS MUST BE PERMANENTLY FASTENED TO THE EXTERIOR OF THE BUILDING PRIOR TO OCCUPANCY. PER IBC 501.2 NEW AND EXISTING BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS NUMBERS OR LETTERS. EACH CHARACTER SHALL BE NOT LESS THAN 4" INCHES (102 MM) IN HEIGHT AND NOT LESS THAN 0.5 INCHES (12.7 MM) IN WIDTH. THEY SHALL BE INSTALLED ON A CONTRASTING BACKGROUND AND BE PLAINLY VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. WHEN REQUIRED BY THE FIRE CODE OFFICAL, ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER APPROVED SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED.

J. THE OWNER IS RESPONSIBLE TO OBTAIN A SEPARATE PERMIT FOR ANY EXTERIOR SIGNS IN ACCORDANCE WITH THE CURRENT CITY SIGN ORDINANCE

# KEYED NOTES


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**ELECTRICAL ENGINEER - DESIGN BUILD**


**CONSTRUCTION SET (DATE)**

ARCHITECT-ENGINEER STAMP

## CLEARFIELD APARTMENTS

50 SOUTH STATE STREET
CLEARFIELD, UTAH 84015

**MARVIN MURRI**

CLEINT ADDRESS

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| 1. | | Issue CONSTRUCTION SET Date (DATE) |
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| PROJ. MAN BCH | CHECKED BY EBR | |

EXTERIOR ELEVATIONS - BUILDING 1

# AE201

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5/7/2019 4:58:40 PM




1 AE201 BUILDING 1 FRONT ELEVATION

3/16" = 1'-0"




2 AE201 BUILDING 1 SOUTH ELEVATION

3/16" = 1'-0"

# GENERAL NOTES

A. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.

B. COORDINATE INSTALLATIONS OF ALL "AFTER CONTRACT" ASSEMBLIES WITH OWNER PRIOR TO CONSTRUCTION OF ADJOINING OR RELATED STRUCTURE.

C. ROOFING TO BE CLASS 'B' MINIMUM.

D. PROVIDE METAL FLASHING AND COUNTER FLASHING AS REQUIRED TO PROVIDE WATERPROOF BUILDING. NO PLASTIC FLASHING ALLOWED.

E. EXPOSED CONCRETE FOUNDATION WALLS TO RECEIVE RUBBED FINISH.

F. SEE MECHANICAL SHEETS FOR BATHROOM EXHAUST, CLOTHES DRYER VENTS, AND OTHER PENETRATIONS IN EXTERIOR WALLS AND ROOF.

G. SEE PLUMBING SHEETS FOR GAS METER AND SECONDARY ROOF DRAINAGE BRASS SCUPPER LOCATIONS ALONG EXTERIOR WALLS.

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I. PROVIDE PRE-FINISHED CUT ALUMINUM NUMBERS AND LETTERS ON THE FRONT, EXTERIOR OF THE BUILDING INDICATING THE BUILDING ADDRESS ASSIGNED BY THE CITY IN ACCORDANCE WITH CURRENT CITY ORDINANCE. COLOR OF NUMBERS AND LETTERS TO CONTRAST SIGNIFICANTLY WITH BACKGROUND COLOR OF EXTERIOR WALL. THE ADDRESS MUST BE PERMANENTLY FASTENED TO THE EXTERIOR OF THE BUILDING PRIOR TO OCCUPANCY. PER IBC 501.2 NEW AND EXISTING BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS NUMBERS OR LETTERS. EACH CHARACTER SHALL BE NOT LESS THAN 4" INCHES (102 MM) IN HEIGHT AND NOT LESS THAN 0.5 INCHES (12.7 MM) IN WIDTH. THEY SHALL BE INSTALLED ON A CONTRASTING BACKGROUND AND BE PLAINLY VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. WHEN REQUIRED BY THE FIRE CODE OFFICAL, ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER APPROVED SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED.

J. THE OWNER IS RESPONSIBLE TO OBTAIN A SEPARATE PERMIT FOR ANY EXTERIOR SIGNS IN ACCORDANCE WITH THE CURRENT CITY SIGN ORDINANCE

# KEYED NOTES

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**ELECTRICAL ENGINEER - DESIGN BUILD**

**CONSTRUCTION SET (DATE)**

ARCHITECT-ENGINEER STAMP

## CLEARFIELD APARTMENTS

50 SOUTH STATE STREET
CLEARFIELD, UTAH 84015

**MARVIN MURRI**

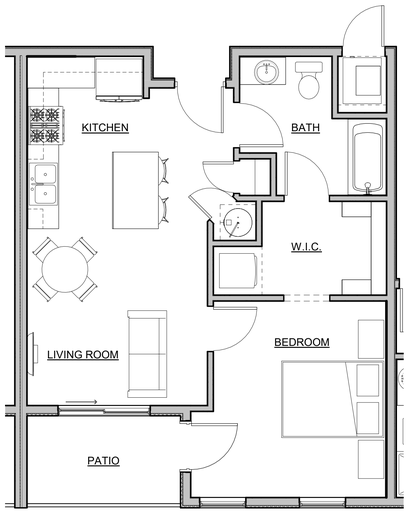
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| PROJ. MAN BCH | CHECKED BY EBR | |

EXTERIOR ELEVATIONS - BUILDING 1

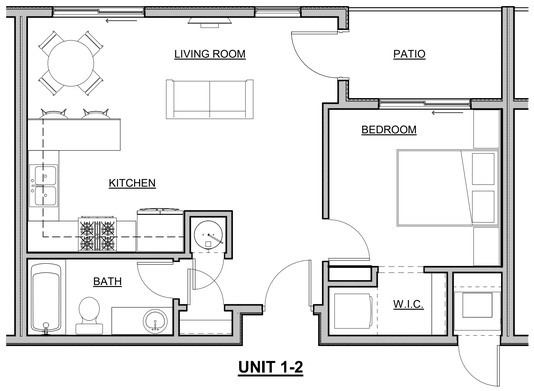
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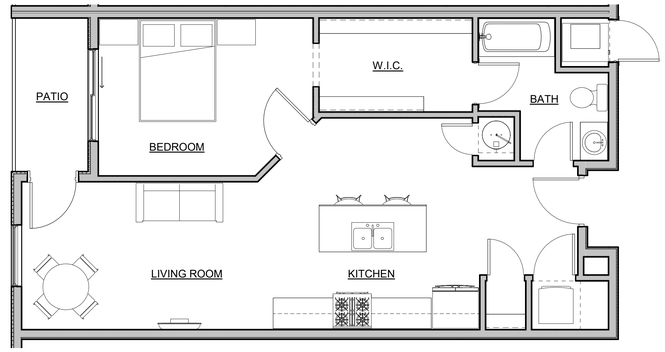

**UNIT 1-1**

1 SD 1-402 UNIT 'A-2' - FLOOR PLAN
1/4" = 1'-0"



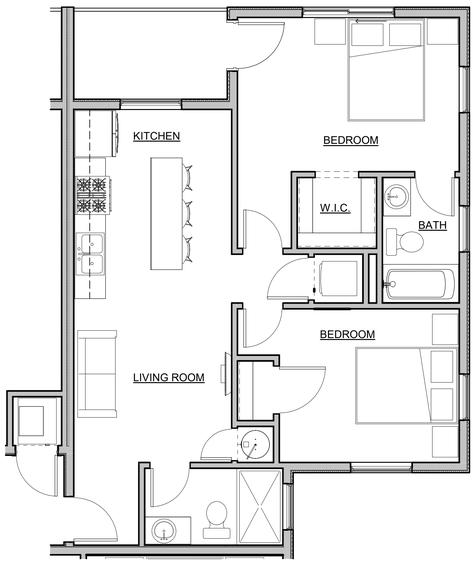

**UNIT 1-2**

2 SD 1-402 UNIT 'A-2' - FLOOR PLAN
1/4" = 1'-0"



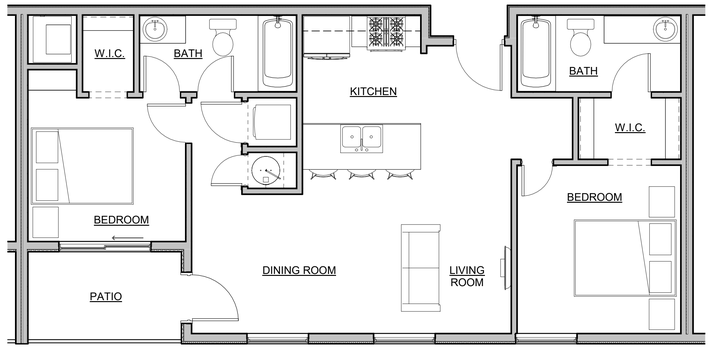

**UNIT 1-3**

3 SD 1-402 UNIT 'A-2' - FLOOR PLAN
1/4" = 1'-0"




**UNIT 2-1**

4 SD 1-402 UNIT 'A-2' - FLOOR PLAN
1/4" = 1'-0"




**UNIT 2-2**

5 SD 1-402 UNIT 'A-2' - FLOOR PLAN
1/4" = 1'-0"

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**ELECTRICAL ENGINEER - DESIGN BUILD**

CONSTRUCTION SET (DATE)

ARCHITECT-ENGINEER STAMP

**CLEARFIELD APARTMENTS**

50 SOUTH STATE STREET
CLEARFIELD, UTAH 84015

**MARVIN MURRI**

CLEINT ADDRESS

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SCHEMATIC UNIT PLANS

**SD 1-402**

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50 SOUTH STATE STREET
CLEARFIELD, UTAH 84015

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# COLORED RENDERING

# SD 1-404

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**ELECTRICAL ENGINEER - DESIGN BUILD**


CONSTRUCTION SET
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ARCHITECT-ENGINEER STAMP

# CLEARFIELD APARTMENTS

50 SOUTH STATE STREET
CLEARFIELD, UTAH 84015

**MARVIN MURRI**

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COLORED RENDERING

**SD 1-405**

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1 SD 1-403 BUILDING 1 FRONT ELEVATION_COLORED ELEVATION

1/4" = 1'-0"

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**ELECTRICAL ENGINEER - DESIGN BUILD**

CONSTRUCTION SET (DATE)

ARCHITECT-ENGINEER STAMP

**CLEARFIELD APARTMENTS**

50 SOUTH STATE STREET
CLEARFIELD, UTAH 84015

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COLORED ELEVATIONS

**SD 1-403**

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CIVIL ENGINEERING CONSULTANTS, PLLC.

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

24 May 2019

Clearfield City
55 South State Street
Clearfield City, Utah 84015

Attn: Spencer Brimley, Community Services Director
Proj: **City Plaza Apartments**
Subj: Site Plan Drawings - Review #1

Dear Spencer,

Attached is my review of the above referenced site plan drawings of "the "City Plaza Apartments" for your consideration.

**General Notes:**

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

1. An **electronic copy** of the Site Plan Improvement Drawings must be submitted to the Public Work Department via our office for record keeping upon design completion and prior to approval of the final drawings from our office.

**Drawings:**

1. Notes need to be placed on the Site Plan Improvement Drawings indicating all deteriorated, damaged or missing surface improvements surrounding the perimeter of the development and on-site be replaced or installed; i.e., curb and gutter, sidewalk, landscaping park strip improvements, asphalt patching, landscaping replacement, site lighting, dumpster screening, concrete improvement, etc.

**Sheet C-303:**

2. The storm water calculation should be re-checked. We calculated the 100-year storm event at approximately 11,000 cubic feet vs the 10,356 cubic feet in the developer's engineer's calculations.

3. The detention basin will need to have a 12-inch tall storm water freeboard added to the drawings.
4. The detention basin floor needs a slope shown for drainage – I would recommend at least 1-percent slope for the detention basin floor.
5. The detention basin overflow elevation is different in the detention basin than the orifice structure on 550 South Street. This difference will need to be checked and corrected if found in error.
6. Elevation contours are needed in the detention basin design – add to drawing. A **Note** needs to be placed on the drawings and must state that the finished constructed detention basin is required to be surveyed by the design engineer and the volume of the basin certified to the City Public Works Director.
7. The roof drains from the building should be tied directly into the storm water collection system.
8. The 8" and 10" diameter collection piping will reach capacity with most smaller storms. We would recommend a diameter increase from 8" to 10" and 10" to 12" to better serve the property during the majority of storm water events.
9. The catch basin on 550 South which is planned to be re-constructed (SDCO #SD-3) will need to be a hooded - double inlet catch basin/combination box.
10. There is an existing storm water pipe and facility shown running along the northerly property line of the site. This pipeline must be in an easement and the exact details as to pipe diameter, depth and pipe slope will need to be shown on the drawing. Also, the data on the existing inlet box shown in the northwesterly corner needs to be explained on the site plan drawing.

**Sheet C-400:**

11. Easements and maintenance agreements are needed for the existing sanitary sewer laterals from the existing three (3) homes that abut to State Street.
12. A new 4'-diameter sanitary sewer manhole will be required at the property line of lot #43 of the "Newcastle Green Townhomes" with the extension of the new pipe towards the north east.
13. A plan & profile drawing of the new sanitary sewer pipelines and storm drainage pipelines will be required.
14. The existing sanitary sewer which will service this project must be Tv inspected prior to approval. The video must be submitted to the City for review and approval.
15. At all waterline connections (State Street & 550 South Street) a series of three (3) gate valves are required with the new connection.
16. A gate valve at the connection tee is required for all fire hydrants.
17. The building perimeter storm water piping will need to have a 3' x 3' clean-out/junction box at all bends along with a 12" - wide concrete apron. The pipe slope, invert elevation, top of box, all details are needed on all storm water piping facilities on site.
18. Details (inverts, top elevation, concrete aprons, grates, hooded boxes, etc.) for all storm water boxes in paved areas is needed to be added to the drawings.
19. The piping materials for culinary water, sanitary sewer and storm water are required to be specified on the drawings with the City testing procedures outlined.

**Sheet C-600:**

20. The detail #13 – Basin Control Structure #215 needs a concrete apron shown on the drawing similar to sheet C-303.

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

Sincerely,
**CEC, Civil Engineering Consultants, PLLC.**



N. Scott Nelson, PE.
*City Engineer*

Cc. Scott Hodge, Public Works Director
Mark Baird, Deputy Public Works Director
Kamilla Schultz, Staff Engineer
Adam Favero, Utility Superintendent

*From the Desk of*
*Deputy Chief John Taylor*
**NORTH DAVIS FIRE DISTRICT**
381 NORTH 3150 WEST
OFFICE: (801) 525-2850
FAX: (801) 525-6935
EMAIL: JTAYLOR@NOFIRES.ORG

TO: Brad McIlrath/ Clearfield City Planner
Marv Murri/ Developer

FROM: John Taylor / Fire Marshal

RE: City Plaza Apartments

DATE: May 23, 2019

I have reviewed the site plan submitted for the above referenced project. The Fire Prevention Division of this Fire District has the following comments/concerns.

1. The minimum fire flow requirement is 1500 gallons per minute for 60 consecutive minutes for residential one and two family dwellings. Fire flow requirements may be increased for residential one and two family dwellings with a building footprint equal to or greater than 3,600 square feet or for buildings other than one and two family dwellings. Provide documentation that the fire flow has been confirmed through the Clearfield City water dept.

2. Fire hydrants and access roads shall be installed prior to construction of any buildings. All hydrants shall be placed with the 4½" connection facing the point of access for Fire Department Apparatus. Provide written assurance that this will be met.

3. Prior to beginning construction of any buildings, a fire flow test of the new hydrants shall be conducted to verify the actual fire flow for this project. The Fire Prevention Division of this Fire District shall witness this test and shall be notified a minimum of 48 hours prior to the test.

4. All fire apparatus access roads shall be a minimum all-weather, drivable and maintainable surface. There shall be a minimum clear and unobstructed width of not less than 26 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. Dead-end roads created in excess of 150 feet in length shall be provided with an approved turn-around.

5. If grades exceed 8%, approval from the City Engineer and the Fire District is required.

6. Based on the total square footage of the South building (largest building), with type 5B construction and the 50% reduction for fire sprinklers, the fire flow requirement is 4750 gpm for a 4 hour duration. As per Table C102.1of the 2015 International Fire Code, the hydrant requirement is 5 hydrants spaced 300 feet apart. The submitted drawing shows 2 new

hydrants on the west side of the development and one existing on the south side of 550 south. This would mean 2 additional hydrants would be required for the project. Due to the scope of the project and the limited work being done on State Street, we will allow a total of 4 hydrants in lieu of the 5 that are calculated. An additional hydrant must be placed on the south side of the North entrance at State Street. The south side location is to prevent the obstructing of access to the west side of the project if the State Street hydrant is being used for fire attack operations.

7. A site plan review fee and application must be submitted to our office before final approval is granted.

These plans have been reviewed for Fire District requirements only. Other departments must review these plans and will have their requirements. This review by the Fire District must not be construed as final approval from Clearfield City.

# Planning Commission
STAFF BRIEF

DISCUSSION ITEM
**#5a**

**TO:** **Clearfield City Planning Commission**

**FROM:** **Nick Porter, Management Intern**
nick.porter@clearfieldcity.org
**(801) 525-2784**

**MEETING DATE:** **Wednesday, June 5, 2019**

**SUBJECT:** Discussion of ordinance updates/additions by staff:
Title 11 Chapter 4, Conditional Use Permits

---

**BACKGROUND**

As recently as this last legislative session and since 2012, the Utah State Legislature has updated the Land Use, Development, and Management Act (LUDMA) section on conditional uses. This statute requires that standards be set forth in the ordinance for the granting or denying of a conditional use. If there are no identifiable standards contained in the ordinance, there will be no basis for denying a permit.

Staff has been working on updating the conditional use chapter of the land use ordinance in order to establish standards required by the state. The draft language is also intended to simplify the language in the ordinance and application review procedure.

**A. Utah State Code Standards and Clearfield City Standards**

**Municipal Land Use, Development, and Management Act, AKA LUDMA (Section 10-9a-513)**
This section of state code outlines regulations for municipalities in regards to conditional uses, ensuring that a conditional use permit is granted if the applicant can mitigate detrimental effects in accordance with outlined standards.

10-9a-507 Conditional uses.
(1)
(a) A municipality may adopt a land use ordinance that includes conditional uses and provisions for conditional uses that require compliance with standards set forth in an applicable ordinance.
(b) A municipality may not impose a requirement or standard on a conditional use that conflicts with a provision of this chapter or other state or federal law.
(2)
(a)
(i) A land use authority shall approve a conditional use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.

(ii) The requirement described in Subsection (2)(a)(i) to reasonably mitigate anticipated detrimental effects of the proposed conditional use does not require elimination of the detrimental effects.

(b) If a land use authority proposes reasonable conditions on a proposed conditional use, the land use authority shall ensure that the conditions are stated on the record and reasonably relate to mitigating the anticipated detrimental effects of the proposed use.

(c) If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the land use authority may deny the conditional use.

(3) A land use authority's decision to approve or deny conditional use is an administrative land use decision.

(4) A legislative body shall classify any use that a land use regulation allows in a zoning district as either a permitted or conditional use under this chapter.

Amended by Chapter 384, 2019 General Session

**Clearfield City Conditional Use Permit Regulations (Chapter 11-4)**

The following are the current City standards for conditional use permits

**11-4-1: PURPOSE:**

The purpose of a conditional use permit is to allow a land use that, because of its unique characteristics or potential impact on the municipality, surrounding neighbors, or adjacent land uses, may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts or, if the detrimental impacts or effects cannot be mitigated or eliminated, to prohibit such use. (Ord. 2009-20, 11-24-2009)

**11-4-2: PROCEDURES:**

A. Permit Required: A conditional use permit shall be required for all uses listed as conditional uses in the zone regulations or elsewhere in this title. A conditional use permit may be revoked upon failure to comply with conditions precedent to the original approval of the permit. (Ord. 2009-20, 11-24-2009)

B. Application: Application for a conditional use permit shall be made in writing on forms prepared by the planning and zoning administrator by the property owner or registered agent. Upon receipt of a complete application, the planning and zoning administrator shall schedule the application for consideration by the planning commission. The planning and zoning administrator shall not place any application on the planning commission agenda until all items required by this title have been submitted or are omitted for good cause. (Ord. 2015-19, 12-8-2015)

C. Information And Items Required: Detailed site, location, landscaping, and building plans shall accompany an application for a conditional use permit, as appropriate. Information sufficient to demonstrate that the general and specific requirements of this title will be met by the construction and operation of the proposed building, structure or use shall be submitted with the application.

D. Fee: The application for a conditional use permit shall be accompanied by the appropriate fee, as specified from time to time by the city council. (Ord. 2009-20, 11-24-2009)

**11-4-3: APPLICATION REVIEW PROCEDURE:**

A. Planning Commission Review: The planning commission shall review all conditional use permit applications. The planning commission shall approve, disapprove or approve subject to compliance with such modifications or conditions as may be deemed necessary to carry out the purposes of this chapter. (Ord. 2009-20, 11-24-2009)

B. Public Hearing; Notice: A public hearing shall be held by the planning commission to review applications for a conditional use permit. Notification of the public hearing for the conditional use permit application shall be mailed to all property owners adjacent to the subject property. (Ord. 2010-08, 6-22-2010)

C. General Standards For Conditional Uses: No conditional use may be approved unless the proposed use complies with the applicable provisions of this code, state and federal law, and the following standards, which apply to all conditional uses:

1. Equivalent To Permitted Use: Any detrimental impacts or effects from the proposed use on any of the following shall not exceed those which could reasonably be expected to arise from a use that is permitted in the zone:

   a. The health, safety, and welfare of the city and its present and future inhabitants and businesses;

   b. The prosperity of the city and its present and future inhabitants and businesses;

   c. The peace and good order, comfort, convenience and aesthetics of the city and its present and future inhabitants and businesses;

   d. The tax base;

   e. Economy in governmental expenditures;

   f. The state's agricultural and other industries;

   g. The urban and nonurban development;

   h. Access to sunlight for solar energy devices; or

   i. Property values.

2. Impact Burden: Any cost of mitigating or eliminating detrimental impacts or effects in excess of those which could be reasonably expected to arise from a permitted use shall become a charge against the development so as not to constitute a burden on the municipality, surrounding neighbors, or adjacent land uses.

3. Conform To The Objectives Of The General Plan: The proposed conditional use shall not limit the effectiveness of land use controls, imperil the success of the general plan for the community, promote blight or injure property values.

D. Determination: A conditional use permit shall be approved if conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with the standards set forth herein. If the reasonably anticipated detrimental impacts or effects of the proposed conditional use cannot be substantially mitigated or eliminated by the proposal or the imposition of conditions to achieve compliance with the standards set forth herein, the conditional use permit may be denied. (Ord. 2009-20, 11-24-2009)

**11-4-4: CONDITIONS AND REQUIREMENTS:**

Applications for a conditional use permit shall conform to the requirements set forth in this title. In addition, the

planning commission may establish conditions as outlined herein to meet the concerns of safety for persons and neighborhood needs, performance and administration. More specifically, the planning commission may require:

A. Landscaping: Landscaping to ensure consistency with the intended characteristics of the zone.

B. Setbacks: Increased setback and side yard distances from lot lines to ensure the public safety and to ensure consistency with the intended characteristics of the zone.

C. Screening: The screening of yards or other areas as protection from obnoxious land uses and activities.

D. Removal Of Inconsistent Characteristics: The removal of structures, debris or plant life inconsistent with the intended characteristics of the zone.

E. Nuisance Relocation Or Fencing: The relocation, covering or fencing of irrigation ditches, drainage channels and similar potential attractive nuisances as determined by the planning commission.

F. Sight Distance Safety: The relocation of proposed or existing structures as necessary to provide for future streets shown on the city's general plan, adequate sight distances for general safety, or similar problems.

G. Facility Construction: Construction of water mains, sewer mains and drainage facilities serving the proposed use, in sizes necessary to protect existing utility users in the zone and to provide for an orderly development of land.

H. Truck Loading And Unloading Facilities: The location, arrangement and dimensions of truck loading and unloading facilities.

I. Outdoor Advertising: The number, location, color, size, height, lighting and landscaping of outdoor advertising signs and structures in relation to the creation of traffic hazards and appearance and harmony with adjacent development.

J. Screen Plantings: The location, height and materials of walls, fences, hedges and screen plantings to ensure harmony with adjacent development or to conceal storage areas, utility installations or other unsightly development.

K. Ground Cover: The planting of ground cover or installation of other surfacing to prevent dust and erosion or contamination of the soil or groundwater.

L. Retention Of Trees: The retention of existing healthy trees and vegetation.

M. Curb And Gutter Construction: Construction of curbs, gutters, drainage culverts, sidewalks, streets, fire hydrants and street lighting which serve the property in question and which may compensate in part or in whole for possible adverse impacts to the zone from the proposed conditional use.

N. Restructuring Of Land: Restructuring of the land and planting of the same as directed by the planning commission when the conditional use involves cutting and/or filling the land and where such land would be adversely affected if not restructured.

O. Time Limits: Time limits on the validity of the conditional use permit, and identification of times for regular review and monitoring, as determined necessary, to ensure the use continues to operate in compliance with all conditions and requirements of approval.

P. Bond: A bond or other valuable assurance in favor of the local jurisdiction in an amount to be determined by the city council. The amount of said bond or other valuable assurance shall not exceed the amount calculated by the developer's engineer and approved by the city engineer as necessary to assure compliance with all conditions.

Q. Plans Of Development: Specific long and short range plans of development.

R. EPA And OSHA Standards: Certification and/or standards obtained and furnished by the applicant indicating that the proposed conditional use will meet and comply with standards set by the environmental protection agency, by the occupational safety and health administration and by other applicable state and federal agencies.

S. Special Site Conditions: Limitations and/or restrictions on the use and/or location of uses due to special site conditions, including, but not limited to, geologically hazardous areas; floodplains; fault zones; landslide areas; and sensitive areas due to soil capabilities, wildlife and plant life.

T. Population; Land Intensity: Population density and intensity of land uses may be limited where land capability and/or vicinity relationships make it appropriate to do so to protect health, safety and welfare.

U. Recreational Facilities: Provisions for or construction of recreational facilities necessary to satisfy needs of the conditional use.

V. Floor Elevation And Grading Plans: Finished floor elevations and grading plans to prevent or minimize water damage from flood levels as determined by hydrology studies.

W. Hours Of Operation: The regulation of operating hours for activities affecting normal schedules and functions.

X. Mitigation Of Possible Nuisance Factors: Measures directed at minimizing or eliminating possible nuisance factors including, but not limited to, noise, vibrations, smoke, dust, dirt, debris, plant materials, odors, gases, noxious matter, heat, glare, electromagnetic disturbances, and radiation.

Y. Buildings, Structures, And Other Facilities: Mass, size, number, location, design, exterior features, materials, and colors of buildings, structures and other facilities.

Z. Site Circulation: Site circulation patterns for vehicular, pedestrian and other traffic.

AA. Parking, Loading And Waste Areas: Design, location and amount of off street parking, loading areas, and solid waste disposal and collection areas.

BB. Other Reasonable Conditions: Such other conditions determined reasonable and necessary by the city to allow the operation of the proposed conditional use, at the proposed location in compliance with the requirements of this code. (Ord. 2009-20, 11-24-2009)

**11-4-5: EXPIRATION OF PERMIT:**

A land use authorized by a conditional use permit must commence within one year of the time the permit is issued. If the permit holder has not commenced action under the permit within this time, the permit shall expire and the holder must apply for a new permit. The planning commission may grant an extension for good cause shown. Only one extension may be granted and the maximum extension shall be for six (6) months. Applications for extension must be submitted to the planning and zoning administrator in writing prior to the expiration of the original permit. The application must describe the cause for requesting the extension and be accompanied by the fee required by the city's fee schedule. A public hearing shall be held by the planning commission for any application for extension. (Ord.

2015-19, 12-8-2015)

**11-4-6: REVOCATION; CONDITIONS:**

The planning commission shall hold a hearing upon the question of modification or revocation of a conditional use permit. A conditional use permit may be modified or revoked if the planning commission finds one or more of the following:

A. Detrimental: That the actual detrimental effects to the public health, safety or welfare are greater than anticipated.

B. Fraud: That the use permit was obtained by misrepresentation or fraud.

C. Not Exercised: That the use for which the permit was granted is not being exercised.

D. Use Abandoned Or Suspended: That the use for which the permit was granted has been abandoned or has been suspended for six (6) months or more.

E. Conditions Not In Compliance: That the conditions imposed upon said permit have not been complied with.

F. Violation: That there is a violation of other laws or ordinances of the city which have a direct bearing upon the conduct of the conditional use and/or its compatibility with other surrounding uses. (Ord. 2009-20, 11-24-2009)

**11-4-7: APPEAL:**

All appeals to the provisions of this chapter shall be made in accordance with section 11-1-12 of this title. (Ord. 2009-20, 11-24-2009)

**PROPOSED ORDINANCE AMENDMENT LANGUAGE - ATTACHED**

All new language is underlined and highlighted; as necessary, an explanation is provided in parenthesis, italics, and red lettering.

**ATTACHEMENTS**

1. Proposed Amendment Language

# Chapter 4

# CONDITIONAL USE PERMITS

## 11-4-1: PURPOSE:

There are certain uses that, because of unique characteristics or the potential for detrimental impacts, may not be compatible in some areas of a zone or may be compatible only if certain conditions are imposed. A conditional use permit shall be required for all uses listed as conditional uses in the zone regulations or elsewhere in this title. The planning and zoning administrator will evaluate all conditional use permit applications and may recommend to the planning commission certain compliance with certain standards for approval of conditional use permit applications. The planning and zoning administrator, and the planning commission, shall review all applications for a conditional use permit according to the following procedure:

~~The purpose of a conditional use permit is to allow a land use that, because of its unique characteristics or potential impact on the municipality, surrounding neighbors, or adjacent land uses, may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts or, if the detrimental impacts or effects cannot be mitigated or eliminated, to prohibit such use.~~ (Ord. 2009-20, 11-24-2009)

## ~~11-4-2: PROCEDURES:~~

~~A. Permit Required: A conditional use permit shall be required for all uses listed as conditional uses in the zone regulations or elsewhere in this title. A conditional use permit may be revoked upon failure to comply with conditions precedent to the original approval of the permit.~~ (Ord. 2009-20, 11-24- 2009)

~~B. Application: Application for a conditional use permit shall be made in writing on forms prepared by the planning and zoning administrator by the property owner or registered agent. Upon receipt of a complete application, the planning and zoning administrator shall grant an administrative conditional use permit or schedule the application for consideration by the planning commission. The planning and zoning administrator shall not place any application on the planning commission agenda until all items required by this title have been submitted or are omitted for good cause. (Ord. 2015-19, 12-8-2015)~~

~~C. Information And Items Required: Detailed site, location, landscaping, and building plans shall accompany an application for a conditional use permit, as appropriate. Information sufficient to demonstrate that the general and specific requirements of this title will be met by the construction and operation of the proposed building, structure or use shall be submitted with the application.~~

~~D. Fee: The application for a conditional use permit shall be accompanied by the appropriate fee, as specified from time to time by the city council. (Ord. 2009-20, 11-24-2009)~~

## 11-4-2: APPLICATION REVIEW PROCEDURE:

A. Development Review Meeting: Prior to submitting formal application and as determined necessary by the planning and zoning administrator, an applicant shall attend a development review meeting with appropriate city departments to discuss the improvements associated with the conditional use and the conditions that the staff would recommend to mitigate proposed adverse impacts. This meeting will allow city departments to provide comments on the application.

B. Application: Application for a conditional use permit shall be made in writing on the required City forms by the property owner or registered agent. ~~Upon receipt of a complete application, the planning and zoning administrator shall grant an administrative conditional use permit or schedule the application for consideration by the planning commission. The planning and zoning administrator shall not place any application on the planning commission agenda until all items required by this title have been submitted or are omitted for good cause~~. (Ord. 2015-19, 12-8-2015)

1. Information And Items Required: Detailed site, location, landscaping, and building plans shall accompany an application for a conditional use permit, as required. Information sufficient to demonstrate that the general and specific requirements of this title will be met by the construction and operation of the proposed building, structure or use shall be submitted with the application.

2. Fee: The application for a conditional use permit shall be accompanied by the appropriate fee, as specified from time to time by the city council. (Ord. 2009-20, 11-24-2009)

C. Notice: Upon receipt of a complete application, the City shall provide reasonable notice as provided in Section 11-1-10 of this Title. The planning commission shall conduct a public hearing on the conditional use permit application and shall either approve, deny, or modify and approve the application. The planning and zoning administrator shall not place any application on a planning commission agenda until all items required by this title have been submitted or are omitted for good cause.

D. ~~Planning Commission~~ Review of Application: The city shall not issue a conditional use permit unless the planning commission concludes that the application complies with the following standards of review.

~~A. Planning Commission Review: The planning commission shall review all conditional use permit applications. The planning commission shall approve, disapprove or approve subject to compliance with such modifications or conditions as may be deemed necessary to carry out the purposes of this chapter. (Ord. 2009-20, 11-24-2009)~~

~~B. Public Hearing; Notice: A public hearing shall be held by the planning commission to review applications for a conditional use permit. Notification of the public hearing for the conditional use permit application shall be mailed to all property owners adjacent to the subject property. (Ord. 2010-08, 6-22-2010)~~

~~C. General Standards For Conditional Uses: No conditional use may be approved unless the proposed use complies with the applicable provisions of this code, state and federal law, and the following standards, which apply to all conditional uses:~~

~~1. Equivalent To Permitted Use: Any detrimental impacts or effects from the proposed use on any of the following shall not exceed those which could reasonably be expected to arise from a use that is permitted in the zone:~~

~~a. The health, safety, and welfare of the city and its present and future inhabitants and businesses;~~
~~b. The prosperity of the city and its present and future inhabitants and businesses;~~
~~c. The peace and good order, comfort, convenience and aesthetics of the city and its present and future inhabitants and businesses;~~
~~d. The tax base;~~
~~e. Economy in governmental expenditures;~~
~~f. The state's agricultural and other industries;~~
~~g. The urban and nonurban development;~~
~~h. Access to sunlight for solar energy devices; or~~
~~i. Property values.~~

~~2. Impact Burden: Any cost of mitigating or eliminating detrimental impacts or effects in excess of those which could be reasonably expected to arise from a permitted use shall become a charge against the development so as not to constitute a burden on the municipality, surrounding neighbors, or adjacent land uses.~~

~~3. Conform To The Objectives Of The General Plan: The proposed conditional use shall not limit the effectiveness of land use controls, imperil the success of the general plan for the community, promote blight, or injure property values.~~

E. Determination: A conditional use permit shall be approved if conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with the standards set forth herein. If the reasonably anticipated detrimental impacts or effects of the proposed conditional use cannot be substantially mitigated or eliminated by the proposal or the imposition of conditions to achieve compliance with the standards set forth herein, the conditional use permit shall not be approved. ~~may be denied~~. (Ord. 2009-20, 11-24-2009)

## 11-4-3: STANDARDS FOR CONDITIONS ~~AND REQUIREMENTS~~:

The application for a conditional use in the zone must demonstrate that the proposed use complies with the applicable provisions of this code, state and federal law, and the following standards, which apply to all conditional uses:

~~Applications for a conditional use permit shall conform to the requirements set forth in this title. In addition, the planning commission may establish conditions as outlined herein to meet the concerns of safety for persons and neighborhood needs, performance and administration. More specifically, the planning commission may require:~~

A. Conditions
relating to compliance with the intent of the general plan and characteristics of the zoning district

1. Landscaping: Landscaping to ensure consistency with the intended characteristics of the zone as provided in section 11-18-6 and section 11-13-23,

2. Setbacks: Increased setback and side yard distances from lot lines to ensure the public safety and to ensure consistency with the intended characteristics of the zone.

3. Screening: The screening of yards or other areas as a means to mitigate nuisances.

4. Removal Of Non-conforming uses or structures: The removal of structures, debris or plant life inconsistent with the intended characteristics of the zone.

5. Screen Plantings: The location, height and materials of walls, fences, hedges and screen plantings to ensure harmony with adjacent development or to conceal storage areas, utility installations or other unsightly development.

~~5. Bond: A bond or other valuable assurance in favor of the local jurisdiction in an amount to be determined by the city council. The amount of said bond or other valuable assurance shall not exceed the amount calculated by the developer's engineer and approved by the city engineer as necessary to assure compliance with all conditions.~~

6. Hours Of Operation: The regulation of operating hours for activities affecting normal schedules and functions.

7. Mitigation Of Possible Nuisance Factors: Measures directed at minimizing or eliminating possible nuisance factors including, but not limited to, noise, vibrations, smoke, dust, dirt, debris, plant materials, odors, gases, noxious matter, heat, glare, electromagnetic disturbances, and radiation.

8. Buildings, Structures, And Other Facilities: Mass, size, number, location, design, exterior features, materials, and colors of buildings, structures and other facilities as set forth in section 11-18-5.

9. Plans Of Development: Specific long and short range plans of development.

B. Conditions relating to safety for persons and property

1. Nuisance Relocation Or Fencing: The relocation, covering or fencing of irrigation ditches, drainage channels and similarly potentially unsafe or attractive nuisances set forth in section 5-1-3. ~~as determined by the planning commission.~~

2. Outdoor Advertising: The number, location, color, size, height, lighting and landscaping of outdoor advertising signs and structures in relation to the creation of traffic hazards and appearance and harmony with adjacent development pursuant to section 11-15.

~~3. Population; Land Intensity: Population density and intensity of land uses may be limited where land capability and/or vicinity relationships make it appropriate to do so to protect health, safety and welfare.~~

4. Site Circulation: Site circulation patterns for vehicular, pedestrian and other traffic.

5. Sight Distance Safety: The relocation of proposed or existing structures as necessary to provide for future streets shown on the city's general plan, adequate sight distances for general safety, or similar problems outlined in section 11-13-10.

6. Truck Loading And Unloading Facilities: The location, arrangement and dimensions of truck loading and unloading facilities pursuant to site plan requirements in section 11-5-3.

C. Conditions relating to health and sanitation

1. Facility Construction: Construction of water mains, sewer mains and drainage facilities serving the proposed use, in sizes necessary to protect existing utility users in the zone and to provide for an orderly development of land as outlined in section 12-9.

2. Parking, Loading And Waste Areas: Design, location and amount of off street parking, loading areas, and solid waste disposal and collection areas.

D. Conditions relating to environmental concerns

1. Ground Cover: The planting of ground cover or installation of other surfacing to prevent dust and erosion or contamination of the soil or groundwater.

2. Retention Of Trees: The retention of existing healthy trees and vegetation pursuant to section 11-13-16.

3. Curb And Gutter Construction: Construction of curbs, gutters, drainage culverts, sidewalks, streets, fire hydrants and street lighting which serve the property in question and which may compensate in part or in whole for possible adverse impacts to the zone from the proposed conditional use.

4. Restructuring Of Land: Restructuring of the land and planting of the same ~~as directed by the planning commission~~ when the ~~conditional~~ use involves cutting and/or filling the land and where such land would be adversely affected if not restructured.

5. EPA And OSHA Standards: Certification and/or standards obtained and furnished by the applicant indicating that the proposed conditional use will meet and comply with standards set by the environmental protection agency, by the occupational safety and health administration and by other applicable state and federal agencies.

6. Special Site Conditions: Limitations and/or restrictions on the use and/or location of uses due to special site conditions, including, but not limited to, geologically hazardous areas; floodplains; fault zones; landslide areas; and sensitive areas due to soil capabilities, wildlife and plant life.

7. Floor Elevation And Grading Plans: Finished floor elevations and grading plans to prevent or minimize water damage from flood levels as determined by hydrology studies.

~~O. Time Limits: Time limits on the validity of the conditional use permit, and identification of times for regular review and monitoring, as determined necessary, to ensure the use continues to operate in compliance with all conditions and requirements of approval.~~

~~U. Recreational Facilities: Provisions for or construction of recreational facilities necessary to satisfy needs of the conditional use.~~

~~BB. Other Reasonable Conditions: Such other conditions determined reasonable and necessary by the city to allow the operation of the proposed conditional use, at the proposed location in compliance with the requirements of this code. (Ord. 2009-20, 11-24-2009)~~

## 11-4-4: EXPIRATION OF PERMIT:

A land use authorized by a conditional use permit must commence within one year of the time the permit is issued. If the permit holder has not commenced action under the permit within this time, the permit shall expire and the holder must apply for a new permit. The planning and zoning administrator ~~planning commission~~ may grant an extension for good cause shown. Only one extension may be granted and the maximum extension period shall be for no more than six (6) months. Applications for extension must be submitted to the planning and zoning administrator in writing prior to the expiration of the original permit. The application must describe the cause for requesting the extension and be accompanied by the fee required by the city's fee schedule. ~~A public hearing shall be held by the planning commission for any application for extension~~. (Ord. 2015-19, 12-8-2015)

## 11-4-5: REVOCATION; CONDITIONS:

If the planning and zoning administrator determines that the holder of a conditional use permit is in violation of the terms or conditions upon which the permit was issued, the planning and zoning administrator shall notice the permit holder and schedule a hearing before the planning commission. The planning commission shall hold a hearing upon the question of modification or

revocation of a conditional use permit. A conditional use permit may be modified or revoked if the planning commission finds one or more of the following:

A. Conditions Not In Compliance: That the conditions of approval ~~imposed~~ upon which said permit was granted have not been complied with.

B. Detrimental: That the actual detrimental effects to the public health, safety or welfare are greater than anticipated.

C. Fraud: That the use permit was obtained by misrepresentation or fraud.

D. Not Exercised: That the use for which the permit was granted is not being exercised.

E. Use Abandoned Or Suspended: That the use for which the permit was granted has been abandoned or has been suspended for six (6) months or more.

F. Violation: That there is a violation of other laws or ordinances of the city or state which have a direct bearing upon the conduct of the conditional use and/or its compatibility with other surrounding uses. (Ord. 2009-20, 11-24-2009)

## 11-4-6: APPEAL:

All appeals to the provisions of this chapter shall be made in accordance with section 11-1-12 of this title. (Ord. 2009-20, 11-24-2009)

# Planning Commission
STAFF BRIEF

DISCUSSION ITEM
**#5b**

**TO:** **Clearfield City Planning Commission**

**FROM:** **Nick Porter, Management Intern**
nick.porter@clearfieldcity.org
**(801) 525-2784**

**MEETING DATE:** **Wednesday, June 5, 2019**

**SUBJECT:** Discussion of ordinance updates/changes by staff:
Title 12 Chapter 11, Exemptions to Subdivision Plats

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**BACKGROUND**

This zoning text amendment is proposed by city staff to create a simple process for residents and property owners to make boundary line changes without going through the subdivision plat process. Utah State Code provides this provision because a parcel boundary line adjustment is not considered a subdivision, and is not subject to the plat process. This is not the case in the city, however, which requires a preliminary and final plat in order to consolidate multiple properties into one, or change a boundary line.

Utah State Code specifies that a subdivision does not include a parcel boundary adjustment or lot line adjustment.

This chapter creates an administrative process that will allow a property owner to adjust a common property line or consolidate legal-sized parcels with approval from the planning and zoning administrator. Any subdivision that requires a dedication of property for public use must be reviewed by the planning commission.

**PROPOSED ORDINANCE AMENDMENT LANGUAGE**

## Chapter 11
## EXEMPTIONS FROM PLAT REQUIREMENTS

**12-11-1: PURPOSE:**
This chapter establishes review and approval procedures for subdivision amendments, boundary line adjustments consolidation of lots not in a recorded subdivision. It is the intent of this section to allow the owner of property, which may be divided or consolidated, to do so while minimizing delay and expense.

**12-11-2: BOUNDARY LINE ADJUSTMENT:**
A subdivision plat is not required for any of the following:

A. A recorded agreement between owners of adjoining properties adjusting their mutual boundary if:

1. No new lot is created; and

2. The adjustment does not violate applicable zoning ordinances.

B. A recorded document, executed by the owner of record that:

1. Revises the legal description of more than one contiguous unsubdivided parcel(s) of property into one legal description encompassing all such parcels of property; or

2. Joins a subdivided parcel of property to an unsubdivided parcel of property and does not violate applicable zoning ordinances.

C. The consolidation of two or more subdivided lots for the purpose of developing them as one lot, provided:

1. The consolidation does not affect an existing street, alley, walkway, or right-of-way; and

2. No public utility, drainage, or trail easements exist along the mutual boundary of any two lots being consolidated

**12-11-3: PROCEDURES:**

A. Approval Required: Prior to dividing any parcel or tract of land, the division must first be approved by the planning and zoning administrator. The approval shall be based on the compliance of the proposed parcel split with all ordinances of the city regarding street and other offsite improvements, zoning, lot size and configuration, etc.

1. A plat is required if the proposed subdivision requires a dedication of real property for public street, utility easements, or other similar public purposes, as determined by the planning and zoning administrator after consultation with affected City departments. If a plat is required by this subsection, the plat must be reviewed by the Planning Commission and approved by the City Council before recording.

B. Application: The subdivider shall submit a complete application which shall include one reproducible copy and two (2) prints of the property survey and legal description certified by a licensed land surveyor, together with any necessary improvement plans and bond agreements. The property survey shall show all existing improvements on the property being divided.

1. Fee: The fee for applications for parcel boundary adjustments is set forth in the city's consolidated fee schedule and is due at the time of application.

C. Review: The proposed subdivision shall be reviewed by the planning and zoning administrator and other city staff in a development review meeting to ensure:

1. No new dwelling lot or housing unit results from the lot line adjustment;
2. The adjoining property owners consent to the lot line adjustment;
3. The lot line adjustment does not result in remnant land that did not previously exist; and
4. The adjustment does not result in violation of applicable zoning requirements.

D. Referral For Review: The subdivision may be approved, approved with conditions, or disapproved by the planning and zoning administrator. The proposed subdivision may be referred to the Planning Commission for review if the planning and zoning administrator determines it is in the City's best interest.

E. Final Approval: If the survey and proposed division are in compliance with all City ordinances and conditions imposed, the lot split subdivision shall be approved by the Community Development Director, and no further approval from the City is required.

F. Subdivision and Record: After final approval, the property may be subdivided and recorded with Davis County as approved and conveyed by metes and bounds legal descriptions.

G. Appeal: All appeals to the provisions of this chapter shall be made in accordance with section 11-1-12 of this title. (Ord. 2009-20, 11-24-2009)

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C. The consolidation of two or more subdivided lots for the purpose of developing them as one lot, provided:

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F. Subdivision and Record: After final approval, the property may be subdivided and recorded with Davis County as approved and conveyed by metes and bounds legal descriptions.

G. Appeal: All appeals to the provisions of this chapter shall be made in accordance with section 11-1-12 of this title. (Ord. 2009-20, 11-24-2009)

# Planning Commission
## STAFF BRIEF

DISCUSSION ITEM
**#5c**

**TO:** **Clearfield City Planning Commission**

**FROM:** **Nick Porter, Management Intern**
nick.porter@clearfieldcity.org
**(801) 525-2784**

**MEETING DATE:** **Wednesday, June 5, 2019**

**SUBJECT:** Discussion of ordinance updates/changes by staff:
Title 11 Chapter 20, Accessory Dwelling Units

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**BACKGROUND**

In response to the recent discussions on housing affordability and the supply of residences, staff has researched Accessory Dwelling Units (ADUs) and drafted an ADU chapter to be added to Title 11 of the City's code. The ordinance is designed to both encourage the development of ADU's as a form of affordable housing and impose certain restrictions and standards to ensure compliance with the image of Clearfield.

This ordinance will allow ADU's in all single-family residential zones in the city, providing an opportunity for home owners to generate passive income and make improvements to their homes or lots.

Two types of ADUs exist, attached (integrated) and detached. Attached ADUs include basement or second-level dwellings while maintaining the look of a single-family home. For many homes in Clearfield with smaller lots, this may be the best option. A detached ADU is a second structure on the property that meet proper setback and lot coverage requirements. A converted detached garage or tiny homes are examples.

**Figure 2-3-2-3B**
**ADU Types: Integrated ADU**
Illustrated below is an integrated ADU that is located at ground level, behind the principal residence (ADU shown in yellow).



**Figure 2-3-2-3A**
**ADU Types: Integrated ADU (Basement)**
Illustrated below is an integrated ADU that is located in a basement (ADU shown in yellow).

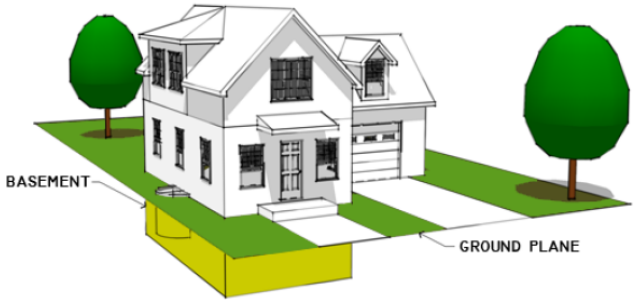


**Figure 2-3-2-3C**
**ADU Types: Detached ADU**

Illustrated below is a detached ADU located on the rear 1/2 of the lot (ADU shown in yellow).

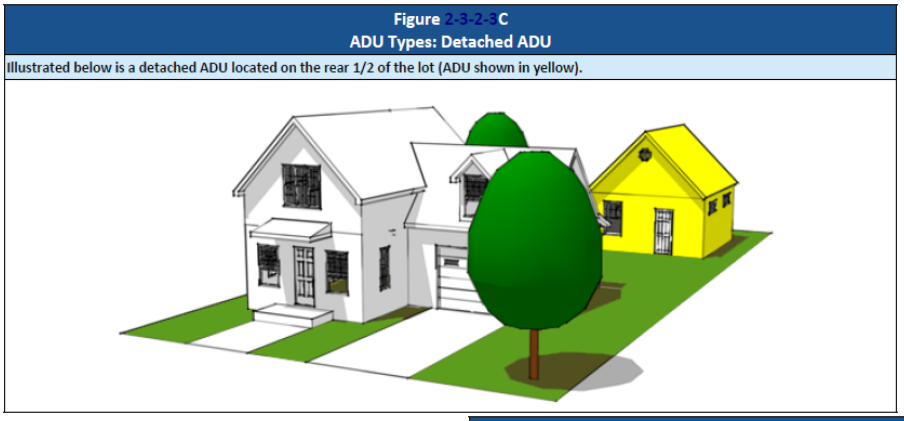
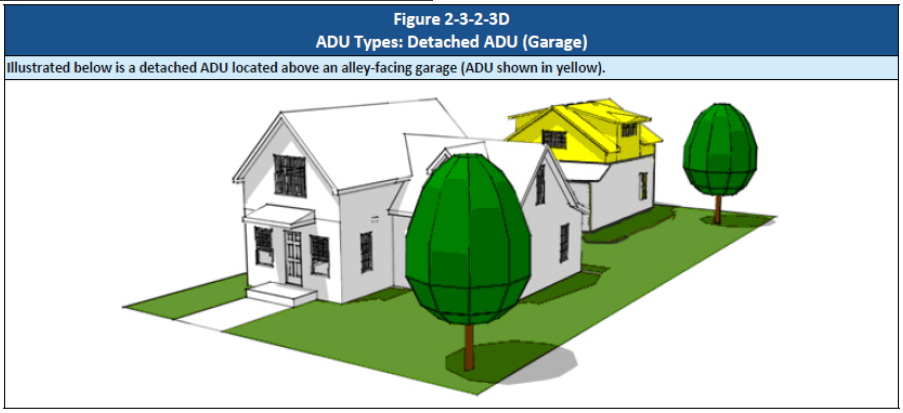


**Figure 2-3-2-3D**
**ADU Types: Detached ADU (Garage)**

Illustrated below is a detached ADU located above an alley-facing garage (ADU shown in yellow).



These four graphics, taken from the city of Durango, Colorado, visually show four ways to configure an ADU. The intent of the ordinance is to allow flexibility for home owners to determine the best fit for their property. Size requirements, design standards, and setbacks will ensure that each lot has a clear principal or main dwelling and that this second unit is clearly and accessory.

Staff dug into a lot of research regarding ADUs, and there is a lot of new information on this current topic every day. AARP is a big advocate for ADUs and provided good information. Staff also referenced a third-party audit of the ADU situation in the Portland, Oregon metro area and cities in Utah like North Salt Lake, Murray, Salt Lake City, and Orem.

## PROPOSED ORDINANCE AMENDMENT LANGUAGE - ATTACHED

All new language is underlined and highlighted; as necessary, an explanation is provided in parenthesis, italics, and red lettering.

## ATTACHEMENTS

1. Proposed Amendment Language

# Title 11 Chapter ??

# ACCESSORY DWELLING UNITS:

**11-14-1: ACCESSORY DWELLING UNITS**

A. Definition Of Accessory Dwelling Unit: A subordinate dwelling, which has its own eating, sleeping, and sanitation facilities which is: 1) within or attached to a single-family residential building, or 2) within a detached accessory structure associated with a single-family dwelling.

B. Purpose And Intent: The purpose and intent of this section is to recognize the residential character of the City and to provide for supplementary living accommodations in the community, as well as provide for supplementary income opportunities of property owners. These provisions are intended to promote housing affordability with reasonable limitations to minimize the impact on neighboring properties and neighborhoods, and to promote the health, safety, and welfare of the property owners and residents of accessory dwelling units.

C. Owner Occupied: No accessory dwelling unit shall be created, established, or occupied in a single-family dwelling unless the owner of the property occupies either a portion of the main dwelling or a detached accessory unit on the same single-family lot. For the purpose of this section, the term "owner occupied" shall be defined as full time residency within the home by the bona fide property owner(s) as shown on the Davis County tax assessment rolls. Owner occupancy for a dwelling with an accessory dwelling unit shall not be required when:

1. The owner cannot live in the dwelling because of a bona fide temporary absence of three (3) years or less for a temporary job assignment, sabbatical, or voluntary service;

2. The owner was living in the dwelling immediately prior to leaving for the temporary job assignment, sabbatical, or voluntary service; and

3. The owner intends to make the dwelling his/her primary place of residence upon returning from the temporary job assignment, sabbatical or voluntary service.

OR (Durango language)

**Owner Occupancy.** Owner occupancy is required as set out in this Subsection.

1. Either the principal residence or the accessory dwelling unit must be owner-occupied. Only one of the units is allowed to be rented to a non-owner, unless an exception is granted pursuant to the provisions of this Section.
2. A notarized affidavit signed by a current property owner must be submitted to the Department on or before March 1st of every odd-numbered year attesting to owner occupancy. These affidavits and a record of compliance with this requirement will be kept on file by the Department.
4. Purchasers of homes with an accessory dwelling unit must register with the Department within 60 days of purchase by submitting a notarized owner-occupancy affidavit.
5. If the provisions of this Subsection are not met, the property owner shall cause the accessory dwelling unit to be vacated as a dwelling unit and/or remove the unit and return the property to its single-family dwelling status.

D. Dwelling Unit Occupancy: The occupants of an accessory dwelling unit shall be limited by one of the following family categories:

1. One person living alone; or

2. Two (2) or more persons all related by blood, by marriage, by adoption; by legal guardianship or foster children; or

3. Up to four (4) unrelated persons living as a single housekeeping unit.

4. Any of the above categories plus a temporary guest. A "temporary guest" is defined as a person who stays with a family for a period of less than thirty (30) days within any rolling one year period and does not utilize the dwelling as a legal address for any purpose.

5. For purposes of the definition of family, the term "related" shall mean a spouse, parent, child, stepchild, grandparent, grandchild, brother, sister, uncle, aunt, nephew, niece, first cousins, great-grandparent, and great-grandchild. The term "related" does not include other, more distant relationships.

E. Zones: An accessory dwelling unit is a conditional use in all zones where single-family dwellings are permitted. No accessory dwelling unit may be allowed in any multi-family dwelling or multi-family lot, or on any lot that cannot satisfy the parking, setback, or lot coverage requirements.

F. Number Of Accessory Dwelling Units: A maximum of one accessory dwelling unit shall be allowed for each single-family dwelling.

G. Location And Type:

1. Within Or Attached To Main Dwelling: Accessory dwelling units may be allowed within or attached to the main residential dwelling (basement or addition), over the garage (attached or detached), or in a detached accessory structure.

2. Setback Standard Compliance: Accessory dwelling units as an attached or detached addition to a primary dwelling shall meet all minimum setback standards required for the primary dwelling.

3. Behind The Primary Dwelling: An accessory dwelling unit within an accessory structure must meet the minimum of side yard required by the zone for the primary dwelling and a rear yard setback of ten feet (10'), unless no windows, doors, or other openings are adjacent to the property line, in which case the allowed setback shall be five feet (5').

4. Adjacent To The Primary Dwelling: An accessory dwelling unit within the side yard of the primary dwelling is required to meet the same front, side, and rear yard setback as the primary dwelling.

5. Second Story Accessory Dwelling Units: An accessory dwelling unit located in an accessory structure may only be located on a second story if the structure meets the same minimum standards in the zone for height, as well as front, side, and rear setback as the primary dwelling.

6. Distance From The Primary Dwelling: A detached accessory dwelling unit will be located no less than five feet (5’) from the primary dwelling.

H. Appearance: Single family residences with interior (attached) accessory dwelling units shall retain the appearance of a single family home. Detached accessory dwelling unites shall be built with a finished, all weather exterior material and shall be finished to match the exterior of the principal building unit (e.g., exterior materials, color, and roof pitch).

I. Size:

1. Basement Dwelling Units: Shall be permitted to occupy the entirety of the basement of the primary home regardless of area or bedroom count.

2. Accessory Dwelling Units (Detached Structures): The size of an accessory dwelling unit shall be at least three hundred (300) square feet and shall not exceed twelve hundred (1,200) square feet and be limited to no more than two (2) bedrooms.

J. Lot Coverage: The combined building coverage for the detached accessory dwelling units, main dwelling and additional accessory buildings may not be larger than the maximum coverage allowed in the zone for the lot and rear yards.

K. Building Entrances: A new single-family structure approved with an accessory dwelling unit attached to or detached from the main dwelling unit, shall have a separate, accessible entrance or stairway. An accessory dwelling unit approved in an existing structure may use existing entrances on any side of the structure that faces a street, or a side or rear entrance. Dwellings with two (2) front doors side by side may not be used to provide separate entrances for each unit with the exception of dwellings where the second door provides direct access to the dwelling basement. The purpose of this requirement is to preserve the single-family residential appearance of the building.

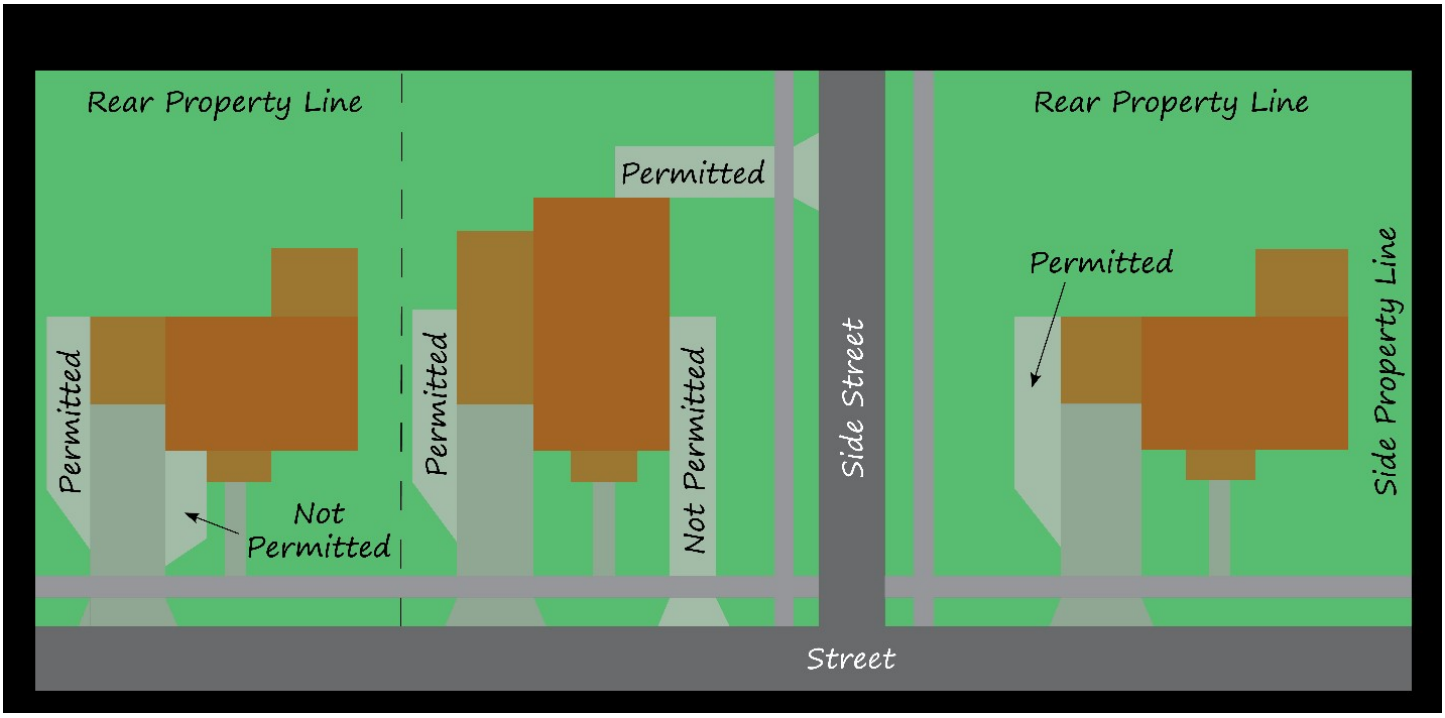
L. Address: The principal dwelling unit and the accessory dwelling unit shall have the same address number, but shall refer to the accessory dwelling unit as unit B. Addresses must be located in a visible location on the street frontage side of the home.

M. Parking:

1. A single-family dwelling with an accessory dwelling unit shall provide at least one additional off street parking space for the accessory unit, above the minimum spaces required for a single family dwelling. Accessory dwelling unit parking may not be in tandem with required parking of the main dwelling. ADUs located within one-quarter ($^1/_4$) mile of a UTA transit route shall be permitted to reduce the parking requirement by one space for the main dwelling unit.

2. No parking spaces may be located within the front or side yard setbacks adjacent to a street, except for within an approved driveway.

3. The minimum width of parking areas and driveways shall be paved with concrete or asphalt.




N. Separate Living Areas: An accessory dwelling unit must provide living areas for eating, sleeping and sanitation facilities separate from the principal dwelling unit.

O. Building Code: All construction and remodeling shall comply with Building Codes and ordinance requirements in effect at the time of construction or remodeling, in accordance with Utah State Code section 10-9a-511.5, changes to dwellings - egress windows.

P. Utility Meters: A single-family dwelling with an accessory dwelling unit may have separate meters for each water, gas, and electricity utility service. Each utility meter shall be in the property owner's name and the property owner shall be responsible for payment of all utilities. No additional water development or connection fee shall be required, unless a separate utility connection is requested and installed by the property owner.

Q. Interior Access: An interior access between the main living area and an attached accessory dwelling unit must be maintained, unless sufficient means of egress have been determined during an inspection by the Fire Marshall.

R. Not Intended For Sale: The accessory dwelling unit shall not be intended for sale or detached by deed and shall only be rented.

S. Accessory Dwelling Unit Permit: Any person owning an existing accessory dwelling unit that has not previously been permitted by the City, or any person constructing or causing the construction of a residence that has an accessory dwelling unit, or any person remodeling or causing the remodeling of a residence for an accessory dwelling unit, shall obtain a land use permit for the accessory dwelling unit from the Community Development Department. This shall be in addition to any required building permit

for the work to be performed. In order to meet the requirements of the land use permit, the applicant shall:

1. Submit a completed application form including a site plan that shows property lines and dimensions, the location of existing buildings and building entrances, proposed buildings or additions, dimensions from buildings or additions to property lines, the location of parking stalls, and utility meters,

2. Include detailed floor plans with labels on rooms indicating uses or proposed uses,

3. Pay building permit fees, if applicable, for the construction of a new dwelling, or the remodeling of an existing dwelling, in accordance with the established fees and charges,

4. Make all corrections identified as necessary to comply with Building Code requirements, as identified by the chief building official or his designee, and provide photos of the life safety items required by Building Code, including carbon monoxide detectors, smoke detectors, and earthquake strapping on water heaters, and

5. Demonstrate and affirm that their property is otherwise in compliance with all other provisions of the zoning ordinance.

6. Detached accessory dwelling units may be constructed simultaneously with a primary dwelling and may be inhabited before the completion of the primary dwelling.

7. In accordance with Davis County Code 15.20.160, No accessory building or structure shall be erected, located, used, or occupied until the erection, location or use of the principal building or use has commenced.

T. Exceptions To Standards: The Planning Commission may issue a conditional use permit for ADUs which modify the requirements for an ADU with respect to maximum size, minimum parking, or setback.

1. In approving a conditional use permit the Planning Commission may require adherence to standards for conditions in order to mitigate the impact of the ADU on surrounding properties. Specifically the Planning Commission may require:

   a. For ADUs that exceed the maximum size of one thousand two hundred (1,200) square feet: increased setbacks, privacy fencing, limitation on windows and doors adjacent to abutting property lines, and additional parking.

   b. For ADUs with reduced or no additional parking: restrictions on occupancy to tenants without vehicles.

   c. For ADUs with reduced setbacks: privacy fencing and limitation on windows and doors adjacent to abutting property lines.

U. Failure To Complete To Obtain A Land Use Permit: If the property owner does not obtain a land use permit as outlined above, the accessory dwelling unit shall not be considered legal nor approved. Failure to obtain a land use permit for an existing accessory dwelling unit within two (2) years of the passing of this section may result in a citation for a Code violation as governed by Chapter 2 of this title.

V. Home Occupation Businesses: Home occupation businesses in an accessory dwelling unit shall be restricted to a home office use which creates no customer traffic. No home occupation business shall be

established within an accessory dwelling unit without the express written permission of the property owner.

**11-14-2: SECOND KITCHENS IN SINGLE-FAMILY DWELLINGS**

A. Purpose: The purpose of this chapter is to establish use and development regulations for a secondary kitchen within a single-family residence. These regulations are intended to allow Clearfield City residents to have a second kitchen within a single-family dwelling unit for use by the family residing within the dwelling unit. The purpose of the second kitchen shall be for entertaining, recreation or convenience, without creating an accessory dwelling unit.

B. Definition: Second Kitchen: A secondary location of kitchen materials which provide permanent provisions for eating, cooking, sanitation, and storing food goods, as an accessory to the primary kitchen within the dwelling.

C. Development Standards: A second kitchen in a single-family residence may be allowed in an A-1, R-1-6, R-1-8, R-1-9, or R-1-O zone if the following requirements are met:

1. The residence shall have only one primary entrance.
2. The residence shall have only one address.
3. The residence shall have no more than one electrical meter.
4. Interior access shall be maintained to all parts of the residence to assure that an accessory unit or apartment is not created.
5. A second kitchen shall exist only as part of the primary structure and shall not be installed in an accessory building.
6. The property owner shall sign a written restrictive covenant prescribed by the city which declares that the residence will not be converted into two (2) or more units without specific approval under chapter 14 of this title governing accessory dwelling units. The signature on the restrictive covenant shall be notarized, and the restrictive covenant shall be recorded with the Davis County recorder's office prior to issuance of a building permit, or any approval by city staff.
7. Construction of any such kitchen shall comply with current building codes adopted by the city and may require issuance of a building permit prior to the commencement of construction or remodeling to accommodate the additional kitchen.
8. A second kitchen shall not be established in a single-family residential structure which contains an accessory dwelling unit, whether or not such accessory structure unit was established pursuant to chapter 14 of this title.
9. Approval of a second kitchen within a single-family dwelling unit shall not constitute an approval of a second dwelling unit or accessory dwelling unit without the required approvals for such as prescribed under chapter 14 of this title.

D. Covenant: Applicants for second kitchens shall provide a copy of the signed, notarized and recorded restrictive covenant stating that the owner or leaseholder of the property will live in the primary dwelling unit as their permanent residence and shall limit the use of the single-family residence to one family only.

E. Inspection: Prior to the issuance of a certificate of occupancy the planning and zoning administrator shall inspect the project to ensure that all required improvements meet the conditions of this title.