CLEARFIELD CITY COUNCIL AND PARKS AND RECREATION COMMISSION
AGENDA
JULY 16, 2019 – JOINT WORK SESSION
Revised: July 15, 2019

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

Clearfield City Hall
55 South State Street
Multi-purpose Room, Second Floor
Clearfield, Utah

6:00 P.M. JOINT CITY COUNCIL AND PARKS AND RECREATION COMMISSION WORK SESSION

~~Discussion on the Parks and Recreation Commission's Recommendations for a Set of Standards for Park Amenities~~

Introductions and Discussion Regarding Vision and Goals for the Parks and Recreation Commission

*****ADJOURN THE JOINT CITY COUNCIL/PARKS AND RECREATION COMMISSION WORK SESSION AND IMMEDIATELY RECONVENE IN A CITY COUNCIL WORK SESSION *****

CITY COUNCIL WORK SESSION

Discussion on the Final Subdivision Plat for the MODA Clearfield Townhomes
Located at Approximately 180 South State Street

Discussion on Proposed Amendments to the Business License Requirements for Massage Parlors

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

Dated this 15th day of July, 2019.

/s/Nancy R. Dean, City Recorder

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

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, July 10th, 2019**

SUBJECT: Discussion and Possible Action on **FSP 1906-0001,** a final subdivision plat request for the MODA Clearfield Townhomes, a 41-unit townhome subdivision at the subject property. **Location:** 180 S. State Street (TIN: 12-001-0132). **Parcel Area:** 1.79 Acres. **Zone:** T-R (Town Residential). **Planner:** Brad McIlrath **(Administrative Action).**

RECOMMENDATION

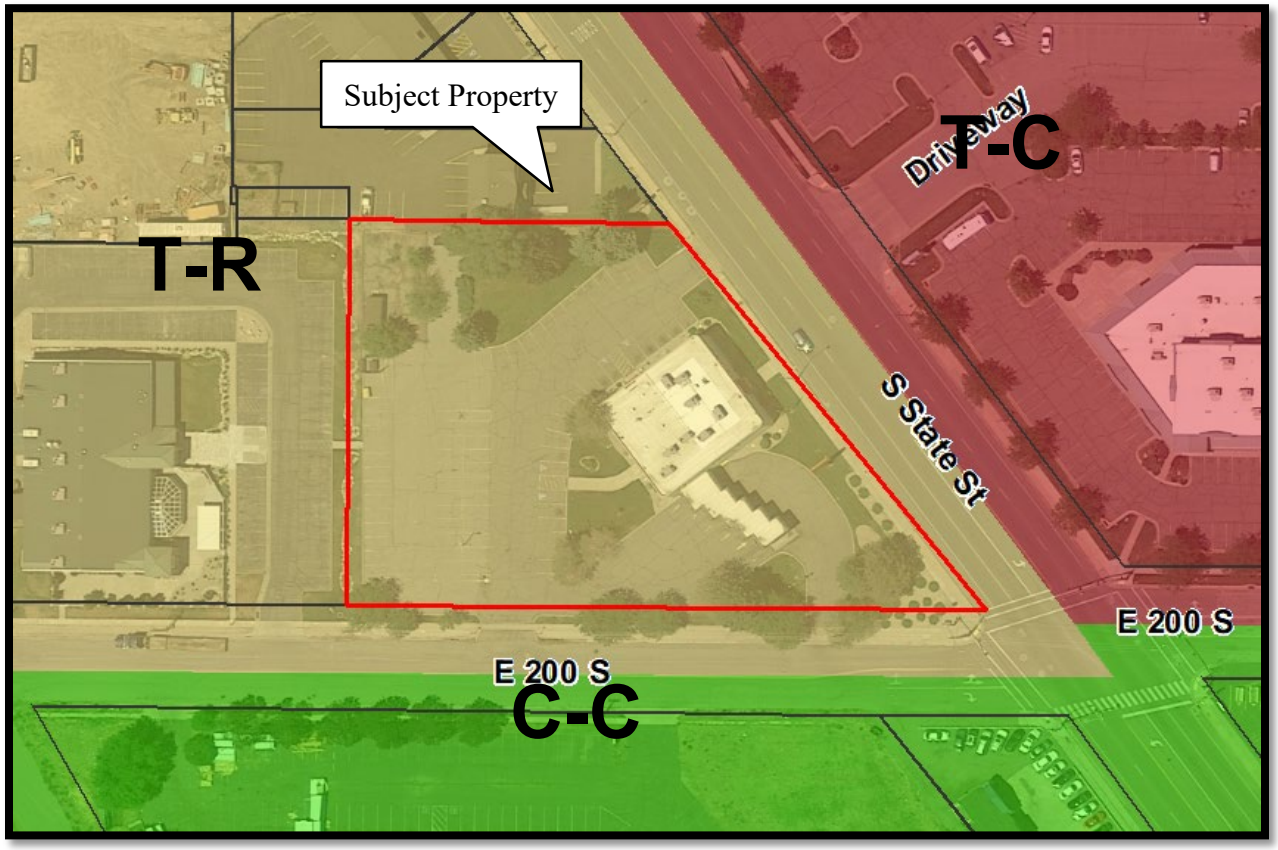
Staff recommends that the Planning Commission recommend **APPROVAL** to the Clearfield City Council for **FSP 1906-0001**, a final subdivision plat request by JF Capital for the MODA Clearfield Townhomes, a 41-unit townhome subdivision for the property located at 180 S. State Street (TIN: 12-001-0132). This recommendation is based on the subdivision conditions and findings in the Staff Report.

PROJECT SUMMARY

Project Information	
Project Name	MODA Clearfield Townhomes
Site Location	180 S. State Street
Tax ID Number	12-001-0132
Applicant	Brock Loomis, JF Capital
Owners	JF Clearfield LLC
Proposed Actions	Final Subdivision Plat Approval
Current Zoning	T-R (Town Residential)
General Plan Land Use Classification	Mixed-Use
Gross Site	1.79 Acres

Surrounding Properties and Uses:		Current Zoning District	General Plan Land Use Classification
North	Commercial	T-R (Town Residential)	Mixed-Use
East	Commercial/Retail	T-C (Town Commerce)	Mixed-Use
South	Auto Sales/Counseling	C-C (Commercial Corridor)	Mixed-Use
West	Commercial Event Center	T-R (Town Residential)	Mixed-Use

Aerial Image & Zoning



BACKGROUND & OVERVIEW

The applicant is requesting final subdivision plat approval for the proposed 41-unit townhome subdivision. Preliminary subdivision plat approval and site plan approval were granted by the Planning Commission on September 5, 2018. A copy of the notice of decision for the site plan approval is attached to this report for reference. As a project located in the Downtown Clearfield Form-Based Code (FBC) area, this project must comply with all applicable building type and development standards outlined in that code.

General Plan and Zoning

The Clearfield City General Plan designates this area as mixed-use. The zoning classification of T-R (Town Residential) is a mixed-use zone as part of the FBC. The project complies with the goals and objectives of the general plan.

FINAL SUBDIVISION PLAT REVIEW

This site is the former location of a Wells Fargo Bank branch and is located east of the Talia Event Center and west of the Clearfield Town Centre commercial center. As part of this development the applicant proposes to subdivide the property to have individual lots for each townhome. The developer's intent is to own the project and manage it, but have the flexibility to sell the individual units in the future. The preliminary plat showed a six foot (6') Mountain States telephone utility easement along the west property line. As is typically required, the plat will need to be revised to show a minimum ten foot (10')

perimeter public utility easement around the entire project along with all other easements on the property. The proposed plat indicates the individual units as private area, the garage approaches and porches as limited common area, and all other areas that do not include a cross hatch as common area.

The final plat will also need to include the signature blocks, owner's dedication, and other necessary information needed for review by the Planning Commission and City Council. A title for the subdivision will need to be revised to remove "A Planned Unit Development." Although the development must abide by specific development standards of the FBC, City approval of the subdivision is not an approval of a planned unit development; therefore, staff recommends that that language be removed from the title so as not to provide confusion in the future.

Although the developer's intent is to own and manage the project, a copy of the CC&Rs has been provided to be recorded with the plat in anticipation of future creation of a homeowners association and private ownership of the townhomes. A review of that document is provided in the "Private Covenants and Restrictions" section of this report.

Public Right-of-Way Dedications
As part of the Downtown Clearfield FBC, specific right-of-way improvements are required for each street frontage. Chapter 4 of the FBC outlines the types of streets and the design required for each frontage. This project is located on the corner of 200 South and State Street. In the FBC, the appropriate street design for 200 South adjacent to this project would be the residential street. The final plat complies with the minimum sidewalk and park strip design of five feet (5') wide for each. The residential street also requires a twelve foot (12') travel lane and seven foot (7') wide parallel parking spaces adjacent to the curb and gutter. In Clearfield City, the property line begins one foot (1') behind the back of the sidewalk to allow for maintenance. The final plat and improvement drawings will need to be modified to show one foot (1') spacing from property line to back of sidewalk and any right-of-way dedication needed to accommodate the travel lane and parallel parking on this side of the street.

The State Street cross section in the FBC requires two (2) twelve foot (12') southbound travel lanes, a five foot (5') bike lane with a two foot (2') buffer, a seven foot (7') furnishing zone, and a seven foot (7') public sidewalk. The final plat complies with these standards for the State Street improvements with a seven foot (7') park strip (needs to be relabeled to furnishing zone), and a seven foot (7') sidewalk. As with 200 South, the final plat will need to be revised to show the property line beginning one foot (1') behind the back of the sidewalk and to provide any right-of-way dedication needed to accommodate the improvements required along State Street. At the intersection, the sidewalk goes out to the curb to go around the signal pole and the electrical equipment. This area will need to be revised to provide the full sidewalk and furnishing zone up to the location of the equipment.

Final Plat Materials
The submitted plans include a site plan, utility plan, drainage plan, grading plan, erosion control plan, improvement details, and a landscape and irrigation plan. The final plans will need to be revised to include the location and size of utility easements. As a project that will include common areas to be maintained by the developer and potentially in the future by the townhome owners, the CC&Rs for the future homeowners association will need to spell out the maintenance and management of those areas. The Clearfield City Engineer has reviewed the final plans and provided comments in a review letter dated 25 June 2019. Comments from the Engineer will need to be addressed prior to signing the final plat. As required by ordinance, the applicant has also provided a geotechnical report (drainage report) for review by the City Engineer.

CITY DEPARTMENT / AGENCY REVIEW

The final subdivision plat plans were sent to the North Davis Sewer District, North Davis Fire District, City Engineer, and related public works staff on June 14, 2019. The plans will need to be revised to comply with standards required by those agencies/departments. All comments provided will need to be addressed prior to final plat approval and recording of the plat with the Davis County Recorder's office. Review letters from the City Engineer and North Davis Fire District are included as attachments to this report.

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 covenants, conditions, 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.

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. Section 5 "Maintenance" outlines the association and owner responsibilities for maintenance. Section 6 "Assessments" establishes the procedures for collection of assessments for each townhome owner. 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	INCLUDED. Exhibit B "Bylaws of Clearfield Townhomes Homeowners Association" outlines the organization of, powers and obligations, and operating practices for the homeowners association with a Board of Directors. Language is provided to outline the powers and duties of the Board of Directors. Section 13.1 "Professional Management" allows the association to be managed by a professional management company with selection by

	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.	the Board of Directors. Section 5 "Maintenance" provides clarification of the responsibility of the association in the maintenance of the 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. Exhibit B "Bylaws of Clearfield Townhomes Homeowners Association" 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. Section 6 "Assessments" outlines the procedure and manner for collection of expenses for the common expenses of the HOA.
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. Section 5 "Maintenance" outlines the process for maintenance and upkeep of the development subject to standards. This section outlines the authority of the Board of Directors to assume the maintenance responsibility over a Lot or Living Unit if the owner is unable or unwilling to maintain such unit. The Board will have the right to levy an individual assessment to recover the cost of the maintenance.
6)	The method and procedure by which the declaration may be amended.	INCLUDED. Exhibit B Section 7 "Amendments to Bylaws" Provides direction for amendments to the declaration and the procedure by which it may be accomplished.

PUBLIC COMMENT

Public notice was posted along property frontage on June 28, 2019. The notice signs will remain in place until the final plat review with the City Council is completed. No public comment has been received to date regarding this project.

CONDITIONS OF APPROVAL

The following conditions of approval shall be addressed by the applicant and shown on a set of revised improvement plans and a final plat prior to the issuance of final land use approval. 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 and the plat has been recorded.

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) The applicant shall record the CC&R's for the homeowner's association with the final subdivision plat.

3) The developer shall install of the public right of way improvements required by the Downtown Clearfield Form-Based Code for the frontages along 200 South and State Street.

4) The final subdivision plat shall dedicate all sidewalk and park strip improvements as part of the public right of ways for 200 South and State Street. All sidewalks required as part of the street improvements shall be located within a public right of way.

5) The subdivision civil and improvement drawings shall be revised to match the final approved site plan drawings once that approval is granted. This includes all streetscape designs, private amenities, landscaping plans, etc.

6) 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.

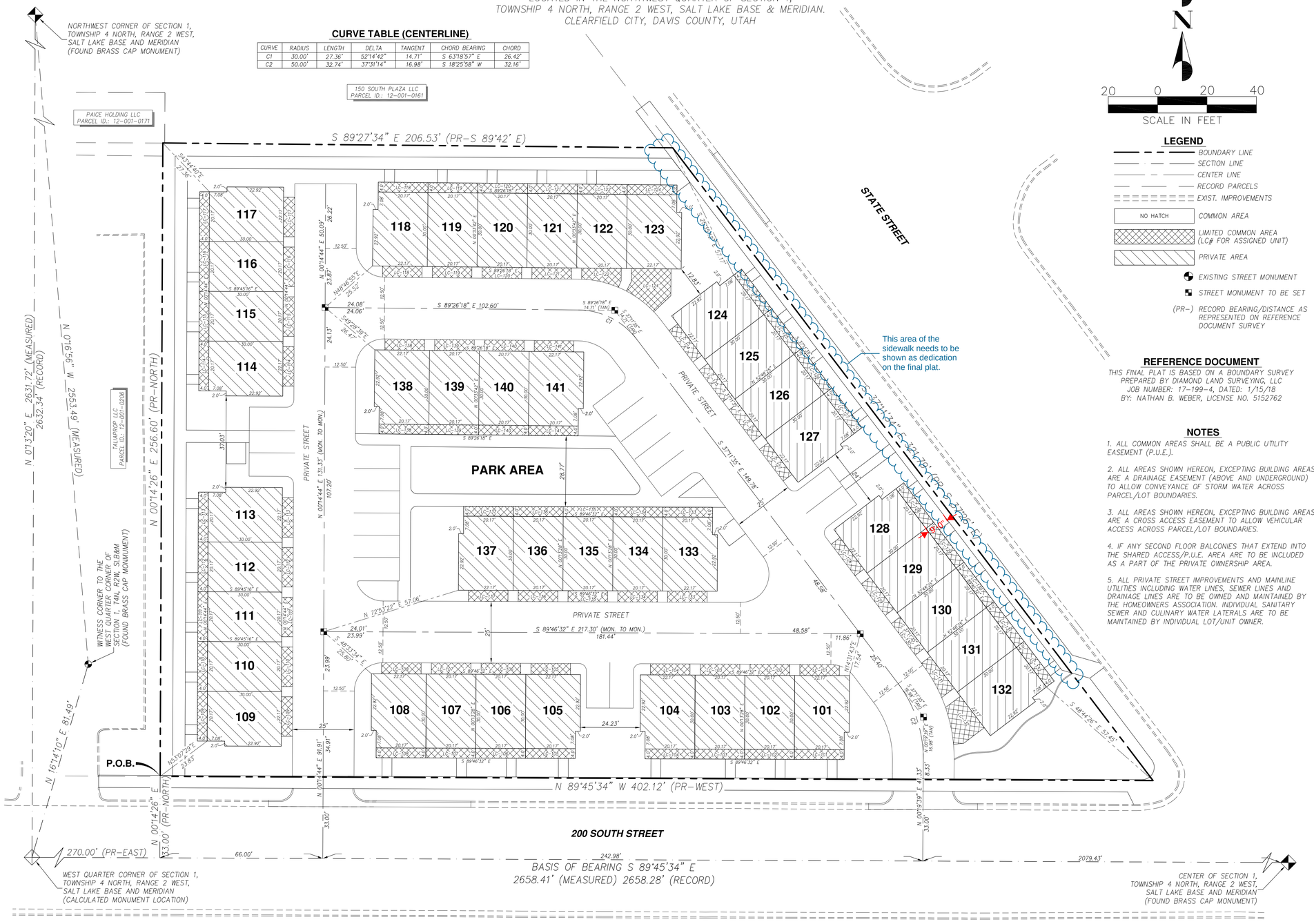
7) An escrow or bond agreement for the public improvements will be subject to approval by the City Engineer and City Attorney and be established prior to any permits being issued for the property or plat being recorded. The financial security shall be established prior to recordation of the Final Plat as outlined in Section 12-4-6 of the Subdivision Ordinance.

ATTACHMENTS

1. Subdivision Plat
2. Demolition Plans
3. Site Plan
4. Utility Plan
5. Drainage Plan
6. Grading Plan
7. Erosion Control Plan
8. City Standard Improvement Details
9. Landscaping and Irrigation Plans
10. Site Plan Review Notice of Decision

MODA CLEARFIELD TOWNHOMES - A PLANNED UNIT DEVELOPMENT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 1,
TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN.
CLEARFIELD CITY, DAVIS COUNTY, UTAH



CURVE TABLE (CENTERLINE)

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	30.00'	27.36'	52°14'42"	14.71'	S 63°18'53" E	26.42'
C2	50.00'	32.74'	37°31'14"	16.98'	S 18°25'58" W	32.16'

20 0 20 40
SCALE IN FEET

LEGEND

- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- RECORD PARCELS
- EXIST. IMPROVEMENTS
- NO HATCH — COMMON AREA
- LIMITED COMMON AREA (LC# FOR ASSIGNED UNIT)
- PRIVATE AREA
- EXISTING STREET MONUMENT
- STREET MONUMENT TO BE SET
- (PR-) RECORD BEARING/DISTANCE AS REPRESENTED ON REFERENCE DOCUMENT SURVEY

REFERENCE DOCUMENT

THIS FINAL PLAT IS BASED ON A BOUNDARY SURVEY PREPARED BY DIAMOND LAND SURVEYING, LLC
JOB NUMBER: 17-199-4, DATED: 1/15/18
BY: NATHAN B. WEBER, LICENSE NO. 5152762

NOTES

1. ALL COMMON AREAS SHALL BE A PUBLIC UTILITY EASEMENT (P.U.E.).
2. ALL AREAS SHOWN HEREON, EXCEPTING BUILDING AREAS, ARE A DRAINAGE EASEMENT (ABOVE AND UNDERGROUND) TO ALLOW CONVEYANCE OF STORM WATER ACROSS PARCEL/LOT BOUNDARIES.
3. ALL AREAS SHOWN HEREON, EXCEPTING BUILDING AREAS, ARE A CROSS ACCESS EASEMENT TO ALLOW VEHICULAR ACCESS ACROSS PARCEL/LOT BOUNDARIES.
4. IF ANY SECOND FLOOR BALCONIES THAT EXTEND INTO THE SHARED ACCESS/P.U.E. AREA ARE TO BE INCLUDED AS A PART OF THE PRIVATE OWNERSHIP AREA.
5. ALL PRIVATE STREET IMPROVEMENTS AND MAINLINE UTILITIES INCLUDING WATER LINES, SEWER LINES AND DRAINAGE LINES ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. INDIVIDUAL SANITARY SEWER AND CULINARY WATER LATERALS ARE TO BE MAINTAINED BY INDIVIDUAL LOT/UNIT OWNER.

SURVEYOR'S CERTIFICATE

I, ROBERT LAW, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR WITH PEPG CONSULTING, LLC, AND THAT I HOLD CERTIFICATE NO. 9679988 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOW AS: MODA CLEARFIELD TOWNHOMES - A PLANNED UNIT DEVELOPMENT AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 200 SOUTH STREET; SAID POINT BEING SOUTH 89°45'34" EAST, ALONG THE SECTION LINE, 270.0 FEET AND NORTH 00°14'26" EAST, 33.00 FEET FROM THE WEST QUARTER CORNER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN; AND RUNNING THENCE NORTH 00°14'26" EAST, 256.60 FEET; THENCE SOUTH 89°27'34" EAST 206.53 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE STREET; THENCE SOUTH 37°11'34" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 321.79 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 200 SOUTH STREET; THENCE NORTH 89°45'34" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 402.12 FEET TO THE POINT OF BEGINNING.

CONTAINS: 1.79 Acres (or 77,872 Sq. Ft.)

ROBERT LAW _____ DATE _____

OWNERS' CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS PLAT, HAVE CAUSED A SURVEY AND THIS PLAT TO BE MADE OF THE PROPERTY AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS, AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. THE UNDERSIGNED OWNER(S) CONSENTS TO RECORDATION OF THIS PLAT (SEE UTILITY DEDICATION BELOW).

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____DAY OF _____, A.D. 20

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF DAVIS }

ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME THE SIGNER OF THE FOREGOING CERTIFICATE AND DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME IN THE CAPACITY INDICATED.

Commission Number _____ Signed (A Notary Public Commissioned in Utah)

Commission Expires _____ Print Name of Notary

UTILITY DEDICATION

THE ABOVE NAMED OWNERS OF THE ABOVE DESCRIBED PARCEL OF LAND DO HEREBY OFFER AND CONVEY TO THE CITY OF CLEARFIELD PERMANENT PUBLIC UTILITY EASEMENTS AND RIGHT-OF-WAYS AS SHOWN BY THE AREAS MARKED "COMMON AND LIMITED COMMON AREA" ON THE PLAT FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES INCLUDING, BUT NOT LIMITED TO SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER, WATER LINE APPURTENANCES, CABLE AND OTHER PUBLIC UTILITIES, TOGETHER WITH THE RIGHT-OF-WAY ACCESS THERETO. IT IS HEREBY UNDERSTOOD THAT ALL UNITS HAVE A CROSS-EASEMENT THROUGH EACH OTHER FOR THE PLACEMENT OF NECESSARY UTILITIES TO SERVE ADJACENT UNITS. IF THE ABOVE EASEMENT IS NOT UTILIZED DURING INITIAL CONSTRUCTION FOR FIRST OCCUPANCY, THE EASEMENT SHALL BE DEEMED VACATED.

RESERVATION OF COMMON AREAS

BY RECORDING THIS PLAT, THE ABOVE NAMED OWNERS HAVE DESIGNATED CERTAIN AREAS OF LAND AS COMMON AREA INTENDED FOR USE BY CERTAIN OF THE OWNER(S) IN MODA CLEARFIELD TOWNHOMES, A PLANNED RESIDENTIAL DEVELOPMENT, FOR INGRESS, EGRESS, RECREATION, AND OTHER RELATED ACTIVITIES (AND NOT FOR USE BY THE GENERAL PUBLIC) FOR THE COMMON USE AND ENJOYMENT OF SUCH OWNERS AS MORE FULLY PROVIDED IN THE DECLARATION OF PROTECTIVE EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS APPLICABLE TO MODA CLEARFIELD TOWNHOMES, A PLANNED UNIT DEVELOPMENT.

MODA CLEARFIELD TOWNHOMES
A PLANNED UNIT DEVELOPMENT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 1,
TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN.
CLEARFIELD CITY, DAVIS COUNTY, UTAH

PREPARED BY:

PEPG CONSULTING L.L.C.
9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551

DATE: MAY 28, 2019 | FILE: 1041.1819\dwg\plat-01

CITY ATTORNEY'S APPROVAL

APPROVED THIS_____ DAY OF_____ 20____,
BY THE CLEARFIELD CITY ATTORNEY

_____
CLEARFIELD CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS_____ DAY OF_____ 20____,
BY THE CLEARFIELD CITY PLANNING COMMISSION.

_____
CHAIRMAN, CLEARFIELD CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

APPROVED THIS_____ DAY OF_____ 20____,
BY THE CLEARFIELD CITY ENGINEER.

_____
CLEARFIELD CITY ENGINEER

CITY COUNCIL APPROVAL

APPROVED THIS_____ DAY OF_____ 20____, BY THE CLEARFIELD CITY COUNCIL.

ATTEST: _____ _____
CLEARFIELD CITY RECORDER CLEARFIELD CITY MAYOR

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR RECORD & RECORDED THIS _____ DAY OF _____ 20____, AT

TIME _____ IN BOOK _____ OF OFFICIAL RECORDS PAGE _____

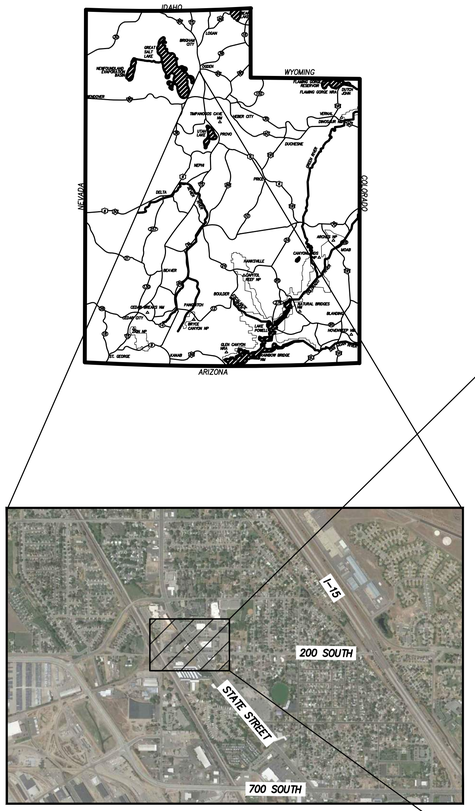
_____
DAVIS COUNTY RECORDER

REVISIONS			
	DESCRIPTION	DATE	SHEETS AFFECTED

MODA CLEARFIELD TOWNHOMES
200 SOUTH STATE STREET
CLEARFIELD, UT

LOCATED IN THE EAST
HALF OF SECTION 1,
TOWNSHIP 4 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN

INDEX OF SHEETS	
C0.0	TITLE SHEET
C1.0	DEMOLITION PLAN
C2.0	SITE PLAN
C3.0	UTILITY PLAN
C4.0~C4.1	DRAINAGE PLAN
C5.0	GRADING PLAN
C6.0	10+00~12+92 PLAN/PROFILE
C6.1	20+00~22+17 PLAN/PROFILE
C6.2	30+00~33+58 PLAN/PROFILE
C7.0–C7.1	EROSION CONTROL PLAN AND DETAILS
C8.0–C8.2	TYPICAL SECTIONS AND DETAILS





VICINITY MAP
NOT TO SCALE

ENGINEER
PEPG CONSULTING, L.L.C.
CONTACT: RYAN KITCHEN (PROJECT ENGINEER)
AT (801) 562–2521

ENGINEER/LAND SURVEYOR
DIAMOND LAND SURVEYING, L.L.C.
CONTACT: NATHAN WEBER
AT (801) 266–5099

CLIENT
JF CAPITAL
1148 W LEGACY CROSSING BLVD, SUITE 400
CENTERVILLE, UT 84014
PH: (801) 335–8500
CONTACT: BROCK LOOMIS
PH:(801) 814–1914

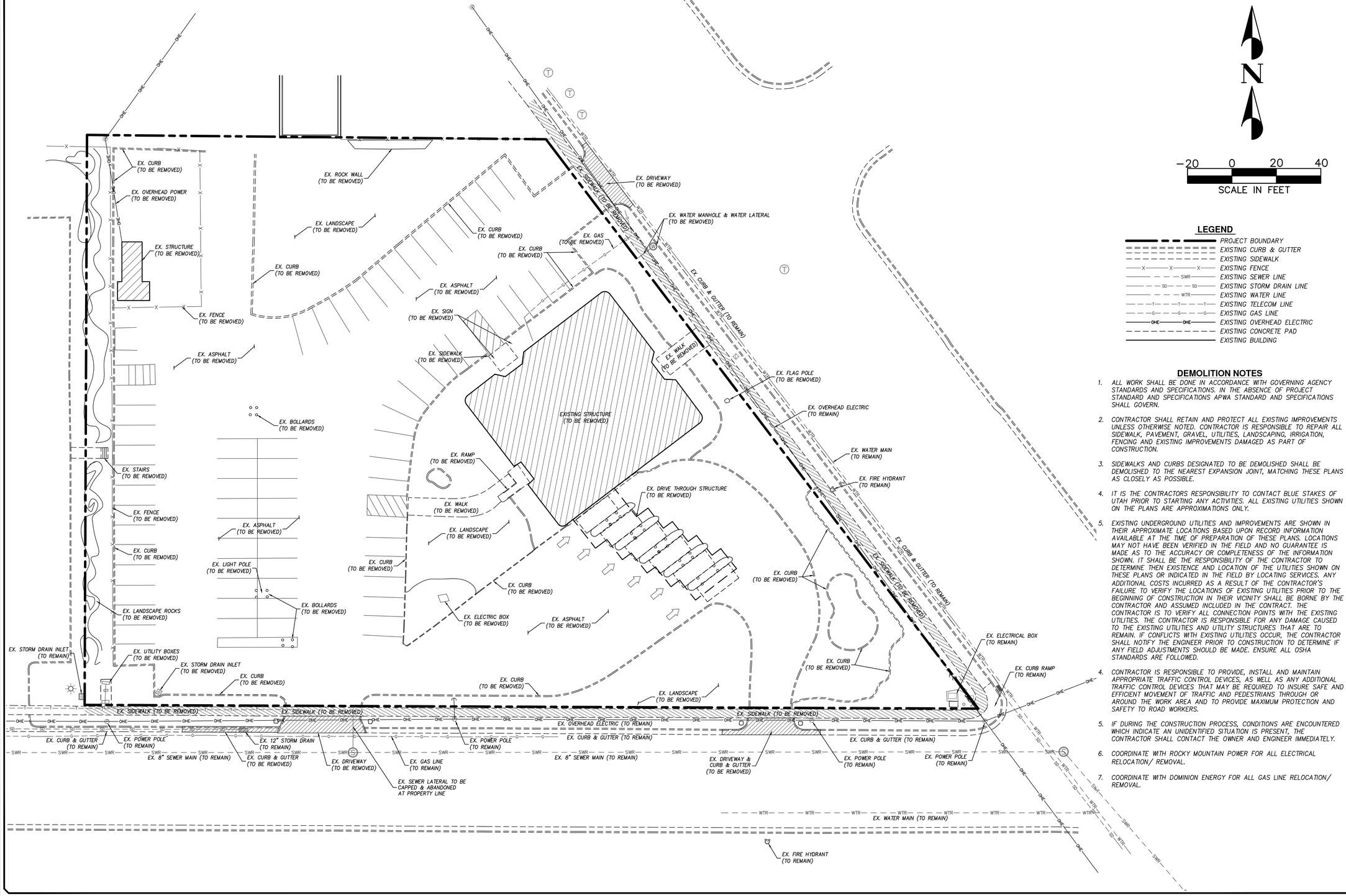
REGISTERED PROFESSIONAL ENGINEER
No. 7544732
RYAN KITCHEN
6-3-19
STATE OF UTAH

Blue Stakes of UTAH811
Bluestakes.org

PEPG CONSULTING L.L.C.
9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562–2521 • FAX: (801) 562–2551

CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT
GEOTECHNICAL • MATERIALS TESTING • INSPECTIONS

DATE:	PROJECT:	FILE:	SHEET NO.
JUNE 3, 2019	1041.1819\DWG	DWG\TITLE-01	C0.0



N

−20 0 20 40

SCALE IN FEET

LEGEND

- PROJECT BOUNDARY
- EXISTING CURB & GUTTER
- EXISTING SIDEWALK
- EXISTING FENCE
- EXISTING SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING WATER LINE
- EXISTING TELECOM LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING CONCRETE PAD
- EXISTING BUILDING

DEMOLITION NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH GOVERNING AGENCY STANDARDS AND SPECIFICATIONS. IN THE ABSENCE OF PROJECT STANDARD AND SPECIFICATIONS APWA STANDARD AND SPECIFICATIONS SHALL GOVERN.
2. CONTRACTOR SHALL RETAIN AND PROTECT ALL EXISTING IMPROVEMENTS UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL SIDEWALK, PAVEMENT, GRAVEL, UTILITIES, LANDSCAPING, IRRIGATION, FENCING AND EXISTING IMPROVEMENTS DAMAGED AS PART OF CONSTRUCTION.
3. SIDEWALKS AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.
4. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT BLUE STAKES OF UTAH PRIOR TO STARTING ANY ACTIVITIES. ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATIONS ONLY.
5. 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 THEN 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. ENSURE ALL OSHA STANDARDS ARE FOLLOWED.
6. CONTRACTOR IS RESPONSIBLE TO PROVIDE, INSTALL AND MAINTAIN APPROPRIATE TRAFFIC CONTROL DEVICES, AS WELL AS ANY ADDITIONAL TRAFFIC CONTROL DEVICES THAT MAY BE REQUIRED TO INSURE SAFE AND EFFICIENT MOVEMENT OF TRAFFIC AND PEDESTRIANS THROUGH OR AROUND THE WORK AREA AND TO PROVIDE MAXIMUM PROTECTION AND SAFETY TO ROAD WORKERS.
7. IF DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH INDICATE AN UNIDENTIFIED SITUATION IS PRESENT, THE CONTRACTOR SHALL CONTACT THE OWNER AND ENGINEER IMMEDIATELY.
8. COORDINATE WITH ROCKY MOUNTAIN POWER FOR ALL ELECTRICAL RELOCATION/ REMOVAL.
9. COORDINATE WITH DOMINION ENERGY FOR ALL GAS LINE RELOCATION/ REMOVAL.

NO.	DESCRIPTION	DATE	APP'D

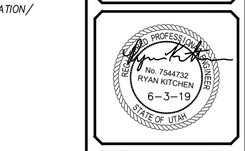
ORIG. DATE: 7/18
SURVEY BY: DIAMOND L.S.
DRAWN BY: TRC/RTD
DESIGNED BY: TRC/RTD
CHECKED BY: RLK
SCALE: 1"=20'

PEPG CONSULTING L.L.C.
9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551
CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT
GEOTECHNICAL • MATERIALS TESTING • INSPECTIONS

MODA CLEARFIELD TOWNHOMES
DEMO PLAN
180 SOUTH STATE STREET
CLEARFIELD, UT 84015

JUNE 3, 2019 — LAST REVISED
1041.1819 — PROJECT NUMBER
DWG\DEMO-01 — DRAWING FILE

CLEARFIELD
CITY



SHEET NO. C1.0





LEGEND

- EXISTING CURB & GUTTER
- EXISTING SIDEWALK
- EXISTING FENCE
- EXISTING EDGE OF ASPHALT
- EXISTING OVERHEAD ELECTRIC
- EXISTING CONCRETE PAD
- PROPOSED CURB & GUTTER
- PROPOSED CENTER LINE
- PROPOSED SIDEWALK
- PROPOSED CONCRETE PAD
- PROPOSED BUILDING PAD
- PROJECT BOUNDARY

SITE NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH CLEARFIELD CITY STANDARDS AND SPECIFICATIONS. IN THE ABSENCE OF PROJECT STANDARD AND SPECIFICATIONS APWA STANDARD AND SPECIFICATIONS SHALL GOVERN.
2. CONTRACTOR SHALL RETAIN AND PROTECT ALL EXISTING IMPROVEMENTS UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL SIDEWALK, PAVEMENT, GRAVEL, UTILITIES, LANDSCAPING, IRRIGATION, FENCING AND EXISTING IMPROVEMENTS DAMAGED AS PART OF CONSTRUCTION.
3. ALL WORK SHALL COMPLY WITH THE PROJECT PLANS, PROJECT SPECIFICATIONS, AND PROJECT GEOTECHNICAL ENGINEERING REPORT, WHICHEVER IS THE MOST STRINGENT.
4. ALL STRIPING, PAVEMENT MARKINGS, AND SIGNAGE TO COMPLY WITH THE CURRENT M.U.T.C.D. EDITION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES OR LOCAL CODE, WHICHEVER IS MORE STRINGENT.
5. CONTRACTOR IS RESPONSIBLE FOR PERFORMING WORK ON OR ADJACENT TO A PUBLIC ROAD TO PROVIDE, INSTALL, AND MAINTAIN APPROPRIATE TRAFFIC CONTROL DEVICES, AS WELL AS ANY ADDITIONAL TRAFFIC CONTROL DEVICES THAT MAY BE REQUIRED TO INSURE SAFE AND EFFICIENT MOVEMENT OF TRAFFIC AND PEDESTRIANS THROUGH OR AROUND THE WORK AREA AND TO PROVIDE MAXIMUM PROTECTION AND SAFETY TO ROAD WORKERS.
6. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT ENGINEER FOR CLARIFICATION.
7. DETERIORATED DAMAGED OR MISSING SURFACE IMPROVEMENTS SURROUNDING THE PERIMETER OF THE DEVELOPMENT SHALL BE REPLACED OR INSTALLED DURING CONSTRUCTION.
8. ALL DRIVEWAYS AND STREETS ARE PRIVATE.

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 7/18
SURVEY BY: DIAMOND L.S.
DRAWN BY: TRC/RTD
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SCALE: 1"=20'

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CIVIL ENGINEERING - LAND SURVEYING - PROJECT MANAGEMENT
GEOTECHNICAL - MATERIALS TESTING - INSPECTIONS

MODA CLEARFIELD TOWNHOMES

SITE PLAN

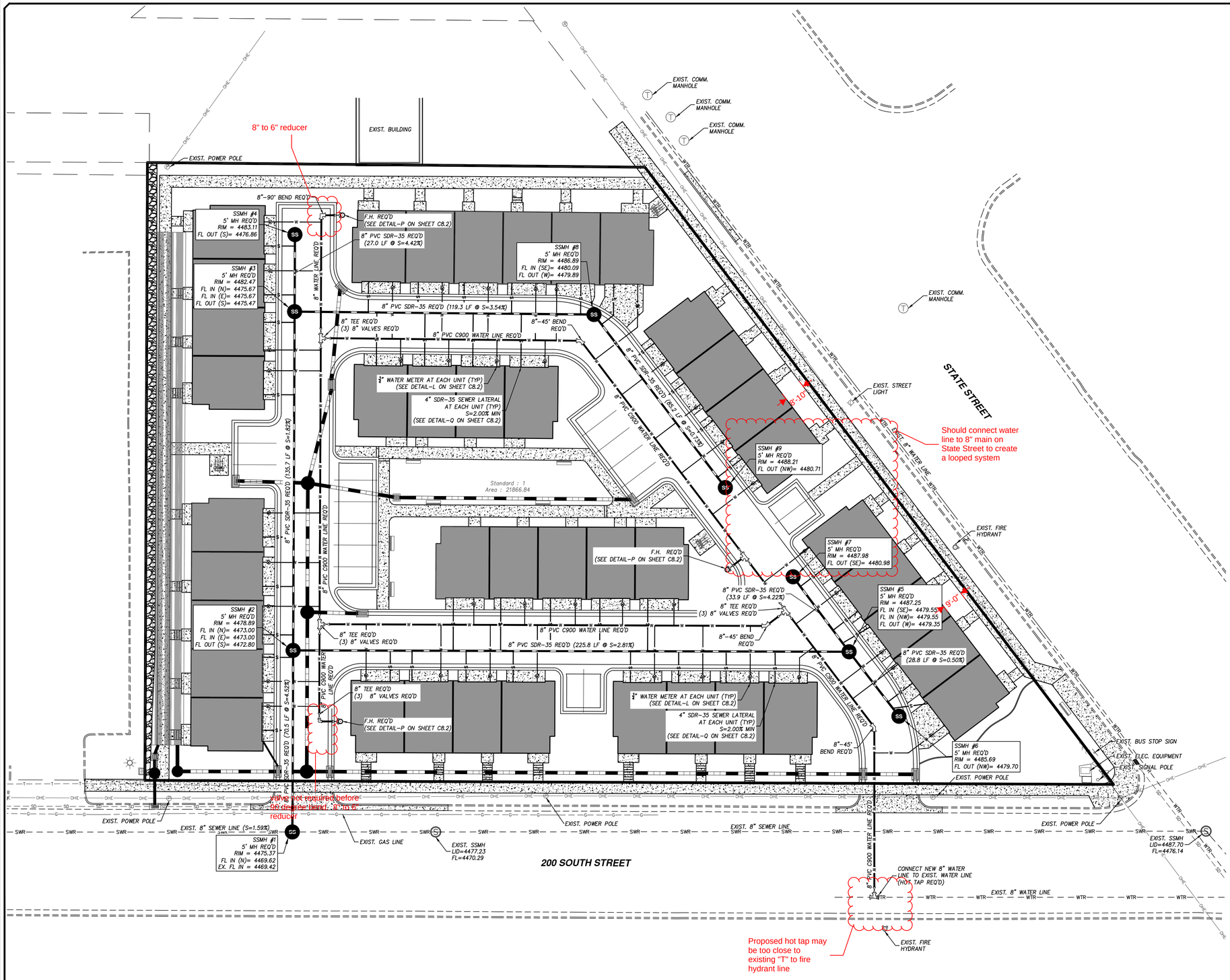
180 SOUTH STATE STREET
CLEARFIELD, UT 84015

JUNE 3, 2019 — LAST REVISED
1041.1819 — PROJECT NUMBER
DWG\SITE-01 — DRAWING FILE

CLEARFIELD

PROFESSIONAL ENGINEER
No. 7544732
RYAN KITCHEN
6-3-19
STATE OF UTAH

SHEET NO. **C2.0**



20 0 20 40

SCALE IN FEET

LEGEND

- PROJECT BOUNDARY
- SURROUNDING PARCEL LINE
- PROPOSED 2.0' MODIFIED CURB & GUTTER
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED STORM DRAIN LINE
- EXISTING CURB & GUTTER
- EXISTING SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING WATER LINE
- EXISTING TELEPHONE LINE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRICAL
- EXISTING OVERHEAD ELECTRIC

NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH GOVERNING AGENCY STANDARDS AND SPECIFICATIONS. IN THE ABSENCE OF PROJECT STANDARD AND SPECIFICATIONS APWA STANDARD AND SPECIFICATIONS SHALL GOVERN.
2. ALL WORK SHALL COMPLY WITH THE PROJECT PLANS, PROJECT SPECIFICATIONS, AND PROJECT GEOTECHNICAL ENGINEERING REPORT, WHICHEVER IS THE MOST STRINGENT.
3. CONTRACTOR SHALL RETAIN AND PROTECT ALL EXISTING IMPROVEMENTS UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL SIDEWALK, PAVEMENT, GRAVEL, UTILITIES, LANDSCAPING, IRRIGATION, FENCING AND EXISTING IMPROVEMENTS DAMAGED AS PART OF CONSTRUCTION.
4. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT BLUE STAKES OF UTAH PRIOR TO STARTING ANY ACTIVITIES. ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATIONS ONLY.
5. 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 THEN 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. ENSURE ALL OSHA STANDARDS ARE FOLLOWED.
6. IF DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH INDICATE AN UNIDENTIFIED SITUATION IS PRESENT, THE CONTRACTOR SHALL CONTACT THE OWNER AND ENGINEER IMMEDIATELY.
7. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN CONTACT THE ENGINEER FOR CLARIFICATION.
8. 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.
9. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 7/18
SURVEY BY: PEPG CREW
DRAWN BY: TRC/RTD
DESIGNED BY: TRC/RTD
CHECKED BY: RLK
SCALE: 1"=20'

PEPG CONSULTING L.L.C.
9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551
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MODA CLEARFIELD TOWNHOMES

UTILITY PLAN

180 SOUTH STATE STREET
CLEARFIELD, UT 84015

DWG\UTILITY-01
DRAWING FILE

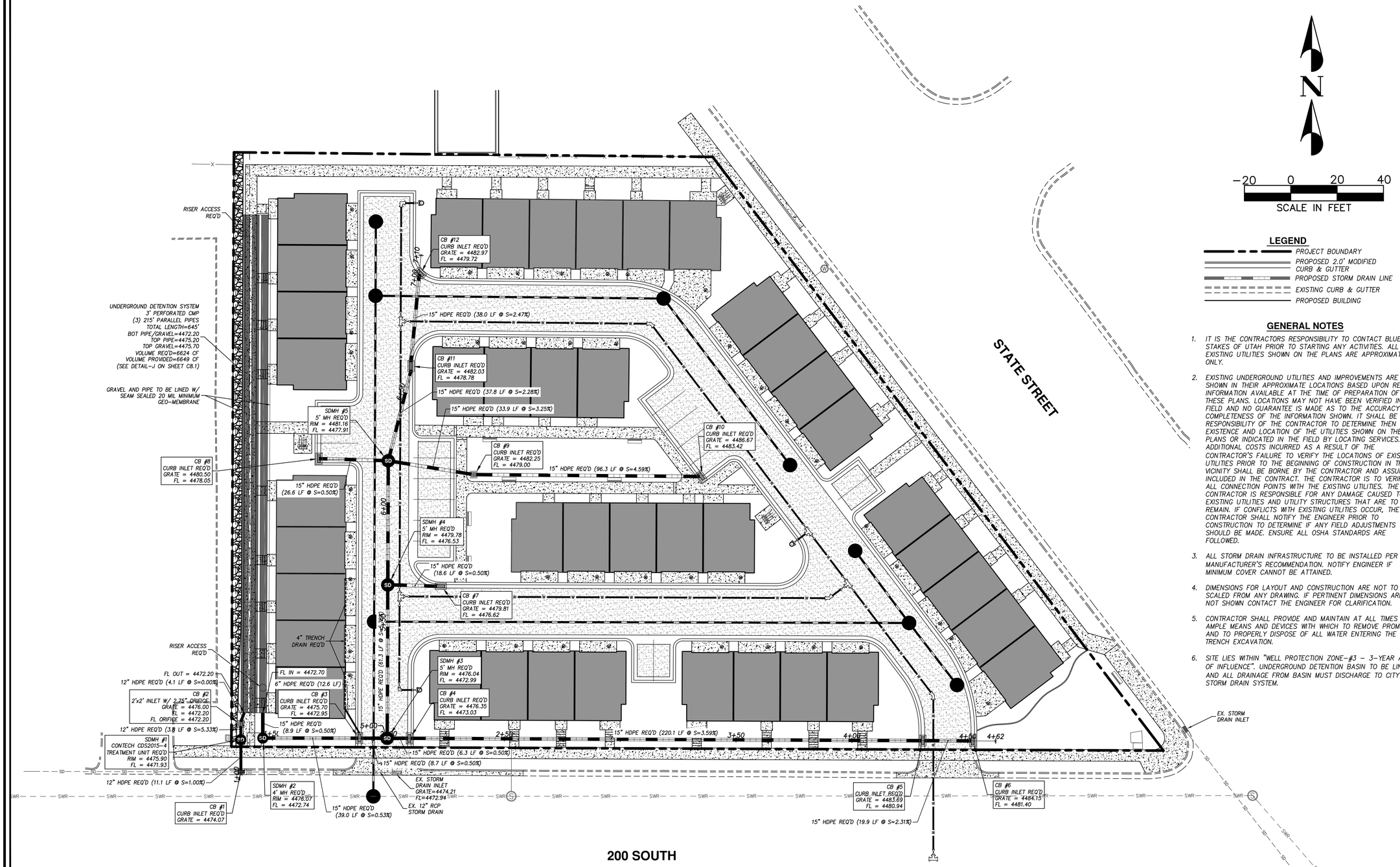
1041.1619
PROJECT NUMBER

JUNE 3, 2019
LAST REVISED

CLEARFIELD CITY



SHEET NO. C3.0



LEGEND

- PROJECT BOUNDARY
- PROPOSED 2.0' MODIFIED CURB & GUTTER
- PROPOSED STORM DRAIN LINE
- EXISTING CURB & GUTTER
- PROPOSED BUILDING

GENERAL NOTES

1. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT BLUE STAKES OF UTAH PRIOR TO STARTING ANY ACTIVITIES. ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATIONS ONLY.
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 THEN 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. ENSURE ALL OSHA STANDARDS ARE FOLLOWED.
3. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATION. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
4. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN CONTACT THE ENGINEER FOR CLARIFICATION.
5. 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.
6. SITE LIES WITHIN "WELL PROTECTION ZONE–#3 – 3–YEAR AREA OF INFLUENCE". UNDERGROUND DETENTION BASIN TO BE LINED AND ALL DRAINAGE FROM BASIN MUST DISCHARGE TO CITY'S STORM DRAIN SYSTEM.

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 7/18
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PEPG CONSULTING L.L.C.
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PHONE: (801) 562-2521 • FAX: (801) 562-2551
CIVIL ENGINEERING - LAND SURVEYING - PROJECT MANAGEMENT
GEOTECHNICAL - MATERIALS TESTING - INSPECTIONS

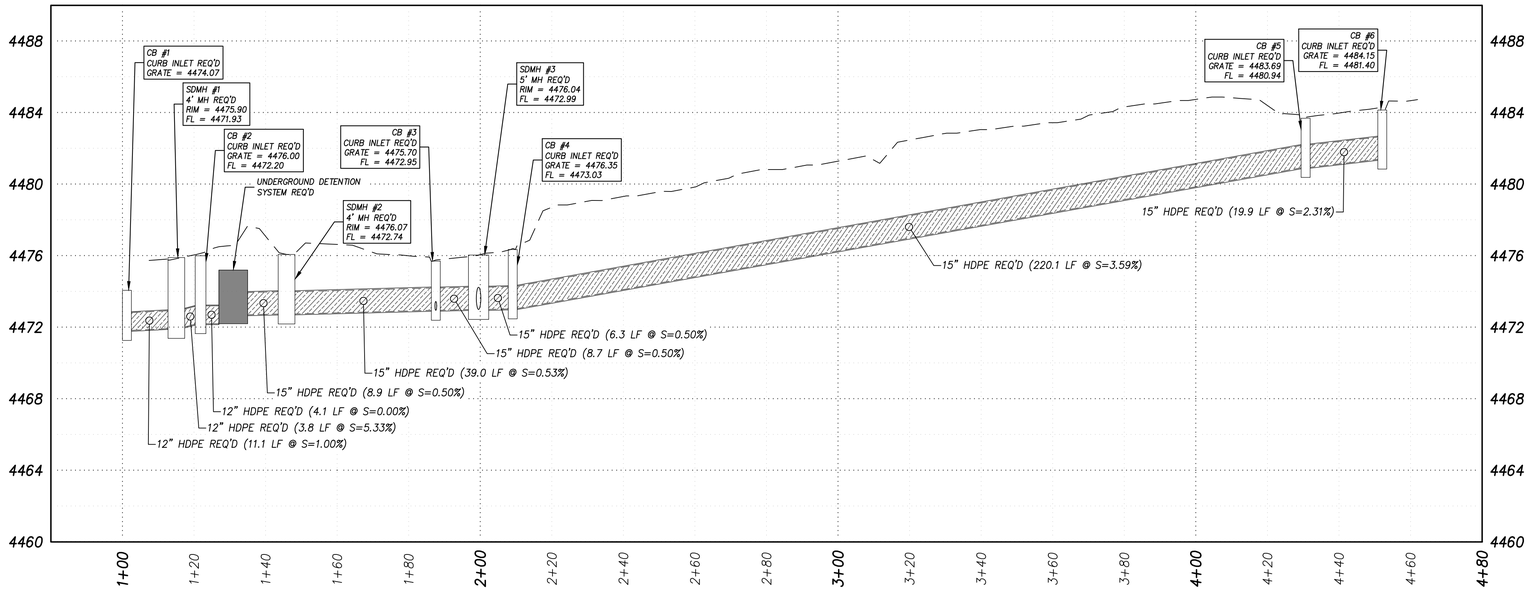
MODA CLEARFIELD TOWNHOMES
DRAINAGE PLAN
180 SOUTH STATE STREET
CLEARFIELD, UT 84015

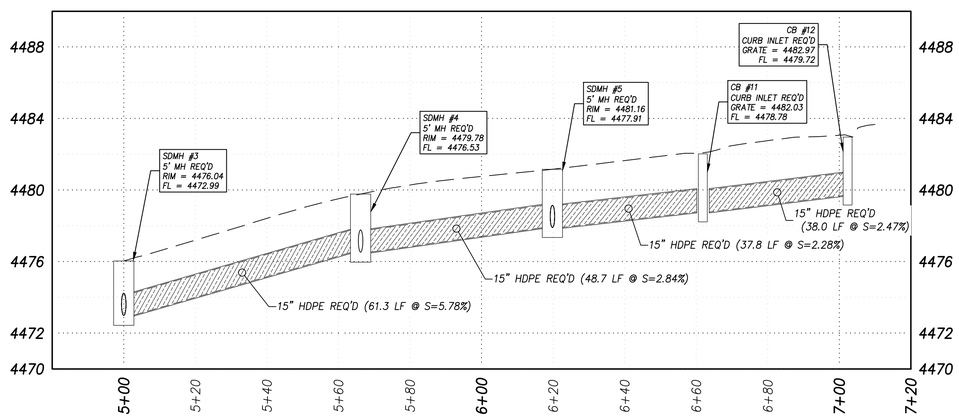
JUNE 3, 2019 — LAST REVISED
1041.1819 — PROJECT NUMBER
DWG\DRAINAGE-01 — DRAWING FILE

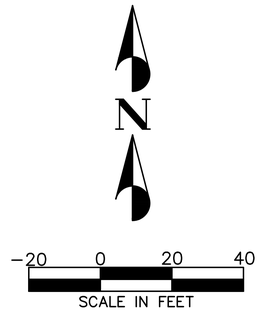
CLEARFIELD CITY

REGISTERED PROFESSIONAL ENGINEER
No. 7544732
RYAN KITCHEN
6-3-19
STATE OF UTAH

SHEET NO. **C4.0**







NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 7/18
SURVEY BY: PEPG CREW
DRAWN BY: TRC/RTD
DESIGNED BY: TRC/RTD
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SCALE: 1"=20'

PEPG CONSULTING L.L.C.
9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551
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GEOTECHNICAL • MATERIALS TESTING • INSPECTIONS

MODA CLEARFIELD TOWNHOMES

PLAN & PROFILE - DRAINAGE

180 SOUTH STATE STREET
CLEARFIELD, UT 84015

JUNE 3, 2019 — LAST REVISED
1041.1819 — PROJECT NUMBER
DWG\DRAINAGE-01 — DRAWING FILE

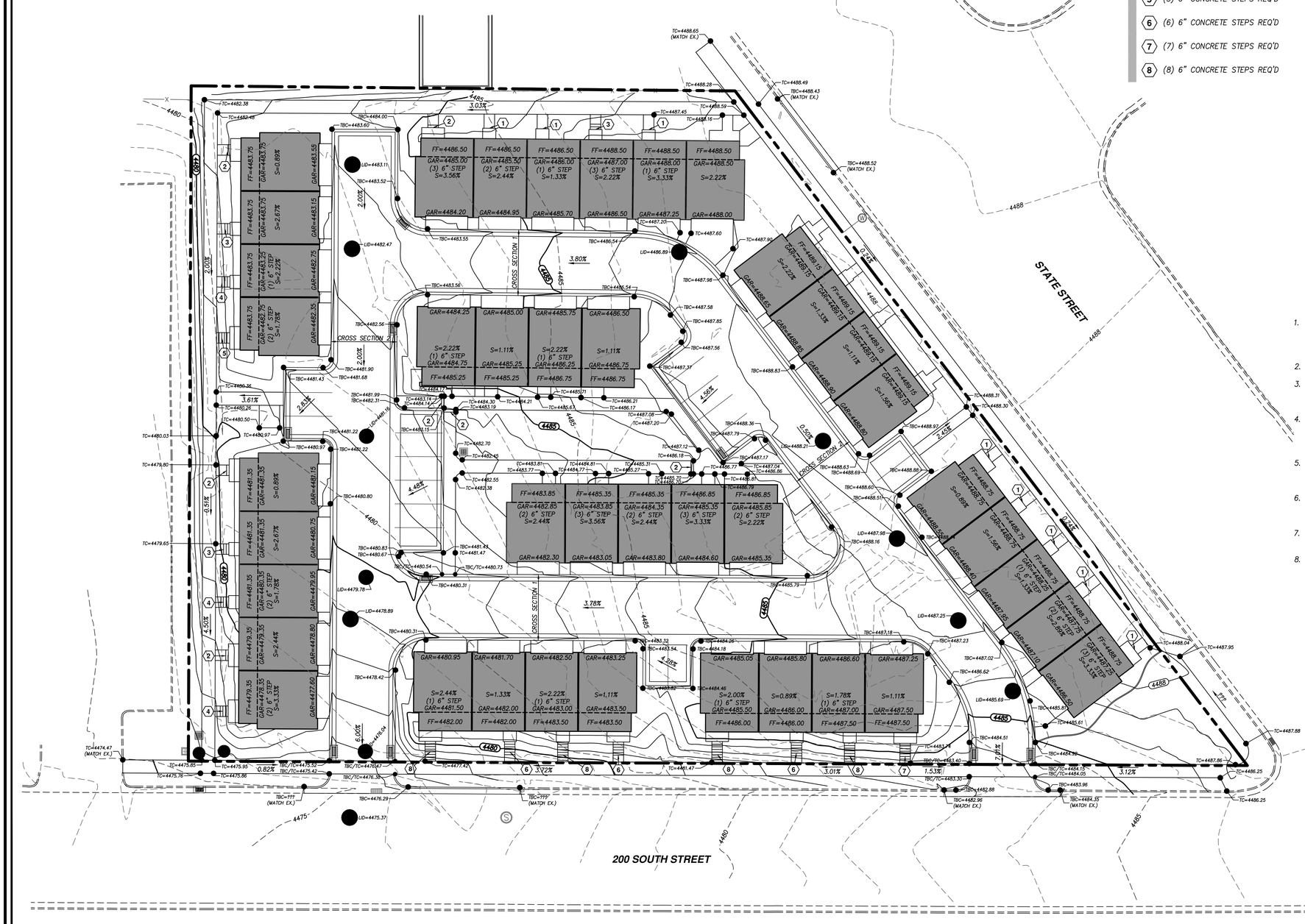
CLEARFIELD CITY



SHEET NO. **C4.1**

KEYNOTE LEGEND

1. (1) 6" CONCRETE STEP REQ'D
2. (2) 6" CONCRETE STEPS REQ'D
3. (3) 6" CONCRETE STEPS REQ'D
4. (4) 6" CONCRETE STEPS REQ'D
5. (5) 6" CONCRETE STEPS REQ'D
6. (6) 6" CONCRETE STEPS REQ'D
7. (7) 6" CONCRETE STEPS REQ'D
8. (8) 6" CONCRETE STEPS REQ'D



N

−20 0 20 40

SCALE IN FEET

LEGEND

- 5200 — EXISTING 5' CONTOUR
- 5201 — EXISTING 1' CONTOUR
- EXISTING CURB & GUTTER
- 5200 PROPOSED 5' CONTOUR
- 5201 PROPOSED 1' CONTOUR
- PROPOSED SIDEWALK
- PROPOSED BUILDING
- PROJECT BOUNDARY
- PROPOSED CURB & GUTTER
- PROPOSED SAWCUT LINE
- FF = FINISHED FLOOR ELEVATION
- TBC = TOP BACK OF CURB
- FG = FINISHED GRADE
- TC = TOP OF CONCRETE
- LID = CENTER OF LID ELEVATION

GRADING NOTES

1. CONTRACTOR SHALL RETAIN AND PROTECT ALL EXISTING IMPROVEMENTS UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL SIDEWALK, PAVEMENT, GRAVEL, UTILITIES, LANDSCAPING, IRRIGATION, FENCING AND EXISTING IMPROVEMENTS DAMAGED AS PART OF CONSTRUCTION.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND SPECIFICATIONS.
3. ALL WORK SHALL COMPLY WITH THE PROJECT PLANS, PROJECT SPECIFICATIONS, AND PROJECT GEOTECHNICAL ENGINEERING REPORT, WHICHEVER IS THE MOST STRINGENT.
4. 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.
5. THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
6. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT BLUE STAKES OF UTAH PRIOR TO STARTING ANY ACTIVITIES. ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATIONS ONLY.
7. CONTRACTOR SHALL ENSURE FINISHED GRADE SLOPES AWAY FROM ALL STRUCTURES ACCORDING TO BUILDING CODES AND AS SHOWN ON THIS PLAN.
8. FOR TYPICAL CROSS SECTION DETAILS 1 & 2 SEE DETAIL–A ON SHEET C7.0.

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 7/18
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CIVIL ENGINEERING · LAND SURVEYING · PROJECT MANAGEMENT
GEOTECHNICAL · MATERIALS TESTING · INSPECTIONS

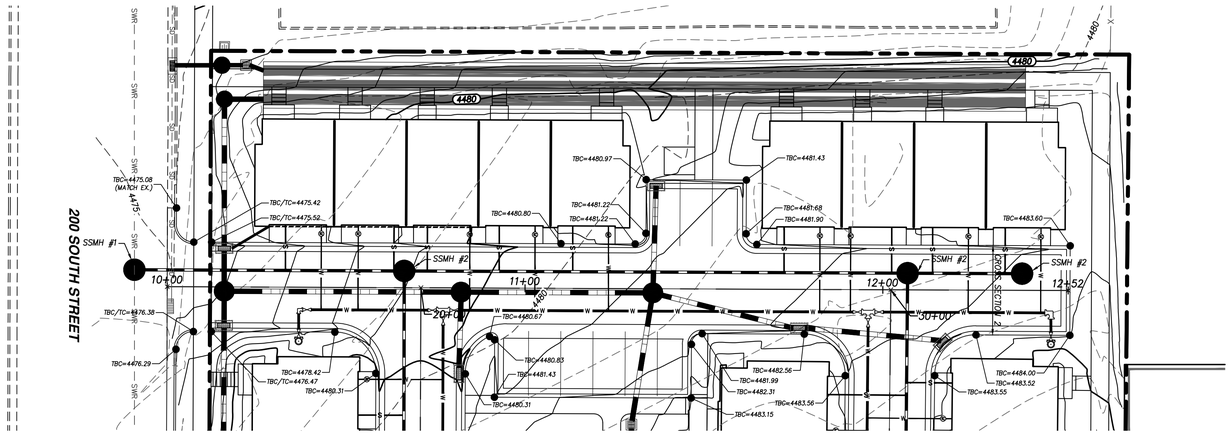
MODA CLEARFIELD TOWNHOMES
GRADING PLAN
180 SOUTH STATE STREET
CLEARFIELD, UT 84015

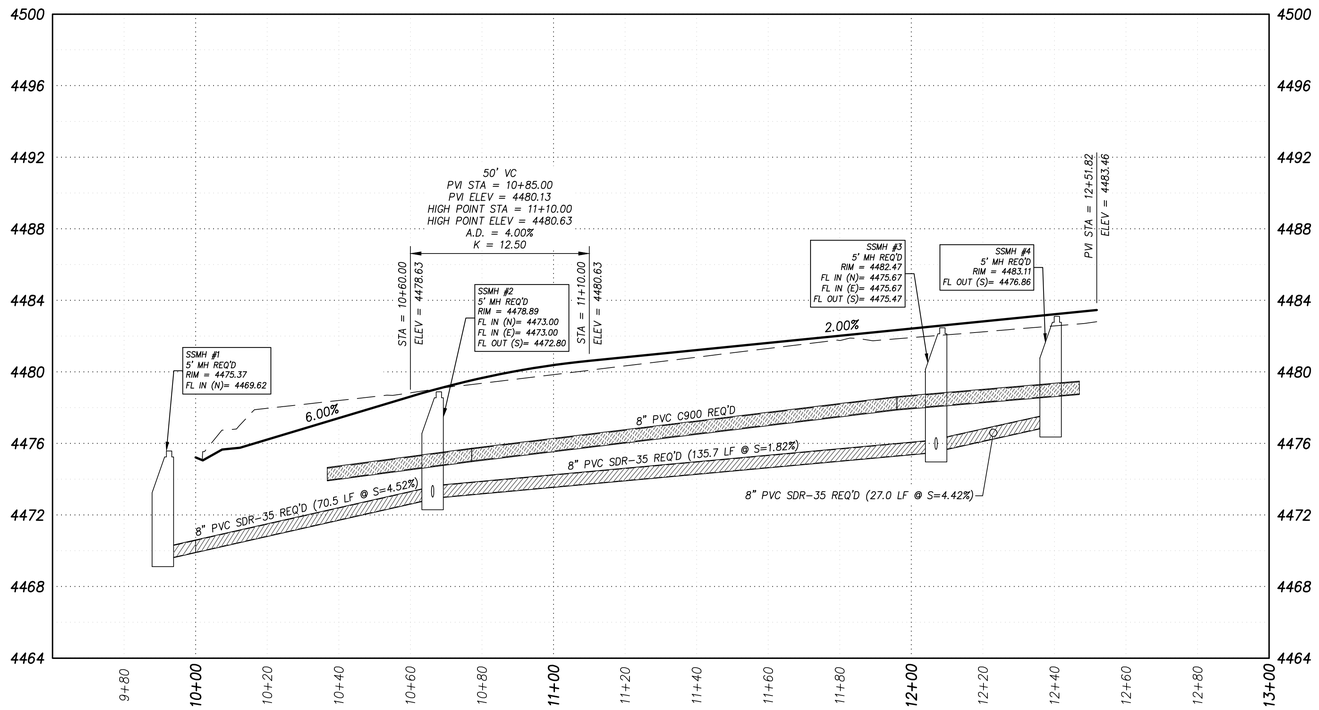
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DRAWING FILE
JUNE 3, 2019
LAST REVISED
1041.1819
PROJECT NUMBER

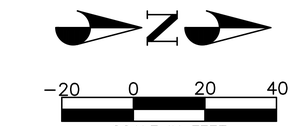
CLEARFIELD CITY

REGISTERED PROFESSIONAL ENGINEER
No. 7544732
RYAN KITCHEN
6-3-19
STATE OF UTAH

SHEET NO. **C5.0**







LEGEND

- 5200 — EXISTING 5' CONTOUR
- 5201 — EXISTING 1' CONTOUR
- EXISTING CURB & GUTTER
- 5200 — PROPOSED 5' CONTOUR
- 5201 — PROPOSED 1' CONTOUR
- PROPOSED SIDEWALK
- PROPOSED BUILDING
- PROJECT BOUNDARY
- PROPOSED CURB & GUTTER
- PROPOSED SAWCUT LINE

FF = FINISHED FLOOR ELEVATION
TBC = TOP BACK OF CURB
FG = FINISHED GRADE
TC = TOP OF CONCRETE
LID = CENTER OF LID ELEVATION

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 6-4-19
SURVEY BY: DIAMOND L.S.
DRAWN BY: TRC/RTD
DESIGNED BY: TRC/RTD
CHECKED BY: RLK
SCALE: 1"=20'

PEPG CONSULTING L.L.C.
9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551
CIVIL ENGINEERING - LAND SURVEYING - PROJECT MANAGEMENT
GEOTECHNICAL - MATERIALS TESTING - INSPECTIONS

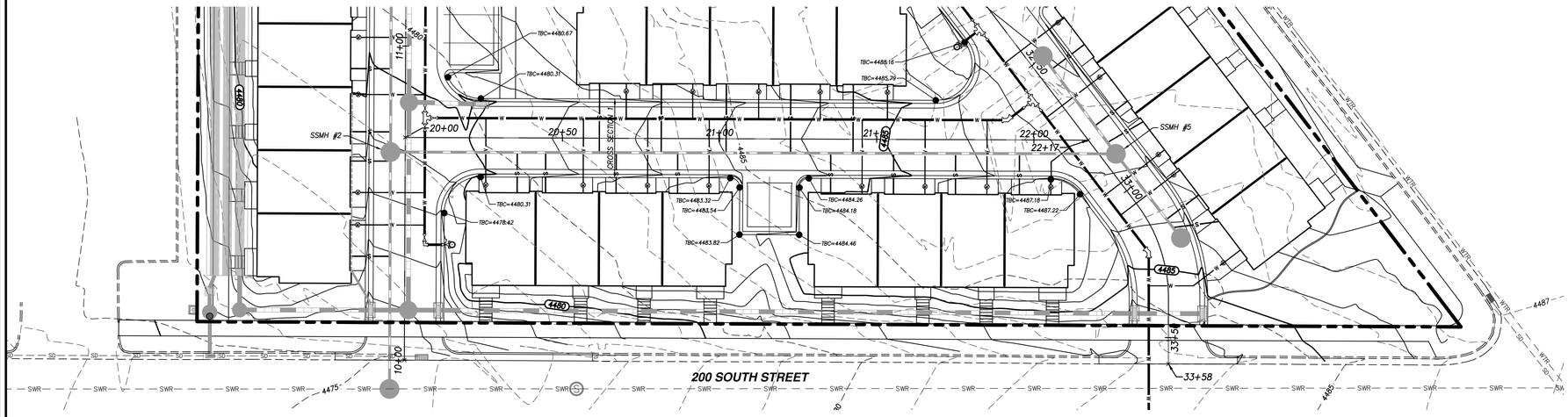
MODA CLEARFIELD TOWNHOMES
10+00~12+92 PLAN/PROFILE
180 SOUTH STATE STREET
CLEARFIELD, UT 84015

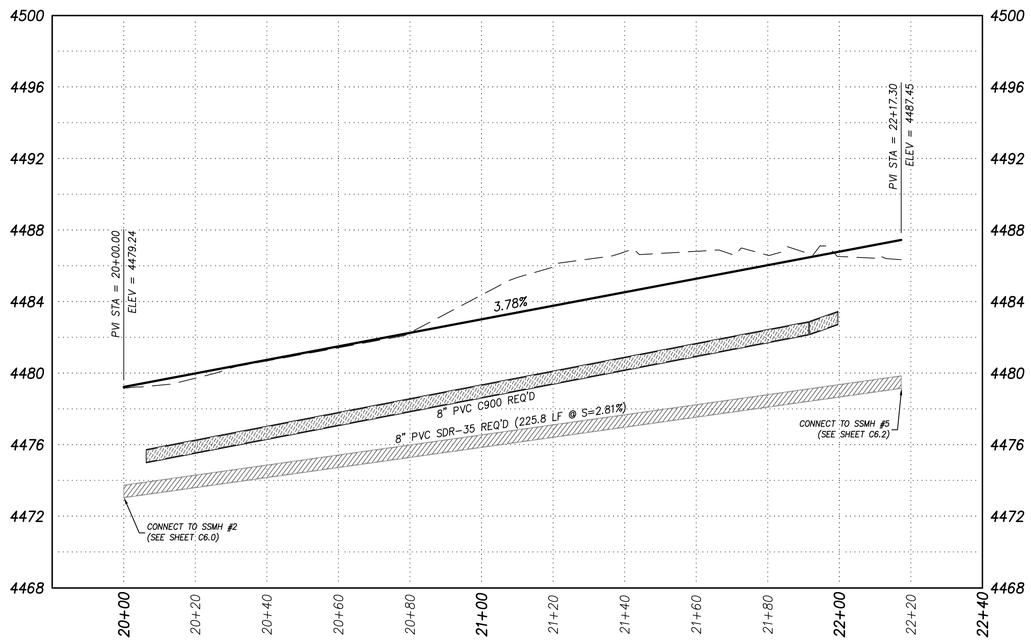
JUNE 3, 2019 — LAST REVISED
1041.1819 — PROJECT NUMBER
DWG\PLPRO-01 — DRAWING FILE

CLEARFIELD CITY



SHEET NO. C6.0





N

−20 0 20 40

SCALE IN FEET

LEGEND

- EXISTING 5' CONTOUR (5200)
- EXISTING 1' CONTOUR (5201)
- EXISTING CURB & GUTTER
- PROPOSED 5' CONTOUR (5200)
- PROPOSED 1' CONTOUR (5201)
- PROPOSED SIDEWALK
- PROPOSED BUILDING
- PROJECT BOUNDARY
- PROPOSED CURB & GUTTER
- PROPOSED SAWCUT LINE

FF = FINISHED FLOOR ELEVATION
TBC = TOP BACK OF CURB
FG = FINISHED GRADE
TC = TOP OF CONCRETE
LID = CENTER OF LID ELEVATION

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 6-4-19
SURVEY BY: DIAMOND L.S.
DRAWN BY: TRC/RTD
DESIGNED BY: TRC/RTD
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SCALE: 1"=20'

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CIVIL ENGINEERING - LAND SURVEYING - PROJECT MANAGEMENT
GEOTECHNICAL - MATERIALS TESTING - INSPECTIONS

MODA CLEARFIELD TOWNHOMES
20+00~22+17 PLAN/PROFILE
180 SOUTH STATE STREET
CLEARFIELD, UT 84015

JUNE 3, 2019 — LAST REVISED
1041.1819 — PROJECT NUMBER
DWG\ VLPRO-02
DRAWING FILE

CLEARFIELD
CITY

REGISTERED PROFESSIONAL ENGINEER
No. 7544732
RYAN KITCHEN
6-3-19
STATE OF UTAH

SHEET NO. C6.1

−20 0 20 40

SCALE IN FEET

LEGEND

- 5200 — EXISTING 5' CONTOUR
- 5201 — EXISTING 1' CONTOUR
- EXISTING CURB & GUTTER
- 5200 — PROPOSED 5' CONTOUR
- 5201 — PROPOSED 1' CONTOUR
- PROPOSED SIDEWALK
- PROPOSED BUILDING
- PROJECT BOUNDARY
- PROPOSED CURB & GUTTER
- PROPOSED SAWCUT LINE

FF = FINISHED FLOOR ELEVATION
TBC = TOP BACK OF CURB
FG = FINISHED GRADE
TC = TOP OF CONCRETE
LID = CENTER OF LID ELEVATION

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 6-4-19
SURVEY BY: DIAMOND L.S.
DRAWN BY: TRC/RTD
DESIGNED BY: TRC/RTD
CHECKED BY: RLK
SCALE: 1"=20'

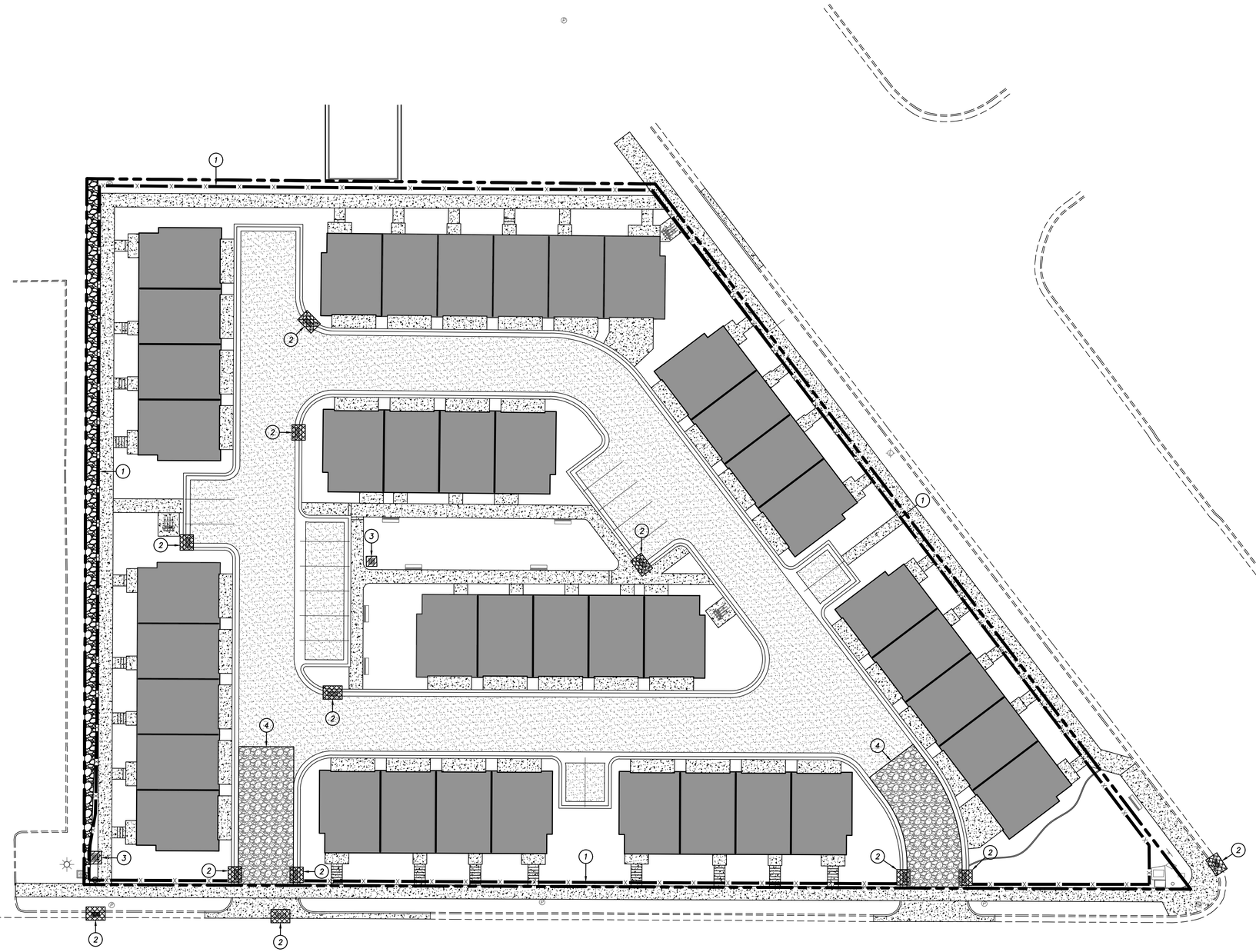
PEPG CONSULTING L.L.C.
9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551
CIVIL ENGINEERING - LAND SURVEYING - PROJECT MANAGEMENT
GEOTECHNICAL - MATERIALS TESTING - INSPECTIONS

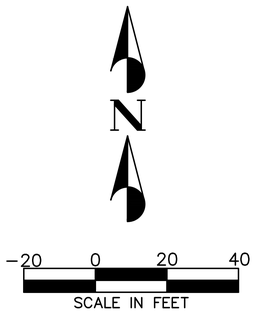
MODA CLEARFIELD TOWNHOMES
30+00~33+58 PLAN/PROFILE
180 SOUTH STATE STREET
CLEARFIELD, UT 84015

JUNE 3, 2019 — LAST REVISED
1041.1819 — PROJECT NUMBER
DWG\VLPRO-03 — DRAWING FILE

CLEARFIELD
CITY

SHEET NO. C6.2





LEGEND

1 — PROPOSED SILT FENCE (SEE DETAIL–1, SHEET C7.1)

2 — PROPOSED CURB INLET PROTECTION (SEE DETAIL–2, SHEET C7.1)

3 — PROPOSED CATCH BASIN PROTECTION (SEE DETAIL–3, SHEET C7.1)

4 — PROPOSED VEHICLE TRACKING CONTROL (SEE DETAIL–4, SHEET C7.1)

EROSION NOTES

1. THIS PLAN HAS BEEN PREPARED AS A GUIDE FOR THE INSTALLATION OF STORM WATER POLLUTION PREVENTION SYSTEMS. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE COMPLIANCE WITH ALL U.P.D.E.S. PERMIT REQUIREMENTS AND TO ADJUST PLAN AS NECESSARY TO MEET SITE SURFACE WATER PROTECTION OBJECTIVES.
2. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING ONSITE EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL FACILITIES SHOWN.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DRAINAGE AND EROSION CONTROL FACILITIES AS REQUIRED. STREETS SHALL BE KEPT CLEAN OF DEBRIS FROM SITE TRAFFIC. IN ADDITION TO REGULAR CONTRACTOR INSPECTIONS, STREETS SHALL BE SWEPT UPON CITY AND OWNER REQUEST.
4. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY, AND REMOVED AT COMPLETION OF PROJECT.
5. ADDITIONAL EROSION CONTROL MEASURES MAY BE DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. A REPRESENTATIVE OF THE CITY OR COUNTY PUBLIC WORKS DEPARTMENT MAY REQUIRE ADDITIONAL CONTROL DEVICES UPON INSPECTION OF PROPOSED FACILITIES.
6. CONTRACTOR SHALL BE RESPONSIBLE OF ALL SWPPP SYSTEMS. CITY INSPECTOR MUST APPROVE THE REMOVAL OF ALL SWPPP DEVICES.
7. CONTRACTOR MAY REMOVE TEMPORARY INLET PROTECTION DEVICES AND SILT FENCING AFTER PAVEMENT SURFACES ARE COMPLETED AND/OR VEGETATION IS RE–ESTABLISHED.
8. EROSION CONTROL STRUCTURES BELOW SODDED AREAS MAY BE REMOVED ONCE SOD AND FINAL LANDSCAPING IS IN PLACE. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATION (70% MIN.). EROSION CONTROL STRUCTURES IN PAVED AREAS SHALL REMAIN IN PLACE UNTIL PAVING IS COMPLETE, AND LANDSCAPE DRAINING ON TO PAVEMENT IS COMPLETE.
9. THE SWPPP BOOK AND UPDES PERMIT WILL BE PROVIDED BY THE CONTRACTOR PRIOR TO WORK.

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 7/18
SURVEY BY: DIAMOND L.S.
DRAWN BY : TRC/RTD
DESIGNED BY : TRC/RTD
CHECKED BY : RJK
SCALE : 1"=20'

PEPG CONSULTING L.L.C.
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CIVIL ENGINEERING - LAND SURVEYING - PROJECT MANAGEMENT
GEOTECHNICAL - MATERIALS TESTING - INSPECTIONS

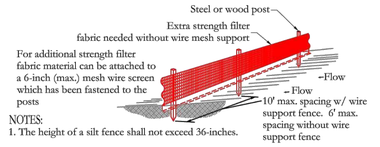
MODA CLEARFIELD TOWNHOMES
EROSION CONTROL PLAN
180 SOUTH STATE STREET
CLEARFIELD, UT 84015

JUNE 3, 2019 — LAST REVISED
1041.1819 — PROJECT NUMBER
DWG\EPCG-01 — DRAWING FILE

CLEARFIELD CITY

PROFESSIONAL ENGINEER — No. 7544732 — RYAN KITCHEN — 6-3-19 — STATE OF UTAH

SHEET NO. C7.0



NOTES:

1. The height of a silt fence shall not exceed 36-inches.

2. The filter fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid the use of joints.

3. Posts shall be spaced a maximum of 10-feet apart at the barrier location and driven securely into the ground a minimum of 12-inches. When extra strength fabric is used without the wire support fence, post spacing shall not exceed 6 feet.

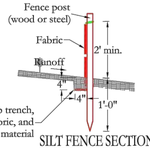
4. A trench shall be excavated approximately 4 inches wide and 4 inches deep along the line of posts and upslope from the barrier.

5. When standard strength filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy duty wire staples at least 1-inch long, tie wires, or hog rings. The wire shall extend into the trench a minimum of 2-inches and shall not extend more than 36-inches above the original ground surface.

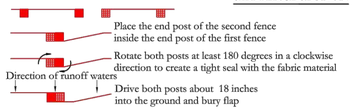
6. The standard strength filter fabric shall be stapled or wired to the fence, and 8-inches of the fabric shall be extended into the trench. The fabric shall not extend more than 36-inches above the original ground surface.

7. The trench shall be backfilled and the soil compacted over the filter fabric.

8. Install per manufacturer's specifications.



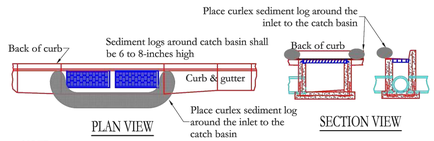
SILT FENCE SECTION



ATTACHING TWO SILT FENCES

SILT FENCE
SCALE: NONE
1

DETAIL-1
SILT FENCE
(SEE CLEARFIELD CITY STANDARDS–BEST MANAGEMENT PRACTICES DETAIL 1)



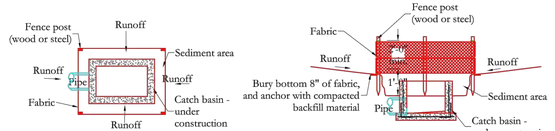
PLAN VIEW

SECTION VIEW

NOTE:
Place barricade or weights to secure the curlex sediment log.

CURLEX SEDIMENT LOG
BARRIER PLAN
SCALE: NONE
6

DETAIL-2
CURB INLET PROTECTION
(SEE CLEARFIELD CITY STANDARDS–BEST MANAGEMENT PRACTICES DETAIL 6)

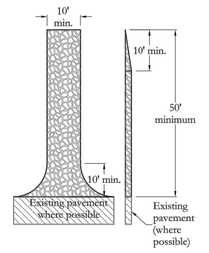


SILT FENCE PLAN

SILT FENCE SECTION

CATCH BASIN
PROTECTION (TYP.)
SCALE: NONE
7

DETAIL-3
CATCH BASIN PROTECTION
(SEE CLEARFIELD CITY STANDARDS–BEST MANAGEMENT PRACTICES DETAIL 7)



STABILIZED CONSTRUCTION
ENTRANCE PLAN
SCALE: NONE
3

NOTES:

1. STONE SIZE- Use 2 to 3-inch stone or reclaimed concrete equivalent.

2. LENGTH- As required, but not less than 50-feet.

3. THICKNESS- Not less than 8-inches.

4. WIDTH- 10-foot minimum, but not less than the full width at points where ingress of egress occurs.

5. SURFACE WATER- All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable berm with 5:1 side slopes will be permitted.

6. MAINTENANCE- The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment into the public right-of-way this may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public right-of-ways must be removed immediately.

7. Periodic inspection and needed maintenance shall be proved after each rainfall.

8. Geotextile underliner will be installed under stone covering.

DETAIL-4
VEHICLE TRACKING CONTROL
(SEE CLEARFIELD CITY STANDARDS–BEST MANAGEMENT PRACTICES DETAIL 3)

NO.	DESCRIPTION	DATE	APP'D

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DRAWN BY: TRC/RTD
DESIGNED BY: TRC/RTD
CHECKED BY: RLK
SCALE: NOT TO SCALE

PEPG CONSULTING L.L.C.
9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551
CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT
GEOTECHNICAL • MATERIALS TESTING • INSPECTIONS

MODA CLEARFIELD TOWNHOMES

EROSION CONTROL PLAN

180 SOUTH STATE STREET
CLEARFIELD, UT 84015

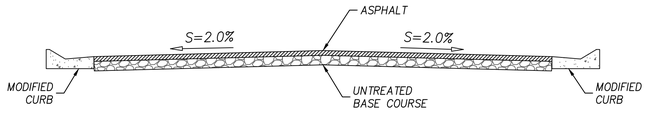
JUNE 3, 2019 — LAST REVISED
1041.1819 — PROJECT NUMBER
DWG\EROS-02 — DRAWING FILE

CLEARFIELD
CITY

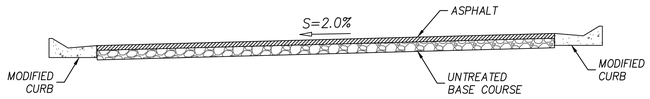
REGISTERED PROFESSIONAL ENGINEER
No. 7544732
RYAN KITCHEN
6-3-19
STATE OF UTAH

SHEET NO. **C7.1**

ROADWAY CROSS-SECTION 1

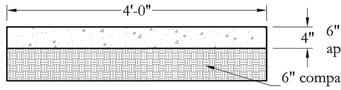


ROADWAY CROSS-SECTION 2



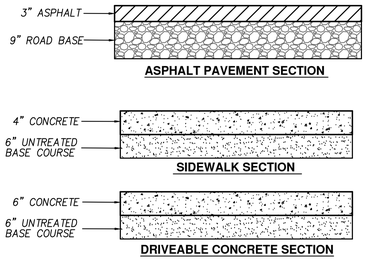
DETAIL-A
ROADWAY CROSS-SECTIONS
(NOT TO SCALE)

NOTE:
ALL CONSTRUCTION SHALL ADHERE TO THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEERING REPORTS AND FINDINGS. CONCRETE PAVEMENT DESIGN IS BASED ON THE GEOTECHNICAL ENGINEERING INVESTIGATION REPORT PREPARED BY CMT ENGINEERING LABORATORIES DATED JULY 31, 2018–CMT PROJECT NUMBER 900017.

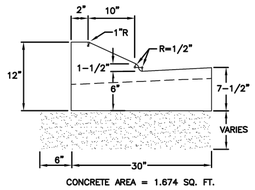


SIDEWALK SECTION
SCALE: NONE
5
-

NOTE: Sidewalks curb & gutter and cross drains shall be constructed with class "B" concrete (3500 psi 28 day compressive strength)



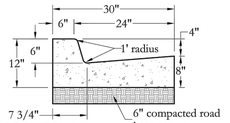
DETAIL-B
PAVEMENT SECTIONS
(SEE CLEARFIELD CITY STANDARDS–SIDEWALK SECTION DETAIL 5, NOT TO SCALE)



CONCRETE AREA = 1.674 SQ. FT.

Type D
MOUNTABLE CURB AND GUTTER

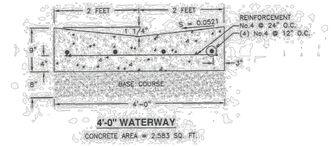
NOTE: Sidewalks curb & gutter and cross drains shall be constructed with class "B" concrete (3500 psi 28 day compressive strength)



STANDARD 30" CURB & GUTTER
SCALE: NONE
6
-

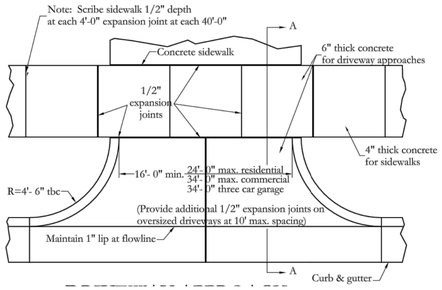
HIGH BACK CURB AND GUTTER

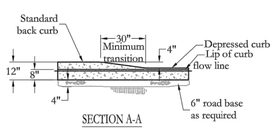
DETAIL-C
CURB & GUTTER
(SEE APWA PLAN NO. 205.1)
(SEE CLEARFIELD CITY STANDARDS–TYPICAL STREET INTERSECTION DETAIL 6)



4'-0" WATERWAY
CONCRETE AREA = 2.583 SQ. FT.

DETAIL-D
4' WATERWAY
(SEE APWA PLAN NO. 211)





SECTION A-A

DRIVEWAY APPROACH
CURB RADIUS STYLE
SCALE: NONE
3
-

DETAIL-E
RADIUS CURB DRIVEWAY
(SEE CLEARFIELD CITY STANDARDS–TYPICAL ROADWAY IMPROVEMENTS DETAILS 3)

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 7/18
SURVEY BY: DIAMOND L.S.
DRAWN BY: TRC/RTD
DESIGNED BY: TRC/RTD
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SCALE: NOT TO SCALE

PEPG CONSULTING L.L.C.
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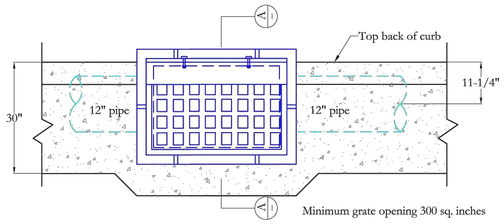
MODA CLEARFIELD TOWNHOMES
TYPICAL SECTIONS AND DETAILS
180 SOUTH STATE STREET
CLEARFIELD, UT 84015

JUNE 3, 2019 — LAST REVISED
1041.1819 — PROJECT NUMBER
DWG\DETAIL-01 — DRAWING FILE

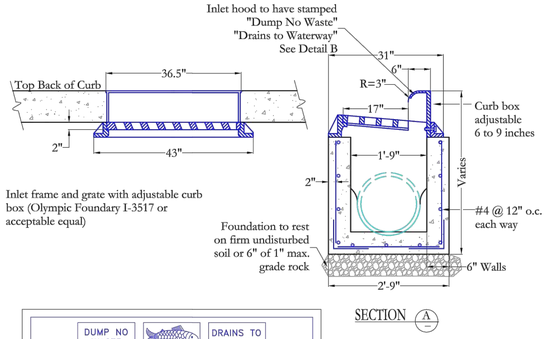
CLEARFIELD
CITY

REGISTERED PROFESSIONAL ENGINEER
No. 7544732
RYAN KITCHEN
6-3-19
STATE OF UTAH

SHEET NO. **C8.0**



Minimum grate opening 300 sq. inches

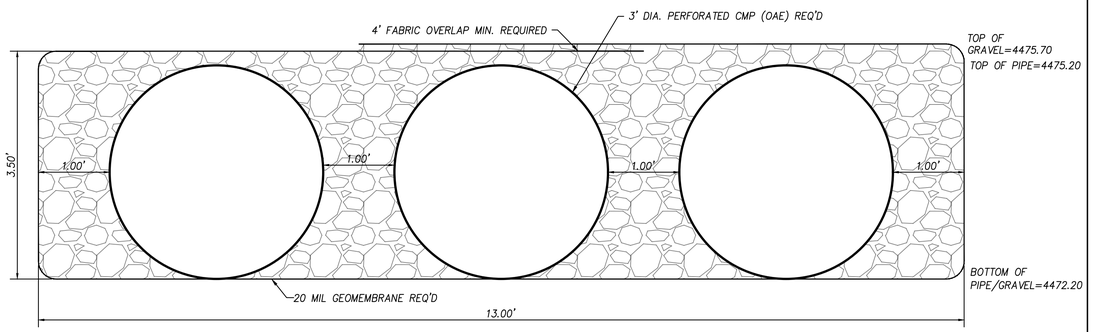


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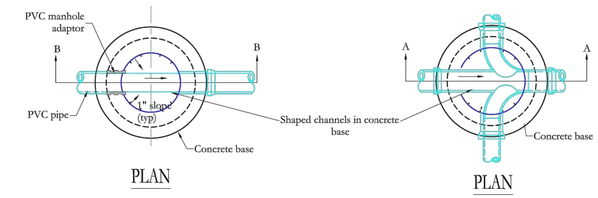
1. All reinforcement shall be #4 deformed steel, grade 60.
2. All reinforcement shall be placed at 12" o.c. each way in the floor and the walls.
3. The adjustable curb box inlet grate shall be bicycle safe. D&L Supply I-3517 or acceptable equal.
4. All pipes in the box shall be cut with the interior of the box and grouted smooth.
5. Rebar shall have 2" clear on earth side of structure.

STANDARD
HOODED CATCH BASIN — 1 / -
SCALE: NONE

DETAIL-G
CATCH BASIN
(SEE CLEARFIELD CITY STANDARDS–STORMWATER HOODED & RURAL CATCH BASINS DETAIL 1)

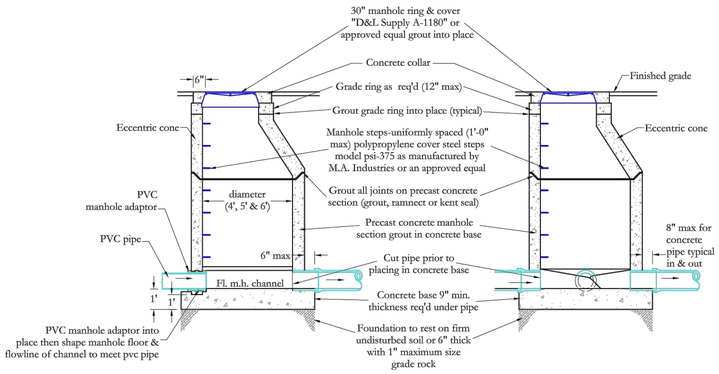


DETAIL-J
CROSS SECTION - 36" PERFORATED DETENTION BASIN
(NOT TO SCALE)



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.



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.

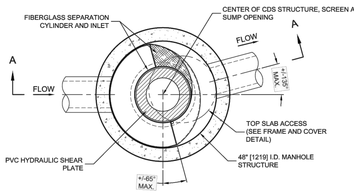
NORTH DAVIS SEWER DISTRICT NOTE:
Any sanitary sewer work done involving the North Davis Sewer District (NDSD) will require written approval from NDSD and must be in compliance to all NDSD standards.

LINE MANHOLE
SECTION 'B' — 3 / -
SCALE: NONE

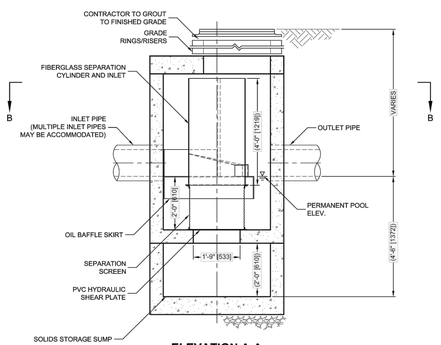
JUNCTION MANHOLE
SECTION 'A' — 4 / -
SCALE: NONE

DETAIL-H
MANHOLE DETAILS
(SEE CLEARFIELD CITY STANDARDS–MANHOLE DETAILS DETAIL 3 AND 4)

NOTE: STANDARD DETAIL SHOWN. COORDINATE WITH CONTECH FOR DESIGN DRAWINGS.

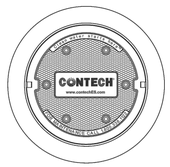


PLAN VIEW B-B
N.T.S.



ELEVATION A-A
N.T.S.

CDS



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

CDS2015-4-C DESIGN NOTES
THE STANDARD CDS2015-4-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.
CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES
SEPARATE OIL BAFFLE (SINGLE INLET PIPE REQUIRED FOR THIS CONFIGURATION)
SEDIMENT WEIR FOR NJDEP / NJCAT CONFORMING UNITS

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			
WATER QUALITY FLOW RATE (CFS OR L/s)			*
PEAK FLOW RATE (CFS OR L/s)			*
RETURN PERIOD OF PEAK FLOW (YRS)			*
SCREEN APERTURE (2400 OR 4700)			*
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	*	*	*
INLET PIPE 2	*	*	*
OUTLET PIPE	*	*	*
RIM ELEVATION			*
ANTI-FLOTATION BALLAST	WIDTH		HEIGHT
	*		*
NOTES/SPECIAL REQUIREMENTS:			
* PER ENGINEER OF RECORD			

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET AASHTO HS20 AND CASTINGS SHALL MEET HS20 (AASHTO M 306) LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
6. PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
C. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CDS2015-4-C
INLINE CDS
STANDARD DETAIL

DETAIL-K
TREATMENT UNIT MANHOLE
(SEE CONTECH 2015-4-C OR APPROVED EQUAL)

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 7/18
SURVEY BY: DIAMOND L.S.
DRAWN BY: TRC/RTD
DESIGNED BY: TRC/RTD
CHECKED BY: RLK
SCALE: NOT TO SCALE

PEPG CONSULTING L.L.C.
9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551
CIVIL ENGINEERING - LAND SURVEYING - PROJECT MANAGEMENT
GEOTECHNICAL - MATERIALS TESTING - INSPECTIONS

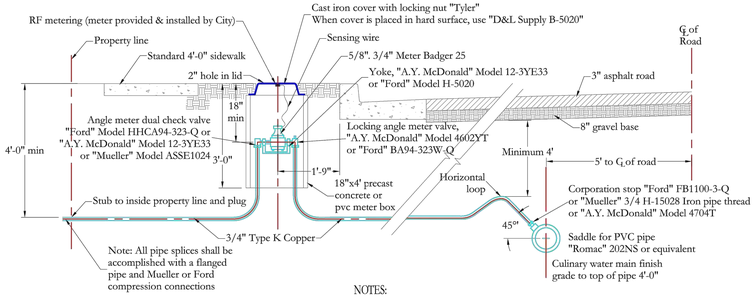
MODA CLEARFIELD TOWNHOMES
TYPICAL SECTIONS AND DETAILS
180 SOUTH STATE STREET
CLEARFIELD, UT 84015

DWG \ DETAIL-01
DRAWING FILE
1041.1819
PROJECT NUMBER
JUNE 3, 2019
LAST REVISED

CLEARFIELD CITY

RECOMMENDED FOR APPROVAL
PROFESSIONAL ENGINEER
No. 7544732
RYAN KITCHEN
6-3-19
STATE OF UTAH

SHEET NO. C8.1



NOTES:
1. Water service pipes to be compacted per compaction trenches standards.
2. All expansion connections will be "A.Y. McDonald" Model 14-2E or "Ford" Model EC-23.
3. This detail shows a typical water connect for 3/4" to 1" meters.

TYPICAL WATER CONNECTION

SCALE: NONE

4

-

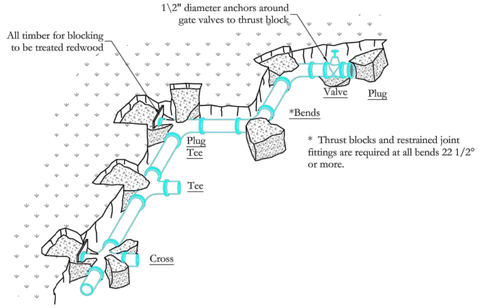
DETAIL-L
WATER CONNECTION
(SEE CLEARFIELD CITY STANDARDS–FIRE HYDRANT, TRENCH DETAIL, WATER CONNECTION DETAIL 4)

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.



* Thrust blocks and restrained joint fittings are required at all bends 22 1/2° or more.

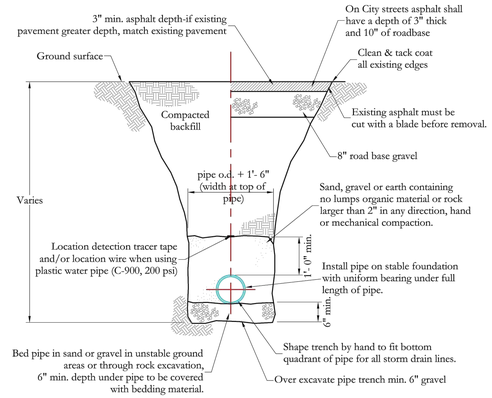
CONCRETE THRUST BLOCK DETAILS

SCALE: NONE

2

-

DETAIL-M
CONCRETE THRUST BLOCK
(SEE CLEARFIELD CITY STANDARDS–FIRE HYDRANT, TRENCH DETAIL, WATER CONNECTION DETAIL 2)



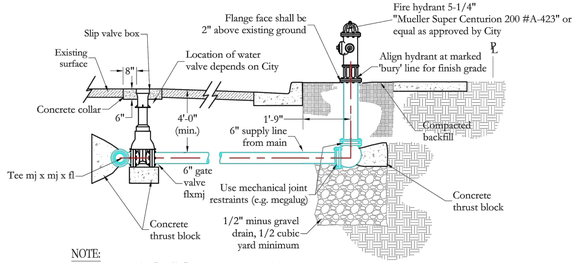
CULINARY WATER TRENCH CROSS-SECTION

SCALE: NONE

3

-

DETAIL-N
TRENCH AND PIPE BACKFILL
(SEE CLEARFIELD CITY STANDARDS–FIRE HYDRANT, TRENCH DETAIL, WATER CONNECTION DETAIL 3)



NOTE:
1. Hydrant shall be "traffie" type with a replaceable break-away unit immediately above ground.

TYPICAL THRUST BLOCK CONNECTION

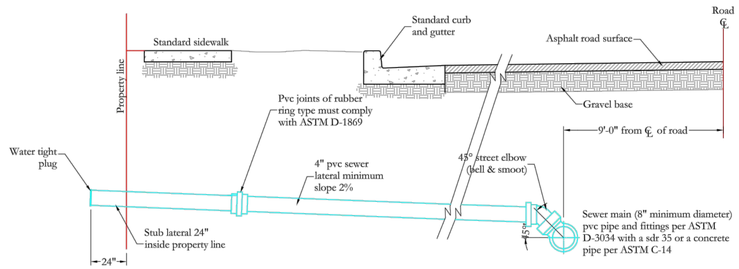
SCALE: NONE

1

-

DETAIL-P
FIRE HYDRANT
(SEE CLEARFIELD CITY STANDARDS–FIRE HYDRANT, TRENCH DETAIL, WATER CONNECTION DETAIL 1)

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

SCALE: NONE

2

-

DETAIL-Q
SEWER LATERAL CONNECTION
(SEE CLEARFIELD CITY STANDARDS–SANITARY SEWER LATERAL & BLOW–OFF VALVE DETAIL 2)

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 7/18
SURVEY BY: DIAMOND L.S.
DRAWN BY: TRC/RTD
DESIGNED BY: TRC/RTD
CHECKED BY: RLK
SCALE: NOT TO SCALE

PEPG CONSULTING L.L.C.
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GEOTECHNICAL - MATERIALS TESTING - INSPECTIONS

MODA CLEARFIELD TOWNHOMES
TYPICAL SECTIONS AND DETAILS
180 SOUTH STATE STREET
CLEARFIELD, UT 84015

JUNE 3, 2019 — LAST REVISED
1041.1819 — PROJECT NUMBER
DWG\DETAIL-01 — DRAWING FILE

CLEARFIELD CITY

RECOMMENDED FOR APPROVAL — PROFESSIONAL ENGINEER — No. 7544732 — RYAN KITCHEN — 6-3-19 — STATE OF UTAH

SHEET NO. C8.2

LANDSCAPE PLAN SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

A. This section includes landscape procedures for the Project including all labor, materials, and installation necessary, but not limited to, the following:

1. Soil Amendments
2. Fine Grading
3. Cultivation
4. Landscape Edging
5. Turf Planting
6. Furnish and Installing Plant
7. Maintenance
8. Mowing
9. Weeding

1.2 SITE CONDITIONS

A. Examination: Before submitting a Bid, each Contractor shall carefully examine the Contract Documents; shall visit the site of the Work; shall fully inform themselves as to all existing conditions and limitations; and shall include in the Bid the cost of all items required by the Contract Documents are at a variance with the applicable laws, building codes, rules, regulations, or contain obvious erroneous or uncoordinated information, the Contractor shall promptly notify the Project Representative and the necessary changes shall be accomplished by Addendum.

B. Protection: Contractor to conduct the Work in such a manner to protect all existing underground utilities or structures. Contractor to repair or replace any damaged utility or structure using identical materials to match existing at no expense to the Owner.

C. Irrigation System: Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

1.3 PERMITS

A. Blue Stake/ Dig Line: When digging is required, "Blue Stake" or "Dig Line" the work site and identify the approximate location of all known underground utilities or structures.

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

A. Unauthorized substitutions will not be accepted. If proof is submitted that specific plants or plant sizes are unobtainable, written substitution requests will be considered for the nearest equivalent plant or size. All substitution requests must be made in writing and preferably before the bid due date.

1.5 FINAL INSPECTION

A. All plants will be inspected at the time of Final Inspection prior to receiving a Landscape Substantial Completion for conformance to specified planting procedures, and for general appearance and vitality. Any plant not approved by the Project Representative will be rejected and replaced immediately.

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

A. A Substantial Completion Certificate will only be issued by the Project Representative for "landscape and irrigation" in their entirety. Substantial Completion will not be proportioned to be designated areas of a project.

1.7 MAINTENANCE

A. Plant Material: The Contractor is responsible to maintain all planted materials in a healthy and growing condition for 30 days after receiving a Landscape Substantial Completion at which time the Guarantee period commences. This maintenance is to include mowing, weeding, cultivating, fertilizing, monitoring water schedules, controlling insects and diseases, re-guying and staking, and all other operations of care necessary for the promotion of root growth and plant life so that all plants are in a condition satisfactory at the end of the guarantee period. The Contractor shall be held responsible for failure to monitor watering operations and shall replace any and all plant material that is lost due to improper application of water.

1.8 GUARANTEE

A. Guarantee: A guarantee period of one year shall begin from end of maintenance period and final acceptance for trees, shrubs, and ground covers. All plants shall grow and be healthy for the guarantee period and trees shall live and grow in acceptable upright position. Any plant not alive, in poor health, or in poor condition at the end of the guarantee period will be replaced immediately. Any plant will only need to be replaced once during the guarantee period. Contractor to provide documentation showing where each plant to be replaced is located. Any outside factors, such as vandalism or lack of maintenance on the part of the Owner, shall not be part of the guarantee

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

A. Tree Staking: All trees shall be staked for one year warranty period. All trees not plumb shall be replaced. Staked trees shall use vinyl tree ties and tree stakes two (2) inch by two (2) by eight (8) foot common pine stakes used as shown on the details.

B. Tree Wrap: Tree wrap is not to be used.

C. Mulch: See Plans. All planter beds to receive a minimum 4" layer for trees, shrubs, and perennials and 1" for groundcovers.

D. Weed Barrier: DeWitt 5 oz. weed barrier fabric. Manufactured by DeWitt Company, dewittcompany.com or approved equal.

E. Tree, Shrub, and Grass Backfill Mixture; Backfill mixture to be 50% native soil and 50% topsoil, thoroughly mixed together prior to placement.

F. Topsoil: Required for turf areas, planter beds and Backfill Mixture. Acceptable topsoil shall meet the following standards:

a. PH: 5.5-7.5

b. EC (electrical conductivity): < 2.0 mmhos per centimeter

c. SAR (sodium absorption ration): < 3.0

d. % OM (percent organic matter): >1%

e. Texture (particle size per USDA soil classification): Sand <70%; Clay < 30%; Silt < 70%, Stone fragments (gravel or any soil particle greater than two (2) mm in size) < 5% by volume.

G. Turf Sod: All sod shall be 18 month old as specified on plans (or approved equal) that has been cut fresh the morning of installation. Only sod that has been grown on a commercial sod farm shall be used. Only use sod from a single source.

H. Landscape Edging: Headers and Edging six (6) inches by four (4) inches extruded concrete curb made up of the following materials:

a. Washed mortar sand free of organic material.

b. Portland Cement (see concrete spec. below for type)

c. Reinforced fiber - Specifically produced for compatibility with aggressive alkaline environment of Portland cement-based composites.

d. Only potable water for mixing.

PART III - EXECUTION

3.1 GRADING

A. Topsoil Preparation: Grade planting areas according to the grading plan. Eliminate uneven areas and low spots. Provide for proper grading and drainage.

B. Topsoil Placement: Slope surfaced away from building at two (2) percent slope with no pockets of standing water. Establish finish grades of one (1) inches for planters below grade of adjacent paved surfaced. Provide neat, smooth, and uniform finish grades. Remove surplus sub-soil and topsoil from the site.

C. Compaction: compaction under hard surface areas (asphalt paths and concrete surfaces) shall be ninety-five (95) percent. Compaction under planting areas shall be between eighty-five (85) and ninety (90) percent.

3.2 TURF GRADING

A. The surface on which the sod is to be laid shall be firm and free from footprints, depressions, or undulations of any kind. The surface shall be free of all materials larger than 1/2" in diameter.

B. The finish grade of the topsoil adjacent to all sidewalks, mow-strips, etc. prior to the laying of sod, shall be set such that the crown of the grass shall be at the same level as the adjacent concrete or hard surface. No exceptions.

3.3 PLANTING OPERATIONS

A. Review the exact locations of all trees and shrubs with the Project Representative for approval prior to the digging of any holes. Prepare all holes according to the details on the drawings.

B. Water plants immediately upon arrival at the site. Maintain in moist condition until planted.

C. Before planting, locate all underground utilities prior to digging. Do not place plants on or near utility lines.

D. The tree planting hole should be the same depth as the root ball, and three times the diameter of the root ball.

E. Trees must be placed on undisturbed soil at the bottom of the planting hole.

F. The tree hole depth shall be determined so that the tree may be set slightly high of finish grade, 1" to 2" above the base of the trunk flare, using the top of the root ball as a guide.

G. Plant immediately after removal of container for container plants.

H. Set tree on soil and remove all burlap, wire baskets, twine, wrappings, etc. before beginning and backfilling operations. Do not use planting stock if the ball is cracked or broken before or during planting operation.

I. Apply vitamin B-1 root stimulator at the rate of one (1) tablespoon per gallon.

J. Upon completion of backfilling operation, thoroughly water tree to completely settle the soil and fill any voids that may have occurred. Use a watering hose, not the area irrigation system. If additional prepared topsoil mixture needs to be added. It should be a courser mix as required to establish finish grade as indicated on the drawings.

K. The amount of pruning shall be limited to the minimum necessary to remove dead or injured twigs and branches. All cuts, scars, and bruises shall be properly treated according to the direction of the Project Representative. Proper pruning techniques shall be used. Do not leave stubs and do not cut the leader branch. Improper pruning shall be cause for rejection of the plant material.

L. Prepare a watering circle of 2' diameter around the trunk. For conifers, extend the watering well to the drip line of the tree canopy. Place mulch around the planted trees.

3.4 TURF - SOD LAYING

A. Top Soil Amendments: Prior to laying sod, commercial fertilizer shall be applied and incorporated into the upper four (4) inches of the topsoil at a rate of four pounds of nitrogen per one thousand (1,000) square feet. Adjust fertilization mixture and rate of application as needed to meet recommendations given by topsoil analysis. Include other amendments as required.

B. Fertilization: Three weeks after sod placement fertilize the turf at a rate of ½ pound of nitrogen per 1000 square feet. Use fertilizer specified above. Adjust fertilization mixture and rates to meet recommendations given by topsoil analysis.

C. Sod Availability and Condition: The Contractor shall satisfy himself as to the existing conditions prior to any construction. The Contractor shall be fully responsible for furnishing and lay all sod required on the plans. He shall furnish new sod as specified above and lay it so as too completely satisfy the intent and meaning of the plans and specification at no extra cost to the owner. In the case of plans and specification at no extra cost to the owner. In the case of any discrepancy in the amount of sod to be removed or amount to be used, it shall be the Contractor's responsibility to report such to the Project Representative prior to commencing the work.

D. Sod Laying: The surface upon which the new sod to be laid will be prepared as specified above. Areas where sod is to be laid shall be cut trimmed, or shaped to receive full width sod (minimum twelve (12) inches). No partial strip or pieces will be accepted.

E. Sod shall be tamped lightly as each piece is set to insure that good contact is made between edges and also the ground. Sod laid on any sloped areas shall be anchored with wooden dowels or other materials which are accepted by the grass sod industry.

F. Apply water directly after laying sod. Rainfall is not acceptable.

G. Watering of the sod shall be the complete responsibility of the Contractor by whatever means necessary to establish the sod in an acceptable manner to the end of the Maintenance period. If an irrigation system is in place on the site, but for whatever reason, water is not available in the system. It is the responsibility of the Contractor to water the sod by whatever means, until the sod is accepted by the Project Representative.

H. Protection of the newly laid sod shall be the complete responsibility of the Contractor. The Contractor shall provide acceptable visual barriers, to include barricades set appropriate distances with strings or tapes between barriers, as an indication of new work. The Contractor is to restore any damaged areas caused by others (including vehicular traffic), erosion, etc, until such time as the lawn is accepted by the Owner.

I. All sod that has not been laid within 24 hours shall be deemed unacceptable and will be removed from the site.

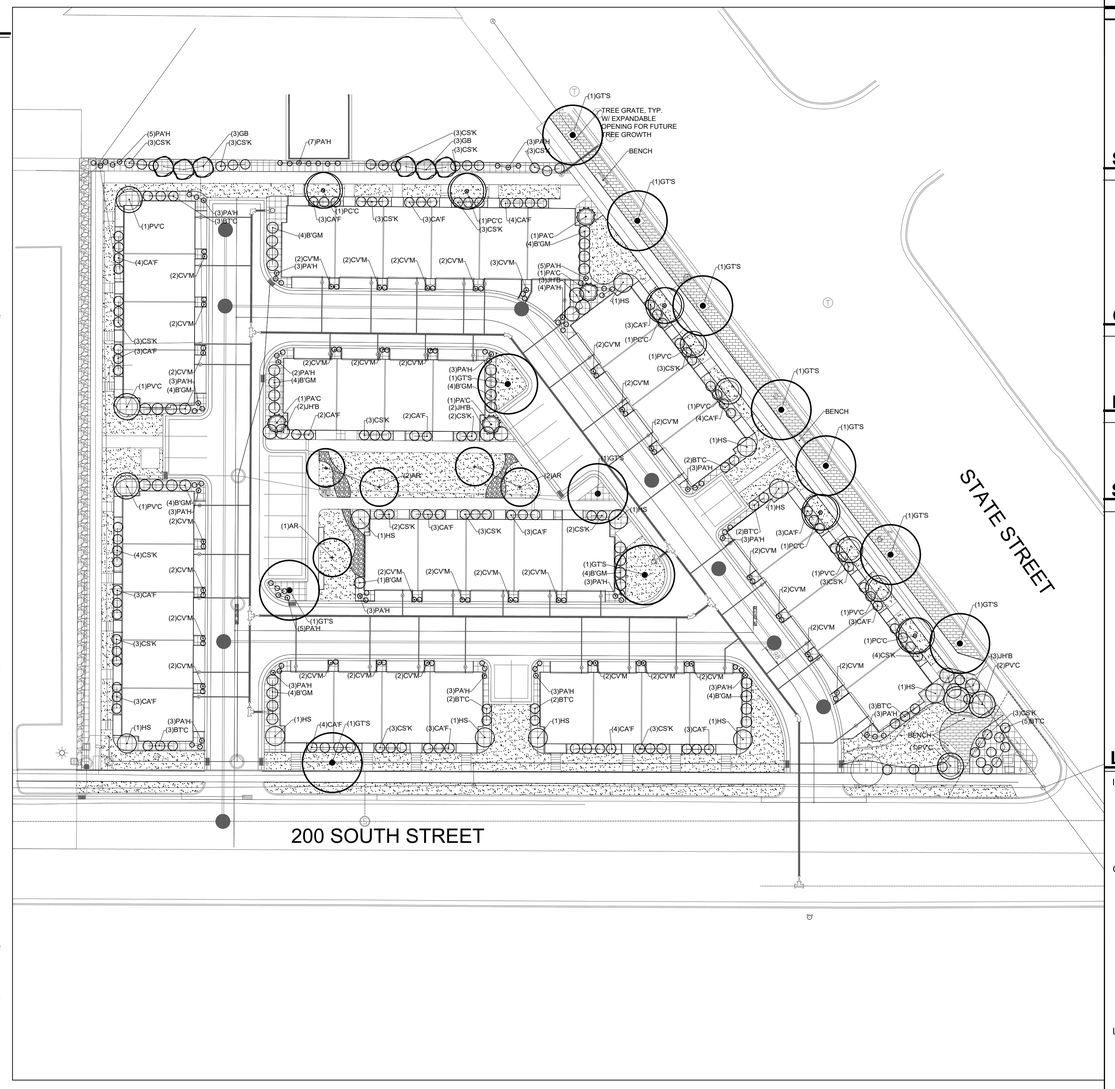
3.5 WEED BARRIER

A. Cut a slit or x at each plant location no larger than necessary to install plant.

B. Overlap rows of fabric min. 6"

C. Stable fabric edges and overlaps to ground.

END OF SECTION



STREET FRONTAGE	REQ'D:	PROVIDED:
STATE STREET: 1 TREE / 30-60' O.C. (325 FT)	6-11	7
200 NORTH STREET: 1 TREE / 30-60' O.C. (350 FT)	6-11	8
BUFFER		
WEST: (256 LINEAR FT.)		
1 TREE / 40 FT	7	7
15 SHRUBS PER 100'	39	39
NORTH (202 LINEAR FT.)		
1 TREE / 40 FT.	5	5
15 SHRUBS PER 100'	30	30

TREE LEGEND (TOTAL PLANT COUNT)

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
AR	ACER RUBRUM	RED MAPLE	5	2" CAL.	LOW	
PC'C	PYRUS CALLERYANA 'CHANTICLEER' (GLEN'S FORM')	CHANTICLEER FLOWERING PEAR	5	2" CAL.	LOW	
PV'C	PRUNUS VIRGINIANA 'CANADA RED'	CANADA RED CHOKECHERRY	10	2" CAL.	LOW	
GT'S	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEY LOCUST	12	2" CAL.	LOW	
GB	GINKGO BILOBA 'BLAGON'	GINKGO GOLDSPIRE	6	2" CAL.	LOW	
PA'C	PICEA ABIES 'CUPRESSINA'	COLUMNAR NORWAY SPRUCE	4	6'-8'	MODERATE	

SHRUB LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
B'GM	BUXUS X 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	37	5 GAL.	MODERATE	
JH'B	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	10	5 GAL	LOW	
HS	HIBISCUS SYRIACUS	ROSE OF SHARON	11	10 GAL	LOW	
BT'C	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY DWARF JAPANESE BARBERRY	22	5 GAL	LOW	
CS'K	CORNUS SERICEA 'KELSEYI'	KELSEYI DOGWOOD	62	5 GAL	MODERATE	

GRASSES LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
CA'F	CALAMAGROSTIS A. "FOERSTER" GRASS	FOERSTER FEATHER REED	60	1 GAL.	LOW	
PA'H	PENNISETUM APOLCUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN	77	1 GAL	HIGH	

PERENNIAL LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
CV'M	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM THREADLEAF TICKSEED	65	1 GAL	LOW	

SITE MATERIALS

SYMBOL	SITE MATERIAL	QUANTITY	SPECIAL NOTES
	1"-2" ASH GRAVEL (DeWitt 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS)	10,048 SQ.FT. (93 CU.YD)	LOCATED WHERE SPECIFIED
	LAWN (SOD) AREA	11,048 SQ.FT.	DROUGHT TOLERANT VARIETY *SEE NOTE BELOW
	COBBLE ROCK (DEWITT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS)	302 SQ.FT. (2.8 CU.YD)	LOCATED WHERE SPECIFIED
	HARVEST BLEND HOLLAND PAVERS	1,196 SQ FT.	

LANDSCAPE GENERAL NOTES

INSTALLER RESPONSIBILITIES AND LIABILITIES
1. THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. THE INSTALLER IS REQUIRED TO REFER TO THEIR INDIVIDUAL TRADE - SCOPE OF WORK. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS. MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.
2. THE INSTALLER OF ALL LANDSCAPING AND IRRIGATION SYSTEMS ARE LIABLE AND RESPONSIBLE FOR ALL JURISDICTIONAL AND CODE REQUIREMENTS, TIME EXECUTIONS, AND INSTALLED PRODUCTS AND MATERIALS.

GRADING AND DRAINAGE REQUIREMENTS
1. ALL GRADING IS TO SLOPE AWAY FROM THE STRUCTURE PER CODE.
2. FINISHED GRADE IS NOT PERMITTED BY CODE TO DRAIN ON NEIGHBORING PROPERTIES
3. 6" MIN. FOUNDATION LEFT EXPOSED AT ALL CONDITIONS
4. LANDSCAPER TO MAINTAIN OR IMPROVE EXISTING FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY THE EXCAVATOR'S FINAL GRADE ACTIVITIES INCLUDING ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
5. IF ANY SWALE, BERM, OR GRADE HAS BEEN DAMAGED OR IS INCORRECT TO ENSURE CORRECT WATER FLOW THE TRADE CONTRACTOR IS RESPONSIBLE TO FIX STATED ISSUE.
6. ROOF RUN-OFF DEVICES SHOULD BE INSTALLED TO COLLECT AND DISCHARGE ALL ROOF RUNOFF A MINIMUM OF 10 FEET FROM FOUNDATION ELEMENTS OR BEYOND THE LIMITS OF BACKFILL AROUND THE FOUNDATION WALLS; WHICHEVER DISTANCE IS GREATER.
7. THE GROUND SURFACE WITHIN 10 FEET OF THE FOUNDATIONS SHOULD BE SLOPED TO DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6 INCHES.

LANDSCAPING REQUIREMENTS
1. ALL LANDSCAPING IS TO BE INSTALLED PER ALL GOVERNING JURISDICTIONS I.E. INTERNATIONAL BUILDING CODE, CITY CODES.
2. NON-COMPLIANCE TO ALL GOVERNING JURISDICTION REQUIREMENTS AND REGULATION ARE THE RESPONSIBILITY OF THE LANDSCAPING INSTALLER.
3. ALL PLANTED LANDSCAPING IS TO BE INSTALLED ACCORDING TO THE NURSERY CARE AND INSTALLATION INSTRUCTIONS WHERE PURCHASED AND BASED ON INDIVIDUAL SOIL CONDITIONS AND SITE CONDITIONS.

LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
2. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. IF SUBSTITUTIONS ARE WANTED, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.
3. NEW LAWN AREAS TO BE SODDED WITH DROUGHT TOLERANT VARIETY. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
4. SANDY LOAM TOPSOIL TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 6" TOPSOIL (WITH 2" HUMUS MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW PLANTER AREAS AND 4" IN ALL NEW LAWN AREAS. PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ACCOMMODATE NEW TOPSOIL AND/OR PLANTER BED MULCH TO REACH FINISHED GRADE.
5. 4"X6" EXTRUDED CONCRETE MOW CURB TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS PER PLAN. ANY TREES LOCATED IN LAWN MUST HAVE A 4' CONCRETE TREE RING.
6. DeWitt 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN.
7. ROCK MULCH TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 4" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS; ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AID MATERIAL. PULL BARK MULCH MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES.
8. CONTRACTOR TO PROVIDE NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED IN ALL LANDSCAPE AREAS. ALL LAWN AREA TO RECEIVE 100% HEAD TO HEAD COVERAGE WITH SPRAY AND ROTARY SPRINKLER HEADS. ALL PLANTER AREAS NEED TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB ON PROJECT. SEE IRRIGATION PLAN.

ISSUE DATE	PROJECT NUMBER
06-03-2019	UT18048

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

0' 15' 30' 60' 120'
GRAPHIC SCALE: 1" = 30'

PROJECT INFORMATION

MODA CLEARFIELD

180 S. STATE STREET
CLEARFIELD, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
JF CAPITAL
JF CAPITAL
CHRISTIAN TRAEDEN
1148 W. LEGACY CROSSING BLVD. SUITE 400
CENTERVILLE, UT 84014
801-335-8500

Client / Engineer:
THINK ARCHITECTURE
(801)269-0055

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
PKJ DESIGN GROUP L.L.C.
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
ASHLEY AINSWORTH
STATE OF UTAH
6512012 - 5301
06/03/2019

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	6/3/2019

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-1.0



TREE LEGEND (TOTAL PLANT COUNT)

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
AR	ACER RUBRUM	RED MAPLE	5	2" CAL.	LOW	
PC'C	PYRUS CALLERYANA 'CHANTICLEER' (GLEN'S FORM')	CHANTICLEER FLOWERING PEAR	5	2" CAL.	LOW	
PV'C	PRUNUS VIRGINIANA 'CANADA RED'	CANADA RED CHOKECHERRY	10	2" CAL.	LOW	
GT'S	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEY LOCUST	12	2" CAL.	LOW	
GB	GINKGO BILOBA 'BLAGON'	GINKGO GOLDSPIRE	6	2" CAL.	LOW	
PA'C	PICEA ABIES 'CUPRESSINA'	COLUMNAR NORWAY SPRUCE	4	6'-8'	MODERATE	

SHRUB LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
B'GM	BUXUS X 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	37	5 GAL.	MODERATE	
JH'B	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	10	5 GAL	LOW	
HS	HIBISCUS SYRIACUS	ROSE OF SHARON	11	10 GAL	LOW	
BT'C	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY DWARF JAPANESE BARBERRY	22	5 GAL	LOW	
CS'K	CORNUS SERICEA 'KELSEYI'	KELSEYI DOGWOOD	62	5 GAL	MODERATE	

GRASSES LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
CA'F	CALAMAGROSTIS A. 'FOERSTER' GRASS	FOERSTER FEATHER REED	60	1 GAL.	LOW	
PA'H	PENNISETUM APOLCUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN	77	1 GAL	HIGH	

PERENNIAL LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
CV'M	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM THREADLEAF TICKSEED	65	1 GAL	LOW	

SITE MATERIALS

SYMBOL	SITE MATERIAL	QUANTITY	SPECIAL NOTES
	1"-2" ASH GRAVEL (DeWitt 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS)	10,048 SQ.FT. (93 CU.YD)	LOCATED WHERE SPECIFIED
	LAWN (SOD) AREA	11,048 SQ.FT.	DROUGHT TOLERANT VARIETY *SEE NOTE BELOW
	COBBLE ROCK (DEWITT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS)	302 SQ.FT. (2.8 CU.YD)	LOCATED WHERE SPECIFIED
	HARVEST BLEND HOLLAND PAVERS	1,196 SQ FT.	

LANDSCAPE GENERAL NOTES

INSTALLER RESPONSIBILITIES AND LIABILITIES
1. THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. THE INSTALLER IS REQUIRED TO REFER TO THEIR INDIVIDUAL TRADE - SCOPE OF WORK. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS. MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.
2. THE INSTALLER OF ALL LANDSCAPING AND IRRIGATION SYSTEMS ARE LIABLE AND RESPONSIBLE FOR ALL JURISDICTIONAL AND CODE REQUIREMENTS, TIME EXECUTIONS, AND INSTALLED PRODUCTS AND MATERIALS.

GRADING AND DRAINAGE REQUIREMENTS
1. ALL GRADING IS TO SLOPE AWAY FROM THE STRUCTURE PER CODE.
2. FINISHED GRADE IS NOT PERMITTED BY CODE TO DRAIN ON NEIGHBORING PROPERTIES
3. 6" MIN. FOUNDATION LEFT EXPOSED AT ALL CONDITIONS
4. LANDSCAPER TO MAINTAIN OR IMPROVE EXISTING FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY THE EXCAVATOR'S FINAL GRADE ACTIVITIES INCLUDING ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
5. IF ANY SWALE, BERM, OR GRADE HAS BEEN DAMAGED OR IS INCORRECT TO ENSURE CORRECT WATER FLOW THE TRADE CONTRACTOR IS RESPONSIBLE TO FIX STATED ISSUE.
6. ROOF RUN-OFF DEVICES SHOULD BE INSTALLED TO COLLECT AND DISCHARGE ALL ROOF RUNOFF A MINIMUM OF 10 FEET FROM FOUNDATION ELEMENTS OR BEYOND THE LIMITS OF BACKFILL AROUND THE FOUNDATION WALLS; WHICHEVER DISTANCE IS GREATER.
7. THE GROUND SURFACE WITHIN 10 FEET OF THE FOUNDATIONS SHOULD BE SLOPED TO DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6 INCHES.

LANDSCAPING REQUIREMENTS
1. ALL LANDSCAPING IS TO BE INSTALLED PER ALL GOVERNING JURISDICTIONS I.E. INTERNATIONAL BUILDING CODE, CITY CODES.
2. NON-COMPLIANCE TO ALL GOVERNING JURISDICTION REQUIREMENTS AND REGULATION ARE THE RESPONSIBILITY OF THE LANDSCAPING INSTALLER.
3. ALL PLANTED LANDSCAPING IS TO BE INSTALLED ACCORDING TO THE NURSERY CARE AND INSTALLATION INSTRUCTIONS WHERE PURCHASED AND BASED ON INDIVIDUAL SOIL CONDITIONS AND SITE CONDITIONS.

LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
2. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. IF SUBSTITUTIONS ARE WANTED, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.
3. NEW LAWN AREAS TO BE SODDED WITH DROUGHT TOLERANT VARIETY. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
4. SANDY LOAM TOPSOIL TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 6" TOPSOIL (WITH 2" HUMUS MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW PLANTER AREAS AND 4" IN ALL NEW LAWN AREAS. PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ACCOMMODATE NEW TOPSOIL AND/OR PLANTER BED MULCH TO REACH FINISHED GRADE.
5. 4"X6" EXTRUDED CONCRETE MOW CURB TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS PER PLAN. ANY TREES LOCATED IN LAWN MUST HAVE A 4' CONCRETE TREE RING.
6. DeWitt 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN.
7. ROCK MULCH TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 4" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS; ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AID MATERIAL. PULL BARK MULCH MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES.
8. CONTRACTOR TO PROVIDE NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED IN ALL LANDSCAPE AREAS. ALL LAWN AREA TO RECEIVE 100% HEAD TO HEAD COVERAGE WITH SPRAY AND ROTARY SPRINKLER HEADS. ALL PLANTER AREAS NEED TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB ON PROJECT. SEE IRRIGATION PLAN.

ISSUE DATE	PROJECT NUMBER
06-03-2019	UT18048

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

N

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

MODA CLEARFIELD

180 S. STATE STREET
CLEARFIELD, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
JF CAPITAL
CHRISTIAN TRAEDEN
1148 W. LEGACY CROSSING BLVD. SUITE 400
CENTERVILLE, UT 84014
801-335-8500

Client / Engineer:
THINK ARCHITECTURE
(801)269-0055

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
PKJ DESIGN GROUP L.L.C.
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

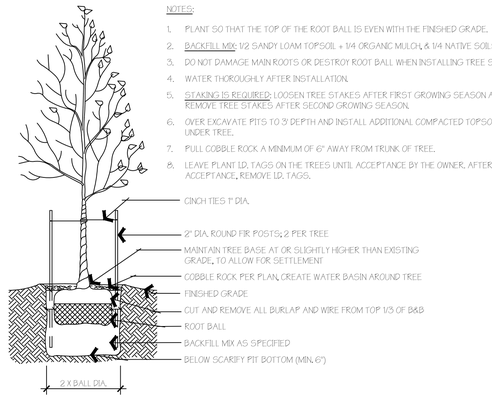
LICENSED LANDSCAPE ARCHITECT
KENT KNOWLTON
8128318 - 5501
06/03/2019
BRYNN KNOWLTON
STATE OF UTAH

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	6/3/2019

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

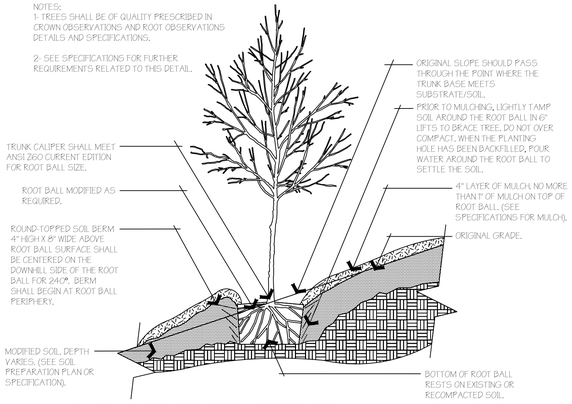
LP-1.1



NOTES:

1. PLANT SO THAT THE TOP OF THE ROOT BALL IS EVEN WITH THE FINISHED GRADE.
2. BACKFILL MIX: 1/2 SANDY LOAM TOPSOIL + 1/4 ORGANIC MULCH, & 1/4 NATIVE SOILS.
3. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKES.
4. WATER THOROUGHLY AFTER INSTALLATION.
5. STAKING IS REQUIRED: LOOSEN TREE STAKES AFTER FIRST GROWING SEASON AND REMOVE TREE STAKES AFTER SECOND GROWING SEASON.
6. OVER EXCAVATE PITS TO 3' DEPTH AND INSTALL ADDITIONAL COMPACTED TOPSOIL UNDER TREE.
7. PULL COBBLE ROCK A MINIMUM OF 6" AWAY FROM TRUNK OF TREE.
8. LEAVE PLANT I.D. TAGS ON THE TREES UNTIL ACCEPTANCE BY THE OWNER, AFTER FINAL ACCEPTANCE, REMOVE I.D. TAGS.

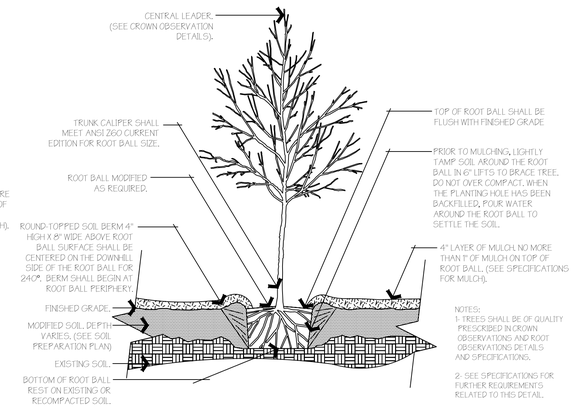
A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE — PKJ DESIGN GROUP



NOTES:
1- TREES SHALL BE OF QUALITY PRESCRIBED IN CROWN OBSERVATIONS AND ROOT OBSERVATIONS DETAILS AND SPECIFICATIONS.

2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

B TREE ON SLOPE 5% (20:1) TO 50% (2:1)
NOT TO SCALE — PKJ DESIGN GROUP



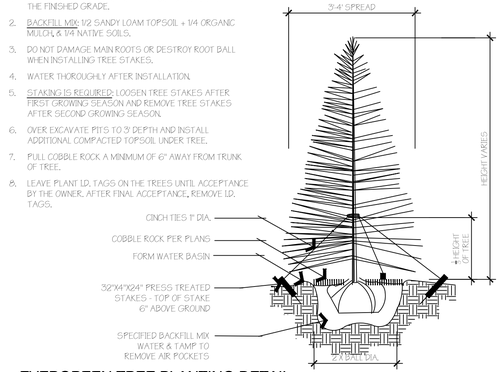
NOTES:
1- TREES SHALL BE OF QUALITY PRESCRIBED IN CROWN OBSERVATIONS AND ROOT OBSERVATIONS DETAILS AND SPECIFICATIONS.

2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

C TREE w/ BERM (EXISTING SOIL MODIFIED)
NOT TO SCALE — PKJ DESIGN GROUP

NOTES:

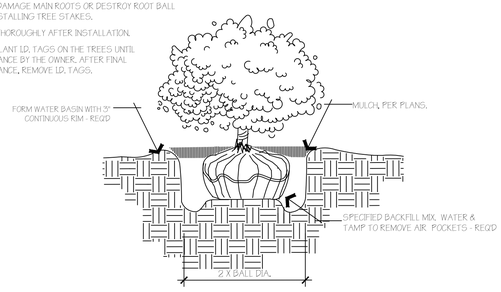
1. PLANT SO THAT THE TOP OF THE ROOT BALL IS EVEN WITH THE FINISHED GRADE.
2. BACKFILL MIX: 1/2 SANDY LOAM TOPSOIL + 1/4 ORGANIC MULCH, & 1/4 NATIVE SOILS.
3. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKES.
4. WATER THOROUGHLY AFTER INSTALLATION.
5. STAKING IS REQUIRED: LOOSEN TREE STAKES AFTER FIRST GROWING SEASON AND REMOVE TREE STAKES AFTER SECOND GROWING SEASON.
6. OVER EXCAVATE PITS TO 3' DEPTH AND INSTALL ADDITIONAL COMPACTED TOPSOIL UNDER TREE.
7. PULL COBBLE ROCK A MINIMUM OF 6" AWAY FROM TRUNK OF TREE.
8. LEAVE PLANT I.D. TAGS ON THE TREES UNTIL ACCEPTANCE BY THE OWNER, AFTER FINAL ACCEPTANCE, REMOVE I.D. TAGS.



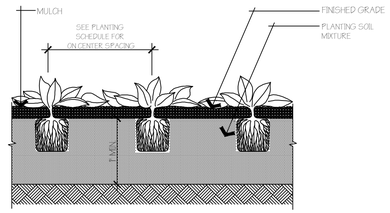
D EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

NOTES:

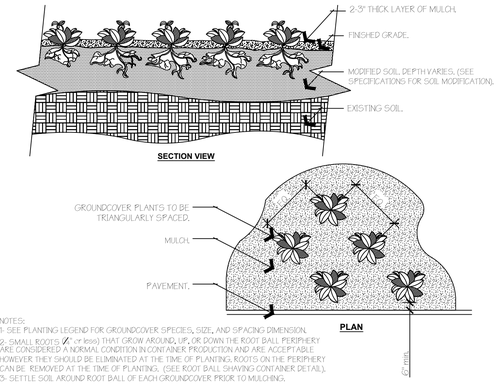
1. IF PLANT IS BALL & BURLAP, CUT AND REMOVE TOP 1/3 OF BURLAP FROM ROOT BALL.
2. IF PLANT IS CONTAINERIZED, SCARIFY ROOT BALL PRIOR TO PLANTING.
3. BACKFILL MIX: 1/2 SANDY LOAM + 1/4 ORGANIC MULCH + 1/4 NATIVE SOILS IF NATIVE SOILS ARE SUITABLE.
4. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKES.
5. WATER THOROUGHLY AFTER INSTALLATION.
6. LEAVE PLANT I.D. TAGS ON THE TREES UNTIL ACCEPTANCE BY THE OWNER, AFTER FINAL ACCEPTANCE, REMOVE I.D. TAGS.



E SHRUB PLANTING DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

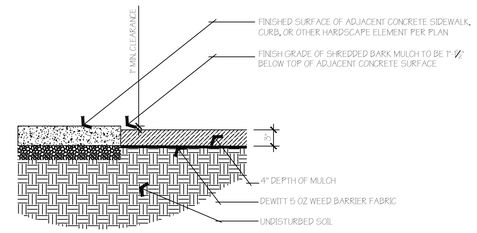


F PERENNIAL PLANTING
NOT TO SCALE — PKJ DESIGN GROUP



NOTES:
1- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
2- SMALL ROOTS (1/4" or less) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE. HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
3- SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

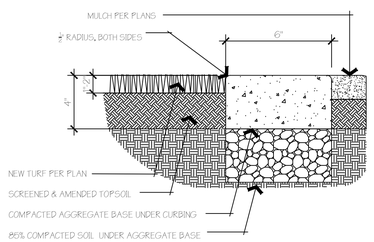
G GROUNDCOVER
NOT TO SCALE — PKJ DESIGN GROUP



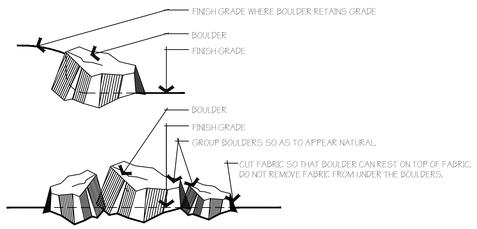
H MULCH DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

NOTE:

1. PROVIDE CONTROL JOINT IN CONCRETE EDGE AT 10' INTERVALS. PROVIDE EXPANSION JOINTS EVERY 30'.



I CONCRETE MOWCURB DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

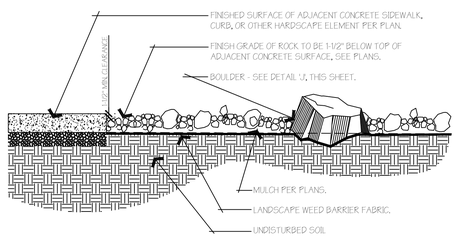


NOTE:
PLACE ALL BOULDERS SUCH THAT 1/4 OF THE TOTAL MASS OF EACH BOULDER IS BELOW FINISH GRADE.

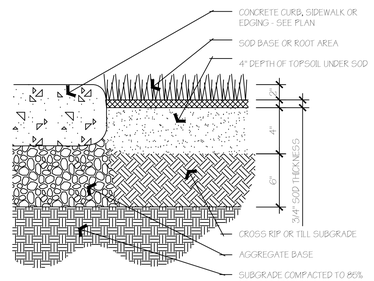
J BOULDER PLACEMENT DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

NOTES:

1. KEEP TOP OF COBBLE ROCK 1/2" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW COBBLE ROCK TO TOUCH THE TRUNK OF ANY PLANT. INSTALL COBBLE ROCK AFTER INSTALLATION OF WEED BARRIER FABRIC AND PLANT MATERIAL.
2. CONTRACTOR TO ENSURE THAT TOP OF WEED BARRIER FABRIC IS FREE OF SOILS AND DEBRIS PRIOR TO PLACING COBBLE ROCK.
3. SEE LANDSCAPE PLANS FOR ROCK TYPE AND DEPTH.
4. COBBLE ROCK TO BE SCREENED AND WASHED PRIOR TO INSTALLATION.



K COBBLE ROCK AND WEED BARRIER DETAIL
NOT TO SCALE — PKJ DESIGN GROUP



NOTES:

1. ENSURE FINISH GRADE IS 1"- 2" BELOW TOP OF CURB, WALK, OR EDGING.
2. TURF IS THE MOST HEALTHY AND WATER EFFICIENT WHEN MOWED AT A MIN. HEIGHT OF 2" - 2 1/2".

L SOD LAYING DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

ISSUE DATE	PROJECT NUMBER
06-03-2019	UT18048

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
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PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

PROJECT INFORMATION

MODA CLEARFIELD

180 S. STATE STREET
CLEARFIELD, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
JF CAPITAL
JF CAPITAL
CHRISTIAN TRAEDEN
1148 W. LEGACY CROSSING BLVD. SUITE 400
CENTERVILLE, UT 84014
801-335-8500

Client / Engineer:
THINK ARCHITECTURE
(801)269-0055

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
PKJ DESIGN GROUP L.L.C.
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT — BRIAN AINSWORTH — 8132132-5301 — 06/05/2019 — STATE OF UTAH

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	6/3/2019

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-2.5

MODA CLEARFIELD

CLEARFIELD, UTAH

IRRIGATION SPECIFICATIONS

IRRIGATION SPECIFICATIONS

PART I - GENERAL

1.1 SUMMARY

Work to be done includes all labor, materials, equipment and services required to complete the Project irrigation system as indicated on the Construction Drawings, and as specified herein. Includes but is not limited to: Furnishing and installing underground and above ground sprinkler system complete with any accessories necessary for proper function and operation of the system. All plant material on the Project shall be irrigated. Removal and disposal of any existing sprinkler system components are not to be saved, which are disturbed during the construction process. Restoration of any altered or damaged existing landscape to original state and condition.

1.2 SYSTEM DESCRIPTION

A. Design of irrigation components: Locations of irrigation components on Construction Drawings may be approximate. Piping, sleeving and/or other components shown on Construction drawings may be shown schematically for graphic clarity and demonstration of component groupings and separations. All irrigation components shall be placed in landscaped areas, with the exception of pope and wire in sleeving under hardscapes. Actual routing of pipe, wire or other components may be altered due to site conditions not accounted for in the design process.

B. Construction requirements: Actual placement may vary as required to achieve a minimum of 100% coverage without overspray onto hardscape, buildings or other features.

C. Layout of Irrigation Components: During layout and staking, consult with Owner Approved Representative (hereafter referred to as OAR) to verify proper placement of irrigation components and to provide Contractor recommendations for changes, where revisions may be advisable. Small or minor adjustments to system layout are permissible to avoid existing field obstructions such as utility boxes or street light poles. Contractor shall place remote control valves in groups as practical to economize on quantity of manifold isolation valves. Quick coupler valves shall be placed with manifold groups and protected by manifold isolation valves. Quick coupler valves are shown on Construction Documents in approximate locations.

1.3 DEFINITIONS

A. Water Supply: Culinary water piping and components, furnished and installed by others to provide irrigation water to this Project, including but not limited to backflow preventor, saddles, nipples, spools, shut off valves, corporation stop valves, water meters, pressure regulation valves, and piping upstream of (or prior to) the Point of Connection.

B. Point of Connection: Location where the Contractor shall tie into the water supply. May require backflow preventor, saddle, nipples, spools, isolation valves or Stop and Waste valve for landscape irrigation needs and use.

C. Main Line Piping: Pressurized piping downstream of the Point of Connection to provide water to remote control valves and quick couplers. Normally under constant pressure.

D. Lateral Line Piping: Circuit piping downstream of remote control valves to provide water to sprinkler heads, sprinkler heads, drip systems or bubblers.

1.4 REFERENCES

A. The following standards will apply to the work of this Section:

a. ASTM-American Society for Testing and Materials

b. IA - The Irrigation Association: Main BMP Document, Landscape Irrigation Scheduling and Water Management Document.

1.5 SUBMITTALS

A. At least thirty (30) days prior to ordering of any materials, the Contractor shall provide manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system. Submittals shall be in three ring binders or other similar bound form. Provide five copies of submittals to OAR for distribution. Place cover or index sheet indicating order in submittal document. No material shall be ordered, delivered or any work preceded in the field until the required submittals have need reviewed in its entirety and stamped approved. Delivered material shall match the approved samples.

B. Operation and Maintenance Manual:

a. At least thirty (30) days prior to final inspection, the Contractor shall provide Operation and Maintenance manual to OAR, containing:

i. Manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system.

ii. Parts list for each operating element of the system

iii. Manufacturer printed literature on operation and maintenance of operating elements of the system.

iv. Section listing instructions for overall system operation and maintenance. Include directions for Spring Start-up and Winterization.

b. Project Record Copy

i. Maintain at project site one copy of all project documents clearly marked "Project Record Copy". Mark any deviation in material installation on Construction drawings. Maintain and update drawing at least weekly. Project Record Copy to be available to OAR on demand.

ii. Completed Project As-Built Drawings

1. Prior to final inspection, prepare and submit to OAR accurate as-built drawings
2. Show detail and dimension changes made during installation. Show significant details and dimensions that were not shown in original Contract Documents.
3. Field dimension locations of sleeving, points of connection, main line piping, wiring runs not contained in main line pipe trenches, valves and valve boxes, quick coupler valves.
4. Dimensions are to be taken from permanent constructed surfaces, features, or finished edges located at or above finished grade.
5. Controller Map: upon completion of system, place in each controller a color coded copy of the area that controller services: indicating zone number, type of plant material and location on project that zone services. Laminate map with heat shrink clear plastic.

1.6 QUALITY ASSURANCE

A. Acceptance: Do not install work of this section prior to acceptance by OAR of area to receive such work.

B. Regulatory Requirements: All work and materials shall be according to any and all rules, regulations or codes, whether they are State or Local laws and ordinances. Contract documents, drawings or specifications may not be construed or interpreted to permit work or materials not conforming to the above codes.

C. Adequate Water Supply: Water supply to this Project exists, installed by others. Connections to these supply lines shall be by this Contractor. Verify that proper connection is available to supply line and is of adequate size. Verify that secondary connection components may be installed if necessary. Perform static pressure test prior to commencement of work. Notify OAR in writing of problems encountered prior to proceeding.

D. Workmanship and Materials:

a. It is the intent of this specification that all material herein specified and shown on the construction documents shall be of the highest quality available and meeting the requirements specified.

b. All work shall be performed in accordance with the best standards of practice relating to the trade.

E. Contractor Qualifications:

a. Contractor shall provide document or resume including at least the following items:

i. That Contractor has been installing sprinklers on commercial projects for five previous consecutive years.

ii. Contractor is licensed to perform Landscape and Irrigation construction in the State of this Project.

iii. Contractor is bondable for the work to be performed.

iv. References of five projects of similar size and scope completed within the last five years. Three of the projects listed shall be local.

v. Listing of suppliers where materials will be obtained for use on this Project.

vi. Project site Foreman or Supervisor has at least five consecutive years of commercial irrigation installation experience. This person shall be a current Certified Irrigation Contractor in good standing as set forth by the Irrigation Association. This person shall be on Project site at least 75% of each working day.

vii. Evidence that Contractor currently employs workers in sufficient quantities to complete Project within time limits that are established by the Contract.

viii. All General laborers or workers on the Project shall be previously trained and familiar with sprinkler installation and have a minimum of one-year experience. Those workers performing tasks related to PVC pipe shall have certificates designated below.

1.7 DELIVERY-STORAGE-HANDLING

A. During delivery, installation and storage of materials for Project, all materials shall be protected from contamination, damage, vandalism, and prolonged exposure to sunlight. All material stored at Project site shall be neatly organized in a compact arrangement and storage shall not disrupt Project Owner or other trades on Project site. All material to be installed shall be handled by Contractor with care to avoid breakage or damage. Damaged materials attributed to Contractor shall be replaced with new at Contractor's expense.

1.8 SEQUENCING

A. Perform site survey, research utility records, contact utility location services. The Contractor shall familiarize himself with all hazards and utilities prior to work commencement. Install sleeving prior to installation of concrete, paving or other permanent site elements. Irrigation system Point of Connection components, backflow prevention and pressure regulation devices shall be installed and operational prior to all downstream components. All main lines shall be thoroughly flushed of all debris prior to installation of any sprinkler heads.

1.9 WARRANTY

A. Contractor shall provide one year Warranty. Warranty shall cover all materials, workmanship and labor. Warranty shall include filling and or repairing depressions or replacing turf or other plantings due to settlement of irrigation trenches or irrigation system elements. Valve boxes, sprinklers or other components settles from original finish grade shall be restored to proper grade. Irrigation system shall have been adjusted to provide proper, adequate coverage of irrigated areas.

1.10 OWNER'S INSTRUCTION

A. After system is installed, inspected, and approved, instruct Owner's Representatives in complete operation and maintenance procedures. Coordinate instruction with references to previously submitted Operation and Maintenance Manual.

1.11 MAINTENANCE

A. Furnish the following items to Owner's Representative:

a. Two quick coupler keys with hose swivels.

b. One of each type or size of quick coupler valve and remote control valve. Five percent of total quantities used of each sprinkler and sprinkler nozzle.

B. Provide the following services:

a. Winterize entire irrigation system installed under this contract. Winterize by 'blow-out' method using compressed air. Compressor shall be capable of minimum of 175 CFM. This operation shall occur at the end of first growing season after need for plant irrigation but prior to freezing. Compressor shall be capable of evacuation system of all water pressure regulation device. Compressor shall be regulated to not more than 60 PSI. Start up system the following spring after danger of freezing has passed. Contractor shall train Owner's Representative in proper start-up and winterization procedure.

PART 2 - PRODUCTS

2

2.1 GENERAL NOTES

A. Contractor shall provide materials to be used on this Project. Contractor shall not remove any material purchased for this Project from the Project Site, nor mix Project materials with other Contractor owned materials. Owner retains right to purchase and provide project material.

2.2 POINT OF CONNECTION

A. The Contractor shall connect onto existing irrigation or water main line as needed for Point(s) of Connection. Contractor shall install new main line as indicate.

2.3 CONNECTION ASSEMBLY

A. Culinary water shall be used on this Project. Install backflow preventor and RPZ as needed.

2.4 CONTROL SYSTEM

A. Power supply to the irrigation controller shall be provided for by this Contract.

B. Controller shall be as specified in the drawings. Controller shall be surge protected.

a. Installation of wall-mount controllers: Irrigation contractor shall be responsible for this task. Power configuration for wall-mount controllers shall be 120 VAC unless otherwise noted.

b. Locate Controller(s) in general location shown on Construction drawings. Coordinate power supply and breaker allocation with electrical contractor. Contractor shall be responsible for all power connections to Controllers, whether they are wall mount or pedestal mount. Contractor shall coordinate with electrical or other Project trades as needed to facilitate installation of power to controllers.

C. Wires connecting the remote control valves to the irrigation controller are single conductors, type PE. Wire construction shall incorporate a solid copper conductor and polyethylene (PE) insulation with a minimum thickness of 0.045 inches. The wires shall be UL listed for direct burial in irrigation systems and be rated at a minimum of 30 VAC. Paige Electric Co., LP specification number P70709D.

a. A minimum of 24" of additional wire shall be left at each valve, each splice box and at each controller.

b. Common wire shall be white in color, 12 gauge. Control wire shall be red in color, 14 gauge. Spare wire shall be looped within each valve box of the grouping it is to service.

D. RCV wire splicing connectors shall be 3M brand DBY or DBR. Wire splicing between controller and valves shall be avoided if at all possible. Any wire splices shall be contained within a valve box. Splices within a valve box that contains no control valves shall be stamped 'WIRE SPLICE' or 'WS' on box lid.

2.5 SLEEVING

A. Contractor shall be responsible to protect existing underground utilities and components. Sleeving minimum size shall be 2". Sleeving 2" through 4" in size shall be S/40 PVC solvent weld. Sleeving 6" and larger shall be CL 200 PVC gasketed. Sleeve diameter shall be at least two times the diameter of the pipe within the sleeve. Sleeves shall be extended 6" minimum beyond walk or edge of pavement. Wire or cable shall not be installed in the same sleeve as piping, but shall be installed in separate sleeves. Sleeve ends on sleeve sizes 4" and larger shall be capped with integral corresponding sized PVC slip cap, pressure fit, until used, to prevent contamination. Sleeves shall be installed at appropriate depths for main line pipe or lateral pipe.

2.6 MAIN LINE PIPE

A. All main line pipe 4" and larger shall be Class 200 gasketed bell end. All main line pipe 3" in size and smaller shall be Schedule 40 PVC solvent weld bell end.

a. Maximum flows allowed through main line pipe shall be:

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM
4"	180 GPM

b. Main line pipe shall be buried with 18" cover

2.7 MAIN LINE FITTINGS

A. All main line fittings 3" and larger shall be gasketed ductile iron material. All ductile iron fittings having change of direction shall have proper concrete thrust block installed. All main line fittings smaller than 3" in size shall be Schedule 80 PVC.

2.8 ISOLATION VALVES

A. Isolation valves 3" and larger shall be Waterous brand model 2500 cast iron gate valve, resilient wedge, push on type, with 2" square operating nut. Place sleeve of 6" or larger pipe over top of valve vertically and then extend to grade. Place 10" round valve box over sleeve at grade.

B. Isolation valves 2-1/2" and smaller shall be Apollo brand 70 series brass ball valves, contained in a Carson Standard size valve box. Valves shall be installed with S/80 PVC TOE Nipples on both sides of the valve. Valve shall be placed so that the handle is vertical toward the top of the valve box in the 'off' position.

2.9 MANIFOLDS

A. Action Manifold fittings shall be used to create unions on both sides of each control valve, allowing the valve to be removed from the box without cutting piping. Valves shall be located in boxes with ample space surrounding them to allow access for maintenance and repair. Where practical, group remote control valves in close proximity, and protect each grouping with a manifold isolation valve as shown in details. Manifold Main Line (or Sub-Main Line) and all manifold components and isolation valves shall be at least as large as the largest diameter lateral served by the respective manifold.

2.10 REMOTE CONTROL VALVES

A. Remote control valves shall be as specified on the drawings. Remote control valves shall be located separately and individually in separate control boxes.

2.11 MANUAL CONTROL VALVES

A. Quick coupler valve shall be attached to the manifold sub-main line using a Lasco G17S212 swing joint assembly with snap-lock outlet and brass stabilizer elbow. Quick coupler valve shall be placed within a Carson 10" round valve box. Top of quick coupler valve cover shall allow for complete installation of valve box lid, but also allow for insertion and operation of key. Base of quick coupler valve and top of quick coupler swing joint shall be encased in ¾" gravel. Contractor shall not place quick coupler valves further than 200 feet apart, to allow for spot watering or supplemental irrigation of new plant material. Quick coupler valve at POC shall not be eliminated or relocated.

2.12 LATERAL LINE PIPE

A. All lateral piping shall be Schedule 40 PVC, solvent weld, and bell end. Lateral pipe shall be buried with 12-18" of cover typically. Lateral pipe shall be ¾", 1", 1 ¼", 1 ½" or 2" in size as indicated on Construction Drawings.

2.13 LATERAL LINE FITTINGS

A. All lateral line fittings shall be S/40 PVC

2.14 Spray Sprinklers

A. Spray head sprinklers shall be as specified on the drawings. Nozzles shall be as specified on the drawings.

2.15 VALVE BOXES

A. Carson valve boxes shall be used on this project. Sizes are as directed in these Specifications, detail sheets or plan sheets. Valve boxes shall be centered over the control valve or element they cover. Valve box shall be sized large enough to allow ample room for services access, removal or replacement of valve or element. Valve box shall be set to flush to finish grade of topsoil or barked areas. Contractor shall provide extensions or stack additional valve boxes as necessary to bring valve box pit to proper grade.

2.16 IMPORT BACKFILL

A. All main line pipe, lateral line pipe and other irrigation elements shall be bedded and backfilled with clean soil, free of rocks 1" and larger. Contractor shall furnish and install additional backfill material as necessary due to rocky conditions. Trenches and other elements shall be compacted and/or water settled to eliminate settling. Debris from trenching operations un-usable for fill shall be removed from project and disposed of properly by Contractor.

2.17 OTHER PRODUCTS

A. Substitution of equivalent products is subject to the OAR's approval and must be designated as accepted in writing.

a. The Contractor shall provide materials to make the system complete and operational.

PART 3 - EXECUTION

3

3.1 PREPARATION

A. Contractor shall repair or replace work damaged by irrigation system installation. If damaged work is new, replacement or the original installer of that work shall perform repairs. The existing landscape of this Project shall remain in place. Contractor shall protect and work around existing plant material. Coordination of trench and valve locations shall be laid out the OAR prior to any excavation occurring. Plant material deemed damaged by the OAR shall be replaced with new plant material at Contractor's expense. Contractor shall not cut existing tree roots larger than 2" to install this Project. Route pipe, wire and irrigation elements around tree canopy drip line to minimize damage to tree roots. Contractor shall have no part of existing system used by other portions of site landscape without water for without water for more than 24 hours at a time.

3.2 TRENCHING AND BACKFILLING

A. Pulling of pipe shall not be permitted on this project. Over excavate trenches both in width and depth. Ensure base of trench is rock or debris free to protect pipe and wire. Grade trench base to ensure flat, even support of piping. Backfill with clean soil or import material. Contractor shall backfill no less than 2" around entire pipe with clean, rock free fill. Main line piping and fittings shall not be backfilled until OAR has inspected and pipe has passed pressure testing. Perform balance of backfill operation to eliminate any settling.

3.3 SLEEVING

A. Sleeve all piping and wiring that pass under paving or hardscape features. Wiring shall be placed in separate sleeving from piping. Sleeves shall be positioned relative to structures or obstructions to allow for pipe or wire within to be removed if necessary.

3.4 GRADES AND DRAINAGE

A. Place irrigation pipe and other elements at uniform grades. Winterization shall be by evacuation with compressed air. Automatic drains shall not be installed on this Project. Manual drains shall only be installed at POC where designated on Construction Drawings.

3.5 PVC PIPE

A. Install pipe to allow for expansion and contraction as recommended by pipe manufacturer.

B. Install main line pipes with 18" of cover, lateral line pipes with 12" of cover.

C. Drawings show diagrammatic or conceptual location of piping - Contractor shall install piping to minimize change of direction, avoid placement under large trees or large shrubs, avoid placement under hardscape features.

D. Plastic pipe shall be cut squarely. Burrs shall be removed. Spigot ends of pipes 3" and larger shall be beveled.

E. Pipe shall not be glued unless ambient temperature is at least 50 degress F. Pipe shall not be glued in rainy conditions unless properly tented. All solvent weld joints shall be assembled using IPS 711 glue and P70 primer according to manufacturer's specification, no exceptions. All workers performing glue operations shall provide evidence of certification. Glued main line pipe shall cure a minimum of 24 hours prior to being energized. Lateral lines shall cure a minimum of 2 hours prior to being energized and shall not remain under constant pressure unless cured for 24 hours.

F. Appropriate thrust blocking shall be performed on fittings 3" and larger. All threaded joints shall be wrapped with Teflon tape or paste unless directed by product manufacturer or sealing by o-ring.

3.6 CONTROLLERS

A. All grounding for pedestal controllers shall be as directed by controller manufacturer and ASIC guidelines, not to exceed a resistance reading of 5 OHMs.

B. Locate controllers in protected, inconspicuous places, when possible. Coordinate location of pedestal controllers with Landscape Architect to minimize visibility.

C. Coordinate location of wall mount controllers with building or electrical Contractor to facilitate electrical service and future maintenance needs. Wall mount shall be securely fastened to surface. If exterior mounted, wall mount controllers shall have electrical service wire and field control wire in separate, appropriate sized weatherproof electrical conduit, PVC pipe shall not be used.

D. Wire under hardscape surfaces shall be placed continuously in conduit. Contractor shall be responsible to coordinate sleeving needs for conduit or sweeps elbows from exterior to interior of building.

E. Pedestal controllers shall be placed upon VIT-Strong Box Quick Pad as per manufacturer's recommendations. Controllers shall be oriented such that Owner's Representative maintenance personnel may access easily and perform field system tests efficiently.

F. Place Standard valve box at base of controller or nearby to allow for three to five feet of slack field control wire to be placed at each controller. This Contractor shall provide conduit access if needed for Electrical Contractor. Electrical supply and installation, as well as hook-up to controller shall be by this Contractor.

3.7 VALVES

A. Isolation valves, remote control valves, and quick coupler valves shall be installed according to manufacturer recommendation and Contract Specifications and Details.

B. Valve boxes shall be set over valves so that all parts of the valve can be reached for service.

C. Valve box and lid shall be set to be flush with finished grade. Only o ne remote control valve may be installed in a Carson 1419124 box. Place a minimum of 4" of ¾" washed gravel beneath valve box for drainage. Bottom of remote control valve shall be a minimum of 2" above gravel.

3.8 SPRINKLER HEADS

A. No sprinkler shall be located closer than 6" to walls, fences, or buildings.

B. Heads adjacent to walks, curbs. Or paths shall be located at grade and 2" away from hardscape.

C. Control valves shall be opened and fully flush lateral line pipe and swing joints prior to installation of sprinklers.

D. Spray heads shall be installed and flushed again prior to installation of nozzles.

E. Contractor shall be responsible for adjustment if necessary due to grade changes during landscape construction.

3.9 FIELD QUALITY CONTROL

A. Main line pipes shall not be backfilled or accepted until the system has been tested for 2 hours at 100 psi.

B. Main line pressure test shall include all pipe and components from the point of connection to the upstream side of remote control valves. Test shall include all manifold components under constant pressure. Piping may be tested in sections that can be isolated.

C. Contractor shall provide pressurized water pump to increase or boost pressure where existing static pressure is less than 100 psi.

D. Schedule testing with OAR 48 hours in advance for approval.

E. Leaks or defects shall promptly be repaired or rectified at the Contractors expense and retested until able to pass testing.

F. Grounding resistance at pedestal controller shall also be tested and shall not exceed 5 OHMs.

3.10 ADJUSTMENT

A. Sprinkler heads shall be adjusted to proper height when installed. Changes in grade or adjustment of head height after installation shall be considered a part of the original contract and at Contractor's expense.

B. Adjust all sprinkler heads for arc, radius, proper trim and distribution to cover all landscaped areas that are to be irrigated.

C. Adjust sprinklers so they do not water buildings, structures, or other hardscape features.

D. Adjust run times of station to meet needs of plant material the station services.

3.11 CLEANING

A. Contractor shall be responsible for cleanliness of jobsite. Work areas shall be swept cleanly and picker up daily.

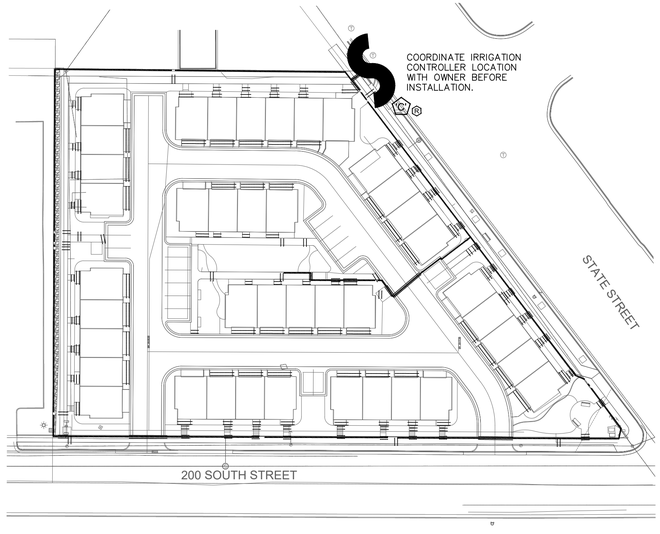
B. Open trenches or hazards shall be protected with yellow caution tape.

C. Contractor is responsible for removal and disposal offsite of trash and debris generated as a result of this Project.

D. OAR shall perform periodic as well as a final cleanliness inspection.

E. Contractor shall leave Project in at least a 'broom clean' condition.

END OF SECTION



1 1/2" MAINLINE ROUTING ,CONTROLLER AND P.O.C. LOCATION OVERVIEW

ISSUE DATE	PROJECT NUMBER
06-03-2019	UT18048

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

N

0' 25' 50' 100' 200'

GRAPHIC SCALE: 1" = 50'

PROJECT INFORMATION

MODA CLEARFIELD

180 S. STATE STREET
CLEARFIELD, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:

JF CAPITAL

JF CAPITAL
CHRISTIAN TRAEDEN
1148 W. LEGACY CROSSING BLVD. SUITE 400
CENTERVILLE, UT 84014
801-335-8500

Client / Engineer:

THINK ARCHITECTURE
(801)269-0055

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP

PKJ DESIGN GROUP L.L.C.
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

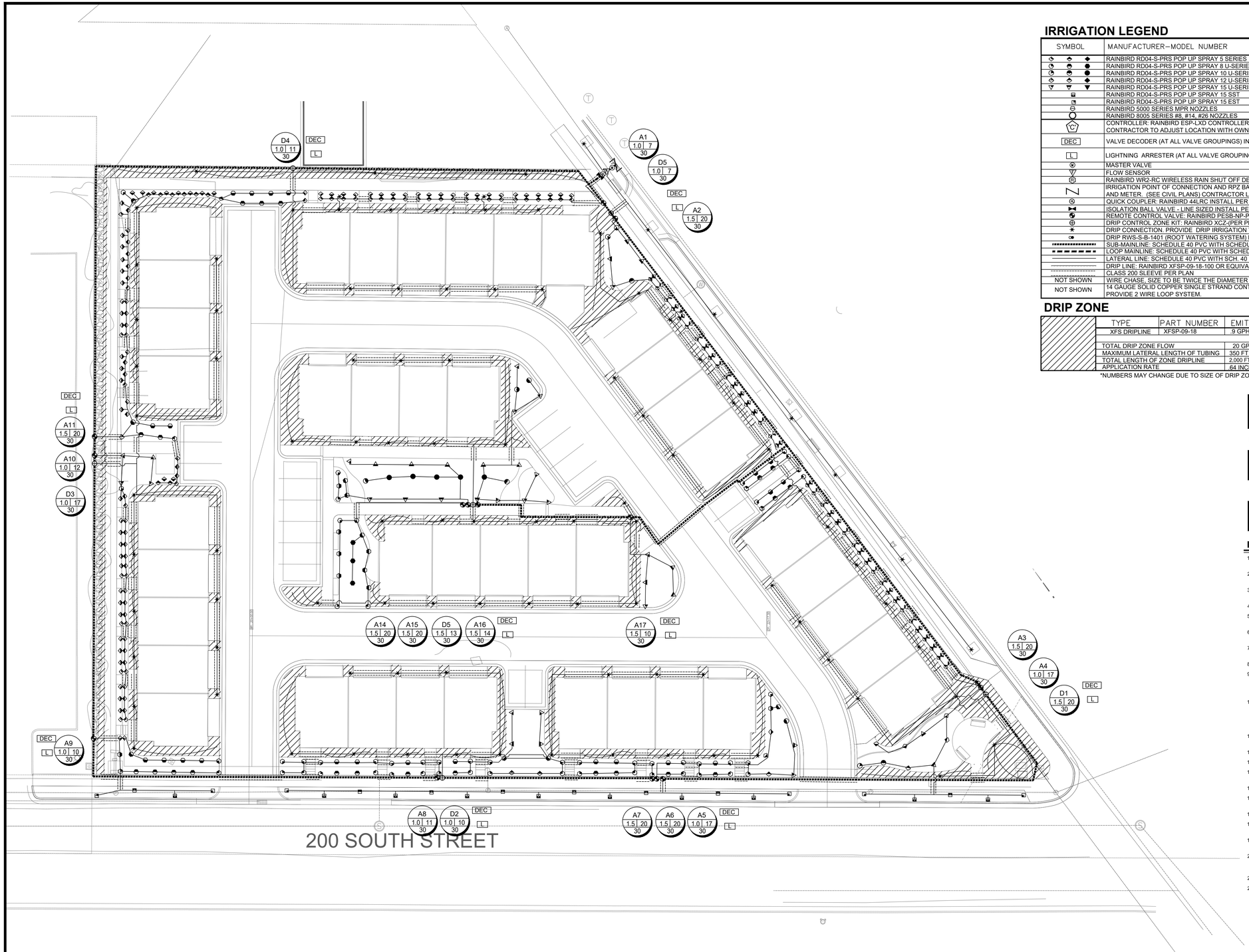
JEREMY ANDREWS
913121 - 5301
LICENSED LANDSCAPE ARCHITECT
STATE OF UTAH

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	6/3/2019

IRRIGATION PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

IR-1.0



IRRIGATION LEGEND

SYMBOL	MANUFACTURER–MODEL NUMBER	PAT.	RD.	PSI	GPM Q	GPM T	GPM H	GPM TT	GPM TQ	GPM F	QTY	REMARKS
◆ ◆ ◆	RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES	Q,T,H,F	5'	30	.10	.15	.20	na	na	.40	--	USE HE-VAN NOZZLES AS NECESSARY
● ● ●	RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES	Q,T,H,F	8'	30	.26	.35	.52	na	na	1.05	--	USE HE-VAN NOZZLES AS NECESSARY
● ● ●	RAINBIRD RD04-S-PRS POP UP SPRAY 10 U-SERIES	Q,T,H,F	10'	30	.39	.53	.79	na	na	1.58	--	USE HE-VAN NOZZLES AS NECESSARY
◆ ◆ ◆	RAINBIRD RD04-S-PRS POP UP SPRAY 12 U-SERIES	Q,T,HT,TQ,F	12'	30	.65	.87	1.30	1.74	1.95	2.60	--	USE HE-VAN NOZZLES AS NECESSARY
▼ ▼ ▼	RAINBIRD RD04-S-PRS POP UP SPRAY 15 U-SERIES	Q,T,H,TT	15'	30	.92	1.23	1.85	2.48	2.78	3.70	--	USE HE-VAN NOZZLES AS NECESSARY
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST	SST	15'	30	1.21						--	
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 EST	EST	15'	30	.61						--	
	RAINBIRD 5000 SERIES MPR NOZZLES	Q,T,H,F	varies	30	varies	varies	varies	na	na	varies	--	
	RAINBIRD 8005 SERIES #8, #14, #26 NOZZLES	Q,T,H,F	65'	30	6.6	12.6	24.3	na	na	varies	--	
C	CONTROLLER: RAINBIRD ESP-LXD CONTROLLER WITH LIMR REMOTE KIT, PLACE IN LXMM PEDISTAL, CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION.										--	WALL MOUNT. COORDINATE WITH OWNER FOR EXACT LOCATION
DEC	VALVE DECODER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.										--	SEE DETAIL
L	LIGHTNING ARRESTER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.										--	SEE DETAIL
	MASTER VALVE											SEE DETAIL
	FLOW SENSOR											SEE DETAIL
	RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE										--	SEE DETAIL
	IRRIGATION POINT OF CONNECTION AND RPZ BACKFLOW PREVENTION - CONNECT TO WATER SERVICE LINE AND METER. (SEE CIVIL PLANS) CONTRACTOR LOCATE AND VERIFY EXACT LOCATION ON SITE.										--	SEE DETAIL
	QUICK COUPLER: RAINBIRD 44LRC INSTALL PER MANUFACTURER'S SPEC.										--	10" RND. VALVE BOX. SEE DETAIL
	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.										--	SEE DETAIL
	REMOTE CONTROL VALVE: RAINBIRD PESB-NP-PRS-D AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN)										--	SEE DETAIL JUMBO BOX-PURPLE LID
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-(PER PLAN)-PRBR-COM MED FLOW (SIZE AS NOTED ON PLAN)										--	SEE DETAIL
	DRIP CONNECTION. PROVIDE DRIP IRRIGATION TO ALL TREES, SHRUBS,AND PERENNIALS IN PLANTER AREAS										--	INSTALL FLUSH CAP. SEE DETAIL
	DRIP RWS-S-B-1401 (ROOT WATERING SYSTEM) PROVIDE 2 TO EACH TREE LOCATED IN THE LAWN AREAS.											SEE DETAIL
	SUB-MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2" DIAMETER 24" MIN. COVER											SEE PIPE SIZING CHART
	LOOP MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 4" DIAMETER 24" MIN. COVER										--	SEE PIPE SIZING CHART
	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. SEE PIPE SIZING CHART										--	SEE DETAIL
	DRIP LINE: RAINBIRD XFSP-09-18-100 OR EQUIVALENT										--	SEE DETAIL
	CLASS 200 SLEEVE PER PLAN										--	SEE DETAIL
NOT SHOWN	WIRE CHASE. SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1.1/4" DIAMETER MINIMUM										--	SEE DETAIL
NOT SHOWN	14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC. PROVIDE 2 WIRE LOOP SYSTEM.										--	SEE DETAIL

DRIP ZONE

TYPE	PART NUMBER	EMITTER FLOW	EMITTER SPACING	ROW SPACING	RECOMMENDED ROW SPACING
XFS DRIPLINE	XFSP-09-18	.9 GPH	18"	18"	18-21 IN.

TOTAL DRIP ZONE FLOW	.20 GPM	TIME TO APPLY 1/4" OF WATER	23
MAXIMUM LATERAL LENGTH OF TUBING	350 FT	REQUIRED NUMBER OF STAKES	500
TOTAL LENGTH OF ZONE DRIPLINE	2,000 FT (varies per plan)	NUMBER OF FLUSH POINTS	2
APPLICATION RATE	.64 INCH PER HOUR	SUGGESTED HEADER AND FOOTER PIPE SIZE	CLASS 200 1 1/4"

*NUMBERS MAY CHANGE DUE TO SIZE OF DRIP ZONE PER PLAN

90 Day Establishment Period Irrigation Schedule (April, May, June)

	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	Turf	15 min	15 min	15 min	15 min	15 min	15 min	15 min	30 psi
Shrubs	Shrubs	25 min	0	25 min	0	25 min	0	25 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

Regular Irrigation Schedule (see Seasonal Differential Chart)

	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	Turf	15 min	15 min		15 min		15 min		30 psi
Shrubs	Shrubs	45 min		45 min		45 min		45 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

Seasonal Differential

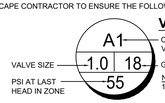
	April	May	June	July	August	Sept.	October
Turf	10 min	10 min	15 min	15 min	15 min	10 min	10 min
Shrubs	30 min	30 min	45 min	45 min	45 min	30 min	30 min

IRRIGATION NOTES

1. ALL PIPE TO BE SCHEDULE 40 PVC PIPE OR BETTER. NO POLY PIPE SHALL BE INCLUDED. FITTINGS MUST BE SCHEDULE 40 OR BETTER ON LATERAL LINES AND SCHEDULE 80 OR BETTER ON MAIN LINE. SIZE PER PLAN.
2. MAIN LINES SHALL BE 24" DEEP MIN. AND LATERAL LINES 12" DEEP MIN. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
3. CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO THE UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
4. PLACE ALL IRRIGATION IN LANDSCAPE AREAS AND ON THE PROPERTY OF THE OWNER.
5. MODIFY LOCATION OF IRRIGATION COMPONENTS TO AVOID PLACING TREES, SHRUBS AND OTHER SITE ELEMENTS DIRECTLY OVER PIPE, PER PLANS. DO NOT LOCATE VALVE BOXES IN LAWN AREAS UNLESS DIRECTED TO BY LANDSCAPE ARCHITECT.
6. CONTRACTOR SHALL INSTALL A QUICK COUPLER AT POINT OF CONNECTION IN ORDER TO BLOW OUT THE SYSTEM WITH AN AIR COMPRESSOR EACH FALL.
7. CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS AND IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION PURPOSES.
8. INSTALL DRIP IRRIGATION PER DETAILS. CONTRACTOR SHALL MAKE ADJUSTMENTS AS NECESSARY.
9. CONTRACTOR SHALL PROVIDE AND INSTALL SLEEVES FOR ALL PIPES AND WIRES UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE INSIDE. ALL WIRE SHALL BE IN SEPARATE SLEEVES (NOT SHOWN). ALL CONTROL WIRE SHALL BE INSTALLED IN CLASS 200 PIPE. PLACE JUNCTION BOXES WHERE NECESSARY TO MINIMIZE LONG RUNS OR AT DIRECTIONAL CHANGES. COORDINATE WITH ALL TRADES.
10. WATER LINES AND ELECTRICAL LINES MUST NOT SHARE CONDUITS. ALL WIRE CONNECTIONS MUST BE CONTAINED IN VALVE BOX WITH 3' OF EXTRA WIRE. WIRE TO BE CONNECTED TO MAIN LINE PIPE WHERE POSSIBLE WITH TAPE AT 25' INTERVALS. SLACK IN CONTROL WIRES REQUIRED AT EVERY CHANGE OF DIRECTION. WIRES MUST HAVE SEPARATE COLORS FOR COMMON, CONTROL AND SPARE. MINIMUM 1 SPARE WIRE FOR EVERY 5 VALVES. ALL CONTROL WIRES TO BE INSULATED 14 GAUGE COPPER. ALL SPARE WIRES MUST "HOME RUN" TO CONTROLLER AND SPARE WIRES AVAILABLE AT ALL VALVE MANIFOLDS AND CLUSTERS.
11. ALL SLEEVES INSTALLED SHALL BE DUCT TAPED TO PREVENT DIRT OR OTHER DEBRIS ENTERING PIPE. ALL SLEEVES SHALL BE IDENTIFIED BY WOOD OR PVC STAKES AND BE SPRAY PAINTED WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
12. IRRIGATION SYSTEM MUST CONTAIN CHECK VALVES TO PREVENT LOW POINT DRAINAGE.
13. SPACE ALL SPRAY HEADS 2" AWAY FROM ANY HARDSCAPE.
14. CONTRACTOR SHALL MATCH PRECIPITATION RATES AS MUCH AS POSSIBLE FOR ALL LANDSCAPED AREAS. OVERHEAD IRRIGATION MUST HAVE A MINIMUM DU (DISTRIBUTION UNIFORMITY) OF 60%.
15. IRRIGATION CONTRACTOR SHALL PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING.
16. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CITY AND/OR COUNTY CODES. THE CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS.
17. IRRIGATION INSTALLATION TO COMPLY WITH APPLICABLE CITY SPECIFICATIONS AND DRAWINGS.
18. ACTUAL INSTALLATION OF IRRIGATION SYSTEM MAY VARY SOMEWHAT FROM PLANS. THE CONTRACTOR IS RESPONSIBLE TO MAKE ADJUSTMENTS AS NEEDED TO ENSURE PROPER COVERAGE OF ALL LANDSCAPED AREAS.
19. CONTRACTOR SHALL INSTALL IRRIGATION SYSTEM WITH HEAD TO HEAD COVERAGE IN ALL TURF AREAS. USE HE-VAN NOZZLES AS NECESSARY TO PROVIDE PROPER COVERAGE AND TO KEEP WATER OFF OF BUILDINGS AND HARDSCAPES.
20. POWER TO CONTROLLER TO BE PROVIDED BY OWNER. OWNER TO SPECIFY EXACT LOCATION OF CONTROLLER. INSTALL PER MANUFACTURERS INSTRUCTIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
21. DESIGN AND INSTALL THE BACKFLOW PREVENTOR IN THE PROPER PLACE TO ENSURE THAT NO WATER IS CONTAMINATING THE SYSTEM.
22. LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM
4"	180 GPM

VALVE ID TAG



NOTE:
1. VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING

ISSUE DATE	PROJECT NUMBER
06-03-2019	UT18048

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
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5		
6		
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PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

N

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

MODA CLEARFIELD

180 S. STATE STREET
CLEARFIELD, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
JF CAPITAL
JF CAPITAL
CHRISTIAN TRAEDEN
1148 W. LEGACY CROSSING BLVD. SUITE 400
CENTERVILLE, UT 84014
801-335-8500

Client / Engineer:
THINK ARCHITECTURE
(801)269-0055

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
PKJ DESIGN GROUP L.L.C.
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

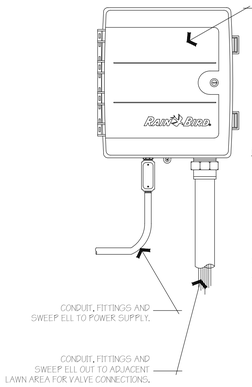
LICENSED LANDSCAPE ARCHITECT JEREMY ANDREASEN 8128121-5301 06/30/2019 RENEW STATE OF UTAH

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	7/22/2018

IRRIGATION PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

IR-1.1

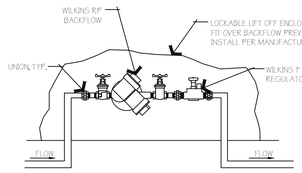


NOTES:

1. MOUNT CONTROLLER PER MANUFACTURER'S WRITTEN INSTRUCTIONS AND IN ACCORDANCE WITH ALL LOCAL CODES. EXACT LOCATION TO BE APPROVED BY OWNER. GROUND CONTROLLER PER MANUFACTURER'S RECOMMENDATION AND SPECIFICATIONS. ELECTRICAL CONTRACTOR SHALL GROUND CONTROLLER AND PROVIDE SLEEVING FROM ADJACENT LAWN AREA TO CONTROLLER LOCATION.
2. CONNECT CONTROLLER TO POWER AND VALVES.
3. LANDSCAPE CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR TO ENSURE PROPER GROUNDING OF CONTROLLER TO BUILDING GROUNDING GRID.

A RAINBIRD CONTROLLER DETAIL

NOT TO SCALE — PKJ DESIGN GROUP

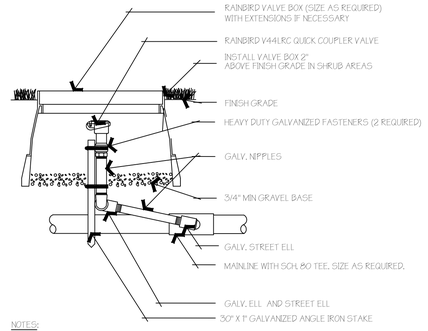


NOTES:

1. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
2. WHEREVER AN IRON BASED MATERIAL ADJOINS A BRASS BASED MATERIAL A DIELECTRIC UNION IS REQUIRED. SIZE AS NECESSARY.
3. WRAP ALL THREADS WITH TEFLON TAPE, 1 1/2 TO 2 WRAPS MAXIMUM.
4. MAIN LINE PIPE SIZE SHALL BE 1-1/2", DOWNSIZE TO 1" THRU BACKFLOW PREVENTER ASSEMBLY AND THEN UPSIZE TO 1-1/2" DIRECTLY DOWNSTREAM OF PRESSURE REGULATOR.

B BACKFLOW DETAIL

NOT TO SCALE — PKJ DESIGN GROUP

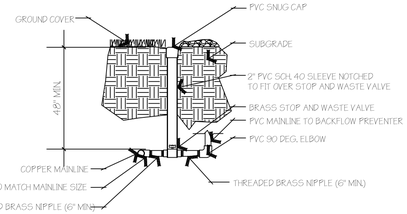


NOTES:

1. FLUSH ALL PIPING PRIOR TO INSTALLING VALVE.
2. WRAP ALL THREADS WITH TEFLON TAPE, 1 1/2 TO 2 WRAPS MAXIMUM.
3. COMPACT SOILS AROUND VALVE BOX TO 80% OF ORIGINAL DRY DENSITY.
4. INSTALL GEOFABRIC UNDER VALVE BOXES AND TAPE TO PIPE NIPPLES AND VALVE BOX.
5. BOX COLOR - GREEN IN TURF AND TAN IN PLANTER AREAS.
6. IRRIGATION SYSTEM TO BE BLOWN OUT WITH AIR COMPRESSOR THROUGH QUICK COUPLERS BEFORE FREEZING TEMPERATURES OCCUR, TYP.

C RAINBIRD QUICK COUPLER

NOT TO SCALE — PKJ DESIGN GROUP

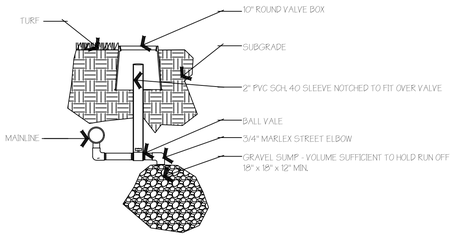


NOTES:

1. ALL PVC NIPPLES AND ELBOWS TO BE SCH. 40 UNLESS OTHERWISE NOTED.
2. PROVIDE VALVE KEY TO OWNER

D STOP AND WASTE VALVE ASSEMBLY

NOT TO SCALE — PKJ DESIGN GROUP

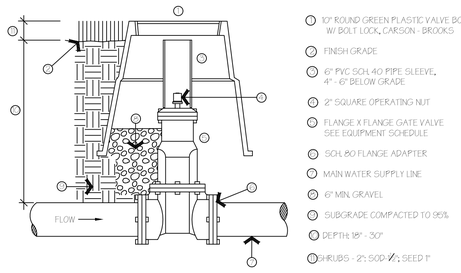


NOTES:

1. ALL PVC NIPPLES AND ELBOWS TO BE SCH. 80 UNLESS OTHERWISE NOTED.
2. PROVIDE VALVE KEY TO OWNER

E MANUAL DRAIN ASSEMBLY

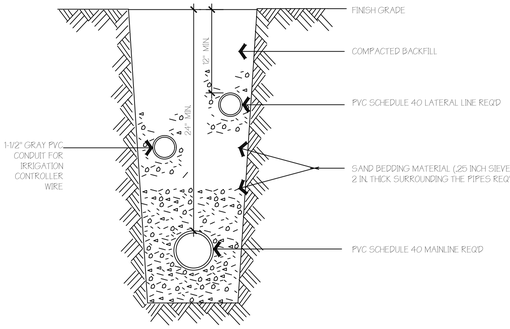
NOT TO SCALE — PKJ DESIGN GROUP



1. 10" ROUND GREEN PLASTIC VALVE BOX W/ BOLT LOCK, CARSON - BROOKS
2. FINISH GRADE
3. 6" PVC SCH. 40 PIPE SLEEVE, 4" - 6" BELOW GRADE
4. 2" SQUARE OPERATING NUT
5. FLANGE X FLANGE GATE VALVE SEE EQUIPMENT SCHEDULE
6. SCH. 80 FLANGE ADAPTER
7. MAIN WATER SUPPLY LINE
8. 6" MIN. GRAVEL
9. SUBGRADE COMPACTED TO 95%
10. DEPTH: 18" - 30"
11. SHRUBS - 2"; SOD - 1"; SEED 1"

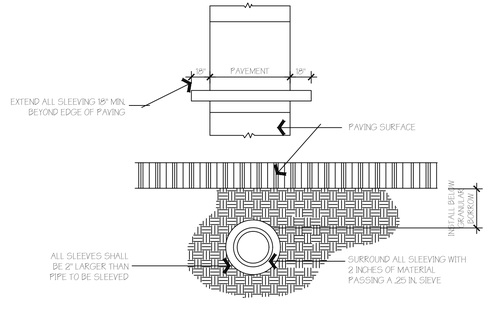
F GATE VALVE ASSEMBLY

NOT TO SCALE — PKJ DESIGN GROUP



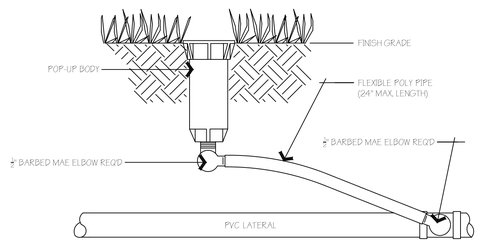
G TRENCHING DETAIL

NOT TO SCALE — PKJ DESIGN GROUP



H TYPICAL SLEEVING

NOT TO SCALE — PKJ DESIGN GROUP

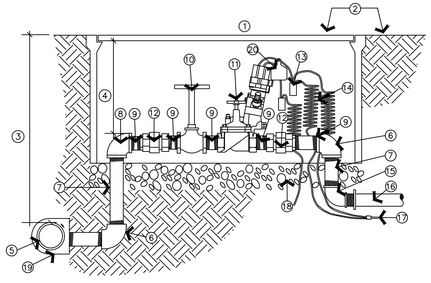


NOTES:

1. INSTALL SPRAY AND ROTARY HEADS PER THIS DETAIL.
2. INSTALL 2" AWAY FROM HARDSCAPES.

I SPRAY HEAD DETAIL

NOT TO SCALE — PKJ DESIGN GROUP



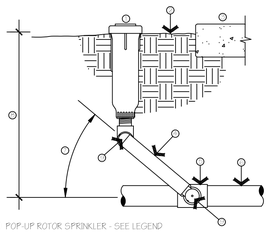
NOTES:

1. ONE REMOTE CONTROL VALVE PER BOX.
2. ALL FITTINGS AND PIPE IN MANIFOLD SHALL BE THREADED SCH. 80 PVC USING TEFLON TAPE AND #5 RECTOR SEAL.

1. CARSON-BROOKS 1419-12 STANDARD OR 1220-12 JUMBO VALVE BOX WITH STAINLESS STEEL BOLTS (BOLT DOWN LID).
2. INSTALL AT GRADE
3. 30" MAX. DEPTH
4. 10"-14"
5. MAIN WATER SUPPLY LINE
6. PVC SCH. 80 ELBOW
7. PVC SCH. 80 NIPPLE; LENGTH AS REQUIRED (TYP.)
8. PVC SCH. 80 ELL SAME SIZE AS VALVE
9. SCH. 80 NIPPLE, SIZE AS NECESSARY
10. MILWAUKEE BRAND OR APPROVED AMERICAN-MADE BRASS GATE VALVE W/ NON RISING STEM (LINE SIZE)
11. ELECTRIC CONTROL VALVE - SEE EQUIPMENT SCHEDULE
12. PVC SCH. 80 UNION
13. WATER TIGHT CONNECTORS (3M DBY ONLY)
14. PROVIDE 36" EXPANSION LOOP AT EACH WIRE CONNECTOR IN BOX
15. SCH. 80 ELBOW WITH SCH. 80 NIPPLE INTO 5x1 BUSHING TO LATERAL
16. LATERAL LINE
17. CONTROL WIRES
18. 6" MINIMUM DEPTH OF WASHED 3/4" GRAVEL
19. PVC SCH. 80 TEE 5x5x5 WITH SCH. 80 5x1 BUSHING OR DOUBLE STRAP SADDLE.
20. ID TAG: RAINBIRD VID SERIES OR APPROVED EQUAL

J CONTROL VALVE ASSEMBLY

NOT TO SCALE — PKJ DESIGN GROUP



1. POP-UP ROTOR SPRINKLER - SEE LEGEND
2. FINISH GRADE
3. NOTE: ALL ROTOR HEADS TO BE PLACED 2" CLEAR OF ALL HARDSCAPE SURFACES
4. SCH. 80 THREADED NIPPLE
5. PVC SCH. 40 5x5x1 TEE (OR ELL)
6. PVC LATERAL LINE, SIZE AS NOTED ON PLAN
7. SWING JOINT ARM INSTALLED AT ANGLE BETWEEN 30 AND 45 DRG. OF LATERAL PIPE, USE MALE THREAD MODEL
8. DEPTH - SEE NOTES & TRENCH DETAIL
9. MARLEX STREET ELL'S (3)

I POP UP ROTOR DETAIL

NOT TO SCALE — PKJ DESIGN GROUP

ISSUE DATE	PROJECT NUMBER
06-03-2019	UT18048

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1	XXXX	XX-XX-XX
2		
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PLAN INFORMATION

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UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

PROJECT INFORMATION

MODA CLEARFIELD

180 S. STATE STREET
CLEARFIELD, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
JF CAPITAL
CHRISTIAN TRAEDEN
1148 W. LEGACY CROSSING BLVD. SUITE 400
CENTERVILLE, UT 84014
801-335-8500

Client / Engineer:
THINK ARCHITECTURE
(801)269-0055

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
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LICENSE STAMP

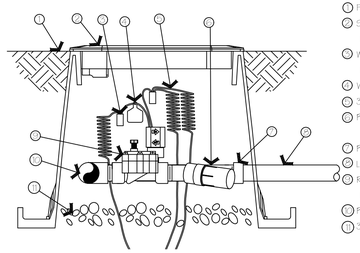
LICENSED LANDSCAPE ARCHITECT — JEREMY ANDREATTA — 8128727-5501 — 04/30/2020 — UTAH

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	6/3/2019

IRRIGATION DETAILS

PRELIMINARY PLANS NOT FOR CONSTRUCTION

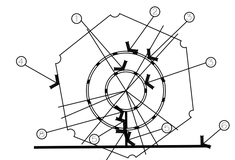
IR-2.5



1. FINISH GRADE
2. STANDARD VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
4. VALVE ID TAG
5. 30-INCH LINEAR LENGTH OF WIRE, COILED
6. PRESSURE REGULATING FILTER: RAIN BIRD PRF-100-RBY (INCLUDED IN XCZ-100-PRF KIT)
7. PVC SCH 40 FEMALE ADAPTOR
8. LATERAL PIPE
9. REMOTE CONTROL VALVE: RAIN BIRD 100-DV (INCLUDED IN XCZ-100-PRF KIT)
10. PVC SCH 40 TEE OR ELL TO MANIFOLD
11. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

L DRIP CONTROL VALVE ASSEMBLY

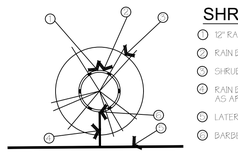
NOT TO SCALE — PKJ DESIGN GROUP



NOTES:
1. LAYOUT DRIPLINE-SO EMITTERS ARE IN TRIANGULAR PATTERN AS SHOWN.
2. APPROXIMATELY 16.2 GPH PER TREE

TREE

1. 8' RADIUS
2. 16' RADIUS
3. RAIN BIRD XFS-09-18-100 OR EQUIVALENT
4. TREE (DECIDUOUS OR EVERGREEN)
5. RAIN BIRD XT-700 TUBING OR EQUIVALENT AS APPROVED BY ARCHITECT
6. LATERAL LINE
7. 4-WAY BARBED TEE
8. BARBED TEE



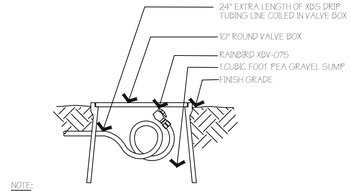
SHRUB

1. 12" RADIUS
2. RAIN BIRD XFS-09-18-100 OR EQUIVALENT
3. SHRUB
4. RAIN BIRD XT-700 TUBING OR EQUIVALENT AS APPROVED BY ARCHITECT
5. LATERAL LINE
6. BARBED TEE

NOTE:
1. APPROXIMATELY 5.4 GPH PER SHRUB

M DRIP IRRIGATION - IN LINE EMITTERS

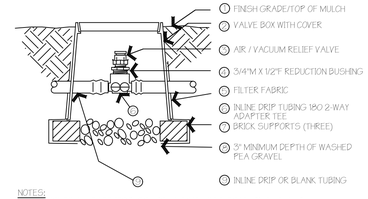
NOT TO SCALE — PKJ DESIGN GROUP



NOTE:
1. INSTALL AT END OF DRIP LINE RUNS FOR WINTERIZATION IN THE FALL.

N FLUSH CAP BOX

NOT TO SCALE — PKJ DESIGN GROUP

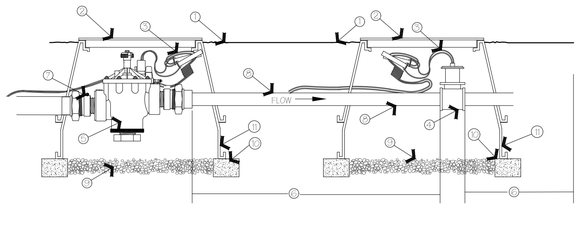


NOTES:
1. SECURE ALL BARB FITTINGS WITH A STAINLESS STEEL PINCH CLAMP.
2. INSTALL A AIR/VACUUM RELIEF VALVE AT HIGH POINTS WITHIN DRIP ZONE.
3. INSTALL FILTER FABRIC AROUND EXTERIOR OF VALVE BOX. USE DUCT TAPE TO SECURE FABRIC TO PIPE AND VALVE BOX.

O DRIP AIR/VACUUM RELIEF VALVE ASSEMBLY

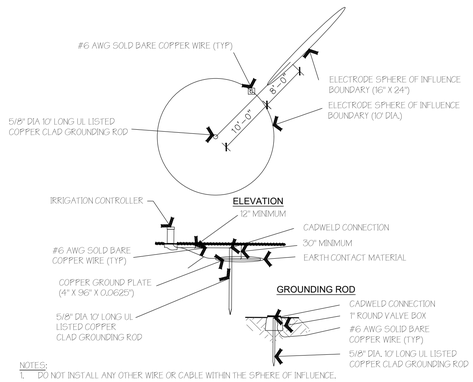
NOT TO SCALE — PKJ DESIGN GROUP

1. FINISH GRADE
2. GREEN VALVE BOX AND COVER
3. CONTROL WIRES WITH 12" MIN. SERVICE COIL AND WATERPROOF WIRE SPLICE CONNECTORS -
4. FLOW SENSOR PER IRRIGATION LEGEND
5. RAIN BIRD PESB SERIES MASTER VALVE
6. STRAIGHT PIPE REQUIRED: MINIMUM 10x PIPE DIAMETER UPSTREAM & MINIMUM 5x PIPE DIAMETER DOWNSTREAM
7. UNIONS
8. PVC MAINLINE - LENGTH AS REQUIRED
9. 6" DEPTH OF WASHED ¾" GRAVEL
10. CONTINUOUS BRICK SUPPORTS
11. VALVE BOX EXTENSIONS REQUIRED



P MASTER VALVE & FLOW SENSOR

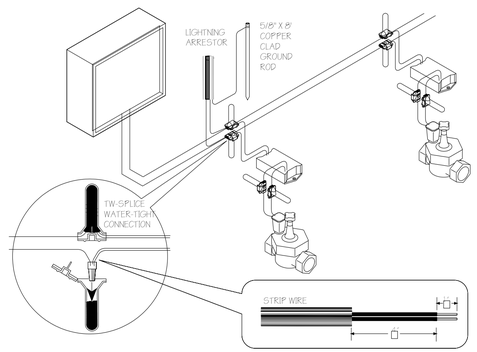
NOT TO SCALE — PKJ DESIGN GROUP



NOTES:
1. DO NOT INSTALL ANY OTHER WIRE OR CABLE WITHIN THE SPHERE OF INFLUENCE.
2. PLACE 100 LB POWER SET SOIL AMENDMENT TO EACH PLATE AS PER MANUFACTURER'S RECOMMENDATIONS.

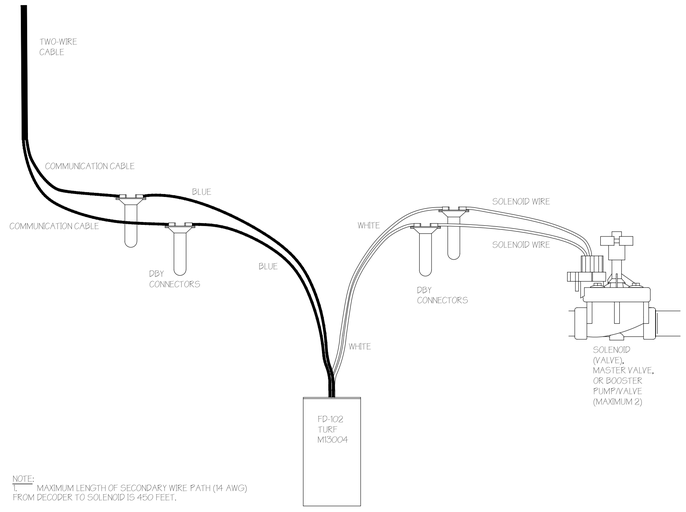
Q GROUNDING DETAIL

NOT TO SCALE — PKJ DESIGN GROUP



R 2-WIRE CONNECTION

NOT TO SCALE — PKJ DESIGN GROUP



NOTE:
1. MAXIMUM LENGTH OF SECONDARY WIRE PATH (14 AWG) FROM DECODER TO SOLENOID IS 450 FEET.

S DECODER WIRING

NOT TO SCALE — PKJ DESIGN GROUP

ISSUE DATE	PROJECT NUMBER
06-03-2019	UT18048

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
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PLAN INFORMATION

811 BLUE STAKES OF UTAH
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PROJECT INFORMATION

MODA CLEARFIELD

180 S. STATE STREET
CLEARFIELD, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
JF CAPITAL
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1148 W. LEGACY CROSSING BLVD. SUITE 400
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LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
PKJ DESIGN GROUP L.L.C.
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT — JEREMY AINSWORTH — 8713137-5301 — 06/30/2020 — UTAH — STATE OF UTAH

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	6/3/2019

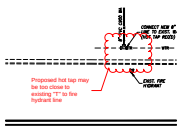
IRRIGATION DETAILS

PRELIMINARY PLANS NOT FOR CONSTRUCTION

IR-2.6

Markup Summary

Mark (4)



Subject: Cloud+
Page: Page 5
Status:
Author: Mark
Date: 6/17/2019 2:40:31 PM
Color:

Proposed hot tap may be too close to existing "T" to fire hydrant line

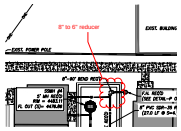
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Page: Page 5
Status:
Author: Mark
Date: 6/17/2019 2:42:18 PM
Color:

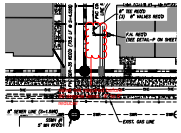
Should connect water line to 8" main on State Street to create a looped system

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Subject: Cloud+
Page: Page 5
Status:
Author: Mark
Date: 6/17/2019 2:48:03 PM
Color:

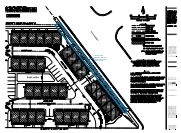
8" to 6" reducer



Subject: Cloud+
Page: Page 5
Status:
Author: Mark
Date: 6/17/2019 2:49:24 PM
Color:

valve not required before 90 degree bend. 8" to 6" reducer

Brad McIlrath, Senior Planner (2)



Subject: Cloud+
Page: Page 1
Status:
Author: Brad McIlrath, Senior Planner
Date: 7/3/2019 4:47:17 PM
Color:

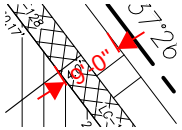
This area of the sidewalk needs to be shown as dedication on the final plat.



Subject: Length Measurement
Page: Page 5
Status:
Author: Brad McIlrath, Senior Planner
Date: 7/3/2019 4:47:30 PM
Color:

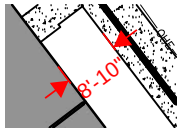
9'-0"

bm180416 (2)



Subject: Length Measurement
Page: Page 1
Status:
Author: bm180416
Date: 7/1/2019 4:20:59 PM
Color:

9'-0"



Subject: Length Measurement
Page: Page 5
Status:
Author: bm180416
Date: 7/1/2019 4:19:38 PM
Color:

8'-10"

Community Development
55 South State Street
Clearfield, Utah 84015
P: 801.525.2780
F: 801.525.2865

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September 13, 2018

Brock Loomis
1148 W. Legacy Crossing Blvd. Suite 400
Centerville, UT 84014

Project Name: Moda Clearfield
File Number: SP 1808-0005
Property Location: 180 S. State Street (TIN: 12-001-0132)
Zone: T-R (Town Residential
Decision Date: Wednesday, September 5, 2018

Dear Mr. Loomis,

On Wednesday, September 5, 2018, the Clearfield City Planning Commission granted approval of the Site Plan application for the above listed property subject to the following conditions:

CONDITIONS OF APPROVAL – SITE PLAN

1) The development layout shall be revised to provide a minimum 10 foot build to zone from the back of sidewalk for the townhomes located along State Street.
2) The third story height of the townhomes shall be increased to a minimum height of 9 feet.
3) The flat roof portions of the townhomes shall be revised to include a 14 inch eave that is a minimum of 8 inches thick.
4) The townhomes shall use a traditional color palette. The green and red colors shall be replaced with a traditional palette that is more muted and/or similar to the "Downing Stone" shown on the colors and materials sheet.
5) All of the windows on the upper stories shall be recessed and double hung as required by the FBC.
6) A playground shall be added to the interior pocket park space as an amenity for the future residents and to comply with the pocket park open space type of the FBC.
7) The corner pocket park space shall be revised to include more sitting areas and a more walkable design and layout. The walking surface shall consist of pervious pavers as encouraged by the FBC. The corner pocket park space must be designed to provide more of a connection to the project.
8) The Street Trees and Streetscape Design shall be revised to comply with the FBC and include but not limited to the following:

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a. For every development the sidewalk and streetscape furnishings must comply with those required by the street type.
b. Benches are required every 200 feet.
c. Street lighting along State Street must consist of double acorn lights spaced to match the existing spacing of lights along the corridor. Street lighting along 200 South will be single acorn lights and spaced to match the spacing along State Street.
d. State Street is required to have Honey Locust trees planted at a minimum distance of 30 feet and maximum of 60 feet on center. Tree wells will be required for each of the trees as the sidewalk / furnishing zone will extend to the street.
e. 200 South is required to have medium street trees planted at a minimum distance of 20 feet and a maximum distance of 40 feet on center. The applicant will need to work with the City Arborist in selection of the type of medium street tree.
f. On State Street the seven foot (7') sidewalk shall be constructed with concrete material and the seven foot (7') wide furnishing zone shall be constructed using harvest blend Holland Pavers. Tree grates shall be provided for each tree within the furnishing zone that include an expandable opening in the great for the growth of the tree trunk.

9) The development plans shall be revised to either show the location and buffering of a common refuse container or the storage and location of private refuse cans for the individual townhomes.

10) The development plans shall be revised to address the storm water management of the site as called out by the City Engineer for the well head protection area.

11) The project shall comply with all applicable building and fire code standards.

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

It is the applicant's responsibility to follow up and meet the conditions necessary to grant final approval. After all of the conditions and requirements of the Planning Commission approval have been resolved the Zoning Administrator will issue the final land use approval. An applicant shall not receive a building permit, until a valid land use approval from the Community Development office has been issued, along with the payment of all outstanding fees. Please revise and resubmit any items listed above in a timely manner.

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Any adversely affected person shall have the right to appeal the land use decision rendered by the Planning Commission, by filing in writing, stating the reasons for the appeal, within ten (10) calendar days following the date upon which the decision is made. Appeals to this decision shall be submitted to the Clearfield City Recorder.

If you have any questions or need additional information, please feel free to contact me either by phone at 801-525-2784 or by email at brad.mcilrath@clearfieldcity.org.

Sincerely,

Brad McIlrath, Senior Planner

CC: Spencer Brimley, Community Development Director (via email)

STAFF REPORT

TO: Mayor Shepherd and City Council Members

FROM: Stuart Williams, City Attorney

MEETING DATE: Tuesday, July 16, 2019

SUBJECT: Proposed Ordinance for the Regulating of Massage Parlor - Discussion

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RECOMMENDED ACTION

Staff is recommending the adoption of an ordinance to allow for the approval of applications for, development, erection, construction, reconstruction, installation, alteration, licensing, or relocation of any massage parlor on commercially zoned property throughout the City. This item is for discussion of the proposed ordinance, which will appear on a future Policy Session pending comments or feedback from the Council.

DESCRIPTION / BACKGROUND

On March 12, 2019, the Council approved a land use moratorium on the establishment and/or relocation of massage parlors pursuant to Utah State Code Ann. §10-9a-504, for "a period of limited effect for the ordinance not to exceed six months." The moratorium is scheduled to expire on September 12, 2019.

As stated in the staff report from March 12, 2019, within the past 4 years, the City's Business License Official has revoked 5 massage parlor business licenses, 3 of which were based on confirmed reports of individuals within each of those establishments performing sexual acts in exchange for money. Staff provided a summary of each incident and the associated business in the March 12, 2019 staff report, which is being provided as an attachment to this report.

The intent of Clearfield City Ordinance 2019-XX is not to reduce, limit, or eliminate massage parlors within the City. Staff has conducted an in-depth review of other municipalities' codes, both local and national, and is proposing a specific licensing section within Title 4 that will provide future massage parlor business license applicants with a more clear understanding of expectations, procedures, and punishments specific to this industry.

CORRESPONDING POLICY PRIORITY (IES)

Staff believes the adoption of Clearfield City Ordinance 2019-XX is consistent with the City's overall goal of "Improving Clearfield's Image, Livability and Economy," as well as "Providing Quality Municipal Services," specifically tier 2, Zoning Ordinance Updates.

FISCAL IMPACTS

1) Current Staff Review: It is anticipated that the staff time that has been devoted to reviewing ordinances and making suggested changes will be significantly less than responding, monitoring, and enforcing the ongoing criminal activity and the resulting prosecution and administrative actions resulting therefrom.

2) Future Commercial Massage Parlor Business License Application Fees: The City's currant ordinance, as well as the proposed ordinance requires that it be reviewed by several agencies, including Community Development, Legal, Police, Fire, and the Building division. Staff is currently reviewing a fee structure that is intended to cover the administrative costs of those individuals tasked with reviewing each commercial massage parlor business license application.

ALTERNATIVES

Subject to alternative direction, staff believes the following to be viable alternatives:

1. Enact or Deny Clearfield City Ordinance 2019-XX as proposed.

2. Enact or Deny Clearfield City Ordinance 2019-XX, with alternative direction/language.

LIST OF ATTACHMENTS

- Clearfield City Ordinance 2019-XX
- March 12, 2019 Staff Report

Chapter 12

MASSAGE BUSINESSES

General Provisions

4-12-1: Findings and Purpose.
4-12-2: Administration and Enforcement.
4-12-3: Definitions.
4-12-4: Transfer of License; Sale of Massage Business.
4-12-5: Summary Criminal History Information.

Massage Business License

4-12-6: Massage Business License Required; Exemptions.
4-12-7: Application for Massage Establishment, Sole Massage Therapist Establishment, or Outcall Massage Service License.
4-12-8: Requirements for Massage Facilities.
4-12-9: Referral of Massage Establishment and Sole Massage Therapist Establishment License Applications to Other Departments; Police Department Notification.
4-12-10: Issuance of Massage Establishment, Sole Massage Therapist Establishment, or Outcall Massage Service License.
4-12-11: Operating Requirements.
4-12-12: Inspection.
4-12-13: Suspension or Revocation of Massage Establishment, Sole Massage Therapist Establishment, or Outcall Massage Service License.

Fees

4-12-14: Massage Establishment, Sole Massage Therapist Establishment, and Outcall

Enforcement and Penalties

4-12-15: Notice of Business License Violation.
4-12-16: Business License Violation; Hearing and Appeal.
4-12-17: Appeal of Final Determination of Business License Violation.
4-12-18: Violations and Administrative Penalties.
4-12-19: Enforcement.
4-12-20: Cooperative Efforts with Law Enforcement.
4-12-21: Undertaking for the General Welfare.
4-12-22: Severability.
4-12-23: No Conflict with State or Federal Law.

4-12-1: FINDINGS AND PURPOSE

Massage professionals and businesses providing massage therapy promote public health and well-being with therapeutic practices that temper aches and pains, ease stress, reduce blood pressure, and provide other valuable health benefits.

In communities across the United States, illicit massage businesses are known venues for human trafficking. Traffickers in these venues commonly operate by opening establishments that are disguised as legitimate massage or bodywork businesses. In the process, they secure legally required licenses and licensure to conceal their actual activities: sex trafficking and/or forced labor. As a result, these human trafficking venues are blending in with and operating next to other legitimate businesses in urban business districts, suburban strip malls, and rural towns throughout the U.S.

The City does not conflate these illicit businesses with legitimate massage businesses and massage practitioners. This Chapter seeks to exercise the City's authority to regulate both massage practitioners and massage businesses in such a way as to support and encourage legitimate massage practitioners and massage businesses, while discouraging illicit massage businesses and removing all illicit massage business from the City.

4-12-2: ADMINSTRATION AND ENFORCEMENT

This Chapter shall be administered through the Business License Official for Clearfield City. Enforcement may include all available administrative, civil, and/or criminal remedies available pursuant to local, state, or federal laws.

4-12-3: DEFINITIONS

For the purposes of this Chapter:

"Administrative Hearing Officer" means the person appointed by the City Manager to preside and conduct a business license violation appeal hearing under this article. The hearing officer may be a department head, other than the supervisor of the business license official, or a non-City employed person with requisite skill and experience.

"Business License Official" means the Business License Official of Clearfield City, or any individual designated by the Business License Official to act on his or her behalf.

"City" means Clearfield City.

"City Massage Therapist Identification Badge" means that badge which is issued by the City to a Licensed Massage Therapist that will provide Massage Services in a Massage Establishment.

"Compensation" means a payment, loan, advance, donation, contribution, deposit, forgiveness of debt, or gift of money or anything of value.

"Convicted" means having pled guilty or having received a verdict of guilty, including a

verdict following a plea of nolo contendere or no contest to a crime, as well as entering into a plea held in abeyance or in a diversion, or any other similar type of plea agreement.

"Department" means the City's Licensing Division.

"DOPL" means the Utah Division of Occupational and Professional Licensing, which is located within the Department of Commerce and is legislatively charged to administer and enforce specific laws related to the licensing and regulations of certain occupations and professions, including massage.

"Inspector" means a Department employee responsible for conducting inspections on behalf of the Department.

"Licensed Massage Therapist" means an individual who administers massage for compensation and holds a valid and active license to practice massage issued by DOPL, including those individuals that have a DOPL license as a massage apprentice.

"Massage" means any method of pressure on or friction against, or stroking, kneading, rubbing, tapping, pounding, vibrating, or stimulating the external soft pads of the body with the hands or with the aid of any apparatus or appliance.

"Massage Business" means Massage Establishment, Outcall Massage Service, and Sole Massage Therapist Establishment, collectively.

"Massage Establishment" means a fixed place of business where more than one individual administers Massage for Compensation, excluding those locations where Massage is provided only on an outcall basis.

"Outcall Massage Service" means any business other than a Massage Establishment or Sole Massage Therapist Establishment that provides Massage for Compensation at a location designated by the client rather than on its premises.

"Owner" means any individual, partnership, firm, association, corporation, or combination of individuals of whatever form or character with an ownership interest in a business that provides Massage services.

"Sole Practitioner" means a Licensed Massage Therapist who provides Massage for Compensation without any partners, associates, or employees, and absent any business relationship with a Massage Establishment.

"Sole Massage Therapist Establishment" means a fixed place of business solely owned by a Massage Therapist, which individual is the only person who provides Massage for Compensation.

4-12-4: TRANSFER OF LICENSE; SALE OF MASSAGE BUSINESS

A. No license issued by the City under this Chapter shall be transferable under any circumstances, including but not limited to the sale of the Massage Business.

B. Upon the effective date of the sale of a Massage Business, the license for the Massage

Business shall expire by operation of law. If a licensee sells a Massage Business, the licensee shall promptly surrender the license to the Business License Official no later than the effective date of the sale. This obligation is not dependent on the Business License Official's requesting the surrender, but arises by operation of law as a result of the sale of the Massage Business. If the licensee fails to surrender the license to the Business License Official as required by this subsection (b), the Business License Official may, after giving the licensee notice by mail or electronically of the proposed action and an opportunity to respond, establish that the license has expired by operation of law and hence is not a valid license, and that it must be surrendered.

4-12-5: SUMMARY CRIMINAL HISTORY INFOMRATION

The Business License Official may require the submission of local, state, and federal level summary criminal history information for licensing, licensing, and/or certification of Massage Businesses and Massage Practitioners, and for the suspension or revocation of licenses, licenses, and/or certification of Massage Businesses and Massage Practitioners, and may not disseminate the information to a private entity. The Business License Official may not accept a summary report that is greater than 3 months old prior to submission, and may require a summary report to be updated at any given time.

4-12-6: MASSAGE BUSINESS LICENSE REQUIRED; EXEMPTIONS

A. License Required. It shall be unlawful for any Owner of a Massage Establishment, Sole Massage Therapist Establishment, or Outcall Massage Service to operate that Massage Business at any location in the City without first obtaining a license for such Massage Business from the Business License Official. In the event that a business owner or operator disclaims that the business is a Massage Business, the Business License Official may hold a hearing to determine whether a license under this chapter is required.

B. Exemptions. The following businesses may provide Massage services without obtaining a Massage Business license:

1. Businesses providing Massage services performed solely by physicians, surgeons, chiropractors, osteopaths, nurses, or any physical therapists, who are duly licensed to practice their respective professions in the State of Utah and persons working directly under the supervision of or at the direction of such licensed persons, working at the same location as the licensed person, and administering massage services subject to review or oversight by the licensed person.
2. Businesses providing Massage services performed solely by barbers or cosmetologists who are duly licensed under the laws of the State of Utah, while engaging in practices within the scope of their licenses, and limited to the massaging of the neck, face, scalp, hands, or feet of the clients.
3. Hospitals, nursing homes, mental health facilities, or any other health facilities duly

licensed by the State of Utah, providing Massage services performed solely by their employees acting within the scope of their employment.

4-12-7: APPLICATION FOR MASSAGE ESTABLISHMENT, SOLE MASSAGE THERAPIST ESTABLISHMENT, OR OUTCALL MASSAGE SERVICE LICENSE

A. Application Requirements. To apply for a Massage Establishment, Sole Massage Therapist Establishment, or Outcall Massage Service license, the Owner shall:

1. File an application with the Business License Official upon a form provided by the Business License Official;

2. Provide a complete set of fingerprints in the manner required by the Business License Official from any person with an ownership interest in the Massage Business for the purpose of a undergoing a criminal background check;

3. Pay a non-refundable application fee, as set forth in the City's Consolidated Fee Schedule; and

4. License inspection of any Massage facilities proposed to be operated under the license by all relevant City departments, including but not limited to the Department of Building Inspection, the Planning Department, and the Fire Department.

B. Applicant Information. The application form shall require the applicant to provide, under penalty of perjury, the following information:

1. The name(s), address(es), and any other identifying information regarding the Owner(s) as requested by the Business License Official;

2. A description of all services to be rendered by the Massage Business;

3. The address of any facilities proposed to be operated under a Massage Establishment or Sole Massage Therapist Establishment license, and a copy of the rental agreement or lease showing the names of the landlord and all of the tenants or lessees who are parties to the rental agreement; or, if the Owner owns the premises, a copy of the deed and a disclosure of any other person or entity with a shared ownership interest in the premises;

4. The number of individuals to be employed by the Massage Business, and, except in the case of a Sole Massage Therapist Establishment, the names and licenses of any Massage Therapists who shall operate under that license;

5. All licenses, certificates, or licenses related to the practice of Massage or the operation of a Massage Establishment or Massage service, currently or formerly held by an Owner, issued in Clearfield City or elsewhere, including any discipline imposed by the issuing authority and a statement whether the license holder is currently the

subject of a disciplinary process;

6. All felony or misdemeanor convictions for each person with an ownership interest in the Massage Business;

7. A floor plan of the proposed Massage Establishment, indicating the location of all Massage treatment rooms, Massage tables, Massage chairs, and employee areas;

8. A certificate of insurance against liability for workers compensation or proof of self-insurance in accordance with the provisions of the Utah Labor Code; and

9. Any additional information as required by the Business License Official.

C. Organizational Owners. If the Owner of the Massage Establishment or Outcall Massage Service is or includes a corporation, the name of the corporation shall be set forth exactly as shown in its articles of incorporation together with the names and residence addresses of each of the officers, Directors, and each stockholder holding more than 10% of the stock of the corporation. If the Owner is or includes a partnership, the application shall set forth the name and the residence address of each of the partners, including limited partners. If one or more of the partners is a corporation, the provisions of Clearfield City Municipal Code § 4-12-7(c) pertaining to corporate applicants applies. The applicant shall provide the information required in subsections (a)(2), (b)(1), (b)(5), and (b)(6) of Clearfield City Municipal Code § 4-12-7 for each officer, director, and stockholder holding more than 10% of the stock of the corporation, or for each partner, including limited partners.

D. Proof of DOPL Certification for Sole Practitioners. In addition to the information required under subsection (b) of Clearfield City Municipal Code § 4-12-7(b), an applicant for a Sole Massage Therapist Establishment license shall provide proof that he or she holds a current, valid DOPL certificate.

E. Deadline for submission of supporting documentation. After reviewing a Massage Business License application, the Business License Official shall notify the applicant in writing that the application is complete and accepted for further review, or incomplete. If the Business License Official deems the application to be incomplete, the applicant shall supply the information or documentation that is required for the application to be deemed complete. The applicant shall have 30 calendar days from the date that the Business License Official provides notification that the application is incomplete to provide all required information and/or documentation. If the applicant does not provide such information within 30 calendar days, the application will be deemed abandoned and will not receive further consideration.

4-12-8: REQUIREMENTS FOR MASSAGE FACILITIES

All proposed massage facilities must comply with the following requirements, and with any rules and regulations adopted by the Business License Official pursuant to Section 4-12-2:

A. Toilet Rooms and Other Rooms. Toilet rooms shall be provided for clients in convenient locations.

1. Construction of rooms used for toilets, laundry, and mop sinks, as well as rooms used for tubs, wet tables, steam baths, saunas, and shower stalls, shall be made of waterproof, nonabsorbent materials that are easily cleaned and shall be installed in accordance with the City's Building Regulations found in Title 10, as well as all other applicable state or federal building regulations.

2. Plumbing fixtures in toilet rooms as well as rooms used for tubs, steam baths, and showers shall be installed in accordance with the international pluming code, as adopted by the City in Title 10, City's Building Regulations.

3. Urinals may be substituted for toilets after one toilet has been provided.

4. Doors to toilet rooms shall open inward.

B. Handwashing Facilities. Handwashing facilities shall be provided within or adjacent to the toilet rooms and shall be equipped with an adequate supply of hot and cold running water under pressure.

1. Handwashing facilities must provide liquid hand soap in a pump or a wall-mounted dispenser and sanitary wall mounted disposable paper towels.

2. Handwashing facilities shall be readily accessible to massage practitioners.

C. Light and Ventilation. All portions of the Massage Establishment shall be provided with adequate light by means of windows, skylights, or with an approved artificial light. Adequate ventilation shall be provided by means of windows or a mechanical operating ventilating system.

1. Toilet, dressing, and massage rooms shall be provided with at least 108 lux (10 foot candles) of light.

2. All electrical equipment shall be installed in accordance with the requirements of the national electric code, as adopted by the City in Title 10, City's Building Regulations.

4-12-9: REFERAL OF MASSAGE ESTABLISHMENT LICENSE APPLICATIONS TO OTHER DEPARTMENTS; POLICE DEPARTMENT NOTIFICATION

A. Code Review. The Business License Official, within 14 calendar days of receiving an application for a license to operate a Massage Establishment or Sole Massage Therapist Establishment shall refer the application to the City Department of Building Inspection and the City Police, Fire, and Planning Departments. Said departments shall inspect the facilities

proposed to be operated as a Massage Establishment or a Sole Massage Therapist Establishment and shall make written findings to the Business License Official concerning compliance with codes that they administer.

B. Law Enforcement. The Business License Official shall notify the Police Department of all approved and denied Massage Business license applications.

4-12-10: ISSUANCE OF MASSAGE ESTABLISHMENT, SOLE MASSAGE THERAPIST ESTABLISHMENT, OR OUTCALL MASSAGE SERVICE LICENSE

A. Within 60 calendar business days following receipt of a completed application for a Massage Business license, or, for applications subject to referral under Section 4-12-9, within 30 calendar days of receiving all written findings, whichever is later, the Business License Official shall either issue the license or mail a written statement of his or her reasons for denial thereof to the applicant. If the Business License Official takes neither action, the license shall be deemed issued.

B. No Massage Establishment, Sole Massage Therapist Establishment, or Outcall Massage Service license shall be issued if the Business License Official finds:

1. The applicant has provided materially false information, documents, or testimony in support of the application or in any other matter before the Business License Official; or

2. The facilities as proposed by the applicant would not comply with all applicable laws including, but not limited to, the facilities requirements set forth in Section 4-12-8, the City Building, Planning, Housing, and Fire Codes, or any rule or regulation related to Massage facilities adopted by the Business License Official pursuant to this chapter; or

3. Within 36 months prior to the application, the applicant has had any license or license of any kind suspended or revoked by the Business License Official; or

4. Prior to the date of application, the applicant has had any license, certificate, or license related to the practice of Massage or operation of a Massage Establishment or Massage service revoked; or

5. The applicant has been Convicted of any of the following offenses, at any time prior to making application:

(a) Any offense involving the use of coercion, force, or violence upon another person; or

(b) Any misdemeanor sexual battery; or

(c) Any offense involving sexual misconduct with children; or

(d) Any offense involving pimping or pandering; or

(e) Any offense related to human trafficking; or

(f) Any offense requiring registration pursuant to Title 77, Chapter 41 of the Utah State Code; or

6. The Business License Official revoked permission to operate a Massage Business at the same location within the prior 36 months; or

7. The Business License Official finds that the premises or the Massage Business will be or is being managed, conducted, or maintained in such a manner as to endanger the health and safety of the employees or clients, or to coerce any employee to engage in illegal conduct; or

8. The applicant has not fully complied with the provisions of this chapter; or

9. The applicant has not demonstrated eligibility for a license under this chapter.

C. Right to Request for Reconsideration of Denial by Business License Official. If an application for a Massage Establishment, Sole Practitioner Massage Establishment, or an Outcall Massage Service permit is denied, the applicant may make a Request for Reconsideration to the Business License Official within 14 calendar days of the date listed on the notice of denial by notifying the Business License Official in writing and explaining the ground or grounds for reconsideration. Within 10 calendar days of receipt of the Request for Reconsideration, the Business License Official shall review the records, and at the discretion of the Business License Official, may hold a hearing to consider the request for reconsideration, before issuing a final written decision.

1. Right to Appeal Business License Final Written Decision.

2. Sanitation Violations Pursuant to Section Clearfield Municipal Code §4-12-11(a).

D. If an application for a Massage Establishment, Sole Massage Therapist Establishment, or an Outcall Massage Service license is denied after a Business License Official's Hearing pursuant to Clearfield Municipal Code § 4-12-10(d), the applicant may appeal the denial to the City Manager within 14 calendar days of the date listed on the notice of denial by submitting a written notice of appeal to the City Recorder. This appeal shall be a review of the written basis for appeal, any written response from the City, and the record. No testimony will be provided. The written appeal shall include the following:

1. A brief basis for appeal, no more than two pages.

(a) The format for the written appeal shall be 12-font, double-spaced, on standard sized (8x11) paper, with 1 inch margins;

2. A complete and accurate copy of all documents provided by the applicant to be considered during the Business License Official Hearing; and

3. A complete and accurate copy of the Business License Official's ruling from the hearing.

The City may or may not submit a written response within 7 calendar days to the "brief basis for appeal" under the length and formatting requirements set forth in (e)(1)(A).

The City Manager shall make a written final determination. The City Manager shall make this final determination not less than 7 calendar days, but no more than 14 calendar days from the date of a timely made appeal.

4-12-11: OPERATING REQUIREMENTS

Massage Establishments, Sole Massage Therapist Establishments, and Outcall Massage Services must comply with the following operating requirements to the extent applicable:

A. Cleanliness and Hygiene. Massage facilities, including all appliances and apparatuses, shall be kept clean and operated in a sanitary condition.

   1. Adequate and suitable space shall be provided for storage of clean linens, including, but not limited to, sheets, towels, and apparel.

   2. Clean sheets and towels shall be provided, laundered after each use, and stored in a sanitary manner.

   3. No towels or sheets shall be laundered or dried on the premises in the absence of suitable laundry facilities.

   4. Smooth, cleanable, and appropriately labeled receptacles for the storage of soiled linens and towels shall be provided.

   5. Soiled refuse shall be appropriately bagged and disposed of.

   6. Wet and dry heat rooms, shower compartments, and toilet rooms shall be thoroughly cleaned each business day.

   7. Bathtubs shall be thoroughly cleaned and sanitized after each use.

   8. The facility shall be free of vermin, including but not limited to cockroaches, mice, rats, and other pests that carry disease.

B. Changing Area. A room, enclosure, or designated area shall be provided where clients can change and store their clothes.

C. Employee Area. A room, enclosure, or designated area that is separate from the toilet, massage room(s), steam room, or other common areas shared by the clients shall be made available to employees at all times. The employee area(s) shall be furnished with individual lockers and adequate storage space for employees' personal belongings. Members of the public may not have access to the employee area.

D. Employment of Minors Prohibited. It shall be unlawful to employ any individual who is not at least 18 years of age.

E. Register of Practitioners. Every Massage Establishment or Outcall Massage Service that hires or contracts with individuals to provide Massage services shall ensure at all times that each such individual holds a valid and current DOPL certificate, as well as a City Massage Therapist Identification Badge. The Massage Establishment or Outcall Massage Service shall maintain a register of practitioners that includes each practitioner's DOPL certificate number and a copy of the City Massage Therapist Identification Badge, which shall be provided to the City, as well as available for inspection by the Department at all times.

F. Therapist Conduct. Massage Establishments shall be responsible for the conduct of all individuals providing Massage for Compensation on their business premises and shall ensure that such individuals properly display their City Massage Therapist Identification Badge at all times while on the premises of a Massage Establishment, as well as ensure that they do not wear improper attire or engage in lewd conduct, which is generally defined as, but not limited to, the following:

1. Required Attire. Massage Practitioners shall remain fully clothed while administering massage or otherwise present in a part of the Massage Establishment to which the public has access (e.g., massage rooms, reception areas, publicly accessible restrooms), including premises designated by the client through an Outcall Massage Service. The Massage Practitioner's attire shall not include: (1) attire that is transparent, see-through, or that substantially exposes the Practitioner's undergarments; (2) swim attire, unless the Massage Therapist is providing a water-based massage modality that has been approved by DOPL; or (3) attire that exposes the individual's areolas, breasts, buttocks, or genitals.

2. Lewd Conduct Prohibited. Massage Practitioners shall not engage in lewd conduct on business premises, including locations designated by the client through an Outcall Massage Service. Lewd acts include, but are not limited to: the performance of acts or simulated acts of sexual intercourse, masturbation, bestiality, copulation (oral, anal or vaginal), or flagellation; the actual or simulated caressing or fondling by one adult human being of the anus, genitals or breasts, of another adult human being; the actual or simulated displaying of the pubic hair, anus, vagina, penis, vulva, buttocks, areola, or any other external genitalia of the human body. The existence of clothing, a towel, or any other such matter material on or covering either or both the Massage Practitioner or client does not alleviate the above restricted conduct, nor is it a defense to prohibited conduct.

G. Locks. Doors that permit entry into any treatment room may not be equipped with locks or any device designed to prevent, impede, or delay entry into a room. Massage Establishment exterior doors may be equipped with locks, but shall remain unlocked while the Massage Establishment is open. Exterior doors may remain locked while the Massage Establishment is open only if there is no more than one employee or independent contractor on the premises of the Establishment, exclusive of the Establishment owner.

H. No Alcohol or Illegal Drugs Permitted on Premises**.** No alcoholic beverages or drugs may be sold, served, used, or possessed on business premises during business hours.

I. Human Trafficking Information Notices. Massage Establishments must post in a conspicuous place near the public entrance of the establishment or in another conspicuous location in clear view of the public and employees, the following notice, which is provided by the City:

> "If you or someone you know is being forced to engage in any activity and cannot leave-whether it is commercial sex, housework, farm work, construction, factory, retail, or restaurant work, or any other activity-text 233733 (Be Free) or call the National Human Trafficking Hotline at 1-888-373-7888 or the Utah Human Trafficking Tipline at 801-200-3443 to access help and services.

J. Residential Use. Massage facility premises shall not be used as a sleeping room or for any other residential purpose. A Massage Establishment shall be presumed to be used for residential purposes if any of the following items are maintained on the premises:

1. Beds or mattresses, other than professional Massage tables;
2. Bedding, such as pillows, blankets, and sheets, other than those used for professional Massage tables;
3. Sleepwear, including but not limited to, pajamas, nightgowns, and lingerie;
4. Groceries that require cooking, such as raw meats, poultry, fish, and grains; or
5. Clothing that exceeds one change of clothing for each employee or independent contractor who is present on the premises.

K. Establishment License to be Displayed. Every license to operate a Massage Establishment or Sole Massage Therapist Establishment shall be displayed in a conspicuous place within the Establishment such that the license may be readily seen by individuals entering the premises.

L. Outcall Massage Service License Subject to Inspection. Every license to operate an Outcall Massage Service must be made available for inspection by the Department at all times while providing Massage services.

M. Hours of Operation. No Massage Business shall operate or provide Massage services, and no customer or person not employed or contracted by the Massage Business may be on the premises of a Massage Establishment, during the hours between 10:00 p.m. and 7:00 a.m.

N. Advertising. No Massage Business shall publish or distribute, or cause to be published or distributed, including on the internet, any advertising for services that would violate this chapter.

O. Operation of Massage School Prohibited. No Massage Business shall operate a

Massage school or otherwise provide instruction in Massage on the premises of a Massage Establishment.

4-12-12: INSPECTION

Any member of the Department may inspect any Massage Establishment or Sole Massage Therapist Establishment to determine whether the Establishment is operating in compliance with the provisions of local, State, or Federal laws, or for the purpose of providing educational materials to employees of the Establishment in culturally and linguistically appropriate languages regarding employee rights and information on a variety of resources, including linkage to health care services, victim services, and emergency numbers and hotlines to call for information and assistance. Nothing in this Section shall be construed to limit or restrict the lawful authority of a police officer or other City employee to enter premises licensed under this chapter.

4-12-13: SUSPENSION OR REVOCATION OF MASSAGE ESTABLISHMENT, SOLE MASSAGE THERAPIST ESTABLISHMENT, OR OUTCALL MASSAGE SERVICE LICENSE

A. Grounds for Suspension or Revocation. The Business License Official may revoke or suspend any Massage Establishment, Sole Massage Therapist Establishment, or Outcall Massage Service license, if the Business License Official finds:

1. Facts sufficient to support the denial of such license on any ground set forth in Clearfield City Municipal Code § 4-12-10; or

2. The licensee or the licensee's agent, employee, or independent contractor has refused to permit a lawful inspection of its business premises or its operations, or has interfered with City staff in the performance of an inspection such as by threatening them, touching them, or intentionally delaying their entry to the premises of the Massage Business; or

3. The licensee or the licensee's agent, employee, or independent contractor has engaged in any conduct in connection with the operation of the business that violates the operating requirements set forth in this chapter, any rules or regulations related to Massage Business operations, or any local, state or federal laws relating to the practice of Massage or the operation of a Massage Business; or

4. The Business License Official determines that such Massage Business is being managed, conducted, or maintained without regard for public health or the health of clients or employees, or without due regard for proper sanitation and hygiene.

B. The Business License Official may not suspend or revoke a Massage Business license under this chapter until the Business License Official has issued a Notice of Business License Violation and provided the Massage Business and the owner of the property upon which the Massage Business is located an opportunity to be heard and respond as provided in Clearfield

City Municipal Code, § 4-12-16.

C. Notwithstanding subsection (b) of this section § 4-12-13, the Business License Official may suspend summarily any Massage Business license issued under this chapter when, in the judgment of the Business License Official, a public health hazard requires such summary suspension, or the Business License Official deems the summary suspension to be in the best interest of the public. The Business License Official shall provide written notice of such summary suspension to the license holder pursuant to the service defined in Clearfield City Municipal Code § 1-16B-3. No more than three calendar days after written notice of such summary suspension is given, the Business License Official shall issue a Notice of Business License Violation identifying the alleged acts or failures to act that constitute the basis for the summary suspension, and provide the Massage Business an opportunity to be heard and respond as provided in Clearfield City Municipal Code § 4-12-16, as to why the summary suspension should end. However, the time for hearing and decision shall be accelerated as follows:

1. Upon a timely request for a hearing, the Business License Official shall set any requested hearing within 14 calendar days, unless time is extended by mutual agreement of the affected parties; and

2. The Business License Official, or designee, who shall have the same authority as the Business License Official to hear and decide the case, and make any orders consistent with this chapter, shall issue a decision on the summary suspension within 7 calendar days after hearing.

D. If the Licensee appeals a decision by the Business License Official or designee upholding a summary suspension, the summary suspension shall remain in effect pending a final decision of the appeal. Where a license is revoked after a summary suspension, the revocation shall be effective immediately and, if the Licensee further appeals, shall remain in effect pending a final decision of the appeal.

4-12-14: MASSAGE ESTABLISHMENT, SOLE MASSAGE THERAPIST ESTABLISHMENT, AND OUTCALL MASSAGE SERVICE FEES; REINSPECTION FEES

A. Massage Establishments. The application fee for a Massage Establishment license shall be set forth in the City's Consolidated Fee Schedule. The annual license fee for a Massage Establishment shall be set forth in the City's Consolidated Fee Schedule. The fee shall be due annually.

B. Sole Massage Therapist Establishments. The application fee for a Sole Massage Therapist Establishment license shall be set forth in the City's Consolidated Fee Schedule. The annual license fee for a Sole Massage Therapist Establishment shall be set forth in the City's Consolidated Fee Schedule. The fee shall be due annually.

C. Outcall Massage Services. The application fee for an Outcall Massage Service license shall

be set forth in the City's Consolidated Fee Schedule. The annual license fee for an Outcall Massage Service shall be set forth in the City's Consolidated Fee Schedule. The fee shall be due annually.

D. Exception. A Licensed Massage Therapist holding a Sole Massage Therapist Establishment license shall not be required to pay any additional application or annual license fee for an Outcall Massage Service license.

E. Reinspection fees. If an inspection discloses a violation of any provision of this Code or of any State law for which the City is responsible for enforcement, the City shall determine a period of time that is reasonable to correct the violation and shall thereafter reinspect the property to verify such correction. The term "reinspection" shall refer to any inspection by the Department to verify whether an owner has corrected a violation. The Massage Business shall pay a fee as set forth in the City's Consolidated Fee Schedule, to compensate the Department for its costs in performing the reinspection. Reinspections that require more than one hour to complete shall be subject to an additional fee, as set forth in the City's Consolidated Fee Schedule. If more than one reinspection is necessary to secure correction of a violation, the Massage Business shall pay a fee in the amount set forth herein for each reinspection. In the event that the Massage Business fails to pay any reinspection fee due under this Section within 30 days of the due date, the Massage Business must pay a late payment penalty, as set forth in the City's Consolidated Fee Schedule and the City may collect the reinspection fee through the placement of a lien in the amount of the fee and any late payment penalty owed or delinquent, plus interest of 1.5% per month, against the real property pursuant to the procedures set forth in Clearfield City Municipal Code § 1-16B-21, Recovery of Fees and Costs.

4-12-15: NOTICE OF BUSINESS LICENSE VIOLATION

A. If the Business License Official determines that a Massage Business is operating in violation of this chapter, (which is deemed in the entirety of Clearfield City Municipal Code § 4-12-15 to include a violation of a license condition and/or a violation of the rules and regulations adopted pursuant to this chapter), the Business License Official may issue a Notice of Business License Violation to the Massage Business, the owner of real property where the violation occurred, and/or any other Persons the Business License Official deems responsible for causing the violation.

B. The Notice of Business License Violation shall include the following information:

1. That the Business License Official has made a determination that the Massage Business has operated in violation of this chapter;

2. The alleged acts or failures to act that constitute the basis for the Business License Official's determination;

3. That the Business License Official intends to take enforcement action against the

Massage Business, owner of real property, and/or any other Person deemed responsible for causing the violation(s), and the nature of that action, including the administrative penalty and enforcement costs to be imposed, and/or the suspension or revocation of the Massage Establishment license(s);

4. That the Massage Business, owner of real property, and/or any other Person deemed responsible for causing the violation(s) has the right to request a hearing before the Administrative Hearing Officer for the City, and that said request for a hearing must be made in writing within 10 calendar days after the Notice of Business License Violation is served. Service shall be in accordance with Clearfield City Municipal Code § 1-16B-3.

C. If no request for a hearing is filed with the Business License Official within the appropriate period, the right to request a hearing shall be deemed waived, and the Business License Official's determination shall become final and effective 10 calendar days after the Notice of Business License Violation is served. The Business License Official shall issue an order imposing the enforcement action, and shall send the order to the Persons served with the Notice of Business License Violation. In subsequent civil proceedings, such violations shall be deemed not to have been corrected. Where no hearing is timely requested, an order suspending or revoking a license is final. The failure of the Person on whom the Notice of Business License Violation is served to request a hearing shall constitute a failure to exhaust administrative remedies and shall preclude the Person from obtaining judicial review of the validity of the enforcement action.

4-12-16: BUSINESS LICENSE VIOLATION; HEARING AND APPEAL

A. Purpose. The City finds that there is a need to establish uniform procedures for Business License hearings conducted pursuant to this article. It is the purpose and intent of the City to afford due process of law to any person who is directly affected by a Business License Violation. Due process of law includes notice, an explanation of the accusations, and an opportunity to be heard prior to imposition of a penalty. These procedures are also intended to establish a forum to efficiently, expeditiously, and fairly review and resolve issues raised in any Notice of Business License Violation.

B. Request For Business License Violation Appeal Hearing:

1. An owner of a massage business has the right to request a business license violation appeal hearing by filing a written request and paying the required filing fee, if the request is filed within 10 calendar days after the notice of business license violation is served and follows one of the following:

2. As soon as practicable after receiving a request for hearing, the City Manager or his or her designee shall arrange for and appoint an Administrative Hearing Officer, and the Administrative Hearing Officer will schedule a date, time, and place for the hearing, and will serve written notice of the same to all known owners.

3. Failure to timely request a hearing as provided shall constitute a waiver of the right to a hearing and a waiver of the right to challenge the City's action set out in the notice of violation. Such a failure to request a hearing will result in a default judgment being entered upholding the notice of violation and assessing accrued fees, penalties and costs.

C. Procedures At Business License Violation Appeal Hearings:

1. Informal In Nature: Business license violation appeal hearings are intended to be informal in nature. The formal Utah Rules of Evidence and Discovery do not apply; however, an informal exchange of relevant documents and other evidence may be required at the discretion of the Administrative Hearing Officer.

2. Discovery Requests: Discovery requests must be in writing directed to the opposing party. Failure to timely request discovery shall preclude a continuance to enable additional discovery or investigation.

3. Personal Information Protected: A complainant's personal identifying information is protected and shall not be released unless the complainant is a witness at the hearing.

4. Burden Of Proof:

(a) The City bears the burden of proof at a business license violation appeal hearing requested to substantively challenge a notice of business violation.

(b) At a hearing challenging the suspension or revocation of a massage business license, the owner of the massage business will bear the burden of proof and persuasion with respect to the claim that a violation did not occur.

5. Standard Of Proof: The standard of proof to be used by the Administrative Hearing Officer in deciding any issue at a business license violation appeal hearing is the preponderance of the evidence. A preponderance of the evidence shows what is more likely than not.

6. Activities Allowed To Support Case: Each party shall have the opportunity to cross examine witnesses and present evidence in support of his or her case. If approved in advance by the Administrative Hearing Officer, testimony may be given by telephone or other electronic means.

7. Hearings Open To Public: All hearings are open to the public. Hearings shall be recorded to enable verbatim transcripts to be prepared as needed.

8. Representation By Attorney: The owner of a massage business may be represented by an attorney. If an attorney will be representing the owner at the hearing, notice of the attorney's name, address, and telephone number must be given to the City's Business License Official at least seventy two (72) hours prior to the hearing. If timely notice is not given, and an attorney appears for an owner, the hearing will be continued at the City's request, and any costs of the continuance will be assessed to the owner.

9. Fee Refund If Violation Dismissed: If the Administrative Hearing Officer dismisses the Notice of Business License Violation entirely, the hearing fee shall be refunded to the owner who paid it.

D. Failure To Attend a Business License Appeal Hearing: Any owner named in a business license notice of violation who fails to appear at a duly noticed hearing is deemed to waive the right to a hearing, which will result in a default judgment entered for the City as to that owner and massage business.

4-12-17: APPEAL OF FINAL DETERMINATION OF BUSINESS LICENSE VIOLATION

A. Judicial Review: Any person adversely affected by any final business license violation determination issued following a business license violation appeal hearing, may file a petition for review of the final business license violation appeal determination in the District Court within thirty (30) days after the date of the final business license violation appeal determination.

B. Exhaustion Of Administrative Remedies: No person may challenge in District Court a final business license violation appeal determination until that person has exhausted his or her administrative remedies.

C. Obtaining The Administrative Record For Judicial Review: Within thirty (30) days after submitting a petition for review in the District Court, the party petitioning for judicial review shall request a copy of the record of the business license violation appeal hearing, including transcripts if required by the District Court. The City shall not submit copies of files or transcripts to the reviewing court until the party petitioning for judicial review has paid all required copying and transcription costs. The petitioning party's failure to properly arrange for copies of the record, or to pay the full costs for the record, within sixty (60) days after the petition for review was filed shall be grounds for dismissal of the petition. The City shall have an additional sixty (60) business days from the date of request to prepare and submit the requested file and/or transcript.

D. Possible Remand Back To City: If a transcript of a hearing cannot be prepared because the tape recording is incomplete or unintelligible, and there is no other reliable record of the business license violation appeal hearing otherwise available, the District Court may, in its discretion, remand the matter back to the City for a supplemental proceeding to create a usable record.

E. District Court Review On The Record: The District Court's review is limited to the evidence in the record of the business license violation appeal determination that is being reviewed, and not a new trial or hearing on the facts or evidence. The court shall not accept nor consider any evidence that is not part of the City's record.

F. Scope Of District Court Review; Burden Of Proof: The District Court shall:

1. Presume that the business license violation appeal determination on review is valid;

and

2. Review the record to determine whether or not the evidence available to the Administrative Hearing Officer shows that the order was arbitrary, capricious, or illegal.

3. The petitioner for review has the burden of proof before the District Court.

4-12-18: VIOLATIONS AND ADMINISTRATIVE PENALTIES

B. Any person who violates any provision of this chapter or any rule or regulation adopted pursuant to Clearfield City Code § 4-12-2 may, after being provided notice and an opportunity to be heard, be subject to the following monetary and license penalties. The Business License Official or Administrative Hearing Officer may impose administrative fines and/or license penalties that exceed those listed below where the Business License Official or Administrative Hearing Officer finds that such higher fines and/or penalties are necessary or appropriate to protect and promote the health and well-being of a Massage Business' employees, customers, and/or neighbors.

1. Massage Business Operating Without a Massage Business License.

   (a) Administrative fine: Up to $1,000 per day of operating without a license; and

   (b) License penalty: Business location and Owner of Massage Business ineligible for a Massage Business license for 180 days.

   (c) Repeat violations: Same penalties as (a)(1)(A) and (a)(1)(B).

2. Massage Business Employing Any Person Under 18 Years of Age.

   (a) Administrative fine: None.

   (b) License penalty: Mandatory revocation of Massage Business license. Massage Business licensee ineligible for a subsequent license for 180 days.

3. Solicitation Citations, Charges, or Convictions, as Defined by Utah State Code, for Anyone Working at Massage Establishment.

   (a) Administrative fine: $5,000 to be paid by Massage Establishment licensee; and

   (b) License penalty: Mandatory 60-120 days suspension of Massage Establishment license.

   (c) Repeat violations: Revocation; licensee ineligible for a subsequent Massage Establishment license at any location for a period of two years.

4. Trafficking Charges or Convictions, as Defined by Utah State Code, for Anyone Working at Massage Establishment.

   (a) Administrative fine: None.

(b) License penalty: Revocation; licensee ineligible for a subsequent Massage Establishment license at any location.

(c) Repeat violations: Same penalty as (a)(4)(B).

5. Massage Establishment or Outcall Massage Service Employing Individual Without DOPL Certification To Administer Massage.

(a) Administrative fine: $1,000 to be paid by Massage Business licensee.

(b) License penalty: None.

(c) Repeat violations: 15-30 day suspension of Massage Business license and up to $2,500 fine for second occurrence; 30-60 day suspension or revocation of Massage Business license, and up to $5,000 fine for third occurrence.

6. Massage Facilities Used for Residential Sleeping Purposes.

(a) Administrative fine: Up to $1,000.

(b) License penalty: None.

(c) Repeat violations: 15-30 day suspension of Massage Business license and up to $2,500 fine for second occurrence; 30-60 day suspension of Massage Business license and up to $5,000 fine for third occurrence.

7. Presence of Beds Instead of or in Addition to Massage Tables.

(a) Administrative fine: $1,000.

(b) License penalty: None.

(c) Repeat violations: 15-30 day suspension of Massage Business license and up to $2,500 fine for second occurrence; 30-60 day suspension of Massage Business license and up to $5,000 fine for third occurrence.

8. Any Massage Service Provider Improperly Attired in Violation of Clearfield Municipal Code § 4-12-11(f).

(a) Administrative fine: Up to $500 per person found to be improperly attired, to be paid by Massage Business licensee.

(b) License penalty: 60 day suspension of Massage Business license for each person found to be improperly attired.

(c) Repeat violations: Up to $1,500 fine per person to be paid by Massage Business licensee for second and each subsequent occurrence; 180 day suspension of Massage Therapist license and revocation of Massage Business license.

9. Sanitation Violations Pursuant to Section Clearfield Municipal Code §4-12-11(a).

(a) Administrative fine: None on first offense.

(b) License penalty: None on first offense

(c) Repeat violations: Up to $250 fine and 60 day suspension of Massage Business license.

10. Massage Business Operating Between the Hours of 10:00 p.m. and 7:00 a.m.

(a) Administrative fine: Up to $1,000.

(b) License penalty: 15-30 day suspension of Massage Business License.

(c) Repeat violations: 30-60 day suspension and up to $2,500 for second occurrence; 60-90 day suspension and up to $5,000 fine for third and each subsequent occurrence.

11. Anyone Engaged In Lewd Conduct or Performing Sex Acts as Defined in Clearfield City Municipal Code § 4-12-11(f) on Massage Business Premises.

(a) Administrative fine: $2,500 to be paid by Massage Business licensee, and

(b) License penalty: Revocation of Massage Business license.

(c) Additional: License holder ineligible for subsequent Massage Business License for a period of five years from the date of license revocation.

12. Failure to Post Notices as Required by Clearfield City Municipal Code § 4-12-11(i).

(a) Administrative fine: Written warning for first violation, $250 for second and each subsequent violation within 12 months.

(b) License Penalty: 30 day suspension of Massage Business license for third and subsequent violations.

13. Failure to Properly Display a Valid Massage Therapist Identification Badge, as Required by 4-12-11(f).

(a) Administrative fine: $250 to be paid by Massage Business, and

(b) License penalty: None.

(c) Repeat violations: 30-60 day suspension and up to $2,500 for second occurrence; 60-90 day suspension and up to $5,000 fine for third and each subsequent occurrence.

14. Publishing Advertising in Violation of Section of Clearfield City Municipal Code § 4-12-11(m).

(a) Administrative fine: $1,000 fine.

(b) License Penalty: 30 day suspension of Massage Business license for second and subsequent violations.

15. Interfering with City Staff in Their Performance of an Inspection, as Prohibited by

Clearfield City Municipal Code § 4-12-13(a)(2).

(a) Administrative fine: $1,000 fine to be paid by Massage Business licensee.

(b) Repeat violations: $2,500 fine and 30 day suspension of Massage Business license for second occurrence; revocation of Massage Business license for third occurrence.

16. Equipping Interior Doors with Locks or Locking Devices, or Locking Exterior Doors, in violation of Clearfield City Municipal Code § 4-12-11(g).

(a) Administrative fine: Up to $1,000.

(b) License penalty: 15-30 day suspension of Massage Business License.

(c) Repeat violations: 30-60 day suspension and up to $2,500 for second occurrence; 60-90 day suspension and up to $5,000 fine for third and each subsequent occurrence.

17. All Other Violations of State or County Health Codes, and this chapters Massage Business Regulations.

(a) Administrative fine: Up to $1,000 fine.

(b) License penalty: Possible suspension or revocation.

(c) Repeat violations: Up to $2,500 fine for the second violation and possible license suspension or revocation; up to $5,000 for the third and subsequent violations, and license suspension or revocation.

C. Notice to Property Owner. Written notice of each Notice of Violation that proposes to suspend or revoke a Massage Business license shall be served on the owner(s) of the property upon which the Massage Business is located, at the same time and in the same manner as required by Clearfield City Municipal Code § 4-12-15.

D. Payment and Collection of Administrative Penalty and Enforcement Costs. Any administrative penalty and/or enforcement costs assessed under this chapter is a debt to the City and shall be paid to the City. Any amount paid late pursuant to Clearfield City Municipal Code § 4-1-11, shall be subject to an additional late fine of 10% on the unpaid amount. The sum of the unpaid amount and the 10% late fine shall accrue interest at the rate of 1% per month (or fraction thereof) until fully paid; any partial payments made shall first be applied to accrued interest. The City may file a civil action or pursue any other legal remedy to collect such unpaid amount, fine, and interest. In any civil action for collection, the City shall be entitled to obtain a judgment for the unpaid amounts, fine, and interest, and for the costs and attorneys' fees incurred by the City in bringing such civil action.

E. Lien for Administrative Penalty. Where an activity or condition on real property within the City has caused, contributed to, or been a substantial factor in causing the violation, the Business License Official may initiate proceedings to make any unpaid administrative penalty, enforcement costs, fine, and interest, and all additional authorized costs and attorneys' fees, a

lien on the property. Such liens shall be imposed in accordance with Clearfield City Municipal Code § 1-16B-21, Utah State law, or any successor provisions. Before initiating lien proceedings, the Business License Official shall send a request for payment and clearly indicate the intent to initial lien proceedings.

F. No Bar to Criminal Prosecution. Nothing in this chapter shall preclude the prosecution of anyone under any other county or state health codes, or any other laws of the State of Utah, or the laws of the United States of America.

4-12-19: ENFORCEMENT BY THE CITY

A. The City may at any time institute civil proceedings for injunctive and monetary relief including civil penalties, against any Person for violations of this chapter, without regard to whether the Business License Official has issued a notice of violation, instituted abatement proceedings, scheduled or held a hearing on a notice of violation, or issued a final decision.

B. At any time, the Business License Official may refer a case for civil enforcement, but a referral is not required for the City to bring a civil action under subsection (a).

C. Action for Injunction and Civil Penalty. Any Person that violates any provision of this chapter shall be enjoined and shall be subject to a civil penalty in an amount not to exceed $1,000 for each day such violation is committed or permitted to continue, which penalty shall be assessed and recovered in a civil action brought by the City in any court of competent jurisdiction. In assessing the amount of the civil penalty, the court shall consider any one or more of the relevant circumstances presented by any of the parties to the case, including but not limited to, the following: the nature and seriousness of the misconduct giving rise to the violation, the number of violations, the persistence of the misconduct, the length of time over which the misconduct occurred, the willfulness of the defendant's misconduct, and the defendant's assets, liabilities, and net worth.

D. Attorneys' fees. The prevailing party in any court case or special proceeding to enforce this chapter shall recover reasonable attorneys' fees if the City elects, at the initiation of the action, to seek recovery of attorneys' fees and provides notice of such intention to the adverse party or parties. In no court case or special proceeding shall an award of attorneys' fees to a prevailing party exceed the amount of reasonable attorneys' fees incurred by the City.

E. Remedies. Remedies under this chapter are non-exclusive and cumulative to all other remedies available at law or equity.

4-12-20: COOPERATIVE EFFORT WITH LAW ENFORCEMENT

The Business License Official shall work with the Chief of Police on issues of common concern affecting the massage industry, such as protections against violence in massage establishments, crimes against massage practitioners, forced labor, or trafficking.

4-12-21: UNDERTAKING FOR THE GENERAL WELFARE

In regulating massage businesses and massage services as provided in this chapter, the City is assuming an undertaking only to promote the general welfare. It is not assuming, nor is it imposing on its officers and employees, an obligation for breach of which it is liable in money damages to any person who claims that such breach proximately caused injury.

4-12-22: SEVERABILITY

If any of the provisions of this chapter or the application thereof to any person or circumstance is held invalid, the remainder of this chapter, including the application of such part or provisions to persons or circumstances other than those to which it is held invalid, shall not be affected thereby and shall continue in full force and effect. To this end, the provisions of this chapter are severable.

4-12-23: NO CONFLICT WITH STATE OR FEDERAL LAW

Nothing in this chapter shall be interpreted or applied so as to create any requirement, power, or duty in conflict with any federal or State law.

Needed Changes to the Consolidated Fee Schedule

4-12-14: MASSAGE ESTABLISHMENT, SOLE MASSAGE THERAPIST ESTABLISHMENT, AND OUTCALL MASSAGE SERVICE FEES; REINSPECTION FEES

(a) Massage Establishments.

- The application fee for a Massage Establishment license shall be _____.
- The annual license fee for a Massage Establishment shall be _____.

(b) Sole Massage Therapist Establishments.

- The application fee for a Sole Massage Therapist Establishment license shall be _____.
- The annual license fee for a Sole Massage Therapist Establishment shall be _____.

(c) Outcall Massage Services.

- The application fee for an Outcall Massage Service license shall be _____.
- The annual license fee for an Outcall Massage Service shall be_____.

(d) City Massage Therapist Identification Badge.

- The application fee for a City Massage Therapist Identification Badge shall be _____.

(e) Appeal of Final Business License Violation Determination.

- The fee for an appeal of final business license violation determination shall be _____.

(f) Exception.

- A Licensed Massage Therapist holding a Sole Massage Therapist Establishment license shall not be required to pay any additional application or annual license fee for an Outcall Massage Service license.

(g) Reinspection fees.

- A first time Massage Business reinspection fee shall be _____.
    - Any resinspection that lasts over one hour shall incur the cost of an Additional Massage Business reinspection fee, to be collect in addition to the first time Massage Business reinspection fee.
- Additional Massage Business reinspection fees shall be _____.
    - Any Additional Massage Business resinspection that lasts over one hour shall incur the cost of an Additional Massage Business reinspection fee, to be collect in addition to the original Additional Massage Business fee, and compounded therefrom from each additional hour.

Chapter 12

MASSAGE BUSINESSES

General Provisions

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Massage Business License

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4-12-1: FINDINGS AND PURPOSE

Massage professionals and businesses providing massage therapy promote public health and well-being with therapeutic practices that temper aches and pains, ease stress, reduce blood pressure, and provide other valuable health benefits.

In communities across the United States, illicit massage businesses are known venues for human trafficking. Traffickers in these venues commonly operate by opening establishments that are disguised as legitimate massage or bodywork businesses. In the process, they secure legally required licenses and licensure to conceal their actual activities: sex trafficking and/or forced labor. As a result, these human trafficking venues are blending in with and operating next to other legitimate businesses in urban business districts, suburban strip malls, and rural towns throughout the U.S.

The City does not conflate these illicit businesses with legitimate massage businesses and massage practitioners. This Chapter seeks to exercise the City's authority to regulate both massage practitioners and massage businesses in such a way as to support and encourage legitimate massage practitioners and massage businesses, while discouraging illicit massage businesses and removing all illicit massage business from the City.

4-12-2: ADMINSTRATION AND ENFORCEMENT

This Chapter shall be administered through the Business License Official for Clearfield City. Enforcement may include all available administrative, civil, and/or criminal remedies available pursuant to local, state, or federal laws.

4-12-3: DEFINITIONS

For the purposes of this Chapter:

"Administrative Hearing Officer" means the person appointed by the City Manager to preside and conduct a business license violation appeal hearing under this article. The hearing officer may be a department head, other than the supervisor of the business license official, or a non-City employed person with requisite skill and experience.

"Business License Official" means the Business License Official of Clearfield City, or any individual designated by the Business License Official to act on his or her behalf.

~~"Licensed Massage Therapist" means an individual who administers massage for compensation and holds a valid and active license to practice massage issued by DOPL, including those~~

~~individuals that have a DOPL license as a massage apprentice.~~

"City" means Clearfield City.

“City Massage Therapist Identification Badge” means that badge which is issued by the City to a Licensed Massage Therapist that will provide Massage Services in a Massage Establishment.

"Compensation" means a payment, loan, advance, donation, contribution, deposit, forgiveness of debt, or gift of money or anything of value.

"Convicted" means having pled guilty or having received a verdict of guilty, including a verdict following a plea of nolo contendere or no contest to a crime, as well as entering into a plea held in abeyance or in a diversion, or any other similar type of plea agreement.

"Department" means the City’s Licensing Division.

"DOPL" means the Utah Division of Occupational and Professional Licensing, which is located within the Department of Commerce and is legislatively charged to administer and enforce specific laws related to the licensing and regulations of certain occupations and professions, including massage.

"Inspector" means a Department employee responsible for conducting inspections on behalf of the Department.

"Licensed Massage Therapist" means an individual who administers massage for compensation and holds a valid and active license to practice massage issued by DOPL, including those individuals that have a DOPL license as a massage apprentice.

"Massage" means any method of pressure on or friction against, or stroking, kneading, rubbing, tapping, pounding, vibrating, or stimulating the external soft pads of the body with the hands or with the aid of any apparatus or appliance.

"Massage Business" means Massage Establishment, Outcall Massage Service, and Sole Massage Therapist Establishment, collectively.

"Massage Establishment" means a fixed place of business where more than one individual administers Massage for Compensation, excluding those locations where Massage is provided only on an outcall basis.

"Outcall Massage Service" means any business other than a Massage Establishment or Sole Massage Therapist Establishment that provides Massage for Compensation at a location designated by the client rather than on its premises.

"Owner" means any individual, partnership, firm, association, corporation, or combination of individuals of whatever form or character with an ownership interest in a business that provides Massage services.

"Sole Practitioner" means a Licensed Massage Therapist who provides Massage for

Compensation without any partners, associates, or employees, and absent any business relationship with a Massage Establishment.

"Sole Massage Therapist Establishment" means a fixed place of business solely owned by a Massage Therapist, which individual is the only person who provides Massage for Compensation.

4-12-4: TRANSFER OF LICENSE; SALE OF MASSAGE BUSINESS

~~B.~~A. No license issued by the City under this Chapter shall be transferable under any circumstances, including but not limited to the sale of the Massage Business.

~~C.~~B. Upon the effective date of the sale of a Massage Business, the license for the Massage Business shall expire by operation of law. If a licensee sells a Massage Business, the licensee shall promptly surrender the license to the Business License Official no later than the effective date of the sale. This obligation is not dependent on the Business License Official's requesting the surrender, but arises by operation of law as a result of the sale of the Massage Business. If the licensee fails to surrender the license to the Business License Official as required by this subsection (b), the Business License Official may, after giving the licensee notice by mail or electronically of the proposed action and an opportunity to respond, establish that the license has expired by operation of law and hence is not a valid license, and that it must be surrendered.

4-12-5: ~~ACCESS TO~~ SUMMARY CRIMINAL HISTORY INFOMRATION

The Business License Official may require the submission of ~~is authorized to access~~ local, state, and federal level summary criminal history information for licensing, licensing, and/or certification of Massage Businesses and Massage Practitioners, and for the suspension or revocation of licenses, licenses, and/or certification of Massage Businesses and Massage Practitioners, and may not disseminate the information to a private entity. The Business License Official may not accept a summary report that is greater than 3 months old prior to submission, and may require a summary report to be updated at any given time.

4-12-6: MASSAGE BUSINESS LICENSE REQUIRED; EXEMPTIONS

~~A.~~ License Required. It shall be unlawful for any Owner of a Massage Establishment, Sole Massage Therapist Establishment, or Outcall Massage Service to operate that Massage Business at any location in the City without first obtaining a license for such Massage Business from the Business License Official. In the event that a business owner or operator disclaims that the business is a Massage Business, the Business License Official may hold a hearing to determine whether a license under this chapter is required.

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A.

~~B.~~ Exemptions. The following businesses may provide Massage services without obtaining a Massage Business license:

B.

~~D.~~1. Businesses providing Massage services performed solely by physicians, surgeons, chiropractors, osteopaths, nurses, or any physical therapists, who are duly licensed to practice their respective professions in the State of Utah and persons working directly under the supervision of or at the direction of such licensed persons, working at the same location as the licensed person, and administering massage services subject to review or oversight by the licensed person.

~~E.~~2. Businesses providing Massage services performed solely by barbers or cosmetologists who are duly licensed under the laws of the State of Utah, while engaging in practices within the scope of their licenses, and limited to the massaging of the neck, face, scalp, hands, or feet of the clients.

~~F.~~3. Hospitals, nursing homes, mental health facilities, or any other health facilities duly licensed by the State of Utah, providing Massage services performed solely by their employees acting within the scope of their employment.

4-12-7: APPLICATION FOR MASSAGE ESTABLISHMENT, SOLE MASSAGE THERAPIST ESTABLISHMENT, OR OUTCALL MASSAGE SERVICE LICENSE

A. Application Requirements**.** To apply for a Massage Establishment, Sole Massage Therapist Establishment, or Outcall Massage Service license, the Owner shall:

1. File an application with the Business License Official upon a form provided by the Business License Official;

2. Provide a complete set of fingerprints in the manner required by the Business License Official from any person with an ownership interest in the Massage Business for the purpose of a undergoing a criminal background check;

3. Pay a non-refundable application fee, as set forth in the City's Consolidated Fee Schedule; and

4. License inspection of any Massage facilities proposed to be operated under the license by all relevant City departments, including but not limited to the Department of Building Inspection, the Planning Department, and the Fire Department.

B. Applicant Information. The application form shall require the applicant to provide, under

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penalty of perjury, the following information:

1. The name(s), address(es), and any other identifying information regarding the Owner(s) as requested by the Business License Official;

2. A description of all services to be rendered by the Massage Business;

3. The address of any facilities proposed to be operated under a Massage Establishment or Sole Massage Therapist Establishment license, and a copy of the rental agreement or lease showing the names of the landlord and all of the tenants or lessees who are parties to the rental agreement; or, if the Owner owns the premises, a copy of the deed and a disclosure of any other person or entity with a shared ownership interest in the premises;

4. The number of individuals to be employed by the Massage Business, and, except in the case of a Sole Massage Therapist Establishment, the names and licenses of any Massage Therapists who shall operate under that license;

5. All licenses, certificates, or licenses related to the practice of Massage or the operation of a Massage Establishment or Massage service, currently or formerly held by an Owner, issued in Clearfield City or elsewhere, including any discipline imposed by the issuing authority and a statement whether the license holder is currently the subject of a disciplinary process;

6. All felony or misdemeanor convictions for each person with an ownership interest in the Massage Business;

7. A floor plan of the proposed Massage Establishment, indicating the location of all Massage treatment rooms, Massage tables, Massage chairs, and employee areas;

8. A certificate of insurance against liability for workers compensation or proof of self-insurance in accordance with the provisions of the Utah Labor Code; and

9. Any additional information as required by the Business License Official.

~~D.~~C. Organizational Owners. If the Owner of the Massage Establishment or Outcall Massage Service is or includes a corporation, the name of the corporation shall be set forth exactly as shown in its articles of incorporation together with the names and residence addresses of each of the officers, Directors, and each stockholder holding more than 10% of the stock of the corporation. If the Owner is or includes a partnership, the application shall set forth the name and the residence address of each of the partners, including limited partners. If one or more of the partners is a corporation, the provisions of Clearfield City Municipal Code § 4-12-7(c) pertaining to corporate applicants applies. The applicant shall provide the information required in subsections (a)(2), (b)(1), (b)(5), and (b)(6) of Clearfield City Municipal Code § 4-12-7 for each officer, director, and stockholder holding more than 10% of the stock of the corporation, or for each partner, including limited partners.

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~~E.~~D. Proof of DOPL Certification for Sole Practitioners. In addition to the information required under subsection (b) of Clearfield City Municipal Code § 4-12-7(b), an applicant for a Sole Massage Therapist Establishment license shall provide proof that he or she holds a current, valid DOPL certificate.

~~F.~~E. Deadline for submission of supporting documentation. After reviewing a Massage Business License application, the Business License Official shall notify the applicant in writing that the application is complete and accepted for further review, or incomplete. If the Business License Official deems the application to be incomplete, the applicant shall supply the information or documentation that is required for the application to be deemed complete. The applicant shall have 30 calendar days from the date that the Business License Official provides notification that the application is incomplete to provide all required information and/or documentation. If the applicant does not provide such information within 30 calendar days, the application will be deemed abandoned and will not receive further consideration.

4-12-8: REQUIREMENTS FOR MASSAGE FACILITIES

All proposed massage facilities must comply with the following requirements, and with any rules and regulations adopted by the Business License Official pursuant to Section 4-12-2:

~~1.~~A. Toilet Rooms and Other Rooms. Toilet rooms shall be provided for clients in convenient locations.

~~•~~1. Construction of rooms used for toilets, laundry, and mop sinks, as well as rooms used for tubs, wet tables, steam baths, saunas, and shower stalls, shall be made of waterproof, nonabsorbent materials that are easily cleaned and shall be installed in accordance with the City's Building Regulations found in Title 10, as well as all other applicable state or federal building regulations.

~~•~~2. Plumbing fixtures in toilet rooms as well as rooms used for tubs, steam baths, and showers shall be installed in accordance with the international pluming code, as adopted by the City in Title 10, City's Building Regulations.

~~•~~3. Urinals may be substituted for toilets after one toilet has been provided.

~~•~~4. Doors to toilet rooms shall open inward.

~~2.~~B. Handwashing Facilities. Handwashing facilities shall be provided within or adjacent to the toilet rooms and shall be equipped with an adequate supply of hot and cold running water under pressure.

1. Handwashing facilities must provide liquid hand soap in a pump or a wall-mounted dispenser and sanitary wall mounted disposable paper towels.

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2. Handwashing facilities shall be readily accessible to massage practitioners.

~~3.~~C. Light and Ventilation. All portions of the Massage Establishment shall be provided with adequate light by means of windows, skylights, or with an approved artificial light. Adequate ventilation shall be provided by means of windows or a mechanical operating ventilating system.

1. Toilet, dressing, and massage rooms shall be provided with at least 108 lux (10 foot candles) of light.

2. All electrical equipment shall be installed in accordance with the requirements of the national electric code, as adopted by the City in Title 10, City's Building Regulations.

4-12-9: REFERAL OF MASSAGE ESTABLISHMENT LICENSE APPLICATIONS TO OTHER DEPARTMENTS; POLICE DEPARTMENT NOTIFICATION

A. Code Review. The Business License Official, within 14 calendar days of receiving an application for a license to operate a Massage Establishment or Sole Massage Therapist Establishment shall refer the application to the City Department of Building Inspection and the City Police, Fire, and Planning Departments. Said departments shall inspect the facilities proposed to be operated as a Massage Establishment or a Sole Massage Therapist Establishment and shall make written findings to the Business License Official concerning compliance with codes that they administer.

B. Law Enforcement. The Business License Official shall notify the Police Department of all approved and denied Massage Business license applications.

4-12-10: ISSUANCE OF MASSAGE ESTABLISHMENT, SOLE MASSAGE THERAPIST ESTABLISHMENT, OR OUTCALL MASSAGE SERVICE LICENSE

~~1.~~A. Within 60 calendar business days following receipt of a completed application for a Massage Business license, or, for applications subject to referral under Section 4-12-9, within 30 calendar days of receiving all written findings, whichever is later, the Business License Official shall either issue the license or mail a written statement of his or her reasons for denial thereof to the applicant. If the Business License Official takes neither action, the license shall be deemed issued.

~~2.~~B. No Massage Establishment, Sole Massage Therapist Establishment, or Outcall Massage Service license shall be issued if the Business License Official finds:

1. The applicant has provided materially false information, documents, or testimony in support of the application or in any other matter before the Business License Official; or

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2. The facilities as proposed by the applicant would not comply with all applicable laws including, but not limited to, the facilities requirements set forth in Section 4-12-8, the City Building, Planning, Housing, and Fire Codes, or any rule or regulation related to Massage facilities adopted by the Business License Official pursuant to this chapter; or

3. Within 36 months prior to the application, the applicant has had any license or license of any kind suspended or revoked by the Business License Official; or

4. Prior to the date of application, the applicant has had any license, certificate, or license related to the practice of Massage or operation of a Massage Establishment or Massage service revoked; or

5. The applicant has been Convicted of any of the following offenses, at any time prior to making application:

   ~~i.~~(a) Any offense involving the use of coercion, force, or violence upon another person; or

   ~~ii.~~(b) Any misdemeanor sexual battery; or

   ~~iii.~~(c) Any offense involving sexual misconduct with children; or

   ~~iv.~~(d) Any offense involving pimping or pandering; or

   ~~v.~~(e) Any offense related to human trafficking; or

   ~~vi.~~(f) Any offense requiring registration pursuant to Title 77, Chapter 41 of the Utah State Code; or

6. The Business License Official revoked permission to operate a Massage Business at the same location within the prior 36 months; or

7. The Business License Official finds that the premises or the Massage Business will be or is being managed, conducted, or maintained in such a manner as to endanger the health and safety of the employees or clients, or to coerce any employee to engage in illegal conduct; or

8. The applicant has not fully complied with the provisions of this chapter; or

9. The applicant has not demonstrated eligibility for a license under this chapter.

C. Right to Request for Reconsideration of Denial by Business License Official. If an application for a Massage Establishment, Sole Practitioner Massage Establishment, or an Outcall Massage Service permit is denied, the applicant may make a Request for Reconsideration to the Business License Official within 14 calendar days of the date listed on the notice of denial by notifying the Business License Official in writing and explaining the ground or grounds for reconsideration. Within 10 calendar days of receipt of the Request for Reconsideration, the Business License Official shall review the records, and at the discretion

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of the Business License Official, may hold a hearing to consider the request for reconsideration, before issuing a final written decision.

1. Right to Appeal Business License Final Written Decision~~Official Ruling~~. ~~I~~

2. Sanitation Violations Pursuant to Section Clearfield Municipal Code §4-12-11(a).

~~A.~~D. If an application for a Massage Establishment, Sole Massage Therapist Establishment, or an Outcall Massage Service license is denied after a Business License Official's Hearing pursuant to Clearfield Municipal Code § 4-12-10(d), the applicant may appeal the denial to the City Manager within 14 calendar days of the date listed on the notice of denial by submitting a written notice of appeal to the City Recorder. This appeal shall be a review of the written basis for appeal, any written response from the City, and the record. No testimony will be provided. The written appeal shall include the following:

1. A brief basis for appeal, no more than two pages.

   (a) The format for the written appeal shall be 12-font, double-spaced, on standard sized (8x11) paper, with 1 inch margins;

2. A complete and accurate copy of all documents provided by the applicant to be considered during the Business License Official Hearing; and

3. A complete and accurate copy of the Business License Official's ruling from the hearing.

The City may or may not submit a written response within 7 calendar days to the "brief basis for appeal" under the length and formatting requirements set forth in (e)(1)(A).

The City Manager shall make a written final determination~~, whereon the Business Licensing Official's Ruling will be either upheld or overruled~~. The City Manager shall make this final determination not less than 7 calendar days, but no more than 14 calendar days from the date of a timely made appeal.

4-12-11: OPERATING REQUIREMENTS

Massage Establishments, Sole Massage Therapist Establishments, and Outcall Massage Services must comply with the following operating requirements to the extent applicable:

~~1.~~A. Cleanliness and Hygiene. Massage facilities, including all appliances and apparatuses, shall be kept clean and operated in a sanitary condition.

1. Adequate and suitable space shall be provided for storage of clean linens, including, but not limited to, sheets, towels, and apparel.

2. Clean sheets and towels shall be provided, laundered after each use, and stored in a sanitary manner.

3. No towels or sheets shall be laundered or dried on the premises in the absence

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of suitable laundry facilities.

4. Smooth, cleanable, and appropriately labeled receptacles for the storage of soiled linens and towels shall be provided.
5. Soiled refuse shall be appropriately bagged and disposed of.
6. Wet and dry heat rooms, shower compartments, and toilet rooms shall be thoroughly cleaned each business day.
7. Bathtubs shall be thoroughly cleaned and sanitized after each use.
8. The facility shall be free of vermin, including but not limited to cockroaches, mice, rats, and other pests that carry disease.

~~9.~~B. Changing Area. A room, enclosure, or designated area shall be provided where clients can change and store their clothes.

~~10.~~C. Employee Area. A room, enclosure, or designated area that is separate from the toilet, massage room(s), steam room, or other common areas shared by the clients shall be made available to employees at all times. The employee area(s) shall be furnished with individual lockers and adequate storage space for employees' personal belongings. Members of the public may not have access to the employee area.

~~11.~~D. Employment of Minors Prohibited. It shall be unlawful to employ any individual who is not at least 18 years of age.

~~12.~~E. Register of Practitioners. Every Massage Establishment or Outcall Massage Service that hires or contracts with individuals to provide Massage services shall ensure at all times that each such individual holds a valid and current DOPL certificate, as well as a City Massage Therapist Identification Badge. The Massage Establishment or Outcall Massage Service shall maintain a register of practitioners that includes each practitioner's DOPL certificate number and a copy of the City Massage Therapist Identification Badge, which shall be provided to the City, as well as available for inspection by the Department at all times.

~~13.~~F. Therapist Conduct. Massage Establishments shall be responsible for the conduct of all individuals providing Massage for Compensation on their business premises and shall ensure that such individuals properly display their City Massage Therapist Identification Badge at all times while on the premises of a Massage Establishment, as well as ensure that they do not wear improper attire or engage in lewd conduct, which is generally defined as, but not limited to, the following:

1. Required Attire. Massage Practitioners shall remain fully clothed while administering massage or otherwise present in a part of the Massage Establishment to which the public has access (e.g., massage rooms, reception areas, publicly accessible restrooms), including premises designated by the client through an Outcall Massage Service. The Massage Practitioner’s attire

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shall not include: (1) attire that is transparent, see-through, or that substantially exposes the Practitioner's undergarments; (2) swim attire, unless the Massage Therapist is providing a water-based massage modality that has been approved by DOPL; or (3) attire that exposes the individual's areolas, breasts, buttocks, or genitals.

2. Lewd Conduct Prohibited. Massage Practitioners shall not engage in lewd conduct on business premises, including locations designated by the client through an Outcall Massage Service. Lewd acts include, but are not limited to: the performance of acts or simulated acts of sexual intercourse, masturbation, bestiality, copulation (oral, anal or vaginal), or flagellation; the actual or simulated caressing or fondling by one adult human being of the anus, genitals or breasts, of another adult human being; the actual or simulated displaying of the pubic hair, anus, vagina, penis, vulva, buttocks, areola, or any other external genitalia of the human body. The existence of clothing, a towel, or any other such matter material on or covering either or both the Massage Practitioner or client does not alleviate the above restricted conduct, nor is it a defense to prohibited conduct.

~~3.~~G. Locks. Doors that permit entry into any treatment room may not be equipped with locks or any device designed to prevent, impede, or delay entry into a room. Massage Establishment exterior doors may be equipped with locks, but shall remain unlocked while the Massage Establishment is open. Exterior doors may remain locked while the Massage Establishment is open only if there is no more than one employee or independent contractor on the premises of the Establishment, exclusive of the Establishment owner.

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~~4.~~H. No Alcohol or Illegal Drugs Permitted on Premises**.** No alcoholic beverages or drugs may be sold, served, used, or possessed on business premises during business hours.

~~5.~~I. Human Trafficking Information Notices. Massage Establishments must post in a conspicuous place near the public entrance of the establishment or in another conspicuous location in clear view of the public and employees, the following notice, which is provided by the City:

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"If you or someone you know is being forced to engage in any activity and cannot leave-whether it is commercial sex, housework, farm work, construction, factory, retail, or restaurant work, or any other activity-text 233733 (Be Free) or call the National Human Trafficking Hotline at 1-888-373-7888 or the Utah Human Trafficking Tipline at 801-200-3443 to access help and services.

~~A.~~J. Residential Use. Massage facility premises shall not be used as a sleeping room or for any other residential purpose. A Massage Establishment shall be presumed to be used for residential purposes if any of the following items are maintained on the premises:

1. Beds or mattresses, other than professional Massage tables;
2. Bedding, such as pillows, blankets, and sheets, other than those used for professional Massage tables;
3. Sleepwear, including but not limited to, pajamas, nightgowns, and lingerie;
4. Groceries that require cooking, such as raw meats, poultry, fish, and grains; or
5. Clothing that exceeds one change of clothing for each employee or independent contractor who is present on the premises.

~~B.~~K. Establishment License to be Displayed. Every license to operate a Massage Establishment or Sole Massage Therapist Establishment shall be displayed in a conspicuous place within the Establishment such that the license may be readily seen by individuals entering the premises.

~~C.~~L. Outcall Massage Service License Subject to Inspection. Every license to operate an Outcall Massage Service must be made available for inspection by the Department at all times while providing Massage services.

~~D.~~M. Hours of Operation. No Massage Business shall operate or provide Massage services, and no customer or person not employed or contracted by the Massage Business may be on the premises of a Massage Establishment, during the hours between 10:00 p.m. and 7:00 a.m.

~~E.~~N. Advertising. No Massage Business shall publish or distribute, or cause to be published or distributed, including on the internet, any advertising for services that would violate this chapter.

~~F.~~O. Operation of Massage School Prohibited. No Massage Business shall operate a Massage school or otherwise provide instruction in Massage on the premises of a Massage Establishment.

4-12-12: INSPECTION

Any member of the Department may inspect any Massage Establishment or Sole Massage Therapist Establishment to determine whether the Establishment is operating in compliance with the provisions of local, State, or Federal laws, or for the purpose of providing educational materials to employees of the Establishment in culturally and linguistically appropriate languages regarding employee rights and information on a variety of resources, including linkage to health care services, victim services, and emergency numbers and hotlines to call for information and assistance. Nothing in this Section shall be construed to limit or restrict the lawful authority of a police officer or other City employee to enter premises licensed under this chapter.

4-12-13: SUSPENSION OR REVOCATION OF MASSAGE ESTABLISHMENT, SOLE MASSAGE THERAPIST ESTABLISHMENT, OR OUTCALL MASSAGE SERVICE LICENSE

~~1.~~A. Grounds for Suspension or Revocation. The Business License Official may revoke or suspend any Massage Establishment, Sole Massage Therapist Establishment, or Outcall Massage Service license~~, after a hearing~~, if the Business License Official finds:

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~~a.~~1. Facts sufficient to support the denial of such license on any ground set forth in Clearfield City Municipal Code § 4-12-10; or

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~~b.~~2. The licensee or the licensee's agent, employee, or independent contractor has refused to permit a lawful inspection of its business premises or its operations, or has interfered with City staff in the performance of an inspection such as by threatening them, touching them, or intentionally delaying their entry to the premises of the Massage Business; or

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~~c.~~3. The licensee or the licensee's agent, employee, or independent contractor has engaged in any conduct in connection with the operation of the business that violates the operating requirements set forth in this chapter, any rules or regulations related to Massage Business operations, or any local, s~~S~~tate or federal ~~local~~ laws relating to the practice of Massage or the operation of a Massage Business; or

~~d.~~4. The Business License Official determines that such Massage Business is being managed, conducted, or maintained without regard for public health or the health of clients or employees, or without due regard for proper sanitation and hygiene.

~~2.~~B. The Business License Official may not suspend or revoke a Massage Business license under this chapter until the Business License Official has issued a Notice of Business License Violation and provided the Massage Business and the owner of the property upon which the Massage Business is located an opportunity to be heard and respond as provided in Clearfield City Municipal Code, § 4-12-16.

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~~3.~~C. Notwithstanding subsection (b) of this section § 4-12-13, the Business License Official may suspend summarily any Massage Business license issued under this chapter when, in the judgment of the Business License Official, a~~n extreme~~ public health hazard requires such summary suspension, or the Business License Official deems the summary suspension to be in the best interest of the public. The Business License Official shall provide written notice of such summary suspension to the license holder pursuant to the service defined in Clearfield City Municipal Code § 1-16B-3. No more than three calendar days after written notice of such summary suspension is given, the Business License Official shall issue a Notice of Business License Violation identifying the alleged acts or failures to act that constitute the basis for the summary suspension, and provide the Massage Business an opportunity to be heard and respond as provided in Clearfield City Municipal Code § 4-12-16, as to why the summary suspension should end. However, the time for hearing and decision shall be accelerated as follows:

~~a.~~1. Upon a timely request for a hearing, the Business License Official shall set any

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requested hearing within 14 calendar days, unless time is extended by mutual agreement of the affected parties; and

~~b.~~2. The Business License Official, or ~~a~~ designee,~~ated hearing officer~~ who shall have the same authority as the Business License Official to hear and decide the case, and make any orders consistent with this chapter, shall issue a decision on the summary suspension within 7 calendar days after hearing.

~~A.~~D. If the Licensee appeals a decision by the Business License Official or designee~~hearing officer~~ upholding a summary suspension, the summary suspension shall remain in effect pending a final decision of the appeal. Where a license is revoked after a summary suspension, the revocation shall be effective immediately and, if the Licensee further appeals, shall remain in effect pending a final decision of the appeal.

4-12-14: MASSAGE ESTABLISHMENT, SOLE MASSAGE THERAPIST ESTABLISHMENT, AND OUTCALL MASSAGE SERVICE FEES; REINSPECTION FEES

~~1.~~A. Massage Establishments. The application fee for a Massage Establishment license shall be set forth in the City's Consolidated Fee Schedule. The annual license fee for a Massage Establishment shall be set forth in the City's Consolidated Fee Schedule. The fee shall be due annually.

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~~2.~~B. Sole Massage Therapist Establishments. The application fee for a Sole Massage Therapist Establishment license shall be set forth in the City's Consolidated Fee Schedule. The annual license fee for a Sole Massage Therapist Establishment shall be set forth in the City's Consolidated Fee Schedule. The fee shall be due annually.

~~3.~~C. Outcall Massage Services. The application fee for an Outcall Massage Service license shall be set forth in the City's Consolidated Fee Schedule. The annual license fee for an Outcall Massage Service shall be set forth in the City's Consolidated Fee Schedule. The fee shall be due annually.

~~4.~~D. Exception. A Licensed Massage Therapist holding a Sole Massage Therapist Establishment license shall not be required to pay any additional application or annual license fee for an Outcall Massage Service license.

~~5.~~E. Reinspection fees. If an inspection discloses a violation of any provision of this Code or of any State law for which the City~~Department~~ is responsible for enforcement, the City~~Department~~ shall determine a period of time that is reasonable to correct the violation and shall thereafter reinspect the property to verify such correction. The term "reinspection" shall refer to any inspection by the Department to verify whether an owner has corrected a violation. The Massage Business shall pay a fee as set forth in the City's Consolidated Fee Schedule, to compensate the Department for its costs in performing the reinspection. Reinspections that require more than one hour to complete shall be subject to an additional fee, as set forth in the City's Consolidated Fee Schedule. If more than one

reinspection is necessary to secure correction of a violation, the Massage Business shall pay a fee in the amount set forth herein for each reinspection. In the event that the Massage Business fails to pay any reinspection fee due under this Section within 30 days of the due date, the Massage Business must pay a late payment penalty, as set forth in the City's Consolidated Fee Schedule and the City may collect the reinspection fee through the placement of a lien in the amount of the fee and any late payment penalty owed or delinquent, plus interest of 1.5% per month, against the real property pursuant to the procedures set forth in Clearfield City Municipal Code § 1-16B-21, Recovery of Fees and Costs.

4-12-15: NOTICE OF BUSINESS LICENSE VIOLATION~~; HEARING AND APPEAL~~

~~1.~~A. If the Business License Official determines that a Massage Business is operating in violation of this chapter, (which is deemed in the entirety of Clearfield City Municipal Code § 4-12-15 to include a violation of a license condition and/or a violation of the rules and regulations adopted pursuant to this chapter), the Business License Official may issue a Notice of Business License Violation to the Massage Business, the owner of real property where the violation occurred, and/or any other Persons the Business License Official deems responsible for causing the violation.

~~2. Except as otherwise set forth in the remainder of this section, the Notice of Business License Violation shall be issued and enforced in accordance with the Administrative Code Enforcement procedures outlined in Clearfield City Municipal Code, §1-16B-3 et seq.~~

~~3.~~B. The Notice of Business License Violation shall include the following information:

~~c.~~1. That the Business License Official has made a determination that the Massage Business has operated in violation of this chapter;

~~d.~~2. The alleged acts or failures to act that constitute the basis for the Business License Official's determination;

~~e.~~3. That the Business License Official intends to take enforcement action against the Massage Business, owner of real property, and/or any other Person deemed responsible for causing the violation(s), and the nature of that action, including the administrative penalty and enforcement costs to be imposed, and/or the suspension or revocation of the Massage Establishment license(s);

~~f.~~4. That the Massage Business, owner of real property, and/or any other Person deemed responsible for causing the violation(s) has the right to request a hearing before the Administrative Hearing Officer for the City, and that said request for a hearing must be made in writing within 10 calendar days after the Notice of Business License Violation is served. Service shall be in accordance with ~~.~~Clearfield City Municipal Code § 1-16B-3.

~~4.~~C. If no request for a hearing is filed with the Business License Official within the appropriate

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period, the right to request a hearing shall be deemed waived, and the Business License Official's determination shall become final and effective 10 calendar days after the Notice of Business License Violation is served. The Business License Official shall issue an order imposing the enforcement action, and shall send the order to the Persons served with the Notice of Business License Violation. In subsequent civil proceedings, such violations shall be deemed not to have been corrected. Where no hearing is timely requested, an order suspending or revoking a license is final. The failure of the Person on whom the Notice of Business License Violation is served to request a hearing shall constitute a failure to exhaust administrative remedies and shall preclude the Person from obtaining judicial review of the validity of the enforcement action.

4-12-16: BUSINESS LICENSE VIOLATION; HEARING AND APPEAL

A. Purpose. The City finds that there is a need to establish uniform procedures for Business License hearings conducted pursuant to this article. It is the purpose and intent of the City to afford due process of law to any person who is directly affected by a Business License Violation. Due process of law includes notice, an explanation of the accusations, and an opportunity to be heard prior to imposition of a penalty. These procedures are also intended to establish a forum to efficiently, expeditiously, and fairly review and resolve issues raised in any Notice of Business License Violation.

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B. Request For Business License Violation Appeal Hearing:

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1. An owner a massage business has the right to request a business license violation appeal hearing by filing a written request and paying the required filing fee, if the request is filed within 10 calendar days after the notice of business license violation is served and follows one of the following:

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2. As soon as practicable after receiving a request for hearing, the City Manager or his or her designee shall arrange for and appoint an Administrative Hearing Officer, and the Administrative Hearing Officer will schedule a date, time, and place for the hearing, and will serve written notice of the same to all known owners.

3. Failure to timely request a hearing as provided shall constitute a waiver of the right to a hearing and a waiver of the right to challenge the City's action set out in the notice of violation. Such a failure to request a hearing will result in a default judgment being entered upholding the notice of violation and assessing accrued fees, penalties and costs.

C. Procedures At Business License Violation Appeal Hearings:

1. Informal In Nature: Business license violation appeal hearings are intended to be informal in nature. The formal Utah Rules of Evidence and Discovery do not apply; however, an informal exchange of relevant documents and other evidence may be required at the discretion of the Administrative Hearing Officer.

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2. Discovery Requests: Discovery requests must be in writing directed to the opposing party. Failure to timely request discovery shall preclude a continuance to enable additional discovery or investigation.

3. Personal Information Protected: A complainant's personal identifying information is protected and shall not be released unless the complainant is a witness at the hearing.

4. Burden Of Proof:

(a) The City bears the burden of proof at a business license violation appeal hearing requested to substantively challenge a notice of business violation.

(b) At a hearing challenging the suspension or revocation of a massage business license, the owner of the massage business will bear the burden of proof and persuasion with respect to the claim that a violation did not occur.

5. Standard Of Proof: The standard of proof to be used by the Administrative Hearing Officer in deciding any issue at a business license violation appeal hearing is the preponderance of the evidence. A preponderance of the evidence shows what is more likely than not.

6. Activities Allowed To Support Case: Each party shall have the opportunity to cross examine witnesses and present evidence in support of his or her case. If approved in advance by the Administrative Hearing Officer, testimony may be given by telephone or other electronic means.

7. Hearings Open To Public: All hearings are open to the public. Hearings shall be recorded to enable verbatim transcripts to be prepared as needed.

8. Representation By Attorney: The owner of a massage business may be represented by an attorney. If an attorney will be representing the owner at the hearing, notice of the attorney's name, address, and telephone number must be given to the City's Business License Official at least seventy two (72) hours prior to the hearing. If timely notice is not given, and an attorney appears for an owner, the hearing will be continued at the City's request, and any costs of the continuance will be assessed to the owner.

9. Fee Refund If Violation Dismissed: If the Administrative Hearing Officer dismisses the Notice of Business License Violation entirely, the hearing fee shall be refunded to the owner who paid it.

D. Failure To Attend a Business License Appeal Hearing: Any owner named in a business license notice of violation who fails to appear at a duly noticed hearing is deemed to waive the right to a hearing, which will result in a default judgment entered for the City as to that owner and massage business.

4-12-17: APPEAL OF FINAL DETERMINATION OF BUSINESS LICENSE VIOLATION

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Commented [SM2]: If there are multiple owners, are all of them required to attend?

A. Judicial Review: Any person adversely affected by any final business license violation determination issued following a business license violation appeal hearing, may file a petition for review of the final business license violation appeal determination in the District Court within thirty (30) days after the date of the final business license violation appeal determination.

B. Exhaustion Of Administrative Remedies: No person may challenge in District Court a final business license violation appeal determination until that person has exhausted his or her administrative remedies.

C. Obtaining The Administrative Record For Judicial Review: Within thirty (30) days after submitting a petition for review in the District Court, the party petitioning for judicial review shall request a copy of the record of the business license violation appeal hearing, including transcripts if required by the District Court. The City shall not submit copies of files or transcripts to the reviewing court until the party petitioning for judicial review has paid all required copying and transcription costs. The petitioning party's failure to properly arrange for copies of the record, or to pay the full costs for the record, within sixty (60) days after the petition for review was filed shall be grounds for dismissal of the petition. The City shall have an additional sixty (60) business days from the date of request to prepare and submit the requested file and/or transcript.

D. Possible Remand Back To City: If a transcript of a hearing cannot be prepared because the tape recording is incomplete or unintelligible, and there is no other reliable record of the business license violation appeal hearing otherwise available, the District Court may, in its discretion, remand the matter back to the City for a supplemental proceeding to create a usable record.

E. District Court Review On The Record: The District Court's review is limited to the evidence in the record of the business license violation appeal determination that is being reviewed, and not a new trial or hearing on the facts or evidence. The court shall not accept nor consider any evidence that is not part of the City's record.

F. Scope Of District Court Review; Burden Of Proof: The District Court shall:

1. Presume that the business license violation appeal determination on review is valid; and

2. Review the record to determine whether or not the evidence available to the Administrative Hearing Officer shows that the order was arbitrary, capricious, or illegal.

3. The petitioner for review has the burden of proof before the District Court.

4-12-1~~8~~6: VIOLATIONS AND ADMINISTRATIVE PENALTIES

~~4.~~B. Any person who violates any provision of this chapter or any rule or regulation adopted pursuant to Clearfield City Code § 4-12-2 may, after being provided notice and an

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opportunity to be heard, be subject to the following monetary and license penalties. The Business License Official or Administrative Hearing Officer may impose administrative fines and/or license penalties that exceed those listed below where the Business License Official or Administrative Hearing Officer finds that such higher fines and/or penalties are necessary or appropriate to protect and promote the health and well-being of a Massage Business' employees, customers, and/or neighbors.

1. Massage Business Operating Without a Massage Business License.

   (a) Administrative fine: Up to $1,000 per day of operating without a license; and

   (b) License penalty: Business location and Owner of Massage Business ineligible for a Massage Business license for 180 days.

   (c) Repeat violations: Same penalties as (a)(1)(A) and (a)(1)(B).

2. Massage Business Employing Any Person Under 18 Years of Age.

   (a) Administrative fine: None.

   (b) License penalty: Mandatory revocation of Massage Business license. Massage Business licensee ineligible for a subsequent license for 180 days.

3. Solicitation Citations, Charges, or Convictions, as Defined by Utah State Code, for Anyone Working at Massage Establishment.

   (a) Administrative fine: $5,000 to be paid by Massage Establishment licensee; and

   (b) License penalty: Mandatory 60-120 days suspension of Massage Establishment license.

   (c) Repeat violations: Revocation; licensee ineligible for a subsequent Massage Establishment license at any location for a period of two years.

4. Trafficking Charges or Convictions, as Defined by Utah State Code, for Anyone Working at Massage Establishment.

   (a) Administrative fine: None.

   (b) License penalty: Revocation; licensee ineligible for a subsequent Massage Establishment license at any location.

   (c) Repeat violations: Same penalty as (a)(4)(B).

5. Massage Establishment or Outcall Massage Service Employing Individual Without DOPL Certification To Administer Massage.

   (a) Administrative fine: $1,000 to be paid by Massage Business licensee.

   (b) License penalty: None.

   (c) Repeat violations: 15-30 day suspension of Massage Business license and up to

$2,500 fine for second occurrence; 30-60 day suspension or revocation of Massage Business license, and up to $5,000 fine for third occurrence.

6. Massage Facilities Used for Residential Sleeping Purposes.

   (a) Administrative fine: Up to $1,000.

   (b) License penalty: None.

   (c) Repeat violations: 15-30 day suspension of Massage Business license and up to $2,500 fine for second occurrence; 30-60 day suspension of Massage Business license and up to $5,000 fine for third occurrence.

7. Presence of Beds Instead of or in Addition to Massage Tables.

   (a) Administrative fine: $1,000.

   (b) License penalty: None.

   (c) Repeat violations: 15-30 day suspension of Massage Business license and up to $2,500 fine for second occurrence; 30-60 day suspension of Massage Business license and up to $5,000 fine for third occurrence.

8. Any Massage Service Provider Improperly Attired in Violation of Clearfield Municipal Code § 4-12-11(f).

   (a) Administrative fine: Up to $500 per person found to be improperly attired, to be paid by Massage Business licensee.

   (b) License penalty: 60 day suspension of Massage Business license for each person found to be improperly attired.

   (c) Repeat violations: Up to $1,500 fine per person to be paid by Massage Business licensee for second and each subsequent occurrence; 180 day suspension of Massage Therapist license and revocation of Massage Business license.

9. Sanitation Violations Pursuant to Section Clearfield Municipal Code §4-12-11(a).

   (a) Administrative fine: None on first offense.

   (b) License penalty: None on first offense

   (c) Repeat violations: Up to $250 fine and 60 day suspension of Massage Business license.

10. Massage Business Operating Between the Hours of 10:00 p.m. and 7:00 a.m.

   (a) Administrative fine: Up to $1,000.

   (b) License penalty: 15-30 day suspension of Massage Business License.

   (c) Repeat violations: 30-60 day suspension and up to $2,500 for second occurrence;

60-90 day suspension and up to $5,000 fine for third and each subsequent occurrence.

11. Anyone Engaged In Lewd Conduct or Performing Sex Acts as Defined in Clearfield City Municipal Code § 4-12-11(f) on Massage Business Premises.

    (a) Administrative fine: $2,500 to be paid by Massage Business licensee, and

    (b) License penalty: Revocation of Massage Business license.

    (c) Additional: License holder ineligible for subsequent Massage Business License for a period of five years from the date of license revocation.

12. Failure to Post Notices as Required by Clearfield City Municipal Code § 4-12-11(i).

    (a) Administrative fine: Written warning for first violation, $250 for second and each subsequent violation within 12 months.

    (b) License Penalty: 30 day suspension of Massage Business license for third and subsequent violations.

13. Failure to Properly Display a Valid Massage Therapist Identification Badge, as Required by 4-12-11(f).

    (a) Administrative fine: $250 to be paid by Massage Business, and

    (b) License penalty: None.

    (c) Repeat violations: 30-60 day suspension and up to $2,500 for second occurrence; 60-90 day suspension and up to $5,000 fine for third and each subsequent occurrence.

14. Publishing Advertising in Violation of Section of Clearfield City Municipal Code § 4-12-11(m).

    (a) Administrative fine: $1,000 fine.

    (b) License Penalty: 30 day suspension of Massage Business license for second and subsequent violations.

15. Interfering with City Staff in Their Performance of an Inspection, as Prohibited by Clearfield City Municipal Code § 4-12-13(a)(2).

    (a) Administrative fine: $1,000 fine to be paid by Massage Business licensee.

    (b) Repeat violations: $2,500 fine and 30 day suspension of Massage Business license for second occurrence; revocation of Massage Business license for third occurrence.

16. Equipping Interior Doors with Locks or Locking Devices, or Locking Exterior Doors, in violation of Clearfield City Municipal Code § 4-12-11(g).

    (a) Administrative fine: Up to $1,000.

(b) License penalty: 15-30 day suspension of Massage Business License.

(c) Repeat violations: 30-60 day suspension and up to $2,500 for second occurrence; 60-90 day suspension and up to $5,000 fine for third and each subsequent occurrence.

17. All Other Violations of State or County Health Codes, and this chapters Massage Business Regulations.

(a) Administrative fine: Up to $1,000 fine.

(b) License penalty: Possible suspension or revocation.

(c) Repeat violations: Up to $2,500 fine for the second violation and possible license suspension or revocation; up to $5,000 for the third and subsequent violations, and license suspension or revocation.

C. Notice to Property Owner. Written notice of each Notice of Violation that proposes to suspend or revoke a Massage Business license shall be served on the owner(s) of the property upon which the Massage Business is located, at the same time and in the same manner as required by Clearfield City Municipal Code § 4-12-15.

D. Payment and Collection of Administrative Penalty and Enforcement Costs. Any administrative penalty and/or enforcement costs assessed under this chapter is a debt to the City and shall be paid to the City. Any amount paid late pursuant to Clearfield City Municipal Code § 4-1-11, shall be subject to an additional late fine of 10% on the unpaid amount. The sum of the unpaid amount and the 10% late fine shall accrue interest at the rate of 1% per month (or fraction thereof) until fully paid; any partial payments made shall first be applied to accrued interest. The City may file a civil action or pursue any other legal remedy to collect such unpaid amount, fine, and interest. In any civil action for collection, the City shall be entitled to obtain a judgment for the unpaid amounts, fine, and interest, and for the costs and attorneys' fees incurred by the City in bringing such civil action.

E. Lien for Administrative Penalty. Where an activity or condition on real property within the City has caused, contributed to, or been a substantial factor in causing the violation, the Business License Official may initiate proceedings to make any unpaid administrative penalty, enforcement costs, fine, and interest, and all additional authorized costs and attorneys' fees, a lien on the property. Such liens shall be imposed in accordance with Clearfield City Municipal Code § 1-16B-21, Utah State law, or any successor provisions. Before initiating lien proceedings, the Business License Official shall send a request for payment and clearly indicate the intent to initial lien proceedings.

F. No Bar to Criminal Prosecution. Nothing in this chapter shall preclude the prosecution of anyone under any other county or state health codes, or any other laws of the State of Utah, or the laws of the United States of America.

4-12-19~~7~~: ENFORCEMENT BY THE CITY

~~G.~~A. The City may at any time institute civil proceedings for injunctive and monetary relief including civil penalties, against any Person for violations of this chapter, without regard to whether the Business License Official has issued a notice of violation, instituted abatement proceedings, scheduled or held a hearing on a notice of violation, or issued a final decision.

~~H.~~B. At any time, the Business License Official may refer a case for civil enforcement, but a referral is not required for the City to bring a civil action under subsection (a).

~~I.~~C. Action for Injunction and Civil Penalty. Any Person that violates any provision of this chapter shall be enjoined and shall be subject to a civil penalty in an amount not to exceed $1,000 for each day such violation is committed or permitted to continue, which penalty shall be assessed and recovered in a civil action brought by the City in any court of competent jurisdiction. In assessing the amount of the civil penalty, the court shall consider any one or more of the relevant circumstances presented by any of the parties to the case, including but not limited to, the following: the nature and seriousness of the misconduct giving rise to the violation, the number of violations, the persistence of the misconduct, the length of time over which the misconduct occurred, the willfulness of the defendant's misconduct, and the defendant's assets, liabilities, and net worth.

~~J.~~D. Attorneys' fees. The prevailing party in any court case or special proceeding to enforce this chapter shall recover reasonable attorneys' fees if the City elects, at the initiation of the action, to seek recovery of attorneys' fees and provides notice of such intention to the adverse party or parties. In no court case or special proceeding shall an award of attorneys' fees to a prevailing party exceed the amount of reasonable attorneys' fees incurred by the City.

~~K.~~E. Remedies. Remedies under this chapter are non-exclusive and cumulative to all other remedies available at law or equity.

4-12-20~~18~~: COOPERATIVE EFFORT WITH LAW ENFORCEMENT

The Business License Official shall work with the Chief of Police on issues of common concern affecting the massage industry, such as protections against violence in massage establishments, crimes against massage practitioners, forced labor, or trafficking.

4-12-21~~19~~: UNDERTAKING FOR THE GENERAL WELFARE

In regulating massage businesses and massage services as provided in this chapter, the City is assuming an undertaking only to promote the general welfare. It is not assuming, nor is it imposing on its officers and employees, an obligation for breach of which it is liable in money damages to any person who claims that such breach proximately caused injury.

4-12-22~~0~~: SEVERABILITY

If any of the provisions of this chapter or the application thereof to any person or circumstance

is held invalid, the remainder of this chapter, including the application of such part or provisions to persons or circumstances other than those to which it is held invalid, shall not be affected thereby and shall continue in full force and effect. To this end, the provisions of this chapter are severable.

4-12-2~~1~~: NO CONFLICT WITH STATE OR FEDERAL LAW

Nothing in this chapter shall be interpreted or applied so as to create any requirement, power, or duty in conflict with any federal or State law.

Needed Changes to the Consolidated Fee Schedule

4-12-14: MASSAGE ESTABLISHMENT, SOLE MASSAGE THERAPIST ESTABLISHMENT, AND OUTCALL MASSAGE SERVICE FEES; REINSPECTION FEES

~~A.~~**(a) Massage Establishments.**

~~A.~~ The application fee for a Massage Establishment license shall be _____.

~~B.~~ The annual license fee for a Massage Establishment shall be _____.

~~B.~~**(b) Sole Massage Therapist Establishments.**

~~C.~~ The application fee for a Sole Massage Therapist Establishment license shall be _____.

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~~D.~~• The annual license fee for a Sole Massage Therapist Establishment shall be _____.

~~C.~~(c) **Outcall Massage Services.**

~~E.~~• The application fee for an Outcall Massage Service license shall be _____.

~~F.~~• The annual license fee for an Outcall Massage Service shall be_____.

(d) City Massage Therapist Identification Badge.

- The application fee for a City Massage Therapist Identification Badge shall be _____.

(e) Appeal of Final Business License Violation Determination.

- The fee for an appeal of final business license violation determination shall be _____.

~~(a)~~(f) **Exception.**

- A Licensed Massage Therapist holding a Sole Massage Therapist Establishment license shall not be required to pay any additional application or annual license fee for an Outcall Massage Service license.

~~(b)~~(g) **Reinspection fees.**

- A first time Massage Business reinspection fee shall be _____.
    - Any resinspection that lasts over one hour shall incur the cost of an Additional Massage Business reinspection fee, to be collect in addition to the first time Massage Business reinspection fee.
- Additional Massage Business reinspection fees shall be _____.
    - Any Additional Massage Business resinspection that lasts over one hour shall incur the cost of an Additional Massage Business reinspection fee, to be collect in addition to the original Additional Massage Business fee, and compounded therefrom from each additional hour.

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STAFF REPORT

TO: Mayor Shepherd and City Council Members

FROM: Spencer Brimley, Community Development Director
Stuart Williams, City Attorney

MEETING DATE: March 12, 2019

SUBJECT: Temporary Land Use Regulations for Massage Parlor (Moratorium)

RECOMMENDED ACTION

Staff is recommending the adoption of an ordinance enacting a temporary land use regulation prohibiting the approval of applications for, development, erection, construction, reconstruction, installation, alteration, licensing, or relocation of any massage parlor on commercially zoned property throughout the City.

DESCRIPTION / BACKGROUND

A. General Information: The City currently has a total of 9 licensed massage parlor businesses in the City. Within the past 4 years, the City's Business License Official has revoked 5 massage parlor business licenses, 3 of which were based on confirmed reports of individuals within each of those establishments performing sexual acts in exchange for money. On each occasion, the criminal investigations are performed by an undercover police officer based on the City receiving numerous complaints, as well as reviewing internet posts of individual ("clients") that review, rank, and provide details of the alleged sexual activity within the establishments. Our police department has performed 3 different undercover operations with the same officer, and in each operation, 100% of the time, they are able to solicit a sexual act in exchange for money on the first attempt.

Staff is aware that numerous studies support the position that some massage parlors engage in the type of criminal activity that the City has recently discovered at three different businesses locations. Exacerbating the problem is that there are also a number of studies that conclude that a number of massage parlors exploit women that are victims of human trafficking. The City has and will continue to work with the Utah Trafficking in Persons Task Force operated by the Attorney General's Office.

Staff acknowledges that many legitimate massage parlors exist within the City that do not engage in this type of criminal behavior. Staff is supportive of the law abiding establishments that exist. Staff believes that any proposed changes made to the City Code will not place an undue burden on the ongoing success of an existing business, nor dissuade new legal establishments from moving into the City.

B. Prior City Massage Parlor Revocations: As stated above, within the past 4 years, the City's Business License Official has revoked 5 massage parlor business licenses, 3 of which were based on

confirmed reports of individuals within each of those establishments performing sexual acts in exchange for money. Below is a brief summary of each:

1. *Sunshine Day Spa*
   - On July 29, 2015, the City was made aware from a state investigator for the Department of Occupational Licensing that the massage therapists performing massages at 290 South State Street where not properly licensed with the State.
   - The Sunshine Day Spa Business License was revoked on July 31, 2015

2. *Sunshine Day Spa*
   - On December 15, 2015, after having received numerous complaints of sexual activing at the Sunshine Day Spa located at 290 South State Street, the City discovered three individuals to be employed, working, and offering massages without the legally required licensure as mandated by the Utah Department of Occupational and Professional Licensing.
   - The Sunshine Day Spa Business License was revoked on December 21, 2015.

3. *Relax Health Center*
   - On May 23, 2016, the police department received a complaint of a possible sexual assault having occurred at the Relax Health Center, 290 South State Street. The police department then conducted an undercover operation and an individual was arrested for agreeing to perform a sexual act in exchange for money.
   - The Relax Health Center Business License was revoked on June 27, 2016.

4. *Eliza Massage*
   - In early May 2018, the police department received a complaint that sexual activity was occurring at the Eliza Massage, including public information found online. The police department then conducted an undercover operation on May 17, 2018, and an individual was arrested for agreeing to perform a sexual act in exchange for money.
   - The Eliza Massage Business License was revoked on May 25, 2018.
   - Subject to a fine and number of conditions, the business license for Eliza Massage was returned on a twelve-month probationary status on June 14, 2018.

5. *Eliza Massage*
    - In early January 2019, the police department received a complaint that sexual activity was occurring at the Eliza Massage, including public information found online. The police department then conducted an undercover operation on January 23, 2019, and an individual was arrested for agreeing to perform a sexual act in exchange for money.
    - The Eliza Massage Business License was revoked on January 29, 2019.

C. Intent: The intent of Clearfield City Ordinance 2019-09 is not to reduce, limit, or eliminate massage parlors within the City. Staff is seeking this moratorium to allow for an in-depth review of other municipalities codes, both local and national, in hopes of creating a specific licensing section within Title 4 that will provide future massage parlor business license applicants with a more clear understanding of expectations, procedures, and punishments specific to this industry.

CORRESPONDING POLICY PRIORITY (IES)

Staff believes the adoption of Clearfield City Ordinance 2019-09 is consistent with the City's overall goal of "Improving Clearfield's Image, Livability and Economy," as well as "Providing Quality Municipal Services," specifically tier 2, Zoning Ordinance Updates.

FISCAL IMPACTS

Negative Fiscal Impact:	There is little to no anticipated negative fiscal impact to the City by enacting Clearfield City Ordinance 2019-09.
Positive Fiscal Impact:	It is anticipated that the staff time to be devoted to reviewing ordinances and making suggested changes will be significantly less than responding, monitoring, and enforcing the ongoing criminal activity and the resulting prosecution and administrative actions resulting therefrom.

ALTERNATIVES

Subject to alternative direction, staff believes the following to be viable alternatives:

1. Enact or Deny Clearfield City Ordinance 2019-09 as proposed.

2. Enact or Deny Clearfield City Ordinance 2019-09, with alternative direction/language.

SCHEDULE / TIME CONSTRAINTS

Pursuant to Utah State Code Ann. §10-9a-504, the City "shall establish a period of limited effect for the ordinance not to exceed six months."

Staff is hopeful that this moratorium will take less than the six months allowed by law.

LIST OF ATTACHMENTS

- Proposed Ordinance
    - Clearfield City Ordinance 2019-09
- Selected Article/Studies
    - Polaris- Human Trafficking in Illicit Massage Businesses
    - US Department of Health and Human Services- Sex Trafficking Fact Sheet
    - The New York Times, March 2, 2019- Behind Illicit Massage Parlors Lie a Vast Crime Network and Modern Indentured Servitude
    - Fox 13, 2015 Article- Massage parlor raids believed to be the biggest human trafficking bust in Utah history
    - 22 Regent U.L. Rev. 297- Domestic Human Trafficking Series: Addressing Demand: Why and How Policymakers should utilize land and law enforcement to target customers of commercial sexual exploitation.
    - 77 Alb. L. Rev. 1039- Online Prostitution and Trafficking
    - 9 Intercultural Hum Rts. L. Rev. 229- Human Trafficking in Finland

(In addition to the attached article/studies provided, staff would also point to almost any internet search related to sex and massage parlors as an example of the prevalence and severity of this issue.)