



Community Development

PLANNING, ENGINEERING, BUILDING INSPECTIONS,
CUSTOMER SERVICE, CODE COMPLIANCE,
AND CDBG ADMINISTRATION

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, December 18th, 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

PLANNING COMMISSION CHAIR STATEMENT

APPROVAL OF MINUTES: *July 10, 2019 – Regular Session*

APPROVAL OF 2020 PLANINNG COMMISSION MEETING SCHEDULE

DECISION ITEMS

Public Hearings

NONE

Non-Public Hearings

1. Discussion and Possible Action on **SP 2019-110019**, a site plan proposal by Davis County for a 13,890 square foot library at the subject property. **Location:** 1 North Main Street (TIN: 12-930-0003). Parcel Area: 1.5 Acres. Zone: CV (Civic). **Planner:** Brad McIlrath (**Administrative Action**).

DISCUSSION ITEMS

1. Planning Commissioner's Minute
2. Staff Communications

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

Dated this 13th day of December, 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.



2020 Planning Commission Meeting Dates and Deadlines

<u>DEADLINE</u>	<u>MEETING DATE</u>
December 11, 2019	January 8, 2020 (2nd Wednesday)
December 26, 2019 (Thursday)	January 22, 2020 (4th Wednesday)
January 2, 2020 (Thursday)	February 5, 2020
January 22, 2020	February 19, 2020
February 5, 2020	March 4, 2020
February 19, 2020	March 18, 2020
March 11, 2020	April 8, 2020
March 25, 2020	April 22, 2020
April 8, 2020	May 6, 2020
April 22, 2020	May 20, 2020
May 6, 2020	June 3, 2020
May 20, 2020	June 17, 2020
June 3, 2020	July 1, 2020
June 17, 2020	July 15, 2020
July 8, 2020	August 5, 2020
July 22, 2020	August 19, 2020
August 5, 2020	September 2, 2020
August 19, 2020	September 16, 2020
September 9, 2020	October 7, 2020
September 23, 2020	October 21, 2020
October 7, 2020	November 4, 2020
October 21, 2020	November 18, 2020
November 4, 2020	December 2, 2020
November 18, 2020	December 16, 2020

*Incomplete applications **WILL NOT** be accepted and scheduled for the next meeting. Complete applications must meet **all** of the requirements of the application checklist unless otherwise noted.*

All applications for new development shall be reviewed in a Development Review Meeting prior to accepting an application and be scheduled for a Planning Commission meeting. Please contact Brad McIlrath, Senior Planner at 801-525-2784 or email to brad.mcilrath@clearfieldcity.org to schedule a time during the next Development Review Meeting.

1 **CLEARFIELD PLANNING COMMISSION MEETING**

2 July 10, 2019

3 7:00 P.M. - Regular Session

4
5 PRESIDING: Brady Jugler Chair

6
7 PRESENT: Kathryn Murray Vice Chair
8 Robert Browning Commissioner
9 Ruth Jones Commissioner
10 Jacoby Marston Alternate Commissioner
11 Brett McAllister Commissioner
12 Chris Uccardi Commissioner
13 David Bloomfield Alternate Commissioner
14 Eden Bush Youth Ambassador

15
16 ABSENT: Nicole Bigelow Commissioner

17
18 STAFF PRESENT: Brie Brass Assistant City Attorney
19 Spencer Brimley Community Development Director
20 Brad McIlrath Senior Planner
21 Denise, Clayburn Customer Service Rep

22
23 VISITORS: Betty Parker, LaRoy Shepherd, Mike Egbert, Spencer Barber, Julie
24 Johnson, James Bates, Jacob Briggs, Mitch Vance, Misty Stoker, Christian
25 Charrin, Steven Wilcox

26
27
28 The Pledge of Allegiance was led by Chair Jugler

29
30 APPROVAL OF PLANNING COMMISSION MEETING MINUTES

31
32 None

33
34 Chair Jugler read the Planning Commission Chair statement.

35
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37 Non-Public Hearing

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39 DISCUSSION AND APPROVAL OF FSP 1906-0001, A FINAL SUBDIVISION PLAT
40 REQUEST FOR THE MODA CLEARFIELD TOWNHOMES, A 41-UNIT TOWNHOME
41 SUBDIVISION AT THE SUBJECT PROPERTY. LOCATION: 180 S. STATE STREET (TIN:
42 12-001-0132). PARCEL AREA: 1.79 ACRES. ZONE: T-R (TOWN RESIDENTIAL).
43 PLANNER: BRAD MCILRATH(ADMINISTRATIVE ACTION).
44
45
46

1 Brad McIlrath presented the following facts:

- 2
- 3 • Approved by Planning Commission in September 2018.
- 4 • Final plat request for MODA Townhouse.
- 5 • Code state the need to have a seven foot side walk.
- 6

7 Staff recommended approval with the conditions that were reviewed.

8

9 Questions from the Planning Commission:

- 10 • None

11 Mitch Vance presented the following points of discussion:

- 12 • No potential tenants have been identified yet.
- 13 • Will keep as rentals for now.
- 14

15 **Commissioner Uccardi moved to approve as conditioned FSP 1906-0001, a final subdivision**
16 **plat request for the MODA Clearfield Townhomes, a 41-unit townhome subdivision at the subject**
17 **property. Location: 180 S. State Street (TIN: 12-001-0132). Parcel Area: 1.79 Acres. Zone: T-R**
18 **(Town Residential). The recommendation was based on the findings and discussions in the**
19 **Staff Report with the following conditions:**

- 20
- 21 1) Plans shall be revised to address Clearfield City Engineering requirements prior to
- 22 obtaining
- 23 final signatures on the plat and recording of that plat.
- 24
- 25 2) The applicant shall record the CC&R's for the homeowner's association with the final
- 26 subdivision plat.
- 27
- 28 3) The developer shall install of the public right of way improvements required by the
- 29 Downtown Clearfield Form-Based Code for the frontages along 200 South and State Street.
- 30 4) The final subdivision plat shall dedicate all sidewalk and park strip improvements as part of
- 31 the public right of ways for 200 South and State Street. All sidewalks required as part of the
- 32 street improvements shall be located within a public right of way.
- 33 5) The subdivision civil and improvement drawings shall be revised to match the final
- 34 approved
- 35 site plan drawings once that approval is granted. This includes all streetscape designs,
- 36 private amenities, landscaping plans, etc.
- 37
- 38
- 39 6) The applicant is responsible for the replacement or repair of deteriorated, damaged or
- 40 missing surface improvements surrounding the perimeter of the subdivision. This includes,
- 41 but is not limited to: curb and gutter, sidewalks, landscaping park strip improvements,
- 42 driveways, etc.
- 43 7) An escrow or bond agreement for the public improvements will be subject to approval by
- 44 the
- 45 City Engineer and City Attorney and be established prior to any permits being issued for the
- 46 property or plat being recorded. The financial security shall be established prior to
- 47 recordation of the Final Plat as outlined in Section 12-4-6 of the Subdivision Ordinance.
- 48

1 **Seconded by Commissioner Murray. The motion carried on the following vote: Voting**
2 **AYE: Commissioners Browning, Murray, Jones, Bigelow, McAllister and Uccardi. Voting**
3 **NO: None.**
4
5

6 DISCUSSION AND APPROVAL OF ON SP 1906-0002, A SITE PLAN REQUEST BY
7 SPENCER BARBER WITH SUNRISE CONSTRUCTION FOR THE MAYFLY RISE
8 TOWNHOMES, A 50-UNIT TOWNHOME DEVELOPMENT AT THE SUBJECT
9 PROPERTIES. LOCATION: 172 & 140 N. MAIN STREET (TIN: 12-001-0212, 12-010-0213, &
10 12-001-0002). PARCEL AREA: 1.918ACRES. ZONE: T-R (TOWN RESIDENTIAL).
11

12 Brad McIlrath presented the following facts:
13

- 14 • Located at Radon be Gone, location.
- 15 • 1.918 Acres.
- 16 • Zoned T-R.
- 17 • Purposed site plan was presented.
- 18 • 7 foot furnishing zone along State Street.
- 19 • 10 buildings, buildings 1-2 six units, buildings 7 and 10 will have six units, buildings 3-4
20 and 8-9 will have four units, and buildings 5-6 will have 5 units.
- 21 • They will have an open space and landscape plan.-?
- 22 • They will need to have a sprinkler system because fire truck would not fit in the ally way.
- 23 • Code required the building structure to be 15% windows per elevation.
- 24 • Buildings 1-2 will have 2 car garage on first floor. Second floor will be the main living
25 area. Third floor will have 3 bedrooms.
- 26 • Buildings 3 and 4 will have a 2 car garage main floor. Second floor will be main living
27 area. Third floor will have 3 bedrooms.
- 28 • Buildings 5 and 6 similar plans but the stair layout is a little different. There will be a two
29 car garage on the main floor, second floor will be the main living area, third floor will
30 have 3 bedrooms.
- 31 • Buildings 8 and 9 will have a 2 car garage on the main floor. Second floor will have the
32 main living. Third floor will have 2 bedrooms.
- 33 • Buildings 7 and 10 first floor will have a 2 car garage. Second floor will have the main
34 living area. Third floor will have 2 to 3 bedrooms.

35
36 Staff recommended approval with the conditions that were reviewed.
37

38 Questions from the Planning Commission:
39

- 40 • Commissioner McAllister had question about how this would affect the neighborhood to
41 the north. Because it is a town house rather than a muti-family or mixed use building
42 there is not any standards that apply to mitigate the impact of the buildings.
- 43 • Commissioner Jones had questions on Condition #6 front porches will it be enforced on
44 all of the buildings? Mr. McIlrath responded that yes it will be enforced on all the
45 building.

Jacob Briggs Manager of Sunrise Construction presented the following points of discussion:

- Mr. Briggs complemented the staff.
- Sunrise Construction is excited to work with Clearfield City.
- Sunrise Construction will be trying to apply more 3 bedroom townhouses.
- Mayfly Rise Townhouse's will be a high quality townhouse complex.
- On building #1 the 10 foot setback was an oversight on their part.
- They will be eliminating one of the 4 unit buildings to meet the 10 foot setback and to add more open space.
- Condition # 4 their engineers recommended to not use any semi pervious materials.
- Semi pervious materials are less likely to last in Utah Weather.
- Semi pervious materials are not required.-?
- There was a discussion about the semi-pervious and pervious materials.
- The sidewalk should be a least 7 feet wide along Main Street.
- Mayfly Rise wanted to have the HOA pick the playground equipment in the pocket park.
- Spencer Barber explained the external material's that they were planning to use.
- The Commission member's discussed what kind of building materials should be used.

Steven Wilcox Clearfield City Resident protested the project and had several concerns regarding the project. His concerns were the following:

- Easement for the water laterals will be very dangerous.
- The water lines will have to be relocated.
- The burden for the relocation will be on the resident not the developers.
- The property will become a virtual tunnel.
- There will be light pollution.
- Property value will go down for the single family homes.
- Widows and widowers will be affected.
- There will be sun rot. The temperature will be at least 120 degrees between the buildings.
- The sun light will cause the single family home to have to be repainted every 2 years.
- The townhomes will cause the temperature for the single family homes to go up.

Commissioner Jones moved to approve as conditioned SP 1906-0002, a site plan request by Spencer Barber with Sunrise Construction for the Mayfly Rise Townhomes, a 50-unit townhome development at the subject properties. Location: 172 & 140 N. Main Street (TIN: 12-001-0212, 12-010-0213, & 12-001-0002). Parcel Area: 1.918Acres. Zone: T-R (Town Residential).

- 01) The subdivision for this development shall be approved and recorded prior to the issuance of any building permit.**
- 02) Building #1 shall have a minimum build to zone of ten feet (10') along the Main Street frontage as required by code.**
- 03) Buildings #4 & #5 shall have a minimum rear yard setback of fifteen feet (15') from the rear (east) property line.**

- 1 04) Additional information shall be provided to indicate the maximum impervious coverage
2 and the semi-pervious coverage of the development. The development shall comply with the
3 maximum
4 impervious coverage of 65% and semi-pervious coverage of 20%.
- 5 05) The building windows shall be revised to meet the minimum 15% transparency per floor.
- 6 06) The townhomes shall be revised to have a stoop or porch entrance that is two and a half feet
7 (2.5') above grade as required by code.
- 8 07) The parapet shall be revised to provide a horizontal expression line at the bottom of the
9 parapet
10 as required by code.
- 11 08) The plans shall be revised to indicate the secondary building materials that are used. The
12 secondary materials shall comply with the approved materials outlined in code.
- 13 09) The residential windows shall be revised to meet the window standards of the code.
- 14 10) The plans shall be revised to indicate that commercial quality doors, windows, and
15 hardware will be used for the project.
- 16 11) The Pocket Park open space type shall be revised to include the following modifications:
17 a. A final playground design for the park shall be included with the revised plans;
18 b. Benches shall be added around the playground for the use of patrons and residents of
19 the development;
20 c. The pocket park must have a minimum area of 0.10 acre (4,356 square feet) to comply
21 with code. This does not include the common paseo that is located in front of buildings
22 #8 & #9.
- 23 12) The site and landscape plans shall be revised to include the following standards:
24 a. The sidewalk and furnishing zones along Main Street shall be a minimum of seven feet
25 (7') wide each;
26 b. The furnishing zone along the Main Street frontage shall be provided with Honey Locust
27 street trees spaced twenty (20) to forty (40) apart on center and planted within 5'x5'
28 tree grates. The tree grates are to be the approved material and design provided by
29 Clearfield City;
30 c. The site shall be provided with an additional seventeen (17) trees to comply with the
31 minimum 20 trees per 1 acre standard;
32 d. A minimum landscape planting strip of four feet (4') shall be provided around each
33 building as required by code, except in areas needed for access;
34 e. The plans shall be revised to provide parking lot islands that comply with the minimum
35 width and planting standards of the code (See page 9 of this report);
36 f. The plans shall be revised to provide a minimum five foot (5') buffer between the
37 sidewalk and the property line with a six foot (6') tall fence as required by code. The
38 buffer shall comply with all standards for buffers as outlined on page 61 of the code.
- 39 13) Benches shall be provided and shown on the plans no greater than 200 feet apart and placed
40 at the back of the sidewalk or within the furnishing zone and facing the street. The benches
41 shall be a decorative street bench approved by Clearfield City.
- 42 14) The plans shall be revised to provide the double acorn street lights along Main Street. The
43 lights shall be located within the furnishing zone on each street and spaced between sixty
44 (60) to ninety (90) feet on center to match the existing distances within the downtown area.
- 45 15) The plans shall be revised to provide an ADA van accessible parking space for the
46 development.
- 47 16) The plans shall be revised to provide a minimum of twelve (12) bicycle parking spaces. The
48 design of the bicycle parking shall comply with the standards outlined on page 69 of the
49 code.

- 1 17) The plans shall be revised to provide a snow stacking area that meets the standards outlined
2 in Section 11-13-5 G of the Clearfield Municipal Code.
3 18) The project shall comply with all North Davis Sewer District standards.
4 19) The project shall comply with all North Davis Fire District standards as outlined in the
5 attached review letter and as otherwise required.
6 20) The project shall comply with all City Engineer standards as outlined in the review
7 transmittal and as otherwise required.
8

9 **Seconded by Commissioner Murray. The motion carried on the following vote: Voting**
10 **AYE: Commissioners Browning, Murray, Jones, Bigelow, McAllister and Uccardi. Voting**
11 **NO: None.**
12

13 DISCUSSION AND APPROVAL OF ON PSP 1906-0003, A PRELIMINARY SUBDIVISION
14 PLAT REQUEST FOR THE MAYFLY RISE TOWNHOMES, A 50-UNIT TOWNHOME
15 SUBDIVISION AT THE SUBJECT PROPERTY. LOCATION: 172 & 140 N. MAIN
16 STREET(TIN: 12-001-0212, 12-010-0213, & 12-001-0002). PARCEL AREA: 1.918 ACRES.
17 ZONE: T-R (TOWN RESIDENTIAL).
18

19 Brad McIlrath presented the following facts:
20

- 21 • Site plan has been approved subject to the conditions being meet. All condition need to be
22 met before the final subdivision plat can be approved.
23 • 50 units will likely be reduced to 49 or 48.
24 • Utility plan for the new units was reviled.
25 • Irrigation line would be relocated to accommodate existing users.
26

27 Questions from the Planning Commission:
28

- 29 • Commissioner Murray asked if the three properties would be made into one.
30 • Commissioner Browning asked would it be updated with the new number of units.
31 • Commissioner McAllister asked what units would be removed and what space will be
32 opened up.
33 • Commissioner Murray asked if the open space would be in one or more places.
34 • Chair Jugler asked if this will have to be revisited.
35
36

37 Mr. McIlrath responded:
38

- 39 • The changes will be substantial but the will not change the overall plan, so they will not
40 need to be revisited.
41

42 **Commissioner Jones moved to approve as conditioned on PSP 1906-0003, a preliminary**
43 **subdivision plat request for the Mayfly Rise Townhomes, a 50-unit townhome subdivision at the**
44 **subject property. Location: 172 & 140 N. Main Street(TIN: 12-001-0212, 12-010-0213, & 12-001-**
45 **0002). Parcel Area: 1.918 Acres. Zone: T-R (Town Residential)**
46

- 1) The subdivision plans shall be revised to address Clearfield City Engineering requirements

1 prior to the submittal of plans for Final Plat review and approval.

- 2 2) The subdivision plat shall be revised to indicate the private lots, the common areas, and any
- 3 limited common areas of the subdivision.
- 4 3) A full civil set of plans shall be submitted as part of the final subdivision plat review which
- 5 shall include but not be limited to: site plan, grading and drainage plan, utility plan, storm
- 6 water pollution prevention plan (SWPPP), roadway cross sections, etc.
- 7 4) The project shall include the creation of a Homeowners Association (HOA) to maintain all of
- 8 the private common spaces of the project, including but not limited to: landscaping, snow
- 9 removal, building maintenance, trash collection, and open space areas.
- 10 5) A copy of the HOA establishing documents shall be provided as part of the final subdivision
- 11 plat submittal and shall comply with ordinance standards outlined in Section 11-13-24 of the
- 12 Clearfield Municipal Code.
- 13 6) The applicant shall submit a geotechnical report as part of the final subdivision plat
- 14 application.
- 15 7) The applicant is responsible for the replacement or repair of deteriorated, damaged or
- 16 missing surface improvements surrounding the perimeter of the subdivision. This includes,
- 17 but is not limited to: curb and gutter, sidewalks, landscaping park strip improvements,
- 18 driveways, etc.
- 19 8) An escrow or bond agreement as required by Section 12-9-2 of the Subdivision Ordinance
- 20 shall be provided and will be subject to approval by the City Engineer and City Attorney.
- 21 The agreement for the public improvements shall be established prior to obtaining any
- 22 permits for the properties or plat being recorded.
- 23

24 **Seconded by Commissioner Uccardi. The motion carried on the following vote: Voting**
25 **AYE: Commissioners Browning, Murray, Jones, Bigelow, McAllister and Uccardi. Voting**
26 **NO: None.**
27
28

29 DISCUSSION AND APPROVAL OF ON CUP 1906-0004, A CONDITIONAL USE PERMIT
30 REQUEST BY UTILITY TRAILER FOR OUTDOOR STORAGE OF TRAILERS AT THE
31 SUBJECT PROPERTY. LOCATION: APPROXIMATELY 1050 SOUTH 1000 WEST (TIN: 12-
32 931-0001). PARCEL AREA: 17.61 ACRES. ZONE: M-1 (MANUFACTURING). PLANNER:
33 BRAD MCILRATH (ADMINISTRATIVE)
34

35 Brad McIlrath presented the following facts:
36

- 37 • New storage area for Utility trailer.
- 38 • Lifetime Products will be expanding in location of current storage area.
- 39 • Compacted road base used for the parking surface.
- 40 • Site plan will include curb, gutter and sidewalk improvements on 1000 west.
- 41 • There will be a berm with 6' fencing on top for screening.
- 42 • Chain link fence cannot run along 1000 west.
- 43 • Modified landscape plan was reviewed.
- 44 • Landscaping and irrigation shall be revised to meet the minimum code requirements.
- 45 • Outside storage needs to be impervious to sight. It cannot be screened with a chain link
- 46 fence.
- 47

1 Questions from the Planning Commission:

- 2
- 3 • Chair Jugler had a question regarding the height of the fence and the trailers.
- 4

5 Mr. McIlarth responded:

6

- 7 • M1 zone needs to have 10 o/o of landscaping.
 - 8 • State code does not allow the use of hardship.
 - 9 • Betty Parker would like to use the non-confirming use.
 - 10 • Non-confirming does not apply in this case.
 - 11 • Freeport will be adding the tress under protest.
 - 12 • The martial needs to be impervious.
- 13
- 14
- 15
- 16

17 Betty Parker property manager from Freeport Center:

- 18 • Thanked the Planning Commission for their services
 - 19 • Freeport has been doing the same thing for 56 years.
 - 20 • Get rid of the trees along 1000 west
 - 21 • Commissioner McAllister asked about the curb and gutter along 1000 west.
 - 22 • Commissioner Browning asked about if the access to the property be provided.
 - 23 • LaRoy Sheppard from Utility Trailer discussed the access to Utility Trailer.
 - 24 • Commissioner Uccardi was very happy that the curb and gutter is going in.
- 25
- 26
- 27

28 **Commissioner Uccardi moved to approve as conditioned on CUP 1906-0004, a conditional use**
29 **permit request by Utility Trailer for outdoor storage of trailers at the subject property. Location:**
30 **Approximately 1050 South 1000 West (TIN: 12-931-0001). Parcel Area: 17.61 Acres. Zone: M-1**
31 **(Manufacturing).**

32

- 33 1) **The project shall comply with all applicable development standards of the M-1 Zone.**
 - 34 2) **The landscaping and irrigation plans shall be revised to meet the minimum code**
35 **requirements which include:**
 - 36 a. **An additional eighty one (81) trees shall be provided; and**
 - 37 b. **An additional 57,371.16 square feet of landscaping shall be provided to comply with the**
38 **minimum ten percent (10%) required for the M-1 Zone.**
 - 39 3) **The site fencing shall have a minimum height of six feet (6') and shall be constructed of a**
40 **material that is impervious as required by code.**
 - 41 4) **The project shall comply with engineering standards / requirements and obtain approval**
42 **prior to the issuance of final Land Use approval.**
 - 43 5) **The applicant shall obtain a building permit for all site work prior to the commencement of**
44 **said work.**
- 45

46 **Seconded by Commissioner Jones. The motion carried on the following vote: Voting AYE:**

1 **Commissioners Browning, Murray, Jones, Bigelow, McAllister and Uccardi. Voting NO:**
2 **None.**

3
4
5 STAFF COMMONICATION
6

- 7
 - Payment for the first part of the year have been sent out.
 - Joint work with City Council on July 30th at 6:00.

8
9

10
11 PLANNING COMMISSIONERS' MINUTE
12

13 Youth Ambassador Bush – Nothing
14

15 Commissioner McAllister – Great firework show on the 4th of July.
16

17 Commissioner Uccardi – Appreciate that the public are here. We do have to follow the law.
18

19 Commissioner Murray – Nothing
20

21 Commissioner Browning – Nothing
22

23 Commissioner Jones – 4th of July was great. Planning commission should have a flout in the 4th
24 July parade

25 Commissioner Marston – Last day as commissioner. Wanted to thank Clearfield for all he has
26 learned.

27 Commissioner Bigelow – Nothing

28 Chair Jugler – The commissioner are bond by the law. Thanked Commissioner Marston.
29

30 There being no further business to come before the Planning Commission, **Commissioner**
31 **Uccardi moved to adjourn at 9:25 P.M. Seconded by Commissioner Jones.**
32
33



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, December 18th, 2019

SUBJECT: Discussion and Possible Action on **SP 2019-110019**, a site plan proposal by Davis County for a 13,890 square foot library at the subject property. **Location:** 1 North Main Street (TIN: 12-930-0003). Parcel Area: 1.5 Acres. Zone: CV (Civic). **Planner:** Brad McIlrath (**Administrative Action**).

RECOMMENDATION

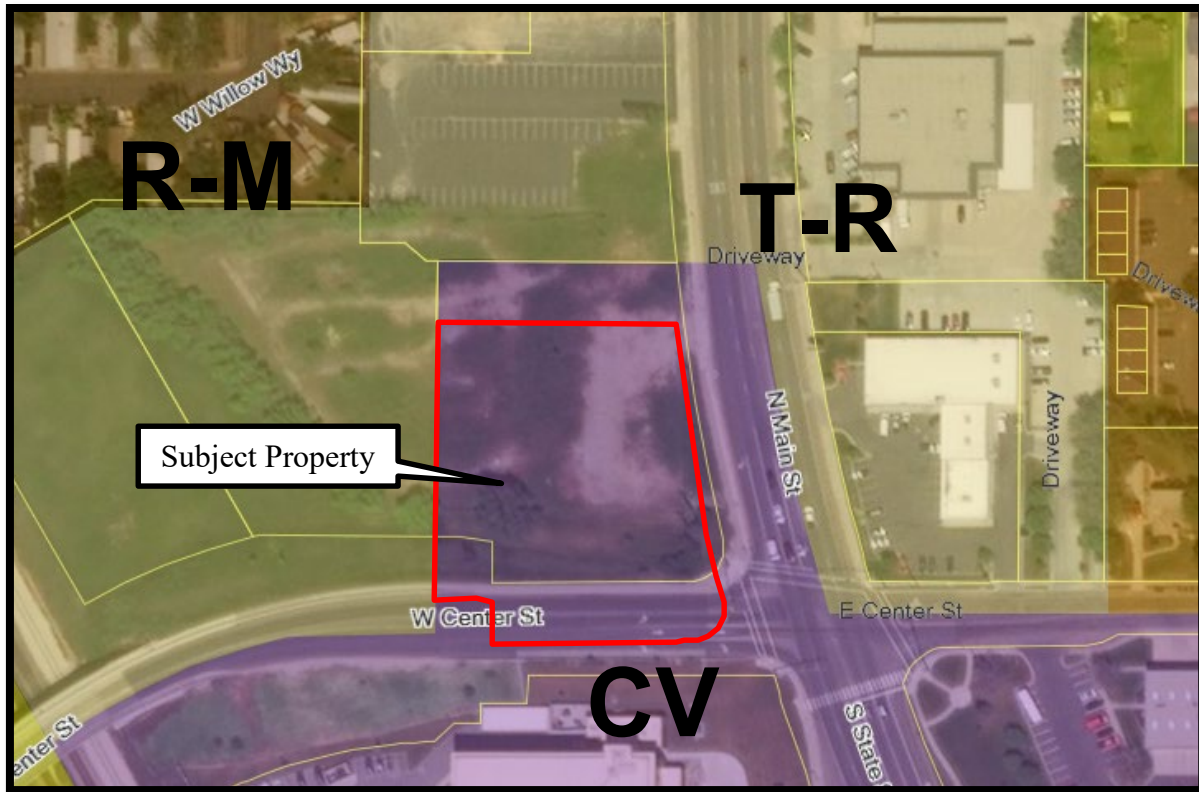
Staff recommends that the Planning Commission **approve as conditioned, SP 2019-110019**, a site plan proposal by Davis County for a new 13,890 square foot public library at the property addressed 1 N. Main Street (12-930-0003). This recommendation is based on the discussion and findings of the Staff Report.

PROJECT SUMMARY

Project Information	
Project Name	Davis County Library North Branch
Site Location	1 N. Main Street
Tax ID Number	12-930-0003
Applicant	Davis County
Owner	Davis County
Proposed Actions	Site Plan Review Approval
Current Zoning	CV (Civic)
Site Area	1.5 Acres

Surrounding Properties and Uses:		Current Zoning District	General Plan Land Use Classification
North	Residential & Retail Mixed-Use	T-R (Town Residential)	Mixed-Use
East	Commercial Retail	T-R (Town Residential)	Commercial
South	Health Department	CV (Civic)	Mixed-Use
West	Vacant / Future Residential	T-R (Town Residential)	Mixed-Use

Aerial Image & Zoning



BACKGROUND

The applicant, Davis County, is seeking site plan approval for a new 13,890 square foot library to replace the current North Branch located off 1000 East and 450 South. This branch will have a technology focus with specific areas designed for computer research and design. Items that do not exist in any other branch in the Davis County library system; such as 3D printers and virtual reality technology are planned for this library. The proposed entry will be located at the southeast corner of the building and situated to the Center Street and Main Street intersection. The secondary entry will be on the west side of the building facing the interior parking lot. A book drop will be located in the parking lot west of the secondary entrance as well as a courtyard/plaza space with seating and multiple trellises. The courtyard/plaza space will be directly west of the multi-purpose room that will host recitals and other activities. At the north end of the building will be an outdoor children's courtyard that will be used for reading and other activities. The children's section of the library is located directly to the south of this courtyard, inside the library.

This two-story library will include a main level with a tech plaza at the center, patron seating, the children's library section, the multi-purpose room and the staff circulation and work areas. The second-story will include the adult and young adult circulation sections as well as a second tech plaza, destination technology center, quiet study and conference rooms, and additional patron seating.

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

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

Civic Building Type:

1. Building Siting

Standard:	Staff Analysis:
<i>Property Front Line Coverage:</i> Not Required.	Complies with FBC
<i>Front Build to Zone:</i> 15 feet <i>*In the case of plazas or porte cochere this may change up to a maximum of 25 feet as approved by the Zoning Administrator.</i>	Complies with FBC <u>Staff Note:</u> This building meets the minimum setback of 15' and is required to be constructed out of the public utility and electrical easement.
<i>Corner Build to Zone:</i> 5 feet	Complies with FBC
<i>Side Yard Setback:</i> 5 feet	Complies with FBC
<i>Rear Yard Setback:</i> 5 feet	Complies with FBC
<i>Maximum Impervious Coverage:</i> 75% <i>Additional Semi-Pervious Coverage:</i> 15%	Complies with FBC <u>Staff Note:</u> The total hardscape of the site is 70.7% and the landscape area is 29.3%.
<i>Parking and Vehicular Access must be provided in the rear yard or the interior side yard.</i>	Complies with FBC

2. Height

Standard:	Staff Analysis:
<i>Minimum Overall Height:</i> 1 Story	Complies with FBC
<i>Maximum Overall Height:</i> 4 Stories	Complies with FBC
<i>Ground Story : Minimum Height – 14 feet</i> <i>Maximum Height – 30 feet</i>	Complies with FBC <u>Staff Note:</u> The ground floor height is 14 feet above grade.
<i>All Stories : Minimum Height – 9 feet</i> <i>Maximum Height – 20 feet</i>	Complies with FBC

3. Uses

Standard:	Staff Analysis:
<i>All Stories:</i> Limited to civic and institutional uses only.	Complies with FBC
<i>Required Occupied Space:</i> 30 feet deep on all floors from front façade.	Complies with FBC

4. Street Façade Requirements

Standard:	Staff Analysis:
<i>Minimum Transparency per each Story:</i> 20%	Partial-Compliance with FBC <u>Staff Note:</u> The west façade will need to have an additional 57 square feet of transparency provided to comply with this standard.
<i>Blank Wall Limitations:</i> Not Required	Complies with FBC
<i>Front Façade Entrance:</i> Arcade or Stoop	Complies with FBC

	<u>Staff Note:</u> The main building entry with the overhang is designed to be consistent with an arcade type of entrance.
<i>Principal Entrance:</i> Front Façade	Complies with FBC
<i>Vertical Façade Divisions:</i> Not Required	Complies with FBC
<i>Horizontal Façade Divisions:</i> Not Required.	Complies with FBC

5. Roof Type Requirements

Standard:	Staff Analysis:
<i>Permitted Roof Type:</i> Parapet, pitched, or flat.	Complies with FBC <u>Staff Note:</u> The project provides a parapet and pitched roof design.

Additional Building Type Design Requirements

Standard:	Staff Analysis:
<i>Primary Building Materials:</i> Must be used for 80% of each façade. Stone, brick, wood lap siding, fiber cement lap siding, shingled or panel siding, and glass. Other high quality synthetic materials may be used as approved through the design process.	Complies with FBC <u>Staff Note:</u> The proposed library incorporates a significant amount of brick and glass as well as the use of wood.
<i>Secondary Building Materials:</i> Limited to details and accents. Include gypsum reinforced fiber concrete for trim and cornice elements; metal for beams, lintels, trim and ornamentation, and exterior architectural metal panels and cladding. *Exterior Insulation and Finishing Systems (EIFS) are permitted for trim only on upper floor facades.	Complies with FBC <u>Staff Note:</u> The plans include metal as a secondary material for the beams and trim around and between windows and the entrances.
<i>Color:</i> Main building colors shall utilize traditional palettes; other colors may be used for accents.	Complies with FBC
<i>Commercial quality doors, windows, and hardware shall be used on all building types.</i>	Complies with FBC <u>Staff Note:</u> Based on the submitted plans, all doors, windows, and hardware are of commercial quality.
<i>Building Variety:</i> Building design is required to vary between vertical façade divisions and from adjacent buildings by the type of dominant material or color, scale, or orientation of that material and at least two of the following. (1) The proportion of recesses and projections. (2) The location of the entrance and window placement, unless mixed-uses are utilized. (3) Roof type, plane, or material, unless otherwise stated in the Building Type requirements.	Complies with FBC <u>Staff Note:</u> The building utilizes a contemporary architectural design with a good use/mix of building materials and color.

B. OPEN SPACE (Form Based Code Chapter 6)

Each development within the FBC area is required to provide open space consistent with the types provided in Chapter 6 of the FBC. Each development is required to have a combined open space and landscaping percentage of twenty percent (20%) with no less than five percent (5%) provided for each.

The proposed site was included as part of the open space calculations for the Clearfield Junction development and was allowed to count as open space/public amenity with the development agreement for Clearfield Junction. Based upon that acceptance with the development agreement, this site complies with the standards of the FBC for open space.

C. LANDSCAPE (Form Based Code Chapter 7)

The landscape chapter of the FBC outlines standards for interior landscaping, streetscape landscaping and furnishings, and site buffering. As stated in the open space section of this report, the combined open space and landscape percent for each project is twenty percent (20%) of the gross land area and in no case can one of the percentages be less than five percent (5%). Based on submitted site plan and landscape plans, 19,160 square feet of the property will be provided with landscaping; which is 29.3% of the development site. The site landscaping includes planting around the building, walkways, shrubbery, and trees.

1. General Plant Requirements

Standard:	Staff Analysis:
a) 20 trees are required per 1 acre of project. Street trees do not count toward this requirement.	Complies with FBC <u>Staff Note:</u> With a development acreage of 1.5 acres, a total of 30 trees are required. The landscape plan shows a combination of 37 different trees.
b) 50 shrubs are required per 1 acre of project. 2 ornamental grasses or perennials count as 1 shrub up to 60% of required shrubs.	Complies with FBC <u>Staff Note:</u> With a development acreage of 1.5 acres, a total of 75 shrubs are required. The landscape plan provides a sufficient amount to meet this standard.
Plant material shall be placed around the perimeter of the building footprint in a 4 foot minimum planting strip with the exception of entrances, utilities, and where required setbacks are less than 4 feet.	Complies with FBC
The maximum amount of landscape area than may be turf grass is 60%.	Complies with FBC <u>Staff Note:</u> The project does not utilize any turf grass.

2. Street Trees and Streetscape Design

Standard:	Staff Analysis:
For every development the sidewalk and streetscape furnishings must comply with those required by the street type. This development includes frontage along Main	Non-Compliance with FBC

Street and is required to provide improvements for each frontage. Main Street requires improvements of a seven foot (7') wide furnishing zone and a seven foot (7') wide sidewalk. For this area of State Street the furnishing zone is required to have Honey Locust trees planted every 20 feet to 40 feet on center.	<u>Staff Note:</u> The street trees will be installed by DG Construction as part of the Clearfield Junction development. This width will be amended as part of the FBC update to include a six foot (6') furnishing zone and an eight foot (8') sidewalk. The paver design will no longer occupy the entire furnishing zone area, but will "frame" this pedestrian realm. The detail will be provided to Davis County upon adoption.
For each street, benches are required every 200 feet.	Non-Compliance with FBC <u>Staff Note:</u> The submitted plans will need to show the exact location of the benches and to ensure that each bench is no greater than 200 feet from another street bench. The benches must be located at the back of the sidewalk facing the street or within the furnishing zone.
Street lighting along State Street must be double acorn lights spaced to match the existing spacing of lights along the corridor.	Non-Compliance with FBC <u>Staff Note:</u> The plans do not include street lighting within the furnishing zone. The site plan and landscaping plans will need to be revised to show the location of the street lights with spacing between sixty (60) and ninety (90) feet on center.

3. Parking Lot and Landscape Screening

Standard:	Staff Analysis:
All parking lots are required to be buffered from street frontages, side, and rear property lines.	Not Applicable
Landscape Screening of Open Storage, Refuse, and Utility areas.	Partial-Compliance with FBC <u>Staff Note:</u> The site and landscape plans show the location of the dumpster enclosure. The location and landscaping surrounding the enclosure will need to be revised to add one (1) medium tree.
Interior Parking Lot Landscape Standards: A landscape island is required at the ends of free standing rows of parking and after every 9th space for rows greater than 12 spaces in length (Not required for covered parking stalls).	Complies with FBC / Development Agreement for Clearfield Junction <u>Staff Note:</u> The plans indicate that landscaping islands will be provided at the ends of parking rows with medium trees. The parking lot was approved as part of the development agreement for the Clearfield Junction

• Parking islands are required to have 1 medium or large shade tree, be 5 feet wide, be designed to accommodate storm water, as a bioswale, and be provided with structural soil if less than 15 feet wide. • Each parking space must be located within 50 feet of a tree planted within the parking lot interior (This does not include trees within a buffer area). • A minimum of 1 shade tree must be planted within the parking lot interior or within 7 feet of the parking lots edge for every 5 parking spaces (This does not include trees within a buffer area).	development and includes landscape islands at each end. The islands meet the minimum width requirements but will need to be modified to accommodate storm water as bioswales and include structural soil beneath the landscaping. The parking lot and landscaping is designed to almost comply with this standard. With the parking lot design approved with the development agreement for Clearfield Junction, the parking lot complies with FBC standards as those were modified with the development agreement.
<i>Side and Rear Buffer and Landscape Screen:</i> • A side buffer is not required. The minimum screen depth required is five feet (5’); • The Rear buffer is required to be a minimum of ten feet (10’) wide as this property is located to single-family residential not in the downtown. No other materials other than landscaping area allowed; • Must include a continuous double row of shrubs; • Minimum of 15 shrubs per 100 feet of property line; • At least 1 medium or large shade tree per every 40 feet of buffer. • A six foot fence is required along the property line. White vinyl and chain link with slats are not allows.	Partial-Compliance with FBC <u>Staff Note:</u> These standards only apply to the landscaping along the south property line and adjacent to the parking lot area. Medium shade trees will need to be provided in that landscaping to comply with these standards.

The site plan, landscaping plan, all civil drawings, and streetscape designs will need to be modified to comply with the standards of the FBC outlined in this section above. All partial-compliance items are reflected in the conditions of approval at the end of this report.

D. PARKING (Form Based Code Chapter 8)

Motor Vehicle Parking

As a civic building type and library the FBC requires a minimum of 1 parking space for every 600 square feet of gross square footage. With a building square footage of 13,890 square feet, a total of twenty three (23) motor vehicle parking spaces are required. A total of thirty one (31) dedicated parking spaces are provided with an additional forty two (42) shared spaces provided with the Clearfield Junction development. Based upon the submitted site plan, the development is providing sufficient motor vehicle parking for the library.

Bicycle Parking

To encourage alternate modes of transportation, the FBC requires two (2) bike rack spaces for every 10,000 square feet. Based upon this standard a minimum of three (3) bicycle parking spaces are required for the library. Based upon the desire to provide an abundance of this type of parking, a total of twenty (20) bicycle parking spaces are provided for the library.

Snow Removal

As outlined in Clearfield City Code Section 11-13-5 G "Snow Stacking Area", "Every parking lot design shall plan for a snow stacking area to accommodate the stacking volume of a four inch (4") snow base over the entire parking lot." The current plans do not indicate a snow stacking area and will need to be revised to show the area(s) that a truck would reasonably place snow during the winter.

CITY DEPARTMENT / AGENCY REVIEW

The project plans were sent to the North Davis Sewer District, North Davis Fire District, City Engineer, and related public works staff on November 21, 2019. The plans will need to be revised to comply with standards required by those agencies/departments. These reviews have been completed for the benefit of the applicant and the Planning Commission and in no way constitute a final approval of the project. All comments provided will need to be addressed prior to final land use approval and the issuance of a building permit. Review letters from the City Engineer and the North Davis Fire District are included as attachments to this report.

CONCLUSION AND STAFF RECOMMENDATION

Based upon a review of all applicable code standards, staff recommends that the Planning Commission **approve as conditioned SP 2019-110019**, a site plan request by Davis County for a new North Branch library at the property addressed 1 N. Main Street (12-930-0003). This approval is subject to the conditions outlined below.

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

CONDITIONS OF APPROVAL

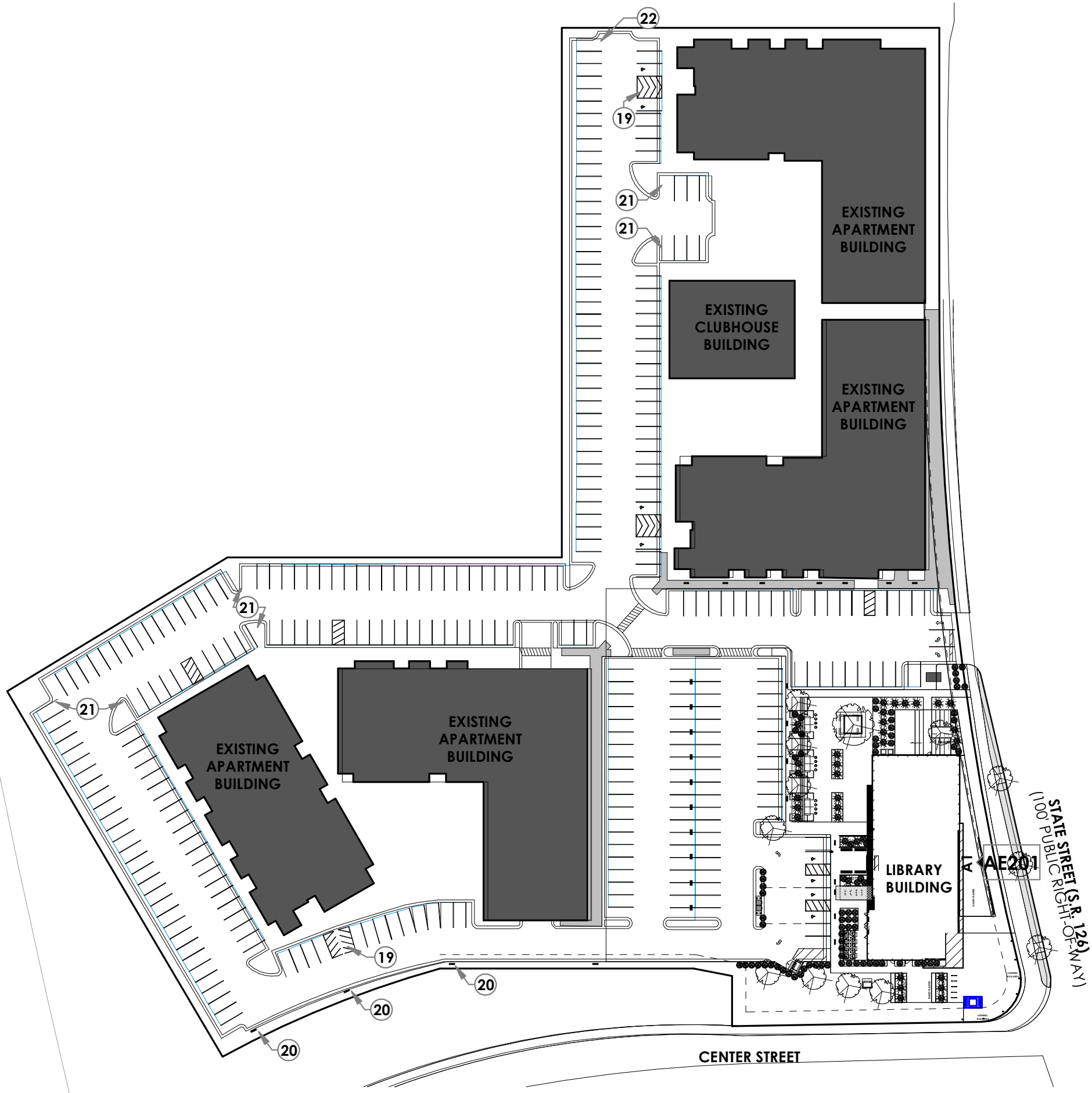
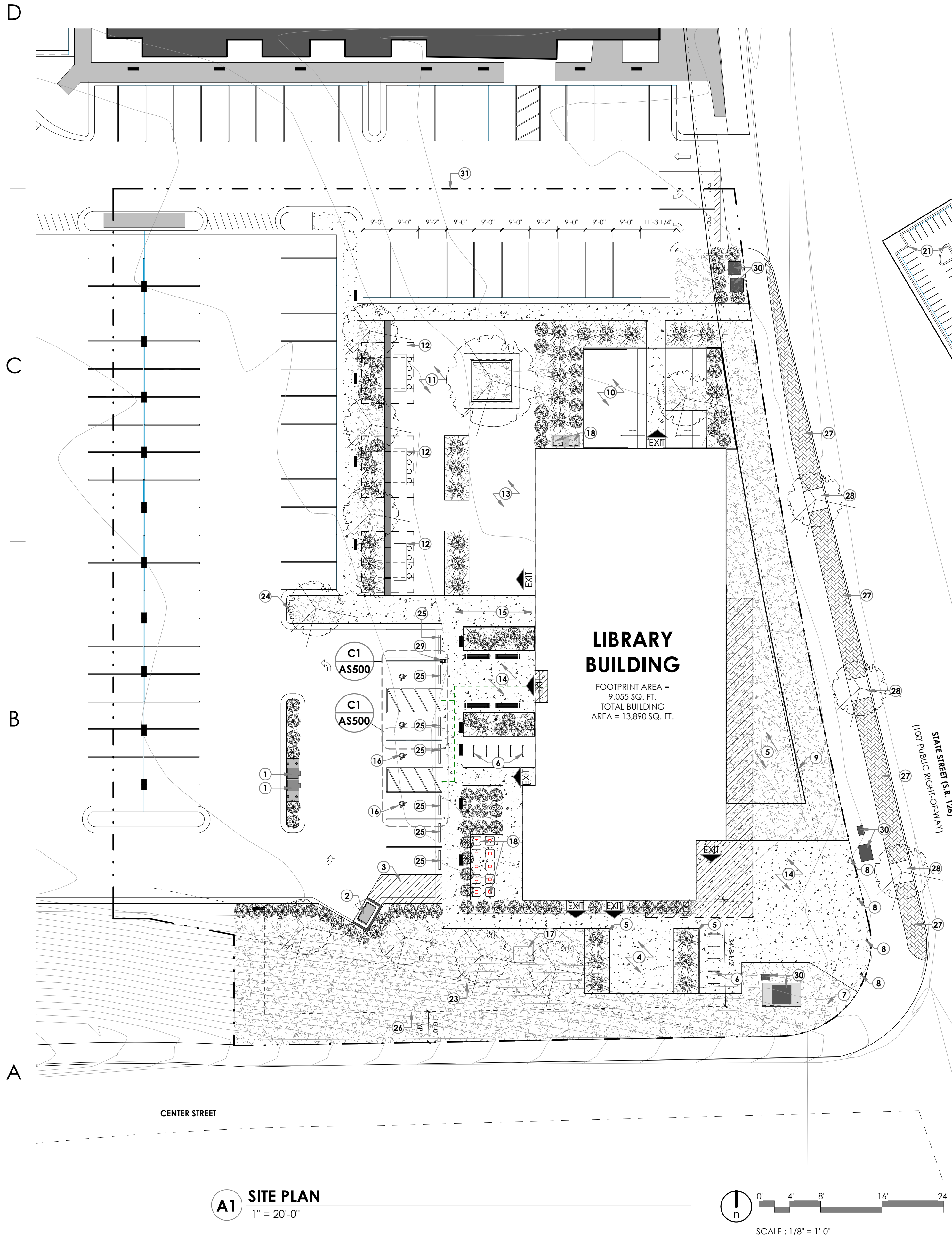
- 1) The north elevation shall be revised to provide fifty seven (57) additional square feet of transparency to comply with the minimum percentage of 20%.
- 2) Double acorn street lights shall be installed along the Main Street frontage meeting the design standards for the type, distance, and locations as required by code.
- 3) Street furniture shall be provided along the Main Street frontage that complies with the standards of the FBC. This includes street benches, trash receptacles, and recycling bins. The street furniture shall be located on property at the back of the sidewalk or within the furnishing zone.
- 4) The public sidewalk shall be constructed with the concrete and paver materials to match the pattern required by the FBC.
- 5) The plans shall be revised to provide a snow stacking area that meets the standards outlined in Section 11-13-5 G of the Clearfield Municipal Code.
- 6) The project shall comply with all North Davis Sewer District standards.

- 7) The project shall comply with all North Davis Fire District standards as outlined in the attached review letter and as otherwise required.
- 8) The project shall comply with all City Engineer standards as outlined in the engineering review letter and as otherwise required.

ATTACHMENTS

1. Architectural Site Plan
2. Landscape and Irrigation Plans
3. Floor Plans
4. Building Elevations
5. Conceptual Renderings
6. Demolition Plan
7. Civil Site Plan
8. Grading and Drainage Plan
9. Utility Plan
10. Civil Details
11. Engineering Review Letter dated 9 December 2019
12. North Davis Fire District Review Letter dated 3 December 2019

11/20/2019 10:19:56 AM
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ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED IN THE DRAWINGS ARE OWNED BY AND THE PROPERTY OF AJC ARCHITECTS P.C. AND WERE CREATED, DEVELOPED, AND DISCLOSED FOR USE ON AND IN CONNECTION WITH THE PROJECTED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE, UNLESS THE WRITTEN CONSENT OF AJC ARCHITECTS P.C. WITHIN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER THE IDEAS, DESIGNS, ARRANGEMENTS OR PLANS. ANY UNAUTHORIZED DISCLOSURE, REPRODUCTION, OR USE OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF AJC ARCHITECTS P.C. SHALL BE PROHIBITED. THESE DRAWINGS AND CONDITIONS SHOWN BY THESE DRAWINGS, WARNINGS, REPRODUCTION, HEREIN IS A CRIMINAL OFFENSE UNDER 18 U.S.C. SEC. 1506. UNAUTHORIZED DISCLOSURE, REPRODUCTION, OR USE OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF AJC ARCHITECTS P.C. SHALL BE PROHIBITED.



GENERAL NOTES:

SEE SHEET G1001 FOR DRAWING INDEX.

SEE SHEET G1002 FOR GENERAL NOTES AND ABBREVIATIONS.

DO NOT SCALE DRAWINGS.

CONTRACTOR / SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK, AND SHALL REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES OR OMISSIONS BEFORE BEGINNING WORK. SEE GENERAL NOTES AND SPECIFICATIONS.

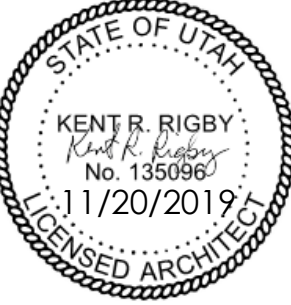
KEYED NOTES:

- BOOK DROP OFF BOX
- DUMPSTER IN ENCLOSURE
- LOADING ZONE
- STAFF BREAK AREA & SCOOTER PARKING
- RAISED PLANTERS
- BIKE RACKS
- ART PIECE
- LIGHTING BOLLARDS
- LIBRARY SIGNAGE
- CHILDRENS COURTYARD
- READING PLAZA
- TRELLIS
- MULTI-PURPOSE PLAZA
- ENTRY PLAZA
- PROTEST ZONE
- ADA PARKING SPACE
- TRANSFORMER ON FLAT PAD. SEE MECH. PLANS
- 5 TON CONDENSING UNIT SEE MECH. DRAWINGS
- NEW ADA PAINT STRIPING
- NO PARKING FIRE LANE SIGN & CURB MARKING
- NO PARKING FIRE LANE CURB MARKING
- NO PARKING DO NOT BLOCK FIRE ACCESS SIGN
- EXISTING SLOPE EASEMENT
- FIRE HYDRANTS
- PRECAST CONCRETE WHEEL STOP, SEE SITE DETAILS.
- EXISTING UTILITY EASEMENT
- FURNISHING ZONE TO CONSIST OF PAVERS SET IN CONCRETE - STYLE, SIZE, AND LAY PATTERN TO MATCH ADJACENT DEVELOPMENT & CLEARFIELD CITY DESIGN STANDARDS
- PROVIDE TREE GRATES ALONG STREET FRONTAGE TO MATCH APPROVED DEVELOPMENT STANDARD.
- BOLLARD STYLE DUAL PORT ELECTRIC VEHICLE CHARGING STATION - REFER TO ELECTRICAL DRAWINGS
- EXISTING UTILITY BOX
- PROPERTY LINE

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salt lake city, ut 84105
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ARCHITECT / CONSULTANT



AUTHORITY HAVING JURISDICTION

PROJECT DESCRIPTION

DAVIS COUNTY LIBRARY
NORTH BRANCH

1 NORTH STATE STREET
CLEARFIELD, UT 84015

SHEET NAME:

ARCHITECTURAL SITE
PLAN

REVISIONS

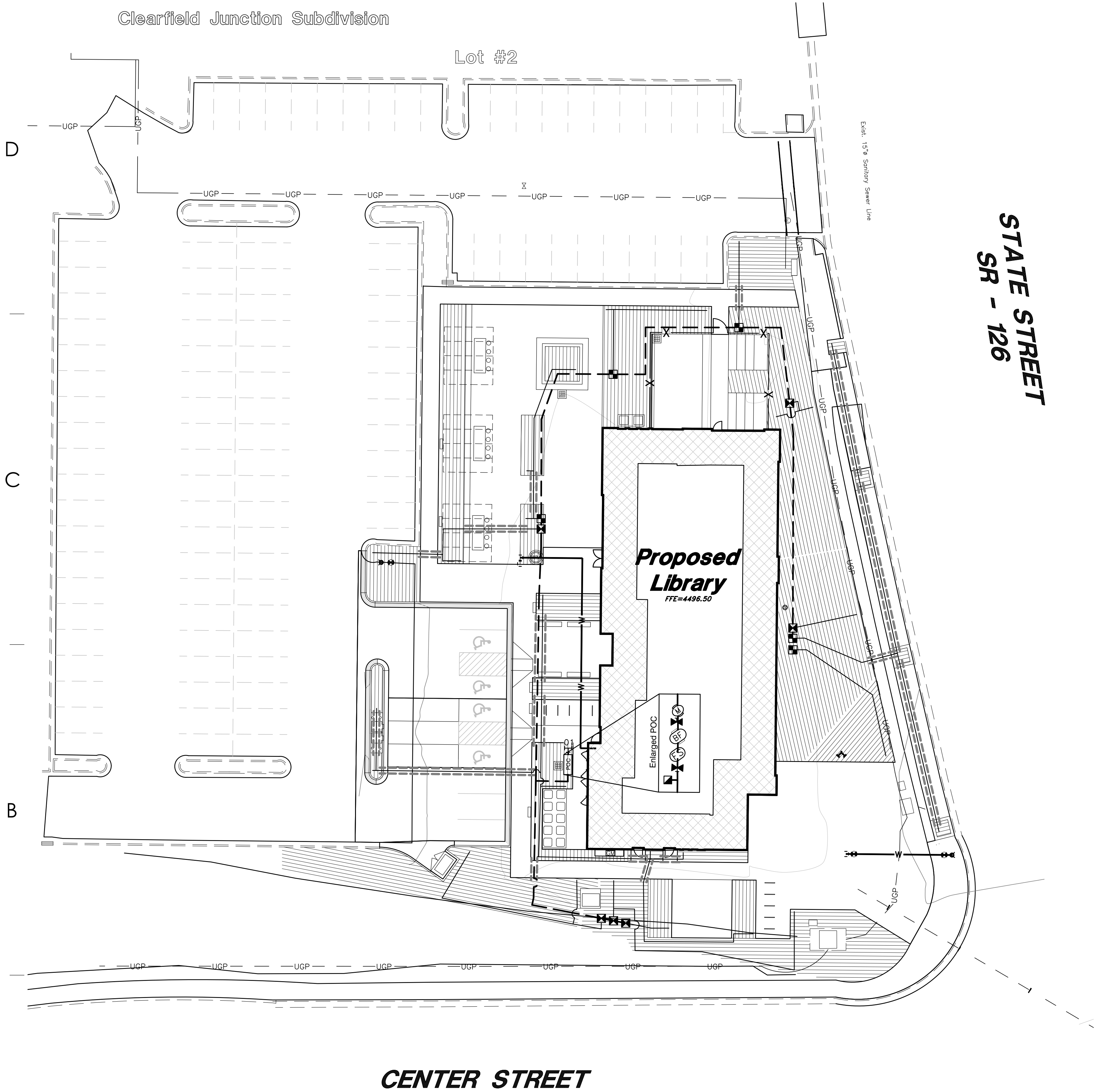
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ISSUE TYPE: SITE PLAN REVIEW
DRAWN BY: ajc
CHECKED BY: K. RIGBY
PROJECT#: 1907

SHEET NUMBER:

AS101

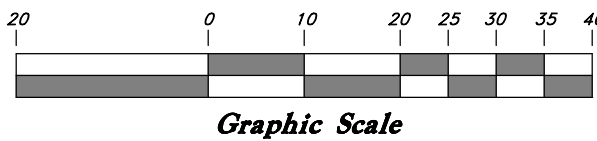
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ALL RIGHTS RESERVED. NO PART OF THIS DRAWING, INCLUDING THE DESIGN, CONCEPTS, OR ANY OTHER INFORMATION CONTAINED HEREIN, SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	Rain Bird XCV-100-PRB-R Wide Flow Drip Control Kit for Commercial Applications. Purple Cap designates for Reclaimed Water, Non-Potable Use. 1" PESBR Valve and 1" Pressure Regulating 40psi Basket Filter. 0.3gpm to 20gpm.	
	Rain Bird XCV-LF-100-PRF Low Flow Drip Control Kit, 1" Low Flow Valve, 3/4" Pressure Regulating RBY Filter, and 30psi Pressure Regulator. 0.2gpm-5gpm.	
	Rain Bird PCT Single Outlet Emitter Pressure Compensating Threaded Low-Flow Bubblers. Offered in 5 GPH, 7 GPH, and 10 GPH models, with 1/2" FPT threaded inlet. Light Brown = 5 GPH, Violet = 7 GPH, and Green = 10 GPH.	
	Area to Receive Dripline Netatim TLCV-06-12 Techline Pressure Compensating Landscape Dripline with Check Valve. 0.6 GPH emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. 17mm.	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	Rain Bird PESBR-PRS-D 1", 1-1/2", and 2" Durable Chlorine-Resistant Valves for Reclaimed Water Applications. With Scrubber Mechanism Technology, Purple Flow Control Handle, and Pressure Regulator Module.	
	Rain Bird 44-NP 1" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Non-Potable Purple Rubber Cover, and 2-Piece Body.	
	Matco-Norca 514T 1/2"-4" Brass Gate Valve, Full Port, with Solid Wedge. IPS. Wheel Handle. Same size as mainline pipe.	
	Rain Bird EFB-CP 1", 1-1/4", 1-1/2", 2" Brass Master Valve, that is Contamination Proof w/Self-Flushing Filter Screen. Globe Configuration, Reclaimed Water Compatible, and Purple Handle Cover Designates Non-Potable Water Use.	
	Febco 825YA and Strongbox SBBC-30AL Reduced Pressure Backflow Preventer and enclosure	/
	Baseline BL-3200XS-WF Decoder controller in large 16-gauge stainless-steel wall mount enclosure, base model 50 decoder stations	
	Baseline BL-5201 Single station direct burial biCoder	
	Baseline BL-5201MV (2) Direct burial Master Valve biCoder. Includes Master Valve biCoder and quick install guide. Requires separate 24VAC transformer for most pump start/stop installations.	
	Baseline BL-5204 Four station direct burial biCoder	
	Baseline BL-5308 Direct burial standard flow sensor/meter biCoder	
	Baseline BL-5315 biSensor Soil Moisture Sensor	
	BL-CP-PFS150 Control Point PFS Baseline 1.5" Two-Wire Ready Control Point Flow Sensor Assembly. Includes PF-PFS Flow Sensor, BL-5406-KIT Pressure BI-Coder, and BL-5201 MV Master Valve bi-Coder. Comes pre-assembled with Sch. 40 PVC Pipe	
	Point of Connection 1" Connect to 1" Culinary Stub - See Civil	
Irrigation Lateral Line: PVC Schedule 40		
Irrigation Lateral Line: PVC Class 200		
Irrigation Mainline: PVC Schedule 40		
Irrigation Mainline: PVC Class 200 SDR 21		
Irrigation Mainline: PVC Schedule 40		
Pipe Sleeve: PVC Class 200 SDR 21		
Valve Callout		
Valve Number		
Valve Flow		
Valve Size		

Scale: 1" = 20'

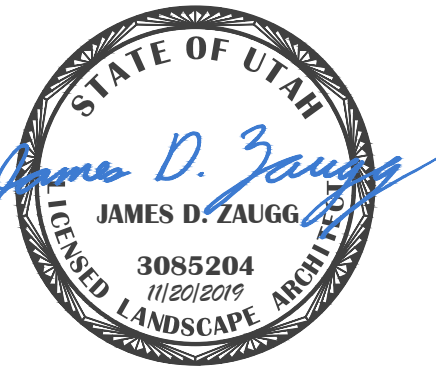


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salt lake city, ut 84105
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ARCHITECT / CONSULTANT



AUTHORITY HAVING JURISDICTION

PROJECT DESCRIPTION

**DAVIS COUNTY
NORTH BRANCH
LIBRARY
CLEARFIELD**

CENTER STREET & STATE STREET
CLEARFIELD, UTAH 84015

SHEET NAME:

IRRIGATION PLAN

REVISIONS

MARK DATE DESCRIPTION

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ISSUE TYPE: Site Dev.
DRAWN BY: RC
CHECKED BY: C. Morris
PROJECT#: -

SHEET NUMBER:

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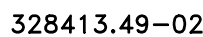
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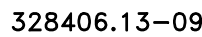
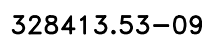
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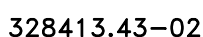
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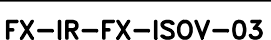
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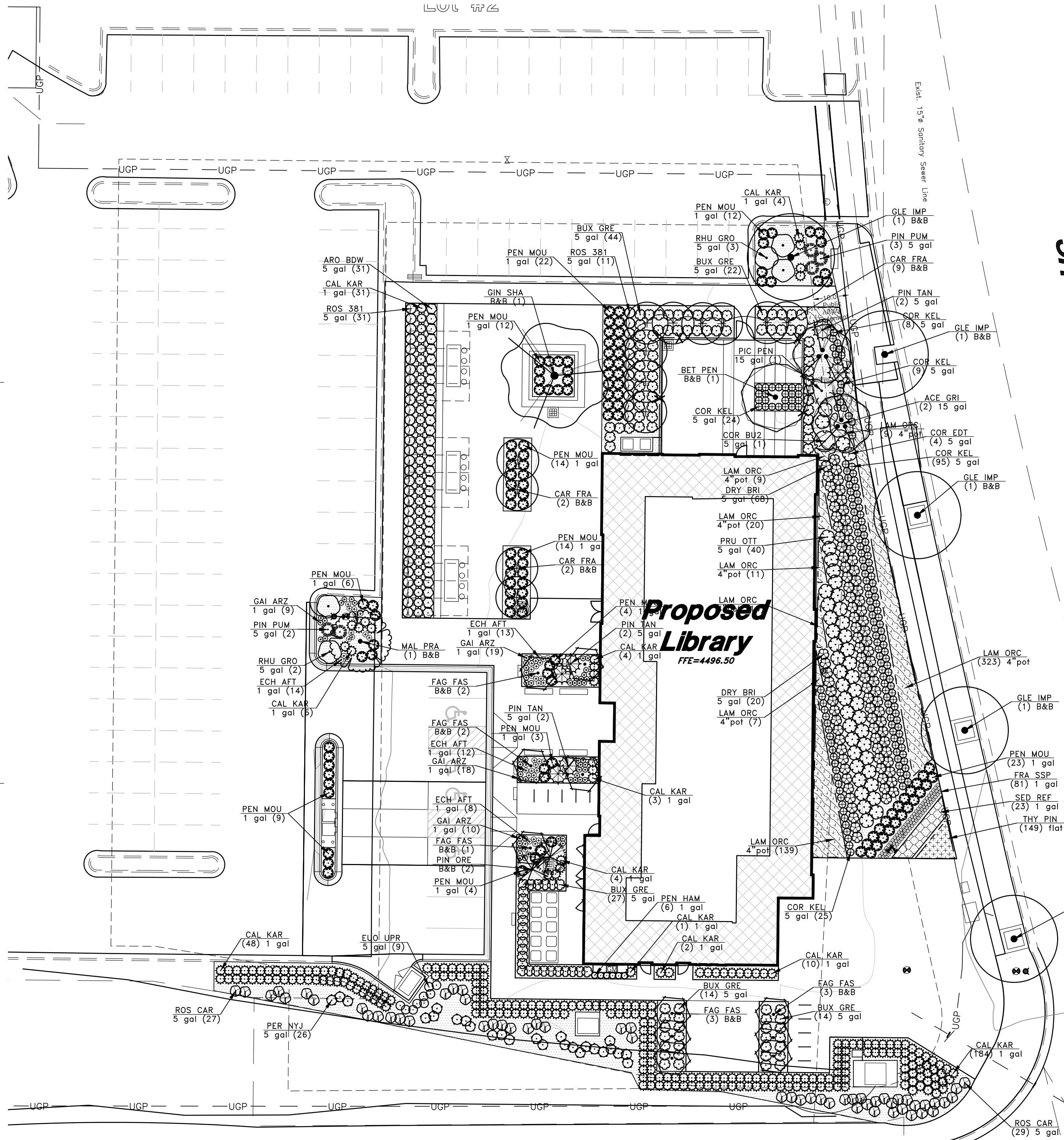
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CENTER STREET

PLANTING NOTES

- 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.
- 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.
- 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.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINISH GRADE ELEVATIONS. ALLOW FOR A MINIMUM OF 6" THICK MULCH LAYER. COORDINATE ROUGH GRADING WITH THE GENERAL CONTRACTOR.
- 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.
- TURFGRASS SOD SHALL BE CERTIFIED NUMBER 1 QUALITY/PREMIUM SOD - SEE SPECIFICATIONS

3 TREE PLANTING

NTS

329343.01-01

2 SHRUB PLANTING

NTS

329333.01-01

PLANT SCHEDULE

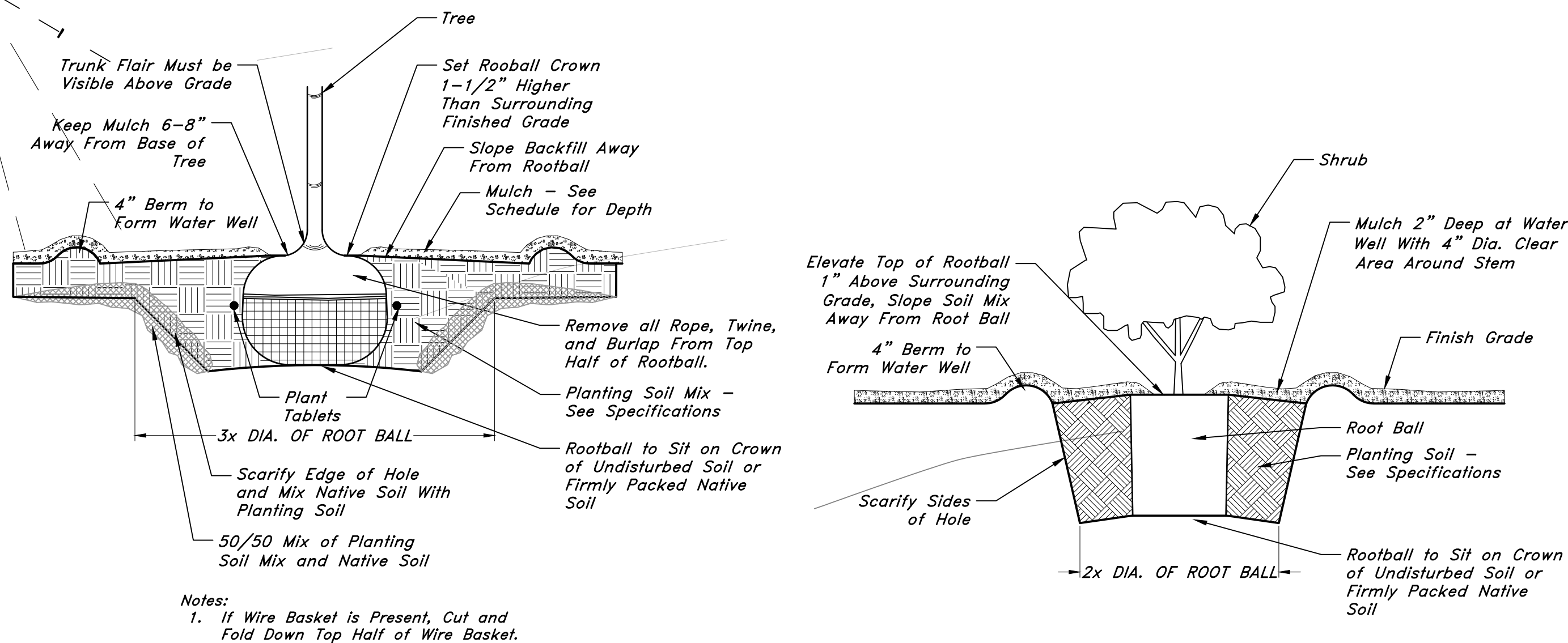
TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
ACE GRI	2	Acer griseum / Paperbark Maple	15 gal	Clump	
BET PEN	1	Betula pendula / European White Birch	B&B	2"Cal	
CAR FRA	13	Carpinus betulus 'Franz Fontaine' / Franz Fontaine Hornbeam	B&B	2"Cal	
FAG FAS	11	Fagus sylvatica 'Fastigiata' / Columnar Green European Beech	B&B	2"Cal	
GIN SHA	1	Ginkgo biloba 'Shangra La' / Shangra La Ginkgo	B&B	2"Cal	
GLE IMP	5	Gleditsia triacanthos 'Impcole' TM / Impcole Honeylocust	B&B	2"Cal	
MAL PRA	1	Malus x 'Prairifire' / Prairifire Crab Apple	B&B	1.5"Cal	
		Spring Blooming			
PIC PEN	1	Picea glauca pendula / Weeping White Spruce	15 gal		5-6' HT
PIN ORE	2	Pinus nigra 'Oregon Green' / Oregon Green Pine	B&B		6-7'H
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE		
ARO BDW	31	Aronia melanocarpa 'UCONNAM166' TM / Low Scape Hedger Chokeberry	5 gal		
BUX GRE	121	Buxus x 'Green Mountain' / Boxwood	5 gal		
COR BU2	1	Cornus alba 'Bud's Yellow' / Bud's Yellow Dogwood	5 gal		
COR EDT	4	Cornus alba 'Minbat' / Batton Rouge Dogwood	5 gal		
COR KEL	161	Cornus sericea 'Kelsey' / Kelsey Dogwood	5 gal		
DRY BRI	88	Dryopteris erythrosora 'Brilliance' / Autumn Fern	5 gal		
EUO UPR	9	Euonymus japonicus 'Greenspire' / Greenspire Upright Euonymus	5 gal		
FRA SSP	81	Fragaria x 'Lipstick' / False Strawberry	1 gal		
PER NYJ	26	Perovskia atriplicifolia 'Blue Jean Baby' / Blue Jean Baby Russian Sage	5 gal		
PIN PUM	5	Pinus mugo 'Pumilio' / Mugo Pine	5 gal		
PIN TAN	6	Pinus mugo 'Tannenbaum' / Mugo Pine	5 gal		
PRU OTT	40	Prunus laurocerasus 'Otto Luyken' / Luykens Laurel	5 gal		
RHU GRO	5	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal		
ROS CAR	56	Rosa x 'Carefree Wonder' / Rose	5 gal		
ROS 381	42	Rosa x 'Nearly Wild' / Nearly Wild Rose	5 gal		
ANNUALS/PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE		
ECH AFT	47	Echinacea x 'After Midnight' / After Midnight Coneflower	1 gal		
GAI ARZ	56	Gaillardia x 'Arizona Sun' / Blanket Flower	1 gal		
GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE		
CAL KAR	297	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal		
PEN HAM	6	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass	1 gal		
PEN MOU	123	Pennisetum alopecuroides 'Moudry' / Oriental Fountain Grass	1 gal		

PERENNIAL AREA SCHEDULE

SHRUB AREAS	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
	532	Lamium maculatum 'Orchid Frost' / Orchid Frost Dead Nettle	4"pot	16" o.c.
	23	Sedum reflexum 'Blue Spruce' / Blue Spruce-leaved Stonecrop	1 gal	24" o.c.
	7	Thymus serpyllum 'Pink Chintz' / Pink Chintz Thyme	flat	8" o.c.

GROUND COVER SCHEDULE

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	TYPE	SPACING
	11,417 sf	Decorative Gravel Mulch / 3/4"-1" Washed Gravel	Stone Mulch	Stone	
		Place 4" deep over 12" deep topsoil and Dewitt Pro5 Weed Barrier Fabric. Color by owner.			



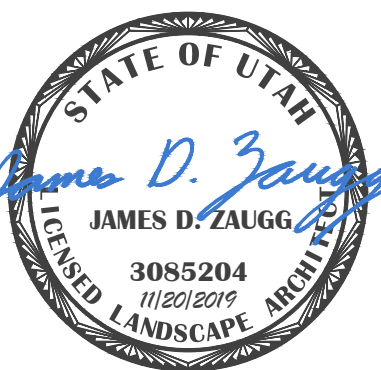
Notes:
1. If Wire Basket is Present, Cut and Fold Down Top Half of Wire Basket.

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salt lake city, ut 84105
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AUTHORITY HAVING JURISDICTION

PROJECT DESCRIPTION

**DAVIS COUNTY
NORTH BRANCH
LIBRARY
CLEARFIELD**

CENTER STREET & STATE STREET
CLEARFIELD, UTAH 84015

SHEET NAME:

LANDSCAPE PLAN

REVISIONS

MARK DATE DESCRIPTION

ISSUE DATE: 11/19/2019

ISSUE TYPE: Site Dev.

DRAWN BY: RC

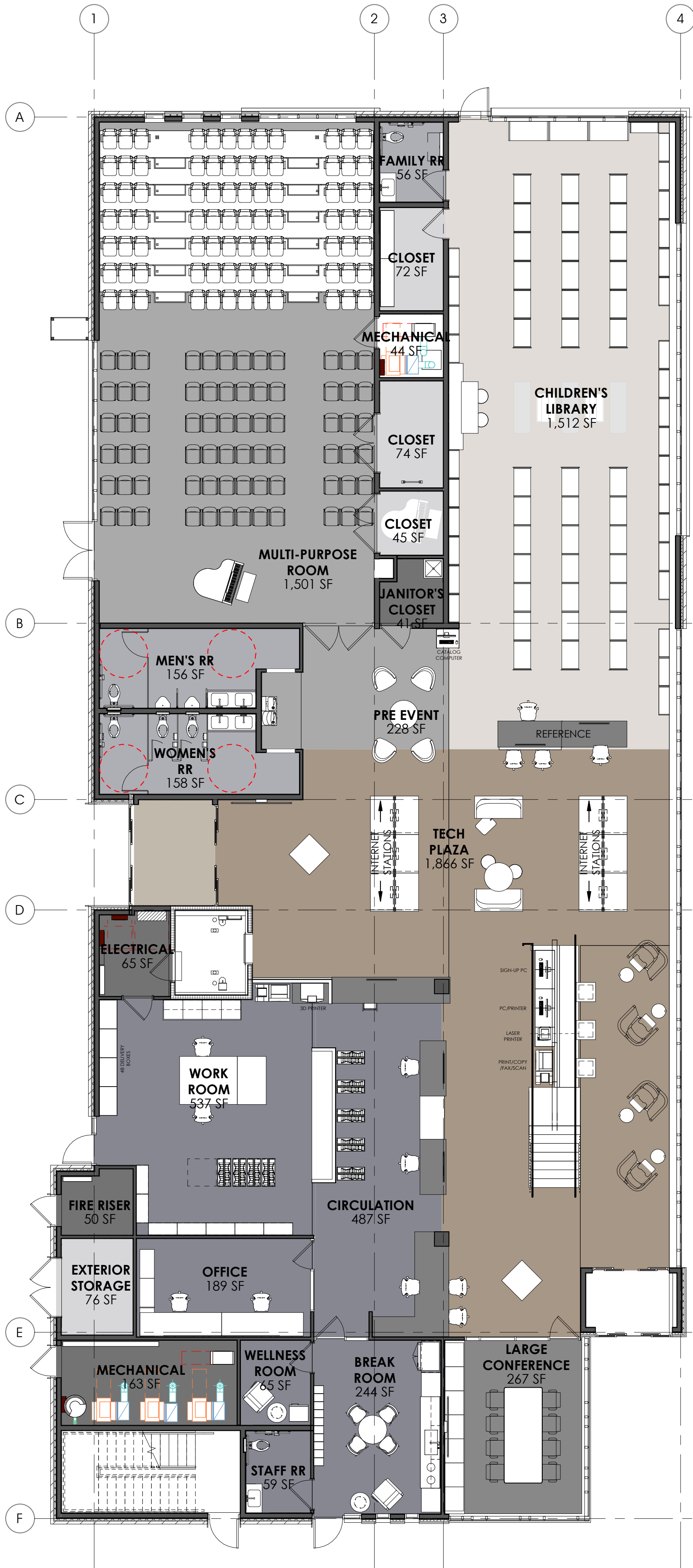
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PROJECT#: -

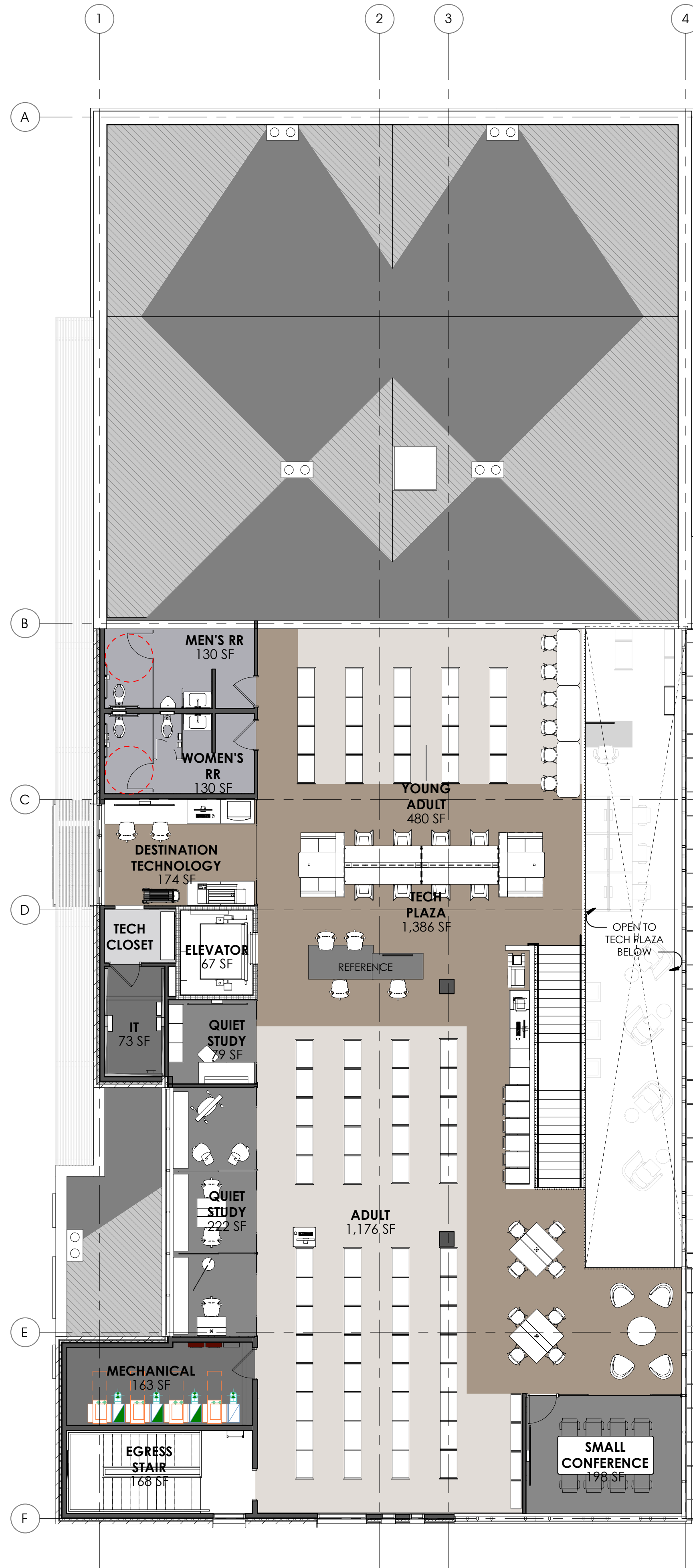
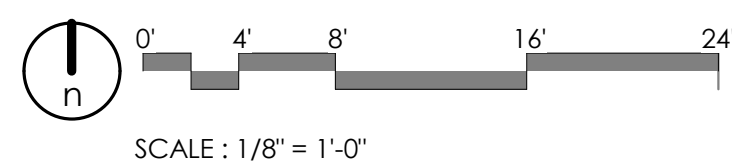
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LP101

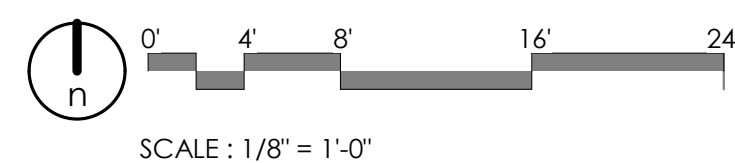
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A1 LEVEL 1 FLOOR PLAN
1/8" = 1'-0"



A3 LEVEL 2 FLOOR PLAN
1/8" = 1'-0"

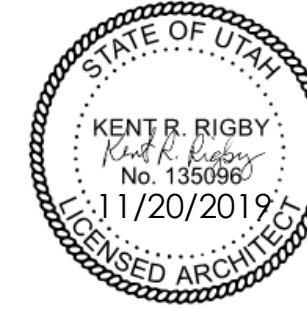


**TOTAL BUILDING AREA =
13,890 SQ. FT.**

FIRST LEVEL = 9,055 SQ. FT.
SECOND LEVEL = 4,835 SQ. FT.

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PROJECT DESCRIPTION
**DAVIS COUNTY LIBRARY
NORTH BRANCH**

1 NORTH STATE STREET
CLEARFIELD, UT 84015

SHEET NAME:
FLOOR PLANS

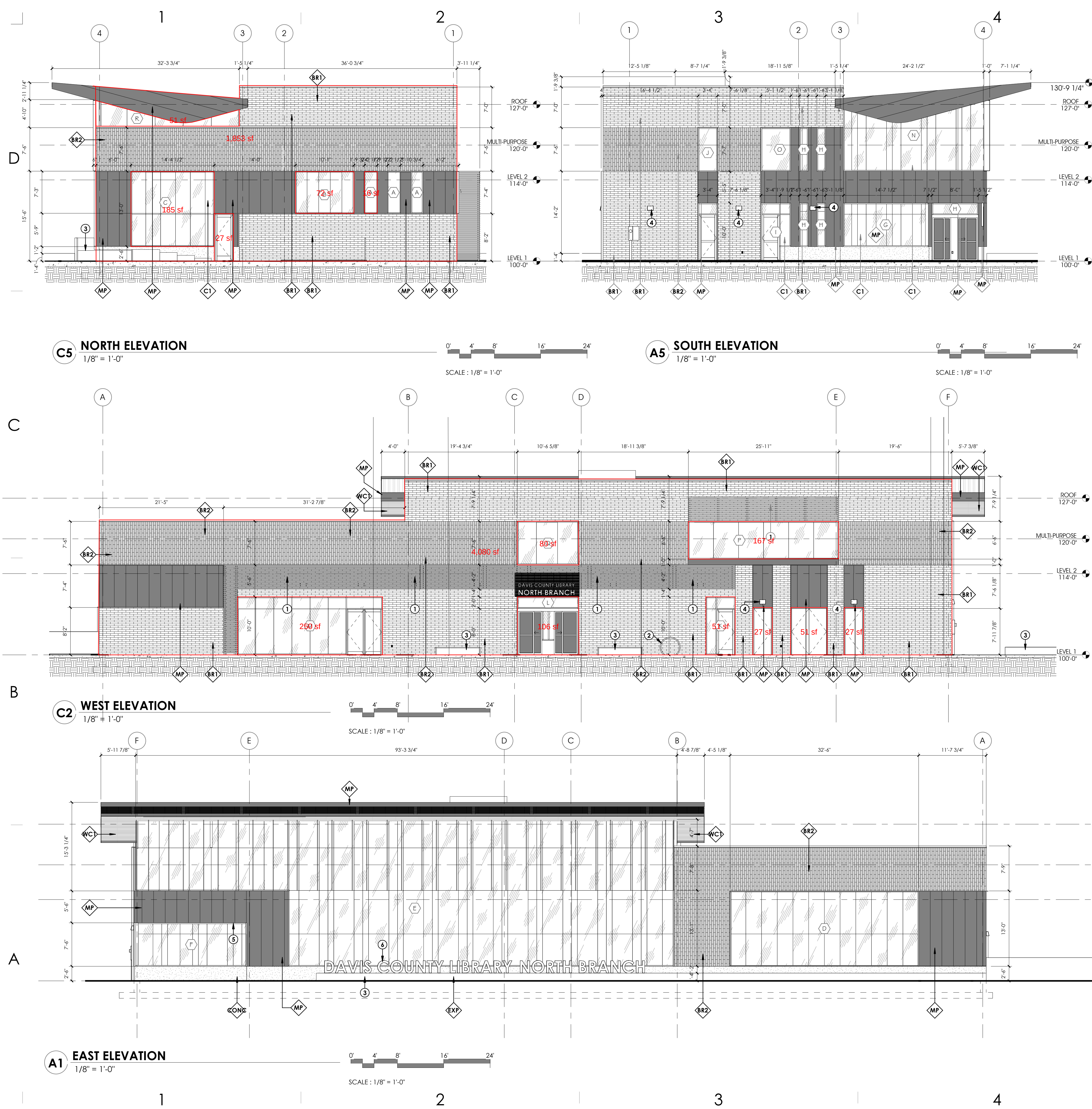
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ISSUE DATE: 11/19/19
ISSUE TYPE: SITE PLAN REVIEW
DRAWN BY: AJC
CHECKED BY: KRIGBY
PROJECT#: 1907

SHEET NUMBER:

AE100

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GENERAL NOTES:

SEE SHEET G1001 FOR DRAWING INDEX.

SEE SHEET G1002 FOR GENERAL NOTES AND ABBREVIATIONS.

DO NOT SCALE DRAWINGS.

CONTRACTOR / SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK, AND SHALL REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES OR OMISSIONS BEFORE BEGINNING WORK. SEE GENERAL NOTES AND SPECIFICATIONS.

ELEVATION FINISHES

EXP	EXP
EXPOSED STRUCTURAL STEEL - PAINTED TO MATCH BLACK ANODIZED METAL FINISHES	
CONC	CONC
EXTERIOR CONCRETE - ARCHITECTURAL FINISH	
BR1	BR1
EXTERIOR BRICK VENEER - BASIS OF DESIGN: INTERSTATE BRICK - "ASH" - MATTE FINISH - SEE ELEVATIONS FOR COURSING	
BR2	BR2
EXTERIOR BRICK VENEER - BASIS OF DESIGN: INTERSTATE BRICK - "PLATINUM" - RAKED FINISH - SEE ELEVATIONS FOR COURSING	
WCT	WCT
EXTERIOR WOOD LOOK CANOPY/SOFFIT - SEALED	
MP	MP
BLACK ANODIZED ALUMINUM ARCHITECTURAL METAL PANEL - PREFINISHED	
CW	CW
EXTERIOR CURTAINWALL/STOREFRONT SYSTEM - BLACK ANODIZED ALUMINUM - SEE WINDOW TYPES	
BA	BA
EXTERIOR BLACK ANODIZED ALUMINUM ENTRY DOORS W/ FULL LITE - GLOBAL ENTRY DOORS - SEALED - SEE DOOR TYPES	
HM	HM
EXTERIOR HOLLOW METAL DOORS - PAINT HIGH PERFORMANCE COATING - SEE DOOR TYPES	

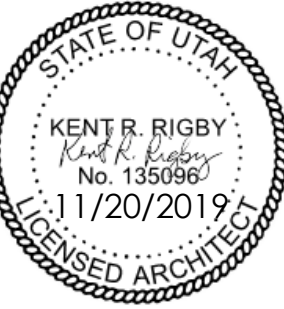
KEYED NOTES:

- EXTERIOR LIGHTING TO BE MOUNTED TO ARCHITECTURAL SOLAR SHADING LOUVER ASSEMBLY.
- BIKE RACKS
- RAISED PLANTERS
- EXTERIOR LIGHTING FIXTURE
- EXTERIOR LIGHTING INTEGRATED INTO BUILDING SOFFIT.
- EXTRUDED ALUMINUM SIGNAGE - FINISH TO BE SELECTED BY ARCHITECT

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PROJECT DESCRIPTION

DAVIS COUNTY LIBRARY
NORTH BRANCH

1 NORTH STATE STREET
CLEARFIELD, UT 84015

SHEET NAME:

ELEVATIONS

REVISIONS

MARK DATE DESCRIPTION

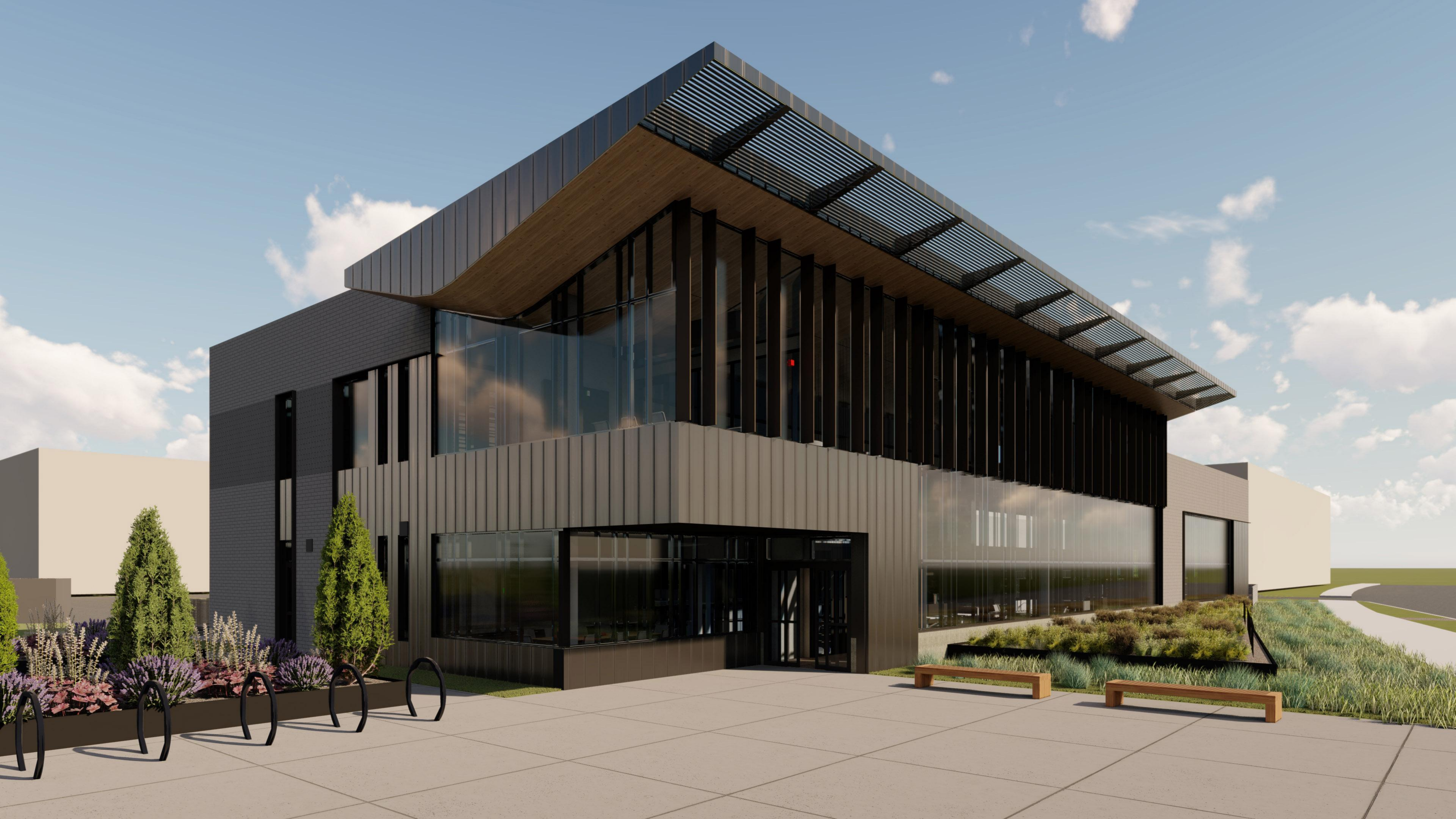
ISSUE DATE: 2019
ISSUE TYPE: SITE PLAN REVIEW
DRAWN BY: ajc
CHECKED BY: K. RIGBY
PROJECT#: 1907

SHEET NUMBER:

AE201



DAVIS COUNTY LIBRARY NORTH BRANCH





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7/26/2019 10:40:49 AM
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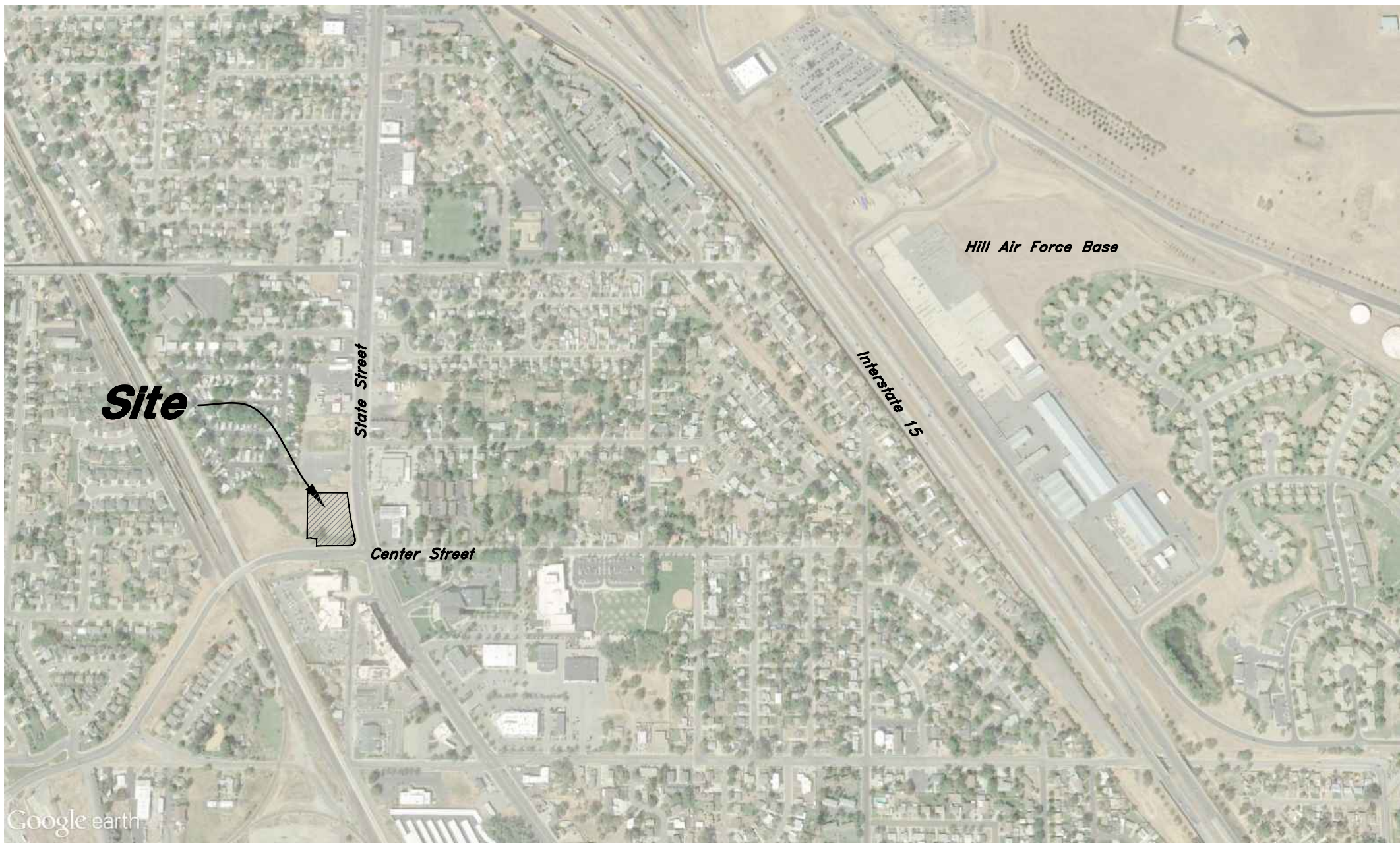
B

C

D

DAVIS COUNTY NORTH BRANCH LIBRARY CLEARFIELD, UTAH

A part of Section 1, Township 4 North, Range 2 West, Salt Lake Base and
Meridian U.S. Survey Clearfield City, Davis County, Utah



VICINITY MAP
Not to Scale

TABLE OF CONTENTS:

SHEET #	TITLE	DESCRIPTION
1	CV	COVER SHEET
2	CD000	DEMOLITION PLAN
3	CS100	SITE PLAN
4	CG200	GRADING & DRAINAGE PLAN
5	CU300	UTILITY PLAN
6	CD400	CONSTRUCTION DETAILS
7	CD401	CONSTRUCTION DETAILS

UTILITY CONTACT INFORMATION

CLEARFIELD CITY CONTACTS:
PLANNING & ZONING DEPARTMENT
PLANNER: BRAD MCILRATH (801) 525-2701
NORTH DAVIS FIRE DEPARTMENT
DEPUTY FIRE CHIEF: - JOHN TAYLOR (801) 525-2850
PUBLIC WORKS
DEPUTY DIRECTOR - MARK BAIRD (801) 525-4419
M.BAIRD@CLEARFIELD.CITY.COM
WATER & SEWER DEPARTMENT
CONTACT: (801) 525-4418
GAS
DOMINION ENERGY: (800) 323-5517
POWER
ROCKY MOUNTAIN POWER: (801) 237-2293
SECONDARY WATER WEBER BASIN CONSERVANCY DISTRICT
CONTACT: - (801) 771-1677

PROJECT CONTACTS

ENGINEER/SURVEYOR:
GREAT BASIN ENGINEERING INC.
CONTACT: COURRY MORRIS P.E.
TITLE: PRINCIPAL
ADDRESS: 5746 SOUTH 1475 EAST
OGDEN, UT 84403
OFFICE: (801) 394-4515
EMAIL: COURRYM@GREATBASINENG.COM



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S.L.C. (801) 521-0222 FAX (801) 392-7544
WWW.GREATBASINENGINEERING.COM

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PROJECT DESCRIPTION
DAVIS COUNTY
NORTH BRANCH
LIBRARY
CLEARFIELD

CENTER STREET & STATE STREET
CLEARFIELD, UTAH 84015

SHEET NAME:

COVER SHEET

REVISIONS

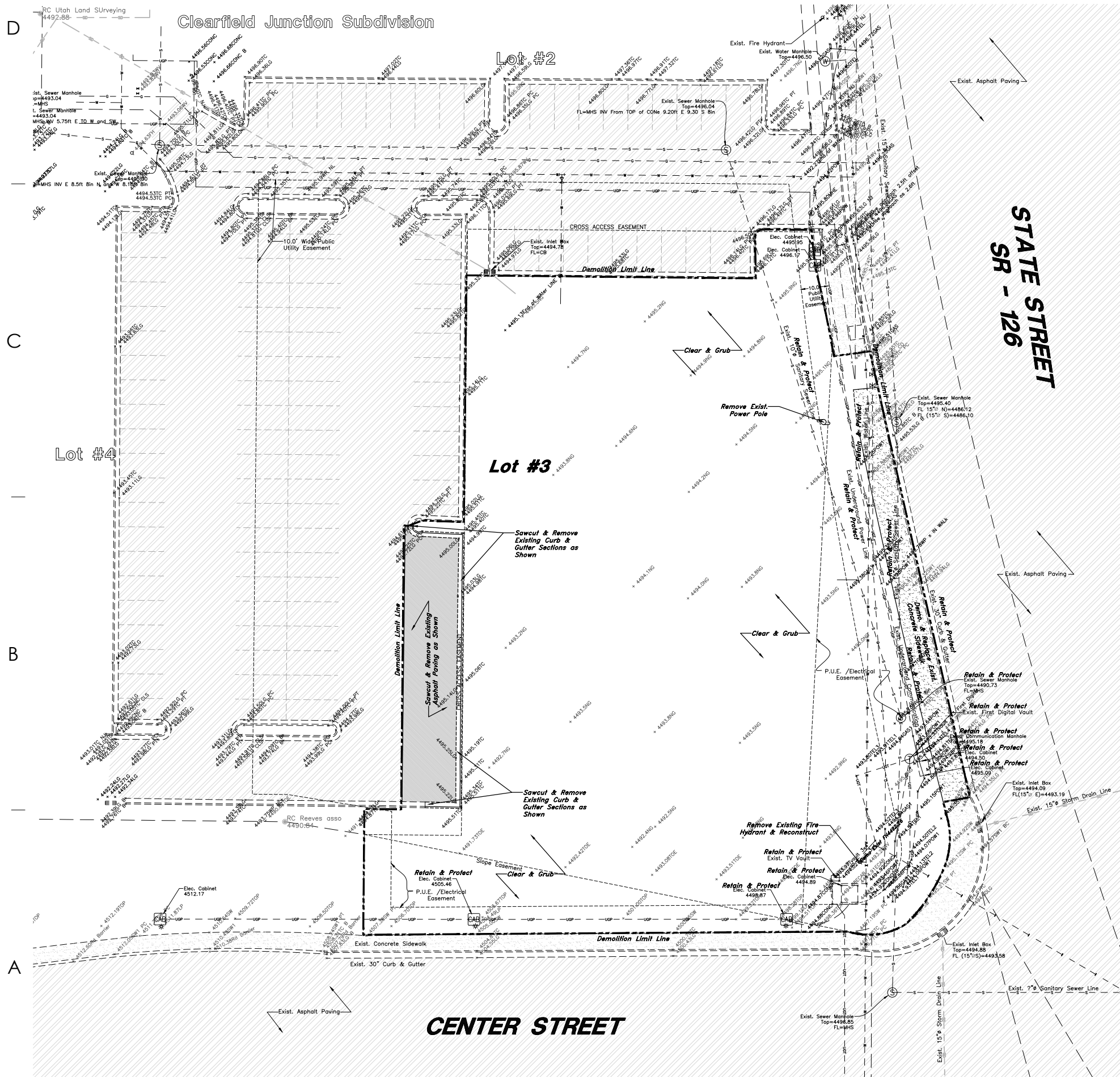
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ISSUE DATE: 11/19/2019
ISSUE TYPE: Site Dev.
DRAWN BY: RC
CHECKED BY: C. Morris
PROJECT#: -

SHEET NUMBER:

CV

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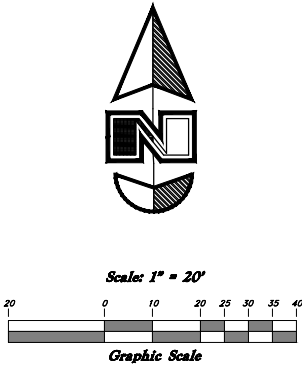


- GENERAL DEMOLITION NOTES:
- Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
 - Refer to site improvement plans for more details on limits of removal.
 - Demolish existing buildings and clear from site. (Including removal of all footings and foundations.)
 - 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.
 - 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.
 - 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)
 - Clear and grub trees, shrubs, and vegetation within construction limits, disposal to be off-site except where noted otherwise.
 - DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
 - 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)
 - Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
 - 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.
 - 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.
 - 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.
 - Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
 - Install traffic warning devices as needed in accordance with local standards.
 - 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 proposed 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



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
- Fire Department Connection
- Post Indicator Valve
- Exist. Water Valve
- Water Valve
- Sanitary Sewer
- Culinary Water
- Gas Line
- Irrigation Line
- Storm Drain
- Telephone Line
- Secondary Waterline
- Power Line
- Fire Line
- Land Drain
- Power pole
- Power pole w/guy
- Light Pole
- Fence
- Flowline of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- Polyvinyl Chloride
- Top of Asphalt
- Edge of Asphalt
- Centerline
- Flowline
- Finish Floor
- Top of Curb
- Top of Wall
- Top of Walk
- Top of Concrete
- Natural Ground
- Finish Grade
- Match Existing
- Fire Department Connection
- Finish Contour
- Finish Contour
- Exist. Contour
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Existing Concrete
- New Concrete
- Demo'd Road Base
- Spill Curb & Gutter
- Demo Tree
- Tree To Remain in Place

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FAX (801)394-7544
WWW.GREATBASINENGINEERING.COM

ARCHITECT / CONSULTANT

PROFESSIONAL ENGINEER
No. 7742907
ALBERT COURTY MORRIS
STATE OF UTAH

AUTHORITY HAVING JURISDICTION

PROJECT DESCRIPTION
**DAVIS COUNTY
NORTH BRANCH
LIBRARY
CLEARFIELD**
CENTER STREET & STATE STREET
CLEARFIELD, UTAH 84015

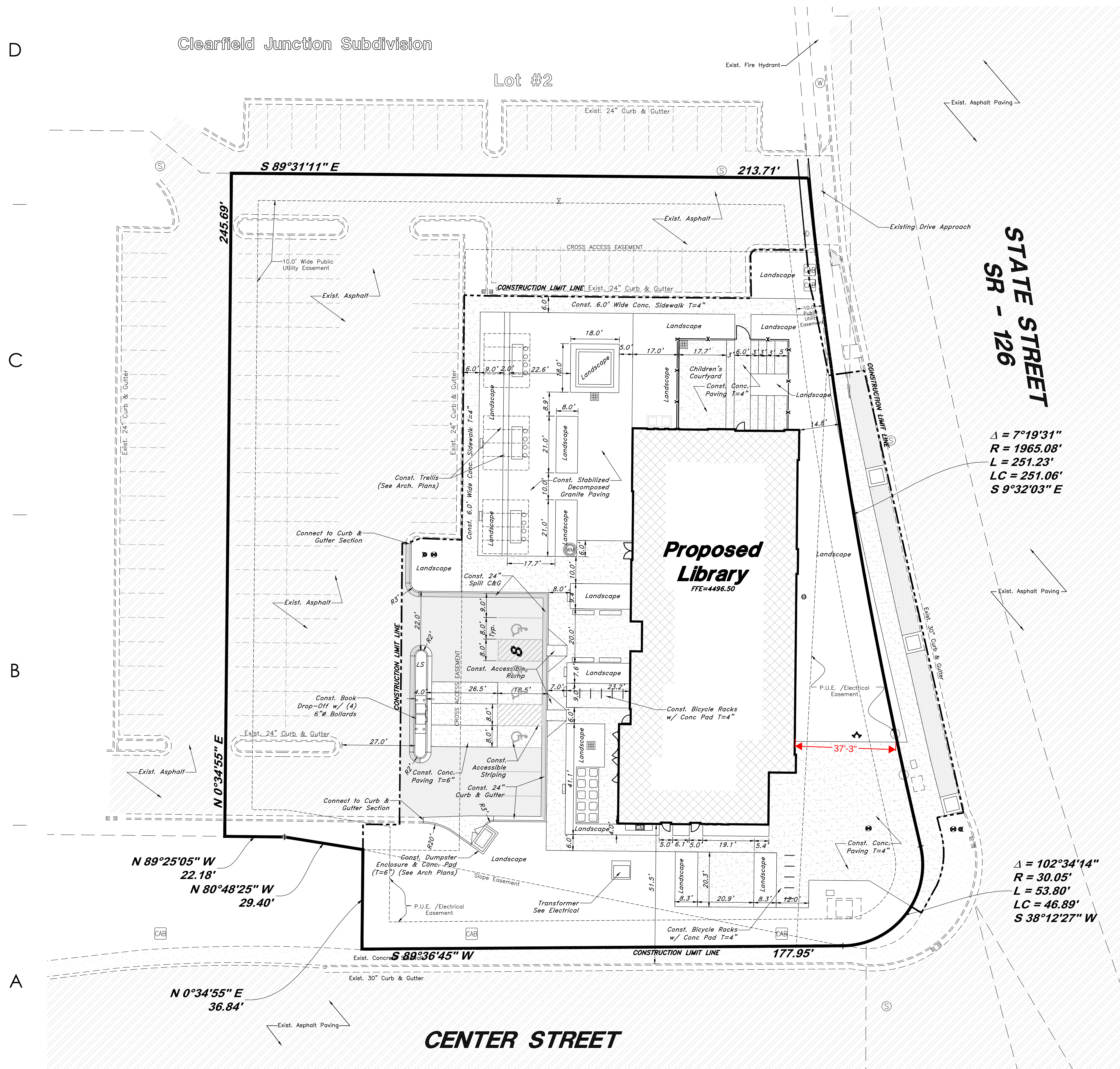
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DEMOLITION PLAN

REVISIONS
MARK DATE DESCRIPTION

ISSUE DATE: 11/19/2019
ISSUE TYPE: Site Dev.
DRAWN BY: RC
CHECKED BY: C. Morris
PROJECT#: -

SHEET NUMBER:

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SITE DATA TABLE

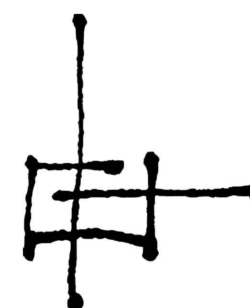
PARCEL 1 AREA.....	65,340 SF	(1.50 ACRES)
DISTURBED AREA.....	49,237 SF	
BUILDING TOTAL SQ.FT.	9,044 SF	
LANDSCAPE AREA.....	19,160 SF	(29.3%)
HARDSCAPE AREA.....	46,180 SF	(70.7%)
TOTAL STALL COUNT.....	94 STALLS	
ACCESSIBLE STALL COUNT.....	2 STALLS	
STANDARD STALL COUNT.....	92 STALLS	

- 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. Built-up sidewalks, ramps, and bollards are building contractor responsible items. See architectural plans.
 5. All dimensions are to back of curb unless otherwise noted.

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. The Contractor shall apply continuing and not be limited 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 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

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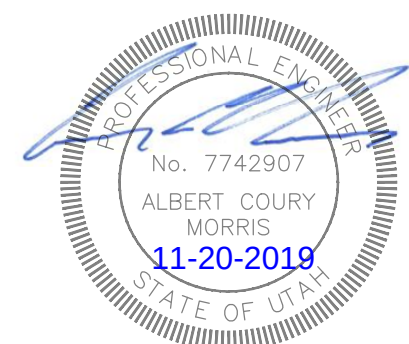


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PROJECT DESCRIPTION
**DAVIS COUNTY
NORTH BRANCH
LIBRARY
CLEARFIELD**

CENTER STREET & STATE STREET
CLEARFIELD, UTAH 84015

SHEET NAME:

SITE PLAN

REVISIONS

MARK	DATE	DESCRIPTION
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ISSUE DATE: 11/19/2019

ISSUE TYPE: Site Dev.

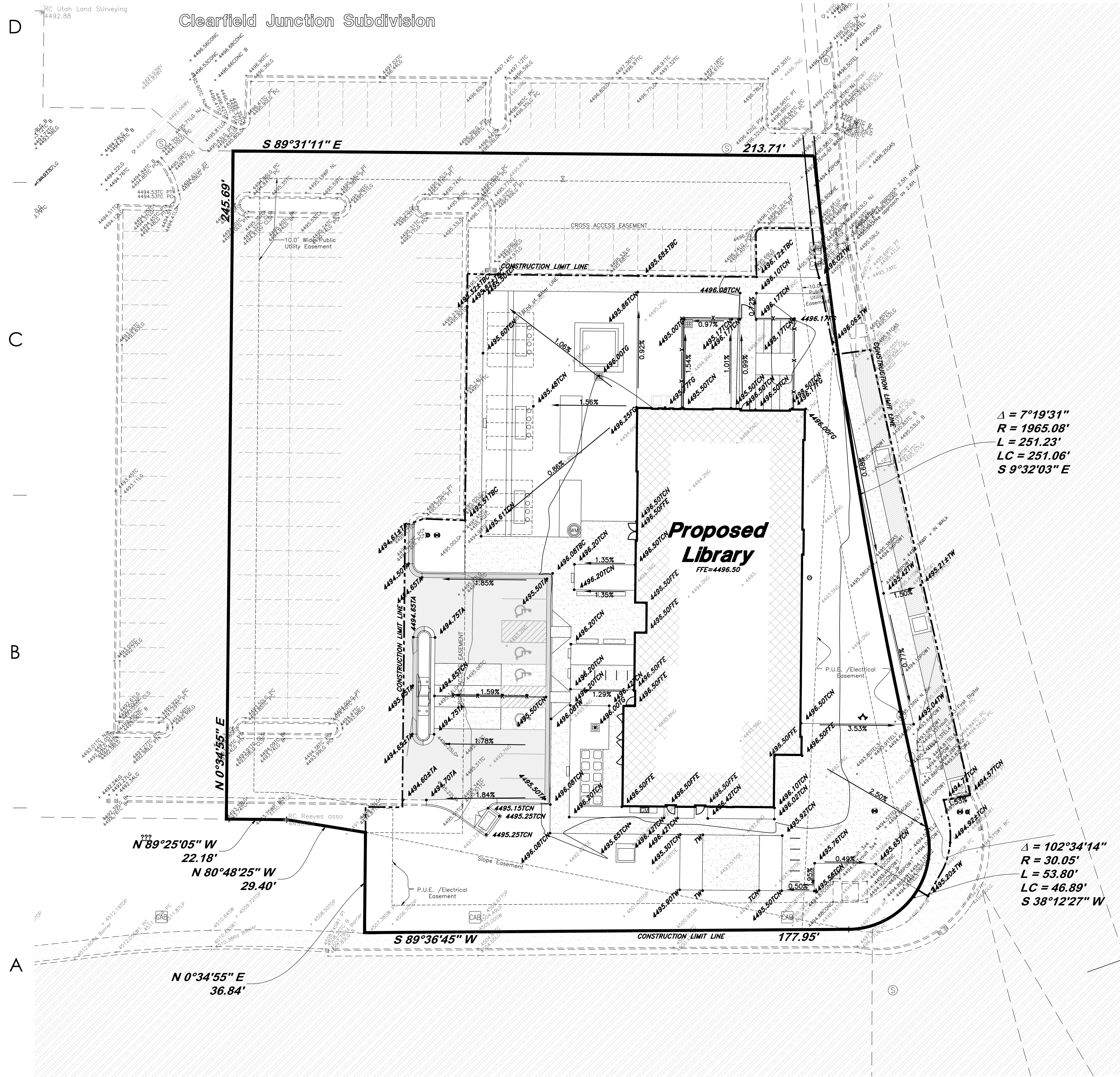
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SHEET NUMBER:

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- GENERAL GRADING NOTES:**
- All work shall be in accordance with the City Public Works Standard.
 - Cut slopes shall be no steeper than 2 horizontal to 1 vertical.
 - Fill slopes shall be no steeper than 2 horizontal to 1 vertical.
 - Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by the geotechnical engineer.
 - Areas to receive fill shall be properly prepared and approved by the City inspector and geotechnical Engineer prior to placing fill.
 - Fills shall be benched into competent material as per specifications and geotechnical report.
 - All trench backfill shall be tested and certified by the site geotechnical engineer per the grading code.
 - A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
 - 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.
 - Dust shall be controlled by watering.
 - The location and protection of all utilities is the responsibility of the permittee.
 - Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading project.
 - 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.
 - The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
 - The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
 - Aggregate base shall be compacted per the geotechnical report prepared for the project.
 - Elevations shown on this plan are finish grades. Rough grades are the subgrades of the improvements shown hereon.
 - The recommendations in the following Geotechnical Engineering Report by xxxx are included in the requirements of grading and site preparation.
The report is titled "GEOTECHNICAL INVESTIGATION"
Job No.: _____
Address: _____
Dated: _____
 - 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.
 - Erosion Control: Protect all inlet boxes, catch basins, etc. with straw bales or other approved method to strain the storm water during construction. Protect surrounding properties and streets from site runoff with sandbags and earth berms.

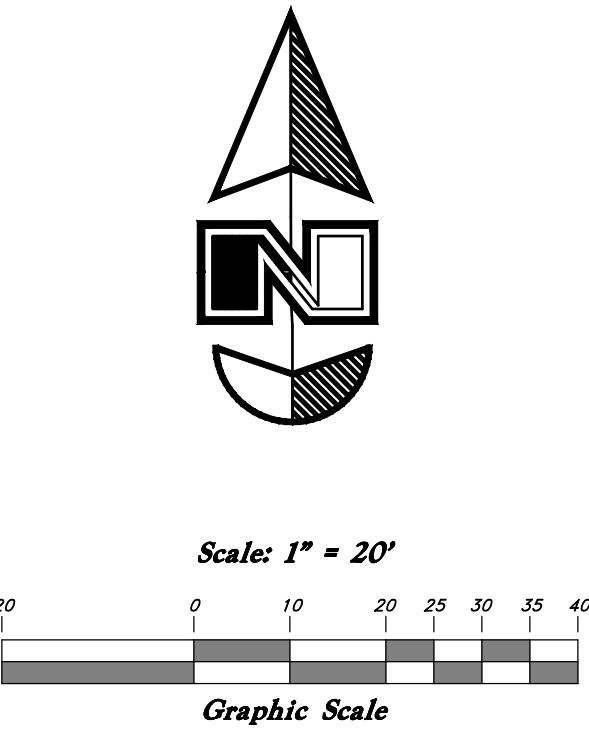
- CURB AND GUTTER CONSTRUCTION NOTES:**
- Open face gutter shall be constructed where drainage is directed away from curb.
 - Open face gutter locations are indicated by shading and notes on site and grading plan.
 - It is the responsibility of the surveyor to adjust top of curb grades at the time construction staking.
 - Refer to the typical details for a standard and open face curb and gutter for dimensions.
 - Transitions between open face and standard curb and gutter are to be smooth. Hand form these areas if necessary.

- ADA NOTES:**
- Contractor must maintain a running slope on Accessible routes no steeper than 5.0% (1:20). The cross slope for Accessible routes must be no steeper than 2.0% (1:50). All Accessible routes must have a minimum clear width of 36". If grades on plans do not meet this requirement notify Consultants immediately.
 - The Client, Contractor, and Subcontractor should immediately notify the Consultant of any conditions of the project that they believe do not comply with the current state of the ADA and/or FHAA.

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



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
 - Fire Department Connection
 - Post Indicator Valve
 - Exist. Water Valve
 - Water Valve
 - Sanitary Sewer
 - Culinary Water
 - Gas Line
 - Irrigation Line
 - Storm Drain
 - Telephone Line
 - Secondary Waterline
 - Power Line
 - Fire Line
 - Land Drain
 - Power pole
 - Power pole w/guy
 - Light Pole
 - Fence
 - Flowline of ditch
 - Overhead Power line
 - CMP
 - Corrugated Metal Pipe
 - Concrete Pipe
 - Reinforced Concrete Pipe
 - Ductile iron
 - Polyvinyl Chloride
 - Top of Asphalt
 - Edge of Asphalt
 - Centerline
 - Flowline
 - Finish Floor
 - Top of Curb
 - Top of Wall
 - Top of Walk
 - Top of Concrete
 - Natural Ground
 - Finish Grade
 - Match Existing
 - Fire Department Connection
 - Finish Contour
 - Exist. Contour
 - Finish Grade
 - Exist. Grade
 - Ridge Line
 - Direction of Flow
- Existing Asphalt
 - New Asphalt
 - Heavy Duty Asphalt
 - Existing Concrete
 - New Concrete
 - Demo'd Road Base
 - Spill Curb & Gutter
 - Demo Tree
 - Tree To Remain in Place

ajc architects

703 east 1700 south
salt lake city, ut 84105
ajcarchitects.com

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST SUITE 200
GRAND, UTAH 84403 MAIN (801) 994-4515
S.L.C. (801) 521-0222 FAX (801) 992-7544
WWW.GREATBASINENGINEERING.COM

ARCHITECT / CONSULTANT



AUTHORITY HAVING JURISDICTION

PROJECT DESCRIPTION
DAVIS COUNTY
NORTH BRANCH
LIBRARY
CLEARFIELD
CENTER STREET & STATE STREET
CLEARFIELD, UTAH 84015

SHEET NAME:
GRADING AND
DRAINAGE PLAN

REVISIONS

MARK	DATE	DESCRIPTION
------	------	-------------

ISSUE DATE: 11/19/2019
ISSUE TYPE: Site Dev.
DRAWN BY: RC
CHECKED BY: C. Morris
PROJECT#: -

SHEET NUMBER:

CG200



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 PIPE 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 metallic portion of the riser shall extend at least 12 inches below connecting to 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, 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.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

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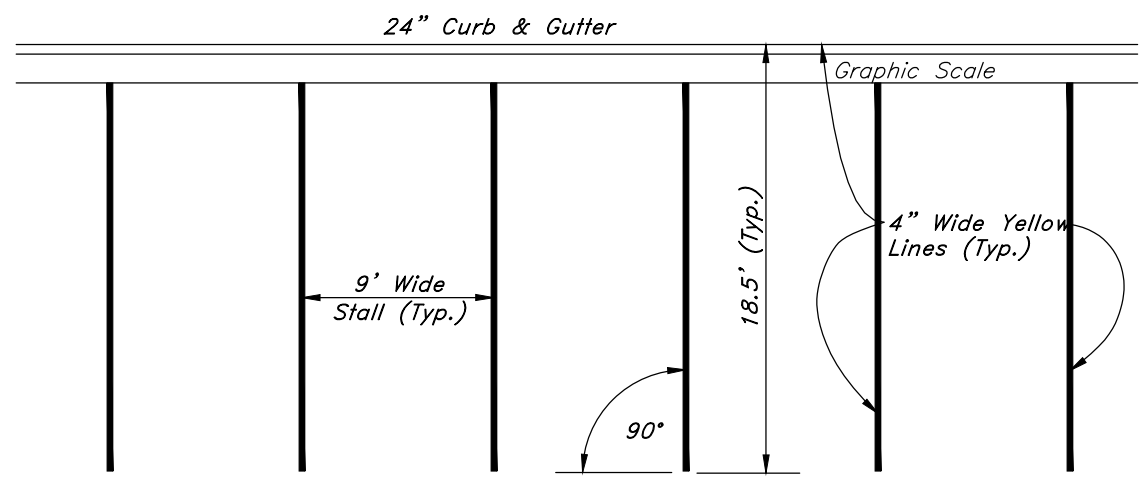


Tree To Remain in Place

CU300

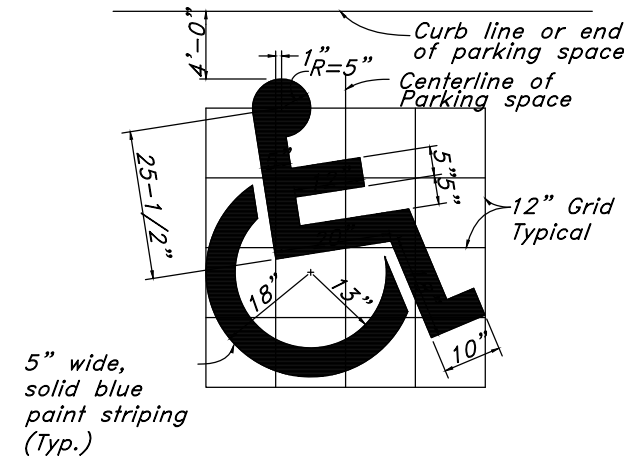
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CENTRAL_V17-20180522_IsmithQZMNM.dwt
7/26/2019 10:40:49 AM
ALL FINAL, COMPLETE, ARRANGEMENTS AND SHALL BE INDICATED OR REPRESENTED BY THE DRAWING. THE PROPERTY OF A/C ARCHITECTS PC AND WERE CREATED, DEVELOPED AND DESIGNED FOR USE ONLY IN CONNECTION WITH THE SPECIFIC PROJECT. NONE OF THE
IDEAS, DESIGNS, ARRANGEMENTS OR PARTS SHALL BE USED BY OR FOR ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE, WHATSOEVER, WITHOUT THE WRITTEN CONSENT OF A/C ARCHITECTS PC. WRITTEN CONSENT SHALL HAVE PRECEDENCE OVER
THIS NOTICE. THIS NOTICE IS A LEGAL NOTICE. ANY UNAUTHORIZED REPRODUCTION OR CONSTRUCTION SHALL BE PROSECUTED TO THE FULL EXTENT OF THE LAW. ANY AND ALL RIGHTS ARE RESERVED BY THESE DRAWINGS. WARNING: REPRODUCTION
HEREOF IS A CRIMINAL OFFENSE UNDER 18 U.S.C. SEC. 505. UNAUTHORIZED REPRODUCTION MAY CONSTITUTE TRADE SECRET VIOLATION UNDER 18 U.S.C. SEC. 1832 AND OTHER LAWS.

D



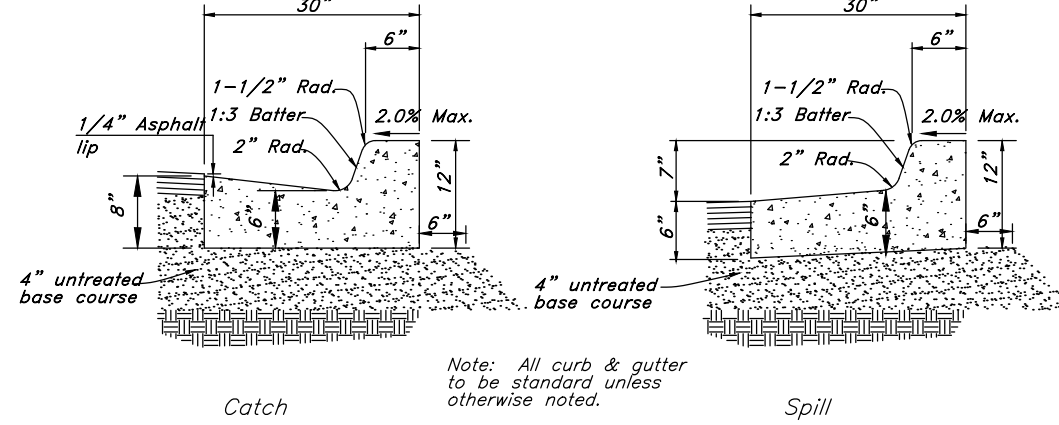
Typical Parking Lot Striping Plan
Not to Scale

2



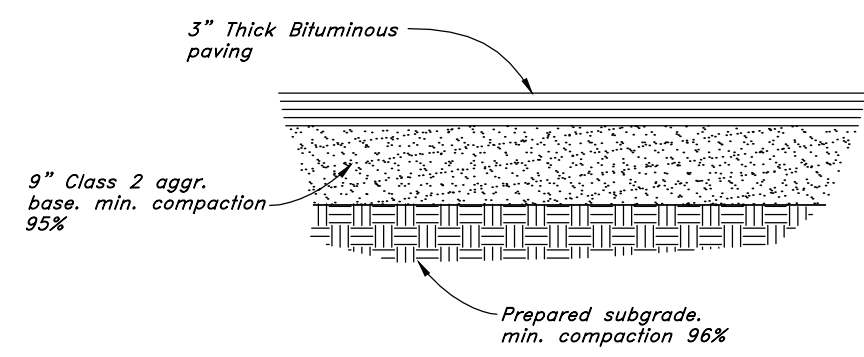
Accessibility Symbol
Not to Scale

3



Typical Section - 30" Curb & Gutter
Not to Scale

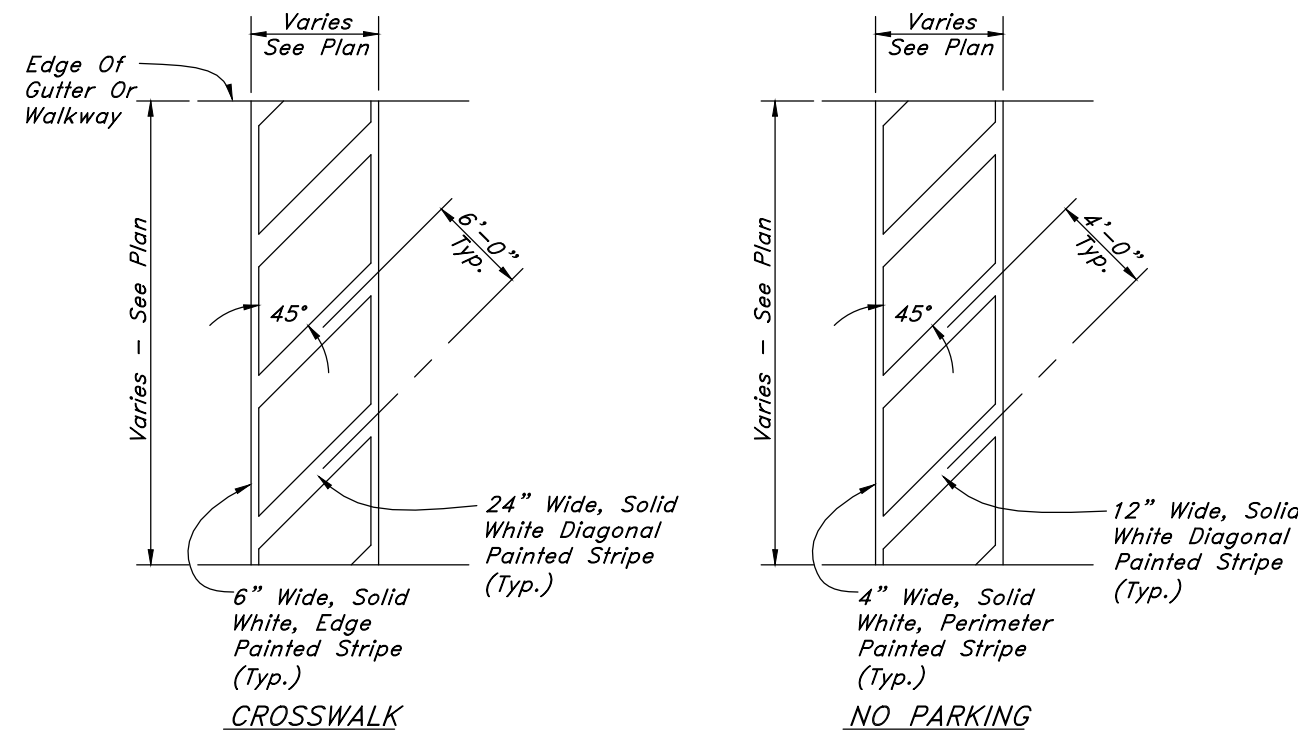
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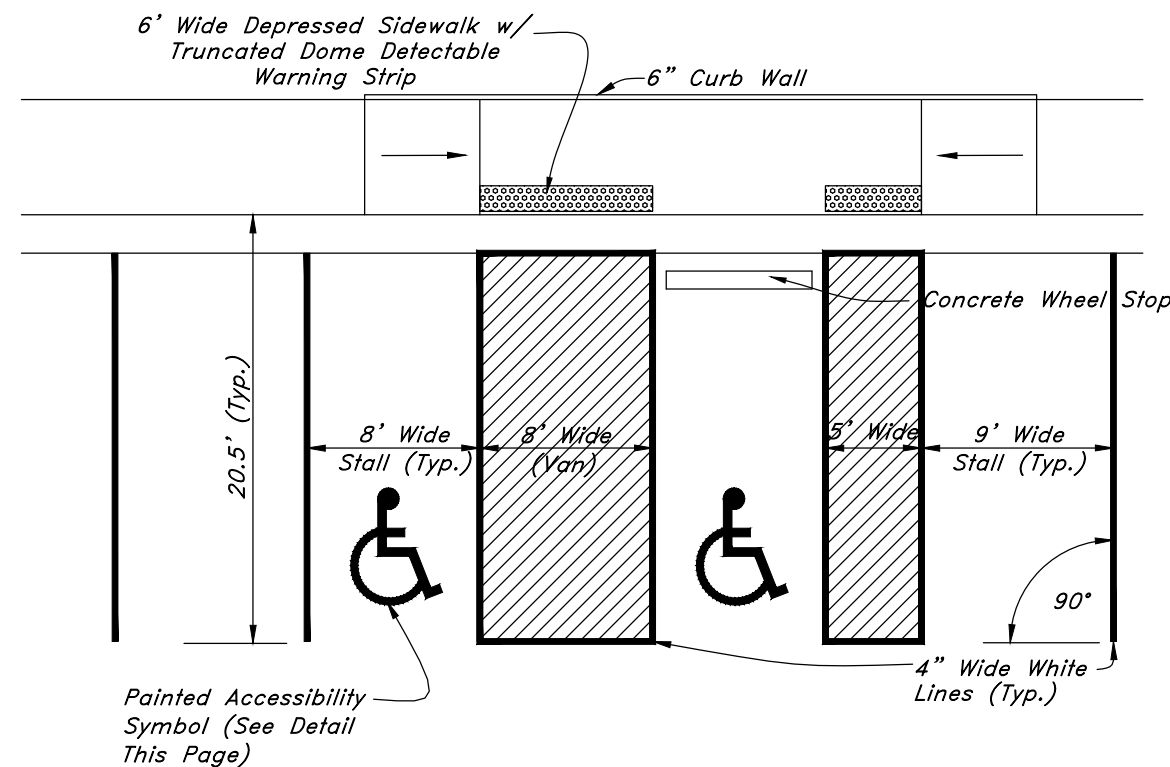
Typical Bituminous Pavement Section
Not to Scale

5

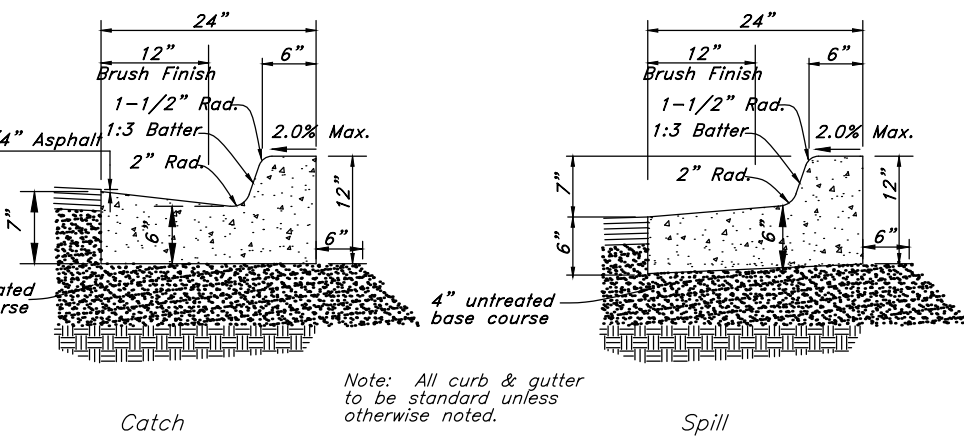
C



Striping
Not to Scale

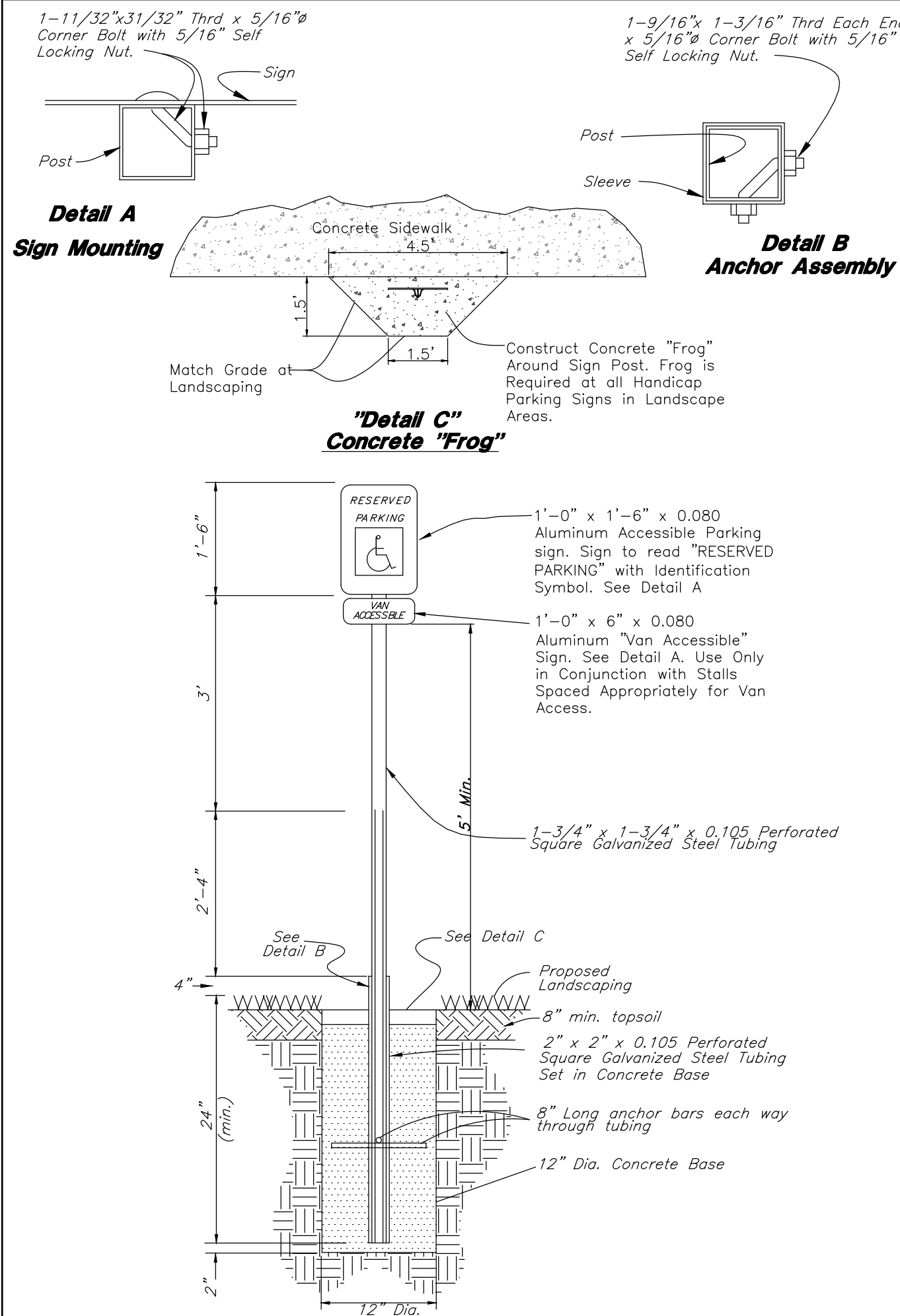


Typical Accessible Parking Striping Plan
Not to Scale

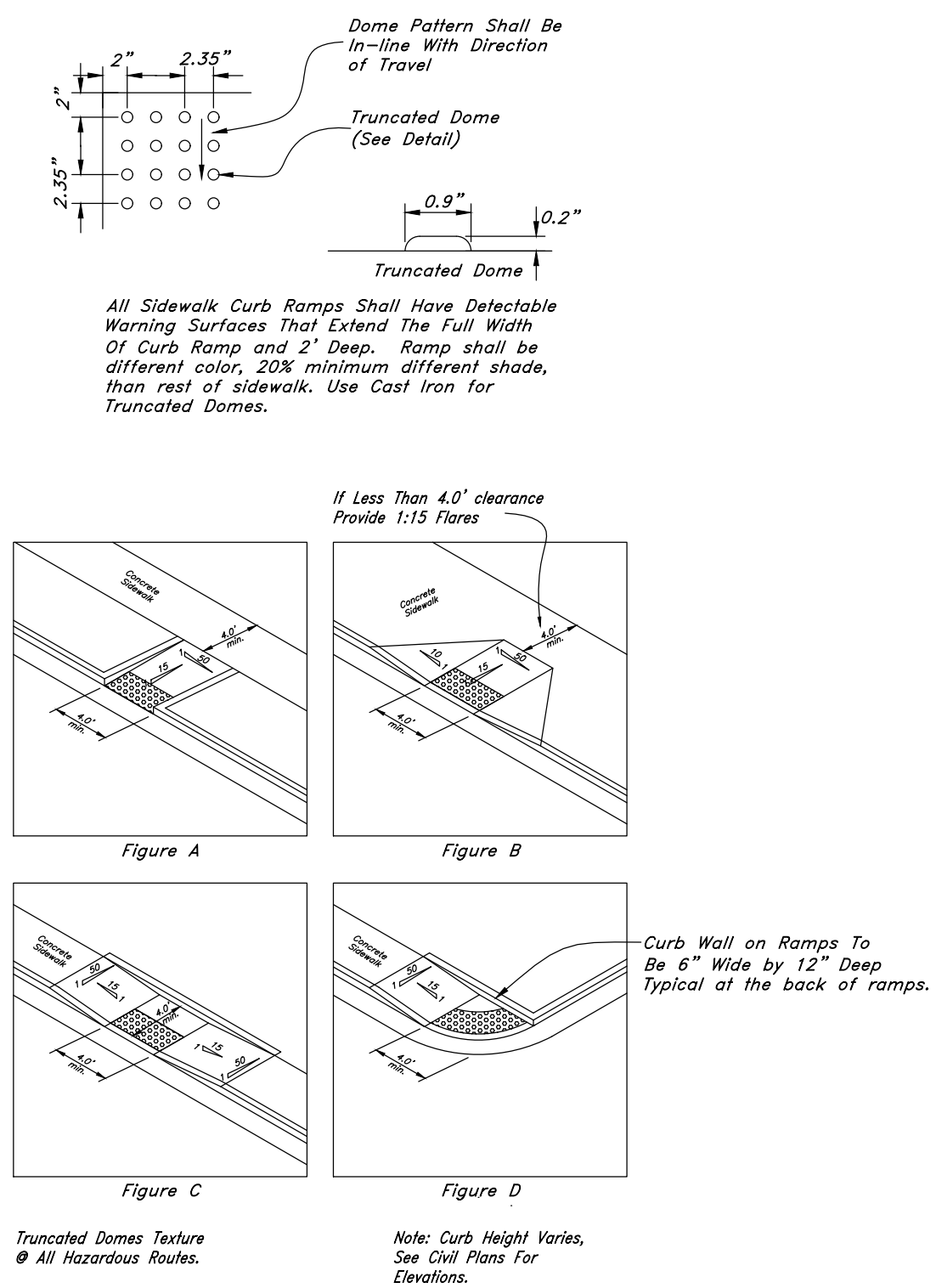


Typical Section - 24" Curb & Gutter
Not to Scale

B

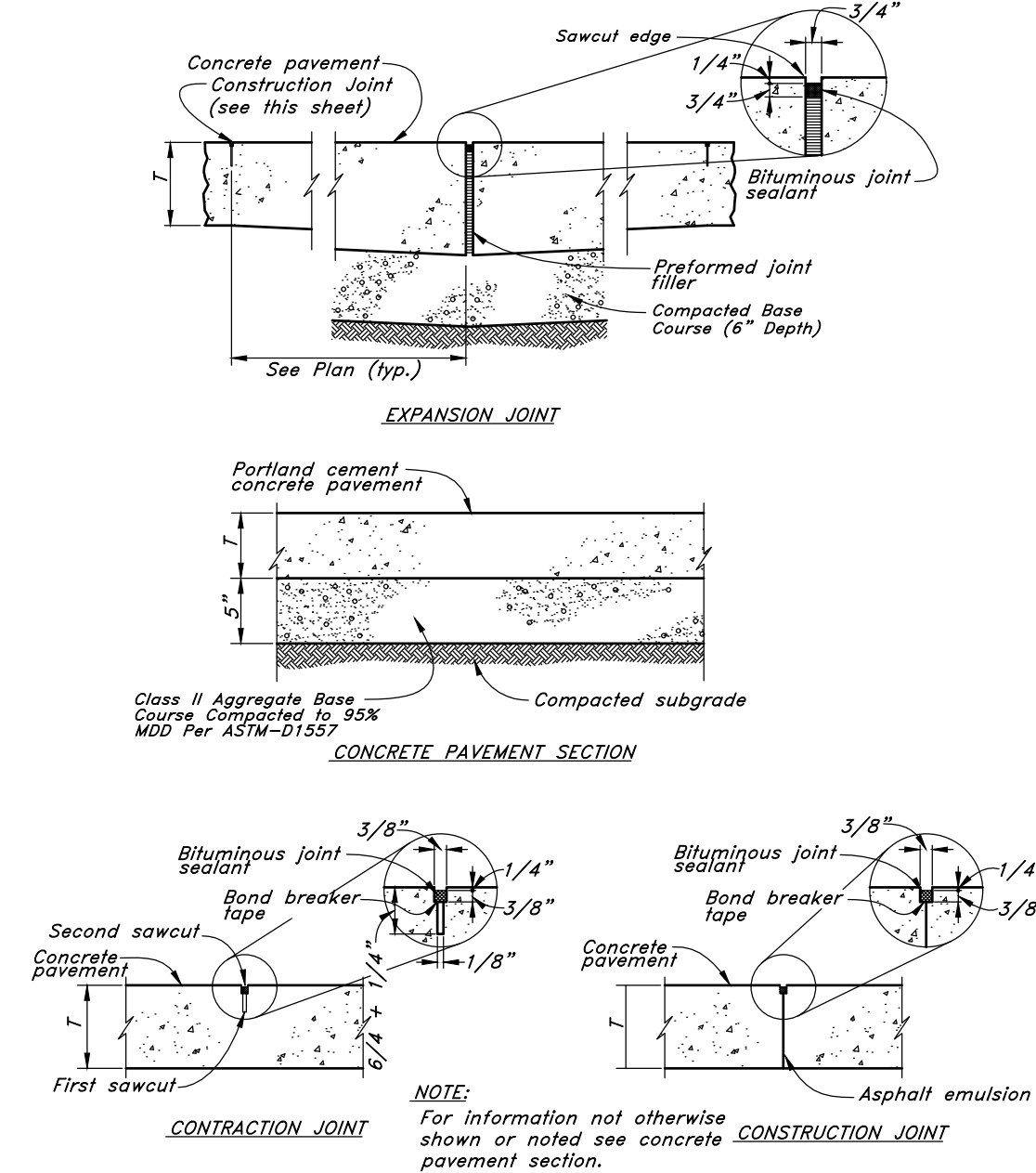


Accessible Parking Sign
Not to Scale



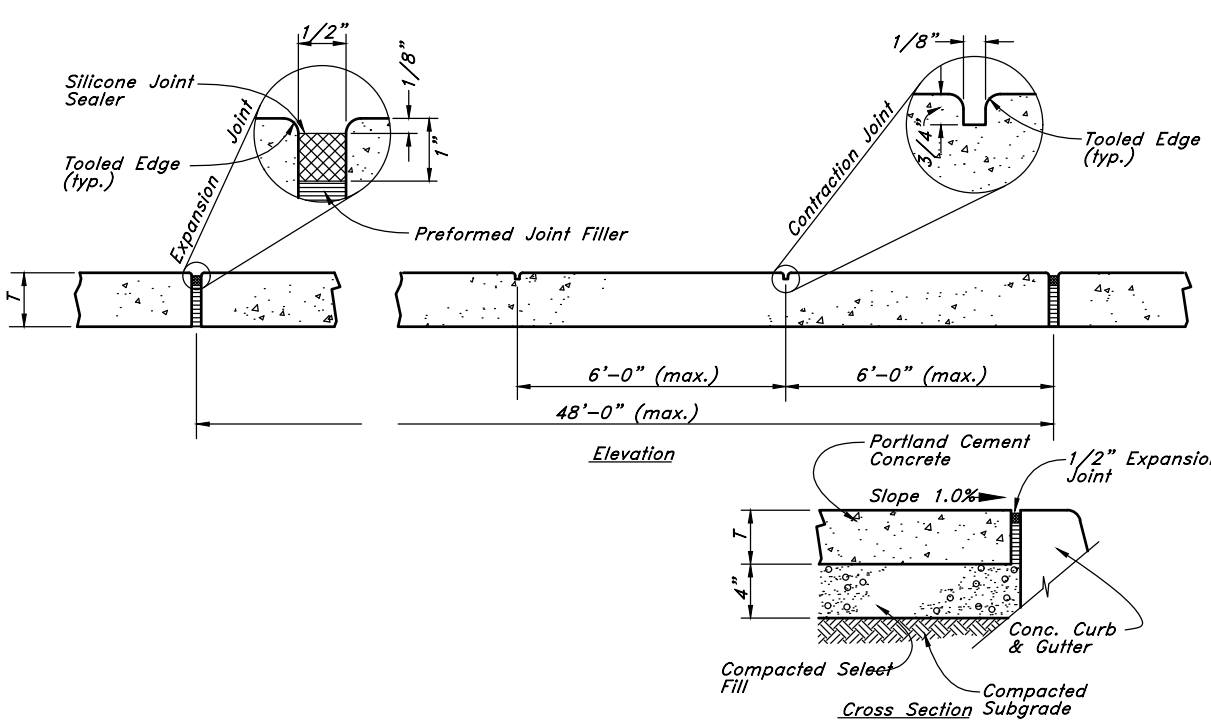
Typical Curb Ramp Detail
Not to Scale

3



Portland Cement Concrete Pavement Drive & Parking Areas
Not to Scale

4



Concrete Sidewalk & Plaza Areas
Not to Scale

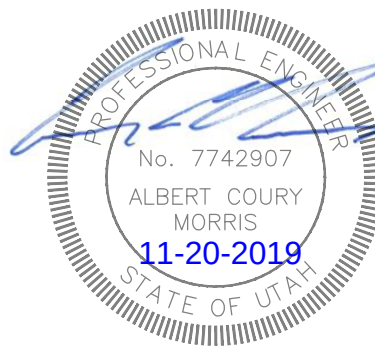
5

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ARCHITECT / CONSULTANT



AUTHORITY HAVING JURISDICTION

PROJECT DESCRIPTION
**DAVIS COUNTY
NORTH BRANCH
LIBRARY
CLEARFIELD**
CENTER STREET & STATE STREET
CLEARFIELD, UTAH 84015

SHEET NAME:
**CONSTRUCTION
DETAILS**

REVISIONS
MARK DATE DESCRIPTION

ISSUE DATE: 11/19/2019
ISSUE TYPE: Site Dev.
DRAWN BY: RC
CHECKED BY: C. Morris
PROJECT#: -

SHEET NUMBER:

CD400

9 December 2019

Clearfield City
55 South State Street
Clearfield City, Utah 84015

Attn: Brad McIlrath, Senior Planner
Proj: **Davis County North Branch Library**
Subj: Review #1

Dear Brad,

Attached is our review of the above referenced Site Improvement Drawings for your consideration. The following comments will need to be addressed prior to our recommended approval.

General Notes:

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

Improvement Drawings:

1. Notes need to be placed on the Site Plan Improvement Drawings indicating all deteriorated, damaged or missing surface improvements surrounding the perimeter of the development and on-site be replaced or installed; i.e., curb and gutter, sidewalk, landscaping park strip improvements, asphalt patching, landscaping replacement, site lighting, dumpster screening, concrete improvement, etc.
2. Please identify the reference on the “Site Plan” drawings as (Install by Others). Who are Others?
3. Call out the paving thickness on the “Site Plan” drawing – roadbase and asphalt cross-sectional depths per the geotechnical study which was completed for the project.

4. Sanitary Sewer Issues:

- The sanitary sewer piping design should show the approximated flowline elevation at the noted connection points on the drawings; with a note for the contractor to verify the actual invert elevation. Correct and add the elevation information to the drawings.

5. Storm Water Issues:

- The storm water piping design should show the approximated flowline elevation at the noted connection points on the drawings; with a note for the contractor to verify the actual invert elevation. Correct and add the elevation information to the drawings.
- All pvc storm water piping must be C-900, class DR-14 with the minimum pipe diameter at 12-inches.

6. Landscaping Issues:

- The landscaping design and improvement will need to be extended to the south curb & gutter along Center Street (on the hillside slope). The landscaping design must consider the appropriate landscaping for the hillside slope.
- A note will need to be placed upon the "Site Plan" drawings that all landscaping must be maintained by the property owner (beginning at the curb & gutter and extending back into the property).
- Show on the "Site Plan" drawing the location for the irrigation water connection – using a "reduced pressure" backflow device. A detail of the backflow device will need to be shown in the detail drawings.

Should you have any questions, feel free to contact our office.

Sincerely,

CEC, Civil Engineering Consultants, PLLC.

A handwritten signature in black ink, appearing to read 'N. Scott Nelson', with a stylized flourish at the end.

N. Scott Nelson, P.E., S.E.

City Engineer

Cc. Adam Favero, Public Works Director
Braden Felix, Deputy Public Works Director
Brad Wheeler, Street Superintendent
Kenny England, Utility Superintendent



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

TO: Brad McIlrath / Clearfield City Planner
Steve Simmons / AJC Architects

FROM: John Taylor / Fire Marshal

RE: Davis County Library

DATE: December 3, 2019

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

1. The minimum fire flow requirement is 1500 gallons per minute for 60 consecutive minutes for residential one and two family dwellings. Fire flow requirements may be increased for residential one and two family dwellings with a building footprint equal to or greater than 3,600 square feet or for buildings other than one and two family dwellings. Provide documentation that the fire flow has been confirmed through the Clearfield City water dept.
2. A site plan review application and corresponding fee is required to be submitted to our office prior to final site plan approval is granted.
3. A complete set of architectural drawings (digital format) accompanied with an application and corresponding review fee is required to be submitted to our office before final approval and building permit issuance.
4. Fire Alarm and Fire Sprinkler designs must be submitted to our office, accompanied with an application, corresponding review fee, and a review from an approved 3rd party review consultant. Approved consultants are West Coast Code Consultants (WC3) or Protection Consultants Incorporated (PCI). Approval requests for additional consultants may be made to our office.
5. 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.
6. 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.

7. 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.
8. 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.