MEETING AGENDA OF THE
CLEARFIELD CITY PLANNING COMMISSION

Notice is hereby given that the Clearfield City Planning Commission will hold a regularly scheduled meeting at **7:00 P.M., Wednesday, July 17th, 2019,** on the **3rd floor** in the City Council Chambers of the Clearfield City Municipal Building, located at 55 S. State Street, Clearfield, UT 84015.

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

CALL TO ORDER - PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: None

PLANNING COMMISSION CHAIR STATEMENT

DECISION ITEMS

Non-Public Hearings

1. Discussion and Possible Action on **CUP 1906-0009,** a conditional use permit request by Darcie Newbold to add daycare to the preschool at the subject property. **Location:** 49 West 300 North (TIN: 12-020-0007). **Parcel Area:** 0.19Acres. **Zone:** C-2 (Commercial). **Planner:** Brad McIlrath **(Administrative Action).**
2. Discussion and Possible Action on **FSP 1906-0010,** a preliminary and final subdivision plat request by Leslie Mascaro with Wright Development for a 2-Lot subdivision at the subject properties. **Location:** Approximately 1300 South 2000 East (TIN: 09-341-0306 & 09-341-0305). **Parcel Area:** 30.667 Acres. **Zone:** R-3-SP (Residential Special Purpose Overlay) & C-2 (Commercial). **Planner:** Brad McIlrath **(Administrative Action).**
3. Discussion and Possible Action on **CUP 1906-0010,** a conditional use permit request by Leslie Mascaro with Wright Development for a 228-unit multi-family development at the subject property. **Location:** Approximately 1300 South 2000 East (TIN: 09-341-0306 & 09-341-0305). Future Lot 2 of proposed subdivision. **Parcel Area:** 8.715 Acres. **Zone:** R-3-SP (Residential Special Purpose Overlay). **Planner:** Brad McIlrath **(Administrative Action).**
4. Discussion and Possible Action on **SP 1906-0012,** a site plan approval request by Marvin Murri for a 16-unit townhome development at the subject property. **Location:** Approximately 750 S. Depot Street (TIN: 12-066-0119). **Parcel Area:** 1.0 Acres. **Zone:** R-3 (Residential). **Planner:** Brad McIlrath **(Administrative Action).**

DISCUSSION ITEMS

5. Staff Discussion
6. Planning Commissioners' Minute
7. Staff Communications

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

Dated this 5th day of July, 2019

/s/Brad McIlrath, Senior Planner

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

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

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 17th, 2019**

SUBJECT: Discussion and Possible Action on **CUP 1906-0009,** a conditional use permit request by Darcie Newbold to add daycare to the preschool at the subject property. **Location:** 49 West 300 North (TIN: 12-020-0007). **Parcel Area:** 0.19Acres. **Zone:** C-2 (Commercial). **Planner:** Brad McIlrath **(Administrative Action).**

RECOMMENDATION

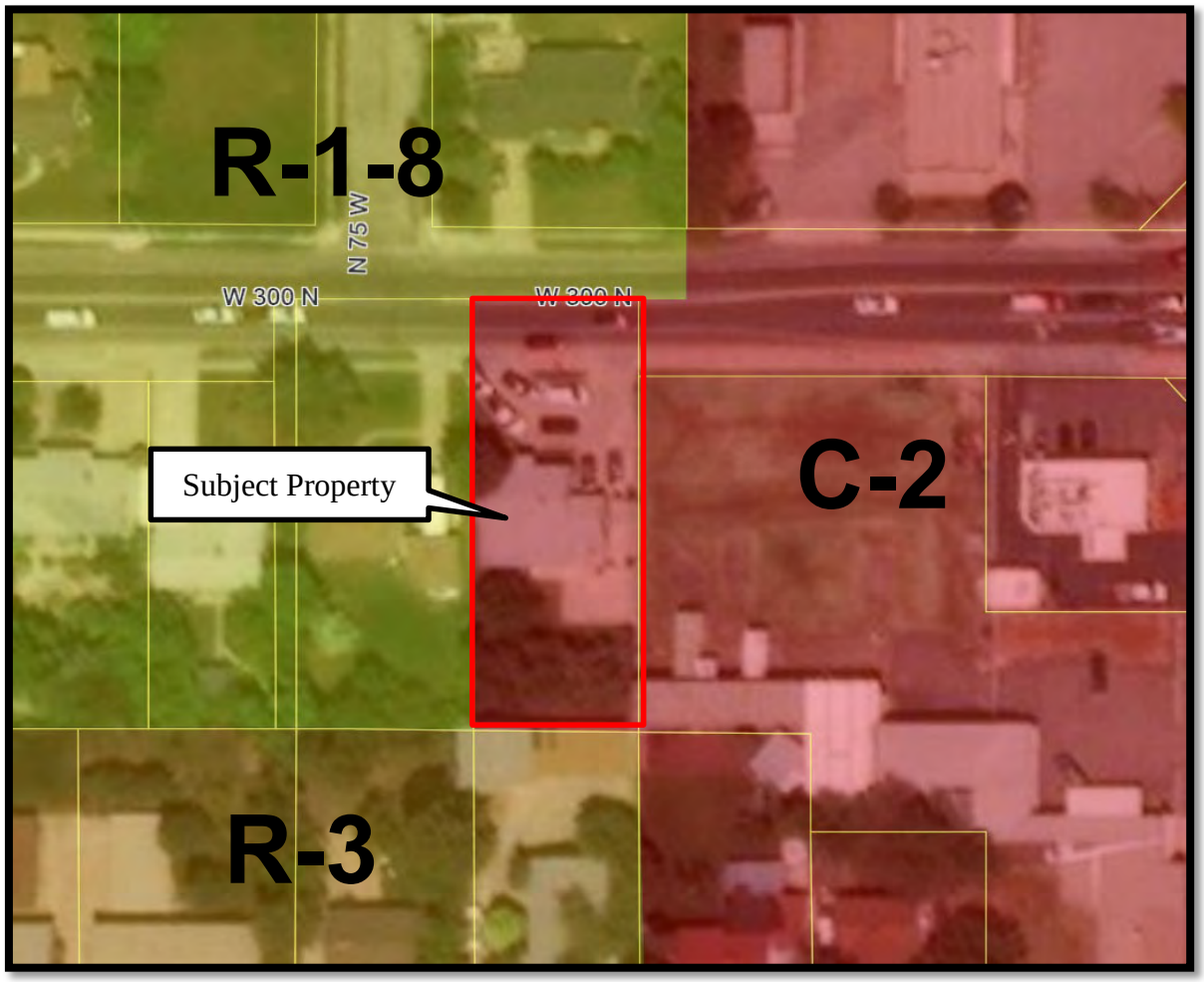
Staff recommends that the Planning Commission **approve as conditioned**, **CUP 1906-0009**, a conditional use permit request by Darcie Newbold to add daycare to the preschool at the property addressed 49 West 300 North (TIN: 12-020-0007). This recommendation is based on the discussion and findings in the Staff Report.

PROJECT SUMMARY

Project Information	
Project Name	Darcie's Learning Center
Site Location	49 West 300 North
Tax ID Number	12-020-0007
Applicant	Darcie Newbold
Owner	Goff Investments LLC
Proposed Actions	Conditional Use Permit Approval
Current Zoning	C-2 (Commercial)
Gross Site	0.19 Acres

Surrounding Properties and Uses:		Current Zoning District	General Plan Land Use Classification
North	Single-Family Residential	R-1-8 (Residential)	Residential
East	Commercial	C-2 (Commercial)	Mixed-Use
South	Single-Family Residential	R-3 (Residential)	Mixed-Use
West	Single-Family Residential	R-1-8 (Residential)	Mixed-Use

Aerial Image & Zoning



BACKGROUND & ANALYSIS

Darcie Newbold is requesting conditional use permit approval to add daycare to the preschool at this location. A commercial daycare is a conditional use in the C-2 Zone and Darcie would like to offer that as part of the services she provides. The commercial preschool has been in operation for many years, but has not included daycare services as part of the facility. Darcie has been in contact with the Building Official and has made changes to the building to meet code requirements for a daycare.

Site Access and Parking (Chapters 11-14 & 11-18)

Chapter 11-14 *"Off Street Parking and Loading"* and 11-18 *"Design Standards"* outline the development standards for site access and parking for properties located in the C-2 Zone. Based upon the nature of this type of use, very little parking spaces are needed for customers as the parents or guardians of the children will be dropping them off. Clearfield City code does not include a parking standard for this type of use. There are three (3) employee parking spaces located at the east side of the building and a circular driveway to accommodate the drop off and pickup of children. Based upon the number of employees that will be working here and the nature of the drop off and pick up schedule staff determines that sufficient parking and access are provided for this use.

Dumpster Enclosures (Sections 11-11B-12B & 11-18-4C 2)
The proposed site plan does not indicate the location of a dumpster and it is likely that the business will continue to use an individual garbage can. If a dumpster is to be used then the enclosure for the dumpster will need to be constructed of materials that match the building.

PUBLIC COMMENT

A public notice was placed on the property on July 8th, 2019. No public comments have been received to date.

CITY DEPARTMENT / AGENCY REVIEW

The plans were sent to the North Davis Sewer District, North Davis Fire District, City Engineer, Building Official and related Public Works staff on June 21, 2019. Comments have been provided by the North Davis Fire District. The applicant has been working with the Building Official and Fire District to comply with all applicable standards for this type of use. Comments provided by these representatives are included as conditions of approval at the end of this report.

GENERAL STANDARDS

Conditional Use Permit Review
Clearfield Land Use Ordinance Section 11-4-3 establishes the general standards and determination the Planning Commission shall make to approve Conditional Use Permits. The findings and staff's evaluation are outlined below:

General Standard		Staff Analysis
DETERMINATION: A Conditional Use Permit shall be approved if conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with the standards set forth [in the Land Use Code]. If the reasonably anticipated detrimental impacts or effects of the proposed conditional use cannot be substantially mitigated or eliminated by the proposal or the imposition of conditions to achieve compliance with the standards set forth [in the Land Use Code], the Conditional Use Permit may be denied.		
1)	*Equivalent to Permitted Use:* Any detrimental impacts or effects from the proposed use on any of the following shall not exceed those which could reasonably be expected to arise from a use that is permitted in the zone: a. The health, safety, and welfare of the City and its present and future inhabitants and businesses; b. The prosperity of the City and its present and future inhabitants and businesses; c. The peace and good order, comfort, convenience and aesthetics of the City and its present and future inhabitants	The applicant is responsible to address any detrimental impacts of the development. With conditions to address the building design and fire safety, the business will be a safe place for children and employees.

	and businesses; d. The tax base; e. Economy in governmental expenditures; f. The State's agricultural and other industries; g. The urban and nonurban development; h. Access to sunlight for solar energy devices; or i. Property values.	
2)	*Impact Burden:* Any cost of mitigating or eliminating detrimental impacts or effects in excess of those which could be reasonably expected to arise from a permitted use shall become a charge against the development so as not to constitute a burden on the municipality, surrounding neighbors, or adjacent land uses.	The development will be required to comply with ordinance standards as outlined in this report and associated agency/department review comments. The burden to meet all the conditions will be on the applicant.
3)	*Conform to the Objectives of the General Plan:* The proposed conditional use shall not limit the effectiveness of land use controls, imperil the success of the General Plan for the community, promote blight or injure property values.	The proposed use does not limit the effectiveness of land use controls or the success of the General Plan. With conditions, the proposed use is not anticipated to promote blight or injure property values, but will contribute to the area. Conditions of approval are proposed to mitigate impacts of the proposed use and promote property investment and improvement.

CONDITIONS OF APPROVAL

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

1) The project shall comply with all applicable building code standards.

2) The project shall comply with all applicable international fire code standards.

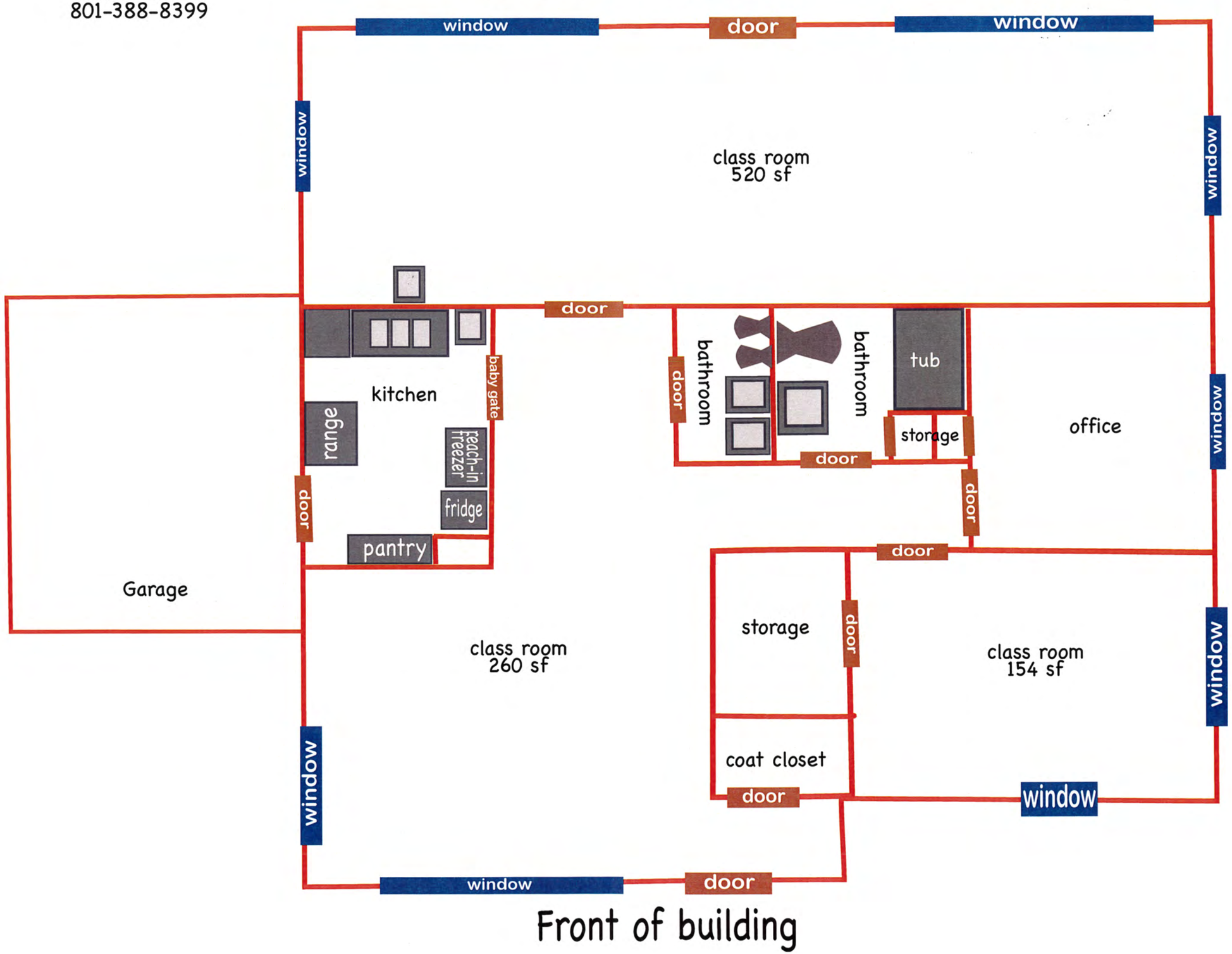
3) The applicant shall obtain a business license for the proposed preschool/daycare.

ATTACHMENTS

1. Site Plan
2. Floor Plan
3. NDFD Review Letter dated 10 July 2019

Darcie's Learning Center
49 West 300 North
Clearfield
801-388-8399

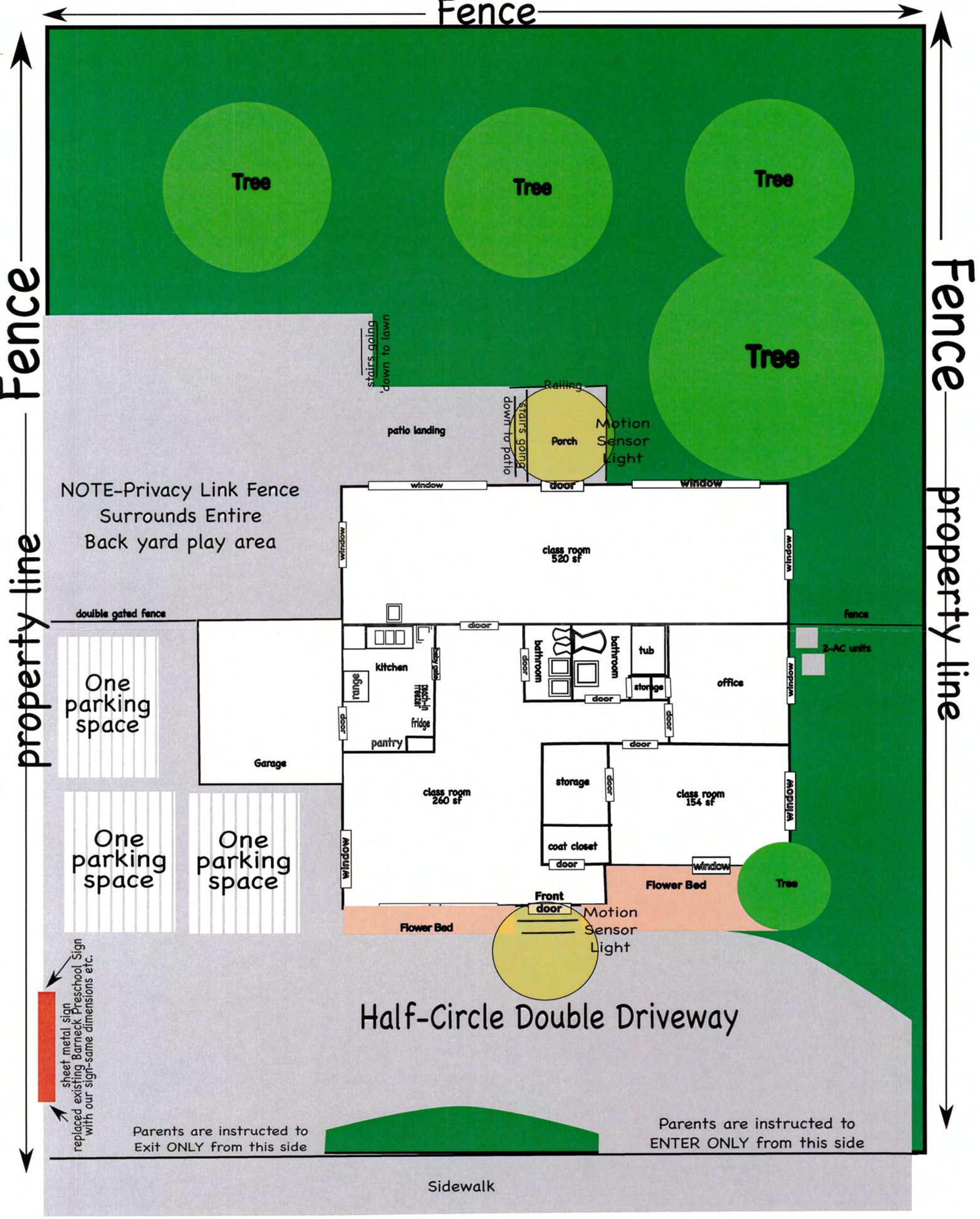
Floor Plan



Front of building

Darcie's Learning Center
49 West 300 North
Clearfield
801-388-8399

Architectural & landscape Site Plan all exhisting features



Street
300 North

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

TO: Brad McIlrath/ Clearfield City Planner
Darcie Newbold/ Owner

FROM: John Taylor / Fire Marshal

RE: Darcie's Learning Center

DATE: July 10, 2019

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

1. I have already done a preliminary inspection on this property for her to be able to secure her state license as a daycare provider. I would like to re-inspect the kitchen area once the remodel is complete. The basement area can only be used as storage unless the window sizes were increased and lowered to meet the current codes. I have no other concerns for this project that I have not already conveyed to Darcie Newbold.

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

Planning Commission
STAFF REPORT

AGENDA ITEM
#2

TO: **Clearfield City Planning Commission**

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

MEETING DATE: **Wednesday, July 17th, 2019**

SUBJECT: Discussion and Possible Action on **FSP 1906-0010,** a preliminary and final subdivision plat request by Leslie Mascaro with Wright Development for a 2-Lot subdivision at the subject properties. **Location:** Approximately 1300 South 2000 East (TIN: 09-341-0306 & 09-341-0305). **Parcel Area:** 30.667 Acres. **Zone:** R-3-SP (Residential Special Purpose Overlay) & C-2 (Commercial). **Planner:** Brad McIlrath **(Administrative Action).**

RECOMMENDATION

Staff recommends that the Planning Commission recommend **APPROVAL** to the Clearfield City Council for **FSP 1906-0010**, a final subdivision plat request by Leslie Mascaro with Wright Development for a 2-Lot subdivision for the properties located at approximately 1300 South 2000 East (TIN: 09-341-0306 & 09-341-0305). This recommendation is based on the subdivision conditions and findings in the Staff Report.

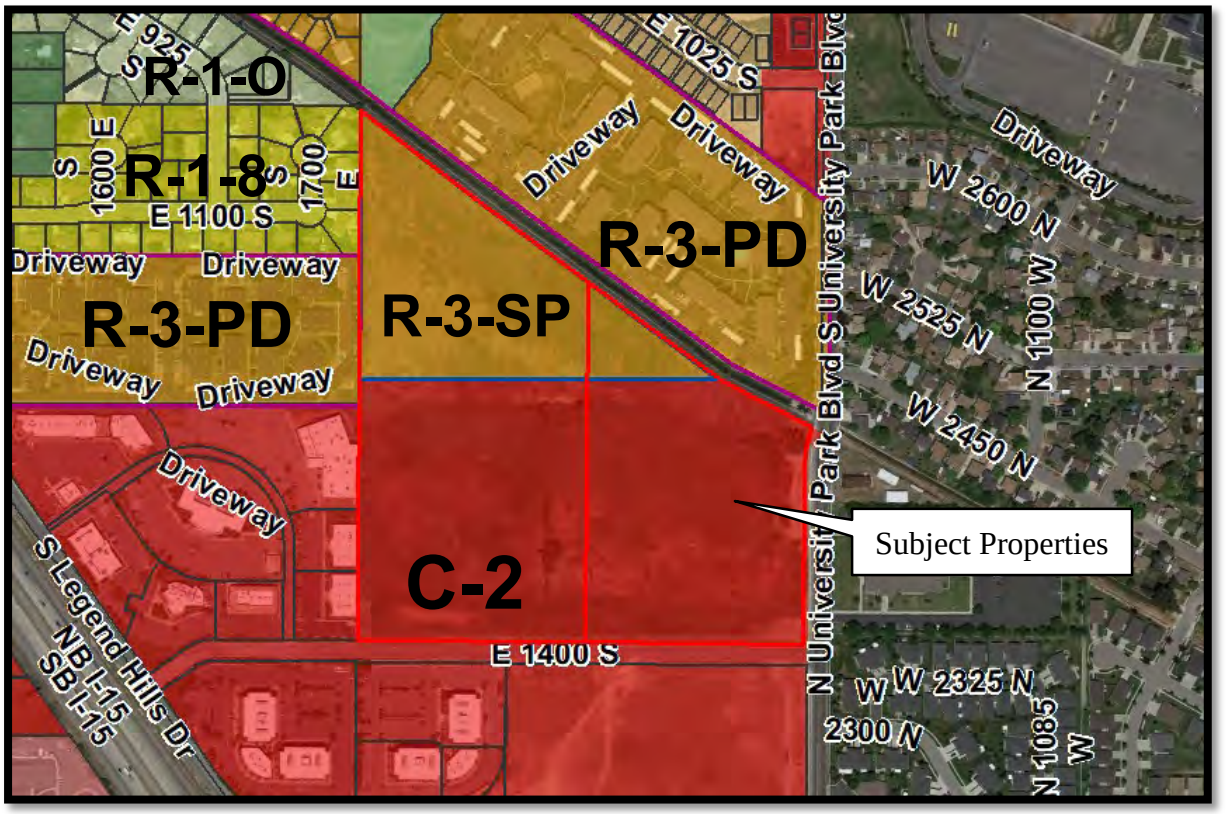
PROJECT SUMMARY

Project Information	
Project Name	MODA Clearfield Townhomes
Site Location	Approximately 1300 South 2000 East
Tax ID Number	09-341-0306 & 09-341-0305
Applicant	Leslie Mascaro, Wright Development Group
Owner	Gary Wright
Proposed Actions	Preliminary & Final Subdivision Plat Approval
Current Zoning	R-3-SP (Residential Special Purpose Overlay) & C-2 (Commercial)
General Plan Land Use Classification	Residential & Commercial
Gross Site	30.667 Acres

Surrounding Properties and Uses:		Current Zoning District	General Plan Land Use Classification
North	Multi-Family Residential	R-3 (Residential)	Residential
East	Residential & Religious	N/A Layton City	N/A Layton City
South	Commercial Office	C-2 (Commercial)	Commercial

West	Multi-Family Residential & Commercial	R-3 (Residential) & C-2 (Commercial)	Residential & Commercial

Aerial Image & Zoning



BACKGROUND & OVERVIEW

The applicant is requesting preliminary and final subdivision plat approval for the proposed 2-Lot subdivision. As only a 2-Lot subdivision, preliminary and final subdivision approval can be granted concurrently as a final subdivision plat recommendation to the City Council. This subdivision request will create two lots from the existing parcels and dedicate a new sixty foot (60') street right of way for access to future development. The two lots will be oriented horizontally with Lot 2 to the north of the right of way dedication and adjacent to the canal, and Lot 1 south and east of the right of way dedication and adjacent to 1400 South and University Park Boulevard.

General Plan and Zoning

The Clearfield City General Plan was recently amended to designate the north area of this subdivision as residential and the south area as commercial. The zoning classification of the proposed Lot 2 is R-3-SP (Residential Special Purpose Overlay) and for the proposed Lot 1 is C-2 (Commercial). The subdivision project complies with the goals and objectives of the general plan.

FINAL SUBDIVISION PLAT REVIEW

Prior Subdivision Recordation

The proposed subdivision plat would be changing the "Legend Hills Subdivision, Phase 3, Lot 302," which was recorded in 2005. In 2008 the property owner split lot 302 into two parcels with a deed which was

not approved by Clearfield City. This is why there are now two parcel id numbers and two parcels. At that time the County Recorder's office did not have limitations on recording parcel splits as they do today. With this proposed subdivision, this illegal parcel split will be corrected; therefore, no further action to rectify this previous parcel split is necessary.

Lot Configurations and Easements

The proposed lots comply with the minimum area and frontage requirements of the zones in which they are located. Lot 1 has an area of 19.159 acres or 834,563 square feet and will have frontage along all four sides. For Lot 1, University Park Boulevard is located to the east, 1400 South to the south, and the future right of way to the west and north. Lot 2 has an area of 8.715 acres or 379,629 square feet with frontage along the future right of way to the south. Lot 2 is bounded by the canal and trail to the north, residential to the west and the future right of way to the south.

Public Right-of-Way Dedications

As part of the proposed subdivision a sixty foot (60') right of way is proposed that will run between both lots and down the west end of Lot 1 to connect to 1400 South. As required by the subdivision ordinance (Title 12), a minor or local street is required to have a right of way width of sixty feet (60') with sidewalks and park strips designed to meet City Engineer requirements. According to the approved engineering standards, a local street is required to have a minimum four foot and six inch (4'6") park strip and a four foot (4') wide sidewalk on each side. A one foot (1') buffer is required between the back of the sidewalk and the property line for future maintenance area. The proposed right of way complies with these standards.

The proposed subdivision appears to show the construction of the sidewalk along the north side of the right of way, but not along any other stretch. To provide full pedestrian access to the future residential property on Lot 2, staff recommends that the sidewalk improvements also be completed along the west side of the right of way.

Final Plat Materials

The submitted plans include civil drawings that address the subdivision and the proposed multi-family development on Lot 2. The plan set includes site plans with city standards, a grading and drainage plan, an erosion control plan, site utility plans, and a preliminary landscape plan for the residential development. The Clearfield City Engineer has reviewed the plat and plans and will be providing a review letter for the benefit of the applicant shortly. Comments from the Engineer will need to be addressed prior to approval of the final plat. The applicant has also provided a traffic impact study and geotechnical report for review by the City Engineer.

CITY DEPARTMENT / AGENCY REVIEW

The final subdivision plans were sent to the North Davis Sewer District, North Davis Fire District, City Engineer, Building Official, and related public works staff on June 21, 2019. The plans will need to be revised to comply with standards required by those agencies/departments. The North Davis Fire District review letter is attached to this report. The City Engineer review letter will be provided to the applicant shortly. 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.

PUBLIC COMMENT

Public notice was posted along property frontage on July 8, 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 developer shall install of the public right of way improvements required by the subdivision ordinance.

3) The sidewalk shall be installed along the north and west ends of the new right of way as part of the multi-family development to provide pedestrian access for the future residents.

4) A pedestrian connection to the Goldstone Place Apartments to the west shall be provided to provide additional connectivity in this area.

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

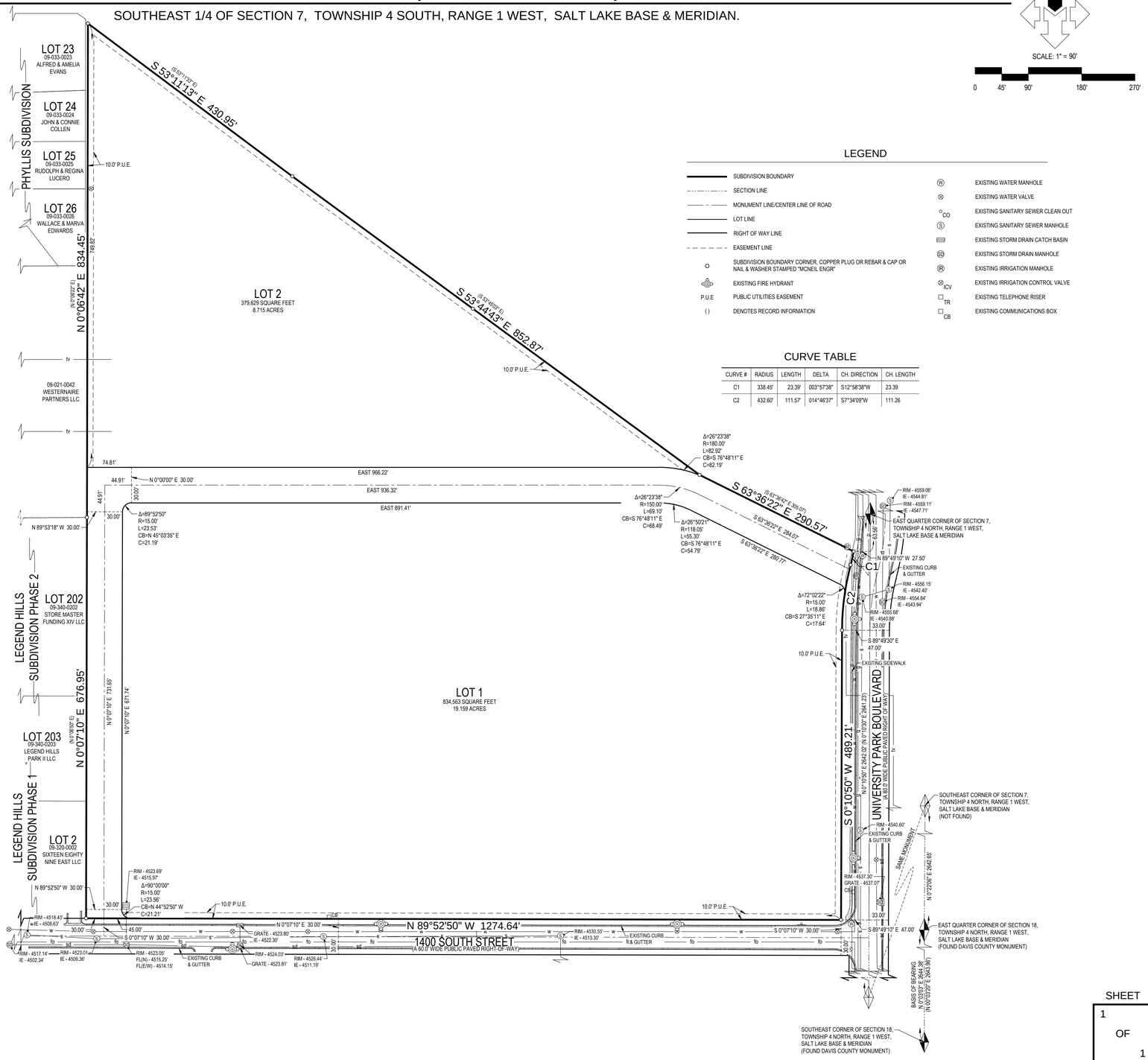
6) An escrow or bond agreement for the public improvements will be subject to approval by the City Engineer and City Attorney and be established prior to any permits being issued for the property or plat being recorded. The financial security shall be established prior to recordation of the Final Plat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

ATTACHMENTS

1. Subdivision Plat
2. Site Plans
3. Grading and Drainage Plan
4. Erosion Control Plan
5. Site Utility Plans
6. Preliminary Landscape Plan
7. North Davis Fire District Review Letter dated 10 July 2019

LEGEND HILLS SUBDIVISION, PHASE 3, LOT 302 AMENDED

SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN.



LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- MONUMENT LINE/CENTER LINE OF ROAD
- LOT LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- SUBDIVISION BOUNDARY CORNER, COPPER PLUG OR REBAR & CAP OR NAIL & WASHER STAMPED "MCNEIL ENGR"
- EXISTING FIRE HYDRANT
- P.U.E. PUBLIC UTILITIES EASEMENT
- ( ) DENOTES RECORD INFORMATION
- EXISTING WATER MANHOLE
- EXISTING WATER VALVE
- CO EXISTING SANITARY SEWER CLEAN OUT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM DRAIN CATCH BASIN
- EXISTING STORM DRAIN MANHOLE
- EXISTING IRRIGATION MANHOLE
- ICV EXISTING IRRIGATION CONTROL VALVE
- TR EXISTING TELEPHONE RISER
- CB EXISTING COMMUNICATIONS BOX

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CH. DIRECTION	CH. LENGTH
C1	338.45'	23.39'	003°57'38"	S12°58'38"W	23.39
C2	432.60'	111.57'	014°46'37"	S7°34'09"W	111.26



VICINITY MAP

SCALE: N.T.S.

SURVEYOR'S CERTIFICATE

I, DAVID B. DRAPER DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6861599, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS:

LEGEND HILLS SUBDIVISION, PHASE 3, LOT 302 AMENDED

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

ALL OF LOT 302, LEGEND HILLS SUBDIVISION PHASE 3, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN DAVIS COUNTY RECORDER'S OFFICE.

DATE

DAVID B. DRAPER
LICENSE NO. 6861599

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT _____ THE _____ UNDERSIGNED OWNER( ) OF THE ABOVE DESCRIBED TRACT OF LAND, IN DAVIS COUNTY, UTAH, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, PRIVATE STREETS TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS:

LEGEND HILLS SUBDIVISION, PHASE 3, LOT 302 AMENDED

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNER ALSO HEREBY CONVEYS ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATE AND FOR THE PURPOSES SHOWN HEREON.

IN WTNESS WHEREOF, I HAVE HEREUNTO SET MY/ OUR HAND(S) THIS _____ DAY OF _____, 20_____

BY: _____ _____ _____
(PRINTED NAME) (TITLE) (SIGNATURE)

LIMITED LIABILITY CORPORATION ACKNOWLEDGMENT

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

ON THE _____ DAY OF _____ A.D., 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF DAVIS IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT THEY ARE THE _____ OF _____, A LIMITED LIABILITY CORPORATION, AND THAT _____ SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
RESIDING IN DAVIS COUNTY

NARRATIVE

1. THE BASIS OF BEARING FOR THIS PLAT IS: NORTH 0°03'03" EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 18, T.4N., R.1W., S.L.B.&M.
2. COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS UNLESS SHOWN WITHIN PARENTHESIS, INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM CITED TITLE COMMITMENT, DEEDS OF RECORD, SUBDIVISION PLATS, ROADWAY DEDICATION PLATS, CITY ATLAS PLATS, FILED SURVEYS OR OTHER SOURCES OF RECORD INFORMATION.
3. SUBDIVISION AND LOT CORNERS WERE MONUMENTED WITH A 5/8" REBAR AND RED NYLON CAP STAMPED "MCNEIL ENG.", OR A NAIL AND WASHER BEARING THE SAME INSIGNIA, UNLESS OTHERWISE NOTED HEREON.
4. PRIVATE STREETS ARE DESIGNATED AS UTILITY, DRAINAGE, INGRESS/ EGRESS, AND PUBLIC FIRE ACCESS EASEMENT.
5. ALL INTERIOR ROADS, IMPROVEMENTS, AND RECREATIONAL FACILITIES ARE PRIVATE, AND ARE TO BE MAINTAINED BY THE OWNERS ASSOCIATION.
6. ALL WATER PIPES, HYDRANTS, VALVES, AND SERVICE LATERALS, ARE OWNED AND MAINTAINED BY THE OWNERS ASSOCIATION.

SHEET 1 OF 1

LEGEND HILLS SUBDIVISION, PHASE 3, LOT 302 AMENDED

SOUTHEAST 1/4 OF SECTION 7,
TOWNSHIP 4 SOUTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN
CLEARFIELD, UTAH

PREPARED BY:
McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

CITY ATTORNEY CERTIFICATE OF APPROVAL

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20____

CLEARFIELD CITY ATTORNEY

CITY ENGINEER

I HEREBY CERTIFY THE THE OFFICE OF THE CITY ENGINEER HAS EXAMINED THE FOREGOING PLAT AND IN OUR OPINION THE INFORMATION CONVEYED HEREWITH, COMPLIES WITH THE PUBLIC WORKS STANDARDS AND SPECIFICATIONS OF CLEARFIELD CITY.

DATE: CLEARFIELD CITY ENGINEER

PLANNING COMMISSION

THIS PLAT HAS BEEN REVIEWED AND APPROVED BY THE CLEARFIELD CITY PLANNING AND ZONING COMMISSION.

DATE

CHAIRPERSON

CITY COUNCIL

PRESENTED TO CLEARFIELD CITY THIS _____ DAY OF _____ A.D., 20____.

CLEARFIELD MAYOR CLEARFIELD RECORDER

DAVIS COUNTY RECORDER

RECORD NO. _____

STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

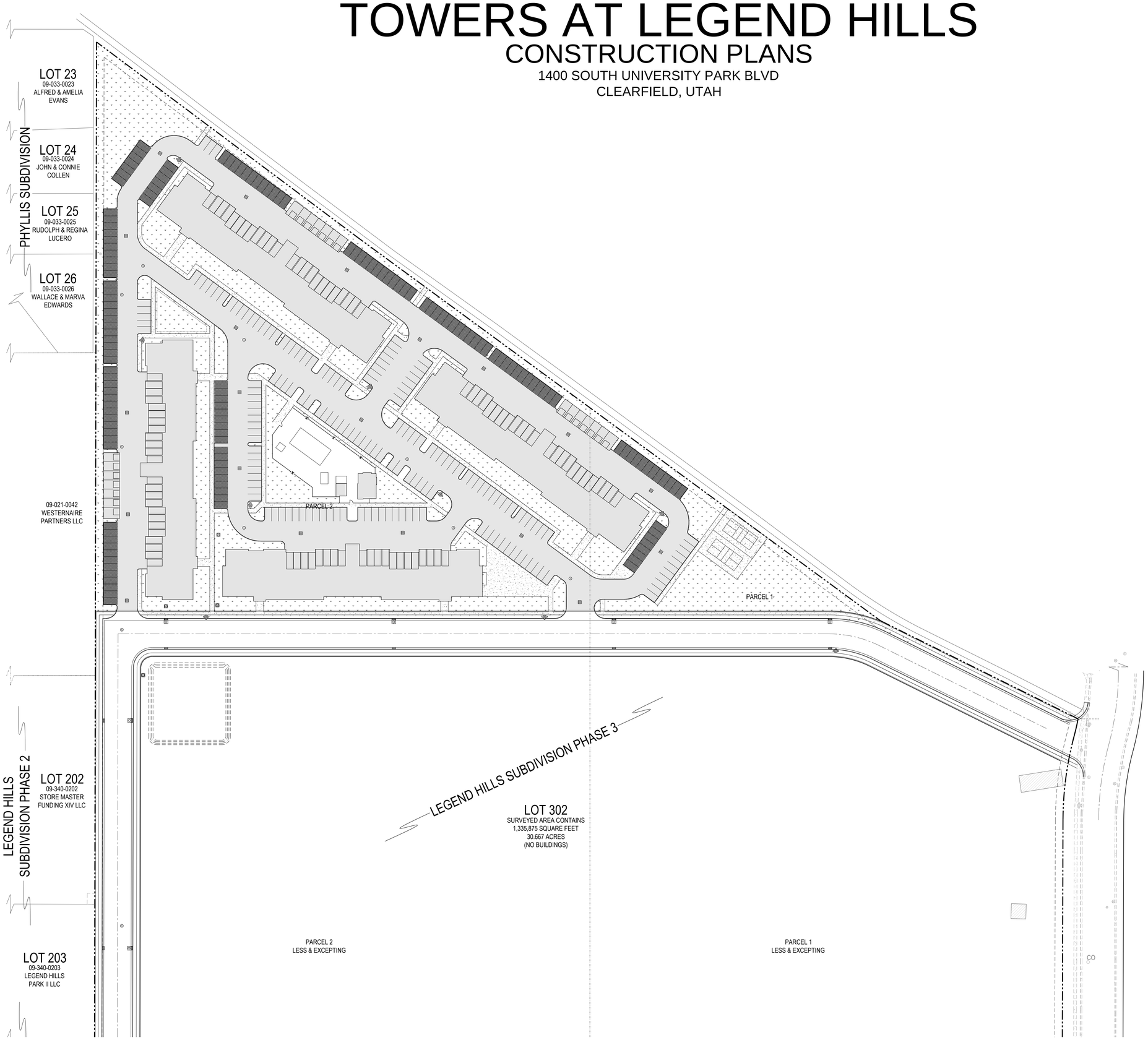
FEE $ DAVIS COUNTY RECORDER

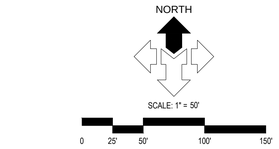
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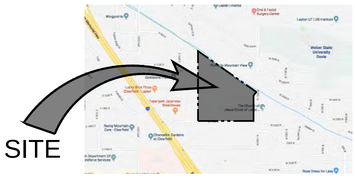
TOWERS AT LEGEND HILLS

CONSTRUCTION PLANS

1400 SOUTH UNIVERSITY PARK BLVD
CLEARFIELD, UTAH







VICINITY MAP
SCALE: N.T.S.

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ALL WORK AND MATERIALS FOR WATER MUST CONFORM TO CLEARFIELD CITY WATER STANDARDS AND SPECIFICATIONS

ALL WORK AND MATERIALS FOR SEWER MUST CONFORM TO CLEARFIELD CITY SEWER STANDARDS AND SPECIFICATIONS

ALL WORK AND MATERIALS MUST CONFORM TO APWA STANDARDS AND SPECIFICATIONS

DEVELOPER & OWNER
OWNER: OWNER NAME
DEVELOPER: DEVELOPER NAME
CONTACT: CONTACT NAME
CONTACT STREET ADDRESS
CONTACT CITY, CONTACT SITE CONTACT ZIP CODE
PHONE: CONTACT PHONE

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GENERAL NOTES

1.1 COMPLIANCE

1. ALL WORK TO CONFORM TO GOVERNING MUNICIPALITY'S STANDARDS, SPECIFICATIONS AND REQUIREMENTS.
2. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT, ADOPTED EDITIONS OF THE FOLLOWING: INTERNATIONAL BUILDING CODE (IBC), THE INTERNATIONAL PLUMBING CODE, STATE DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS, ADA ACCESSIBILITY GUIDELINES.
3. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS. ANY REVISIONS MUST HAVE PRIOR WRITTEN APPROVAL.

1.2 PERMITTING AND INSPECTIONS

1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
2. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ARCHITECT/ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
3. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE, CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD AND WITH APPROPRIATE INSPECTIONS.

1.3 COORDINATION & VERIFICATION

1. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF NOT VERIFIED AND NOTIFICATION OF CONFLICTS HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
2. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED.
3. CONTRACTOR TO COORDINATE WITH ALL OTHER DISCIPLINES, INCLUDING BUT NOT LIMITED TO: LANDSCAPE PLANS, SITE ELECTRICAL SITE LIGHTING PLANS AND ELECTRICAL SERVICE TO THE BUILDING(S), MECHANICAL PLANS FOR LOCATION OF SERVICES TO THE BUILDING(S), INCLUDING FIRE PROTECTION, ARCHITECTURAL SITE PLAN FOR DIMENSIONS, ACCESSIBLE ROUTES, ETC., NOT SHOWN ON CIVIL PLANS.
4. CONTRACTOR IS TO COORDINATE LOCATION OF NEW TELEPHONE SERVICE, GAS SERVICE, CABLE, ETC. TO BUILDING WITH THE APPROPRIATE UTILITY COMPANY. FOR TELEPHONE, CONTRACTOR TO FURNISH CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE, AS REQUIRED.

1.4 SAFETY AND PROTECTION

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA REQUIREMENTS.
3. CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OR WORKERS AND PUBLIC.
4. CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE PROPERTY, ROADWAYS, AND UTILITY IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID IMPROVEMENTS.
5. CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO, VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNMENT AGENCY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
7. CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
8. CONTRACTOR SHALL COMPLY WITH LOCAL NOISE ORDINANCE STANDARDS.
9. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS.
10. CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION. SUBMIT A STORM WATER POLLUTION PREVENTION PLAN, IF REQUIRED.
11. WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
12. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION.
13. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ONE APPROACH TO THE SITE. THE APPROACH SHALL BE DESIGNATED BY THE OWNER OR GOVERNING AGENCY.
14. THE CONTRACTOR SHALL TAKE REASONABLE MEASURE TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATION SHALL BE REPAIRED OR RECONSTRUCTED TO THE ENGINEER/OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.

1.5 MATERIALS

1. SITE CONCRETE SHALL BE A MINIMUM 6.5 BAG MIX, 4000 P.S.I. @ 28 DAYS, 4" MAXIMUM SLUMP WITH 5 + OR - 1% AIR ENTRAINMENT, UNLESS SPECIFIED OTHERWISE. -SEE SPECIFICATION
   A. SLABS-ON-GRADE WILL BE TYPICALLY SCORED (1/4 THE DEPTH) AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR DEPTH, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING. FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED, CHANGES IN DIRECTION AND AT EQUAL INTERVALS NOT TO EXCEED 50 FEET.
   B. CONCRETE WATERWAYS, CURBWALLS, MOWSTRIPS, CURB AND GUTTER, ETC. WILL TYPICALLY BE SCORED (1/4 THE DEPTH AT INTERVALS NOT TO EXCEED 10 FEET AND HAVE FULL DEPTH EXPANSION JOINTS AT EQUAL SPACING NOT TO EXCEED 50 FEET.
   C. UNLESS OTHERWISE NOTED, ALL SLABS-ON-GRADE WILL HAVE A MINIMUM 8" TURNED-DOWN EDGE TO HELP CONTROL FROST HEAVE.
   D. UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (90%) SUBGRADE.
   E. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
   F. ALL JOINTS (CONTROL, CONSTRUCTION OR EXPANSION JOINTS, ETC.) WILL BE SEALED WITH A ONE PART POLYURETHANE SEALANT (SEE SPECIFICATION).
2. ASPHALTIC CONCRETE PAVEMENT SHALL BE A MINIMUM 3" OVER 9" OF COMPACTED (95%) ROAD BASE OVER PROPERLY PREPARED AND COMPACTED (90%) SUBGRADE, UNLESS NOTED OTHERWISE. -SEE SPECIFICATIONS, AND DETAIL '3Y' SHEET C5.01
   A. ASPHALT COMPACTION SHALL BE A MINIMUM 96% (MARSHALL DESIGN).
   B. SURFACE COARSE SHALL BE ½ " MINUS. MIX DESIGN TO BE SUBMITTED FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO ANTICIPATED PAVING SCHEDULE.
   C. AC PAVEMENT TO BE A ½" ABOVE LIP OF ALL GUTTER AFTER COMPACTION.
   D. THICKNESSES OVER 3" WILL BE LAID IN TWO LIFTS WITH THE FIRST LIFT BEING AN APPROVED 3/4" MINUS DESIGN.

1.6 GRADING / SOILS

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT. WHICH BY REFERENCE ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE, UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS, OR IN THE SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN THE SOILS REPORT AND THESE PLANS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT.
3. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557, EXCEPT UNDER BUILDING FOUNDATIONS WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM.
4. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITH THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
5. SITE CLEARING SHALL INCLUDE THE LOCATING AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
6. ALL EXISTING VALVES, MANHOLES, ETC. SHALL BE RAISED OR LOWERED TO GRADE AS REQUIRED.

GENERAL NOTES: CONTINUED

1.7 UTILITIES

1. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES EITHER DIRECT OR THROUGH BLUE STAKE TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION.
2. CONTRACTOR TO VERIFY BY POTHOLING BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLING ANY NEW UTILITY LINES. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
3. CONTRACTOR MUST START AT LOW END OF ALL NEW GRAVITY UTILITY LINES. MECHANICAL SUB-CONTRACTOR MUST BE PROVIDED CIVIL SITE DRAWINGS FOR COORDINATION AND TO CHECK THE FLOW FROM THE LOWEST POINT IN BUILDING TO THE FIELD VERIFIED CONNECTION AT THE EXISTING MAIN. NO EXTRA COMPENSATION IS TO BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.
4. CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, TYPE, AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300 FEET AHEAD, PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. EXISTING UTILITY INFORMATION SHOWN ON PLANS OR OBTAINED FROM UTILITY COMPANIES OR BLUE STAKED MUST BE ASSUMED AS APPROXIMATE, REQUIRING FIELD VERIFICATION.
5. CULINARY WATER AND FIRE SERVICE LINES TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
6. SANITARY SEWER MAINS AND LATERALS TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY SEWER DISTRICT STANDARDS AND SPECIFICATIONS.
7. STORM SEWER TO BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
8. ALL STORM DRAIN AND IRRIGATION CONDUITS SHALL BE INSTALLED WITH WATER TIGHT JOINTS AND CONNECTIONS.
9. ALL STORM DRAIN PIPE PENETRATIONS INTO BOXES SHALL BE CONSTRUCTED WITH WATER TIGHT SEALS ON THE OUTSIDE AND GROUTED SMOOTH WITH A NON-SHRINK GROUT ON THE INSIDE. CONDUITS SHALL BE CUT OFF FLUSH WITH THE INSIDE OF THE BOX.
10. NO CHANGE IN THE DESIGN OF UTILITIES AS SHOWN WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE GOVERNING MUNICIPALITY, OR OTHER AUTHORITY HAVING JURISDICTION OVER THAT UTILITY.
11. ALL STORM DRAIN CONDUITS AND BOXES SHALL BE CLEAN AND FREE OF ROCKS, DIRT, AND CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION.

1.8 SURVEY CONTROL

1. CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEYOR OR PERSONS UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR THE ALIGNMENT AND GRADE OF EACH MAIN AND/OR FACILITY AS SHOWN ON THE PLANS. THE STAKES SHALL BE MARKED WITH THE HORIZONTAL LOCATION (STATION) AND VERTICAL LOCATION (GRADE) WITH CUTS AND/OR FILLS TO THE APPROVED GRADE OF THE MAIN AND OR FACILITY AS SHOWN ON THE PLANS.
2. THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS FOR VERIFICATION PURPOSES.
3. CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE.

1.9 AMERICAN DISABILITIES ACT

1. PEDESTRIAN / ADA ROUTES SHALL MEET THE FOLLOWING SPECIFICATIONS:
   *ROUTES SHALL HAVE A 2.00% (1:50) MAXIMUM CROSS SLOPE.
   *ROUTES SHALL HAVE A 5.00% (1:20) MAXIMUM RUNNING SLOPE.
   *RAMPS SHALL HAVE A 8.33% (1:12) MAXIMUM RUNNING SLOPE.
2. ADA PARKING STALLS AND ADJACENT ROUTES SHALL HAVE A 2.00% MAXIMUM SURFACE SLOPE IN ANY DIRECTION.
3. THE CONTRACTOR SHALL ADHERE TO THE ABOVE SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO ANY CONSTRUCTION.

LEGEND

NEW	EXISTING		NEW	EXISTING	
		MONUMENT LINE			SECTION CORNER (FOUND)
		CENTER LINE			SECTION CORNER (NOT FOUND)
		SUBJECT PROPERTY LINE			
		ADJACENT PROPERTY LINE			STREET MONUMENT
		EASEMENT LINE			BRASS CAP MONUMENT
		DITCH FLOWLINE			POWER POLE
X	X	FENCE LINE			UTILITY POLE
ATMS	atms	ATMS CABLE	GUY	GUY	GUY ANCHOR
TV	tv	CABLE TV LINE	TRANS	TRANS	POWER TRANSFORMER
C	c	COMMUNICATIONS LINE			TRAFFIC SIGNAL CABINET
FO	fo	FIBER-OPTIC CABLE			LIGHT POLE
F	f	FIRE LINE	TR	TR	TELEPHONE RISER
IRR	irr	IRRIGATION LINE			TELEPHONE MANHOLE
G	g	NATURAL GAS LINE			TRAFFIC SIGNAL BOX
OHC	ohc	OVERHEAD COMMUNICATIONS			WATER MANHOLE
OHP	ohp	OVERHEAD POWER LINE			WATER VALVE
OHT	oht	OVERHEAD TELEPHONE LINE			WATER METER
OHTV	ohtv	OVERHEAD TELEVISION LINE			FIRE HYDRANT
P	p	POWER LINE			SANITARY SEWER MANHOLE
P/C	p/c	POWER/COMMUNICATIONS LINE	SSCO	SSCO	SANITARY SEWER CLEANOUT
P/T	p/t	POWER/TELEPHONE LINE			STORM DRAIN MANHOLE
P/TC	p/tc	POWER/TELE/COMM LINE			STORM DRAIN CURB INLET
RD	rd	ROOF DRAIN LINE			STORM DRAIN CATCH BASIN
SW	sw	SECONDARY WATER LINE			STORM DRAIN CLEANOUT
S	s	SANITARY SEWER LINE			STORM DRAIN COMBO BOX
ST	st	STEAM LINE	MB	MB	MAILBOX
SD	sd	STORM DRAIN LINE			SIGN
T	t	TELEPHONE LINE			FLOW DIRECTION
T/C	t/c	TELEPHONE/COMM LINE	44.00 TOC	*44.00 EX TOC*	SPOT ELEVATION
UD	ud	UNDERDRAIN			CONIFEROUS TREE
UGC	ugc	UNDERGROUND COMMUNICATIONS			DECIDUOUS TREE
UGP	ugp	UNDERGROUND POWER LINE			
UGT	ugt	UNDERGROUND TELEPHONE LINE			
UGTV	ugtv	UNDERGROUND TELEVISION			
W	w	WATER LINE			
5572	5572	CONTOUR LINE			
		CURB & GUTTER (STD)			
		CURB & GUTTER (OUTFALL)			
		CONCRETE PAVEMENT			
		STD. DUTY ASPHALT			
		HEAVY DUTY ASPHALT			

ABBREVIATIONS

AC	ACRE	E	EAST	GV	GAS VALVE	PP	POWER POLE	TFC	TOP FACE OF CURB
ADA	AMERICANS WITH DISABILITIES ACT	EB	ELECTRIC BOX	HDPE	HIGH DENSITY POLYETHYLENE	PRC	POINT OF REVERSE CURVE	TL	TREE LINE
ATMS	ADVANCED TRAFFIC MGMT. SYSTEM	EGL	ENERGY GRADE LINE	HG	HEADGATE	PRK	PARKING STRIPE	TMH	TELEPHONE MANHOLE
B&C	BAR & CAP	ELEV	ELEVATION	HGL	HYDRAULIC GRADE LINE	POC	POINT OF CONNECTION	TOA	TOP OF ASPHALT
BC	BUILDING CORNER	EM	ELECTRIC METER	HP	HIGH POINT	PT	POINT OF TANGENCY	TOC	TOP OF CONCRETE
BLUE	BLUE STAKED ELECTRIC	EMH	ELECTRIC MANHOLE	HW	HEADWALL or HIGH WATER	PWR	POWER	TOE	TOE OF SLOPE
BLUFO	BLUE STAKED FIBER OPTIC	EOA	EDGE OF ASPHALT	HWY	HIGHWAY	PVC	POLYVINYL CHLORIDE PIPE	TOP	TOP OF SLOPE or TOP OF PIPE
BLUG	BLUE STAKED NATURAL GAS	EOC	EDGE OF CONCRETE	ICO	IRRIGATION CLEANOUT	R	RANGE	TOW	TOP OF WALK
BLUIRR	BLUE STAKED IRRIGATION	EOG	EDGE OF GRAVEL	ICV	IRRIGATION CONTROL VALVE	RCP	REINFORCED CONCRETE PIPE	TR	TELEPHONE RISER
BLUSD	BLUE STAKED STORM DRAIN	EOL	EDGE OF LAWN	IE	INVERT ELEVATION	RD	ROOF DRAIN	TV	TELEVISION
BLUSS	BLUE STAKED SANITARY SEWER	EX or EXIST	EXISTING	IRR	IRRIGATION	REV	REVISION	TW	TOP OF WALL
BLUT	BLUE STAKED TELEPHONE	F	FIRE	LF	LINEAR FEET	ROW	RIGHT-OF-WAY	TRANS	TRANSFORMER
BLUW	BLUE STAKED WATER	FC	FOUNDATION CORNER	LIP	LIP OF GUTTER	RR	RAILROAD	TSP	TRAFFIC SIGNAL POLE
BM	BENCHMARK	FD	FOUND	LP	LOW POINT or LIGHT POLE	S	SOUTH	TSB	TRAFFIC SIGNAL BOX
BOB	BOTTOM OF BOX	FDC	FIRE DEPT. CONNECTION	MAX	MAXIMUM	SAD	SEE ARCHITECTURAL DRAWINGS	UD	UNDERDRAIN
BOL	BOLLARD	FDMN	FOUND MONUMENT	MIN	MINIMUM	SD	STORM DRAIN	UGC	UNDERGROUND COMMUNICATIONS
BOV	BLOW-OFF VALVE	FDSC	FOUND SECTION CORNER	MON	MONUMENT	SDCB	STORM DRAIN CATCH BASIN	UGP	UNDERGROUND POWER
BOW	BACK OF WALK	FFE	FINISHED FLOOR ELEVATION	MP	METAL PIPE	SDCO	STORM DRAIN CLEOUNOUT BOX	UGT	UNDERGROUND TELEPHONE
BW	BOTTOM OF WALL	FG	FINISHED GRADE	MW	MONITORING WELL	SDMH	STORM DRAIN MANHOLE	UGTV	UNDERGROUND TELEVISION
℄	CENTERLINE	FH	FIRE HYDRANT	N	NORTH	SEC	SECTION	U.N.O.	UNLESS NOTED OTHERWISE
CATV	CABLE TELEVISION	FL	FLOW LINE	NG	NATURAL GROUND	SPECS	SPECIFICATIONS	UP	UTILITY POLE
CBR	CONCRETE BARRIER	FNC	FENCE	NGRET	NG AT RETAINING WALL	SL&M	SALT LAKE BASE & MERIDIAN	VCP	VITRIFIED CLAY PIPE
CC	CURB CUT	FNCCL	CHAIN LINK FENCE	NR	NAIL & RIBBON	SQ	SQUARE	VP	VERTICAL PIPE
COL	COLUMN	FNCRN	IRON FENCE	NW	NAIL & WASHER	SQFT	SQUARE FEET	W	WEST or WATER
COMM	COMMUNICATIONS	FNCVYL	VINYL FENCE	NTS	NOT TO SCALE	SQYD	SQUARE YARD	WM	WATER METER
CONC	CONCRETE	FNCWD	WOOD FENCE	OG	ORIGINAL GROUND	SS	SANITARY SEWER	WMH	WATER MANHOLE
CONST	CONSTRUCTION	FNCWR	WIRE FENCE	OH	OVERHANG	SSCO	SANITARY SEWER CLEANOUT	WS	WATER SURFACE
CMP	CORRUGATED METAL PIPE	FO	FIBER OPTIC	OHC	OVERHEAD COMMUNICATIONS	SSMH	SANITARY SEWER MANHOLE	WTR	WATER
CP	CONTROL POINT	FOW	FRONT OF WALK	OHP	OVERHEAD POWER	ST	STEAM	WV	WATER VALVE
CTREE	CONIFEROUS TREE	FT	FEET	OHT	OVERHEAD TELEPHONE	STA	STATION	WW	WATERWAY
CUFT	CUBIC FOOT	G	NATURAL GAS	OHTV	OVERHEAD TELEVISION	STD	STANDARD		
CUYD	CUBIC YARD	GAR	GARAGE	℄	PROPERTY LINE	STM	STORM		
DEL	DELINEATOR	GB	GRADE BREAK	PB	POWER BOX	SYL	SOLID YELLOW LINE		
DIA or Ø	DIAMETER	GL	GROUND LIGHT	PC	POINT OF CURVATURE	SWL	SOLID WHITE LINE		
DIP	DUCTILE IRON PIPE	GM	GAS METER	PCC	POINT OF COMPOUND CURVE	T	TOWNSHIP		
DTREE	DECIDUOUS TREE	GMH	GAS MANHOLE	PI	POINT OF INTERSECTION	TBC	TOP BACK OF CURB		
DYL	DOUBLE YELLOW LINE	GUY	GUY WIRE	PM	PARKING METER	TELE	TELEPHONE		

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CLEARFIELD, UTAH

REVISIONS		
REV	DATE	DESCRIPTION

PROJECT NO: 19318
DESIGNED BY: DJC
CHECKED BY: RJP
DATE: 6-19-19

GENERAL NOTES LEGEND AND ABBREVIATIONS

C0.01

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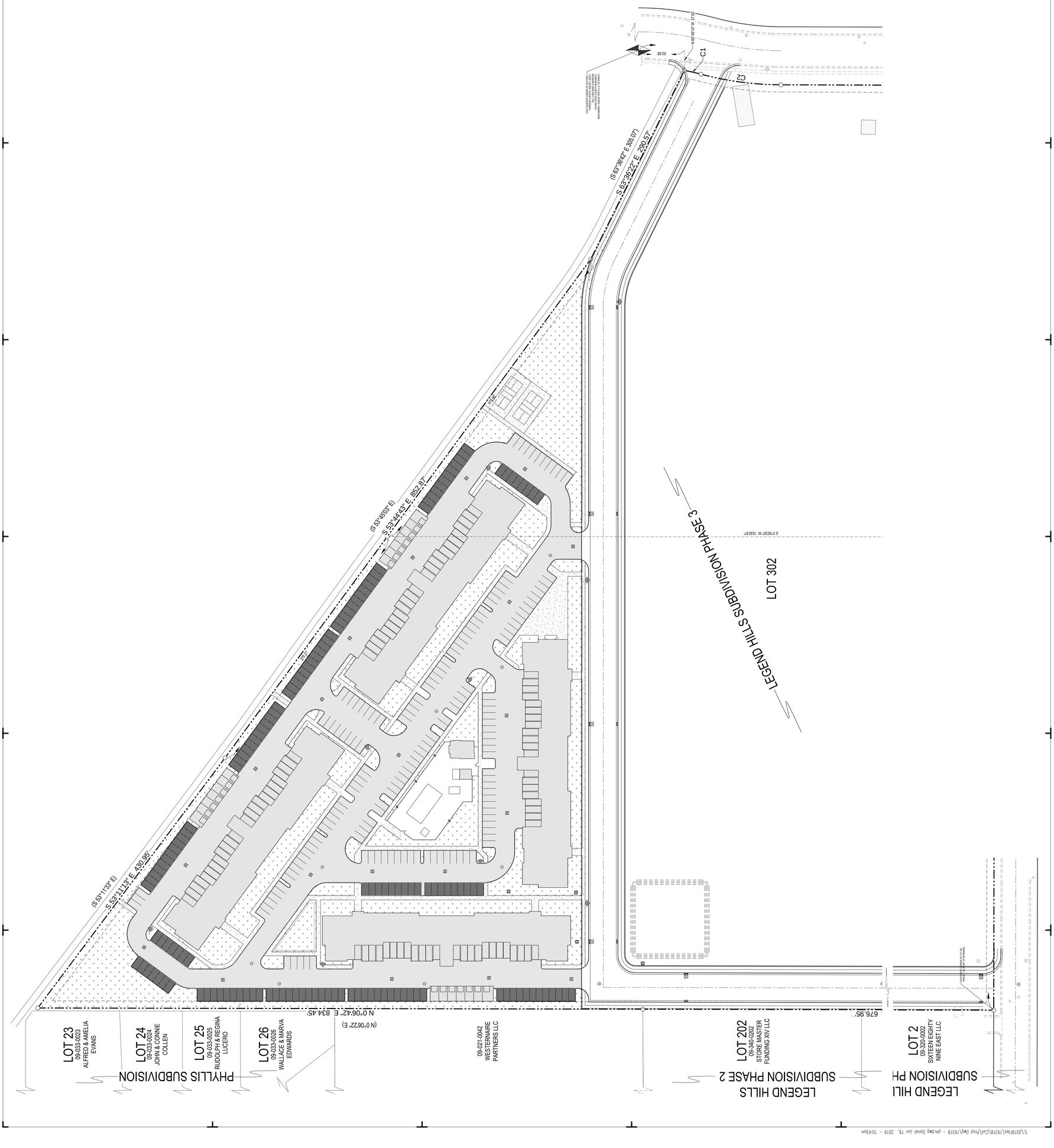
OVERALL SITE PLAN

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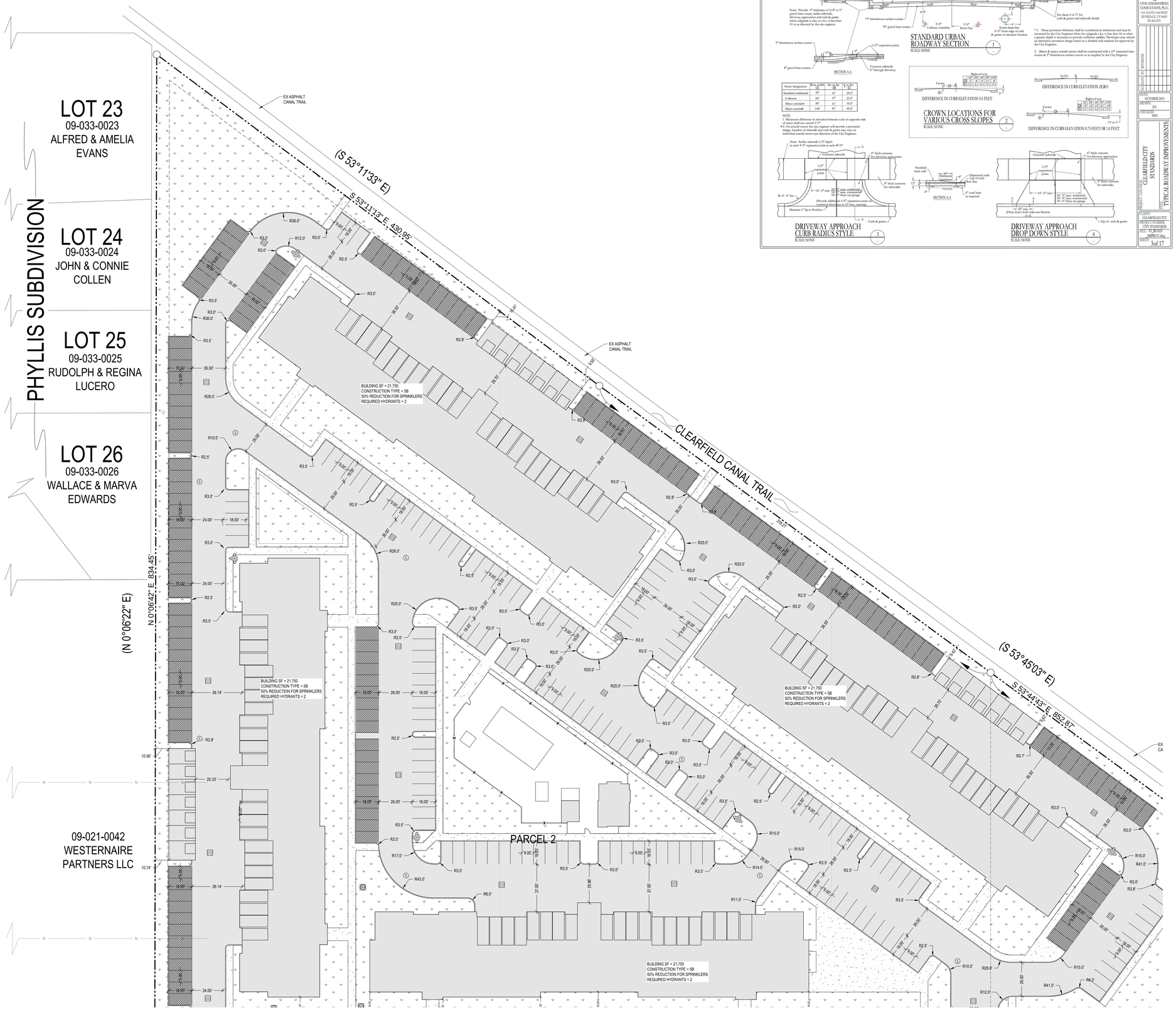
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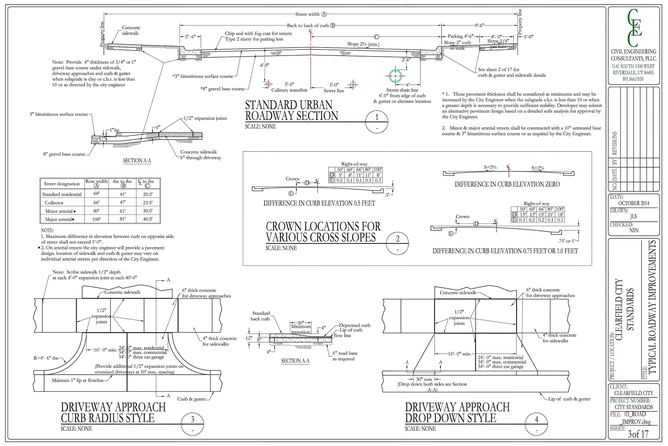
NOTICE!
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Blue Stakes of Utah 811 — Bluestakes.org

NORTH
SCALE: 1" = 50'
0 25 50 100 150'



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CIVIL ENGINEERING CONSULTANTS, PLLC
5161 SOUTH 1500 WEST
RIVERDALE, UT 84405
801.866.0550

NO.	BY	REVISIONS

DATE: OCTOBER 2014
DRAWN: JLS
CHECKED: NNS

PROJECT LOCATION: CLEARFIELD CITY STANDARDS

TYPICAL ROADWAY IMPROVEMENTS

CLIENT: CLEARFIELD CITY
PROJECT NUMBER: CITY STANDARDS
FILE: TC_ROAD IMPROV.dwg
SHEET: 3of 17

NORTH

SCALE: 1" = 30'

0 15' 30' 60' 90'

DESCRIPTION	AREA	%
HARDSCAPE	180,589 SQFT	48%
LANDSCAPE	105,265 SQFT	28%
BUILDINGS	93,950 SQFT	25%
TOTAL	379,804 SQFT	100%

GENERAL NOTES:

ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED

SEE ARCHITECT'S SITE PLAN FOR ADDITIONAL INFORMATION

SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING

ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS

ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

KEYED NOTES:

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

1. STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL 'D1', SHEET C5.01.
2. CONCRETE SIDEWALK, PER APWA PLAN NO. 231.
3. LANDSCAPED AREA, SEE LANDSCAPING PLANS FOR DETAILS.
4. NEW PROPOSED BUILDING, SEE ARCHITECTS PLANS FOR DETAILS.
5. NEW PROPOSED COVERED PARKING CARPORT, SEE ARCHITECTS PLANS FOR DETAILS.
6. ASPHALT T-PATCH, PER APWA PLAN NO. 255.
7. CONCRETE OPEN DRIVE APPROACH, PER APWA PLAN NO. 225.
8. CONCRETE CURB WALL. SEE DETAIL 'C2', SHEET C5.01.
9. 24" CONCRETE CURB AND GUTTER. SEE DETAIL 'D2', SHEET C5.01.
10. 24" CONCRETE RELEASE CURB AND GUTTER. SEE DETAIL 'D3', SHEET C5.01.
11. ADA RAMP WITH DETECTABLE WARNING SURFACE. SEE APWA PLAN NO. 236.3, FOR RAMP DETAIL AND APWA PLAN NO. 238 FOR DETECTABLE WARNING SURFACE DETAIL.
12. ADA PARKING SIGN. SEE DETAIL 'D6', SHEET C5.01.
13. PAINTED ADA SYMBOL. SEE DETAIL 'D5', SHEET C5.01.
14. 4" WIDE SOLID YELLOW PARKING STALL STRIPE LINES.
15. 4" WIDE SOLID YELLOW PEDESTRIAN STRIPE LINES.
16. 4" WIDE SOLID WHITE LANE STRIPE.
17. 4" WIDE DASHED WHITE LANE STRIPE.
18. DOUBLE 4" WIDE SOLID YELLOW LANE STRIP
19. DUMPSTER ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS.

ITEM	AREA	% OF TOTAL
SITE TOTAL GROSS ACREAGE	379,804 SQ FT = 8.72 ACRES	100%
PROPOSED BLDGS COVERAGE	93,950 SQ FT	25%
LANDSCAPING / OPEN SPACE REQUIRED	105,265 SQ FT	28.0% 25% MINIMUM REQUIRED
TOTAL # OF RESIDENTIAL UNITS	228 UNITS	100%
1 BED	105 UNITS	46%
2 BED	92 UNITS	40%
3 BED	31	14%
REQUIRED # OF PARKING STALLS	406 STALLS	
PROVIDED # OF PARKING STALLS	423 STALLS	100%
UNCOVERED	164 STALLS	39%
CARPORTS	146 STALLS	34%
DETACHED GARAGES	21 STALLS	5%
TUCK UNDER GARAGES	92 STALLS	22%
PARKING RATIO	423 STALLS / 228 UNITS	1.86 STALLS / UNIT
GARAGE PARKING RATIO	113 GARAGE STALLS / 228 UNITS	0.50 GARAGE STALLS / UNIT 50%

ZONE - CLEARFIELD CITY R - 3 WITH SP OVERLAY ZONE
BUILDING USE - RESIDENTIAL APARTMENTS

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1400 SOUTH UNIVERSITY PARK BLVD
CLEARFIELD, UTAH

REVISIONS

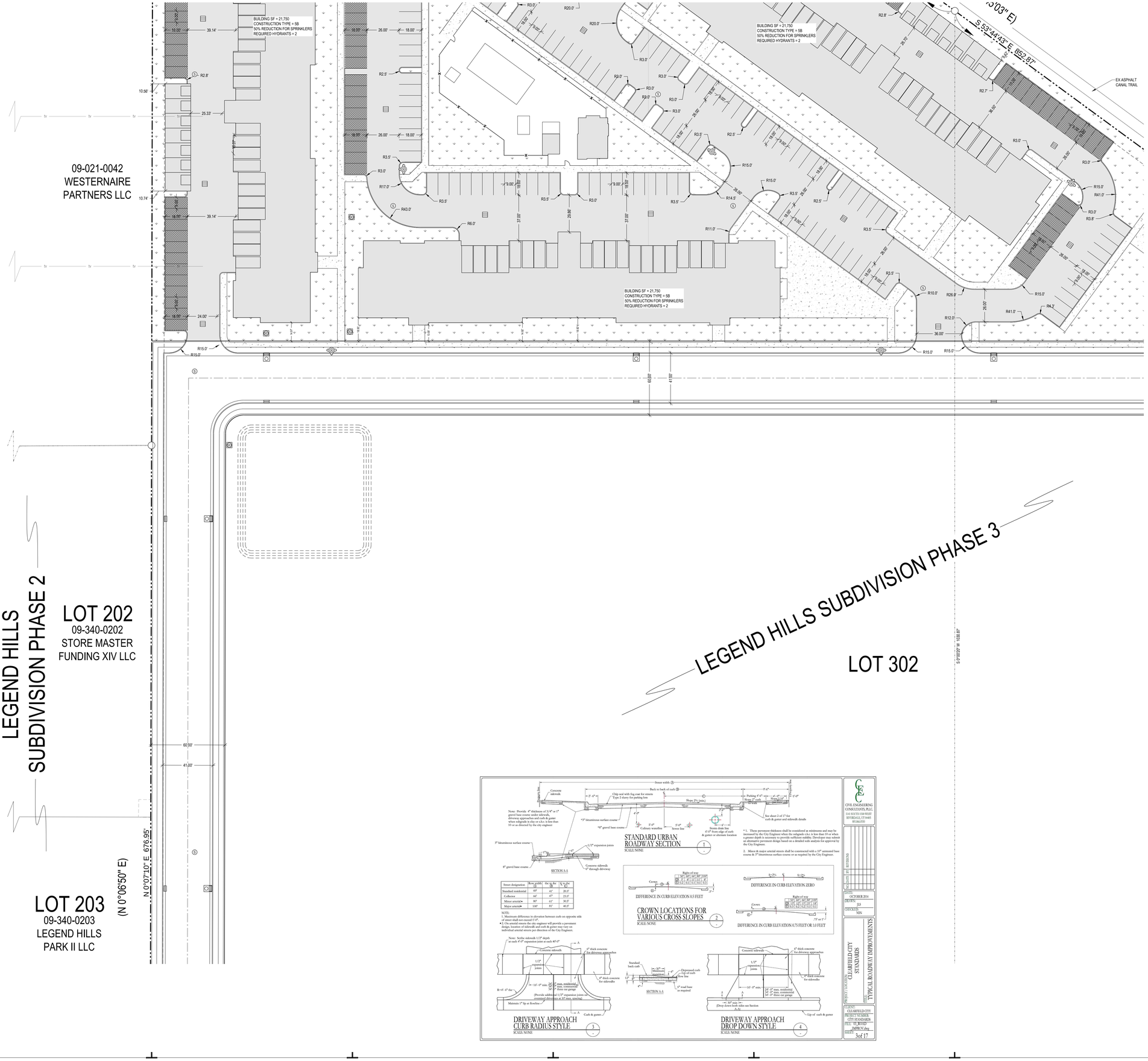
REV	DATE	DESCRIPTION

PROJECT NO: 19318
DESIGNED BY: DJC
CHECKED BY: RJP
DATE: 6-19-19

SITE PLAN

C1.01

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NORTH

SCALE: 1" = 30'

0 15' 30' 60' 90'

DESCRIPTION	AREA	%
HARDSCAPE	170,500 SQFT	43%
LANDSCAPE	130,504 SQFT	33%
BUILDINGS	93,949 SQFT	24%
TOTAL	394,953 SQFT	100%

GENERAL NOTES:

ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED

SEE ARCHITECT'S SITE PLAN FOR ADDITIONAL INFORMATION

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2. CONCRETE SIDEWALK, PER APWA PLAN NO. 231.
3. LANDSCAPED AREA, SEE LANDSCAPING PLANS FOR DETAILS.
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5. NEW PROPOSED COVERED PARKING CARPORT, SEE ARCHITECTS PLANS FOR DETAILS.
6. ASPHALT T-PATCH, PER APWA PLAN NO. 255.
7. CONCRETE OPEN DRIVE APPROACH, PER APWA PLAN NO. 225.
8. CONCRETE CURB WALL. SEE DETAIL 'C2', SHEET C5.01.
9. 24" CONCRETE CURB AND GUTTER. SEE DETAIL 'D2', SHEET C5.01.
10. 24" CONCRETE RELEASE CURB AND GUTTER. SEE DETAIL 'D3', SHEET C5.01.
11. ADA RAMP WITH DETECTABLE WARNING SURFACE. SEE APWA PLAN NO. 236.3, FOR RAMP DETAIL AND APWA PLAN NO. 238 FOR DETECTABLE WARNING SURFACE DETAIL.
12. ADA PARKING SIGN. SEE DETAIL 'D6', SHEET C5.01.
13. PAINTED ADA SYMBOL. SEE DETAIL 'D5', SHEET C5.01.
14. 4" WIDE SOLID YELLOW PARKING STALL STRIPE LINES.
15. 4" WIDE SOLID YELLOW PEDESTRIAN STRIPE LINES.
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17. 4" WIDE DASHED WHITE LANE STRIPE.
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TOWERS AT LEGEND HILLS

1400 SOUTH UNIVERSITY PARK BLVD
CLEARFIELD, UTAH

REVISIONS		
REV	DATE	DESCRIPTION

PROJECT NO: 19318
DESIGNED BY: DJC
CHECKED BY: RJP
DATE: 6-19-19

SITE PLAN

C1.02

CIVIL ENGINEERING CONSULTANTS, PLLC
5161 SOUTH 1500 WEST
RIVERDALE, UT 84405
801.866.0703

DESIGNED: OCTOBER 2014
DRAWN: JLS
CHECKED: NSN

PROJECT LOCATION: CLEARFIELD CITY STANDARDS
TYPICAL ROADWAY IMPROVEMENTS

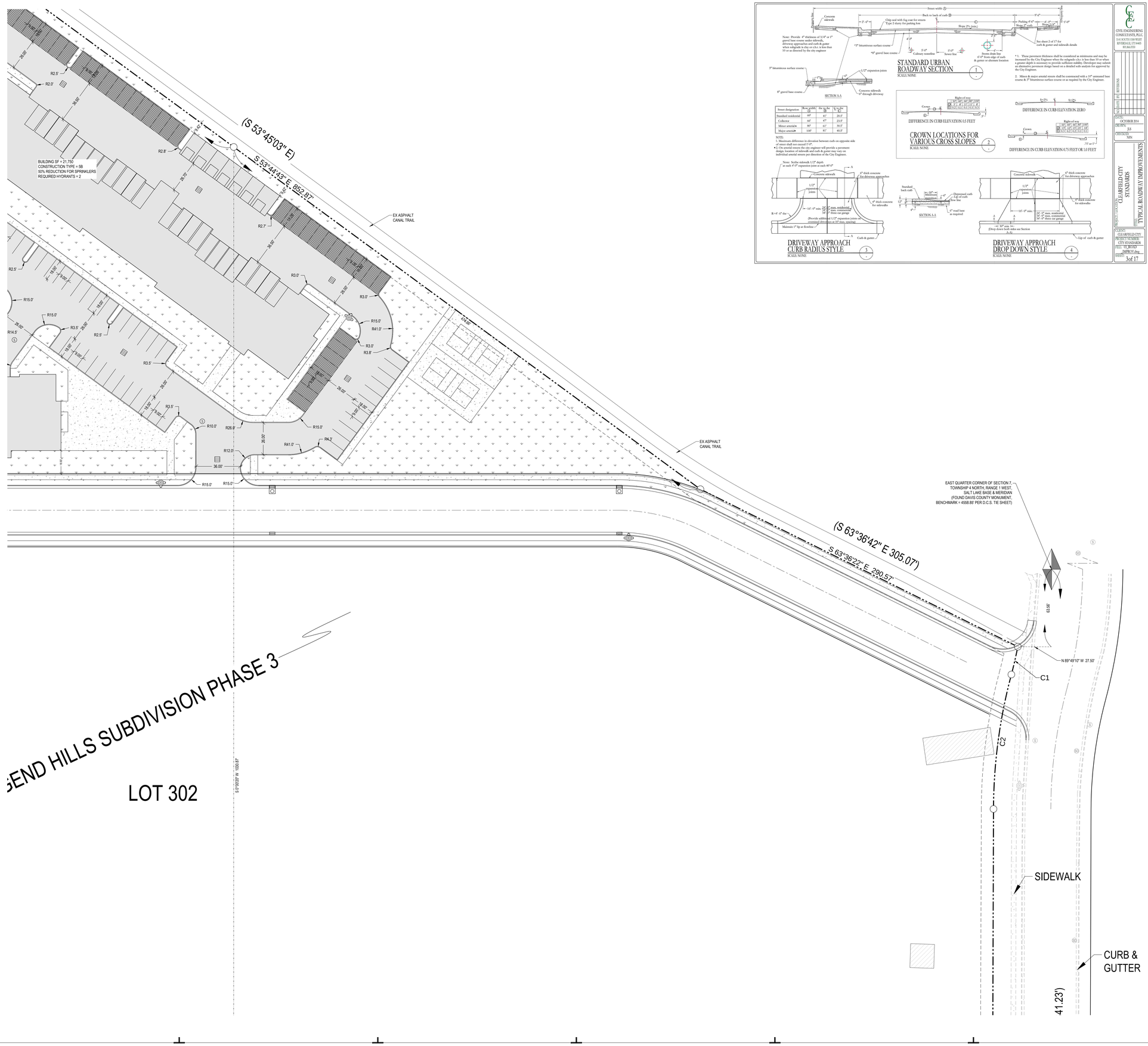
AGENCY: CLEARFIELD CITY
PROJECT NUMBER: CITY STANDARDS
FILE: TH_ROAD 2MPROV.dwg
SHEET: 3of 17

NOTICE!

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S:\2019\Plat\19318\Civil\Prod Dwg\19318 – plot.dwg Dated: Jun 19, 2019 - 10:43am



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5141 SOUTH 1500 WEST
RIVERDALE, UT 84405
801.866.0550

NO.	BY	REVISIONS

DATE: OCTOBER 2014
DRAWN: JLS
CHECKED: NSN

PROJECT LOCATION: CLEARFIELD CITY STANDARDS
TITLE: TYPICAL ROADWAY IMPROVEMENTS
CLIENT: CLEARFIELD CITY
PROJECT NUMBER: CITY STANDARDS
FILE: TC_ROAD IMPROV.dwg
SHEET: 3of 17

NORTH
SCALE: 1" = 30'
0 15' 30' 60' 90'

DESCRIPTION	AREA	%
HARDSCAPE	170,500 SQFT	43%
LANDSCAPE	130,504 SQFT	33%
BUILDINGS	93,949 SQFT	24%
TOTAL	394,953 SQFT	100%

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3. LANDSCAPED AREA, SEE LANDSCAPING PLANS FOR DETAILS.
4. NEW PROPOSED BUILDING, SEE ARCHITECTS PLANS FOR DETAILS.
5. NEW PROPOSED COVERED PARKING CARPORT, SEE ARCHITECTS PLANS FOR DETAILS.
6. ASPHALT T-PATCH, PER APWA PLAN NO. 255.
7. CONCRETE OPEN DRIVE APPROACH, PER APWA PLAN NO. 225.
8. CONCRETE CURB WALL. SEE DETAIL 'C2', SHEET C5.01.
9. 24" CONCRETE CURB AND GUTTER. SEE DETAIL 'D2', SHEET C5.01.
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12. ADA PARKING SIGN. SEE DETAIL 'D8', SHEET C5.01.
13. PAINTED ADA SYMBOL. SEE DETAIL 'D5', SHEET C5.01.
14. 4" WIDE SOLID YELLOW PARKING STALL STRIPE LINES.
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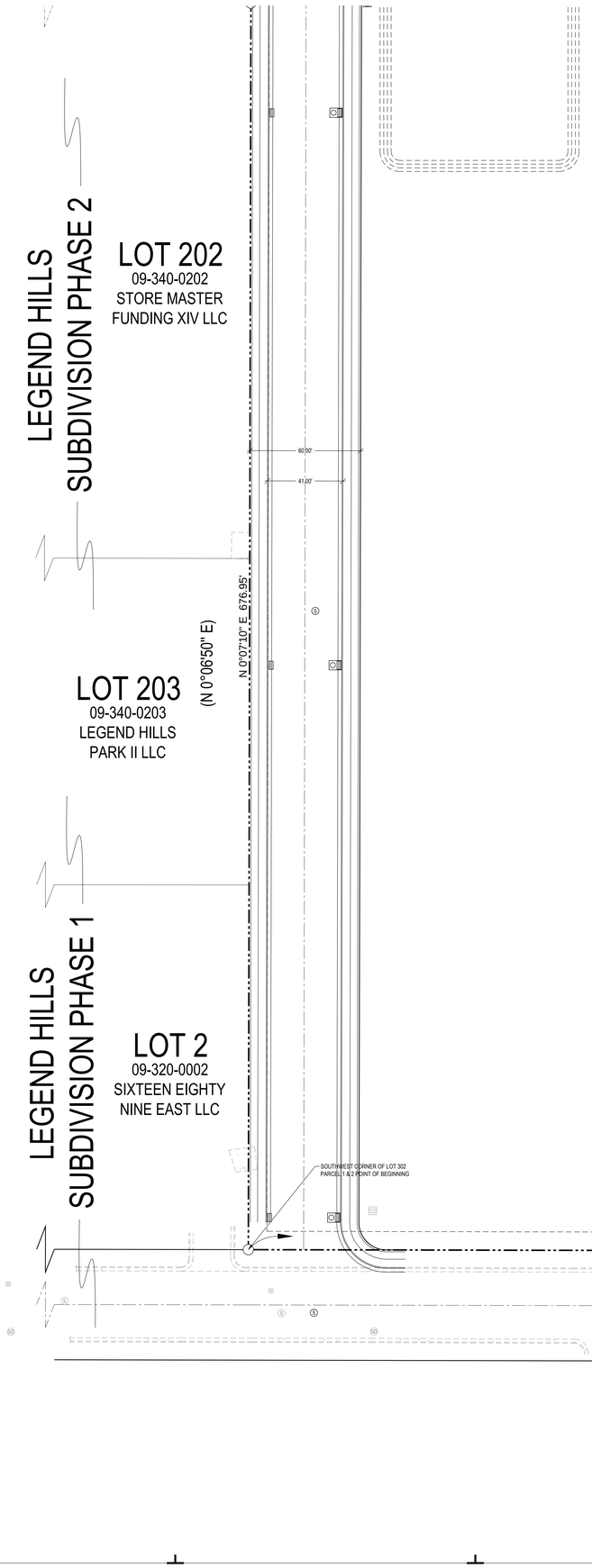
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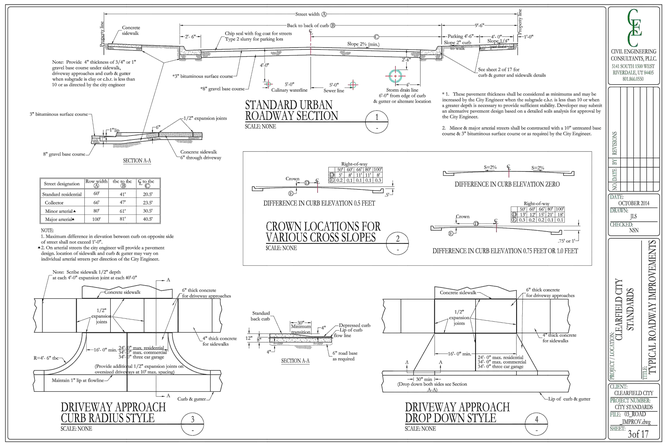
PROJECT NO: 19318
DESIGNED BY: DJC
CHECKED BY: RJP
DATE: 6-19-19

SITE PLAN

C1.03

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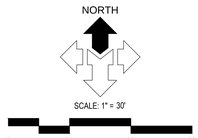


CIVIL ENGINEERING CONSULTANTS, PLLC
314 SOUTH 1100 WEST
RIVERDALE, UT 84405
801.866.0181

NO.	REVISIONS	BY

DATE: OCTOBER 2014
DRAWN: JLS
CHECKED: NNS

PROJECT LOCATION: CLEARFIELD CITY STANDARDS
TYPICAL ROADWAY IMPROVEMENTS
CLIENT: CLEARFIELD CITY
PROJECT NUMBER: CITY STANDARDS
FILE: TC_ROAD IMPROV.dwg
SHEET: 3of 17



DESCRIPTION	AREA	%
HARDSCAPE	170,500 SQFT	43%
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5. NEW PROPOSED COVERED PARKING CARPORT, SEE ARCHITECTS PLANS FOR DETAILS.
6. ASPHALT T-PATCH, PER APWA PLAN NO. 255.
7. CONCRETE OPEN DRIVE APPROACH, PER APWA PLAN NO. 225.
8. CONCRETE CURB WALL. SEE DETAIL 'C2', SHEET C5.01.
9. 24" CONCRETE CURB AND GUTTER. SEE DETAIL 'D2', SHEET C5.01.
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12. ADA PARKING SIGN. SEE DETAIL 'D6', SHEET C5.01.
13. PAINTED ADA SYMBOL. SEE DETAIL 'D5', SHEET C5.01.
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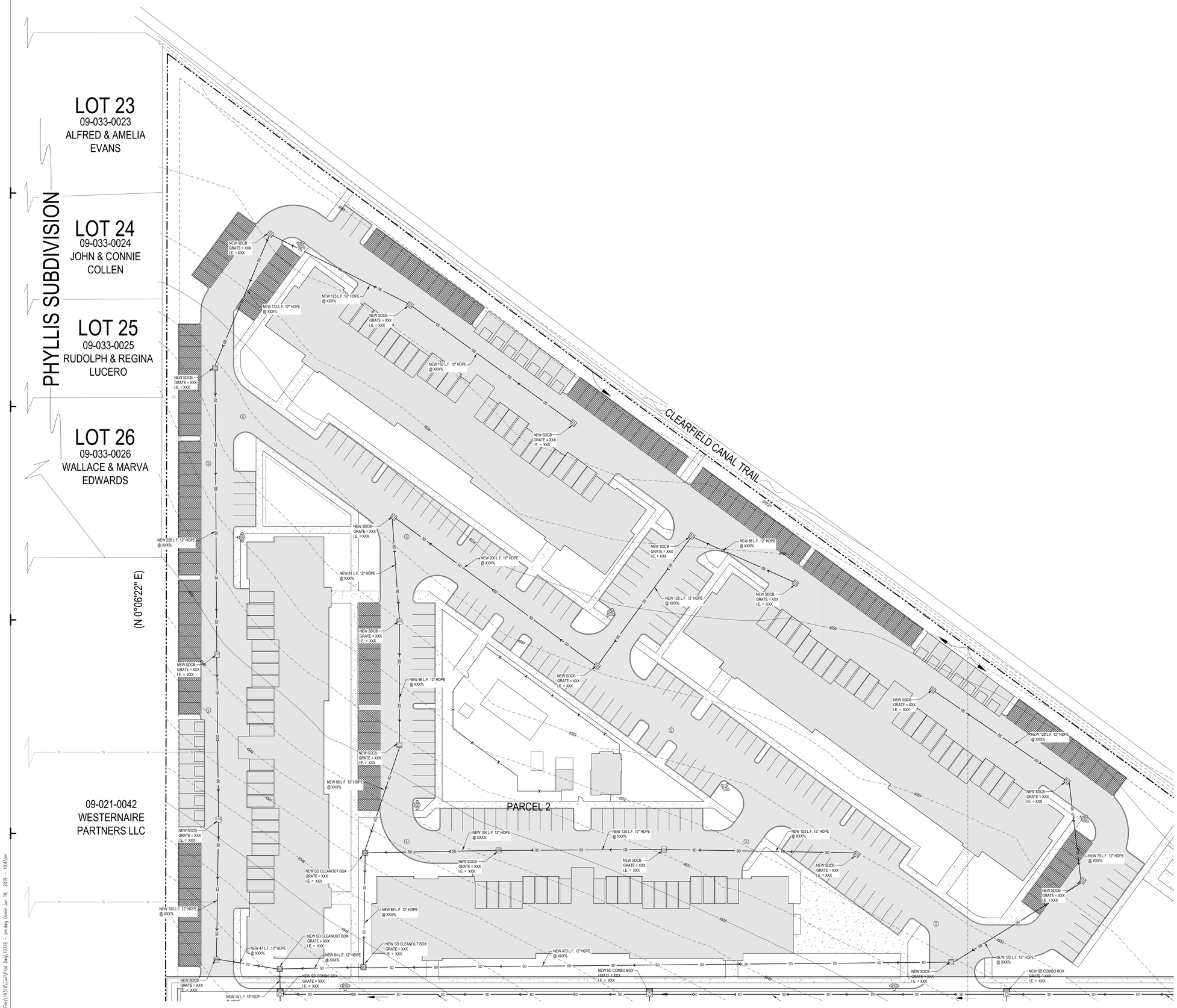
REV	DATE	DESCRIPTION

PROJECT NO: 19318
DESIGNED BY: DJC
CHECKED BY: RJP
DATE: 6-19-19

SITE PLAN

C1.02

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NORTH

SCALE: 1" = 30'

0 15' 30' 60' 90'

GENERAL NOTES:

SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATION WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS & SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON SHEET C2.10 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

KEYED NOTES:

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

1. GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN.
2. CORE-CONNECT NEW STORM DRAIN LINE TO EXISTING STORM DRAIN STRUCTURE.
3. STORM DRAIN CATCH BASIN WITH HEAVY DUTY BICYCLE SAFE GRATE.
4. STORM DRAIN GUTTER INLET WITH HEAVY DUTY BICYCLE SAFE GRATE.
5. STORM DRAIN COMBO BOX WITH HEAVY DUTY BICYCLE SAFE GRATE.
6. STORM DRAIN CLEANOUT BOX. SEE DETAIL 'AS', SHEET C5.02.
7. 8" DIAMETER HDPE STORM DRAIN LINE. SEE APWA PLANS NO. 381 & 382 FOR TRENCHING DETAIL.
8. 12" DIAMETER HDPE STORM DRAIN LINE. SEE APWA PLANS NO. 381 & 382 FOR TRENCHING DETAIL.
9. 18" DIAMETER RCP STORM DRAIN LINE. SEE APWA PLANS NO. 381 & 382 FOR TRENCHING DETAIL.

Blue Stakes of UTAH811 Bluestakes.org

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CLEARFIELD, UTAH

REVISIONS

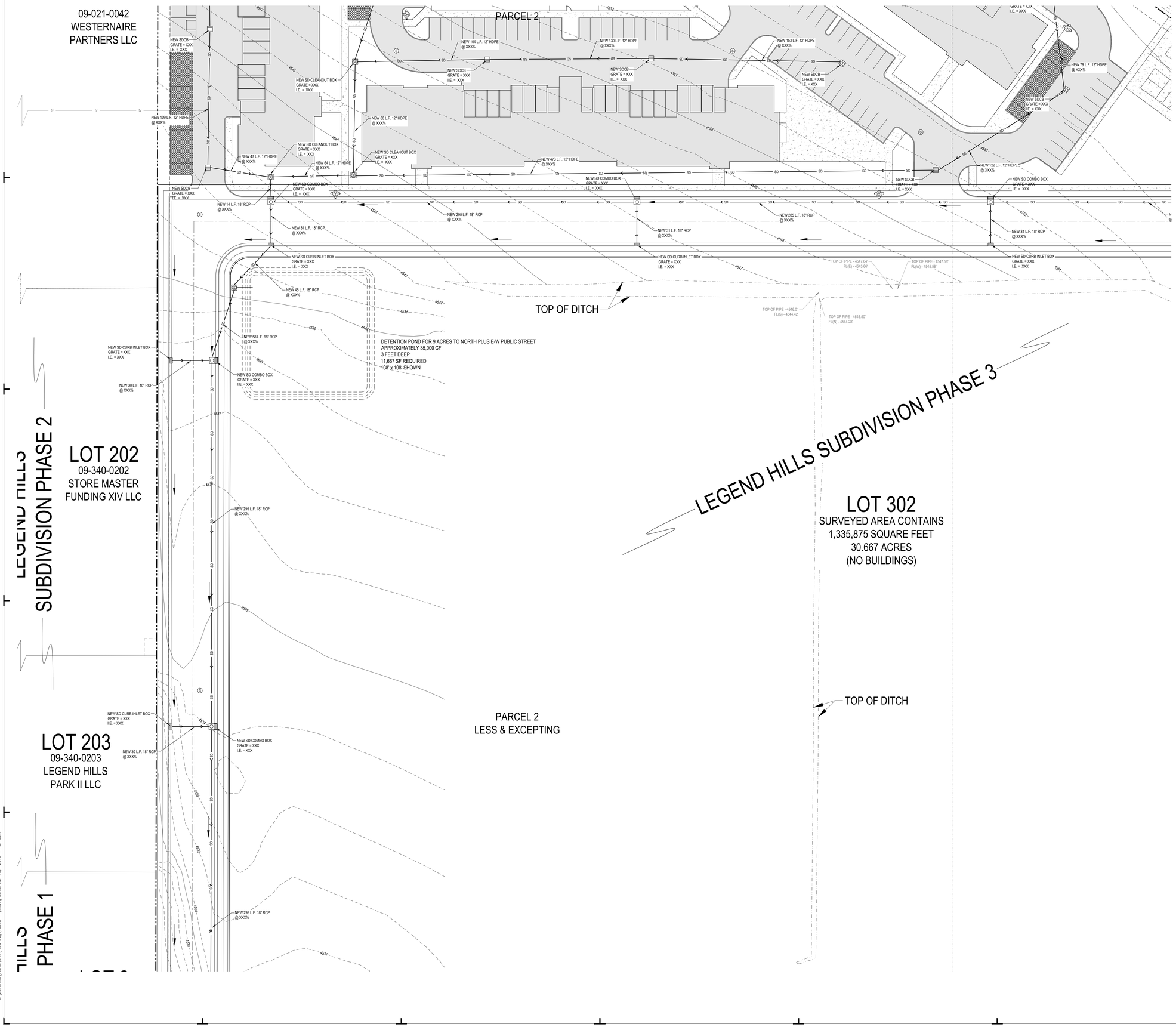
REV	DATE	DESCRIPTION

PROJECT NO: 19318
DESIGNED BY: DJC
CHECKED BY: RJP
DATE: 6-19-19

GRADING AND DRAINAGE PLAN

C2.01

S:\2019\Plans\19318\Civil\Prod Dwg\19318 - plt.dwg Plotted: Jun 19, 2019 - 10:43am



GENERAL NOTES:

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6. STORM DRAIN CLEANOUT BOX. SEE DETAIL 'AS', SHEET C5.02.
7. 8" DIAMETER HDPE STORM DRAIN LINE. SEE APWA PLANS NO. 381 & 382 FOR TRENCHING DETAIL.
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TOWERS AT LEGEND HILLS

1400 SOUTH UNIVERSITY PARK BLVD
CLEARFIELD, UTAH

REVISIONS		
REV	DATE	DESCRIPTION

PROJECT NO: 19318
DESIGNED BY: DJC
CHECKED BY: RJP
DATE: 6-19-19

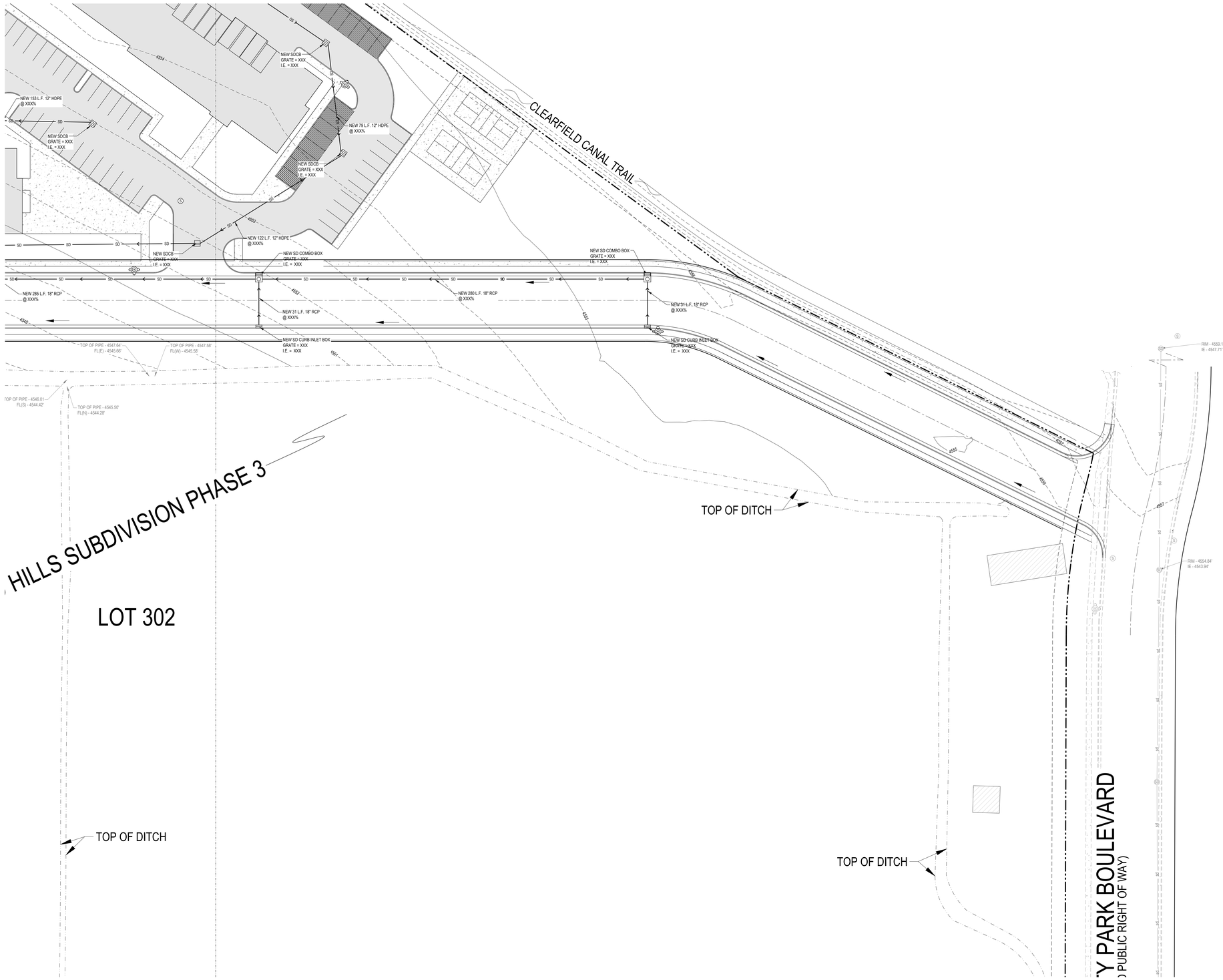
GRADING AND DRAINAGE PLAN

C2.02

NOTICE!
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Blue Stakes of UTAH 811 Bluestakes.org

S:\2019Files\19318\Civil\Prod Dwg\19318 - ph.dwg Daniel Jun 19, 2019 - 10:43am



NORTH

SCALE: 1" = 30'

0 15' 30' 60' 90'

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REVISIONS

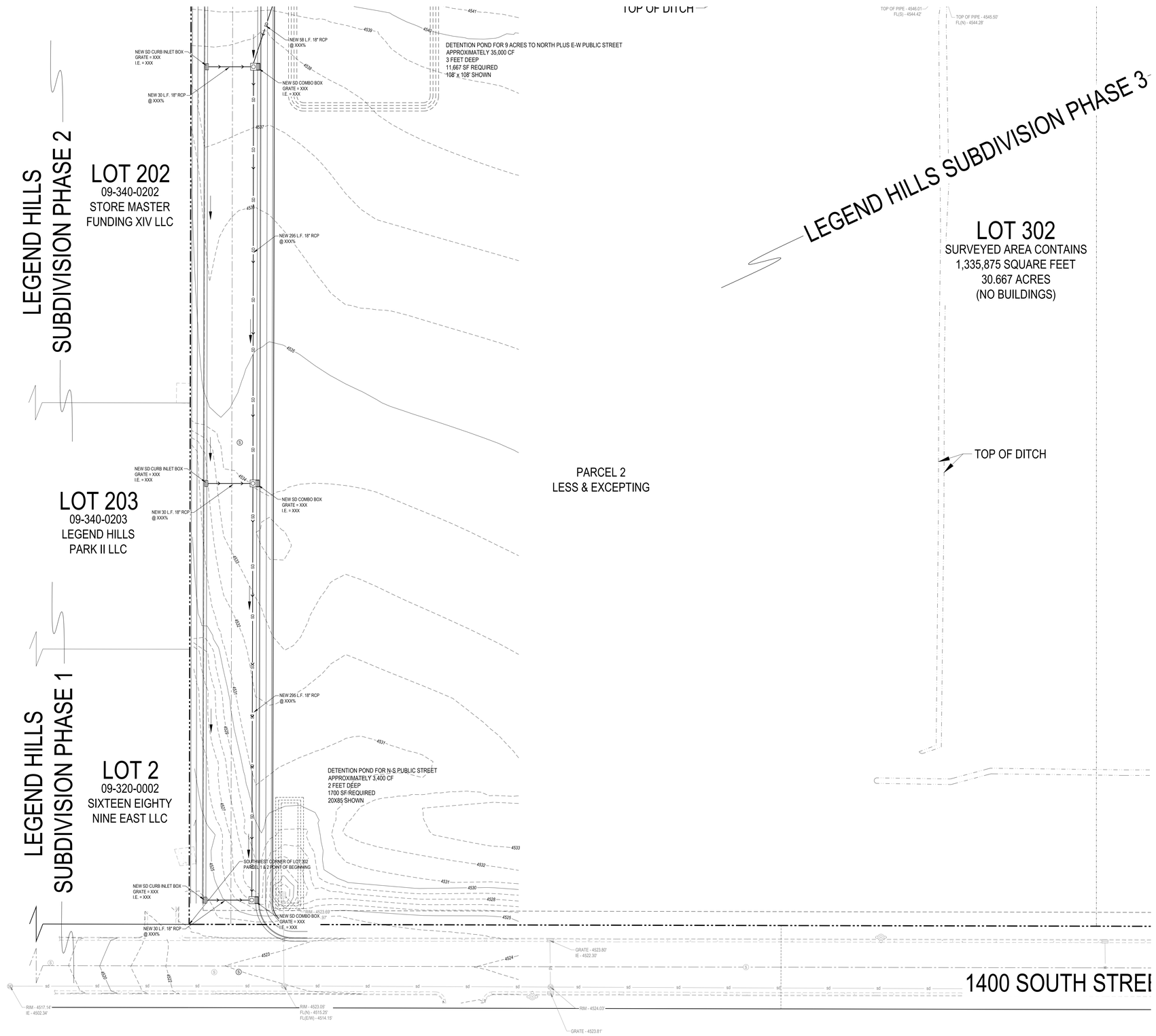
REV	DATE	DESCRIPTION

PROJECT NO: 19318
DESIGNED BY: DJC
CHECKED BY: RJP
DATE: 6-19-19

GRADING AND DRAINAGE PLAN

C2.03

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NORTH

SCALE: 1" = 30'

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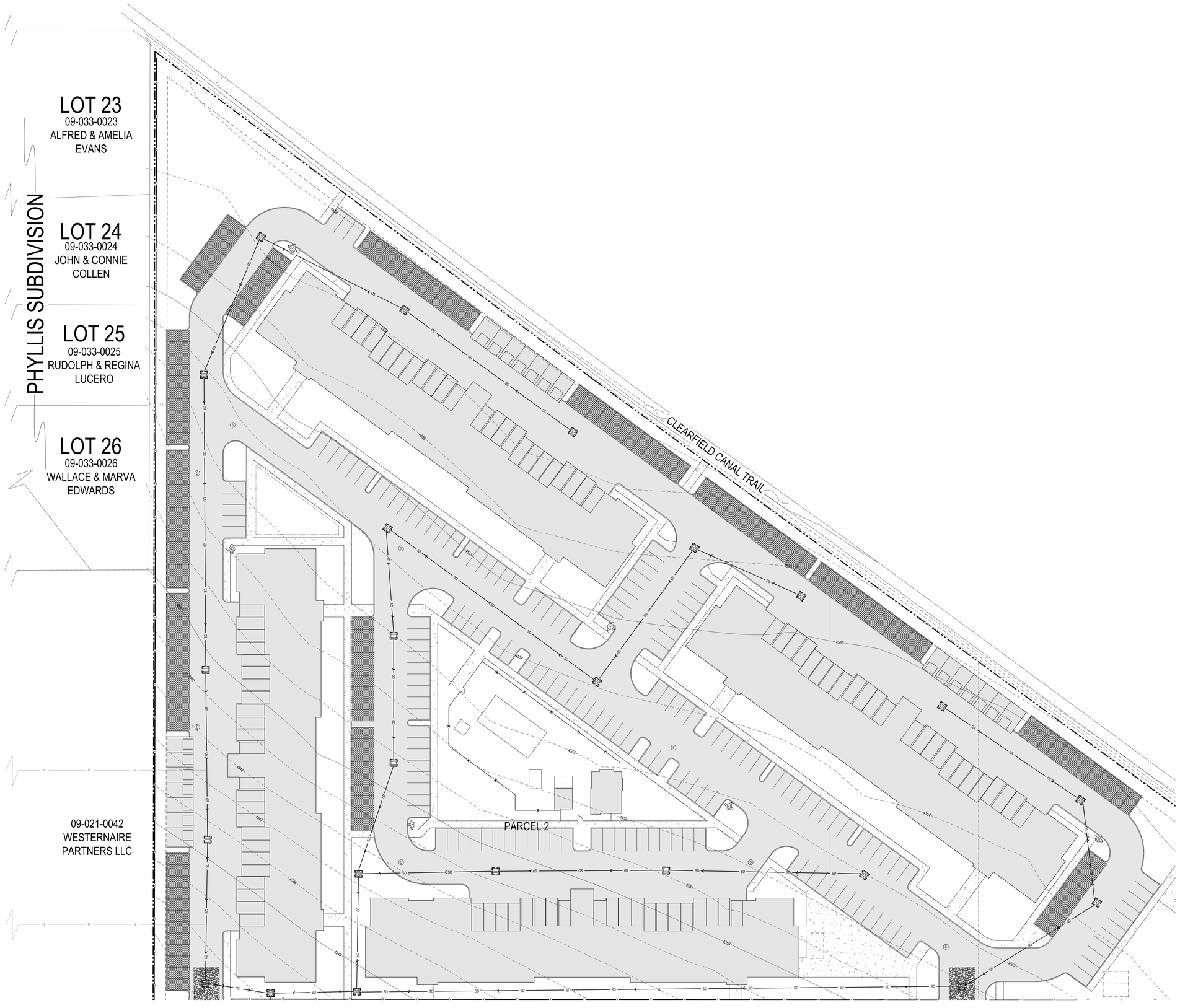
REVISIONS		
REV	DATE	DESCRIPTION

PROJECT NO:	19318
DESIGNED BY:	DJC
CHECKED BY:	RJP
DATE:	6-19-19

GRADING AND DRAINAGE PLAN

C2.04

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NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

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⇨ FLOW PATH OF 100-YEAR STORM EVENT.

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REVISIONS		
REV	DATE	DESCRIPTION

PROJECT NO: 19318
DESIGNED BY: DJC
CHECKED BY: RJP
DATE: 6-19-19

EROSION CONTROL PLAN

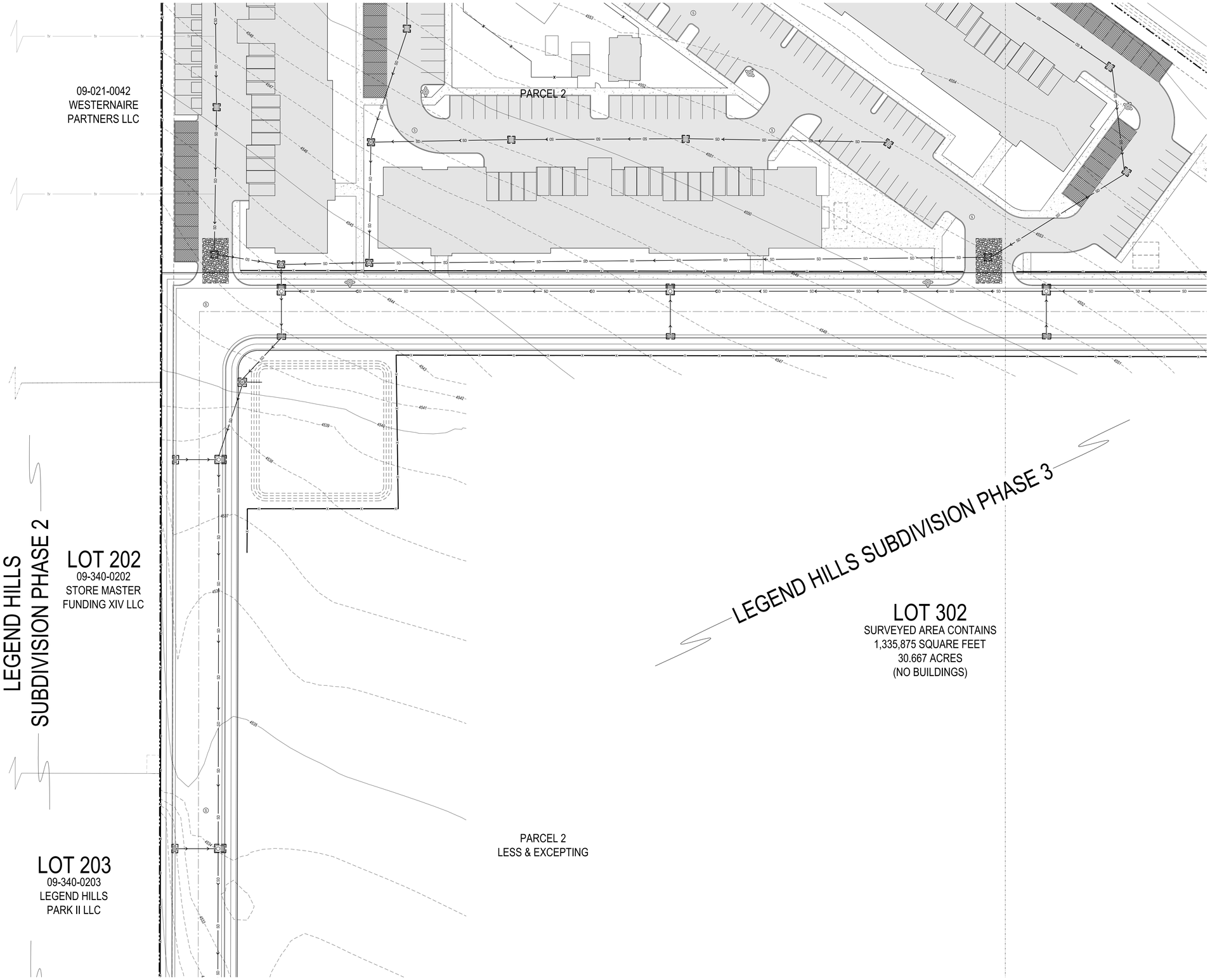
C3.01

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NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

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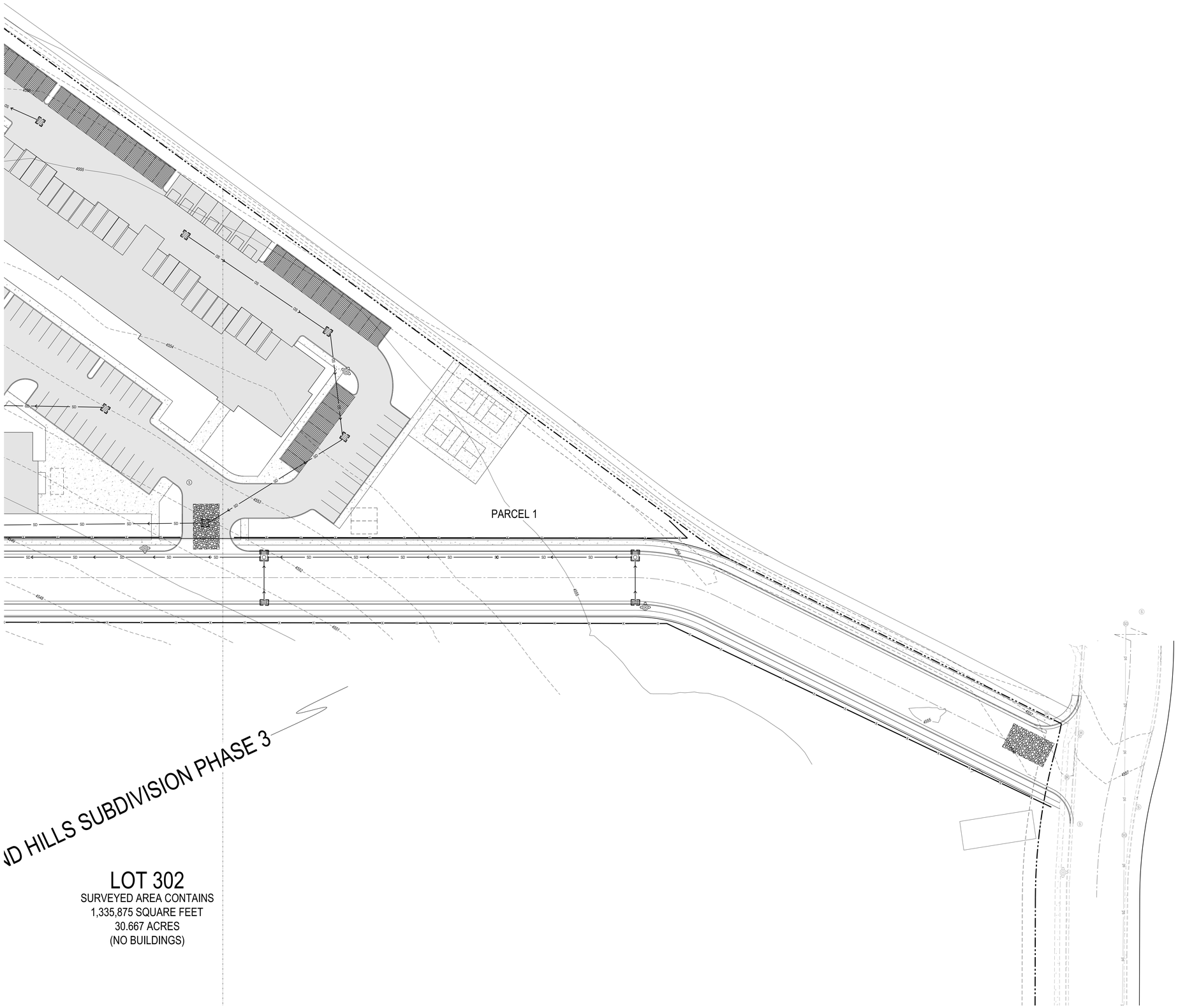
REV	DATE	DESCRIPTION

PROJECT NO: 19318
DESIGNED BY: DJC
CHECKED BY: RJP
DATE: 6-19-19

EROSION CONTROL PLAN

C3.02

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NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

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5. CONSTRUCTION DUMPSTER, CHECK LEVEL DAILY, LEGALLY DISPOSE OF WASTE AS NEEDED. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
6. PORTABLE CONSTRUCTION TOILET. TOILET TO BE PROPERLY SECURED TO PREVENT TIPPING. BUILD 6" BERM AROUND TOILET TO CONTAIN ANY SPILLS OR LEAKAGE. CHECK LEVEL DAILY. LEGALLY DISPOSE OF WASTE AS NEEDED. SEE DETAIL 'C5', SHEET C5.04. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
7. MATERIAL STORAGE AND STOCK PILE AREA. SEE DETAIL 'A5', SHEET C5.04. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.

FLOW PATH OF 100-YEAR STORM EVENT.

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NOTICE!

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TOWERS AT LEGEND HILLS

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CLEARFIELD, UTAH

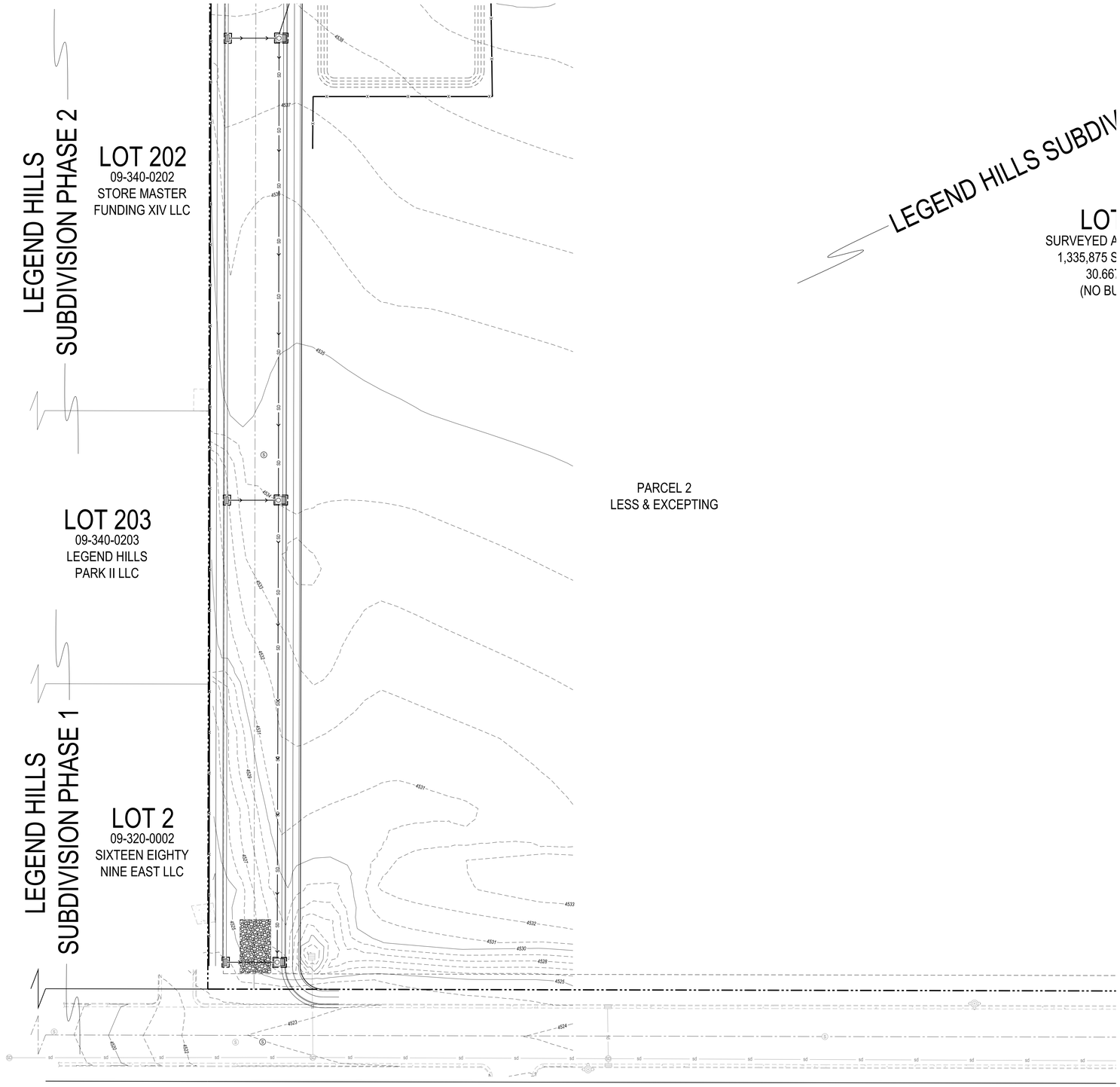
REVISIONS		
REV	DATE	DESCRIPTION

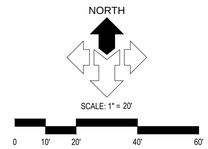
PROJECT NO:	19318
DESIGNED BY:	DJC
CHECKED BY:	RJP
DATE:	6-19-19

EROSION CONTROL PLAN

C3.03

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GENERAL NOTES:

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON SHEET C5.04 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LOCAL AGENCY'S EROSION CONTROL STANDARDS AND SPECIFICATIONS AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE AGENCY HAVING JURISDICTION. ALSO INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATIONS OF ALL EXISTING UTILITIES. IF CONFLICTS OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.

THE CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL.

WHEN GRADING OPERATIONS HAVE BEEN COMPLETED AND THE DISTURBED GROUND SHALL BE LEFT "OPEN" FOR 30 DAYS OR MORE THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS OF THE AREA.

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

MAINTENANCE:

THE OWNER'S REPRESENTATIVE SHALL MAKE ROUTINE CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIRS OR SEDIMENT REMOVAL IS NECESSARY. DUE TO CONDITIONS THAT MAY ARISE IN THE FIELD, ADDITIONAL CONTROL MAY BE DETERMINED TO BE NECESSARY.

SILT FENCE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT THE LEAST DAILY DURING PROLONGED RAINFALL.

CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCES, END RUNS, AND UNDERCUTTING BENEATH SILT FENCING.

NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF SILT FENCING SHALL BE ACCOMPLISHED PROMPTLY.

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

KEYED NOTES:

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

1. SILT FENCE AS SHOWN ON PLAN. SEE DETAIL 'C3', SHEET C5.04.
2. INLET PROTECTION AROUND EXISTING OR NEW STORM DRAIN CATCH BASINS OR CURB INLETS. SEE DETAIL 'A1', SHEET C5.04.
3. TEMPORARY CONSTRUCTION ENTRANCE. SEE DETAIL 'C1', SHEET C5.04. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
4. CONCRETE WASHOUT AREA. CREATE A MIN. 10'X10' AREA WITH A 1' HIGH BERM. LINE AREA WITH PLASTIC. DISCARD WASTE IN DUMPSTER WHEN FULL AND LEGALLY DISPOSE OF. SEE DETAIL 'A3', SHEET C5.04. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
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⇨ FLOW PATH OF 100-YEAR STORM EVENT.

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REVISIONS

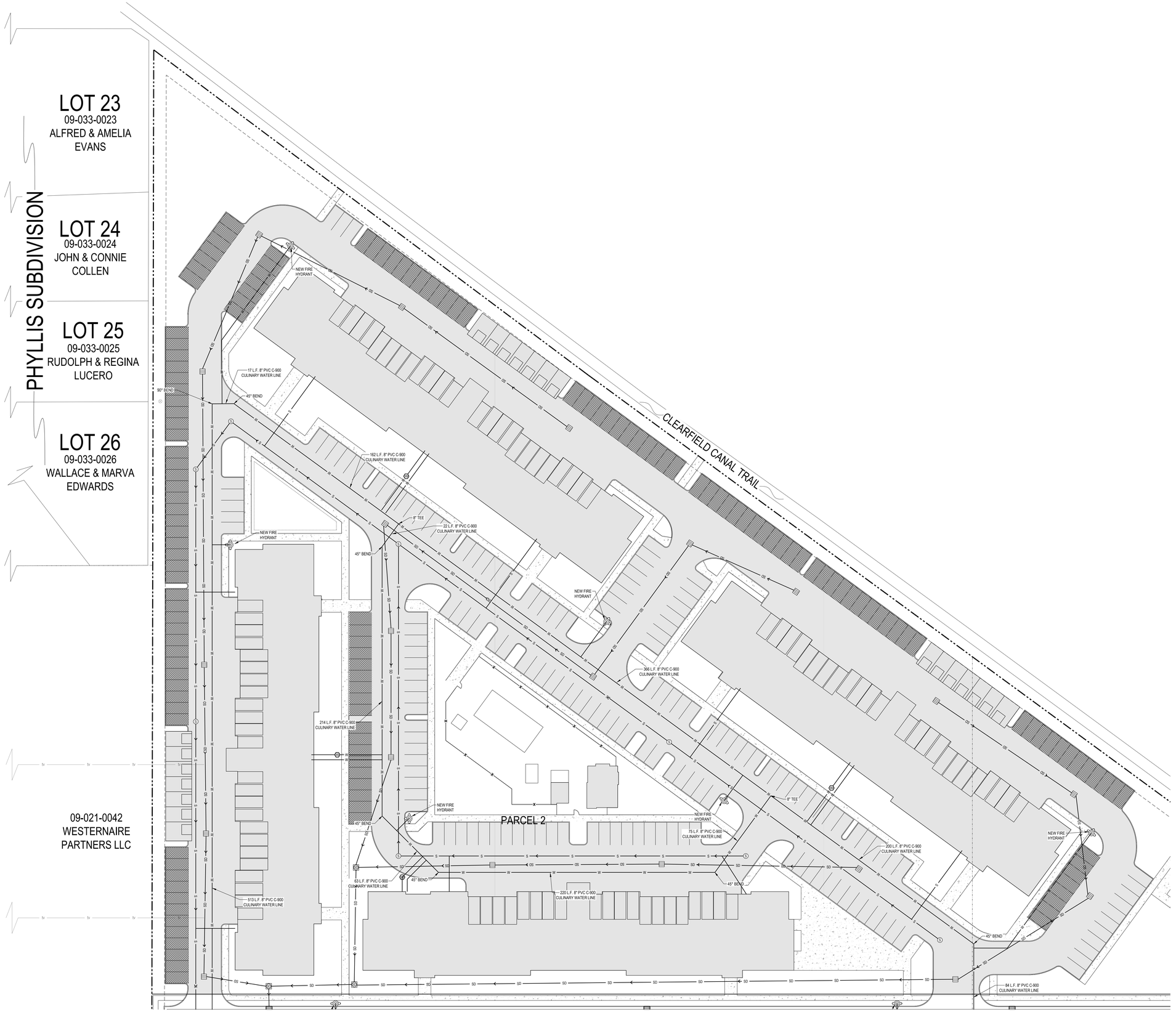
REV	DATE	DESCRIPTION

PROJECT NO: 19318
DESIGNED BY: DJC
CHECKED BY: RJP
DATE: 6-19-19

EROSION CONTROL PLAN

C3.04

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NORTH

SCALE: 1" = 30'

0 15' 30' 60' 90'

GENERAL NOTES:

CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL DRAWINGS.

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ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.

CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY SEWER LINES.

FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.

MAINTAIN A MINIMUM OF 48 INCHES OF COVER ON ALL WATER LINES.

CONTRACTOR IS TO COORDINATE LOCATIONS OF NEW TELEPHONE SERVICE TO BUILDING WITH CENTURY LINK. A PVC CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE IS REQUIRED FOR SERVICE THROUGH PROPERTY. COORDINATE SIZES AND LOCATION WITH CENTURY LINK.

CONTRACTOR IS TO SUBMIT SITE PLAN TO DOMINION ENERGY FOR DESIGN OF GAS LINE SERVICE TO BUILDING. CONTRACTOR TO COORDINATE WITH DOMINION ENERGY FOR CONTRACTOR LIMITS OF WORK VERSUS DOMINION ENERGY LIMITS.

LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN.

UTILITY PROVIDERS:
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KEYED NOTES:

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1. 8" BLUE PVC C-900 DR-18 WATER LINE, INCLUDING ALL FITTINGS AND THRUST BLOCKING. SEE DETAIL 'C4', SHEET C5.03 FOR TRENCHING AND APWA PLAN NO. 561 FOR THRUST BLOCKING.
2. 6" DIP CLASS 52 FIRE LINE WRAPPED IN AWWA APPROVED POLYETHYLENE ENCASEMENT (POLYWRAP), INCLUDING ALL FITTINGS AND THRUST BLOCKING. SEE DETAIL 'C4', SHEET C5.03 FOR TRENCHING AND APWA PLAN NO. 561 FOR THRUST BLOCKING.
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7. 1-1/2" CORPORATE STOP VALVE, PER APWA PLAN NO. 552.
8. 1-1/2" WATER SERVICE METER SET, PER APWA PLANS NO. 522 & 505.
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10. 1-1/2" TYPE 'K' COPPER WATER SERVICE LINE, PER APWA PLAN NO. 541.
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17. TELEPHONE LINE. CONTRACTOR TO PROVIDE TRENCHING 30" DEEP X 24" WIDE FOR CENTURY LINK AND THEN BACKFILL AS REQUIRED.

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CLEARFIELD, UTAH

REVISIONS		
REV	DATE	DESCRIPTION

PROJECT NO: 19318
DESIGNED BY: DJC
CHECKED BY: RJP
DATE: 6-19-19

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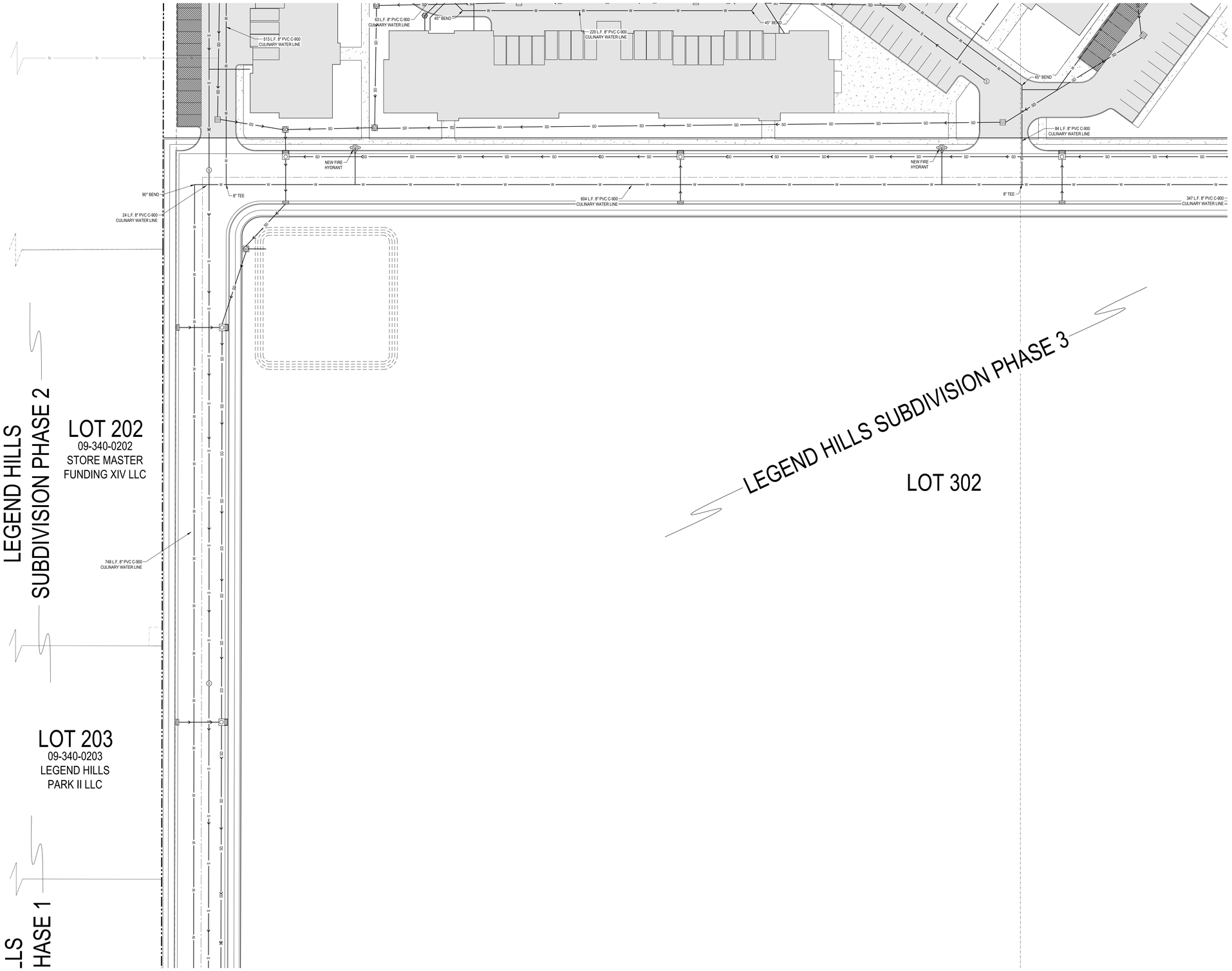
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SITE UTILITY PLAN

C4.01

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NORTH

SCALE: 1" = 30'

0 15' 30' 60' 90'

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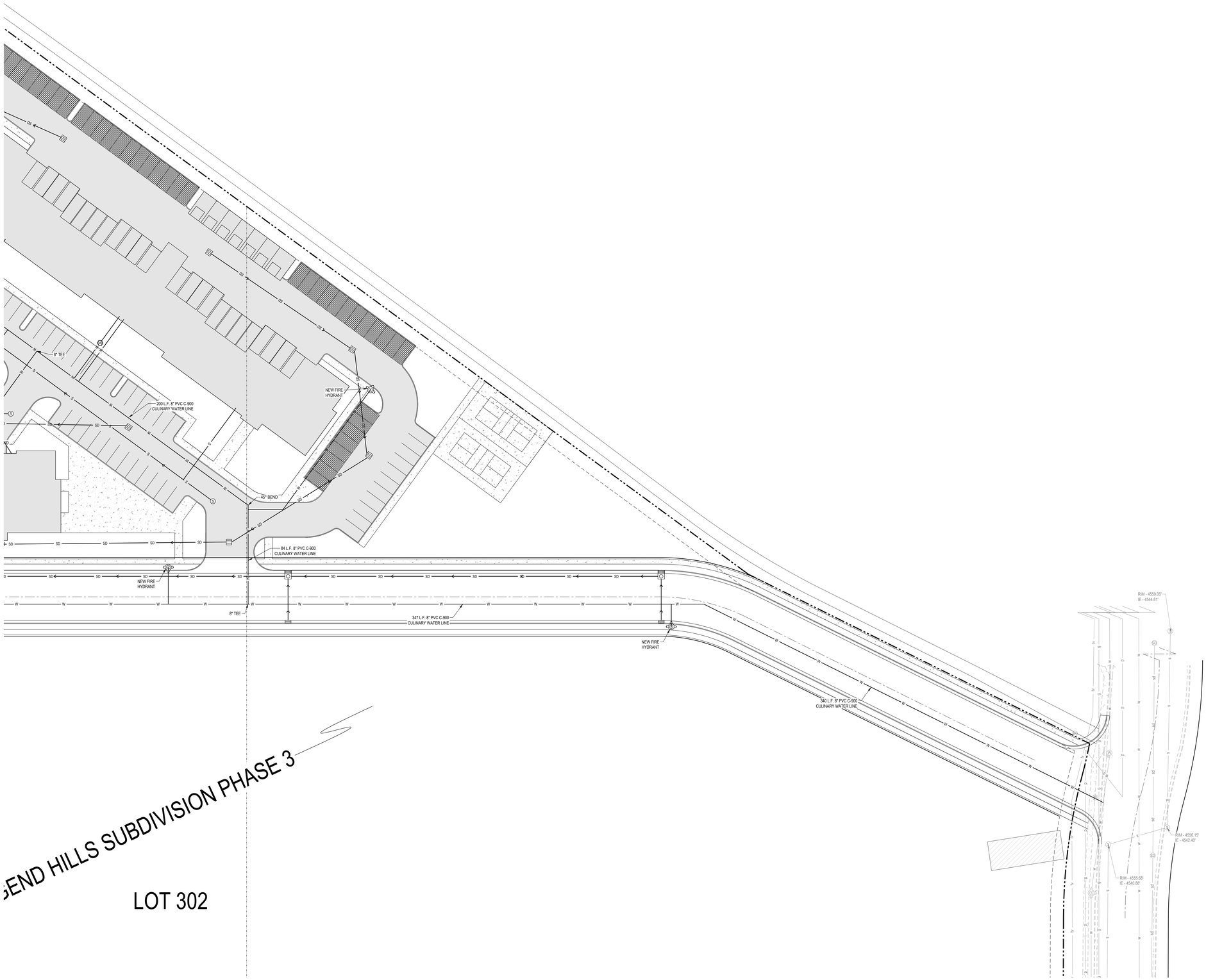
REV	DATE	DESCRIPTION

PROJECT NO: 19318
DESIGNED BY: DJC
CHECKED BY: RJP
DATE: 6-19-19

SITE UTILITY PLAN

C4.02

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GEND HILLS SUBDIVISION PHASE 3

LOT 302

NORTH

SCALE: 1" = 30'

0 15' 30' 60' 90'

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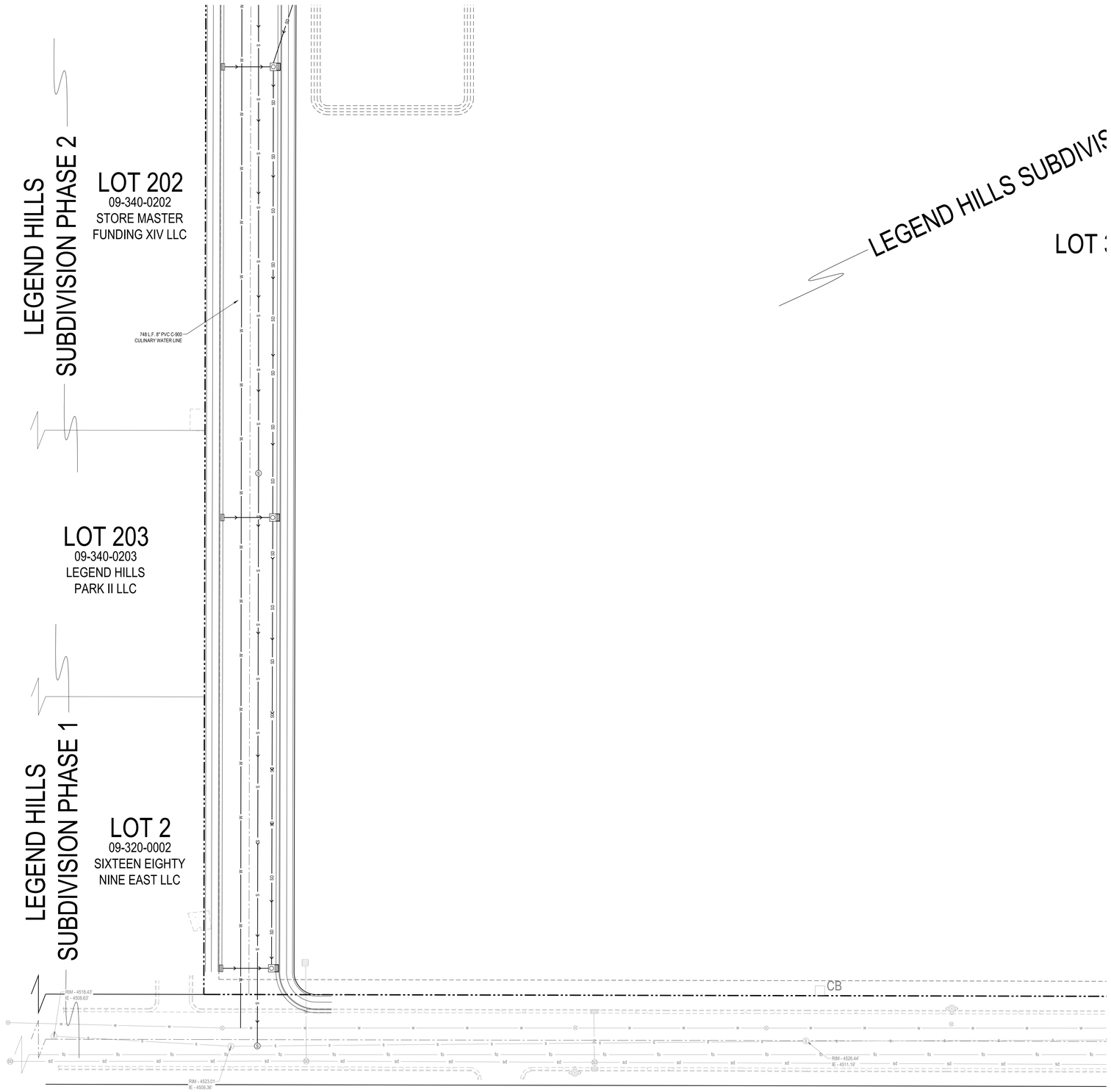
REV	DATE	DESCRIPTION

PROJECT NO: 19318
DESIGNED BY: DJC
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DATE: 6-19-19

SITE UTILITY PLAN

C4.03

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NORTH

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0 15' 30' 60' 90'

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CONTRACTOR IS TO COORDINATE LOCATIONS OF NEW TELEPHONE SERVICE TO BUILDING WITH CENTURY LINK. A PVC CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE IS REQUIRED FOR SERVICE THROUGH PROPERTY. COORDINATE SIZES AND LOCATION WITH CENTURY LINK.

CONTRACTOR IS TO SUBMIT SITE PLAN TO DOMINION ENERGY FOR DESIGN OF GAS LINE SERVICE TO BUILDING. CONTRACTOR TO COORDINATE WITH DOMINION ENERGY FOR CONTRACTOR LIMITS OF WORK VERSUS DOMINION ENERGY LIMITS.

LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN.

UTILITY PROVIDERS:
- WATER: CLEARFIELD CITY
- SEWER: CLEARFIELD CITY
- NATURAL GAS: DOMINION ENERGY
- ELECTRICAL POWER: ROCKY MOUNTAIN POWER
- TELEPHONE: CENTURY LINK

KEYED NOTES:

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

1. 8" BLUE PVC C-900 DR-18 WATER LINE, INCLUDING ALL FITTINGS AND THRUST BLOCKING. SEE DETAIL 'C4', SHEET C5.03 FOR TRENCHING AND APWA PLAN NO. 561 FOR THRUST BLOCKING.
2. 6" DIP CLASS 52 FIRE LINE WRAPPED IN AWWA APPROVED POLYETHYLENE ENCASEMENT (POLYWRAP), INCLUDING ALL FITTINGS AND THRUST BLOCKING. SEE DETAIL 'C4', SHEET C5.03 FOR TRENCHING AND APWA PLAN NO. 561 FOR THRUST BLOCKING.
3. CONNECT NEW 1-1/2" TYPE 'K' COPPER WATER SERVICE LINE TO EXISTING __" WATER MAIN, PER APWA PLAN NO. 552.
4. CONNECT NEW 8" PVC C-900 DR-18 WATER LINE TO EXISTING __" WATER MAIN, PER GOVERNING BODY STANDARDS AND SPECIFICATIONS.
5. FIRE HYDRANT ASSEMBLY COMPLETE, PER APWA PLANS NO. 511.
6. 8" GATE VALVE WITH VALVE BOX. SEE DETAIL 'B2', SHEET C5.03.
7. 1-1/2" CORPORATE STOP VALVE, PER APWA PLAN NO. 552.
8. 1-1/2" WATER SERVICE METER SET, PER APWA PLANS NO. 522 & 505.
9. 1-1/2" IRRIGATION SERVICE METER SET, PER APWA PLANS NO. 522 & 505.
10. 1-1/2" TYPE 'K' COPPER WATER SERVICE LINE, PER APWA PLAN NO. 541.
11. 5' DIAMETER SANITARY SEWER MANHOLE, PER APWA PLAN NO. 411.
12. 8" PVC SDR-35 SANITARY SEWER LINE, INCLUDING ALL FITTINGS. SEE APWA PLANS NO. 381 & 382 FOR TRENCHING.
13. 6" PVC SDR-35 SANITARY SEWER LATERAL, INCLUDING ALL FITTINGS. CLEANOUTS AT 100-FOOT MAXIMUM SPACING. SEE APWA PLANS NO. 381 & 382 FOR TRENCHING. SEE APWA PLAN NO. 431 FOR CLEANOUTS.
14. SANITARY SEWER CLEANOUT, PER APWA PLAN NO. 431.
15. APPROXIMATE LOCATION OF NEW NATURAL GAS LINE. CONTRACTOR TO COORDINATE SIZE, DESIGN AND INSTALLATION BY DOMINION ENERGY WITH OTHER CONSTRUCTION.
16. APPROXIMATE LOCATION OF NEW NATURAL GAS METER(S). CONTRACTOR TO COORDINATE SIZE, DESIGN AND INSTALLATION WITH DOMINION ENERGY AND WITH MECHANICAL PLANS.
17. TELEPHONE LINE. CONTRACTOR TO PROVIDE TRENCHING 30" DEEP X 24" WIDE FOR CENTURY LINK AND THEN BACKFILL AS REQUIRED.

Blue Stakes of UTAH 811 Bluestakes.org

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

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Structural Engineering • Land Surveying & HDS

TOWERS AT LEGEND HILLS

1400 SOUTH UNIVERSITY PARK BLVD
CLEARFIELD, UTAH

REVISIONS		
REV	DATE	DESCRIPTION

PROJECT NO: 19318
DESIGNED BY: DJC
CHECKED BY: RJP
DATE: 6-19-19

SITE UTILITY PLAN

C4.02

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C5.01

CIVIL DETAILS

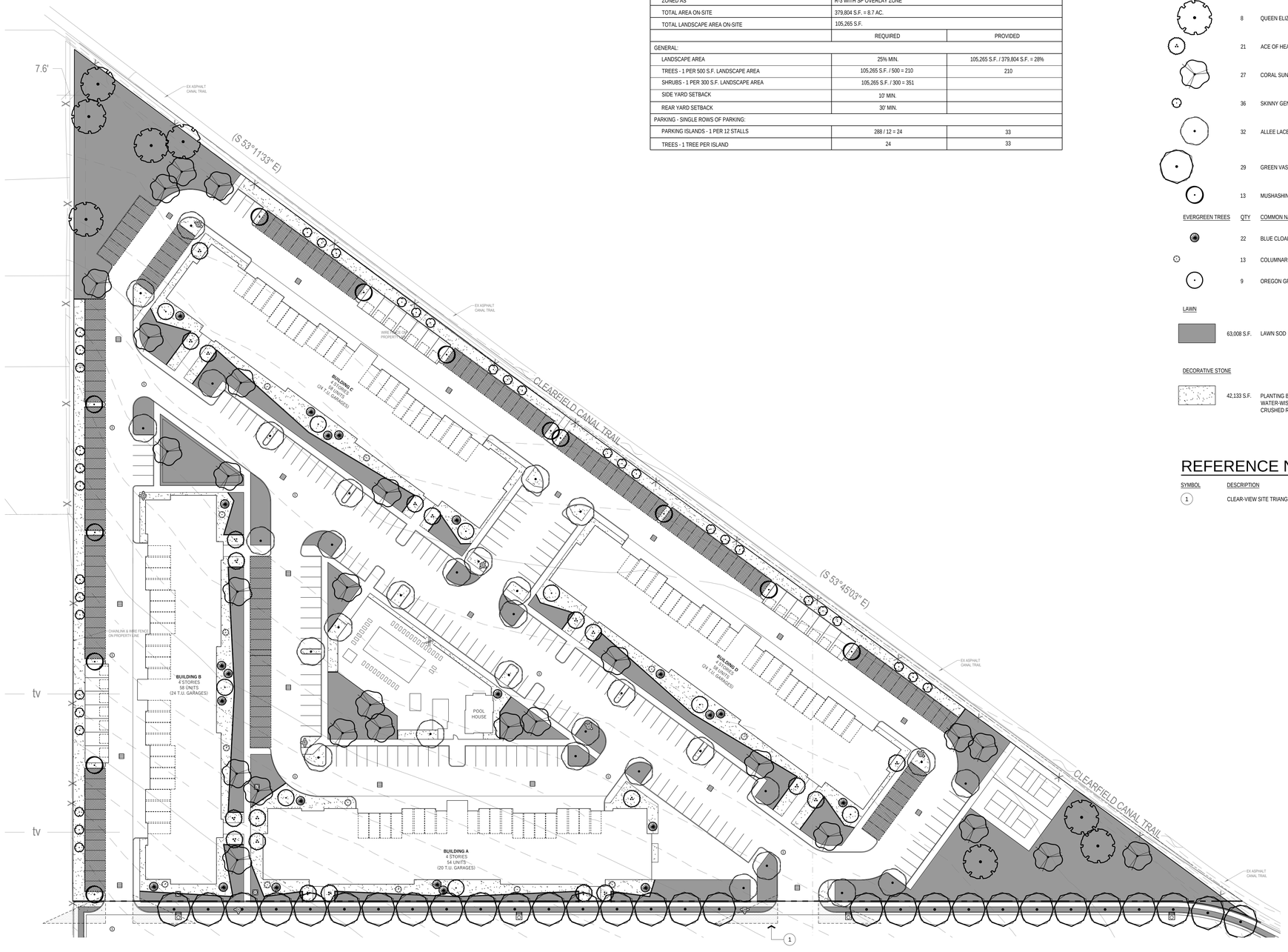
DESIGNED BY: DJC
CHECKED BY: RJP
DATE: 6-19-19
PROJECT NO: 19318

REVISIONS		
REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

TOWERS AT LEGEND HILLS

1400 SOUTH UNIVERSITY PARK BLVD
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LANDSCAPE SUMMARY DATA

CLEARFIELD, UT
CHAPTER 11-13-23 - LANDSCAPING STANDARDS & REQUIREMENTS

ZONED AS	R-3 WITH SP OVERLAY ZONE	
TOTAL AREA ON-SITE	379,804 S.F. = 8.7 AC.	
TOTAL LANDSCAPE AREA ON-SITE	105,265 S.F.	
	REQUIRED	PROVIDED
GENERAL:		
LANDSCAPE AREA	25% MIN.	105,265 S.F. / 379,804 S.F. = 28%
TREES - 1 PER 500 S.F. LANDSCAPE AREA	105,265 S.F. / 500 = 210	210
SHRUBS - 1 PER 300 S.F. LANDSCAPE AREA	105,265 S.F. / 300 = 351	
SIDE YARD SETBACK	10' MIN.	
REAR YARD SETBACK	30' MIN.	
PARKING - SINGLE ROWS OF PARKING:		
PARKING ISLANDS - 1 PER 12 STALLS	288 / 12 = 24	33
TREES - 1 TREE PER ISLAND	24	33

PLANT SCHEDULE

TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE
	8	QUEEN ELIZABETH HEDGE MAPLE	ACER CAMPESTRE `QUEEN ELIZABETH`	2" CAL
	21	ACE OF HEARTS REDBUD	CERCIS CANADENSIS `ACE OF HEARTS`	8`-10` CLUMP
	27	CORAL SUN GOLDEN RAIN TREE	KOELREUTERIA PANICULATA `CORAL SUN`	2" CAL
	36	SKINNY GENES COLUMNAR OAK	QUERCUS ROBUR `SKINNY GENES`	2" CAL
	32	ALLEE LACEBARK ELM	ULMUS PARVIFOLIA `ALLEE`	2" CAL
	29	GREEN VASE SAWLEAF ZELKOVA	ZELKOVA SERRATA `GREEN VASE`	2" CAL
	13	MUSHASHINO COLUMNAR ZELKOVA	ZELKOVA SERRATA `MUSASHINO`	2" CAL
EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE
	22	BLUE CLOAK WHITE FIR	ABIES CONCOLOR `BLUE CLOAK`	6` HT
	13	COLUMNAR BLUE ATLAS CEDAR	CEDRUS ATLANTICA `FASTIGIATA`	6` HT
	9	OREGON GREEN PINE	PINUS NIGRA `OREGON GREEN`	6` HT

LAWN

63,008 S.F. LAWN SOD

DECORATIVE STONE

42,133 S.F. PLANTING BED CONSISTING OF WATER-WISE PLANT MATERIAL, CRUSHED ROCK, AND DRIP IRRIGATION

REFERENCE NOTES

SYMBOL	DESCRIPTION
1	CLEAR-VIEW SITE TRIANGLE, 25`X55`

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.
Call BEFORE YOU Dig
1-800-662-4111

NOTICE!
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

NORTH

SCALE: 1" = 30'

0 15' 30' 60' 90'

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STATE OF UTAH
06/18/2019
SCOTT A. SCHOONOVER
340757
LICENSED LANDSCAPE ARCHITECT

TOWERS AT LEGEND HILLS

1400 SOUTH & UNIVERSITY PARK BOULEVARD
CLEARFIELD, UTAH

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO:	19318
DESIGNED BY:	TG
CHECKED BY:	SS
DATE:	JUNE 2019

PRELIMINARY LANDSCAPE PLAN

L0.01

S:\2019\Proj\19318\Landscape\Prod Dwg\19318 LND.dwg Taylor Jun 18, 2019 - 9:22pm

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

TO: Brad McIlrath/ Clearfield City Planner
Leslie Mascaro/ Wright Development

FROM: John Taylor / Fire Marshal

RE: Towers at Legend Hills

DATE: July 10, 2019

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

1. The International Fire Code requires that any building that exceeds 30 feet in height be provided with a 26' wide aerial access road 26' wide parallel to one ***entire*** side of the building (2018 IFC Section D 105) as well a fire access roads with a fire hydrant shall be 26' wide, exclusive of shoulders (2018 IFC Section D103). The access road on the east side of building 2 does not provide access to the entire side of the building and the roadway on the west side, which also contains a fire hydrant, is reduced down to 24 feet wide. I would like some discussion on this issue with Clearfield City as well as a representative from Wright Development.

2. The roadway that extends south from the project and intersects with 1450 South does not contain any fire hydrants. It is understood that this roadway is being developed for the access to this project and for the easement of utilities. If the city is okay with the omission of hydrants until lot 1 is developed, and some sort of documentation stating that the development of lot 1 will require the installation of fire hydrants spaced as per IFC requirements at the time of development, can be written, then our department will be okay without installing them at this time.

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

4. Fire hydrants and access roads shall be installed prior to construction of any buildings. All hydrants shall be placed with the 4½" connection facing the point of access for Fire

Department Apparatus. Provide written assurance that this will be met.

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

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

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

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

Planning Commission
STAFF REPORT

AGENDA ITEM
#3

TO: **Clearfield City Planning Commission**

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

MEETING DATE: **Wednesday, July 17th, 2019**

SUBJECT: Discussion and Possible Action on **CUP 1906-0010,** a conditional use permit request by Leslie Mascaro with Wright Development for a 228-unit multi-family development at the subject property. **Location:** Approximately 1300 South 2000 East (TIN: 09-341-0306 & 09-341-0305). Future Lot 2 of proposed subdivision. **Parcel Area:** 8.715 Acres. **Zone:** R-3-SP (Residential Special Purpose Overlay). **Planner:** Brad McIlrath **(Administrative Action).**

RECOMMENDATION

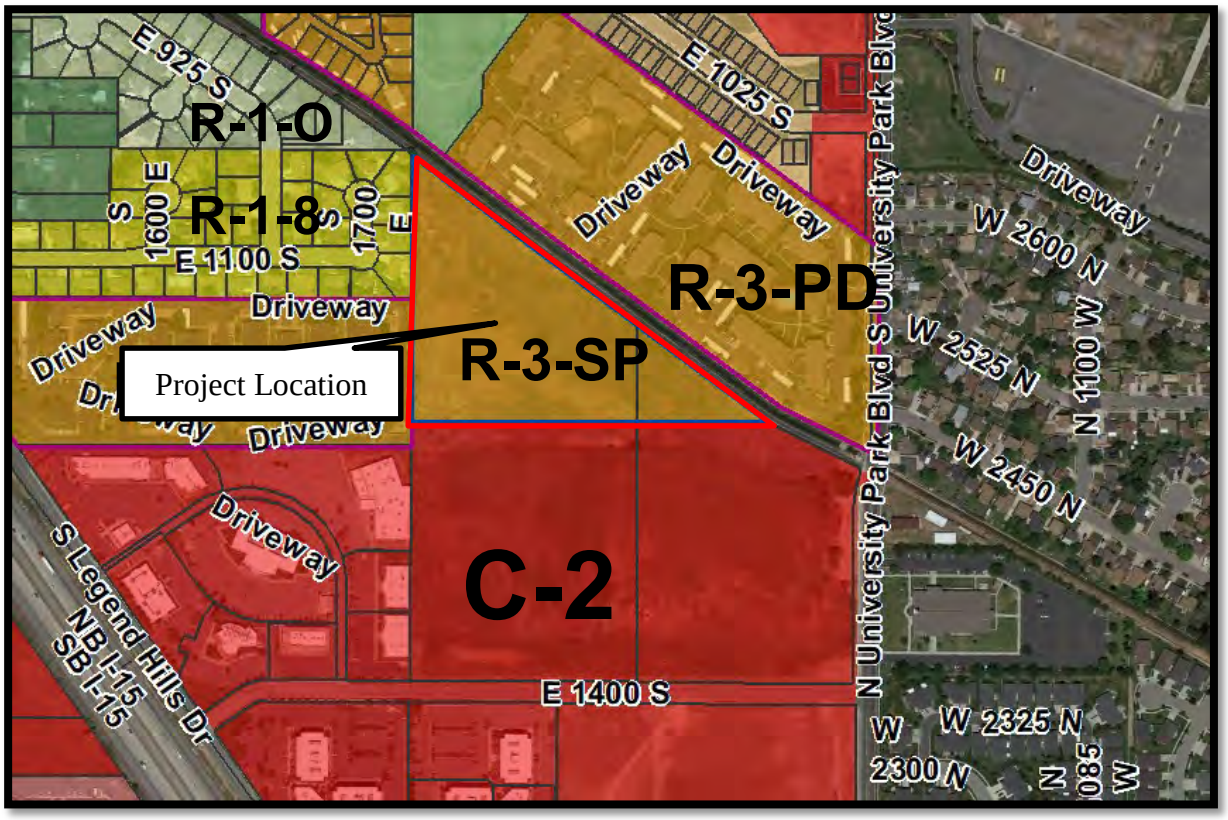
Staff recommends that the Planning Commission move to **approve as conditioned**, **CUP 1906-0010**, a conditional use permit request by Leslie Mascaro with Wright Development for a 228-unit multi-family development at the property located at approximately 1300 South 2000 East (TIN: 09-341-0306 & 09-341-0305). This recommendation is based on the discussion and findings in the Staff Report.

PROJECT SUMMARY

Project Information	
Project Name	Towers @ Legend Hills
Site Location	Approximately 1300 South 2000 East
Tax ID Number	09-341-0306 & 09-341-0305
Applicant	Leslie Mascaro, Wright Development Group
Owner	Millcreek Partners LLC & FAE Holdings LLC
Proposed Actions	Conditional
Current Zoning	R-3-SP (Residential Special Purpose Overlay)
General Plan Land Use Classification	Residential
Gross Site	8.715 Acres

Surrounding Properties and Uses:		Current Zoning District	General Plan Land Use Classification
North	Multi-Family Residential	R-3 (Residential)	Residential
East	Residential & Religious	N/A Layton City	N/A Layton City
South	Commercial Office	C-2 (Commercial)	Commercial
West	Multi-Family Residential & Commercial	R-3 (Residential) & C-2 (Commercial)	Residential & Commercial

Aerial Image & Zoning



BACKGROUND

The applicant, Leslie Mascaro with Wright Development proposes to construct a four (4) building, 228-unit multi-family development at this location (future Lot 2 of proposed subdivision). Each building will be four stories tall and buildings 2-4 include fifty eight (58) units each while building 1 will include fifty four (54) units and will house the clubhouse on the ground floor. All of the buildings will be centered around a pool and tot lot area. The pool space includes a 1,058 square foot pool house and bbq area. At the east end of the property the developer proposed two (2) pickleball courts and green space. With the adjacent canal trail, the project will provide three (3) access points to the trail located at each end of the development and one in the middle.

CONDITIONAL USE PERMIT REVIEW

Zoning Designation

With the zoning designation of R-3-SP, the development is required to comply with all underlying zoning district standards (R-3 for this project) unless otherwise allowed by the Planning Commission. For this development the developer requested the SP (Special Purpose) overlay to allow the density of twenty five (25) units to the acre for this development to be greater than the sixteen (16) units to the acre and the heights of the buildings to be four stories as opposed to the height of thirty five feet (35') as required by code. Any project in a SP overlay is required to be processed as a conditional use permit.

Lot Width, Setbacks, Density & Height
The proposed development complies with these minimum standards with the variation for density and height as allowed with the SP overlay and the issuance of a conditional use permit.

Landscaping, Dumpster Enclosures, and Fencing
The R-3 Zone requires that a minimum of twenty five percent (25%) of the project be developed as landscaped open space. With a project area of 8.715 acres or 379,625 square feet, a minimum of 94,906 square feet must be provided as landscaped open space. The proposed landscape plan provides 105,265 square feet of landscaping which is 28% of the site. As required by Section 11-13-23, "Landscape Standards and Requirements," all required open space must include at a minimum, one (1) tree for every five hundred (500) square feet of landscape area and one (1) shrub for every three hundred (300) square feet of landscape area. The trees must have a trunk size of two inches (2") as measured eight inches (8") above the soil line and a minimum height of six feet (6'). The shrubs must have a minimum size of one (1) gallon at time of planting that will attain a height of at least two feet (2'). Based upon the required landscape area of 94,906 the development must have:

- One hundred and ninety (190) trees; and
- Three hundred and sixteen (316) shrubs.

The proposed landscape plan provides two hundred and ten (210) trees and three hundred and fifty one (351) shrubs for the proposed landscape area of 105,265 square feet.

The proposed site and landscape plans do not show a dumpster enclosure location for this development. The architectural site plan provides a list of amenities in the project which includes a trash valet service. If a dumpster location is constructed, it will need to be constructed of the same materials as the development or an approved masonry enclosure. The enclosure will need to be tall enough to screen the dumpster from external view.

As outlined in the R-3 Zone, "Walls for fences *may* be required around all multi-family developments. The height, type, location, and materials of such walls and fences shall be approved by the Planning Commission as part of the site plan review." The application materials do not include a proposed fence for the development. There is existing fencing along the west property line for the Goldstone Place Apartments. Staff anticipates that a privacy fence will be installed along the canal trail while still maintaining access to the trail for the residents of the development. As this is something that the Planning Commission *may* require, staff recommends that fence be installed along the canal trail property line and that the fence be a wrought iron fence. The reasoning behind the type of fence is to promote visibility and public safety along the trail and within the residential development. As a development that is envisioned to provide a high quality, a wrought iron fence will support the overall design.

Site Access and Parking
Chapters 11-14 "Off Street Parking and Loading" and 11-18 "Design Standards" outline the development standards for site access and parking. Parking for this type of development is calculated based upon the number of dwelling units and to address visitor parking. For this type of development 2.125 spaces per unit are required with at least 1 space per unit is required to be covered. With this ratio the project would be required to provide 485 parking spaces. As part of the SP overlay, the applicant is proposing 423 parking spaces which is a ratio of 1.85 stalls per unit. To provide a comparison, if this project was proposed in the Downtown Form-Based Code area, the total number of spaces required would be 351. With recent

national and local parking studies and parking capture rates, staff determines that the proposed amount of 485 or 1.85 spaces per unit will be sufficient for this development.

The proposed development is providing 113 spaces of the covered parking within three (3) detached garages or within garages under the apartment buildings. A total of 146 spaces will be provided under carports, with the remaining 164 spaces uncovered. As part of the uncovered parking, spaces near the clubhouse will be reserved for Uber/Lyft waiting and spaces near the pool house reserved for electric vehicle charging stations. The design of parking and the types of amenities provided for the parking add to the design and livability of this development. The design of the accesses, drive aisles, and parking spaces comply with ordinance standards and have been approved by the City Engineer.

To comply with ADA parking standards, nine (9) ADA parking spaces are required with two (2) needing to be designated and stripped as van accessible ADA spaces. The proposed plans will need to be revised to provide those spaces in locations throughout the site to accommodate residents and visitors. The addition of these spaces should not reduce the parking ratio below the proposed 1.85 spaces per unit.

Pedestrian Considerations (Section 11-18-4G of the Design Standards)
The design of the site is intended to provide pedestrian access throughout the project. Additional interior connection to the pickleball courts should be provided on the site plan and shall be shown on the revised plans. As required by code, the pedestrian walkways must be constructed of different materials than the parking area and there will need to be clearly defined crossings where there are points of conflict with automobiles. Differing materials within parking lots are required to be used directly in front of entrances to slow motorists and create a safer environment for pedestrians and will need to be added to the revised plans. Additionally, benches, pedestrian scaled lighting, bike racks, and other pedestrian amenities are required to be placed appropriately throughout the site and need to be added to the revised plans. To increase the pedestrian connections in this project and area, staff recommends that the applicant be required to work with the Goldstone Place Apartments to identify a place for pedestrian connection to the public sidewalk.

Building Design and Materials
Chapters 9E "R-3 Zone" and 18 "Design Standards," outline all of the site and building design standards required for new development within the City. As required by the R-3 Zone, permitted exterior building materials include: brick, stucco, stone, and rock for multi-family buildings. The proposed building materials include brick, woodstone lap siding, and a synthetic stucco (Exterior Insulation and Finish System). Storefront metal is used as a secondary material for the awnings and trim. The development will need to comply with all Crime Prevention through Environmental Design (CPTED) principles outlined in the Design Standards chapter (11-18) of the Land Use Ordinance. The proposed design and materials comply with ordinance standards.

Amenities Package
The developer envisions this project be to a luxury multi-family development. As part of this vision the development includes specific amenities to promote the design and lifestyle of the residents. As listed on the architectural site plan, the project includes the following amenities:

- High-speed Elevator
- Media Room/Game Room
- Business Center
- Uber/Lyft Waiting Area
- Clubroom with Kitchen and Lounge
- Fitness Center & Kids Play Area
- Internet Café
- Automated Package Receiving Room

- Outdoor Swimming Pool w/ Sun Deck
- Tot Lot
- Bike Repair Shop
- High-Speed Internet Service
- Trash Valet Service
- Hot Tub, Fire Pit, Sun Deck, Lounging, BBQ & Picnic Areas
- Pickleball Courts
- Electric Vehicle Charging Stations
- Smart Home Apartment Automation Syst.
- Access to Canal Trail

CITY DEPARTMENT / AGENCY REVIEW

On June 21, 2019 copies of the plans were provided digitally or physically to the North Davis Sewer District, North Davis Fire District, City Engineer, Building Official, and public works staff. The City Engineer is reviewing the plans and will provide his formal review letter to the applicant. The North Davis Fire District provided a letter dated 10 July 2019. Each review letter is included as an attachment to this report. No other comments have been provided to date.

GENERAL STANDARDS

Conditional Use Permit Review

Clearfield Land Use Ordinance Section 11-4-3 establishes the general standards and determination the Planning Commission shall make to approve Conditional Use Permits. The findings and staff's evaluation are outlined below:

General Standard		Staff Analysis
DETERMINATION: A Conditional Use Permit shall be approved if conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with the standards set forth [in the Land Use Code]. If the reasonably anticipated detrimental impacts or effects of the proposed conditional use cannot be substantially mitigated or eliminated by the proposal or the imposition of conditions to achieve compliance with the standards set forth [in the Land Use Code], the Conditional Use Permit may be denied.		
1)	*Equivalent to Permitted Use:* Any detrimental impacts or effects from the proposed use on any of the following shall not exceed those which could reasonably be expected to arise from a use that is permitted in the zone: a. The health, safety, and welfare of the City and its present and future inhabitants and businesses; b. The prosperity of the City and its present and future inhabitants and businesses; c. The peace and good order, comfort, convenience and aesthetics of the City and its present and future inhabitants and businesses;	The applicant is responsible to address any detrimental impacts of the development. With conditions to address the building design and site design, the proposed development will contribute the general welfare.

	d. The tax base; e. Economy in governmental expenditures; f. The State's agricultural and other industries; g. The urban and nonurban development; h. Access to sunlight for solar energy devices; or i. Property values.	
2)	*Impact Burden:* Any cost of mitigating or eliminating detrimental impacts or effects in excess of those which could be reasonably expected to arise from a permitted use shall become a charge against the development so as not to constitute a burden on the municipality, surrounding neighbors, or adjacent land uses.	The development will be required to comply with ordinance standards as outlined in this report and associated agency/department review comments. The burden to meet all the conditions will be on the applicant.
3)	*Conform to the Objectives of the General Plan:* The proposed conditional use shall not limit the effectiveness of land use controls, imperil the success of the General Plan for the community, promote blight or injure property values.	The proposed use does not limit the effectiveness of land use controls or the success of the General Plan. The proposed use complies with the goals and objectives of the General Plan.

CONDITIONS OF APPROVAL

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

1) The approval of this project in the R-3-SP Zone allows for the following deviations from development standards:
    a. Parking for this development shall be provided at a parking ration no less than 1.85 spaces per unit;
    b. The development shall not exceed 228 units;
    c. The development shall not exceed an overall height of four (4) stories.
    d. The development shall comply with all other applicable development standards of the R-3 Zone.
2) Formal landscape and irrigation plans must be prepared and submitted to the City for final approval that meets ordinance standards.

3) A wrought iron fence shall be constructed along the canal trail property line to promote high quality design, visibility, and public safety for patrons of the trail and the residents of the development.

4) Additional pedestrian access shall be provided to the pickleball courts. All of the pedestrian walkways shall have a minimum width of five feet (5') and comply with all other pedestrian standards outlined in Chapter 18 of the Land Use Ordinance.

5) The final subdivision plat shall be recorded prior to issuance of a building permit as required by the Subdivision Ordinance (Title 12).

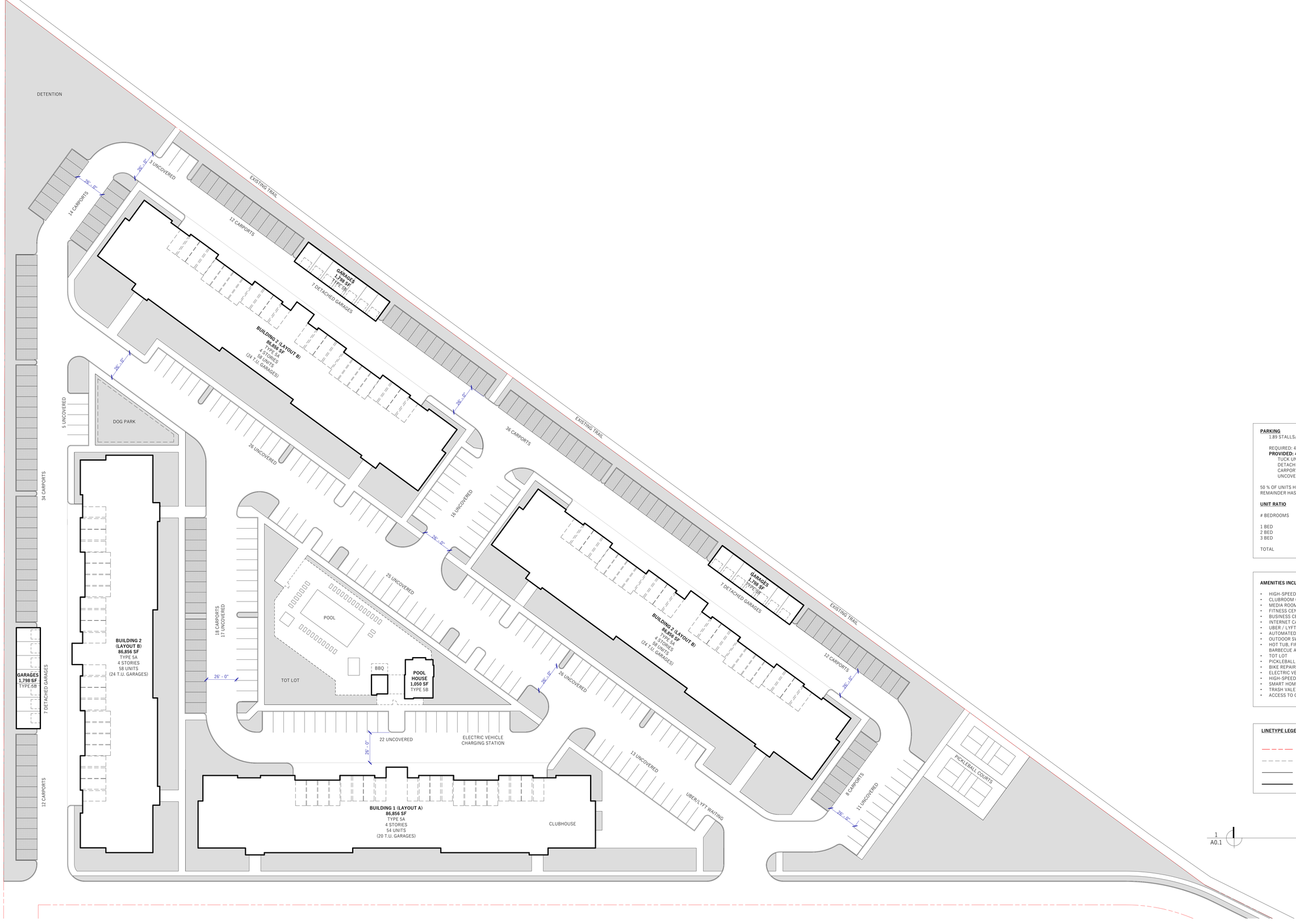
6) The applicant shall obtain a building permit and the project shall comply with all applicable building code standards.

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

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

ATTACHMENTS

1. Architectural Site Plan
2. Building Elevations & Materials
3. Concept Renderings
4. Civil Site Plans
5. Grading and Drainage Plans
6. Erosion Control Plans
7. Site Utility Plans
8. Preliminary Landscape Plan
9. NDFD Review Letter dated 10 July 2019



PARKING

1.89 STALLS/UNIT

REQUIRED: 406
PROVIDED: 423

TUCK UNDER GARAGES:	92
DETACHED GARAGES:	21
CARPORTS:	146
UNCOVERED:	164

50 % OF UNITS HAVE GARAGES.
REMAINDER HAS ACCESS TO CARPORTS

UNIT RATIO

# BEDROOMS	QTY.	RATIO
1 BED	105	46%
2 BED	92	40%
3 BED	31	14%
TOTAL	228	

AMENITIES INCLUDED IN THE PROJECT:

- HIGH-SPEED ELEVATORS
- CLUBROOM (KITCHEN/LOUNGE)
- MEDIA ROOM / GAME ROOM
- FITNESS CENTER / KIDS PLAY AREA
- BUSINESS CENTER
- INTERNET CAFE
- UBER / LYFT WAITING AREA
- AUTOMATED PACKAGE RECEIVING ROOM
- OUTDOOR SWIMMING POOL W/ SUN DECK
- HOT TUB, FIRE PIT, SUN DECK, LOUNGING AREAS, BARBECUE AND PICNIC.
- TOT LOT
- PICKLEBALL COURTS
- BIKE REPAIR SHOP
- ELECTRIC VEHICLE CHARGING STATIONS
- HIGH-SPEED INTERNET SERVICE
- SMART HOME APARTMENT AUTOMATION SYSTEM
- TRASH VALET SERVICE
- ACCESS TO CANAL TRAIL

LINETYPE LEGEND

- PROPERTY LINE
- SITE SETBACK/EASEMENT LINES
- SITE FEATURES
- ROOF FEATURES

1 / A0.1 — SITE PLAN
1" = 30'-0"

A0.1
SITE PLAN
TOWERS AT LEGEND HILLS

JUNE 19, 2019

135 E. CENTER STREET, NORTH SALT LAKE, UTAH 84054 | 849 W. HILL FIELD RD. STE. 201 LAYTON, UT 84041 | 150 N. MAIN STREET STE. 101 HEBER CITY, UT 84032 | (801) 936-1343

JZW ARCHITECTS



1 A2.1 LAYOUT A -FRONT ELEVATION
3/32" = 1'-0"



2 A2.1 LAYOUT A - REAR ELEVATION
3/32" = 1'-0"



5 A2.1 LAYOUT A - LEFT ELEVATION
3/32" = 1'-0"



4 A2.1 LAYOUT A - RIGHT ELEVATION
3/32" = 1'-0"





MASONRY
INTERSTATE BRICK
DESERT SAND



LAP SIDING
WOODTONE
RUSTIC SERIES
SMOKEY ALDER



STOREFRONT
METAL & TRIM
DARK BRONZE

EIFS
SW 7006 PURE WHITE



EIFS
SW 7069 IRON ORE



EIFS
SW 6061 LATTE

A2.1
LAYOUT A (BLDG. 1)
ELEVATIONS
TOWERS AT LEGEND HILLS

JUNE 19, 2019

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JZW ARCHITECTS



1 A2.2 LAYOUT B - FRONT ELEVATION
3/32" = 1'-0"



2 A2.2 LAYOUT B - REAR ELEVATION
3/32" = 1'-0"



5 A2.2 LAYOUT B - LEFT ELEVATION
3/32" = 1'-0"



4 A2.2 LAYOUT B - RIGHT ELEVATION
3/32" = 1'-0"





MASONRY
INTERSTATE BRICK
DESERT SAND



LAP SIDING
WOODTONE
RUSTIC SERIES
SMOKEY ALDER



STOREFRONT
METAL & TRIM
DARK BRONZE

EIFS
SW 7006 PURE WHITE



EIFS
SW 7069 IRON ORE



EIFS
SW 6061 LATTE

A2.2
LAYOUT B (BLDG. 2,3,&4) ELEVATIONS
TOWERS AT LEGEND HILLS

JUNE 19, 2019

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JZW ARCHITECTS



R1.1

RENDERING

TOWERS AT LEGEND HILLS

JUNE 19, 2019

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JZW ARCHITECTS



R1.2

RENDERING

TOWERS AT LEGEND HILLS

JUNE 19, 2019

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JZW ARCHITECTS



R1.3

RENDERING

TOWERS AT LEGEND HILLS

JUNE 19, 2019

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JZW ARCHITECTS



R1.4

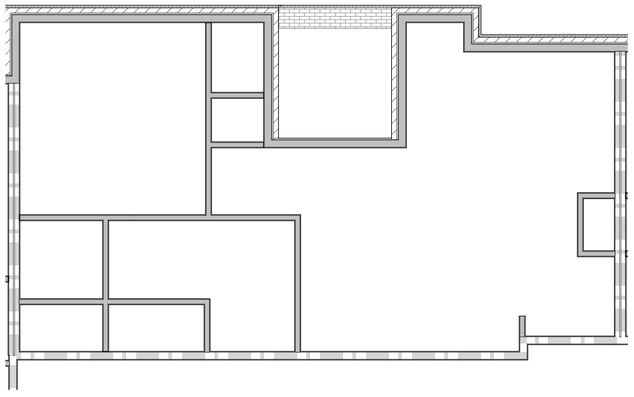
RENDERING

TOWERS AT LEGEND HILLS

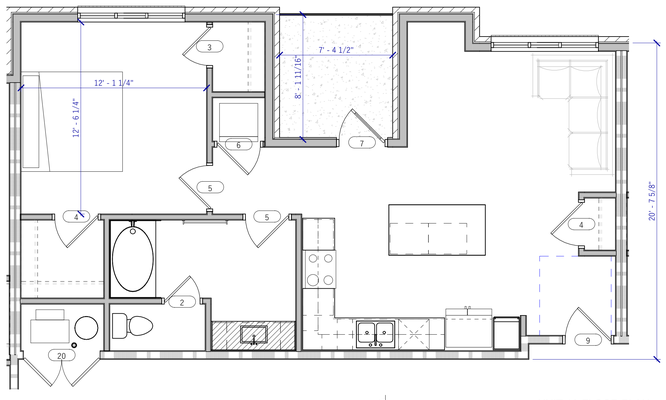
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JZW ARCHITECTS



6
A5.110
UNIT 1A RCP
1/4" = 1'-0"



1
A5.110
UNIT 1A FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTES

A. SEE GENERAL NOTES ON SHEET T1.2 FOR ADDITIONAL REQUIREMENTS.

B. DIMENSIONS TO DOORS AND WINDOWS ARE TO CENTER OF FRAMED OPENING UNLESS NOTED OTHERWISE.

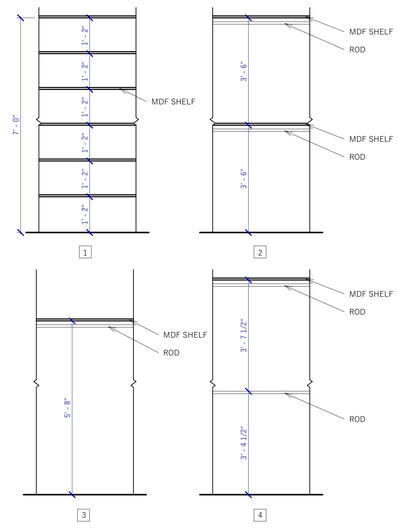
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D. PROVIDE SOUND INSULATION IN ALL WALLS AROUND BATHROOMS.

E. COORDINATE ALL WINDOW HEAD HEIGHTS AND SIZES WITH ELEVATIONS AND WINDOW SCHEDULE.

KEYED NOTES

SHELF LEGEND



SYMBOL LEGEND

- RECESSED CAN LIGHT FIXTURE
- PENDANT LIGHT FIXTURE
- WALL SCONCE LIGHT FIXTURE
- CEILING MOUNTED LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- CONTINUOUS LED LIGHT
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- 2 X 4 PRISMATIC FLUORESCENT LIGHT
- VENTILATION FAN
- EXIT SIGN
- GYP. BD. CEILING
- 2' X 2' LAY-IN CEILING GRID
- 1 HR CEILING AS PER DETAIL .....

PROJECT NUMBER
19014

ISSUE DATE:
July, 11 2019

REVISIONS:

No.	Date

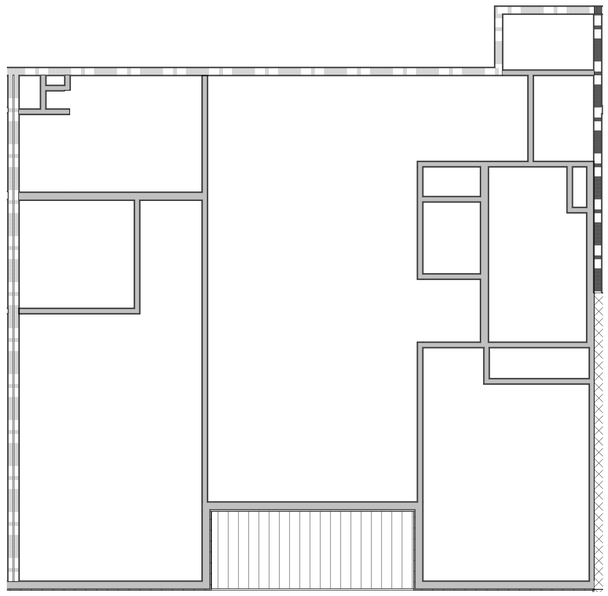
TOWERS AT LEGEND HILLS
CLEARFIELD, UT

UNIT 1A

A5.110

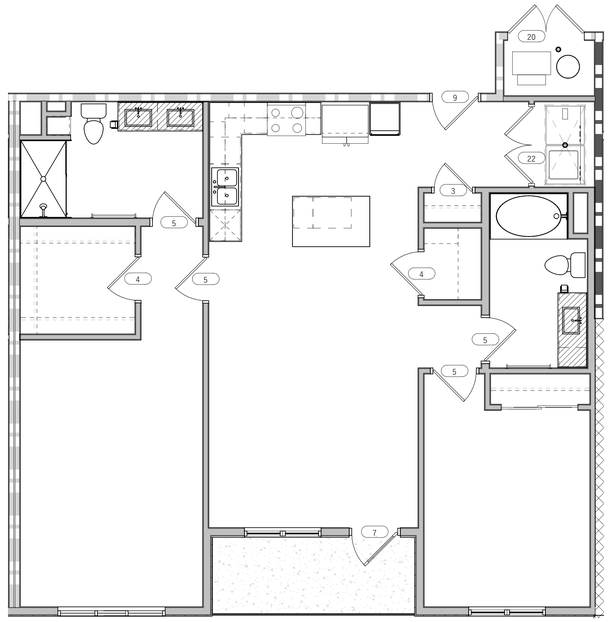
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3
A5.140

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



1
A5.140

UNIT 2A FLOOR PLAN
1/4" = 1'-0"

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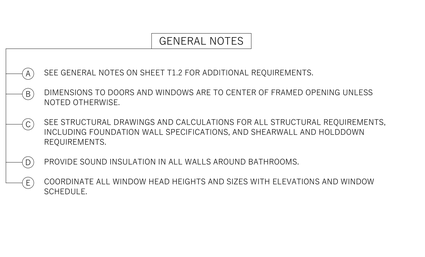
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KEYED NOTES

SHELF LEGEND



SHELF HEIGHT LEGEND
1/2" = 1'-0"

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PROJECT NUMBER
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ISSUE DATE:
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No. Date

TOWERS AT LEGEND HILLS

CLEARFIELD, UT

UNIT 2A

A5.140

JZW ARCHITECTS

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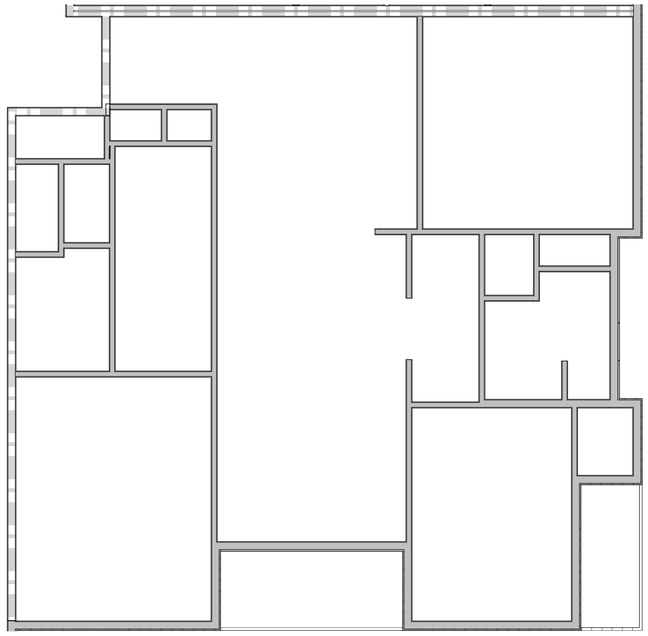
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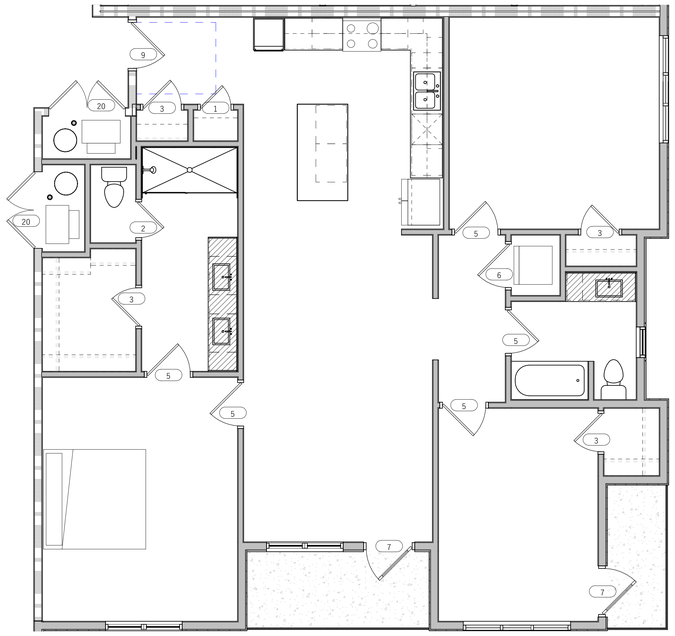
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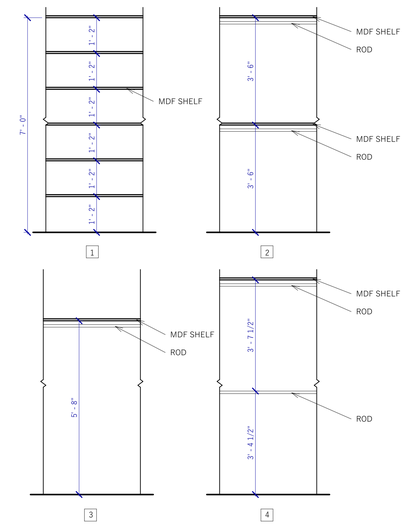


2 A5.160 UNIT 3A RCP 1/4" = 1'-0"



1 A5.160 UNIT 3A FLOOR PLAN 1/4" = 1'-0"

SHELF LEGEND



SHELF HEIGHT LEGEND 1/2" = 1'-0"

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- RECESSED CAN LIGHT FIXTURE
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PROJECT NUMBER
19014

ISSUE DATE:
July, 11 2019

REVISIONS:

No.	Date

TOWERS AT LEGEND HILLS

CLEARFIELD, UT

UNIT 3A

A5.160

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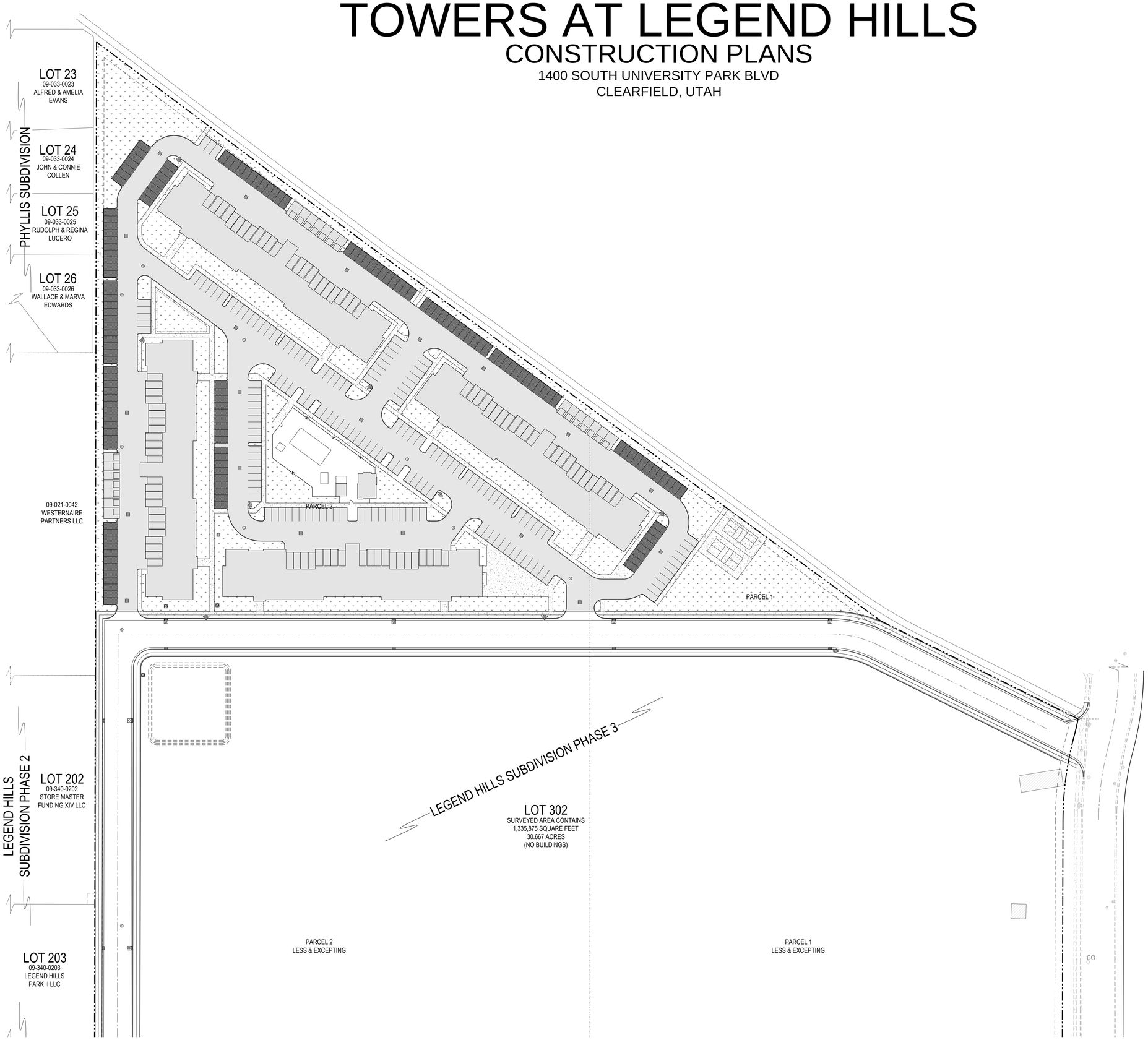
JZW ARCHITECTS

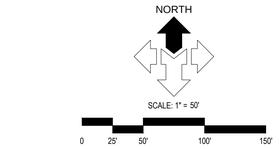
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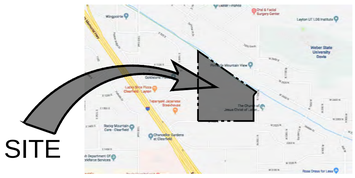
TOWERS AT LEGEND HILLS

CONSTRUCTION PLANS

1400 SOUTH UNIVERSITY PARK BLVD
CLEARFIELD, UTAH







VICINITY MAP
SCALE: N.T.S.

DRAWING INDEX

SHEET	DESCRIPTION
C0.00	CIVIL COVER SHEET
C0.01	GENERAL NOTES, LEGEND AND ABBREVIATIONS
C1.00	OVERALL SITE PLAN
C1.01	SITE PLAN
C1.02	SITE PLAN
C1.03	SITE PLAN
C1.04	SITE PLAN
C2.01	GRADING AND DRAINAGE PLAN
C2.02	GRADING AND DRAINAGE PLAN
C2.03	GRADING AND DRAINAGE PLAN
C2.04	GRADING AND DRAINAGE PLAN
C3.01	EROSION CONTROL PLAN
C3.02	EROSION CONTROL PLAN
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C4.04	SITE UTILITY PLAN
C5.01	CIVIL DETAILS
C5.02	CIVIL DETAILS
C5.03	CIVIL DETAILS
C5.04	CIVIL DETAILS

ALL WORK AND MATERIALS FOR WATER MUST CONFORM TO CLEARFIELD CITY WATER STANDARDS AND SPECIFICATIONS

ALL WORK AND MATERIALS FOR SEWER MUST CONFORM TO CLEARFIELD CITY SEWER STANDARDS AND SPECIFICATIONS

ALL WORK AND MATERIALS MUST CONFORM TO APWA STANDARDS AND SPECIFICATIONS

DEVELOPER & OWNER
OWNER: OWNER NAME
DEVELOPER: DEVELOPER NAME
CONTACT: CONTACT NAME
CONTACT STREET ADDRESS
CONTACT CITY, CONTACT SITE CONTACT ZIP CODE
PHONE: CONTACT PHONE

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Structural Engineering • Land Surveying & HDS

S:\2019Files\19319\Civil\Prod Dwgs\19319 - plot.dwg Donnel Jun 19, 2019 - 10:42am

GENERAL NOTES

1.1 COMPLIANCE

1. ALL WORK TO CONFORM TO GOVERNING MUNICIPALITY'S STANDARDS, SPECIFICATIONS AND REQUIREMENTS.
2. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT, ADOPTED EDITIONS OF THE FOLLOWING: INTERNATIONAL BUILDING CODE (IBC), THE INTERNATIONAL PLUMBING CODE, STATE DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS, ADA ACCESSIBILITY GUIDELINES.
3. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS. ANY REVISIONS MUST HAVE PRIOR WRITTEN APPROVAL.

1.2 PERMITTING AND INSPECTIONS

1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
2. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ARCHITECT/ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
3. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE, CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD AND WITH APPROPRIATE INSPECTIONS.

1.3 COORDINATION & VERIFICATION

1. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF NOT VERIFIED AND NOTIFICATION OF CONFLICTS HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
2. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED.
3. CONTRACTOR TO COORDINATE WITH ALL OTHER DISCIPLINES, INCLUDING BUT NOT LIMITED TO: LANDSCAPE PLANS, SITE ELECTRICAL SITE LIGHTING PLANS AND ELECTRICAL SERVICE TO THE BUILDING(S), MECHANICAL PLANS FOR LOCATION OF SERVICES TO THE BUILDING(S), INCLUDING FIRE PROTECTION, ARCHITECTURAL SITE PLAN FOR DIMENSIONS, ACCESSIBLE ROUTES, ETC., NOT SHOWN ON CIVIL PLANS.
4. CONTRACTOR IS TO COORDINATE LOCATION OF NEW TELEPHONE SERVICE, GAS SERVICE, CABLE, ETC. TO BUILDING WITH THE APPROPRIATE UTILITY COMPANY. FOR TELEPHONE, CONTRACTOR TO FURNISH CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE, AS REQUIRED.

1.4 SAFETY AND PROTECTION

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA REQUIREMENTS.
3. CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OR WORKERS AND PUBLIC.
4. CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE PROPERTY, ROADWAYS, AND UTILITY IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID IMPROVEMENTS.
5. CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO, VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNMENT AGENCY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
7. CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
8. CONTRACTOR SHALL COMPLY WITH LOCAL NOISE ORDINANCE STANDARDS.
9. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS.
10. CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION. SUBMIT A STORM WATER POLLUTION PREVENTION PLAN, IF REQUIRED.
11. WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
12. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION.
13. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ONE APPROACH TO THE SITE. THE APPROACH SHALL BE DESIGNATED BY THE OWNER OR GOVERNING AGENCY.
14. THE CONTRACTOR SHALL TAKE REASONABLE MEASURE TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATION SHALL BE REPAIRED OR RECONSTRUCTED TO THE ENGINEER/OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.

1.5 MATERIALS

1. SITE CONCRETE SHALL BE A MINIMUM 6.5 BAG MIX, 4000 P.S.I. @ 28 DAYS, 4" MAXIMUM SLUMP WITH 5 + OR - 1% AIR ENTRAINMENT, UNLESS SPECIFIED OTHERWISE. -SEE SPECIFICATION
   A. SLABS-ON-GRADE WILL BE TYPICALLY SCORED (1/4 THE DEPTH) AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR DEPTH, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING. FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED, CHANGES IN DIRECTION AND AT EQUAL INTERVALS NOT TO EXCEED 50 FEET.
   B. CONCRETE WATERWAYS, CURBWALLS, MOWSTRIPS, CURB AND GUTTER, ETC. WILL TYPICALLY BE SCORED (1/4 THE DEPTH AT INTERVALS NOT TO EXCEED 10 FEET AND HAVE FULL DEPTH EXPANSION JOINTS AT EQUAL SPACING NOT TO EXCEED 50 FEET.
   C. UNLESS OTHERWISE NOTED, ALL SLABS-ON-GRADE WILL HAVE A MINIMUM 8" TURNED-DOWN EDGE TO HELP CONTROL FROST HEAVE.
   D. UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (90%) SUBGRADE.
   E. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
   F. ALL JOINTS (CONTROL, CONSTRUCTION OR EXPANSION JOINTS, ETC.) WILL BE SEALED WITH A ONE PART POLYURETHANE SEALANT (SEE SPECIFICATION).
2. ASPHALTIC CONCRETE PAVEMENT SHALL BE A MINIMUM 3" OVER 9" OF COMPACTED (95%) ROAD BASE OVER PROPERLY PREPARED AND COMPACTED (90%) SUBGRADE, UNLESS NOTED OTHERWISE. -SEE SPECIFICATIONS, AND DETAIL '3Y' SHEET C5.01
   A. ASPHALT COMPACTION SHALL BE A MINIMUM 96% (MARSHALL DESIGN).
   B. SURFACE COARSE SHALL BE ½ " MINUS. MIX DESIGN TO BE SUBMITTED FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO ANTICIPATED PAVING SCHEDULE.
   C. AC PAVEMENT TO BE A ½" ABOVE LIP OF ALL GUTTER AFTER COMPACTION.
   D. THICKNESSES OVER 3" WILL BE LAID IN TWO LIFTS WITH THE FIRST LIFT BEING AN APPROVED 3/4" MINUS DESIGN.

1.6 GRADING / SOILS

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT. WHICH BY REFERENCE ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE, UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS, OR IN THE SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN THE SOILS REPORT AND THESE PLANS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT.
3. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557, EXCEPT UNDER BUILDING FOUNDATIONS WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM.
4. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITH THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
5. SITE CLEARING SHALL INCLUDE THE LOCATING AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
6. ALL EXISTING VALVES, MANHOLES, ETC. SHALL BE RAISED OR LOWERED TO GRADE AS REQUIRED.

GENERAL NOTES: CONTINUED

1.7 UTILITIES

1. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES EITHER DIRECT OR THROUGH BLUE STAKE TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION.
2. CONTRACTOR TO VERIFY BY POTHOLING BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLING ANY NEW UTILITY LINES. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
3. CONTRACTOR MUST START AT LOW END OF ALL NEW GRAVITY UTILITY LINES. MECHANICAL SUB-CONTRACTOR MUST BE PROVIDED CIVIL SITE DRAWINGS FOR COORDINATION AND TO CHECK THE FLOW FROM THE LOWEST POINT IN BUILDING TO THE FIELD VERIFIED CONNECTION AT THE EXISTING MAIN. NO EXTRA COMPENSATION IS TO BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.
4. CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, TYPE, AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300 FEET AHEAD, PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. EXISTING UTILITY INFORMATION SHOWN ON PLANS OR OBTAINED FROM UTILITY COMPANIES OR BLUE STAKED MUST BE ASSUMED AS APPROXIMATE, REQUIRING FIELD VERIFICATION.
5. CULINARY WATER AND FIRE SERVICE LINES TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
6. SANITARY SEWER MAINS AND LATERALS TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY SEWER DISTRICT STANDARDS AND SPECIFICATIONS.
7. STORM SEWER TO BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
8. ALL STORM DRAIN AND IRRIGATION CONDUITS SHALL BE INSTALLED WITH WATER TIGHT JOINTS AND CONNECTIONS.
9. ALL STORM DRAIN PIPE PENETRATIONS INTO BOXES SHALL BE CONSTRUCTED WITH WATER TIGHT SEALS ON THE OUTSIDE AND GROUTED SMOOTH WITH A NON-SHRINK GROUT ON THE INSIDE. CONDUITS SHALL BE CUT OFF FLUSH WITH THE INSIDE OF THE BOX.
10. NO CHANGE IN THE DESIGN OF UTILITIES AS SHOWN WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE GOVERNING MUNICIPALITY, OR OTHER AUTHORITY HAVING JURISDICTION OVER THAT UTILITY.
11. ALL STORM DRAIN CONDUITS AND BOXES SHALL BE CLEAN AND FREE OF ROCKS, DIRT, AND CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION.

1.8 SURVEY CONTROL

1. CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEYOR OR PERSONS UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR THE ALIGNMENT AND GRADE OF EACH MAIN AND/OR FACILITY AS SHOWN ON THE PLANS. THE STAKES SHALL BE MARKED WITH THE HORIZONTAL LOCATION (STATION) AND VERTICAL LOCATION (GRADE) WITH CUTS AND/OR FILLS TO THE APPROVED GRADE OF THE MAIN AND OR FACILITY AS SHOWN ON THE PLANS.
2. THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS FOR VERIFICATION PURPOSES.
3. CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE.

1.9 AMERICAN DISABILITIES ACT

1. PEDESTRIAN / ADA ROUTES SHALL MEET THE FOLLOWING SPECIFICATIONS:
   *ROUTES SHALL HAVE A 2.00% (1:50) MAXIMUM CROSS SLOPE.
   *ROUTES SHALL HAVE A 5.00% (1:20) MAXIMUM RUNNING SLOPE.
   *RAMPS SHALL HAVE A 8.33% (1:12) MAXIMUM RUNNING SLOPE.
2. ADA PARKING STALLS AND ADJACENT ROUTES SHALL HAVE A 2.00% MAXIMUM SURFACE SLOPE IN ANY DIRECTION.
3. THE CONTRACTOR SHALL ADHERE TO THE ABOVE SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO ANY CONSTRUCTION.

LEGEND

NEW	EXISTING		NEW	EXISTING	
		MONUMENT LINE			SECTION CORNER (FOUND)
		CENTER LINE			SECTION CORNER (NOT FOUND)
		SUBJECT PROPERTY LINE			
		ADJACENT PROPERTY LINE			STREET MONUMENT
		EASEMENT LINE			BRASS CAP MONUMENT
		DITCH FLOWLINE			POWER POLE
X	X	FENCE LINE			UTILITY POLE
ATMS	atms	ATMS CABLE	GUY	GUY	GUY ANCHOR
TV	tv	CABLE TV LINE	TRANS	TRANS	POWER TRANSFORMER
C	c	COMMUNICATIONS LINE			TRAFFIC SIGNAL CABINET
FO	fo	FIBER-OPTIC CABLE			LIGHT POLE
F	f	FIRE LINE	TR	TR	TELEPHONE RISER
IRR	irr	IRRIGATION LINE			TELEPHONE MANHOLE
G	g	NATURAL GAS LINE			TRAFFIC SIGNAL BOX
OHC	ohc	OVERHEAD COMMUNICATIONS			WATER MANHOLE
OHP	ohp	OVERHEAD POWER LINE			WATER VALVE
OHT	oht	OVERHEAD TELEPHONE LINE			WATER METER
OHTV	ohtv	OVERHEAD TELEVISION LINE			FIRE HYDRANT
P	p	POWER LINE			SANITARY SEWER MANHOLE
P/C	p/c	POWER/COMMUNICATIONS LINE	SSCO	SSCO	SANITARY SEWER CLEANOUT
P/T	p/t	POWER/TELEPHONE LINE			STORM DRAIN MANHOLE
P/TC	p/tc	POWER/TELE/COMM LINE			STORM DRAIN CURB INLET
RD	rd	ROOF DRAIN LINE			STORM DRAIN CATCH BASIN
SW	sw	SECONDARY WATER LINE			STORM DRAIN CLEANOUT
S	s	SANITARY SEWER LINE			STORM DRAIN COMBO BOX
ST	st	STEAM LINE	MB	MB	MAILBOX
SD	sd	STORM DRAIN LINE			SIGN
T	t	TELEPHONE LINE			FLOW DIRECTION
T/C	t/c	TELEPHONE/COMM LINE	44.00 TOC	*44.00 EX TOC*	SPOT ELEVATION
UD	ud	UNDERDRAIN			CONIFEROUS TREE
UGC	ugc	UNDERGROUND COMMUNICATIONS			DECIDUOUS TREE
UGP	ugp	UNDERGROUND POWER LINE			
UGT	ugt	UNDERGROUND TELEPHONE LINE			
UGTV	ugtv	UNDERGROUND TELEVISION			
W	w	WATER LINE			
5572	5572	CONTOUR LINE			
		CURB & GUTTER (STD)			
		CURB & GUTTER (OUTFALL)			
		CONCRETE PAVEMENT			
		STD. DUTY ASPHALT			
		HEAVY DUTY ASPHALT			

ABBREVIATIONS

AC	ACRE	E	EAST	GV	GAS VALVE	PP	POWER POLE	TFC	TOP FACE OF CURB
ADA	AMERICANS WITH DISABILITIES ACT	EB	ELECTRIC BOX	HDPE	HIGH DENSITY POLYETHYLENE	PRC	POINT OF REVERSE CURVE	TL	TREE LINE
ATMS	ADVANCED TRAFFIC MGMT. SYSTEM	EGL	ENERGY GRADE LINE	HG	HEADGATE	PRK	PARKING STRIPE	TMH	TELEPHONE MANHOLE
B&C	BAR & CAP	ELEV	ELEVATION	HGL	HYDRAULIC GRADE LINE	POC	POINT OF CONNECTION	TOA	TOP OF ASPHALT
BC	BUILDING CORNER	EM	ELECTRIC METER	HP	HIGH POINT	PT	POINT OF TANGENCY	TOC	TOP OF CONCRETE
BLUE	BLUE STAKED ELECTRIC	EMH	ELECTRIC MANHOLE	HW	HEADWALL or HIGH WATER	PWR	POWER	TOE	TOE OF SLOPE
BLUFO	BLUE STAKED FIBER OPTIC	EOA	EDGE OF ASPHALT	HWY	HIGHWAY	PVC	POLYVINYL CHLORIDE PIPE	TOP	TOP OF SLOPE or TOP OF PIPE
BLUG	BLUE STAKED NATURAL GAS	EOC	EDGE OF CONCRETE	ICO	IRRIGATION CLEANOUT	R	RANGE	TOW	TOP OF WALK
BLUIRR	BLUE STAKED IRRIGATION	EOG	EDGE OF GRAVEL	ICV	IRRIGATION CONTROL VALVE	RCP	REINFORCED CONCRETE PIPE	TR	TELEPHONE RISER
BLUSD	BLUE STAKED STORM DRAIN	EOL	EDGE OF LAWN	IE	INVERT ELEVATION	RD	ROOF DRAIN	TV	TELEVISION
BLUSS	BLUE STAKED SANITARY SEWER	EX or EXIST	EXISTING	IRR	IRRIGATION	REV	REVISION	TW	TOP OF WALL
BLUT	BLUE STAKED TELEPHONE	F	FIRE	LF	LINEAR FEET	ROW	RIGHT-OF-WAY	TRANS	TRANSFORMER
BLUW	BLUE STAKED WATER	FC	FOUNDATION CORNER	LIP	LIP OF GUTTER	RR	RAILROAD	TSP	TRAFFIC SIGNAL POLE
BM	BENCHMARK	FD	FOUND	LP	LOW POINT or LIGHT POLE	S	SOUTH	TSB	TRAFFIC SIGNAL BOX
BOB	BOTTOM OF BOX	FDC	FIRE DEPT. CONNECTION	MAX	MAXIMUM	SAD	SEE ARCHITECTURAL DRAWINGS	UD	UNDERDRAIN
BOL	BOLLARD	FDMN	FOUND MONUMENT	MIN	MINIMUM	SD	STORM DRAIN	UGC	UNDERGROUND COMMUNICATIONS
BOV	BLOW-OFF VALVE	FDSC	FOUND SECTION CORNER	MON	MONUMENT	SDCB	STORM DRAIN CATCH BASIN	UGP	UNDERGROUND POWER
BOW	BACK OF WALK	FFE	FINISHED FLOOR ELEVATION	MP	METAL PIPE	SDCO	STORM DRAIN CLEOUNOUT BOX	UGT	UNDERGROUND TELEPHONE
BW	BOTTOM OF WALL	FG	FINISHED GRADE	MW	MONITORING WELL	SDMH	STORM DRAIN MANHOLE	UGTV	UNDERGROUND TELEVISION
℄	CENTERLINE	FH	FIRE HYDRANT	N	NORTH	SEC	SECTION	U.N.O.	UNLESS NOTED OTHERWISE
CATV	CABLE TELEVISION	FL	FLOW LINE	NG	NATURAL GROUND	SPECS	SPECIFICATIONS	UP	UTILITY POLE
CBR	CONCRETE BARRIER	FNC	FENCE	NGRET	NG AT RETAINING WALL	SL&M	SALT LAKE BASE & MERIDIAN	VCP	VITRIFIED CLAY PIPE
CC	CURB CUT	FNCCL	CHAIN LINK FENCE	NR	NAIL & RIBBON	SQ	SQUARE	VP	VERTICAL PIPE
COL	COLUMN	FNCRN	IRON FENCE	NW	NAIL & WASHER	SQFT	SQUARE FEET	W	WEST or WATER
COMM	COMMUNICATIONS	FNCVYL	VINYL FENCE	NTS	NOT TO SCALE	SQYD	SQUARE YARD	WM	WATER METER
CONC	CONCRETE	FNCWD	WOOD FENCE	OG	ORIGINAL GROUND	SS	SANITARY SEWER	WMH	WATER MANHOLE
CONST	CONSTRUCTION	FNCWR	WIRE FENCE	OH	OVERHANG	SSCO	SANITARY SEWER CLEANOUT	WS	WATER SURFACE
CMP	CORRUGATED METAL PIPE	FO	FIBER OPTIC	OHC	OVERHEAD COMMUNICATIONS	SSMH	SANITARY SEWER MANHOLE	WTR	WATER
CP	CONTROL POINT	FOW	FRONT OF WALK	OHP	OVERHEAD POWER	ST	STEAM	WV	WATER VALVE
CTREE	CONIFEROUS TREE	FT	FEET	OHT	OVERHEAD TELEPHONE	STA	STATION	WW	WATERWAY
CUFT	CUBIC FOOT	G	NATURAL GAS	OHTV	OVERHEAD TELEVISION	STD	STANDARD		
CUYD	CUBIC YARD	GAR	GARAGE	℄	PROPERTY LINE	STM	STORM		
DEL	DELINEATOR	GB	GRADE BREAK	PB	POWER BOX	SYL	SOLID YELLOW LINE		
DIA or Ø	DIAMETER	GL	GROUND LIGHT	PC	POINT OF CURVATURE	SWL	SOLID WHITE LINE		
DIP	DUCTILE IRON PIPE	GM	GAS METER	PCC	POINT OF COMPOUND CURVE	T	TOWNSHIP		
DTREE	DECIDUOUS TREE	GMH	GAS MANHOLE	PI	POINT OF INTERSECTION	TBC	TOP BACK OF CURB		
DYL	DOUBLE YELLOW LINE	GUY	GUY WIRE	PM	PARKING METER	TELE	TELEPHONE		

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TOWERS AT LEGEND HILLS

1400 SOUTH UNIVERSITY PARK BLVD
CLEARFIELD, UTAH

REVISIONS		
REV	DATE	DESCRIPTION

PROJECT NO: 19318
DESIGNED BY: DJC
CHECKED BY: RJP
DATE: 6-19-19

GENERAL NOTES LEGEND AND ABBREVIATIONS

C0.01

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TOWERS AT LEGEND HILLS

1400 SOUTH UNIVERSITY PARK BLVD
CLEARFIELD, UTAH

REVISIONS		
REV	DATE	DESCRIPTION

PROJECT NO: 19318
DESIGNED BY: DJC
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DATE: 6-19-19

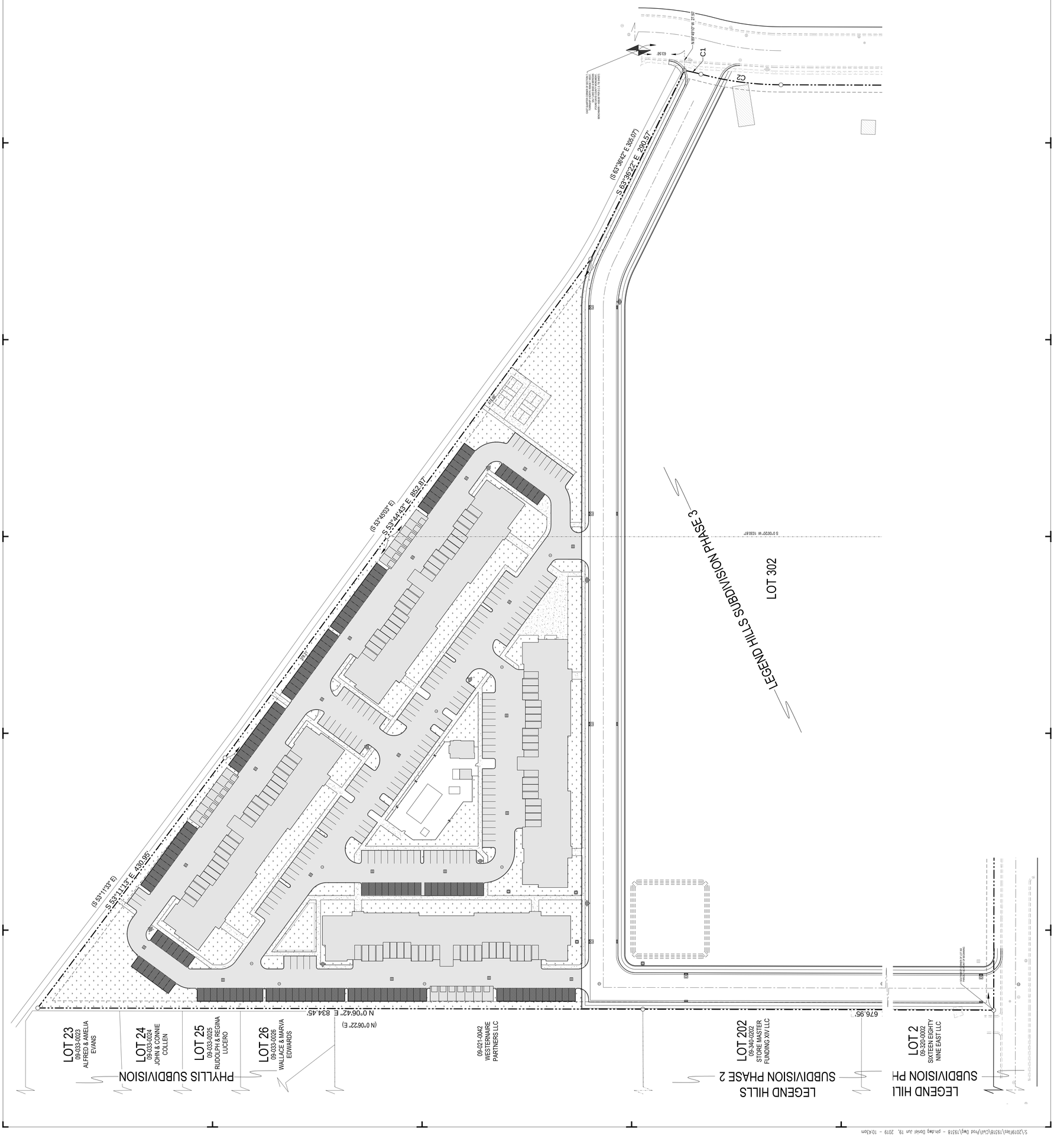
OVERALL SITE PLAN

C1.00

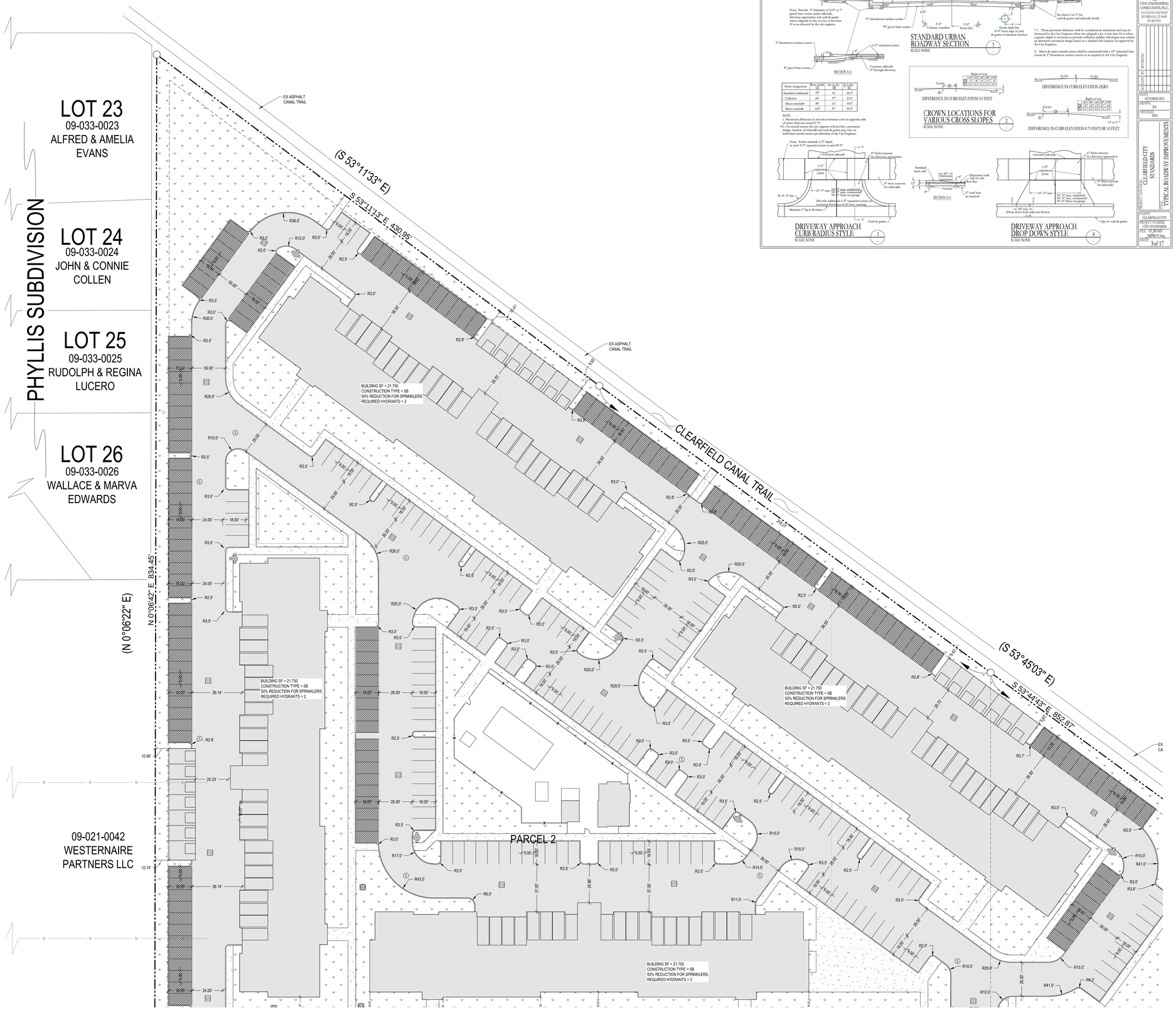
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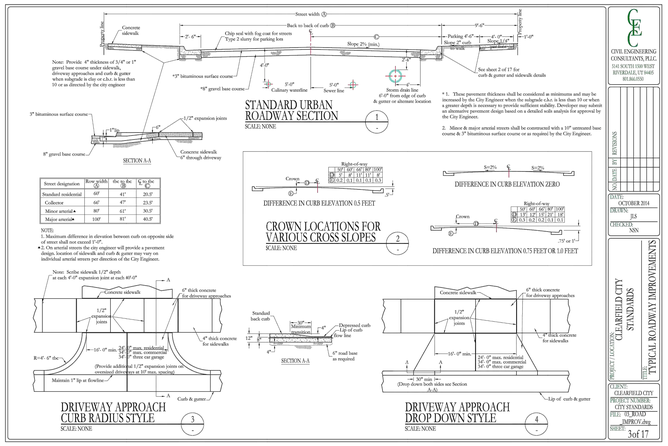
NOTICE!
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL UTILITIES AND ANY GROUND UTILITIES SHOWN OR NOT SHOWN ON THE PLANS.
Blue Stakes of Utah 811 — Bluestakes.org

NORTH
SCALE: 1" = 50'
0 25 50 100 150'



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CIVIL ENGINEERING CONSULTANTS, PLLC
5161 SOUTH 1500 WEST
RIVERDALE, UT 84405
801.866.0550

NO.	BY	REVISIONS

DATE: OCTOBER 2014
DRAWN: JLS
CHECKED: NNS

PROJECT LOCATION: CLEARFIELD CITY STANDARDS

TYPICAL ROADWAY IMPROVEMENTS

CLIENT: CLEARFIELD CITY
PROJECT NUMBER: CITY STANDARDS
FILE: TC_ROAD IMPROV.dwg
SHEET: 3of 17

NORTH

SCALE: 1" = 30'

0 15' 30' 60' 90'

DESCRIPTION	AREA	%
HARDSCAPE	180,589 SQFT	48%
LANDSCAPE	105,265 SQFT	28%
BUILDINGS	93,950 SQFT	25%
TOTAL	379,804 SQFT	100%

GENERAL NOTES:

ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED

SEE ARCHITECT'S SITE PLAN FOR ADDITIONAL INFORMATION

SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING

ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS

ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

KEYED NOTES:

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

1. STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL 'D1', SHEET C5.01.
2. CONCRETE SIDEWALK, PER APWA PLAN NO. 231.
3. LANDSCAPED AREA, SEE LANDSCAPING PLANS FOR DETAILS.
4. NEW PROPOSED BUILDING, SEE ARCHITECTS PLANS FOR DETAILS.
5. NEW PROPOSED COVERED PARKING CARPORT, SEE ARCHITECTS PLANS FOR DETAILS.
6. ASPHALT T-PATCH, PER APWA PLAN NO. 255.
7. CONCRETE OPEN DRIVE APPROACH, PER APWA PLAN NO. 225.
8. CONCRETE CURB WALL. SEE DETAIL 'C2', SHEET C5.01.
9. 24" CONCRETE CURB AND GUTTER. SEE DETAIL 'D2', SHEET C5.01.
10. 24" CONCRETE RELEASE CURB AND GUTTER. SEE DETAIL 'D3', SHEET C5.01.
11. ADA RAMP WITH DETECTABLE WARNING SURFACE. SEE APWA PLAN NO. 236.3, FOR RAMP DETAIL AND APWA PLAN NO. 238 FOR DETECTABLE WARNING SURFACE DETAIL.
12. ADA PARKING SIGN. SEE DETAIL 'D6', SHEET C5.01.
13. PAINTED ADA SYMBOL. SEE DETAIL 'D5', SHEET C5.01.
14. 4" WIDE SOLID YELLOW PARKING STALL STRIPE LINES.
15. 4" WIDE SOLID YELLOW PEDESTRIAN STRIPE LINES.
16. 4" WIDE SOLID WHITE LANE STRIPE.
17. 4" WIDE DASHED WHITE LANE STRIPE.
18. DOUBLE 4" WIDE SOLID YELLOW LANE STRIP
19. DUMPSTER ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS.

ITEM	AREA	% OF TOTAL
SITE TOTAL GROSS ACREAGE	379,804 SQ FT = 8.72 ACRES	100%
PROPOSED BLDGS COVERAGE	93,950 SQ FT	25%
LANDSCAPING / OPEN SPACE REQUIRED	105,265 SQ FT	28.0% 25% MINIMUM REQUIRED
TOTAL # OF RESIDENTIAL UNITS	228 UNITS	100%
1 BED	105 UNITS	46%
2 BED	92 UNITS	40%
3 BED	31	14%
REQUIRED # OF PARKING STALLS	406 STALLS	
PROVIDED # OF PARKING STALLS	423 STALLS	100%
UNCOVERED	164 STALLS	39%
CARPORTS	146 STALLS	34%
DETACHED GARAGES	21 STALLS	5%
TUCK UNDER GARAGES	92 STALLS	22%
PARKING RATIO	423 STALLS / 228 UNITS	1.86 STALLS / UNIT
GARAGE PARKING RATIO	113 GARAGE STALLS / 228 UNITS	0.50 GARAGE STALLS / UNIT 50%

ZONE - CLEARFIELD CITY R - 3 WITH SP OVERLAY ZONE
BUILDING USE - RESIDENTIAL APARTMENTS

Blue Stakes of UTAH811 Bluestakes.org

NOTICE!

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TOWERS AT LEGEND HILLS

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REVISIONS

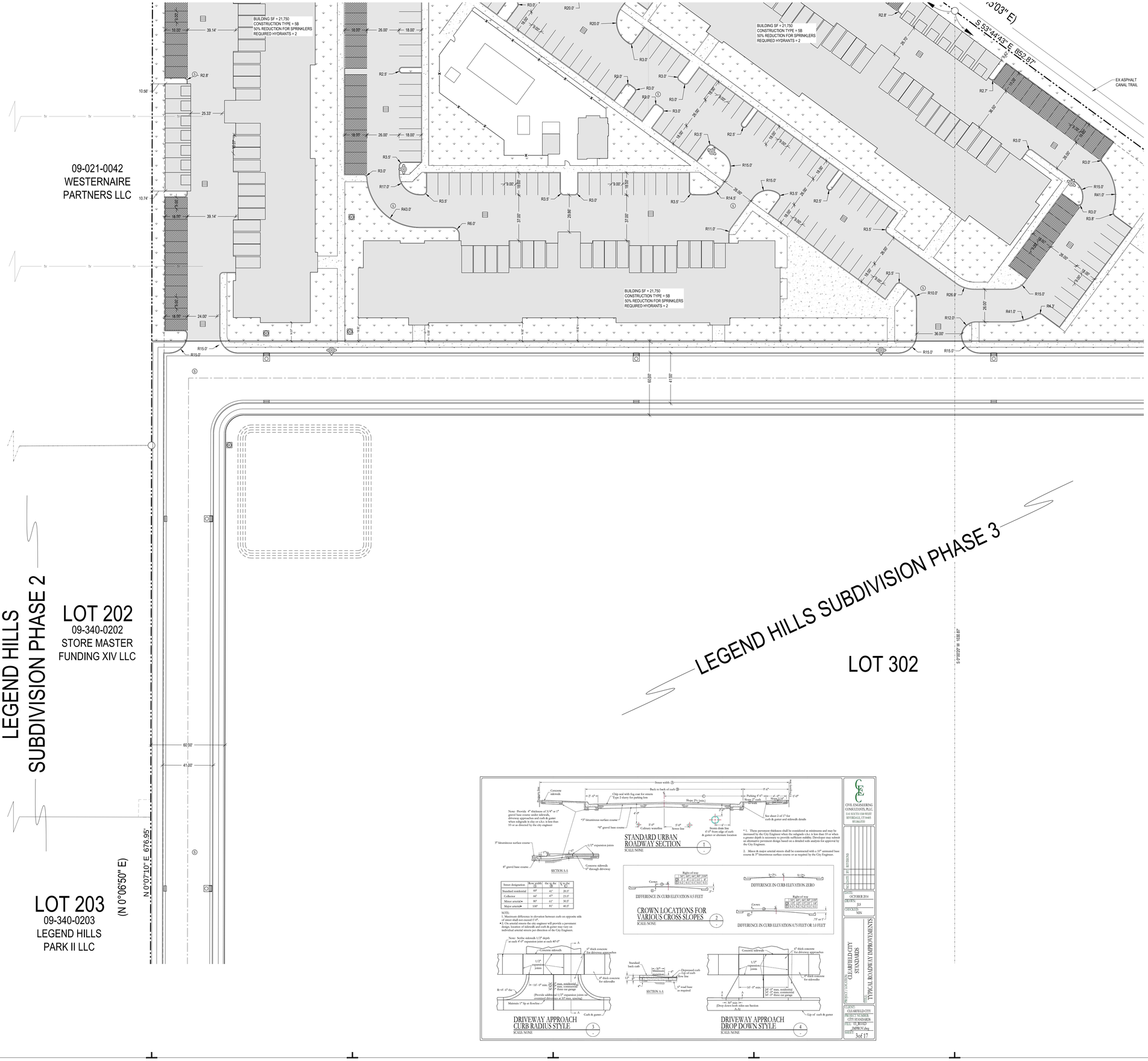
REV	DATE	DESCRIPTION

PROJECT NO: 19318
DESIGNED BY: DJC
CHECKED BY: RJP
DATE: 6-19-19

SITE PLAN

C1.01

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NORTH

SCALE: 1" = 30'

0 15' 30' 60' 90'

DESCRIPTION	AREA	%
HARDSCAPE	170,500 SQFT	43%
LANDSCAPE	130,504 SQFT	33%
BUILDINGS	93,949 SQFT	24%
TOTAL	394,953 SQFT	100%

GENERAL NOTES:

ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED

SEE ARCHITECT'S SITE PLAN FOR ADDITIONAL INFORMATION

SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING

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ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

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TOWERS AT LEGEND HILLS

1400 SOUTH UNIVERSITY PARK BLVD
CLEARFIELD, UTAH

REVISIONS		
REV	DATE	DESCRIPTION

PROJECT NO: 19318
DESIGNED BY: DJC
CHECKED BY: RJP
DATE: 6-19-19

SITE PLAN

C1.02

CIVIL ENGINEERING CONSULTANTS, PLLC
5161 SOUTH 1500 WEST
RIVERDALE, UT 84405
801.866.0703

DESIGNED: OCTOBER 2014
DRAWN: JLS
CHECKED: NSN

PROJECT LOCATION: CLEARFIELD CITY STANDARDS
TYPICAL ROADWAY IMPROVEMENTS

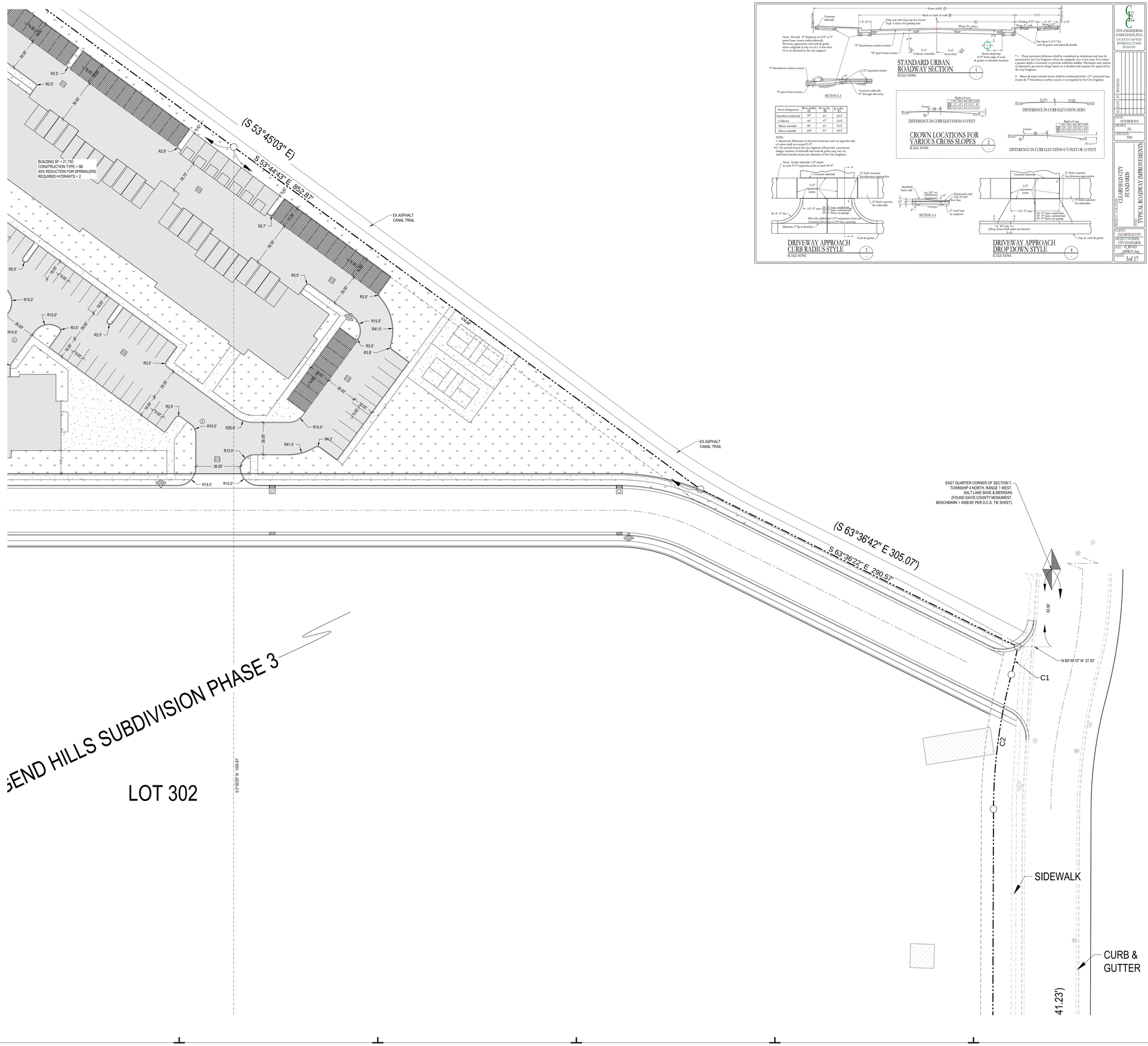
AGENCY: CLEARFIELD CITY
PROJECT NUMBER: CITY STANDARDS
FILE: TH_ROAD 2MPROV.dwg
SHEET: 3of 17

NOTICE!

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S:\2019\Plat\19318\Civil\Prod Dwg\19318 – plot.dwg Dated: Jun 19, 2019 - 10:43am



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

NO.	BY	REVISIONS

DATE: OCTOBER 2014
DRAWN: JLS
CHECKED: NSN

PROJECT LOCATION: CLEARFIELD CITY STANDARDS
TITLE: TYPICAL ROADWAY IMPROVEMENTS
CLIENT: CLEARFIELD CITY
PROJECT NUMBER: CITY STANDARDS
FILE: TC_ROAD IMPROV.dwg
SHEET: 3of 17

NORTH
SCALE: 1" = 30'
0 15' 30' 60' 90'

DESCRIPTION	AREA	%
HARDSCAPE	170,500 SQFT	43%
LANDSCAPE	130,504 SQFT	33%
BUILDINGS	93,949 SQFT	24%
TOTAL	394,953 SQFT	100%

GENERAL NOTES:

ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED

SEE ARCHITECT'S SITE PLAN FOR ADDITIONAL INFORMATION

SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING

ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS

ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

KEYED NOTES:

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

1. STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL 'D1', SHEET C5.01.
2. CONCRETE SIDEWALK, PER APWA PLAN NO. 231.
3. LANDSCAPED AREA, SEE LANDSCAPING PLANS FOR DETAILS.
4. NEW PROPOSED BUILDING, SEE ARCHITECTS PLANS FOR DETAILS.
5. NEW PROPOSED COVERED PARKING CARPORT, SEE ARCHITECTS PLANS FOR DETAILS.
6. ASPHALT T-PATCH, PER APWA PLAN NO. 255.
7. CONCRETE OPEN DRIVE APPROACH, PER APWA PLAN NO. 225.
8. CONCRETE CURB WALL. SEE DETAIL 'C2', SHEET C5.01.
9. 24" CONCRETE CURB AND GUTTER. SEE DETAIL 'D2', SHEET C5.01.
10. 24" CONCRETE RELEASE CURB AND GUTTER. SEE DETAIL 'D3', SHEET C5.01.
11. ADA RAMP WITH DETECTABLE WARNING SURFACE. SEE APWA PLAN NO. 236.3, FOR RAMP DETAIL AND APWA PLAN NO. 238 FOR DETECTABLE WARNING SURFACE DETAIL.
12. ADA PARKING SIGN. SEE DETAIL 'D8', SHEET C5.01.
13. PAINTED ADA SYMBOL. SEE DETAIL 'D5', SHEET C5.01.
14. 4" WIDE SOLID YELLOW PARKING STALL STRIPE LINES.
15. 4" WIDE SOLID YELLOW PEDESTRIAN STRIPE LINES.
16. 4" WIDE SOLID WHITE LANE STRIPE.
17. 4" WIDE DASHED WHITE LANE STRIPE.
18. DOUBLE 4" WIDE SOLID YELLOW LANE STRIP
19. DUMPSTER ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS.

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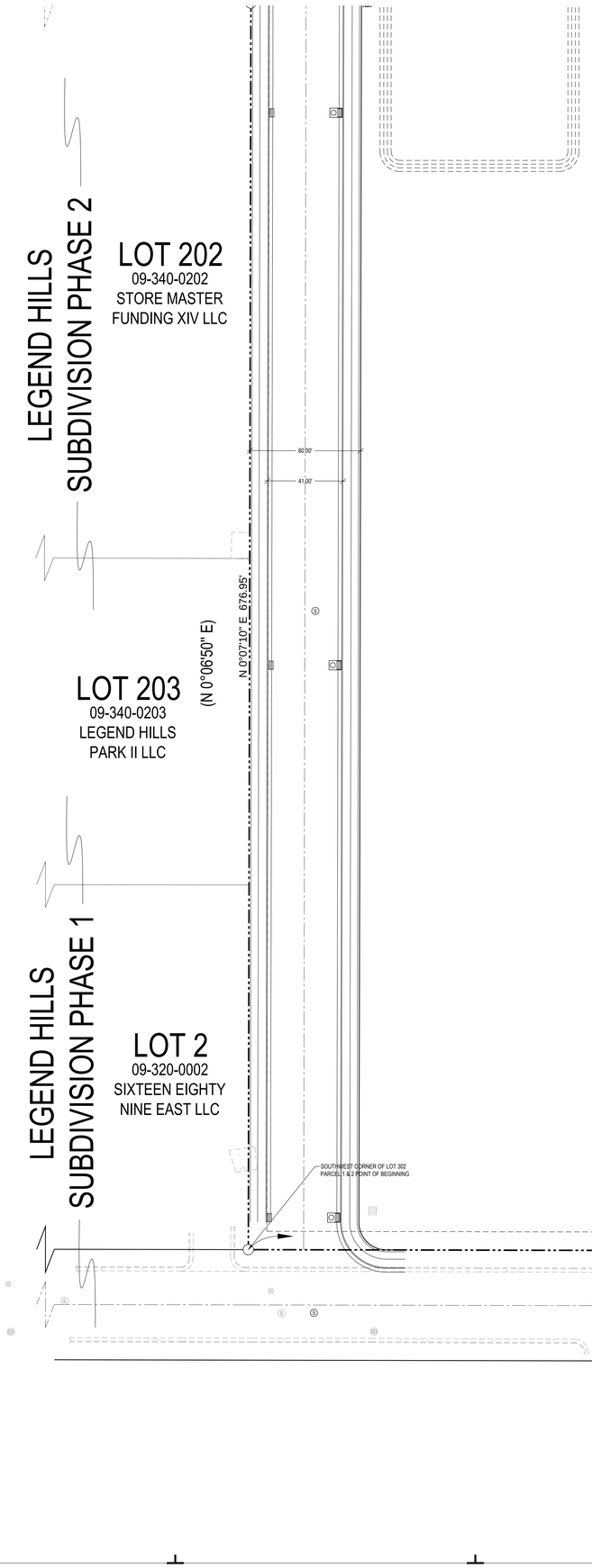
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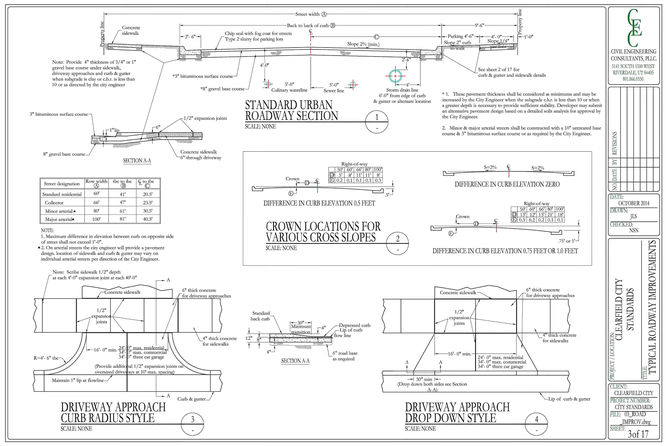
PROJECT NO: 19318
DESIGNED BY: DJC
CHECKED BY: RJP
DATE: 6-19-19

SITE PLAN

C1.03

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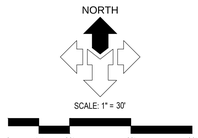


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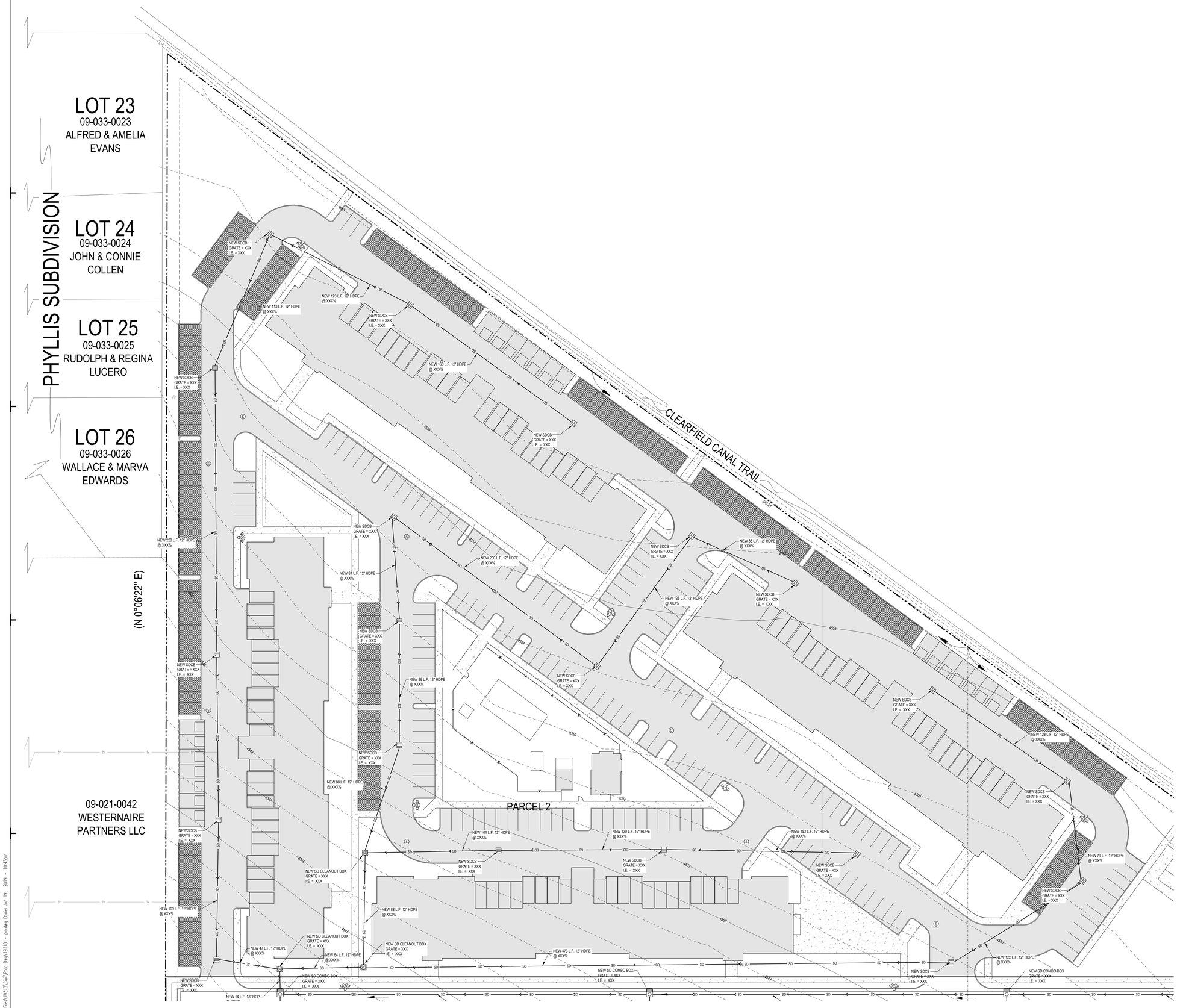
REV	DATE	DESCRIPTION

PROJECT NO: 19318
DESIGNED BY: DJC
CHECKED BY: RJP
DATE: 6-19-19

SITE PLAN

C1.02

S:\2019Files\19318\Civil\Prod Dwg\19318 - plot.dwg Donald Jun 19, 2019 - 10:42am



NORTH

SCALE: 1" = 30'

0 15' 30' 60' 90'

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2. CORE-CONNECT NEW STORM DRAIN LINE TO EXISTING STORM DRAIN STRUCTURE.
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REVISIONS

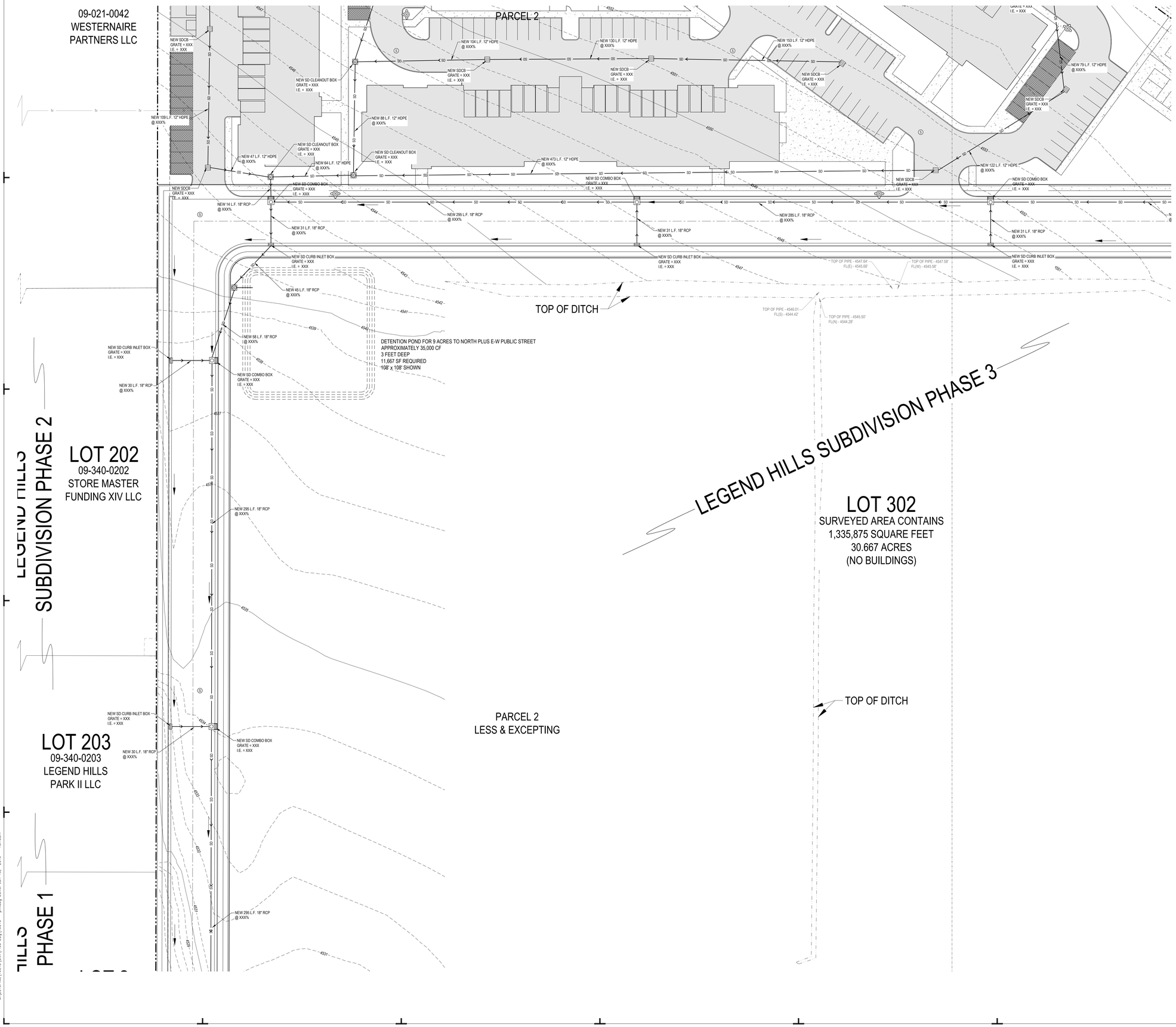
REV	DATE	DESCRIPTION

PROJECT NO: 19318
DESIGNED BY: DJC
CHECKED BY: RJP
DATE: 6-19-19

GRADING AND DRAINAGE PLAN

C2.01

S:\2019\Plans\19318\Civil\Prod Dwg\19318 - plt.dwg Plotted: Jun 19, 2019 - 10:43am



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REVISIONS		
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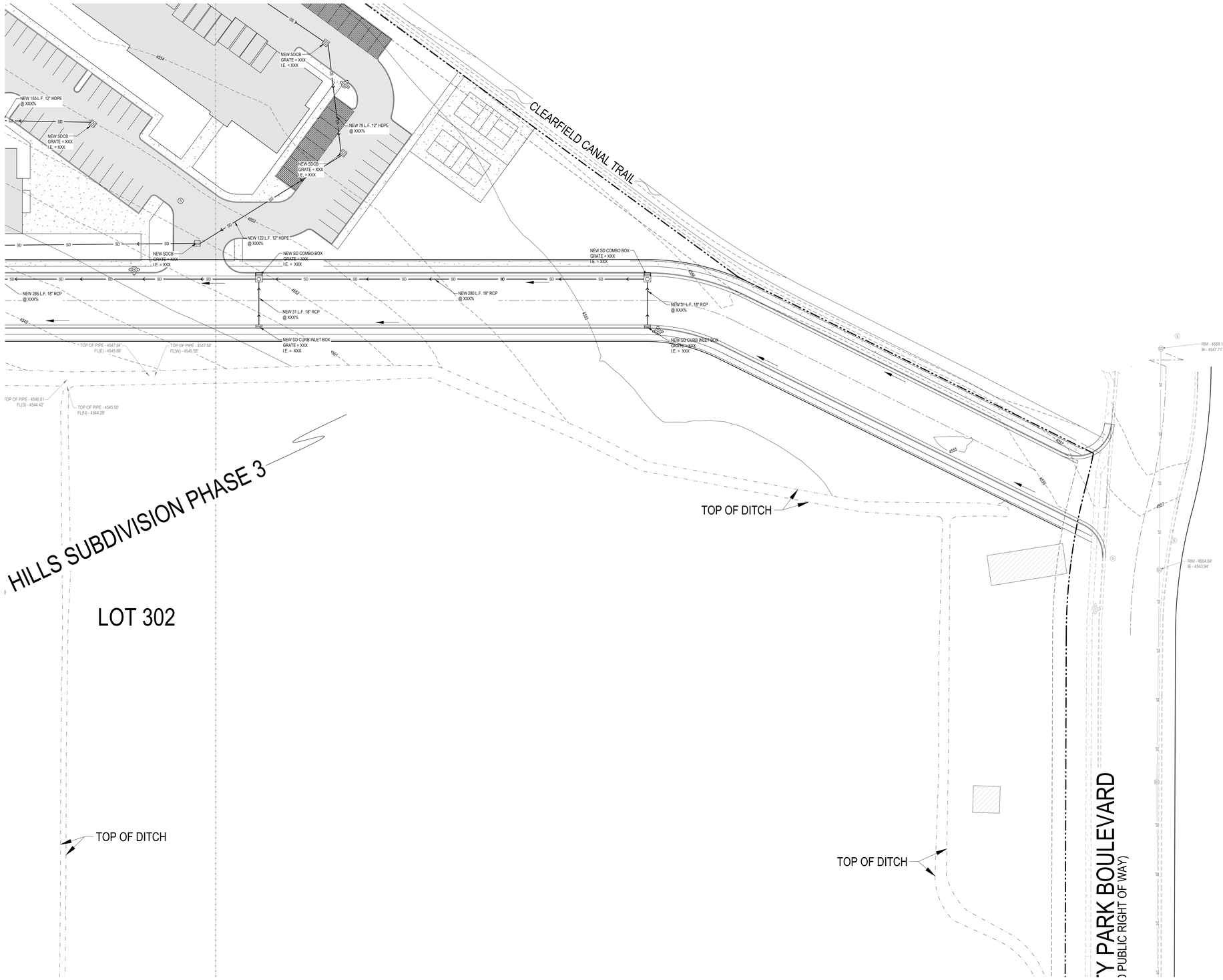
GRADING AND DRAINAGE PLAN

C2.02

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NORTH

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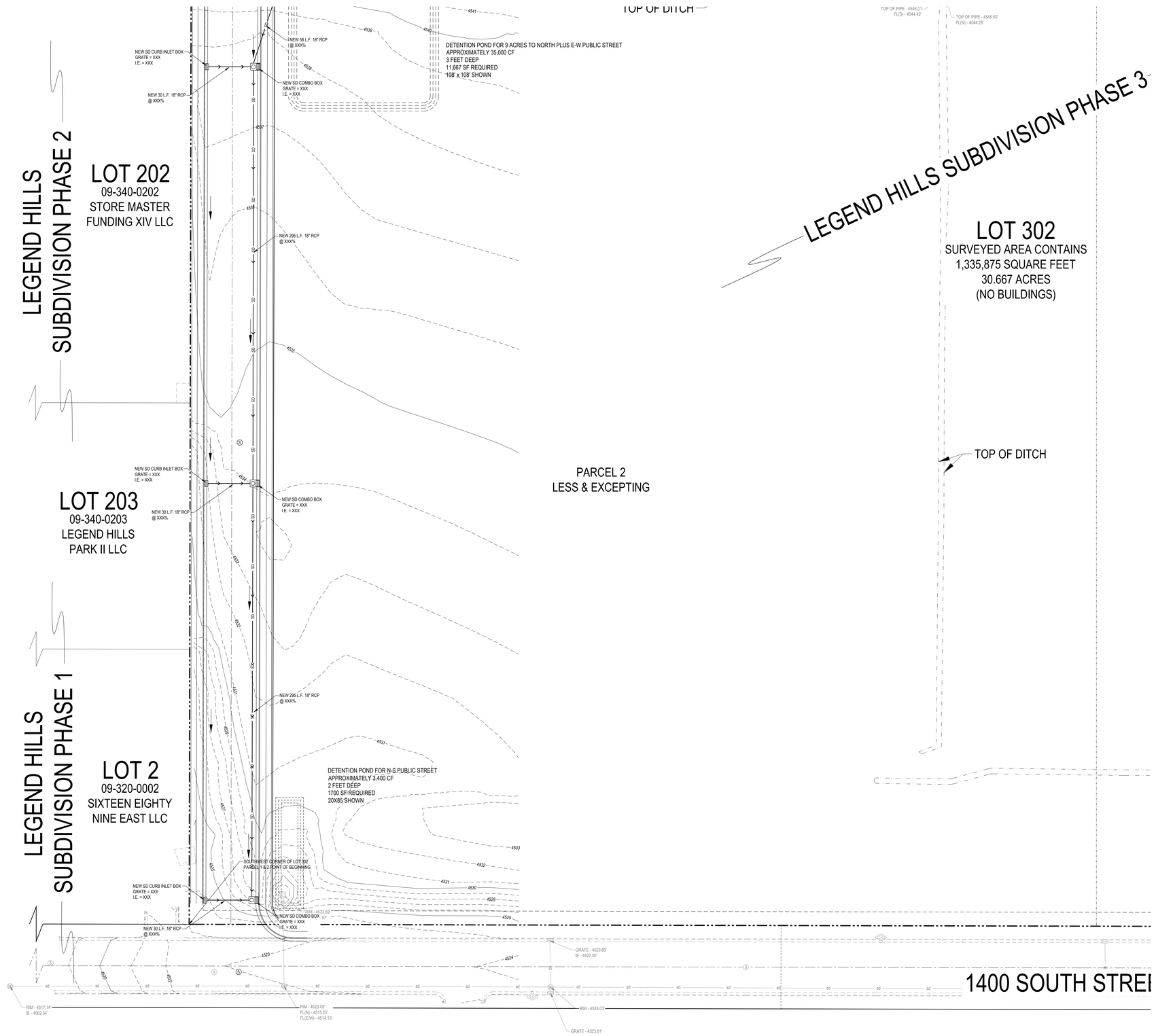
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GRADING AND DRAINAGE PLAN

C2.03

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Blue Stakes of UTAH 811 Bluestakes.org

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THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

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8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
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TOWERS AT LEGEND HILLS

1400 SOUTH UNIVERSITY PARK BLVD
CLEARFIELD, UTAH

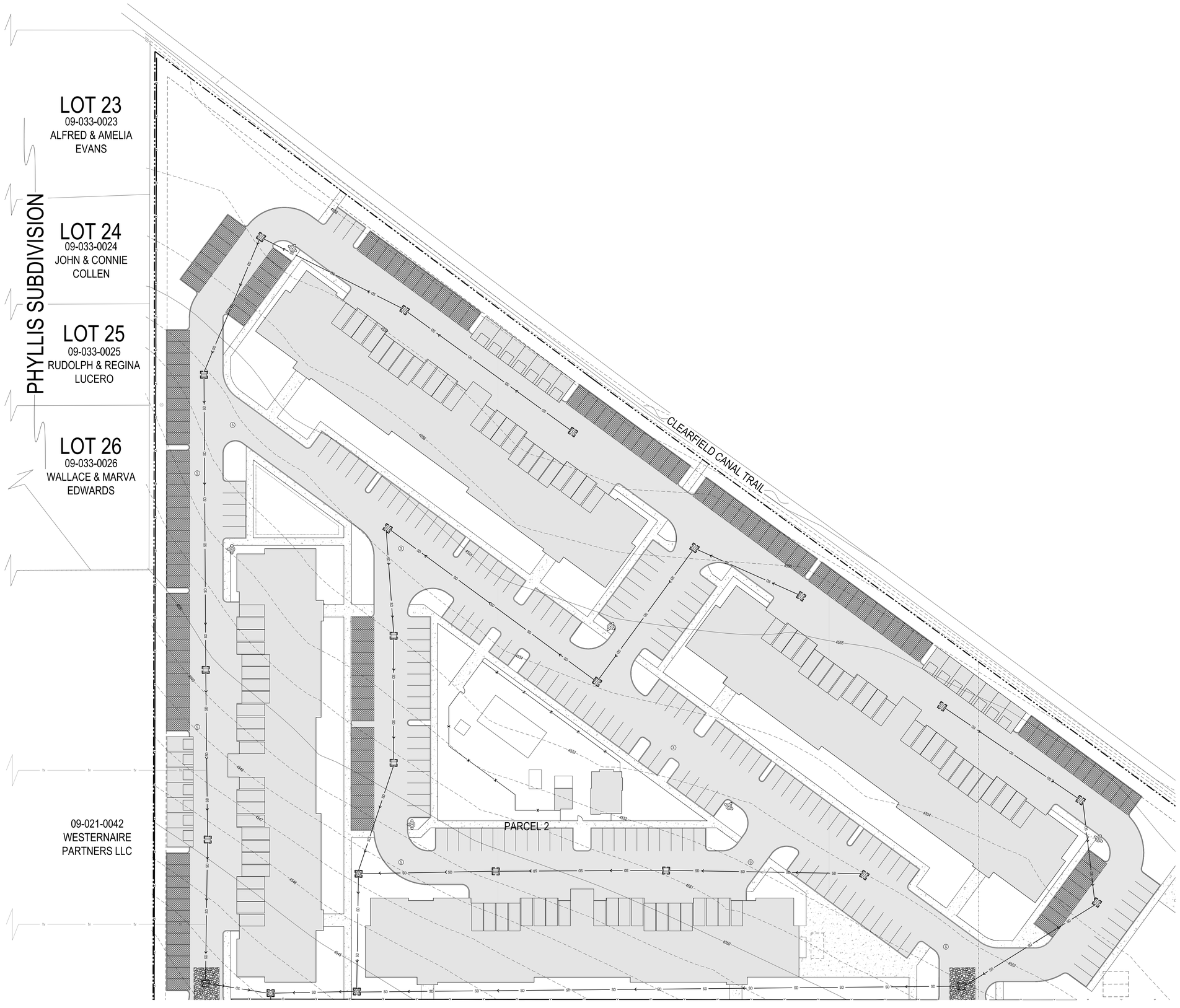
REVISIONS		
REV	DATE	DESCRIPTION

PROJECT NO:	19318
DESIGNED BY:	DJC
CHECKED BY:	RJP
DATE:	6-19-19

GRADING AND DRAINAGE PLAN

C2.04

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NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

GENERAL NOTES:

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON SHEET C5.04 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LOCAL AGENCY'S EROSION CONTROL STANDARDS AND SPECIFICATIONS AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE AGENCY HAVING JURISDICTION. ALSO INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATIONS OF ALL EXISTING UTILITIES. IF CONFLICTS OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.

THE CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL.

WHEN GRADING OPERATIONS HAVE BEEN COMPLETED AND THE DISTURBED GROUND SHALL BE LEFT "OPEN" FOR 30 DAYS OR MORE THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS OF THE AREA.

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

MAINTENANCE:

THE OWNER'S REPRESENTATIVE SHALL MAKE ROUTINE CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIRS OR SEDIMENT REMOVAL IS NECESSARY. DUE TO CONDITIONS THAT MAY ARISE IN THE FIELD, ADDITIONAL CONTROL MAY BE DETERMINED TO BE NECESSARY.

SILT FENCE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT THE LEAST DAILY DURING PROLONGED RAINFALL.

CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCES, END RUNS, AND UNDERCUTTING BENEATH SILT FENCING.

NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF SILT FENCING SHALL BE ACCOMPLISHED PROMPTLY.

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

KEYED NOTES:

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

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2. INLET PROTECTION AROUND EXISTING OR NEW STORM DRAIN CATCH BASINS OR CURB INLETS. SEE DETAIL 'A1', SHEET C5.04.
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⇨ FLOW PATH OF 100-YEAR STORM EVENT.

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EROSION CONTROL PLAN

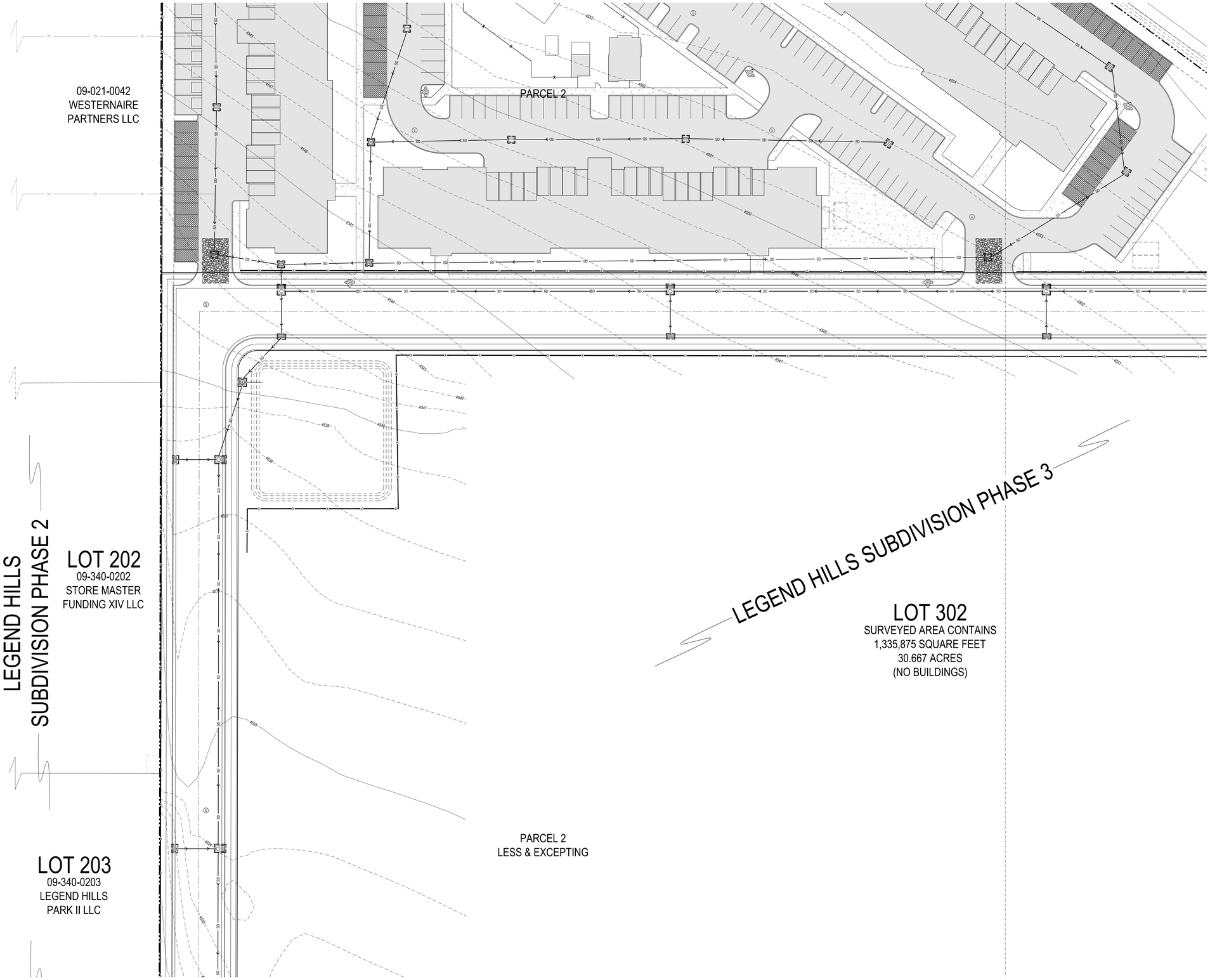
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NORTH

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0 10' 20' 40' 60'

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FLOW PATH OF 100-YEAR STORM EVENT.

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REVISIONS

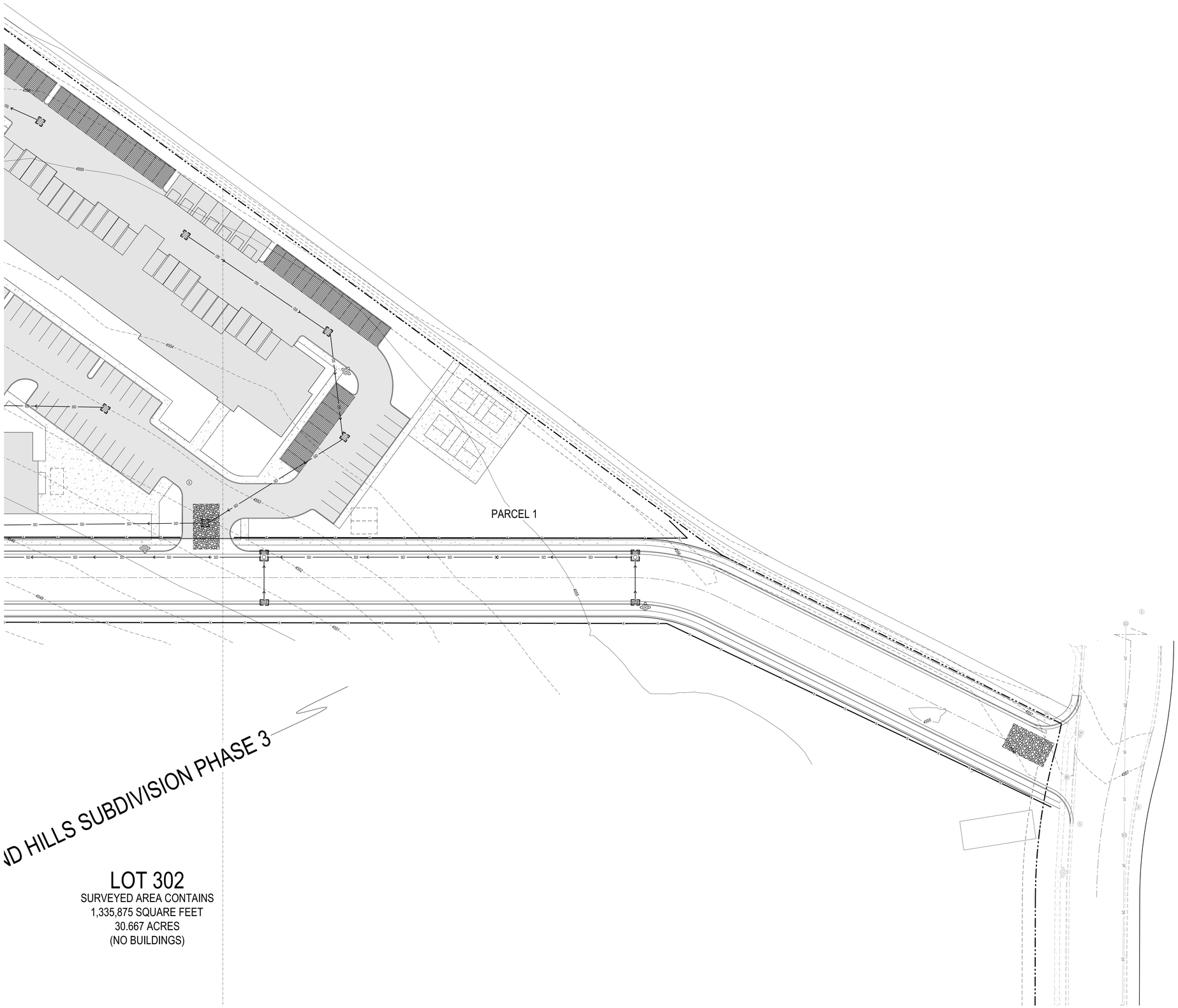
REV	DATE	DESCRIPTION

PROJECT NO: 19318
DESIGNED BY: DJC
CHECKED BY: RJP
DATE: 6-19-19

EROSION CONTROL PLAN

C3.02

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NORTH

SCALE: 1" = 20'

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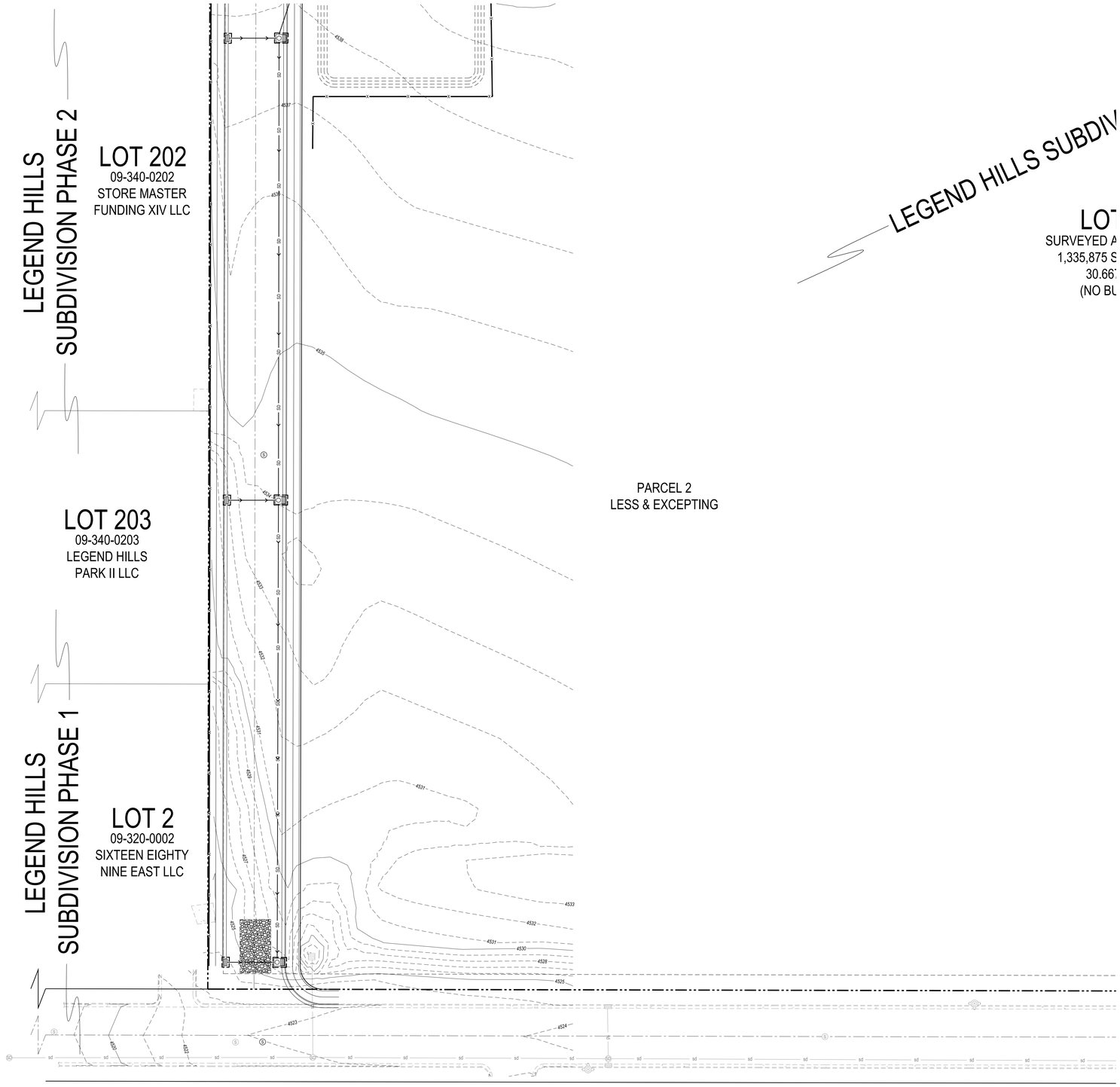
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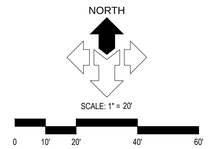
PROJECT NO:	19318
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EROSION CONTROL PLAN

C3.03

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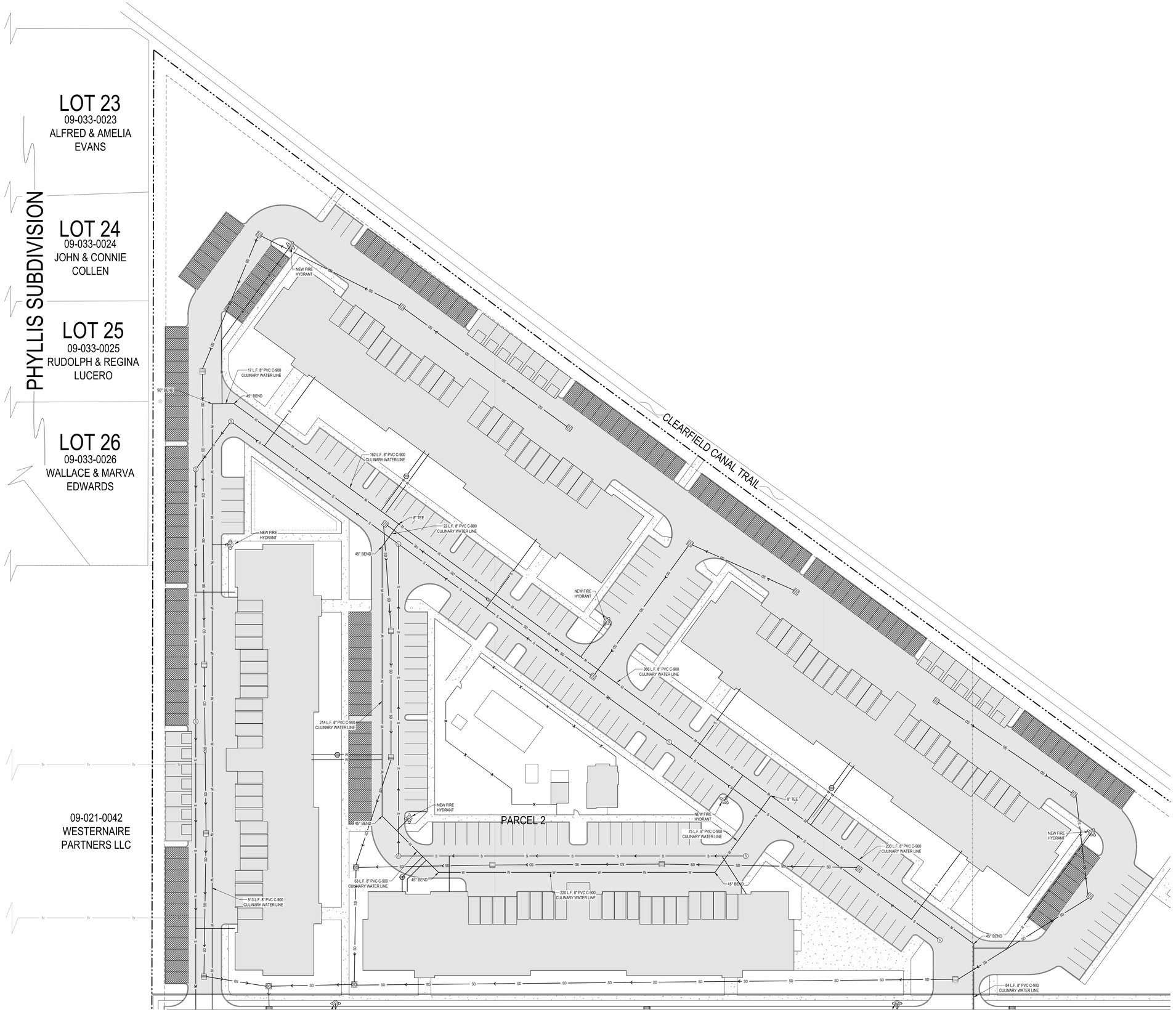
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EROSION CONTROL PLAN

C3.04

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NORTH

SCALE: 1" = 30'

0 15' 30' 60' 90'

GENERAL NOTES:

CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL DRAWINGS.

ALL NEW WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.

ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.

CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY SEWER LINES.

FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.

MAINTAIN A MINIMUM OF 48 INCHES OF COVER ON ALL WATER LINES.

CONTRACTOR IS TO COORDINATE LOCATIONS OF NEW TELEPHONE SERVICE TO BUILDING WITH CENTURY LINK. A PVC CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE IS REQUIRED FOR SERVICE THROUGH PROPERTY. COORDINATE SIZES AND LOCATION WITH CENTURY LINK.

CONTRACTOR IS TO SUBMIT SITE PLAN TO DOMINION ENERGY FOR DESIGN OF GAS LINE SERVICE TO BUILDING. CONTRACTOR TO COORDINATE WITH DOMINION ENERGY FOR CONTRACTOR LIMITS OF WORK VERSUS DOMINION ENERGY LIMITS.

LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN.

UTILITY PROVIDERS:
- WATER: CLEARFIELD CITY
- SEWER: CLEARFIELD CITY
- NATURAL GAS: DOMINION ENERGY
- ELECTRICAL POWER: ROCKY MOUNTAIN POWER
- TELEPHONE: CENTURY LINK

KEYED NOTES:

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

1. 8" BLUE PVC C-900 DR-18 WATER LINE, INCLUDING ALL FITTINGS AND THRUST BLOCKING. SEE DETAIL 'C4', SHEET C5.03 FOR TRENCHING AND APWA PLAN NO. 561 FOR THRUST BLOCKING.
2. 6" DIP CLASS 52 FIRE LINE WRAPPED IN AWWA APPROVED POLYETHYLENE ENCASEMENT (POLYWRAP), INCLUDING ALL FITTINGS AND THRUST BLOCKING. SEE DETAIL 'C4', SHEET C5.03 FOR TRENCHING AND APWA PLAN NO. 561 FOR THRUST BLOCKING.
3. CONNECT NEW 1-1/2" TYPE 'K' COPPER WATER SERVICE LINE TO EXISTING __" WATER MAIN, PER APWA PLAN NO. 552.
4. CONNECT NEW 8" PVC C-900 DR-18 WATER LINE TO EXISTING __" WATER MAIN, PER GOVERNING BODY STANDARDS AND SPECIFICATIONS.
5. FIRE HYDRANT ASSEMBLY COMPLETE, PER APWA PLANS NO. 511.
6. 8" GATE VALVE WITH VALVE BOX. SEE DETAIL 'B2', SHEET C5.03.
7. 1-1/2" CORPORATE STOP VALVE, PER APWA PLAN NO. 552.
8. 1-1/2" WATER SERVICE METER SET, PER APWA PLANS NO. 522 & 505.
9. 1-1/2" IRRIGATION SERVICE METER SET, PER APWA PLANS NO. 522 & 505.
10. 1-1/2" TYPE 'K' COPPER WATER SERVICE LINE, PER APWA PLAN NO. 541.
11. 5' DIAMETER SANITARY SEWER MANHOLE, PER APWA PLAN NO. 411.
12. 8" PVC SDR-35 SANITARY SEWER LINE, INCLUDING ALL FITTINGS. SEE APWA PLANS NO. 381 & 382 FOR TRENCHING.
13. 6" PVC SDR-35 SANITARY SEWER LATERAL, INCLUDING ALL FITTINGS. CLEANOUTS AT 100-FOOT MAXIMUM SPACING. SEE APWA PLANS NO. 381 & 382 FOR TRENCHING. SEE APWA PLAN NO. 431 FOR CLEANOUTS.
14. SANITARY SEWER CLEANOUT, PER APWA PLAN NO. 431.
15. APPROXIMATE LOCATION OF NEW NATURAL GAS LINE. CONTRACTOR TO COORDINATE SIZE, DESIGN AND INSTALLATION BY DOMINION ENERGY WITH OTHER CONSTRUCTION.
16. APPROXIMATE LOCATION OF NEW NATURAL GAS METER(S). CONTRACTOR TO COORDINATE SIZE, DESIGN AND INSTALLATION WITH DOMINION ENERGY AND WITH MECHANICAL PLANS.
17. TELEPHONE LINE. CONTRACTOR TO PROVIDE TRENCHING 30" DEEP X 24" WIDE FOR CENTURY LINK AND THEN BACKFILL AS REQUIRED.

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TOWERS AT LEGEND HILLS

1400 SOUTH UNIVERSITY PARK BLVD
CLEARFIELD, UTAH

REVISIONS		
REV	DATE	DESCRIPTION

PROJECT NO: 19318
DESIGNED BY: DJC
CHECKED BY: RJP
DATE: 6-19-19

Blue Stakes of UTAH 811 Bluestakes.org

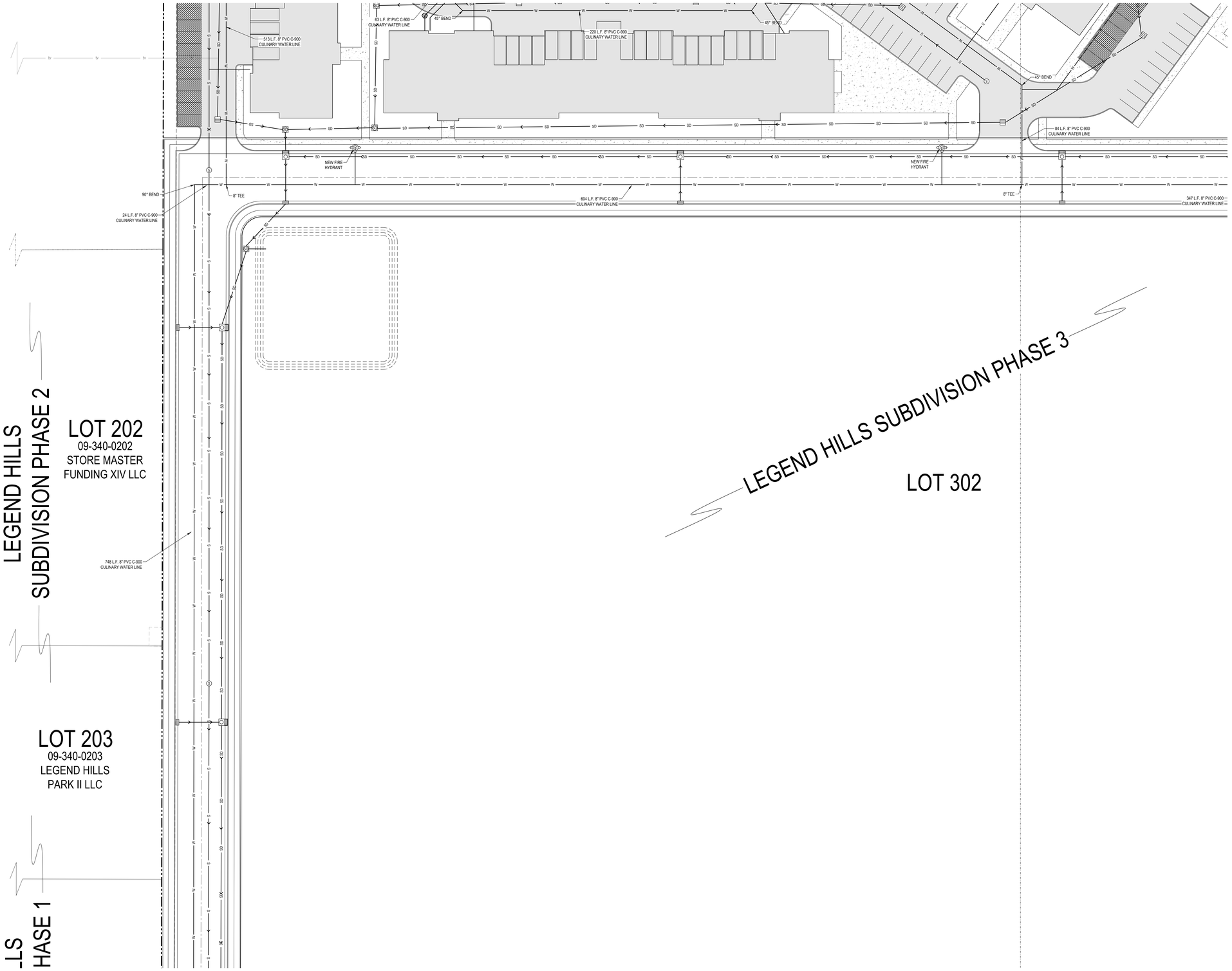
NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

SITE UTILITY PLAN

C4.01

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NORTH

SCALE: 1" = 30'

0 15' 30' 60' 90'

GENERAL NOTES:

CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL DRAWINGS.

ALL NEW WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.

ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.

CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY SEWER LINES.

FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.

MAINTAIN A MINIMUM OF 48 INCHES OF COVER ON ALL WATER LINES.

CONTRACTOR IS TO COORDINATE LOCATIONS OF NEW TELEPHONE SERVICE TO BUILDING WITH CENTURY LINK. A PVC CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE IS REQUIRED FOR SERVICE THROUGH PROPERTY. COORDINATE SIZES AND LOCATION WITH CENTURY LINK.

CONTRACTOR IS TO SUBMIT SITE PLAN TO DOMINION ENERGY FOR DESIGN OF GAS LINE SERVICE TO BUILDING. CONTRACTOR TO COORDINATE WITH DOMINION ENERGY FOR CONTRACTOR LIMITS OF WORK VERSUS DOMINION ENERGY LIMITS.

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UTILITY PROVIDERS:
- WATER: CLEARFIELD CITY
- SEWER: CLEARFIELD CITY
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- ELECTRICAL POWER: ROCKY MOUNTAIN POWER
- TELEPHONE: CENTURY LINK

KEYED NOTES:

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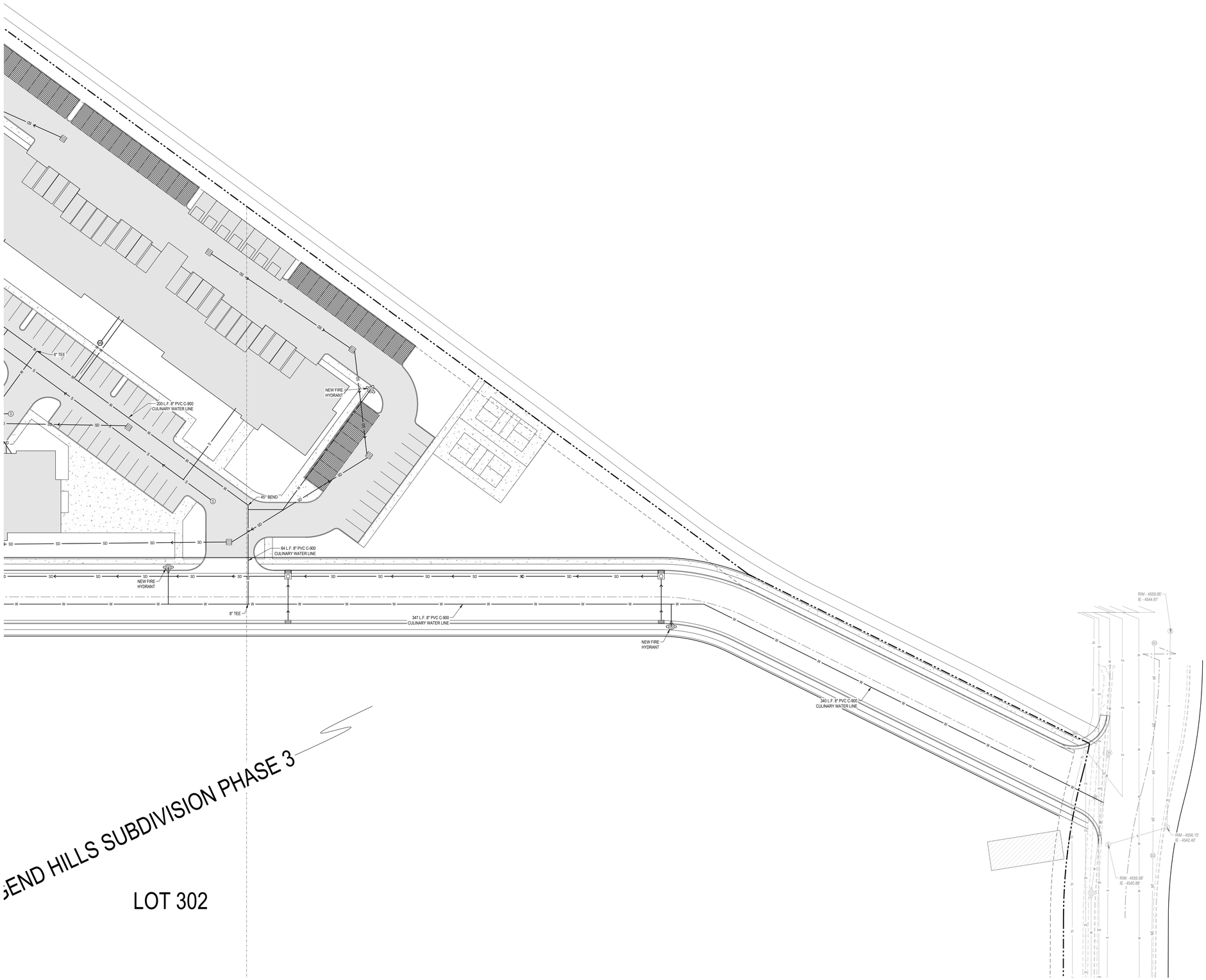
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SITE UTILITY PLAN

C4.02

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GEND HILLS SUBDIVISION PHASE 3

LOT 302

NORTH

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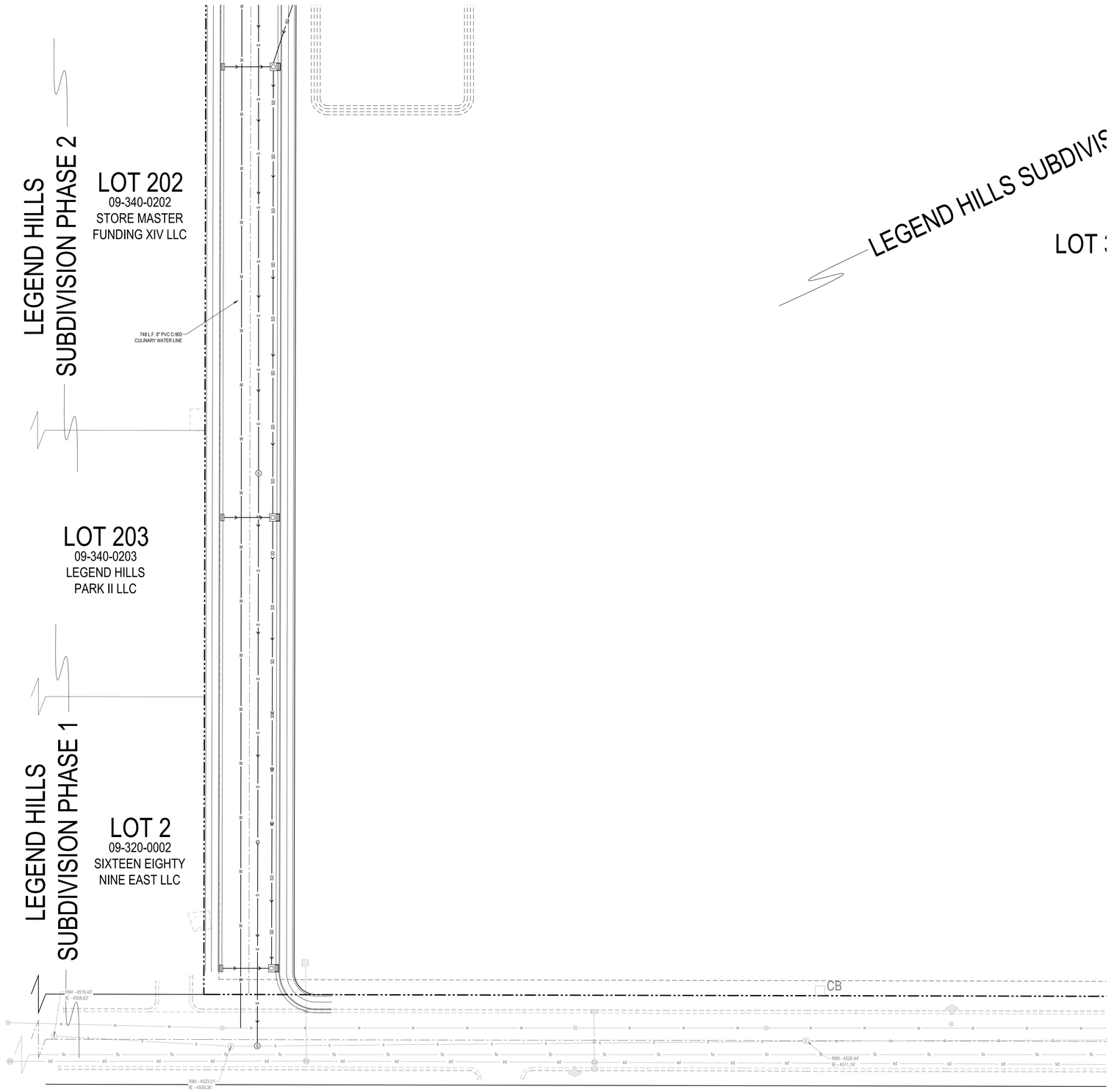
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SITE UTILITY PLAN

C4.03

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SITE UTILITY PLAN

C4.02

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CIVIL DETAILS

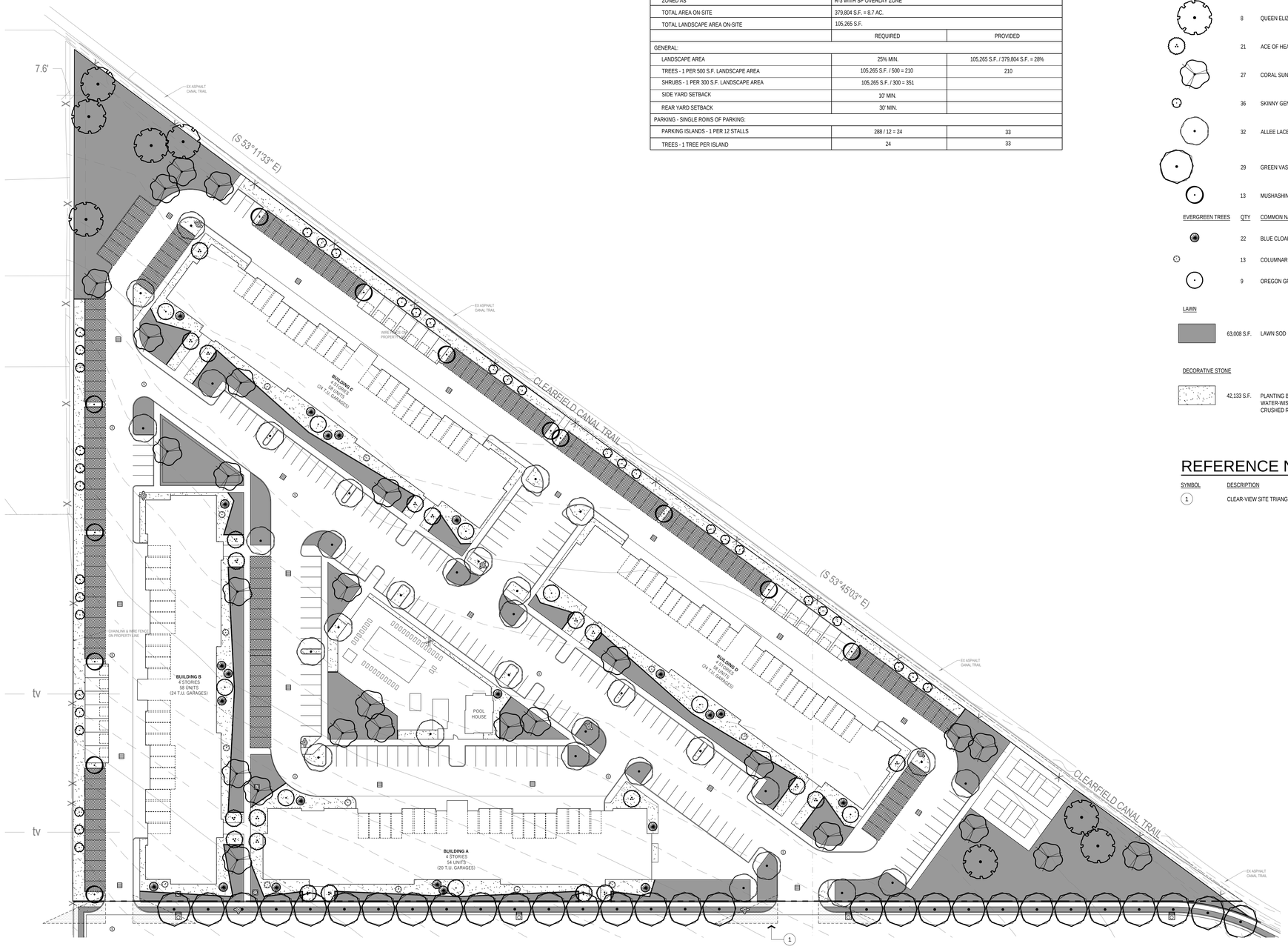
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LANDSCAPE SUMMARY DATA

CLEARFIELD, UT
CHAPTER 11-13-23 - LANDSCAPING STANDARDS & REQUIREMENTS

ZONED AS	R-3 WITH SP OVERLAY ZONE	
TOTAL AREA ON-SITE	379,804 S.F. = 8.7 AC.	
TOTAL LANDSCAPE AREA ON-SITE	105,265 S.F.	
	REQUIRED	PROVIDED
GENERAL:		
LANDSCAPE AREA	25% MIN.	105,265 S.F. / 379,804 S.F. = 28%
TREES - 1 PER 500 S.F. LANDSCAPE AREA	105,265 S.F. / 500 = 210	210
SHRUBS - 1 PER 300 S.F. LANDSCAPE AREA	105,265 S.F. / 300 = 351	
SIDE YARD SETBACK	10' MIN.	
REAR YARD SETBACK	30' MIN.	
PARKING - SINGLE ROWS OF PARKING:		
PARKING ISLANDS - 1 PER 12 STALLS	288 / 12 = 24	33
TREES - 1 TREE PER ISLAND	24	33

PLANT SCHEDULE

TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE
	8	QUEEN ELIZABETH HEDGE MAPLE	ACER CAMPESTRE `QUEEN ELIZABETH`	2" CAL
	21	ACE OF HEARTS REDBUD	CERCIS CANADENSIS `ACE OF HEARTS`	8`-10` CLUMP
	27	CORAL SUN GOLDEN RAIN TREE	KOELREUTERIA PANICULATA `CORAL SUN`	2" CAL
	36	SKINNY GENES COLUMNAR OAK	QUERCUS ROBUR `SKINNY GENES`	2" CAL
	32	ALLEE LACEBARK ELM	ULMUS PARVIFOLIA `ALLEE`	2" CAL
	29	GREEN VASE SAWLEAF ZELKOVA	ZELKOVA SERRATA `GREEN VASE`	2" CAL
	13	MUSHASHINO COLUMNAR ZELKOVA	ZELKOVA SERRATA `MUSASHINO`	2" CAL
EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE
	22	BLUE CLOAK WHITE FIR	ABIES CONCOLOR `BLUE CLOAK`	6` HT
	13	COLUMNAR BLUE ATLAS CEDAR	CEDRUS ATLANTICA `FASTIGIATA`	6` HT
	9	OREGON GREEN PINE	PINUS NIGRA `OREGON GREEN`	6` HT

LAWN

63,008 S.F. LAWN SOD

DECORATIVE STONE

42,133 S.F. PLANTING BED CONSISTING OF WATER-WISE PLANT MATERIAL, CRUSHED ROCK, AND DRIP IRRIGATION

REFERENCE NOTES

SYMBOL	DESCRIPTION
1	CLEAR-VIEW SITE TRIANGLE, 25`X55`

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.
Call BEFORE YOU Dig
1-800-662-4111

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STATE OF UTAH
06/18/2019
SCOTT A. SCHOONOVER
340757
LICENSED LANDSCAPE ARCHITECT

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CLEARFIELD, UTAH

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DESIGNED BY:	TG
CHECKED BY:	SS
DATE:	JUNE 2019

PRELIMINARY LANDSCAPE PLAN

L0.01

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

TO: Brad McIlrath/ Clearfield City Planner
Leslie Mascaro/ Wright Development

FROM: John Taylor / Fire Marshal

RE: Towers at Legend Hills

DATE: July 10, 2019

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

1. The International Fire Code requires that any building that exceeds 30 feet in height be provided with a 26' wide aerial access road 26' wide parallel to one ***entire*** side of the building (2018 IFC Section D 105) as well a fire access roads with a fire hydrant shall be 26' wide, exclusive of shoulders (2018 IFC Section D103). The access road on the east side of building 2 does not provide access to the entire side of the building and the roadway on the west side, which also contains a fire hydrant, is reduced down to 24 feet wide. I would like some discussion on this issue with Clearfield City as well as a representative from Wright Development.

2. The roadway that extends south from the project and intersects with 1450 South does not contain any fire hydrants. It is understood that this roadway is being developed for the access to this project and for the easement of utilities. If the city is okay with the omission of hydrants until lot 1 is developed, and some sort of documentation stating that the development of lot 1 will require the installation of fire hydrants spaced as per IFC requirements at the time of development, can be written, then our department will be okay without installing them at this time.

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

4. Fire hydrants and access roads shall be installed prior to construction of any buildings. All hydrants shall be placed with the 4½" connection facing the point of access for Fire

Department Apparatus. Provide written assurance that this will be met.

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

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

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

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

Planning Commission
STAFF REPORT

AGENDA ITEM
#3

TO: **Clearfield City Planning Commission**

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

MEETING DATE: **Wednesday, July 17th, 2019**

SUBJECT: Discussion and Possible Action on **SP 1906-0012,** a site plan request by Marvin Murri for a 16-unit townhome development at the subject property. **Location:** Approximately 750 S. Depot Street (TIN: 12-066-0119). **Parcel Area:** 1.0 Acres. **Zone:** R-3 (Residential). **Planner:** Brad McIlrath **(Administrative Action).**

RECOMMENDATION

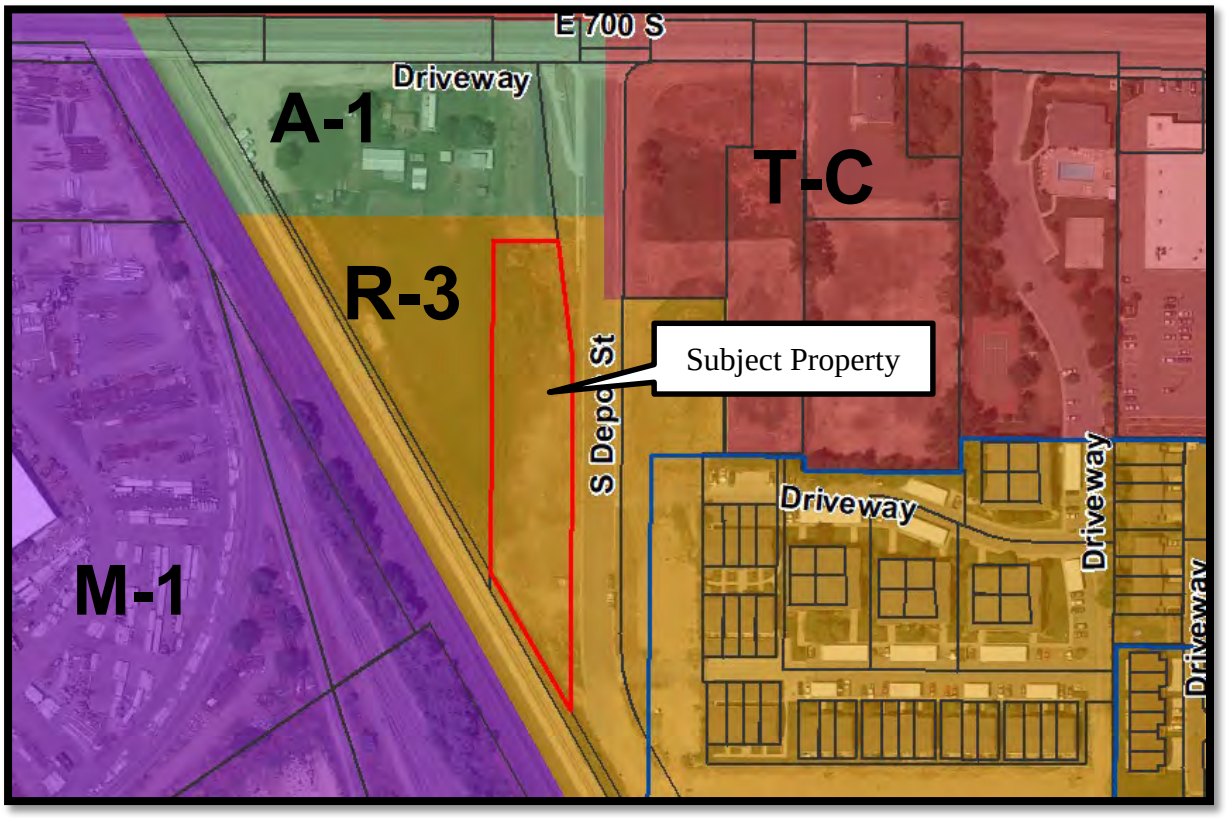
Staff recommends that the Planning Commission move to **approve as conditioned**, **SP 1906-0012**, a site plan request by Marvin Murri for a 16-unit townhome development at the property located at approximately 750 S. Depot Street (TIN: 12-066-0119). This recommendation is based on the discussion and findings in the Staff Report.

PROJECT SUMMARY

Project Information	
Project Name	Depot Street Townhomes
Site Location	Approximately 750 S. Depot Street
Tax ID Number	12-066-0119
Applicant	Marvin Murri
Owner	Apple Blossom Heritage LLC
Proposed Actions	Site Plan Review Approval
Current Zoning	R-3 (Residential)
Gross Site	1.0 Acres

Surrounding Properties and Uses:		Current Zoning District	General Plan Land Use Classification
North	Single-Family Residential	A-1 (Agricultural)	Commercial
East	Proposed Townhomes & Commercial Office	T-C (Town Commerce)	Commercial
South	Rail Road / Manufacturing	M-1 (Manufacturing)	Manufacturing
West	Agricultural	R-3 (Residential)	Commercial

Aerial Image & Zoning



BACKGROUND

The applicant, Marvin Murri is requesting site plan approval for a two building 16-unit townhome development at the subject property. Each building contains eight (8) townhomes which are separated by two visitor parking spaces and a dumpster enclosure. The townhomes include rear loaded garages and are oriented to front Depot Street. The development is designed to provide fourteen (14) 3-bedroom units, and two (2) 1-bedroom unit. Units #15 and #16 located on the north end of the development will be the 1-bedroom units.

SITE PLAN REVIEW

Lot Width, Setbacks, Density & Height

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

Landscaping, Dumpster Enclosures, and Fencing

The R-3 Zone requires that a minimum of twenty five percent (25%) of the project be developed as landscaped open space. With a project area of 1.0 acres or 43,560 square feet, a minimum of 10,890 square feet must be provided as landscaped open space. The proposed site plan indicates that 14,448 square feet or 33% of the site will be provided with landscaping. As required by Section 11-13-23, "Landscape Standards and Requirements," all required open space must include at a minimum, one (1) tree for every five hundred (500) square feet of landscape area and one (1) shrub for every three hundred (300) square feet of landscape area. The trees must have a trunk size of two inches (2") as measured eight inches (8") above the soil line and a minimum height of six feet (6'). The shrubs must have a minimum

size of one (1) gallon at time of planting that will attain a height of at least two feet (2'). Based upon the required landscape area of 10,890 square feet, the development must have:

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

The proposed landscape plan provides twenty six (26) trees on site and ten (10) street trees. The street trees do not to count towards the minimum number required because they are within the public right of way, but are something that is encouraged. The landscape plan does not indicate the number or location of shrubs and will need to be revised to provide a minimum of thirty six (36) shrubs as required by code. The proposed dumpster enclosure will need to be constructed of the same materials as the townhomes or an approved masonry materials. The enclosure will need to be tall enough to screen the dumpster from external view.

As outlined in the R-3 Zone, "walls or fences may be required around all multi-family developments. The height, type, location, and materials of such walls and fences shall be approved by the Planning Commission as part of the site plan review." The site plan indicates that a new fence will be constructed along the west property line and that the existing fence along the southwest property line will remain. To provide consistency and privacy from the rail lines, staff recommends that the Planning Commission require the new fencing around the entire property with the exception of the front yard along Depot Street.

Site Access and Parking

Chapters 11-14 "Off Street Parking and Loading" and 11-18 "Design Standards" outline the development standards for site access and parking. Parking for this type of development is calculated based upon the number of dwelling units and to address visitor parking. For this type of development 2.125 spaces per unit are required with at least 1 space per unit is required to be covered. With this ratio the project is required to provide thirty four (34) total parking spaces. Each unit is provided with a two car garage which meets the number of stalls and covered parking requirements per unit. Visitor parking is provided in three (3) surface parking areas with a total of seven (7) spaces. With the two car garages and the seven (7) visitor parking spaces, the development complies with the minimum parking standards.

To comply with ADA parking standards, one (1) of the visitor parking spaces is required to be provided as an ADA parking space. Additionally the ADA space will need to be striped as van accessible ADA space. The proposed plans will need to be revised to provide an ADA van accessible stall that has a total width of sixteen feet (16') wide and be provided with the required signage and striping.

Pedestrian Considerations (Section 11-18-4G of the Design Standards)

The proposed site is designed to have the front of the units oriented towards Depot Street. The plans will need to be revised to provide walkways that connect to the public sidewalk along Depot Street and to the visitor parking areas. As required by code, the pedestrian walkways must be constructed of different materials than the parking area and there will need to be clearly defined crossings where there are points of conflict with automobiles. Benches, pedestrian scaled lighting, bike racks, and other pedestrian amenities are required to be placed appropriately throughout the site.

Building Design and Materials

Chapters 9E "R-3 Zone" and 18 "Design Standards," outline all of the site and building design standards required for new development or major changes to a site within the City. As required by the R-3 Zone, permitted exterior building materials include: brick, stucco, stone, and rock for multi-family buildings.

Vinyl siding is not a permitted building material for multi-family buildings. The use of brick, stucco, hardie board siding, and wood siding are approved building materials.

CITY DEPARTMENT / AGENCY REVIEW

On June 21, 2019 copies of the plans were provided digitally or physically to the North Davis Sewer District, North Davis Fire District, City Engineer, Building Official, and public works staff. The City Engineer provided a review letter dated 11 July 2019 and the North Davis Fire District provided a letter dated 10 July 2019. Each review letter is included as an attachment to this report. No other comments have been provided to date.

SITE PLAN REVIEW - CONDITIONS OF APPROVAL

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

1) The developer shall construct a six foot (6') opaque fence along the perimeter of the development to provide privacy and buffering from the rail lines. Fencing is not required within the front yards of the townhomes.

2) Formal landscape and irrigation plans must be prepared and submitted to the City for final approval that meets ordinance standards. The plans shall be revised to provide the minimum number of shrubs required by ordinance.

3) The site plans and landscape plans shall be revised to provide direct pedestrian access to the front doors of the units from the public sidewalk and from the visitor parking areas.

4) The applicant shall obtain a building permit and the project shall comply with all applicable building code standards.

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

6) The project shall comply with all applicable planning, engineering, and fire district requirements to obtain final land use approval. Final land use approval shall be granted prior to the submittal of plans for a building permit.

7) The applicant will be required to post a bond or escrow for the public improvements and landscaping as required by code.

ATTACHMENTS

1. Site Survey
2. Site Plan
3. Grading Plan
4. Drainage Plan
5. Utility Plan
6. Erosion Control Plan
7. Details
8. Landscape Plan
9. Building Plans
10. NDFD Review Letter dated 10 July 2019
11. Engineering Review Letter dated 11 July 2019

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

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

DEPOT STREET APARTMENTS

DEPOT STREET
CLEARFIELD, UTAH

INDEX OF DRAWINGS

1 OF 1	BOUNDARY/TOPOGRAPHY SURVEY
C-001	GENERAL NOTES
C-100	SITE PLAN
C-200	GRADING PLAN
C-201	DRAINAGE PLAN
C-300	UTILITY PLAN
C-400	EROSION CONTROL PLAN
C-500	DETAILS
C-501	CLEARFIELD CITY DETAILS
C-502	CLEARFIELD CITY DETAILS

FOR REVIEW
NOT FOR CONSTRUCTION

DATE PRINTED
June 19, 2019

NOTICE TO CONTRACTOR

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

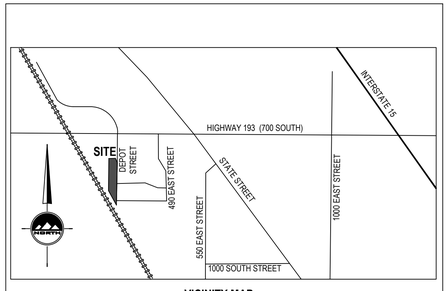
CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR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

NOTICE TO DEVELOPER/ CONTRACTOR

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

UTILITY DISCLAIMER

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



VICINITY MAP
NO SCALE
CLEARFIELD, DAVIS COUNTY, UTAH

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO CLEARFIELD CITY STANDARDS & SPECIFICATIONS.
2. CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
3. BENCHMARK ELEVATION = NORTH CORNER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN ELEV. = 4482.57'.

ENSIGN
THE STANDARD IN ENGINEERING

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

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

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

DEPOT STREET APARTMENTS
DEPOT STREET
CLEARFIELD, UTAH

PROFESSIONAL ENGINEER
No. 5049039
6-19-19
STATE OF UTAH
CAMERON HESS PRESTON

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

COVER

PROJECT NUMBER 9007
PRINT DATE 6/19/19
DRAWN BY J.MOSS
CHECKED BY C.PRESTON
PROJECT MANAGER C.PRESTON

Know what's below. Call before you dig.

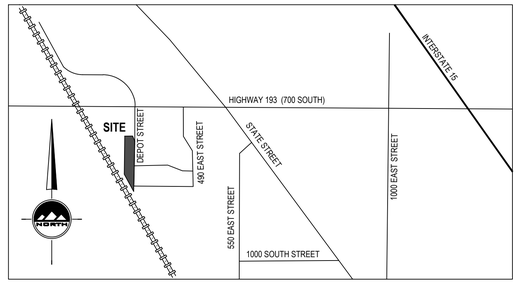
CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

NORTH CORNER OF SECTION 12, TOWNSHIP _4 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN

ELEV = 4482.57'

BENCHMARK
NORTH CORNER
SECTION 12
T4N,R2W
(FOUND)
BM ELEV=4482.57'



VICINITY MAP
NO SCALE
CLEARFIELD, DAVIS COUNTY, UTAH

WEST SQUARE CONDOMINIUM OWNERS
ASSOCIATION INC
12-921-0343

EXIST. SSMH
RIM=4461.39
FL(12" SE)=4455.39
FL(12" NW)=4455.39

EXIST. SDCB
TBC=4482.18
FL(24" E&W)=4457.40

EXIST. SDCB
TBC=4466.12
FL(24" W)=4462.06

EXIST. FIRE HYDRANT @ FACE

EXIST. SDCB
TBC=4461.76
FL(24" W&E)=4457.79

RIGHT OF WAY LINE
SIDEWALK
CURB AND GUTTER

EXIST. SSMH
RIM=4466.89
FL(12" SE&S)=4454.14
FL(12" NW)=4454.14

EXIST. WATER VALVE
EXIST. WATER VALVE
EXIST. FIRE HYDRANT @ FACE
EXIST. WATER VALVE

S 0°10'51" W
DEPOT STREET (PUBLIC STREET)

EXIST. SSMH
RIM=4461.90
FL(12" N)=4455.18

EXIST. CABLE BOX CENTURY LINK

EXIST. MAILBOX

EXIST. SDCB
TBC=4462.16
FL(24" N)=4457.24
FL(24" E)=4457.18

CHAIN LINK FENCE

EXIST. SDCB
TBC=4466.43
TOG=4465.96
FL(24" N)=4462.13
FL(24" S)=4457.01

SIDEWALK

S 7°15'45" E 136.15'

EXIST. SDCB
TBC=4461.92
FL(24" N&E)=4457.66

S 0°10'51" W 409.82'

UTAH TRANSIT AUTHORITY
12-066-0080

N 89°48'30" W 2648.18'
N 89°48'30" W 659.32'
S 0°10'51" W 261.62'

POINT OF BEGINNING

GUNDERSON, JOYCE F
- TRUSTEE
12-066-0139

78.56'
S 89°49'09" E

SURVEYED PROPERTY
43,375 sq.ft.
0.996 acres

EXIST. SSMH
RIM=4461.82
FL(12" SE)=4454.46
FL(12" NW)=4454.46

N 30°20'37" W 189.41'

WIRE FENCE

N 0°10'51" E 381.66'

GUNDERSON, JOYCE F - TRUSTEE
12-066-0139

NORTHWEST CORNER
SECTION 12
T4N,R2W
(FOUND)

SURVEYOR'S CERTIFICATE

I, MICHAEL B. HERBST do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 5046930 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown and described below, and that the same has been correctly surveyed and staked on the ground.

Narrative

This survey was requested by Marvin Murri prior to purchasing a 1.00-acre surplus property from UDOT known as 0193:98:STQ, Project No. S-0193(6)0. A map and Quit Claim Deed prepared by UDOT was provided by the client, retraced on the ground, and held for the boundary description. The Basis of Bearing for this survey is along the North line of the Northwest Quarter of Section 12, measured as North 89°48'30" West 2648.19 feet between the North Quarter Corner and the Northwest Corner of said Section 12. A 24"X5/8" rebar and yellow plastic cap stamped Ensign Eng. was set at each property corner.

Deed Description (from Quit-Claim)

A tract of land, situate in the NE1/4NW1/4 of Section 12, in T.4N., R.2W., S.L.B.&M. The boundaries of said tract of land are described as follows:

Beginning at a point 264.64 feet perpendicularly distant southerly from the SR-193 control line. Said point of beginning is 659.32 feet N.89°48'30"W. (West by record) along the north line of said section and 261.62 feet S.0°10'51"W. from the North Quarter corner of said Section 12; and running thence S.7°15'45"E. 136.15 feet; thence S.0°10'51"W. 409.82 feet to the northeasterly railroad right of way line of Utah Transit Authority; thence N.30°20'37"W. (Northwesterly by record) 189.41 feet along said northeasterly railroad right of way line to the westerly boundary line of said entire tract; thence N.0°10'51"E. 381.66 feet along said westerly boundary line; thence S.89°49'09"E. 78.56 feet to the point of beginning.

The above described tract of land contains 43,373 square feet in area or 1.00 acre.

05/23/2019
Date:

Michael B. Herbst
License no. 5046930

LEGEND

- SECTION CORNER
- MONUMENT
- EXIST REBAR AND CAP
- SET ENSIGN REBAR AND CAP (ENSIGN ENG. LAND SURV.)
- WATER METER
- WATER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- STORM DRAIN CLEAN OUT
- STORM DRAIN CATCH BASIN
- UTILITY POLE
- CABLE BOX
- ADJACENT RIGHT OF WAY
- CENTERLINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- DEED LINE
- TANGENT LINE
- FENCE
- EDGE OF ASPHALT
- SANITARY SEWER LINE
- STORM DRAIN LINE
- CULINARY WATER LINE
- OVERHEAD POWER LINE
- EXISTING CONTOURS
- CONCRETE
- BUILDING
- PUBLIC DRAINAGE EASEMENT

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60
(IN FEET)
HORZ: 1 inch = 30 ft.

LOCATED IN THE NORTH WEST QUARTER OF SECTION 12 TOWNSHIP 4 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN

ENSIGN
THE STANDARD IN ENGINEERING

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

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
MARV MURRI
377 WEST PRIMROSE CT.
FARMINGTON, UT 84025
CONTACT:
MARV MURRI
PHONE: 801-447-4679

DEPOT STREET APARTMENTS

750 SOUTH DEPOT STREET
CLEARFIELD, UTAH

Electronic Seal
No5046930
MICHAEL B HERBST
05/23/2019
PROFESSIONAL LAND SURVEYOR
STATE OF UTAH

BOUNDARY/ TOPOGRAPHY SURVEY

PROJECT NUMBER	PRINT DATE
9007	5/24/19
DRAWN BY	CHECKED BY
A.SHELBY	M.HERBST
PROJECT MANAGER	
M.HERBST	

1 OF 1

GENERAL NOTES

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA (CURRENT EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
2. CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.
3. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
4. CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
8. THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
9. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
10. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
11. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
12. ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
13. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
14. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
16. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND/OR UTILITY MAPPING PROVIDED TO THE ENGINEER, AND THEREFORE UTILITIES MAY NOT BE LOCATED CORRECTLY, EITHER HORIZONTALLY OR VERTICALLY, AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR IS REQUIRED TO FOLLOW THE PROCEDURE OUTLINED BELOW:
    - 16.1. CONTRACTOR IS REQUIRED TO LOCATE AND POTHOLE ALL EXISTING UTILITY LINES (BOTH HORIZONTALLY AND VERTICALLY) THAT AFFECT THE PROJECT CONSTRUCTION, EITHER ON-SITE OR OFF-SITE, AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE DESIGN OF THE SITE AS SHOWN ON THE APPROVED PLANS PRIOR TO ANY CONSTRUCTION. IF IT IS DETERMINED THAT CONFLICTS EXIST BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) THE ENGINEER MUST BE NOTIFIED IMMEDIATELY TO CORRECT THE CONFLICTS BEFORE ANY WORK CAN BEGIN. IF THE CONTRACTOR FAILS TO FOLLOW THIS ABSOLUTE REQUIREMENT AND CONFLICTS ARISE DURING CONSTRUCTION THE CONTRACTOR WILL BEAR THE SOLE RESPONSIBILITY TO FIX THE CONFLICTS.
    - 16.2. CONTRACTOR IS REQUIRED TO VERIFY THAT PROPER COVER AND PROTECTION OF EXISTING UTILITY LINES IS MAINTAINED OR ATTAINED WITHIN THE DESIGN ONCE VERIFICATION OF THE EXISTING UTILITIES IS COMPLETED AS OUTLINED IN 16.1 ABOVE.
    - 16.3. IN ADDITION TO 16.1 AND 16.2 ABOVE THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY "POTHOLING" A MINIMUM OF 300 FEET AHEAD OF PROPOSED PIPELINE CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNED PIPELINE ALIGNMENT AND GRADE AND EXISTING UTILITIES.
    - 16.4. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) AS DETERMINED UNDER 16.1, 16.2 OR 16.3 THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY TO RESOLVE THE CONFLICT.
    - 16.5. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO IDENTIFY AND/OR “POTHOLE” EXISTING UTILITIES AS REQUIRED IN 16.1, 16.2 AND 16.3 ABOVE, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
17. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
18. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
19. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
20. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
21. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT REQUIRED BY THE OWNER.
22. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
24. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
25. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
26. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
27. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
28. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
29. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.
30. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE GOVERNING AGENCY PRIOR TO THE PLACEMENT.
31. CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
32. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN.

UTILITY NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.
2. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.
3. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.
5. TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (CURRENT EDITION), SECTION 02320 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS DETERMINED BY THE GEOTECHNICAL RECOMMENDATIONS.
6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.
7. THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.
9. ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
10. ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (CURRENT EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.
11. CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.
12. SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
13. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
14. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.
15. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
16. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, EDGE TO EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, CONSTRUCT PER GOVERNING AGENCY'S MINIMUM SEPARATION STANDARDS.
17. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
18. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
19. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

TRAFFIC CONTROL AND SAFETY NOTES

1. TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
2. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.
3. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
4. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
5. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE GOVERNING AGENCY FOR REVIEW AND APPROVAL.
6. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE GOVERNING AGENCY.
7. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
8. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
9. THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

DEMOLITION NOTES

1. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES WITHIN THE PROJECT LIMITS BEFORE BEGINNING DEMOLITION/CONSTRUCTION.
2. THERE MAY BE BURIED UTILITIES WITHIN THE LIMITS OF DISTURBANCE THAT ARE NOT SHOWN ON THE PLANS DUE TO LACK OF MAPPING OR RECORD INFORMATION. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN UNEXPECTED UTILITIES ARE DISCOVERED.
3. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM HIS OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

GRADING AND DRAINAGE NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.
2. THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.)
3. THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.
4. ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.
5. THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT, AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT.
6. THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
8. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.
9. THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.
10. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTORS' FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES, AND SLOPES SHOWN.
12. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
13. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN.
14. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
15. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GOVERNING AGENCY.
16. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY-OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

ABBREVIATIONS

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

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

LEGEND

⌖	SECTION CORNER	— — —	EXISTING EDGE OF ASPHALT
⌖	EXISTING MONUMENT	——	PROPOSED EDGE OF ASPHALT
⊡	PROPOSED MONUMENT	- - - -	EXISTING STRIPING
◎	EXISTING REBAR AND CAP	——	PROPOSED STRIPING
○	SET ENSIGN REBAR AND CAP	— x —	EXISTING FENCE
WM	EXISTING WATER METER	— X —	PROPOSED FENCE
WM	PROPOSED WATER METER	— · · —	EXISTING FLOW LINE
Ⓦ	EXISTING WATER MANHOLE	— · · —	PROPOSED FLOW LINE
Ⓦ	PROPOSED WATER MANHOLE	— — · —	GRADE BREAK
W	EXISTING WATER BOX	— sd —	EXISTING STORM DRAIN LINE
WV	EXISTING WATER VALVE	— SD —	PROPOSED STORM DRAIN LINE
WV	PROPOSED WATER VALVE	— RD —	ROOF DRAIN LINE
	EXISTING FIRE HYDRANT	▭	CATCHMENTS
	PROPOSED FIRE HYDRANT	— HWL —	HIGHWATER LINE
FR	PROPOSED FIRE DEPARTMENT CONNECTION	— ss —	EXISTING SANITARY SEWER
SWV	EXISTING SECONDARY WATER VALVE	— SS —	PROPOSED SANITARY SEWER LINE
SWV	PROPOSED SECONDARY WATER VALVE	— — ss —	PROPOSED SAN. SWR. SERVICE LINE
IRR	EXISTING IRRIGATION BOX	— ld —	EXISTING LAND DRAIN LINE
IRR	EXISTING IRRIGATION VALVE	— LD —	PROPOSED LAND DRAIN LINE
IRR	PROPOSED IRRIGATION VALVE	— — LD —	PROPOSED LAND DRAIN SERVICE LINE
Ⓢ	EXISTING SANITARY SEWER MANHOLE	— w —	EXISTING CULINARY WATER LINE
Ⓢ	PROPOSED SANITARY SEWER MANHOLE	— W —	PROPOSED CULINARY WATER LINE
CO	EXISTING SANITARY CLEAN OUT	- - - w — - - - w —	PROPOSED CULINARY WATER SERVICE LINE
D	EXISTING STORM DRAIN CLEAN OUT BOX	— sw —	EXISTING SECONDARY WATER LINE
D	PROPOSED STORM DRAIN CLEAN OUT BOX	— SW —	PROPOSED SECONDARY WATER LINE
▥	EXISTING STORM DRAIN INLET BOX	— — sw —	PROPOSED SEC. WATER SERVICE LINE
▤	EXISTING STORM DRAIN CATCH BASIN	— irr —	EXISTING IRRIGATION LINE
▤	PROPOSED STORM DRAIN CATCH BASIN	— IRR —	PROPOSED IRRIGATION LINE
⊖▤	EXISTING STORM DRAIN COMBO BOX	— ohp —	EXISTING OVERHEAD POWER LINE
⊖▤	PROPOSED STORM DRAIN COMBO BOX	— e —	EXISTING ELECTRICAL LINE
CO	EXISTING STORM DRAIN CLEAN OUT	— g —	EXISTING GAS LINE
	EXISTING STORM DRAIN CULVERT	— t —	EXISTING TELEPHONE LINE
	PROPOSED STORM DRAIN CULVERT	— AR —	ACCESSIBLE ROUTE
	TEMPORARY SAG INLET PROTECTION	· · · · · · · ·	SAW CUT LINE
	TEMPORARY IN-LINE INLET PROTECTION	—○—	STRAW WATTLE
D	ROOF DRAIN		TEMPORARY BERM
Ⓔ	EXISTING ELECTRICAL MANHOLE	— SF —	TEMPORARY SILT FENCE
E	EXISTING ELECTRICAL BOX	— LOD —	LIMITS OF DISTURBANCE
TR	EXISTING TRANSFORMER		EXISTING WALL
	EXISTING UTILITY POLE		PROPOSED WALL
☼	EXISTING LIGHT		EXISTING CONTOURS
☼	PROPOSED LIGHT		PROPOSED CONTOURS
	EXISTING GAS METER		BUILDABLE AREA WITHIN SETBACKS
Ⓖ	EXISTING GAS MANHOLE	▨	PUBLIC DRAINAGE EASEMENT
GV	EXISTING GAS VALVE	▩	EXISTING ASPHALT TO BE REMOVED
Ⓣ	EXISTING TELEPHONE MANHOLE		PROPOSED ASPHALT
▢	EXISTING TELEPHONE BOX		EXISTING CURB AND GUTTER
TRAFFIC	EXISTING TRAFFIC SIGNAL BOX		PROPOSED CURB AND GUTTER
CABLE	EXISTING CABLE BOX		PROPOSED REVERSE PAN CURB AND GUTTER
●	EXISTING BOLLARD		TRANSITION TO REVERSE PAN CURB
○	PROPOSED BOLLARD	▨	CONCRETE TO BE REMOVED
	EXISTING SIGN		EXISTING CONCRETE
	PROPOSED SIGN		PROPOSED CONCRETE
XXXX.XX TBC	EXISTING SPOT ELEVATION		BUILDING TO BE REMOVED
TBC XXXX.XX	PROPOSED SPOT ELEVATION		EXISTING BUILDING
⟹	EXISTING FLOW DIRECTION		PROPOSED BUILDING
	EXISTING TREE		
	DENSE VEGETATION		

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

ENSIGN
THE STANDARD IN ENGINEERING

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

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

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

DEPOT STREET APARTMENTS

DEPOT STREET
CLEARFIELD, UTAH

No. 5049039
6-19-19
CAMERON HESS PRESTON

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

GENERAL NOTES

PROJECT NUMBER
9007

PRINT DATE
6/19/19

DRAWN BY
J.MOSS

CHECKED BY
C.PRESTON

PROJECT MANAGER
C.PRESTON

C-001

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

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

BENCHMARK

NORTH CORNER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN

ELEV = 4482.57'

GENERAL NOTES

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

SCOPE OF WORK:

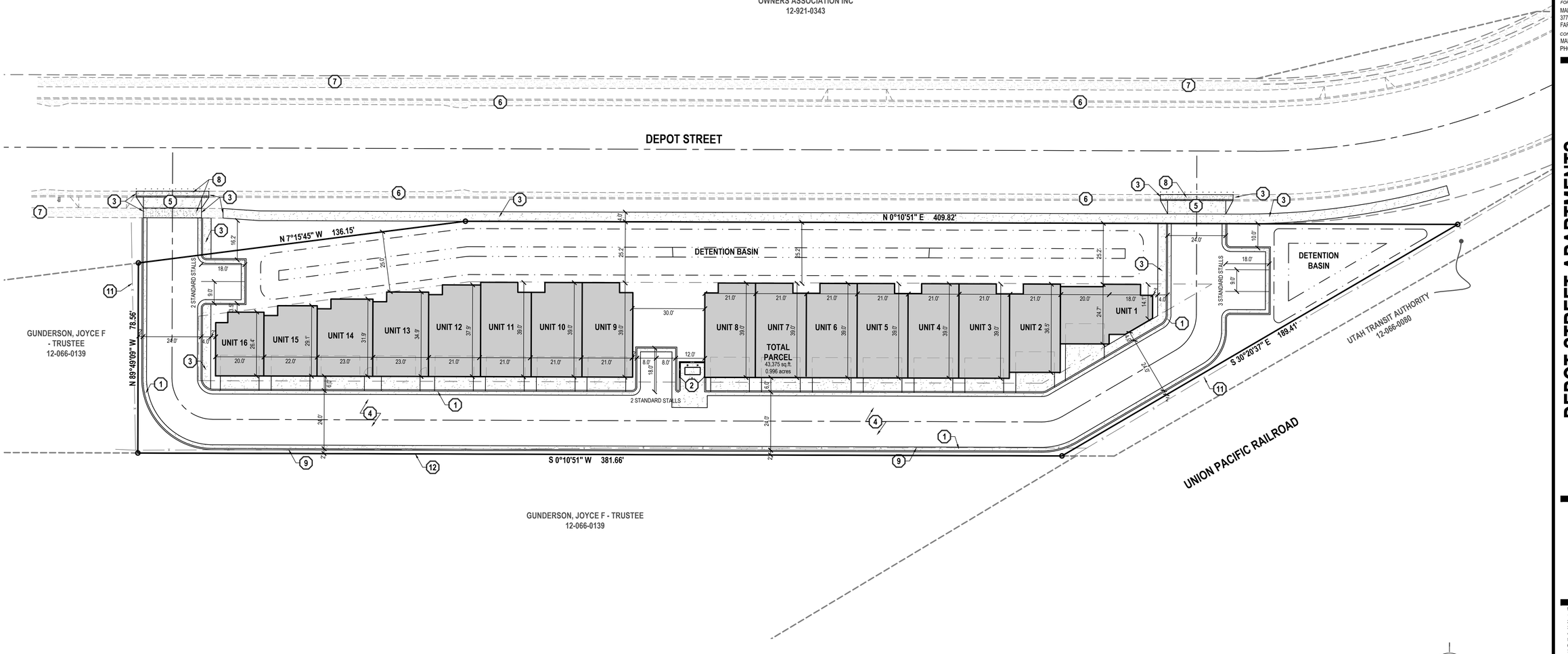
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. 24" COLLECTION CURB AND GUTTER PER DETAIL 5/C-500
2. TRASH ENCLOSURE. SEE DETAILS 7 AND 8/C-500
3. CONCRETE SIDEWALK PER CLEARFIELD CITY STANDARDS AND SPECIFICATIONS. SEE DETAIL 2/C-502
4. ASPHALT PAVEMENT. SEE DETAIL 11/C-500
5. CONCRETE DRIVE APPROACH PER CLEARFIELD CITY STANDARDS AND SPECIFICATIONS. SEE DETAIL 6/C-502
6. EXISTING CURB AND GUTTER
7. EXISTING SIDEWALK
8. SAWCUT, REMOVE AND REPLACE CURB, GUTTER AND ASPHALT.
9. REMOVE EXISTING FENCE
10. MATCH EXISTING IMPROVEMENTS
11. EXISTING FENCE TO REMAIN
12. INSTALL NEW FENCE ON PROPERTY LINE

LAND USE TABLE

DESCRIPTION	AREA (SF)	PERCENTAGE
BUILDING	12,322 s.f.	29%
HARDSCAPE	16,605 s.f.	38%
LANDSCAPE	14,448 s.f.	33%
OPEN SPACE	43,375 s.f. 0.996 ACRES	100%
TOTAL PARKING STALLS		23

WEST SQUARE CONDOMINIUM
OWNERS ASSOCIATION INC
12-921-0343



NORTH

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
HORZ: 1 inch = 20 ft.

ENSIGN
THE STANDARD IN ENGINEERING

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

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
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CEDAR CITY
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RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

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

CONTACT:
MARV MURRI
PHONE: 801-477-4679

DEPOT STREET APARTMENTS

DEPOT STREET
CLEARFIELD, UTAH

PROFESSIONAL ENGINEER
No. 5049039
6-19-19
STATE OF UTAH
CAMERON HESS PRESTON

NO.	DATE	REVISION	BY
1		FOR REVIEW	
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SITE PLAN

PROJECT NUMBER 9007
PRINT DATE 6/19/19
DRAWN BY J.MOSS
CHECKED BY C.PRESTON
PROJECT MANAGER C.PRESTON

C-100

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

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

BENCHMARK

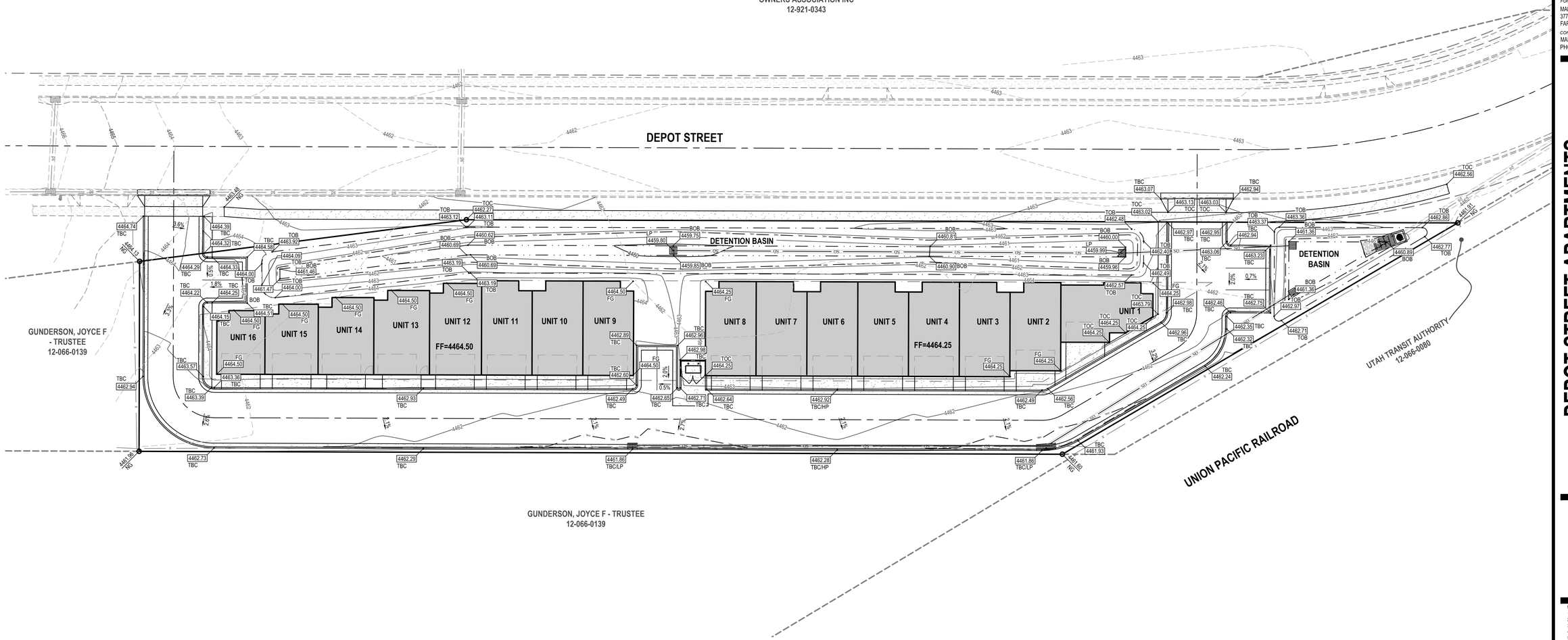
NORTH CORNER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN

ELEV = 4482.57'

GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5. ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XX.XX REPRESENTS AN ELEVATION OF 48XX.XX ON THESE PLANS.
6. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
7. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
8. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
9. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
10. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
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WEST SQUARE CONDOMINIUM
OWNERS ASSOCIATION INC
12-921-0343



HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
HORZ: 1 inch = 20 ft.

ENSIGN
THE STANDARD IN ENGINEERING

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

CONTACT:
MARV MURRI
PHONE: 801-477-4679

DEPOT STREET APARTMENTS

DEPOT STREET
CLEARFIELD, UTAH

PROFESSIONAL ENGINEER
No. 5049039
6-19-19
STATE OF UTAH
CAMERON HESS PRESTON

NO.	DATE	REVISION	BY
1		FOR REVIEW	
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GRADING PLAN

PROJECT NUMBER 9007
PRINT DATE 6/19/19
DRAWN BY J.MOSS
CHECKED BY C.PRESTON
PROJECT MANAGER C.PRESTON

C-200

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BENCHMARK

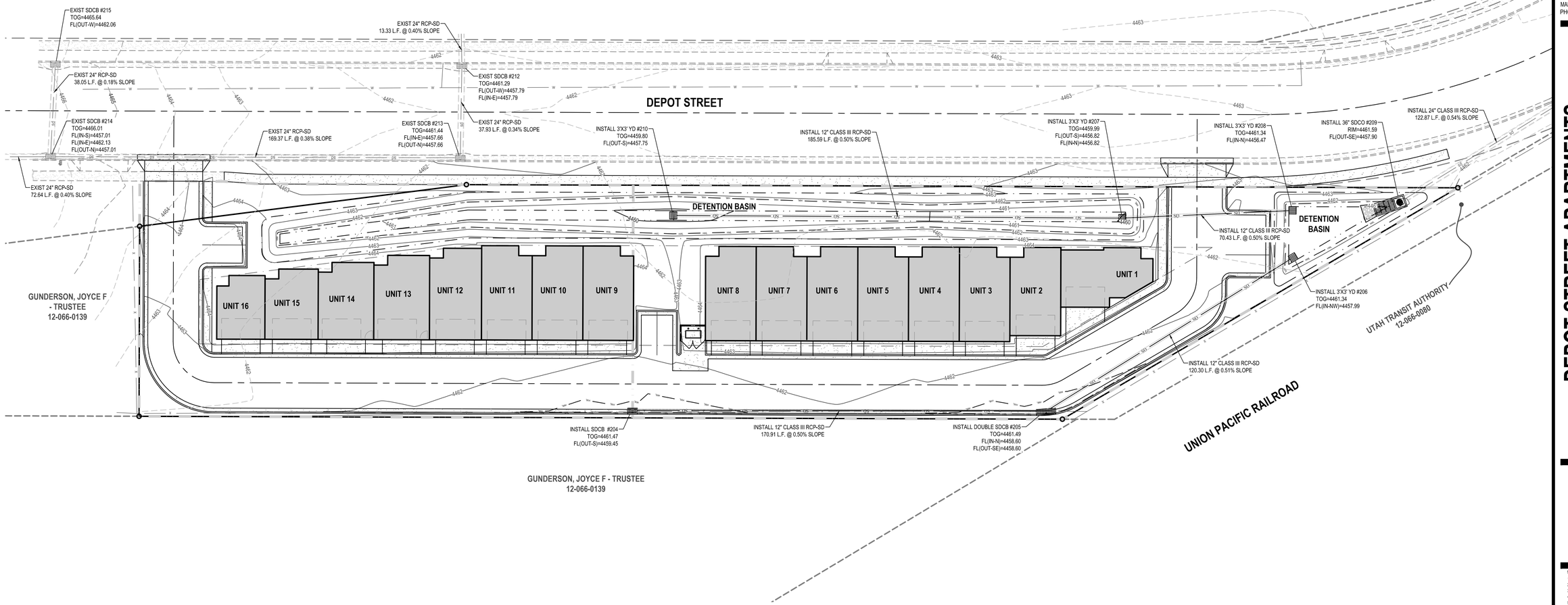
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ELEV = 4482.57'

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WEST SQUARE CONDOMINIUM
OWNERS ASSOCIATION INC
12-921-0343



NORTH

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

HORZ: 1 inch = 20 ft.

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

CONTACT:
MARV MURRI
PHONE: 801-477-4679

DEPOT STREET APARTMENTS

DEPOT STREET
CLEARFIELD, UTAH

PROFESSIONAL ENGINEER
No. 5049039
6-19-19
CAMERON HESS PRESTON
STATE OF UTAH

NO.	DATE	REVISION	BY
1		FOR REVIEW	
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7			
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DRAINAGE PLAN

PROJECT NUMBER	PRINT DATE
9007	6/19/19
DRAWN BY	CHECKED BY
J.MOSS	C.PRESTON
PROJECT MANAGER	
C.PRESTON	

C-201

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

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

BENCHMARK

NORTH CORNER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN

ELEV = 4482.57'

GENERAL NOTES

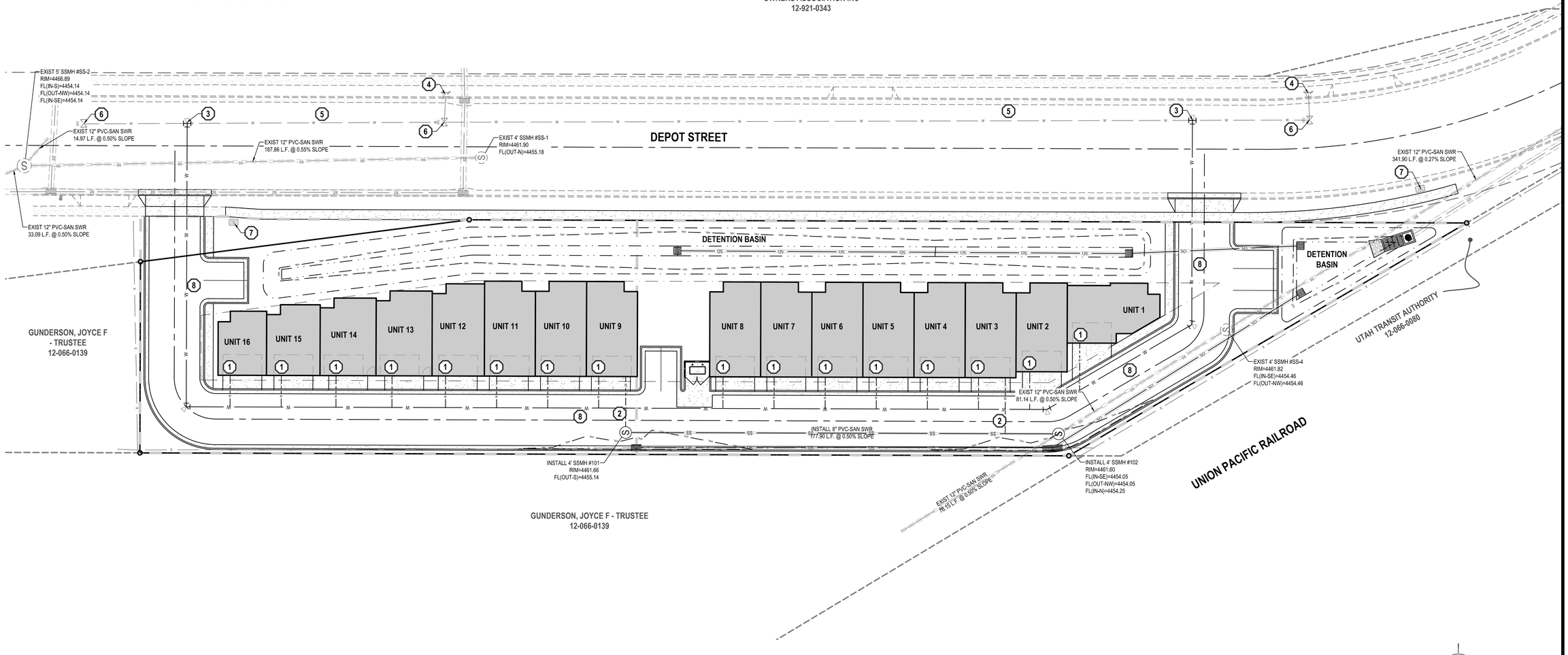
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3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
6. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
7. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
8. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
9. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
10. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
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SCOPE OF WORK:

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

1. 3/4" CULINARY WATER SERVICE LINE
2. 4" SDR-35 PVC SANITARY SEWER SERVICE LINE @ 2.00% MINIMUM SLOPE
3. FIELD LOCATE AND CONNECT TO EXIST CULINARY WATERLINE
4. EXISTING FIRE HYDRANT
5. EXISTING CULINARY WATERLINE
6. EXISTING WATER VALVE
7. EXISTING COMMS BOX
8. 6" C900 DR-14 PVC CULINARY WATERLINE
9. FIRE HYDRANT PER CLEARFIELD CITY SPECIFICATIONS

WEST SQUARE CONDOMINIUM
OWNERS ASSOCIATION INC
12-921-0343



NORTH

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
HORZ: 1 inch = 20 ft.

ENSIGN
THE STANDARD IN ENGINEERING

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FOR:
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FARMINGTON, UTAH 84025
CONTACT:
MARV MURRI
PHONE: 801-477-4679

DEPOT STREET APARTMENTS

DEPOT STREET
CLEARFIELD, UTAH

PROFESSIONAL ENGINEER
No. 5049039
6-19-19
CAMERON NESS PRESTON
STATE OF UTAH

NO.	DATE	REVISION	BY
1		FOR REVIEW	
2			
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UTILITY PLAN

PROJECT NUMBER	PRINT DATE
9007	6/19/19
DRAWN BY	CHECKED BY
J.MOSS	C.PRESTON
PROJECT MANAGER	
C.PRESTON	

C-300

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BENCHMARK

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ELEV = 4482.57'

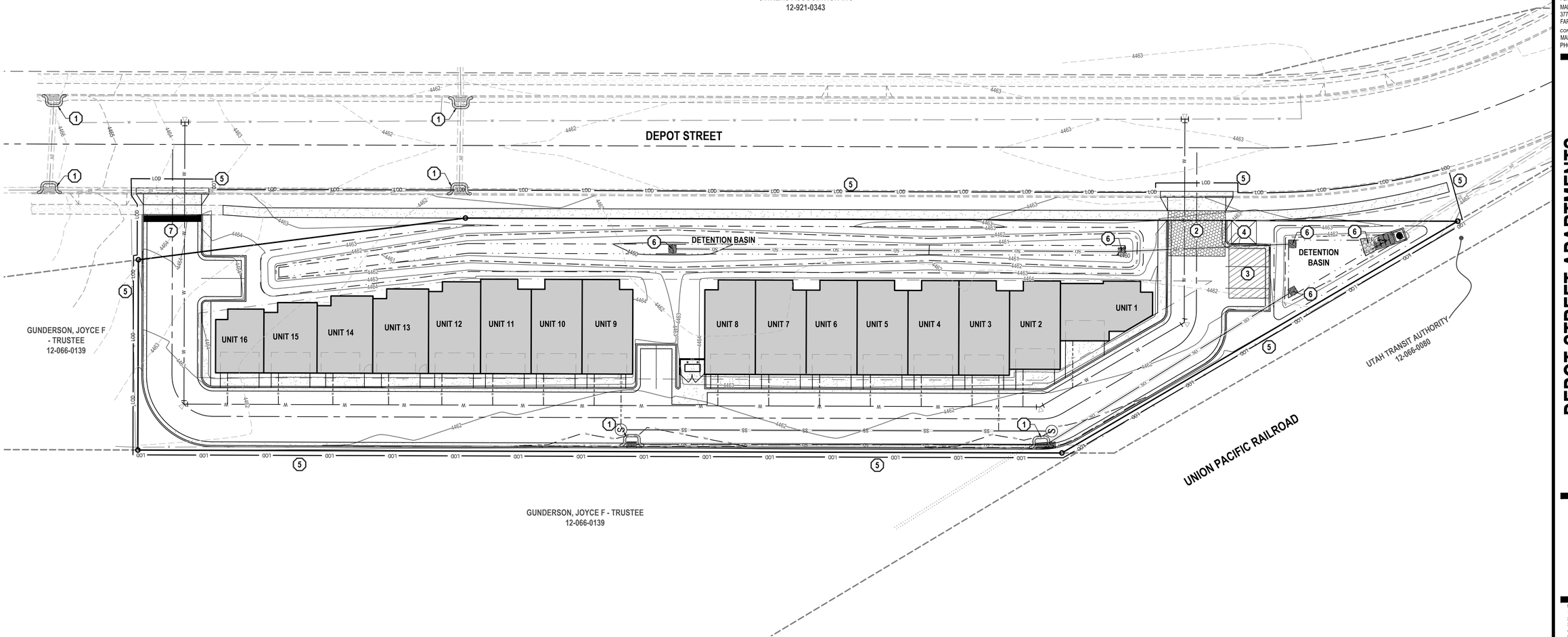
GENERAL NOTES

1. THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMPS) AS NECESSARY, MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ONSITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ONSITE.
2. DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
3. RESEED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE RE-WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
4. DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
5. VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMP'S TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
6. NOT ALL POSSIBLE BMP'S HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.
7. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.

SCOPE OF WORK:

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

1. INLET PROTECTION PER DETAIL 1/C-500
2. VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 2/C-500
3. SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, STAGING, DUMPSTER, AND MATERIAL STORAGE AREA
4. CONCRETE CLEANOUT LINED BASIN OR DUMPSTER
5. LIMITS OF DISTURBANCE
6. OUTLET PROTECTION PER DETAIL 6/C-500
7. BLOCK ENTRANCE DURING CONSTRUCTION



HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

HORZ: 1 inch = 20 ft.

ENSIGN
THE STANDARD IN ENGINEERING

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FOR:
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377 WEST PRIMROSE COURT
FARMINGTON, UTAH 84025

CONTACT:
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PHONE: 801-477-4679

DEPOT STREET APARTMENTS

DEPOT STREET
CLEARFIELD, UTAH

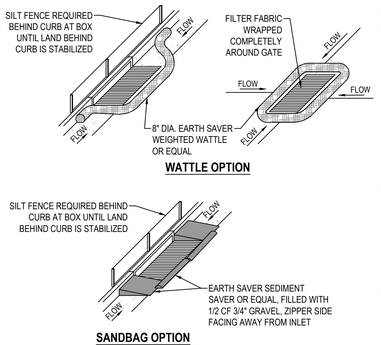
PROFESSIONAL ENGINEER
No. 5049039
6-19-19
CAMERON HESS PRESTON
STATE OF UTAH

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EROSION/ CONTROL PLAN

PROJECT NUMBER	PRINT DATE
9007	6/19/19
DRAWN BY	CHECKED BY
J.MOSS	C.PRESTON
PROJECT MANAGER	
C.PRESTON	

C-400

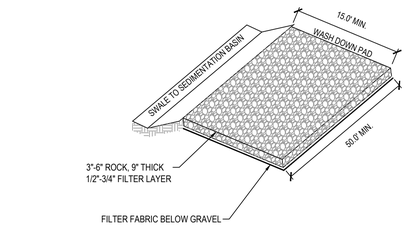


NOTES:

1. PLACE WATTLES OR GRAVEL BAGS TIGHT AGAINST CURB TO PREVENT SEDIMENT-LADEN WATER FROM GETTING BETWEEN CURB AND WATTLE/BAG.
2. PLACE WATTLES OR GRAVEL BAGS SUCH THAT FLOW DOES NOT OVERTOP CURB OR ROAD CENTERLINE.
3. INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT LEAST BI-WEEKLY, OR PER SWPPP REQUIREMENTS, WHICHEVER IS MORE STRINGENT, TO ENSURE THAT SEDIMENT CONTROL IS MEETING ITS DESIGN INTENT. MAINTAIN AND/OR REPLACE AS NEEDED.
4. REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 50% OF GRAVEL BAG OR WATTLE HEIGHT.
5. CONTRACTOR MAY SUBMIT AN ALTERNATIVE METHOD OF INLET PROTECTION. THE ALTERNATIVE METHOD SHALL BE APPROVED BY THE CITY INSPECTOR AND THE ENGINEER OF RECORD.
6. BEFORE PLACEMENT OF CURB, STABILIZATION OF LAND BEHIND CURB, AND/OR PAVING, MAINTAIN TOP OF INLET AT 6" ABOVE GRADE, AND SURROUND WITH SILT FENCE FOR SEDIMENTATION AROUND BOX. MAINTAIN SILT FENCE BEHIND BOX UNTIL LAND BEHIND CURB IS STABILIZED.

1 SAG INLET PROTECTION

SCALE: NONE

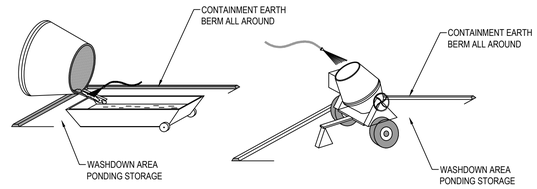


NOTE:

1. PLACE SIGN ADJACENT TO ENTRANCE " CONSTRUCTION TRAFFIC ONLY - ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT SITE AT THIS LOCATION"

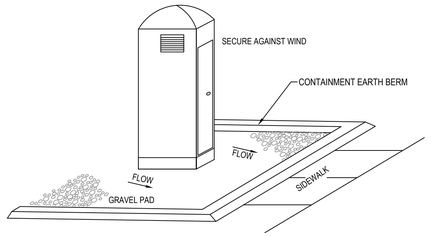
2 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE



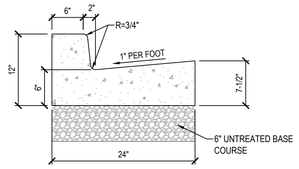
3 CONCRETE WASTE MANAGEMENT

SCALE: NONE



4 PORTABLE TOILET

SCALE: NONE

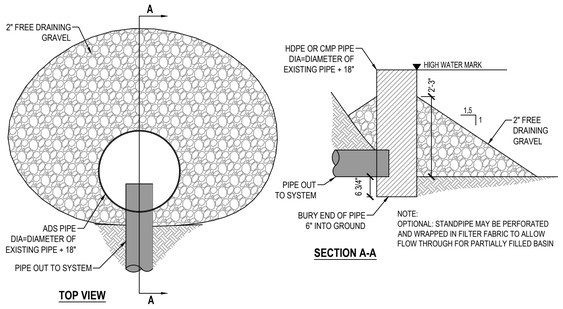


NOTE:

1. CONSTRUCT PER NOTES AND SPECIFICATIONS ASSOCIATED WITH APWA STANDARD PLAN NO. 205.

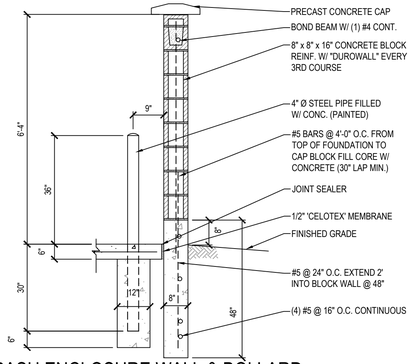
5 24" COLLECTION CURB AND GUTTER

SCALE: NONE



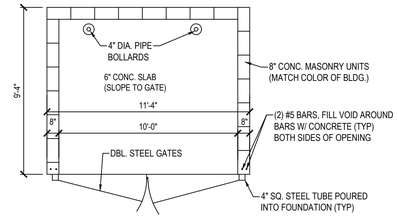
6 TEMPORARY BASIN OUTLET PROTECTION

SCALE: NONE



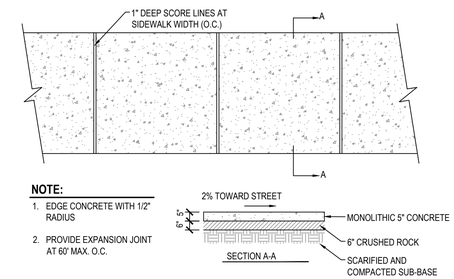
7 TRASH ENCLOSURE WALL & BOLLARD

SCALE: NONE



8 TRASH ENCLOSURE (TYP.)

SCALE: NONE

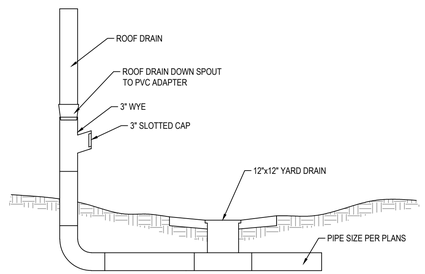


NOTE:

1. EDGE CONCRETE WITH 1/2" RADIUS
2. PROVIDE EXPANSION JOINT AT 60' MAX. O.C.

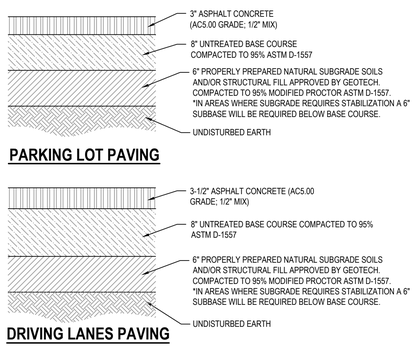
9 TYPICAL CONCRETE FLATWORK

SCALE: NONE



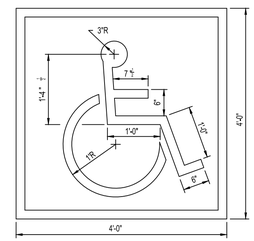
10 ROOF DRAIN CONNECTION

SCALE: NONE



11 TYPICAL PAVEMENT SECTIONS

SCALE: NONE

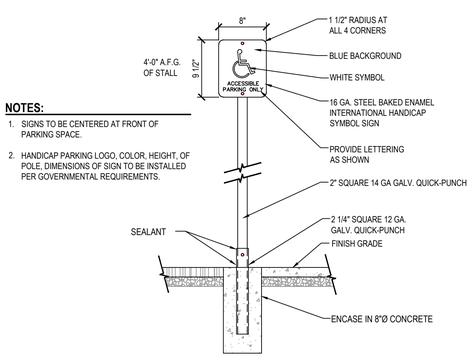


NOTES:

1. INTERNATIONAL PICTOGRAPH SYMBOL WHITE FED. STD. 17875.
2. 4"-BORDER-WHITE FED. STD. 17875.
3. BACKGROUND-BLUE FED. STD. 15180.

12 STALL PAVEMENT MARKING

SCALE: NONE



NOTES:

1. SIGNS TO BE CENTERED AT FRONT OF PARKING SPACE.
2. HANDICAP PARKING LOGO, COLOR, HEIGHT, OF POLE, DIMENSIONS OF SIGN TO BE INSTALLED PER GOVERNMENTAL REQUIREMENTS.

13 ACCESSIBLE PARKING SIGN

SCALE: NONE

ENSIGN
THE STANDARD IN ENGINEERING

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

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

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

DEPOT STREET APARTMENTS

DEPOT STREET
CLEARFIELD, UTAH

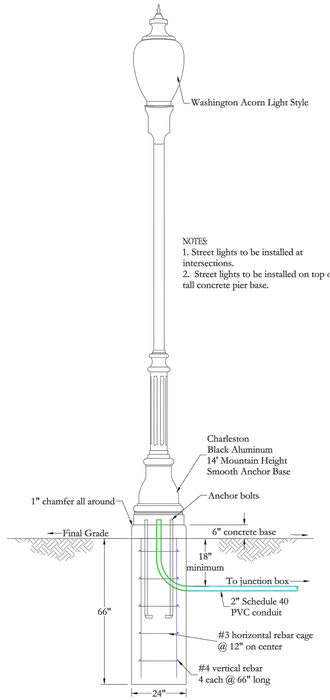
PROFESSIONAL ENGINEER
No. 5049039
6-19-19
STATE OF UTAH
CAMERON HESS PRESTON

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

DETAILS

PROJECT NUMBER 9007
PRINT DATE 6/19/19
DRAWN BY J.MOSS
CHECKED BY C.PRESTON
PROJECT MANAGER C.PRESTON

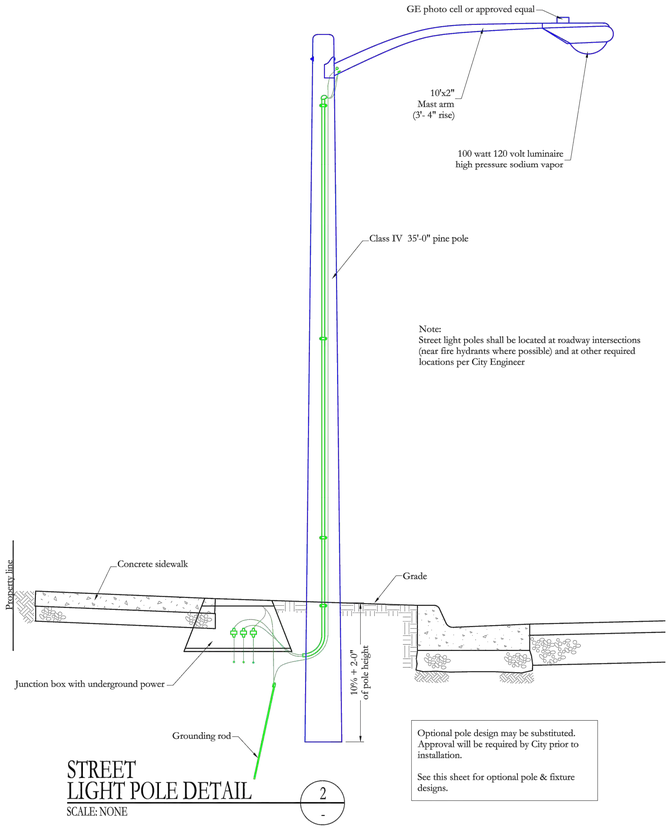
C-500



INTERSECTION STREET LIGHT POLE DETAIL

1

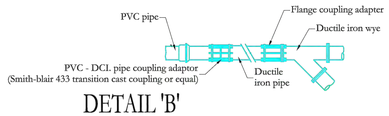
SCALE: NONE



STREET LIGHT POLE DETAIL

2

SCALE: NONE



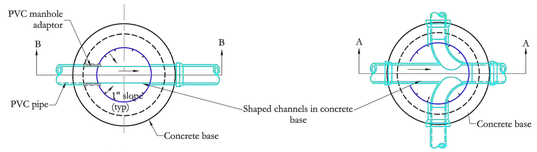
DETAIL 'B' TYPICAL CONNECTION OF DI PIPETO PVC PIPE

3

SCALE: NONE

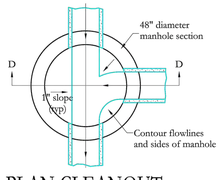
NOTES:
1. All storm drain, sanitary sewer and land drain manholes and cleanout structures must have shaped concrete troughs and aprons.

2. Manhole lids must be labeled appropriately to reflect use of structure, i.e. storm drain, sewer, land drain, water, communications, irrigation and electrical.



PLAN

PLAN



PLAN CLEANOUT

Drop Manhole Notes:
1. Use drop manhole only when drop exceeds 2'- 0".

2. For construction dimension of drop manhole see junction manhole detail his sheet.

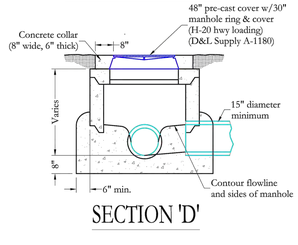
3. All pipe for drop manhole to be flanged ductile iron pipe or alternate schedule 40 pvc if encased in 3/4" washed gravel minimum 6" cover.

NOTES:
1. Cast in place manhole shown precast reinforced manhole acceptable.

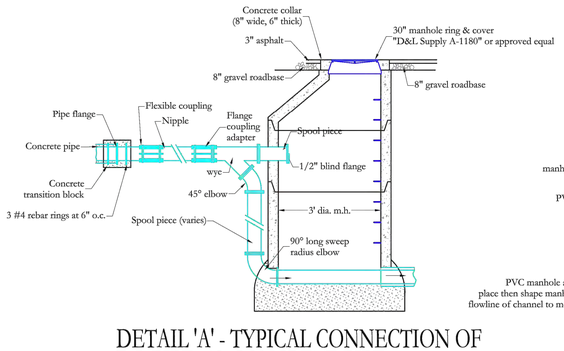
2. Rubber boot joints with stainless steel connection band is acceptable substitutes for standard joints shown.

3. Piping outside of manhole may be schedule 40 pvc if encased in 3/4" washed gravel, minimum 6" cover.

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



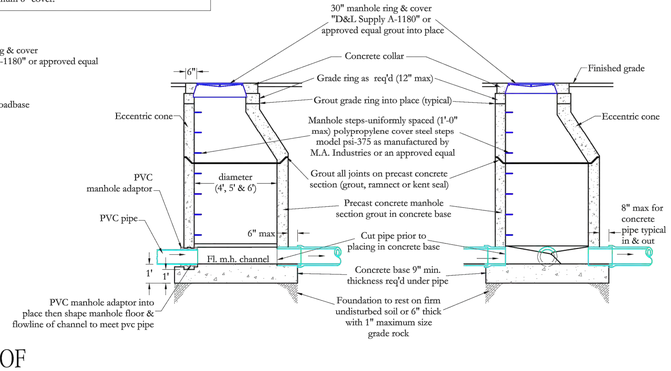
SECTION 'D'



DETAIL 'A' - TYPICAL CONNECTION OF D.I. PIPE TO CONCRETE PIPE PIPE TO DROP MANHOLE

3

SCALE: NONE



LINE MANHOLE SECTION 'B'

4

SCALE: NONE

JUNCTION MANHOLE 'SECTION 'A'

5

SCALE: NONE

CLEARFIELD CITY TESTING AND INSPECTION STANDARDS

Sanitary sewer*	Pipeline inspection - alignment, grade, & class of pipe Low pressure air test or infiltration test Displacement test & video recording showing distance (leader with time, date, & construction company)
Storm drainage*	Pipeline inspection - alignment, grade, & class of pipe Catch basin boxes inspection - depth & rebar Pipe inspection - video tape recording (leader with time, date, & construction company)
Land drainage*	Pipeline inspection - alignment, grade, class of pipe and bedding method Pipe inspection - video tape recording (leader with time, date, & construction company)
Culinary water (c-900 class 200) (di class 51)	Pipeline inspection - alignment, grade, class of pipe, & brass wedges installation Pressure test - minimum 200 psi for 2 hours Chlorination test - minimum 30 ppm for 24 hours Clear water test Bacteria test
Roadway	Sub base inspection - depth & compaction Before road base placement all utility lines must be installed Road base density test - depth & compaction (Contractor responsible to give road base density results to City - prior to asphalt placement) Asphalt placement - depth & compaction
Curb & gutter and sidewalk	Curb & gutter and sidewalk inspection - depth and compaction

*1. Contractor shall not flush rock & debris from newly installed pipelines downstream into the existing system.

*2. The pipelines must have clean water flushed down the pipes prior to video taping in order to detect and identify all low spots and/or bellies in the pipeline. Failure to run water prior to video taping will result in rejection of the video tape testing.

ENSIGN
THE STANDARD IN ENGINEERING

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

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FOR:
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PHONE: 801-477-4679

DEPOT STREET APARTMENTS

DEPOT STREET
CLEARFIELD, UTAH

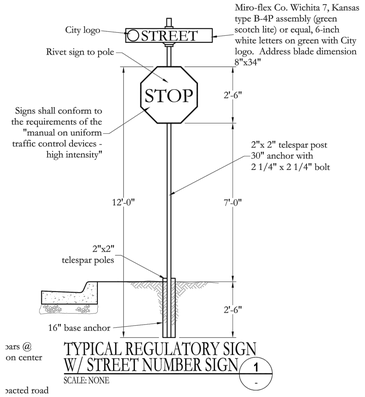
PROFESSIONAL ENGINEER
No. 5049039
6-19-19
STATE OF UTAH
CAMERON HESS PRESTON

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

CLEARFIELD CITY STANDARD DETAILS

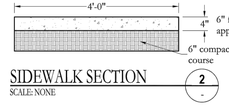
PROJECT NUMBER 9007
PRINT DATE 6/19/19
DRAWN BY J.MOSS
CHECKED BY C.PRESTON
PROJECT MANAGER C.PRESTON

C-501



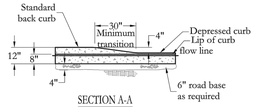
TYPICAL REGULATORY SIGN W/ STREET NUMBER SIGN 1

SCALE: NONE

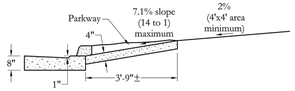


SIDEWALK SECTION 2

SCALE: NONE



SECTION A-A



SECTION A

NOTES:

1. A minimum 6" depth of roadbase material or crushed gravel shall be placed to grade and compacted under handicap ramps to 95% of maximum dry density prior to placement of concrete.

2. Locate all inlet grates 2' minimum away from the pedestrian crosswalk, with all drainage intercepted before storm water crosses the crosswalk area.

3. Slopes shown are maximum slopes.

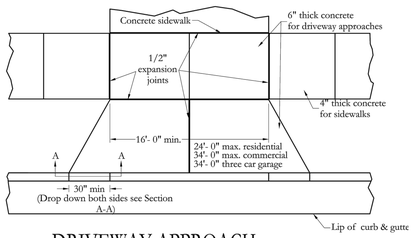
4. Expansion joints shall be constructed by placing an approved material, (typically bituminous impregnated fiberboard), the full depth of the concrete. expansion material shall be set 1/4" below the finish level of sidewalk ramp.

5. Materials, construction, and workmanship shall be in accordance with Clearfield City standards and specifications.

6. When a City roadway intersects with a UDOT road, a 35' minimum radius (or other) will be required as per UDOT requirement.

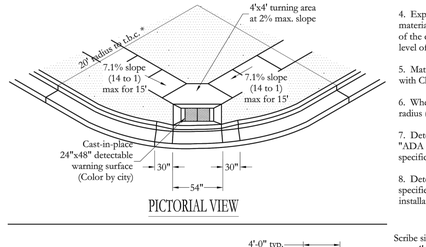
7. Detectable warning surface materials & installation must conform to "ADA cast-in-place tactile warning panels" requirements & specifications.

8. Detectable warning panels by "ADA Solutions, Inc.", color to be specified by City (other products to be approved by City prior to installation).

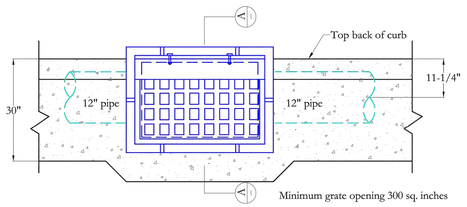


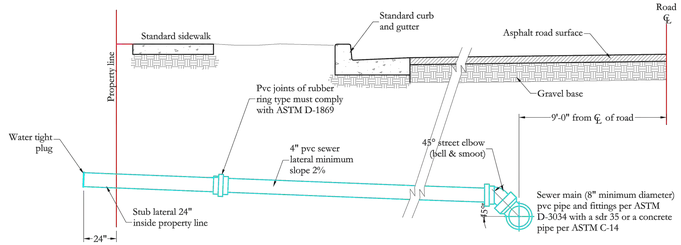
DRIVEWAY APPROACH DROP DOWN STYLE 6

SCALE: NONE



PICTORIAL VIEW

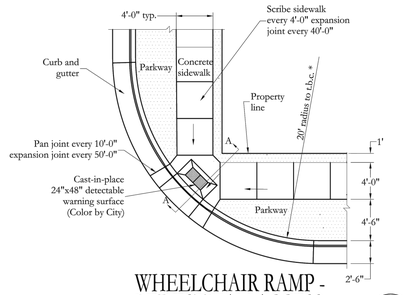




NORTH DAVIS SEWER DISTRICT NOTE:
Any sanitary sewer work done involving the North Davis Sewer District (NDSD) will require written approval from NDSD and must be in compliance to all NDSD standards.

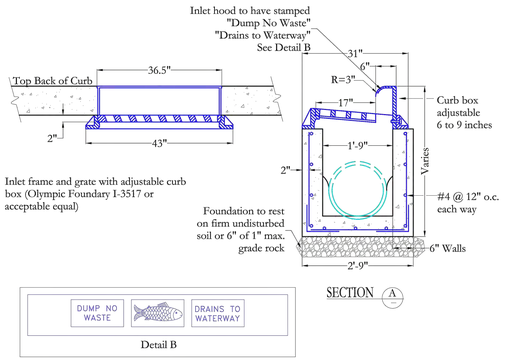
TYPICAL SEWER LATERAL CONNECTION 5

SCALE: NONE



WHEELCHAIR RAMP - PEDESTRIAN ACCESS 4

SCALE: NONE



NOTES:

1. All reinforcement shall be #4 deformed steel, grade 60.

2. All reinforcement shall be placed at 12" o.c. each way in the floor and the walls.

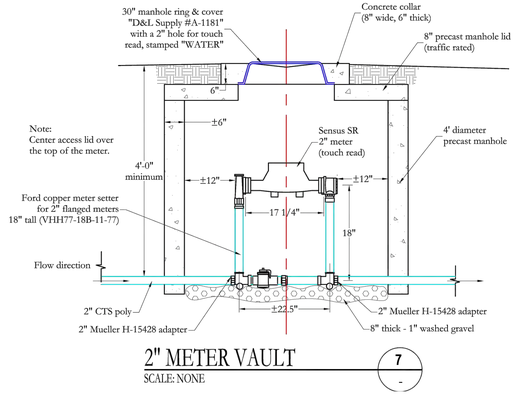
3. The adjustable curb box inlet grate shall be bicycle safe. D&L Supply I-3517 or acceptable equal.

4. All pipes in the box shall be cut with the interior of the box and grouted smooth.

5. Rebar shall have 2" clear on earth side of structure.

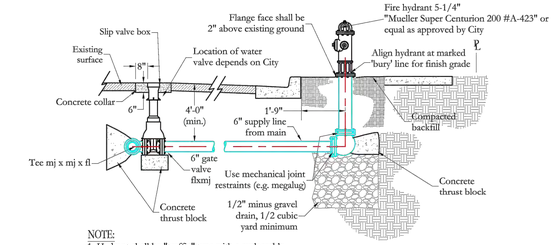
STANDARD HOODED CATCH BASIN 6

SCALE: NONE



2" METER VAULT 7

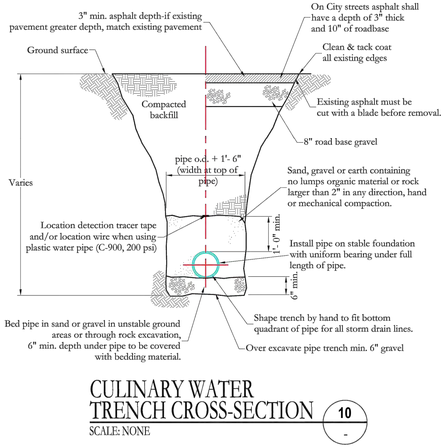
SCALE: NONE



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

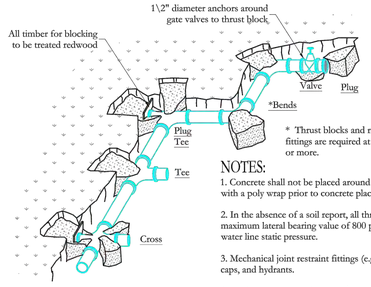
TYPICAL THRUST BLOCK CONNECTION 8

SCALE: NONE



CULINARY WATER TRENCH CROSS-SECTION 10

SCALE: NONE



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

NOTES:

1. Concrete shall not be placed around joints and bolts. Cover all metal contact areas with a poly wrap prior to concrete placement.

2. In the absence of a soil report, all thrust blocks shall be sized on the basis of a maximum lateral bearing value of 800 p.s.f. and a thrust resulting from 150% of the water line static pressure.

3. Mechanical joint restraint fittings (e.g. megalug) shall be used on all valves, bends, caps, and hydrants.

4. All threaded connections and/or bolts shall be encased with a APWA approved lubricant grease.

CONCRETE THRUST BLOCK DETAILS 9

SCALE: NONE

ENSIGN
THE STANDARD IN ENGINEERING

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

SALT LAKE CITY
Phone: 801.255.0529

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

DEPOT STREET APARTMENTS

DEPOT STREET
CLEARFIELD, UTAH

PROFESSIONAL ENGINEER
No. 5049039
6-19-19
STATE OF UTAH
CAMERON HESS PRESTON

NO.	DATE	REVISION	BY
1		FOR REVIEW	
2			
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6			
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8			

CLEARFIELD CITY DETAILS

PROJECT NUMBER 9007
PRINT DATE 6/19/19
DRAWN BY J.MOSS
CHECKED BY C.PRESTON
PROJECT MANAGER C.PRESTON

C-502

WEST SQUARE CONDOMINIUM
OWNERS ASSOCIATION INC
12-921-0343

DEPOT STREET

10 TOTAL
TYPICAL 2" CAL, PARK WAY MAPLE

10 TOTAL
TYPICAL 2" CAL
ZELKOVA

LAWN

DETENTION BASIN

TYPICAL 2" CAL ZELKOVA

36" BAND - 2" DIA RIVER COBBLE

TYP. 2" CAL
ZELKOVA

LAWN

4" DIA COBBLE

UNIT 16 | UNIT 15 | UNIT 14 | UNIT 13 | UNIT 12 | UNIT 11 | UNIT 10 | UNIT 9 | UNIT 8 | UNIT 7 | UNIT 6 | UNIT 5 | UNIT 4 | UNIT 3 | UNIT 2 | UNIT 1

TOTAL PARCEL
43,375 sq.ft.
0.996 acres

2" DIA, RIVER COBBLE

TYPICAL - 2" CAL. CAPITAL PEAR - 16 TOTAL

4" DIA, RIVER COBBLE

GUNDERSON, JOYCE F
- TRUSTEE
12-066-0139

UTAH TRANSIT AUTHORITY
12-066-0080

UNION PACIFIC RAILROAD

GUNDERSON, JOYCE F - TRUSTEE
12-066-0139

Deseret Land DESIGN
Paul H. Keeler A.S.L.A
Landscape Architect
4184 West 1975 North
Plain City UT, 84404
801-791-9244
dld@deseretlanddesign.com

LICENSED LANDSCAPE ARCHITECT
No. 103289
PAUL H KEELER
STATE OF UTAH
6-26-19

LANDSCAPE PLAN
DEPOT STREET APARTMENTS CLEARFIELD

NORTH

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

ATTIC VENTILATION NOTES:

The net free ventilation area shall not be less than 1/300th provided that at least 50% of the area is provided by ventilators located in the upper portion of the space to be ventilated, the other to be provided by vented soffit system.

GENERAL NOTES:

Compliance with codes and ordinances governing the work shall be made and enforced by the general contractor. General contractor shall verify all existing conditions and dimensions prior to construction.
Note that all written dimensions take precedence over scale.
Manufacturers specifications for installation of materials shall be followed.
Workmanship throughout shall be of the best quality of the trade involved and the general contractor shall coordinate the work of the various trades to expedite the job in a smooth and continuous process.

WINDOWS NOTES:

Bedroom windows to have a finished clear opening height min. of 44" from floor.
Windows to have 20" min. clear width and 24" min. clear height.
Bedroom windows to be a min. of 5.7 sq. ft.
Windows to be sized at 1/10th for the sq. for glass size and 1/20th of the sq. ft. for ventilation requirements. Windows within 18" of the floor to be of tempered glass.

EXTERIOR WALL FINISHES MUST BE LISTED, LABELED, AND INSTALLED AS PER MANUFACTURER'S INSTALLATION INSTRUCTION GUIDE. ALL INSTALLERS MUST BE APPROVED BY THE MANUFACTURER.

EXCAVATION NOTES:
All footings shall bear on natural undisturbed soil. Footings shall be excavated to a minimum depth so as to provide frost protection. (30" min.)

The grade adjacent to all foundation wall shall fall a minimum of 6 inches within the first 10 feet (5%)." R403.1 Landings, ramps, patios, porches or decks, which are required to be level or can have a MAXIMUM slope of 1/8" per foot. All other impervious surfaces within 10 feet of the foundation walls must slope a MINIMUM of 1/8" per foot away from walls.

VALIDITY OF PERMIT:
The issuance or granting of a permit or approval of plans, specifications and computations shall not be construed to be a permit for, or an approval of, any violations of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdictions shall not be valid.

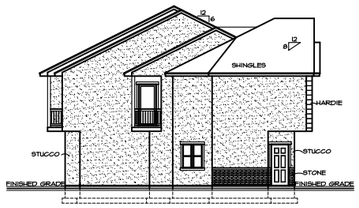
The issuance of a permit based upon plans, specifications and other data shall not prevent the building official from thereafter requiring the correction of errors on said plans, specifications and other data, or from preventing building operations being carried on thereunder when in violation of this code or of any other ordinances of this jurisdiction. The building official is also authorized to prevent occupancy or use of a structure where in violation of this code or any other ordinances of this jurisdiction.

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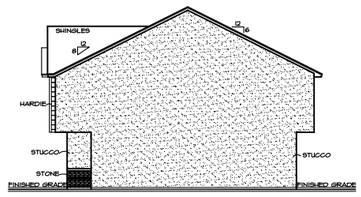
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REAR ELEVATION
SCALE 1/8"



LEFT ELEVATION
SCALE 1/8"



RIGHT ELEVATION
SCALE 1/8"



TYP. SECTION
SCALE 1/8"
NOT APPLICABLE IN ALL LOCATIONS

FRONT ELEVATION
SCALE 1/8"

PLANNED FOR:
MARV MURRI CONST.
750 S. 1250 E. ST.
CLEARFIELD, UTAH

1424 Legend Hills Dr.
Suite # 120
Clearfield, Utah 84015
801.525.5705

South Jordan
Utah 84095
801.325.6700

Ammon
Idaho 83406
208.525.5555

plans@creationswest.com

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DATE: JUN. 24 19
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PLAN NUMBER
UNITS 1-8

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FLOOR PLAN GENERAL NOTES:
1. Plumbing wall 2x6 @ 16" o.c.
2. Attic access 22" x 30" with closer 4' x 8' actioned light in attic space, Location, ▽
3. Exhaust fan, 50 CFM vented to the outside.
4. Linen shelves 12" ea. width for the water closet and 24" clear in front.
5. Vent dryer to outside with 4" metal ducting welded and secured every 12', termination hooded.
6. 22"x30" ea. opening installed to provide access to attic/utilities.
7. Sufficient access and working space (30" wide x 36" deep) provided around all electrical equipment.
8. 20 minute fire rated door

GENERAL NOTES:

Compliance with codes and ordinances governing the work, shall be made and enforced by the general contractor. General contractor shall verify all existing conditions and dimensions prior to construction. Where local codes are more restrictive than those available, Manufacturer's specifications for installation of materials shall be followed. Workmanship throughout shall be of the best quality of the trade involved and the general contractor shall coordinate the work of the various trades to expedite the job in a smooth and continuous process.

GENERAL BATHROOM NOTES:

Shower compartments shall have at least 900 sq. in. of floor area and be of sufficient size to inscribe a circle with a dia. not less than 30 in. Shower doors shall open a min. clear opening of 22" and a unobstructed width of 22" when above built-in tubs having installed shower heads and in shower compartments shall be constructed as per Section R702.4. Bath walls shall form a watertight joint with each other and with the tub or shower receptor. Bathrooms, water closet compartments, and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 sq. ft., one half of which must be openable. If no windows, a mechanical ventilation system shall be req.. The min. ventilation rates shall be 50 cfm. for intermittent ventilation.
Showers + tubs shall have temperature-limiting device complying with IRC P2708.3

Toilet, bath and shower areas to be finished with a nonabsorbent surface in accordance with IRC R307.

ALL exterior doors shall have a floor or landing on each side of the door. The floor or landing at a door shall not be more than 12 inches lower than the top of the threshold. If the door is not a req. exit door the landing shall not exceeded 8" from top of threshold. All landings shall be not less than 36" wide, measured in the direction of travel.

FIRE PROTECTION:

Provide 1/2" type "x" gyp. brd. on all the walls and ceilings of garage if no habitable room is above garage. Provide 5/8" type "x" gyp. brd. on all the walls and ceilings of garage, if habitual space above garage. Not a 6" o.c. At beams and structural members shall be protected with 5/8" gyp. brd.

Door between garage and house shall be 20 minute rated, solid core wood or "B" labeled door not less than 1 3/4" w/ self closer and self-latching. IRC R302.5

Protect enclosed usable space under stairs with 5/8" gyp. brd. Provide fire resistant construction on the underside of the stairs in accordance with IRC R302.8

Fire blocking at stud cavities that are greater than 8'-0".

Need to fire block all flues, chases and dropped ceilings.

EXHAUST SYSTEM NOTES:

Dryer exhaust systems shall convey the moisture to the outdoors and shall terminate on the outside of the building. Screens shall not be installed at the duct termination. Exhaust ducts under floor slabs. The length of clothes dryer exhaust duct shall not exceed 25 feet from the dryer location to the wall or roof termination. The max. length of the ducts shall be reduced 2.5 feet for each 45 degree bend and 5 feet for each 90 degree bend. Metal ducting shall be sealed and secured every 12 feet.

FIRED AGES:

Where a factory-built chimney assembly incorporates offsets, no part of the chimney shall be at an angle of more than 30 degrees from vertical. The total rise of the assembly and the chimney assembly shall not include more than four elbows.

Chimneys shall extend at least 3 feet above the highest point where they pass through a roof of a building and at least 2 feet higher than any portion of a building within a horizontal distance of 10 feet.

Listing for any fireplace stove on plans shall be provided at inspection. Inspection, in the event of a wood burning fireplace, submit Testing showing EPA compliance. IRC R1002.2

Hose connection back flow preventer shall be installed on the discharge side a hose threaded outlet.

Windows considered to be 0.35 U-Factor typical, U-Factors shall be be determined by testing in accordance with NFRC 100 and labeled as such by the manufacturer per section 1003.9 of the 2018 IECC.

Bottom of operable windows on upper floor to be no closer than 24" from floor in accordance with IRC R302.2.1

APPLIANCES IN ATTICS:
Attics containing appliances requiring access shall have an opening and a clear and unobstructed passageway large enough to allow removal of the largest appliance, but not less than 30 inches high and 22 inches wide and not more than 20 feet long when measured along the centerline of the passageway from the opening to the appliance. The passageway shall have continuous solid flooring in accordance with chapter 5 not less then 24 inches wide. A level service space at least 30 inches deep and 30 inches wide shall be present along all sides of the appliance where access is required the clear access opening dimensions shall be a minimum of 20 inches by 30 inches, where such dimensions are large enough to allow removal of the largest appliance. I.R.C. M1305.1.3

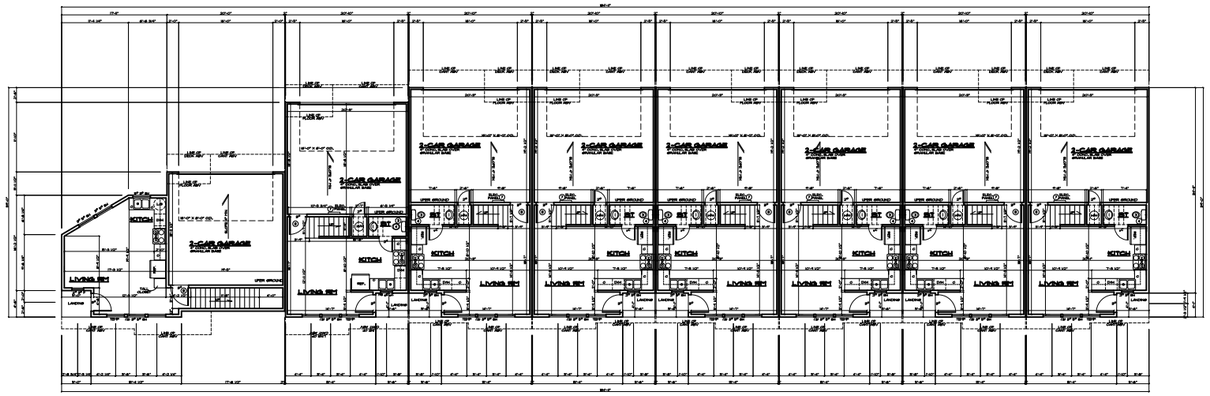
DRYER DUCT:
Dryer duct shall terminate outdoors and shall not exceed a total combined horizontal and vertical length of 35'. Maximum length of duct shall be reduced 2-1/2' for each 45° bend or 5' for each 90° bend. Duct shall be a min. nominal size of 4". I.R.C. M1502.4.4

CONDENSATE DISPOSAL:
Condensate from all cooling coils or evaporators shall be conveyed from the drain pan outlet to an approved place of disposal. Condensate shall not discharge into a street, alley or other areas so as to cause a nuisance. I.R.C. P2413

A secondary drain or auxiliary drain pan shall be required for each cooling or evaporator coil where damage to any building components will occur as a result of overflow from the equipment drain pan or stoppage in the condensate drain piping. Drain piping shall be a minimum of 3/4" nominal size. I.R.C. M1411.3.1

ENERGY NOTES:

IECC R402.2.4- The attic access door and crawlspace door from the conditioned space to unconditioned space shall be weather stripped and insulated to a level equivalent to the insulation on the surrounding surfaces.



UNIT 1
SCALE — 1/8"
434 SQ. FT. MAIN LEVEL
929 SQ. FT. UPPER LEVEL
1363 SQ. FT. TOTAL LEVEL

UNIT 2
SCALE — 1/8"
342 SQ. FT. MAIN LEVEL
811 SQ. FT. UPPER LEVEL
1153 SQ. FT. TOTAL LEVEL

UNIT 3-8
SCALE — 1/8"
313 SQ. FT. MAIN LEVEL
883 SQ. FT. UPPER LEVEL
1236 SQ. FT. TOTAL LEVEL

NOTE:
9'-1 1/8" CEIL. HEIGHT TYP.
2X6 EXTERIOR WALLS (5 1/2")
4 1/2" MASONRY LEDGE U.O.S.

MAIN FLOOR PLAN
SCALE — 1/8"

PLANNED FOR:
MARV MURRI CONST.
750 S. 1250 E. ST.
CLEARFIELD, UTAH

1424 Legend Hills Dr. | South Jordan | Ammon
Suite # 120 | Utah 84095 | Idaho 83406
Clearfield, Utah 84015 | 801.525.6700 | 208.525.9555
801.525.6706
plans@creationswest.com

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PLAN NUMBER
UNITS 1-8

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FLOOR PLAN GENERAL NOTES:
1. Plumbing wall 2x6 @ 16" o.c.
2. Attic access 22" x 30" with closet 4' x 6' w/shared rigid foam access, Location, ▽
3. Provide 1" clearance to combustibles.
4. Exhaust fan, 80 CFM run exhaust duct to the outside.
5. Dryer vent, 30" wh, width for the owner closet and 24" clear in front.
6. Vent dryer to outside with 4" metal ducting welded and secured every 12', termination
7. 22"X30" wh, opening installed to provide access to attic/utilities.
8. Sufficient access and working space (30" wide x 36" deep) is provided around all electrical equipment.
9. 20 minute fire rated door

GENERAL NOTES:

Compliance with codes and ordinances governing the work shall be made and enforced by the general contractor. General contractor shall verify all existing conditions and dimensions prior to construction. Where not specified, workmanship shall be of the highest grade. Manufacturer's specifications for installation of materials shall be followed. Workmanship throughout shall be of the best quality of the trade involved and the general contractor shall coordinate the work of the various trades to expedite the job in a smooth and continuous process.

GENERAL BATHROOM NOTES:

Shower compartments shall have at least 900 sq. in. of floor area and be of sufficient size to inscribe a circle with a dia. not less than 30 in. Interior surfaces shall be constructed of a hard, non-absorbent surface of 72" min. above drain inlet. Seams above built-in tubs having installed shower heads and in shower compartments shall be constructed as per Section R702.4. Such walls shall form a watertight joint with each other and with the tub or shower receptor. Bathrooms, water closet compartments, and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 sq. ft., one half of which must be openable. If no windows, a mechanical ventilation system shall be req.. The wh. ventilation rates shall be 50 cfm. for intermittent ventilation.
Showers & tubs shall have temperature-limiting device complying with IRC P2708.3

Toilet, bath and shower areas to be finished with a nonabsorbent surface in accordance with IRC R307.1

ALL exterior doors shall have a floor or landing on each side of the door. The floor or landing at a door shall not be more than 12 inches lower than the top of the threshold. If the door is not a req. exit door the landing shall not exceeded 8" from top of threshold. All landings shall be not less than 36" wide, measured in the direction of travel.

FIRE PROTECTION:

Provide 1/2" type "x" gyp. brd. on all the walls and ceilings of garage if no habitable room is above garage. Provide 5/8" type "x" gyp. brd. on all the walls and ceilings of garage, if habitat space above garage. Not a 6" o.c. At beams and structural members shall be protected with 5/8" gyp. brd.

Door between garage and house shall be 20 mhse rated, solid core wood or "B" labeled door not less than 1 3/4" w/ self closer and self-latching. IRC R302.5

Protect enclosed usable space under stairs with 5/8" gyp. brd. Provide fire resistant construction on the underside of the stairs in accordance with IRC R302.8

Fire blocking at stud cavities that are greater than 8'-0".

Need to fire block all flues, chases and dropped ceilings.

EXHAUST SYSTEM NOTES:

Dryer exhaust systems shall convey the moisture to the outdoors and shall terminate on the outside of the building. Screens shall not be installed at the duct termination. Exhaust ducts shall not be connected to a vent of clothes dryer. Exhaust duct shall not exceed 25 feet from the dryer location to the wall or roof termination. The max. length of the ducts shall be reduced 2.5 feet for each 45 degree bend and 5 feet for each 90 degree bend. Metal ducting shall be sealed and secured every 12 feet.

FIRES PLACES:

Where a factory-built chimney assembly incorporates offsets, no part of the chimney shall be at an angle of more than 30 degrees from vertical. The total rise of the assembly and the chimney assembly shall not include more than four elbows.

Chimneys shall extend at least 3 feet above the highest point where they pass through a roof of a building and at least 2 feet higher than any portion of a building within a horizontal distance of 10 feet.

Listing for any fireplace shall on plans shall be provided at mechanical inspection. In the event of a wood burning fireplace, submit Testing showing EPA compliance. IRC R1002.2

Hose connection back flow preventer shall be installed on the discharge side a hose threaded outlet.

Windows considered to be 0.35 U-Factor typical. U-Factors shall be be determined by testing in accordance with NFRC 100 and labeled as such by the manufacturer per section 1003.9 of the 2015 IECC.

Bottom of operable windows on upper floor to be no closer than 24" from floor in accordance with IRC R302.2.1

APPLIANCES IN ATTICS:
Attics containing appliances requiring access shall have an opening and a clear and unobstructed passageway large enough to allow removal of the largest appliance, but not less than 30 inches high and 22 inches wide and not more than 20 feet long when measured along the centerline of the passageway from the opening to the appliance. The passageway shall have continuous solid flooring in accordance with chapter 5 not less then 24 inches wide. A level service space at least 30 inches deep and 30 inches wide shall be present along all sides of the appliance where access is required the clear access opening dimensions shall be a minimum of 20 inches by 30 inches, where such dimensions are large enough to allow removal of the largest appliance. I.R.C. M1305.1.3

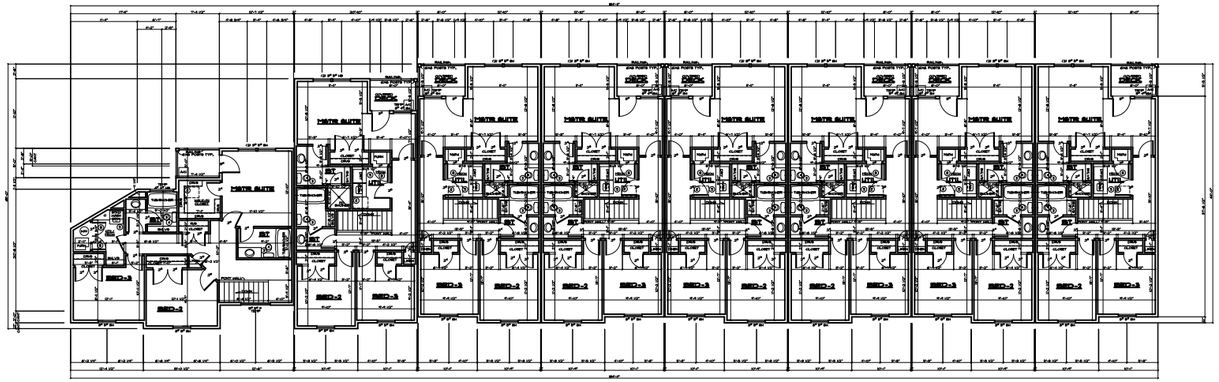
DRYER DUCT:
Dryer duct shall terminate outdoors and shall not exceed a total combined horizontal and vertical length of 35'. Maximum length of duct shall be reduced 2-1/2' for each 45° bend or 5' for each 90° bend. Duct shall be a min. nominal size of 4". I.R.C. M1502.4.4

CONDENSATE DISPOSAL:
Condensate from all cooling coils or evaporators shall be conveyed from the drain pan outlet to an approved place of disposal. Condensate shall not discharge into a street, alley or other areas so as to cause a nuisance. I.R.C. 1541.3

A secondary drain or auxiliary drain pan shall be required for each cooling or evaporator coil where damage to any building components will occur as a result of overflow from the equipment drain pan or stoppage in the condensate drain piping. Drain piping shall be a minimum of 3/4" nominal size. I.R.C. 1541.3.1

ENERGY NOTES:

IECC R402.2.4- The attic access door and crawlspace door from the conditioned space to unconditioned space shall be weather stripped and insulated to a level equivalent to the insulation on the surrounding surfaces.



UNIT 1
SCALE 1/8"
939 SQ. FT. UPPER LEVEL

UNIT 2
SCALE 1/8"
811 SQ. FT. UPPER LEVEL

UNIT 3-8
SCALE 1/8"
863 SQ. FT. UPPER LEVEL

NOTE:
8'-1 7/8" CEIL. HEIGHT TYP.
2X6 EXTERIOR WALLS (5 1/2")

UPPER FLOOR PLAN
SCALE 1/8"

1424 Legend Hills Dr. Suite # 120 Clearfield, Utah 84015 801.525.6700
Ammon Idaho 83406 208.525.9555
plans@creationswest.com

PLANNED FOR:
MARV MURRI CONST.
750 S. 1200 E. ST.
CLEARFIELD, UTAH

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PLAN NUMBER
UNITS 1-8

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FLOOR PLAN -GENERAL- NOTES:
1. Plumbing wall 2x6 @ 16" o.c.
2. Attic access 22" x 30" with a switched light and 30" clear space. Location, if shown, is approximate.
3. Exhaust fan, 60 CFM run exhaust duct to the outside.
4. Provide 30" wh. width for the water closet and 24" clear in front.
5. Fire blocking shall be at all metal ducting sealed and secured every 10', termination 10".
6. 22"x30" wh. opening installed to provide access to crawlspace pump.
7. Sufficient access and working space (30" x 36") shall be provided around all mechanical equipment.
8. Solid core attached door

APPLIANCES -ANCHORAGE- NOTES:

Water heaters shall be anchored or strapped to resist horiz. movement. Straps shall be at points within 6" of top and bottom and shall be of the applicable size, dimension. At the lower point, the strapping shall maintain a wh. distance of 4 inches above the controls.

MECHANICAL -GENERAL- NOTES:

Mechanical contractor to provide combustion air to furnace area in accordance with local natural gas specifications. Combustion air shall be brought in from outside through a duct terminating within 12" of the floor. The duct shall be located at 12" below ceiling. Combustion air shall be supplied by two (2) VERTICAL openings, each with 1 sq. in. per 4,000 BTUH of the total inputting rating of all appliances with the space.

OR

Combustion air shall be supplied by two (2) HORIZONTAL openings, each with 1 sq. in. per 2,000 BTUH of the total input rating of all appliances within the space. One opening must be in the top 12" of room (IRC 1924.07.2.2)

Water heater seismic bracing. In Seismic Design Categories D, D1, and D2 and townhouses in Seismic Design Category C, water heaters shall be anchored or strapped in the upper one-third and in the lower one-third of the appliance to resist a horizontal force equal to one-third of the operating weight of the water heater, acting in any horizontal direction, or in accordance with the appliance manufacturer's recommendations. P2801.7 & IRC P2801.7

CONDENSATE DISPOSAL- Condensate from all cooling coils or evaporators shall be conveyed from the drain pan outlet to an approved place of disposal. Condensate shall not discharge upon the surface of a roof, over any area as to cause a nuisance. (IRC M1411)

The mechanical room shall be enclosed, sealed and insulated in accordance with IECC N1103.4.4

WINDOW WELL - NOTES

Window wells required for emergency escape and rescue shall have horizontal dimensions that allow the door or window of the emergency escape and rescue opening to be fully opened. The horizontal area of the window well shall provide a min. net clear of 9 sq. ft. w/ a min. horizontal projection and width of 36 inches.
Window wells with a vertical depth greater than 44 inches below grade shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position.

GENERAL -CONCRETE- NOTES:

Basement walls, foundations and other concrete not exposed to the weather = 2500 psi. Basement slabs and interior slabs on grade, except garage floor slabs = 2,500 psi. Basement walls, foundation walls, garage floor slabs and porches, steps or patios that will be exposed to the weather, and garage floor slabs =3,500 psi.

Emergency floor drains or water heaters, laundries, garages, etc. req. a trap seal primer or deep seal trap, Utah State Amendment to IPC Sec. 1002.4.2.

PERIMETER DRAINS / DAMP PROOFING:

Provide perimeter drains as required for foundation walls per IRC R405.1.
Provide damp proofing at the below-grade foundation walls per IRC R406.1.

FOUNDATION ELEVATION:

On graded sites, the top of any exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved drainage device a minimum of 12 inches plus 2% above the finished ground grade. Alternate elevations may be approved by the building official, provided it can be demonstrated that required drainage to the point of discharge and away from the structure is provided at all locations on the site. (R401.3.1)

GEO-TECH ENGINEER:

Geo-Tech Engineer must inspect excavation prior to any fill or concrete being placed. Geo-tech shall provide a letter to a contractor prior to footing inspection.

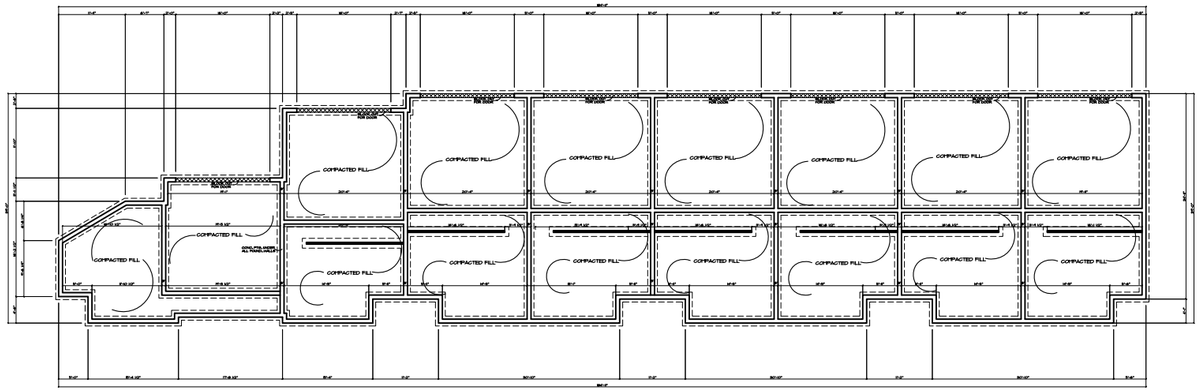
CRAWL SPACE:

Access, through bathrooms, toilet rooms, laundry rooms, or through habitable spaces shall be provided and shall have a opening height of not less than 24"-0".

CONCRETE OR MASONRY FOUNDATIONS:

Drains shall be provided around all concrete or masonry foundations that retain soil and enclose habitable or usable spaces located below grade. Drainage tiles, gravel or crushed stone drains, perforated pipe or other approved systems or materials shall be installed at or below the area to be protected and shall discharge by gravity or mechanical means into an approved drainage system.

All GFCI & 20 AFP receptacles installed inside or outside of dwelling shall be tamed as tamper resistant.



NOTE:
8'-9" CEIL. HEIGHT TYP.
8'-10" FOUND WALL
DOUBLE PLATE (3")
2X6 EXTERIOR WALLS (5 1/2")
8" FOUND. WALLS U.O.S.
4" FOUND. FUR WALLS U.O.S.

ETG. / FOUND. PLAN
SCALE 1/8"

PLANNED FOR:
MARV MURRI CONST.
750 S. DEPOT ST.
CLEARFIELD, UTAH

1424 Legend Hills Dr. Suite # 120 Clearfield, Utah 84015 | 801.525.6700 | 801.525.6701
South Jordan Utah 84095 | 801.325.6700
Ammon Idaho 83406 | 208.525.3555
plans@creationswest.com

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UNITS 1-8

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CARBON MONOXIDE ALARMS

Carbon Monoxide detectors shall be listed and comply with U.L. 2034 and shall be installed in accordance with provisions of this code and NFPA 720.

When multiple alarms are installed within an individual dwelling unit, the alarm devices shall be interconnected. The alarm shall be clearly audible in all bedrooms over all background noises with all intervening doors closed.

FIRE WARNING SYSTEM

R317.1 Single and multiple station smoke alarms shall be installed in the following locations. In each separate sleeping area in the immediate vicinity of the bedrooms. On each additional story of the dwelling, including basements and cellars. When more than one smoke alarm is required to be installed within a dwelling unit the alarm devices shall be interconnected in such a manner that the actuation will activate all alarms in the individual unit.

TEMPERATURE LIMITATIONS.

Where two or more non-metallic sheathed cables are installed together in the same space without maintaining space between them and where the opening they are installed in is filled with caulking, foam insulation, or other similar insulation, the conductors must be derated as required by IRC E3705.4.4.

SUPPLY/RETURN INSULATION.

Supply and return air ducts shall be insulated to a min. of r-8 when located outside of the thermal envelope (unconditioned basements, vented crawlspaces and attics). E602 4092

Outlets in garage are to be located a min. of 18" above the finished floor and is also to be GFCI protected (IRC Sec. 3802.2)

Arch-fault circuit interrupters are required on all branch circuits that supply 125-volt, single phase, 15- and 20-amp receptacle outlets in dwelling unit bedrooms (NEC art. 210-12).

All outlets will be tamper resistant in accordance with IRC E4002.14.

GAS PIPING.

Gas piping shall not be installed in or through a ducted supply, return, or combustion air plenum, or dumbwaiter or elevator shaft. Gas piping installed downstream of the point of delivery shall not extend through any townhouse unit other than the unit served by such piping. (IRC G2415.9)

Gas piping shall not penetrate building foundation walls or any point below grade (IRC G2415.8)

Appliances shall not be located in sleeping rooms, bathrooms, toilet rooms, storage room or a space that opens into such rooms. See exceptions (IRC G2406.2).

Gas piping installed underground beneath buildings is prohibited except where the piping is encased in a conduit. Such conduit shall extend not less than 4 inches outside building, shall be vented above grade to the outdoors and shall be installed so to prevent the entrance of water or insects. (IRC G2415.9)

SMALL APPLIANCE RECEPTACLES

In the kitchen, pantry, breakfast room, dining room, or similar area of a dwelling unit, the two or more 20-ampere small-appliance branch circuits required by Section E3703.2, shall serve all wall and floor receptacle outlets covered by Sections E3902.2 and E3902.4 and those receptacle outlets provided for refrigeration appliances. (IRC E3903.1)

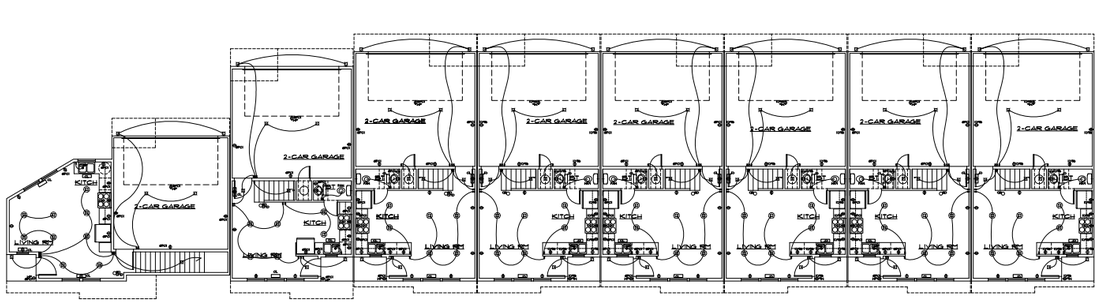
HVAC OUTLET

A 120-volt, single-phase, 15- or 20-ampere-rated receptacle outlet shall be installed for the exclusive location for the servicing of heating, air-conditioning and refrigeration equipment. The receptacle shall be located on the same level and within 25 feet (7620 mm) of the heating, air-conditioning and refrigeration equipment. The receptacle outlet shall not be located over or to the load side of the HVAC equipment disconnecting means. (E3902.2)

RECESSED LIGHTING.

Recessed lighting installed in the building envelope shall be IC rated and sealed to the interior finish. (IRC N1102.4.5)

All GFCI 15-20 AFF receptacles installed inside or outside of dwelling shall be listed as tamper resistant.



MAIN ELEC. / H.V.A.C. PLAN
SCALE 1/8"

PLAN NUMBER
UNITS 1-8

PLANNED FOR:
MARV MURRI CONST.
750 S. DEPOT ST.
CLEARFIELD, UTAH

1424 Legend Hills Dr. Suite # 120 Clearfield, Utah 84015 801.525.6700
Ammon Idaho 83406 208.525.9555
plans@creationswest.com

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CARBON MONOXIDE ALARMS

Carbon Monoxide detectors shall be listed and comply with U.L. 2034 and shall be installed in accordance with provisions of this code and NFPA 720.

When multiple alarms are installed within an individual dwelling unit, the alarm devices shall be interconnected. The alarm shall be clearly audible in all bedrooms over all background noises with all intervening doors closed.

FIRE WARNING SYSTEM

R317.1 Single and multiple station smoke alarms shall be installed in the following locations. In each separate sleeping area in the immediate vicinity of the bedrooms. On each additional story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units intended to be installed within a dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of it activate all alarms in the individual unit.

TEMPERATURE LYSTATIONS.

Where two or more non-metallic sheathed cables are installed together in the same space without substantial space between them and where the cavity they are installed in is filled with caulking, foam insulations, or other similar insulation, the conductors must be derated as required by IRC E3705.4.4.

SUPPLY/RETURN INSULATION.

Supply and returns air ducts shall be insulated to a min. of r-8 when located outside of the thermal envelope (unconditioned basements, vented crawlspaces and attics). IECC 403.2

Outlets in garage are to be located a min. of 18" above the finished floor and is also to be GFCI protected (IRC Sec. 3802.2)

Arch-fault circuit interrupters are required on all branch circuits that supply 125-volt, single phase, 15- and 20-amp receptacle outlets in dwelling unit bedrooms (NEC art. 210-12).

All outlets will be tamper resistant in accordance with IRC E4002.14.

GAS PIPING.

Gas piping shall not be installed in or through a ducted supply, return, exhaust, clothes chute, chimney, dumbwaiter, or elevator shaft. Gas piping installed downstream of the point of delivery shall not extend through any townhouse unit other than the unit served by such piping. (IRC 2245.5)

Gas piping shall not penetrate building foundation walls at any point below grade (IRC 2245.6)

Appliances shall not be located in sleeping rooms, bathrooms, toilet rooms, storage room or a space that opens into such rooms. See exceptions (IRC 2245.8).

Gas piping installed underground beneath buildings is prohibited except where the piping is encased in a conduit, built conduit shall extend into areas that will not be excavated during foreseeable alterations to the building and shall be installed so as to prevent the entrance of water or insects. (IRC 2245.9)

SMALL APPLIANCE RECEPTACLES

In the kitchen, pantry, breakfast room, dining room, or similar area of a dwelling unit, two or more 20-ampere small-appliance branch circuits required by Section E3703.2, shall serve all wall and floor receptacle outlets covered by Sections E3902.2 and E3902.4 and those receptacle outlets provided for refrator appliances. (IRC E3902.9)

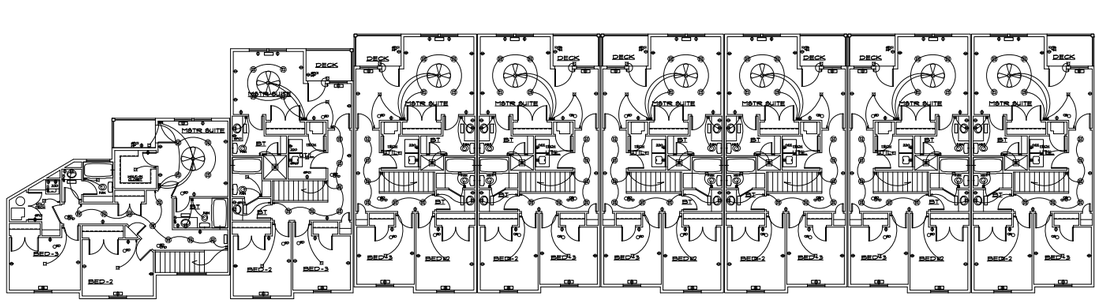
HVAC OUTLET

A 125-volt, single-phase, 15- or 20-ampere-rated receptacle outlet shall be installed at an accessible location for the servicing of heating, air-conditioning and refrigeration equipment. The receptacle shall be located on the same level and within 25 feet (7620 mm) of the heating, air-conditioning and refrigeration equipment it serves. The receptacle shall not be connected to the load side of the HVAC equipment disconnecting means. (E3902.13)

RECESSED LIGHTING.

Recessed lighting installed in the building envelope shall be IC rated and sealed to the interior finish. (IRC N1102.4.3)

All 125V 15-20 AFF receptacles installed inside or outside of dwelling shall be listed as tamper resistant.



UPPER ELEC. / H.V.A.C. PLAN
SCALE 1/8"

PLANNED FOR:
MARV MURRI CONST.
750 S. 1ST ST.
CLEARFIELD, UTAH

1434 Legend Hills Dr. Suite # 120 Clearfield, Utah 84015 801.525.9700
South Jordan Utah 84095 801.525.6700
Ammon Idaho 83406 208.525.5555
plans@creationswest.com

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UNITS 1-8

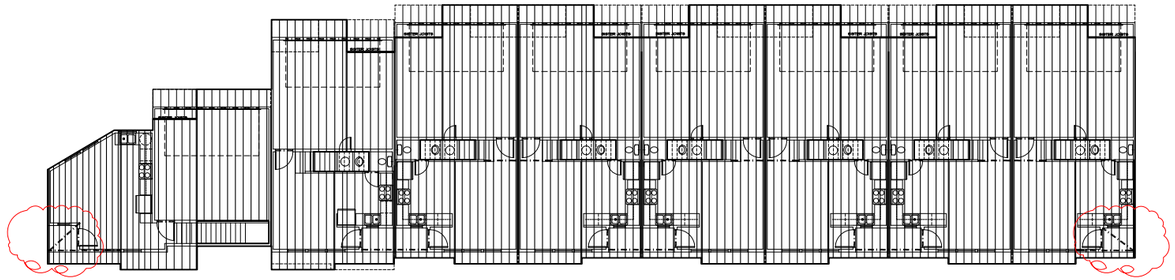
DRAFT STOPPING:

R302.12 Draft stopping. In combustible construction where there is usable space both above and below the concealed space of a floor/ceiling assembly, draft stops shall be installed so that the area of the concealed space does not exceed 1,000 square feet (92.9 m2). Draft stopping shall divide the concealed space into approximately equal areas. Where there is a roof/ceiling assembly above and a ceiling/attic below, draft stopping shall be provided in floor/ceiling assemblies under the following circumstances:

1. Ceiling is suspended under the floor framing.
2. Floor framing is constructed of truss-type open-web or perforated members.

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MAIN FLOOR FRAMING PLAN

SCALE 1/8"

PLANNED FOR:
MARV MURRI CONST.
750 S. DEPOT ST.
CLEARFIELD, UTAH

1424 Legend Hills Dr.
Suite # 120
Clearfield, Utah 84015
801.525.6700

South Jordan
Utah 84095
801.325.6700

Ammon
Idaho 83406
208.525.9555

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PLAN NUMBER
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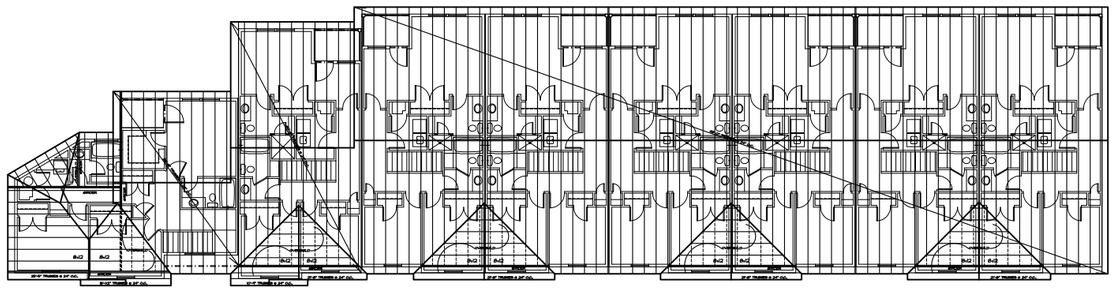
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An ice barrier that consists of at least two layers of underlayment cemented together or of a self-adhering polymer modified bitumen sheet, shall be used in lieu of normal underlayment and extend from the eave's edge to a point at least 24 inches inside the exterior wall line of the building.

Note:
Truss package, as required by IBC 2303.4, must be submitted to the building official as a deferred submittal. Prior to submitting to the county the package must be reviewed by the engineer of record and stamped for general conformance. No trusses are to be installed until approved by the county (see IBC 107.3.4.2).
List truss details and layout as deferred submittals for the framing inspections (IRC 108.1)

DESIGN CRITERIA		
GOVERNING CODE		2015 IRC
SEISMIC		CATEGORY = D2
		I = 1.00
		R = 6.5
		Fa = 1.060
ULT. WND SPEED (3-SECOND GUST)		130 MPH
		EXPOSURE C
ROOF LOADS	DEAD	15 PSF
	SNOW	30 PSF
	DEFLECTION	LL=L/360 TL=L/240
FLOOR LOADS	DEAD	12 PSF
	LIVE	40 PSF
	DEFLECTION	LL=L/360 TL=L/240
DECK LOADS	DEAD	12 PSF
	LIVE	40 PSF
SOIL BEARING PRESSURE		1500 PSF

NOTE: THIS ENGINEERING DESIGN ASSUMES THE LOADS AND CRITERIA LISTED ABOVE. CONTRACTOR SHALL REVIEW THE LOADS AND CONTACT YORK ENGINEERING PRIOR TO CONSTRUCTION IF ANY ADJUSTMENTS ARE REQUIRED. THE LOADS ABOVE ASSUME NO RADIANT HEAT FLOORING. SOIL REPORT, IF AVAILABLE, SHALL BE REVISED BY YORK ENGINEERING PRIOR TO CONSTRUCTION. IF NO SOILS REPORT IS AVAILABLE, THIS DESIGN ASSUMES THE SOIL PRESSURE ABOVE AND THAT NO LIQUEFACTION, EXPANSIVE, SLOPE STABILITY OR OTHER ADVERSE CONDITIONS EXIST.



NOTE:
16" OVERHANG TYP.
6:12 PITCH TYP.

ROOF FRAMING PLAN

SCALE 1/8"

PLANNED FOR:
MARV MURRI CONST.
750 S. DEPOT ST.
CLEARFIELD, UTAH

1434 Legend Hills Dr.
Suite # 120
Clearfield, Utah 84015
801.525.5700

South Jordan
Utah 84095
801.325.6700

Ammon
Idaho 83406
208.525.5555

plans@creationswest.com

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PLAN NUMBER
UNITS 1-8

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CONCRETE FLOOR SLAB NOTES:
A 6-mil polyethylene or approved vapor retarder with joints lapped not less than 6" shall be placed between the concrete floor slab and the base course or the prepared subgrade where no base course exists.

Exception: The vapor retarder is not required for the following:
1/ Garages, utility buildings and other unheated accessory structures.
2/ For unheated storage rooms having an area of less than 70 sq. ft. and a height of less than 24 inches.
3/ Driveways, walks, patios and other flatwork not likely to be enclosed and heated at a later date.
4/ Where approved by the building official, based on site conditions

BRICK VENEER NOTES:
Lap all joints in the #9 horizontal joint reinforcement by minimum of 2". Each galv. brick tie shall support not more than 2 square feet. Attach brick ties to wall studs, place brick ties around openings not more than 3' o.c. and within 12 inches of opening. Brick ties shall be mechanically attached to horizontal joint reinforcement. Follow all other requirements found in IRC section R703.7.2

FLOOR PLAN GENERAL NOTES:
1. Roof sheathing 7/16" waferboard or equal, 15# roofing felt, and shingles as noted on plan. Ice dam protection @ valleys, and 24" of perimeter eaves.
2. Solid blocking at wall line, provide simpson a-35 framing anchors at bearing ends of trusses.
3. 12" overhang at gable ends with boxed and vented alum. soffit system, with insulation baffles @ rafters.
4. Hood, composite, or aluminum siding
5. 7/16" waferboard sheathing on exterior walls.
6. Stucco system, refer to stucco provider for all backing and wall preparations.
7. 3/4" Styrofoam sheeting.
8. Brick veneer, with ties of 22ga. @16" o.c. with no. 9 wire in bed joints with ties.
9. Stone veneer, with req. ties.
10. 2x4" stude @ 16" O.C.
11. 2x6" stude @ 16" O.C.
12. R-13 fiberglass insulation batt.
13. R-19 fiberglass insulation batt.
14. R-24.5 Cellulose insulation.
15. R-30 continuous blown-in Cellulose insulation in attic space 8" min.
16. 1" R-7 closed cell polyurethane.
17. Continuous blown-in insulation in attic space 10" min. (R-38)
18. Manufactured roof trusses, manufacturer to provide all engineering of trusses prior to construction.
19. 3/4" T+G waferboard, glued and nailed.
20. TJI/BCI Floor joist system or Floor Trusses
21. 2x4/2x6 bearing wall with solid blocking at joist.
22. 4" gravel w/ Class 1 vapor barrier.
23. 6-mil vapor barrier below slab on grade.
24. R-30 insulation in floor.

STAIR & HANDRAIL NOTES:
Handrails are required at all stairways having more than 2 risers. Handrails shall be placed not less than 34" and not more than 38" high. Guardrails (36" +) are required at all landings decks or floor levels more than 30" above finished grade. Handrail graspable surface to be between 1 1/8" and 2 5/8". Stair risers not to exceed 7 3/4" high with stair treads to be min. of 10" with no more than 3/8" variation. A nosing not less than 3/4" but not more than 1 1/8" inches shall be provided on stairways with solid risers. If the tread is 11 inches or deeper, no nosing is required. Provide headroom clearance of 6'-8" min. Balusters for handrails and guardrails shall be spaced no more than 4" apart and shall not have ladder effect.

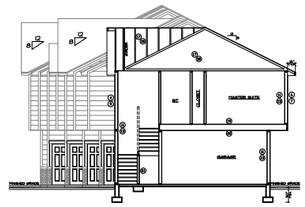
GENERAL FLASHING NOTE:
Flashing shall be installed (as required by IRC R703.8 & R905) in such a manner so as to prevent moisture from entering the wall or to redirect it to the exterior. Flashing shall be installed at the perimeter of exterior door and window assemblies, exterior wall intersections with roofs, chimneys, porches, decks, balconies and similar projections and at built-in gutters and similar locations where moisture could enter the wall. Flashing shall be installed at the head of wall openings on both sides and the ends of copings, under sills and continuously above projected trim. A flashing shall be installed at the intersection of the foundation to stucco, masonry, siding or brick veneer. The flashing shall be on an approved corrosion-resistant flashing with a 1/2" drip lap extending past the exterior side of the foundation. See sec. 1405.3 IBC

INSULATION:
Building thermal envelope insulation.
An R-value identification mark shall be applied by the manufacturer to each piece of building thermal envelope insulation 12 inches (305 mm) or more wide. Alternately, the insulation installers shall provide a certificate listing the type, manufacturer and R-value of insulation installed in each element of the building thermal envelope.

Blown or sprayed roof/ceiling insulation.
The thickness of blown in or sprayed roof/ceiling insulation (fiberglass or cellulose) shall be written in inches (mm) on markers that are installed at least one for every 300 ft² (28 m²) throughout the attic space. The markers shall be affixed to the trusses or joists and marked with the minimum initial installed thickness with number a minimum of 1 inch (25 mm) high. Each marker shall face the attic access opening.

Installation.
All materials, systems and equipment shall be installed in accordance with the manufacturer's installation instructions and the provisions of this code.

Certificate.
A permanent certificate shall be posted on or in the electrical distribution panel. The certificate shall be completed by the builder or registered design professional. The certificate shall list the predominant R-values of insulation installed in or on ceiling/roof, walls, foundation (slab, basement wall, crawlspace wall and/or floor) and ducts outside conditioned spaces, and U-factors for fenestration. The certificate shall also list the type and efficiency of heating, cooling and service water heating equipment.



BUILDING SECTION
SCALE 1/8"

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MARV MURRI CONST.
750 S. 1ST ST.
CLEARFIELD, UTAH

1424 Legend Hills Dr.
Suite # 120
Clearfield, Utah 84015
801.525.6700

South Jordan
Utah 84095
801.325.6700

Ammon
Idaho 83406
208.525.9555

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ATTIC VENTILATION NOTES:

The net free ventilation area shall not be less than 1/300th provided that at least 50% of the area is provided by ventilators located in the upper portion of the space to be ventilated, the other to be provided by vented soffit system.

GENERAL NOTES:

Compliance with codes and ordinances governing the work shall be made and enforced by the general contractor. General contractor shall verify all existing conditions and dimensions prior to construction.
Note that all written dimensions take precedence over scale.
Manufacturers specifications for installation of materials shall be followed.
Workmanship throughout shall be of the best quality of the trade involved and the general contractor shall coordinate the work of the various trades to expedite the job in a smooth and continuous process.

WINDOWS NOTES:

Bedroom windows to have a finished clear opening height max. of 44" from floor.
Windows to have 20" min. clear width and 24" min. clear height.
Bedroom windows to be a min. of 5.7 sq. ft.
Window to be sized at 1/10th for the sq. for glass size and 1/20th of the sq. ft. for ventilation requirements. Window within 18" of the floor to be of tempered glass.

EXTERIOR WALL FINISHES MUST BE LISTED, LABELED, AND INSTALLED AS PER MANUFACTURER'S INSTALLATION INSTRUCTION GUIDE. ALL INSTALLERS MUST BE APPROVED BY THE MANUFACTURER.

EXCAVATION NOTES:
All footings shall bear on natural undisturbed soil. Footings shall be excavated to a minimum depth so as to provide frost protection. (30" min)

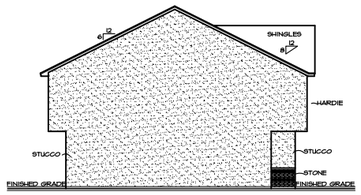
The grade adjacent to all foundation wall shall fall a minimum of 6 inches within the first 10 feet (5%)." R403.3 Landings, ramps, patios, porches or decks, which are required to be level or can have a MAXIMUM slope of 1/4" per foot. All other impervious surfaces within 10 feet of the foundation walls must slope a MINIMUM of 1/4" per foot away from walls.

VALIDITY OF PERMIT:
The issuance or granting of a permit or approval of plans, specifications and computations shall not be construed to be a permit for, or an approval of, any violations of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdictions shall not be valid.

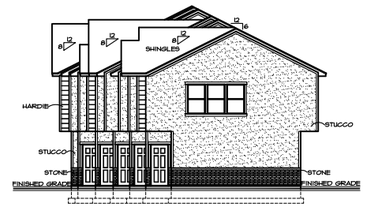
The issuance of a permit based upon plans, specifications and other data shall not prevent the building official from thereafter requiring the correction of errors on said plans, specifications and other data, or from preventing building operations being carried on thereunder when in violation of this code or of any other ordinances of this jurisdiction. The building official is also authorized to prevent occupancy or use of a structure where in violation of this code or any other ordinances of this jurisdiction.



REAR ELEVATION
SCALE 1/8"



LEFT ELEVATION
SCALE 1/8"



RIGHT ELEVATION
SCALE 1/8"



TYP. SECTION
SCALE 1/8"
NOT APPLICABLE IN ALL LOCATIONS

FRONT ELEVATION
SCALE 1/8"

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MARV MURRI CONST.
750 S. 1ST ST.
CLEARFIELD, UTAH

1424 Legend Hills Dr.
Suite # 120
Clearfield, Utah 84015
801.525.5705

South Jordan
Utah 84095
801.325.4700

Ammon
Idaho 83406
208.525.5555

plans@creationswest.com

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PLAN NUMBER
UNITS 9-16

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FLOOR PLAN GENERAL NOTES:
1. Plumbing wall 2x6 @ 16" o.c.
2. Attic access 22" x 30" with closet 4' x 2' w/shared light in entry space, Location, 1 per unit as shown on plans.
3. Exhaust fan, 50 CFM fan exhaust duct to the outside.
4. 30"x60" min. width for the water closet and 24" clear in front.
5. Vent dryer to outside with 4" metal ducting welded and secured every 12', termination hood.
6. 22"x30" min. opening installed to provide access to attic/attic plate.
7. Sufficient access and working space (30" wide x 36" deep) provided around all electrical equipment.
8. 20 minute fire rated door

GENERAL NOTES:

Compliance with codes and ordinances governing the work shall be made and enforced by the general contractor. General contractor shall verify all existing conditions and dimensions prior to construction. Where not specified, workmanship shall be of the highest grade. Manufacturer's specifications for installation of materials shall be followed. Workmanship throughout shall be of the best quality of the trade involved and the general contractor shall coordinate the work of the various trades to expedite the job in a smooth and continuous process.

GENERAL BATHROOM NOTES:

Shower compartments shall have at least 900 sq. in. of floor area and be of sufficient size to inscribe a circle with a dia. not less than 30 in. Interior finish shall comply with R307.2. Where a built-in tub is part of a shower, the requirements above (built-in tubs having installed shower heads and hand-held shower compartments shall be constructed as per Section R702.4. Built-units shall form a watertight joint with each other and with the floor and wall surfaces at the point of contact. Bathrooms, water closet compartments, and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 sq. ft., one-half of which must be openable. If no windows, a mechanical ventilation system shall be req.. The min. ventilation rates shall be 50 cfm. for intermittent and 20 cfm. for continuous.
Showers & tubs shall have temperature-limiting device complying with IRC P2708.3

Toilet, bath and shower areas to be finished with a nonabsorbent surface in accordance with IRC R307.

ALL exterior doors shall have a floor or landing on each side of the door. The floor or landing at a door shall not be more than 12 inches lower than the top of the threshold. If the door is not a req. exit door the landing shall not exceeded 8" from top of threshold. All landings shall be not less than 36" wide, measured in the direction of travel.

FIRE PROTECTION:

Provide 1/2" type "x" gyp. brd. on all the walls and ceilings of garage if no habitable room is above garage. Provide 5/8" type "x" gyp. brd. on all the walls and ceilings of garage, if habitual space above garage. Not a 6" o.c. At beams and structural members shall be protected with 5/8" gyp. brd.

Door between garage and house shall be 20 minute rated, solid core wood or "B" labeled door not less than 1 3/4" w/ self closer and self-latching. IRC R302.5

Protect enclosed usable space under stairs with 5/8" gyp. brd. Provide fire resistant construction on the underside of the stairs in accordance with IRC R302.8

Fire blocking at stud cavities that are greater than 8'-0".

Need to fire block all flues, chases and dropped ceilings.

EXHAUST SYSTEM NOTES:

Dryer exhaust systems shall convey the moisture to the outdoors and shall terminate on the outside of the building. Screens shall not be installed at the duct termination. Exhaust ducts under floors or buried in walls of clothes dryer exhaust duct shall not exceed 25 feet from the dryer location to the wall or roof termination. The max. length of the ducts shall be reduced 2.5 feet for each 45 degree bend and 5 feet for each 90 degree bend. Metal ducting shall be sealed and secured every 12 feet.

FIRED AGES:

Where a factory-built chimney assembly incorporates offsets, no part of the chimney shall be at an angle of more than 30 degrees from vertical. The total rise of the assembly and the chimney assembly shall not include more than four elbows.

Chimneys shall extend at least 5 feet above the highest point where they pass through a roof of a building and at least 2 feet higher than any portion of a building within a horizontal distance of 10 feet.

Listing for any fireplace show on plans shall be provided at mechanical inspection. In the event of a wood burning fireplace, submit Testing showing EPA compliance. IRC R1002.7

Hose connection back flow preventer shall be installed on the discharge side a hose threaded outlet.

Windows considered to be 0.35 U-Factor typical. U-Factors shall be be determined by testing in accordance with NFRC 100 and labeled as such by the manufacturer per section 1003.9 of the 2018 IECC.

Bottom of operable windows on upper floor to be no closer than 24" from floor in accordance with IRC R302.2.1

APPLIANCES IN ATTICS:
Attics containing appliances requiring access shall have an opening and a clear and unobstructed passageway large enough to allow removal of the largest appliance, but not less than 30 inches high and 22 inches wide and not more than 20 feet long when measured along the centerline of the passageway from the opening to the appliance. The passageway shall have continuous solid flooring in accordance with chapter 5 not less then 24 inches wide. A level service space at least 30 inches deep and 30 inches wide shall be present along all sides of the appliance where access is required the clear access opening dimensions shall be a minimum of 20 inches by 30 inches, where such dimensions are large enough to allow removal of the largest appliance. I.R.C. M1305.1.3

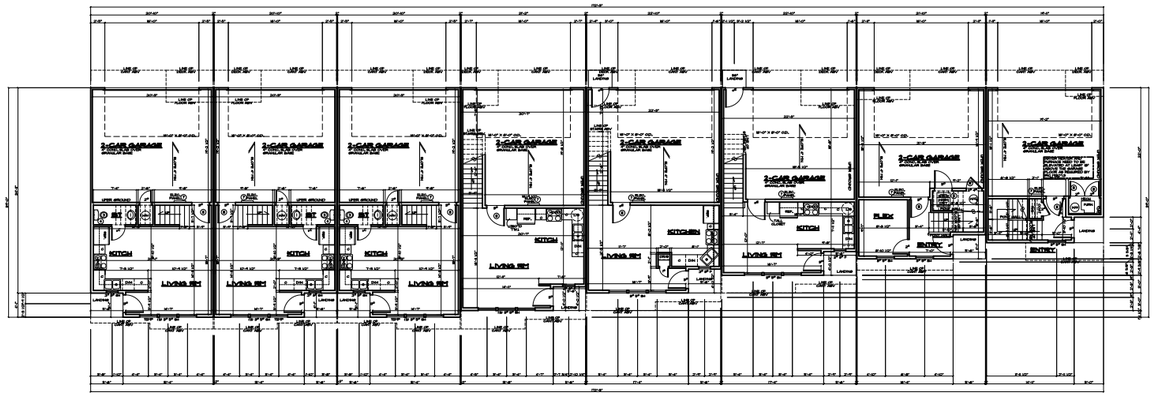
DRYER DUCT:
Dryer duct shall terminate outdoors and shall not exceed a total combined horizontal and vertical length of 35'. Maximum length of duct shall be reduced 2-1/2' for each 45° bend or 5' for each 90° bend. Duct shall be a min. nominal size of 4". I.R.C. M1502.4.4

CONDENSATE DISPOSAL:
Condensate from all cooling coils or evaporators shall be conveyed from the drain pan outlet to an approved place of disposal. Condensate shall not discharge into a street, alley or other areas so as to cause a nuisance. I.R.C. P1413

A secondary drain or auxiliary drain pan shall be required for each cooling or evaporator coil where damage to any building components will occur as a result of overflow from the equipment drain pan or stoppage in the condensate drain piping. Drain piping shall be a minimum of 3/4" nominal size. I.R.C. P1413.3

ENERGY NOTES:

IECC R402.2.4- The attic access door and crawlspace door from the conditioned space to unconditioned space shall be weather stripped and insulated to a level equivalent to the insulation on the surrounding surfaces.



UNIT 9-11
SCALE — 1/8"
313 SQ. FT. MAIN LEVEL
863 SQ. FT. UPPER LEVEL
1236 SQ. FT. TOTAL LEVEL

UNIT 12
SCALE — 1/8"
367 SQ. FT. MAIN LEVEL
867 SQ. FT. UPPER LEVEL
1234 SQ. FT. TOTAL LEVEL

UNIT 13
SCALE — 1/8"
367 SQ. FT. MAIN LEVEL
867 SQ. FT. UPPER LEVEL
1234 SQ. FT. TOTAL LEVEL

UNIT 14
SCALE — 1/8"
318 SQ. FT. MAIN LEVEL
768 SQ. FT. UPPER LEVEL
1086 SQ. FT. TOTAL LEVEL

UNIT 15
SCALE — 1/8"
231 SQ. FT. MAIN LEVEL
612 SQ. FT. UPPER LEVEL
843 SQ. FT. TOTAL LEVEL

UNIT 16
SCALE — 1/8"
143 SQ. FT. MAIN LEVEL
536 SQ. FT. UPPER LEVEL
679 SQ. FT. TOTAL LEVEL

NOTE:
9'-1 7/8" CEIL. HEIGHT TYP.
2X6 EXTERIOR WALLS (5 1/2")
4 1/2" MASONRY LEDGE U.O.S.

MAIN FLOOR PLAN
SCALE — 1/8"

PLANNED FOR:
MARV MURRI CONST.
750 S. 1250 E. ST.
CLEARFIELD, UTAH

1424 Legend Hills Dr.
Suite # 120
Clearfield, Utah 84015
801.525.6700

Ammon
Idaho 83406
208.525.9555

plans@creationswest.com

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DATE: JUN. 24 19
SHEET: 2

PLAN NUMBER
UNITS 9-16

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FLOOR PLAN GENERAL NOTES:
1. Plumbing wall 2x6 @ 16" o.c.
2. Attic access 22" x 30" with closet 4' x authored light in attic space, Location, 1 in each unit as shown.
3. Exhaust fan, 50 CFM run exhaust duct to the outside.
4. Linen shelves 10" min. width for the water closet and 24" clear in front.
5. Vent dryer to outside with 4" metal ducting welded and secured every 12', termination vent.
6. 22"x30" min. opening installed to provide access to attic/utilities.
7. Sufficient access and working space 150" wide and 30" deep provided around all electrical equipment.
8. 20 minute fire rated door

GENERAL NOTES:

Compliance with codes and ordinances governing the work shall be made and enforced by the general contractor. General contractor shall verify all existing conditions and dimensions prior to construction. Where not specified, workmanship shall be of good quality. Manufacturer's specifications for installation of materials shall be followed. Workmanship throughout shall be of the best quality of the trade involved and the general contractor shall coordinate the work of the various trades to expedite the job in a smooth and continuous process.

GENERAL BATHROOM NOTES:

Shower compartments shall have at least 900 sq. in. of floor area and be of sufficient size to inscribe a circle with a dia. not less than 30 in. Minimum finished interior shall comply with R307.2 by providing a minimum of 22" clear opening above built-in tubs having installed shower heads and in shower compartments shall be constructed as per Section R702.4. Bath walls shall form a watertight joint with each other and with the tub or shower floor per R702.4.2. Bathrooms, water closet compartments, and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 sq. ft., one half of which must be openable. If no windows, a mechanical ventilation system shall be req., The min. ventilation rates shall be 50 cfm. for intermittent ventilation.
Showers & tubs shall have temperature-limiting device complying with IRC P2708.3

Toilet, bath and shower areas to be finished with a nonabsorbent surface in accordance with IRC R307.

ALL exterior doors shall have a floor or landing on each side of the door. The floor or landing at a door shall not be more than 12 inches lower than the top of the threshold. If the door is not a req. exit door the landing shall not exceeded 8" from top of threshold. All landings shall be not less than 36" wide, measured in the direction of travel.

FIRE PROTECTION:

Provide 1/2" type "x" gyp. brd. on all the walls and ceilings of garage. For wall and ceilings common to the dwelling unit and its attic space, and all ceilings of garage, if habitual space above garage. Not a 6" o.c. At beams and structural members shall be protected with 5/8" gyp. brd.

Door between garage and house shall be 20 minute rated, solid core wood or "B" labeled door not less than 1 3/4" w/ self closer and self-latching. IRC R302.5

Protect enclosed usable space under stairs with 5/8" gyp. brd. Provide fire resistant construction on the underside of the stairs in accordance with IRC R302.8

Fire blocking at stud cavities that are greater than 8'-0".

Need to fire block all flues, chases and dropped ceilings.

EXHAUST SYSTEMS NOTES:

Dryer exhaust systems shall convey the moisture to the outdoors and shall terminate on the outside of the building. Screens shall not be installed at the duct termination. Exhaust ducts shall have a smooth interior finish. Length of clothes dryer exhaust duct shall not exceed 25 feet from the dryer location to the wall or roof termination. The max. length of the ducts shall be reduced 2.5 feet for each 45 degree bend and 5 feet for each 90 degree bend. Metal ducting shall be sealed and secured every 12 feet.

FIRES PLACES:

Where a factory-built chimney assembly incorporates offsets, no part of the chimney shall be at an angle of more than 30 degrees from vertical. The total rise of the assembly and the chimney assembly shall not include more than four elbows.

Chimneys shall extend at least 3 feet above the highest point where they pass through a roof of a building and at least 2 feet higher than any portion of a building within a horizontal distance of 10 feet.

Listing for any fireplace shall be provided at mechanical inspection. In the event of a wood burning fireplace, submit Testing showing EPA compliance. IRC R1002.7

Hose connection back flow preventer shall be installed on the discharge side a hose threaded outlet.

Windows considered to be 0.35 U-Factor typical, U-Factors shall be be determined by testing in accordance with NFRC 100 and labeled as such by the manufacturer per section 1003.9 of the 2018 IECC.

Bottom of operable windows on upper floor to be no closer than 24" from floor in accordance with IRC R302.2.1

APPLIANCES IN ATTICS:
Attics containing appliances requiring access shall have an opening and a clear and unobstructed passageway large enough to allow removal of the largest appliance, but not less than 30 inches high and 22 inches wide and not more than 20 feet long when measured along the centerline of the passageway from the opening to the appliance. The passageway shall have continuous solid flooring in accordance with chapter 5 not less then 24 inches wide. A level service space at least 30 inches deep and 30 inches wide shall be present along all sides of the appliance where access is required the clear access opening dimensions shall be a minimum of 20 inches by 30 inches, where such dimensions are large enough to allow removal of the largest appliance. I.R.C. M1305.1.3

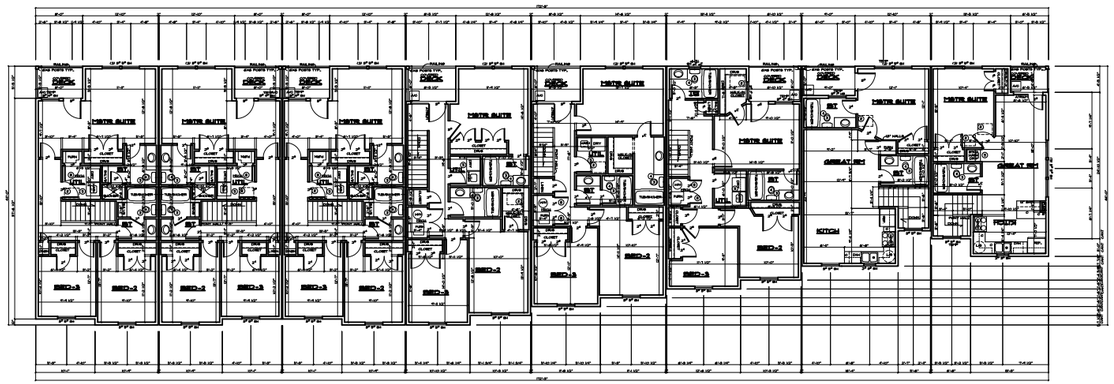
DRYER DUCT:
Dryer duct shall terminate outdoors and shall not exceed a total combined horizontal and vertical length of 35'. Maximum length of duct shall be reduced 2-1/2' for each 45° bend or 5' for each 90° bend. Duct shall be a min. nominal size of 4". I.R.C. M1502.4.4

CONDENSATE DISPOSAL:
Condensate from all cooling coils or evaporators shall be conveyed from the drain pan outlet to an approved place of disposal. Condensate shall not discharge into a street, alley or other areas so as to cause a nuisance. I.R.C. M1411.3

A secondary drain or auxiliary drain pan shall be required for each cooling or evaporator coil where damage to any building components will occur as a result of overflow from the equipment drain pan or stoppage in the condensate drain piping. Drain piping shall be a minimum of 3/4" nominal size. I.R.C. M1411.3.1

ENERGY NOTES:

IECC R402.2.4- The attic access door and crawlspace door from the conditioned space to unconditioned space shall be weather stripped and insulated to a level equivalent to the insulation on the surrounding surfaces.



UNIT 9-11
SCALE 1/8"
863 SQ. FT. UPPER LEVEL

UNIT 12
SCALE 1/8"
861 SQ. FT. UPPER LEVEL

UNIT 13
SCALE 1/8"
861 SQ. FT. UPPER LEVEL

UNIT 14
SCALE 1/8"
168 SQ. FT. UPPER LEVEL

UNIT 15
SCALE 1/8"
612 SQ. FT. UPPER LEVEL

UNIT 16
SCALE 1/8"
536 SQ. FT. UPPER LEVEL

NOTE:
8'-1 7/8" CEIL. HEIGHT TYP.
2X6 EXTERIOR WALLS (5 1/2")

UPPER FLOOR PLAN
SCALE 1/8"

PLANNED FOR:
MARV MURRI CONST.
750 S. DEPOT ST.
CLEARFIELD, UTAH

1424 Legend Hills Dr. Suite 120 Clearfield, Utah 84015
Syracuse Idaho 83486
801.525.6700 | 208.525.9555
plans@creationswest.com

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DATE: JUN. 24 19
SHEET: 3

PLAN NUMBER
UNITS 9-16

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FLOOR PLAN -GENERAL- NOTES:
1. Plumbing wall 2x6 @ 16" o.c.
2. Attic access 22" x 30" with a switched light and 30" clear space. Location, if shown, is approximate.
3. Exhaust fan, 60 CFM run exhaust duct to the outside.
4. Provide 30" wh. width for the water closet and 24" clear in front.
5. Laundry chute to be a 28" metal duct with sealed and secured every 12', termination 24"x12"
6. Provide 22" wh. opening installed to provide access to circulation pump.
7. Sufficient access and working space (30" x 36") shall be provided around all mechanical equipment.
8. 20 minute rated door

APPLIANCES - ANCHORAGE - NOTES:

Water heaters shall be anchored or strapped to resist horiz. movement, through the upper one-third and lower one-third of its vertical dimension. At the lower point, the strapping shall maintain a wh. clearance of 4 inches above the controls.

MECHANICAL -GENERAL- NOTES:

Mechanical contractor to provide combustion air to furnace area in accordance with local natural gas specifications. Combustion air is to be brought in from outside. Combustion air shall be brought in through a duct located at 12" below ceiling. Combustion air shall be supplied by two (2) VERTICAL openings, each with 1 sq. in. per 4,000 BTUH of the total inputting rating of all appliances with the space.

OR

Combustion air shall be supplied by two (2) HORIZONTAL openings, each with 1 sq. in. per 2,000 BTUH of the total input rating of all appliances within the space. One opening must be in the top 12" of room (IRC 1924.07.2.2)

Water heater seismic bracing. In Seismic Design Categories D, D1 and D2 water heaters shall be braced. Water heaters shall be anchored or strapped in the upper one-third and in the lower one-third of the appliance to resist a horizontal force equal to one-third of the operating weight of the water heater, acting in any horizontal direction, or in accordance with the appliance manufacturer's recommendations. P2801.7 & IRC P2801.7

CONDENSATE DISPOSAL- Condensate from all cooling coils or evaporators shall be conveyed from the drain pan outlet to an approved place of disposal. Condensate shall not discharge upon the surface of roofs or other areas so as to cause a nuisance. (IRC M1411)

The mechanical room shall be enclosed, sealed and insulated in accordance with IECC N1102.4.4

WINDOW WELL - NOTES

Window wells required for emergency escape and rescue shall have horizontal dimensions that allow the door or window of the emergency escape and rescue opening to be fully opened. The horizontal projection of the window well shall provide a wh. net clear of 9 sq. ft. or a wh. horizontal projection and width of 36 inches.
Window wells with a vertical depth greater than 44 inches below grade shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position.

GENERAL - CONCRETE - NOTES:

Basement walls, foundations and other concrete not exposed to the weather = 2500 psi. Basement slabs and interior slabs on grade, except garage floor slabs = 2,500 psi. Basement walls, foundation walls, garage floor slabs and porches = 3,500 psi. Steps, and porch slabs, and steps exposed to the weather, and garage floor slabs =3500 psi.

Emergency floor drains or water heaters, laundries, garages, etc. req. a trap seal primer or deep seal trap. (Utah State Amendment to IPC Sec. 1002.4.2)

PERIMETER DRAINS / DAMP PROOFING:

Provide perimeter drains as required for foundation walls per IRC R405.1.
Provide damp proofing at the below-grade foundation walls per IRC R406.1.

FOUNDATION ELEVATION:

On graded sites, the top of any exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved drainage device a minimum of 12 inches (305 mm) plus 2 percent. Alternate elevations are permitted subject to the approval of the building official, provided it can be demonstrated that required drainage to the point of discharge and away from the structure is provided at all locations on the site. (IRC405.1.1)

GEO-TECH ENGINEER:

Geo-Tech Engineer must inspect excavation prior to any fill or concrete being placed. Geo-tech shall provide a letter to a contractor prior to footing inspection.

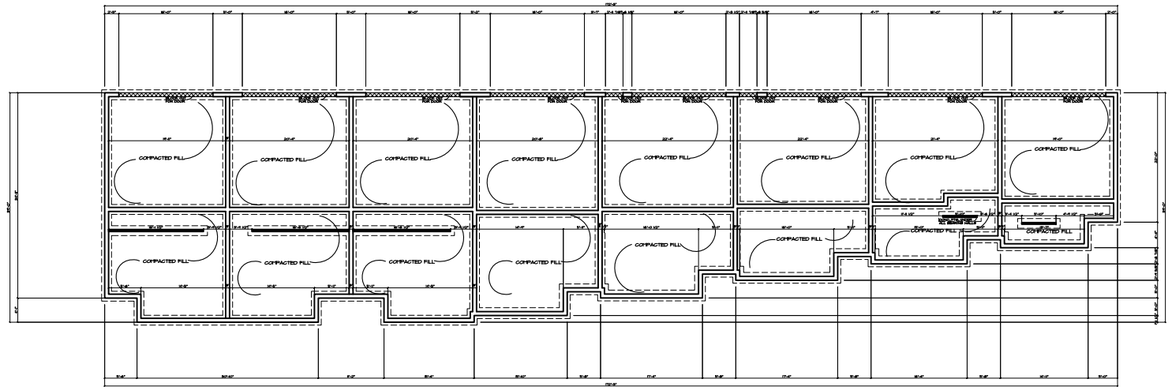
CRAWL HEIGHT:

Rooms of storage, bathrooms, toilet rooms, laundry rooms, or mechanical equipment in crawl spaces shall have a ceiling height of not less than 6'-6".

CONCRETE OR MASONRY FOUNDATIONS:

Drains shall be provided around all concrete or masonry foundations that retain soil and enclose habitable or usable spaces located below grade. Drainage tiles, gravel or crushed stone drains, perforated pipe or other approved systems or materials shall be installed at or below the area to be protected and shall discharge by gravity or mechanical means into an approved drainage system.

All CBV R-310 APP receptacles installed inside or outside of dwelling shall be tamed as tamper resistant.



NOTE:
8'-9" CEIL. HEIGHT TYP.
8'-10" FOUND WALL
DOUBLE PLATE (3")
2X6 EXTERIOR WALLS (5 1/2")
8" FOUND. WALLS U.O.S.
4" FOUND. FUR WALLS U.O.S.

ETG. / FOUND. PLAN
SCALE 1/8"

PLANNED FOR:
MARV MURRI CONST.
750 S. DEPOT ST.
CLEARFIELD, UTAH

1424 Legend Hills Dr. Suite # 120 Clearfield, Utah 84015
Syracuse | Utah 84075 | 801.525.6700 | 801.525.6705
Ammon | Idaho 83406 | 208.525.3555
plans@creationswest.com

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DATE: JUN. 24 19
SHEET: 4

PLAN NUMBER
UNITS 9-16

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CARBON MONOXIDE ALARMS

Carbon Monoxide detectors shall be listed and comply with U.L. 2034 and shall be installed in accordance with provisions of this code and NFPA 720.

When multiple alarms are installed within an individual dwelling unit, the alarm devices shall be interconnected. The alarm shall be clearly audible in all bedrooms over all background noises with all intervening doors closed.

FIRE WARNING SYSTEM

R317.1 Single and multiple station smoke alarms shall be installed in the following locations. In each separate sleeping area in the immediate vicinity of the bedrooms. On each additional story of the dwelling, including basements and cellars. When more than one smoke alarm is required to be installed within a dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all alarms in the individual unit.

TEMPERATURE LIMITATIONS.

Where two or more non-metallic sheathed cables are installed together in the same space without maintaining space between them and where the opening they are installed in is filled with caulking, foam insulation, or other similar insulation, the conductors must be derated as required by IRC E3705.4.4.

SUPPLY/RETURN INSULATION.

Supply and return air ducts shall be insulated to a min. of r-8 when located outside of the thermal envelope (unconditioned basements, vented crawlspaces and attics). E602 4.09.2

Outlets in garage are to be located a min. of 18" above the finished floor and is also to be GFCI protected (IRC Sec. 3802.2)

Arch-fault circuit interrupters are required on all branch circuits that supply 125-volt, single phase, 15- and 20-amp receptacle outlets in dwelling unit bedrooms (NEC art. 210-12).

All outlets will be tamper resistant in accordance with IRC E4002.14.

GAS PIPING.

Gas piping shall not be installed in or through a ducted supply, return, or combustion air plenum, or in any other area used for air handling. Gas piping installed downstream of the point of delivery shall not extend through any townhouse unit other than the unit served by such piping. (IRC G2415.9)

Gas piping shall not penetrate building foundation walls or any point below grade (IRC G2415.6)

Appliances shall not be located in sleeping rooms, bathrooms, toilet rooms, storage room or a space that opens into such rooms. See exceptions (IRC G2406.2).

Gas piping installed underground beneath buildings is prohibited except where the piping is encased in a conduit. Such conduit shall extend not less than 4 inches outside the building, shall be vented above grade to the outdoors and shall be installed so as to prevent the entrance of water or insects. (IRC G2415.6)

SMALL APPLIANCE RECEPTACLES

In the kitchen, pantry, breakfast room, dining room, or similar area of a dwelling unit, the two or more 20-ampere small-appliance branch circuits required by Section E3703.2, shall serve all wall and floor receptacle outlets covered by Sections E3902.2 and E3902.4 and those receptacle outlets provided for refrigeration appliances. (IRC E3905.1)

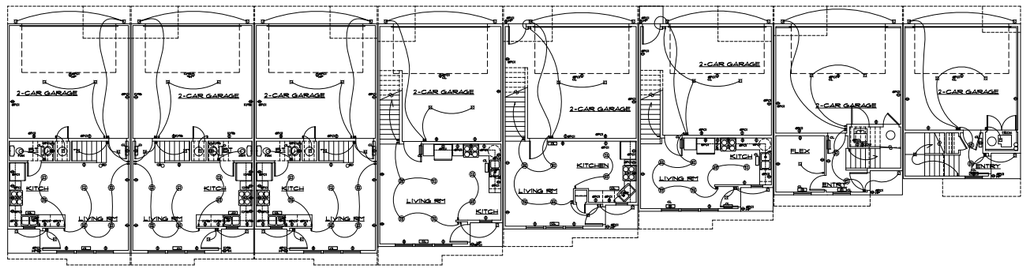
HVAC OUTLET

A 120-volt, single-phase, 15- or 20-ampere-rated receptacle outlet shall be installed for the connection location for the servicing of heating, air-conditioning and refrigeration equipment. The receptacle shall be located on the same level and within 25 feet (7620 mm) of the heating, air-conditioning and refrigeration equipment. The receptacle outlet shall not be located above to the load side of the HVAC equipment disconnecting means. (E3901.2)

RECESSED LIGHTING.

Recessed lighting installed in the building envelope shall be IC rated and sealed to the interior finish. (IRC N1102.4.5)

All 125V, 15-20 AFF receptacles installed inside or outside of dwelling shall be listed as tamper resistant.



MAIN ELEC. / H.V.A.C. PLAN
SCALE 1/8"

PLAN NUMBER
UNITS 9-16

DATE: JUN. 24 19
SHEET: 5

PLANNED FOR:
MARV MURRI CONST.
750 S. 1200 E. ST.
CLEARFIELD, UTAH

1434 Legend Hills Dr. Ste. # 120
Clearfield, Utah 84015
801.525.5705

Ammon Idaho 83406
208.525.5555

plans@creationswest.com

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CARBON MONOXIDE ALARMS

Carbon Monoxide detectors shall be listed and comply with U.L. 2034 and shall be installed in accordance with provisions of this code and NFPA 720.

When multiple alarms are installed within an individual dwelling unit, the alarm devices shall be interconnected. The alarm shall be clearly audible in all bedrooms over all background noises with all intervening doors closed.

FIRE WARNING SYSTEM

R317.1 Single and multiple station smoke alarms shall be installed in the following locations. In each separate sleeping area in the immediate vicinity of the bedrooms. On each additional story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units that are required to be installed within a dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of it activate all alarms in the individual unit.

TEMPERATURE LYSTATIONS.

Where two or more non-metallic sheathed cables are installed together in the same space without substantial space between them and where the space may are installed in is filled with caulking, foam insulations, or other thermal insulation, the conductors must be derated as required by IRC E3705.4.4.

SUPPLY/RETURN INSULATION.

Supply and return air ducts shall be insulated to a min. of r-8 when located outside of the thermal envelope (unconditioned basements, vented crawlspaces and attics). IECC 403.2

Outlets in garage are to be located a min. of 18" above the finished floor and is also to be GFCI protected (IRC Sec. 3802.2)

Arch-fault circuit interrupters are required on all branch circuits that supply 125-volt, single phase, 15- and 20-amp receptacle outlets in dwelling unit bedrooms (NEC art. 210-12).

All outlets will be tamper resistant in accordance with IRC E4002.14.

GAS PIPING.

Gas piping shall not be installed in or through a ducted supply, return, exhaust, clothes chute, chimney, dumbwaiter, or elevator shaft. Gas piping installed downstream of the point of delivery shall not extend through any townhouse unit other than the unit served by such piping. (IRC 2425.8)

Gas piping shall not penetrate building foundation walls at any point below grade (IRC 2245.6)

Appliances shall not be located in sleeping rooms, bathrooms, toilet rooms, storage room or a space that opens into such rooms. See exceptions (IRC 2245.8).

Gas piping installed underground beneath buildings is prohibited except where the piping is encased in a conduit, built conduit shall extend into but not through the building and shall be installed in accordance with this section and shall be installed so as to prevent the entrance of water or insects. (IRC 2245.9)

SMALL APPLIANCE RECEPTACLES

In the kitchen, pantry, breakfast room, dining room, or similar area of a dwelling unit, two or more 20-ampere small-appliance branch circuits required by Section E3703.2, shall serve all wall and floor receptacle outlets covered by Sections E3902.2 and E3902.4 and those receptacle outlets provided for refrigeration appliances. (IRC E3902.9)

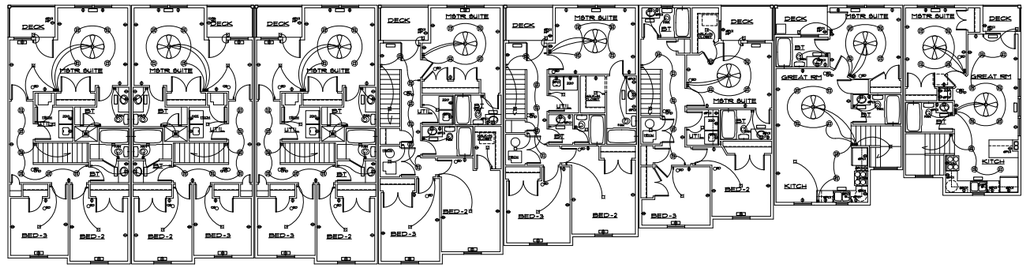
HVAC OUTLET

A 125-volt, single-phase, 15- or 20-ampere-rated receptacle outlet shall be installed at an accessible location for the servicing of heating, air-conditioning and refrigeration equipment. The receptacle shall be located on the same level and within 25 feet (7620 mm) of the heating, air-conditioning and refrigeration equipment. The receptacle outlet is not be connected to the load side of the HVAC equipment disconnecting means. (E3902.13)

RECESSED LIGHTING.

Recessed lighting installed in the building envelope shall be IC rated and sealed to the interior finish. (IRC N1102.4.3)

All 125V 15-20 AFF receptacles installed inside or outside of dwelling shall be listed as tamper resistant.



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PLANNED FOR:
MARV MURRI CONST.
750 S. 1ST ST.
CLEARFIELD, UTAH

1434 Legend Hills Dr.
Suite # 120
Clearfield, Utah 84015
801.525.9700

Ammon
Idaho 83406
208.525.5555

plans@creationswest.com

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DATE: JUN. 24 19

SHEET: 6

UPPER ELEC. / H.V.A.C. PLAN
SCALE 1/8"

PLAN NUMBER
UNITS 9-16

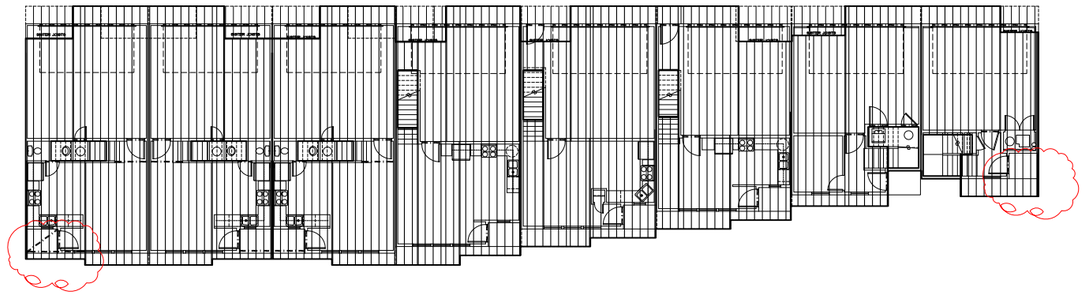
DRAFT STOPPING:

R502.12 Draft stopping. In combustible construction where there is usable space both above and below the concealed space of a floor/ceiling assembly, draft stops shall be installed so that the area of the concealed space does not exceed 1,000 square feet (92.9 m2). Draft stopping shall divide the concealed space into approximately equal areas. Where there is a ceiling above and a floor/ceiling assembly below, draft stopping shall be provided in floor/ceiling assemblies under the following circumstances:

1. Ceiling is suspended under the floor framing.
2. Floor framing is constructed of truss-type open-web or perforated members.

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MAIN FLOOR FRAMING PLAN

SCALE 1/8"

PLANNED FOR:
MARV MURRI CONST.
750 S. 1350 E. ST.
CLEARFIELD, UTAH

1424 Legend Hills Dr.
Suite # 120
Clearfield, Utah 84015
801.525.6700

South Jordan
Utah 84095
801.325.6700

Ammon
Idaho 83406
208.525.9555

plans@creationswest.com

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DATE: JUN. 24 19

SHEET: 7

PLAN NUMBER
UNITS 9-16

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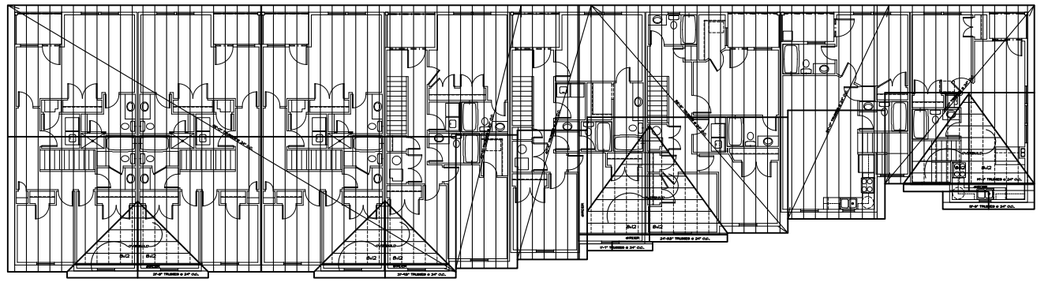
An ice barrier that consists of at least two layers of underlayment cemented together or of a self-adhering polymer modified bitumen sheet, shall be used in lieu of normal underlayment and extend from the eave's edge to a point at least 24 inches inside the exterior wall line of the building.

Note:
Truss package, as required by IBC 2303.4, must be submitted to the building official as a deferred submittal. Prior to submitting to the county the package must be reviewed by the engineer of record and stamped for general conformance. No trusses are to be installed until approved by the county (see IBC 107.3.4.2).
List truss details and layout as deferred submittals for the framing inspections (IRC 106.1)

DESIGN CRITERIA

GOVERNING CODE		2015 IRC
SEISMIC		CATEGORY = D2
		I = 1.00
		R = 6.5
		Fa = 1.060
ULT. WIND SPEED (3-SECOND GUST)		130MPH
		EXPOSURE C
ROOF LOADS	DEAD	15 PSF
	SNOW	30 PSF
	DEFLECTION	LL=L/360 TL=L/240
FLOOR LOADS	DEAD	12 PSF
	LIVE	40 PSF
	DEFLECTION	LL=L/360 TL=L/240
DECK LOADS	DEAD	12 PSF
	LIVE	40 PSF
SOIL BEARING PRESSURE		1500 PSF

NOTE: THIS ENGINEERING DESIGN ASSUMES THE LOADS AND CRITERIA LISTED ABOVE. CONTRACTOR SHALL REVIEW THE LOADS AND CONTACT YORK ENGINEERING PRIOR TO CONSTRUCTION IF ANY ADJUSTMENTS ARE REQUIRED. THE LOADS ABOVE ASSUME NO RADIANT HEAT FLOORING. SOIL REPORT, IF AVAILABLE, SHALL BE REVISED BY YORK ENGINEERING PRIOR TO CONSTRUCTION. IF NO SOILS REPORT IS AVAILABLE, THIS DESIGN ASSUMES THE SOIL PRESSURE ABOVE AND THAT NO LIQUEFACTION, EXPANSIVE SLOPE STABILITY OR OTHER ADVERSE CONDITIONS EXIST.



NOTE:
16" OVERHANG TYP.
6:12 PITCH TYP.

ROOF FRAMING PLAN
SCALE 1/8"

PLANNED FOR:
MARV MURRI CONST.
750 S. 1ST ST.
CLEARFIELD, UTAH

1424 Legend Hills Dr.
Suite # 120
Clearfield, Utah 84015
801.525.5700

South Jordan
Utah 84095
801.325.6700

Ammon
Idaho 83406
208.525.5555

plans@creationswest.com

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SHEET: 8

PLAN NUMBER
UNITS 9-16

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CONCRETE FLOOR SLAB NOTES:
A 6-mil polyethylene or approved vapor retarder with joints lapped not less than 6" shall be placed between the concrete floor slab and the base course or the prepared subgrade where no base course exists.

Exception: The vapor retarder is not required for the following:
1/ Garages, utility buildings and other unheated accessory structures.
2/ For unheated storage rooms having an area of less than 70 sq. ft. and a clear height.
3/ Driveways, walks, patios and other flatwork not likely to be enclosed and heated at a later date.
4/ Where approved by the building official, based on site conditions

BRICK VENEER NOTES:
Lap all joints in the #9 horizontal joint reinforcement by minimum of 2". Each galv. brick tie shall support not more than 2 square feet. Attach brick ties to wall studs, place brick ties around openings not more than 3' o.c. and within 12 inches of opening. Brick ties shall be mechanically attached to horizontal joint reinforcement. Follow all other requirements found in IRC section R703.7.2

FLOOR PLAN GENERAL NOTES:
1. Roof sheathing 7/16" waferboard or equal, 15# roofing felt, and shingles as noted on plan. Ice dam protection @ valleys, and 24" of perimeter eaves.
2. Solid blocking at wall line, provide simpson a-35 framing anchors at bearing ends of trusses.
3. 12" overhang with aluminum soffit and vented alum. soffit system, with insulation baffles @ rafters.
4. Hood, composite, or aluminum siding
5. 7/16" waferboard sheathing on exterior walls.
6. Stucco system, refer to stucco provider for all backing and wall preparations.
7. 3/4" Styrofoam sheeting.
8. Brick veneer, with ties of 22ga. @16" o.c. with no. 9 wire in bed joints with ties.
9. Stone veneer, with req. ties.
10. 2x4" stude @ 16" O.C.
11. 2x6" stude @ 16" O.C.
12. R-13 fiberglass insulation batt.
13. R-19 fiberglass insulation batt.
14. R-24.5 Cellulose insulation.
15. R-30 continuous blown-in Cellulose insulation in attic space 8" min.
16. 1" R-7 closed cell polyurethane.
17. Continuous blown-in insulation in attic space 10" min. (R-38)
18. Manufactured roof trusses, manufacturer to provide all engineering of trusses prior to construction.
19. 3/4" T&G waferboard, glued and nailed.
20. TJI/BCI, Floor joist system or Floor Trusses
21. 2x4/2x6 bearing wall with solid blocking at joist.
22. 4" gravel w/ Class 1 vapor barrier.
23. 6-mil vapor barrier below slab on grade.
24. R-30 insulation in floor.

STAIR & HANDRAIL NOTES:
Handrails are required at all stairways having more than 2 risers. Handrails shall be placed not less than 34" and not more than 38" high. Guardrails (36" +) are required at all landings decks or floor levels more than 30" above finished grade. Handrail graspable surface to be between 1 1/4" and 2 5/8". Stair risers not to exceed 7 3/4" high with stair treads to be min. of 10" with no more than 3/8" variation. A nosing not less than 3/4" but not more than 1 1/4" inches shall be provided on stairways with solid risers. If the tread is 11 inches or deeper, no nosing is required. Provide headroom clearance of 6'-8" min. Balusters for handrails and guardrails shall be spaced no more than 4" apart and shall not have ladder effect.

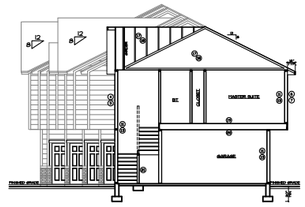
GENERAL FLASHING NOTE:
Flashing shall be installed (as required by IRC R703.8 & R905) in such a manner so as to prevent moisture from entering the wall or to redirect it to the exterior. Flashing shall be installed at the perimeter of exterior door and window assemblies, exterior wall intersections with roofs, chimneys, porches, decks, balconies and similar projections and at built-in gutters and similar locations where moisture could enter the wall. Flashing shall be installed at the head of wall openings, both sides and the ends of copings, under sills and continuously above projected trim. A flashing shall be installed at the intersection of the foundation to stucco, masonry, siding or brick veneer. The flashing shall be on an approved corrosion-resistant flashing with a 1/2" drip leg extending past the exterior side of the foundation. See sec. 1405.3 IBC

INSULATION:
Building thermal envelope insulation.
An R-value identification mark shall be applied by the manufacturer to each piece of building thermal envelope insulation 12 inches (305 mm) or more wide. Alternately, the insulation installers shall provide a certificate listing the type, manufacturer and R-value of insulation installed in each element of the building thermal envelope.

Blown or sprayed roof/ceiling insulation.
The thickness of blown in or sprayed roof/ceiling insulation (fiberglass or cellulose) shall be written in inches (mm) on markers that are installed at least one for every 300 ft² (28 m²) throughout the attic space. The markers shall be affixed to the trusses or joists and marked with he minimum initial installed thickness with number a minimum of 1 inch (25 mm) high. Each marker shall face the attic access opening.

Installation.
All materials, systems and equipment shall be installed in accordance with the manufacturer's installation instructions and the provisions of this code.

Certificate.
A permanent certificate shall be posted on or in the electrical distribution panel. The certificate shall be completed by the builder or registered design professional. The certificate shall list the predominant R-values of insulation installed in or on ceiling/roof, walls, foundation (slab, basement wall, crawlspace wall and/or floor) and ducts outside conditioned spaces, and U-factors for fenestration. The certificate shall also list the type and efficiency of heating, cooling and service water heating equipment.



BUILDING SECTION
SCALE 1/8"

PLANNED FOR:
MARV MURRI CONST.
750 S. 1ST ST.
CLEARFIELD, UTAH

1424 Legend Hills Dr.
Suite # 120
Clearfield, Utah 84015
801.525.6700

South Jordan
Utah 84095
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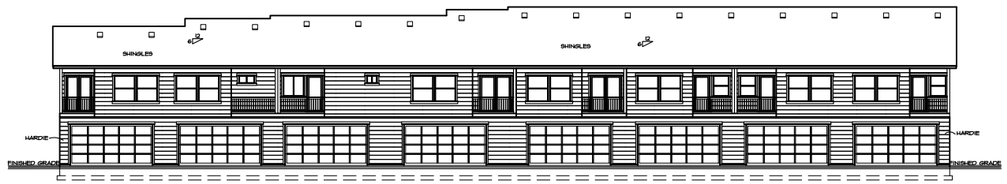
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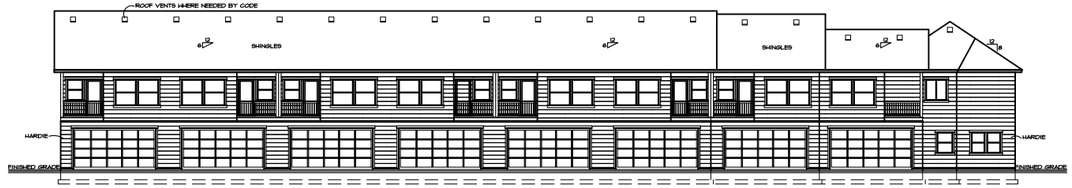
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PLAN NUMBER
UNITS 9-16

ELEVATIONS





REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

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CLEARFIELD, UTAH

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FLOOR PLAN GENERAL NOTES:
1. Plumbing wall 2x6 @ 16" o.c.
2. Attic access 22" x 30" with closer & a switched light in attic space. Location, if shown, is approximated.
3. Exhaust fan, 60 CFM run exhaust duct to the outside.
4. Provide 30" min. width for the water closet and 24" clear in front.
5. Vent dryer to outside with 4" metal ducting sealed and secured every 12', termination cap.
6. 12"X12" min. opening installed to provide access to circulation pump.
7. Sufficient access and working space (30" x 36") shall be provided around all electrical equipment.
8. 20 minute fire rated door

GENERAL NOTES:

Compliance with codes and ordinances governing the work shall be made and enforced by the general contractor. General contractor shall verify all existing conditions and dimensions prior to construction.
Note that all written dimensions take precedence over scale.
Manufacturer's specifications for installation of materials shall be followed.
Workmanship throughout shall be of the best quality of the trade involved and the general contractor shall coordinate the work of the various trades to expedite the job in a smooth and continuous process.

GENERAL BATHROOM NOTES:

Shower compartments shall have at least 900 sq. in. of floor area and be of sufficient size to inscribe a circle with a dia. not less than 30 in. Hinged shower doors shall open outward and have a minimum width of 22". The wall area above built-in tubs having installed shower heads and in-shower compartments shall be constructed as per Section R702.4. Such walls shall form a watertight joint with each other and with either the tub, receptor or shower floor. Bathrooms, water closet compartments, and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 sq. ft., one half of which must be openable. (If no windows, a mechanical ventilation system shall be req.. The min. ventilation rates shall be 50 cfm. for continuous ventilation.
Showers & tubs shall have temperature-limiting device complying with IRC P2708.3

Toilet, bath and shower areas to be finished with a nonabsorbent surface in accordance with IRC R307

ALL exterior doors shall have a floor or landing on each side of the door. The floor or landing at a door shall not be more than 1.5 inches lower than the top of the threshold. If the door is not a req. exit door the landing shall not exceed 8" from top of threshold. All landings shall be not less than 36" wide, measured in the direction of travel.

FIRE PROTECTION:

Provide 1/2" type "x" gyp. brd. on all the walls and ceilings of garage if no habitual space above. Provide 5/8" type "x" gyp. brd. on all the walls and ceilings of garage, if habitual space above garage. Nail @ 6" o.c.. All beams and structural members shall be protected with 5/8" gyp. brd.

Door between garage and house shall be 20 minute rated, solid core wood or "B" labeled door not less than 1 3/4" w/ self closer and self-latching. IRC R302.5

Protect enclosed usable space under stairs with 5/8" gyp. brd. Provide fire resistant construction on the underside of the stairs in accordance with IRC R302.6

Fire blocking at stud cavities that are greater than 8'-0".

Need to fire block all flue's, chases and dropped ceilings.

EXHAUST SYSTEM NOTES:

Dryer exhaust systems shall convey the moisture to the outdoors and shall terminate on the outside of the building. Screens shall not be installed at the duct terminal. Ducts shall have a back draft damper. The max. length of clothes dryer exhaust duct shall not exceed 25 feet from the dryer location to the wall or roof termination. The max. length of the ducts shall be reduced 2.5 feet for each 45 degree bend and 5 feet for each 90 degree bend. Metal ducting shall be sealed and secured every 12 feet.

FIREPLACES:

Where a factory-built chimney assembly incorporates offsets, no part of the chimney shall be at an angle of more than 30 degrees from vertical at any point in the assembly and the chimney assembly shall not include more than four elbows.

Chimneys shall extend at least 3 feet above the highest point where they pass through a roof of a building and at least 2 feet higher then any portion of a building within a horizontal distance of 10 feet.

Listing for any fireplace show on plans shall be provided at mechanical inspection. In the event of a wood burning fireplace, submit listing showing EPA compliance. (IRC R1004.1)

Hose connection back flow preventer shall be installed on the discharge side a hose threaded outlet.

Windows considered to be 0.35 U-Factor typical. U-Factors shall be be determined by testing in accordance with NFRC 100 and labeled as such by the manufacturer per section 102.1.3 of the 2015 IECC.

Bottom of operable windows on upper floor to be no closer than 24" from floor in accordance with IRC R312.2.1

APPLIANCES IN ATTICS:
Attics containing appliances requiring access shall have an opening and a clear and unobstructed passageway large enough to allow removal of the largest appliance, but not less than 30 inches high and 22 inches wide and not more then 20 feet long when measured along the centerline of the passageway from the opening to the appliance. The passageway shall have continuous solid flooring in accordance with chapter 5 not less then 24 inches wide. A level service space at least 30 inches deep and 30 inches wide shall be present along all sides of the appliance where access is required the clear access opening dimensions shall be a minimum of 20 inches by 30 inches, where such dimensions are large enough to allow removal of the largest appliance. I.R.C. M1305.1.3

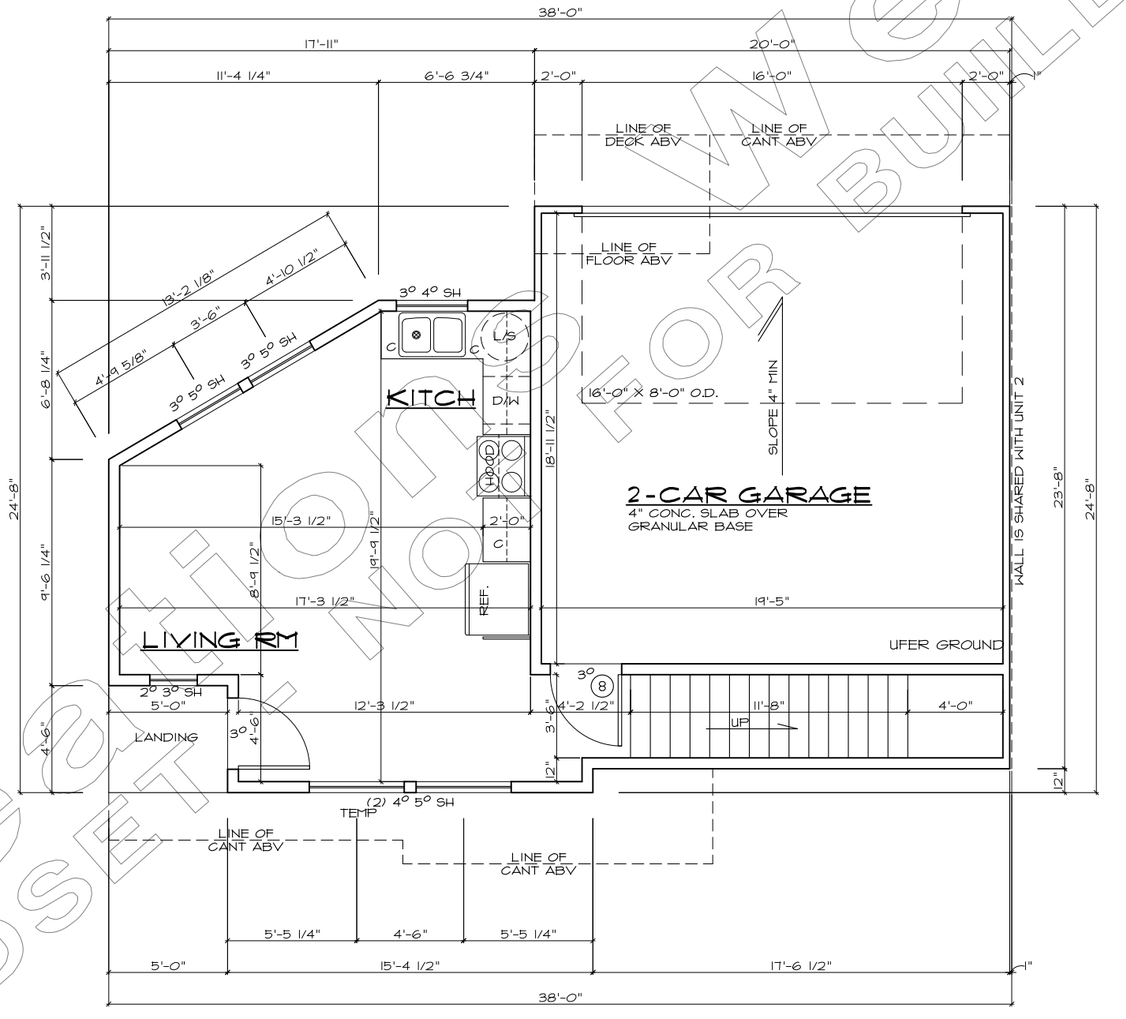
DRYER DUCT:
Dryer duct shall terminate outdoors and shall not exceed a total combined horizontal and vertical length of 35'. Maximum length of duct shall be reduced 2-1/2' for each 45° bend or 5' for each 90° bend. Duct shall be a min. nominal size of 4". I.R.C. M1502.4.4

CONDENSATE DISPOSAL:
Condensate from all cooling coils or evaporators shall be conveyed from the drain pan outlet to an approved place of disposal. Condensate shall not discharge into a street, alley or other areas so as to cause a nuisance. I.R.C. M1411.3

A secondary drain or auxiliary drain pan shall be required for each cooling or evaporator coil where damage to any building components will occur as a result of overflow from the equipment drain pan or stoppage in the condensate drain piping. Drain piping shall be a minimum of 3/4" nominal size. I.R.C. M1411.3.1

ENERGY NOTES:

IECC R402.2.4- The attic access door and crawlspace door from the conditioned space to unconditioned space shall be weather stripped and insulated to a level equivalent to the insulation on the surrounding surfaces.



NOTE:
9'-2 5/8" CEIL. HEIGHT TYP.
2X6 EXTERIOR WALLS (5 1/2")

MAIN FLOOR PLAN

SCALE 1/4"
424 SQ. FT. MAIN LEVEL
939 SQ. FT. UPPER LEVEL
1363 SQ. FT. TOTAL

PLANNED FOR:
MARV MURRI CONST.
UNIT 1
750 S. DEPOT ST.
CLEARFEILD, UTAH

CREATIONS WEST
EVEN THE BEST DREAMS NEED A PLAN
WWW.CREATIONSWEST.COM
1424 Legend Hills Dr.
Suite # 120
Clearfield, Utah 84015
p. 801.525.6700
plans@creationswest.com

DATE:
MAY. 23 19

SHEET:
1

PLAN NUMBER
UNIT 1

Creations West
BIDSET NOT FOR BUILD

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FLOOR PLAN GENERAL NOTES:
1. Plumbing wall 2x6 @ 16" o.c.
2. Attic access 22" x 30" with closer & a switched light in attic space. Location, if shown, is approximated.
3. Exhaust fan, 60 CFM run exhaust duct to the outside.
4. Provide 30" min. width for the water closet and 24" clear in front.
5. Vent dryer to outside with 4" metal ducting sealed and secured every 12', termination cap.
6. 12"X12" min. opening installed to provide access to circulation pump.
7. Sufficient access and working space (30" x 36") shall be provided around all electrical equipment.
8. 20 minute fire rated door

GENERAL NOTES:

Compliance with codes and ordinances governing the work shall be made and enforced by the general contractor. General contractor shall verify all existing conditions and dimensions prior to construction.
Note that all written dimensions take precedence over scale.
Manufacturer's specifications for installation of materials shall be followed.
Workmanship throughout shall be of the best quality of the trade involved and the general contractor shall coordinate the work of the various trades to expedite the job in a smooth and continuous process.

GENERAL BATHROOM NOTES:

Shower compartments shall have at least 900 sq. in. of floor area and be of sufficient size to inscribe a circle with a dia. not less than 30 in. Hinged shower doors shall open outward and have a minimum width of 22". The wall area above built-in tubs having installed shower heads and in-shower compartments shall be constructed as per Section R702.4. Such walls shall form a watertight joint with each other and with either the tub, receptor or shower floor. Bathrooms, water closet compartments, and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 sq. ft., one half of which must be openable. (If no windows, a mechanical ventilation system shall be req.. The min. ventilation rates shall be 50 cfm. for continuous ventilation.
Showers & tubs shall have temperature-limiting device complying with IRC P2708.3

Toilet, bath and shower areas to be finished with a nonabsorbent surface in accordance with IRC R307

ALL exterior doors shall have a floor or landing on each side of the door. The floor or landing at a door shall not be more than 1.5 inches lower than the top of the threshold. If the door is not a req. exit door the landing shall not exceed 8" from top of threshold. All landings shall be not less than 36" wide, measured in the direction of travel.

FIRE PROTECTION:

Provide 1/2" type "x" gyp. brd. on all the walls and ceilings of garage if no habitual space above. Provide 5/8" type "x" gyp. brd. on all the walls and ceilings of garage, if habitual space above garage. Nail @ 6" o.c.. All beams and structural members shall be protected with 5/8" gyp. brd.

Door between garage and house shall be 20 minute rated, solid core wood or "B" labeled door not less than 1 3/4" w/ self closer and self-latching. IRC R302.5

Protect enclosed usable space under stairs with 5/8" gyp. brd. Provide fire resistant construction on the underside of the stairs in accordance with IRC R302.6

Fire blocking at stud cavities that are greater than 8'-0".

Need to fire block all flue's, chases and dropped ceilings.

EXHAUST SYSTEM NOTES:

Dryer exhaust systems shall convey the moisture to the outdoors and shall terminate on the outside of the building. Screens shall not be installed at the duct terminal. Ducts shall have a back draft damper. The max. length of clothes dryer exhaust duct shall not exceed 25 feet from the dryer location to the wall or roof termination. The max. length of the ducts shall be reduced 2.5 feet for each 45 degree bend and 5 feet for each 90 degree bend. Metal ducting shall be sealed and secured every 12 feet.

FIREPLACES:

Where a factory-built chimney assembly incorporates offsets, no part of the chimney shall be at an angle of more than 30 degrees from vertical at any point in the assembly and the chimney assembly shall not include more than four elbows.

Chimneys shall extend at least 3 feet above the highest point where they pass through a roof of a building and at least 2 feet higher then any portion of a building within a horizontal distance of 10 feet.

Listing for any fireplace show on plans shall be provided at mechanical inspection. In the event of a wood burning fireplace, submit listing showing EPA compliance. (IRC R1004.1)

Hose connection back flow preventer shall be installed on the discharge side a hose threaded outlet.

Windows considered to be 0.35 U-Factor typical. U-Factors shall be be determined by testing in accordance with NFRC 100 and labeled as such by the manufacturer per section 102.1.3 of the 2015 IECC.

Bottom of operable windows on upper floor to be no closer than 24" from floor in accordance with IRC R312.2.1

APPLIANCES IN ATTICS:
Attics containing appliances requiring access shall have an opening and a clear and unobstructed passageway large enough to allow removal of the largest appliance, but not less than 30 inches high and 22 inches wide and not more then 20 feet long when measured along the centerline of the passageway from the opening to the appliance. The passageway shall have continuous solid flooring in accordance with chapter 5 not less then 24 inches wide. A level service space at least 30 inches deep and 30 inches wide shall be present along all sides of the appliance where access is required the clear access opening dimensions shall be a minimum of 20 inches by 30 inches, where such dimensions are large enough to allow removal of the largest appliance. I.R.C. M1305.1.3

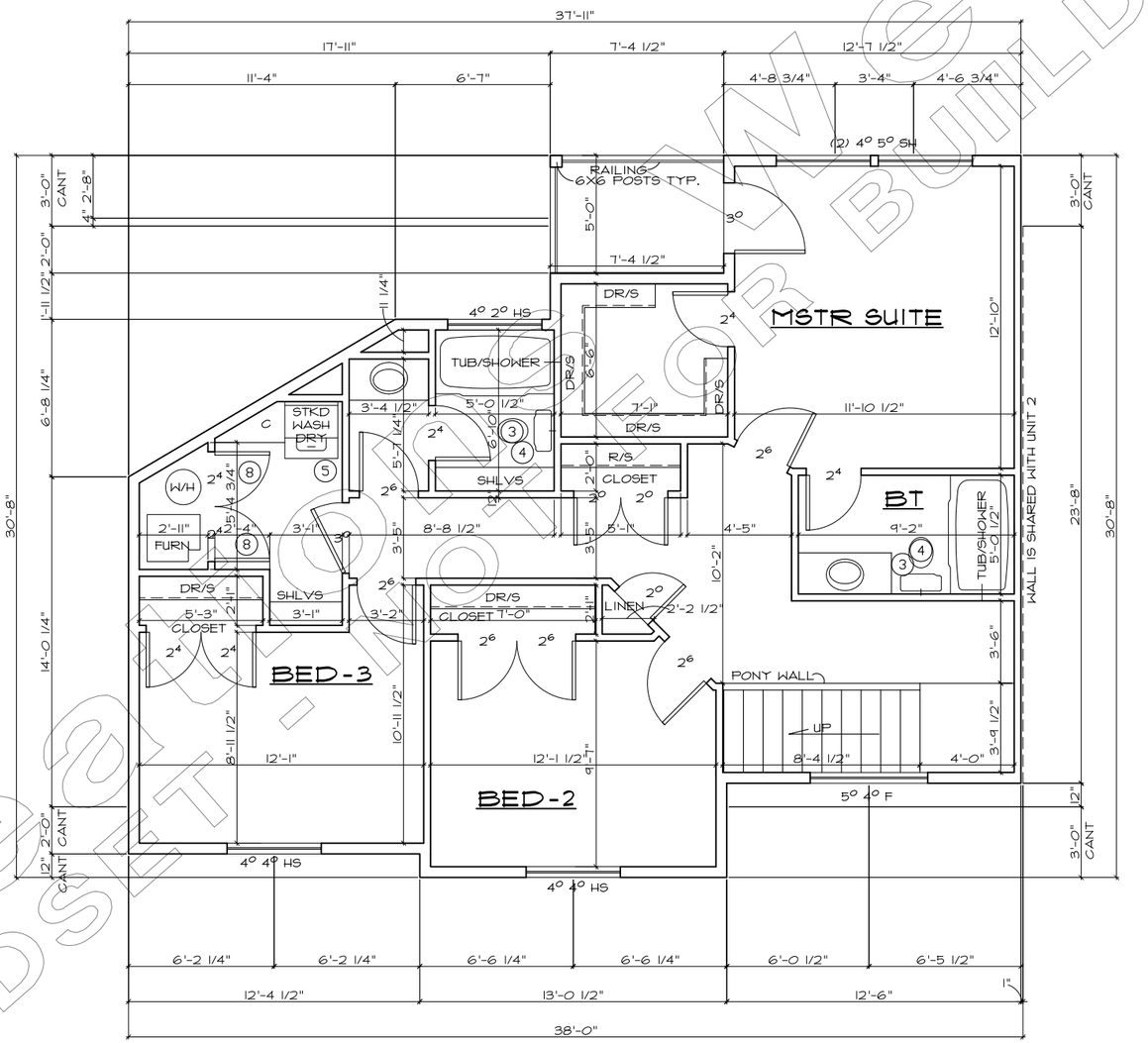
DRYER DUCT:
Dryer duct shall terminate outdoors and shall not exceed a total combined horizontal and vertical length of 35'. Maximum length of duct shall be reduced 2-1/2' for each 45° bend or 5' for each 90° bend. Duct shall be a min. nominal size of 4". I.R.C. M1502.4.4

CONDENSATE DISPOSAL:
Condensate from all cooling coils or evaporators shall be conveyed from the drain pan outlet to an approved place of disposal. Condensate shall not discharge into a street, alley or other areas so as to cause a nuisance. I.R.C. M1411.3

A secondary drain or auxiliary drain pan shall be required for each cooling or evaporator coil where damage to any building components will occur as a result of overflow from the equipment drain pan or stoppage in the condensate drain piping. Drain piping shall be a minimum of 3/4" nominal size. I.R.C. M1411.3.1

ENERGY NOTES:

IECC R402.2.4- The attic access door and crawlspace door from the conditioned space to unconditioned space shall be weather stripped and insulated to a level equivalent to the insulation on the surrounding surfaces.



NOTE:
9'-1 7/8" CEIL. HEIGHT TYP.
2X6 EXTERIOR WALLS (5 1/2")

UPPER FLOOR PLAN

SCALE 1/4"
939 SQ. FT. UPPER LEVEL

Created for BUILD
PERMIT SET - NOT FOR CONSTRUCTION

PLANNED FOR:
MARV MURRI CONST.
UNIT 1
750 S. DEPOT ST.
CLEARFEILD, UTAH

1424 Legend Hills Dr.
Suite # 120
Clearfield, Utah 84015
p. 801.525.6700
plans@creationswest.com

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DATE:
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2

PLAN NUMBER
UNIT 1

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FLOOR PLAN GENERAL NOTES:
1. Plumbing wall 2x6 @ 16" o.c.
2. Attic access 22" x 30" with a switched light in attic space. Location, if shown, is approximated.
3. Exhaust fan, 60 CFM run exhaust duct to the outside.
4. Provide 30" min. width for the water closet and 24" clear in front.
5. Vent dryer to outside with 4" metal ducting sealed and secured every 12', termination cap.
6. 12"x12" min. opening installed to provide access to circulation pump.
7. Sufficient access and working space (30" x 36") shall be provided around all electrical equipment.
8. 20 minute fire rated door

APPLIANCES ANCHORAGE NOTES:

Water heaters shall be anchored or strapped to resist horiz. movement. Strapping shall be at points within the upper one-third and lower one-third of the appliance's vert. dimensions. At the lower point, the strapping shall maintain a min. distance of 4 inches above the controls.

MECHANICAL GENERAL NOTES:
Mechanical contractor to provide combustion air to furnace area in accordance with local natural gas specifications. Combustion air to be brought into house from outside. 2-ducts provided, 1/placed at 12" above floor, and 1/ placed at 12" below ceiling. Combustion air shall be supplied by two (2) VERTICAL openings, each with 1 sq. in. per 4,000 BTU/h of the total inputting rating of all appliances within the space.

OR

Combustion air shall be supplied by two (2) HORIZONTAL openings, each with 1 sq. in. per 3,000 BTU/h of the total input rating of all appliances within the space. One opening must be in the top 12" of room (IRC G2407.6.2)

Water heater seismic bracing. In Seismic Design Categories D, D-1, D-2 and townhouses in Seismic Design Category C, water heaters shall be anchored or strapped in the upper one-third and in the lower one-third of the appliance to resist a horizontal force equal to one-third of the operating weight of the water heater, acting in any horizontal direction, or in accordance with the appliance manufacture's recommendations. P2801.7 & IRC P2801.7

CONDENSATE DISPOSAL: Condensate from all cooling coils or evaporators shall be conveyed from the drain pan outlet to an approved place of disposal. Condensate shall not discharge into a street, alley or other area so as to cause a nuisance. I.R.C M1411.3

The mechanical room shall be enclosed, sealed and insulated in accordance with IECC N1102.4.4

WINDOW WELL NOTES

Window wells required for emergency escape and rescue shall have horizontal dimensions that allow the door or window of the emergency escape and rescue opening to be fully opened. The horizontal dimensions of the window well shall provide a min. net clear of 9 sq. ft. w/ a min. horizontal projection and width of 36 inches. Window wells with a vertical depth greater than 44 inches below grade shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position.

GENERAL CONCRETE NOTES:

Basement walls, foundations and other concrete not exposed to the weather = 2,500 psi. Basement slabs and interior slabs on grade, except garage floor slabs = 2,500 psi. Basement walls, foundation walls, exterior walls exposed to the weather = 3,000 psi. Porches, carport slabs, and steps exposed to the weather, and garage floor slabs =3,500 psi.

Emergency floor drains at water heaters, laundries, garages, etc. req. a trap seal primer or deep seal trap. (Utah State Amendment to IPC Sec. 1002.4.1).

PERIMETER DRAINS / DAMP PROOFING:

Provide perimeter drains as required for foundation walls per IRC R405.1.
Provide damp proofing at the below-grade foundation walls per IRC R406.1.

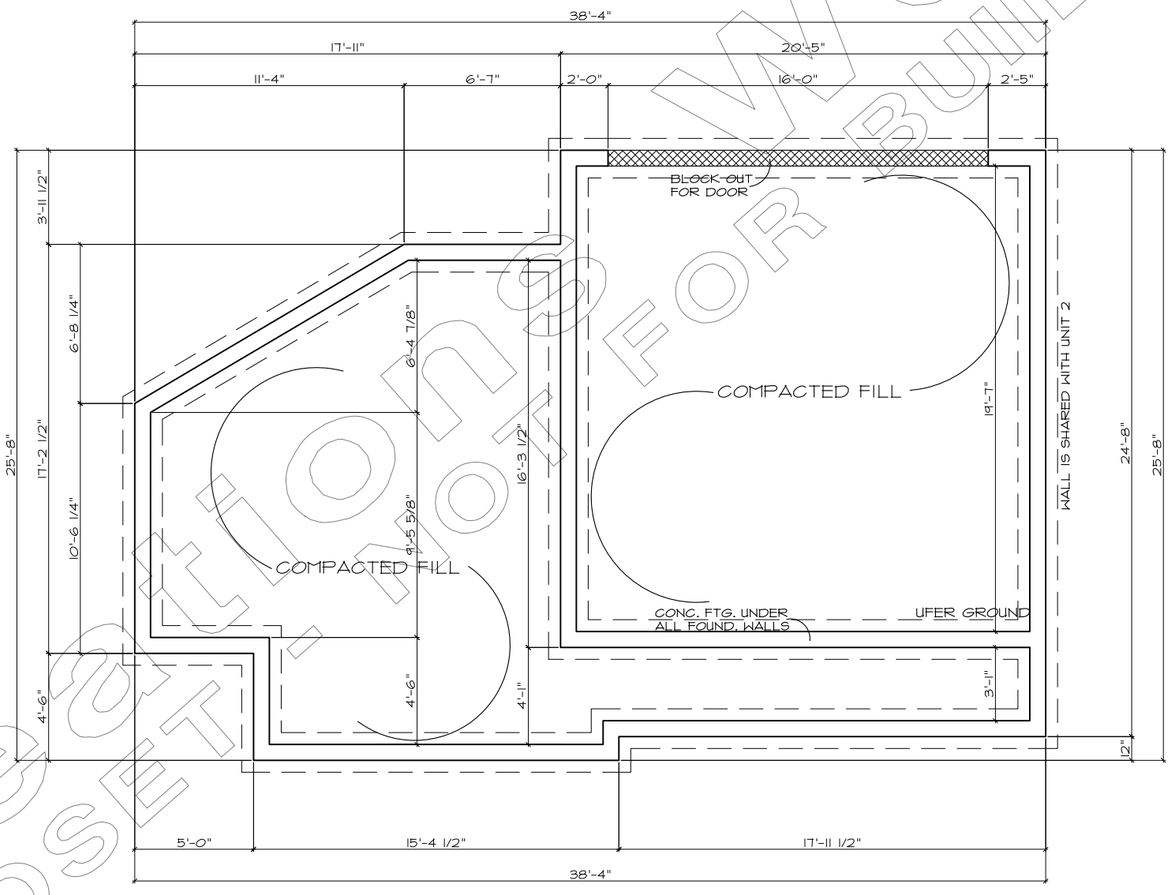
FOUNDATION ELEVATION:
On graded sites, the top of any exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved drainage device a minimum of 12 inches (305mm) plus 2%. Alternate elevations are permitted subject to the approval of the building official, provided it can be demonstrated that required drainage to the point of discharge and away from the structure is provided at all locations on the site. (R403.1.7.3)

GEO-TECH ENGINEER:
Geo-Tech Engineer must inspect excavation prior to any fill or concrete being placed. Geo-tech shall provide a letter to a contractor prior to footing inspection.

MINIMUM HEIGHT:
Basement hallways, bathrooms, toilet rooms, laundry rooms, or any non-inhabitable area at basements shall have a ceiling height of not less than 6'-8".

CONCRETE OR MASONRY FOUNDATIONS:
Drains shall be provided around all concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below grade. Drainage tiles, gravel or crushed stone drains, perforated pipe or other approved systems or materials shall be installed at or below the area to be protected and shall discharge by gravity or mechanical means into an approved drainage system.

ALL 125V 15-20 AMP RECEPTACLES INSTALLED INSIDE OR OUTSIDE OF DWELLING SHALL BE LISTED AS TEMPER RESISTANT.



NOTE:
2'-2" FOUND WALL
8" FOUND. WALLS U.O.S.

FTG. / FOUND. PLAN

SCALE 1/4"

Creations West
BIDSET - NOT FOR BUILD

PLANNED FOR:
MARV MURRI CONST.
UNIT 1
750 S. DEPOT ST.
CLEARFEILD, UTAH

CREATIONS WEST
EVEN THE BEST DREAMS NEED A PLAN
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1424 Legend Hills Dr.
Suite # 120
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p. 801.525.6700
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SHEET:
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PLAN NUMBER
UNIT 1

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FLOOR PLAN GENERAL NOTES:
1. Plumbing wall 2x6 @ 16" o.c.
2. Attic access 22" x 30" with closer & a switched light in attic space. Location, if shown, is approximated.
3. Exhaust fan, 60 CFM run exhaust duct to the outside.
4. Provide 30" min. width for the water closet and 24" clear in front.
5. Vent dryer to outside with 4" metal ducting sealed and secured every 12', termination cap.
6. 12"X12" min. opening installed to provide access to circulation pump.
7. Sufficient access and working space (30" x 36") shall be provided around all electrical equipment.
8. 20 minute fire rated door

GENERAL NOTES:

Compliance with codes and ordinances governing the work shall be made and enforced by the general contractor. General contractor shall verify all existing conditions and dimensions prior to construction.
Note that all written dimensions take precedence over scale.
Manufacturer's specifications for installation of materials shall be followed.
Workmanship throughout shall be of the best quality of the trade involved and the general contractor shall coordinate the work of the various trades to expedite the job in a smooth and continuous process.

GENERAL BATHROOM NOTES:

Shower compartments shall have at least 900 sq. in. of floor area and be of sufficient size to inscribe a circle with a dia. not less than 30 in. Hinged shower doors shall open outward and have a minimum width of 22". The wall area above built-in tubs having installed shower heads and in-shower compartments shall be constructed as per Section R702.4. Such walls shall form a watertight joint with each other and with either the tub, receptor or shower floor. Bathrooms, water closet compartments, and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 sq. ft., one half of which must be openable. (If no windows, a mechanical ventilation system shall be req.. The min. ventilation rates shall be 50 cfm. for continuous ventilation.
Showers & tubs shall have temperature-limiting device complying with IRC P2708.3

Toilet, bath and shower areas to be finished with a nonabsorbent surface in accordance with IRC R307

ALL exterior doors shall have a floor or landing on each side of the door. The floor or landing at a door shall not be more than 1.5 inches lower than the top of the threshold. If the door is not a req. exit door the landing shall not exceeded 8" from top of threshold. All landings shall be not less than 36" wide, measured in the direction of travel.

FIRE PROTECTION:

Provide 1/2" type "x" gyp. brd. on all the walls and ceilings of garage if no habitual space above. Provide 5/8" type "x" gyp. brd. on all the walls and ceilings of garage, if habitual space above garage. Nail @ 6" o.c.. All beams and structural members shall be protected with 5/8" gyp. brd.

Door between garage and house shall be 20 minute rated, solid core wood or "B" labeled door not less than 1 3/4" w/ self closer and self-latching. IRC R302.5

Protect enclosed usable space under stairs with 5/8" gyp. brd. Provide fire resistant construction on the underside of the stairs in accordance with IRC R302.6

Fire blocking at stud cavities that are greater than 8'-0".

Need to fire block all flue's, chases and dropped ceilings.

EXHAUST SYSTEM NOTES:

Dryer exhaust systems shall convey the moisture to the outdoors and shall terminate on the outside of the building. Screens shall not be installed at the duct terminal. Ducts shall have a back draft damper. The max. length of clothes dryer exhaust duct shall not exceed 25 feet from the dryer location to the wall or roof termination. The max. length of the ducts shall be reduced 2.5 feet for each 45 degree bend and 5 feet for each 90 degree bend. Metal ducting shall be sealed and secured every 12 feet.

FIREPLACES:

Where a factory-built chimney assembly incorporates offsets, no part of the chimney shall be at an angle of more than 30 degrees from vertical at any point in the assembly and the chimney assembly shall not include more than four elbows.

Chimneys shall extend at least 3 feet above the highest point where they pass through a roof of a building and at least 2 feet higher then any portion of a building within a horizontal distance of 10 feet.

Listing for any fireplace show on plans shall be provided at mechanical inspection. In the event of a wood burning fireplace, submit listing showing EPA compliance. (IRC R1004.1)

Hose connection back flow preventer shall be installed on the discharge side a hose threaded outlet.

Windows considered to be 0.35 U-Factor typical. U-Factors shall be be determined by testing in accordance with NFRC 100 and labeled as such by the manufacturer per section 102.1.3 of the 2015 IECC.

Bottom of operable windows on upper floor to be no closer than 24" from floor in accordance with IRC R312.2.1

APPLIANCES IN ATTICS:
Attics containing appliances requiring access shall have an opening and a clear and unobstructed passageway large enough to allow removal of the largest appliance, but not less than 30 inches high and 22 inches wide and not more then 20 feet long when measured along the centerline of the passageway from the opening to the appliance. The passageway shall have continuous solid flooring in accordance with chapter 5 not less then 24 inches wide. A level service space at least 30 inches deep and 30 inches wide shall be present along all sides of the appliance where access is required the clear access opening dimensions shall be a minimum of 20 inches by 30 inches, where such dimensions are large enough to allow removal of the largest appliance. I.R.C. M1305.1.3

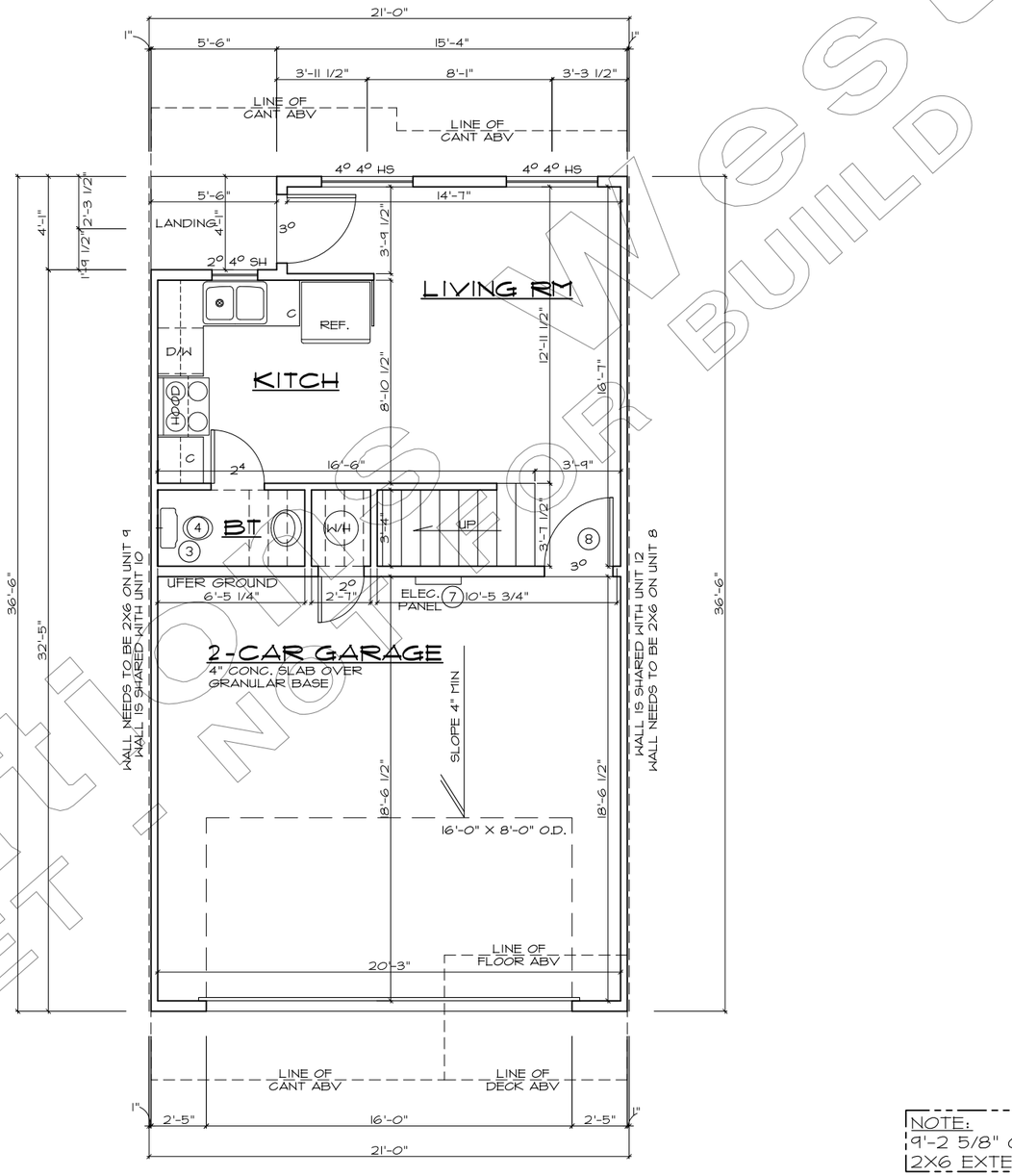
DRYER DUCT:
Dryer duct shall terminate outdoors and shall not exceed a total combined horizontal and vertical length of 35'. Maximum length of duct shall be reduced 2-1/2' for each 45° bend or 5' for each 90° bend. Duct shall be a min. nominal size of 4". I.R.C. M1502.4.4

CONDENSATE DISPOSAL:
Condensate from all cooling coils or evaporators shall be conveyed from the drain pan outlet to an approved place of disposal. Condensate shall not discharge into a street, alley or other areas so as to cause a nuisance. I.R.C. M1411.3

A secondary drain or auxiliary drain pan shall be required for each cooling or evaporator coil where damage to any building components will occur as a result of overflow from the equipment drain pan or stoppage in the condensate drain piping. Drain piping shall be a minimum of 3/4" nominal size. I.R.C. M1411.3.1

ENERGY NOTES:

IECC R402.2.4- The attic access door and crawlspace door from the conditioned space to unconditioned space shall be weather stripped and insulated to a level equivalent to the insulation on the surrounding surfaces.



NOTE:
9'-2 5/8" CEIL. HEIGHT TYP.
2X6 EXTERIOR WALLS (5 1/2")

MAIN FLOOR PLAN

SCALE 1/4"
342 SQ. FT. MAIN LEVEL
811 SQ. FT. UPPER LEVEL
1153 SQ. FT. TOTAL

Creations West
Inside Set - Not for Build

PLANNED FOR:
MARV MURRI CONST.
UNIT 11-3
750 S. DEPOT ST.
CLEARFIELD, UTAH

CREATIONS WEST
EVEN THE BEST DREAMS NEED A PLAN
WWW.CREATIONSWEST.COM
1424 Legend Hills Dr.
Suite # 120
Clearfield, Utah 84015
p. 801.525.6700
plans@creationswest.com

DATE: MAY. 23 19

SHEET: 2

PLAN NUMBER
UNIT 2

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2. Attic access 22" x 30" with closer & a switched light in attic space. Location, if shown, is approximated.
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4. Provide 30" min. width for the water closet and 24" clear in front.
5. Vent dryer to outside with 4" metal ducting sealed and secured every 12', termination cap.
6. 12"X12" min. opening installed to provide access to circulation pump.
7. Sufficient access and working space (30" x 36") shall be provided around all electrical equipment.
8. 20 minute fire rated door

GENERAL NOTES:

Compliance with codes and ordinances governing the work shall be made and enforced by the general contractor. General contractor shall verify all existing conditions and dimensions prior to construction. Note that all written dimensions take precedence over scale. Manufacturer's specifications for installation of materials shall be followed. Workmanship throughout shall be of the best quality of the trade involved and the general contractor shall coordinate the work of the various trades to expedite the job in a smooth and continuous process.

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Showers & tubs shall have temperature-limiting device complying with IRC P2708.3

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Provide 1/2" type "x" gyp. brd. on all the walls and ceilings of garage if no habitual space above. Provide 5/8" type "x" gyp. brd. on all the walls and ceilings of garage, if habitual space above garage. Nail @ 6" o.c.. All beams and structural members shall be protected with 5/8" gyp. brd.

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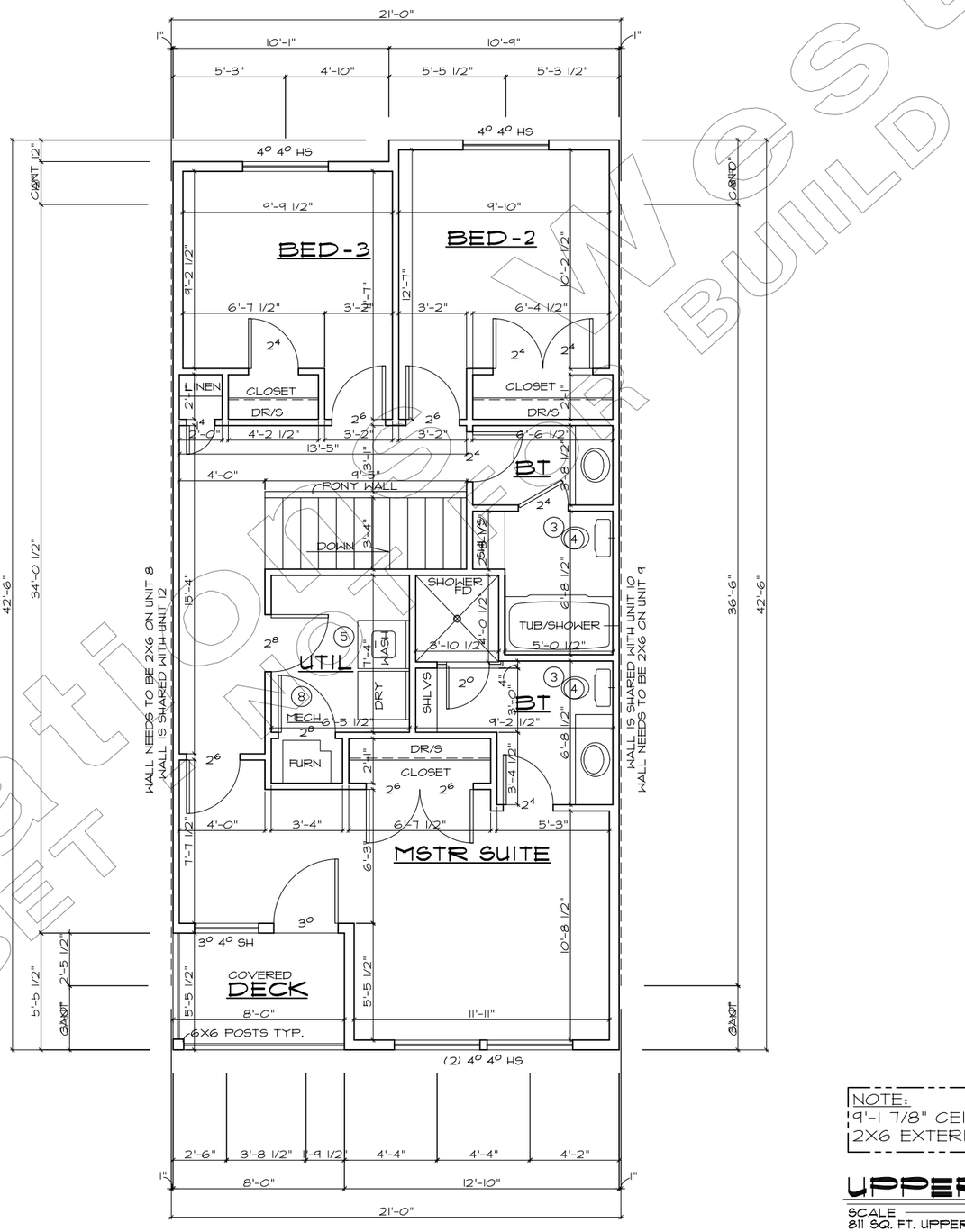
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ENERGY NOTES:

IECC R402.2.4- The attic access door and crawlspace door from the conditioned space to unconditioned space shall be weather stripped and insulated to a level equivalent to the insulation on the surrounding surfaces.



NOTE:
9'-1 7/8" CEIL. HEIGHT TYP.
2X6 EXTERIOR WALLS (5 1/2")

UPPER FLOOR PLAN

SCALE 1/4"
811 SQ. FT. UPPER LEVEL

PLAN NUMBER
UNIT 2

PLANNED FOR:
MARV MURRI CONST.
UNIT 11-3
750 S. DEPOT ST.
CLEARFIELD, UTAH

CREATIONS WEST
EVEN THE BEST DREAMS NEED A PLAN
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p. 801.525.6700
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DATE:
MAY. 23 19

SHEET:
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Creations West
BIDSET NOT FOR BUILD

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OR

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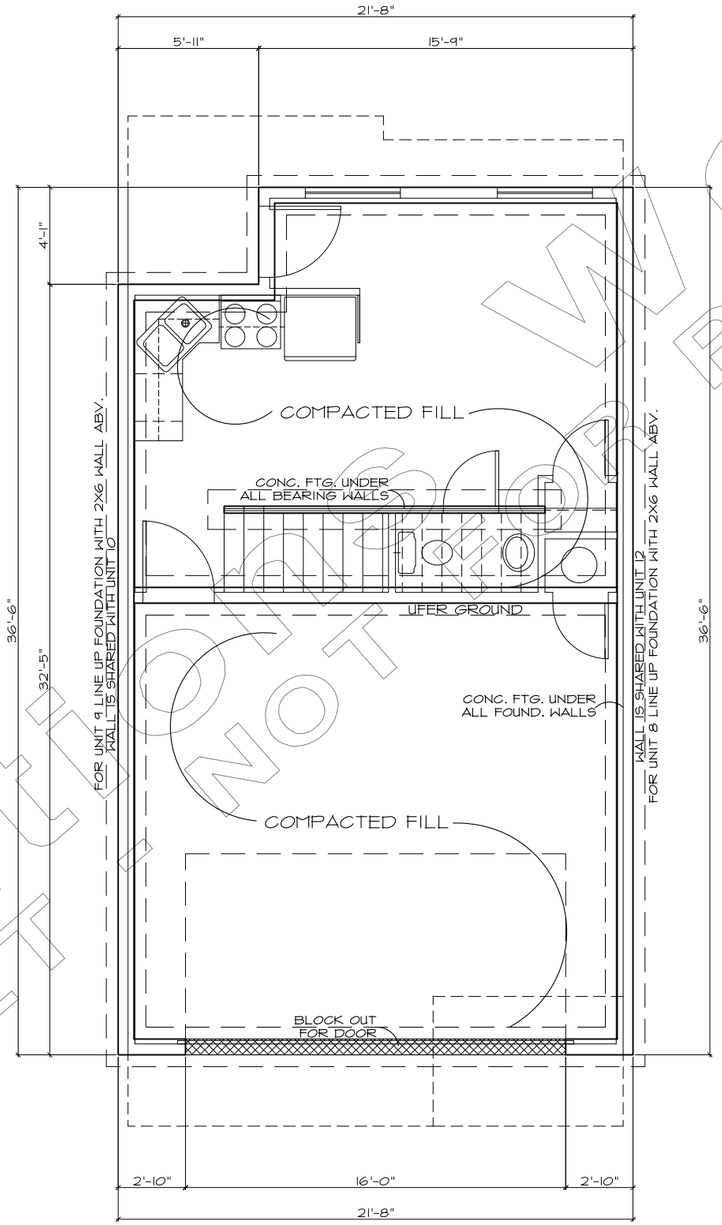
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NOTE:
2'-2" FOUND WALL
8" FOUND. WALLS U.O.S.

FTG. / FOUND. PLAN

SCALE 1/4"

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CLEARFIELD, UTAH

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PLAN NUMBER
UNIT 2

Creations West
BIDSET
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BUILD

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FIRE PROTECTION:

Provide 1/2" type "x" gyp. brd. on all the walls and ceilings of garage if no habitual space above. Provide 5/8" type "x" gyp. brd. on all the walls and ceilings of garage, if habitual space above garage. Nail @ 6" o.c.. All beams and structural members shall be protected with 5/8" gyp. brd.

Door between garage and house shall be 20 minute rated, solid core wood or "B" labeled door not less than 1 3/4" w/ self closer and self-latching. IRC R302.5

Protect enclosed usable space under stairs with 5/8" gyp. brd. Provide fire resistant construction on the underside of the stairs in accordance with IRC R302.6

Fire blocking at stud cavities that are greater than 8'-0".

Need to fire block all flue's, chases and dropped ceilings.

EXHAUST SYSTEM NOTES:

Dryer exhaust systems shall convey the moisture to the outdoors and shall terminate on the outside of the building. Screens shall not be installed at the duct terminal. Ducts shall have a back draft damper. The max. length of clothes dryer exhaust duct shall not exceed 25 feet from the dryer location to the wall or roof termination. The max. length of the ducts shall be reduced 2.5 feet for each 45 degree bend and 5 feet for each 90 degree bend. Metal ducting shall be sealed and secured every 12 feet.

FIREPLACES:

Where a factory-built chimney assembly incorporates offsets, no part of the chimney shall be at an angle of more than 30 degrees from vertical at any point in the assembly and the chimney assembly shall not include more than four elbows.

Chimneys shall extend at least 3 feet above the highest point where they pass through a roof of a building and at least 2 feet higher than any portion of a building within a horizontal distance of 10 feet.

Listing for any fireplace show on plans shall be provided at mechanical inspection. In the event of a wood burning fireplace, submit listing showing EPA compliance. (IRC R1004.1)

Hose connection back flow preventer shall be installed on the discharge side a hose threaded outlet.

Windows considered to be 0.35 U-Factor typical. U-Factors shall be be determined by testing in accordance with NFRC 100 and labeled as such by the manufacturer per section 102.1.3 of the 2015 IECC.

Bottom of operable windows on upper floor to be no closer than 24" from floor in accordance with IRC R312.2.1

APPLIANCES IN ATTICS:
Attics containing appliances requiring access shall have an opening and a clear and unobstructed passageway large enough to allow removal of the largest appliance, but not less than 30 inches high and 22 inches wide and not more then 20 feet long when measured along the centerline of the passageway from the opening to the appliance. The passageway shall have continuous solid flooring in accordance with chapter 5 not less then 24 inches wide. A level service space at least 30 inches deep and 30 inches wide shall be present along all sides of the appliance where access is required the clear access opening dimensions shall be a minimum of 20 inches by 30 inches, where such dimensions are large enough to allow removal of the largest appliance. I.R.C. M1305.1.3

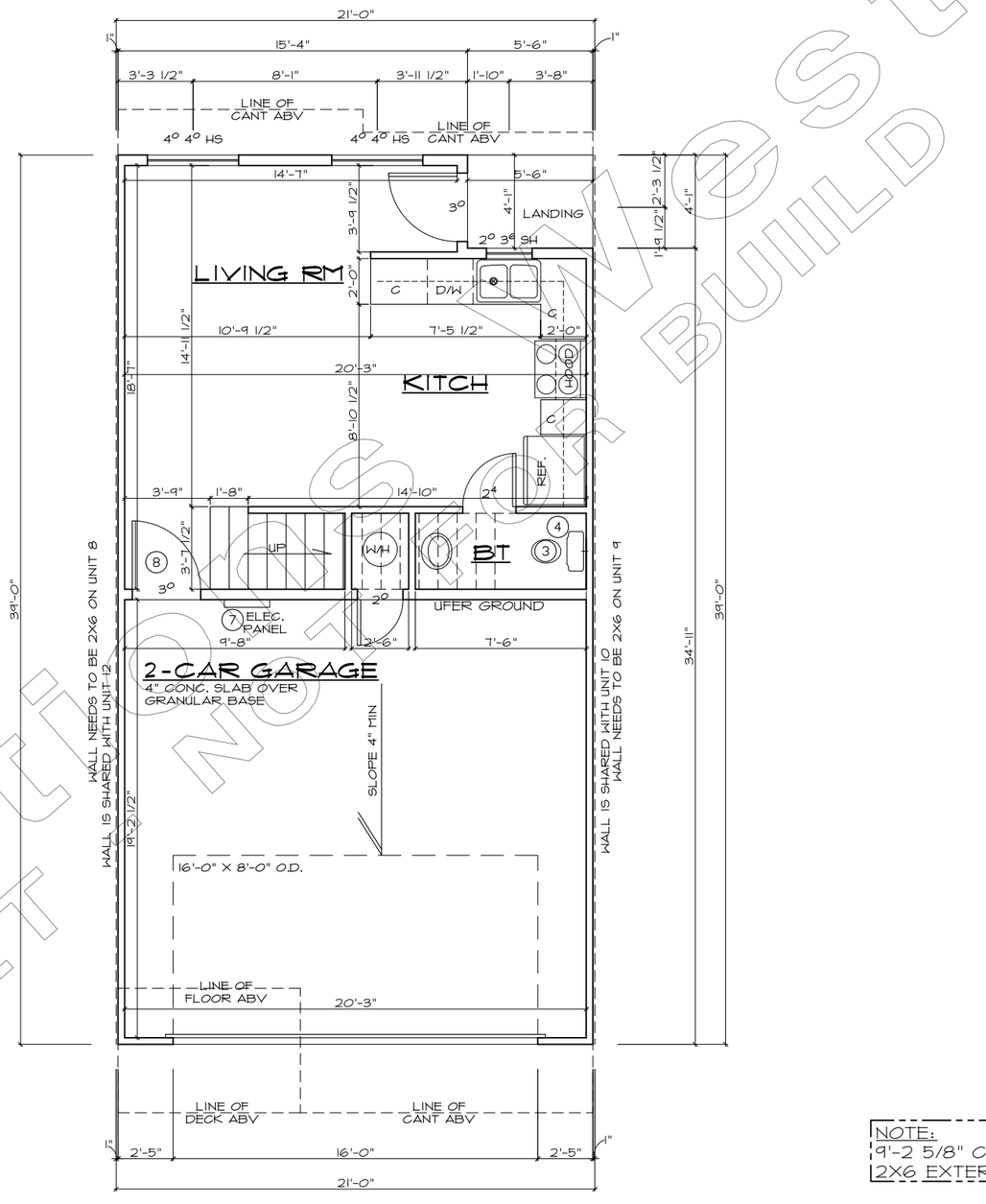
DRYER DUCT:
Dryer duct shall terminate outdoors and shall not exceed a total combined horizontal and vertical length of 35'. Maximum length of duct shall be reduced 2-1/2' for each 45° bend or 5' for each 90° bend. Duct shall be a min. nominal size of 4". I.R.C. M1502.4.4

CONDENSATE DISPOSAL:
Condensate from all cooling coils or evaporators shall be conveyed from the drain pan outlet to an approved place of disposal. Condensate shall not discharge into a street, alley or other areas so as to cause a nuisance. I.R.C. M1411.3

A secondary drain or auxiliary drain pan shall be required for each cooling or evaporator coil where damage to any building components will occur as a result of overflow from the equipment drain pan or stoppage in the condensate drain piping. Drain piping shall be a minimum of 3/4" nominal size. I.R.C. M1411.3.1

ENERGY NOTES:

IECC R402.2.4- The attic access door and crawlspace door from the conditioned space to unconditioned space shall be weather stripped and insulated to a level equivalent to the insulation on the surrounding surfaces.



NOTE:
9'-2 5/8" CEIL. HEIGHT TYP.
2X6 EXTERIOR WALLS (5 1/2")

MAIN FLOOR PLAN

SCALE 1/4"
373 SQ. FT. MAIN LEVEL
863 SQ. FT. UPPER LEVEL
1236 SQ. FT. TOTAL

Creations West
BIDSET NOT FOR BUILD

PLANNED FOR:
MARV MURRI CONST.
UNIT 11-3
750 S. DEPOT ST.
CLEARFIELD, UTAH

CREATIONS WEST
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Suite # 120
Clearfield, Utah 84015
p. 801.525.6700
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DATE:
MAY. 23 19

SHEET:
2

PLAN NUMBER
UNIT 11-3

FLOOR PLAN GENERAL NOTES:
1. Plumbing wall 2x6 @ 16" o.c.
2. Attic access 22" x 30" with closer & a switched light in attic space. Location, if shown, is approximated.
3. Exhaust fan, 60 CFM run exhaust duct to the outside.
4. Provide 30" min. width for the water closet and 24" clear in front.
5. Vent dryer to outside with 4" metal ducting sealed and secured every 12', termination cap.
6. 12"X12" min. opening installed to provide access to circulation pump.
7. Sufficient access and working space (30" x 36") shall be provided around all electrical equipment.
8. 20 minute fire rated door

GENERAL NOTES:

Compliance with codes and ordinances governing the work shall be made and enforced by the general contractor. General contractor shall verify all existing conditions and dimensions prior to construction.
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Workmanship throughout shall be of the best quality of the trade involved and the general contractor shall coordinate the work of the various trades to expedite the job in a smooth and continuous process.

GENERAL BATHROOM NOTES:

Shower compartments shall have at least 900 sq. in. of floor area and be of sufficient size to inscribe a circle with a dia. not less than 30 in. Hinged shower doors shall open outward and have a minimum width of 22". The wall area above built-in tubs having installed shower heads and in-shower compartments shall be constructed as per Section R702.4. Such walls shall form a watertight joint with each other and with either the tub, receptor or shower floor. Bathrooms, water closet compartments, and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 sq. ft., one half of which must be openable. (If no windows, a mechanical ventilation system shall be req.. The min. ventilation rates shall be 50 cfm. for continuous ventilation.
Showers & tubs shall have temperature-limiting device complying with IRC P2708.3

Toilet, bath and shower areas to be finished with a nonabsorbent surface in accordance with IRC R307

ALL exterior doors shall have a floor or landing on each side of the door. The floor or landing at a door shall not be more than 1.5 inches lower than the top of the threshold. If the door is not a req. exit door the landing shall not exceed 8" from top of threshold. All landings shall be not less than 36" wide, measured in the direction of travel.

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Listing for any fireplace show on plans shall be provided at mechanical inspection. In the event of a wood burning fireplace, submit listing showing EPA compliance. (IRC R1004.1)

Hose connection back flow preventer shall be installed on the discharge side a hose threaded outlet.

Windows considered to be 0.35 U-Factor typical. U-Factors shall be be determined by testing in accordance with NFRC 100 and labeled as such by the manufacturer per section 102.1.3 of the 2015 IECC.

Bottom of operable windows on upper floor to be no closer than 24" from floor in accordance with IRC R312.2.1

APPLIANCES IN ATTICS:
Attics containing appliances requiring access shall have an opening and a clear and unobstructed passageway large enough to allow removal of the largest appliance, but not less than 30 inches high and 22 inches wide and not more then 20 feet long when measured along the centerline of the passageway from the opening to the appliance. The passageway shall have continuous solid flooring in accordance with chapter 5 not less then 24 inches wide. A level service space at least 30 inches deep and 30 inches wide shall be present along all sides of the appliance where access is required the clear access opening dimensions shall be a minimum of 20 inches by 30 inches, where such dimensions are large enough to allow removal of the largest appliance. I.R.C. M1305.1.3

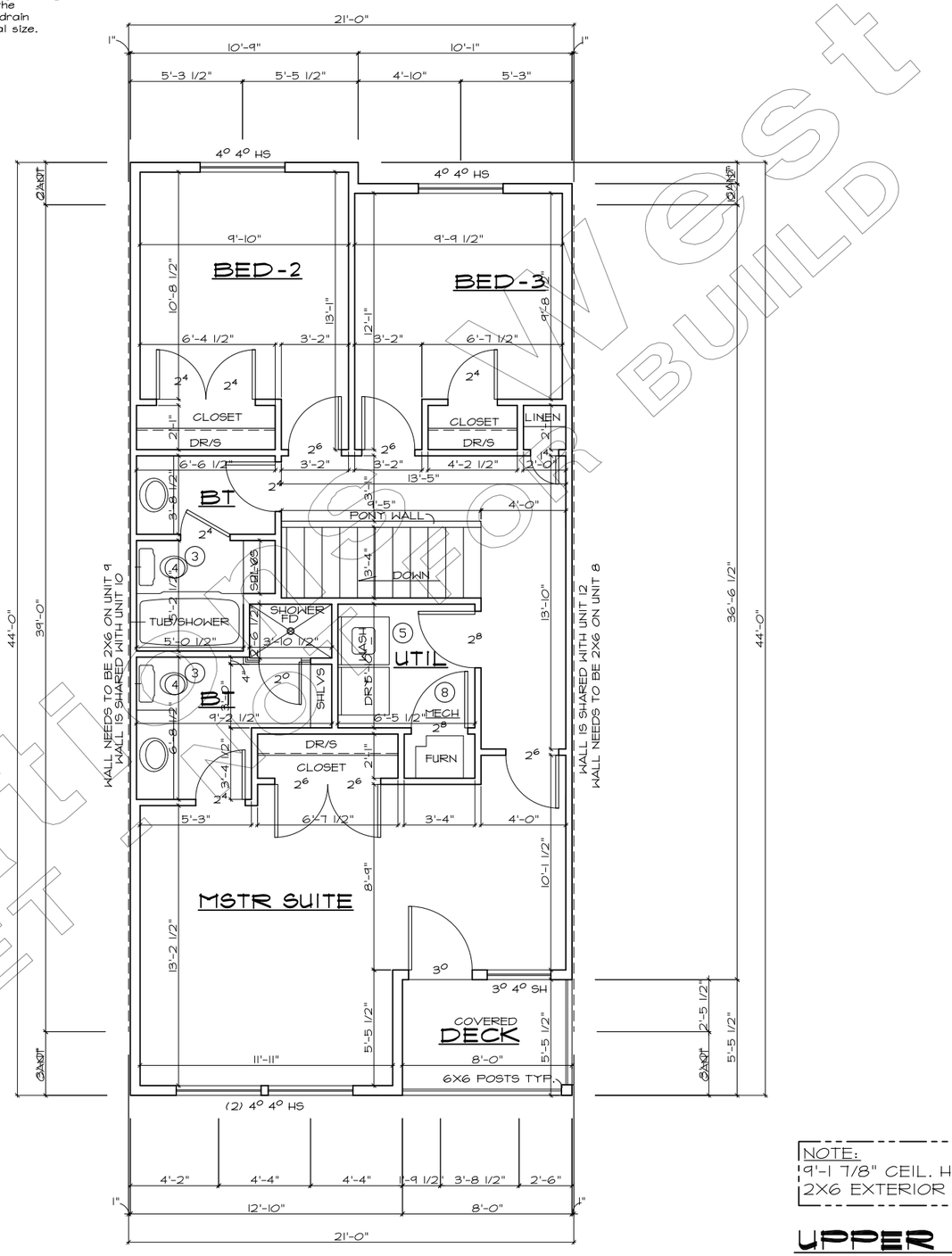
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CONDENSATE DISPOSAL:
Condensate from all cooling coils or evaporators shall be conveyed from the drain pan outlet to an approved place of disposal. Condensate shall not discharge into a street, alley or other areas so as to cause a nuisance. I.R.C. M1411.3

A secondary drain or auxiliary drain pan shall be required for each cooling or evaporator coil where damage to any building components will occur as a result of overflow from the equipment drain pan or stoppage in the condensate drain piping. Drain piping shall be a minimum of 3/4" nominal size. I.R.C. M1411.3.1

ENERGY NOTES:

IECC R402.2.4- The attic access door and crawlspace door from the conditioned space to unconditioned space shall be weather stripped and insulated to a level equivalent to the insulation on the surrounding surfaces.



NOTE:
9'-1 7/8" CEIL. HEIGHT TYP.
2X6 EXTERIOR WALLS (5 1/2")

UPPER FLOOR PLAN

SCALE 1/4"
863 SQ. FT. UPPER LEVEL

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PLANNED FOR:
MARV MURRI CONST.
UNIT 11-3
750 S. DEPUT ST.
CLEARFIELD, UTAH

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WWW.CREATIONSWEST.COM
1424 Legend Hills Dr.
Suite # 120
Clearfield, Utah 84015
(801) 525.6700
plans@creationswest.com

DATE: MAY. 23 19

SHEET: 3

PLAN NUMBER
UNIT 11-3

Creations West BUILDER SET

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FLOOR PLAN GENERAL NOTES:
1. Plumbing wall 2x6 @ 16" o.c.
2. Attic access 22" x 30" with a switched light in attic space. Location, if shown, is approximated.
3. Exhaust fan, 60 CFM run exhaust duct to the outside.
4. Provide 30" min. width for the water closet and 24" clear in front.
5. Vent dryer to outside with 4" metal ducting sealed and secured every 12', termination cap.
6. 12"X12" min. opening installed to provide access to circulation pump.
7. Sufficient access and working space (30" x 36") shall be provided around all electrical equipment.
8. 20 minute fire rated door

APPLIANCES ANCHORAGE NOTES:

Water heaters shall be anchored or strapped to resist horiz. movement. Strapping shall be at points within the upper one-third and lower one-third of the appliance's vert. dimensions. At the lower point, the strapping shall maintain a min. distance of 4 inches above the controls.

MECHANICAL GENERAL NOTES:
Mechanical contractor to provide combustion air to furnace area in accordance with local natural gas specifications. Combustion air to be brought into house from outside, 2-ducts provided, 1placed at 12" above floor, and 1 placed at 12" below ceiling. Combustion air shall be supplied by two (2) VERTICAL openings, each with 1 sq. in. per 4,000 BTU/h of the total inputting rating of all appliances within the space.

OR

Combustion air shall be supplied by two (2) HORIZONTAL openings, each with 1 sq. in. per 3,000 BTU/h of the total input rating of all appliances within the space. One opening must be in the top 12" of room (IRC G2407.6.2)

Water heater seismic bracing. In Seismic Design Categories D, D-1, D-2 and townhouses in Seismic Design Category C, water heaters shall be anchored or strapped in the upper one-third and in the lower one-third of the appliance to resist a horizontal force equal to one-third of the operating weight of the water heater, acting in any horizontal direction, or in accordance with the appliance manufacture's recommendations. P2801.7 & IRC P2801.7

CONDENSATE DISPOSAL: Condensate from all cooling coils or evaporators shall be conveyed from the drain pan outlet to an approved place of disposal. Condensate shall not discharge into a street, alley or other area so as to cause a nuisance. I.R.C M1411.3

The mechanical room shall be enclosed, sealed and insulated in accordance with IECC N1102.4.4

WINDOW WELL NOTES

Window wells required for emergency escape and rescue shall have horizontal dimensions that allow the door or window of the emergency escape and rescue opening to be fully opened. The horizontal dimensions of the window well shall provide a min. net clear of 9 sq. ft. w/ a min. horizontal projection and width of 36 inches.
Window wells with a vertical depth greater than 44 inches below grade shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position.

GENERAL CONCRETE NOTES:

Basement walls, foundations and other concrete not exposed to the weather = 2,500 psi. Basement slabs and interior slabs on grade, except garage floor slabs = 2,500 psi. Basement walls, foundation walls, exterior walls exposed to the weather = 3,000 psi. Porches, carport slabs, and steps exposed to the weather, and garage floor slabs =3,500 psi.

Emergency floor drains at water heaters, laundries, garages, etc. req. a trap seal primer or deep seal trap. (Utah State Amendment to IPC Sec. 1002.4.)

PERIMETER DRAINS / DAMP PROOFING:

Provide perimeter drains as required for foundation walls per IRC R405.1.
Provide damp proofing at the below-grade foundation walls per IRC R406.1.

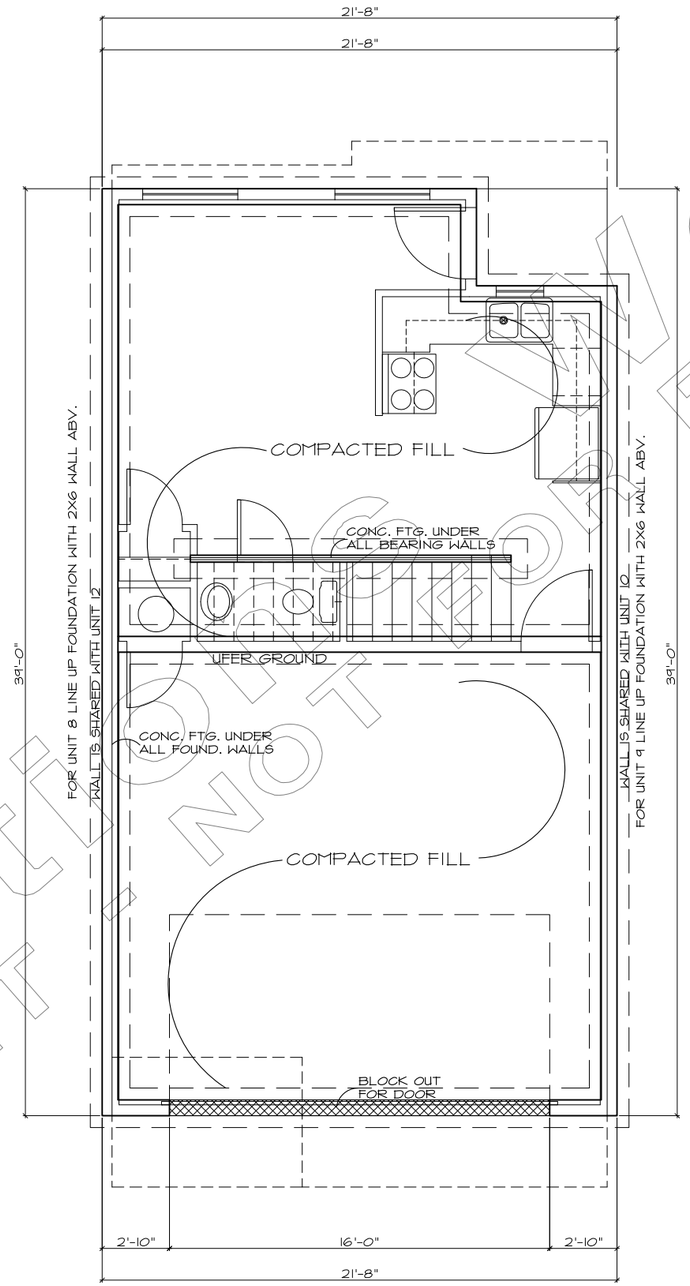
FOUNDATION ELEVATION:
On graded sites, the top of any exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved drainage device a minimum of 12 inches (305mm) plus 2%. Alternate elevations are permitted subject to the approval of the building official, provided it can be demonstrated that required drainage to the point of discharge and away from the structure is provided at all locations on the site. (R403.1.7.3)

GEO-TECH ENGINEER:
Geo-Tech Engineer must inspect excavation prior to any fill or concrete being placed. Geo-tech shall provide a letter to a contractor prior to footing inspection.

MINIMUM HEIGHT:
Basement hallways, bathrooms, toilet rooms, laundry rooms, or any non-inhabitable area at basements shall have a ceiling height of not less than 6'-8".

CONCRETE OR MASONRY FOUNDATIONS:
Drains shall be provided around all concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below grade. Drainage tiles, gravel or crushed stone drains, perforated pipe or other approved systems or materials shall be installed at or below the area to be protected and shall discharge by gravity or mechanical means into an approved drainage system.

ALL 125V 15-20 AMP RECEPTACLES INSTALLED INSIDE OR OUTSIDE OF DWELLING SHALL BE LISTED AS TEMPER RESISTANT.



NOTE:
2'-2" FOUND WALL
8" FOUND. WALLS U.O.S.

FTG. / FOUND. PLAN

SCALE 1/4"

PLANNED FOR:
MARV MURRI CONST.
UNIT 11-3
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PLAN NUMBER
UNIT 11-3

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GENERAL NOTES:

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GENERAL BATHROOM NOTES:

Shower compartments shall have at least 900 sq. in. of floor area and be of sufficient size to inscribe a circle with a dia. not less than 30 in. Hinged shower doors shall open outward and have a minimum width of 22". The wall area above built-in tubs having installed shower heads and in-shower compartments shall be constructed as per Section R702.4. Such walls shall form a watertight joint with each other and with either the tub, receptor or shower floor. Bathrooms, water closet compartments, and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 sq. ft., one half of which must be openable. (If no windows, a mechanical ventilation system shall be req.. The min. ventilation rates shall be 50 cfm. for continuous ventilation.
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Toilet, bath and shower areas to be finished with a nonabsorbent surface in accordance with IRC R307

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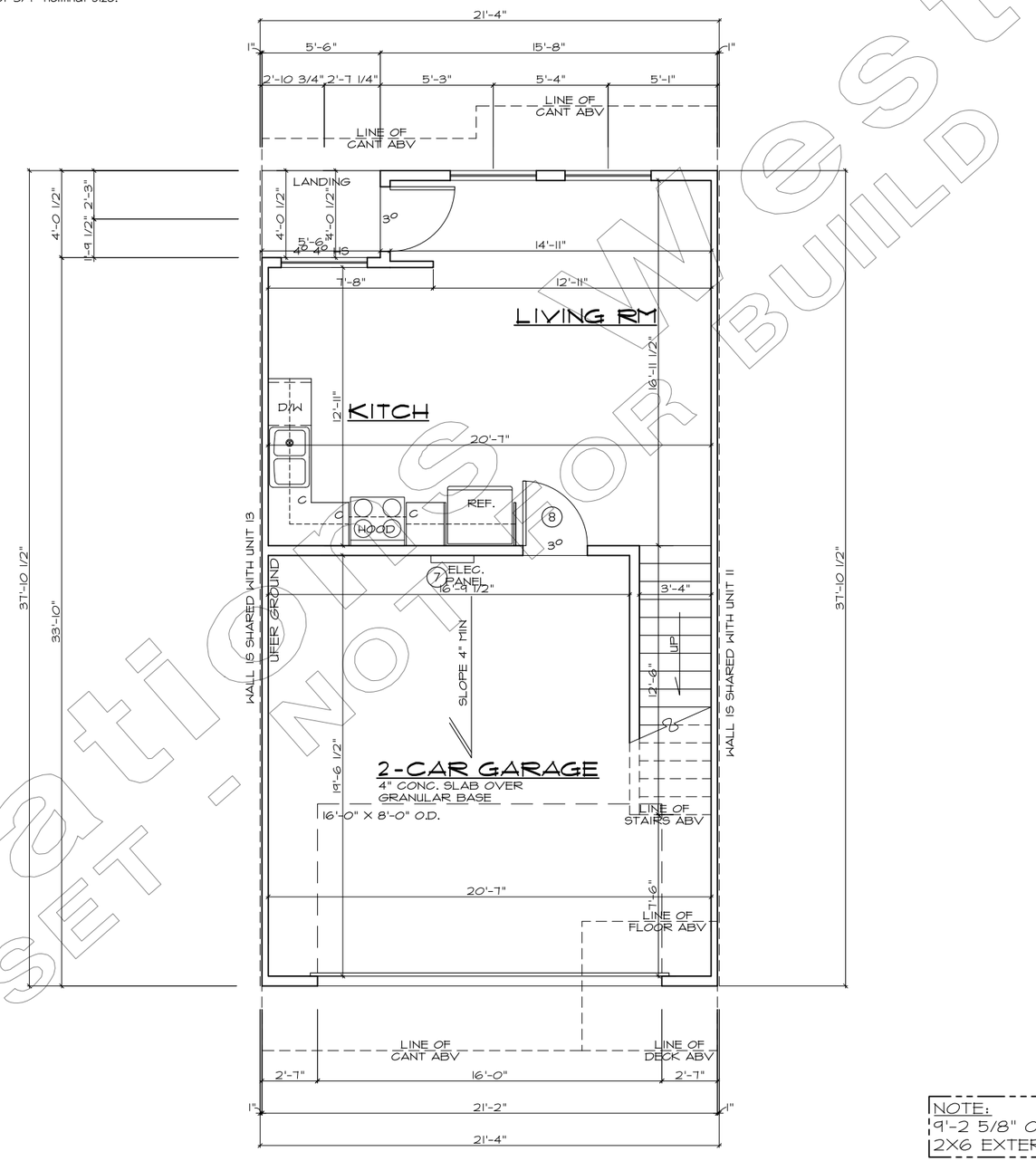
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NOTE:
9'-2 5/8" CEIL. HEIGHT TYP.
2X6 EXTERIOR WALLS (5 1/2")

MAIN FLOOR PLAN

SCALE 1/4"
361 SQ. FT. MAIN LEVEL
861 SQ. FT. UPPER LEVEL
1234 SQ. FT. TOTAL

Creations West
BIDSET - NOT FOR BUILD

PLANNED FOR:
MARV MURRI CONST
UNIT 12
750 S. DEPUT ST.
CLEARFEILD, UTAH

1424 Legend Hills Dr.
Suite # 120
Clearfield, Utah 84015
p. 801.525.6700
plans@creationswest.com

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PLAN NUMBER
UNIT 12

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FIRE PROTECTION:

Provide 1/2" type "x" gyp. brd. on all the walls and ceilings of garage if no habitual space above. Provide 5/8" type "x" gyp. brd. on all the walls and ceilings of garage, if habitual space above garage. Nail @ 6" o.c.. All beams and structural members shall be protected with 5/8" gyp. brd.

Door between garage and house shall be 20 minute rated, solid core wood or "B" labeled door not less than 1 3/4" w/ self closer and self-latching. IRC R302.5

Protect enclosed usable space under stairs with 5/8" gyp. brd. Provide fire resistant construction on the underside of the stairs in accordance with IRC R302.6

Fire blocking at stud cavities that are greater than 8'-0".

Need to fire block all flue's, chases and dropped ceilings.

EXHAUST SYSTEM NOTES:

Dryer exhaust systems shall convey the moisture to the outdoors and shall terminate on the outside of the building. Screens shall not be installed at the duct terminal. Ducts shall have a back draft damper. The max. length of clothes dryer exhaust duct shall not exceed 25 feet from the dryer location to the wall or roof termination. The max. length of the ducts shall be reduced 2.5 feet for each 45 degree bend and 5 feet for each 90 degree bend. Metal ducting shall be sealed and secured every 12 feet.

FIREPLACES:

Where a factory-built chimney assembly incorporates offsets, no part of the chimney shall be at an angle of more than 30 degrees from vertical at any point in the assembly and the chimney assembly shall not include more than four elbows.

Chimneys shall extend at least 3 feet above the highest point where they pass through a roof of a building and at least 2 feet higher then any portion of a building within a horizontal distance of 10 feet.

Listing for any fireplace show on plans shall be provided at mechanical inspection, in the event of a wood burning fireplace, submit listing showing EPA compliance. (IRC R1004.1)

Hose connection back flow preventer shall be installed on the discharge side a hose threaded outlet.

Windows considered to be 0.35 U-Factor typical. U-Factors shall be be determined by testing in accordance with NFRC 100 and labeled as such by the manufacturer per section 102.1.3 of the 2015 IECC.

Bottom of operable windows on upper floor to be no closer than 24" from floor in accordance with IRC R312.2.1

APPLIANCES IN ATTICS:
Attics containing appliances requiring access shall have an opening and a clear and unobstructed passageway large enough to allow removal of the largest appliance, but not less than 30 inches high and 22 inches wide and not more then 20 feet long when measured along the centerline of the passageway from the opening to the appliance. The passageway shall have continuous solid flooring in accordance with chapter 5 not less then 24 inches wide. A level service space at least 30 inches deep and 30 inches wide shall be present along all sides of the appliance where access is required the clear access opening dimensions shall be a minimum of 20 inches by 30 inches, where such dimensions are large enough to allow removal of the largest appliance. I.R.C. M1305.1.3

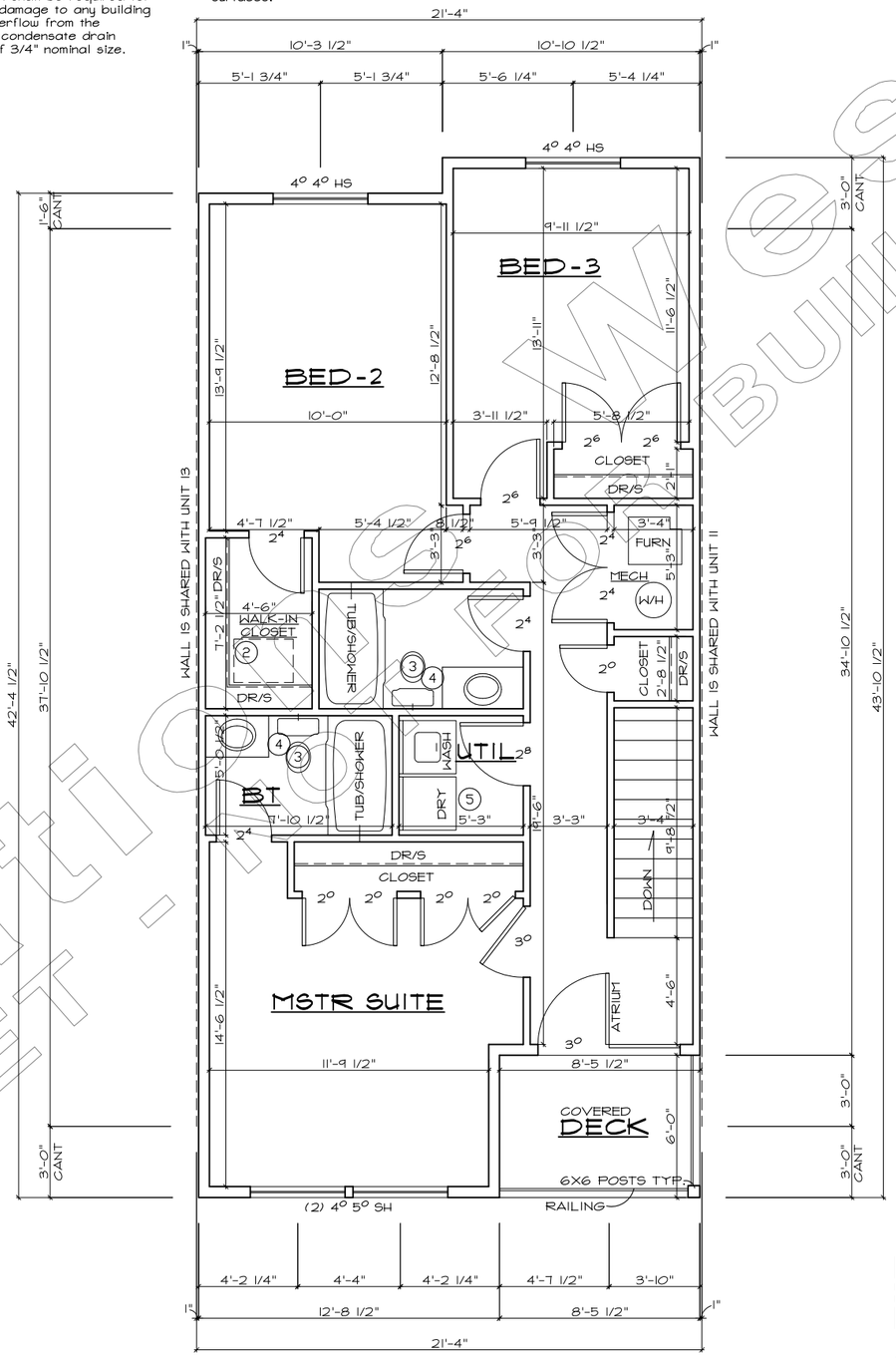
DRYER DUCT:
Dryer duct shall terminate outdoors and shall not exceed a total combined horizontal and vertical length of 35'. Maximum length of duct shall be reduced 2-1/2' for each 45° bend or 5' for each 90° bend. Duct shall be a min. nominal size of 4". I.R.C. M1502.4.4

CONDENSATE DISPOSAL:
Condensate from all cooling coils or evaporators shall be conveyed from the drain pan outlet to an approved place of disposal. Condensate shall not discharge into a street, alley or other areas so as to cause a nuisance. I.R.C. M1411.3

A secondary drain or auxiliary drain pan shall be required for each cooling or evaporator coil where damage to any building components will occur as a result of overflow from the equipment drain pan or stoppage in the condensate drain piping. Drain piping shall be a minimum of 3/4" nominal size. I.R.C. M1411.3.1

ENERGY NOTES:

IECC R402.2.4- The attic access door and crawlspace door from the conditioned space to unconditioned space shall be weather stripped and insulated to a level equivalent to the insulation on the surrounding surfaces.



NOTE:
9'-1 7/8" CEIL. HEIGHT TYP.
2X6 EXTERIOR WALLS (5 1/2")

UPPER FLOOR PLAN

SCALE 1/4"
867 SQ. FT. UPPER LEVEL

PLANNED FOR:
MARV MURRI CONST
UNIT 12
750 S. DEPUT ST.
CLEARFEILD, UTAH

CREATIONS WEST
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p. 801.525.6700
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DATE: MAY. 23 19

SHEET: 3

PLAN NUMBER
UNIT 12

Creations West
BUILDSET: FOR BUILD

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FLOOR PLAN GENERAL NOTES:
1. Plumbing wall 2x6 @ 16" o.c.
2. Attic access 22" x 30" with a switched light in attic space. Location, if shown, is approximated.
3. Exhaust fan, 60 CFM run exhaust duct to the outside.
4. Provide 30" min. width for the water closet and 24" clear in front.
5. Vent dryer to outside with 4" metal ducting sealed and secured every 12', terminaton cap.
6. 12"X12" min. opening installed to provide access to circulation pump.
7. Sufficient access and working space (30" x 36") shall be provided around all electrical equipment.
8. 20 minute fire rated door

APPLIANCES ANCHORAGE NOTES:

Water heaters shall be anchored or strapped to resist horiz. movement. Strapping shall be at points within the upper one-third and lower one-third of the appliance's vert. dimensions. At the lower point, the strapping shall maintain a min. distance of 4 inches above the controls.

MECHANICAL GENERAL NOTES:
Mechanical contractor to provide combustion air to furnace area in accordance with local natural gas specifications. Combustion air to be brought into house from outside. 2-ducts provided, 1/placed at 12" above floor, and 1/ placed at 12" below ceiling. Combustion air shall be supplied by two (2) VERTICAL openings, each with 1 sq. in. per 4,000 BTU/h of the total inputting rating of all appliances within the space.

OR

Combustion air shall be supplied by two (2) HORIZONTAL openings, each with 1 sq. in. per 3,000 BTU/h of the total input rating of all appliances within the space. One opening must be in the top 12" of room (IRC G2407.6.2)

Water heater seismic bracing. In Seismic Design Categories D, D-1, D-2 and townhouses in Seismic Design Category C, water heaters shall be anchored or strapped in the upper one-third and in the lower one-third of the appliance to resist a horizontal force equal to one-third of the operating weight of the water heater, acting in any horizontal direction, or in accordance with the appliance manufacture's recommendations. P2801.7 & IRC P2801.7

CONDENSATE DISPOSAL: Condensate from all cooling coils or evaporators shall be conveyed from the drain pan outlet to an approved place of disposal. Condensate shall not discharge into a street, alley or other area so as to cause a nuisance. I.R.C M1411.3

The mechanical room shall be enclosed, sealed and insulated in accordance with IECC N1102.4.4

WINDOW WELL NOTES

Window wells required for emergency escape and rescue shall have horizontal dimensions that allow the door or window of the emergency escape and rescue opening to be fully opened. The horizontal dimensions of the window well shall provide a min. net clear of 9 sq. ft. w/ a min. horizontal projection and width of 36 inches.
Window wells with a vertical depth greater than 44 inches below grade shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position.

GENERAL CONCRETE NOTES:

Basement walls, foundations and other concrete not exposed to the weather = 2,500 psi. Basement slabs and interior slabs on grade, except garage floor slabs = 2,500 psi. Basement walls, foundation walls, exterior walls exposed to the weather = 3,000 psi. Porches, carport slabs, and steps exposed to the weather, and garage floor slabs =3,500 psi.

Emergency floor drains at water heaters, laundries, garages, etc. req. a trap seal primer or deep seal trap. (Utah State Amendment to IPC Sec. 1002.4.1).

PERIMETER DRAINS / DAMP PROOFING:

Provide perimeter drains as required for foundation walls per IRC R405.1.
Provide damp proofing at the below-grade foundation walls per IRC R406.1.

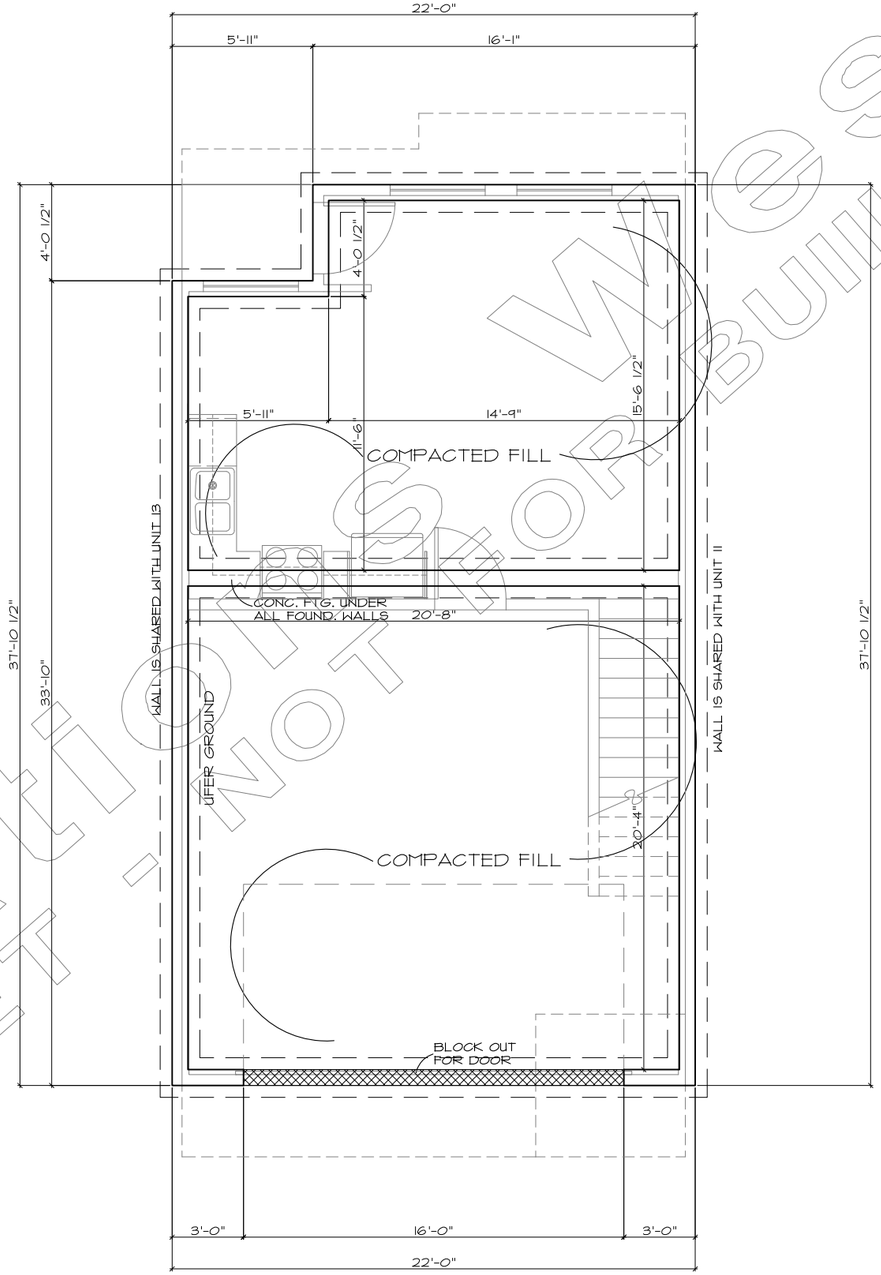
FOUNDATION ELEVATION:
On graded sites, the top of any exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved drainage device a minimum of 12 inches (305mm) plus 2%. Alternate elevations are permitted subject to the approval of the building official, provided it can be demonstrated that required drainage to the point of discharge and away from the structure is provided at all locations on the site. (R403.1.7.3)

GEO-TECH ENGINEER:
Geo-Tech Engineer must inspect excavation prior to any fill or concrete being placed. Geo-tech shall provide a letter to a contractor prior to footing inspection.

MINIMUM HEIGHT:
Basement hallways, bathrooms, toilet rooms, laundry rooms, or any non-inhabitable area at basements shall have a ceiling height of not less than 6'-8".

CONCRETE OR MASONRY FOUNDATIONS:
Drains shall be provided around all concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below grade. Drainage tiles, gravel or crushed stone drains, perforated pipe or other approved systems or materials shall be installed at or below the area to be protected and shall discharge by gravity or mechanical means into an approved drainage system.

ALL 125V 15-20 AMP RECEPTACLES INSTALLED INSIDE OR OUTSIDE OF DWELLING SHALL BE LISTED AS TEMPER RESISTANT.



Creations West
BIDSET - NOT FOR BUILD

NOTE:
2'-2" FOUND WALL
8" FOUND. WALLS U.O.S.

FTG. / FOUND. PLAN

SCALE 1/4"

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DATE: MAY. 23 19

SHEET: 4

PLAN NUMBER
UNIT 12

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6. 12"X12" min. opening installed to provide access to circulation pump.
7. Sufficient access and working space (30" x 36") shall be provided around all electrical equipment.
8. 20 minute fire rated door

GENERAL NOTES:

Compliance with codes and ordinances governing the work shall be made and enforced by the general contractor. General contractor shall verify all existing conditions and dimensions prior to construction.
Note that all written dimensions take precedence over scale.
Manufacturer's specifications for installation of materials shall be followed.
Workmanship throughout shall be of the best quality of the trade involved and the general contractor shall coordinate the work of the various trades to expedite the job in a smooth and continuous process.

GENERAL BATHROOM NOTES:

Shower compartments shall have at least 900 sq. in. of floor area and be of sufficient size to inscribe a circle with a dia. not less than 30 in. Hinged shower doors shall open outward and have a minimum width of 22". The wall area above built-in tubs having installed shower heads and in-shower compartments shall be constructed as per Section R702.4. Such walls shall form a watertight joint with each other and with either the tub, receptor or shower floor. Bathrooms, water closet compartments, and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 sq. ft., one half of which must be openable. (If no windows, a mechanical ventilation system shall be req.. The min. ventilation rates shall be 50 cfm. for continuous ventilation.
Showers & tubs shall have temperature-limiting device complying with IRC P2708.3

Toilet, bath and shower areas to be finished with a nonabsorbent surface in accordance with IRC R307

ALL exterior doors shall have a floor or landing on each side of the door. The floor or landing at a door shall not be more than 1.5 inches lower than the top of the threshold. If the door is not a req. exit door the landing shall not exceeded 8" from top of threshold. All landings shall be not less than 36" wide, measured in the direction of travel.

FIRE PROTECTION:

Provide 1/2" type "x" gyp. brd. on all the walls and ceilings of garage if no habitual space above. Provide 5/8" type "x" gyp. brd. on all the walls and ceilings of garage, if habitual space above garage. Nail @ 6" o.c.. All beams and structural members shall be protected with 5/8" gyp. brd.

Door between garage and house shall be 20 minute rated, solid core wood or "B" labeled door not less than 1 3/4" w/ self closer and self-latching. IRC R302.5

Protect enclosed usable space under stairs with 5/8" gyp. brd. Provide fire resistant construction on the underside of the stairs in accordance with IRC R302.6

Fire blocking at stud cavities that are greater than 8'-0".

Need to fire block all flue's, chases and dropped ceilings.

EXHAUST SYSTEM NOTES:

Dryer exhaust systems shall convey the moisture to the outdoors and shall terminate on the outside of the building. Screens shall not be installed at the duct terminal. Ducts shall have a back draft damper. The max. length of clothes dryer exhaust duct shall not exceed 25 feet from the dryer location to the wall or roof termination. The max. length of the ducts shall be reduced 2.5 feet for each 45 degree bend and 5 feet for each 90 degree bend. Metal ducting shall be sealed and secured every 12 feet.

FIREPLACES:

Where a factory-built chimney assembly incorporates offsets, no part of the chimney shall be at an angle of more than 30 degrees from vertical at any point in the assembly and the chimney assembly shall not include more than four elbows.

Chimneys shall extend at least 3 feet above the highest point where they pass through a roof of a building and at least 2 feet higher then any portion of a building within a horizontal distance of 10 feet.

Listing for any fireplace show on plans shall be provided at mechanical inspection. In the event of a wood burning fireplace, submit listing showing EPA compliance. (IRC R1004.1)

Hose connection back flow preventer shall be installed on the discharge side a hose threaded outlet.

Windows considered to be 0.35 U-Factor typical. U-Factors shall be be determined by testing in accordance with NFRC 100 and labeled as such by the manufacturer per section 102.1.3 of the 2015 IECC.

Bottom of operable windows on upper floor to be no closer than 24" from floor in accordance with IRC R312.2.1

APPLIANCES IN ATTICS:
Attics containing appliances requiring access shall have an opening and a clear and unobstructed passageway large enough to allow removal of the largest appliance, but not less than 30 inches high and 22 inches wide and not more then 20 feet long when measured along the centerline of the passageway from the opening to the appliance. The passageway shall have continuous solid flooring in accordance with chapter 5 not less then 24 inches wide. A level service space at least 30 inches deep and 30 inches wide shall be present along all sides of the appliance where access is required the clear access opening dimensions shall be a minimum of 20 inches by 30 inches, where such dimensions are large enough to allow removal of the largest appliance. I.R.C. M1305.1.3

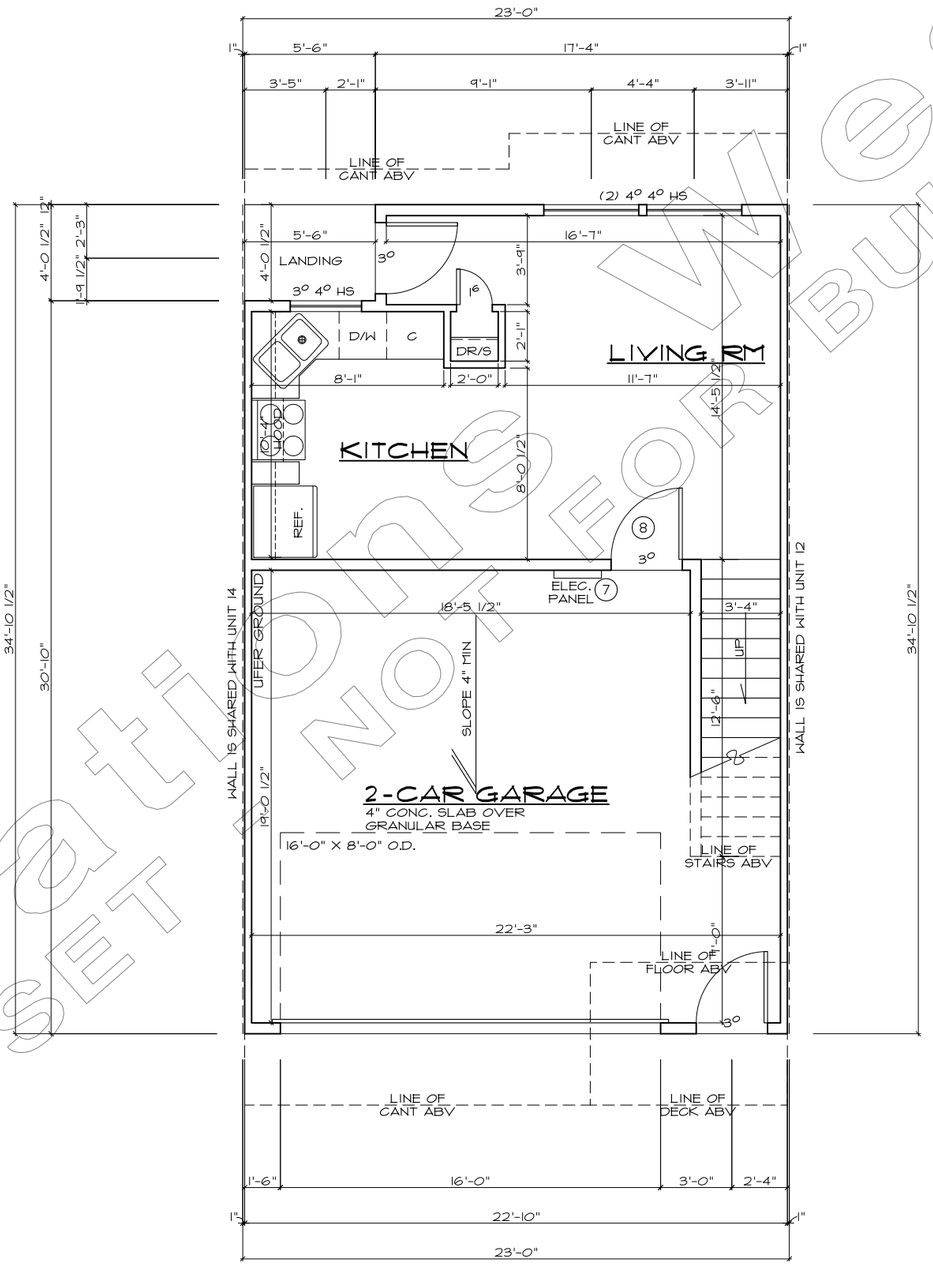
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ENERGY NOTES:

IECC R402.2.4- The attic access door and crawlspace door from the conditioned space to unconditioned space shall be weather stripped and insulated to a level equivalent to the insulation on the surrounding surfaces.



NOTE:
9'-2 5/8" CEIL. HEIGHT TYP.
2X6 EXTERIOR WALLS (5 1/2")

MAIN FLOOR PLAN

SCALE 1/4"
361 SQ. FT. MAIN LEVEL
861 SQ. FT. UPPER LEVEL
1234 SQ. FT. TOTAL

PLANNED FOR:
MARV MURRI CONST
UNIT 13
750 S. DEPUT ST.
CLEARFEILD, UTAH

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DATE: MAY. 23 19

SHEET: 2

PLAN NUMBER
UNIT 13

Creations West
BIDSET NOT FOR BUILD

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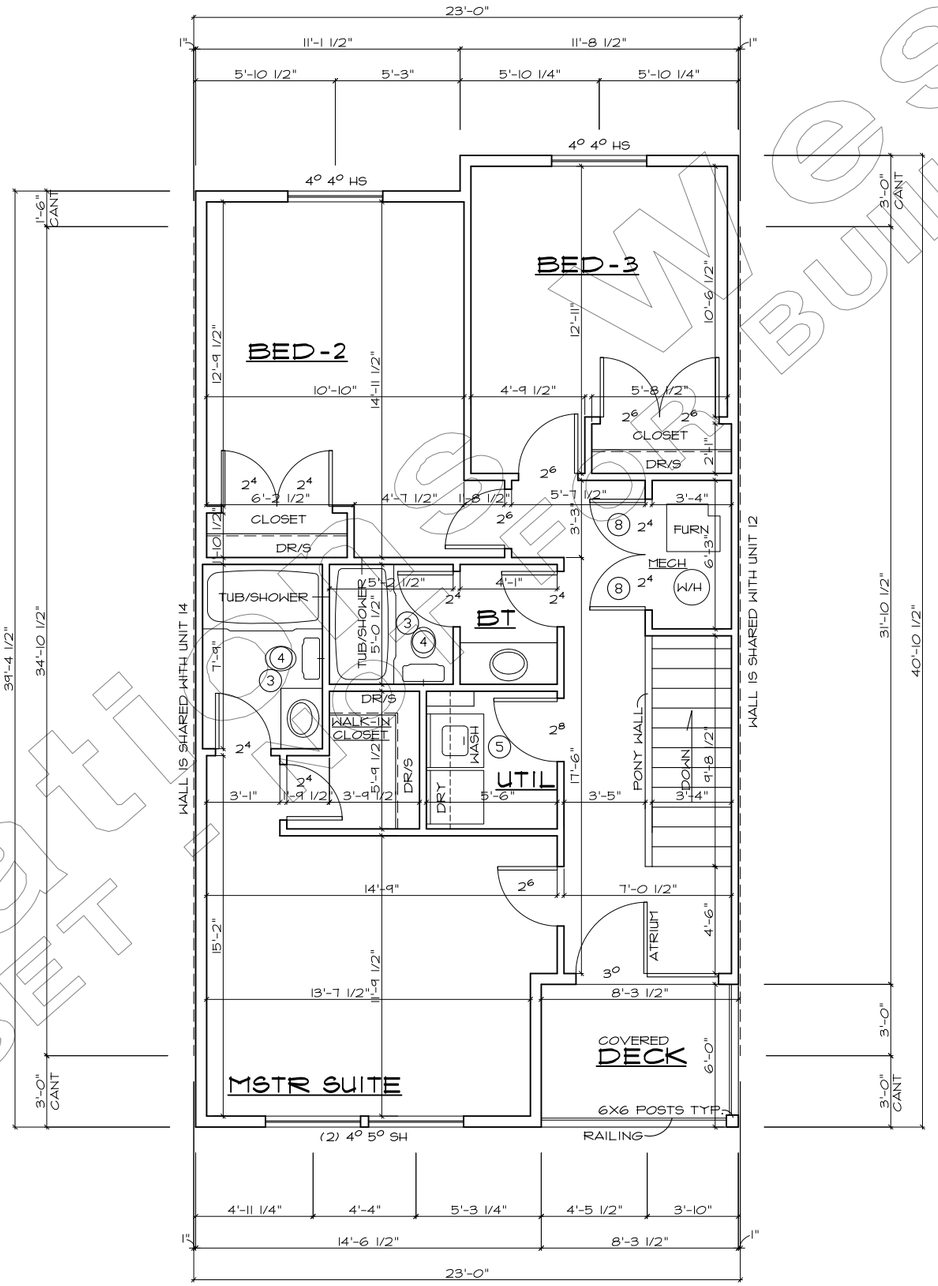
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NOTE:
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2X6 EXTERIOR WALLS (5 1/2")

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SCALE 1/4"
867 SQ. FT. UPPER LEVEL

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DATE:
MAY. 23 19

SHEET:
3

Creations West BUILDSET

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Window wells with a vertical depth greater than 44 inches below grade shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position.

GENERAL CONCRETE NOTES:

Basement walls, foundations and other concrete not exposed to the weather = 2,500 psi. Basement slabs and interior slabs on grade, except garage floor slabs = 2,500 psi. Basement walls, foundation walls, exterior walls exposed to the weather = 3,000 psi. Porches, carport slabs, and steps exposed to the weather, and garage floor slabs =3,500 psi.

Emergency floor drains at water heaters, laundries, garages, etc. req. a trap seal primer or deep seal trap. (Utah State Amendment to IPC Sec. 1002.4.1).

PERIMETER DRAINS / DAMP PROOFING:

Provide perimeter drains as required for foundation walls per IRC R405.1.
Provide damp proofing at the below-grade foundation walls per IRC R406.1.

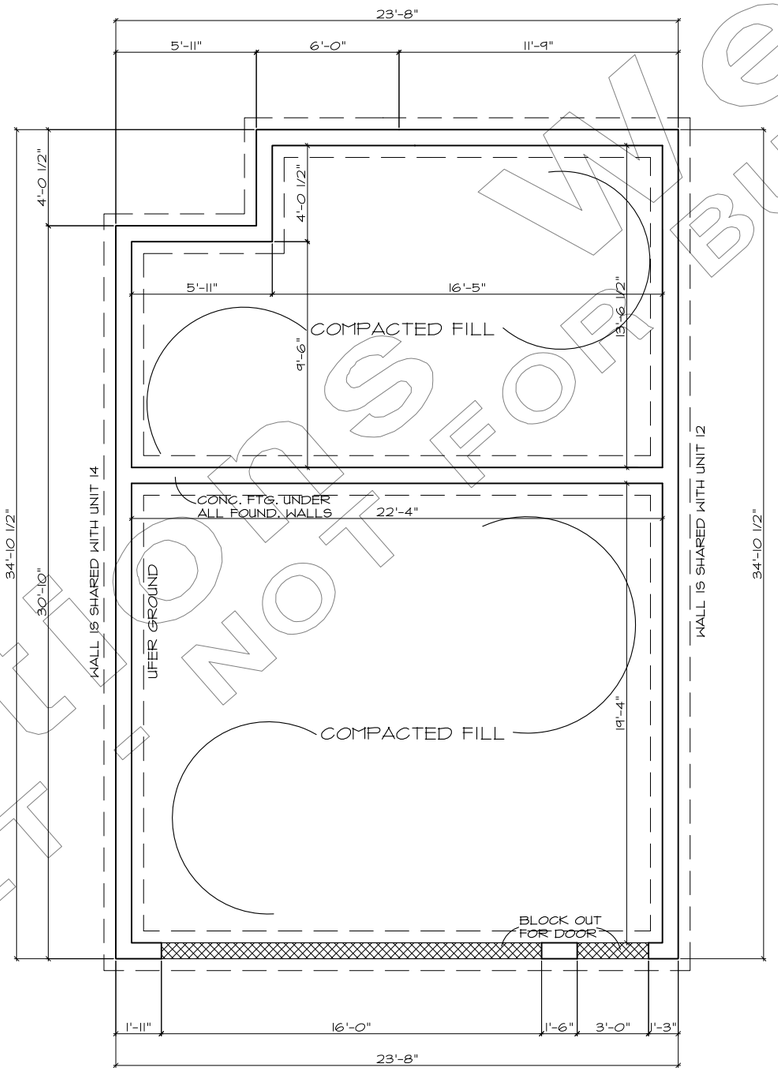
FOUNDATION ELEVATION:
On graded sites, the top of any exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved drainage device a minimum of 12 inches (305mm) plus 2%. Alternate elevations are permitted subject to the approval of the building official, provided it can be demonstrated that required drainage to the point of discharge and away from the structure is provided at all locations on the site. (R403.1.3)

GEO-TECH ENGINEER:
Geo-Tech Engineer must inspect excavation prior to any fill or concrete being placed. Geo-tech shall provide a letter to a contractor prior to footing inspection.

MINIMUM HEIGHT:
Basement hallways, bathrooms, toilet rooms, laundry rooms, or any non-inhabitable area at basements shall have a ceiling height of not less than 6'-8".

CONCRETE OR MASONRY FOUNDATIONS:
Drains shall be provided around all concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below grade. Drainage tiles, gravel or crushed stone drains, perforated pipe or other approved systems or materials shall be installed at or below the area to be protected and shall discharge by gravity or mechanical means into an approved drainage system.

ALL 125V 15-20 AMP RECEPTACLES INSTALLED INSIDE OR OUTSIDE OF DWELLING SHALL BE LISTED AS TEMPER RESISTANT.



NOTE:
2'-2" FOUND WALL
8" FOUND. WALLS U.O.S.

FTG. / FOUND. PLAN

SCALE 1/4"

Creations West
BIDSET - NOT FOR BUILD

PLANNED FOR:
MARV MURRI CONST
UNIT 13
750 S. DEPUT ST.
CLEARFEILD, UTAH

CREATIONS WEST
EVEN THE BEST DREAMS NEED A PLAN
WWW.CREATIONSWEST.COM
1424 Legend Hills Dr.
Suite # 120
Clearfield, Utah 84015
p. 801.525.6700
plans@creationswest.com

DATE:
MAY. 23 19

SHEET:
4

PLAN NUMBER
UNIT 13

CIVIL ENGINEERING CONSULTANTS, PLLC.

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

11 July 2019

Clearfield City
55 South State Street
Clearfield City, Utah 84015

Attn: Brad McIlrath, Senior Planner
Proj: **Depot Street Apartments**
Subj: Plan Review

Dear Brad,

I have reviewed the above referenced project plans. The following comments will need to be addressed:

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

General Note:

1. An **electronic copy** of the Site Plan Drawings must be submitted to the Public Work Department via our office for record keeping upon completion and approval of the drawings:

Site Plan – Improvement Drawings

1. Notes need to be placed on the Site Plan improvement drawings indicating all deteriorated, damaged or missing surface improvements surrounding the perimeter of the development will need to be replaced or installed, i.e., curb and gutter, sidewalk, landscaping park strip improvements, etc.

2. A Geotechnical Report will need to be submitted for review.

3. The width of the Depot Street right-of-way needs to be shown on the "Site Plan".

4. Site Utility Plans:

    - Location of the backflow irrigation device is required along with the detail for construction.
    - The culinary waterline around the buildings in the roadway should be 8" diameter materials.
    - The location of all culinary water meters will need to be shown as well detail drawings.
    - On the two-waterline connection on Depot Street there should be 3-gate valves installed.
    - An additional fire hydrant should be installed near building unit number 9 on the "Private Roadway".
    - The culinary water lateral into building unit number 1 should be perpendicular to the curb & gutter.
    - The sanitary sewer collection piping should be located outside the building footprint.
    - The curb & gutter should not be installed atop the existing sanitary sewer manhole SS-4.
    - The plan/profile design drawings for the Storm Drainage & the Sanitary Sewer needs to be developed and submitted.

5. Site Storm Water Issues:

    - The storm water calculations will need to be submitted for the detention basin volume sizing, outlet control orifice, overflow spillway system, the on-site storm water collection piping system, etc. The calculations shall be based upon a 100-year storm with a 24-hour event.
    - An overflow system will need to be developed and shown on the design drawings.
    - Where does the storm water piping and flows go as it exits the site to the South.
    - Prepare an overall "Maintenance Plan" for the piping, inlet catch basins & detention basin and other storm water facilities.
    - Standard storm water improvements are required, i.e., overflow spillway, detention basin, orifice control structure, 12" freeboard, basin landscaping and other. We would suggest a waterway designed and constructed in the bottom of the detention basin to keep the basin from growing water plants (due to always being wet).
    - Obtain all off-site easements.
    - Roof drains should be directly connected to the storm water collection system and need to be shown for the contractors to construct.
    - The orifice structure details need to be shown on the plans.
    - Animal grates will need to be installed on all pipes dumping into the detention basins.
    - A note on the drawings needs to require the design Engineer to certify the constructed capacity following construction.

6. Site Miscellaneous Issues:

    - Add street addresses and individual property addresses to the drawings.
    - All streets shall be labeled as private.
    - Will there be a Westerly wall/fence along the railroad right-of-way to keep the smaller children from danger?

Should you have any questions, feel free to contact our office.
Sincerely,

CEC, Civil Engineering Consultants, PLLC.



N. Scott Nelson, PE.
City Engineer

Cc. Adam Favero, Public Works Director
Mark Baird, Deputy Public Works Director

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

TO: Brad McIlrath/ Clearfield City Planner
Marvin Murri/ Developer

FROM: John Taylor / Fire Marshal

RE: Depot Street Townhouse Apartments

DATE: July 10, 2019

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

1. The only fire hydrants drawn on the plans are on the opposite side of Depot Street, In the event of a fire, hydrant lines would impede traffic flow from the apartments to the south. A hydrant is required on the project. I believe we talked about this at our development meeting when we discussed this project initially. On page 7 (utility plan) is calls out a #9 Fire Hydrant per Clearfield Specifications, yet I do not see it indicated on the plan anywhere. Please provide documentation of the intended location for final approval.

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

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

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

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

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

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