CLEARFIELD CITY COUNCIL
AGENDA AND SUMMARY REPORT
July 23, 2019 – POLICY SESSION

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

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

7:00 P.M. POLICY SESSION

CALL TO ORDER:	Mayor Shepherd
OPENING CEREMONY:	Councilmember Peterson
APPROVAL OF MINUTES:	January 17, 2019 Work Session
	March 26, 2019 Work Session
	April 9, 2019 Work Session

PRESENTATION:

1. PRESENTATION TO TED JONES FOR RECOGNITION OF RECEIVING THE RANK OF EAGLE SCOUT

SCHEDULED ITEMS:

2. OPEN COMMENT PERIOD

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

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

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

3. CONFIRM THE CITY MANAGER'S APPOINTMENT OF ADAM FAVERO AS THE PUBLIC WORKS DIRECTOR

4. CONSIDER APPROVAL OF THE FINAL SUBDIVISION PLAT FOR THE MODA CLEARFIELD TOWNHOMES LOCATED AT APPROXIMATELY 180 SOUTH STATE STREET

BACKGROUND: JF Capital is proposing to develop a 41-unit townhome subdivision called MODA Clearfield Townhomes located at approximately 180 South State Street.

The Planning Commission reviewed the plat at its meeting on July 10, 2019, and recommends its approval based on seven conditions.

RECOMMENDATION: Approve the Final Subdivision Plat for the MODA Clearfield Townhomes located at approximately 180 South State Street with the seven conditions as recommended by the Planning Commission on July 10, 2019 and authorize the mayor's signature to any necessary documents.

5. CONSIDER APPROVAL OF RESOLUTION 2019R-18 APPROVING VOTING CENTERS AND APPOINTING POLL WORKERS FOR THOSE VOTING CENTERS FOR THE MUNICIPAL ELECTIONS TO BE HELD ON AUGUST 13, 2019 AND NOVEMBER 5, 2019

BACKGROUND: This year Clearfield City is holding its Municipal Elections primarily by mail. Utah State Law allows the City to provide voting centers on election days for registered voters who may choose to vote with another method. The City needs to designate its voting centers and poll workers prior to the election.

RECOMMENDATION: Approve Resolution 2019R-18 approving voting centers and appointing poll workers for those voting centers for the Municipal Elections to be held August 13, 2019 and November 5, 2019 and authorize the Mayor's signature to any necessary documents.

COMMUNICATION ITEMS:

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

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

Dated this 18th day of July, 2019.

/s/Nancy R. Dean, City Recorder

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

CLEARFIELD CITY COUNCIL MEETING MINUTES
7:45 A.M. WORK SESSION
BUDGET RETREAT
January 17, 2019

G4 Complete Entertainment (G4CE)
1400 East 700 South
Clearfield, UT 84015

PRESIDING:	Mark Shepherd	Mayor
PRESENT:	Kent Bush	Councilmember
	Nike Peterson	Councilmember
	Vern Phipps	Councilmember
	Tim Roper	Councilmember
	Karece Thompson	Councilmember
STAFF PRESENT:	JJ Allen	City Manager
	Summer Palmer	Assistant City Manager
	Stuart Williams	City Attorney
	Brie Brass	Assistant City Attorney
	Kelly Bennett	Police Chief
	Scott Hodge	Public Works Director
	Mark Baird	Deputy Public Works Director
	Eric Howes	Community Services Director
	Curtis Dickson	Community Services Deputy Dir.
	Spencer Brimley	Community Development Director
	Rich Knapp	Finance Manager
	Lee Naylor	Accountant
	Audrey Curtis	HR Manager
	Trevor Cahoon	Communications Coordinator
	Nancy Dean	City Recorder
	Wendy Page	Deputy Recorder

Mayor Shepherd called the meeting to order at 8:15 a.m.

TRAINING, STRATEGIC PLANNING, AND PRIORITY REVIEW

2019 Core Value

Staff from G4CE welcomed the group and indicated later in the day there would be an opportunity to try the facility's activities. JJ Allen, City Manager, recapped the focus for 2018 was on the core value of customer service. He explained during 2019 the core value of emphasis would be teamwork not because there was a dysfunction but because there was always room for improvement and other teams within the organization could benefit from the focus. He pointed out Summer Palmer, Assistant City Manager, and Eric Howes, Community Services Director,

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would facilitate a discussion on the book read in preparation for the retreat entitled "The Five Dysfunctions of a Team."

Review of "The Five Dysfunctions of a Team"

Ms. Palmer reviewed the plot of the story and suggested the book provided a model with concepts as well as principles that could be applied to any business for building a team that could work together for its success. There was a discussion and participation in various exercises to build teamwork and learn more about the five dysfunctions included in the book which were 1) absence of trust – unwilling to be vulnerable within the group; 2) fear of conflict – seeking artificial harmony over constructive passionate debate; 3) lack of commitment – feigning buy-in for group decisions creating ambiguity throughout the organization; 4) avoidance of accountability – ducking responsibility to call peers on counterproductive behaviors which set low standards; and 5) inattention to results – focusing on personal success, status and ego before team success.

The Council took a break at 9:50 a.m.

The meeting resumed at 10:00 a.m.

Recorder's Minute

Nancy Dean, City Recorder, reviewed concept designs proposed for updating the City's seal. She mentioned if the Council was favorable to updating the City's seal it would need to be adopted by Resolution at a future date. There was a discussion about whether or not the City's seal should be updated. The consensus of the Council was to have a new seal designed for future adoption and both options presented were acceptable. Ms. Dean indicated she would have stamps prepared to confirm the graphics would transfer well before presenting a final seal design for adoption.

Ms. Dean reviewed the Municipal Officers' and Employees' Ethics Act. She reported the ULCT and Utah Municipal Clerk's Association (UMCA) had both recently conducted trainings on the importance of following the Ethics Act. She indicated one area that could be improved was for all elected and appointed officials to complete financial disclosures. Ms. Dean distributed blank copies of the financial disclosure form and requested the forms be completed, notarized, and submitted to her office. She mentioned the law no longer required the financial disclosures to be completed annually, rather, when an individual took office and then only if there were any changes. She noted better efforts would be made going forward to provide reminders about updating financial disclosures if necessary during the Open and Public Meetings Act trainings which were held annually.

Ms. Dean stated Utah State Code required the governing body to adopt rules of order and procedure. She pointed out some of the City's current rules of order and procedure were outdated. She mentioned staff had been working on a draft document with some proposed updates. Ms. Dean expressed her desire for the Council to review the document and vet any changes before considering its adoption. She suggested removing the rules of order and procedure from the City's code so it could be updated when needed and adopted by resolution.

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She provided a draft copy of the suggested updates and indicated she would also email a copy to the Council for its review.

Ms. Dean reviewed the current agenda and minutes procedures. She indicated it had been about a year since changes were implemented to the process so it could be prepared earlier in the week to allow sufficient time for its review. She requested feedback from the Council on including the PowerPoint presentations with the agenda packet. Ms. Dean pointed out staff members were preparing staff reports and presentations two weeks ahead of the items discussion and often information would change during that time period. There was a discussion about the needs of the Council related to the agenda and minutes preparation. Councilmember Peterson expressed her desire to have the presentations ahead of time if the item would result in a policy driven decision and was substantially different from the staff report. She noted her difficulty in locating the information not provided in the packet to share with residents when decisions were questioned or to review at a later date by searching the City's website. Ms. Dean pointed out the State's public notice website was updated with any handouts, presentations or new materials following each meeting; however, the City's website had not been updated. She indicated staff would make efforts to include any new materials from the Council meetings on the City's website in the future for easier referencing. The consensus of the Council was to include the PowerPoint presentations with the agenda packet when possible, but presentations would not be necessary ahead of time so long as a bulk of the information was included and coincided with the staff report.

Ms. Dean stated staff had been trying to avoid holding a work session discussion about a given item on the same night it would be considered during policy session; however, at times due to the nature and time sensitivity of the issue it had not always been possible. She indicated at times staff reports were sent to the Council separate from the packet because of delays in obtaining all the information by the deadlines. The Council expressed its desire to receive any information on an item that would require policy decisions in advance so the necessary vetting and questions could be asked prior to its consideration. Councilmember Phipps expressed his opinion having the information in a timely fashion for thorough review and allowing time to vet any concerns prior to its consideration were two of the main priorities with agenda preparation and organization. Ms. Palmer pointed out vetting any items could be done during a policy session as well as work session. Mr. Allen mentioned many items were not time sensitive and if the Council needed more time to consider an item it could table the discussion for a future meeting.

Ms. Dean continued staff had recently needed to review items with the Council prior to it being reviewed by the Planning Commission in an effort to keep the project moving rather than having a month delay between meetings. There was a discussion about the best approach to the Council's review of items that required a recommendation from the Planning Commission. Mayor Shepherd suggested the Planning Commission could increase the number of meetings it held to avoid delays for the developer as well as the Council's review before it had the Planning Commission's recommendation. There was a discussion about the role of the Planning Commission; its current monthly meeting schedule; and the importance of not discussing items with the Council until the Planning Commission had been able to review, vet, and make its recommendations. The consensus of the Council was to support the Planning Commission in its

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role and not interfere or improperly influence that body by discussing items prior to receiving its recommendation.

Ms. Dean expressed the challenges her office was having with production of minutes and agendas by the current deadline of Wednesday afternoon. She asked if the Council would be comfortable with receiving the agenda packet on Thursday by noon rather than on Wednesdays to allow time for staff to update any reports and allow the Recorder's Office to work on minutes, document processing, and contract preparation the day following the meetings. The Council agreed to waiting another day to receive the packet; however, requested it be sent as early as possible to allow the Council to manage its time so the packet could be reviewed thoroughly prior to the meeting. Ms. Dean thanked the Council for its feedback.

She pointed out recently the Council had not been receiving its weekly email with the summary of future agenda items due to the increasing workload of staff. Ms. Dean asked the Council if it was a priority to continue to receive the weekly emails. There was a discussion on the best approach to keeping the Council updated on future discussion items. The consensus of the Council was to include a simplified list of upcoming discussion items and the proposed meeting dates with the monthly staff report rather than sending it out on a weekly basis by email.

Ms. Dean mentioned there had been difficulty producing detailed minutes in a timely fashion. She explained in an effort to become more efficient, the recent minutes had been brief and listed dialogue topics rather than a summary of the conversations. She wondered if the Council had noticed a difference in the formatting of the minutes and if the new approach would be acceptable. There was a discussion on what was common, legally responsible, or required by statute to include in the minutes. The consensus of the Council was to continue with a brief summary unless more detail was requested by the Council or if it was a controversial issue additional detail should be provided in the minutes.

Ms. Dean reiterated the process moving forward concerning minutes and agenda preparation, plus the plan to suggest holding a second Planning Commission meeting each month. She thanked the Council for its input.

Policy and Priorities

Mr. Allen reviewed the three policy priorities with the Council: providing quality municipal services; improving Clearfield's image livability and economy; and maintaining a highly motivated and well-trained workforce. He wondered if the Council felt the policy priorities established a few years back were still relevant or if there was anything additional the Council wished to be included. He questioned if there was a specific project, problem to solve, or efforts that, if accomplished in 2019, would show success of the organization or could help identify progress was made within a specific policy priority.

Councilmember Phipps responded he felt implementing the recommendations from the survey conducted by Weber State's students would help show progress and provide some evidence of success. Mr. Allen expressed appreciation for the feedback.

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He pointed out the Council priorities that were captured during the work session discussion on December 11, 2018, as well as those identified by staff, of either ongoing efforts or problems were used to create a well-rounded list within each policy priority. Mr. Allen reviewed the list of items within the priority of providing quality municipal services.

Providing Quality Municipal Services

- *Council Identified Priorities:*
    - Outreach to all segments of the community – best outreach methods for communication and messaging to make connections with all in the community
    - Traffic / regional planning – mitigate traffic congestion through planning efforts and more involvement with the Utah Department of Transportation (UDOT) Region 1
    - Victim services – apply for grants to enhance services for victims of domestic violence
    - Indigent defense – clarified this priority should have been to obtain grants to help the victims of crime with funding for litigation or associated costs and it could be addressed by victim services
    - Enhanced role for the Youth Commission
    - National League of Cities (NLC) involvement
    - Long-term infrastructure planning – ensuring all systems were planned for growth and reinvestment.
    - Emergency Operations Plan (EOP) and related documents
    - Inclusion of / coordination with Commissions – joint meetings to share vision
    - Zoning Ordinance updates
- *Staff Identified Priorities:*
    - Resident satisfaction survey
    - Streamline development review
    - Strategic Plan / Capital Improvement Plan (CIP) updates
    - Audio/Visual (A/V) replacement for the Council Chambers and the Court Room
    - Customer Service Center (CSC) effectiveness
    - Website redesign
    - UTOPIA Fiber
    - Fleet philosophy
    - Digitize large format maps / plans
    - Phase III Maintenance Operations Center (MOC)
    - Community engagement - police department (PD)
    - 500 West expansion and access into Freeport
    - Tyler implementation
    - Fiscal sustainability – long term analysis

Mr. Allen requested the Council participate in a prioritizing exercise to identify the three tiers of focus with the 2019 priorities of providing quality municipal services. The following list included the top three picks of the Mayor and Council for 2019 priorities:

Councilmember Bush

- Inclusion of coordination with commissions

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- Resident satisfaction survey
- A/V replacement in the Council Chambers and the Court Room

Councilmember Roper
- Emergency operations plan and related documents
- Zoning ordinances and updates
- Fiscal sustainability

Councilmember Peterson
- Emergency operations plan and related documents
- Zoning ordinance updates
- Fiscal sustainability

Mayor Shepherd
- Traffic and regional planning
- Website redesign
- UTOPIA fiber

Councilmember Thompson
- Victim services
- Traffic and regional planning
- Fiscal sustainability

Councilmember Phipps
- Outreach to segments of the community
- Fiscal sustainability
- Long term infrastructure planning

Mr. Allen commented based on the ranking and input from the Mayor and Council the charted list of items would be divided into three tiers of priorities. He noted all tiers would be important and would continue to progress. The Mayor and Council participated in a ranking exercise and the following were selected for the tiered priorities of providing quality municipal services:

Tier 1 Priorities for 2019
- Outreach to all segments of the community
- Traffic and regional planning
- Long-term infrastructure planning
- Website redesign
- Fiscal sustainability

There was a discussion about how progress could be made to show success in the various areas of the Tier 1 priorities even though each would be a much longer process and likely take years to fully implement.

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Tier 2 Priorities for 2019

- EOP and related documents
- UTOPIA
- Inclusion of and coordination with Commissions
- Zoning Ordinance updates
- Resident satisfaction survey
- A/V replacement for the Council Chambers and the Court Room
- Victim Services

Tier 3 Priorities for 2019

- Enhanced role of the Youth Commission
- NLC involvement
- Streamline development review
- Strategic Plan / CIP updates
- CSC Effectiveness
- Fleet philosophy
- Digitize large format maps / plans
- Phase III MOC
- Community Engagement (PD)
- 500 West Access into Freeport
- Tyler Implementation

The Council took a break for lunch at 11:30 a.m.

The meeting resumed at 1:00 p.m.

Mr. Allen reviewed the list of items within the priority of improving Clearfield's image, livability and economy.

Improving Clearfield's Image, Livability and Economy

- *Council Identified Priorities:*
    - Community building – efforts towards networking lunches, pop-up parties, etc.
    - Form Based Code – cleanup and implementation
    - Veteran's monument – consultant would soon provide design and cost estimates
    - Capitalize on economic potential of Hill Air Force Base (HAFB) – further tactical relations with residents, contractors, and employees of HAFB
    - Code enforcement – continuous improvement efforts and conditional use permits(CUP) /site plan (SP) compliance
    - General Plan update
    - Changing the nature of Clearfield – why messaging to residents
    - Community policing – focus efforts to initiate neighborhood watch program / outreach events expansion to engage community / community resource officer
    - Involvement with schools – interface with schools / elected official outreach to North Davis Junior High and its student leadership
    - Small Area Plans

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- City Hall west stairs / landscape
- Steed Pond Master Plan – conceptual plan would be provided during the break-out session
- HAFB relations – further administrative relations with residents, contractors, and employees of HAFB
- Title 11 (Land Use) updates

- *Staff Identified Priorities*
  - Mabey Place
  - 4th of July Scope – levels of funding / core of schedule of events / local versus regional event
  - South Clearfield Elementary – rebuilding of the school would likely affect the City's park
  - City Centre Parking – commercial struggling to get tenants due to parking issues
  - Lifetime Products expansion – CRA creation
  - Investment in Arts programming / facilities
  - Springfield Estates landscaping – South Main should City make investments to improve it or just continue to maintain it
  - Title 12 (subdivisions) updates
  - Scooters
  - Clearfield Station / RSL
  - Legend Hills
  - Midtown University
  - Sponsorship opportunities – creating a packet identifying of all the City's sponsorship opportunities to help sponsors maximize funding and build better relations
  - I-15 berm at 700 South – UDOT created / City's obligation for its beautification
  - Gardner food pantry
  - Clearfield Aquatic and Fitness Center (CAFC) purpose / direction – any interest in emphasizing the recreation component of the center to target additional members of the population such as teens / keep it geared to aquatics and fitness / direction would help determine the uses for an unused room on the second floor
  - Streetscape – how much funding would be needed
  - Tag line – efforts to find a more relatable tag line since the survey of residents done by Weber State's students showed there was no connection to the City's current tag line "we've got it made"
  - Façade improvement grant
  - Americold mural
  - Tackle football
  - RISE UP – efforts to encourage sportsmanship in the recreation programs with the acronym which stands for respect, inclusion, skill building, excellence, unity, and professionalism

Mr. Allen requested the Council participate in a prioritizing exercise to identify the three tiers of focus for the 2019 priorities of improving Clearfield's image, livability and economy. The following list included the top three picks of the Mayor and Council for 2019 priorities:

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Councilmember Phipps
- Veteran's monument
- Community policing
- Capitalize on economic potential of HAFB

Councilmember Thompson
- Capitalize on economic potential of HAFB
- Clearfield Station / RSL
- Midtown University

Mayor Shepherd
- Mabey Place
- Clearfield Station / RSL
- Community policing

Councilmember Peterson
- Mabey Place
- Clearfield Station / RSL
- Changing nature of Clearfield – messaging

Councilmember Roper
- Code enforcement
- Investment in Arts programming / facilities
- Sponsorship opportunities

Councilmember Bush
- Small Area Plans
- Code enforcement
- Streetscape

Mr. Allen commented based on the ranking and input from the Mayor and Council the charted list of items would be divided into three tiers of priorities. He reiterated all items were important and efforts would continue to be made toward progress in all areas. The Mayor and Council participated in a ranking exercise and the following were selected for the tiered priorities of improving Clearfield's image, livability and economy:

Tier 1 Priorities for 2019
- Community policing
- Clearfield Station / RSL
- Capitalize on economic potential of HAFB
- Mabey Place

Tier 2 Priorities for 2019
- Code enforcement
- Changing nature of Clearfield (messaging)

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- Small Area Plans
- Investment in Arts programming / facilities
- Streetscape
- Veterans' monument
- Midtown University / Bravada 193
- Sponsorship opportunities

Tier 3 Priorities for 2019

- Community building
- Form Based Code (FBC) cleanup and implementation
- General Plan updates
- Involvement with schools
- City Hall west stairs / landscape
- Steed Pond Master Plan
- HAFB relations
- Title 11 updates
- 4th of July scope
- South Clearfield Elementary
- City Centre Parking
- Lifetime Products expansion
- Springfield Estates landscaping
- Title 12 updates
- Scooters
- Legend Hills
- I-15 berm at 700 South
- Gardner / Westside food pantry
- CAFC purpose / direction
- Tag line
- Façade improvement grant
- Americold mural
- Tackle football
- RISE UP

Mayor Shepherd and members of the City Council were given the opportunity to meet individually with departments to ask questions, discuss topics of concern, and hear more about strategic efforts for 2019.

The Council took a break at 3:27 p.m.

The meeting resumed at 3:40 p.m.

Mr. Allen reviewed the following list of items identified as priorities for maintaining a highly motivated and well-trained workforce:

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Maintaining a Highly Motivated and Well-Trained Workforce

- *Council Identified Priorities:*
    - Employee engagement / team building
    - Compensation plan – continuing efforts of commitment to the compensation plan and its methodology
    - Police Department recruitment and retention – provide officers with safety equipment / compensation
- *Staff Identified Priorities:*
    - Book Club – roll out to employees for participation
    - Teamwork – roll out principles of teamwork to staff
    - Professional training / conferences
    - Police Department policy and procedures – review and update
    - Specialized training for police officers – increases with technology necessitate continual training for officers, some of which are expensive
    - Healthy living – roll out program to employees in February to promote healthy living programs offered by the City's health insurance provider
    - Employee handbook – easy to digest version of policy and procedures
    - Supervisor boot camp – supervisor quarterly training meetings
    - Planning staffing – what assistance could help with the workload of the division
    - Brown bag 101 – expanding the knowledge base of employees about services or expertise in other departments
    - Dispatch staffing – additional full-time employee to help with increased calls
    - Community service officer – staffing for community resource officer to focus on community policing and other community related assignments
    - Arts staffing – if the Art Center were renovated then increased staffing would be needed to run it effectively
    - Recreation staffing – recruitment underway for the Recreation Manager position, but as positions were filled it could create vacancies within the department
    - Recreation / CAFC program goals – establish a process with goals and criteria that would be used to evaluate progress with ensuring positive skills were taught throughout the recreation and aquatics programs in addition to the sport or activity
    - Employee satisfaction survey – first survey done in March 2018; replicate it in 2019 and continue to measure progress over time
    - Communications staffing – growing and evolving division with additional staffing would be helpful for the goals of the organization
    - Management intern – scope of projects would be developed by Ms. Palmer
    - Emergency management training –training for both elected officials and staff
    - Tyler software training – ongoing training would be necessary as updates were rolled out

Mr. Allen asked if there were any questions or further clarification desired for any of the items mentioned for the priority of maintaining a highly motivated and well-trained workforce. Councilmember Phipps requested a quick update of the Tyler software implementation efforts. Rich Knapp, Finance Manager, responded the EnerGov program should go live in June of 2019 and it would require cash receipting updates. He mentioned the payroll system should go live in April of 2019 and there were continued efforts working with the financial program because of

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updates. Councilmember Phipps asked if there would be training after full implementation. Mr. Knapp answered there would be continuous efforts to create how-to instructions for employees as well as software training for updates.

Councilmember Bush questioned which of the items discussed would need budget funding besides the staffing needs. Mr. Allen responded the compensation plan would be the largest budget affecting item. He pointed out health insurance rates continued to increase and would likely impact the budget as well. He stated most of the items were low in dollar cost but would affect the time of staff on implementation and execution efforts.

Mr. Allen requested the Council participate in a prioritizing exercise to identify the three tiers of focus for the 2019 priorities of maintaining a highly motivated and well-trained workforce. The following list included the top three picks of the Mayor and Council for 2019 priorities:

Councilmember Thompson
- Healthy living
- Dispatch staffing
- Police Department policy and procedures – review and update

Councilmember Roper
- Planning staffing
- Community service officer
- Emergency Management training

Councilmember Peterson
- Staffing and Training were important focuses but administratively those could be addressed
- Compensation plan
- Professional training / conferences

Councilmember Phipps
- Employee engagement / team building
- Community service officer
- Police Department Policy and Procedures

Councilmember Bush
- Professional training and conferences
- Community service officer
- Recreation / CAFC program goals

Mayor Shepherd
- Compensation plan
- Employee satisfaction survey
- Healthy living

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Mr. Allen commented based on the ranking and input from the Mayor and Council the charted list of items would be divided into three tiers of priorities. He reiterated all items were important and efforts would continue to be made toward progress in all areas. The Mayor and Council participated in a ranking exercise and the following were selected for the tiered priorities of maintaining a highly motivated and well-trained workforce:

Tier 1 Priorities for 2019

- Compensation plan
- Professional training / conferences
- Healthy living

Tier 2 Priorities for 2019

- Community resource officer
- Recreation / CAFC goals
- Police Department policy and procedures
- Employee satisfaction survey

Tier 3 Priorities for 2019

- Employee engagement / team building
- Planning staffing
- Dispatch staffing
- Emergency management training
- Police Department recruitment and retention
- Book Club
- Teamwork
- Specialized training for officers
- Employee Handbook
- Supervisor boot camp
- Brown bag 101
- Arts staffing
- Recreation staffing
- Communications staffing
- Management intern
- Tyler software training

Mr. Allen expressed appreciation for participation and feedback from the Council with the policy priority exercises.

Next Steps in Community Building

Mr. Cahoon shared a portion of a video presentation from Shani Graham entitled "Take A Street and Build a Community." There was a discussion on the key concepts of the presentation.

- It does not take much to build a community
- Communities start in neighborhoods not generally at the City building
- Unintentional community - it was not planned; instead, it was spontaneous

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Mr. Cahoon identified a few other important ideas associated with community building:

- People crave connection
- Spark creativity within the community and utilize the gifts of its members; rather, than focusing on its deficiencies
- The City had not led the community building efforts, but allowed it to happen

He identified a question worth pondering would be how to spark co-creators of community building to take action. Mr. Cahoon reviewed data collected from the City's social media engagement and its reach which had increased over previous years. He pointed out the physical engagement at City events had also increased. He stated attendance at the pop-up parties was consistent and meaningful; thus, evidence people crave connections.

Mr. Cahoon reviewed the evolution of the networking luncheons. He asked the Council to provide its feedback, goals, and direction for staff moving forward towards the City's involvement with pop-up parties and networking efforts. There was a discussion on the City's pop-up parties and goals moving forward. The Mayor, Council and staff suggested ideas for the City's pop-up parties and the following ideas were highlights from the discussion:

- Increase messaging efforts
- Expanding the purpose of it by combining activities such as a movie night
- Incorporating some of the smaller parks
- Advertising could be done on a larger scale rather than nearby neighborhoods only
- The less structure the better
- Close down a road and hold a block party
- Gradually move towards less staff involvement and more neighborhood involvement
- Creating a kit that residents could use during block parties
- Modeling a block party event in 2019 to teach residents how they could do it in the future
- Flyers on all doors of the neighborhood through a street team approach to have the human connection
- During block parties find a way to get people talking about their gifts through energy created by healthy competitions
- Short term goal: finding leaders within the community willing to host future gatherings
- Long term goal: turn it from a city sponsored event to a neighborhood sponsored event

Mr. Cahoon stated the networking lunches had consistent attendance but it would be important to determine what the future goals would be for that group. He asked if the Council had an opinion on what direction it would like the networking meetings to take in the future. There was a discussion with the following ideas suggested:

- Several attendees were business owners – incorporate more business training efforts
- Seek to spur ideas for ways attendees could contribute within their own neighborhoods
- Ask the group what its own goals were for future meetings
- Pop-up parties were for neighborhood engagement where networking lunches were to promote broader community engagement

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- Networking lunches were designed to be a place where people could make connections and build strength
- These meetings originated as a means to bridge gaps between organizations of the community
- Moving forward the City could allow the use of a room but turn the event over to the group so staff was no longer facilitating the discussions but allowing the group to address local issues of their choosing
- Ask the question to the group, "What could you contribute?"
- Conduct a test to determine if networking or lunches were the primary reason for attendance by holding a brown bag session to see if the attendance was the same
- The City should remain involved with the meetings because it was a key component for getting business leaders involved within the community and providing opportunities for marketing efforts
- Workshop type meetings where the group determined the types of speakers or presentation matter for future meetings

Mr. Cahoon recapped pop-up parties moving forward would be taken into the neighborhoods by utilizing the pocket parks or closing down streets. He mentioned staff would do a pulse check of the networking luncheon group to see what its expectations were for its future meetings. He thanked the Mayor and Council for its feedback.

Mr. Allen requested feedback about the organization, content, and venue for the retreat. The consensus of the Council was the information was helpful; however, the venue was too noisy to hold another similar type meeting in the future. Mr. Allen expressed his appreciation to the Council for its participation and direction.

The meeting adjourned at 5:36 p.m.

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CLEARFIELD CITY COUNCIL MEETING MINUTES
6:00 P.M. WORK SESSION
March 26, 2019

City Building
55 South State Street
Clearfield City, Utah

PRESIDING:	Mark Shepherd	Mayor
PRESENT:	Kent Bush	Councilmember
	Nike Peterson	Councilmember
	Vern Phipps	Councilmember
	Tim Roper	Councilmember
	Karece Thompson	Councilmember
STAFF PRESENT:	JJ Allen	City Manager
	Summer Palmer	Assistant City Manager
	Stuart Williams	City Attorney
	Brody Warren	Police Lieutenant
	Scott Hodge	Public Works Director
	Mark Baird	Public Works Deputy Director
	Eric Howes	Community Services Director
	Spencer Brimley	Community Development Director
	Brad McIlrath	Senior Planner
	Rich Knapp	Finance Manager
	Lee Naylor	Accountant
	Trevor Cahoon	Communications Coordinator
	Nancy Dean	City Recorder
	Wendy Page	Deputy Recorder

VISITORS: Brady Jugler – Planning Commission Chair, Kathryn Murray, Ruth Jones

Mayor Shepherd called the meeting to order at 6:03 p.m.

DISCUSSION ON THE FISCAL YEAR 2020 BUDGET

Rich Knapp, Finance Manager, reviewed the budget schedule through the adoption of the tentative budget with the Council. He stated staff had been working on creating the budget for Fiscal Year 2020 (FY20). He explained the proposed budget was drafted with the tier priorities in mind that were discussed with the Council at its retreat meeting in January.

Mr. Knapp highlighted the proposed changes with personnel including headcounts, staffing, and compensation. There was a discussion about funding a position for a community resource officer in the FY20 budget with the potential of having it half funded by a grant that would not be available until January 2020; as well as, the duties and requirements of the officer to be eligible for the funding. The Council appeared favorable to budgeting for a full-time Community

Resource Officer beginning in January of 2020 in hopes that funding would be available from a grant to cover half the expense for the tasks associated with domestic violence; however, if the grant were not awarded to the City, the expense could be addressed through a budget amendment should community policing still be a priority of the Council at that point in time.

There was a discussion about the changes in headcount including the impacts of full-time versus part-time employees, the workload of staff, and the top tier priorities of the Council. Mr. Knapp reviewed the staffing changes and explanations for the increased expenditures as well as the compensation increases planned for the FY20 budget. JJ Allen, City Manager, pointed out the staff headcount increases planned for FY20 were part-time positions unless grant funded in consideration of the Council's priority of fiscal sustainability. There was a discussion about the medical insurance estimated increases and the efforts of staff to reduce that percentage prior to the final budget adoption. Councilmember Phipps pointed out the continued significant increases each year to health insurance premiums would not be sustainable.

Mr. Knapp reviewed the following increases which had been programed into the proposed budget for FY20:

- Merit increase of 1.5 percent
- Pay grade shift / market increase of three percent
- Control point catch-up was complete so no funding was allocated in the FY20 budget
- Compensation study refresh with a cost of $14,000

Councilmember Phipps questioned how long the data from the compensation study refresh would be relevant. Mr. Knapp responded it had been four years since the last compensation study was done so the refresh would keep it up to date for another few years. Councilmember Phipps expressed his opinion it would be a good practice to continue having a third party complete the study to ensure the compensation rates were based on data rather than emotion.

Councilmember Thompson commented public safety was an important area where the City should commit to assessing the benefits of health insurance and retirement for personnel and be prepared ahead of time to retain its officers should it face another recession. He expressed his opinion keeping the public safety aspect of expenditures managed was a key topic of concern. Summer Palmer, Assistant City Manager, indicated it was a hot topic with the Legislature which would be conducting a study to examine contribution rates for public safety retirement. She mentioned the options available to the City would depend largely on the study's outcome; however, the City budgeted $20,000 in FY20 as an effort keep its officers above the curve and shorten the progression period of its police officers which should also help with recruitment and retention. There was a discussion about officer retention, retirement, and other methods used for keeping a strategic advantage over other agencies. Councilmember Thompson replied the growing health insurance expenditure was worrisome and there could be gaps in training or other areas where he hoped the City would not fall short in the future or lose key employees if there were a recession. He expressed his desire to evaluate multiple years and be informed on the matter further. Mr. Allen pointed out the Council identified fiscal sustainability as one of its Tier 1 priorities. He stated staff had programmed into the FY20 budget some money for a consultant to do an analysis of the City's fiscal sustainability. He commented the study would help provide the desired multi-year projections for revenues, inflating costs of health insurance, and

retirement. Mr. Allen indicated staff recognized fiscal sustainability was a priority of the Council and staff agreed; consequently, money was budgeted in FY20 for the study. Ms. Palmer added the compensation study would not only look at the employee wages but the entire compensation package which included benefits.

Mr. Knapp identified most of the City's recurring expenditures were for personnel costs which were not easily scaled back. He stated the City's net ongoing surplus was currently expected to be $70,621, which made for a tight budget; however, included in the proposed budget were the highest possible calculations for the unknown costs so it could look better once the final numbers were known. Mr. Allen pointed out the numbers would change many times throughout the budgeting process.

Councilmember Bush moved to adjourn the work session and reconvene in policy session at 6:58 p.m., seconded by Phipps. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper, and Thompson. Voting NO – None.

The meeting reconvened at 7:46 p.m.

Mr. Knapp pointed out the numbers had changed with the proposed budget since the packet was distributed, so the updated unrestricted fund balance at the end of FY20 was projected to be $2,676,146 which was about $137,174 below the desired amount the City should keep in reserve to cover its operating expenditures for two months. He continued the FY20 budget contained $169,000 of one-time operating expenditures, $158,101 for CDBG pass through funds, and about $1,000,000 was remaining from the Mabey Place bond proceeds. He acknowledged the City was planning to spend down about $2.6 million dollars of its reserves during FY20 for one-time capital projects. Mr. Knapp reviewed the unrestricted fund balance historical data and pointed out if all went according to budget by the end of FY20 the unrestricted fund balance would be at 16 percent of its revenue balance.

Mr. Allen suggested the Council could consider if there was a percentage it would prefer to set as a target for its unrestricted fund balance. He pointed out the State mandated the unrestricted fund balance not go below five percent or be above 25 percent of the City's total revenues. Mr. Knapp mentioned the number generated for the City to have two months of operating expenditures had been historically about 17 percent of the unrestricted fund balance reserves.

He reviewed the top fifteen revenue sources budgeted in FY20. Mr. Knapp pointed out the City tended to be conservative with its revenue projections. He mentioned FY20 would be the last full year the City would be receiving revenues from the Property Tax – General Obligation (GO) Bond. He added approximately 65 percent of the City's revenues were received from taxes.

Mr. Knapp highlighted the historic summary of the General Fund revenues. He noted the change from FY19 to FY20 was an increase of $686,127 in total revenues. He stressed the notable differences in the FY20 budget for each of the revenue categories including taxes, licenses and permits, inter-governmental, charges for services, fines and forfeitures, miscellaneous revenue, and contributions and transfers.

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Mr. Knapp indicated the budget revenues had been planned conservatively for sales and energy use taxes. He pointed out the new growth property tax revenues were also conservatively budgeted as a $24,000 increase and it was not based on the City maintaining its property tax rate. Councilmember Bush asked when the property tax values were assessed for new growth. Mr. Allen indicated usually once the certificate of occupancy was issued then taxes were assessed; however, the revenues would not be generated until the following year.

Mr. Knapp pointed out Telecom Tax continued to decrease and was budgeted as a $30,000 decrease. There was a discussion on the theories behind the continual decreases which were related to cell phones, a decline in cable television usage, and increases to internet streaming which was not taxed through this source. Mr. Knapp reviewed the property tax rate history since 2014 and indicated the new certified tax rate would not be available until early in June.

Mr. Knapp highlighted the additional changes impacting the General Fund revenues for the FY20 budget. He pointed out the projections in the budget for the Clearfield Aquatic and Fitness Center (CAFC) and Recreation were based on the assumption of a fee increase beginning July 1, 2019. Mr. Allen expounded it had been several years since the City had increased its user fees at the CAFC or for recreation, yet the costs had been increasing. He reiterated the increased revenues were not projected due to increases in participation. He continued the entire fee structure would be evaluated to determine those modifications necessary so the City would not be subsidizing the costs which were directly a result of its users.

Mr. Knapp continued with the review of changes impacting the General Fund revenues for the FY20 budget. He asked if there were any questions or concerns with the governmental revenues.

Councilmember Thompson requested a further explanation about how maintaining or not maintaining the tax rate would impact the FY20 budget. Mr. Knapp pointed out in tax years 2014, 2015, and 2016 the property tax rate was 0.0018 because the City had maintained its rate and held a truth in taxation public hearing; however, in tax years 2017 and 2018 the City had not maintained the rate but accepted the County's certified tax rate in 2017 of 0.001745 and in 2018 of 0.001607. He noted if the City maintained the tax rate of 0.001607 for tax year 2019 rather than accepting the County's certified tax rate then the City would have approximately $80,000 more in revenues. Mr. Allen noted property tax rates were applied to values for the tax year; consequently, tax year 2019 property values would be programmed into the City's FY20 budget. There was a discussion about how the GO Bond revenues would impact future years' budgets and what options would be available so there was not such a hit to the revenues once that source was no longer accessible.

Mr. Knapp reviewed the revenues of the Enterprise Funds which were generated from the utility rates. He stated North Davis Sewer District would not be increasing its rates in FY20; however, as previously discussed there would be a $2 per can increase from Wasatch Integrated beginning July 1, 2019. Mr. Knapp mentioned the City was in the middle of its utility study and it was time to propose rates for the next three years which included years 4, 5 and 6 of the study. He indicated the proposals for continued increases would come to the Council when the City's Consolidated Fee Schedule was reviewed in an upcoming work session but should be for a total of ninety-two cents per month or $11.04 for the year. Councilmember Phipps wondered if the

City would be conducting a new utility study. Mr. Allen clarified the study was done and nine years were recommended for increases, but the Council at the time had only desired to adjust the fees for three years at a time, so it was now time to make adjustments for the next three years of the study. Mayor Shepherd pointed out the increases had kept the enterprise funds healthy. Mr. Knapp mentioned it would be helpful for staff to know if there were issues with the increases ahead of time so it could be vetted prior to the budget's adoption because the budget was based on the proposed rate increases that would be considered at a future meeting when the Consolidated Fee Schedule was addressed.

He reviewed the historical and proposed rates for garbage and recycling collection. He noted the City could absorb the increases; although, staff was working to negotiate the terms of its contract with Waste Management for the coming year because there was still a dispute about the provided rate increases. Mr. Knapp stated the proposed budget included additional funding for streets and capital projects to help spend down the General Fund balance on one-time capital projects.

He reviewed the following major new capital projects proposed for inclusion in the FY20 budget:

Streets:

- 500 West, 1700 South to 2000 South – Streets, Storm, and Grant funding - $4,674,000
- 350 South, State Street to Depot Street - $1,000,000
- 1000 West, 700 South to 1700 South mill and fill with Syracuse - $375,000
- 1500 East Canal Casing - $40,000

Water:

- 700 South Well Transformer replacement - $100,000
- 1100 South, 1500 East to 1700 East - $730,000
- PRV SCADA 4 locations - $178,000

Sewer:

- G Street Sewer Phase 3 - $500,000

Storm:

- Added $27,000 to 1450 South State Chelemes project
- Legend Hills Development Area – Upgrades to the detention basin and install 15" line behind AAA / Pinnacle Apartments - $550,000

Buildings:

- Maintenance and Operations Center (MOC) yard pavement Phase 2 - $30,000
- MOC Phase 3 – nothing in the budget yet but planning for it would be a good idea
- City Hall – replace Uninterrupted Power Supply (UPS) - $75,000
- City Hall – replace HVAC unit in server room - $120,000
- Arts Center – electrical upgrade - $85,000

Parks:

- Replace irrigation central control, for the entire park system - $100,000
- Replace / add master valves and flow meters to all the parks in the City – $100,000
- Holiday decorations - $30,000
- Update irrigation system (heads and wiring) at Island View Park - $40,000
- Renovate existing restroom and pavilions at North Steed, Islandview and Kiwanis - $100,000

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- Replace playground at Hoggan's Park - $60,000

PARAT:

- South Steed Park – refurbish and add pickleball courts - $350,000
- Cemetery expansion project - $500,000

There were discussions about each project and how it fit into the tiered priorities of the Council. Mr. Knapp pointed out it was time to do a refresh on the City's impact fee study and money had been programmed into the budget which would be discussed in a future budget discussion. Mr. Allen explained the City could only use impact fees towards projects that were used as part of the study; therefore, the Legend Hills Development upgrades was not a project included in the last impact fee study but was clearly growth related. He stated the City needed to update the study with current growth projections incorporated as well as having its facilities study updated.

There was a discussion about the cemetery expansion project. Eric Howes, Community Services Director, suggested the project could be phased over several years because the total project cost would likely be higher than $500,000. The consensus of the Council was to phase the project over three years because there were currently enough burial plots to last for a few years and phasing could also save costs associated with its maintenance and allow additional time to install the grass from seed rather than sod. Mr. Allen recapped the phasing identified for FY20 included sewer, water, and electrical or any utility work. Mr. Howes mentioned Phase 2 would likely be the most expensive phase because it would include concrete and asphalt for the curbing and road. He stated the last phase could be its landscaping.

Mr. Knapp reviewed the following capital expenditures for water, parks, buildings, the Aquatic and Fitness Center proposed for the FY20 budget.

Capital Expense – Water:

- City Hall backflow preventer - $8,000
- Water source protection plan for all wells - $20,000
- Hydraulic value exerciser and trailer - $45,000
- Loader wheel and tire replacement - $12,000
- Impact Fee Study refresh for water, sewer, storm - $7,000 each or $21,000 total
- Utility billing software for water, sewer, storm, garbage integration - $18,000 each or $72,000 total

Capital Expense – Parks:

- Replace 082B Kubota and 102B Kubota - $26,500 total or $13,250 each
- Skid Steer - $50,000 (purchase or lease costs were discussed)
- Chipper - $32,000

Councilmember Phipps asked how the chipper was used. Mr. Howes answered the City currently rented a chipper when needed and highlighted current projects. There was a discussion about whether or not the City should continue its current practice of renting a chipper or if it would be beneficial to own one for additional uses. Councilmember Phipps expressed his concern the purchase was not a good use of money. Councilmember Bush agreed. There was a discussion on the uses of a Skid Steer and whether or not the Council preferred to lease or buy it. There was consensus the Skid Steer should be purchased, but the chipper should be cut from the FY20 budget.

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Mr. Knapp continued his review of capital expense projects proposed for the FY20 budget.

Capital Expense – Buildings:

- City Hall – replace conference room chairs in the Community Services conference room - $5,580
- Arts Center – New tables and chairs - $10,000
- Concessions Equipment (ice maker / shaver) - $13,000

Capital Expense – Aquatic and Fitness Center:

- Replace sound system in aerobics / spin rooms - $10,000 (membership registration fees)
- Fitness equipment replacement - $42,000 (membership registration fees)
- Flooring on the second floor - $110,000
- Flooring for future room - $15,000
- Sand filter controller replacement - $6,000

There were discussions about each item and whether or not the uses for equipment justified the expense. Councilmember Peterson wondered if the cost of the flooring at the CAFC would include costs associated with the loss of use for those rooms. Mr. Howes responded it did not; however, there was a possibility the work could be completed during the facilities shut down period in the fall. He mentioned if it required additional time there would be an impact to revenues as happened during the past year with the extended shut down for the installation of the water toy.

Mr. Knapp reviewed the historical governmental spending on vehicles. He pointed out last year the City was able to replace eight vehicles with budgeted funds, but due to cost increases for police vehicles there were only five vehicles budgeted for replacement in FY20. Councilmember Phipps recalled the Council having a previous lengthy discussion about vehicles. He confirmed there was a plan for long term retirement of vehicles and those vehicles budgeted for replacement were consistent with following that retirement plan. Mr. Allen responded affirmatively and staff was considering testing the three year replacement market for one F-250 vehicle that was approximately two or three years old to see if it would work for the City and provide the potential cost savings to the fleet expenses.

Mr. Knapp continued his review of capital projects proposed for the FY20 budget.

Capital Expense – IT

- Desktop replacements - $25,000
- Council Chamber A/V System - $35,000
- Court Room A/V System - $7,500
- New plotter for Public Works - $10,000

There was a discussion about the difficulties with the City's current audio/visual system in Council Chambers. Trevor Cahoon, Communications Coordinator, commented he had requested some additional cameras to provide a view of the podium. The consensus of the Council was updating the A/V in the Council Chambers would be welcomed by residents and long overdue.

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Mr. Knapp stated any of the items presented for the FY20 budget were open for discussion. He requested the Council contact staff if there were concerns with any of the proposed budgeted items so each could be properly vetted early in the budgeting process.

Councilmember Peterson moved to adjourn at 9:15 p.m., seconded by Councilmember Thompson. The motion carried upon the following vote: Voting AYE – Councilmember Bush, Peterson, Phipps, Roper, and Thompson. Voting NO – None.

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CLEARFIELD CITY COUNCIL MEETING MINUTES
6:00 P.M. WORK SESSION
April 9, 2019

City Building
55 South State Street
Clearfield City, Utah

PRESIDING:	Mark Shepherd	Mayor
PRESENT:	Nike Peterson	Councilmember
	Vern Phipps	Councilmember
	Tim Roper	Councilmember
	Karece Thompson	Councilmember
EXCUSED:	Kent Bush	Councilmember
STAFF PRESENT:	JJ Allen	City Manager
	Stuart Williams	City Attorney
	Kelly Bennett	Police Chief
	Scott Hodge	Public Works Director
	Mark Baird	Public Works Deputy Director
	Adam Favero	Utility Superintendent
	Eric Howes	Community Services Director
	Curtis Dickson	Community Services Deputy Dir.
	Spencer Brimley	Community Development Director
	Lee Naylor	Accountant
	Trevor Cahoon	Communications Coordinator
	Nancy Dean	City Recorder
	Wendy Page	Deputy Recorder
EXCUSED:	Summer Palmer	Assistant City Manager
	Rich Knapp	Finance Manager

VISITORS: Kathryn Murray, Brady Jugler – Planning Commission Chair, Ruth Jones

Mayor Shepherd called the meeting to order at 6:03 p.m.

DISCUSSION ON THE DRAFT COUNCIL RULES OF ORDER AND PROCEDURES

Nancy Dean, City Recorder, stated the Council had been provided a draft copy of the Council Rules of Order and Procedures at its retreat meeting January 17, 2019. She mentioned staff had added some revisions since that time and wished to obtain feedback from the Council on the drafted document. She pointed out Utah Code required the City Council to adopt rules of order and procedure. Ms. Dean mentioned the City had a limited version included in its Code; however, staff felt an in-depth review would be helpful. She reported a draft document had been

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prepared which addressed some of the following items: scheduling of meetings, preparation of the agenda, a serious moment of reflection, decorum, and compliance and enforcement.

Ms. Dean indicated the proposed document would be adopted by resolution and the City Code updated so the document could be adjusted more easily when necessary. Councilmember Phipps questioned if there would be a reference to the document in the City's Ordinance. Ms. Dean answered yes it would be referenced in the City's Code. She explained State law also required a copy be available at City Council meetings and staff was working on what that format would look like. Stuart Williams, City Attorney, mentioned many cities had a copy available on its website.

Ms. Dean began her review of the drafted Council Rules of Order and Procedure. Councilmember Phipps questioned how he should address his notes, some of which were substantive and others were related to editing issues. Ms. Dean suggested he email his editing issues and address the substantive items during the discussion.

There was a discussion about the section on scheduling and calling of meetings. Councilmember Phipps recommended if references were made to State Code rather than including the language in quotes it be specifically cited with the State Code reference. He also suggested the types of meetings be clearly defined for those that might not understand the differences between a work or policy session. There was a discussion about the public perception of how meetings operated and how some of the purposes and types of meetings the City held differed from other municipalities. Councilmember Peterson requested the meeting definitions be spelled out to be easily understood by the public and future members of the Council. Mr. Williams responded all types of meetings could be updated to provide clearer definitions and where applicable reference the State Code.

Councilmember Phipps pointed out some of the formatting would need to be updated with numbering in sequential order. Ms. Dean asked if there were any other questions about the meetings section. There was a discussion about the special session meeting noticing efforts. Councilmember Phipps suggested language could be added to include electronic noticing was a possibility as well. Ms. Dean agreed it would be a good idea to add that language as an option.

She continued with her review of the draft document. Ms. Dean pointed out staff had made changes in some of the terminology included in the opening ceremonies so it would allow the opportunity for other individuals to participate with a serious moment of reflection. Councilmember Phipps said he thought it was great to list various methods for an individual to lead the serious moment for reflection. He wondered if wording should be added to articulate that a member of the Council was able to delegate his/her assignment to another individual without prior notice or without having to follow the formal request process required of those not on the Council. Mr. Williams indicated language could be added. There was a discussion about allowing opportunities for members of the community to participate in the opening ceremonies and the standards for participants.

Councilmember Phipps suggested Section VI, Subsection A, Item 2, of the document be updated to better correlate with the previous discussion about the serious moment of reflection so both

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sections were aligned. He requested in Subsection B of Section VI the word draft be added when referencing the minutes prior to adoption. Ms. Dean asked if there were any other concerns with that section and continued her review of the draft document.

There was a discussion about voting and what constituted a majority or super majority vote and when that type of voting would be necessary in various situations. Councilmember Phipps asked if it would be required to have a roll call vote to move into a closed session meeting and if that language should be added for clarification in this voting section. Ms. Dean responded adding language could help provide additional clarification. She continued with the review.

Ms. Dean commented the section on decorum was drafted as a starting point for a discussion on matters so the Council could determine its own desired rules and measures for its own accountability. Councilmember Roper stated Subsection A was a good reminder for him that City Council members should avoid using City Council meetings as an opportunity to campaign personal views or draw attention to personal websites or social media platforms. Ms. Dean pointed out it was getting closer to an election season and social media was a forum more frequently used than in prior years. There was a discussion about having the public information officer (PIO) respond on the City's social media platforms rather than elected officials and if any level of involvement from the Mayor and Council would be acceptable such as comments or likes. Mayor Shepherd expressed his concern with redirecting the public to private website and the perceived messages that could accompany it. Councilmember Thompson expressed his opinion there should be unified messaging when it came to the City's social platforms.

There was a discussion about the conduct of City Council members pertaining to City social media platforms. Mr. Williams commented staff was in the process of preparing a Social Media Policy that would be much more detailed. Councilmember Peterson reported not being engaged with the City's social media platforms would disrupt her algorithms and she currently used the City's social media as one method to stay informed. There was a discussion about public perception, proactive approaches to staying informed through social media, and comments about remaining unified from the City and its PIO. Mr. Allen stated the Council had been encouraged to share posts from the City's social media platforms. Mr. Cahoon advised the Council members they could get an official button from Facebook on their own City Council page identifying them as the elected official for an area. Ms. Dean encouraged those running for re-election to keep their campaign websites separate from their elected official websites.

There was a discussion about good practices related to a separation of campaign and elected official websites until a Social Media Policy was formalized as well as those efforts which could draw attention to an individual rather than the effort of the Council as a team. Mr. Cahoon pointed out many of the items of concern would be addressed in the Social Media Policy.

Ms. Dean commented the rules of order and procedure would be a guiding document as Council positions were rotated to help train and spur questions from those that might be new to the Council. Councilmember Phipps expressed appreciation for having a source of information to point people to who might have questions about the Council Rules of Order and Procedures.

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Councilmember Peterson moved to adjourn the work session and reconvene in policy session at 6:57 p.m., seconded by Councilmember Thompson. The motion carried upon the following vote: Voting AYE – Councilmembers Peterson, Phipps, Roper, and Thompson. Voting NO – None. Councilmember Bush was not present for the vote.

The meeting reconvened at 8:09 p.m.

Ms. Dean asked if there were any concerns or questions about the section on decorum. Councilmember Phipps pointed out in Subsection C there were a few word changes he felt would provide clarity and better explain the intent for the conduct of residents and attendees at City Council meetings. Councilmember Peterson mentioned there had been recent examples where there was dialog exchanged between members of the Council and the public during the open comment period, rather than it being handled by the Mayor and used as a forum for the public to bring things to the attention of the Mayor and Council. She stated if that practice were to continue the City could be at risk of discussing items that were not on the agenda and had not been properly noticed. She expressed her opinion the decorum of the open comment period should be addressed in the document. There was a discussion on the decorum during the portion of the meeting identified as communication items. Mayor Shepherd remarked the intent of that portion of the meeting was to allow for Council members to report on related business of the other boards and commissions where the Council participated. Ms. Dean suggested a new paragraph could be added to Section IV to address the communication items.

Councilmember Peterson wondered if the Council Rules of Order and Procedure could be displayed on the screen prior to Council meetings once the new A/V system was operational in the Council Chambers. Mr. Williams reported the Court had something similar it presented prior to court sessions. Mr. Cahoon indicated staff could create a short video for display.

Councilmember Peterson questioned if the violations of decorum were intentionally vague. Mr. Williams said affirmed they were. He explained any decorum violations would be addressed in whatever manner the Council determined as appropriate and identified in Section XII. There was a discussion about whether or not violations of decorum by a member of the Council could or should be discussed during a closed meeting.

Councilmember Phipps expressed his opinion public hearing comments should be addressed in the document to provide clarity on the format and formalities for receiving comments. There was a discussion on what the appropriate decorum of the Mayor and Council should be during the public hearings. The consensus of the Council was to include language in the document to provide better understanding of the procedures and conduct expectations during public hearings.

Councilmember Phipps asked if it would be appropriate to add a section to this document about proper cell phone usage during a meeting. There was a discussion about the Council being able to set its own rules and the various reasons for using or not using cell phones during a public meeting. Mayor Shepherd expressed his opinion a rule would not need to be added regarding cell phone usage but encouraged common sense to be used.

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Councilmember Peterson requested an edit to the section on decorum so it clarified any designated decorum that was expected during the meeting. Mayor Shepherd wondered if the Council wished to have the City Recorder handle any roll call votes rather than the Mayor as it was currently practiced. Councilmember Roper asked if there was an expectation or rule about when you could step out of a meeting rather than voting. There was a discussion about the current and common practices for roll call voting procedures, addressing absences from meetings, and procedures for being excused during a meeting. Ms. Dean asked if the Council would like any language added to address any of those concerns. The consensus of the Council was to have staff make the necessary changes to the language as discussed. Mayor Shepherd expressed his opinion there did not need to be a policy about absenteeism. Ms. Dean requested the City Recorder's office, in addition to the Mayor, be notified in advance of the meeting if someone would be absent. She stated the information would be helpful to ensure a quorum would be present during the meetings.

Councilmember Peterson pointed out there was reference to personalities in the section on decorum and wondered if it should have said personal attacks instead. Ms. Dean responded staff would look at it. Councilmember Thompson expressed his opinion the word personalities did seem to fit and applied in the expressed context.

Ms. Dean asked if the Council was comfortable having the Council's comments period referred to as Council's reports. The Council appeared favorable to it. There was a discussion about keeping the procedure for consent agendas in the document in case there was a future Council that desired it.

Stuart Williams, City Attorney, mentioned the compliance portion of the rules of order and procedure would be self-enforced to ensure staff was not put in an uncomfortable position. There was a discussion on the proper procedure if there were a compliance issue which needed to be addressed.

Councilmember Phipps pointed out the reference to chairs of boards, committees, and commissions seemed out of place in the compliance and enforcement section because the document was setting up the rules of order and procedure for the Mayor and Council. There was a discussion about whether or not it should be included. The consensus of the Council was to remove the reference to the boards, committees, and commissions because each group would regulate itself, also the Mayor or multiple members of the Council could request for the member to be removed from the board, committee, or commission if they were not adequately representing the City. Ms. Dean asked if there were any additional questions.

Councilmember Phipps noted there were various references throughout the document for the Mayor and Mayor Pro Tem. He requested language be added somewhere in the document to clarify all rules or procedures for the Mayor would apply to the Mayor Pro Tem in the absence of the Mayor. He also suggested language be added to specify that electing a Councilmember to serve as the Mayor Pro Tem in the absence of the Mayor and Mayor Pro Tem be required during an open meeting so it was clear when that nomination, voting, and duration of the responsibility would be necessary.

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Councilmember Phipps wondered how soon the minutes needed to be available to the public because he was under the impression it was sooner than 30 days following the meeting. Ms. Dean responded the recording would need to be available immediately following the meeting and the policy session minutes would need to be published three days following the meeting of their adoption. She expressed her concern with the current challenges of producing the draft minutes in final form within the 30 day time period following the work session meetings. She noted rough draft minutes could be produced within that time frame upon request. Mayor Shepherd stated the Council preferred to see the minutes sooner but felt things would be fine as long as the City was meeting State Code.

Mr. Allen pointed out one of the elected officials was not present at the meeting. He mentioned the Council Rules of Order and Procedures would be coming back to the Council for final consideration and asked the Council if the discussion warranted another work session. There was a discussion about how to proceed with the corrections, review, and if another work session would be necessary. The consensus of the Council was to have staff make the changes discussed, send the redlined version and updated version of the document to the Mayor and Council for a review, allow a period of time for feedback, hold another work session meeting only if there were items warranting a discussion beyond grammatical content, and setting a date for consideration on a future policy session agenda.

Ms. Dean expressed appreciation to the Mayor and Council for its in-depth review of the document and the feedback which was provided.

DISCUSSION ON THE FISCAL YEAR 2020 BUDGET

JJ Allen, City Manager, stated the current discussion on the budget was meant to allow time for questions on any line items in the drafted Fiscal Year 2020 (FY20) budget. Councilmember Peterson asked if there was a line item in the budget for the Council's float for the Fourth of July. Lee Naylor, Accountant, pointed out it was a line item in the Fourth of July budget account.

Councilmember Phipps stated he had some questions but due to the lateness of the hour would not want to consume the Council's time on it, so he would get with staff for answers to his concerns and address them if necessary at a later date during the budgeting process.

Councilmember Roper indicated he currently had no concerns to discuss.

Councilmember Thompson expressed his concern about the continued and growing net loss of the Clearfield Aquatic and Fitness Center (CAFC). He questioned if there was anything that could be done to mitigate the loss to help with concerns for its fiscal sustainability. There was a discussion about the amount of money that was provided each year to subsidize the CAFC in comparison to its benefits and the efforts towards cost recovery.

Councilmember Thompson expressed his concern and worry the City's surplus was decreasing. Mayor Shepherd pointed out the City had a conservative budget and typically held more in reserves than was allowed; therefore, its surplus funds were being used towards one-time capital projects.

Mayor Shepherd commented many decisions previous councils made affected future council decisions. He explained a previous council's decision to commit funds from the Community Development and Renewal Agency (CDRA) to subsidize the CAFC likely impacted the development opportunities for the City. He reiterated the decisions made by that council affected people for several years down the road. He stated the questions asked were good and evidence of concerns for the future. Councilmember Thompson stated he understood the CAFC had value and added to the community. Mr. Allen indicated there were only a few functions of the City which were revenue generating, but most were either entirely or partially subsidized. He continued budgeting was an exercise in prioritization to determine the core governmental functions and balancing those priorities with the available resources.

Councilmember Peterson moved to adjourn at 9:11 p.m., seconded by Councilmember Thompson. The motion carried upon the following vote: Voting AYE – Councilmember Peterson, Phipps, Roper, and Thompson. Voting NO – None. Councilmember Bush was not present for the vote.

DRAFT

STAFF REPORT

TO: Mayor Shepherd and City Council Members

FROM: Brad McIlrath, Senior Planner

MEETING DATE: Tuesday, July 23, 2019

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

STAFF RECOMMENDATION

Staff recommends that the Clearfield City Council **approve as conditioned, FSP 1906-0001,** the final subdivision plat for the MODA Clearfield Townhomes subdivision.

PLANNING COMMISSION RECOMMENDATION

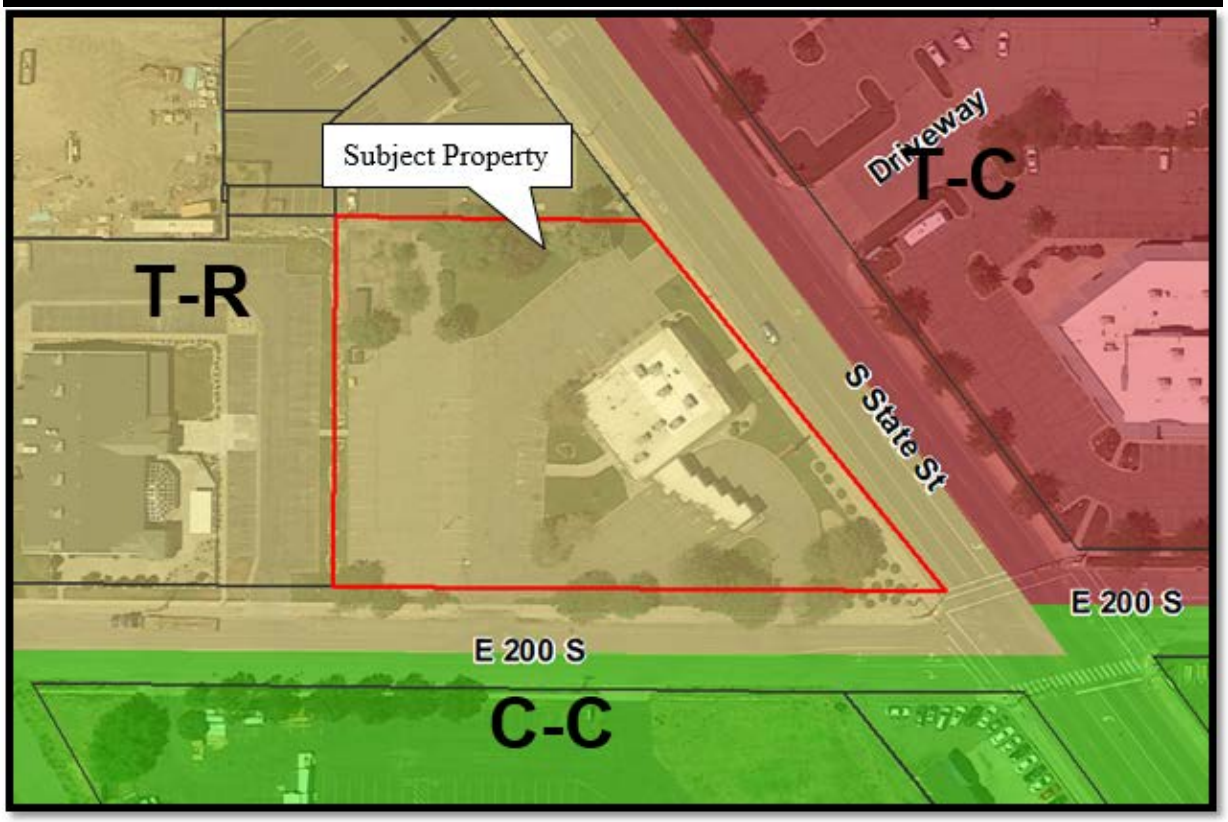
On July 10, 2019, the Planning Commission recommend **APPROVAL** to the Clearfield City Council for **FSP 1906-0001**, a final subdivision plat request by JF Capital for the MODA Clearfield Townhomes, a 41-unit townhome subdivision for the property located at 180 S. State Street (TIN: 12-001-0132).

PROJECT SUMMARY

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

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

Aerial Image & Zoning



DESCRIPTION / BACKGROUND

The applicant is requesting final subdivision plat approval for the proposed 41-unit townhome subdivision. Preliminary subdivision plat approval and site plan approval were granted by the

Planning Commission on September 5, 2018. A copy of the notice of decision for the site plan approval is attached to this report for reference. As a project located in the Downtown Clearfield Form-Based Code (FBC) area, this project must comply with all applicable building type and development standards outlined in that code.

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

FINAL SUBDIVISION PLAT REVIEW

This site is the former location of a Wells Fargo Bank branch and is located east of the Talia Event Center and west of the Clearfield Town Centre commercial center. As part of this development the applicant proposes to subdivide the property to have individual lots for each townhome. The developer's intent is to own the project and manage it, but have the flexibility to sell the individual units in the future. The preliminary plat showed a six foot (6') Mountain States telephone utility easement along the west property line. As is typically required, the plat will need to be revised to show a minimum ten foot (10') perimeter public utility easement around the entire project along with all other easements on the property. The proposed plat indicates the individual units as private area, the garage approaches and porches as limited common area, and all other areas that do not include a cross hatch as common area.

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

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

Public Right-of-Way Dedications
As part of the Downtown Clearfield FBC, specific right-of-way improvements are required for each street frontage. Chapter 4 of the FBC outlines the types of streets and the design required for each frontage. This project is located on the corner of 200 South and State Street. In the FBC, the appropriate street design for 200 South adjacent to this project would be the residential

street. The final plat complies with the minimum sidewalk and park strip design of five feet (5') wide for each. The residential street also requires a twelve foot (12') travel lane and seven foot (7') wide parallel parking spaces adjacent to the curb and gutter. In Clearfield City, the property line begins one foot (1') behind the back of the sidewalk to allow for maintenance. The final plat and improvement drawings will need to be modified to show one foot (1') spacing from property line to back of sidewalk and any right-of-way dedication needed to accommodate the travel lane and parallel parking on this side of the street.

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

Final Plat Materials

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

CORRESPONDING POLICY PRIORITY (IES)

Improving Clearfield's Image, Livability and Economy

This development corresponds with this policy priority by providing *beautification* of land that that has remained unused since the closure of the Wells Fargo branch. This development will improve Clearfield's image, livability, and local economy by improving this land, adding additional housing choices, and providing residential within near proximity of commercial uses. With compliance to

ordinance standards, this development will provide additional open space, pedestrian connections, and public street improvement that will improve this area.

CITY DEPARTMENT / AGENCY REVIEW

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

PRIVATE COVENANTS AND RESTRICTIONS

Pursuant to City Code § 11-13-24, and as required to maintain the open space, the subdivision must submit homeowner association covenants, conditions, and restrictions (CC&R's) for the City's review. The purpose and requirement for CC&R's is to govern the maintenance and upkeep of the open space and detention basin of this development. The CC&R's are private contracts between the property owners' association and the individual home owners. While the City is not a party to this document, the City reviews it in terms of compliance with State and City code requirements related to the interests of the City. The review of the proposed CC&Rs by the City Attorney, Planning Commission and the City Council, will insure the required elements and items are included in the documents necessary to the City that will be recorded with the County in conjunction with the subdivision plat. These CC&Rs will run with the land and final review is subject to the City Attorney's comments prior to final plat recordation.

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

Specific Provision		Inclusion in CC&R's
All covenants, conditions and restrictions shall include management policies which shall set forth the quality of maintenance that will be performed and who is to be responsible for said maintenance within said condominium development. Said document shall, at a minimum, contain the following:		
1)	The establishment of a private association or corporation responsible for all maintenance, which shall levy the cost thereof as an assessment to each unit owner	INCLUDED. Section 5 "Maintenance" outlines the association and owner responsibilities for maintenance. Section 6 "Assessments" establishes the procedures for collection of assessments for

	within the townhome development.	each townhome owner. Exhibit C provides a maintenance chart for the development.
2)	The establishment of a management committee, with provisions setting forth the number of persons constituting the committee, the method of selection and the powers and duties of said committee and including the person, partnership or corporation with property management expertise and experience who shall be designated to manage the maintenance of the common areas and facilities in an efficient and quality manner.	INCLUDED. Exhibit B "Bylaws of Clearfield Townhomes Homeowners Association" outlines the organization of, powers and obligations, and operating practices for the homeowners association with a Board of Directors. Language is provided to outline the powers and duties of the Board of Directors. Section 13.1 "Professional Management" allows the association to be managed by a professional management company with selection by the Board of Directors. Section 5 "Maintenance" provides clarification of the responsibility of the association in the maintenance of the development.
3)	The method of calling a meeting of the members of the corporation or association, with the members thereof that will constitute a quorum authorized to transact business.	INCLUDED. Exhibit B "Bylaws of Clearfield Townhomes Homeowners Association" outlines the authority and procedures for meetings and process to transact business for the HOA.
4)	The manner of collection from unit owners for their share of common expenses and the method of assessment.	INCLUDED. Section 6 "Assessments" outlines the procedure and manner for collection of expenses for the common expenses of the HOA.
5)	Provisions as to percentage of votes by unit owners which shall be necessary to determine whether to rebuild, repair and restore or sell property in the event of damage or destruction of all or part of the project.	INCLUDED. Section 5 "Maintenance" outlines the process for maintenance and upkeep of the development subject to standards. This section outlines the authority of the Board of Directors to assume the maintenance responsibility over a Lot or Living Unit if the owner is unable or unwilling to maintain such unit. The Board will have the right to levy an individual assessment to recover the cost of the maintenance.

6)	The method and procedure by which the declaration may be amended.	INCLUDED. Exhibit B Section 7 "Amendments to Bylaws" Provides direction for amendments to the declaration and the procedure by which it may be accomplished.

PUBLIC COMMENT

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

CONDITIONS OF APPROVAL

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

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

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

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

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

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

6) The applicant is responsible for the replacement or repair of deteriorated, damaged or missing surface improvements surrounding the perimeter of the subdivision. This

includes, but is not limited to: curb and gutter, sidewalks, landscaping park strip improvements, driveways, etc.

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

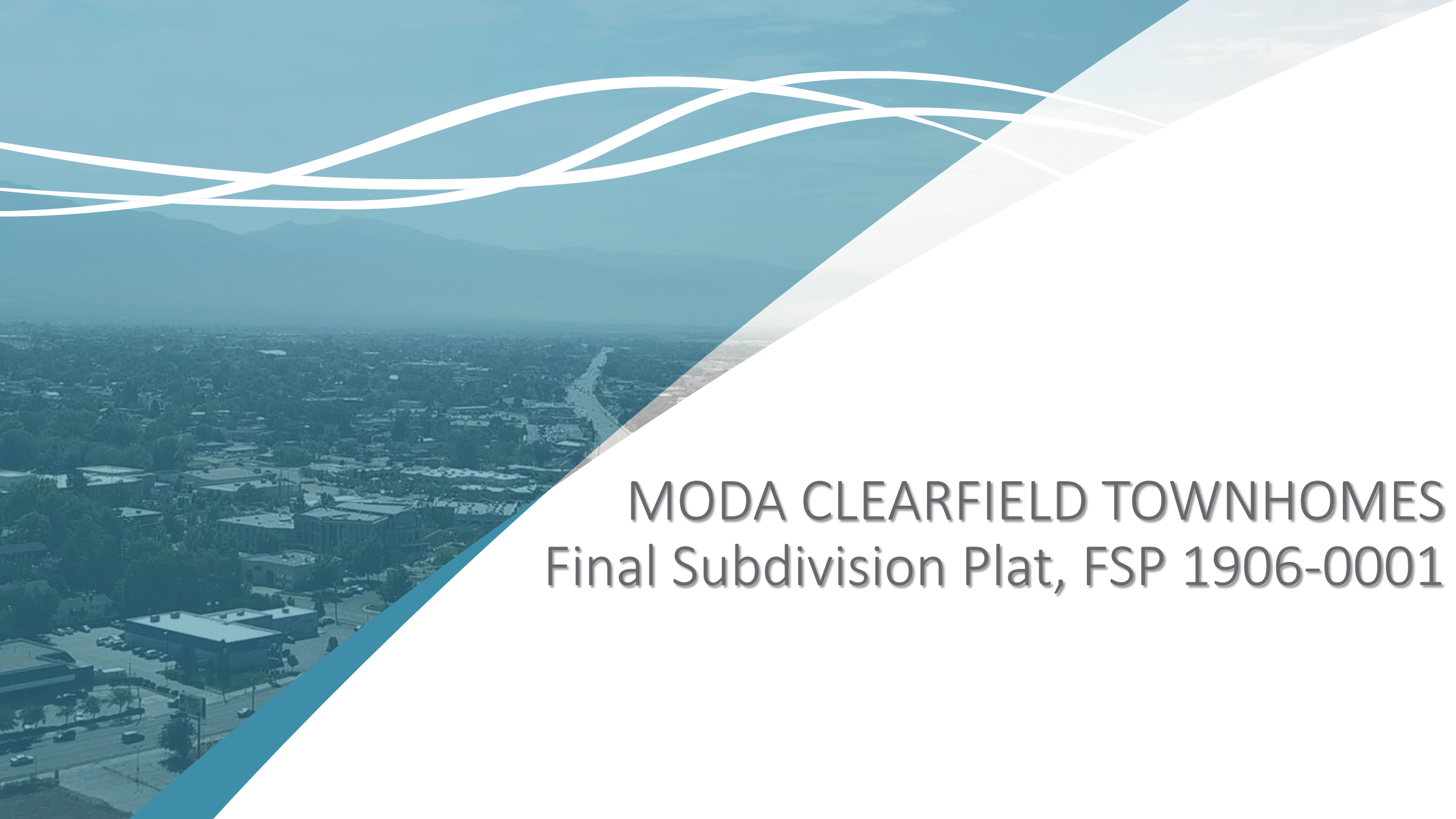
LIST OF ATTACHMENTS

1. Plat, plans and review letters
2. Presentation

Clearfield City Council Policy Session

July 23, 2019





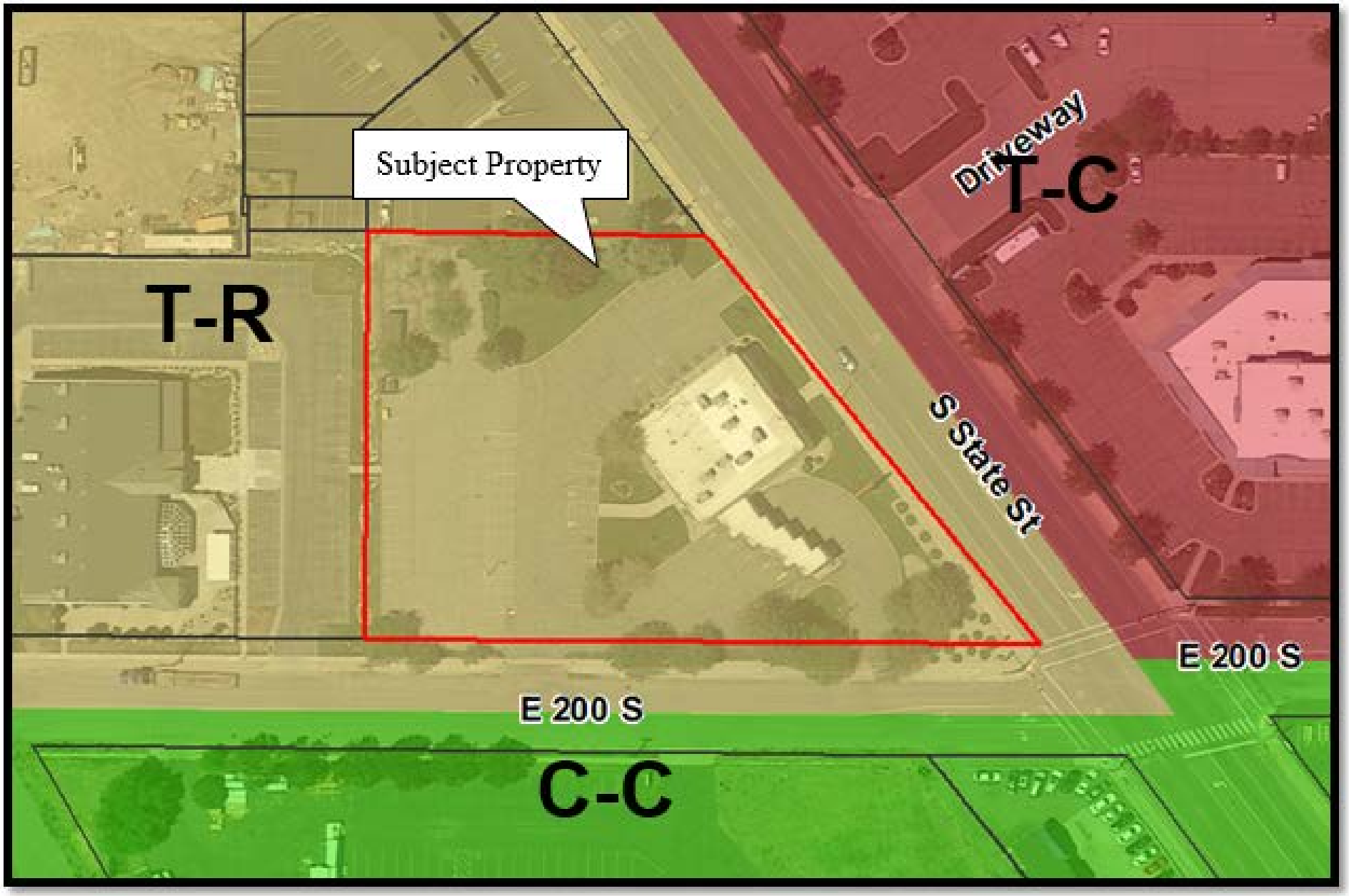
MODA CLEARFIELD TOWNHOMES
Final Subdivision Plat, FSP 1906-0001



Background Information

- Location of former Wells Fargo Bank.
- Granted preliminary subdivision approval and site plan approval on September 5, 2018.
- Located in T-R (Town Residential) Zone which allows townhomes.

Aerial Image & Zoning

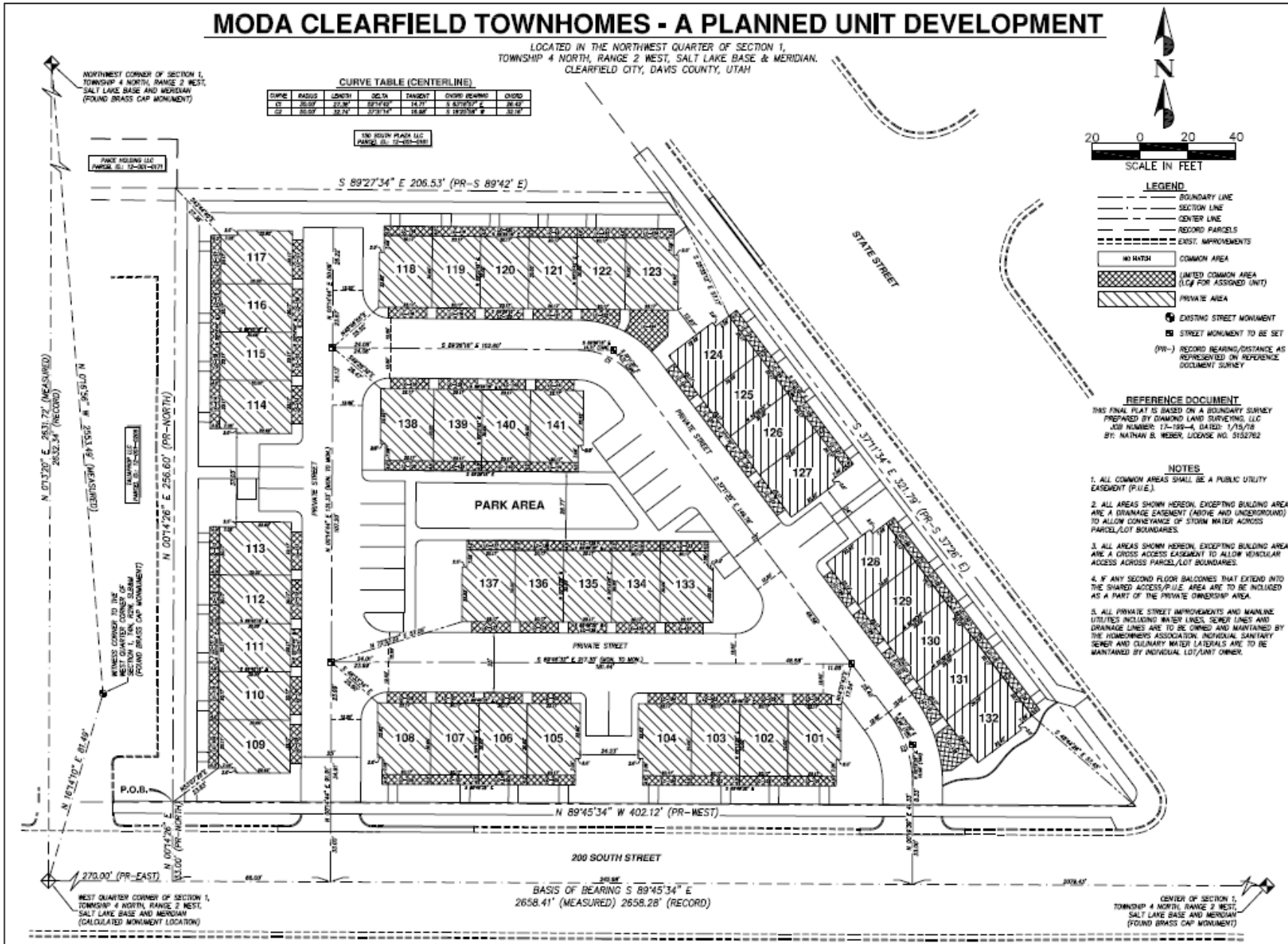



WELLS
FARGO



MODA CLEARFIELD TOWNHOMES - A PLANNED UNIT DEVELOPMENT

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



LEGEND

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

REFERENCE DOCUMENT

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

NOTES

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

SURVEYOR'S CERTIFICATE

I, ROBERT LAW, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR WITH PEPG CONSULTING, LLC, AND THAT I HOLD CERTIFICATE NO. 8379981 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOW AS MODA CLEARFIELD TOWNHOMES- A PLANNED UNIT DEVELOPMENT AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 200 SOUTH STREET; SAID POINT BEING SOUTH 89°45'34" EAST, ALONG THE SECTION LINE, 270.0 FEET AND NORTH 00°14'26" EAST, 33.00 FEET FROM THE WEST QUARTER CORNER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN; AND RUNNING THENCE NORTH 00°14'26" EAST, 256.60 FEET; THENCE SOUTH 89°27'34" EAST 206.53 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE STREET; THENCE SOUTH 37°13'34" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 321.79 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 200 SOUTH STREET; THENCE NORTH 89°45'34" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 402.12 FEET TO THE POINT OF BEGINNING.

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

ROBERT LAW — DATE

OWNERS' CERTIFICATE AND DEDICATION

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

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

ACKNOWLEDGMENT

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

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

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

Commission Expires _____ Print Name of Notary

UTILITY DEDICATION

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

RESERVATION OF COMMON AREAS

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

MODA CLEARFIELD TOWNHOMES
A PLANNED UNIT DEVELOPMENT

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

PREPARED BY:
PEPG CONSULTING LLC
6070 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2291 • FAX: (801) 562-2551
DATE: MAY 29, 2018 — FILE: 1341.1018\dwg\plat-01

CITY ATTORNEY'S APPROVAL
APPROVED THIS ____ DAY OF _____ 20____
BY THE CLEARFIELD CITY ATTORNEY
CLEARFIELD CITY ATTORNEY

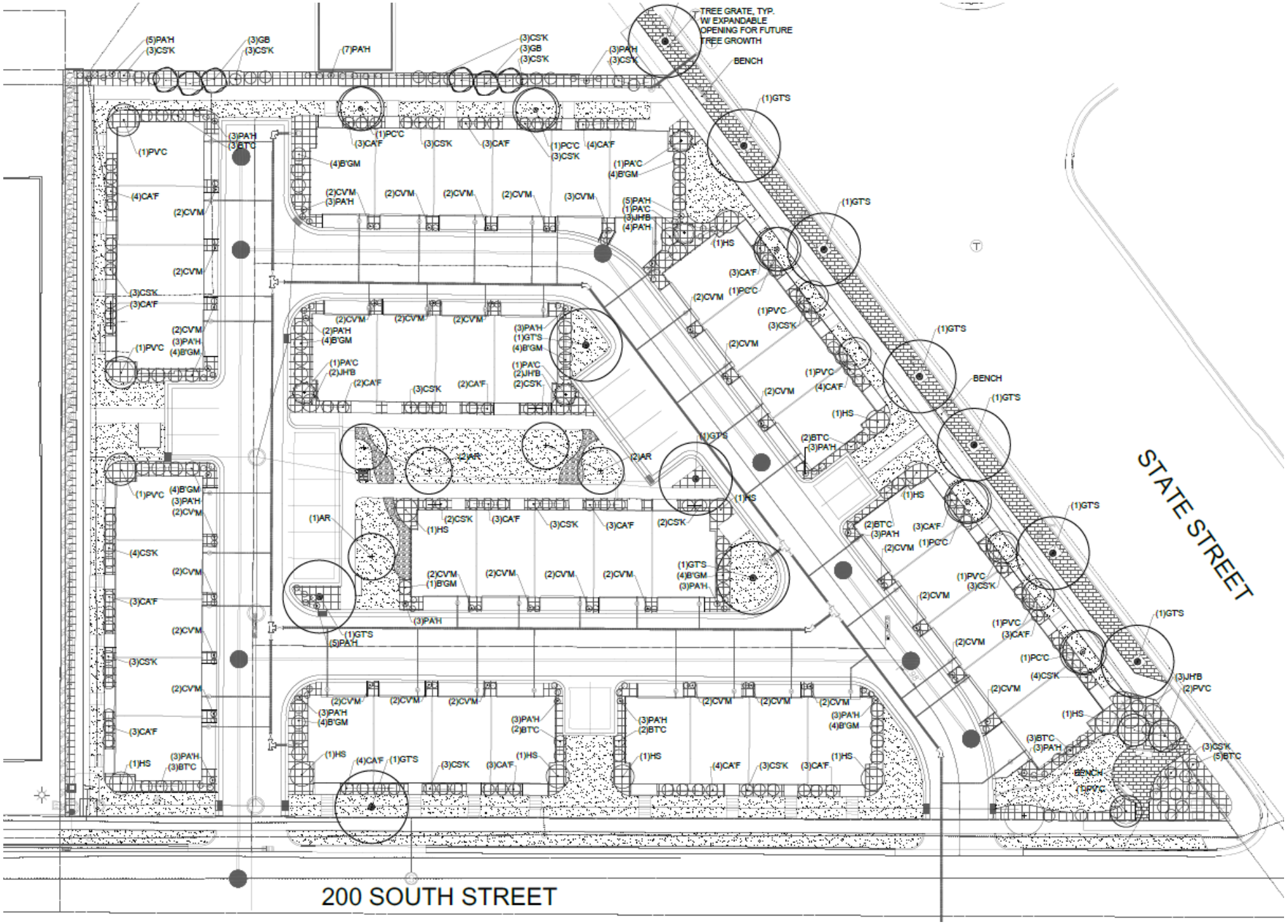
PLANNING COMMISSION APPROVAL
APPROVED THIS ____ DAY OF _____ 20____
BY THE CLEARFIELD CITY PLANNING COMMISSION.
CHAIRMAN, CLEARFIELD CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL
APPROVED THIS ____ DAY OF _____ 20____
BY THE CLEARFIELD CITY ENGINEER.
CLEARFIELD CITY ENGINEER

CITY COUNCIL APPROVAL
APPROVED THIS ____ DAY OF _____ 20____ BY THE CLEARFIELD CITY COUNCIL.
ATTEST: _____ CLEARFIELD CITY RECORDER
CLEARFIELD CITY MAYOR

DAVIS COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD & RECORDED THIS ____ DAY OF _____ 20____ AT
TIME _____ IN BOOK _____ OF OFFICIAL RECORDS PAGE _____
DAVIS COUNTY RECORDER


EX. POWER POLE
ROCK RETAINING WALL REQ'D
FIRE HYDRANT REQ'D
BIKE PARKING REQ'D
30" HIGH BACK C&G REQ'D (SEE DETAIL-C ON SHEET C8.0)
EX. WATER MANHOLE
STATE STREET
EX. STREET LIGHT
EX. FIRE HYDRANT
ASPHALT PAVEMENT REQ'D (SEE DETAIL-A ON SHEET C8.0)
PARK AREA
BENCH REQ'D (TYP.)
4" WATERWAY REQ'D (SEE DETAIL-D ON SHEET C8.0)
30" MOUNTABLE C&G REQ'D (TYP.) (SEE DETAIL-C ON SHEET C8.0)
EX. LIGHT POLE
EX. STORM DRAIN BOX
EX. BUS STOP SIGN
EX. ELEC. EQUIPMENT
EX. SIGNAL POLE
CURB RADIUS DRIVEWAY APPROACH REQ'D (SEE DETAIL-E ON SHEET C8.0)
200 SOUTH STREET


TREE GRATE, TYP. W/ EXPANDABLE OPENING FOR FUTURE TREE GROWTH
BENCH
STATE STREET
200 SOUTH STREET

Staff Recommendation – Final Subdivision Plat

On July 10th, 2019, the Planning Commission recommend **APPROVAL** to the Clearfield City Council for **FSP 1906-0001**, a final subdivision plat request by JF Capital for the MODA Clearfield Townhomes, a 41-unit townhome subdivision for the property located at 180 S. State Street (TIN: 12-001-0132).This recommendation is based on the discussion and findings in the Staff Report and is subject to the following conditions of approval:

1) Plans shall be revised to address Clearfield City Engineering requirements prior to obtaining final signatures on the plat and recording of that plat.
2) The applicant shall record the CC&R's for the homeowner's association with the final subdivision plat.
3) The developer shall install of the public right of way improvements required by the Downtown Clearfield Form-Based Code for the frontages along 200 South and State Street.
4) The final subdivision plat shall dedicate all sidewalk and park strip improvements as part of the public right of ways for 200 South and State Street. All sidewalks required as part of the street improvements shall be located within a public right of way.
5) The subdivision civil and improvement drawings shall be revised to match the final approved site plan drawings once that approval is granted. This includes all streetscape designs, private amenities, landscaping plans, etc.
6) The applicant is responsible for the replacement or repair of deteriorated, damaged or missing surface improvements surrounding the perimeter of the subdivision. This includes, but is not limited to: curb and gutter, sidewalks, landscaping park strip improvements, driveways, etc.
7) An escrow or bond agreement for the public improvements will be subject to approval by the City Engineer and City Attorney and be established prior to any permits being issued for the property or plat being recorded. The financial security shall be established prior to recordation of the Final Plat as outlined in Section 12-4-6 of the Subdivision Ordinance.

MODA CLEARFIELD TOWNHOMES - A PLANNED UNIT DEVELOPMENT

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



CURVE TABLE (CENTERLINE)

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

N
20 0 20 40
SCALE IN FEET

LEGEND

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

REFERENCE DOCUMENT

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

NOTES

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

SURVEYOR'S CERTIFICATE

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

BOUNDARY DESCRIPTION

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

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

ROBERT LAW _____ DATE _____

OWNERS' CERTIFICATE AND DEDICATION

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

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

ACKNOWLEDGMENT

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

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

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

Commission Expires _____ _____ Print Name of Notary

UTILITY DEDICATION

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

RESERVATION OF COMMON AREAS

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

MODA CLEARFIELD TOWNHOMES
A PLANNED UNIT DEVELOPMENT

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

PREPARED BY:

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

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

CITY ATTORNEY'S APPROVAL

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

CLEARFIELD CITY ATTORNEY

PLANNING COMMISSION APPROVAL

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

CHAIRMAN, CLEARFIELD CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

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

CLEARFIELD CITY ENGINEER

CITY COUNCIL APPROVAL

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

ATTEST: _____ CLEARFIELD CITY RECORDER _____ CLEARFIELD CITY MAYOR

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

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

TIME _____ IN BOOK _____ OF OFFICIAL RECORDS PAGE _____

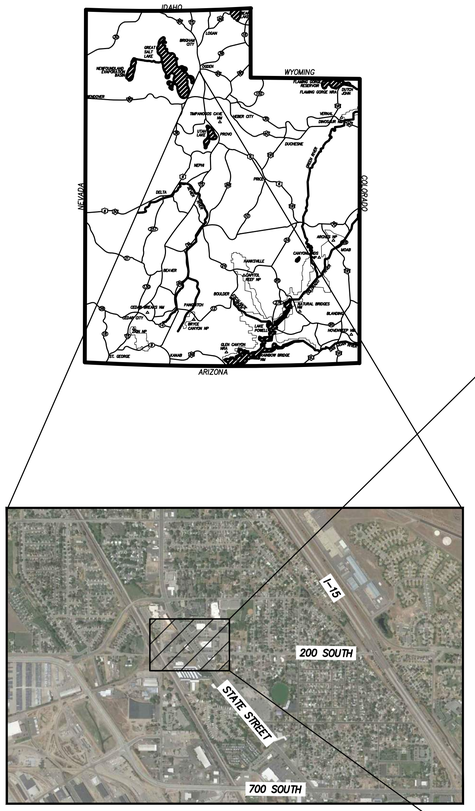
DAVIS COUNTY RECORDER

REVISIONS			
	DESCRIPTION	DATE	SHEETS AFFECTED

MODA CLEARFIELD TOWNHOMES
200 SOUTH STATE STREET
CLEARFIELD, UT

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

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





VICINITY MAP
NOT TO SCALE

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

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

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

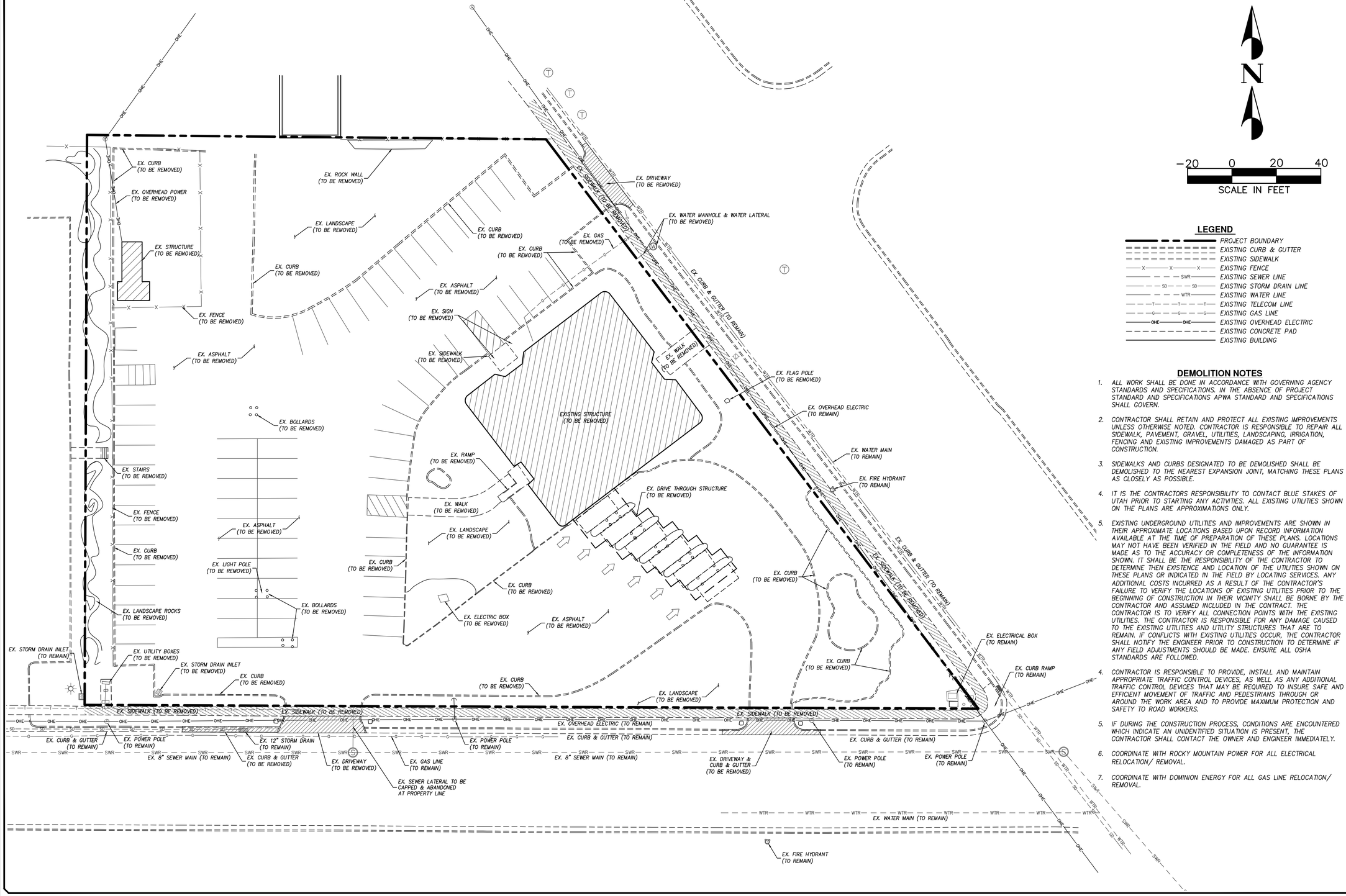
REGISTERED PROFESSIONAL ENGINEER
No. 7544732
RYAN KITCHEN
6-3-19
STATE OF UTAH

Blue Stakes of UTAH811
Bluestakes.org

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

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

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



N

−20 0 20 40

SCALE IN FEET

LEGEND

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

DEMOLITION NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH GOVERNING AGENCY STANDARDS AND SPECIFICATIONS. IN THE ABSENCE OF PROJECT STANDARD AND SPECIFICATIONS APWA STANDARD AND SPECIFICATIONS SHALL GOVERN.
2. CONTRACTOR SHALL RETAIN AND PROTECT ALL EXISTING IMPROVEMENTS UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL SIDEWALK, PAVEMENT, GRAVEL, UTILITIES, LANDSCAPING, IRRIGATION, FENCING AND EXISTING IMPROVEMENTS DAMAGED AS PART OF CONSTRUCTION.
3. SIDEWALKS AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.
4. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT BLUE STAKES OF UTAH PRIOR TO STARTING ANY ACTIVITIES. ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATIONS ONLY.
5. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THEN EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE. ENSURE ALL OSHA STANDARDS ARE FOLLOWED.
6. CONTRACTOR IS RESPONSIBLE TO PROVIDE, INSTALL AND MAINTAIN APPROPRIATE TRAFFIC CONTROL DEVICES, AS WELL AS ANY ADDITIONAL TRAFFIC CONTROL DEVICES THAT MAY BE REQUIRED TO INSURE SAFE AND EFFICIENT MOVEMENT OF TRAFFIC AND PEDESTRIANS THROUGH OR AROUND THE WORK AREA AND TO PROVIDE MAXIMUM PROTECTION AND SAFETY TO ROAD WORKERS.
7. IF DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH INDICATE AN UNIDENTIFIED SITUATION IS PRESENT, THE CONTRACTOR SHALL CONTACT THE OWNER AND ENGINEER IMMEDIATELY.
8. COORDINATE WITH ROCKY MOUNTAIN POWER FOR ALL ELECTRICAL RELOCATION/ REMOVAL.
9. COORDINATE WITH DOMINION ENERGY FOR ALL GAS LINE RELOCATION/ REMOVAL.

NO.	DESCRIPTION	DATE	APP'D

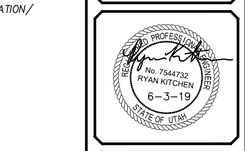
ORIG. DATE: 7/18
SURVEY BY: DIAMOND L.S.
DRAWN BY: TRC/RTD
DESIGNED BY: TRC/RTD
CHECKED BY: RLK
SCALE: 1"=20'

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

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

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

CLEARFIELD
CITY



SHEET NO. C1.0





LEGEND

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

SITE NOTES

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

NO.	DESCRIPTION	DATE	APP'D

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

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

MODA CLEARFIELD TOWNHOMES

SITE PLAN

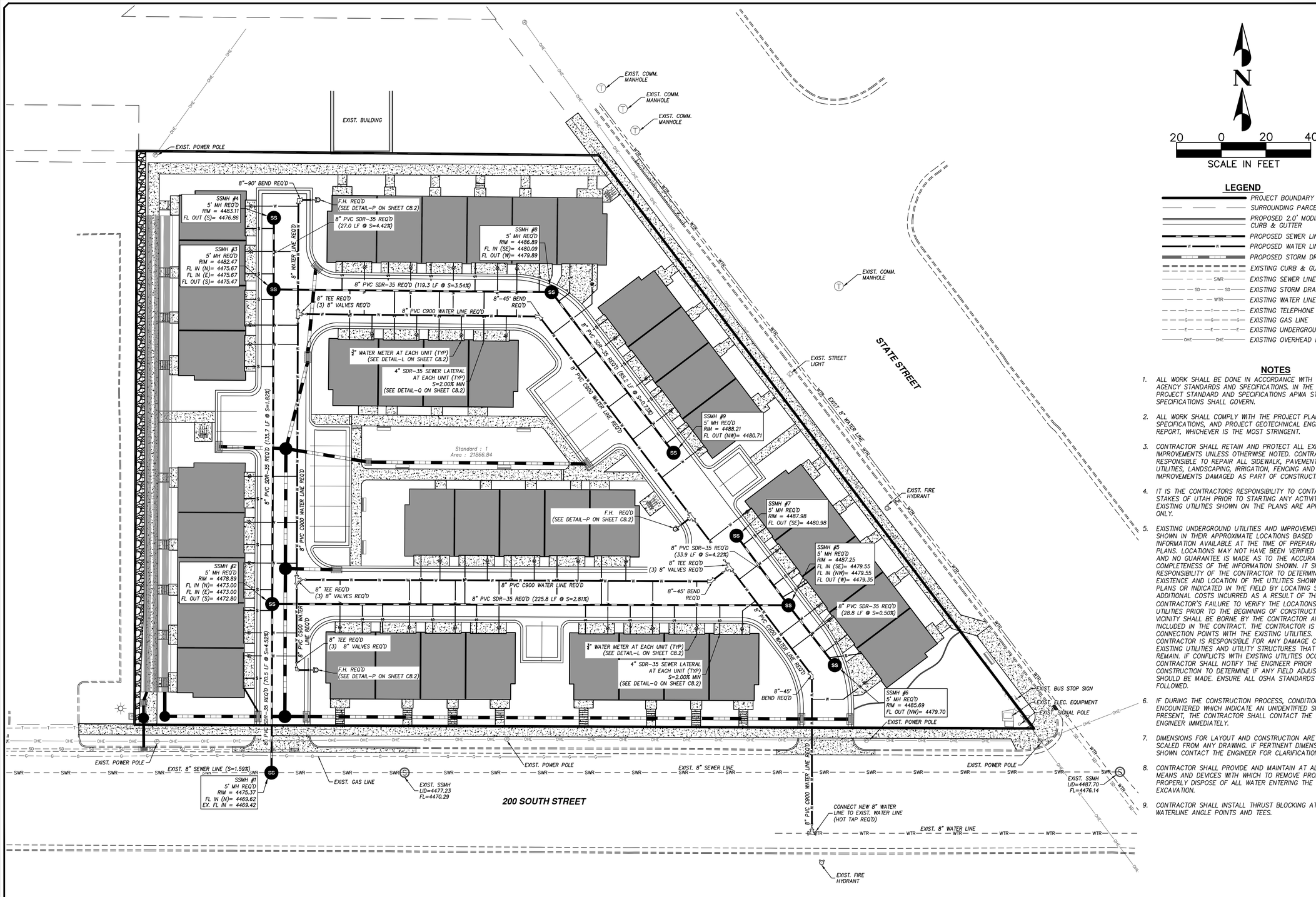
180 SOUTH STATE STREET
CLEARFIELD, UT 84015

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

CLEARFIELD

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

SHEET NO. **C2.0**



N

20 0 20 40

SCALE IN FEET

LEGEND

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

NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH GOVERNING AGENCY STANDARDS AND SPECIFICATIONS. IN THE ABSENCE OF PROJECT STANDARD AND SPECIFICATIONS APWA STANDARD AND SPECIFICATIONS SHALL GOVERN.
2. ALL WORK SHALL COMPLY WITH THE PROJECT PLANS, PROJECT SPECIFICATIONS, AND PROJECT GEOTECHNICAL ENGINEERING REPORT, WHICHEVER IS THE MOST STRINGENT.
3. CONTRACTOR SHALL RETAIN AND PROTECT ALL EXISTING IMPROVEMENTS UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL SIDEWALK, PAVEMENT, GRAVEL, UTILITIES, LANDSCAPING, IRRIGATION, FENCING AND EXISTING IMPROVEMENTS DAMAGED AS PART OF CONSTRUCTION.
4. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT BLUE STAKES OF UTAH PRIOR TO STARTING ANY ACTIVITIES. ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATIONS ONLY.
5. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THEN EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE. ENSURE ALL OSHA STANDARDS ARE FOLLOWED.
6. IF DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH INDICATE AN UNIDENTIFIED SITUATION IS PRESENT, THE CONTRACTOR SHALL CONTACT THE OWNER AND ENGINEER IMMEDIATELY.
7. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN CONTACT THE ENGINEER FOR CLARIFICATION.
8. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
9. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.

NO.	DESCRIPTION	DATE	APP'D

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

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

MODA CLEARFIELD TOWNHOMES

UTILITY PLAN

180 SOUTH STATE STREET
CLEARFIELD, UT 84015

DWG\UTILITY-01
DRAWING FILE

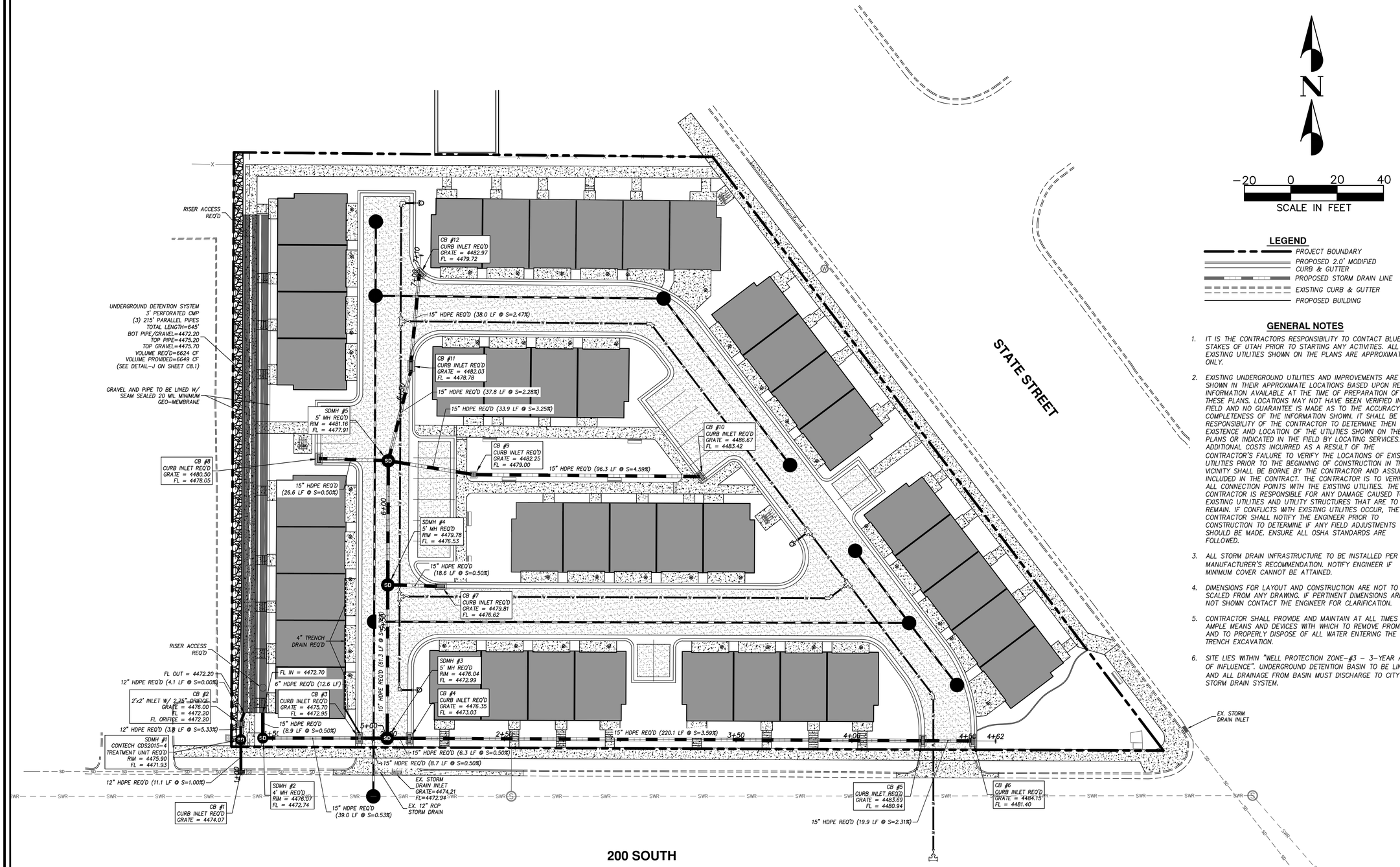
JUNE 3, 2019
LAST REVISED

1041.1619
PROJECT NUMBER

CLEARFIELD
CITY

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

SHEET NO. **C3.0**



LEGEND

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

GENERAL NOTES

1. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT BLUE STAKES OF UTAH PRIOR TO STARTING ANY ACTIVITIES. ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATIONS ONLY.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THEN EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE. ENSURE ALL OSHA STANDARDS ARE FOLLOWED.
3. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATION. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
4. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN CONTACT THE ENGINEER FOR CLARIFICATION.
5. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
6. SITE LIES WITHIN "WELL PROTECTION ZONE–#3 – 3–YEAR AREA OF INFLUENCE". UNDERGROUND DETENTION BASIN TO BE LINED AND ALL DRAINAGE FROM BASIN MUST DISCHARGE TO CITY'S STORM DRAIN SYSTEM.

NO.	DESCRIPTION	DATE	APP'D

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DRAWN BY: TRC/RTD
DESIGNED BY: TRC/RTD
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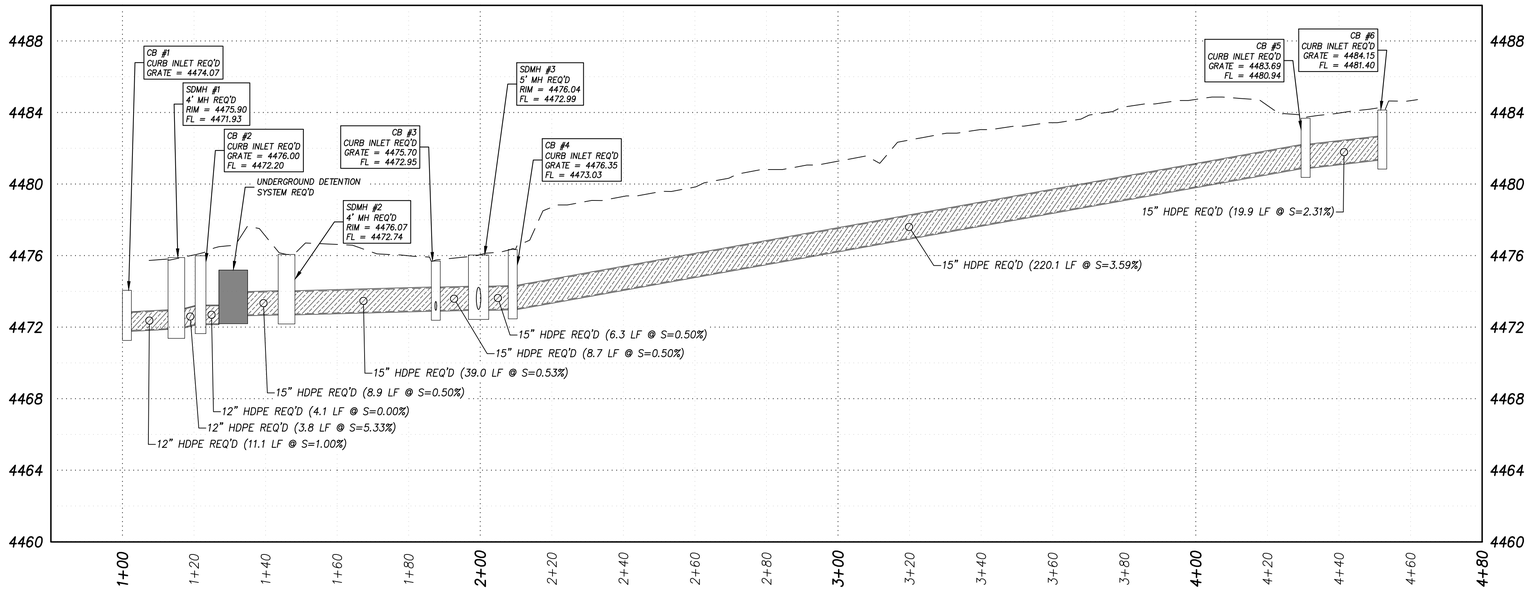
MODA CLEARFIELD TOWNHOMES
DRAINAGE PLAN
180 SOUTH STATE STREET
CLEARFIELD, UT 84015

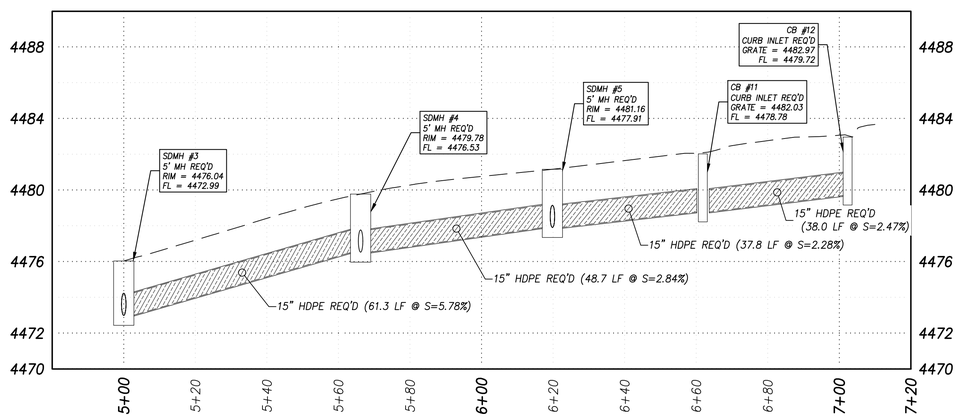
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1041.1819 — PROJECT NUMBER
DWG\DRAINAGE-01 — DRAWING FILE

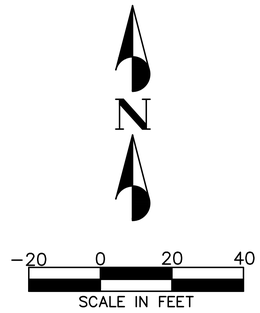
CLEARFIELD CITY

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

SHEET NO. **C4.0**







NO.	DESCRIPTION	DATE	APP'D

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

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

MODA CLEARFIELD TOWNHOMES

PLAN & PROFILE - DRAINAGE

180 SOUTH STATE STREET
CLEARFIELD, UT 84015

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

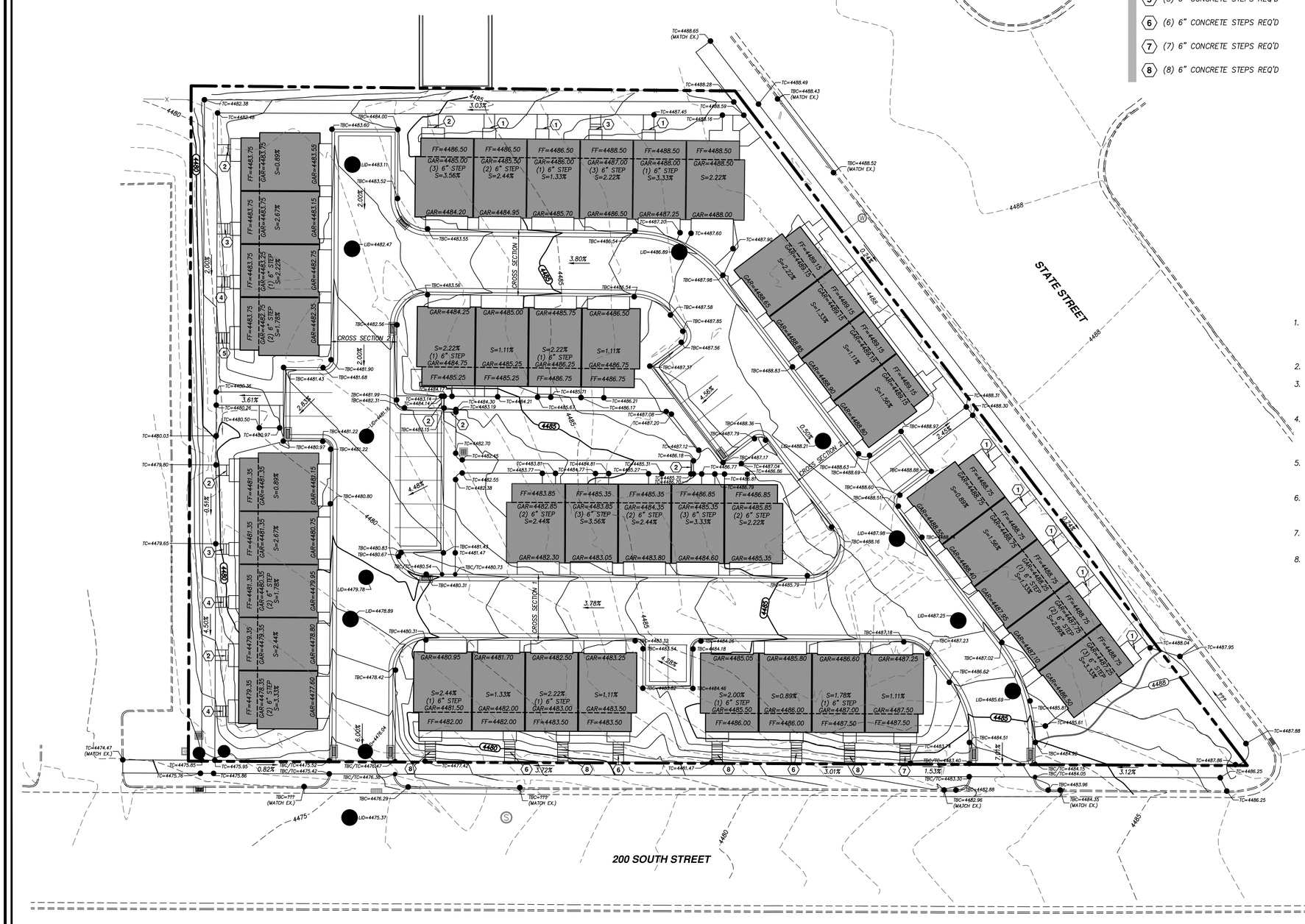
CLEARFIELD CITY



SHEET NO. **C4.1**

KEYNOTE LEGEND

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



N

−20 0 20 40

SCALE IN FEET

LEGEND

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

GRADING NOTES

1. CONTRACTOR SHALL RETAIN AND PROTECT ALL EXISTING IMPROVEMENTS UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL SIDEWALK, PAVEMENT, GRAVEL, UTILITIES, LANDSCAPING, IRRIGATION, FENCING AND EXISTING IMPROVEMENTS DAMAGED AS PART OF CONSTRUCTION.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND SPECIFICATIONS.
3. ALL WORK SHALL COMPLY WITH THE PROJECT PLANS, PROJECT SPECIFICATIONS, AND PROJECT GEOTECHNICAL ENGINEERING REPORT, WHICHEVER IS THE MOST STRINGENT.
4. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
5. THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
6. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT BLUE STAKES OF UTAH PRIOR TO STARTING ANY ACTIVITIES. ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATIONS ONLY.
7. CONTRACTOR SHALL ENSURE FINISHED GRADE SLOPES AWAY FROM ALL STRUCTURES ACCORDING TO BUILDING CODES AND AS SHOWN ON THIS PLAN.
8. FOR TYPICAL CROSS SECTION DETAILS 1 & 2 SEE DETAIL–A ON SHEET C7.0.

NO.	DESCRIPTION	DATE	APP'D

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

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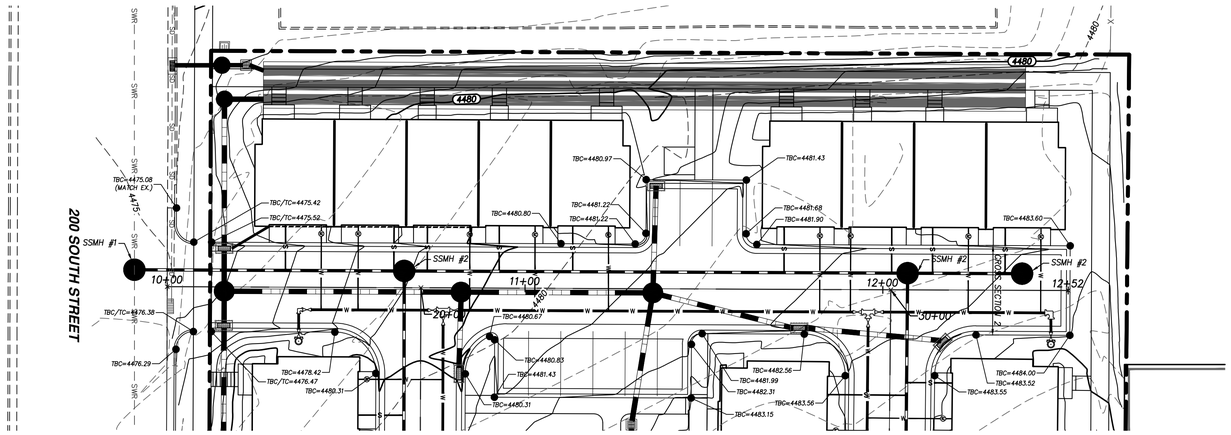
MODA CLEARFIELD TOWNHOMES
GRADING PLAN
180 SOUTH STATE STREET
CLEARFIELD, UT 84015

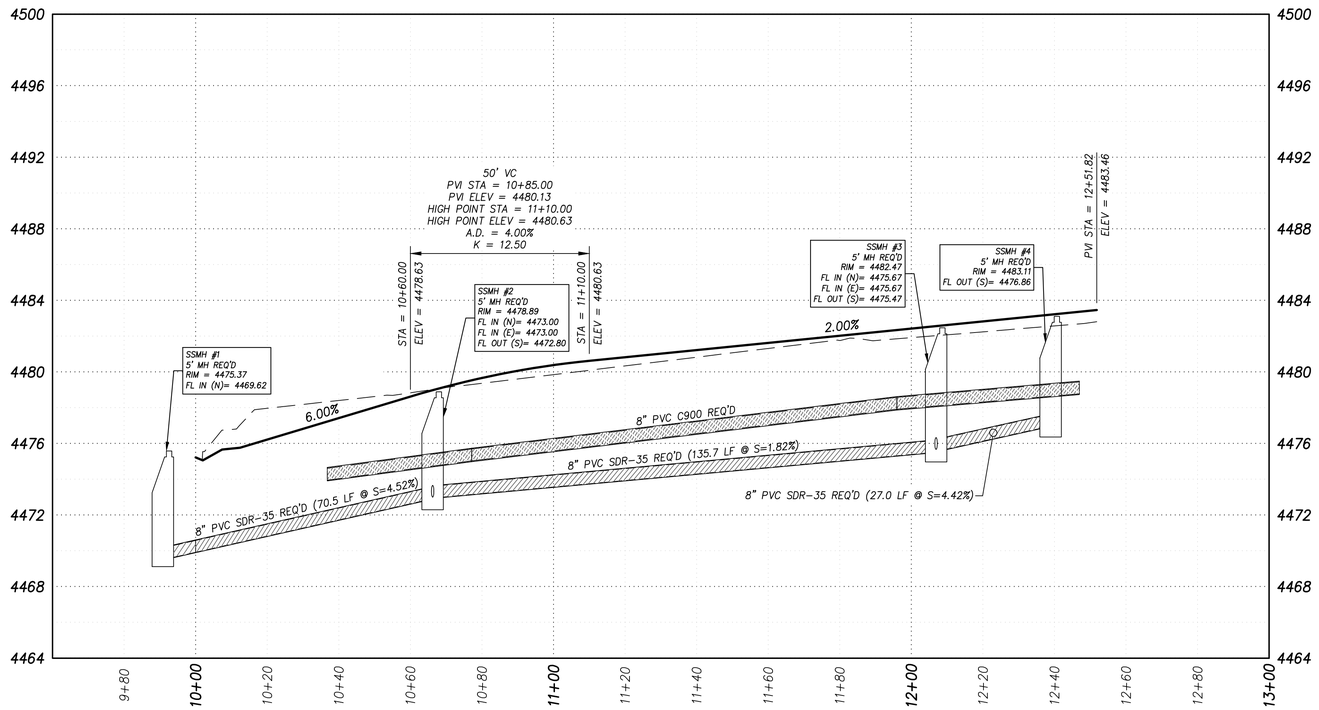
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DRAWING FILE
JUNE 3, 2019
LAST REVISED
1041.1819
PROJECT NUMBER

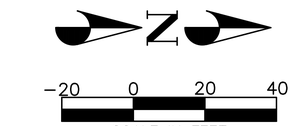
CLEARFIELD CITY

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

SHEET NO. **C5.0**







LEGEND

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

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

NO.	DESCRIPTION	DATE	APP'D

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

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GEOTECHNICAL - MATERIALS TESTING - INSPECTIONS

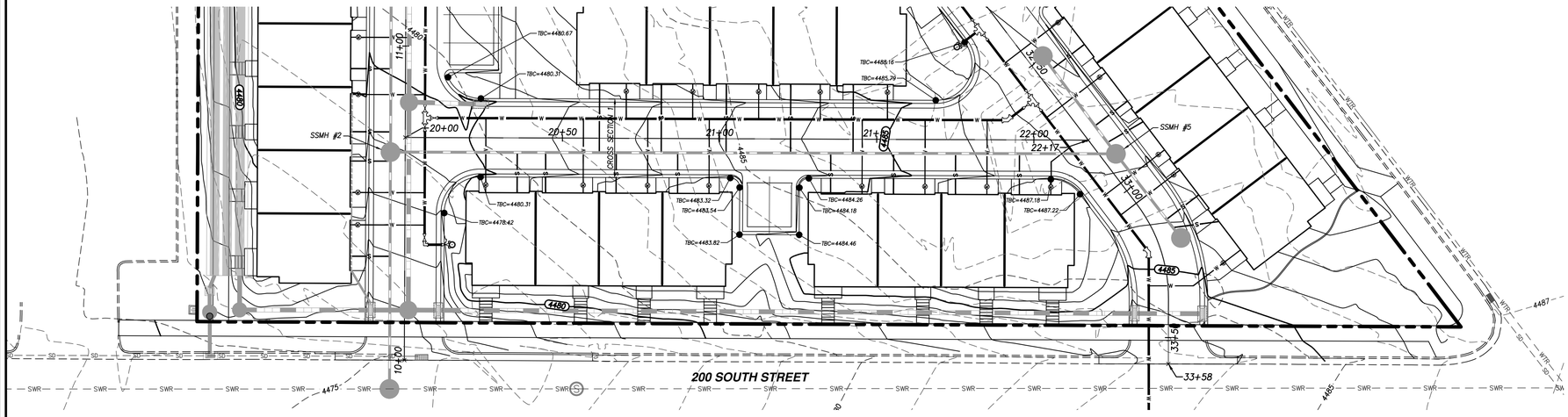
MODA CLEARFIELD TOWNHOMES
10+00~12+92 PLAN/PROFILE
180 SOUTH STATE STREET
CLEARFIELD, UT 84015

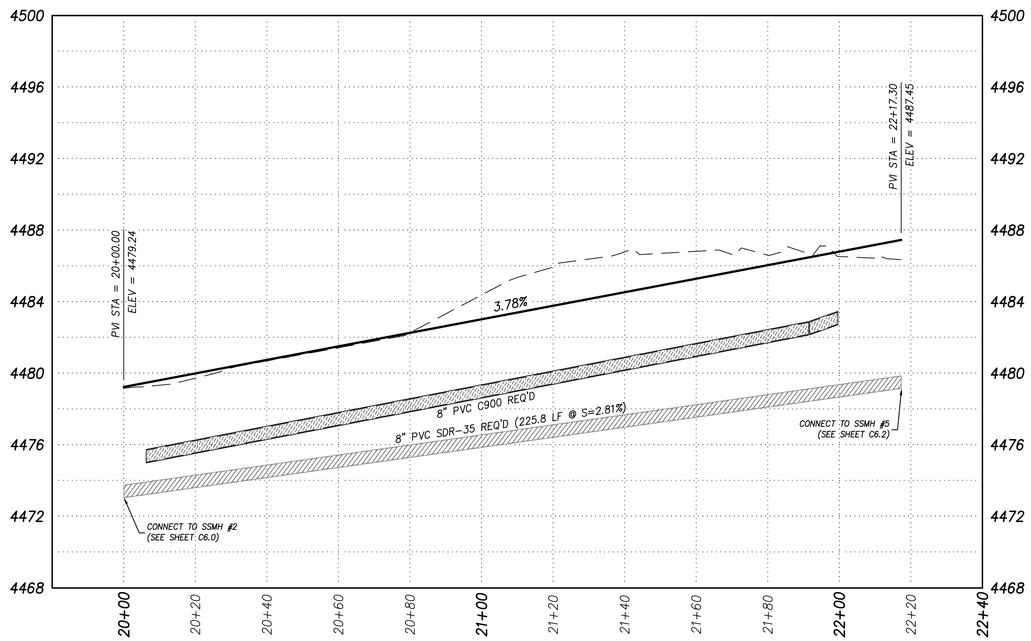
JUNE 3, 2019 — LAST REVISED
1041.1819 — PROJECT NUMBER
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CLEARFIELD CITY



SHEET NO. C6.0





N

−20 0 20 40

SCALE IN FEET

LEGEND

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

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NO.	DESCRIPTION	DATE	APP'D

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

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

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

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

CLEARFIELD
CITY

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

SHEET NO. C6.1

−20 0 20 40

SCALE IN FEET

LEGEND

- 5200 — EXISTING 5' CONTOUR
- 5201 — EXISTING 1' CONTOUR
- EXISTING CURB & GUTTER
- 5200 — PROPOSED 5' CONTOUR
- 5201 — PROPOSED 1' CONTOUR
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- PROPOSED BUILDING
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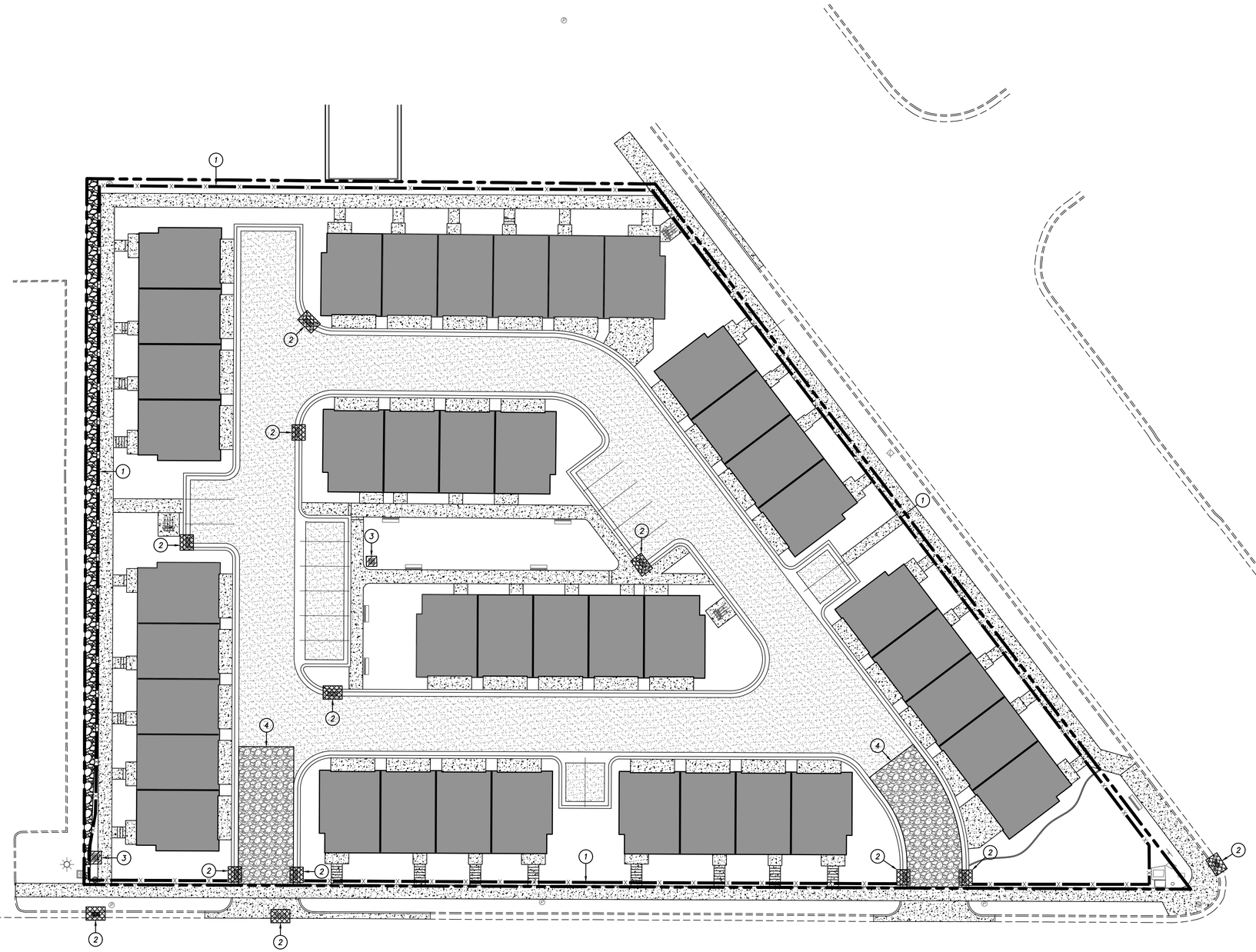
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CIVIL ENGINEERING - LAND SURVEYING - PROJECT MANAGEMENT
GEOTECHNICAL - MATERIALS TESTING - INSPECTIONS

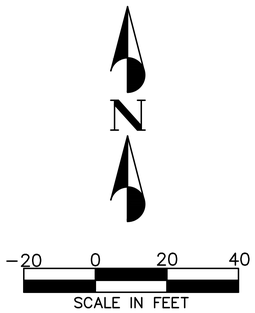
MODA CLEARFIELD TOWNHOMES
30+00~33+58 PLAN/PROFILE
180 SOUTH STATE STREET
CLEARFIELD, UT 84015

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

CLEARFIELD
CITY

SHEET NO. C6.2





LEGEND

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

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

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

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

EROSION NOTES

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

NO.	DESCRIPTION	DATE	APP'D

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

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

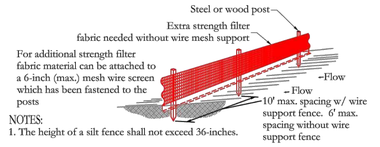
MODA CLEARFIELD TOWNHOMES
EROSION CONTROL PLAN
180 SOUTH STATE STREET
CLEARFIELD, UT 84015

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

CLEARFIELD CITY

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

SHEET NO. C7.0



NOTES:

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

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

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

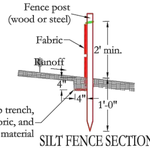
4. A trench shall be excavated approximately 4 inches wide and 4 inches deep along the line of posts and upslope from the barrier.

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

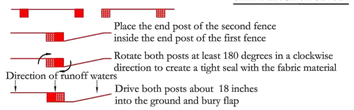
6. The standard strength filter fabric shall be stapled or wired to the fence, and 8-inches of the fabric shall be extended into the trench. The fabric shall not extend more than 36-inches above the original ground surface.

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

8. Install per manufacturer's specifications.



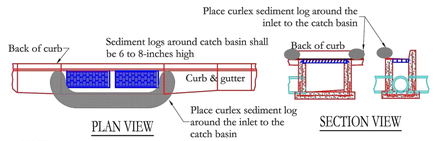
SILT FENCE SECTION



ATTACHING TWO SILT FENCES

SILT FENCE
SCALE: NONE
1

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



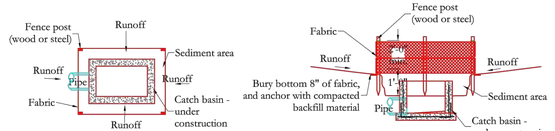
PLAN VIEW

SECTION VIEW

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

CURLEX SEDIMENT LOG
BARRIER PLAN
SCALE: NONE
6

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

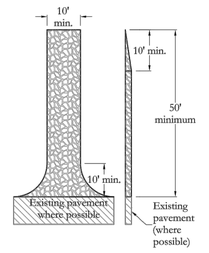


SILT FENCE PLAN

SILT FENCE SECTION

CATCH BASIN
PROTECTION (TYP.)
SCALE: NONE
7

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



STABILIZED CONSTRUCTION
ENTRANCE PLAN
SCALE: NONE
3

NOTES:

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

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

3. THICKNESS- Not less than 8-inches.

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

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

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

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

8. Geotextile underliner will be installed under stone covering.

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

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SCALE: NOT TO SCALE

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

EROSION CONTROL PLAN

180 SOUTH STATE STREET
CLEARFIELD, UT 84015

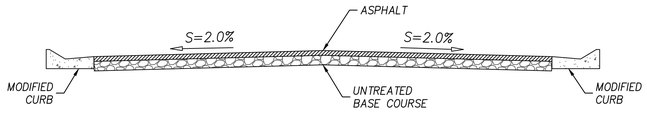
JUNE 3, 2019 — LAST REVISED
1041.1819 — PROJECT NUMBER
DWG\EROS-02 — DRAWING FILE

CLEARFIELD
CITY

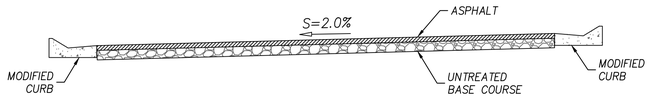
REGISTERED PROFESSIONAL ENGINEER
No. 7544732
RYAN KITCHEN
6-3-19
STATE OF UTAH

SHEET NO. **C7.1**

ROADWAY CROSS-SECTION 1

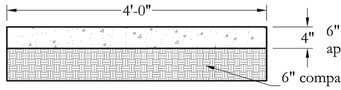


ROADWAY CROSS-SECTION 2



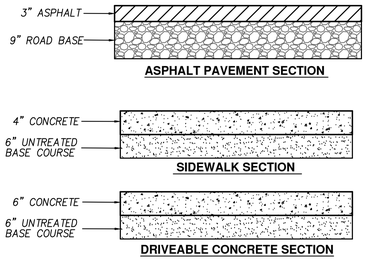
DETAIL-A
ROADWAY CROSS-SECTIONS
(NOT TO SCALE)

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

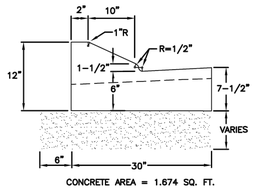


SIDEWALK SECTION
SCALE: NONE
5
-

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



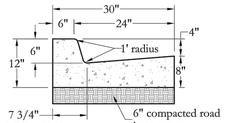
DETAIL-B
PAVEMENT SECTIONS
(SEE CLEARFIELD CITY STANDARDS–SIDEWALK SECTION DETAIL 5, NOT TO SCALE)



CONCRETE AREA = 1.674 SQ. FT.

Type D
MOUNTABLE CURB AND GUTTER

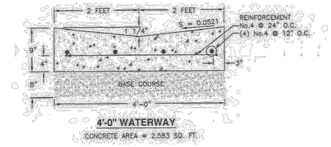
NOTE: Sidewalks curb & gutter and cross drains shall be constructed with class "B" concrete (3500 psi 28 day compressive strength)



STANDARD 30" CURB & GUTTER
SCALE: NONE
6
-

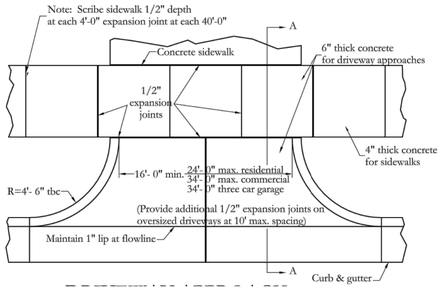
HIGH BACK CURB AND GUTTER

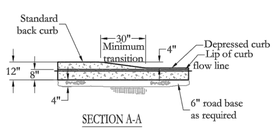
DETAIL-C
CURB & GUTTER
(SEE APWA PLAN NO. 205.1)
(SEE CLEARFIELD CITY STANDARDS–TYPICAL STREET INTERSECTION DETAIL 6)



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

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





SECTION A-A

DRIVEWAY APPROACH
CURB RADIUS STYLE
SCALE: NONE
3
-

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

NO.	DESCRIPTION	DATE	APP'D

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

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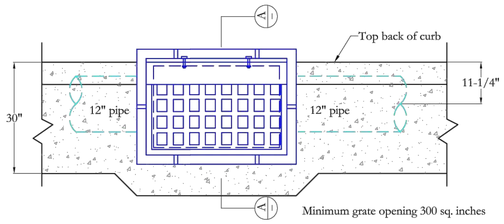
MODA CLEARFIELD TOWNHOMES
TYPICAL SECTIONS AND DETAILS
180 SOUTH STATE STREET
CLEARFIELD, UT 84015

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

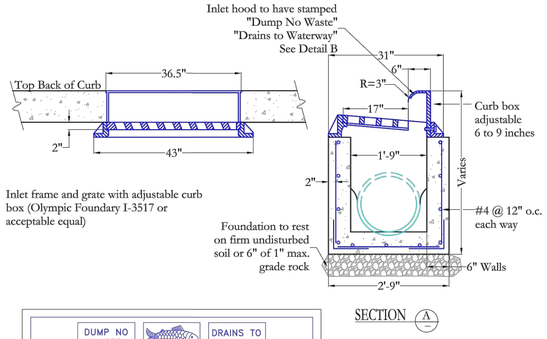
CLEARFIELD
CITY

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

SHEET NO. **C8.0**



Minimum grate opening 300 sq. inches

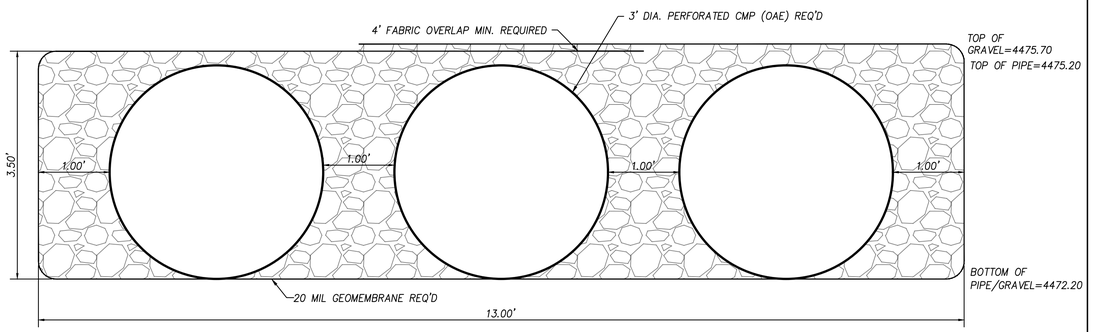


NOTES:

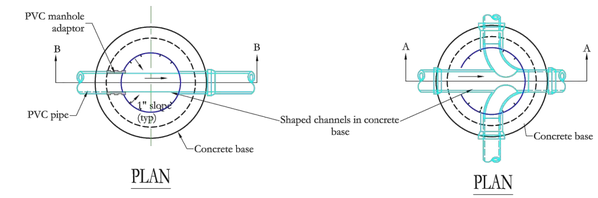
1. All reinforcement shall be #4 deformed steel, grade 60.
2. All reinforcement shall be placed at 12" o.c. each way in the floor and the walls.
3. The adjustable curb box inlet grate shall be bicycle safe. D&L Supply I-3517 or acceptable equal.
4. All pipes in the box shall be cut with the interior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

STANDARD
HOODED CATCH BASIN — 1 / -
SCALE: NONE

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

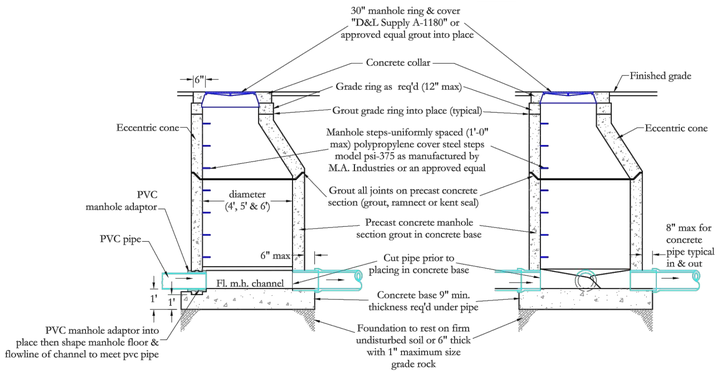


DETAIL-J
CROSS SECTION - 36" PERFORATED DETENTION BASIN
(NOT TO SCALE)



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

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



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

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

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

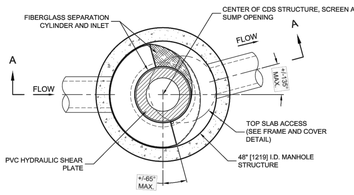
NORTH DAVIS SEWER DISTRICT NOTE:
Any sanitary sewer work done involving the North Davis Sewer District (NDSD) will require written approval from NDSD and must be in compliance to all NDSD standards.

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

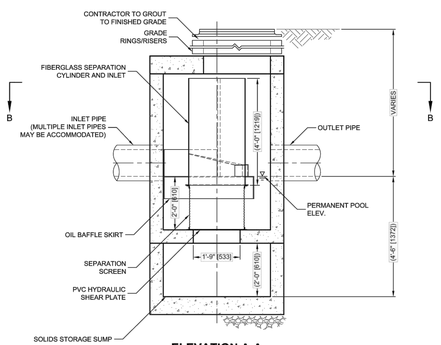
JUNCTION MANHOLE
SECTION 'A' — 4 / -
SCALE: NONE

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

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

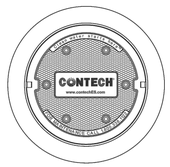


PLAN VIEW B-B
N.T.S.



ELEVATION A-A
N.T.S.

CDS



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

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

SITE SPECIFIC DATA REQUIREMENTS

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

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

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

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

CDS2015-4-C
INLINE CDS
STANDARD DETAIL

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

NO.	DESCRIPTION	DATE	APP'D

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

PEPG CONSULTING L.L.C.
9270 SOUTH 300 WEST • SANDY, UT 84070
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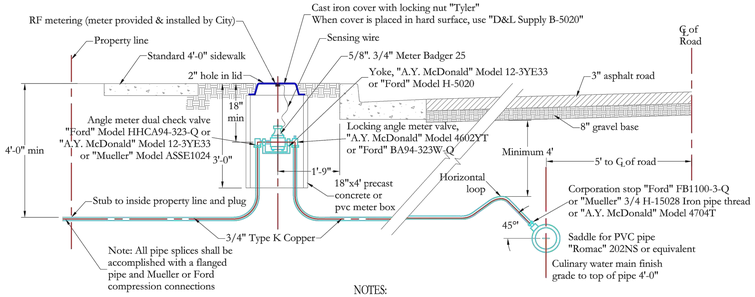
MODA CLEARFIELD TOWNHOMES
TYPICAL SECTIONS AND DETAILS
180 SOUTH STATE STREET
CLEARFIELD, UT 84015

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

CLEARFIELD CITY

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

SHEET NO. C8.1



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

TYPICAL WATER CONNECTION

SCALE: NONE

4

-

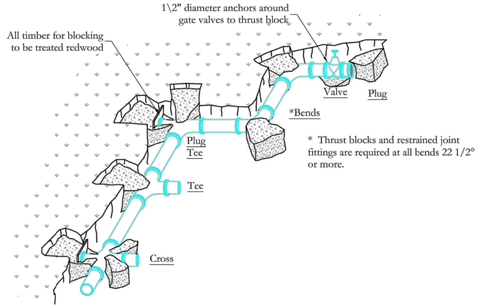
DETAIL-L
WATER CONNECTION
(SEE CLEARFIELD CITY STANDARDS–FIRE HYDRANT, TRENCH DETAIL, WATER CONNECTION DETAIL 4)

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

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

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

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



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

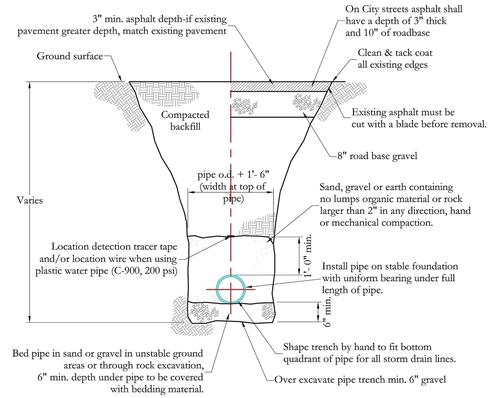
CONCRETE THRUST BLOCK DETAILS

SCALE: NONE

2

-

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



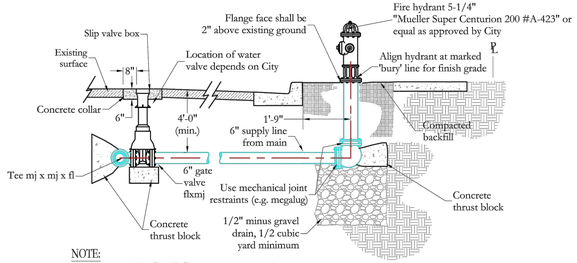
CULINARY WATER TRENCH CROSS-SECTION

SCALE: NONE

3

-

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



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

TYPICAL THRUST BLOCK CONNECTION

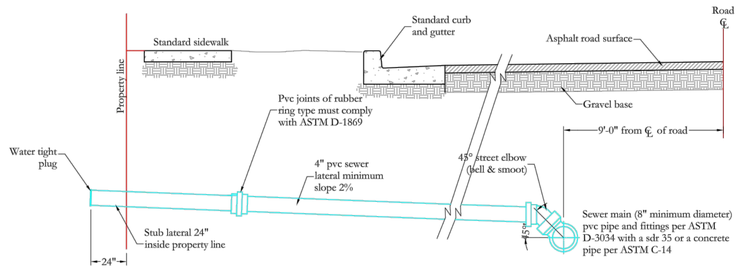
SCALE: NONE

1

-

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

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



TYPICAL SEWER LATERAL CONNECTION

SCALE: NONE

2

-

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

NO.	DESCRIPTION	DATE	APP'D

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

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

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

CLEARFIELD CITY

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

SHEET NO. C8.2

Moda Clearfield Townhomes

Drainage Report

Located at
180 South State Street
Clearfield, Utah 84015

June 4, 2019

Prepared by

Ryan Kitchen, P.E.

Prepared for
Clearfield City Building Department
55 South State Street
Clearfield, Utah 84015

9270 South 300 West, Suite A-2 ● Sandy, UT 84070 ● (801) 562-2521 ● Fax (801) 562-2551 ● www.pepg.net

Introduction

The Moda Clearfield Townhomes development is located at 180 South State Street in Clearfield, Utah. The development consists of 41 townhome units with private streets and utilities to serve the development. The entire property includes 1.71 acres. This report addresses the storm drainage design for the project. A map of the drainage areas is included in the appendix. The labels on this map are referenced in this report.

Hydrology

The rational method was used to calculate storm water runoffs and volumes. Design storm precipitation values are from NOAA Atlas 14. The pervious area for this site includes approximately 32% of the total site area. We used a time of concentration of 10 minutes. Eleven areas are divided based on the drainage to each catch basin. The peak flows for the 10-year and 100-year design storms are calculated for each drainage area. Precipitation data and distribution are included in the appendix. Hydrology calculations are also attached in the appendix. A summary of the calculations is shown in Table 1.

Table 1: Summary of Peak Flows

	Peak Flows (cfs)	
ID	**10-Yr**	**100-Yr**
DA1	0.21	0.42
DA2	0.06	0.12
DA3	0.59	1.17
DA4	0.28	0.55
DA5	0.62	1.22
DA6	0.14	0.28
DA7	0.11	0.23
DA8	0.26	0.52
DA9	0.40	0.79
DA10	0.27	0.53
DA11	0.29	0.57

Hydraulic Design

The Manning equation is used to size each pipe based on the results of the hydrological analysis. Each pipe is designed to convey the 10-year design flow without overtopping. The hydraulic calculations are attached in the appendix.

Detention Design

We designed an underground detention basin consisting of (3) parallel 36" perforated pipes encased in gravel to provide storage capacity for a 24-hour 100-year storm. The property lies within a well protection zone requiring the gravel and pipes to be lined with geomembrane fabric as required per Clearfield City. We designed a 2.70" orifice to limit the offsite discharge to 0.358 cfs. A summary of our calculations is shown in Table 2.

Table 2: Detention Basin Design Summary

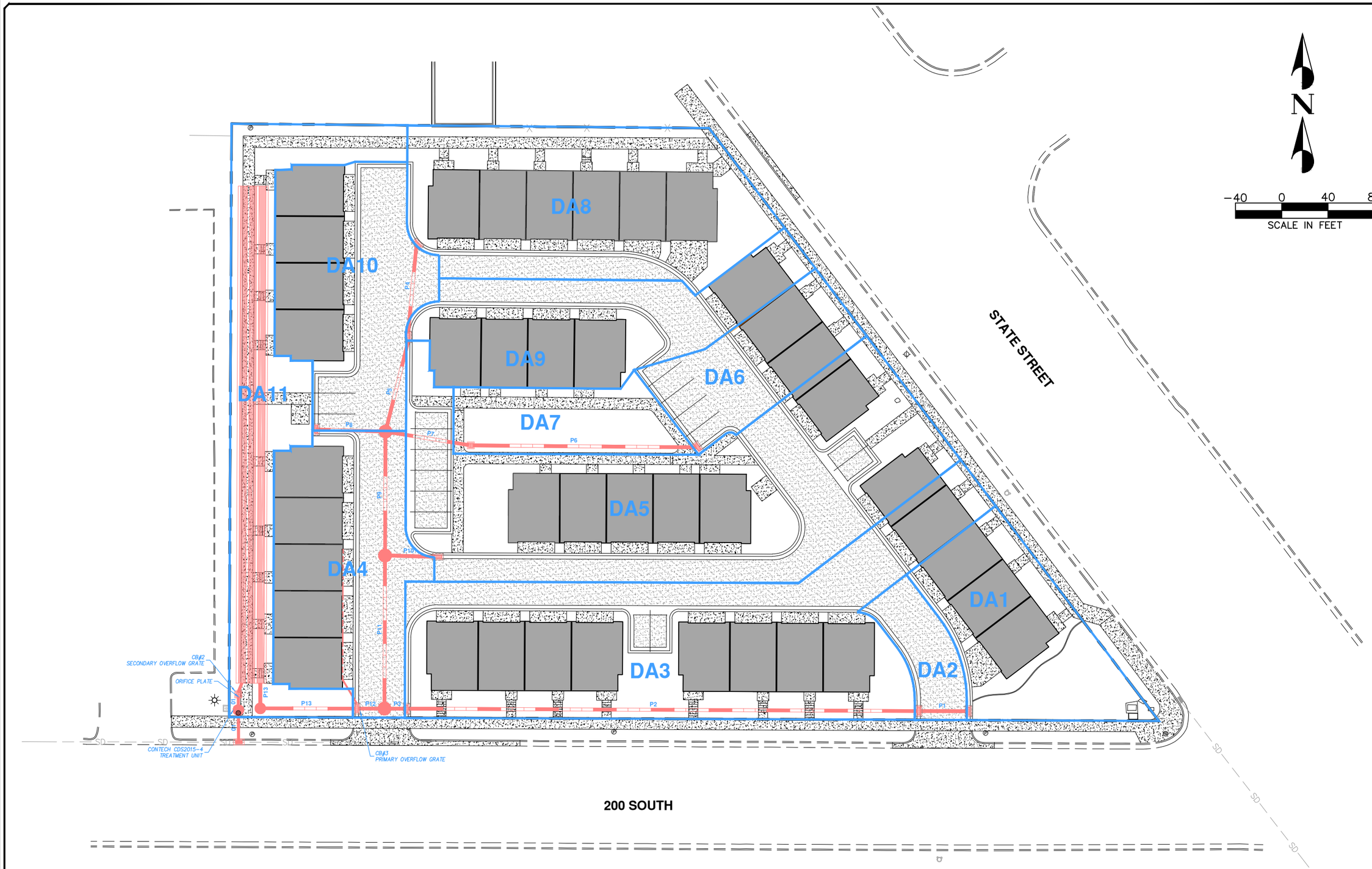
Proposed 10-Yr Peak Inflow	3.22 cfs
Orifice Size	2.70"
Peak Offsite Discharge	0.358 cfs
Detention Volume Required	6,624 cubic feet
Total Capacity	6,649 cubic feet

The primary overflow for the underground basin is located at CB#3 and the secondary location is at CB#2. Overflow will spill into 200 South in an emergency scenario.

Conclusion

This report addresses the storm water drainage for the proposed Moda Clearfield development. We have evaluated the 10-year and 100-year storms. The proposed pipes and underground basin were designed to handle the 100-year storm without exceeding the 0.2 cfs/acre flow rate.

Appendix



NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE:
SURVEY BY:
DRAWN BY:
DESIGNED BY:
CHECKED BY:
SCALE:

PEPG CONSULTING L.L.C.
9270 SOUTH 300 WEST • SANDY, UT 84070
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MODA CLEARFIELD TOWNHOMES

DRAINAGE AREAS

180 SOUTH STATE ST
CLEARFIELD, UT

LAST REVISED	PROJECT NUMBER	DRAWING FILE
	1041.1819	DWG\D_AREA

CLEARFIELD
CITY

SHEET NO. 1

NOAA Atlas 14, Volume 1, Version 5
Location name: Clearfield, Utah, USA*
Latitude: 41.1112°, Longitude: -112.0243°
Elevation: 4482.37 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	**0.137** (0.118-0.161)	**0.172** (0.150-0.203)	**0.235** (0.204-0.276)	**0.293** (0.251-0.344)	**0.387** (0.324-0.458)	**0.474** (0.385-0.568)	**0.578** (0.454-0.699)	**0.702** (0.531-0.866)	**0.903** (0.645-1.15)	**1.09** (0.742-1.42)
10-min	**0.209** (0.180-0.244)	**0.262** (0.228-0.308)	**0.357** (0.309-0.420)	**0.445** (0.382-0.524)	**0.589** (0.493-0.697)	**0.722** (0.586-0.864)	**0.880** (0.692-1.06)	**1.07** (0.808-1.32)	**1.37** (0.982-1.74)	**1.66** (1.13-2.16)
15-min	**0.258** (0.223-0.303)	**0.324** (0.283-0.382)	**0.443** (0.384-0.520)	**0.552** (0.474-0.649)	**0.730** (0.611-0.864)	**0.895** (0.727-1.07)	**1.09** (0.857-1.32)	**1.33** (1.00-1.63)	**1.70** (1.22-2.16)	**2.06** (1.40-2.67)
30-min	**0.348** (0.301-0.407)	**0.437** (0.381-0.515)	**0.596** (0.517-0.700)	**0.743** (0.638-0.874)	**0.982** (0.823-1.16)	**1.21** (0.978-1.44)	**1.47** (1.15-1.78)	**1.78** (1.35-2.20)	**2.29** (1.64-2.91)	**2.77** (1.89-3.60)
60-min	**0.430** (0.372-0.504)	**0.541** (0.471-0.637)	**0.738** (0.639-0.867)	**0.919** (0.789-1.08)	**1.22** (1.02-1.44)	**1.49** (1.21-1.79)	**1.82** (1.43-2.20)	**2.21** (1.67-2.72)	**2.84** (2.03-3.60)	**3.43** (2.33-4.46)
2-hr	**0.554** (0.488-0.637)	**0.692** (0.612-0.798)	**0.895** (0.786-1.03)	**1.09** (0.944-1.26)	**1.41** (1.19-1.64)	**1.70** (1.41-2.00)	**2.05** (1.64-2.44)	**2.46** (1.90-3.00)	**3.14** (2.28-3.93)	**3.76** (2.61-4.83)
3-hr	**0.641** (0.574-0.726)	**0.790** (0.708-0.898)	**0.988** (0.879-1.12)	**1.18** (1.04-1.34)	**1.48** (1.28-1.69)	**1.76** (1.49-2.04)	**2.11** (1.73-2.47)	**2.51** (2.01-3.01)	**3.18** (2.42-3.97)	**3.80** (2.77-4.87)
6-hr	**0.851** (0.778-0.938)	**1.04** (0.949-1.15)	**1.26** (1.14-1.39)	**1.46** (1.31-1.61)	**1.75** (1.56-1.96)	**2.00** (1.76-2.25)	**2.30** (1.98-2.63)	**2.65** (2.22-3.06)	**3.32** (2.69-4.01)	**3.92** (3.09-4.92)
12-hr	**1.08** (0.989-1.19)	**1.32** (1.21-1.46)	**1.60** (1.45-1.76)	**1.83** (1.66-2.02)	**2.19** (1.96-2.44)	**2.49** (2.20-2.79)	**2.81** (2.43-3.19)	**3.15** (2.68-3.63)	**3.71** (3.06-4.38)	**4.18** (3.36-5.03)
24-hr	**1.32** (1.22-1.43)	**1.61** (1.49-1.76)	**1.93** (1.78-2.10)	**2.19** (2.02-2.39)	**2.55** (2.35-2.78)	**2.83** (2.59-3.08)	**3.11** (2.84-3.39)	**3.40** (3.08-3.71)	**3.78** (3.40-4.42)	**4.22** (3.64-5.08)
2-day	**1.54** (1.43-1.67)	**1.89** (1.75-2.05)	**2.26** (2.09-2.45)	**2.55** (2.36-2.77)	**2.96** (2.73-3.21)	**3.27** (3.00-3.55)	**3.59** (3.28-3.90)	**3.90** (3.54-4.25)	**4.31** (3.89-4.72)	**4.63** (4.14-5.12)
3-day	**1.69** (1.56-1.82)	**2.07** (1.92-2.24)	**2.47** (2.29-2.67)	**2.81** (2.60-3.03)	**3.26** (3.01-3.53)	**3.61** (3.32-3.91)	**3.97** (3.63-4.31)	**4.34** (3.94-4.72)	**4.82** (4.34-5.27)	**5.19** (4.64-5.71)
4-day	**1.83** (1.70-1.97)	**2.24** (2.08-2.42)	**2.69** (2.50-2.90)	**3.06** (2.83-3.30)	**3.56** (3.29-3.84)	**3.96** (3.64-4.28)	**4.36** (3.99-4.72)	**4.78** (4.34-5.19)	**5.33** (4.80-5.81)	**5.75** (5.14-6.31)
7-day	**2.19** (2.03-2.36)	**2.68** (2.49-2.89)	**3.21** (2.99-3.46)	**3.64** (3.39-3.92)	**4.23** (3.92-4.55)	**4.68** (4.32-5.04)	**5.14** (4.72-5.55)	**5.60** (5.12-6.08)	**6.22** (5.63-6.78)	**6.68** (6.00-7.33)
10-day	**2.49** (2.31-2.68)	**3.06** (2.84-3.29)	**3.64** (3.39-3.91)	**4.11** (3.82-4.41)	**4.72** (4.38-5.07)	**5.17** (4.78-5.56)	**5.62** (5.18-6.05)	**6.06** (5.56-6.55)	**6.62** (6.04-7.18)	**7.03** (6.38-7.66)
20-day	**3.25** (3.03-3.48)	**3.99** (3.72-4.29)	**4.73** (4.41-5.07)	**5.29** (4.93-5.67)	**6.01** (5.60-6.43)	**6.52** (6.06-6.98)	**7.01** (6.51-7.52)	**7.47** (6.91-8.03)	**8.04** (7.41-8.67)	**8.44** (7.75-9.13)
30-day	**3.94** (3.68-4.21)	**4.83** (4.51-5.17)	**5.68** (5.32-6.08)	**6.34** (5.92-6.77)	**7.17** (6.69-7.66)	**7.77** (7.23-8.30)	**8.35** (7.74-8.94)	**8.88** (8.22-9.54)	**9.55** (8.79-10.3)	**10.0** (9.19-10.8)
45-day	**4.88** (4.55-5.23)	**5.97** (5.57-6.40)	**7.01** (6.54-7.51)	**7.82** (7.30-8.36)	**8.84** (8.24-9.45)	**9.58** (8.91-10.2)	**10.3** (9.54-11.0)	**10.9** (10.1-11.7)	**11.7** (10.8-12.6)	**12.3** (11.3-13.2)
60-day	**5.78** (5.40-6.19)	**7.09** (6.61-7.59)	**8.32** (7.77-8.90)	**9.27** (8.66-9.90)	**10.5** (9.76-11.2)	**11.3** (10.5-12.1)	**12.1** (11.3-13.0)	**12.9** (11.9-13.8)	**13.8** (12.7-14.8)	**14.4** (13.3-15.5)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

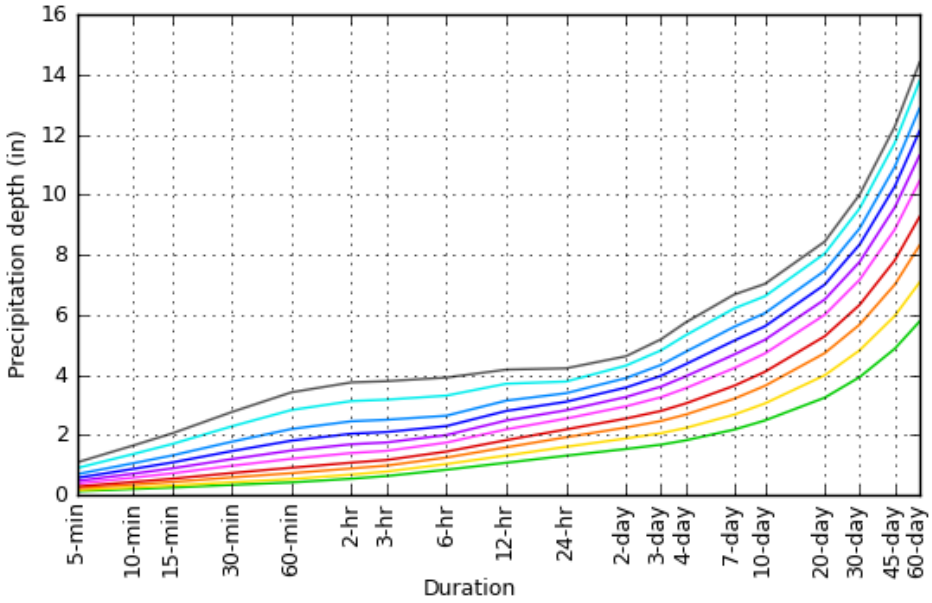
Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

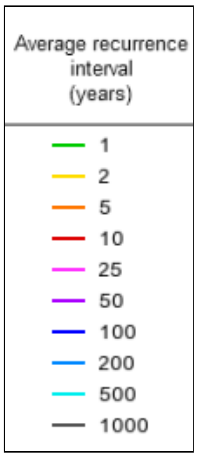
Please refer to NOAA Atlas 14 document for more information.

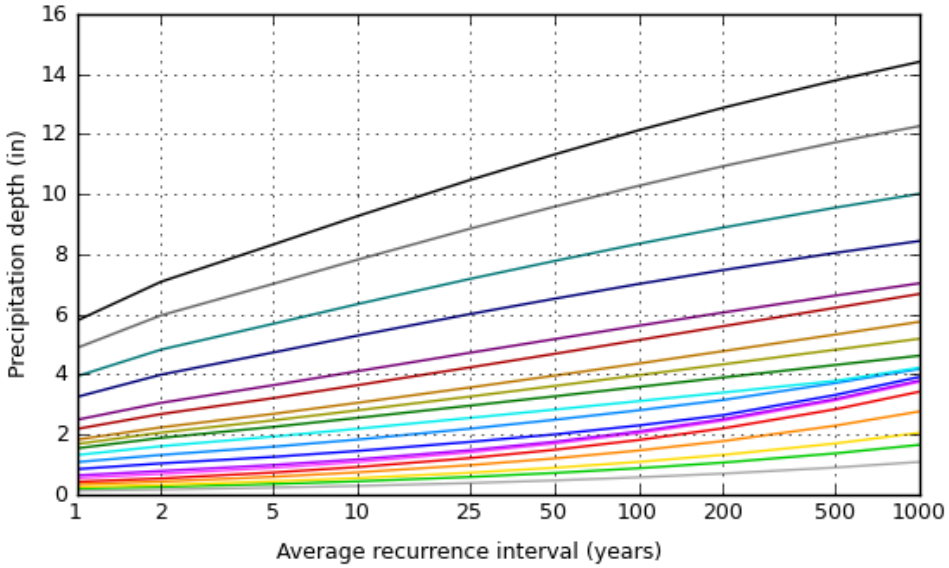
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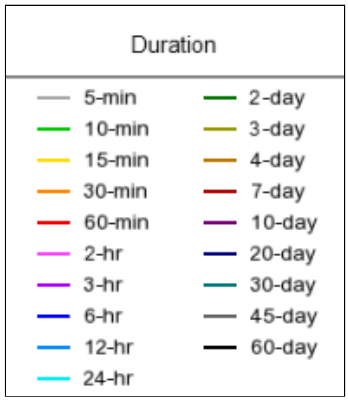
PF graphical

PDS-based depth-duration-frequency (DDF) curves
Latitude: 41.1112°, Longitude: -112.0243°









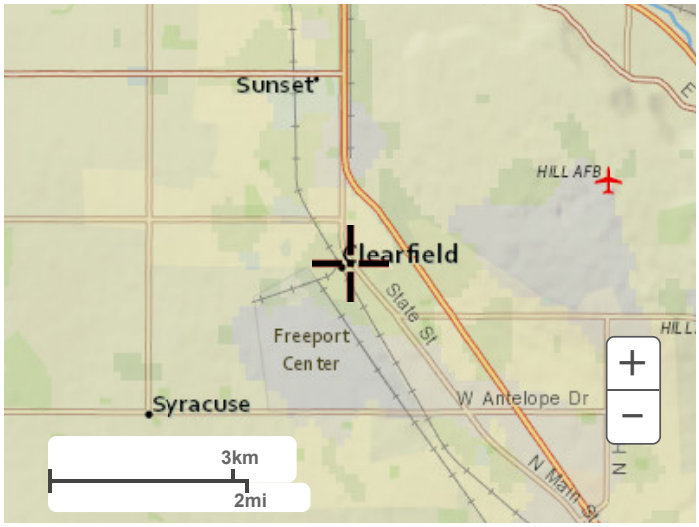
NOAA Atlas 14, Volume 1, Version 5

Created (GMT): Mon May 13 21:09:36 2019

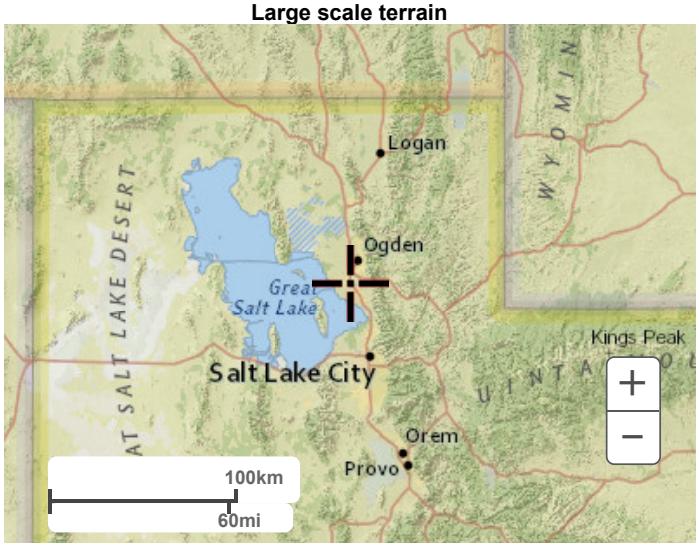
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Maps & aerials

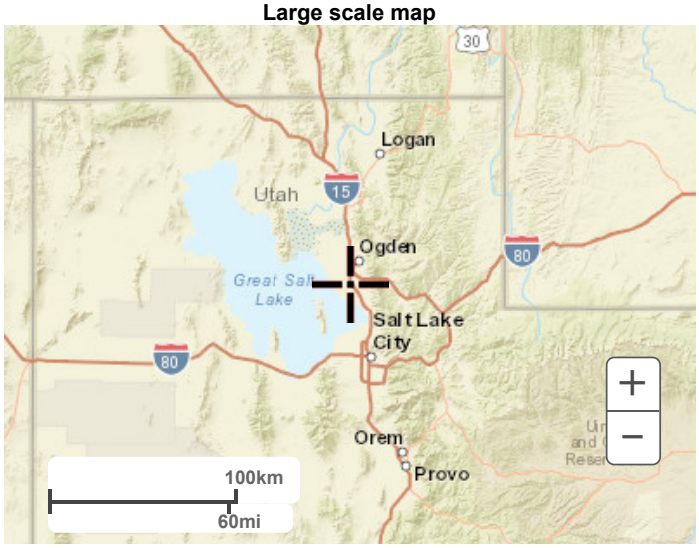
Small scale terrain



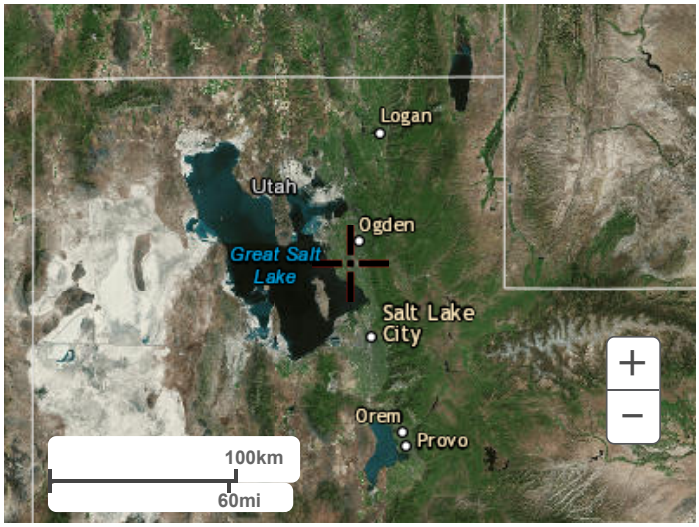
Large scale terrain



Large scale map



Large scale aerial



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US Department of Commerce
National Oceanic and Atmospheric Administration
National Weather Service
National Water Center
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

Disclaimer

Proposed Site

DA1	
Area (sq. ft.)	5125
Area (ac.)	0.12
TOC (min.)	10
10 Yr Peak I (in/hr)	2.670
100 Yr Peak I (in/hr)	5.280
Perv. Area (sq. ft.)	
Prop. Weighted C	0.68
Prop. Qp10 (cfs)	0.21
Prop. Qp100 (cfs)	0.42

DA2	
Area (sq. ft.)	1420
Area (ac.)	0.03
TOC (min.)	10
10 Yr Peak I (in/hr)	2.670
100 Yr Peak I (in/hr)	5.280
Perv. Area (sq. ft.)	
Prop. Weighted C	0.68
Prop. Qp10 (cfs)	0.06
Prop. Qp100 (cfs)	0.12

DA3	
Area (sq. ft.)	14321
Area (ac.)	0.33
TOC (min.)	10
10 Yr Peak I (in/hr)	2.670
100 Yr Peak I (in/hr)	5.280
Perv. Area (sq. ft.)	
Prop. Weighted C	0.68
Prop. Qp10 (cfs)	0.59
Prop. Qp100 (cfs)	1.17

DA4	
Area (sq. ft.)	6670
Area (ac.)	0.15
TOC (min.)	10
10 Yr Peak I (in/hr)	2.670
100 Yr Peak I (in/hr)	5.280
Perv. Area (sq. ft.)	
Prop. Weighted C	0.68
Prop. Qp10 (cfs)	0.28
Prop. Qp100 (cfs)	0.55

DA5	
Area (sq. ft.)	14864
Area (ac.)	0.34
TOC (min.)	10
10 Yr Peak I (in/hr)	2.670
100 Yr Peak I (in/hr)	5.280
Perv. Area (sq. ft.)	
Prop. Weighted C	0.68
Prop. Qp10 (cfs)	0.62
Prop. Qp100 (cfs)	1.22

DA6	
Area (sq. ft.)	3436
Area (ac.)	0.08
TOC (min.)	10
10 Yr Peak I (in/hr)	2.670
100 Yr Peak I (in/hr)	5.280
Perv. Area (sq. ft.)	
Prop. Weighted C	0.68
Prop. Qp10 (cfs)	0.14
Prop. Qp100 (cfs)	0.28

DA7	
Area (sq. ft.)	2765
Area (ac.)	0.06
TOC (min.)	10
10 Yr Peak I (in/hr)	2.670
100 Yr Peak I (in/hr)	5.280
Perv. Area (sq. ft.)	
Prop. Weighted C	0.68
Prop. Qp10 (cfs)	0.11
Prop. Qp100 (cfs)	0.23

DA8	
Area (sq. ft.)	6327
Area (ac.)	0.15
TOC (min.)	10
10 Yr Peak I (in/hr)	2.670
100 Yr Peak I (in/hr)	5.280
Perv. Area (sq. ft.)	
Prop. Weighted C	0.68
Prop. Qp10 (cfs)	0.26
Prop. Qp100 (cfs)	0.52

DA9	
Area (sq. ft.)	9594
Area (ac.)	0.22
TOC (min.)	10
10 Yr Peak I (in/hr)	2.670
100 Yr Peak I (in/hr)	5.280
Perv. Area (sq. ft.)	
Prop. Weighted C	0.68
Prop. Qp10 (cfs)	0.40
Prop. Qp100 (cfs)	0.79

DA10	
Area (sq. ft.)	6416
Area (ac.)	0.15
TOC (min.)	10
10 Yr Peak I (in/hr)	2.670
100 Yr Peak I (in/hr)	5.280
Perv. Area (sq. ft.)	
Prop. Weighted C	0.68
Prop. Qp10 (cfs)	0.27
Prop. Qp100 (cfs)	0.53

DA11	
Area (sq. ft.)	6932
Area (ac.)	0.16
TOC (min.)	10
10 Yr Peak I (in/hr)	2.670
100 Yr Peak I (in/hr)	5.280
Perv. Area (sq. ft.)	
Prop. Weighted C	0.68
Prop. Qp10 (cfs)	0.29
Prop. Qp100 (cfs)	0.57

Total Site	
Area (sf)	77869
Area (ac)	1.79
Wtd. C	0.68
.2 cfs/ac	0.358
Total Qp10 (cfs)	3.23
Total Qp100 (cfs)	6.38

Pipe Sizing

ID	Tributaries	Dia. (in.)	Min. Slope (%)	N	Capacity	10-Year Actual	% Full	100-Year Actual	% Full
P1	DA1	15	0.50%	0.012	4.96	0.21	4.3%	0.42	8.5%
P2	DA2+P1	15	0.50%	0.012	4.96	0.27	5.5%	0.54	10.8%
P3	DA3+P2	15	0.50%	0.012	4.96	0.86	17.4%	1.71	34.4%
P4	DA8	15	0.50%	0.012	4.96	0.26	5.3%	0.52	10.4%
P5	DA9+P4	15	0.20%	0.012	3.14	0.66	21.0%	1.30	41.5%
P6	DA6	15	0.50%	0.012	4.96	0.14	2.9%	0.28	5.7%
P7	DA7+P6	15	0.20%	0.012	3.14	0.26	8.2%	0.51	16.2%
P8	DA10	15	0.50%	0.012	4.96	0.27	5.4%	0.53	10.6%
P9	P5+P7+P8	15	0.50%	0.012	4.96	1.18	23.8%	1.96	39.5%
P10	DA5	15	0.50%	0.012	4.96	0.62	12.4%	1.22	24.5%
P11	P9+P10	15	0.50%	0.012	4.96	1.80	36.2%	3.18	64.1%
P12	P3+P11	15	0.50%	0.012	4.96	2.66	53.6%	4.89	98.5%
P13	DA4+P12	15	0.50%	0.012	4.96	2.94	59.2%	5.44	109.6%
O1	AFTER ORIFICE	12	0.50%	0.012	2.74	0.36	13.1%	0.36	13.1%

100 Year Retention/Detention Volume

Rational C=	0.675
Area (sq. ft.)=	77872
Area (ac.)=	1.79
Orifice (in)=	2.70
Head (ft)=	3.50
Outlet (cfs)=	0.358

Storm (min)	Precipitation (in)	Intensity (in/hr)	Peak Flow (cfs)	Volume (cu. ft.)	Retainage Time (%)
5	0.578	6.94	8.38	2405	0%
10	0.88	5.28	6.38	3611	0%
15	1.09	4.36	5.26	4416	0%
30	1.47	2.94	3.55	5746	0%
60	1.82	1.82	2.20	6624	0%
120	2.05	1.03	1.24	6337	0%
180	2.11	0.70	0.85	5310	0%
360	2.30	0.38	0.46	2274	0%
720	2.81	0.23	0.28	0	0%
1440	3.11	0.13	0.16	0	0%

Peak Flow (cfs)=	**6.38**
Total Volume Req'd (cu. ft.)=	**6624**

Retention Volume (cu. ft.)=	**0**
Detention Volume (cu. ft.)=	**6624**

LANDSCAPE PLAN SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

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

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

1.2 SITE CONDITIONS

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

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

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

1.3 PERMITS

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

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

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

1.5 FINAL INSPECTION

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

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

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

1.7 MAINTENANCE

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

1.8 GUARANTEE

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

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

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

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

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

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

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

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

a. PH: 5.5-7.5

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

c. SAR (sodium absorption ration): < 3.0

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

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

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

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

a. Washed mortar sand free of organic material.

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

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

d. Only potable water for mixing.

PART III - EXECUTION

3.1 GRADING

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

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

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

3.2 TURF GRADING

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

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

3.3 PLANTING OPERATIONS

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

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

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

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

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

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

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

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

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

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

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

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

3.4 TURF - SOD LAYING

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

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

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

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

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

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

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

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

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

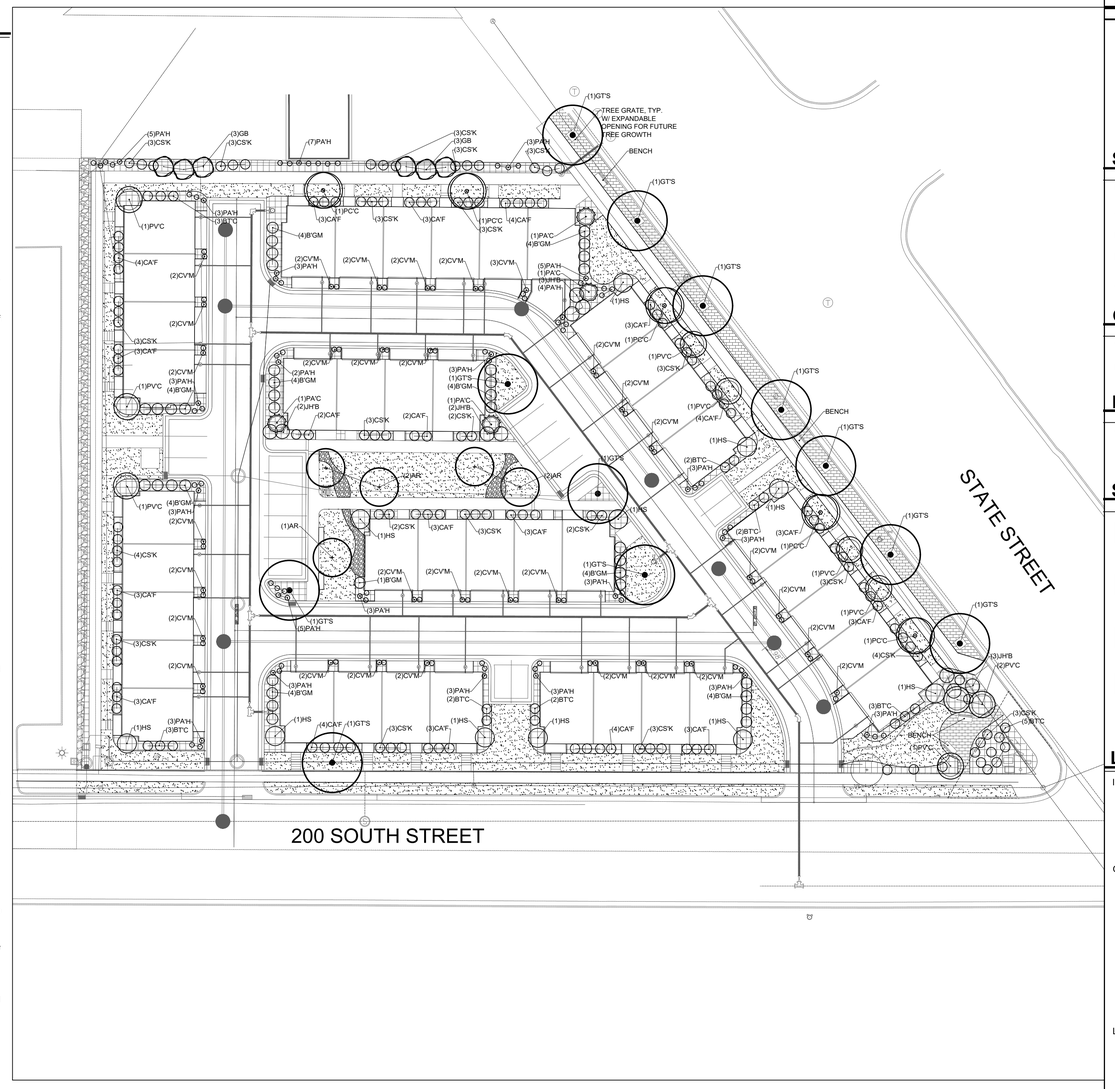
3.5 WEED BARRIER

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

B. Overlap rows of fabric min. 6"

C. Stable fabric edges and overlaps to ground.

END OF SECTION



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

TREE LEGEND (TOTAL PLANT COUNT)

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

SHRUB LEGEND

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

GRASSES LEGEND

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

PERENNIAL LEGEND

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

SITE MATERIALS

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

LANDSCAPE GENERAL NOTES

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4. LANDSCAPER TO MAINTAIN OR IMPROVE EXISTING FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY THE EXCAVATOR'S FINAL GRADE ACTIVITIES INCLUDING ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
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06-03-2019	UT18048

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3		
4		
5		
6		
7		

PLAN INFORMATION

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

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

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180 S. STATE STREET
CLEARFIELD, UTAH

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

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

LICENSE STAMP

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

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

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-1.0



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LICENSE STAMP

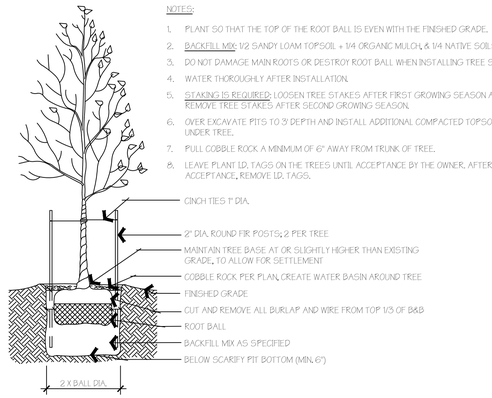
LICENSED LANDSCAPE ARCHITECT
KENT KNOWLTON
8128318 - 5501
06/03/2019
BRYNN KNOWLTON
STATE OF UTAH

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

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

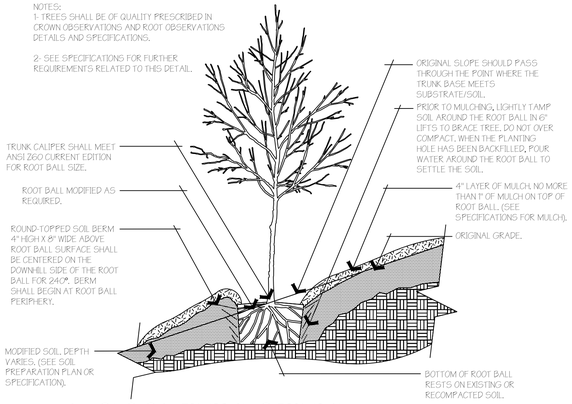
LP-1.1



NOTES:

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

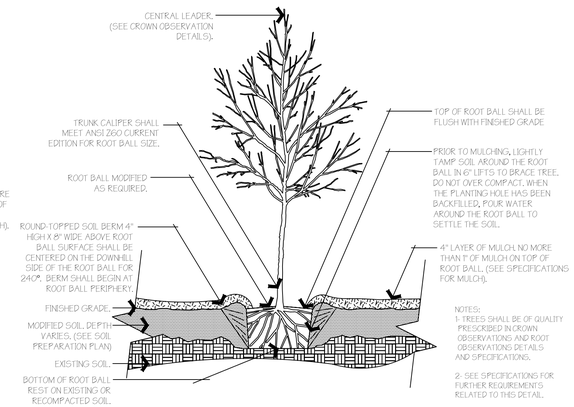
A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE — PKJ DESIGN GROUP



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

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

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



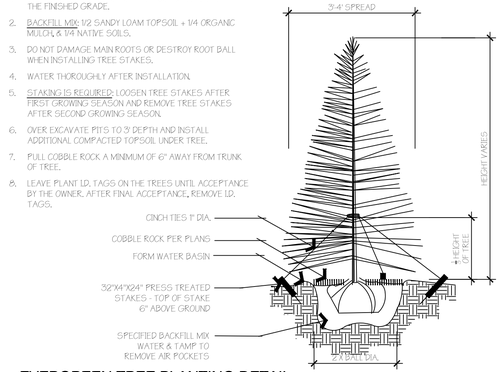
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C TREE w/ BERM (EXISTING SOIL MODIFIED)
NOT TO SCALE — PKJ DESIGN GROUP

NOTES:

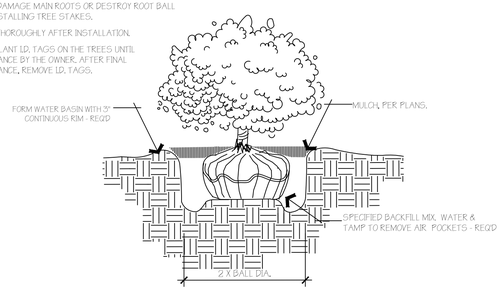
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7. PULL COBBLE ROCK A MINIMUM OF 6" AWAY FROM TRUNK OF TREE.
8. LEAVE PLANT I.D. TAGS ON THE TREES UNTIL ACCEPTANCE BY THE OWNER, AFTER FINAL ACCEPTANCE, REMOVE I.D. TAGS.



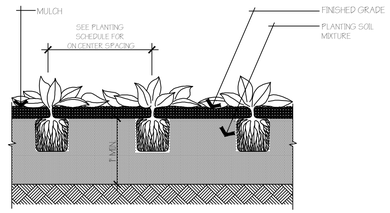
D EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

NOTES:

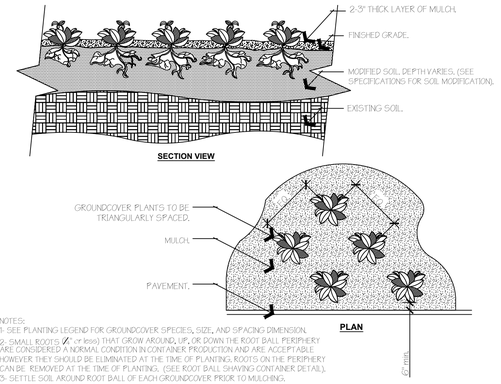
1. IF PLANT IS BALL & BURLAP, CUT AND REMOVE TOP 1/3 OF BURLAP FROM ROOT BALL.
2. IF PLANT IS CONTAINERIZED, SCARIFY ROOT BALL PRIOR TO PLANTING.
3. BACKFILL MIX: 1/2 SANDY LOAM + 1/4 ORGANIC MULCH + 1/4 NATIVE SOILS IF NATIVE SOILS ARE SUITABLE.
4. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN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



E SHRUB PLANTING DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

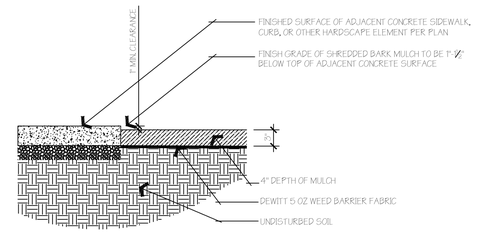


F PERENNIAL PLANTING
NOT TO SCALE — PKJ DESIGN GROUP



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

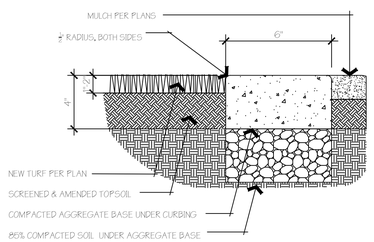
G GROUNDCOVER
NOT TO SCALE — PKJ DESIGN GROUP



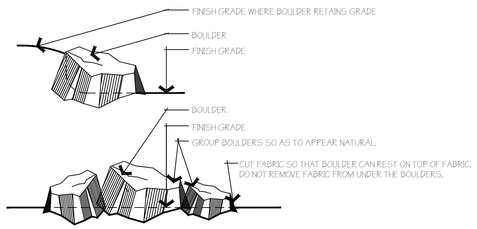
H MULCH DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

NOTE:

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



I CONCRETE MOWCURB DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

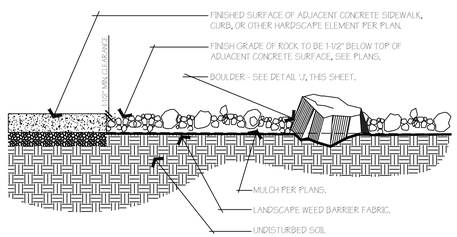


NOTE:
PLACE ALL BOULDERS SUCH THAT 1/4 OF THE TOTAL MASS OF EACH BOULDER IS BELOW FINISH GRADE.

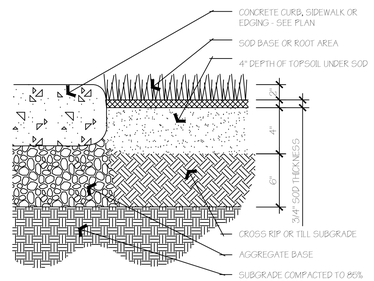
J BOULDER PLACEMENT DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

NOTES:

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



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



NOTES:

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

L SOD LAYING DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

ISSUE DATE	PROJECT NUMBER
06-03-2019	UT18048

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

PLAN INFORMATION

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

PROJECT INFORMATION

MODA CLEARFIELD

180 S. STATE STREET
CLEARFIELD, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

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

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

LANDSCAPE ARCHITECT / PLANNER

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

LICENSE STAMP

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

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

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-2.5

MODA CLEARFIELD

CLEARFIELD, UTAH

IRRIGATION SPECIFICATIONS

IRRIGATION SPECIFICATIONS

PART I - GENERAL

1.1 SUMMARY

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

1.2 SYSTEM DESCRIPTION

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

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

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

1.3 DEFINITIONS

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

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

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

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

1.4 REFERENCES

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

a. ASTM-American Society for Testing and Materials

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

1.5 SUBMITTALS

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

B. Operation and Maintenance Manual:

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

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

ii. Parts list for each operating element of the system

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

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

b. Project Record Copy

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

ii. Completed Project As-Built Drawings

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

1.6 QUALITY ASSURANCE

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

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

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

D. Workmanship and Materials:

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

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

E. Contractor Qualifications:

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

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

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

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

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

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

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

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

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

1.7 DELIVERY-STORAGE-HANDLING

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

1.8 SEQUENCING

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

1.9 WARRANTY

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

1.10 OWNER'S INSTRUCTION

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

1.11 MAINTENANCE

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

a. Two quick coupler keys with hose swivels.

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

B. Provide the following services:

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

PART 2 - PRODUCTS

2

2.1 GENERAL NOTES

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

2.2 POINT OF CONNECTION

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

2.3 CONNECTION ASSEMBLY

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

2.4 CONTROL SYSTEM

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

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

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

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

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

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

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

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

2.5 SLEEVING

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

2.6 MAIN LINE PIPE

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

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

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

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

2.7 MAIN LINE FITTINGS

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

2.8 ISOLATION VALVES

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

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

2.9 MANIFOLDS

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

2.10 REMOTE CONTROL VALVES

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

2.11 MANUAL CONTROL VALVES

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

2.12 LATERAL LINE PIPE

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

2.13 LATERAL LINE FITTINGS

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

2.14 Spray Sprinklers

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

2.15 VALVE BOXES

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

2.16 IMPORT BACKFILL

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

2.17 OTHER PRODUCTS

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

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

PART 3 - EXECUTION

3

3.1 PREPARATION

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

3.2 TRENCHING AND BACKFILLING

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

3.3 SLEEVING

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

3.4 GRADES AND DRAINAGE

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

3.5 PVC PIPE

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

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

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

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

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

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

3.6 CONTROLLERS

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

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

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

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

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

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

3.7 VALVES

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

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

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

3.8 SPRINKLER HEADS

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

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

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

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

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

3.9 FIELD QUALITY CONTROL

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

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

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

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

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

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

3.10 ADJUSTMENT

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

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

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

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

3.11 CLEANING

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

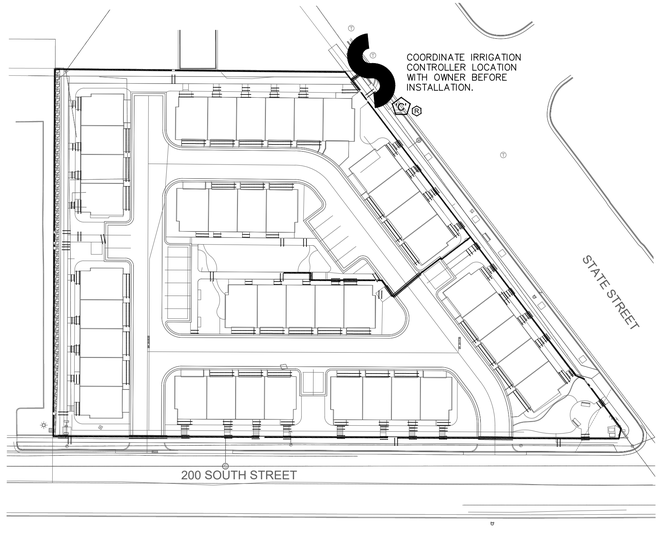
B. Open trenches or hazards shall be protected with yellow caution tape.

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

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

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

END OF SECTION



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

ISSUE DATE	PROJECT NUMBER
06-03-2019	UT18048

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

PLAN INFORMATION

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

N

0' 25' 50' 100' 200'

GRAPHIC SCALE: 1" = 50'

PROJECT INFORMATION

MODA CLEARFIELD

180 S. STATE STREET
CLEARFIELD, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:

JF CAPITAL

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

Client / Engineer:

THINK ARCHITECTURE
(801)269-0055

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP

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

LICENSE STAMP

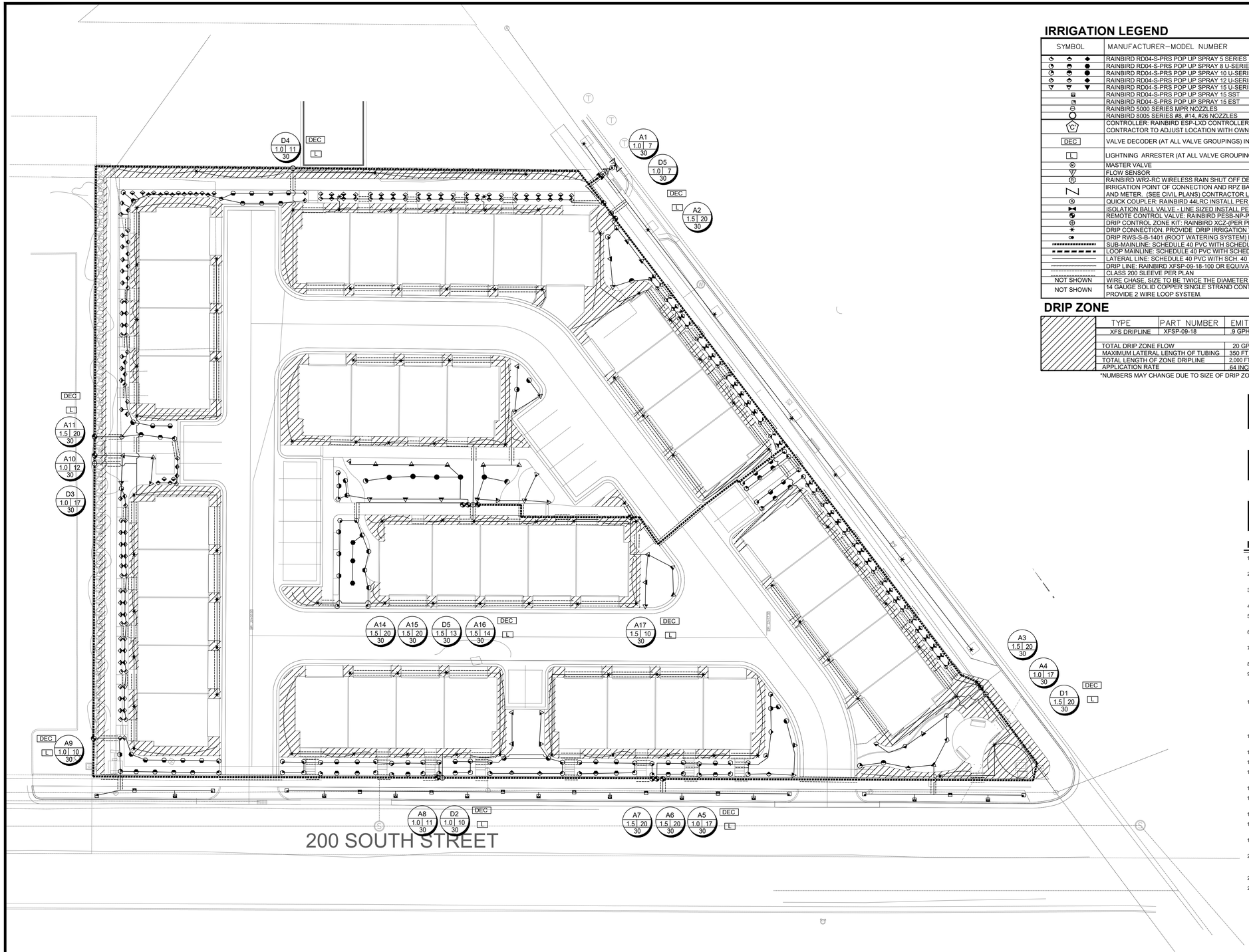
JEREMY ANDREWS
913121 - 5301
LICENSED LANDSCAPE ARCHITECT
STATE OF UTAH

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

IRRIGATION PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

IR-1.0



IRRIGATION LEGEND

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

DRIP ZONE

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

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

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

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

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

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

Regular Irrigation Schedule (see Seasonal Differential Chart)

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

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

Seasonal Differential

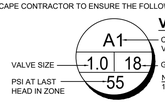
	April	May	June	July	August	Sept.	October
Turf	10 min	10 min	15 min	15 min	15 min	10 min	10 min
Shrubs	30 min	30 min	45 min	45 min	45 min	30 min	30 min

IRRIGATION NOTES

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

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

VALVE ID TAG



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

ISSUE DATE	PROJECT NUMBER
06-03-2019	UT18048

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

PLAN INFORMATION

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

N

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

PROJECT INFORMATION

MODA CLEARFIELD

180 S. STATE STREET
CLEARFIELD, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

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

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

LANDSCAPE ARCHITECT / PLANNER

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

LICENSE STAMP

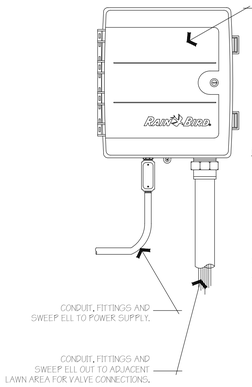
LICENSED LANDSCAPE ARCHITECT JEREMY ANDREASEN 8128121-5301 06/30/2019 RENEW STATE OF UTAH

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

IRRIGATION PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

IR-1.1

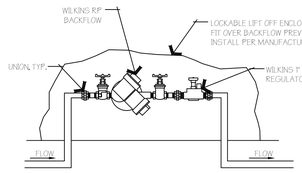


NOTES:

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

A RAINBIRD CONTROLLER DETAIL

NOT TO SCALE — PKJ DESIGN GROUP

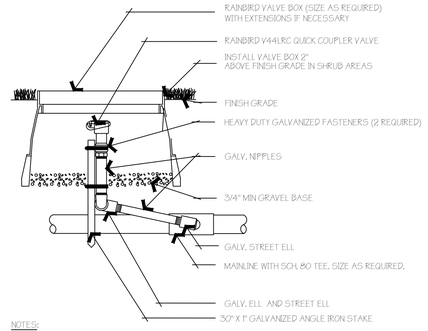


NOTES:

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

B BACKFLOW DETAIL

NOT TO SCALE — PKJ DESIGN GROUP

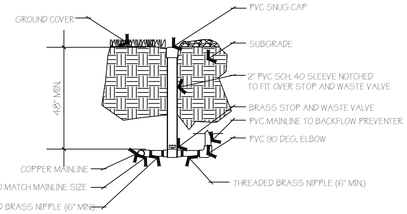


NOTES:

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

C RAINBIRD QUICK COUPLER

NOT TO SCALE — PKJ DESIGN GROUP

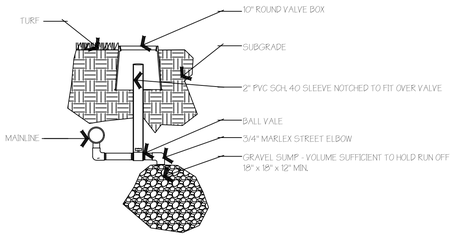


NOTES:

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

D STOP AND WASTE VALVE ASSEMBLY

NOT TO SCALE — PKJ DESIGN GROUP

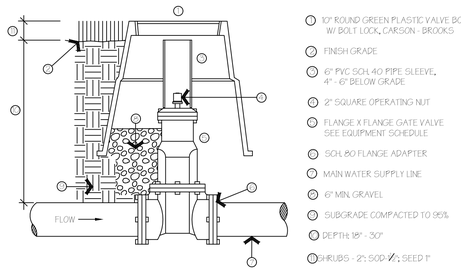


NOTES:

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

E MANUAL DRAIN ASSEMBLY

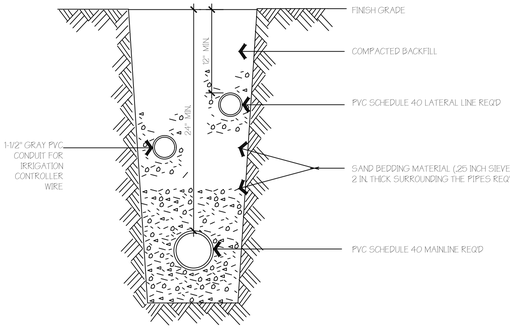
NOT TO SCALE — PKJ DESIGN GROUP



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

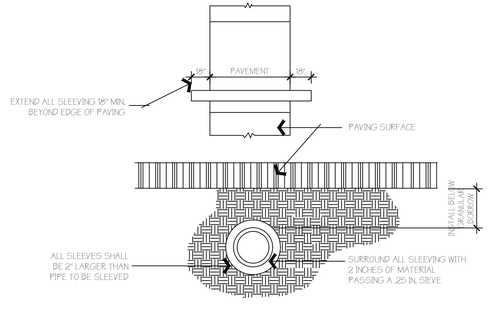
F GATE VALVE ASSEMBLY

NOT TO SCALE — PKJ DESIGN GROUP



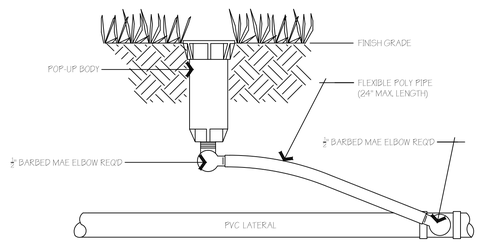
G TRENCHING DETAIL

NOT TO SCALE — PKJ DESIGN GROUP



H TYPICAL SLEEVING

NOT TO SCALE — PKJ DESIGN GROUP

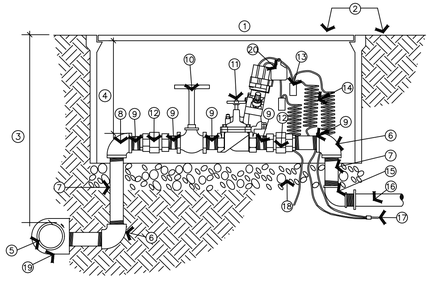


NOTES:

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

I SPRAY HEAD DETAIL

NOT TO SCALE — PKJ DESIGN GROUP



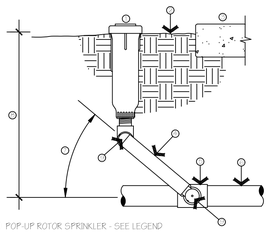
NOTES:

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

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

J CONTROL VALVE ASSEMBLY

NOT TO SCALE — PKJ DESIGN GROUP



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

I POP UP ROTOR DETAIL

NOT TO SCALE — PKJ DESIGN GROUP

ISSUE DATE	PROJECT NUMBER
06-03-2019	UT18048

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
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5		
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7		

PLAN INFORMATION

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

PROJECT INFORMATION

MODA CLEARFIELD

180 S. STATE STREET
CLEARFIELD, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

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

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

LANDSCAPE ARCHITECT / PLANNER

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

LICENSE STAMP

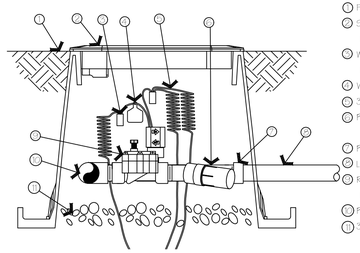
LICENSED LANDSCAPE ARCHITECT — JEREMY ANDREATTA — 8128727-5501 — 04/30/2020 — UTAH

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

IRRIGATION DETAILS

PRELIMINARY PLANS NOT FOR CONSTRUCTION

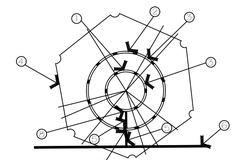
IR-2.5



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

L DRIP CONTROL VALVE ASSEMBLY

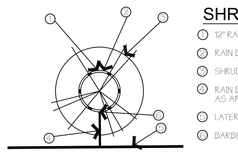
NOT TO SCALE — PKJ DESIGN GROUP



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

TREE

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



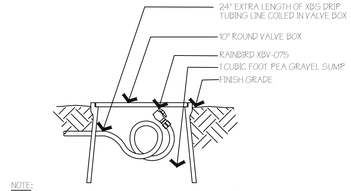
SHRUB

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

NOTE:
1. APPROXIMATELY 5.4 GPH PER SHRUB

M DRIP IRRIGATION - IN LINE EMITTERS

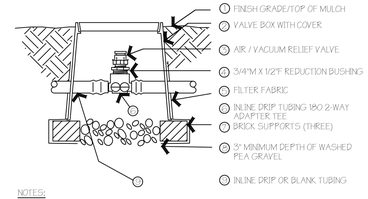
NOT TO SCALE — PKJ DESIGN GROUP



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

N FLUSH CAP BOX

NOT TO SCALE — PKJ DESIGN GROUP

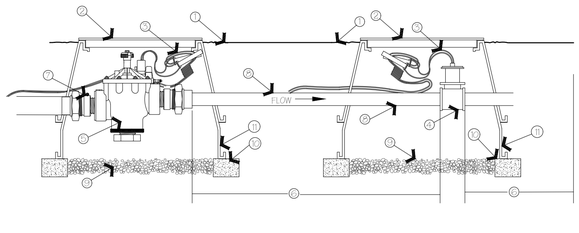


NOTES:
1. SECURE ALL BARB FITTINGS WITH A STAINLESS STEEL PINCH CLAMP.
2. INSTALL A AIR/VACUUM RELIEF VALVE AT HIGH POINTS WITHIN DRIP ZONE.
3. INSTALL FILTER FABRIC AROUND EXTERIOR OF VALVE BOX. USE DUCT TAPE TO SECURE FABRIC TO PIPE AND VALVE BOX.

O DRIP AIR/VACUUM RELIEF VALVE ASSEMBLY

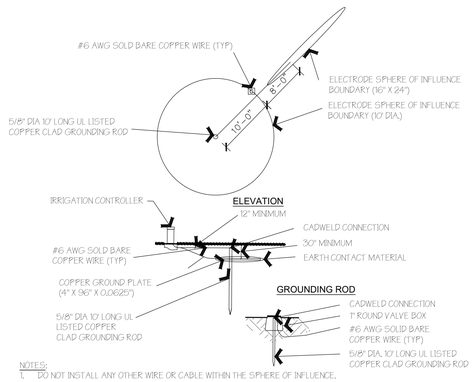
NOT TO SCALE — PKJ DESIGN GROUP

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



P MASTER VALVE & FLOW SENSOR

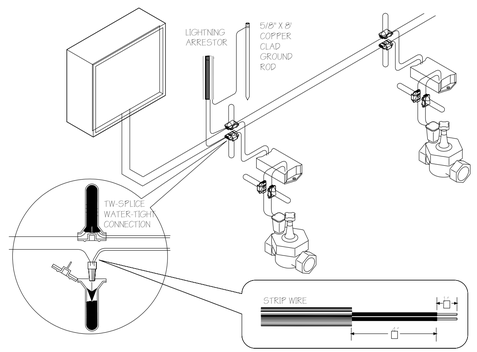
NOT TO SCALE — PKJ DESIGN GROUP



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

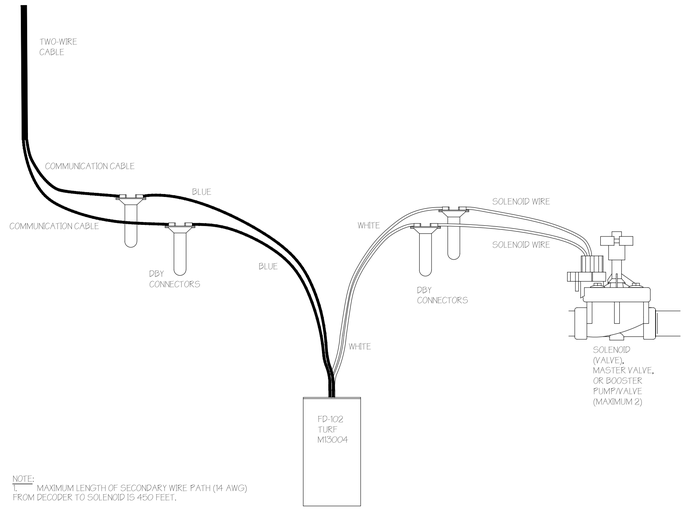
Q GROUNDING DETAIL

NOT TO SCALE — PKJ DESIGN GROUP



R 2-WIRE CONNECTION

NOT TO SCALE — PKJ DESIGN GROUP



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

S DECODER WIRING

NOT TO SCALE — PKJ DESIGN GROUP

ISSUE DATE	PROJECT NUMBER
06-03-2019	UT18048

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www.pkjdesigngroup.com

LICENSE STAMP

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

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

IRRIGATION DETAILS

PRELIMINARY PLANS NOT FOR CONSTRUCTION

IR-2.6

CIVIL ENGINEERING CONSULTANTS, PLLC.

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

25 June 2019

Clearfield City
55 South State Street
Clearfield City, Utah 84015

Attn: Brad McIlrath, Senior Planner
Proj: **MODA Clearfield Townhomes**
Subj: Plan Review

Dear Brad,

I have reviewed the above referenced project Plat & improvement plans, which were submitted in responded to my 1st review, dated of August 23, 2018. The following comments are based upon those new drawings.

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 Plat & Improvement Drawings must be submitted to the Public Work Department via our office for record keeping upon completion and approval of the drawings:

Plat:

1. The Plat needs all streets names & numbers shown.
2. The building addresses are needed on the Plat.
3. Building #123 needs the "limited Common Space" data corrected.
4. The date of the Plat needs to be shown on the top of the drawing under the Plat title (Month & year).
5. The name of the owners signing the Plat need their name printed under their signature line.

6. The language for the "Clearfield City Engineer" approval/compliance signature block shall be written to match the following:

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

Site Plan – Improvement Drawings

1. A "Geotechnical Report" is required to be submitted.

2. Site Utility Plans and the Culinary Water & Sanitary Sewer Issues:

   - Additional culinary water gate valves need to be added at all piping intersections / connections (3-each valves on each connections) and on all fire hydrants per the city details. The location of the valves on the fire hydrants on the "Utility Drawings", found on sheet C3.0, are misleading.
   - A second 8" diameter culinary water connection, to loop the culinary water supply along 200 South Street, at the west entrance to the development will need to be designed and constructed. The City culinary water pipeline will need to be extended along 200 South Street to the westerly property line of the development, if it does not presently exist. This pipe extension and the costs associated will be required of the developer.
   - Water meter boxes and facilities shall not be placed in a driveway approach.
   - The location and details of the irrigation water backflow device are required to be placed in the drawings.

3. Site Storm Water Issues:

   - The storm water calculations will need to be submitted for the detention basin volume sizing.
   - The outlet control orifice structure design and the overflow spillway system details are needed in the drawings.
   - The on-site storm water collection piping system, etc. The calculations shall be based upon a 100-year storm with a 24-hour event.
   - The site hard surfacing, roof surfacing and landscaping square footage need to be placed on the drawings for checking the storm water calculations.
   - Prior to the storm water entering the underground storage area the storm water will need to be cleaned of oil, silt & trash by being processed through a "storm water pollution removal filter manhole", ie. "Bay Saver, Storm Ceptor" or equivalent process manhole.
   - The storage piping materials of "CMP" will not be approved for use within Clearfield City.

- A 4' diameter observation / cleaning manhole will need to be installed at the end of all piping runs.
- The storm water should enter on one end and exit on the other end.
- The building roof drains need to be connected to the storm water collection system. Sheet flows across sidewalks and roads will not be approved.
- All manholes for 3-junction pipes should be 5-foot in diameter.
- An overflow system will need to be designed and shown on the improvement drawings.
- The size of the detention basin gravel and percent of voids in the gravel along with the specifications on the gravel will need to be shown in the drawings. The volume calculation must be submitted for review.

4. Site Grading Plan Issues:

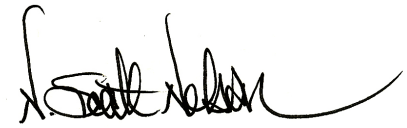
    - The following items will need to be placed on the site "Grading Plan" of the improvement drawings.

        - Finish contours, spot elevations over the site, new and existing curbs and walls with finish elevations.
        - Grades (with arrows) on all curb & gutters, across the hard surfacing – roads and waterways, parking stalls.
        - Handicap ramps are required where any sidewalk meets curb & gutter and the roadways.
        - High points and grade breaks will need to be shown on all curb & gutter.

5. Site Miscellaneous Issues:

    - The location of all dumpster and details if used need to be shown on the drawings. If individual cans are to be used that should be stated on the plans.
    - Street lighting needs to be shown on the drawings.

Should you have any questions, feel free to contact our office.
Sincerely,
CEC, Civil Engineering Consultants, PLLC.



N. Scott Nelson, PE.
City Engineer

Cc. Mark Baird, Deputy Public Works Director
Kamilla Schultz, PE., Staff Engineer
Adam Favero, Utility Superintendent
Brad Wheeler, Street Superintendent

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

TO: Brad McIlrath/ Clearfield City Planner
Brock Loomis/ Applicant

FROM: John Taylor / Fire Marshal

RE: MODA Clearfield Townhomes

DATE: June 20, 2019

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

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

2. Fire hydrants and access roads shall be installed prior to construction of any buildings. All hydrants shall be placed with the 4½" connection facing the point of access for Fire Department Apparatus. Provide written assurance that this will be met. *Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of the shoulders. 2018 International Fire Code Section D103.*

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

4. All fire apparatus access roads shall be a minimum all-weather, drivable and maintainable surface. There shall be a minimum clear and unobstructed width of not less than 26 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. Dead-end roads created in excess of 150 feet in length shall be provided with an approved turn-around. Due to the height of the buildings exceeding 30 feet, aerial fire apparatus access roads are required. *Each aerial access road shall be a minimum of 26 feet wide, exclusive of shoulders and must be located not less than 15' and not greater than 30 feet from the building and shall be positioned parallel one entire side of the building.2018 International Fire Code Section D105.*

5. An application and plan review fee are required to be submitted to our office before final approval can be granted.

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.

From: John Taylor
To: Brad McIlrath
Subject: MODA Clearfield Townhomes and May Fly Rise
Date: Thursday, June 20, 2019 2:33:32 PM

Brad

I was discussing the issues that I am seeing with the MODA and May Fly projects with Chief Becraft. Because of the difficult nature of the properties and how difficult it is to get everything they need on the limited space available, we have come up with a concession for the 26 foot wide streets with the 15 to 30 setback requirement. If the developer would agree to install residential fire sprinklers in each of the townhomes we will allow for the narrower street width. This is the only solution we can see other than redesigning the projects and widening the access lanes. It might be advantageous to meet with each of these developers and discuss this option.
Let me know what you think.

John C Taylor
Deputy Fire Chief/
Fire Marshal
North Davis Fire District
381 North 3150 West
West Point, Utah 84015
801-525-2850 ext 101 office
801-510-1895 cell
jtaylor@nofires.org

STAFF REPORT

TO: Mayor Shepherd and City Council Members

FROM: Nancy Dean, City Recorder

MEETING DATE: July 23, 2019

SUBJECT: Vote Centers and Poll Workers

RECOMMENDED ACTION

Consider Resolution 2019R-18 approving voting centers and appointing poll workers for those voting centers for the Municipal Primary Election to be held on August 13, 2019.

DESCRIPTION / BACKGROUND

Clearfield City has contracted with the Davis County Clerk's Office to conduct its Municipal Primary and General Election by mail. Some voters prefer to vote by another method on Election Day, so in accordance with State Law, the City opted to provide voting centers in order to provide that opportunity. Also, part of the County's service to municipalities is the availability of municipal ballots at any one of the voting centers throughout the County providing greater availability to the process for registered voters.

By identifying voting centers for the election it also becomes necessary to appoint poll workers for those locations. Poll workers are required to be registered voters residing in Davis County and need to be approved at least 15 days before the date of the municipal election. The County has the expertise on identifying and training poll workers so those recommendations need to be made by the clerk's office to the Council.

The proposed resolution also includes a provision allowing the City Recorder to make changes to the list of voting centers and poll workers as needed to facilitate the operation of the election. Sometimes poll workers have emergencies or are ill and it becomes necessary to make changes on Election Day. Also, changes to voting centers might be necessary should an emergency situation occur at any of the locations on Election Day.

IMPACT

a. **FISCAL –** The City Council approved the agreement with the County to conduct the by mail election in March of this year. The poll worker wages were included as part of that fee.

b. **OPERATIONS / SERVICE DELIVERY** – By contracting with the County and allowing for the use of voting centers for Clearfield registered voters throughout the County, the City's goal to provide quality customer service is enhanced.

ALTERNATIVES

N/A

SCHEDULE / TIME CONSTRAINTS

The appointment of poll workers is required at least 15 days before the date of the municipal election.

LIST OF ATTACHMENTS

- Resolution 2019R-18 approving voting centers and appointing poll workers
- List of voting Centers throughout the County
- List of poll workers

CLEARFIELD CITY RESOLUTION 2019R-18

A RESOLUTION APPROVING VOTING CENTERS AND APPOINTING POLL WORKERS FOR THOSE VOTING CENTERS FOR THE MUNICIPAL ELECTIONS ON AUGUST 13, 2019 AND NOVEMBER 5, 2019

WHEREAS, Clearfield City Corporation (the "City") is holding its municipal elections by-mail; and,

WHEREAS, State Law allows the City to provide voting centers on those election days, August 13, 2019 and November 5, 2019, for registered voters who choose to vote by using another method; and,

WHEREAS, the City has designated its voting centers as identified in Exhibit 'A;' and,

WHEREAS, State Law requires the City's governing body appoint or provide for the appointment of registered voters residing in the county as poll workers at each voting center;

NOW THEREFORE BE IT RESOLVED by the Clearfield City Council that pursuant to Title 20A, Chapter 5, Parts 4 and 6 of the Utah Code:

1) the voting centers identified in 'Exhibit A' are hereby approved; and

2) registered voters identified in 'Exhibit B' are hereby appointed to serve as poll workers assigned by the City Recorder for those municipal elections being held on Tuesday, August 13, 2019 and Tuesday, November 5, 2019; and

2) the City Recorder is hereby authorized to make changes as needed to the list of approved/appointed poll workers to facilitate the operations of the elections.

Passed and adopted by the City Council at its regular meeting on July 23, 2019.

ATTEST

_____
Nancy R. Dean, City Recorder

CLEARFIELD CITY CORPORATION

_____
Mark R. Shepherd, Mayor

VOTE OF THE COUNCIL

AYE:

NAY:

Municipal Primary Election 2019

Polling Place	Address
Bountiful Library	725 S. Main Bountiful
Clearfield City Hall	55 S. State St. Clearfield
Kaysville Library	215 N. Fairfield Rd Kaysville
West Point City Hall	3200 W. 300 N. West Point
Davis Conference Center	1651 N. 700 W. Layton
North Salt Lake City Hall	10 E. Center St. North Salt Lake
Sunset City Hall	200 W. 1300 N. Sunset
West Bountiful City Hall	550 N. 800 W. West Bountiful
West Point City Hall	3200 W 300 N. West Point

POLL_NAME	FIRST	LAST	PHONE	MAILING_ADDRESS1	CITY	STATE	ZIP	POSITION	HOME_PRECINCT
Clearfield City Hall	Tracy	Goertzen	(407)729-5154	368 N 1875 W	West Point	UT	84015	Poll Manager	WP04:I-N-
Clearfield City Hall	Joni	Phillips	(801)776-5845	1380 W 1045 S	Clearfield	UT	84015	Ballot Clerk	CF03:I-N-
Clearfield City Hall	Cynthia	Gardner	(801)543-9163	591 W 1580 N	Clinton	UT	84015	Receiving Clerk	CL09:I-N