MEETING AGENDA OF THE CLEARFIELD CITY PLANNING COMMISSION

Notice is hereby given that the Clearfield City Planning Commission will hold a regularly scheduled meeting at **7:00 P.M., Wednesday, September 4th, 2019,** on the **3rd floor** in the City Council Chambers of the Clearfield City Municipal Building, located at 55 S. State Street, Clearfield, UT 84015.

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

CALL TO ORDER - PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: June 19, 2019 Regular Meeting Only
July 17, 2019

PLANNING COMMISSION CHAIR STATEMENT

DECISION ITEMS

Non-Public Hearings

1. Discussion and Possible Action on **FSP 1908-0001,** a final subdivision plat request by Spencer Barber with Mayfly Rise LLC, for a forty-nine unit townhome subdivision at the subject properties. **Location:** 172 & 140 N. Main Street (TIN: 12-001-0212, 12-010-0213, & 12-001-0002). **Project Area:** 1.918 Acres. **Zone:** T-R (Town Residential). **Planner:** Brad McIlrath **(Administrative Action).**

DISCUSSION ITEMS

2. Staff Discussion
3. Planning Commissioners' Minute
4. Staff Communications
    a) Clearfield City Subdivision Ordinance Re-Write
    b) Landscaping Ordinance
    c) Accessory Dwelling Units

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

Dated this 14th day of August, 2019

/s/Brad McIlrath, Senior Planner

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

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

CLEARFIELD PLANNING COMMISSION MEETING

June 19, 2019
7:00 P.M. – Regular Session

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

VISITORS: Brad Carter, Ron Witzel

The Pledge of Allegiance was led by Brady Jugler

APPROVAL OF THE MINUTES FROM THE APRIL 3, 2019 REGULAR SESSION, APRIL 17, 2019 WORK AND REGULAR SESSIONS, AND THE MAY 8, 2019 WORK AND REGULAR SESSIONS

Commissioner Murray moved to approve the minutes from the April 3, 2019, Regular Session, April 17, 2019 Work and Regular Sessions, and the May 8, 2019, Work Session and Regular Sessions. Seconded by Commissioner Uccardi. The motion carried upon the following vote: Voting AYE – Commissioners Bloomfield, Browning, Jones, Marston, Murray, and Uccardi. Voting NO – None.

Chair Jugler read the Planning Commission Chair statement.

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PUBLIC HEARING, DISCUSSION AND APPROVAL OF CUP 1905-007, A CONDITIONAL USE PERMIT REQUEST BY BRAD CARTER WITH NOVASOURCE SUNWEST, LLC TO CONSTRUCT A VALVOLINE INSTANT OIL CHANGE CENTER AT THE SUBJECT PROPERTY. LOCATION: 856 WEST ANTELOPE DRIVE (TIN: 12-667-0024). PARCEL AREA: 0.41 ACRES. ZONE: C-2 (COMMERCIAL). PLANNER: BRAD MCILRATH (ADMINISTRATIVE MATTER)

Brad McIlrath, Senior Planner, reviewed site access, parking, site landscaping and open space, and building design and materials for the development with the Commission. There was a discussion about the landscape requirements for the site and how much grass, how many trees, and the difference between Xeriscape and cobblestone. There was also a discussion about how the facility would separate water and oil prior to it entering the City's waste system. Mr. McIlrath explained that requirement would be addressed during the building permit process.

PUBLIC COMMENT

Brad Carter, NovaSource Sunwest, LLC, described the type of business that would be located on the site. He stated Valvoline was excited to be located in Clearfield.

Ron Witzel, NovaSource Sunwest, LLC, stated there would be a water and oil separator on the site. He explained how the separation would take place. He also addressed the access to the site.

Commissioner Chris Uccardi moved to approve CUP 1905-007, a Conditional Use Permit request by Brad Carter with NovaSource, LLC, to construct a Valvoline Instant Oil Change Center at 856 West Antelope Drive. The recommendation was based the findings and discussion in the Staff Report with the following conditions:

1. **The project shall comply with all applicable development standards of the C-2 zone.**
2. **A landscape and irrigation plan shall be submitted and must meet the minimum landscape standards of the C-2 zone and Clearfield City which includes, but is not limited to the following:**
    a. **One additional deciduous tree shall be added to the landscape island at the east end of the front row of the parking island. Shrubbery shall be added to the island as required by Code.**
    b. **The front landscaping area between Antelope Drive and the parking area shall be modified to include a planting hedge to screen the parking area as required by ordinance.**
3. **The dumpster enclosure shall be constructed of the same material that matches the building or an approved masonry.**
4. **The access aisle for the ADA parking space shall be increased to eight feet (8') wide to meet federal standards.**
5. **The pedestrian path across the parking lot shall be constructed of a separate material than the parking as required by ordinance.**
6. **The front building façade materials shall be revised to comply with the approved materials outlined in the C-2 zone.**
7. **The project shall comply with all applicable fire code standards and obtain North**

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Davis Fire District approval prior to the issuance of final land use approval.

8. **The project shall comply with engineering standards / requirements and obtain approval prior to the issuance of final Land Use approval.**
9. **The applicant shall obtain a building permit for all site work prior to the commencement of said work.**
10. **The applicant shall obtain a Clearfield City Business License prior to the commencement of business operations at this site.**

Seconded by Commissioner Jones. The motion carried upon the following vote: Voting AYE – Commissioners Bloomfield, Browning, Jones, Marston, Murray, and Uccardi. Voting NO – None.

DISCUSSION ITEMS

Permitted Building Materials

Brad McIlrath, Senior Planner, led a discussion with the Commission regarding building materials for new development in Clearfield. He reviewed the types of building materials allowed in each zone. He recommended the following amendments for consideration:

- The list of materials in the City Code not be the only approved materials.
- The term vinyl siding be removed to allow a larger variety of siding.
- Vinyl siding continue to be limited to the sides of buildings and not allowed for multi-family buildings.
- Vinyl siding be prohibited in commercial zones.
- Allow metal paneling as a secondary material, not a primary material.
- Limit the amount of stucco that could be used.
- Continue to limit vinyl siding to sides and rears of buildings.

Mr. McIlrath asked the Commission if it preferred calling out specific building materials in each zone or clarifying acceptable materials. He wondered if the Commission wanted to consider recommending limiting the amount of stucco allowed and limiting metal paneling to a secondary use. Commissioner Browning suggested breaking the approved materials into two groups: primary materials and secondary materials. Commissioner Jones suggested having a design standard rather than a list and possibly addressing percentages seemed a better option.

Commissioner Murray asked if proposed changes would apply to home improvements or just new construction. Mr. McIlrath indicated the proposal would limit new standards to new construction and remodels. Commissioner Murray asked if there was a difference in cost between vinyl siding and other types of siding. Mr. McIlrath stated vinyl siding was less expensive to use than some of the other types of siding available to builders. Commissioner Jones commented the price difference was significant but still cheaper than other types of building materials that were already allowed in the Code. She added vinyl siding did not hold up as well as other types of siding so she would like to see it removed from the options. She acknowledged that might not be possible because of the cost.

Commissioner Uccardi cautioned about the hazards of making it difficult for developers to meet the City's design standards. Commissioner Jones encouraged some limitation of products because

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she wanted to make sure the products being used provided long term viability for the City. Mr. McIlrath reviewed the Design Standards chapter already in the City Code. He explained that different zones in the City Code required different standards in addition to that chapter. Commissioners Jones, Murray, and Uccardi agreed that consolidating design standards in a central location and including additional guidelines was the best approach for development than creating limitations. Brie Brass, Assistant City Attorney, agreed language could be added to the current Design Standards chapter to provide additional direction for development.

Accessory Building Materials (City Code § 11-13-38)

Brad McIlrath, Senior Planner, reviewed examples of accessory structures throughout the City. He explained that the majority of detached garages and large accessory buildings were located on properties with smaller, older homes that were not originally built with attached garages. He noted some accessory structures matched the materials and colors of the main structure while others did not. He stated there was currently a lot of inconsistency. He explained the City Code required the accessory buildings and structures to match the exterior of the principal building but the word "match" was creating too much ambiguity.

There was a discussion about the following:

- Setback requirements.
- The differences between accessory dwelling units and accessory structures.
- The size of buildings where proposed standards would apply.
- The affordability of adding accessory structures if the requirements were too strict.
- The need to define the word "match" more clearly.
- The possibility of identifying matching color and style.
- The difficulty with requiring the materials to match the primary structure because the housing stock in Clearfield was older and harder to match.
- The possibility of addressing the matching question in the Design Standards chapter of the City Code.
- The possibility of requiring matching materials and style based on the size of the accessory structure.
- Storage containers not being accessory structures because they were not permanent.
- A suggestion to add language that required the structure to match the primary structure and roof style.

The Commission asked Mr. McIlrath to look at the requirements of other cities with older housing stock for ideas. It also directed Mr. McIlrath to take the discussion and draft possible options being mindful of the cost for some materials, so there could be further discussion at a later date

PLANNING COMMISSIONERS' MINUTE

Chair Jugler – Nothing

Commissioner Murray – Nothing

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Commissioner Browning – Nothing

Commissioner Uccardi – Mentioned the City was looking for July 4th parade hosts that would monitor kids along the route for safety purposes.

Commissioner Jones – Nothing

Commissioner Marston – Nothing

Alternate Commissioner Bloomfield – Updated on the construction at the site for the new Maverick at 700 South and UDOT's I-15 reconstruction project. He expressed concern that a lot of trees were being removed.

Youth Ambassador Eden Bush – Nothing

STAFF COMMUNICATIONS

Brad McIlrath, Senior Planner, updated the Commission on upcoming items for its consideration.

There being no further business to come before the Planning Commission, **Commissioner Jones moved to adjourn at 9:10 P.M. Seconded by Commissioner Chris Uccardi. All voting AYE.**

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CLEARFIELD PLANNING COMMISSION MEETING

July 17, 2019

6:30 P.M. – Work Session

PRESIDING:	Brady Jugler	Chair
PRESENT:	Kathryn Murray	Commissioner
	Robert Browning	Commissioner
	Ruth Jones	Commissioner
	Brett McAllister	Commissioner
	Chris Uccardi	Commissioner
	David Bloomfield	Alternate Commissioner
	Eden Bush	Youth Ambassador
ABSENT:	Nicole Bigelow	Commissioner
	Eden Bush	Youth Ambassador
STAFF PRESENT:	Brie Brass	Assistant City Attorney
	Brad McIlrath	Senior Planner
	Brooke Limoges	Customer Service Rep

VISITORS: None

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

<u>DISCUSSION ON CUP 1906-0009, A CONDITIONAL USE PERMIT REQUEST BY DARCIE NEWBOLD TO ADD DAYCARE TO THE PRESCHOOL LOCATED AT 49 WEST 300 NORTH (TIN:12-020-0007).</u>

- Used to be Barneck Preschool. New owner wants to add daycare.
- There was a discussion to address the concern that there would not be enough space to accommodate more children. There were State requirements for the number of children allowed, based on square footage of the facility. Those minimum requirements for adding daycare would need to be met.

<u>DISCUSSION ON FSP 1906-0010, A PRELIMINARY AND FINAL SUBDIVISION PLAT REQUEST BY LESLIE MASCARO WITH WRIGHT DEVELOPMENT FOR A 2-LOT SUBDIVISION AT THE PROPERTY LOCATED AT APPROXIMATELY 1300 SOUTH 2000 EAST (TIN: 09-341-0306 & 09-341-0305).</u>

- Properties were divided in 2008 through deeds, which created an illegal subdivision. This process would correct that.
- Streets would be public rights-of-way instead of private access.
- Property would be accessible from 1400 South and University Park Blvd.

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- There was a discussion about the storm water and irrigation plan and if it would be pursued and maintained. The City would require a plan to be on file that would meet the requirements of the State of Utah and the EPA.
- There was a question to address if a conditional use permit would be issued without fire hydrants on the property. All of the conditions for the Fire District would have to be met. Weeds and snow removal needed to be maintained and there would be a condition for the permit as well. Code compliance could be involved in the enforcement of the conditions.
- There was a discussion about the possibility of more multi-family dwellings affecting our infrastructure, such as sewer and water. The City was conducting a capacity analysis, with emphasis on impacts to sewer, to see if improvements were required.
- There was a discussion about encouraging large multi-family dwellings to include landscape options that would require less water. The ordinance would have to be revised to require drought tolerant materials and would need to be specific on what materials could be used. The shrub requirement could be increased and Xeriscape should be defined as more than rocks.

DISCUSSION ON CUP 1906-0010, A CONDITIONAL USE PERMIT REQUEST BY LESLIE MASCARO WITH WRIGHT DEVELOPMENT FOR A 228-UNIT MULTI-FAMILY DEVELOPMENT AT THE PROPERTY LOCATED AT APPROXIMATELY 1300 SOUTH 2000 EAST (TIN:09-341-0306 & 09-341-0305).

- A special purpose overlay would be tied to the site plan approval and recorded.

DISCUSSION ON SP 1906-0012, A SITE PLAN APPROVAL REQUEST BY MARVIN MURRI FOR A 16-UNIT TOWNHOME DEVELOPMENT AT THE PROPERTY LOCATED AT APPROXIMATELY 750 SOUTH DEPOT STREET (TIN: 12-066-0119).

- Original stucco on exterior buildings was not as good as synthetic stucco. EFIS is synthetic stucco which bends and moves with the weather.

Chair Jugler moved to adjourn at 7:05 P.M.

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CLEARFIELD PLANNING COMMISSION MEETING

July 17, 2019
7:00 P.M. - Regular Session

PRESIDING:	Brady Jugler	Chair
PRESENT:	Kathryn Murray	Commissioner
	Robert Browning	Commissioner
	Ruth Jones	Commissioner
	Brett McAllister	Commissioner
	Chris Uccardi	Commissioner
	David Bloomfield	Alternate Commissioner
ABSENT:	Nicole Bigelow	Commissioner
	Eden Bush	Youth Ambassador
STAFF PRESENT:	Brie Brass	Assistant City Attorney
	Brad McIlrath	Senior Planner
	Brooke Limoges	Customer Service Rep
VISITORS:	Cathy Gunderson, Dan Gunderson, Logan Johnson, Todd Goff, Darcie Newbold & family, Marvin Murri, Colette Taylor, Gary Takahashi, Nike Peterson	

The Pledge of Allegiance was led by Chair Jugler

APPROVAL OF PLANNING COMMISSION MEETING MINUTES

None

Chair Jugler read the Planning Commission Chair statement.

DISCUSSION AND APPROVAL OF CUP 1906-0009, A CONDITIONAL USE PERMIT REQUEST BY DARCIE NEWBOLD TO ADD DAYCARE TO THE PRESCHOOL AT THE SUBJECT PROPERTY LOCATED AT 49 WEST 300 NORTH (TIN: 12-020-0007).

Brad McIlrath, Senior Planner, presented the following facts:

- Formerly Barneck Preschool.
- Conditional use permit was to add daycare to the preschool.
- Modifications had been made to the kitchen area to meet building and fire code regulations.

Staff recommended approval with the conditions that were reviewed.

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Questions from the Planning Commission:

- Does the property have a parking stall that is ADA accessible? Mr. McIlrath responded that because the stalls were for employee parking they would not need to be ADA accessible, but the closest stall to the building would qualify, if needed.

Commissioner Jones moved to approve as conditioned, CUP 1906-0009, a conditional use permit request by Darcie Newbold to add daycare to the preschool located at 49 West 300 North. The recommendation was based on the findings and discussions in the Staff Report with the following conditions:

1) **The project shall comply with all applicable building code standards.**
2) **The project shall comply with all applicable international fire code standards.**
3) **The applicant shall obtain a business license for the proposed preschool/daycare.**

Seconded by Commissioner Murray. The motion carried on the following vote: VOTING AYE: Commissioners McAllister, Uccardi, Murray, Browning, Jones, Bloomfield. Voting NO: None.

<u>DISCUSSION AND APPROVAL OF FSP 1906-0010, A PRELIMINARY AND FINAL SUBDIVISION PLAT REQUEST BY LESLIE MASCARO WITH WRIGHT DEVELOPMENT FOR A 2-LOT SUBDIVISION AT THE SUBJECT PROPERTY LOCATED AT APPROXIMATELY 1300 SOUTH 2000 EAST (TIN: 09-341-0306 & 09-341-0305).</u>

Brad McIlrath presented the following facts:

- Two-lot residential and commercial subdivision.
- Total area of 30.667 acres.
- Lot 1 was zoned C-2 (Commercial) – 19.159 acres.
- Lot 2 was zoned R-3-SP (Residential Special Purpose Overlay) – 8.715 acres.
- The subdivision included the dedication of road rights-of-way.
- Properties would be horizontally oriented.

Staff recommended approval with the conditions that were reviewed.

Logan Johnson, Wright Development, offered to answer any questions from the Commission.

Questions from the Planning Commission:

- Would the right-of-way be installed before the property was developed? Mr. Johnson responded that both accesses would happen simultaneously with the building, per fire code requirements.

Commissioner Uccardi moved to approve as conditioned, FSP 1906-0010, a preliminary and final subdivision plat request by Leslie Mascaro with Wright Development for a 2-Lot subdivision at the property located at approximately 1300 South 2000 East. The recommendation was based on the findings and discussions in the Staff Report with the following conditions:

1) **Plans shall be revised to address Clearfield City Engineering requirements prior to obtaining final signatures on the plat and recording of that plat.**
2) **The developer shall install of the public right-of-way improvements required by the subdivision ordinance.**

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3) **The sidewalk shall be installed along the north and west ends of the new right of way as part of the multi-family development to provide pedestrian access for the future residents.**
4) **A pedestrian connection to the Goldstone Place Apartments to the west shall be constructed to provide additional connectivity in this area.**
5) **The applicant is responsible for the replacement or repair of deteriorated, damaged or missing surface improvements surrounding the perimeter of the subdivision. This includes, but is not limited to: curb and gutter, sidewalks, landscaping park strip improvements, driveways, etc.**
6) **An escrow or bond agreement for the public improvements will be subject to approval by the City Engineer and City Attorney and be established prior to any permits being issued for the property or plat being recorded. The financial security shall be established prior to recordation of the Final Plat as outlined in Section 12-4-6 of the City Code.**

Seconded by Commissioner Jones. The motion carried on the following vote: VOTING AYE: Commissioners McAllister, Uccardi, Murray, Browning, Jones, Bloomfield. Voting NO: None.

DISCUSSION AND APPROVAL OF CUP 1906-0010, A CONDITIONAL USE PERMIT REQUEST BY LESLIE MASCARO WITH WRIGHT DEVELOPMENT FOR A 228-UNIT MULTI-FAMILY DEVELOPMENT AT THE SUBJECT PROPERTY LOCATED AT APPROXIMATELY 1300 SOUTH 2000 EAST (TIN: 09-341-0306 & 09-341-0305).

Brad McIlrath presented the following facts:

- Four (4) buildings, 228 Unit Multi-Family Development
- Located on Lot 2 of the subdivision
- Lot 2 was zoned R-3-SP (Residential Special Purpose Overlay) – 8.715 acres.
- An existing fifteen inch water line would likely be relocated and upgraded based upon comments from Engineering Staff & Public Works Staff.
- Landscape plan would include pickle ball courts, access to the canal trail and a plaza.
- Would be a luxury development with high end amenities.
- Staff recommended a connection to Goldstone Apartments for pedestrian access.
- Unit plans included a mix of one, two and three bedrooms, with the majority of units being one bedroom.
- Fencing would be evaluated based on concerns for privacy and for safety along the trail.

Staff recommended approval with the conditions that were reviewed and revised.

Logan Johnson, Wright Development, presented the following points of discussion:

- Appreciated staff working with them on options and design of fencing.

Questions from the Planning Commission:

- Why would there be so many one-unit apartments? Mr. Johnson responded that the amenities would attract the demographic group of 55 and older and the household size would be smaller.
- Would pets be allowed on the property? A suggestion was made for a dog run or park to be included to accommodate pets. Mr. Johnson responded that would be taken into consideration and he would speak with Leslie Mascaro, the project manager about it.

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- Would a small two or three foot fence be constructed to show where the property line ended? Mr. McIlrath responded that the R-3 zone didn't require fencing but the Commission could require fencing as part of the design review process. Mr. McIlrath said a recommendation was made for design standards and Wright Development was open to including a fence.
- Where would access for Goldstone Apartments be located? Mr. McIlrath responded there would be the possibility of an automobile connection but at a minimum, pedestrian connection would be provided. Access would be moved to the sidewalk to encourage pedestrians to use the public right-of-way rather than walking across commercial properties. Goldstone would just need to put an opening in their gate and agree to the connection. Mr. Johnson replied that they would be willing to approach Goldstone about expanding the sidewalk.

Commissioner Jones moved to approve as conditioned, CUP 1906-0010, a conditional use permit request by Leslie Mascaro with Wright Development for a 228-unit multi-family development at the property located at approximately 1300 South 2000 East. The recommendation was based on the findings and discussions in the Staff Report with the following conditions:

1) **The approval of this project in the R-3-SP Zone allows for the following deviations from development standards:**
    a. **Parking for this development shall be provided at a parking ratio no less than 1.85 spaces per unit;**
    b. **The development shall not exceed 228 units;**
    c. **The development shall not exceed an overall height of four (4) stories.**
    d. **The development shall comply with all other applicable development standards of the R-3 Zone.**
2) **Formal landscape and irrigation plans must be prepared and submitted to the City for final approval that meets ordinance standards.**
3) **If a fence is constructed along the canal trail property line, it shall be constructed of a high quality material and be permeable for site to promote visibility and public safety. The fence shall not be constructed of vinyl or chain link material.**
4) **Additional pedestrian access shall be provided to the pickle ball courts. All of the pedestrian walkways shall have a minimum width of five feet (5') and comply with all other pedestrian standards outlined in Chapter 18 of the Land Use Ordinance in the City Code.**
5) **The final subdivision plat shall be recorded prior to issuance of a building permit as required by the Subdivision Ordinance (Title 12 of the City Code).**
6) **The applicant shall obtain a building permit and the project shall comply with all applicable building code standards.**
7) **The project shall comply with all applicable fire code standards and obtain North Davis Fire District approval prior to the issuance of final land use approval.**
8) **The project shall comply with engineering requirements and obtain approval prior to the issuance of final Land Use approval.**

Seconded by Commissioner McAllister. The motion carried on the following vote:
VOTING AYE: Commissioners McAllister, Uccardi, Murray, Browning, Jones, Bloomfield.
Voting NO: None.

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DISCUSSION AND APPROVAL OF SP 1906-0012, A SITE PLAN APPROVAL REQUEST BY MARVIN MURRI FOR A 16-UNIT TOWNHOME DEVELOPMENT AT THE PROPERTY LOCATED AT APPROXIMATELY 750 SOUTH DEPOT STREET (TIN:12-066-0119).

Brad McIlrath presented the following facts:

- Property was zoned R-3, which allowed 16 units to the acre.
- One acre property.
- Two buildings, each would be designed to fit the shape of the property.
- Each unit was provided with a two car garage.
- Visitor parking would exceed what was required by the Code.
- Landscape plan would be amended to include location and number of shrubs.
- Building materials would follow the requirements for the R-3 zone.
- Majority of units would include three bedrooms.

Staff recommended approval with the conditions that were reviewed.

Questions from the Planning Commission:

- Would the units be sold? Mr. McIlrath responded there was no current indication that the units would be sold. Building code would require fire separation of units before they could be sold.

Marvin Murri, applicant, had no comments.

Commissioner McAllister moved to approve as conditioned, SP 1906-0012, a site plan approval request by Marvin Murri for a 16-unit townhome development at the property located at approximately 750 South Depot Street. The recommendation was based on the findings and discussions in the Staff Report with the following conditions:

1) **The developer shall construct a six foot (6') opaque fence along the perimeter of the development to provide privacy and buffering from the rail lines. Fencing is not required within the front yards of the townhomes.**
2) **Formal landscape and irrigation plans must be prepared and submitted to the City for final approval that meets ordinance standards. The plans shall be revised to provide the minimum number of shrubs required by ordinance.**
3) **The site plans and landscape plans shall be revised to provide direct pedestrian access to the front doors of the units from the public sidewalk and from the visitor parking areas.**
4) **The applicant shall obtain a building permit and the project shall comply with all applicable building code standards.**
5) **The project shall comply with all applicable fire code standards and obtain North Davis Fire District approval prior to the issuance of final land use approval.**
6) **The project shall comply with all applicable planning, engineering, and fire district requirements to obtain final land use approval. Final land use approval shall be granted prior to the submittal of plans for a building permit.**
7) **The applicant will be required to post a bond or escrow for the public improvements and landscaping as required by Code.**

Seconded by Commissioner Jones. The motion carried on the following vote: VOTING AYE: Commissioners McAllister, Uccardi, Murray, Browning, Jones, Bloomfield. Voting NO: None.

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Mr. McIlrath mentioned he had been in contact with the owner of the property adjacent to Mr. Murri's project and there was a concern about irrigation water flooding his property. He wanted to make Mr. Murri aware. Mr. Murri acknowledged that he was aware of the irrigation water.

STAFF DISCUSSION

Mr. McIlrath reminded the Commissioners there would be a joint work session with the City Council on July 30, 2019. Discussions would include progress on the Form Based Code, the new South Clearfield Elementary, accessory dwelling units and conditional use chapter changes.

PLANNING COMMISSIONERS' MINUTE

Commissioner McAllister – Nothing

Commissioner Uccardi – Residents had expressed concern about transition from residential to multi-family on North Lakeview/ 100 North and 442 South State. He asked if setback requirements could be looked at for residents adjacent to those properties. Mr. McIlrath responded that could be considered and townhome developments in those areas could be required to have the same look as the surrounding residential areas. He acknowledged that could be addressed in the update of the Form Based Code.

Commissioner Murray – Nothing

Commissioner Browning – Nothing

Commissioner Jones – Had an opportunity to attend a joint work session between the City Council and the Parks & Recreation Commission and was impressed with the hard work of that Commission.

Alternate Commissioner Bloomfield - Nothing

Chair Jugler – Nothing

There being no further business to come before the Planning Commission, **Commissioner Uccardi moved to adjourn at 7:58 P.M. Seconded by Commissioner Murray.**

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Planning Commission
STAFF REPORT

AGENDA ITEM
#1

TO: **Clearfield City Planning Commission**

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

MEETING DATE: **Wednesday, September 4th, 2019**

SUBJECT: Discussion and Possible Action on **FSP 1908-0001,** a final subdivision plat request by Spencer Barber with Mayfly Rise LLC, for a 49-unit townhome subdivision at the subject properties. **Location:** 172 & 140 N. Main Street (TIN: 12-001-0212, 12-010-0213, & 12-001-0002). **Project Area:** 1.918 Acres. **Zone:** T-R (Town Residential). **Planner:** Brad McIlrath **(Administrative Action).**

RECOMMENDATION

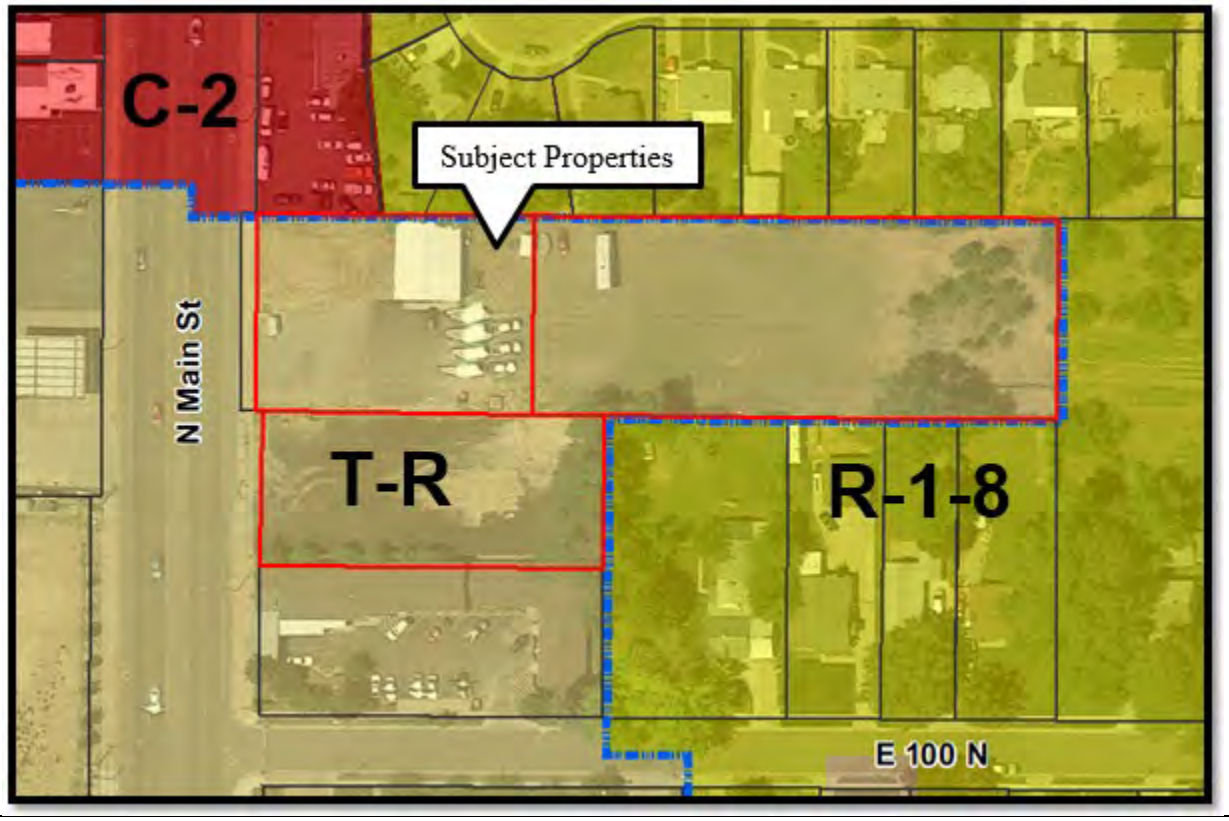
Staff recommends that the Planning Commission forward a recommendation of **APPROVAL** to the Clearfield City Council for **FSP 1908-0001**, a final subdivision plat request by Spencer Barber with Mayfly Rise LLC, for a 49-unit townhome subdivision for the properties located at 172 & 140 N. Main Street (TIN: 12-001-0212, 12-010-0213, & 12-001-0002). This recommendation is based on the subdivision conditions and findings in the Staff Report.

PROJECT SUMMARY

Project Information	
Project Name	Mayfly Rise Townhomes
Site Location	172 & 140 N. Main Street
Tax ID Number	12-010-0212. 12-010-0213, & 12-010-0002
Applicant	Spencer Barber, Mayfly Rise LLC
Owner	Radon Be Gone Corp. & Auto HQ LLC
Proposed Actions	Final Subdivision Approval
Current Zoning	T-R (Town Residential)
Site Area	2.0 Acres

Surrounding Properties and Uses:		Current Zoning District	General Plan Land Use Classification
North	Automotive Repair / Single-Family Residential	C-2 (Commercial) & R-1-8 (Residential)	Commercial & Residential
East	Single-Family Residential	R-1-8 (Residential)	Residential
South	Motel & Single-Family Residential	T-R (Town Residential) & R-1-8 (Residential)	Commercial & Residential
West	Gas Station & Residential Mixed-Use	T-R (Town Residential)	Mixed Use

Aerial Image & Zoning



BACKGROUND & OVERVIEW

The Planning Commission reviewed the preliminary subdivision plat and site plan on July 10th, 2019. At that meeting preliminary subdivision approval was granted, with conditions that changes needed to be made to provide additional open space and meet setback requirements of the T-R (Town Residential) Zone. The previous approval was for a 50-unit townhome subdivision; however, with revisions made to address the conditions mentioned above, the final plat is for a 49-unit townhome subdivision. With a development area of 2.0 Acres the project is required to provide a combination of open space and landscaping that is 20% of the site. The open space or landscaping individually cannot be less than 5% of the project. Based upon the revised plat and site plans, the proposed open space is 5.4% of the development and the landscaping is 21% of the site. Both open space and landscaping are now compliant with minimum code requirements.

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 and the development standards of the T-R Zone.

FINAL SUBDIVISION PLAT REVIEW

The proposed final subdivision plat includes civil drawings that have been reviewed by the City Engineer. The City Engineer is reviewing the final plat and drawings and will provided comments with a review letter that will be provided to the applicant shortly. As required by ordinance, the applicant has

provided a Geotechnical report for review by the City Engineer. Planning Staff's review of the final plat confirms that the subdivision complies with the development standards of the T-R (Town Residential) Zone. All conditions of the City Engineer, Public Works Department, North Davis Fire District, and Planning Staff will need to be addressed and completed prior to final approval of the plat including all required signatures. Upon that final approval the applicant shall record the CC&R's with the plat at the Davis County Recorder's office and provide either a cash bond or escrow account for the public improvements.

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 August 15, 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 signatures 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, all landscaping and common areas of the development and, the subdivision must include a submittal of the 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 all of the common areas 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, and Planning Staff, will insure the required elements and items are included in the documents and will be recorded with the County Recorder in conjunction with the subdivision plat. These CC&Rs will run with the land and final review is subject to the City Attorney's comments prior to final plat recordation.

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

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

2)	The establishment of a management committee, with provisions setting forth the number of persons constituting the committee, the method of selection and the powers and duties of said committee and including the person, partnership or corporation with property management expertise and experience who shall be designated to manage the maintenance of the common areas and facilities in an efficient and quality manner.	PARTIALLY INCLUDED. The CC&R's define and mention the powers and duties of the Board of Directors, but there does not seem to be language regarding the creation of the board. Under Article III, the membership and voting rights of each member are outlined. Under Article IV, the maintenance of the development along with the ability to select a managing agent by the board is outlined. Additional clarification in the document needs to be provided to outline the creation and rules of the Board of Directors.
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.	NOT INCLUDED. Article III outlines the membership and voting rights of each owner but does not seem to outline the method for calling a meeting or a meeting schedule.
4)	The manner of collection from unit owners for their share of common expenses and the method of assessment.	INCLUDED. Article V "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.	NOT INCLUDED. Article IV "Operation and Maintenance" outlines the process for maintenance and upkeep of the development subject to standards. This article does not appear to provide standards for percentage of votes needed to rebuild, repair, and restore or sell property that is damaged or destroyed. Language will need to be provided that outlines this process and voting rights.
6)	The method and procedure by which the declaration may be amended.	INCLUDED. Article XIII "Miscellaneous" provides standards for amendments to the declaration subject to conformance with articles V and XI.

PUBLIC COMMENT

Public notice was posted on August 26, 2019. As of the date of this report, Staff has not received additional comments since the preliminary plat review and site plan review.

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) The subdivision plat and improvement drawings shall be revised to address Clearfield City Engineering requirements prior to final approval.

2) The project shall include the creation of a Homeowners Association (HOA) to maintain all of the private common spaces of the project, including but not limited to: landscaping, snow removal, building maintenance, trash collection, and open space areas. The proposed CC&Rs shall be revised to provide the needed information required by City Code and outlined in this report.

3) The power lines and utilities shall be placed underground to allow for the location of street lights and street trees along the property frontage and within the furnishing zone.

4) 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.

5) An escrow or cash bond agreement as required by Section 12-9-2 of the Subdivision Ordinance shall be provided and will be subject to approval by the City Engineer and City Attorney. The agreement for the public improvements shall be established prior to obtaining any permits for the properties or plat being recorded.

ATTACHMENTS

1. Subdivision Plat
2. Demolition Plan
3. Site Plan
4. Grading and Drainage Plan
5. Utility Plan
6. Details
7. Erosion Control Plan
8. Landscaping Plan
9. Architectural Site and Building Plans
10. North Davis Fire District Review Letter dated 12 August 2019

May Fly Rise Subdivision

A part of Northwest Quarter of Section 1, T4N, R2W, SLB&M, U.S. Survey

Clearfield City, Davis County, Utah

June 2019

Scale: 1" = 30'

30 0 15 30 40 50 60

Graphic Scale

NARRATIVE

This Survey was requested by Mr. Spencer Barber for the purpose of subdividing the following property into 49 Residential Lots, and 1 Common Area.

A line bearing S 45°02'58" E between Brass Cap Monuments located in the Northwest Corner and the Center Corner of Section 1, T4N, R2W, was used as the Basis of Bearings for this Plat.

A Witness Monument to the West Quarter Corner was also found and its relationship to the Found Section corners is depicted hereon.

Property Corners were placed as depicted on this Plat.

LINE DATA		
Line	Bearing	Length
L2	N 90°00'00" W	1.00
L3	S 0°00'00" E	2.70
L4	S 0°00'00" E	1.57
L5	N 0°00'00" E	1.57
L6	S 0°00'00" E	2.23
L7	N 0°00'00" E	2.16
L8	S 90°00'00" W	1.00
L9	S 90°00'00" E	35.63
L10	N 90°00'00" E	36.43
L11	N 90°00'00" E	20.00
L12	N 90°00'00" E	20.00
L13	N 0°00'00" W	23.11
L14	S 0°00'00" W	23.16
L15	N 90°00'00" E	52.50
L17	S 90°00'00" W	35.43

Northwest Quarter Corner of Section 1, T4N, R2W, SLB&M, U.S. Survey (Found Davis County Brass Cap in Ring and Lid)

S 45°02'58" E Calc'd Basis of Bearings

(2632.34' D.C.S.) [2629.57' Calc'd]

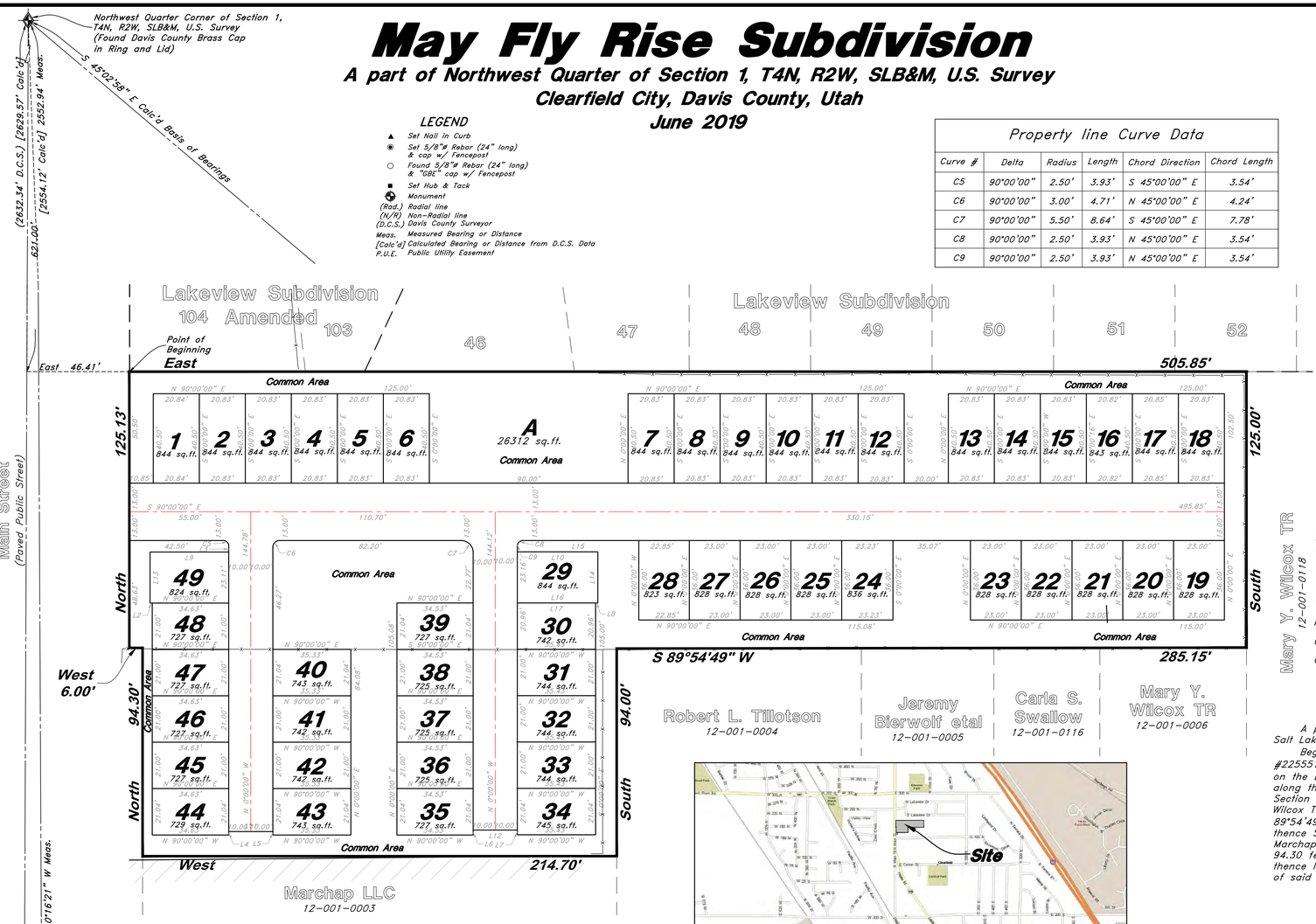
621.00'

[2554.12' Calc'd] 2552.94' Meas.

LEGEND

- ▲ Set Nail in Curb
- ◉ Set 5/8"ø Rebar (24" long) & cap w/ Fencepost
- ○ Found 5/8"ø Rebar (24" long) & "GBE" cap w/ Fencepost
- ■ Set Hub & Tack
- ✪ Monument
- (Rad.) Radial line
- (N/R) Non-Radial line
- (D.C.S.) Davis County Surveyor
- Meas. Measured Bearing or Distance
- [Calc'd] Calculated Bearing or Distance from D.C.S. Data
- P.U.E. Public Utility Easement

Property line Curve Data					
Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C5	90°00'00"	2.50'	3.93'	S 45°00'00" E	3.54'
C6	90°00'00"	3.00'	4.71'	N 45°00'00" E	4.24'
C7	90°00'00"	5.50'	8.64'	S 45°00'00" E	7.78'
C8	90°00'00"	2.50'	3.93'	N 45°00'00" E	3.54'
C9	90°00'00"	2.50'	3.93'	N 45°00'00" E	3.54'



SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58 Chapter 22, Professional Engineers and Land Surveyors Licensing Act. I also do hereby certify that May Fly Rise Subdivision in Clearfield City, Davis County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Davis County Recorder's Office, and of a survey made on the ground in accordance with Section 17-23-17. Monumented Lot corners have been set as shown on this drawing.

Signed this _____ day of _____, 20___.

6242920
License No.

Andy Hubbard

OWNER'S DEDICATION

I, the undersigned owner of the hereon described tract of land, hereby set apart and subdivide the same into lots, streets and Common Areas (CA) as shown on this plat, and name said tract May Fly Rise Subdivision. We also hereby dedicate, grant and convey to Clearfield City, Davis County, Utah, all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever, and also dedicate to Clearfield City those certain strips designated as public utility easements (P.U.E.) and/or Common Area (CA) for public utility and drainage purposes over and across all those part or portions of said tract as shown hereon, the same to be used for the installation, maintenance and operation of public utility service lines and drainage, as may be authorized by Clearfield City.

Sunset Builders

Mike Waite – Managing Member

ACKNOWLEDGMENT

State of Utah
County of Davis } ss

The foregoing instrument was acknowledged before me this_____ day of _____ 20___ by Mike Waite – Managing Member .

Residing At:_____

Commission Number:_____

Commission Expires:_____

A Notary Public commissioned in Utah

Print Name

BOUNDARY DESCRIPTION

A part of the Northwest Quarter of Section 1, Township 4 North, Range 2 West, Salt Lake Base and Meridian, Clearfield City, Davis County, Utah:

Beginning at the Southwest Corner of Lot 104, Lakeview Subdivision Amended (Entry #2255514, Book 4247, Page 551), Clearfield City, Davis County, Utah, said Point being on the Easterly Right-of-Way Line of Main Street being 621.00 feet South 0°13'20" West along the Quarter Section Line and 46.41 feet East from the Northwest Corner of said Section 1; and running thence East 505.85 feet to the Westerly Line of the Mary Y Wilcox Trustee Property; thence South 125.00 feet along said Westerly Line; thence South 89°54'49" West 285.15 feet to the Northwest Corner of the Robert L. Tillotson Property; thence South 94.00 feet along said Westerly Line to the Northeast Corner of the Marchap LLC Property; thence West 214.70 feet along said Northerly Line; thence North 94.30 feet; thence West 6.00 feet to the Easterly Right-of-Way Line of said Main Street; thence North 125.13 feet along said Easterly Right-of-Way Line to the Southwest Corner of said Lot 104 and the Point of Beginning.

Contains 83,567 Sq. Ft. or 1.918 Acres

CLEARFIELD CITY ATTORNEY

Approved as to form signed this _____ day of _____, 20___.

City Attorney

CLEARFIELD CITY COUNCIL APPROVAL

Approved this _____ day of _____, 20___ by the Clearfield City Council.

City Recorder

Mayor

CLEARFIELD CITY PLANNING COMMISSION

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

Chair

VICINITY MAP
Not to Scale

CLEARFIELD CITY ENGINEER

I hereby certify that this office has examined this plat and it is correct in accordance with the information on file in this office this _____ day of _____, 20___.

City Engineer

NOTES:
1. All Common Areas (CA) are to be privately owned and maintained by the Home Owner's Association.
2. The Common Areas "CA" are dedicated as Public Utility Easements
3. The storm water system will be considered "Private" until connection discharge into the City detention basin located to the southwest of this subdivision.

Witness Monument for the West Quarter Corner of Section 1, T4N, R2W, SLB&M, U.S. Survey (Found Monument in Top of Curb)

S 0°16'52" E Calc'd N 0°16'21" W Meas.

[N 88°03'26" W Calc'd] N 88°02'55" W Meas.

N 0°13'20" E D.C.S. & Calc'd

(81.49' D.C.S.) [79.83' Calc'd] (S 16°14'51" W D.C.S.)

N 89°45'35" W

West Quarter Corner of Section 1, T4N, R2W, SLB&M, U.S. Survey (Not in Place Position Obliterated from Construction)

[3741.68' Calc'd] 3740.55 Meas.

[2636.97' Calc'd] 2636.64' Meas.

(2658.28' D.C.S.) [2657.48' Calc'd]

Center of Section 1, T4N, R2W, SLB&M, U.S. Survey (Found Davis County Brass Cap Monument)

DAVIS COUNTY RECORDER

ENTRY NO._____FEE PAID _____FILED FOR RECORD AND RECORDED_____, AT _____ IN BOOK_____ OF OFFICIAL RECORDS, PAGE_____. RECORDED FOR_____

DAVIS COUNTY RECORDER

BY:_____

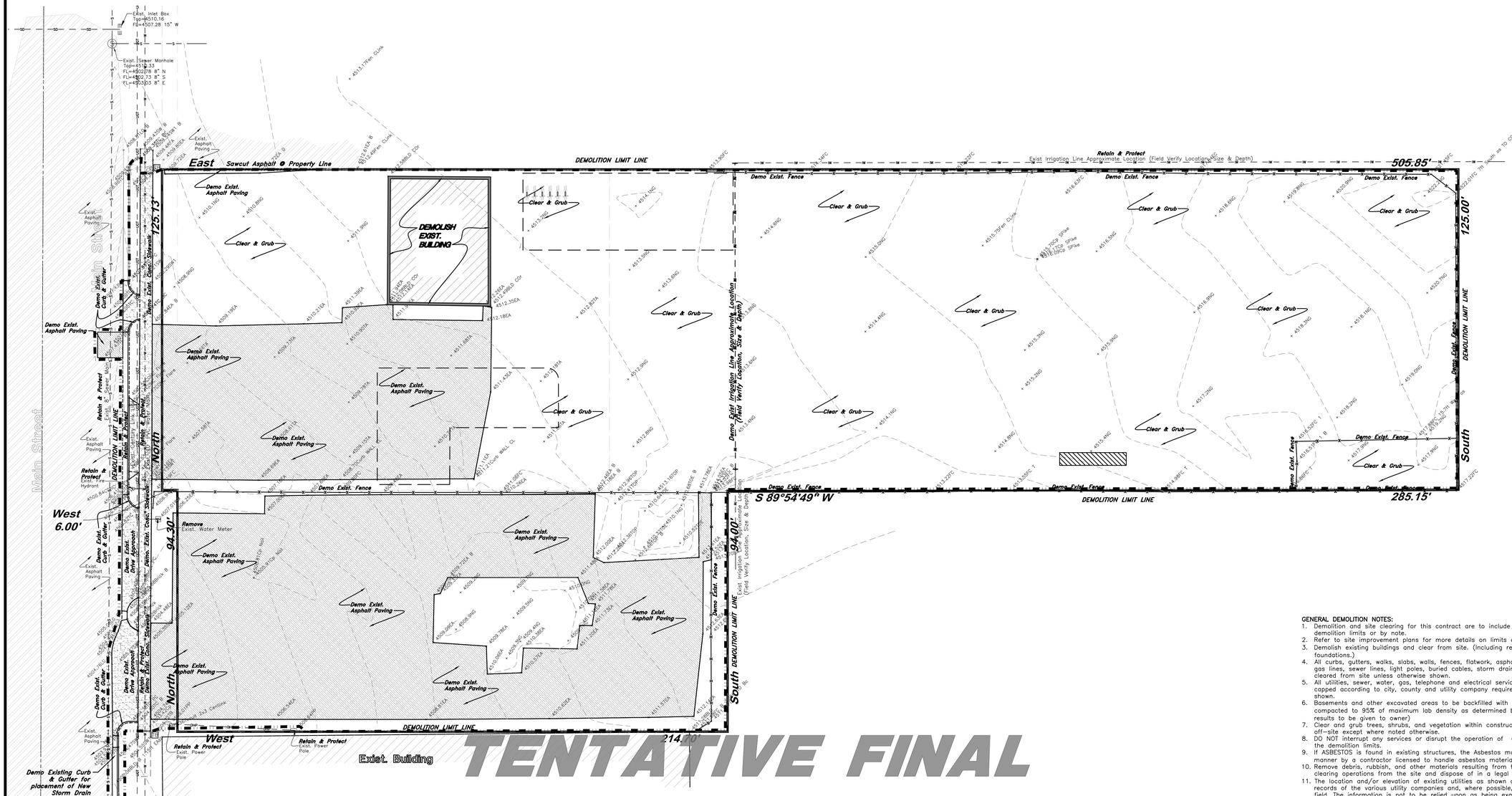
DEPUTY

GREAT BASIN ENGINEERING

5746 South 1475 East Ogden, Utah 84403
Main (801)394-4515 S.L.C (801)521-0222 Fax (801)392-7544
www.greatbasinengineering.com

13N784 – AP – 1st Amended

W:\19N302 - Clearfield Townhomes\Drawings\19N302 - AP.dwg, 8/15/2019 6:37:43 AM, drew, 1:1



TENTATIVE FINAL NOT FOR CONSTRUCTION

Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole	S	Light Pole		Finish Grade	95.33TA
Water Manhole	W	Fence	×-×-×	Exist. Grade	95.72EA
Storm Drain Manhole	SD	Flowline of ditch		Ridge Line	R
Cleanout	CO	Overhead Power line	OHP	Direction of Flow	
Electrical Manhole	E	Corrugated Metal Pipe	CMP		
Catch Basins		Concrete Pipe	CP	Existing Asphalt	
Exist. Fire Hydrant		Reinforced Concrete Pipe	RCP		
Fire Hydrant		Ductile Iron	DI		
Exist. Water Valve		Polyvinyl Chloride	PVC	New Asphalt	
Water Valve		Top of Asphalt	TA		
Sanitary Sewer	S	Edge of Asphalt	EA		
Culinary Water	W	Centerline	CL	Heavy Duty Asphalt	
Gas Line	G	Flowline	FL		
Irrigation Line	IW	Finish Floor	FF		
Storm Drain	SD	Top of Curb	TC	Existing Concrete	
Telephone Line	T	Top of Wall	TWL		
Secondary Waterline	SW	Top of Walk	TW	New Concrete	
Power Line	P	Top of Concrete	TCN		
Fire Line	F	Natural Ground	NG		
Land Drain	LD	Finish Grade	FG	Spill Curb & Gutter	
Power pole		Match Existing	ME		
Power pole w/guy		Fire Department Connection	FDC		
		Finish Contour	90	Demo Tree	
		Exist. Contour	90		

Call before you Dig
Avoid cutting underground utility lines. It's costly.
Call 811
1-800-662-4111

Scale: 1" = 20'
20 0 10 20 25 30 35 40
Graphic Scale

GENERAL DEMOLITION NOTES:
1. Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
2. Refer to site improvement plans for more details on limits of removal.
3. Demolish existing buildings and clear from site. (including removal of all footings and foundations.)
4. All curbs, gutters, walks, slabs, walls, fences, flatwork, asphalt, waterlines and meters, gas lines, sewer lines, light poles, buried cables, storm drain piping and structures to be cleared from site unless otherwise shown.
5. All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped according to city, county and utility company requirements, unless otherwise shown.
6. Basements and other excavated areas to be backfilled with clean granular material compacted to 95% of maximum lab density as determined by ASTM D 1557-78. (Test results to be given to owner)
7. Clear and grub trees, shrubs, and vegetation within construction limits, disposal to be off-site except where noted otherwise.
8. DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
9. If ASBESTOS is found in existing structures, the Asbestos must be removed in a legal manner by a contractor licensed to handle asbestos materials. (Not a part of contract)
10. Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
11. The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. Contractor shall contact authorities having jurisdiction for field locations. Contractor shall be responsible for protection of in place and relocated utilities during construction.
12. Stockpiles shall be graded to maintain slopes not greater than 3 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent drainage ways.
13. Contractor shall be responsible for disposal of all waste material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.
14. Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
15. Install traffic warning devices as needed in accordance with local standards.
16. Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.

CAUTION NOTICE TO CONTRACTOR

The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the propose improvements shown on the plans.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY

REV	DATE	DESCRIPTION

PROFESSIONAL ENGINEER
No 181088
PAUL C ANDERSON
STATE OF UTAH

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

Demo Plan

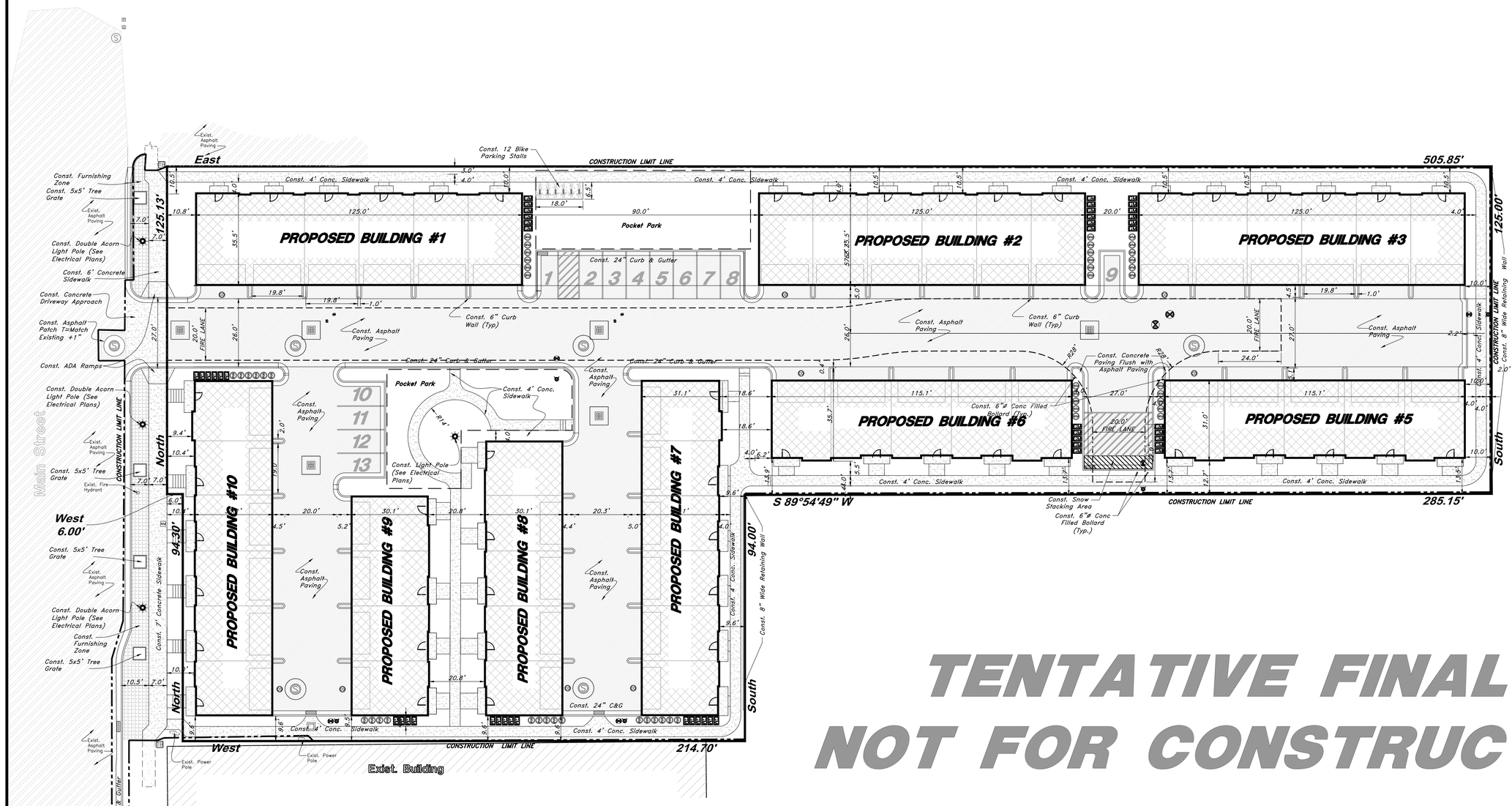
MAYFLY RISE

172 N Main Street
Clearfield City, Davis County, Utah
A part of Section 22, T7N, R1W, SLB&M, U.S. Survey

2 Aug, 2019

SHEET NO.
C000

19N302



TENTATIVE FINAL NOT FOR CONSTRUCTION

Site Table

Building Footprint	**33,513 SF (0.7694 AC)**
Parking/Drive Isles	**26,913 SF (0.6178 AC)**
Semi-Pervious Pavement	**6,000 SF (0.1377 AC)**
Open Space	**23,141 SF (0.5312 AC)**
Pocket Parks	**4,729 SF (0.1086 AC)**
Total Site	**83,567 SF (1.9184 AC)**

Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole	S	Light Pole	☼	Finish Grade	95.33TA
Water Manhole	W	Fence	x x x	Exist. Grade	95.72TA
Storm Drain Manhole	SD	Flowline of ditch		Ridge Line	R
Cleanout	CO	Overhead Power line	OHP	Direction of Flow	
Electrical Manhole	E	Corrugated Metal Pipe	CMP		
Catch Basins		Concrete Pipe	CP	Existing Asphalt	
Exist. Fire Hydrant		Reinforced Concrete Pipe	RCP		
Fire Hydrant		Ductile Iron	DI	New Asphalt	
Exist. Water Valve		Polyvinyl Chloride	PVC		
Water Valve		Top of Asphalt	TA	Heavy Duty Asphalt	
Sanitary Sewer	S	Edge of Asphalt	EA		
Culinary Water	W	Centerline	CL	Existing Concrete	
Gas Line	G	Flowline	FL		
Irrigation Line	IW	Finish Floor	FF	New Concrete	
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Telephone Line	T	Top of Wall	TW	Spill Curb & Gutter	
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Land Drain	LD	Finish Grade	FG		
Power pole		Match Existing	ME		
Power pole w/guy		Fire Department Connection	FDC		
		Finish Contour	90		
		Exist. Contour	90		

Call before you Dig
Avoid cutting underground utility lines. It's costly.
Call 811
1-800-662-4111

Scale: 1" = 20'
20 0 10 20 25 30 35 40
Graphic Scale

GENERAL SITE NOTES:
1. Stalls designated as accessible will require a painted accessible symbol and sign. (See Details)
2. Fire lane markings and signs to be installed as directed by the Fire Marshall.
3. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
4. Building sidewalks, ramps, and bollards are building contractor responsible items. See architectural plans.
5. All dimensions are to back of curb unless otherwise noted.
6. All work within UDOT R.O.W. to meet of exceed UDOT Standards & Specifications.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY

ALL CONSTRUCTION WITHIN UDOT RIGHT OF WAY TO CONFORM TO UDOT STANDARDS AND SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

REV	DATE	DESCRIPTION

PROFESSIONAL ENGINEER
No 181089
PAUL C ANDERSON
8/2/19
STATE OF UTAH

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

Site Plan

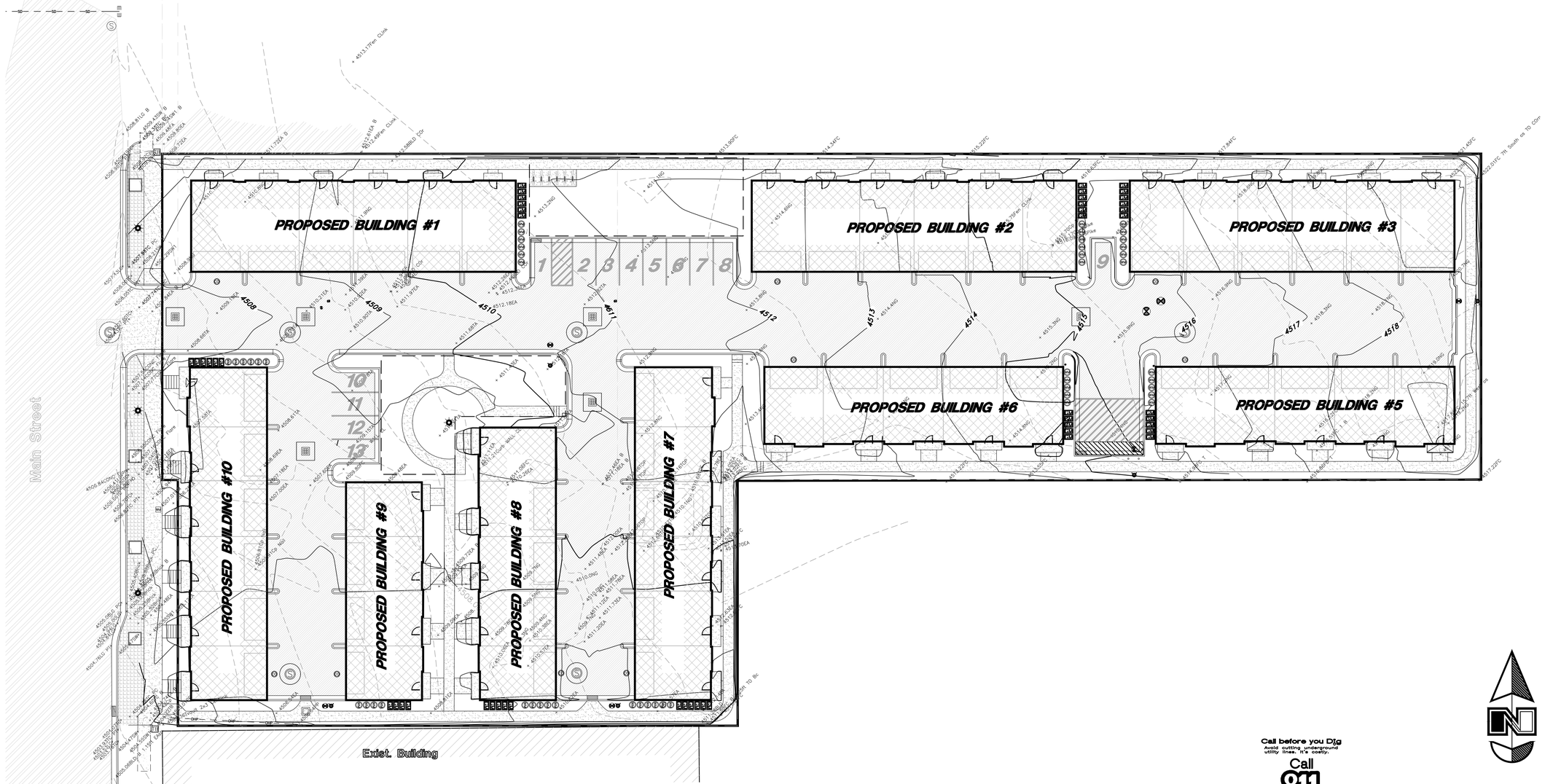
MAYFLY RISE

172 N Main Street
Clearfield City, Davis County, Utah
A part of Section 22, T4N, R2W, SLB&M, U.S. Survey

2 Aug, 2019

SHEET NO.
C100

19N302



GENERAL GRADING NOTES:

1. All work shall be in accordance with the City Public Works Standard.
2. Cut slopes shall be no steeper than 2 horizontal to 1 vertical.
3. Fill slopes shall be no steeper than 2 horizontal to 1 vertical.
4. Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by the geotechnical engineer.
5. Areas to receive fill shall be properly prepared and approved by the City inspector and geotechnical Engineer prior to placing fill.
6. Fills shall be benched into competent material as per specifications and geotechnical report.
7. All trench backfill shall be tested and certified by the site geotechnical engineer per the grading code.
8. A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
9. The final compaction report and certification from the geotechnical engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
10. Dust shall be controlled by watering.
11. The location and protection of all utilities is the responsibility of the permitee.
12. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading project.
13. All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the city engineer.
14. The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
15. The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
16. Aggregate base shall be compacted per the geotechnical report prepared for the project.
17. Elevations shown on this plan are finish grades. Rough grades are the subgrades of the improvements shown hereon.
18. As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
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CURB AND GUTTER CONSTRUCTION NOTES:

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ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY

Call before you Dig
Avoid cutting underground utility lines. It's costly.
Call 811
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Scale: 1" = 20'

20 0 10 20 25 30 35 40

Graphic Scale

Overall Grading and Drainage Plan
See Sheets C201, C202, & C203 for clarification

TENTATIVE FINAL NOT FOR CONSTRUCTION

Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole	S	Light Pole		Finish Grade	95.33TA
Water Manhole	W	Fence	-x-x-x-	Exist. Grade	95.72TA
Storm Drain Manhole	SD	Flowline of ditch		Ridge Line	R
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Storm Drain	SD	Top of Curb	TC	Spill Curb & Gutter	
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Power Line	P	Top of Concrete	TCN	Demo Tree	
Fire Line	F	Natural Ground	NG		
Land Drain	LD	Finish Grade	FG		
Power pole		Match Existing	ME		
Power pole w/guy		Fire Department Connection	FDC		
		Finish Contour	90		
		Exist. Contour	90		

GREAT BASIN ENGINEERING
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WWW.GREATBASINENGINEERING.COM

REV	DATE	DESCRIPTION

PROFESSIONAL ENGINEER
No 181089
PAUL C ANDERSON
8/2/19
STATE OF UTAH

Overall Grading and Drainage Plan

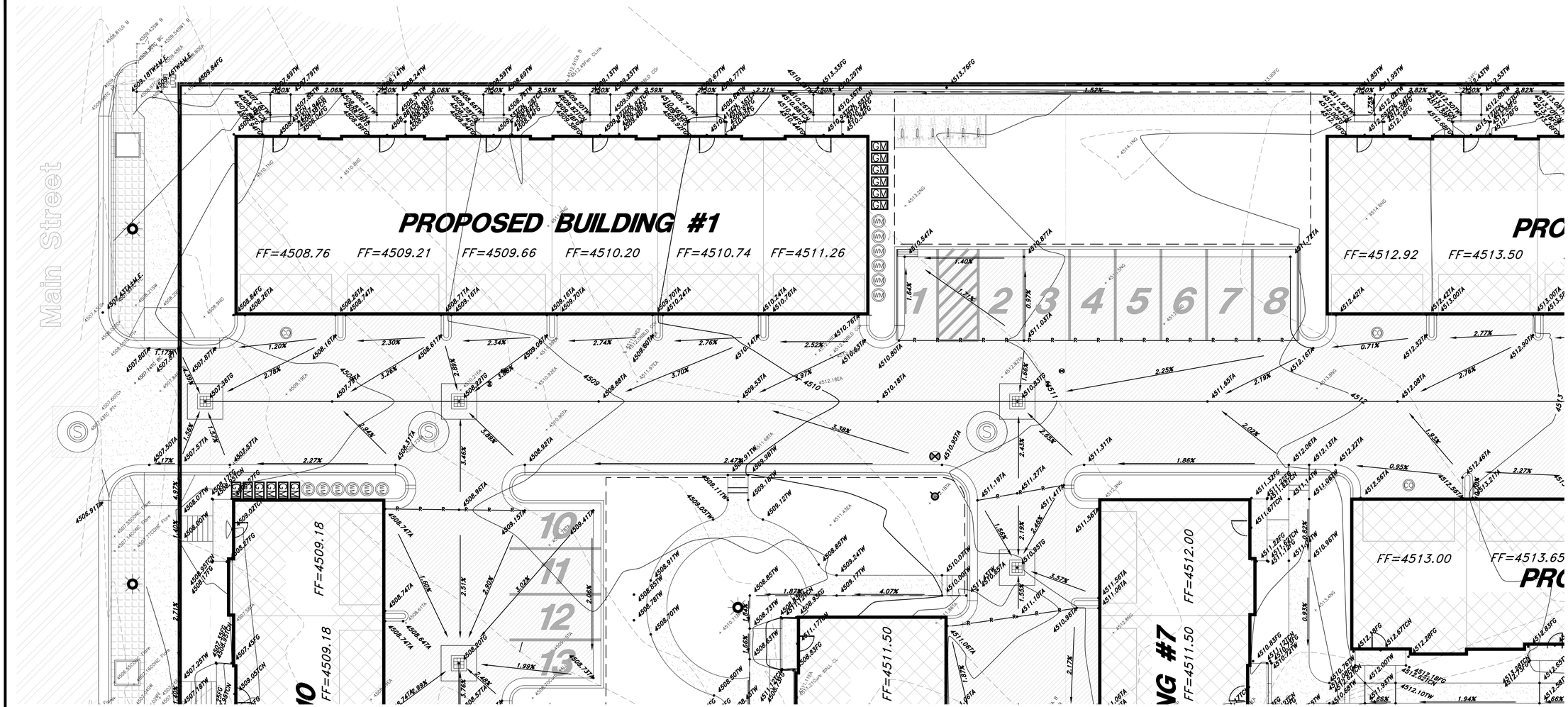
MAYFLY RISE

172 N Main Street
Clearfield City, Davis County, Utah
A part of Section 22, T4N, R2W, SLB&M, U.S. Survey

2 Aug, 2019

SHEET NO.
C200

19N302



TENTATIVE FINAL
NOT FOR CONSTRUCTION

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7. All trench backfill shall be tested and certified by the site geotechnical engineer per the grading code.
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9. The final compaction report and certification from the geotechnical engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
10. Dust shall be controlled by watering.
11. The location and protection of all utilities is the responsibility of the permitee.
12. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading project.
13. All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the city engineer.
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ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY

Legend

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Finish Grade	95.33TA
Exist. Grade	95.72TA
Ridge Line	R
Direction of Flow	
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New Asphalt	
Heavy Duty Asphalt	
Existing Concrete	
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Spill Curb & Gutter	
Demo Tree	

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Scale: 1" = 10'

10 0 5 10 15 20

Graphic Scale

REV	DATE	DESCRIPTION

PROFESSIONAL ENGINEER
No 181089
PAUL C ANDERSON
8/21/19
STATE OF UTAH

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Grading and Drainage Plan

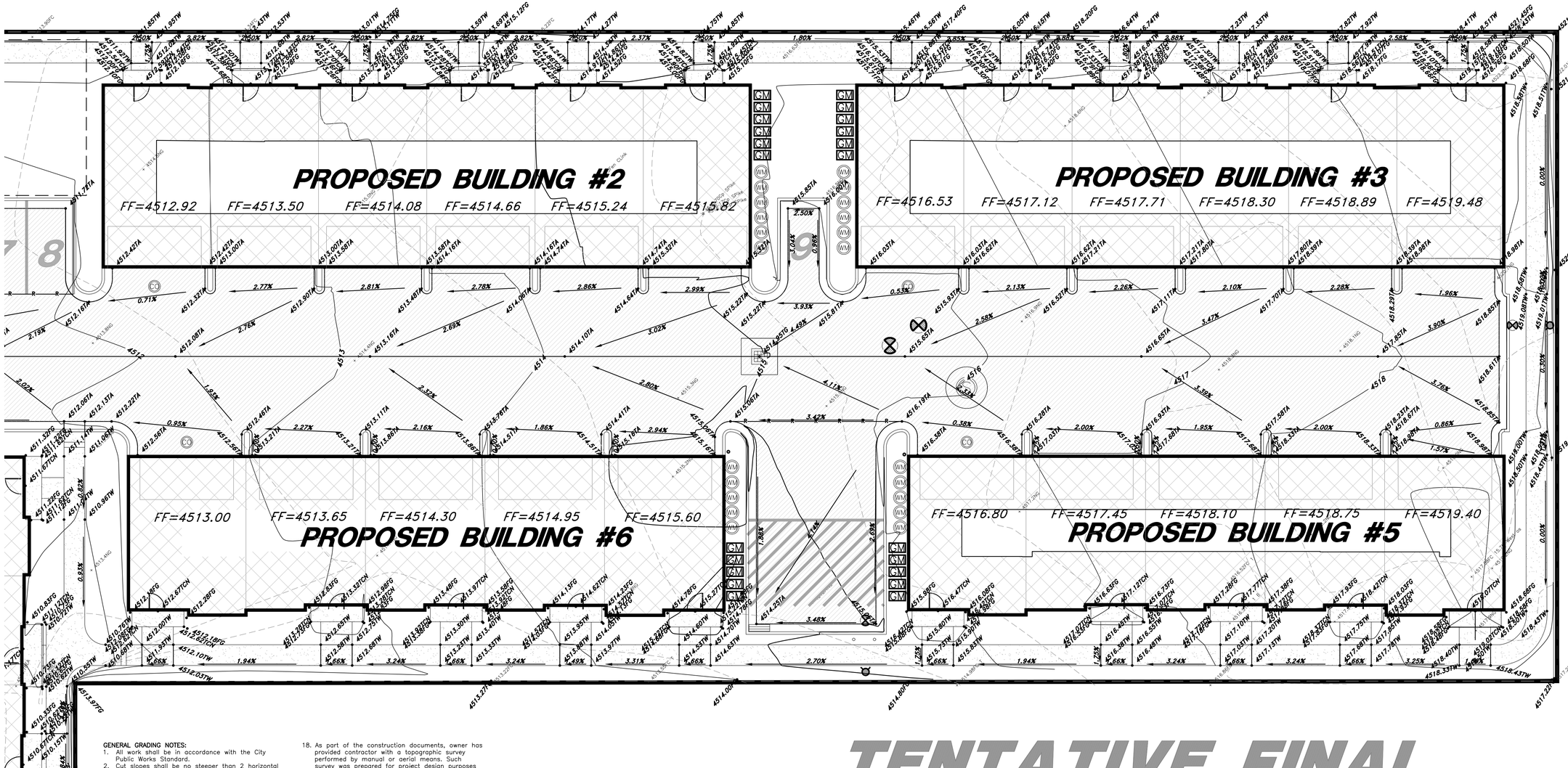
MAYFLY RISE

172 N Main Street
Clearfield City, Davis County, Utah
A part of Section 22, T7N, R1W, SLB&M, U.S. Survey

2 Aug, 2019

SHEET NO.
C201

19N302



TENTATIVE FINAL
NOT FOR CONSTRUCTION

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Legend

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10 0 5 10 15 20
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PROFESSIONAL ENGINEER
No 181089
PAUL C ANDERSON
8/2/19
STATE OF UTAH

REV	DATE	DESCRIPTION

Grading and Drainage Plan

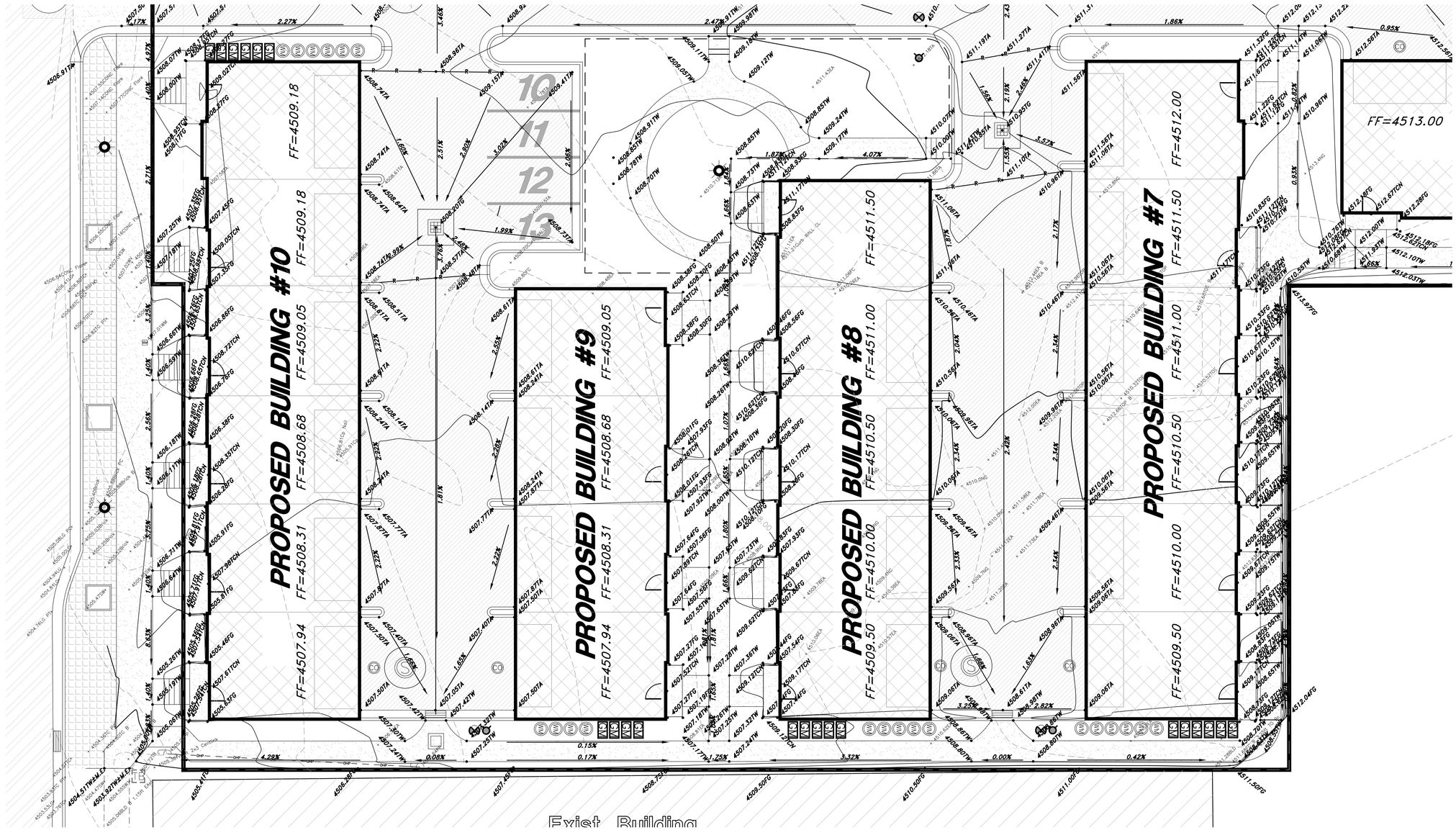
MAYFLY RISE

172 N Main Street
Clearfield City, Davis County, Utah
A part of Section 22, T2N, R2W, SLB&M, U.S. Survey

2 Aug, 2019

SHEET NO.
C202

19N302



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ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY

TENTATIVE FINAL
NOT FOR CONSTRUCTION

Legend

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Grading and Drainage Plan

MAYFLY RISE

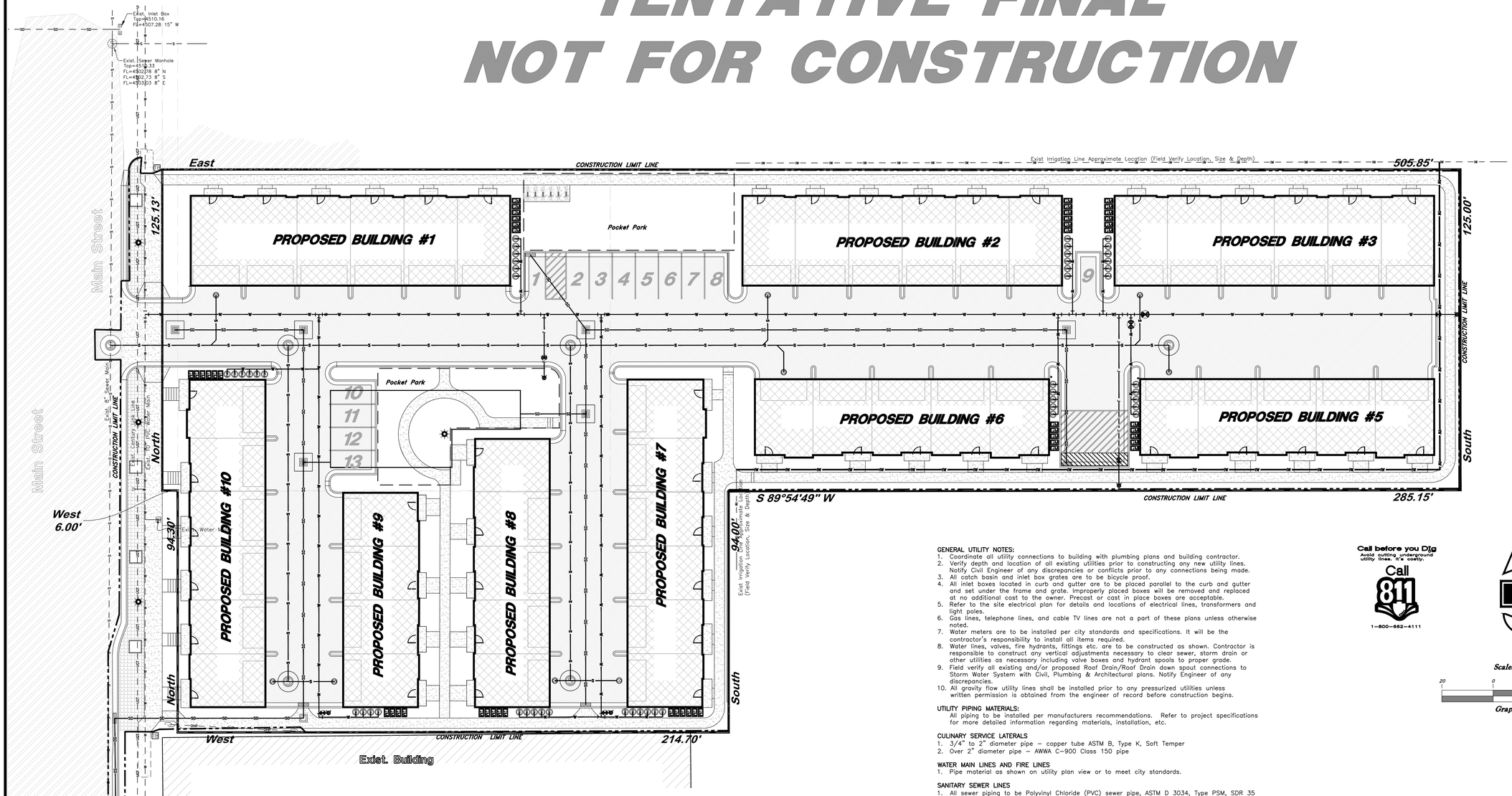
172 N Main Street
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A part of Section 22, T7N, R2W, SLB&M, U.S. Survey

2 Aug, 2019

SHEET NO.
C203

19N302

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Legend

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		Exist. Contour	90		

GENERAL UTILITY NOTES:

1. Coordinate all utility connections to building with plumbing plans and building contractor.
2. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
3. All catch basin and inlet box grates are to be bicycle proof.
4. All inlet boxes located in curb and gutter are to be placed parallel to the curb and gutter and set under the frame and grate. Improperly placed boxes will be removed and replaced at no additional cost to the owner. Precast or cast in place boxes are acceptable.
5. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
6. Gas lines, telephone lines, and cable TV lines are not a part of these plans unless otherwise noted.
7. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
8. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible to construct any vertical adjustments necessary to clear sewer, storm drain or other utilities as necessary including valve boxes and hydrant spools to proper grade.
9. Field verify all existing and/or proposed Roof Drain/Roof Drain down spout connections to Storm Water System with Civil, Plumbing & Architectural plans. Notify Engineer of any discrepancies.
10. All gravity flow utility lines shall be installed prior to any pressurized utilities unless written permission is obtained from the engineer of record before construction begins.

UTILITY PIPING MATERIALS:
All piping to be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

CULINARY SERVICE LATERALS
1. 3/4" to 2" diameter pipe – copper tube ASTM B, Type K, Soft Temper
2. Over 2" diameter pipe – AWWA C-900 Class 150 pipe

WATER MAIN LINES AND FIRE LINES
1. Pipe material as shown on utility plan view or to meet city standards.

SANITARY SEWER LINES
1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D 3034, Type PSM, SDR 35

STORM DRAIN LINES
1. 12" pipes or smaller – Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
2. 12" or larger – Reinforced Concrete Pipe, ASTM C76, Class III up to 13' of cover, Class IV for 13' to 21' of cover, Class V for 21' to 32' of cover, and Special Design for cover greater than 32 feet.

NATURAL GAS SERVICE LATERALS (QUESTAR)
1. PLASTIC PIPING MATERIAL: Plastic polyethylene pipe materials and compression couplings must be approved for natural gas applications and must be installed underground. All plastic pipe and fittings must conform to ASTM D2513 (60 psi and above high density pipe approved 3408).
2. Plastic pipe must be joined by individuals qualified in the heat fusion method of connecting pipe and fittings or approved mechanical fittings. A minimum number 18 insulated yellow copper tracer wire shall be installed with underground nonmetallic gas piping and shall terminate above grade at each end. Tracer wire shall not come in contact with plastic piping.
3. Risers and prefabricated risers inserted with plastic pipe shall conform to ASTM D2513, shall be metallic, have a space of 10 inches from the bottom of the service valve and grade, and shall be wrapped or coated to a point at least 6 inches above grade or protected in an approved manner. When a riser connects underground to plastic pipe, the underground horizontal metallic portion of the riser shall extend at least 12 inches before connecting to the plastic pipe by means of an approved transition fitting, adapter or heat fusion.
4. Plastic pipe used underground for customer fuel lines must be approved polyethylene material and be buried a minimum of 12 inches. It shall not be used inside buildings or above ground. PVC (Polyvinyl Chloride) is not approved for piping systems in Questar Gas's service area. Individual gas lines (metallic or plastic) to single outside appliance (outside lights, grilles, etc.) shall be installed a minimum of 8 inches below grade, provided such installation is approved and installed in locations not susceptible to physical damage.

Call before you Dig
Avoid cutting underground utility lines. It's easy.
Call 811
1-800-662-4111

Scale: 1" = 20'

20 0 10 20 25 30 35 40
Graphic Scale

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PRIVATE ENGINEER'S NOTICE TO CONTRACTORS
The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property: that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY

ALL CONSTRUCTION WITHIN UDOT RIGHT OF WAY TO CONFORM TO UDOT STANDARDS AND SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

REV	DATE	DESCRIPTION

PROFESSIONAL ENGINEER
No 181089
PAUL C ANDERSON
8/12/19
STATE OF UTAH

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

Utility Plan

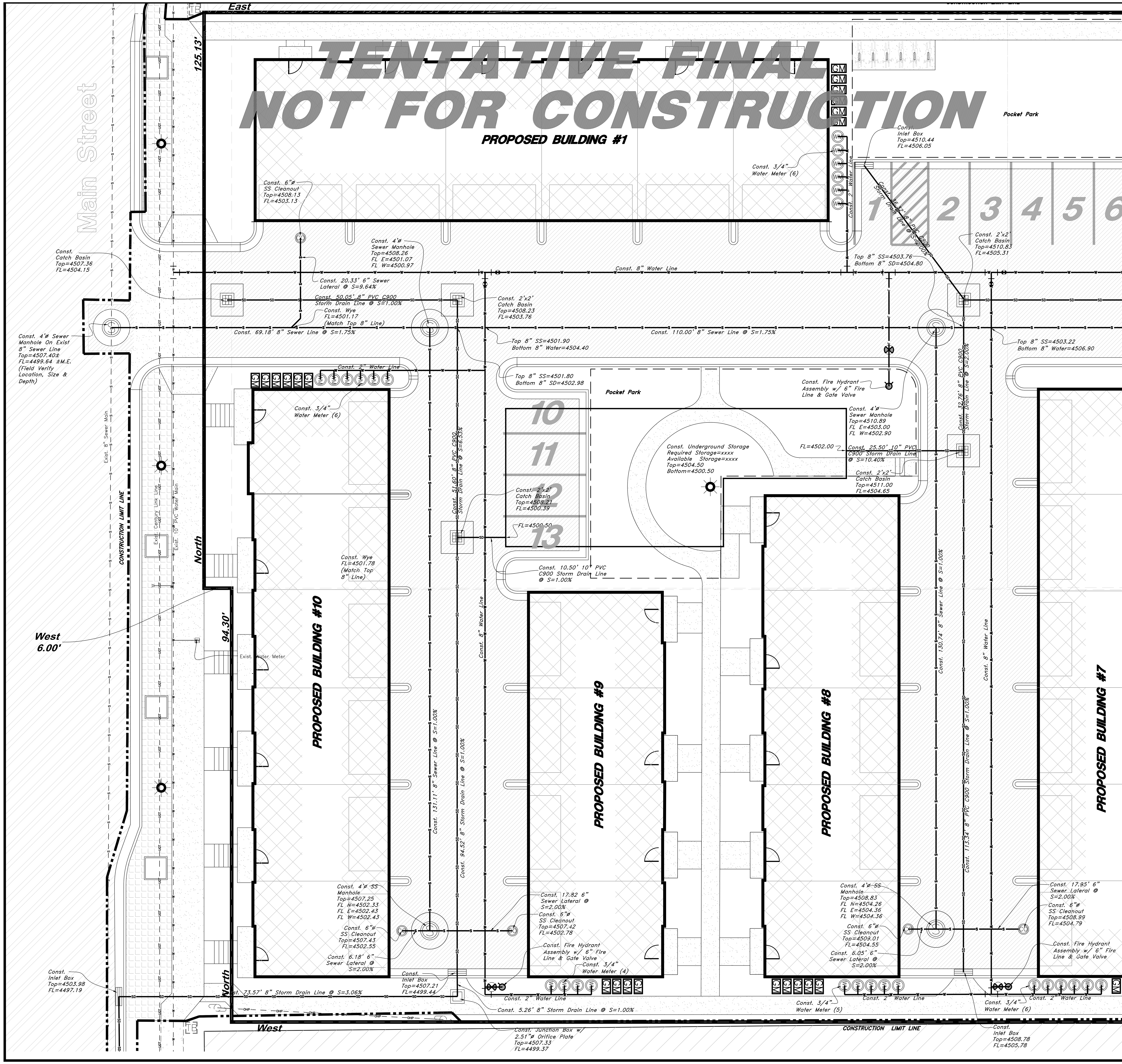
MAYFLY RISE

172 N Main Street
Clearfield City, Davis County, Utah
A part of Section 22, T4N, R2W, SLB&M, U.S. Survey

2 Aug, 2019

SHEET NO.
C300

19N302



Legend

(Note: All Items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Cleanout
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Fire Hydrant
- Exist. Water Valve
- Water Valve
- Sanitary Sewer — S
- Culinary Water — W
- Gas Line — G
- Irrigation Line — IW
- Storm Drain — SD
- Telephone Line — T
- Secondary Waterline — SW
- Power Line — P
- Fire Line — F
- Land Drain — LD
- Power pole
- Power pole w/guy
- Light Pole
- Fence — x x x
- Flowline of ditch
- Overhead Power line — OHP
- Corrugated Metal Pipe — CMP
- Concrete Pipe — CP
- Reinforced Concrete Pipe — RCP
- Ductile Iron — DI
- Polyvinyl Chloride — PVC
- Top of Asphalt — TA
- Edge of Asphalt — EA
- Centerline — CL
- Flowline — FL
- Finish Floor — FF
- Top of Curb — TC
- Top of Wall — TWL
- Top of Walk — TW
- Top of Concrete — TCN
- Natural Ground — NG
- Finish Grade — FG
- Match Existing — ME
- Fire Department Connection — FDC
- Finish Contour — 90
- Exist. Contour — 90
- Finish Grade — 95.33TA
- Exist. Grade — 95.72TA
- Ridge Line — R
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Existing Concrete
- New Concrete
- Spill Curb & Gutter
- Demo Tree

Call before you Dig
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Call 811
1-800-662-4111

Scale: 1" = 10'
10 0 5 10 15 20
Graphic Scale

GENERAL UTILITY NOTES:
1. Coordinate all utility connections to building with plumbing plans and building contractor.
2. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
3. All catch basin and inlet box grates are to be bicycle proof.
4. All inlet boxes located in curb and gutter are to be placed parallel to the curb and gutter and set under the frame and grate. Improperly placed boxes will be removed and replaced at no additional cost to the owner. Precast or cast in place boxes are acceptable.
5. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
6. Gas lines, telephone lines, and cable TV lines are not a part of these plans unless otherwise noted.
7. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
8. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible to construct any vertical adjustments necessary to clear sewer, storm drain or other utilities as necessary including valve boxes and hydrant spools to proper grade.
9. Field verify all existing and/or proposed Roof Drain/Roof Drain down spout connections to Storm Water System with Civil, Plumbing & Architectural plans. Notify Engineer of any discrepancies.
10. All gravity flow utility lines shall be installed prior to any pressurized utilities unless written permission is obtained from the engineer of record before construction begins.

UTILITY PIPING MATERIALS:
All piping to be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

CULINARY SERVICE LATERALS
1. 3/4" to 2" diameter pipe – copper tube ASTM B, Type K, Soft Temper
2. Over 2" diameter pipe – AWWA C-900 Class 150 pipe

WATER MAIN LINES AND FIRE LINES
1. Pipe material as shown on utility plan view or to meet city standards.

SANITARY SEWER LINES
1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D 3034, Type PSM, SDR 35

STORM DRAIN LINES
1. 12" pipes or smaller – Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
2. 12" or larger – Reinforced Concrete Pipe, ASTM C76, Class III up to 13' of cover, Class IV for 13' to 21' of cover, Class V for 21' to 32' of cover, and Special Design for cover greater than 32 feet.

NATURAL GAS SERVICE LATERALS (QUESTAR)
1. PLASTIC PIPING MATERIAL: Plastic polyethylene pipe materials and compression couplings must be approved for natural gas applications and must be installed underground. All plastic pipe and fittings must conform to ASTM D2513 (60 psi and above high density pipe approved 3408).
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REV | DATE | DESCRIPTION

PROFESSIONAL ENGINEER No 181089 PAUL C ANDERSON 8/2/19 STATE OF UTAH

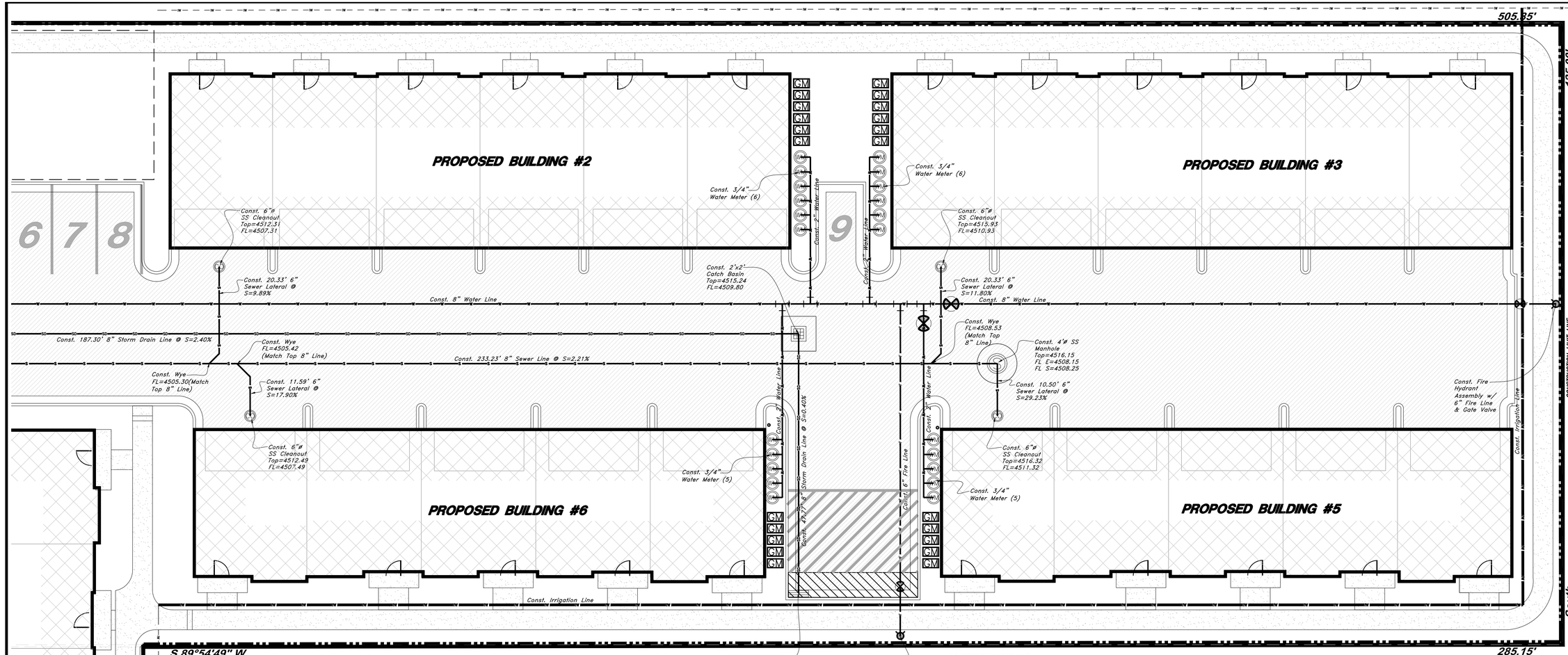
GREAT BASIN ENGINEERING INC
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

Utility Plan

MAYFLY RISE
172 N Main Street
Clearfield City, Davis County, Utah
A part of Section ??, T?N, R?W, SLB&M, U.S. Survey

2 Aug, 2019

SHEET NO.
C301
19N302



GENERAL UTILITY NOTES:

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TENTATIVE FINAL NOT FOR CONSTRUCTION

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1-800-662-4111

Scale: 1" = 10'
10 0 5 10 15 20
Graphic Scale

Legend

(Note: All Items may not appear on drawing)

San. Sewer Manhole	S	Light Pole		Finish Grade	95.33TA
Water Manhole	W	Fence	-x-x-x-	Exist. Grade	95.72TA
Storm Drain Manhole	SD	Flowline of ditch		Ridge Line	R
Cleanout	CO	Overhead Power line	OHP	Direction of Flow	
Electrical Manhole	E	Corrugated Metal Pipe	CMP		
Catch Basins		Concrete Pipe	CP	Existing Asphalt	
Exist. Fire Hydrant		Reinforced Concrete Pipe	RCP		
Fire Hydrant		Ductile Iron	DI		
Exist. Water Valve		Polyvinyl Chloride	PVC	New Asphalt	
Water Valve		Top of Asphalt	TA		
Sanitary Sewer	S	Edge of Asphalt	EA		
Culinary Water	W	Centerline	CL	Heavy Duty Asphalt	
Gas Line	G	Flowline	FL		
Irrigation Line	IW	Finish Floor	FF		
Storm Drain	SD	Top of Curb	TC	Existing Concrete	
Telephone Line	T	Top of Wall	TW		
Secondary Waterline	SW	Top of Walk	TW	New Concrete	
Power Line	P	Top of Concrete	TCN		
Fire Line	F	Telephone Line	T		
Land Drain	LD	Natural Ground	NG	Spill Curb & Gutter	
Power pole		Finish Grade	FG		
Power pole w/guy		Match Existing	ME		
		Fire Department Connection	FDC		
		Finish Contour	90		
		Exist. Contour	90	Demo Tree	

REV	DATE	DESCRIPTION

PROFESSIONAL ENGINEER
No 181089
PAUL C ANDERSON
9/21/19
STATE OF UTAH

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

Utility Plan

MAYFLY RISE
172 N Main Street
Clearfield City, Davis County, Utah
A part of Section 22, T.4N. R.2W. SLB&M, U.S. Survey

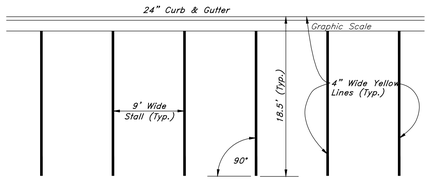
2 Aug, 2019

SHEET NO.
C302

19N302

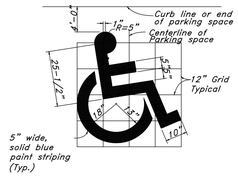
TENTATIVE FINAL

NOT FOR CONSTRUCTION



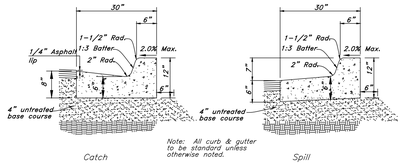
Typical Parking Lot Striping Plan

Not to Scale



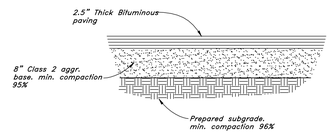
Accessibility Symbol

Not to Scale



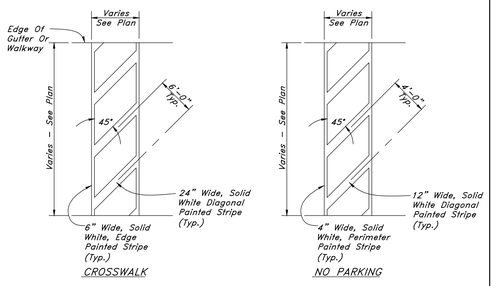
Typical Section - 30" Curb & Gutter

Not to Scale



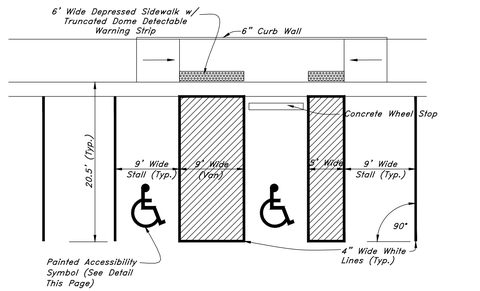
Typical Bituminous Pavement Section
Light Traffic Areas

Not to Scale



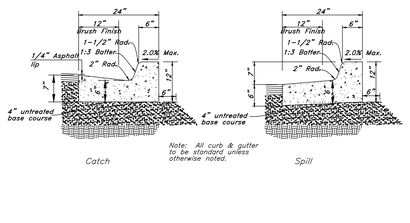
Striping

Not to Scale



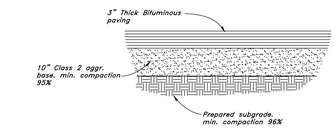
Typical Accessible Parking Striping Plan

Not to Scale



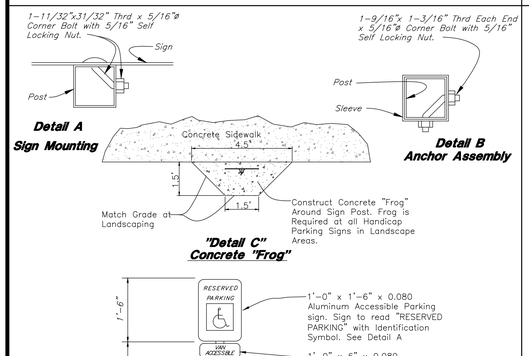
Typical Section - 24" Curb & Gutter

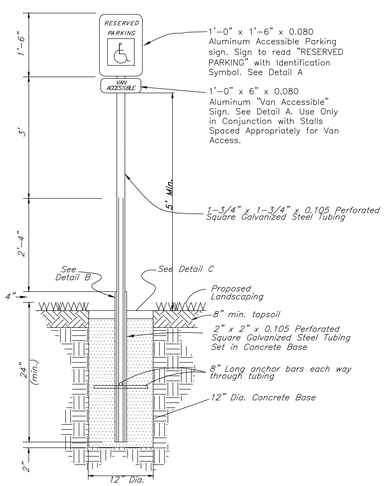
Not to Scale



Typical Bituminous Pavement Section
Heavy Duty Drives

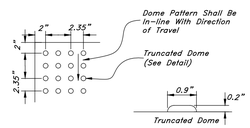
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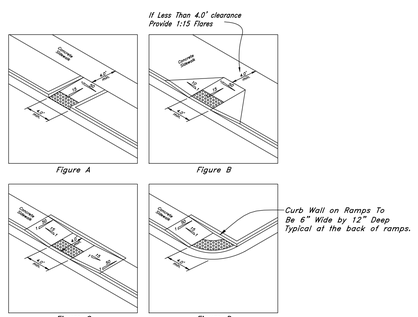


Accessible Parking Sign

Not to Scale



All Sidewalk Curb Ramps Shall Have Detectable Warning Surfaces That Extend The Full Width Of Curb Ramp and 2' Deep. Ramp shall be different color, 20% minimum different shade, than rest of sidewalk. Use Cast Iron for Truncated Domes.

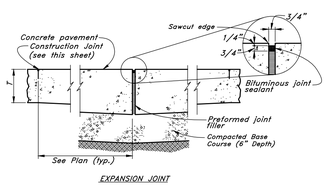


Truncated Domes Texture @ All Hazardous Routes.

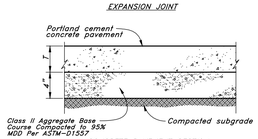
Note: Curb Height Varies, See Civil Plans For Elevations.

Typical Curb Ramp Detail

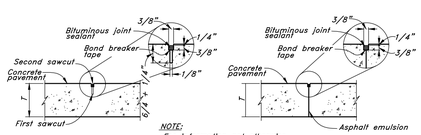
Not to Scale



EXPANSION JOINT

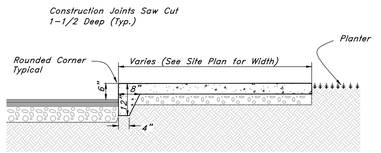


CONCRETE PAVEMENT SECTION



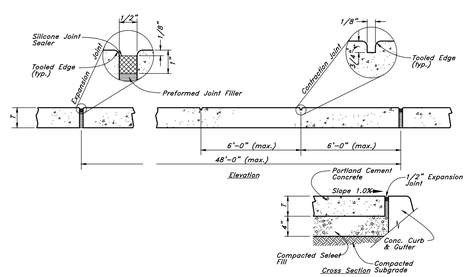
Portland Cement Concrete Pavement
Drive & Parking Areas

Not to Scale



Thickened Edge Walk

Not to Scale



Concrete Sidewalk & Plaza Areas

Not to Scale

REV | DATE | DESCRIPTION

PROFESSIONAL ENGINEER
No 181089
PAUL C ANDERSON
8/12/19
STATE OF UTAH

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Details

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172 N Main Street
Clearfield City, Davis County, Utah
A part of Section 22, T7N, R2W, SLB&M, U.S. Survey

2 Aug, 2019

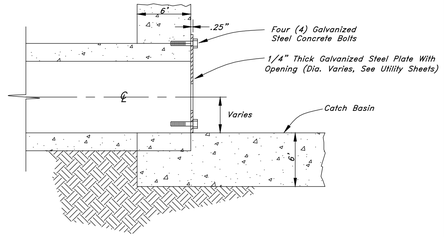
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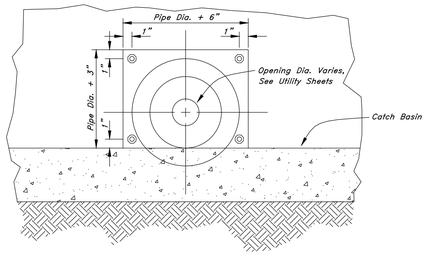
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NOT FOR CONSTRUCTION

TENTATIVE FINAL

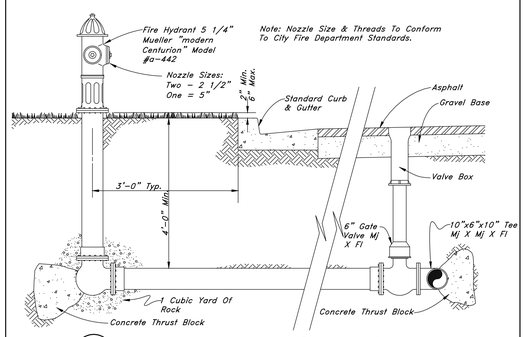




Typical Orifice Plate Detail

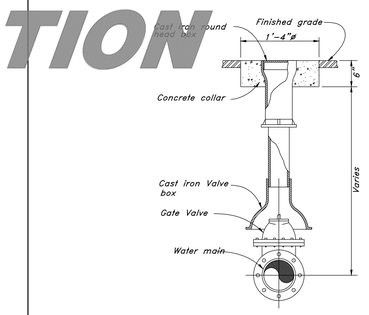
Not to Scale

Not to Scale



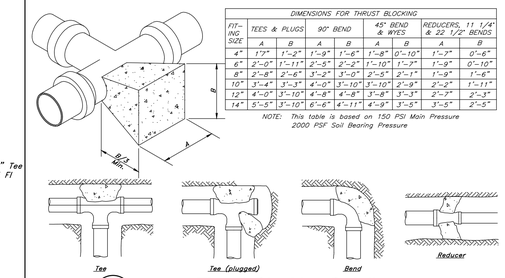
Typical Fire Hydrant & Valve Connection

Not to Scale



Typical Gate Valve

Not to Scale



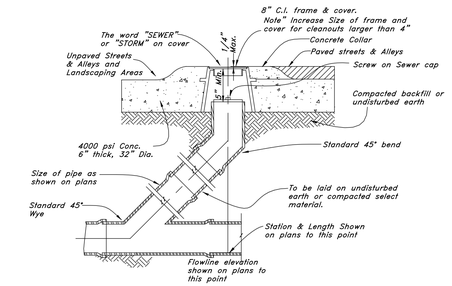
DIMENSIONS FOR THRUST BLOCKING								
FITTING SIZE	TEES & PLUGS		90° BEND		45° BEND & WYES		REDUCERS, 11 1/4° & 22 1/2° BENDS	
	A	B	A	B	A	B	A	B
4"	1'-7"	1'-2"	1'-9"	1'-6"	1'-8"	0'-10"	1'-7"	0'-6"
6"	2'-0"	1'-11"	2'-5"	2'-2"	1'-10"	1'-7"	1'-9"	0'-10"
8"	2'-8"	2'-6"	3'-2"	3'-0"	2'-5"	2'-1"	1'-9"	1'-6"
10"	3'-4"	3'-3"	4'-0"	3'-10"	3'-0"	2'-9"	2'-2"	1'-11"
12"	4'-0"	3'-10"	4'-8"	4'-8"	3'-8"	3'-3"	2'-7"	2'-3"
14"	5'-0"	3'-10"	6'-6"	4'-11"	4'-9"	3'-5"	3'-5"	2'-5"

NOTE: This table is based on 150 PSI Main Pressure 2000 PSF Soil Bearing Pressure

Tee
Tee (plugged)
Bend
Reducer

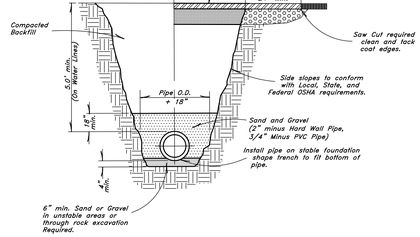
Thrust Blocking Details

Not to Scale



Sewer, Storm, and Roof Drain Cleanout Detail

Not to Scale



Typical Trench Detail

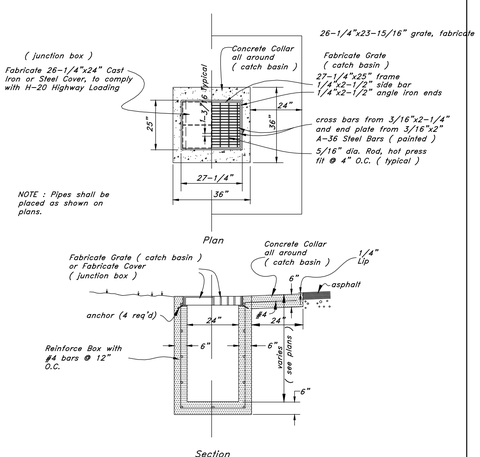
Not to Scale

Not to Scale

Notes:
1. All Boxes Must Be Formed Inside And Out. The City Inspector Must Observe Prior To Placing Concrete.
2. All Reinforcing Steel Shall Be Intermediate Grade 40, And Shall Have A Minimum Of Two Inches Cover Or Clearance From All Surfaces And Openings, Unless Otherwise Specified.
3. All Concrete Shall Be Class AA(AE), Unless Otherwise Specified.
4. flowline Elevations, Pipe Sizes, And Locations Shall Be Shown On Other Drawings.
5. Rebar Splice Shall Not Be Less Than 18 Inches.
6. 2x4 Shear Keys Are Required As Shown.
7. Compact Base Material To 96% Of Maximum Dry Density Per ASTM D-1557.
8. Precast Storm Drain Box May Be Used In Lieu Of Cast-in-place. Must Provide Submittals To The Design Engineer For Approval Prior To Use.

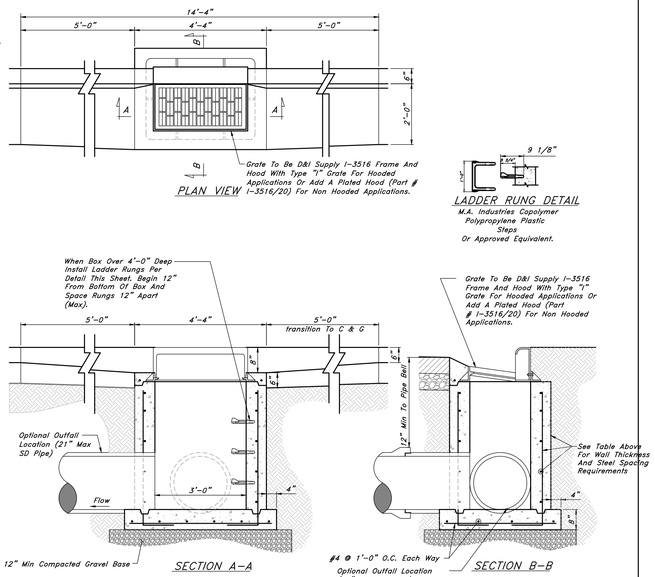
STEEL SCHEDULE			
HEIGHT	VERT. STL.	HORIZ. STL.	WALL THICKNESS
0' - 4'	#3 @ 12" O.C.	#3 @ 12" O.C.	6" WALL
4' - 6'	#4 @ 12" O.C.	#4 @ 12" O.C.	6" WALL
6' - 8'	#5 @ 12" O.C.	#4 @ 12" O.C.	8" WALL
8' - 10'	#5 @ 12" O.C.	#4 @ 12" O.C.	8" WALL
10' - 12'	#5 @ 12" O.C.	#4 @ 12" O.C.	8" WALL

NOTE:
1) INSIDE FACE BARS TO BE STAGGERED W/ OUTSIDE FACE BARS.
2) USE DOUBLE CURTAIN REINF. FOR INLET BOXES 6' - 8' OR MORE DEEP.



Catch Basin/Junction Box

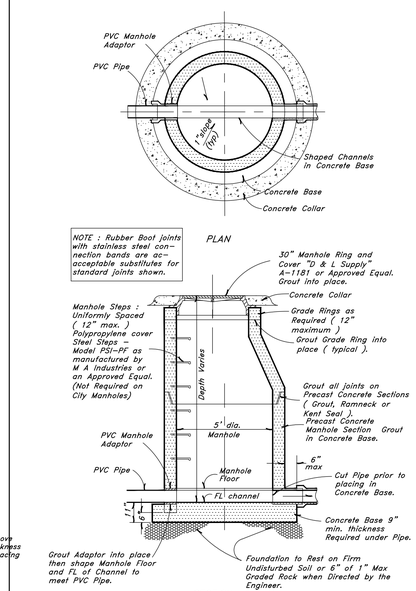
Not to Scale



Typical Inlet Box

In Curb & Gutter

Not to Scale



Typical Manhole Detail

Not to Scale

REV	DATE	DESCRIPTION

PROFESSIONAL ENGINEER
No 181089
PAUL C ANDERSON
8/21/19
STATE OF UTAH

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

Details

MAYFLY RISE

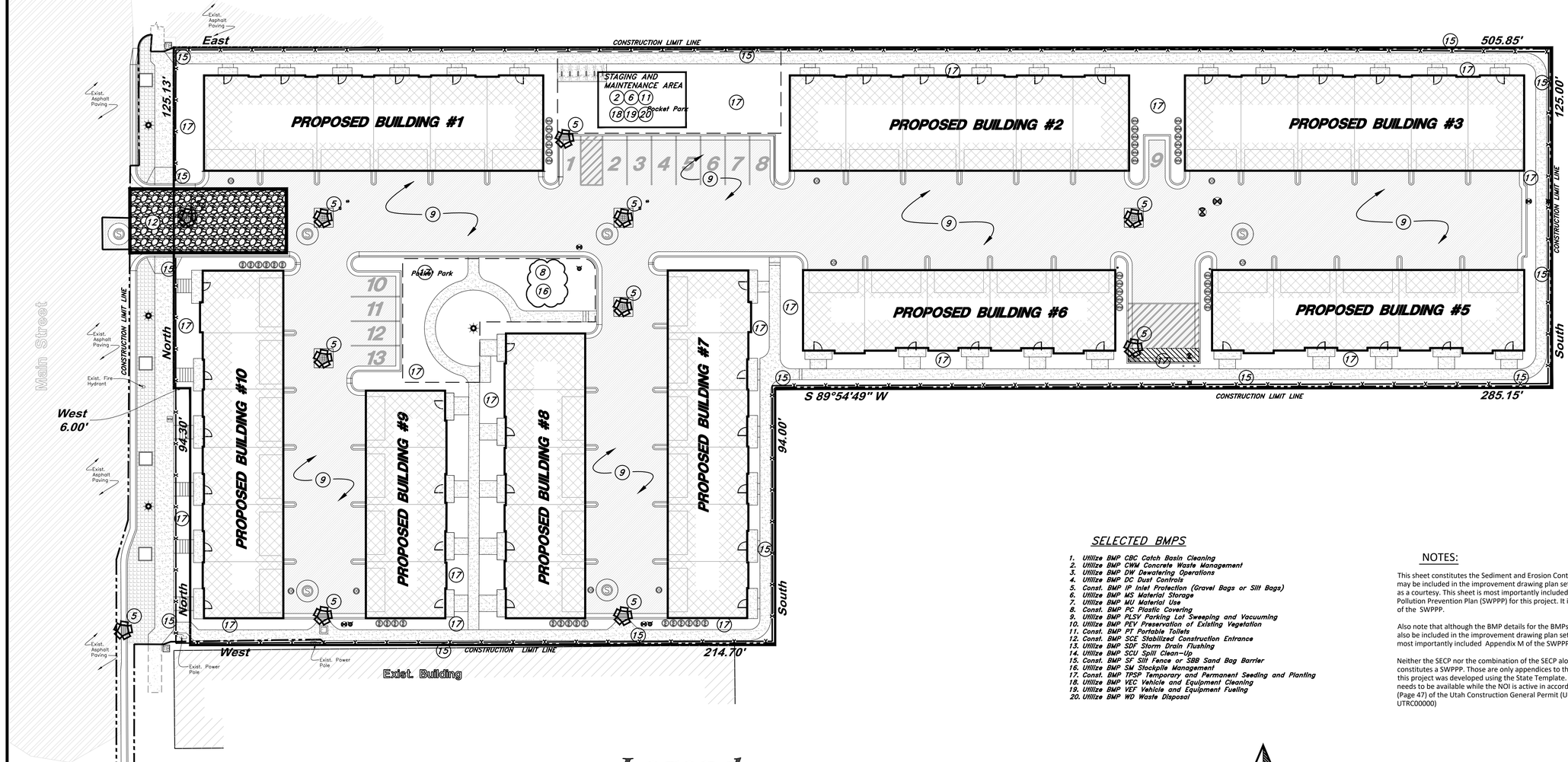
172 N Main Street
Clearfield City, Davis County, Utah
A part of Section 22, T4N, R2W, SLB&M, U.S. Survey

2 Aug, 2019

SHEET NO.
C401

19N302

TENTATIVE FINAL
NOT FOR CONSTRUCTION



SELECTED BMPS

1. Utilize BMP CBC Catch Basin Cleaning
2. Utilize BMP CWM Concrete Waste Management
3. Utilize BMP DW Dewatering Operations
4. Utilize BMP DC Dust Controls
5. Const. BMP IP Inlet Protection (Gravel Bags or Silt Bags)
6. Utilize BMP MS Material Storage
7. Utilize BMP MU Material Use
8. Const. BMP PC Plastic Covering
9. Utilize BMP PLSV Parking Lot Sweeping and Vacuuming
10. Utilize BMP PEV Preservation of Existing Vegetation
11. Const. BMP PT Portable Toilets
12. Const. BMP SCE Stabilized Construction Entrance
13. Utilize BMP SDF Storm Drain Flushing
14. Utilize BMP SCU Spill Clean-Up
15. Const. BMP SF Silt Fence or SBB Sand Bag Barrier
16. Utilize BMP SM Stockpile Management
17. Const. BMP TPSP Temporary and Permanent Seeding and Planting
18. Utilize BMP VEC Vehicle and Equipment Cleaning
19. Utilize BMP VEF Vehicle and Equipment Fueling
20. Utilize BMP WD Waste Disposal

NOTES:

This sheet constitutes the Sediment and Erosion Control Plan (SECP). This sheet may be included in the improvement drawing plan set for this project, but only as a courtesy. This sheet is most importantly included in the Storm Water Pollution Prevention Plan (SWPPP) for this project. It is located in Appendix B of the SWPPP.

Also note that although the BMP details for the BMPs listed in the SECP may also be included in the improvement drawing plan set as a courtesy, they are most importantly included Appendix M of the SWPPP.

Neither the SECP nor the combination of the SECP along with the BMP details constitutes a SWPPP. Those are only appendices to the SWPPP. The SWPPP for this project was developed using the State Template. A copy of the SWPPP needs to be available while the NOI is active in accordance with Section 7.3 (Page 47) of the Utah Construction General Permit (UPDES Permit No. UTRC00000)

Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole	S	Light Pole		Finish Grade	95.33TA
Water Manhole	W	Fence	x x x	Exist. Grade	95.72TA
Storm Drain Manhole	SD	Flowline of ditch		Ridge Line	R
Cleanout	C	Overhead Power line	OHP	Direction of Flow	
Electrical Manhole	E	Corrugated Metal Pipe	CMP	Existing Asphalt	
Catch Basins		Concrete Pipe	CP		
Exist. Fire Hydrant		Reinforced Concrete Pipe	RCP	New Asphalt	
Fire Hydrant		Ductile Iron	DI		
Exist. Water Valve		Polyvinyl Chloride	PVC	Heavy Duty Asphalt	
Water Valve		Top of Asphalt	TA		
Sanitary Sewer	S	Edge of Asphalt	EA	Existing Concrete	
Culinary Water	W	Centerline	CL		
Gas Line	G	Flowline	FL	New Concrete	
Irrigation Line	IW	Finish Floor	FF		
Storm Drain	SD	Top of Curb	TC	Spill Curb & Gutter	
Telephone Line	T	Top of Wall	TWL		
Secondary Waterline	SW	Top of Walk	TW	Demo Tree	
Power Line	P	Top of Concrete	TCN		
Fire Line	F	Natural Ground	NG		
Land Drain	LD	Finish Grade	FG		
Power pole		Match Existing	ME		
Power pole w/guy		Fire Department Connection	FDC		
		Finish Contour	90		
		Exist. Contour	90		

Call before you Dig
Avoid cutting underground utility lines. It's costly.
Call 811
1-800-662-4111

Scale: 1" = 20'

20 0 10 20 25 30 35 40

Graphic Scale

GENERAL SITE NOTES:
1. Stalls designated as accessible will require a painted accessible symbol and sign. (See Details)
2. Fire lane markings and signs to be installed as directed by the Fire Marshall.
3. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
4. Building sidewalks, ramps, and bollards are building contractor responsible items. See architectural plans.
5. All dimensions are to back of curb unless otherwise noted.
6. All work within UDOT R.O.W. to meet of exceed UDOT Standards & Specifications.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY

ALL CONSTRUCTION WITHIN UDOT RIGHT OF WAY TO CONFORM TO UDOT STANDARDS AND SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

REV	DATE	DESCRIPTION

PROFESSIONAL ENGINEER
No 181089
PAUL C ANDERSON
8/2/19
STATE OF UTAH

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

Sediment And Erosion Control Plan

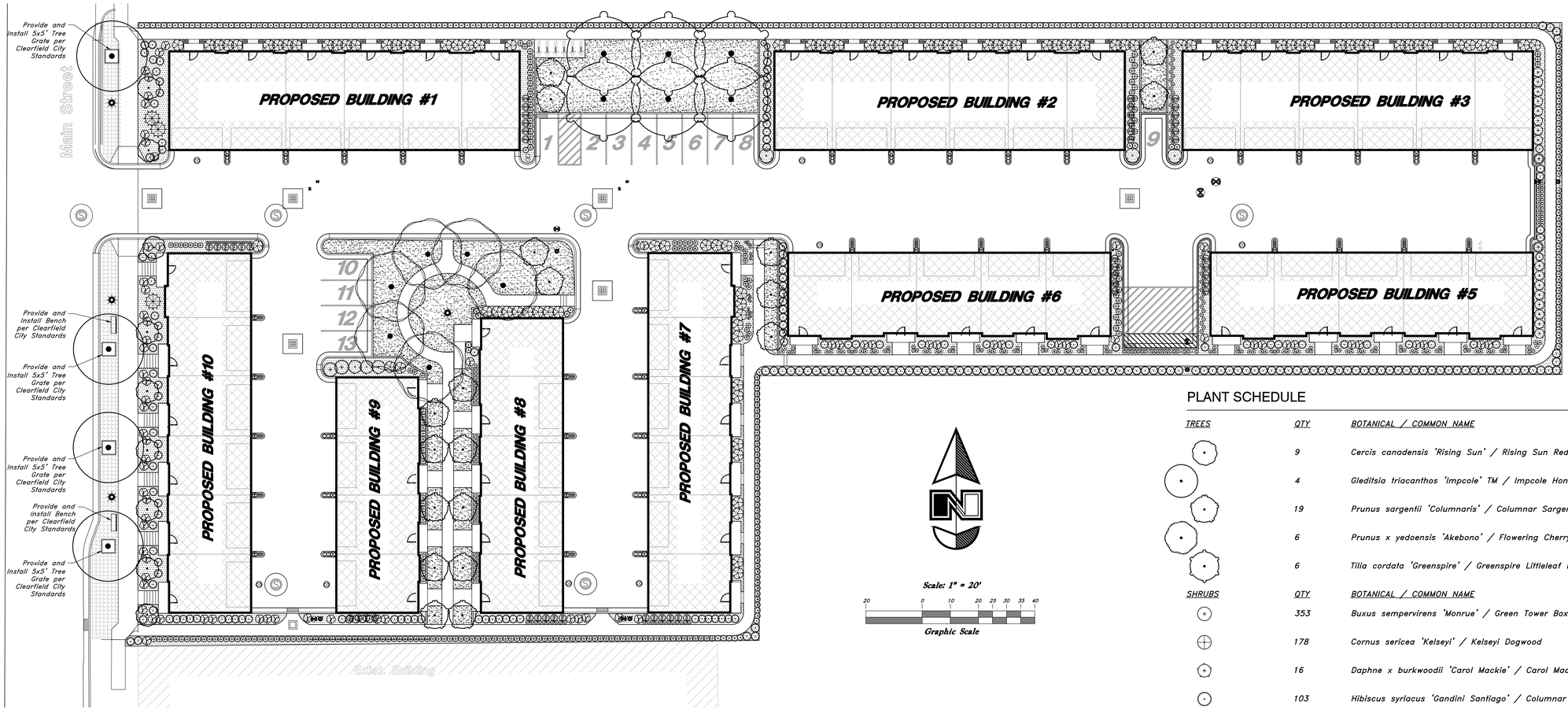
MAYFLY RISE

172 N Main Street
Clearfield City, Davis County, Utah
A part of Section 22, T7N, R2W, SLB&M, U.S. Survey

2 Aug, 2019

SHEET NO.
SECP

19N302



PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	9	Cercis canadensis 'Rising Sun' / Rising Sun Redbud	B&B	1.5"Cal
	4	Gleditsia triacanthos 'Impcole' TM / Impcole Honeylocust	B&B	2"Cal
	19	Prunus sargentii 'Columnaris' / Columnar Sargent Cherry	B&B	2"Cal
	6	Prunus x yedoensis 'Akebono' / Flowering Cherry	B&B	1.5"Cal
	6	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	B&B	2"Cal

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	353	Buxus sempervirens 'Monrue' / Green Tower Boxwood	1 gal
	178	Cornus sericea 'Kelseyi' / Kelseyi Dogwood	5 gal
	16	Daphne x burkwoodii 'Carol Mackie' / Carol Mackie Daphne	5 gal
	103	Hibiscus syriacus 'Gandini Santiago' / Columnar Rose Of Sharon	5 gal
	2	Picea abies 'Nidiformis' / Nest Spruce	5 gal
	2	Pinus mugo 'Mops' / Mugo Pine	1 gal
	31	Pinus mugo 'Slowmound' / Mugo Pine	5 gal
	3	Pinus mugo 'Tannenbaum' / Mugo Pine	5 gal
	100	Prunus laurocerasus 'Otto Luyken' / Luykens Laurel	5 gal
	3	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal
	77	Rosa x 'Carefree Wonder' / Rose	1 gal
	3	Taxus x media 'Densiformis' / Dense Yew	5 gal

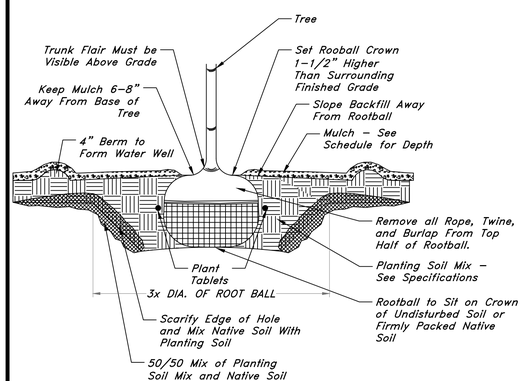
ANNUALS/PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE
	153	Doronicum orientale 'Little Leo' / Leopard's Bane	1 gal
	48	Gaillardia x 'Arizona Sun' / Blanket Flower	1 gal
	176	Hemerocallis x 'Little Business' / Little Business Daylily	1 gal
	73	Iberis sempervirens 'Snowsurfer Forte' / Evergreen Candytuft	1 gal

GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE
	97	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal
	51	Carex oshimensis 'Everoro' / Everoro Japanese Sedge	1 gal
	36	Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass	1 gal

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	TYPE
	5,053 sf	Dwarf Fescue Sod / Dwarf Fescue Sod Mix BioGrass BioTurf Sod or Approved Equal. Place over 6" deep topsoil.	SOD	SOD
	10,383 sf	Fine Bark Mulch Place 3" deep over 12" deep topsoil and Dewitt Pro 5 weed barrier fabric.	–	Bark

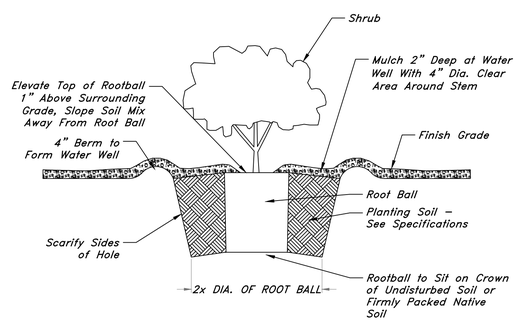
PLANTING NOTES

1. EXAMINE THE SITE CONDITIONS, THE SUBGRADE AND VERIFY THE DEPTHS OF TOPSOIL AND MULCH. NOTIFY THE ARCHITECT IN WRITING OF ANY UNSATISFACTORY CONDITIONS. DO NOT BEGIN LANDSCAPE WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN RESOLVED.
2. VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO ANY DIGGING. ANY DAMAGE TO EXISTING UTILITIES CAUSED BY THIS CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL EXPENSE TO THE OWNER.
3. TOPSOIL IS TO BE IMPORTED TO THE SITE. SCREEN AND AMEND AS NECESSARY TO MEET 'ACCEPTABLE' STANDARDS FOR TOPSOIL AS DESCRIBED IN 'TOPSOIL QUALITY GUIDELINES FOR LANDSCAPING' (KOEING, ISAMAN, UTAH STATE UNIVERSITY) http://extension.usu.edu/files/publications/publication/AG-SO-02.pdf CONTRACTOR IS RESPONSIBLE FOR PROVIDING 6" OF TOPSOIL FOR TURF AND 12" OF TOPSOIL FOR SHRUBS AND TREES.
4. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINISH GRADE ELEVATIONS . ALLOW FOR A MINIMUM OF 4" THICK MUCH LAYER. COORDINATE ROUGH GRADING WITH THE GENERAL CONTRACTOR.
5. ALL PLANT MATERIAL MUST MEET THE SIZES AS INDICATED ON THE PLANT SCHEDULE. PLANT MATERIAL THAT DOES NOT MEET THE QUALITY STANDARDS OF THE PROJECT WILL BE REFUSED BY THE LANDSCAPE ARCHITECT.
6. TURFGRASS SOD SHALL BE CERTIFIED NUMBER 1 QUALITY/PREMIUM SOD – SEE SPECIFICATIONS



Notes:
1. If Wire Basket is Present, Cut and Fold Down Top Half of Wire Basket.

2 TREE PLANTING
NTS 32 9343.01-01



1 SHRUB PLANTING
NTS 32 9333.01-01

TENATIVE FINAL - NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION

STATE OF UTAH
JAMES D. ZAUGG
LICENSED LANDSCAPE ARCHITECT
3085204
07/06/2019

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C.(801)521-0222 FAX(801)392-7544
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Landscape Plan

MAYFLY RISE
172 N Main Street
Clearfield City, Davis County, Utah
A part of Section 22, T3N, R2W, SLB&M, U.S. Survey

6 Aug. 2019

SHEET NO.
L101

19N302



FINAL SITE SUBMITTAL SHEET INDEX

FINAL SITE SUBMITTAL		
	D001	PROJECT DEVELOPMENT PLAN
	D002	ARCHITECTURAL SITE PLAN
CONCEPTUAL RENDERINGS		
	D002	CONCEPTUAL RENDERINGS
	D003	CONCEPTUAL RENDERINGS
	D004	CONCEPTUAL RENDERINGS
	D005	CONCEPTUAL RENDERINGS
BUILDINGS 1, 2, & 3		
	D201	1ST LEVEL PLAN BUILDING 1, 2, & 3
	D202	2ND LEVEL PLAN BUILDING 1, 2, & 3
	D203	3RD LEVEL PLAN BUILDING 1, 2, & 3
	D204	BUILDING ELEVATIONS - BUILDING 1, 2, & 3
	D205	BUILDING ELEVATIONS - BUILDING 1, 2, & 3
	D206	CONCEPTUAL RENDERINGS - BUILDINGS 1, 2, & 3
	D207	CONCEPTUAL RENDERINGS - BUILDINGS 1, 2, & 3
BUILDINGS 5 & 6		
	D211	1ST FLOOR PLAN - BUILDINGS 5 & 6
	D212	2ND FLOOR PLAN - BUILDINGS 5 & 6
	D213	3RD FLOOR PLAN - BUILDINGS 5 & 6
	D214	BUILDING ELEVATIONS - BUILDING 5 & 6
	D215	BUILDING ELEVATIONS - BUILDING 5 & 6
	D216	CONCEPTUAL RENDERINGS - BUILDINGS 5 & 6
BUILDINGS 7 & 10		
	D221	1ST FLOOR PLAN - BUILDINGS 7 & 10
	D222	2ND FLOOR PLAN - BUILDINGS 7 & 10
	D223	3RD FLOOR PLAN - BUILDINGS 7 & 10
	D224	BUILDING ELEVATIONS - BUILDINGS 7 & 10
	D225	BUILDING ELEVATIONS - BUILDINGS 7 & 10
	D226	CONCEPTUAL RENDERINGS - BUILDINGS 7 & 10
	D227	CONCEPTUAL RENDERINGS - BUILDINGS 7 & 10
BUILDING 8		
	D231	1ST FLOOR PLAN - BUILDING 8
	D232	2ND FLOOR PLAN - BUILDING 8
	D233	3RD FLOOR PLAN - BUILDING 8
	D234	BUILDING ELEVATIONS - BUILDING 8
	D235	BUILDING ELEVATIONS - BUILDING 8
	D236	CONCEPTUAL RENDERINGS - BUILDING 8
	D237	CONCEPTUAL RENDERINGS - BUILDING 8
BUILDING 9		
	D241	1ST FLOOR PLAN - BUILDING 9
	D242	2ND FLOOR PLAN - BUILDING 9
	D243	3RD FLOOR PLAN - BUILDING 9
	D244	BUILDING ELEVATIONS - BUILDING 9
	D245	BUILDING ELEVATIONS - BUILDING 9
	D246	CONCEPTUAL RENDERINGS - BUILDING 9
	D247	CONCEPTUAL RENDERINGS - BUILDING 9
UNIT PLANS		
	D301	21 X 30 UNIT PLANS
	D302	21 X 36 UNIT PLANS
	D303	23 X 30 UNIT PLANS

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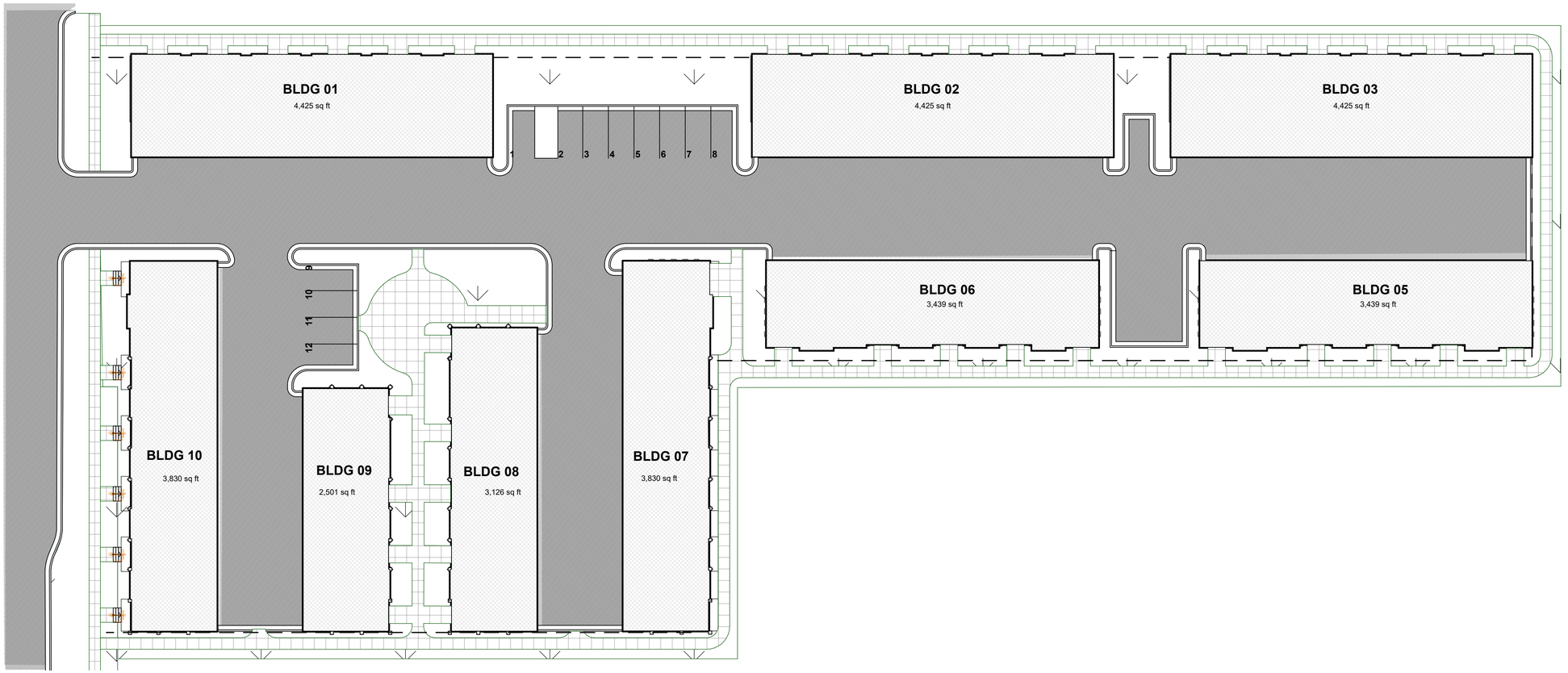
SUNRISE - MAYFLY SITE

172 & 140 N MAIN ST CLEARFIELD, UT 84015

PROJECT DEVELOPMENT PLAN

D001

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N

1 D002 ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'

0 10' 20' 40'

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SUNRISE - MAYFLY SITE

172 & 140 N MAIN ST CLEARFIELD, UT 84015

ARCHITECTURAL SITE PLAN

D002



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SUNRISE - MAYFLY SITE

172 & 140 N MAIN ST CLEARFIELD, UT 84015

CONCEPTUAL RENDERINGS

D002

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SUNRISE - MAYFLY SITE

172 & 140 N MAIN ST CLEARFIELD, UT 84015

CONCEPTUAL RENDERINGS

D003

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CONCEPTUAL RENDERINGS

D004

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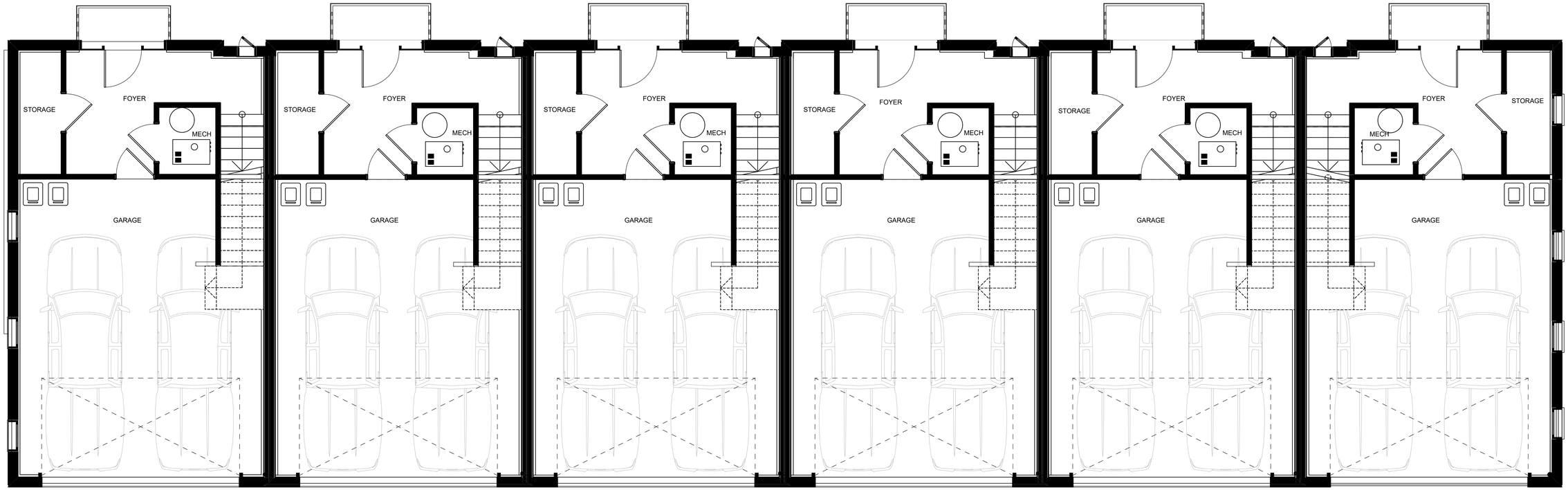
SUNRISE - MAYFLY SITE

172 & 140 N MAIN ST CLEARFIELD, UT 84015

CONCEPTUAL RENDERINGS

D005

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N

1
D201

1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

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1ST LEVEL PLAN
BUILDING 1, 2, & 3

D201

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1 D202 2ND FLOOR PLAN

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

N

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2ND LEVEL PLAN
BUILDING 1, 2, & 3

D202

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1 D203 3RD FLOOR PLAN

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

N

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3RD LEVEL PLAN
BUILDING 1, 2, & 3

D203

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1 D204 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

0 2' 4' 8'



2 D204 WEST ELEVATION

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

ELEVATION KEYNOTES:

01 EXTERIOR INSULATING FINISHING SYSTEM, STUCCO, COLOR: SW 6201 THUNDEROUS
02 BRICK VENEER, COLOR: SAN JOSE
03 FIBER CEMENT SIDING, BOARD AND TRIM, COLOR: SW 6198 SENSIBLE HUE
04 CORNICE ELEMENT, COLOR: SW 6201 THUNDEROUS
05 CORNICE ELEMENT, COLOR: SW 6198 SENSIBLE HUE
06 GUARD RAIL, CABLE RAIL STYLE, METAL TUBE POSTS AND TOPRAIL, COLOR: BEIGE
07 WINDOW AND DOOR FRAMES: COLOR: BEIGE
08 STEEL CANOPY, COLOR: BEIGE
09 HORIZONTAL TRIM AT ROOF LEVEL, 4" FIBER CEMENT TRIM BOARD, COLOR: SW 6198 SENSIBLE HUE
10 STONE VENEER: LEDGESTONE MIDNIGHT

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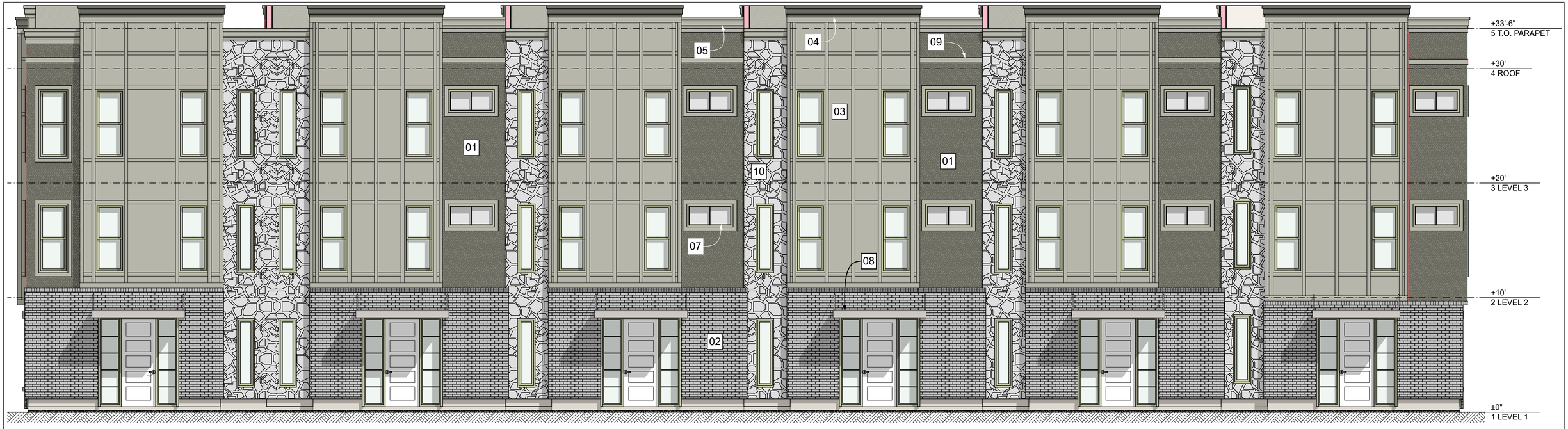
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BUILDING ELEVATIONS - BUILDING 1, 2, & 3

D204

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2 D205 SCALE: 1/4" = 1'-0"

SOUTH ELEVATION



1 D205 SCALE: 1/4" = 1'-0"

EAST ELEVATION

ELEVATION KEYNOTES:

01 EXTERIOR INSULATING FINISHING SYSTEM, STUCCO, COLOR: SW 6201 THUNDEROUS
02 BRICK VENEER, COLOR: SAN JOSE
03 FIBER CEMENT SIDING, BOARD AND TRIM, COLOR: SW 6198 SENSIBLE HUE
04 CORNICE ELEMENT, COLOR: SW 6201 THUNDEROUS
05 CORNICE ELEMENT, COLOR: SW 6198 SENSIBLE HUE
06 GUARD RAIL, CABLE RAIL STYLE, METAL TUBE POSTS AND TOPRAIL, COLOR: BEIGE
07 WINDOW AND DOOR FRAMES: COLOR: BEIGE
08 STEEL CANOPY, COLOR: BEIGE
09 HORIZONTAL TRIM AT ROOF LEVEL, 4" FIBER CEMENT TRIM BOARD, COLOR: SW 6198 SENSIBLE HUE
10 STONE VENEER: LEDGESTONE MIDNIGHT

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BUILDING ELEVATIONS - BUILDING 1, 2, & 3

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CONCEPTUAL RENDERINGS - BUILDINGS 1, 2, & 3

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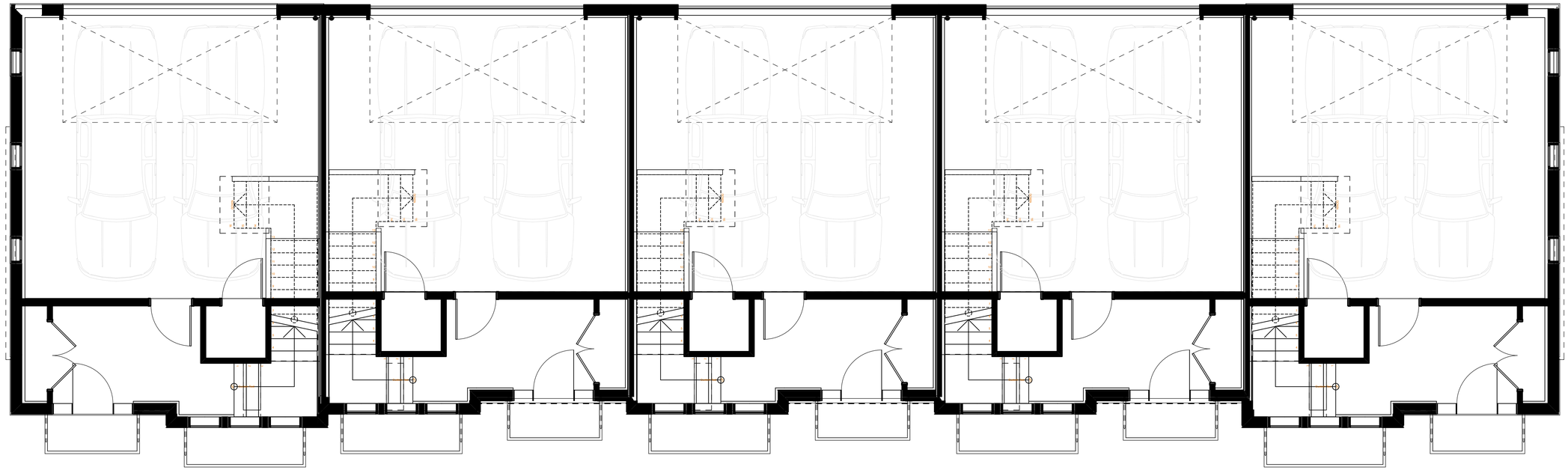
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CONCEPTUAL RENDERINGS - BUILDINGS 1, 2, & 3

D207

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N

1 D211 1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

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1ST FLOOR PLAN - BUILDINGS 5 & 6

D211

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N

1
D212

2ND FLOOR PLAN

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

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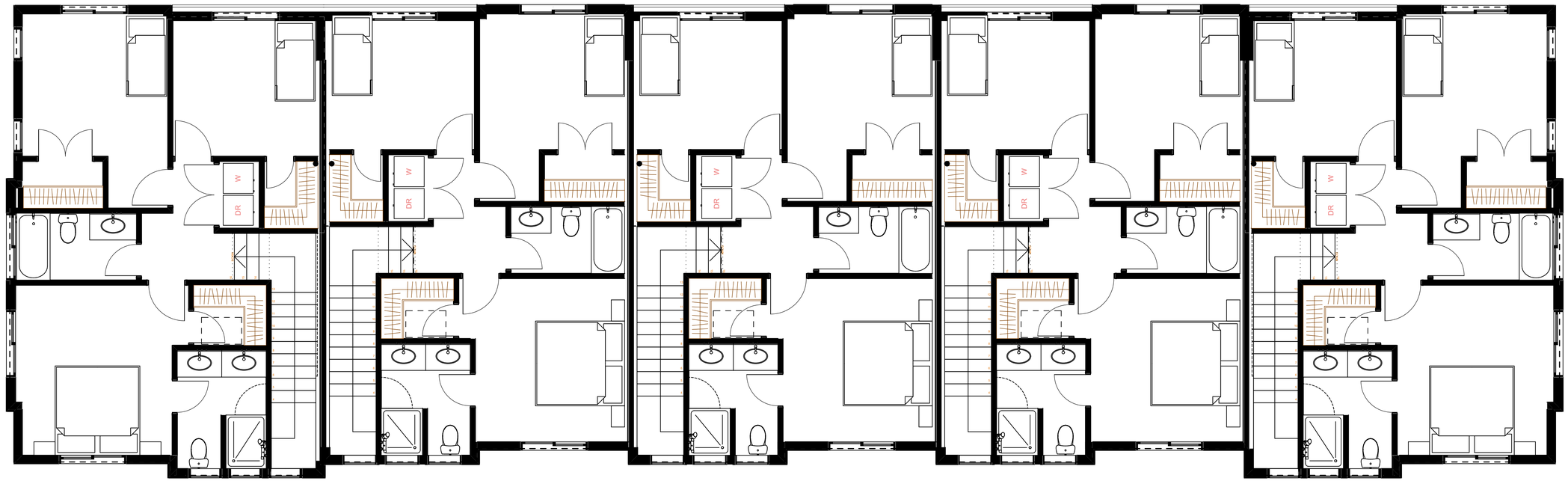
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2ND FLOOR PLAN -
BUILDINGS 5 & 6

D212

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N

1
D213

3RD FLOOR PLAN

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

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3RD FLOOR PLAN - BUILDINGS 5 & 6

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2 D214 NORTH ELEVATION

SCALE: 1/4" = 1'-0"





1 D214 EAST ELEVATION

SCALE: 1/4" = 1'-0"



ELEVATION KEYNOTES:

01 EXTERIOR INSULATING FINISHING SYSTEM, STUCCO, COLOR: SW 6201 THUNDEROUS
02 BRICK VENEER, COLOR: SAN JOSE
03 FIBER CEMENT SIDING, BOARD AND TRIM, COLOR: SW 6198 SENSIBLE HUE
04 CORNICE ELEMENT, COLOR: SW 6201 THUNDEROUS
05 CORNICE ELEMENT, COLOR: SW 6198 SENSIBLE HUE
06 GUARD RAIL, CABLE RAIL STYLE, METAL TUBE POSTS AND TOPRAIL, COLOR: BEIGE
07 WINDOW AND DOOR FRAMES: COLOR: BEIGE
08 STEEL CANOPY, COLOR: BEIGE
09 HORIZONTAL TRIM AT ROOF LEVEL, 4" FIBER CEMENT TRIM BOARD, COLOR: SW 6198 SENSIBLE HUE
10 STONE VENEER: LEDGESTONE MIDNIGHT

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BUILDING ELEVATIONS - BUILDING 5 & 6

D214

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1 D215 SCALE: 1/4" = 1'-0"

SOUTH ELEVATION

0 2' 4' 8'



2 D215 SCALE: 1/4" = 1'-0"

WEST ELEVATION

0 2' 4' 8'

ELEVATION KEYNOTES:

01 EXTERIOR INSULATING FINISHING SYSTEM, STUCCO, COLOR: SW 6201 THUNDEROUS
02 BRICK VENEER, COLOR: SAN JOSE
03 FIBER CEMENT SIDING, BOARD AND TRIM, COLOR: SW 6198 SENSIBLE HUE
04 CORNICE ELEMENT, COLOR: SW 6201 THUNDEROUS
05 CORNICE ELEMENT, COLOR: SW 6198 SENSIBLE HUE
06 GUARD RAIL, CABLE RAIL STYLE, METAL TUBE POSTS AND TOPRAIL, COLOR: BEIGE
07 WINDOW AND DOOR FRAMES: COLOR: BEIGE
08 STEEL CANOPY, COLOR: BEIGE
09 HORIZONTAL TRIM AT ROOF LEVEL, 4" FIBER CEMENT TRIM BOARD, COLOR: SW 6198 SENSIBLE HUE
10 STONE VENEER: LEDGESTONE MIDNIGHT
11 FIBER CEMENT SIDING, BOARD AND TRIM, COLOR: SW 6201 THUNDEROUS
12 EXTERIOR INSULATING FINISHING SYSTEM, STUCCO, COLOR 6198 SENSIBLE HUE

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BUILDING ELEVATIONS - BUILDING 5 & 6

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CONCEPTUAL RENDERINGS - BUILDINGS 5 & 6

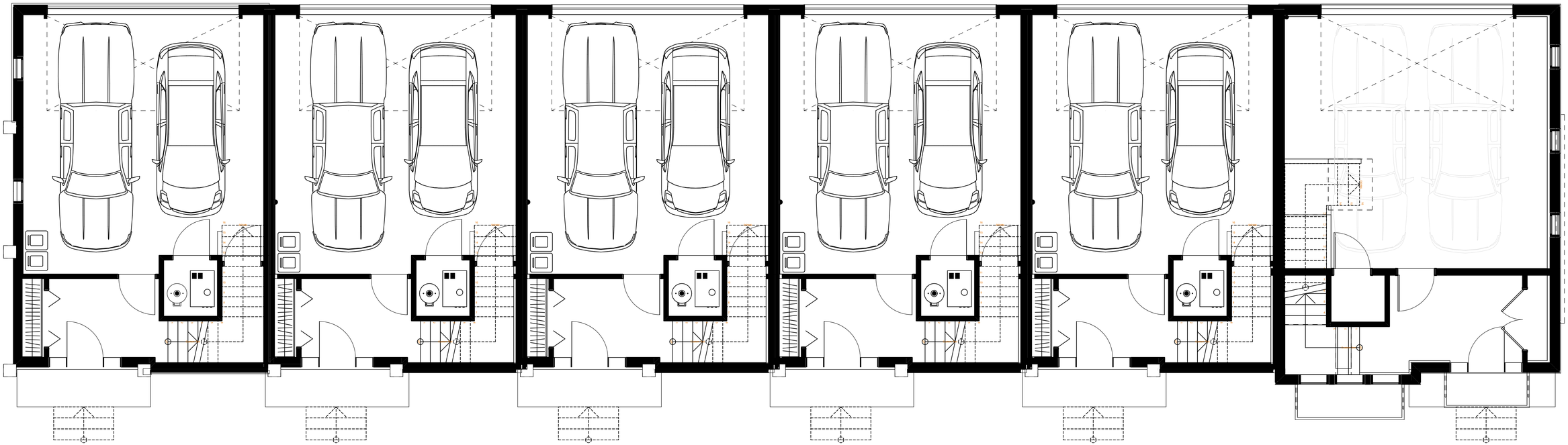
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NOTE: PLAN SHOWS BUILDING 7. BUILDING 10 IS MIRRORED ABOUT THE EAST-WEST AXIS.

NOTE: BUILDING 10 TO BE SET 30" ABOVE GRADE, WHEREAS BUILDING 7 SHALL BE SET 6-8 INCHES ABOVE GRADE.



N

1 D221 1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

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1ST FLOOR PLAN - BUILDINGS 7 & 10

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NOTE: PLAN SHOWS BUILDING 7. BUILDING 10 IS MIRRORED ABOUT THE EAST-WEST AXIS.

NOTE: BUILDING 10 TO BE SET 30" ABOVE GRADE, WHEREAS BUILDING 7 SHALL BE SET 6-8 INCHES ABOVE GRADE.



N

1 D222 2ND FLOOR PLAN

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

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2ND FLOOR PLAN - BUILDINGS 7 & 10

D222

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NOTE: PLAN SHOWS BUILDING 7. BUILDING 10 IS MIRRORED ABOUT THE EAST-WEST AXIS.

NOTE: BUILDING 10 TO BE SET 30" ABOVE GRADE, WHEREAS BUILDING 7 SHALL BE SET 6-8 INCHES ABOVE GRADE.



N

1 D223 3RD FLOOR PLAN

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

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3RD FLOOR PLAN - BUILDINGS 7 & 10

D223

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1 D224 EAST ELEVATION

SCALE: 1/4" = 1'-0"

0 2' 4' 8'



2 D224 NORTH ELEVATION

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

ELEVATION KEYNOTES:

01 EXTERIOR INSULATING FINISHING SYSTEM, STUCCO, COLOR: SW 6201 THUNDEROUS
02 BRICK VENEER, COLOR: SAN JOSE
03 FIBER CEMENT SIDING, BOARD AND TRIM, COLOR: SW 6198 SENSIBLE HUE
04 CORNICE ELEMENT, COLOR: SW 6201 THUNDEROUS
05 CORNICE ELEMENT, COLOR: SW 6198 SENSIBLE HUE
06 GUARD RAIL, CABLE RAIL STYLE, METAL TUBE POSTS AND TOPRAIL, COLOR: BEIGE
07 WINDOW AND DOOR FRAMES: COLOR: BEIGE
08 STEEL CANOPY, COLOR: BEIGE
09 HORIZONTAL TRIM AT ROOF LEVEL, 4" FIBER CEMENT TRIM BOARD, COLOR: SW 6198 SENSIBLE HUE
10 STONE VENEER: LEDGESTONE MIDNIGHT
11 FIBER CEMENT SIDING, BOARD AND TRIM, COLOR: SW 6201 THUNDEROUS
12 EXTERIOR INSULATING FINISHING SYSTEM, STUCCO, COLOR 6198 SENSIBLE HUE

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BUILDING ELEVATIONS - BUILDINGS 7 & 10

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1 D225 WEST ELEVATION

SCALE: 1/4" = 1'-0"



2 D225 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

ELEVATION KEYNOTES:

01 EXTERIOR INSULATING FINISHING SYSTEM, STUCCO, COLOR: SW 6201 THUNDEROUS
02 BRICK VENEER, COLOR: SAN JOSE
03 FIBER CEMENT SIDING, BOARD AND TRIM, COLOR: SW 6198 SENSIBLE HUE
04 CORNICE ELEMENT, COLOR: SW 6201 THUNDEROUS
05 CORNICE ELEMENT, COLOR: SW 6198 SENSIBLE HUE
06 GUARD RAIL, CABLE RAIL STYLE, METAL TUBE POSTS AND TOPRAIL, COLOR: BEIGE
07 WINDOW AND DOOR FRAMES: COLOR: BEIGE
08 STEEL CANOPY, COLOR: BEIGE
09 HORIZONTAL TRIM AT ROOF LEVEL, 4" FIBER CEMENT TRIM BOARD, COLOR: SW 6198 SENSIBLE HUE
10 STONE VENEER: LEDGESTONE MIDNIGHT
11 FIBER CEMENT SIDING, BOARD AND TRIM, COLOR: SW 6201 THUNDEROUS
12 EXTERIOR INSULATING FINISHING SYSTEM, STUCCO, COLOR 6198 SENSIBLE HUE

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BUILDING ELEVATIONS - BUILDINGS 7 & 10

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CONCEPTUAL RENDERINGS - BUILDINGS 7 & 10

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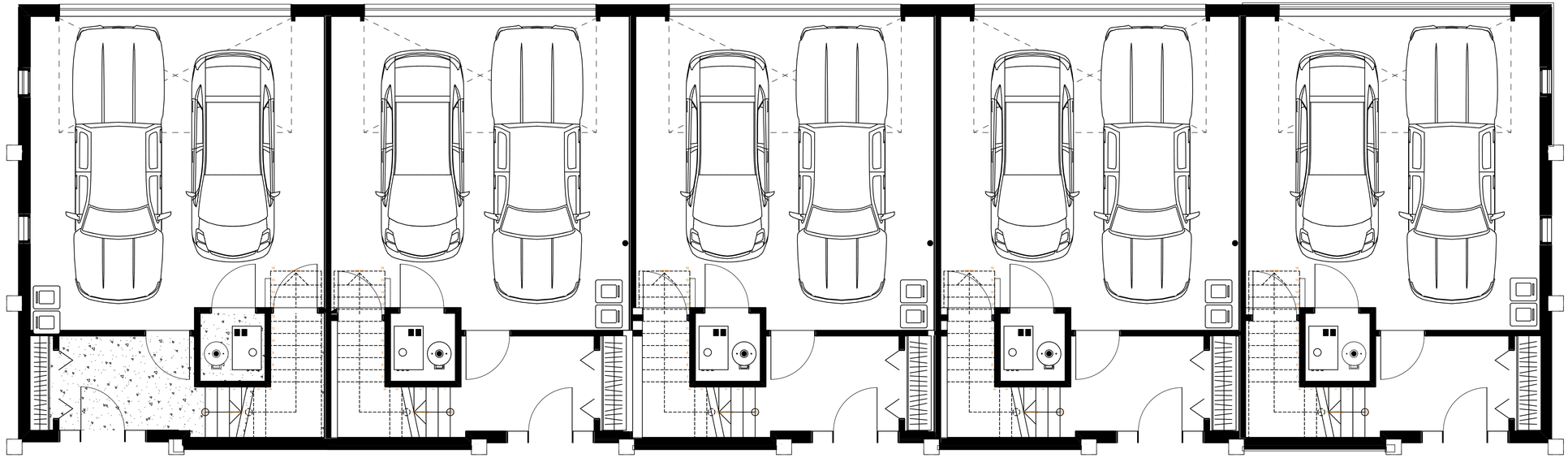
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CONCEPTUAL RENDERINGS - BUILDINGS 7 & 10

D227

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N

1 D231 1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

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1ST FLOOR PLAN - BUILDING 8

D231

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1 D232 2ND FLOOR PLAN

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

N

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2ND FLOOR PLAN - BUILDING 8

D232

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N

1 D233 3RD FLOOR PLAN

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

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3RD FLOOR PLAN - BUILDING 8

D233

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1 D234 EAST ELEVATION

SCALE: 1/4" = 1'-0"

0 2' 4' 8'



2 D234 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

ELEVATION KEYNOTES:

01 EXTERIOR INSULATING FINISHING SYSTEM, STUCCO, COLOR: SW 6201 THUNDEROUS
02 BRICK VENEER, COLOR: SAN JOSE
03 FIBER CEMENT SIDING, BOARD AND TRIM, COLOR: SW 6198 SENSIBLE HUE
04 CORNICE ELEMENT, COLOR: SW 6201 THUNDEROUS
05 CORNICE ELEMENT, COLOR: SW 6198 SENSIBLE HUE
06 GUARD RAIL, CABLE RAIL STYLE, METAL TUBE POSTS AND TOPRAIL, COLOR: BEIGE
07 WINDOW AND DOOR FRAMES: COLOR: BEIGE
08 STEEL CANOPY, COLOR: BEIGE
09 HORIZONTAL TRIM AT ROOF LEVEL, 4" FIBER CEMENT TRIM BOARD, COLOR: SW 6198 SENSIBLE HUE
10 STONE VENEER: LEDGESTONE MIDNIGHT
11 FIBER CEMENT SIDING, BOARD AND TRIM, COLOR: SW 6201 THUNDEROUS
12 EXTERIOR INSULATING FINISHING SYSTEM, STUCCO, COLOR 6198 SENSIBLE HUE

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BUILDING ELEVATIONS - BUILDING 8

D234

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2 D235 WEST ELEVATION

SCALE: 1/4" = 1'-0"

0 2' 4' 8'



1 D235 NORTH ELEVATION

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

ELEVATION KEYNOTES:

01 EXTERIOR INSULATING FINISHING SYSTEM, STUCCO, COLOR: SW 6201 THUNDEROUS
02 BRICK VENEER, COLOR: SAN JOSE
03 FIBER CEMENT SIDING, BOARD AND TRIM, COLOR: SW 6198 SENSIBLE HUE
04 CORNICE ELEMENT, COLOR: SW 6201 THUNDEROUS
05 CORNICE ELEMENT, COLOR: SW 6198 SENSIBLE HUE
06 GUARD RAIL, CABLE RAIL STYLE, METAL TUBE POSTS AND TOPRAIL, COLOR: BEIGE
07 WINDOW AND DOOR FRAMES: COLOR: BEIGE
08 STEEL CANOPY, COLOR: BEIGE
09 HORIZONTAL TRIM AT ROOF LEVEL, 4" FIBER CEMENT TRIM BOARD, COLOR: SW 6198 SENSIBLE HUE
10 STONE VENEER: LEDGESTONE MIDNIGHT
11 FIBER CEMENT SIDING, BOARD AND TRIM, COLOR: SW 6201 THUNDEROUS
12 EXTERIOR INSULATING FINISHING SYSTEM, STUCCO, COLOR 6198 SENSIBLE HUE

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BUILDING ELEVATIONS - BUILDING 8

D235

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CONCEPTUAL RENDERINGS - BUILDING 8

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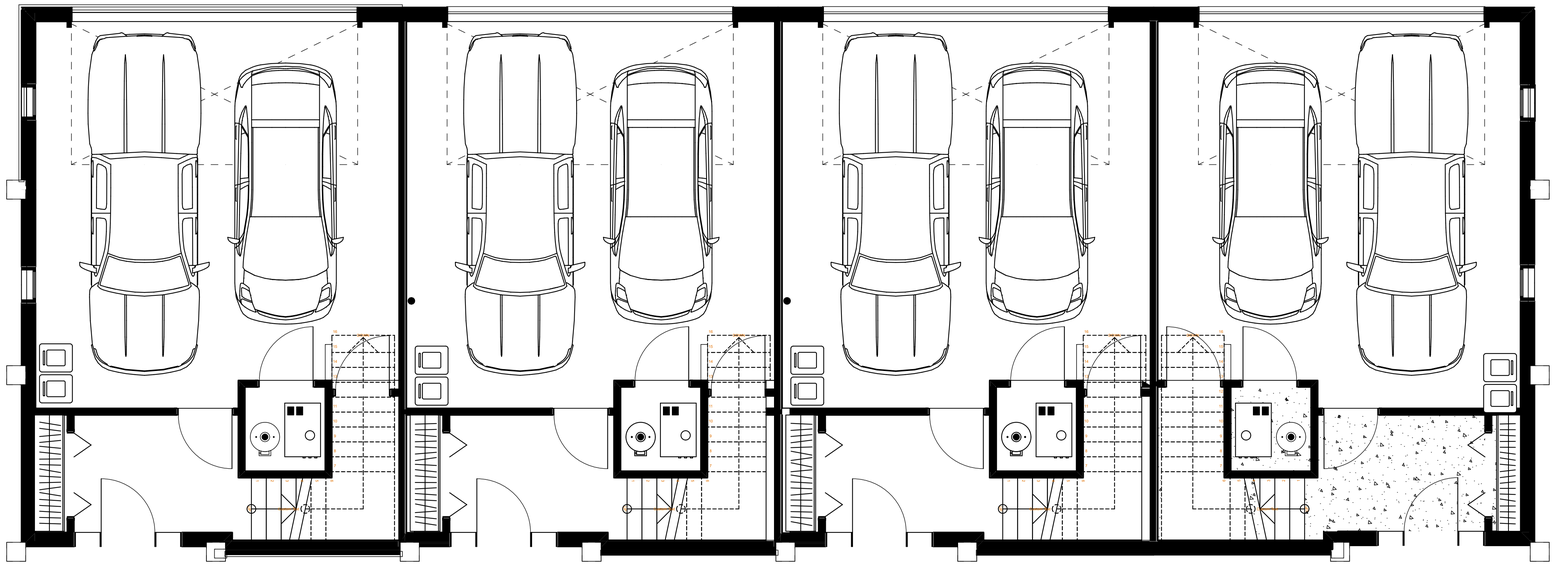
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CONCEPTUAL RENDERINGS - BUILDING 8

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N

1 D241 1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

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1ST FLOOR PLAN - BUILDING 9

D241

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N

1
D242

2ND FLOOR PLAN

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

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2ND FLOOR PLAN - BUILDING 9

D242



N

1
D243

3RD FLOOR PLAN

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

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3RD FLOOR PLAN - BUILDING 9

D243

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1 D244 EAST ELEVATION

SCALE: 1/4" = 1'-0"

0 2' 4' 8'



2 D244 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

ELEVATION KEYNOTES:

01 EXTERIOR INSULATING FINISHING SYSTEM, STUCCO, COLOR: SW 6201 THUNDEROUS
02 BRICK VENEER, COLOR: SAN JOSE
03 FIBER CEMENT SIDING, BOARD AND TRIM, COLOR: SW 6198 SENSIBLE HUE
04 CORNICE ELEMENT, COLOR: SW 6201 THUNDEROUS
05 CORNICE ELEMENT, COLOR: SW 6198 SENSIBLE HUE
06 GUARD RAIL, CABLE RAIL STYLE, METAL TUBE POSTS AND TOPRAIL, COLOR: BEIGE
07 WINDOW AND DOOR FRAMES: COLOR: BEIGE
08 STEEL CANOPY, COLOR: BEIGE
09 HORIZONTAL TRIM AT ROOF LEVEL, 4" FIBER CEMENT TRIM BOARD, COLOR: SW 6198 SENSIBLE HUE
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BUILDING ELEVATIONS - BUILDING 9

D244

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2 D245 WEST ELEVATION

SCALE: 1/4" = 1'-0"





1 D245 NORTH ELEVATION

SCALE: 1/4" = 1'-0"



ELEVATION KEYNOTES:

01 EXTERIOR INSULATING FINISHING SYSTEM, STUCCO, COLOR: SW 6201 THUNDEROUS
02 BRICK VENEER, COLOR: SAN JOSE
03 FIBER CEMENT SIDING, BOARD AND TRIM, COLOR: SW 6198 SENSIBLE HUE
04 CORNICE ELEMENT, COLOR: SW 6201 THUNDEROUS
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BUILDING ELEVATIONS - BUILDING 9

D245

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CONCEPTUAL RENDERINGS - BUILDING 9

D246

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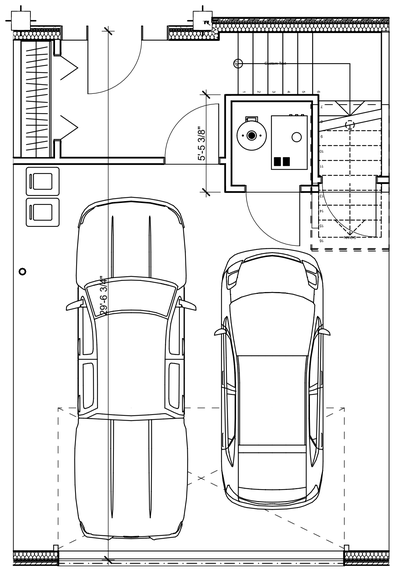
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CONCEPTUAL RENDERINGS - BUILDING 9

D247

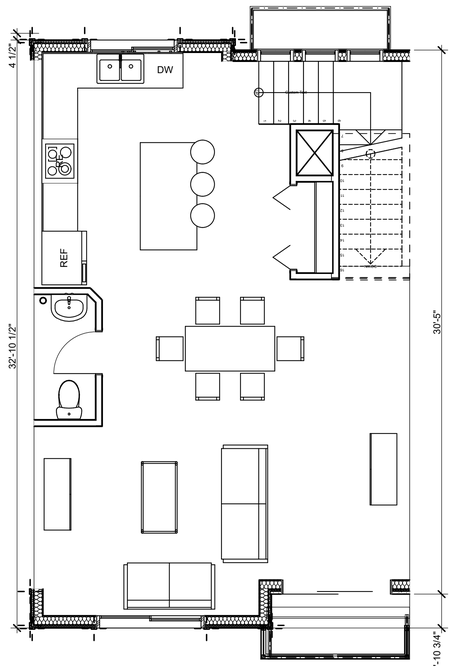
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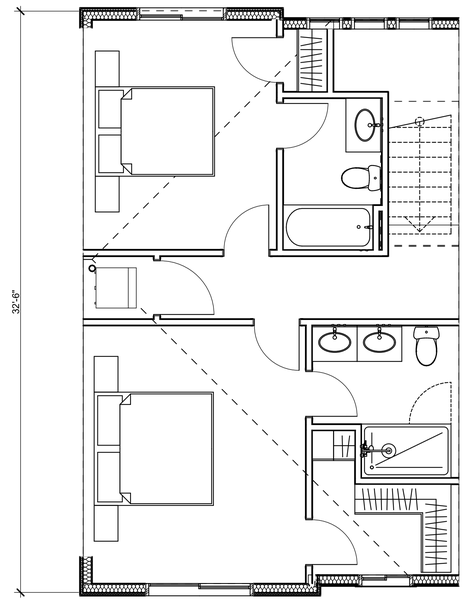
LEVEL 1

SCALE: 1/4" = 1'-0"



LEVEL 2

SCALE: 1/4" = 1'-0"



LEVEL 3

SCALE: 1/4" = 1'-0"

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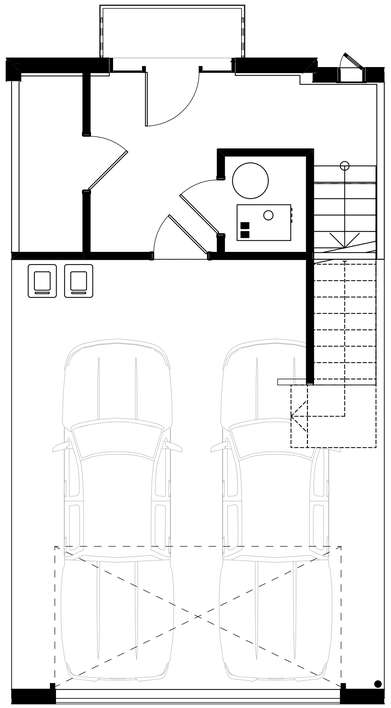
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21 X 30 UNIT PLANS

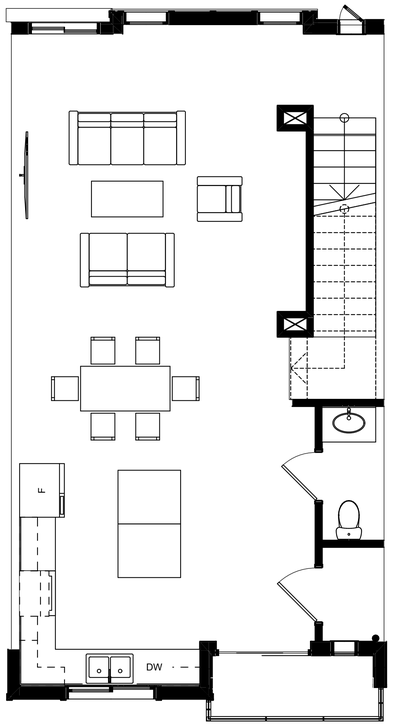
D301

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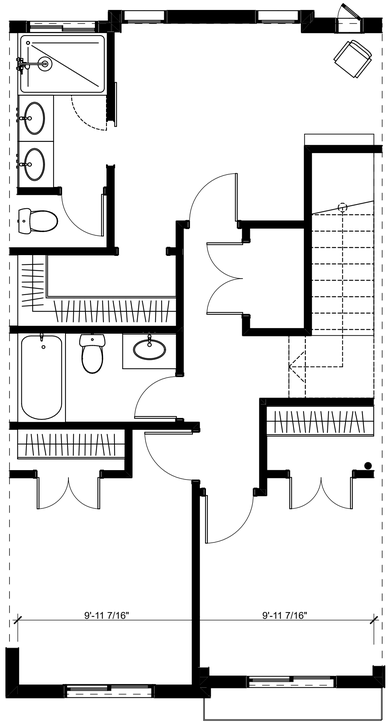
LEVEL 1

SCALE: 1/4" = 1'-0"



LEVEL 2

SCALE: 1/4" = 1'-0"



LEVEL 3

SCALE: 1/4" = 1'-0"

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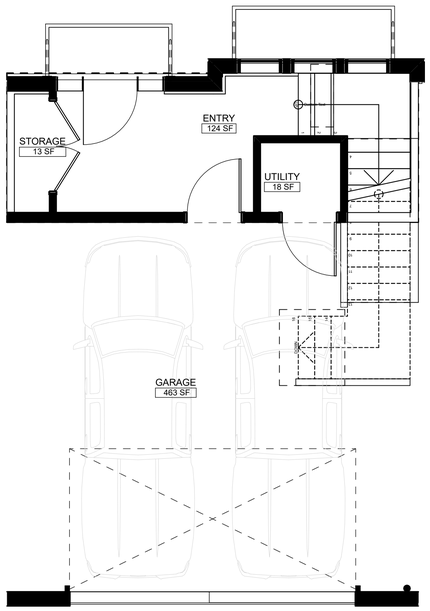
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21 X 36 UNIT PLANS

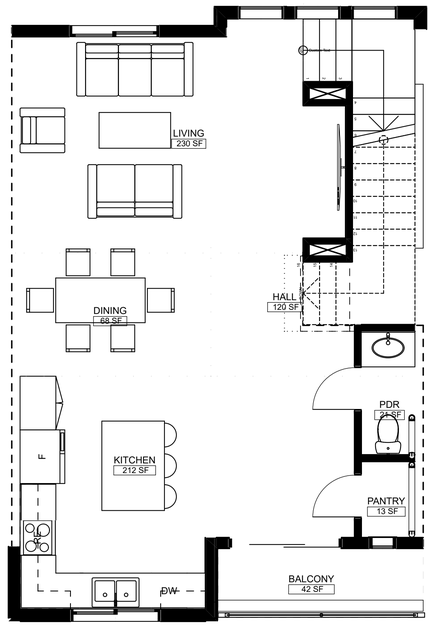
D302

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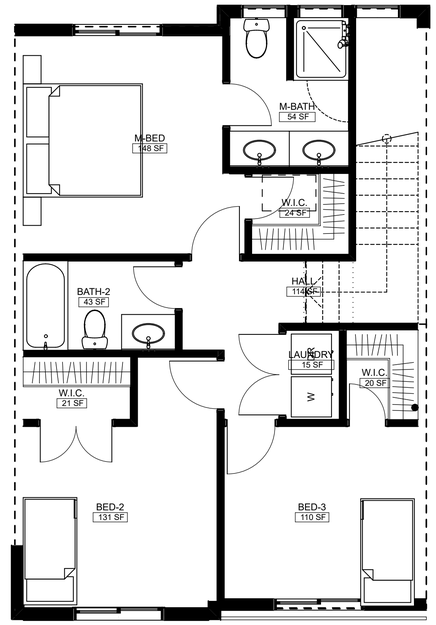
LEVEL 1

SCALE: 1/4" = 1'-0"



LEVEL 2

SCALE: 1/4" = 1'-0"



LEVEL 3

SCALE: 1/4" = 1'-0"

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23 X 30 UNIT PLANS

D303

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

TO: Brad McIlrath/ Clearfield City Planner
Spencer Barber/ Applicant
Mike Waite/ Developer

FROM: John Taylor / Fire Marshal

RE: Mayfly Rise

DATE: August 12, 2019

I met with the developers today and discussed some options to my previous letter. The changes are highlighted.

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

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

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

4. All fire apparatus access roads shall be a minimum all-weather, drivable and maintainable surface. There shall be a minimum clear and unobstructed width of not less than 26 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. Dead-end roads created in excess of 150 feet in length shall be provided with an approved turn-around. ~~As per my conversation with Mike Waite on June 20, 2019 the developer is going to install residential fire sprinklers in each townhouse. This will eliminate the requirement for the widened aerial apparatus access lanes with the required setbacks.~~ With the use of rolled curbs and the 26' wide drives, the need for residential fire sprinklers will be omitted. The new drawings also show an elimination of one building and a detailed turn around for fire apparatus.

5. As per my discussion with Mike Waite on June 20, 2019 the parking stalls numbered 7, 8, and 9 will be omitted and this area will be painted and signed as a fire department access lane with no parking allowed as per 2018, International Fire Code Section D103.6.

6. ~~Fire Sprinklers will be installed in each townhouse with each unit having its own fire riser and covering only the required areas of its own unit. No fire sprinkler system component will extend from one townhome to another.~~

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

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