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, June 17th, 2020** on the **3rd floor** in the City Council Chambers of the Clearfield City Municipal Building, located at 55 S. State Street, Clearfield, UT 84015.

Public meetings will be held electronically in accordance with Executive Order 2020-1 Suspending the Enforcement of the Provisions of Utah Code 52-4-202 and 52-4-207 due to Infectious Disease COVID-19 Novel Coronavirus issued by Governor Herbert on March 18, 2020. No physical meeting location will be available. The public may monitor or listen to the open portions of the meeting electronically by following the instructions below.

Join Zoom Meeting
https://us02web.zoom.us/j/82895941142?pwd=SStyL0k1WE5QajA4allnTEFVMXlGdz09
Meeting ID: 828 9594 1142
Password: 323012

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

REGULAR SESSION – 7:00 PM

CALL TO ORDER - PLEDGE OF ALLEGIANCE

PLANNING COMMISSION CHAIR STATEMENT

APPROVAL OF MINUTES:

None

DECISION ITEMS

Non-Public Hearings

1. Discussion and Possible Action on **SP 2020-050042**, a site plan review request by America First Federal Credit Union for a temporary office during the remodel of the branch at the subject location. **Location:** 765 West 1700 South (TIN: 12-391-0006). **Aggregated Parcel Area:** 1.42 acres. **Zone:** C-2 (Commercial). **Planner:** Brad McIlrath **(Administrative Action).**

2. Discussion and Possible Action on **SP 2020-050037**, a site plan review request by Pierre Langue with Axis Architects for a 61 townhome development at the subject location. **Location:** 305, 315, & 325 East 700 South (TIN: 12-003-0214, 12-003-0212, & 12-003-0254). **Aggregated Parcel Area:** 3.02 acres. **Zone:** T-R (Town Neighborhood Residential). **Planner:** Brad McIlrath **(Administrative Action).**

3. Discussion and Possible Action on **PSP 2020050039**, a preliminary subdivision plat request by Pierre Langue with Axis Architects for a 61 townhome subdivision at the subject location. **Location:** 305, 315, & 325 East 700 South (TIN: 12-003-0214, 12-003-0212, & 12-003-0254). **Aggregated Parcel Area:** 3.02 acres. **Zone:** T-R (Town Neighborhood Residential). **Planner:** Brad McIlrath **(Administrative Action).**

4. **Public Hearings**
   None

DISCUSSION ITEMS

1. Staff Discussion
2. Planning Commissioner's Minute
3. Staff Communications
   a. Future Meeting Agendas/Items

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

Dated this 5th day of June, 2020

/s/Brad McIlrath, Senior Planner

Meetings of the Planning Commission of Clearfield City may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207 as amended. In such circumstances, contact will be established and maintained via electronic means and the meetings will be conducted pursuant to the Electronic Meetings Policy established in City Code § 1-6-4H for electronic meetings.

Clearfield City, 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 may receive comment from applicants, the public, applicable agencies and city staff regarding land use applications and other items on the Commission's agenda. In addition, it is where the Planning Commission takes action on these items. Action may be taken which may include: approval, approval with conditions, denial, continuance or recommendation to other bodies as applicable.

Planning Commission
STAFF REPORT

AGENDA ITEM
#1

TO: **Clearfield City Planning Commission**

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

MEETING DATE: **Wednesday, June 17th, 2020**

SUBJECT: Discussion and Possible Action on **SP 2020-050042**, a site plan review request by America First Federal Credit Union for a temporary office during the remodel of the branch at the subject location. **Location:** 765 West 1700 South (TIN: 12-391-0006). **Aggregated Parcel Area:** 1.42 acres. **Zone:** C-2 (Commercial). **Planner:** Brad McIlrath **(Administrative Action).**

RECOMMENDATION

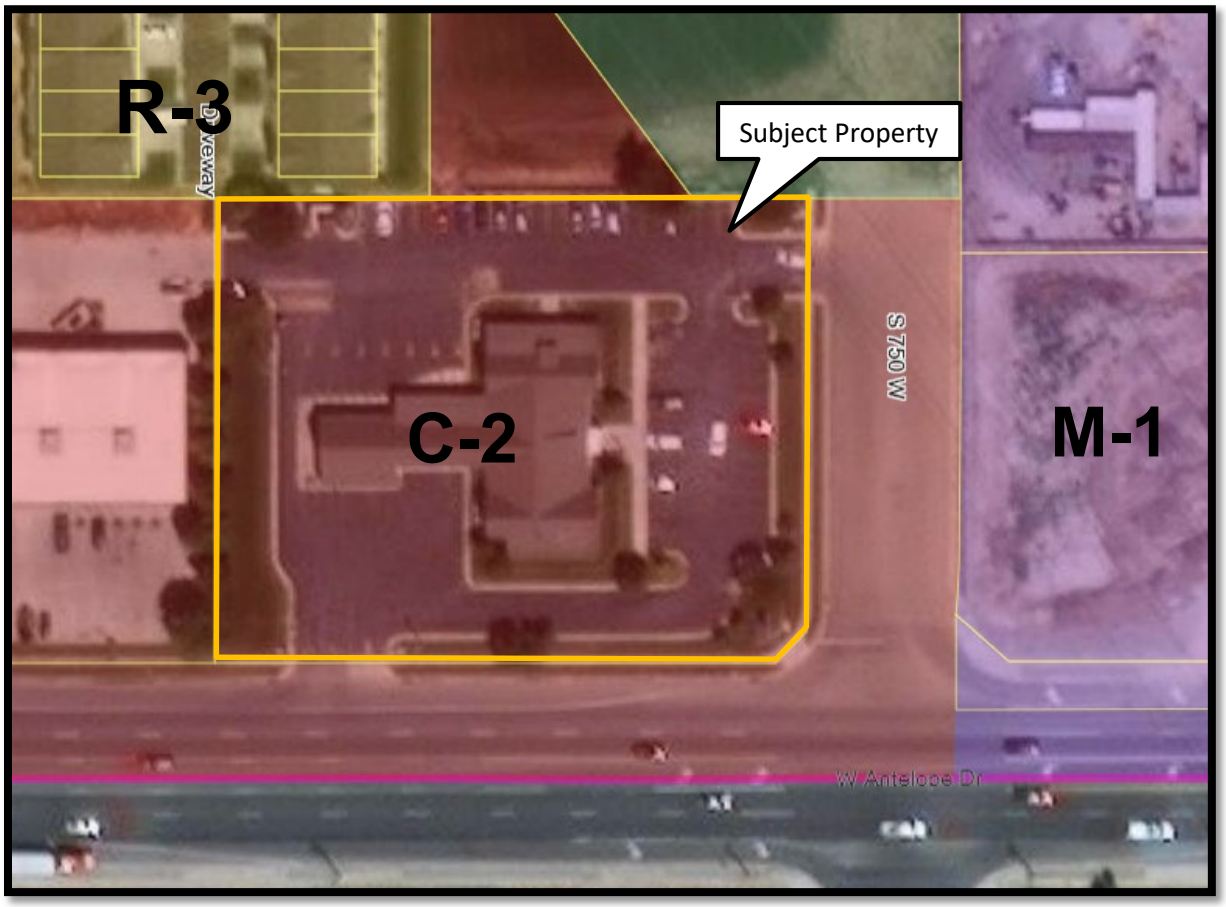
Staff recommends that the Planning Commission **approve as conditioned**, **SP 2020-050042**, a site plan proposal by America First Federal Credit Union for a temporary office during the remodel of the branch at the property addressed 765 West 1700 South (TIN: 12-391-0006). This recommendation is based on the discussion and findings in the Staff Report.

PROJECT SUMMARY

Project Information	
Project Name	America First Temporary Trailer
Site Location	765 West 1700 South
Tax ID Number	12-391-0006
Applicant	Kim Choate
Owner	America First Federal Credit Union
Proposed Actions	Site Plan Review Approval
Current Zoning	C-2 (Commercial)
Project Area	1.42 Acres

Surrounding Properties and Uses:		Current Zoning District	General Plan Land Use Classification
North	Vacant/Power Lines	C-2 (Commercial) & A-1 (Agricultural	Residential & Manufacturing
East	Industrial	M-1 (Manufacturing)	Commercial
South	Vacant/Agricultural	Syracuse City	Syracuse City
West	Commercial/Retail	C-2 (Commercial)	Commercial

Aerial Image & Zoning



BACKGROUND & ANALYSIS

America First Credit Union is seeking Planning Commission approval for the use of a temporary office trailer during the remodel of the existing branch. As outlined in Section 11-13-14 of the Land Use Ordinance, I mobile office or trailer may be located for temporary expansion or remodel of a commercial use if first approved by the Planning Commission. In accordance with the following conditions:

1. The mobile office or trailer shall be allowed for a maximum period of one year, with a possibility of renewal by the planning commission for up to one additional year upon request of the property owner.

2. The mobile office or trailer shall be located in a side or rear yard only and not in the front yard of a permanent building, and that it shall be made as inconspicuous as possible.

3. The location of the mobile office or trailer shall meet all yard requirements of this title and shall be located in conformance with plans approved by the planning commission.

4. Site plan review and approval shall be required in accordance with chapter 5 (this application complies with those standards) of this title. A building permit for the construction or expansion of the main building shall be obtained prior to occupancy of the mobile office or trailer.

As shown on the attached site plan, the trailer will be sixty feet (60') long by twenty-four feet (24') wide and will be located on the east side of the branch. Based upon review of the code requirements and the

submitted site plan, staff recommends that the Planning Commission approve the site plan for the proposed trailer for the one year allowed by code. The remodel and use of the trailer is not anticipated to take longer than a few months; however, the one year approval will allow for the use of the temporary office in case there are problems that arise with the remodel.

SITE PLAN REVIEW - CONDITIONS OF APPROVAL

1) The mobile office or trailer shall be allowed for a maximum period of one year, with a possibility of renewal by the planning commission for up to one additional year upon request of the property owner.

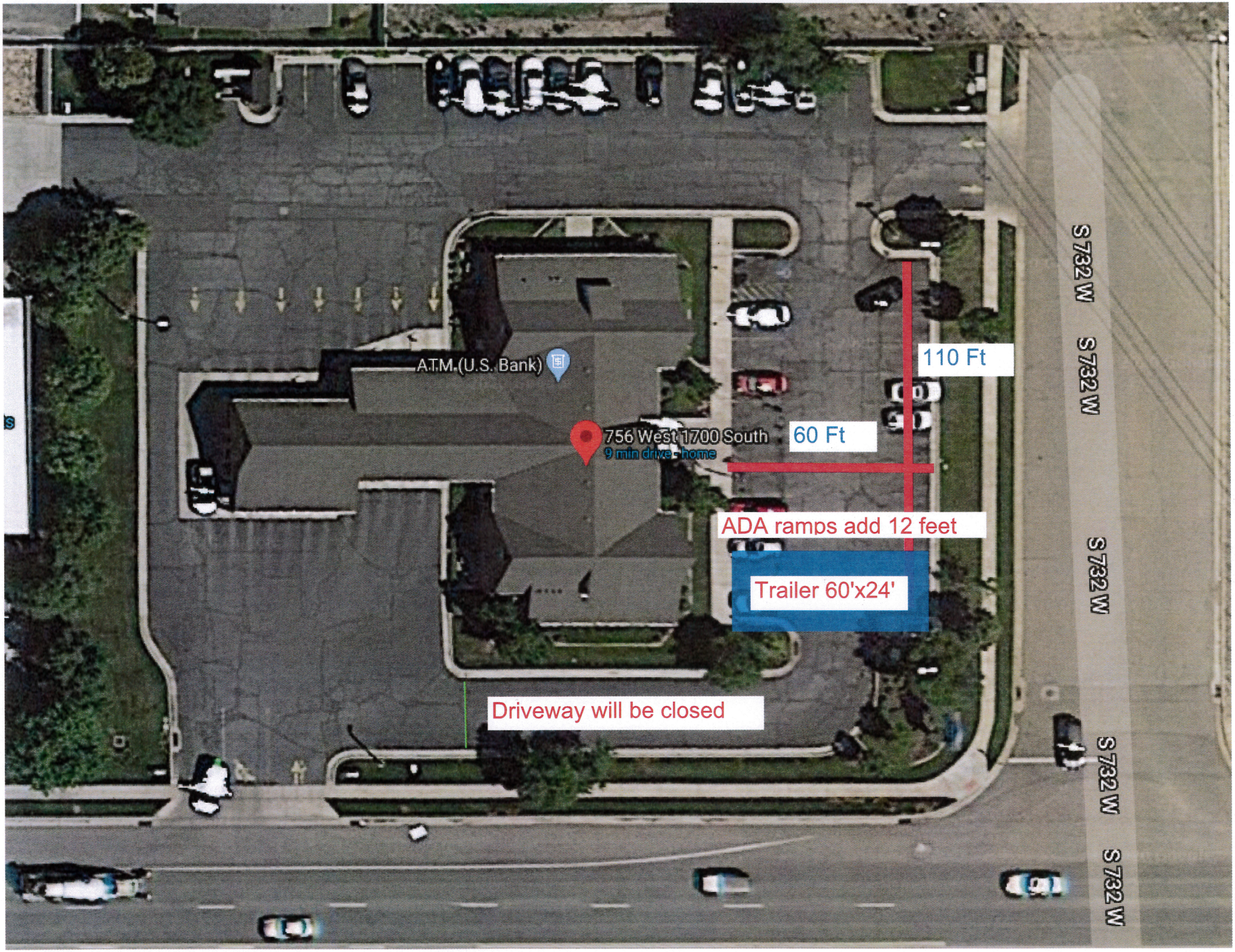
2) The mobile office or trailer shall be located in a side or rear yard only and not in the front yard of a permanent building, and that it shall be made as inconspicuous as possible.

3) The location of the mobile office or trailer shall meet all yard requirements of this title and shall be located in conformance with plans approved by the planning commission.

4) Site plan review and approval shall be required in accordance with chapter 5 of this title. A building permit for the construction or expansion of the main building shall be obtained prior to occupancy of the mobile office or trailer.

ATTACHMENTS

1. Site Plan


A.T.M. (U.S. Bank)
756 West 1700 South
9 min drive - home
110 Ft
60 Ft
ADA ramps add 12 feet
Trailer 60'x24'
Driveway will be closed
S 732 W
S 732 W
S 732 W
S 732 W
S 732 W

Planning Commission
STAFF REPORT

AGENDA ITEM
#2

TO: **Clearfield City Planning Commission**

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

MEETING DATE: **Wednesday, June 17th, 2020**

SUBJECT: Discussion and Possible Action on **SP 2020-050037**, a site plan review request by Pierre Langue with Axis Architects for a 61 townhome development at the subject location. **Location:** 305, 315, & 325 East 700 South (TIN: 12-003-0214, 12-003-0212, & 12-003-0254). **Aggregated Parcel Area:** 3.02 acres. **Zone:** T-R (Town Neighborhood Residential). **Planner:** Brad McIlrath **(Administrative Action).**

STAFF RECOMMENDATION

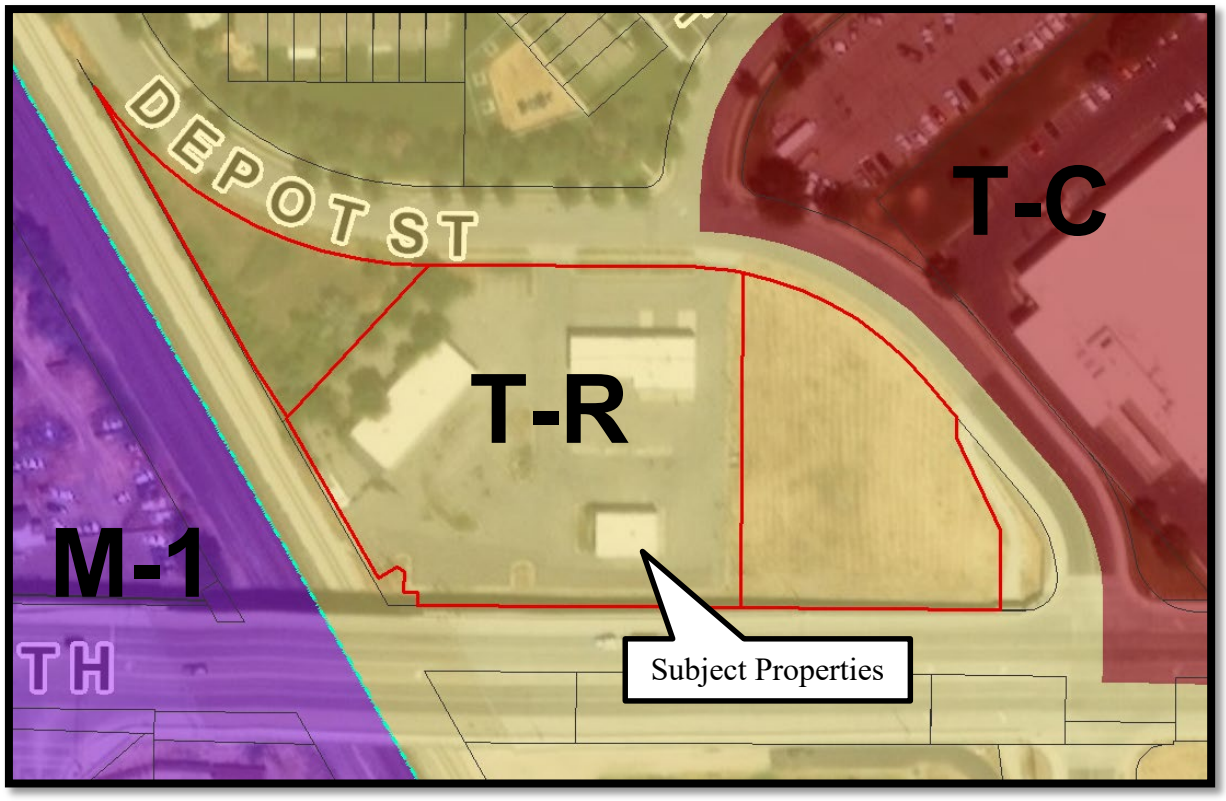
Staff recommends that the Planning Commission **approve as conditioned, SP 2020-050037**, a site plan review request by Pierre Langue with Axis Architects for the proposed townhome development for the properties addressed 305, 315, & 325 East 700 South (TIN: 12-003-0214, 12-003-0212, & 12-003-0254). This recommendation is based on the discussion and findings of the Staff Report.

PROJECT SUMMARY

Project Information	
Project Name	The Union Townhomes
Site Location	305, 315, & 325 East 700 South
Tax ID Number	12-003-0214, 12-003-0212, & 12-003-0254
Applicant	Pierre Langue, Axis Architects
Owner	Flagstaff Holdings & Investment LLC and MPM Property Holdings LLC
Proposed Actions	Site Plan and Preliminary Subdivision Plat Approvals
Current Zoning	T-R (Town Neighborhood Residential)
Site Area	3.02 Acres

Surrounding Properties and Uses:		Current Zoning District	General Plan Land Use Classification
North	Townhome Residential	T-R (Town Neighborhood Residential)	Mixed-Use
East	Commercial/Retail	T-C (Town Mixed Commerce)	Mixed-Use
South	Agricultural / SR-193	T-R (Town Neighborhood Residential)	Commercial
West	Railway Corridor/Manufacturing	M-1 (Manufacturing)	Business Park

Aerial Image & Zoning



BACKGROUND

The applicant proposes to redevelop the subject properties with a 61 unit townhome community. The project is addressed off of 700 South, but has direct frontage on Depot Street and will be provided with new addresses that align with Depot Street. As required by the Downtown Form-Based Code (FBC) the townhomes front Depot Street and common open space areas. The townhomes that front on Depot Street and the common open space areas are designed to include rear loaded garages from the proposed alleys. The townhomes in the southwest corner of the development are oriented towards the alley with front loaded garages because they are adjacent to a side and rear property line and are not able to front another row of townhomes with open space in between. All of the rear loaded townhomes have the same floor plan (Unit A) with a total square footage of 1,688 square feet. The front loaded townhomes located in the southwest corner of the development have a different floor plan (Unit B) with a total square footage of 2,001 square feet. All of the townhomes are three (3) stories tall and include two (2) bedrooms, laundry, and individual bathrooms on the third floor; the living room, dining and kitchen on the second floor; and the two car garage and entry space on the first floor.

The applicant proposes to create individual lots for the townhomes and is therefore also requesting preliminary subdivision plat approval. A review of the subdivision is provided in a second report for this development as item #3 of this meeting agenda. As a project in the Town Neighborhood Residential zone of the FBC, the development is subject to all of the design and development standards of that code. A review of those standards is provided in the following sections of this staff report.

A. STREET & BLOCK NETWORK; STREET & STREETSCAPE STANDARDS (FBC Chapters 4 & 5)

The development is located north of 700 South (SR-193) and along Depot Street. No access from 700 South is possible due to the raised roadway and bridge. The project proposal includes two accesses from Depot Street for the private alleyways with the west access requiring modification of the existing storm water detention basin. The applicant will need to provide further information about the redesign and capacity of the detention basin in order to grant approval of the west access. The Improvements to the Depot Street right-of-way adjacent to the project will need to be provided (including street lights, street trees, and striping of the shoulder for on-street parking) as required by the FBC. Depot Street is identified as a Neighborhood Street in the FBC and is required to be developed or redeveloped in accordance with the FBC standards outlined below. Development standards for the private alleyways are also reviewed in the first table. The applicant will need to provide a formal streetscape design submittal for the Depot Street as required and outlined in Section 5.6 of the FBC.

Alley – 5.7

Standard:	Staff Analysis:
Vehicular Realm • *Right-of-Way Width:* 20'-26' (one-way or two-way) • *Travel Lanes:* 1 or 2 • *Lane Width:* Varies (see Travel Surface Width) 8' lanes if two-way; 16' lane if one-way • *Center Turn Lanes:* None • *Parking Lanes:* None • *Travel Surface Width:* - Minimum 20' (one-way only if Fire Access is provided and/or buildings are fire sprinkled.) - Minimum 26' if buildings are higher than 30 feet or a fire hydrant is present. • *Median:* None • *Bicycle Facilities:* Shared	**Partial Compliance with FBC** Staff Note: The pavement width for the majority of the alleys meets the standard of 26'. The alley along the sound end of the project must have a pavement width of 26' exclusive of the curb and gutter. The plans will need to be revised to ensure that of the alleys have a minimum pavement width of 26' throughout the project.
Pedestrian Realm • *Travel lanes are shared among drivers, pedestrians, and bicyclists. No street buffer is required.*	Complies with FBC

Neighborhood Street – 5.9

Standard:	Staff Analysis:
Vehicular Realm • *Right-of-Way Width:* 57'-61' • *Travel Lanes:* 2 lanes • *Lane Width:* 8' for T-R Zoning District on one or both sides. • *Allowable Turn Lanes:* Not applicable • *Parking Lanes:* Parallel; 10' striped and shared with bicycles. • *Pavement Width:* 37' to 41' • *Median:* None • *Bicycle Facilities:* Shared with Parking Lane	**Partial Compliance with FBC** Staff Note: The existing right-of-way width is 58' and a pavement width of just under 37'. As part of the project development a solid white line along the property frontage delineating the 10' wide on-street parking lanes from the 8' wide travel lane will need to be provided.

Pedestrian Realm • *Pedestrian Facilities:* Minimum 5' wide clear sidewalk on both sides. • *Street Buffer:* Minimum 5' width – street trees require urban root treatment or 7' width.	**Non-Compliance with FBC** Staff Note: The existing park strip / street buffer is just under 5' wide and the sidewalk is 4' wide. The street buffer will need to be increased to a minimum of 5' if an urban root treatment is provided or 7' if an urban root treatment is not provided. The existing sidewalk will need to be replaced with a 5' wide sidewalk.
Benches are required every 200 feet on commercial and arterial streets in the UC, UR, TC, and CV districts.	Not Applicable as Depot Street is a Neighborhood Street.
Street lighting is required on all streets within the downtown and are to be placed within the landscape or furnishing zone. • *Minimum Spacing:* 40 feet apart on center. • *Maximum Spacing:* 80 feet apart on center. • *Single Acorn Street Lights Required*	**Non-Compliance with FBC** Staff Note: The plans currently do not include the location or design of the street lights for Depot Street. The applicant will need to submit a streetscape design plan as part of revised plans addressing the street lights and other streetscape requirements.
Street Trees: • For Street Buffers 6 feet and less small and/or medium trees may be used. • For Street Buffers wider than 6 feet medium and/or large trees may be used. • Medium and small trees shall be spaced a minimum of 20 and a maximum of 40 feet on center. • Large trees shall be spaced a minimum of 40 and a maximum of 60 feet on center. • The minimum clear branch height is 7 feet. • Must work with City Urban Forester/Arborist if the area between the curb and property line is less than nine feet to determine appropriate tree species. • Tree Species and Diversity must comply with standards found on page 36 of FBC.	**Partial-Compliance with FBC** Staff Note: The submitted landscape plan includes sunset maple street trees spaced at just over twenty-five feet (25') apart. The plan will need to be revised to select a street tree from the approved list on page 36 of the FBC as well as the required tree diversity outlined at the bottom of that page.

B. BUILDING TYPE STANDARDS (FBC Chapter 6)

Townhouse Building Type - 6.9:

1. Building Site

Standard:	Staff Analysis:
Minimum Unit Width: 20 feet *Maximum Building Width (Or # of Units):* 140' (or 6 units)	Complies with FBC
Maximum Impervious Coverage: 60% *Additional Semi-Pervious Coverage:* 20%	**Non-Compliance with FBC** Staff Note: The proposed development has an impervious coverage of 61.6% (buildings and

	hardscape) and a landscape coverage of 38.4%. The architectural site plan indicates that there is a pervious coverage percentage of 34% and semi-pervious coverage of 7%. The plans will need to be revised to show the total impervious calculation of 60% or less with a semi-pervious coverage to be no greater than 20%.

2. Site Access & Parking

Standard:	Staff Analysis:
Parking & Loading Location: Rear yard/rear façade; front façade as noted in 6.9.2.	Complies with FBC Staff Note: The majority of the townhomes include rear loaded garages, with the exception of the six (6) townhomes in the southwest corner of the development. Those townhomes are allowed to have front loaded garages based upon the standards outlined in Section 6.9.2 of the FBC.
Vehicular Access: From ally; if no ally exists, 1 driveway per building per street frontage (garage must be recessed behind entrance)	Complies with FBC

3. Building Location

Standard:	Staff Analysis:
Multiple Principal Buildings: Permitted	Complies with FBC Staff Note: There are fourteen (14) separate townhome buildings with a total of sixty-one (61) townhomes units.
Front Build to Zone: 5-20 feet (10' minimum if not facing a street)	**Partial Compliance with FBC** Staff Note: All buildings comply with this standard except for one along Depot Street that has a build-to-zone of 4.7'. That building build-to-zone will need to be revised to be a minimum of 5'.
Corner Build to Zone: 5-15 feet	Complies with FBC
Occupation of Corner: Not Required	Not Applicable
Property Front Line Coverage: 65%	Complies with FBC
Minimum Side Yard Setback: 5 feet	Complies with FBC
Minimum Rear Yard Setback: 5 feet	Complies with FBC

4. Building Massing

Standard:	Staff Analysis:
Minimum Overall Height: 2 Stories (1 story allowed for ADA units)	Complies with FBC
Maximum Overall Height: 3 Stories	Complies with FBC Staff Note: The maximum height of the townhomes is three stories tall at twenty-nine feet four inches (29'4").

Building Stepback: Not Required	Not Applicable
Ground Story : Minimum Height – 9 feet *Maximum Height* – 14 feet	Complies with FBC
Upper Stories : Minimum Height – 9 feet *Maximum Height – 14 feet*	Complies with FBC
Permitted Roof Types: Parapet, Pitched, Flat	Complies with FBC
Tower: Not Permitted	Not Applicable

5. Street Façade Articulation/Details

Façade requirements apply to all facades facing a public or private right-of-way.

Standard:	**Staff Analysis:**
Blank Wall Limitations: Limitation of windowless area permitted on a façade with street frontage: (a) No rectangular area greater than 30% of a story's façade, as measured from floor to floor, may be windowless; and (b) No horizontal segment of a story's façade greater than 15 feet in width may be windowless.	(a) Complies with FBC (b) Complies with FBC
Vertical Façade Divisions: Required between units.	**Partial Compliance with FBC** Staff Note: With a separation by materials with the upper floors there appears to be a separation between the units. That separation will also need to be provided along the ground floors of the townhomes. The purpose is to make sure the townhomes units can be identified individually as opposed to what would be seen with an apartment building.
Horizontal Façade Divisions: Required per entrance type requirements.	Complies with FBC
Front Façade Entrance: Porch or Stoop	**Non-Compliance with FBC** Staff Note: The proposed entry is a contemporary style which is allowed in the U-R zone but not the T-R zone. The plans will need to be revised to provide a porch or stoop entry which comply with the standards found on pages 71 & 72 of the FBC.

6. **Building Fenestration** (Applicable to front/street facing facades only)

Standard:	**Staff Analysis:**
Minimum Ground Story Transparency: 20% As measured between 2 feet and 8 feet above grade.	Complies with FBC Staff Note: The transparent doors are not needed to meet this standard. To encourage privacy for the tenants, staff recommends that the doors and garages not be transparent. The use of the

	transparent doors is not a compliance issue with the code and can remain if the applicant desires to use those types of doors.
Minimum Upper floor Transparency: 20% A general minimum transparency requirement shall be measured from floor to floor for each story.	Complies with FBC
Principal Entrance: Front or Corner Façade	Complies with FBC
Required Number of Street Entrances: 1 per unit.	Complies with FBC

7. Building Uses

Standard:	Staff Analysis:
Ground Story: Residential	Complies with FBC
Upper Stories: Residential	Complies with FBC
Parking within Building: Permitted fully in basement and in rear of the ground floor.	Complies with FBC
Required Occupied Space: 30 feet deep on all floors from front façade.	Complies with FBC

Building Design Standards

Standard:	Staff Analysis:
Primary Façade Materials: Primary materials shall be used for a minimum of 60% of each façade of the buildings in the T-C, T-R, and C-C zoning districts. (a) Permitted Primary Materials: (i) Stone (ii) Brick (iii) Wood Siding (iv) Fiber Cement Board (lapped, shingled, panels) (v) Glass (b) Primary building materials may not include vinyl siding or aluminum slat siding.	Complies with FBC
Secondary Façade Materials: Secondary materials are to be used to highlight details and/or provide accents and architectural variety. Secondary materials shall be used for a maximum of 40% of each façade for buildings in the T-C, T-R, and C-C zoning districts. (a) Permitted Secondary Materials: (i) All primary materials may be used as secondary materials. (ii) Fiber reinforced materials for trim and cornice elements, including: i. Glass Fiber Reinforced Concrete (GFRC)	Complies with FBC

ii. Polymer-modified Glassfiber Reinforced Gypsum (PGRG) iii. Fiberglass Reinforced Plastic (FRP) iv. Glassfiber Reinforced Gypsum (GRG) (iii) Metal (beams, cast, sheet, extruded) for beams, lintels, trim, and ornamentation, and exterior architectural metal panels and cladding. (iv) Exterior Insulation and Finishing Systems (EIFS) and/or stucco. i. Permitted on any area of the façade for buildings in the T-C, T-R, and C-C zoning districts. (v) Pre-cast Concrete (vi) Cast Stone	
Color: Main building colors shall utilize traditional palettes from any major paint manufacturer. Other colors may be utilized for details and accents, not to exceed a total area larger than 10% of the façade surface area.	Complies with FBC
Windows: All upper story windows shall be detailed with trim or molding at least four inches in width. Additionally, all upper story windows shall incorporate at least one of the following accent details: (a) Mullions and/or Transoms; (b) Shutters or canopies proportional to window size; (c) Recessed inset of at least two inches from the façade; (d) Lintel and/sill detail.	**Non-Compliance with FBC** Staff Note: The windows for the townhomes appear to have some sort of frame that measures at two inches (2") thick. The windows will need to be revised to include a molding separate from the frame that is a minimum of four inches (4') thick. The plans do not indicate if the windows are recessed or include any other characteristic outlined herein and will need to be revised to indicate the accent that will be used.
Awnings, Shutters, and Appropriate Grade of Materials. See Section 6.13.5 (4).	**Partial Compliance with FBC** Staff Note: The plans will need to indicate that these materials are commercial quality.
Building Variety: 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
Outdoor Space for Residential Development: Each residential unit must be provided with a minimum of 75 square feet of	**Partial-Compliance with FBC**

outdoor space. Use of roof tops to meet outdoor space is allowed in all districts. Outdoor spaces include: balconies, patios, porches, stoops, front and back yards. Unfenced areas within setback spaces are not considered functional outdoor space.	Staff Note: Based upon review of the plans and staff measurements, the proposed development appears to comply with this standard. Calculations will need to be provided to verify compliance.

C. SITE & LANDSCAPE STANDARDS (FBC Chapter 7)

The landscape chapter of the FBC outlines standards for site specific landscaping, parking lot landscaping and site buffering. The applicant has provided a landscape plan and will need to provide an irrigation plan for final approval. As required by code, the landscape plan has been prepared by a licensed landscape architect.

1. General Plant Requirements

Standard:	Staff Analysis:
Plant Requirements: (a) 20 trees are required per 1 acre of project. Street trees do not count toward this requirement. (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. (c) The maximum amount of landscape area than may be turf grass is 60%.	**Partial-compliance with FBC** Staff Note: The property survey and application indicate that the development site is 3.02 acres. The landscape plan indicates that the site is 2.66 acres and the numbers are based upon that area. With the site survey at 3.02 acres, staff has used that area for the calculation of trees and shrubs. A total of 60 trees are required and 56 are being provided. A total of 151 shrubs are required and 155 are provided. Based upon staff calculations the percentage of turf grass complies with code. The landscape plan will need to be modified to add additional trees.
Plant material shall be placed around the perimeter of the building footprint in a 5 foot minimum planting strip with the exception of entrances, utilities, and where required setbacks are less than 5 feet. For setbacks less than 5 feet, plant materials shall be placed around the perimeter of the building footprint in a planting strip the dimension of the setback, unless no setback exists.	**Partial Compliance with FBC** Staff Note: For most of the townhomes there is a sufficient width of planting strip around the building footprints. There are areas where the buildings are adjacent to an alley and no planting strip exists or is not of sufficient size. The plans need to be revised to provide the 5 foot planting strip around the footprint of the buildings as required by code.
Plant Selection: A minimum of 60% of planting selection must be water wise. Plants may be selected from the State of Utah waterwise plant list at https://waterwiseplants.utah.gov or the Conservation	**Non-compliance with FBC** Staff Note: Nine (9) of the eighteen (18) plants or 50% (trees, shrubs, grasses) are found on the Utah waterwise list or the Garden Park waterwise plant list. To

Garden Park database at https://conservationgardenpark.org/plants.	comply with this standard, two (2) additional plants will need to be replaced with waterwise plants identified on one of those two lists.
Size of Plants: See Table 7.2 (1) for minimum sizing standards.	**Partial-compliance with FBC** Staff Note: Most items meet the standards for size. The minimum height for evergreen trees must be shown at eight feet (8') and the minimum caliper width for deciduous trees must be two inches (2") as measured at eight inches (8") above soil surface.

2. District Transition Buffer

This buffer is required along all property lines that abut a T-R district or existing residential that is not in the Downtown FBC area. This development is within the T-R zoning district and does not abut existing residential that is not in the Downtown FBC area; therefore, this buffer is not required.

3. Parking Lot Buffer

This buffer is required in areas where a parking lot is adjacent to a right-of-way and either a front, rear, or side property line. There are two (2) parking lot spaces located at the southwest corner of the development where this buffer is applicable. No other parking areas are located in areas that would necessitate these development standards.

Standard:	Staff Analysis:
Buffer Depth and Location: The buffer is required to have a depth of 7 feet, but can be reduced to 5 feet for the side and rear areas if structural soil or an urban root system is used.	**Partial-Compliance with FBC** Staff Note: The only area where this buffer is required is adjacent to the two parking spaces in the southwest corner of the property. This parking area is located adjacent to the rear property line and includes landscaping addressing the intent of this standard. The width will need to be increased to a minimum of five feet (5') along the entire area and include the trees and shrubs required by code. See page 84 of FBC.
Buffer Landscape Requirements: The landscape screen of the buffer is required to have minimum width of 5 feet. A continuous double row of shrubs is required within the screen with a minimum width of 24 inches with shrubs spaced no more than 36 inches apart on center. The shrubs must maintain a height of 24 inches within 1 year of planting. A minimum of 15 shrubs are required for every 100 feet and at least 1 medium or large shade tree is required every 40 feet within the buffer area.	
Fence Requirement (optional): A six foot opaque fence is required along the buffer area along the property line. White vinyl and chain link with slats are not allowed.	

4. Interior Parking Lot Landscaping

Standard:	Staff Analysis:
Landscape Island Requirements: • Landscape islands are required at the terminal ends of free standing rows of parking and	**Partial Compliance with FBC** Staff Note: Most of the parking areas include landscaping islands at the ends of the rows of parking. Those islands need to be increased in

after every 9th parking space for rows of parking greater than 12 spaces. • The islands are required to be a minimum of 5 feet wide. Any island under a width of 15 feet are required to be provided with structural soil under any paved surface within a tree's critical root zone. Islands under 9 feet wide must install an aeration system and utilize permeable pavement for the curb and gutter. • A minimum of 1 medium or large shade tree is required per island. The islands shall be designed to accommodate storm water runoff (as bio-swales) where the drainage plan can be reasonably designed to accomplish that objective.	width and/or added to the other end of the row of parking to comply with these code standards.
Landscape Median Requirements: • Landscape medians are required for each free-standing bay of parking along the length of the bay. • The medians shall be designed with the same minimal standards as the islands for width, soil structure, aeration, and permeable pavement where necessary. • The medians shall include a minimum of 1 medium or large shade tree and shall also be designed to accommodate storm water runoff as a bio-swale.	Not Applicable
Tree Requirements: • Each parking lot space must be located within 50 feet of a tree planted within the parking lot interior. • A minimum of 1 shade tree must be planted within the parking lot interior or within 7 feet of a parking lot's edge for every 5 parking spaces. • Tree Shade Goal: Within 20 years of installation, 25% of the interior of the parking lot should be shaded by tree canopy.	Complies with FBC

5. Landscaping Screening

Standard:	Staff Analysis:
Open Storage & Refuse Areas Screening Requirements: • No open storage or refuse area is permitted in the front or corner side yards, within 10 feet of a property line, and between the building and street.	**Non-compliance with FBC** Staff Note: The proposed dumpster location is located in the southeast corner of the development. The plans will need to be revised to comply with the setback standard as

• An opaque screening wall is required on 3 sides of the dumpster and bin areas. The wall shall be the higher of the following: 1) 6 feet, 2) Height of the use being screened, 3) Height as determined by the City to accomplish the objective of screening. • Openings that can be visible from a public way or adjacent properties must be furnished with opaque gates. • If the refuse area is located within a larger paved area, landscape islands must be located on 3 sides of the area with at least 1 medium or large shade tree in 1 of the landscape areas.	well as with detail specifying the type of construction of the enclosure.
Utility Appurtenances Screening Requirements: • Shall be fenced with an opaque wood or brick-faced masonry on all sides facing a right-of-way. • A landscape screen with a shrub bed that has shrubs spaced no more than 36 inches apart on center shall be provided.	Required if utilities will be placed on the ground and not on buildings. There is no indication on the proposed plans of the location the utilities. If utilities are located on the ground, then this standard will apply.

Miscellaneous Landscaping Requirements
The remaining sections of the landscape chapter provide requirements for the installation of landscaping, the condition of landscaping, bonding for landscaping, and ongoing maintenance of landscaping. It is the responsibility of the applicant to be familiar with these standards and compliance with the standards is required as a condition of approval at the end of this report.

D. CIVIC OPEN SPACE STANDARDS (FBC Chapter 8)

As outlined in Chapter 8 of the FBC, residential only developments that are less than five (5) acres in size, are not required to provide a civic open space. The City's standard park impact fee will still be applied, but no additional percentage of the property or fee for civic open space is required.

E. PARKING STANDARDS (FBC Chapter 9)

Motor Vehicle Parking
As stated in the background section of this report, this development proposal includes sixty-one (61) two-bedroom townhomes each provided with two car garages. The table below includes the parking requirements for this development.

Parking Standard	Square Footage or Number of Bedroom Units	Requirement
1.725 spaces / 2-bedroom unit	61 Units	105 Spaces
1 bike rack space/5 dwelling units	61 Units	12 Spaces

It is important to note that the townhomes will have two-car garages and therefore the seven (7) surface parking spaces are provided for visitor parking. As a neighborhood street, Depot Street has a parallel on-street parking width of ten feet (10') which can also serve for visitor parking during the months in which on-street parking is allowed. If possible, staff recommends that additional on-site visitor parking be

provided with semi-pervious surface to better accommodate the needs of the residents. The plans indicate the location of the bicycle parking but not the number of spaces. The plans will need to be revised to indicate the number of bicycle parking rack spaces that will be provided.

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. The areas should be designed to ensure that visitor parking and the sidewalks are not covered with snow from the plowing of the parking lot.

CITY DEPARTMENT / AGENCY REVIEW

On June 1st, 2020 copies of the plans were provided to the North Davis Sewer District, North Davis Fire District, City Engineer, Building Official, and Public Works staff. The City Engineer and the North Davis Fire District have provided review letters which have been forwarded to the applicant. No other comments have been provided to date.

All comments and conditions must be met prior to issuance of final land use approval. Compliance with those requirements are included as part of the conditions of approval in the following section.

CONCLUSION AND STAFF RECOMMENDATION

Based upon a review of all applicable code standards, staff recommends that the Planning Commission **approve as conditioned SP 2020-050037**, a site plan review request by Pierre Langue with Axis Architects for the proposed townhome development for the properties addressed 305, 315, & 325 East 700 South (TIN: 12-003-0214, 12-003-0212, & 12-003-0254). 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.

1) The Alleys shall be revised to have a minimum pavement width (exclusive of curb and gutter) of twenty-six feet (26').
2) As part of the development on Depot Street a solid white line in along the property frontage delineating the ten foot (10') wide on-street parking lanes from the travel lanes shall be provided.
3) A streetscape design plan shall be submitted for review and approve that includes the minimum buffer and sidewalk widths as well as the street lights and street trees required for the Neighborhood Street type.
4) The impervious coverage of the development area shall be reduced from 61.6% to 60% maximum.
5) The townhome located in the northeast area of the development shall have a minimum build-to-zone of five feet (5') as well as all the other townhomes along Depot Street.
6) The townhomes shall include a vertical façade division that provides a clear separation between the units and continues to the ground level.
7) The townhome entry type shall be revised to be a porch or stoop entry as required by the FBC.

8) All the upper story windows shall be finished with a trim or molding that is a minimum of four inches (4") thick as well as an accent required by the FBC. The trim or molding does not include the window frame.

9) A note shall be added to the plans that indicate that the building materials will be commercial grade.

10) The plans shall indicate that there is seventy five square feet (75') of outdoor space per townhome as required by the code. The plans will need to indicate compliance with this standard by providing calculations.

11) A total of sixty (60) trees shall be provided for the 3.02 acre development site and a five foot (5') wide planting strip shall be provided around the building footprints with the exception of entrances, utilities and where the setback standard is less than five feet (5') wide.

12) Two (2) plants shall be replaced with plants that are on the provided waterwise plants list so a total of eleven (11) of the eighteen (18) plants or 60% are waterwise. A formal irrigation plan shall be submitted in conjunction with the updated landscape plans.

13) The street trees shall be replaced with trees on the approved street trees list as well as comply with the diversity requirements to prevent disease and promote a healthy urban tree system.

14) Plant sizing shall conform to the required sized outlined in Table 7.2 (1) of the FBC. Tree calipers shall be a minimum of two inches (2") as measured at eight inches (8") above the soil.

15) The parking lot buffer landscaping shall be revised to have a minimum depth of five feet (5') and the parking lot islands shall be revised to meet the minimum dimensions and standards of the FBC.

16) The garbage refuse area located in the southeast corner of the development needs to be revised to meet the setback standard as well as the design standards of the FBC.

17) The plans shall be revised to provide a snow stacking area to accommodate a stacking volume of a four inch (4") snow base of the alley and parking areas.

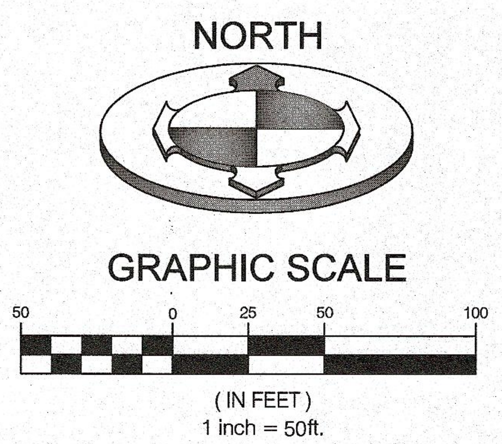
18) The plans should be revised to address Engineering and Fire District requirements outlined in the provided review letters.

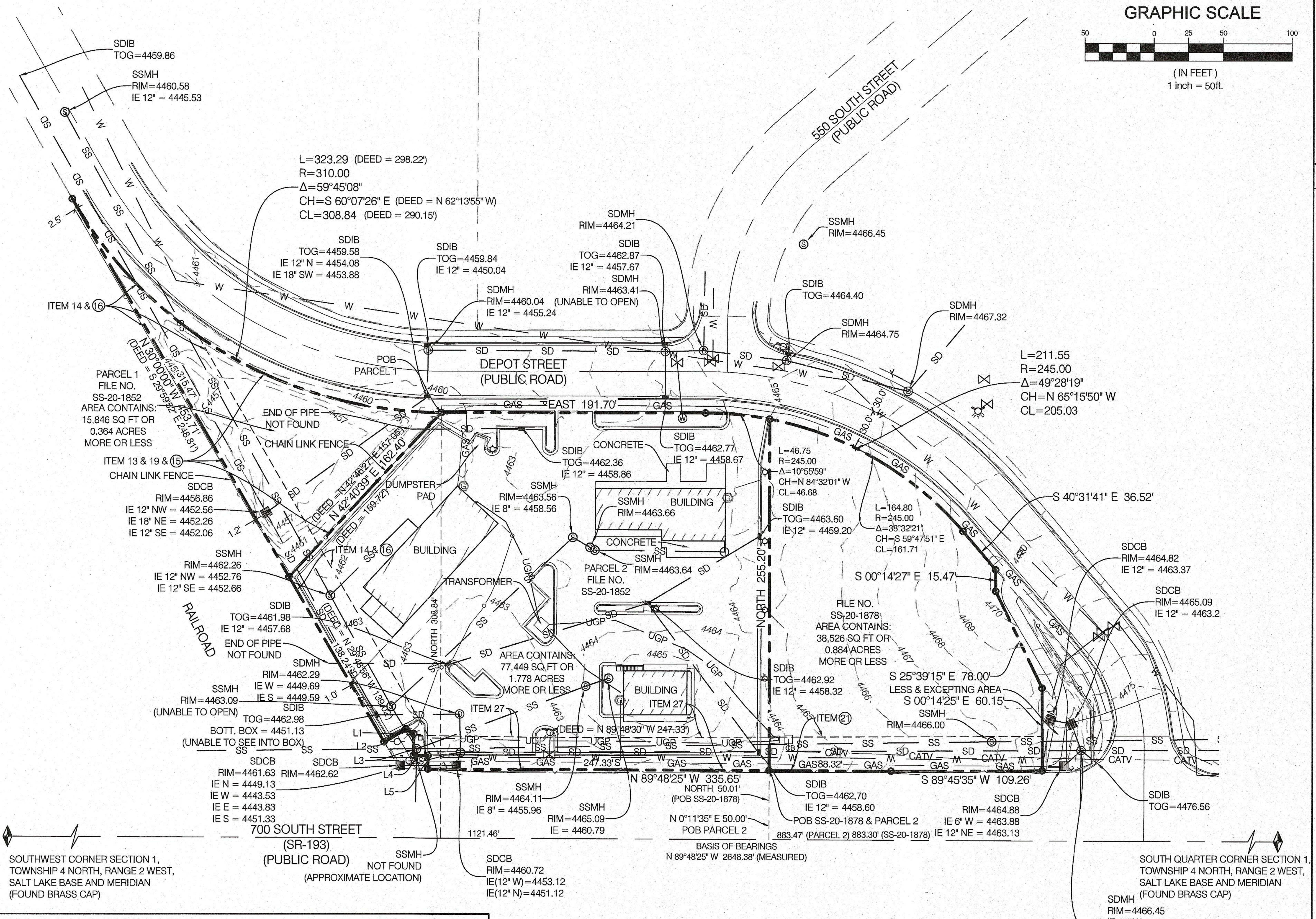
ATTACHMENTS

1. Alta/NSPS Land Title Survey
2. Cover Sheet and Notes
3. Civil Site Plan
4. Demolition Plan
5. Utility Plan
6. Grading & Drainage Plan
7. Erosion Control Plan & Details
8. Existing Site Plan
9. Architectural Site Plan
10. Unit Plans
11. Building Elevations
12. Color Site Plan
13. Landscape Plans
14. Building Renderings, Elevations, & Materials

ALTA/NSPS LAND TITLE SURVEY

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





NARRATIVE OF SURVEY

BEGINNING AT A POINT WHICH ON THE NORTHERLY RIGHT OF WAY LINE OF 700 SOUTH STREET (SR-193) SAID POINT BEING NORTH 89°48'25" WEST 883.47 FEET AND NORTH 00°11'35" EAST 50.00 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE NORTH 89°48'25" WEST 247.33 FEET; THENCE NORTH 00°12'27" EAST 9.86 FEET; THENCE NORTH 89°40'01" WEST 10.48 FEET; THENCE NORTH 00°19'59" EAST 15.80 FEET; THENCE NORTH 59°38'08" WEST 6.52 FEET; THENCE SOUTH 59°32'52" WEST 18.32 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF THE RAILROAD; THENCE NORTH 30°00'00" WEST 453.71 FEET ALONG SAID RIGHT OF WAY LINE TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF DEPOT STREET; THENCE RUNNING ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES; 1) SOUTHEASTERLY 323.29 FEET ALONG THE NON-TANGENT ARC OF A 310.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS SOUTH 60°07'26" EAST 308.84 FEET; 2) EAST 191.70 FEET; 3) SOUTHEASTERLY 211.55 FEET ALONG THE ARC OF A 245.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS SOUTH 65°15'50" EAST 205.03 FEET; 4) SOUTH 40°31'41" EAST 36.52 FEET; THENCE SOUTH 00°14'27" EAST 15.47 FEET; THENCE SOUTH 25°39'15" EAST 78.00 FEET; THENCE SOUTH 00°14'25" EAST 60.15 FEET; THENCE SOUTH 89°45'35" WEST 109.26 FEET TO A POINT ON SAID NORTHERLY RIGHT OF WAY LINE; THENCE NORTH 89°48'25" WEST 88.32 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

CONTAINS 131,821 SQ FT OR 3.026 ACRES, MORE OR LESS

PARCEL LINE TABLE

LINE #	BEARING	DISTANCE
L1	S 59°32'52" W	18.32'
L2	N 59°38'08" W	6.52'
L3	N 00°19'59" E	15.80'
L4	N 89°40'01" W	10.48'
L5	N 00°12'27" E	9.86'

NARRATIVE OF SURVEY

SCOPE
BENCHMARK ENGINEERING & LAND SURVEYING, LLC WAS RETAINED BY MELISSA BIGGER OF AXIS ARCHITECTS TO PERFORM AN ALTA/NSPS SURVEY OF SUBJECT PROPERTY, AS SHOWN HEREON.

BASIS OF BEARING
THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 89°48'25" WEST, AS SHOWN HEREON.

BENCHMARK
THE SOUTH QUARTER CORNER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.
ELEVATION = 4479.47

NARRATIVE
THE WEST PROPERTY LINE HAS BEEN ADJUSTED TO MATCH THE RAILROAD RIGHT OF WAY THAT WAS ESTABLISHED AND SHOWN ON THE REFERENCED DOCUMENTS SHOWN.

GENERAL NOTES

1) SURVEYOR'S OBSERVATIONS REGARDING POSSIBLE ENCROACHMENTS.
- NONE FOUND
2) ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN AND BLUESTAKE MARKINGS FOUND AT THE SITE MAY NOT DEPICT UNDERGROUND FEATURES ACCURATELY. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED.
3) NO OBSERVED EVIDENCE OF ANY CEMETERIES AND/OR BURIAL GROUNDS CONTAINED WITHIN PROPERTY.
4) THE SUBJECT PROPERTY HAS DIRECT ACCESS TO DEPOT STREET.
5) A GAPS, GORES OR STRIPS ALONG COMMON BOUNDARY LINE BETWEEN PARCEL 1 & 2 WAS FOUND. PARCEL 2 APPEARS TO HAVE CLOSURE ERRORS. THE NORTHWESTERLY LINE OF PARCEL 2 IS SHOW. I WILL BE CREATING A NEW LEGAL DESCRIPTION WITH THIS SURVEY TO CONSOLIDATE THESE PARCELS. A GAP BETWEEN THE DEEDS AND THE RAILROAD RIGHT OF WAS WAS FOUND. THE RIGHT OF WAY WAS HELD. SEE NARRATIVE.
5) NO POSTED ADDRESS WAS OBSERVED DURING SURVEY.

LEGEND AND ABBREVIATIONS

SECTION CORNER & LINE (FOUND)
PROPERTY CORNER (SET REBAR & CAP)
ADJACENT PL or LOT LINES
EXISTING RIGHT-OF-WAY LINE
CENTERLINE of ROAD
EASEMENT LINE
CURB & GUTTER
EDGE OF EXISTING ASPHALT
FENCE, CHAIN
SANITARY SEWER MANHOLE & PIPE — SS — SS
STORM DRAIN MANHOLE & PIPE — SD — SD
CULINARY PIPE LINE — W — W
WATER VALVE & WATER METER
FIRE HYDRANT
UNDERGROUND POWER — UGP — UGP
GAS LINE — GAS — GAS
TELEPHONE LINE — T — T
FIBER OPTIC — FO — FO
COMMUNICATION LINE — COMM — COMM
GUY WIRE
LIGHT POLE
SIGN
GAS METER
TELECOMM PEDESTAL
STORM DRAIN INLET BOX

SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
SD	STORM DRAIN
CB	CATCH BASIN
IE	INVERT ELEVATION
TOG	TOP OF GRATE
POB	POINT OF BEGINNING

SURVEYOR'S CERTIFICATE

TO:
FIRST AMERICAN TITLE INSURANCE COMPANY
STEED TITLE INSURANCE AGENCY
AXIS ARCHITECTS
FLAGSTAFF HOLDINGS & INVESTMENTS, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 5, 8, 11 AND 13 OF TABLE 'A' THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 7, 2020.



LEGAL DESCRIPTION PER TITLE REPORT

COMMITMENT NO.: SS-20-1852

PARCEL 1:

NEWCASTLE GREENE DETENTION POND: BEGINNING AT A POINT WHICH IS NORTH 89°48'25" WEST 1121.460 FEET AND NORTH 308.842 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 1 TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN; AND RUNNING THENCE 298.22 FEET ALONG THE ARC OF A 310.00 FT RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 62°13'55" WEST 290.15 FEET); THENCE SOUTH 29°59'52" EAST 248.81 FEET; THENCE SOUTH 34°42'31" EAST 40.23 FEET TO THE SOUTHEASTERLY PROPERTY LINE; THENCE NORTH 42°46'27" EAST 157.05 FEET TO THE POINT OF BEGINNING.

TAX PARCEL NO. 12-003-0214

PARCEL 2:

A TRACT OF LAND, SITUATE IN THE SE1/4SW1/4 OF SECTION 1, IN T.4N., R.2W., S.L.B.&M. THE BOUNDARIES OF SAID TRACT OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF 700 SOUTH STREET AND THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT AT A POINT 48.67 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE SR-193 CONTROL LINE. SAID POINT OF BEGINNING IS 883.47 FEET N 89°48'30"W (883.30 FEET N.89°48'25"W. BY RECORD) ALONG THE SOUTH SECTION LINE AND 50.00 FEET N.0°11'30"E. (NORTH BY RECORD) FROM THE SOUTH QUARTER CORNER OF SAID SECTION 1; AND RUNNING THENCE N.89°48'30"W 247.33 FEET (N.89°48'25"W. BY RECORD) ALONG SAID NORTHERLY RIGHT OF WAY LINE; THENCE N.0°12'22"E. 9.86 FEET; THENCE N 89°40'06"W. 10.48 FEET; THENCE N.0°19'54"E. 15.80 FEET; THENCE N.59°38'13"W. (N.59°33'16"W. BY RECORD) 6.52 FEET; THENCE S.59°32'47"W. (S.59°37'44"W. BY RECORD) 16.01 FEET; THENCE N.29°53'56"W. (N 29°48'59"W. BY RECORD) 139.02 FEET; THENCE N.42°40'34"E. 159.72 FEET; THENCE EASTERLY 4.45 FEET ALONG THE ARC OF A 320.00-FOOT RADIUS CURVE TO THE LEFT (NOTE: CHORD TO SAID CURVE BEARS S.89°36'11"E. FOR A DISTANCE OF 4.45 FEET); THENCE N.89°59'55"E. 187.22 FEET; THENCE EASTERLY 46.75 FEET ALONG THE ARC OF A 245.00-FOOT RADIUS CURVE TO THE RIGHT (NOTE: CHORD TO SAID CURVE BEARS S.84°32'07"E. FOR A DISTANCE OF 46.68 FEET) TO SAID EASTERLY BOUNDARY LINE; THENCE S.0°00'05"E. 255.20 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED ENTIRE TRACT CONTAINS 77,108 SQUARE FEET IN AREA OR 1.77 ACRES. SUBJECT TO EASEMENTS, RIGHTS AND RESTRICTIONS CONTAINED IN THAT QUIT CLAIM DEED RECORDED APRIL 19TH, 2019, ACCORDING TO THE OFFICIAL RECORDS OF DAVIS COUNTY, ENTRY NUMBER 3154841, BOOK 7245 AND PAGE 1167.

TAX ID NO.: 12-003-0212

COMMITMENT NO.: SS-20-1878

THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 89°48'25" WEST 883.300 FEET AND NORTH 50.009 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 255.197 FEET TO A POINT OF CURVATURE; THENCE 164.802 FEET ALONG THE ARC OF A 245.00 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE EQUALS 38°22'26" AND LONG CHORD BEARS SOUTH 59°47'54" EAST 161.712 FEET); THENCE SOUTH 40°31'41" EAST 119.640 FEET TO A POINT OF CURVATURE; THENCE 62.268 FEET ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE EQUALS 35°40'37" AND LONG CHORD BEARS SOUTH 22°41'24" EAST 61.267 FEET); THENCE 41.471 FEET ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE EQUALS 95°02'40" AND LONG CHORD BEARS SOUTH 42°40'15" WEST 36.877 FEET); THENCE NORTH 89°48'25" WEST 216.146 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT PIECE OF PROPERTY FOUND IN THE WARRANTY DEED RECORDED ON AUGUST 18, 2011 WITH THE DAVIS COUNTY RECORDER AS ENTRY NUMBER 2612029, BOOK 5339 AND PAGE 122:

BEGINNING AT A POINT 74.20 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE DEPOT STREET CONTROL LINE OF SAID PROJECT AT ENGINEER STATION 96+47.45. SAID POINT OF BEGINNING IS 686.11 FEET N.89°48'30"W. (N.89°48'25"W. BY RECORD) ALONG THE SOUTH LINE OF SAID SECTION AND 50.83 FEET N.0°26'08"E. FROM THE SOUTH QUARTER CORNER OF SAID SECTION 1; AND RUNNING THENCE N.0°14,30"W. 60.15 FEET; THENCE N.25°39'20"W. 78.00 FEET; THENCE N.0°14'32"W. 15.47 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF DEPOT STREET; THENCE ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES:(1) S.40°31'46"E. 83.12 FEET TO A POINT OF TANGENCY WITH A 100.00-FOOT RADIUS CURVE TO THE RIGHT; (2) SOUTHEASTERLY 62.27 FEET ALONG THE ARC OF SAID CURVE (NOTE: CHORD TO SAID CURVE BEARS S.22°41'28"E. FOR A DISTANCE OF 61.27 FEET) TO A COMPOUND CURVE WITH A 25.00-FOOT RADIUS CURVE TO THE RIGHT; (3) SOUTHWESTERLY 34.31 FEET ALONG THE ARC OF SAID CURVE (NOTE: CHORD TO SAID CURVE BEARS S.34°27'51"W. FOR A DISTANCE OF 31.68 FEET) TO A POINT 48.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE SR-193 CONTROL LINE OF SAID PROJECT AT ENGINEER STATION 239+07.63; THENCE S.89°45'30"W. 25.63 FEET PARALLEL WITH SAID SR-193 CONTROL LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 4,311 SQUARE FEET IN AREA OR 0.10 ACRE.

TOGETHER WITH ANY AND ALL ABUTTER'S RIGHTS OF UNDERLYING FEE TO THE CENTER OF EXISTING RIGHTS OF WAY APPURTENANT TO THIS CONVEYANCE.

ALSO LESS AND EXCEPTING THAT PIECE OF PROPERTY FOUND IN THE WARRANTY DEED RECORDED ON AUGUST 18, 2011 WITH THE DAVIS COUNTY RECORDER AS ENTRY NUMBER 2612028, BOOK 5339 AND PAGE 120:

A PARCEL OF LAND IN FEE FOR THE EXTENSION OF THE EXISTING HIGHWAY STATE ROUTE 193 KNOWN AS PROJECT NO. S-0193(6)0, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE SE1/4SW1/4 OF SECTION 1, IN T.4N., R.2W., S.L.B.&M.

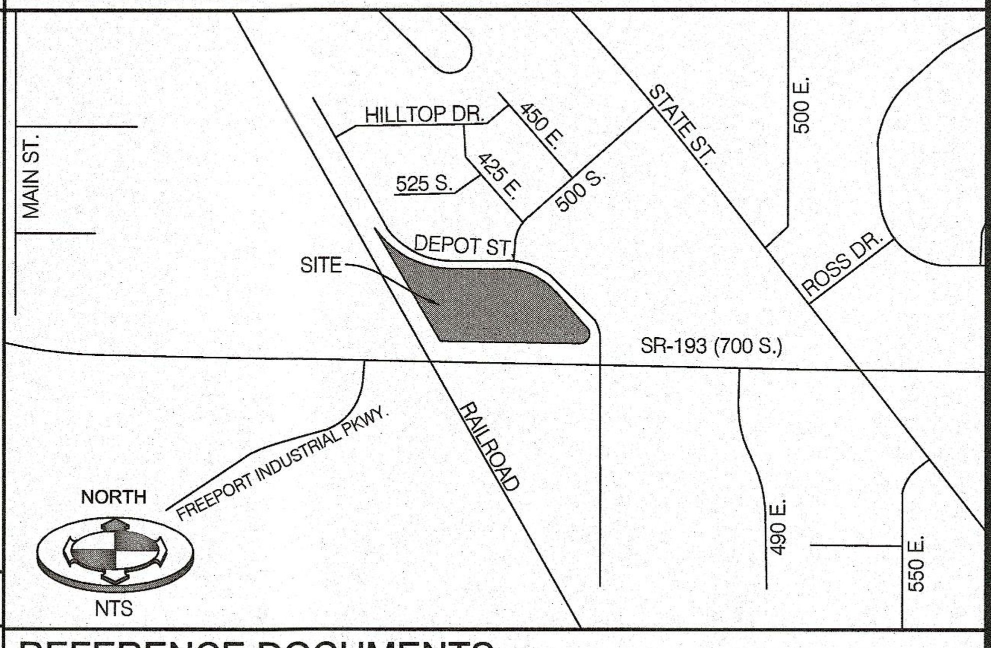
THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING IN THE NORTHERLY RIGHT OF WAY LINE OF 700 SOUTH STREET AT A POINT 48.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE SR-193 CONTROL LINE OF SAID PROJECT AT ENGINEER STATION 237+73.02. SAID POINT OF BEGINNING IS 794.87 FEET N.89°48'30"W. (N.89°48'25"W. BY RECORD) ALONG THE SOUTH LINE OF SAID SECTION AND 50.00 FEET N.0°11'30"E. (NORTH BY RECORD) FROM THE SOUTH QUARTER CORNER OF SAID SECTION 1; AND RUNNING THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) S.89°48'30"E. (S.89°48'25"E. BY RECORD) 127.54 FEET TO A POINT OF TANGENCY WITH A 25.00-FOOT RADIUS CURVE TO THE LEFT; (2) NORTHEASTERLY 7.16 FEET ALONG THE ARC OF SAID CURVE (NOTE: CHORD TO SAID CURVE BEARS N.81°59'11" E. FOR A DISTANCE OF 7.14 FEET) TO A POINT 48.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID SR-193 CONTROL LINE AT ENGINEER STATION 239+07.63; THENCE S.89°45'30"W. 134.61 FEET PARALLEL WITH SAID SR-193 CONTROL LINE TO THE POINT OF BEGINNING, AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 66 SQUARE FEET IN AREA OR 0.002 ACRE.

TOGETHER WITH ANY AND ALL ABUTTER'S RIGHTS OF UNDERLYING FEE TO THE CENTER OF EXISTING RIGHTS OF WAY APPURTENANT TO THIS CONVEYANCE.

TAX ID NO.: 12-003-0254

VICINITY MAP



REFERENCE DOCUMENTS

R1) COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. SS-20-1852, EFFECTIVE DATE MARCH 23, 2020.

R2) COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. SS-20-1878, EFFECTIVE DATE APRIL 1, 2020.

R3) NEWCASTLE GREENE TOWNHOMES PUD PHASE 1, RECORDED JUNE 19, 1997 AS ENTRY NO. 1329945 IN BOOK 2143 AT PAGE 1157 AT THE OFFICE OF THE DAVIS COUNTY RECORDER.

R4) NEWCASTLE GREENE TOWNHOMES PUD PHASE 2, RECORDED APRIL 16, 1998 AS ENTRY NO. 1397539 IN BOOK 2276 AT PAGE 115 AT THE OFFICE OF THE DAVIS COUNTY RECORDER.

TITLE EXCEPTIONS

THIS SURVEY IS BASED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. SS-20-1852, EFFECTIVE DATE MARCH 23, 2020.
NOTES PERTAINING TO EXCEPTIONS TO COVERAGE, SCHEDULE B-2 OF REFERENCED COMMITMENT:

ITEMS 1-9 NOT ADDRESSED IN THIS SURVEY

ITEM 10 THE EFFECTS OF EASEMENTS AND RIGHTS OF WAY FOR ROADS, DITCHES, CANALS, TELEPHONE AND TRANSMISSION LINES, DRAINAGE, UTILITIES OR OTHER, OVER, UNDER, OR ACROSS SAID PROPERTY WHICH ARE OF RECORD OR WHICH MAY BE ASCERTAINED BY AN INSPECTION OR SURVEY AND COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD.
(SURVEY FINDINGS: FOUND UTILITIES AND IMPROVEMENTS AS SHOWN)

ITEM 11 SUBJECT TO EASEMENTS, BUILDING SETBACK LINES, RESTRICTIONS, DEDICATIONS OR OFFER FOR DEDICATIONS, CONDITIONS OF APPROVAL AND NOTES, IF ANY, ALL AS SET FORTH ON THE RECORDED PLAT.
(SURVEY FINDINGS: NO PLAT PROVIDED)

ITEM 12 NOT ADDRESSED IN THIS SURVEY

ITEM 13 GRANT OF EASEMENT, WAS RECORDED ON MAY 12, 1997, AS ENTRY NO. 1322351 IN BOOK 2129 AT PAGE 250 OF OFFICIAL RECORDS, UPON THE TERMS AND CONDITIONS THEREIN PROVIDED.
(SURVEY FINDINGS: AS SHOWN)

ITEM 14 GRANT OF EASEMENT, WAS RECORDED ON MAY 12, 1997, AS ENTRY NO. 1322352 IN BOOK 2129 AT PAGE 252 OF OFFICIAL RECORDS, UPON THE TERMS AND CONDITIONS THEREIN PROVIDED.
(SURVEY FINDINGS: AS SHOWN)

ITEM 15 AMENDMENT TO AGREEMENT, GRANT OF ACCESS TO DEG AND COVENANTS NOT TO SUE UTAH TRANSIT AUTHORITY, WAS RECORDED ON OCTOBER 03, 2005, AS ENTRY NO. 2110746 IN BOOK 3883 AT PAGE 775 OF OFFICIAL RECORDS, UPON THE TERMS AND CONDITIONS THEREIN PROVIDED.
(SURVEY FINDINGS: NOT PLOTTABLE)

ITEMS 16-18 NOT ADDRESSED IN THIS SURVEY

THE FOLLOWING ONLY APPLY TO PARCEL #1:

ITEM 19 DEED OF EASEMENT BETWEEN PEACH INVESTMENTS, LLC A UTAH LIMITED LIABILITY COMPANY, GRANTOR, AND C&K REALTY, WAS RECORDED ON FEBRUARY 15, 2000, AS ENTRY NO. 1575232 IN BOOK 2615 AT PAGE 900 OF OFFICIAL RECORDS, UPON THE TERMS AND CONDITIONS THEREIN PROVIDED.
(SURVEY FINDINGS: AS SHOWN)

ITEMS 20-25 NOT ADDRESSED IN THIS SURVEY

ITEM 26 TEMPORARY CONSTRUCTION EASEMENT PERMIT TO ENTER PRIVATE PROPERTY TO CONSTRUCT PUBLIC UTILITIES, WAS RECORDED ON SEPTEMBER 29, 2011, AS ENTRY NO. 2618532 IN BOOK 5369 AT PAGE 386 OF OFFICIAL RECORDS, UPON THE TERMS AND CONDITIONS THEREIN PROVIDED.
(SURVEY FINDINGS: EASEMENT HAS EXPIRED, NO LONGER AFFECTS SUBJECT PROPERTY)

ITEM 27 PUBLIC UTILITY EASEMENT, WAS RECORDED ON NOVEMBER 14, 2017, AS ENTRY NO. 3058199 IN BOOK 6891 AT PAGE 1066 OF OFFICIAL RECORDS, UPON THE TERMS AND CONDITIONS THEREIN PROVIDED.
(SURVEY FINDINGS: AS SHOWN)

ITEM 28 NOT ADDRESSED IN THIS SURVEY

THIS SURVEY IS BASED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. SS-20-1878, EFFECTIVE DATE APRIL 1, 2020.
NOTES PERTAINING TO EXCEPTIONS TO COVERAGE, SCHEDULE B-2 OF REFERENCED COMMITMENT:

ITEMS 1-9 NOT ADDRESSED IN THIS SURVEY

ITEM 10 THE EFFECTS OF EASEMENTS AND RIGHTS OF WAY FOR ROADS, DITCHES, CANALS, TELEPHONE AND TRANSMISSION LINES, DRAINAGE, UTILITIES OR OTHER, OVER, UNDER, OR ACROSS SAID PROPERTY WHICH ARE OF RECORD OR WHICH MAY BE ASCERTAINED BY AN INSPECTION OR SURVEY AND COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD.
(SURVEY FINDINGS: FOUND UTILITIES AND IMPROVEMENTS AS SHOWN)

ITEM 11 SUBJECT TO EASEMENTS, BUILDING SETBACK LINES, RESTRICTIONS, DEDICATIONS OR OFFER FOR DEDICATIONS, CONDITIONS OF APPROVAL AND NOTES, IF ANY, ALL AS SET FORTH ON THE RECORDED PLAT.
(SURVEY FINDINGS: NO PLAT PROVIDED)

ITEMS 12-14 NOT ADDRESSED IN THIS SURVEY

ITEM (15) GRANT OF EASEMENT FOR A STORM WATER MANAGEMENT FACILITY(IES), INCLUDING A DETENTION POND, WAS RECORDED ON MAY 12, 1997, AS ENTRY NO. 1322351 IN BOOK 2129 AT PAGE 250 OF OFFICIAL RECORDS, UPON THE TERMS AND CONDITIONS THEREIN PROVIDED.
(SURVEY FINDINGS: AS SHOWN)

ITEM (16) GRANT OF EASEMENT FOR A SANITARY SEWER LINE AND STORM SEWER LINE, WAS RECORDED ON MAY 12, 1997, AS ENTRY NO. 1322352 IN BOOK 2129 AT PAGE 252 OF OFFICIAL RECORDS, UPON THE TERMS AND CONDITIONS THEREIN PROVIDED.
(SURVEY FINDINGS: AS SHOWN)

ITEMS 17-20 NOT ADDRESSED IN THIS SURVEY

ITEM (21) EASEMENT GRANTING THE UTAH DEPARTMENT OF TRANSPORTATION A PERPETUAL EASEMENT, UPON A PART OF EN ENTIRE TRACT OF PROPERTY FOR THE PURPOSE OF CONSTRUCTING THERON PUBLIC UTILITIES, WAS RECORDED ON AUGUST 18, 2011, AS ENTRY NO. 2612030 IN BOOK 5339 AT PAGE 124 OF OFFICIAL RECORDS, UPON THE TERMS AND CONDITIONS THEREIN PROVIDED.
(SURVEY FINDINGS: AS SHOWN)

ITEMS 22-25 NOT ADDRESSED IN THIS SURVEY

No.	DATE	DESCRIPTION

DRAWN BY BAL
CHECKED BY KD
FIELD CREW ID
DATE 5/15/2020
DWG FILE 2004092a

0 0.5 1
SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

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BENCHMARK CIVIL

AXIS ARCHITECTS
305 E 700 S
CLEARFIELD CITY, UTAH

PROJECT NO. 2004092

ALTA/NSPS
LAND TITLE
SURVEY

SVA.01
1 OF 1

THE DEPOT TOWNHOMES

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

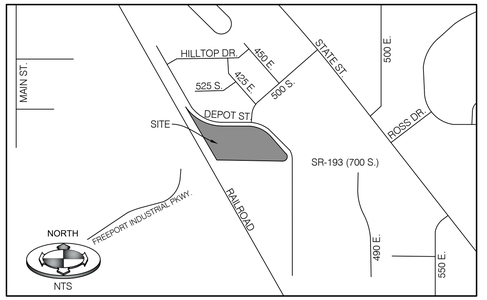


NORTH

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30ft.



VICINITY MAP
N.T.S

OWNER/DEVELOPER:
AXIS ARCHITECTS
MELISSA BIGGER
927 S STATE ST.
SALT LAKE CITY, UT 84111
801-355-3003
MBIGGER@AXISARCHITECTS.COM

DRAWING INDEX

COVER	COVER SHEET
CGN.01	GENERAL NOTES, LEGEND & ABBREVIATION
CSP.01	SITE PLAN
CDP.01	DEMO PLAN
CUP.01	UTILITY PLAN
CGD.01	GRADING & DRAINAGE PLAN
CEP.01	EROSION CONTROL PLAN
CEP.02	EROSION CONTROL DETAILS
CDT.01	DETAILS & NOTES

PRELIMINARY NOT FOR CONSTRUCTION

BENCHMARK CIVIL

PRELIMINARY PLAN
PROFESSIONAL ENGINEER
No. 11366833
ALLISON G. ALBERT
STATE OF UTAH
NOT FOR CONSTRUCTION

BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
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THE DEPOT TOWNHOMES
305 E 700 S
CLEARFIELD, UTAH

DRAFT: JHO	DESIGN: AGA	CHECK: AGA
DATE: 05/15/2020	DATE: 06/15/2020	DATE: 06/02/2020

No.	DATE	DESCRIPTION

PROJECT NO: 2004092

COVER

BENCHMARK ENGINEERING CONTACT: ALLISON G. ALBERT, PE

LINETYPES:

NEW | EXISTING

- SECTION LINE
- PROPERTY LINE
- ADJACENT PL or LOT LINES
- RIGHT-OF-WAY LINE
- CENTERLINE of ROAD
- EASEMENT LINE
- CURB & GUTTER
- EDGE OF ASPHALT
- FENCE / WALL, STONE
- FENCE, BLOCK
- FENCE, BRICK
- FENCE, CHAIN
- FENCE, IRON
- FENCE, VINYL
- FENCE, WIRE (X)
- FENCE, WOOD (*)
- INDEX CONTOUR LINE (4475)
- INTERMEDIATE CONTOUR LINE
- SPOT ELEVATION (XX.XX TOC)
- SANITARY SEWER LINE (SS)
- STORM DRAIN LINE (SD)
- WATER LINE (W)
- IRRIGATION LINE (IRR)
- OVERHEAD POWER LINE (OHP)
- UNDERGROUND POWER LINE (UG)
- GAS LINE (GAS)
- TELEPHONE LINE (T)
- CABLE TELEVISION LINE (CATV)
- DRAINAGE / DITCH CENTERLINE
- TREE LINE EDGE
- FIBER OPTIC LINE (FO)
- PROPOSED ASPHALT
- PROPOSED CONCRETE

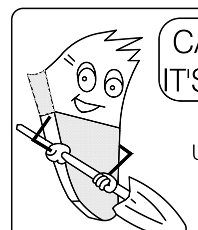
SYMBOLS:

NEW | EXISTING

- SECTION CORNER (FOUND)
- SECTION CORNER (NOT FOUND)
- STREET MONUMENT (FOUND)
- STREET MONUMENT (NOT FOUND)
- BRASS CAP MONUMENT
- POWER POLE & OVERHEAD POWER
- LIGHT POLE
- GUY WIRE
- TELEPHONE MANHOLE
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- CATCH BASIN
- DIRECTION OF DRAINAGE
- WATER MANHOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- IRRIGATION VALVE
- GAS MANHOLE
- TREE

ABBREVIATIONS

BC	BAR & CAP
BOW	BOTTOM OF VISIBLE WALL
COR.	SECTION CORNER
CB	CATCH BASIN
CF	CUBIC FEET
D	DELTA ANGLE
EG	EXISTING GROUND
EOA	EDGE OF ASPHALT
EOC	EDGE OF CONCRETE
EX	EXISTING
FFE	FINISH FLOOR ELEVATION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
GB	GRADE BREAK
GW	GUY WIRE
HW	HEAD WALL
I.E.	INVERT ELEVATION
LIP	LENGTH OF CURVE
L	LIP OF CURB
LF	LINEAR FEET
LP	LOW POINT
M-M	MONUMENT TO MONUMENT
MH	MANHOLE
MON.	SURVEY MONUMENT
OHP	OVERHEAD POWER
PC	POINT OF CURVATURE
PI	POINT OF INTERSECTION
PP	POWER POLE
PT	POINT OF TANGENCY
PUE	PUBLIC UTILITY EASEMENT
R	RADIUS OF CURVE
RR	RAILROAD
ROW	RIGHT-OF-WAY
R/W	RIGHT-OF-WAY
SMH	SEWER MANHOLE
SD	STORM DRAIN
SF	SQUARE FEET
TBC	TOP BACK OF CURB
TMH	TELEPHONE MANHOLE
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOF	TOP OF FOOTING
TOE	TOE OF SLOPE
TOG	TOP OF GRATE
TOP	TOP OF SLOPE
TOW	TOP OF WALL
TR	TELEPHONE RISER
UGP	UNDERGROUND POWER
VPC	VERTICAL POINT OF CURVATURE
VPI	VERTICAL POINT INTERSECTION
VPT	VERTICAL POINT OF TANGENCY
WM	WATER METER
WV	WATER VALVE



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NOTE:

IN THE EVENT THAT THE CONSTRUCTION NOTES CONFLICT WITH RESPONSIBLE DISTRICT OR AGENCY STANDARDS NOTES AND SPECIFICATIONS, THE DISTRICT OR AGENCY STANDARD NOTES AND SPECIFICATIONS GOVERN.

CAUTION NOTICE TO CONTRACTORS

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.

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 THE NORMAL WORKING HOURS; AND THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AN 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 SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

CONSTRUCTION NOTES

RESPONSIBLE DISTRICTS OR AGENCIES AND APPLICABLE STANDARDS
CITY OR COUNTY- CLEARFIELD CITY
WATER UTILITY COMPANY- CLEARFIELD CITY UTILITIES
SEWER- CLEARFIELD CITY UTILITIES
STORM DRAIN/GROUNDWATER- CLEARFIELD CITY UTILITIES
ELECTRICAL- ROCKY MOUNTAIN POWER
TELEPHONE- CENTURY LINK
NATURAL GAS- DOMINION ENERGY

APPLICABLE STANDARDS: APWA 2017 STANDARDS

GENERAL

1. ALL MATERIALS AND CONSTRUCTION IN THE PUBLIC RIGHT OF WAY SHALL BE IN ACCORDANCE WITH RESPONSIBLE DISTRICT OR AGENCY.

2. CONTRACTOR AND APPLICABLE SUBCONTRACTORS SHALL ATTEND ALL PRE-CONSTRUCTION CONFERENCES AND PERIODIC PROGRESS MEETINGS. PRIOR TO ANY WORK BEING PERFORMED, THE CONTRACTOR SHALL CONTACT RESPONSIBLE DISTRICT OR AGENCY FOR A PRE-CONSTRUCTION CONFERENCE. CONTRACTOR SHALL ALSO NOTIFY THE APPROPRIATE PROJECT CONTACTS (48) HOURS IN ADVANCE OF SAID MEETING.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PUBLIC SAFETY AND OSHA STANDARDS.

4. THE CONTRACTOR SHALL FAMILIARIZE HIM/HER SELF WITH THE PLANS, THE GEOLOGY REPORTS AND THE SITE CONDITIONS PRIOR TO COMMENCING WORK. CONTRACTOR SHALL INSPECT THE SITE OF WORK PRIOR TO BIDDING TO SATISFY THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER, OF THE LOCATION OF THE PROPOSED WORK, AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK.

CONDITIONS WHICH APPEAR TO THEM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, THEY SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING THEIR BID.

SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, THEY HAVE RELIED AND ARE RELYING ON THEIR OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON THEIR OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT.

THE INFORMATION PROVIDED BY THE OWNER OR THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO, THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT THEY HAVE NOT RELIED SOLELY UPON OWNER OR ENGINEER FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING THEIR BID.

5. ALL WORK SHALL COMPLY WITH THE AMERICAN PUBLIC WORKS ASSOCIATION UTAH CHAPTER (APWA) MANUAL OF STANDARD SPECIFICATIONS 2017 EDITION AND THE MANUAL OF STANDARD PLANS 2017 EDITION. SAID STANDARD SPECIFICATIONS AND PLANS SHALL BE SUBSIDIARY TO MORE STRINGENT REQUIREMENTS BY APPLICABLE LOCAL JURISDICTION.

6. THE CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR, IT SHALL BE EXPECTED THAT THE PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE.

THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS ON THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN REGULAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR PECULIAR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND LICENSES REQUIRED FOR THE CONSTRUCTION AND COMPLETION OF THE PROJECT, AND SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS AND CONDITIONS OF ALL PERMITS AND APPROVALS APPLICABLE TO THIS PROJECT. THE CONTRACTOR SHALL ENSURE THAT THE NECESSARY RIGHT-OF-WAY, EASEMENTS, AND/OR PERMITS ARE SECURED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL OBTAIN APPROPRIATE PERMITS WHERE APPLICABLE FOR ANY WORK DONE WITHIN RIGHT-OF-WAY OR EASEMENTS FROM THE CITY AND/OR UDOT. CONTRACTOR SHALL NOTIFY CITY, COUNTY, AND/OR STATE, 24 HOURS IN ADVANCE OF COMMUNICATING THE WORK, OR AS REQUIRED BY SAID PERMITS.

8. CONSTRUCTION STAKING FOR GRADING, CURB, GUTTER, SIDEWALK, SANITARY SEWER, STORM DRAIN, WATER, AND ELECTROLIERS SHALL BE DONE BY THE OWNER'S SURVEYOR. THE CONTRACTOR SHALL NOTIFY THE SURVEYOR FORTY-EIGHT (48) HOURS IN ADVANCE OF THE NEED FOR STAKING. ANY STAKING REQUESTED BY THE CONTRACTOR OR THEIR SUBCONTRACTORS THAT IS ABOVE AND BEYOND STANDARD STAKING NEEDS, WILL BE SUBJECT TO AN EXTRA WORK BACK CHARGE TO THE CONTRACTOR. THE CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.

9. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER AND/OR ENGINEER.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR REINSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.

11. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT OF EXISTING IMPROVEMENTS AND ANYTHING THAT HAS ALREADY BEEN CONSTRUCTED. THERE WILL BE NO EXTRA COST DUE THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, AFTER PROPER BACKFILLING AND/OR CONSTRUCTION, WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.

12. THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL MECHANICAL; ELECTRICAL AND INSTRUMENTATION EQUIPMENT; PIPING AND CONDUITS; STRUCTURES AND OTHER FACILITIES. THE AS-BUILTS OF THE ELECTRICAL SYSTEM SHALL INCLUDE THE STREET LIGHT LAYOUT PLAN SHOWING LOCATION OF LIGHTS, CONDUITS, CONDUCTORS, POINTS OF CONNECTIONS TO SERVICES, PULLBOXES, AND WIRE SIZES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR.

13. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO ENGINEER. ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATION REDLINES AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.

UTILITIES

14. CONTRACTOR TO SPACE UTILITIES TO PROVIDE MINIMUM DISTANCES AS REQUIRED BY LOCAL, COUNTY, STATE, AND INDIVIDUAL UTILITY CODES.

15. ALL UTILITES INSTALLED IN ACCORDANCE WITH THE RESPONSIBLE DISTRICTS OR AGENCIES STANDARDS AND SPECIFICATIONS.

16. COORDINATE ALL SERVICE LATERAL AND BUILDING CONNECTIONS WITH CORRESPONDING ARCHITECTURAL, MECHANICAL OR ELECTRICAL DRAWING FOR LOCATION AND ELEVATION. NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE ENCOUNTERED.

17. ALL STORM DRAIN MANHOLES AND CATCH BASINS ARE TO BE PRECAST CONCRETE FROM APPROVED LOCAL MANUFACTURER UNLESS OTHERWISE NOTED. AND COMPLY WITH CITY/COUNTY STANDARD

18. ALL STORM WATER CONVEYANCE PIPING TO BE RCP - CLASS 3 OR ADS HDPE PIPE OR EQUAL UNLESS OTHERWISE NOTED.

19. ALL ELECTRICAL CONDUITS/LINES TO BE PVC SCH 40 OR BETTER.

20. ALL GAS LINES TO BE HDPE WITH COPPER TRACER WIRE AND DETECTA TAPE. TERMINATE TRACER WIRE AT APPROVED LOCATIONS.

21. ALL GAS LINE TAPS, VALVES AND CAPS TO BE FUSED USING ELECTRO - FUSION TECHNOLOGY.

22. ALL PHONE AND TV CONDUITS TO BE PVC SCH 40 OR BETTER.

23. NO GROUNDWATER OR DEBRIS TO BE ALLOWED TO ENTER THE NEW PIPE DURING CONSTRUCTION. THE OPEN END OF ALL PIPES IS TO BE COVERED AND EFFECTIVELY SEALED AT THE END OF EACH DAYS WORK.

24. THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4' OR MORE AND SHALL COMPLY WITH INDUSTRIAL COMMISSION OF UTAH SAFETY ORDERS SECTION 68 - EXCAVATIONS, AND SECTION 69 - TRENCHES, ALONG WITH ANY LOCAL CODES OR ORDINANCES.

25. PRIOR TO OPENING AN EXCAVATION, EFFORT SHALL BE MADE TO DETERMINE WHETHER UNDERGROUND INSTALLATIONS; I.E. SEWER, WATER, FUEL, ELECTRIC LINES, ETC., WILL BE ENCOUNTERED AND IF SO, WHERE SUCH UNDERGROUND INSTALLATIONS ARE LOCATED. WHEN THE EXCAVATION APPROACHES THE APPROXIMATE LOCATION OF SUCH AN INSTALLATION, THE EXACT LOCATION SHALL BE DETERMINED BY CAREFUL PROBING OR HAND DIGGING; AND, WHEN IT IS UNCOVERED, ADEQUATE PROTECTION SHALL BE PROVIDED FOR THE EXISTING INSTALLATION. ALL KNOWN OWNERS OF UNDERGROUND FACILITIES IN THE AREA CONCERNED SHALL BE ADVISED OF PROPOSED WORK AT LEAST 48 HOURS PRIOR TO THE START OF ACTUAL EXCAVATION.

26. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CLASSIFICATION WITH SUFFICIENT BEDDING TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS FOR H-20 LOAD REQUIREMENTS.

27. ACTUAL CONNECTIONS TO EXISTING WATER LINES WILL NOT BE PERMITTED PRIOR TO THE COMPLETION OF STERILIZATION AND TESTING OF NEW WATER MAINS. ALL EXISTING WATER VALVES TO BE OPERATED UNDER THE DIRECTION OF THE CITY/COUNTY PUBLIC WORKS DEPARTMENT PERSONNEL ONLY.

28. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE INSPECTED, TESTED, AND APPROVED BY AUTHORITIES HAVING JURISDICTION PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK, AND STREET PAVING.

SEWER

29. ALL SEWER LINE TO BE FLUSHED, PRESSURE TESTED TO 5 PSI VIDEO INSPECTED AND OTHERWISE TESTED IN ACCORDANCE WITH DISTRICT STANDARDS PRIOR TO PLACING IN SERVICE.

30. ALL SEWER PIPES ARE TO BE SDR-35 PVC PIPE.

31. SEWER MANHOLES, LATERALS AND CLEANOUTS TO BE INSTALLED PER RESPONSIBLE DISTRICT OR AGENCY STANDARDS. THE UNIT COST OF THE SEWER LATERAL INCLUDES CONNECTION TO THE SEWER MAIN. THE CLEANOUT RISER FOR EACH SERVICE SHALL BE INSTALLED BY THE CONTRACTOR.

32. DURING CONSTRUCTION OF THE SEWERLINE, WYES NEED TO BE INSTALLED FOR THE LATERALS. LATERALS ARE 4" AND NEED TO COME IN AT THE TOP OF THE PIPE WITH A WYE. (SEE RESPONSIBLE DISTRICT OR AGENCY STANDARDS)

WATER

33. WATERLINES TO BE PVC C-900. WATER LINES SHALL BE A MINIMUM OF 10' HORIZONTALLY FROM SEWER MAINS. CROSSINGS SHALL MEET STATE HEALTH STANDARDS. (MECHANICAL JOINTS REQUIRED WHEN LESS THAN 18" VERTICAL OR TEN FEET HORIZONTAL SEPARATION FROM SEWERLINE)

34. ALL WATERLINES SHALL BE 8" MINIMUM SIZE AND SERVICE LATERALS SHALL BE 1-1/2" MINIMUM UNLESS OTHERWISE NOTED.

35. WATER SERVICE LATERALS TO INCLUDE ALL BRASS SADDLE; CORP. STOP LATERAL, DOUBLE CHECK VALVE AND BACKFLOW PREVENTION DEVICE, AND SHUTOFF VALVE IN BOX NEAR BUILDING EDGE.

36. ALL WATERLINES SHALL BE 48" BELOW FINISH GROUND TO TOP OF PIPE. ALL VALVE BOXES AND MANHOLES SHALL BE RAISED OR LOWERED TO FINISH GRADE AND SHALL INCLUDE A CONCRETE COLLAR IN PAVED AREAS. ALL WATER LINES SHALL BE LOOPED AROUND GRAVITY LINES OR ROPED PER RESPONSIBLE DISTRICT OR AGENCY INSPECTOR.

37. CONTRACTOR TO NOTIFY RESPONSIBLE DISTRICT OR AGENCY FOR CHLORINE TEST PRIOR TO FLUSHING LINES, CHLORINE LEFT IN PIPE 24 HRS. MINIMUM WITH 25 PPM RESIDUAL. ALL TURNING OF MAINLINE VALVES, CHLORINATION, FLUSHING, PRESSURE TESTING, BACTERIA TESTING, ETC. TO BE COORDINATED WITH RESPONSIBLE DISTRICT OR AGENCY. ALL TESTS TO BE IN ACCORDANCE WITH RESPONSIBLE DISTRICT OR AGENCY.

38. BOTTOM FLANGE OF FIRE HYDRANTS TO BE SET TO APPROXIMATELY 4 INCHES ABOVE BACK OF CURB ELEVATION. HYDRANTS TO INCLUDE TEE, 6" LINE VALVE, AND HYDRANT COMPLETE TO MEET RESPONSIBLE DISTRICT OR AGENCY STANDARDS, UNLESS OTHERWISE NOTED ON PLANS.

EXISTING UTILITIES

39. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITIES SHOWN OR NOT SHOWN. THE INFORMATION SHOWN ON THE PLANS WITH REGARDS TO THE EXISTING UTILITIES AND/OR IMPROVEMENTS WAS DERIVED FROM FIELD INVESTIGATION AND/OR RECORD INFORMATION. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR SHALL TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE FACILITIES SHOWN AND ANY OTHER FACILITIES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. PRIOR TO CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY ALL EXISTING IMPROVEMENTS AND TO EXPOSE ALL EXISTING UNDERGROUND UTILITIES RELATED TO THE PROJECT, INCLUDING BUT NOT LIMITED TO, SEWER, STORM DRAIN, WATER IRRIGATION, GAS, ELECTRICAL, ETC. AND SHALL NOTIFY THE ENGINEER IN WRITING FORTY-EIGHT (48) HOURS IN ADVANCE OF EXPOSING THE UTILITIES SO, THAT THE EXACT LOCATION AND ELEVATION CAN BE VERIFIED AND DOCUMENTED. THE COST ASSOCIATED TO PERFORM THIS WORK SHALL BE INCLUDED IN EITHER THE LUMP SUMP CLEARING COST OR IN THE VARIOUS ITEMS OF WORK. IF LOCATION AND/OR ELEVATION DIFFERS FROM THAT SHOWN ON THE DESIGN PLANS, PROVISIONS TO ACCOMMODATE NEW LOCATION BE MADE PRIOR TO CONSTRUCTION.

40. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTORS SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.

41. ALL MANHOLE RIMS, LAMPHOLES, VALVE BOX COVERS, MONUMENT BOXES AND CATCH BASIN GRATES ARE TO BE ADJUSTED TO FIT THE FINISHED GRADE AFTER PAVING, UNLESS OTHERWISE NOTED. COST FOR THIS WORK SHALL BE INCLUDED IN THE UNIT PRICES FOR SAID FACILITIES.

42. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT ALL PIPES, WALLS, ETC. ARE ADEQUATELY BRACED DURING CONSTRUCTION.

CLEARING AND GRADING

43. CONTRACTOR SHALL PERFORM EARTHWORK IN ACCORDANCE WITH APWA 2017 STANDARD DRAWINGS AND STANDARD SPECIFICATIONS AND THE RECOMMENDED EARTHWORK SPECIFICATION FOUND IN THE PROFESSIONALLY PREPARED REPORT OF GEOTECHNICAL INVESTIGATION.

44. THE CONTRACTOR SHALL REMOVE ALL VEGETATION AND DELETERIOUS MATERIALS FROM THE SITE UNLESS NOTED OTHERWISE; ALL EXISTING WELLS AND SEPTIC TANKS SHALL BE REMOVED AND/OR ABANDONED PER THE REQUIREMENTS OF ALL LOCAL, STATE AND FEDERAL REGULATIONS. THE COST TO PERFORM THIS WORK SHALL BE INCLUDED IN THE LUMP SUM CLEARING COST.

45. SUBSOIL INVESTIGATIONS HAVE BEEN CONDUCTED AT THE SITE OF THE WORK. ALL FOOTING, FOUNDATION OR STRUCTURAL WALL CONSTRUCTION MUST ADHERE TO THE RECOMMENDATIONS DETAILED BY THE PROFESSIONAL REPORT OF THESE INVESTIGATIONS, CREATED BY GSH GEOTECHNICAL INC.

46. SOIL INVESTIGATIONS WERE CONDUCTED BY GSH GEOTECHNICAL INC. FOR DESIGN PURPOSES ONLY, AND THE DATA SHOWN IN THE REPORTS ARE FOR SUBSURFACE CONDITIONS FOUND AT THE TIME OF THE INVESTIGATION. THE OWNER AND ENGINEER DISCLAIM RESPONSIBILITY FOR THE INTERPRETATION BY THE CONTRACTOR OF DATA, SUCH PROJECTION OR EXTRAPOLATION, FROM THE TEST HOLES TO OTHER LOCATIONS ON THE SITE OF THE WORK, SOIL BEARING VALUES AND PROFILES, SOIL STABILITY AND THE PRESENCE, LEVEL AND EXTENT OF UNDERGROUND WATER FOR SUBSURFACE CONDITIONS DURING CONSTRUCTION OPERATIONS.

47. ALL PROPOSED ELEVATIONS SHOWN ON THE GRADING PLAN ARE TO FINISHED SURFACE, THE CONTRACTOR IS RESPONSIBLE TO DEDUCT THE THICKNESS OF THE PAVEMENT STRUCTURAL SECTION FOR TOP OF SUB GRADE ELEVATIONS.

48. IF AT ANY TIME DURING CONSTRUCTION ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, WORK IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED FROM THE ENGINEER.

49. UNSUITABLE MATERIAL, SUCH AS TOP SOIL, WEATHERED BED ROCK, ETC., SHALL BE REMOVED AS REQUIRED BY THE SOILS ENGINEER (AND/OR ENGINEERING GEOLOGIST, WHERE EMPLOYED) FROM ALL AREAS TO RECEIVE COMPACTED FILL OR DRAINAGE STRUCTURES.

50. NO TREES SHALL BE REMOVED OR DAMAGED WITHOUT SPECIFIC WRITTEN AUTHORIZATION FROM PROPERTY OWNER.

THE EXISTING TOPOGRAPHY ON THESE PLANS IS BASED ON A TOPOGRAPHIC SURVEY PERFORMED BY BENCHMARK ENGINEERING AND LAND SURVEYING ON MAY 15, 2020 AND MAY HAVE BEEN MODIFIED SINCE THIS SURVEY WAS PERFORMED.

FILLS IN EXCESS OF 4 FEET IN THICKNESS AND BENEATH ALL FOUNDATIONS OR PAVEMENT SECTIONS SHALL BE COMPACTED TO 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE ASTM D-1557 COMPACTION CRITERIA. ALL OTHER STRUCTURAL FILL LESS THAN 4 FEET IN THICKNESS SHOULD BE COMPACTED TO AT LEAST 90 PERCENT OF THE ABOVE CRITERIA. REFERENCE GSH GEOTECHNICAL INC. REPORT.

51. COMPACTION TESTING WILL BE ACCOMPLISHED BY THE CONTRACTOR, OR THE CONTRACTOR WILL HAVE SUCH TESTING ACCOMPLISHED BY A SEPARATE CONTRACTOR. TEST RESULTS WILL BE SUBMITTED FOR REVIEW WITHIN 24 HOURS AFTER TEST.

52. CONTRACTOR TO SUBMIT PROCTOR AND/OR MARSHALL TEST DATA 24 HOURS PRIOR TO COMPACTION TESTS.

53. STRAIGHT GRADE SHALL BE MAINTAINED BETWEEN CONTOUR LINES AND SPOT ELEVATIONS UNLESS OTHERWISE SHOWN ON PLANS.

54. ALL SLOPES IN ADJOINING STREETS, DRAINAGE CHANNELS, OR OTHER FACILITIES SHALL BE GRADED NO STEEPER THAN 2 TO 1 FOR CUT AND FILL.

55. GRADES WITHIN ASPHALT PARKING AREAS SHALL BE CONSTRUCTED TO WITHIN 0.10 FEET OF THE DESIGN GRADE. HOWEVER, THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL PAVEMENT AREAS AND ALONG ALL CURBS. ALL CURBS SHALL BE BUILT IN ACCORDANCE TO THE PLAN. CURBS AND PAVEMENT AREAS WHICH ARE NOT INSTALLED PER PLAN MUST BE REMOVED AND REPLACED AT THE CONTRACTORS EXPENSE.

56. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS OWN ESTIMATE OF EARTHWORK QUANTITIES.

57. WHERE NEW CURB AND GUTTER IS BEING CONSTRUCTED ADJACENT TO EXISTING ASPHALT OR CONCRETE PAVEMENT, THE FOLLOWING SHALL APPLY; PRIOR TO PLACEMENT OF ANY CONCRETE THE CONTRACTOR SHALL HAVE A LICENSE SURVEYOR VERIFY THE GRADE AND CROSS SLOPE OF THE CURB AND GUTTER FORMS, THE CONTRACTOR SHALL SUBMIT THE SLOPE AND GRADES TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF CONCRETE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SECTION WHICH DOES NOT CONFORM TO THE DESIGN OR TYPICAL CROSS SECTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CURB AND GUTTER POURS WITHOUT THE APPROVAL OF THE ENGINEER.

58. SITE WORK SHALL MEET OR EXCEED OWNER'S SITE SPECIFICATIONS.

59. ALL SITE CONCRETE OR CONCRETE ELEMENT NOT SPECIFICALLY SHOWN AND DETAILED ON STRUCTURAL DRAWINGS TO HAVE A MINIMUM OF 28 DAY COMPRESSION STRENGTH OF 4000 PSI.

60. CUT SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL

61. FILL SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL

62. APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING THE GRADING PROJECT.

DEWATERING

63. THE CONTRACTOR SHALL FURNISH, INSTALL, OPERATE AND MAINTAIN ALL MACHINERY, APPLIANCES AND EQUIPMENT TO MAINTAIN ALL EXCAVATIONS FREE FROM WATER DURING CONSTRUCTION. THE CONTRACTOR SHALL DISPOSE OF THE WATER SO AS NOT TO CAUSE DAMAGE TO PUBLIC OR PRIVATE PROPERTY, OR TO CAUSE A NUISANCE OR MENACE TO THE PUBLIC OR VIOLATE THE LAW. THE DEWATERING SYSTEM SHALL BE INSTALLED AND OPERATED SO THAT THE GROUND LEVEL OUTSIDE THE EXCAVATION IS NOT REDUCED TO THE EXTENT WHICH WOULD CAUSE DAMAGE OR ENDANGER ADJACENT STRUCTURES OR PROPERTY. ALL COST FOR DEWATERING SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ALL PIPE CONSTRUCTION. THE STATIC WATER LEVEL SHALL BE DRAWN DOWN A MINIMUM OF 1 FOOT BELOW THE BOTTOM OF EXCAVATIONS TO MAINTAIN THE UNDISTURBED STATE OF NATURAL SOILS AND ALLOW THE PLACEMENT OF ANY FILL TO THE SPECIFIED DENSITY. THE CONTRACTOR SHALL HAVE ON HAND, PUMPING EQUIPMENT AND MACHINERY IN GOOD CONDITION FOR EMERGENCIES AND SHALL HAVE WORKMEN AVAILABLE FOR ITS OPERATION: DEWATERING SYSTEM SHALL OPERATE CONTINUOUSLY UNTIL BACKFILL HAS BEEN COMPLETED TO 1 FOOT ABOVE THE NORMAL STATIC GROUNDWATER LEVEL.

64. THE CONTRACTOR SHALL CONTROL SURFACE WATER TO PREVENT ENTRY INTO EXCAVATIONS. AT EACH EXCAVATION, A SUFFICIENT NUMBER OF TEMPORARY OBSERVATION WELLS TO CONTINUOUSLY CHECK THE GROUNDWATER LEVEL SHALL BE PROVIDED.

65. SUMPS SHALL BE NO DEEPER THAN 5 FEET AND SHALL BE AT THE LOW POINT OF EXCAVATION. EXCAVATION SHALL BE GRADED TO DRAIN TO THE SUMPS.

66. THE CONTROL OF GROUNDWATER SHALL BE SUCH THAT SOFTENING OF THE BOTTOM OF EXCAVATIONS, OR FORMATION OF "QUICK" CONDITIONS OR "BOILS", DOES NOT OCCUR. DEWATERING SYSTEMS SHALL BE DESIGNED AND OPERATED SO AS TO PREVENT REMOVAL OF NATURAL SOILS. THE RELEASE OF GROUNDWATER AT ITS STATIC LEVEL SHALL BE PERFORMED IN SUCH A MANNER AS TO MAINTAIN THE UNDISTURBED STATE OF NATURAL FOUNDATION SOILS, PREVENT DISTURBANCE OF COMPACTED BACKFILL, AND PREVENT FLOTATION OR MOVEMENT OF STRUCTURES, PIPELINES AND SEWERS. IF A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR DISPOSAL OF WATER FROM CONSTRUCTION DEWATERING ACTIVITIES, IT SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO ANY DEWATERING ACTIVITIES.

67. ONE HUNDRED PERCENT STANDBY PUMPING CAPACITY SHALL BE AVAILABLE ON SITE AT ALL TIMES AND SHALL BE CONNECTED TO THE DEWATERING SYSTEM PIPING AS TO PERMIT IMMEDIATE USE. IN ADDITION STANDBY EQUIPMENT AND APPLIANCES FOR ALL ORDINARY EMERGENCIES, AND COMPETENT WORKMEN FOR OPERATION AND MAINTENANCE OF ALL DEWATERING EQUIPMENT SHALL BE ON SITE AT ALL TIMES. STANDBY EQUIPMENT SHALL INCLUDE EMERGENCY POWER GENERATION AND AUTOMATIC SWITCH OVER TO THE EMERGENCY GENERATOR WHEN NORMAL POWER FAILS. DEWATERING SYSTEMS SHALL NOT BE SHUT DOWN BETWEEN SHIFTS, ON HOLIDAYS, ON WEEKENDS, OR DURING WORK STOPPAGES.

SITE SAFETY AND MAINTENANCE

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

69. THE CONTRACTOR AGREES THAT:

A. THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH PHASE OF WORK.

B. THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER.

C. THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES.

D. THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE TO DO SO WILL RESULT IN A DEDUCTION FOR THE COST OF CLEAN UP FROM THE FINAL PAYMENT.

E. THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL, PERMITS, RETESTING AND REINSPECTIONS AT THEIR OWN EXPENSE.

F. UNLESS OTHERWISE NOTED ALL EXCESS SOILS AND MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF SITE AT THE CONTRACTOR'S EXPENSE.

G. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGMEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.

H. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTORS USE DURING CONSTRUCTION.

I. ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT APPROVED DISPOSAL SITES. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FOR THE TRANSPORTATION OF MATERIAL TO AND FROM THE SITE.

72. FOR ALL WORK WITHIN PUBLIC RIGHTS-OF-WAY OR EASEMENTS, THE CONTRACTOR SHALL PRESERVE THE INTEGRITY AND LOCATION OF ANY AND ALL PUBLIC UTILITIES AND PROVIDE THE NECESSARY CONSTRUCTION TRAFFIC CONTROL. CONTRACTOR SHALL, THROUGH THE ENCROACHMENT PERMIT PROCESS, VERIFY WITH THE NECESSARY REGULATORY AGENCIES, THE NEED FOR ANY TRAFFIC ROUTING PLAN. IF PLAN IS REQUIRED, CONTRACTOR SHALL PROVIDE PLAN AND RECEIVED PROPER APPROVALS PRIOR TO BEGINNING CONSTRUCTION. WORK IN EASEMENT AND/OR RIGHTS-OF-WAY IS SUBJECT TO THE APPROVAL AND ACCEPTANCE OF THE REGULATORY AGENCY RESPONSIBLE FOR OPERATION AND/OR MAINTENANCE OF SAID AND/OR RIGHT-OF-WAY. ALL CONSTRUCTION WORK IN UDOT RIGHT- OF -WAY SHALL BE SUBJECT TO INSPECTION BY THE STATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT INSPECTIONS TAKE PLACE WHERE AND WHEN REQUIRED AND TO INSURE THAT ALL WORK IS COMPLETED TO UDOT STANDARDS.

SURFACE IMPROVEMENTS:

73. SUBGRADE PREPARATION: SUBGRADE SHALL BE COMPACTED TO A 95% RELATIVE C0MPACTION TO A MINIMUM DEPTH OF 6" FOR ALL ON-SITE DEVELOPMENT. ALL OFF-SITE IMPROVEMENTS ARE TO BE DONE PER APWA STANDARDS.

74. AGGREGATE SUB-BASE: AGGREGATE SUB-BASE SHALL BE GRANULAR BACKFILL BORROW. AGGREGATE SUB-BASE MATERIAL SHALL BE CLEAN AND FREE FROM VEGETABLE MATTER AND OTHER DELETERIOUS SUBSTANCE. AGGREGATE SHALL COMPLY WITH THE GUIDELINE REQUIREMENTS FOR PAVEMENTS FOUND IN THE PROFESSIONALLY PREPARED OF THE SOILS INVESTIGATIONS COMPLETED ON THIS SITE.

75. AGGREGATE BASE: AGGREGATE BASE SHALL BE GRADE 3/4 UNTREATED BASE COURSE, AND COMPLY PREPARED REPORT OF THE SOILS INVESTIGATION PREPARED ON THIS SITE.

76. ALL SIDEWALKS AND CROSSINGS TO MEET CURRENT ADA STANDARDS/ APWA STANDARDS.

77. PAYMENT FOR PAVEMENT WILL BE MADE ONLY FOR AREAS SHOWN ON PLANS. REPLACEMENT OF PAVEMENT WHICH IS BROKEN OR CUT DURING THE INSTALLATION OF THE WORK COVERED BY THESE GENERAL NOTES, AND WHICH LIES OUTSIDE OF SAID AREAS, SHALL BE INCLUDED IN THE CONTRACTOR'S UNIT PRICE FOR PAVEMENT, AND NO ADDITIONAL PAYMENT SHALL BE MADE FOR SUCH WORK.

78. INSTALLATION OF STREET LIGHTS SHALL BE IN ACCORDANCE WITH CITY STANDARDS.

79. PRIOR TO FINAL ACCEPTANCE OF THE IMPROVEMENTS BUILT BY THESE PLANS AND SPECIFICATIONS THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE OWNER, CITY, AND POWER COMPANY TO HAVE THE ELECTRICAL SYSTEM AND ALL STREET LIGHTS ENERGIZED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO THE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.

80. STRIPING AND PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH MUTCD & APWA 32 17 23.

81. DURING THE BIDDING PROCESS, CONTRACTOR TO REVIEW DESIGN SLOPES SHOWN FOR PAVEMENT AND WARRANTY THE PAVEMENT TO THE OWNER BASED UPON THE DESIGN SLOPES SHOWN HEREON. CONCERNS WITH SLOPES MUST BE BROUGHT DURING THE BIDDING PROCESS.

82. IT IS THE INTENT ON THESE PLANS THAT ALL PAVEMENT SLOPE TO A CATCH BASIN, INLET BOX OR OUT INTO A STREET.CONTRACTOR TO VERIFY FINISH SPOT ELEVATIONS AND NOTIFY ENGINEER IF THERE ARE DISCREPANCIES THAT WOULD CAUSE PUDDLING ON THE SITE.

No.	DATE	DESCRIPTION

DRAWN BY JHO
CHECKED BY AGA
FIELD CREW SURVEY
DATE 05/22/20
DWG. FILE 2004092_SITE

0 0.5 1
SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

PRELIMINARY PLAN
PROFESSIONAL ENGINEER
5/22/20
No. 11366633
ALLISON G. ALBERT
STATE OF UTAH
NOT FOR CONSTRUCTION

BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

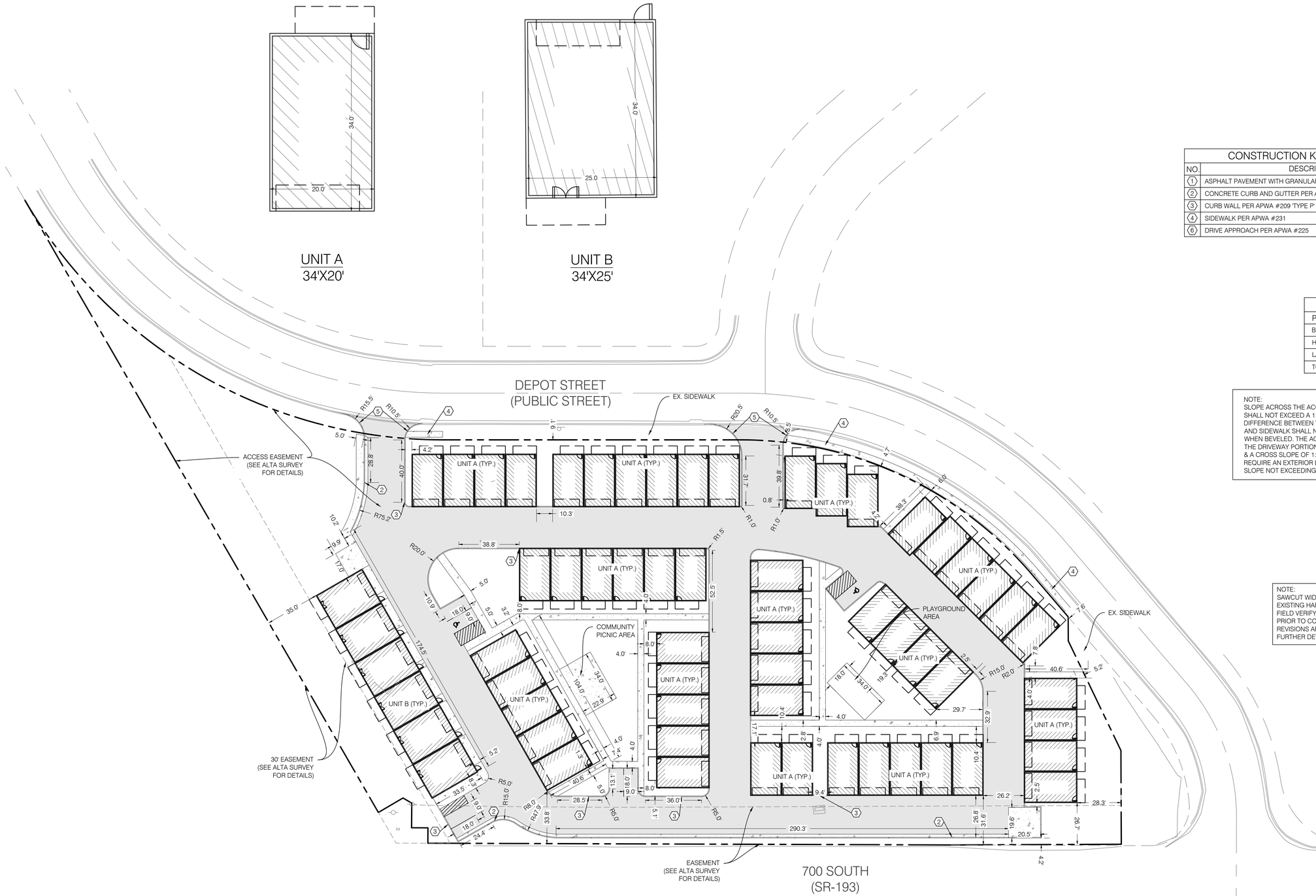
BENCHMARK CIVIL

THE DEPOT TOWNHOMES

305 E 700 S
CLEARFIELD, UTAH

PROJECT NO. 2004092

GEN. NOTES LEGEND & ABBREV.



NORTH

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30ft.

CONSTRUCTION KEY NOTE REFERENCE		
NO.	DESCRIPITON	DETAIL
1	ASPHALT PAVEMENT WITH GRANULAR BASE	1/CDT.01
2	CONCRETE CURB AND GUTTER PER APWA #205 TYPE 'A'	
3	CURB WALL PER APWA #209 'TYPE P'	
4	SIDEWALK PER APWA #231	
6	DRIVE APPROACH PER APWA #225	

AREA TABLE		
PARTICULARS	S.F.	%
BUILDING	42,500	32.2
HARDSCAPE	38,709	29.4
LANDSCAPE	50,613	38.4
TOTAL	131,822	100

NOTE:
SLOPE ACROSS THE ACCESSIBLE PARKING STALLS & ACCESS ISLE SHALL NOT EXCEED A 1:48 (2.00%) SLOPE, THE MAX GRADE DIFFERENCE BETWEEN THE ASPHALT SURFACE, ACCESSIBLE RAMP, AND SIDEWALK SHALL NOT EXCEED 1/4 INCH VERTICAL OR 1/2 INCH WHEN BEVELED. THE ACCESSIBLE MEANS OF EGRESS INCLUDING THE DRIVEWAY PORTION SHALL NOT EXCEED A SLOPE OF 1:20 (5.0%) & A CROSS SLOPE OF 1:48 (2.0%). ALL EXTERIOR DOOR WAY ACCESS REQUIRE AN EXTERIOR LANDING 60 INCHES IN LENGTH WITH A SLOPE NOT EXCEEDING A 1:48 (2.0%) SLOPE

PARKING COUNT		
PARTICULARS	PROVIDED	
	STANDARD	ADA
PARKING STALLS	5	2
TOTAL	7	

NOTE:
SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS IN EXISTING HARDSCAPE ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATION AND EXTENT OF SAWCUTTING PRIOR TO CONSTRUCTION. NOTIFY CIVIL ENGINEER IF REVISIONS ARE REQUIRED. SEE NOTE 58 ON CGN.01 FOR FURTHER DETAIL.

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www.bluestakes.org
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No.	DATE	DESCRIPTION

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS
0 0.5 1"

DRAWN BY: JHO
CHECKED BY: AGA
FIELD CREW: SURVEY
DATE: 05/22/20
DWG FILE: 2004092_SITE

PRELIMINARY PLAN

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No. 11366633
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SITE PLAN

CSP.01
3 OF 9

NORTH

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30ft.

EX. CHAIN LINK FENCE (PROTECT) (TYP.)

SDIB TOG=4459.58 IE 12" N = 4454.08 IE 18" SW = 4453.88

SDIB TOG=4459.84 IE 12" = 4450.04

SDMH RIM=4460.04 IE 12" = 4455.24

SDMH RIM=4464.21

SDIB TOG=4462.87 IE 12" = 4457.67

SDMH RIM=4463.41 (UNABLE TO OPEN)

SSMH RIM=4466.45

SDIB TOG=4464.40

SDMH RIM=4464.75

SDMH RIM=4467.32

EX. STORM DRAIN PIPE (REMOVE)

EX. GAS LINE (REMOVE)

PARCEL 1
FILE NO.
SS-20-1852
EX. AREA CONTAINS:
15,846 SQ FT OR
0.364 ACRES
MORE OR LESS

EX. GAS METER (REMOVE) (TYP.)

EX. LIGHT POLE (REMOVE) (TYP.)

SDIB TOG=4462.36 IE 12" = 4458.86 (REMOVE)

EX. CURB & GUTTER (REMOVE) (TYP.)

SDIB TOG=4462.77 IE 12" = 4458.67

EX. WATER METER (REMOVE PER CLEARFIELD CITY STDS.)

SDCB RIM=4456.86 IE 12" NW = 4452.56 IE 18" NE = 4452.26 IE 12" SE = 4452.06

EX. CHAIN LINK FENCE (PROTECT) (TYP.)

EX. CURB & GUTTER (REMOVE) (TYP.)

EX. CHAIN LINK FENCE (REMOVE) (TYP.)

SSMH RIM=4463.56 IE 8" = 4458.56 (REMOVE)

SSMH RIM=4463.66 (REMOVE)

EX. BUILDING (REMOVE)

SDIB TOG=4463.60 IE 12" = 4459.20 (REMOVE)

EX. BUILDING (REMOVE)

SSMH RIM=4462.26 IE 12" NW = 4452.76 IE 12" SE = 4452.66

SSMH RIM=4463.64 (REMOVE)

EX. AREA CONTAINS:
77,449 SQ FT OR
1.778 ACRES
MORE OR LESS

EX. STORM DRAIN PIPE (REMOVE)

FILE NO.
SS-20-1878
EX. AREA CONTAINS:
38,526 SQ FT OR
0.884 ACRES
MORE OR LESS

SDCB RIM=4464.82 IE 12" = 4463.37

SDCB RIM=4465.09 IE 12" = 4463.29

SDIB TOG=4461.98 IE 12" = 4457.68 (REMOVE)

EX. STORM DRAIN PIPE (REMOVE AND CAP)

EX. CURB & GUTTER (REMOVE) (TYP.)

EX. STORM DRAIN PIPE (REMOVE)

EX. CURB & GUTTER (REMOVE) (TYP.)

EX. LIGHT (REMOVE) (TYP.)

EX. STORM DRAIN PIPE (REMOVE)

SDIB TOG=4462.92 IE 12" = 4458.32 (REMOVE)

EX. UNDER GROUND POWER (COORDINATE WITH ROCKY MOUNTAIN POWER TO REMOVE OR RELOCATE) (TYP.)

SDMH RIM=4462.29 IE W = 4449.69 IE S = 4449.59 (RAISE RIM TO NEW SURFACE)

SSMH RIM=4463.09 (UNABLE TO OPEN)

SDIB TOG=4462.98 BOTT. BOX = 4451.13 (UNABLE TO SEE INTO BOX) (RAISE RIM TO NEW SURFACE AND REPLACE GRATE WITH SOLID LID)

EX. STORM DRAIN PIPE (PROTECT)

EX. BUILDING (REMOVE)

EX. CURB & GUTTER (REMOVE) (TYP.)

EX. CURB & GUTTER (REMOVE) (TYP.)

SSMH RIM=4466.00

SDCB RIM=4462.62

SDCB RIM=4461.63 IE N = 4449.13 IE W = 4443.53 IE E = 4443.83 IE S = 4451.33 (RAISE RIM TO NEW SURFACE AND REPLACE GRATE WITH SOLID LID)

EX. CHAIN LINK FENCE (PROTECT) (TYP.)

SSMH RIM=4464.11 IE 8" = 4455.96 (REMOVE)

EX. GAS LINE (REMOVE)

SDIB TOG=4462.70 IE 12" = 4458.60 (REMOVE)

EX. RETAINING WALL (PROTECT) (TYP.)

SDCB RIM=4464.88 IE 6" W = 4463.88 IE 12" NE = 4463.13

SDIB TOG=4476.56

EX. RETAINING WALL (PROTECT) (TYP.)

SSMH RIM=4465.09 IE = 4460.79 (REMOVE)

EX. FIRE HYDRANT (RELOCATE TO LANDSCAPED AREA PER UTILITY PLAN)

SDCB RIM=4460.72 IE(12" W)=4453.12 IE(12" N)=4451.12

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DATE: 05/22/20
DWG FILE: 2004092_SITE

0 0.5 1"

PRELIMINARY PLAN

PROFESSIONAL ENGINEER No. 11366633 ALLISON G. ALBERT STATE OF UTAH

NOT FOR CONSTRUCTION

BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

THE DEPOT TOWNHOMES

305 E 700 S
CLEARFIELD, UTAH

PROJECT NO. 2004092

DEMO PLAN

CDP.01
3 OF 9

NORTH

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30ft.

CONSTRUCTION KEY NOTE REFERENCE		
NO.	DESCRIPITON	DETAIL
1	GATE VALVE PER CLEARFIELD CITY STDS.	
2	4" TYPE K COPPER WATER SERVICE LINE	
3	4" WATER METER & VAULT PER APWA #522	
4	4" POLY WATER SERVICE LINE	
5	2" POLY WATER SERVICE LINE	
6	FIRE HYDRANT PER APWA #511	
7	5' SSMH PER CLEARFIELD CITY STDS.	
8	4" PVC SDR-35 SEWER LATERAL AT 2% MIN. PER CLEARFIELD CITY STDS.	
9	SEWER CLEAN OUT EVERY 50' PER CLEARFIELD CITY STDS.	

NOTE:
PRIOR TO FABRICATION OR CONSTRUCTION, BEGIN AT THE LOW END OF ALL GRAVITY UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION AND NOTIFY ENGINEER IF THIS POINT IS HIGHER THAN SHOWN ON THE PLANS FOR A REDESIGN.

NOTE:
POTHOLE TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE INSTALLATION. CONTACT ENGINEER IF ANY CONFLICTS ARE IDENTIFIED.

SSMH
RIM=4466.45

EX. SEWER PIPE
360 L.F. @ 1.81% SLOPE

ACCESS EASEMENT
(SEE ALTA SURVEY
FOR DETAILS)

NEW 5' SSMH (#104)
(7) RIM:4464.96
INV (W):4458.40
INV (E):4458.60
INV (S):4458.60

NEW 5' SSMH (#103)
RIM:4462.25 (7)
INV (W):4455.47
INV (E):4455.67

(8) (TYP.)

8" SDR-35 PVC SS
99 L.F. @ 1.49% SLOPE

NEW 5' SSMH (#102)
(7) RIM:4462.04
INV (SW):4454.94
INV (SE):4455.14
INV (E):4455.14

NEW 5' SSMH (#101)
(7) RIM:4461.51
INV (SE):4452.05
INV (NW):4452.05
INV (NE):4452.25

EX. SEWER PIPE
39 L.F. @ 1.81% SLOPE

8" SDR-35 PVC SS
59 L.F. @ 0.56% SLOPE

8" SDR-35 PVC SS
166 L.F. @ 1.65% SLOPE

NEW 5' SSMH (#105)
RIM:4466.92 (7)
INV (W):4460.07
INV (SE):4460.27

8" SDR-35 PVC SS
113 L.F. @ 0.50% SLOPE

SSMH
RIM=4462.26
IE 12" NW = 4452.76
IE 12" SE = 4452.66

8" SDR-35 PVC SS
59 L.F. @ 4.53% SLOPE

8" SDR-35 PVC SS
172 L.F. @ 0.50% SLOPE

NEW 5' SSMH (#106)
(7) RIM:4468.63
INV (NW):4460.83
INV (S):4461.03

8" SDR-35 PVC SS
141 L.F. @ 0.08% SLOPE

30' EASEMENT
(SEE ALTA SURVEY
FOR DETAILS)

NEW 5' SSMH (#108)
RIM:4464.98 (7)
INV (N):4458.71

8" SDR-35 PVC SS
61 L.F. @ 0.50% SLOPE

SSMH
RIM=4463.09
(UNABLE TO OPEN)

NEW 5' SSMH (#109)
(7) RIM:4462.28
INV (NW):4456.00

NEW 5' SSMH (#107)
(7) RIM:4468.22
INV (N):4461.34

SSMH
RIM=4466.00

EX. FIRE HYDRANT
(RELOCATE TO (6)
LANDSCAPED AREA)

EASEMENT
(SEE ALTA SURVEY
FOR DETAILS)

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No.	DATE	DESCRIPTION

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

DRAWN BY: JHO
CHECKED BY: AGA
FIELD CREW: SURVEY
DATE: 05/22/20
DWG FILE: 2004092_SITE

PRELIMINARY PLAN

PROFESSIONAL ENGINEER
No. 11366633
ALLISON G. ALBERT
STATE OF UTAH

NOT FOR CONSTRUCTION

BENCHMARK ENGINEERING & LAND SURVEYING
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THE DEPOT TOWNHOMES

305 E 700 S
CLEARFIELD, UTAH

PROJECT NO. 2004092

UTILITY PLAN

CUP.01
4 OF 9

GRADING AND DRAINAGE KEY NOTE REFERENCE

NO.	DESCRIPITON	DETAIL
1	GRADE SITE TO ELEVATIONS SHOWN ON PLAN	
2	12" DIAMETER HDPE ADS N-12 STORM DRAIN LINE	
3	STORM DRAIN INLET BOX PER APWA #315	
4	3'X3' CATCH BASIN	3/CDT.01
5	2'X2' CATCH BASIN	3/CDT.01
6	2'X2' CATCH BASIN WITH SOLID LID	3/CDT.01
7	12" FLARED END SECTION PER APWA #323	
8	18F SNOUT	4/CDT.01

ALL HDPE/RCP CLASS III PIP TO HAVE SOIL TIGHT JOINTS

SURVEY CONTROL NOTE:
THE CONTRACTOR OR SURVEYOR PERFORMING THE CONSTRUCTION SURVEYING SHALL BE RESPONSIBLE TO PROVIDE CONSTRUCTION LAYOUT PER THE APPROVED PLANS ONLY. THE SURVEYOR SHALL ALSO BE RESPONSIBLE FOR VERIFYING HORIZONTAL CONTROL FROM THE SURVEY MONUMENTS AND FOR VERIFYING ANY ADDITIONAL CONTROL POINTS SHOWN ON THE SURVEY OR IMPROVEMENTS PLANS OR ON ELECTRONIC DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND SURVEYING. THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE PLAN, AND VERIFY THEM AGAINST NO LESS THAN THREE EXISTING HARD IMPROVEMENT ELEVATIONS INCLUDED ON THESE PLANS OR ON ELECTRONIC DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND SURVEYING. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND RESOLVE THE DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION SURVEYING. IT IS ALSO THE RESPONSIBILITY OF THE SURVEYOR TO VERIFY ANY ELECTRONIC DATA WITH THE APPROVED STAMPED AND SIGNED PLANS AND NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.

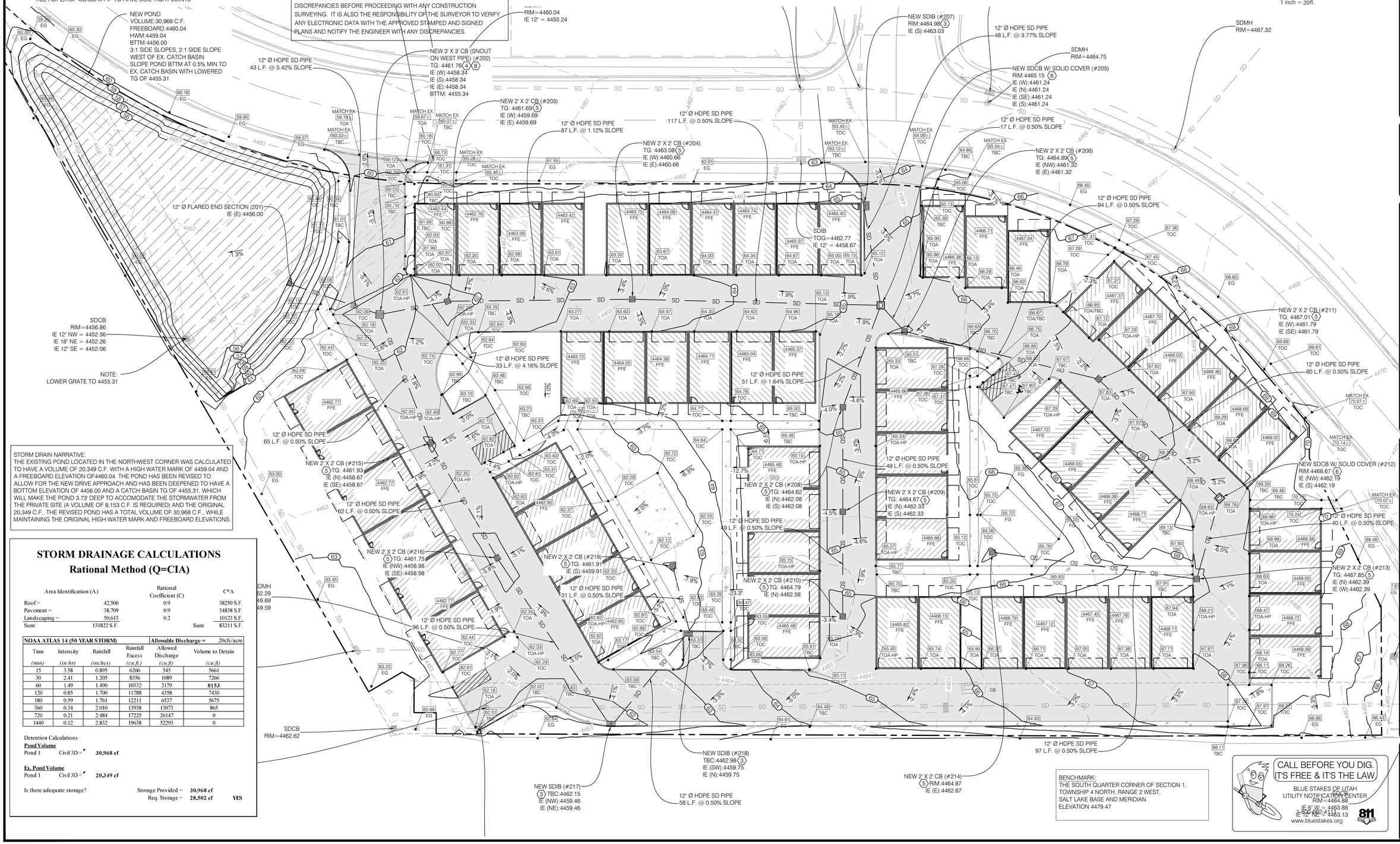
NOTE:
POTHOLE TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE INSTALLATION. CONTACT ENGINEER IF ANY CONFLICTS ARE IDENTIFIED.

NOTE:
PRIOR TO FABRICATION OR CONSTRUCTION, BEGIN AT THE LOW END OF ALL GRAVITY UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION AND NOTIFY ENGINEER IF THIS POINT IS HIGHER THAN SHOWN ON THE PLANS FOR A REDESIGN.

NOTE:
SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS IN EXISTING HARDSCAPE ARE APPROXIMATE, CONTRACTOR TO FIELD VERIFY LOCATION AND EXTENT OF SAWCUTTING PRIOR TO CONSTRUCTION. NOTIFY CIVIL ENGINEER IF REVISIONS ARE REQUIRED. SEE NOTE 58 ON CGN.01 FOR FURTHER DETAIL.

NORTH

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



STORM DRAIN NARRATIVE:
THE EXISTING POND LOCATED IN THE NORTHWEST CORNER WAS CALCULATED TO HAVE A VOLUME OF 20,349 C.F. WITH A HIGH WATER MARK OF 4459.04 AND A FREEBOARD ELEVATION OF4460.04. THE POND HAS BEEN REVISED TO ALLOW FOR THE NEW DRIVE APPROACH AND HAS BEEN DEEPENED TO HAVE A BOTTOM ELEVATION OF 4456.00 AND A CATCH BASIN TG OF 4455.31, WHICH WILL MAKE THE POND 3.73' DEEP TO ACCOMODATE THE STORMWATER FROM THE PRIVATE SITE (A VOLUME OF 8,153 C.F. IS REQUIRED) AND THE ORIGINAL 20,349 C.F.. THE REVISED POND HAS A TOTAL VOLUME OF 30,968 C.F., WHILE MAINTAINING THE ORIGINAL HIGH WATER MARK AND FREEBOARD ELEVATIONS.

STORM DRAINAGE CALCULATIONS
Rational Method (Q=CIA)

Area Identification (A)		Rational Coefficient (C)	C*A
Roof =	42,500	0.9	38250 S.F.
Pavement =	38,709	0.9	34838 S.F.
Landscaping =	50,613	0.2	10123 S.F.
Sum:	131822 S.F.	Sum:	83211 S.F.

NOAA ATLAS 14 (50 YEAR STORM) — **Allowable Discharge =** .20cfs/acre

Time (min)	Intensity (in/hr)	Rainfall (inches)	Rainfall Excess (cu.ft.)	Allowed Discharge (cu.ft)	Volume to Detain (cu.ft)
15	3.58	0.895	6206	545	5661
30	2.41	1.205	8356	1089	7266
60	1.49	1.490	10332	2179	**8153**
120	0.85	1.700	11788	4358	7430
180	0.59	1.761	12211	6537	5675
360	0.34	2.010	13938	13073	865
720	0.21	2.484	17225	26147	0
1440	0.12	2.832	19638	52293	0

Detention Calculations

Pond Volume
Pond 1 Civil 3D = **30,968 cf**

Ex. Pond Volume
Pond 1 Civil 3D = **20,349 cf**

Is there adequate storage? Storage Provided = **30,968 cf**
Req. Storage = **28,502 cf** **YES**

BENCHMARK:
THE SOUTH QUARTER CORNER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
ELEVATION 4479.47

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No.	DESCRIPTION	DATE

DRAWN BY: JHO
CHECKED BY: AGA
FIELD CREW: SURVEY
DATE: 05/22/20
DWG FILE: 2004092_CGD
SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

PRELIMINARY PLAN
PROFESSIONAL ENGINEER No. 11366633 ALLISON G. ALBERT STATE OF UTAH
NOT FOR CONSTRUCTION

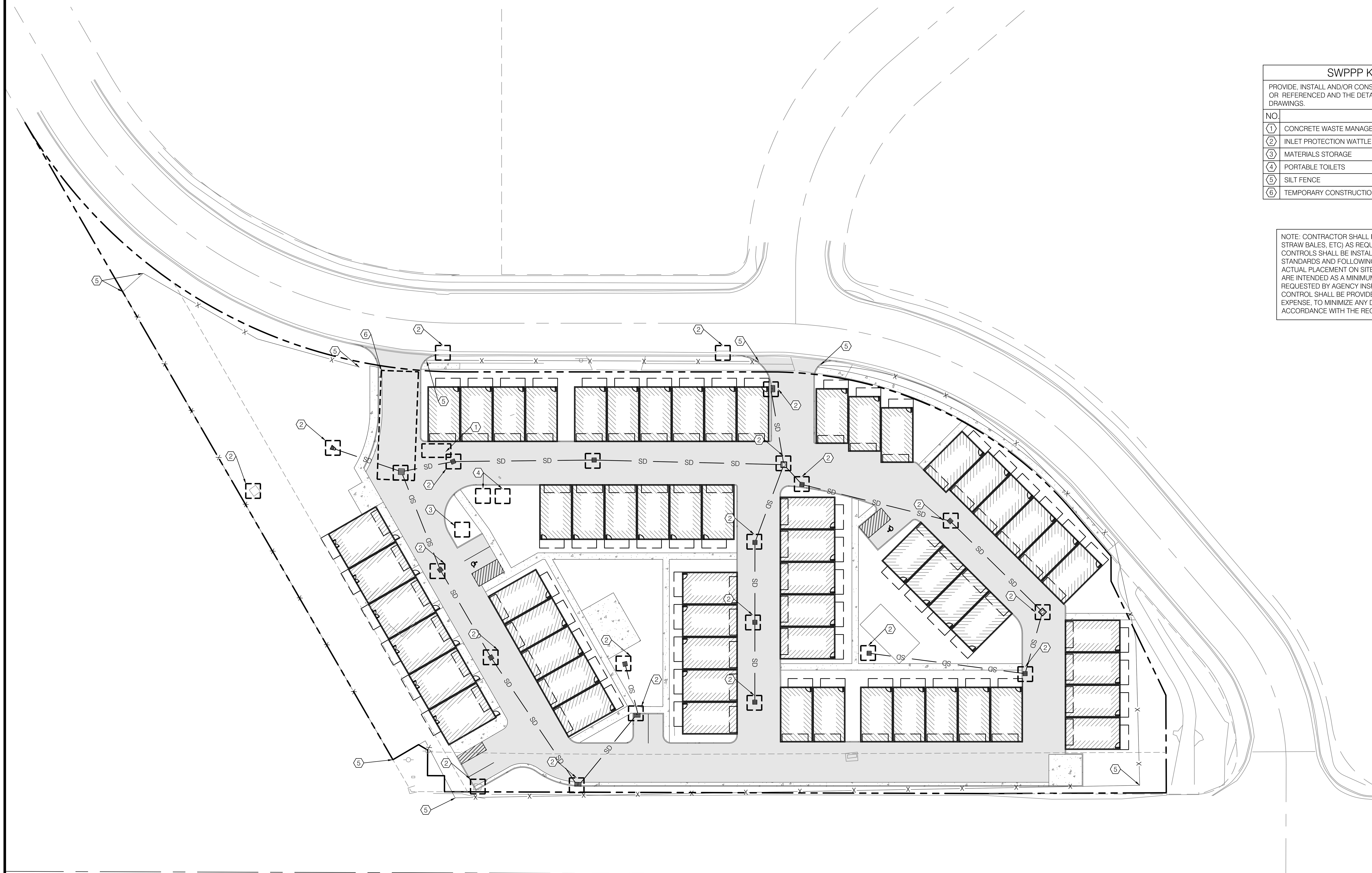
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THE DEPOT TOWNHOMES
305 E 700 S
CLEARFIELD, UTAH

PROJECT NO. 2004092

GRADING & DRAINAGE PLAN

CGD.01
6 OF 9



NORTH

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30ft.

SWPPP KEY NOTES REFERENCE		
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS.		
NO.	DESCRIPTION	DETAIL
1	CONCRETE WASTE MANAGEMENT	1/CEP.02
2	INLET PROTECTION WATTLE	2/CEP.02
3	MATERIALS STORAGE	3/CEP.02
4	PORTABLE TOILETS	4/CEP.02
5	SILT FENCE	6/CEP.02
6	TEMPORARY CONSTRUCTION ENTRANCE	7/CEP.02

NOTE: CONTRACTOR SHALL INSTALL EROSION CONTROLS (SILT FENCES, STRAW BALES, ETC) AS REQUIRED BY REGULATORY AGENCIES. SAID CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH AGENCY STANDARDS AND FOLLOWING BEST MANAGEMENT PRACTICES FOR ACTUAL PLACEMENT ON SITE. STRAW BALES SHOWN ON THESE DRAWINGS ARE INTENDED AS A MINIMUM REQUIREMENT. ADDITIONAL CONTROLS REQUESTED BY AGENCY INSPECTORS SHALL BE REQUIRED. DUST CONTROL SHALL BE PROVIDED AT ALL TIMES, AT THE CONTRACTOR'S EXPENSE, TO MINIMIZE ANY DUST NUISANCE AND SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.

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PRELIMINARY PLAN
PROFESSIONAL ENGINEER
5/22/20
No. 11366633
ALLISON G. ALBERT
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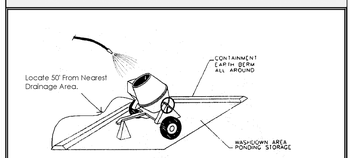
THE DEPOT TOWNHOMES

305 E 700 S
CLEARFIELD, UTAH

PROJECT NO. 2004092

EROSION CONTROL PLAN

BMP: Concrete Waste Management



DESCRIPTION:
Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors.

APPLICATIONS:
This technique is applicable to all types of sites.

INSTALLATION/APPLICATION CRITERIA:
- Store dry and wet materials under cover, away from drainage areas.
- Avoid mixing excess amounts of fresh concrete or cement on-site.
- Perform washout of concrete trucks off-site or in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped on-site, except in designated areas.
- When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area. (See Earth Berm Barrier information sheet.)
- Train employees and subcontractors in proper concrete waste management.

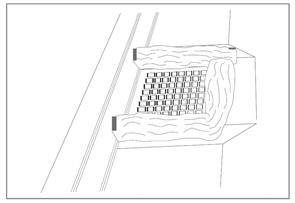
LIMITATIONS:
- Off-site washout of concrete wastes may not always be possible.

MAINTENANCE:
- Inspect subcontractors to ensure that concrete wastes are being properly managed.
- If using a temporary pit, dispose hardened concrete on a regular basis.

CONCRETE WASTE MANAGEMENT 1
SCALE: NTS

BMP: Inlet Protection – Wattle

IP-W
CONSTRUCTION



DESCRIPTION:
Sediment barrier erected around storm drain inlet.

APPLICATION:
Construct at storm drainage inlets located down-gradient of areas to be disturbed by construction.

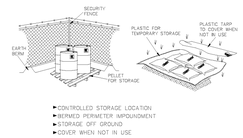
INSTALLATION/APPLICATION CRITERIA:
- Provide up-gradient sediment controls, such as silt fence during construction of inlet
- When construction of curb and gutter and roadways is complete, install gravel filled wattles around perimeter of inlet

LIMITATIONS:
- Recommended maximum contributing drainage area of one acre
- Requires shallow slopes adjacent to inlet

MAINTENANCE:
- Inspect inlet protection following storm event and at a minimum of once every 14 days.
- Remove accumulated sediment when it reaches 4 inches in depth.
- Look for bypassing or undercutting and repair or realign as needed.

INLET PROTECTION WATTLE 2
SCALE: NTS

BMP: Materials Storage



DESCRIPTION:
Controlled storage of on-site materials.

APPLICATION:
- Storage of hazardous, toxic, and all chemical substances.
- Any construction site with outside storage of materials.

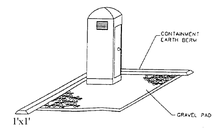
INSTALLATION/APPLICATION CRITERIA:
- Designate a secured area with limited access as the storage location. Ensure no waterways or drainage paths are nearby.
- Construct compacted earthen berm (See Earth Berm Barrier Information Sheet), or similar perimeter containment around storage location for impoundment in the case of spills.
- Ensure all on-site personnel utilize designated storage area. Do not store excessive amounts of material that will not be utilized on site.
- For active use of materials away from the storage area ensure materials are not set directly on the ground and are covered when not in use. Protect storm drainage during use.

LIMITATIONS:
- Does not prevent contamination due to mishandling of products.
- Spill Prevention and Response Plan still required.
- Only effective if materials are actively stored in controlled location.

MAINTENANCE:
- Inspect daily and repair any damage to perimeter impoundment or security fencing.
- Check materials are being correctly stored (i.e. standing upright, in labeled containers, tightly capped) and that no materials are being stored away from the designated location.

MATERIALS STORAGE 3
SCALE: NTS

BMP: Portable Toilets



DESCRIPTION:
Temporary on-site sanitary facilities for construction personnel.

APPLICATION:
All sites with no permanent sanitary facilities or where permanent facility is too far from activities.

INSTALLATION/APPLICATION CRITERIA:
- Locate portable toilets in convenient locations throughout the site.
- Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel.
- Construct earth berm perimeter (See Earth Berm Barrier Information Sheet), control for spill/protection leak.

LIMITATIONS:
No limitations.

MAINTENANCE:
- Portable toilets should be maintained in good working order by licensed service with daily observation for leak detection.
- Regular waste collection should be arranged with licensed service.
- All waste should be deposited in sanitary sewer system for treatment with appropriate agency approval.

PORTABLE TOILETS 4
SCALE: NTS

BMP: Spill Clean-Up



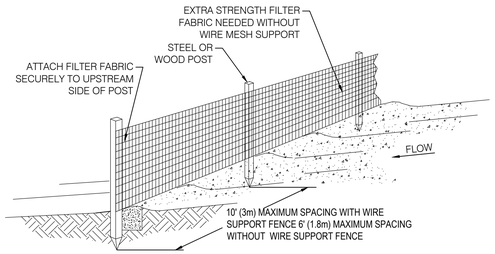
DESCRIPTION:
Practices to clean-up leakage/spillage of on-site materials that may be harmful to receiving waters.

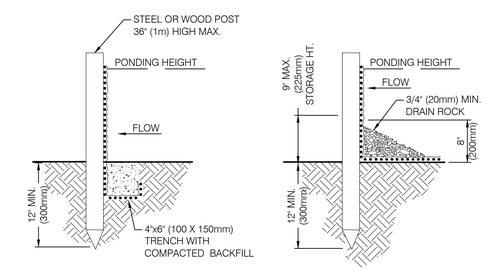
APPLICATION:
All sites

GENERAL:
- Store controlled materials within a storage area.
- Educate personnel on prevention and clean-up techniques.
- Designate an Emergency Coordinator responsible for employing preventative practices and for providing spill response.
- Maintain a supply of clean-up equipment on-site and post a list of local response agencies with phone numbers.

METHODS:
- Clean-up spills/leaks immediately and remediate cause.
- Use as little water as possible. NEVER HOSE DOWN OR BURY SPILL CONTAMINATED MATERIAL.
- Use rags or absorbent material for clean-up. Excavate contaminated soils. Dispose of clean-up material and soil as hazardous waste.
- Document all spills with date, location, substance, volume, actions taken and other pertinent data.
- Contact local Fire Department and State Division of Environmental Response and Remediation (Phone #536-4100) for any spill of reportable quantity.

SPILL CLEAN UP 5
SCALE: NTS





NOT TO SCALE

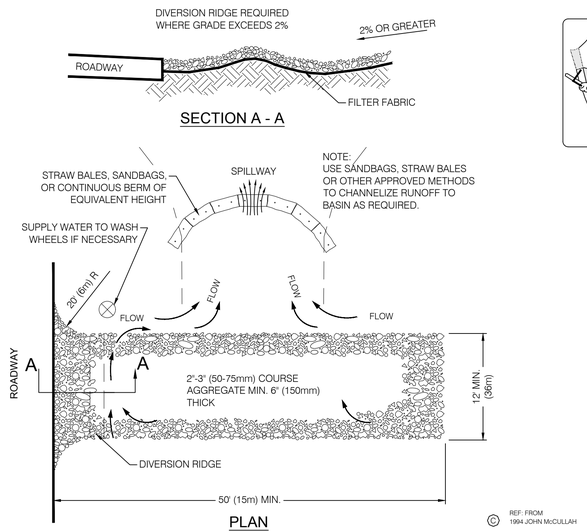
NOTES:
1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" (225mm) MAXIMUM RECOMMENDED STORAGE HEIGHT.

3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

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SILT FENCE 6
SCALE: NTS



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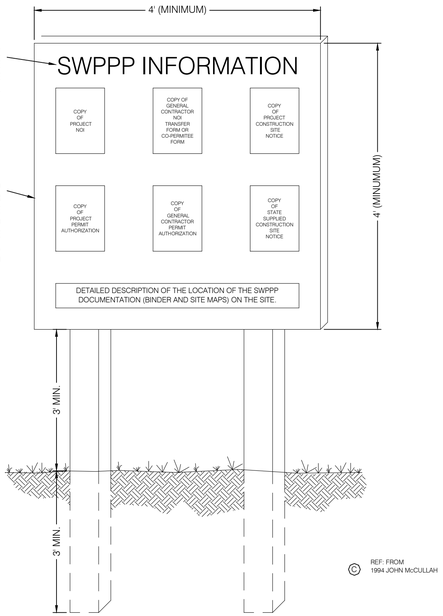
NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.

2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.

3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT 7
SCALE: NTS

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NOTES:
1) THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE CONSTRUCTION EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE AND VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.

2) ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-TO TERMINATION (NOT) IS FILED FOR THE PERMIT.

3) CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE GOVERNING AGENCY.

4) SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.

5) CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY IF THE SWPPP INFORMATION SIGN.

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SWPPP INFORMATION SIGN 8
SCALE: NTS

No.	DATE	DESCRIPTION

SCALE MEASURES 1/INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS
1" 0.5 0

DRAWN BY: JHO
CHECKED BY: AGA
FIELD CREW: SURVEY
DATE: 05/22/20
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PRELIMINARY PLAN
PROFESSIONAL ENGINEER
5/22/20
No. 11366833
ALLISON G. ALBERT
STATE OF UTAH
NOT FOR CONSTRUCTION

BENCHMARK ENGINEERING & LAND SURVEYING
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THE DEPOT TOWNHOMES
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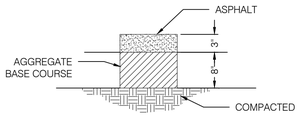
PROJECT NO. 2004092

EROSION CONTROL DETAILS

CEP.02
7 OF 9

ALTERNATE: STANDARD

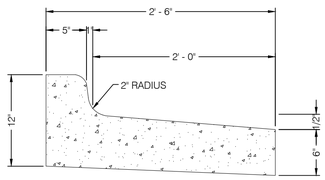
CONCRETE 5"
GRAVEL BASE 4"



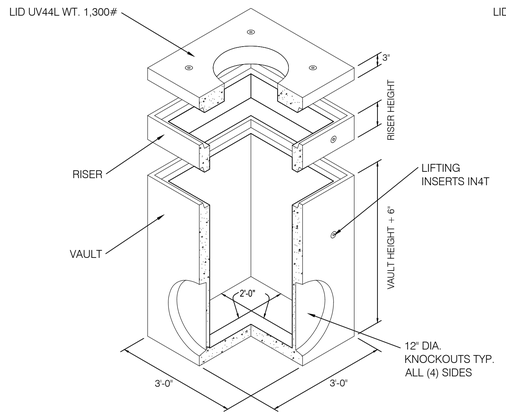
STANDARD DUTY PAVEMENT

PAVEMENT SECTIONS 1
SCALE: NTS

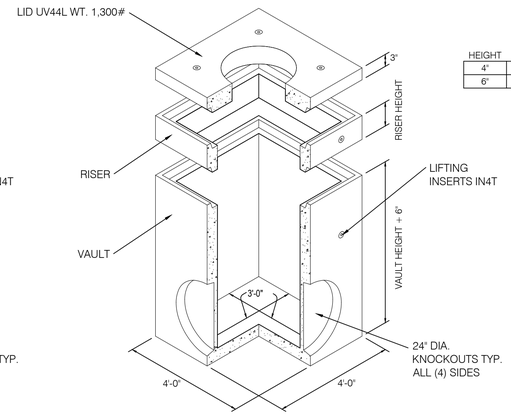
NOTE: 6" MIN. OF UNTREATED BASE COURSE REQ'D UNDER CURB AND GUTTER. COMPACT TO 95% ASSHTO T-180 - METHOD D.



TYPICAL RELEASE CURB & GUTTER 2
SCALE: NTS



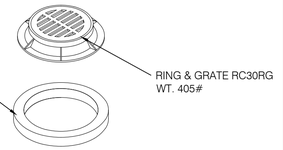
2'x2' CATCH BASIN



3'x3' CATCH BASIN

GRADE RING

HEIGHT	CODE	WEIGHT
4"	GR304	180#
6"	GR306	270#



RISER

HEIGHT	CODE	WEIGHT
1'	UV441R	1,350#
2'	UV442R	2,700#
3'	UV443R	4,050#
4'	UV444R	5,400#
5'	UV445R	6,750#
6'	UV446R	8,100#

VAULT

HEIGHT	CODE	WEIGHT
3'	CB443	3,225#
4'	CB444	4,575#
5'	CB445	5,925#
6'	CB446	7,275#

NOTES:
1. CATCH BASINS ARE DESIGNED TO MEET ASTM C858 WITH AASHTO HS-20 LOADING.
2. OPENINGS MAY BE SIZED AND LOCATED AS REQUIRED.
3. OPTIONAL GRATING OR COVER MATERIAL MAY BE CAST IN AS REQUIRED.
4. CHECK HARDWARE SECTION FOR OPTIONAL ACCESSORIES.

CATCH BASIN DETAILS 3
SCALE: NTS

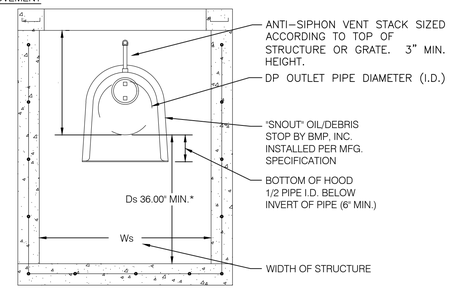
*** R SERIES INSTALLATION NOTE:**
12R- FITS 36-48" DIAM. STRUCTURE
18R- FITS 48-60" DIAM. STRUCTURE
24R- FITS 48-60" DIAM. STRUCTURE
30R- FITS 60-72" DIAM. STRUCTURE
54R- FITS 72" DIAM. STRUCTURE
RECOMMENDED SUMP DEPTH
2.5 TO 3X OUTLET PIPE I.D.

U.S. PATENT # 6126817 INT'L PATENTS PENDING

BMP, INC
53 MT.ARCHER RD., LYME CT 06371
(800) 504-8008 FAX: (860) 434-3195

DESCRIPTION	DATE	SCALE
SNOUT SIZE COMPARISON	09/09/05	NONE
	DRAWING NUMBER	
	SN-SIZES	

DESIGN PARAMETER GUIDELINES FOR WATER QUALITY IMPROVEMENT



RULE # 1- AT AN ABSOLUTE MINIMUM, STRUCTURE INTERNAL DIMENSIONS MUST BE AT LEAST LARGE ENOUGH TO ACCOMODATE EXTERNAL DIMENSIONS OF THE SNOUT, AND ALLOW FOR A PERSON TO INSTALL IT. REFER TO BMP, INC. CAD DETAILS FOR PART DIMENSIONS.

RULE #2- USE ONLY 'F' SERIES SNOUTS FOR RECTANGULAR OR SQUARE STRUCTURES, AVAILABLE IN 12", 18", 24", 30", 48", 72" AND 96" SIZES. USE ONLY 'R' SERIES SNOUTS FOR ROUND STRUCTURES, AVAILABLE IN 12", 18", 24", 30", AND 54" SIZES.

*SUMP DEPTH (Ds)- SUMP DEPTH SHOULD BE A MINIMUM OF 36" FOR ANY NEW CONSTRUCTION FOR PIPES 12" AND LESS. FOR 15"-18" PIPE MIN. DEPTH SHOULD BE 48". OPTIMAL SIZING IS AT LEAST 2.5X TO 3X OUTLET PIPE DIAMETER (Dp) FOR MAXIMUM POLLUTANT REMOVAL EFFICIENCY AND MINIMAL CLEANOUT FREQUENCY.

STRUCTURE DIMENSIONS- PLAN DIMENSIONS FOR A STRUCTURE SHOULD BE UP TO 7X AREA OF OUTLET PIPE FOR MAXIMUM POLLUTANT REMOVAL EFFICIENCY AND MINIMAL CLEANOUT FREQUENCY.
(SEE "MAINTENANCE CONSIDERATIONS" DOCUMENT FOR MORE INFORMATION)

IMPORTANT NOTICE: DO NOT CONFUSE PIPE O.D WITH PIPE I.D. A SNOUT FITS OVER A PIPE, NOT IN IT. THUS, SNOUT MUST BE SIZED TO FIT OVER PIPE OPENING IN STRUCTURE. SNOUTS ARE AVAILABLE FOR ROUND STRUCTURES TO ACCOMODATE PIPES OF 54" O.D. MAX. FOR PIPES 54" O.D. AND ABOVE, USE SQUARE OR RECTANGULAR STRUCTURES.

SIZING EXAMPLES:

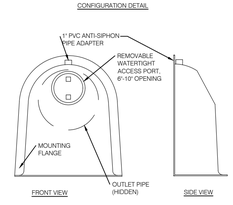
OUTLET HOLE SIZE	SNOUT SIZE
11.9" O.D. OR LESS	12 F or R (R FITS 36"-48" DIAM STRUCTURE)
12.0"-17.9" O.D.	18 F or R (R FITS 48"-60" DIAM STRUCTURE)
18.0"-23.9" O.D.	24 F or R (R FITS 48"-60" DIAM STRUCTURE)
24.0"-29.9" O.D.	30 F or R (R FITS 60"-72" DIAM STRUCTURE)
30.0"-35.9" O.D.	36F
30.0"-47.9" O.D.	48 F
30.0"-53.9" O.D.	54R/72 (FITS 72" DIAM STRUCTURE ONLY)
48.0"-71.9" O.D.	72F
72"-95.9" O.D.	96 F

BMP, INC.
53 MT. ARCHER ROAD, LYME, CT. 06371
(800) 504-8008 FAX: (860)434-3195

DESCRIPTION	DATE	SCALE
SNOUT SIZING CHART	09/09/05	NONE
	DRAWING NUMBER	
	SP-SI	

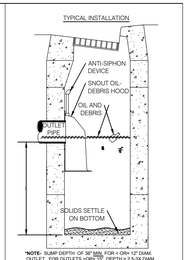
SNOUT DETAILS 4
SCALE: NTS

CONFIGURATION DETAIL



SNOUT OIL-WATER-DEBRIS SEPARATOR

TYPICAL INSTALLATION



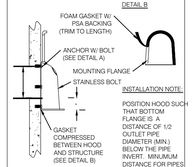
*NOTE: SUMP DEPTH OF 36" MIN. FOR < OR= 12" DIAM. OUTLET. FOR OUTLETS >OR"12", DEPTH = 2.5-3X DIAM.

NOTES:

1. ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY: BEST MANAGEMENT PRODUCTS, INC. 53 MT. ARCHER RD. LYME, CT 06371 (860) 434-0277; (860) 434-3195 FAX TOLL FREE: (800) 504-8008 OR (888) 354-7585 WEB SITE: www.bestmp.com/ OR PRE-APPROVED EQUAL
2. ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
3. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT AS DRAWN. (SEE CONFIGURATION DETAIL)
4. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION.
5. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A DISTANCE EQUAL TO 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES < 12" I.D.
6. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 24" ACCORDING TO STRUCTURE CONFIGULATION.
7. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL.
8. THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 3/8" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL)
9. INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT. INSTALLATION KIT SHALL INCLUDE:
   A. INSTALLATION INSTRUCTIONS
   B. PVC ANTI-SIPHON VENT PIPE AND ADAPTER
   C. OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING
   D. 3/8" STAINLESS STEEL BOLTS
   E. ANCHOR SHIELDS

US Patent # 6126817

INSTALLATION DETAIL



INSTALLATION NOTE:
POSITION HOOD SUCH THAT BOTTOM FLANGE IS A DISTANCE OF 1/2 OUTLET PIPE DIAMETER (MIN.) BELOW THE PIPE INVERT. MINIMUM DISTANCE FOR PIPES < 12" I.D. IS 6".

HOOD SPECIFICATION FOR CATCH BASINS AND WATER QUALITY STRUCTURES

DESCRIPTION	DATE	SCALE
OIL- DEBRIS HOOD SPECIFICATION AND INSTALLATION (TYPICAL)	09/08/00	NONE
	DRAWING NUMBER	
	SP-SN	

DESCRIPTION					
No.	DATE				
DRAWN BY	JHO				
CHECKED BY	AGA				
FIELD CREW	SURVEY				
DATE	05/22/20				
DWG FILE	2004092 SITE				

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS
1 0.5 0

PRELIMINARY PLAN

PROFESSIONAL ENGINEER
No. 11366633
ALLISON G. ALBERT
STATE OF UTAH

NOT FOR CONSTRUCTION

BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070. (801) 542-7192
www.benchmarkcivil.com

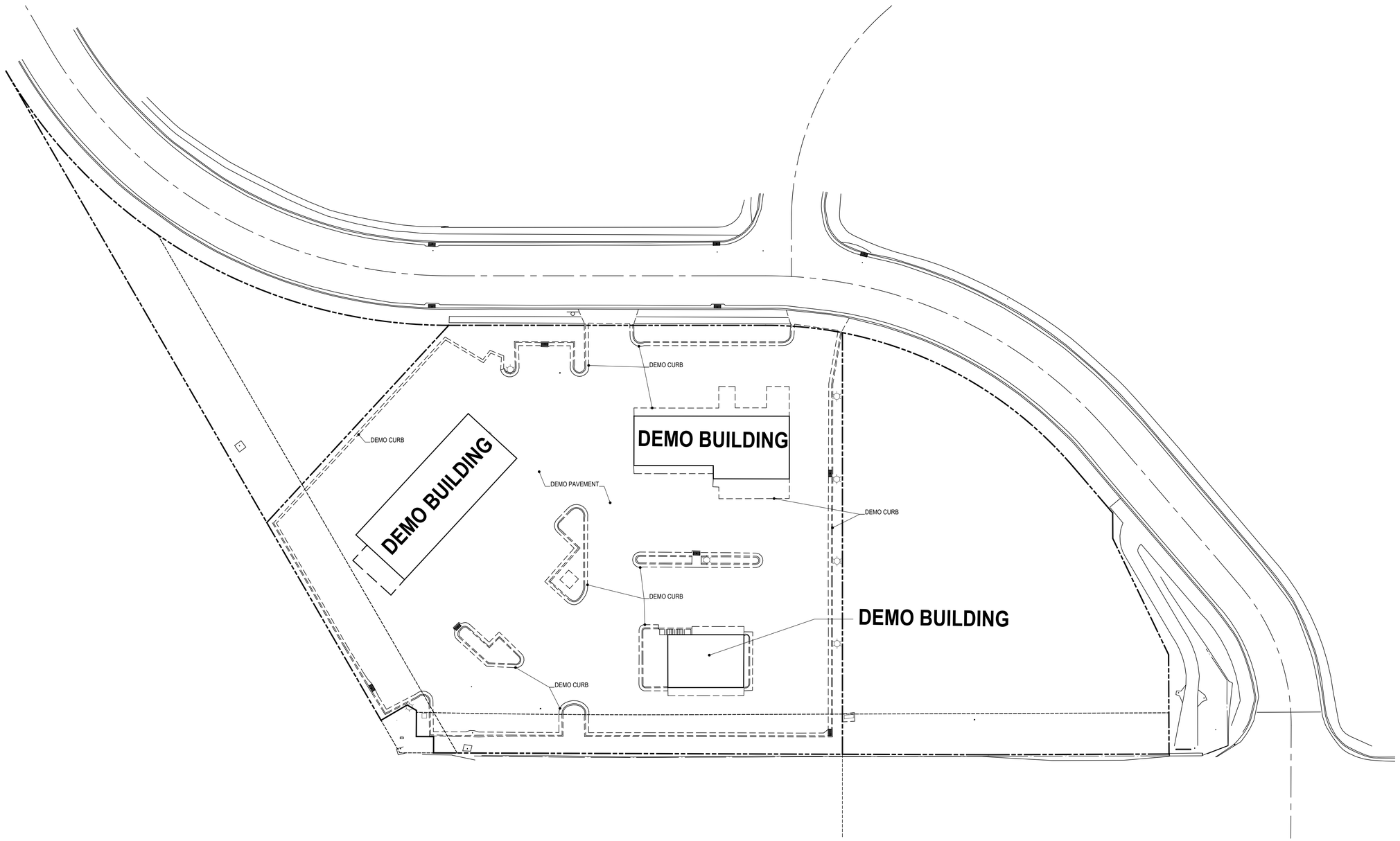
BENCHMARK CIVIL

THE DEPOT TOWNHOMES
305 E 700 S
CLEARFIELD, UTAH

PROJECT NO. 2004092

DETAIL SHEET

CDT.01
9 OF 9



A4 ARCHITECTURAL SITE PLAN
SCALE: 1"=30'-0"

PROJECT NORTH

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P 801-355-3003

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305 E 700 S CLEARFIELD STATION

CLEARFIELD, UTAH
SCHEMATIC DESIGN

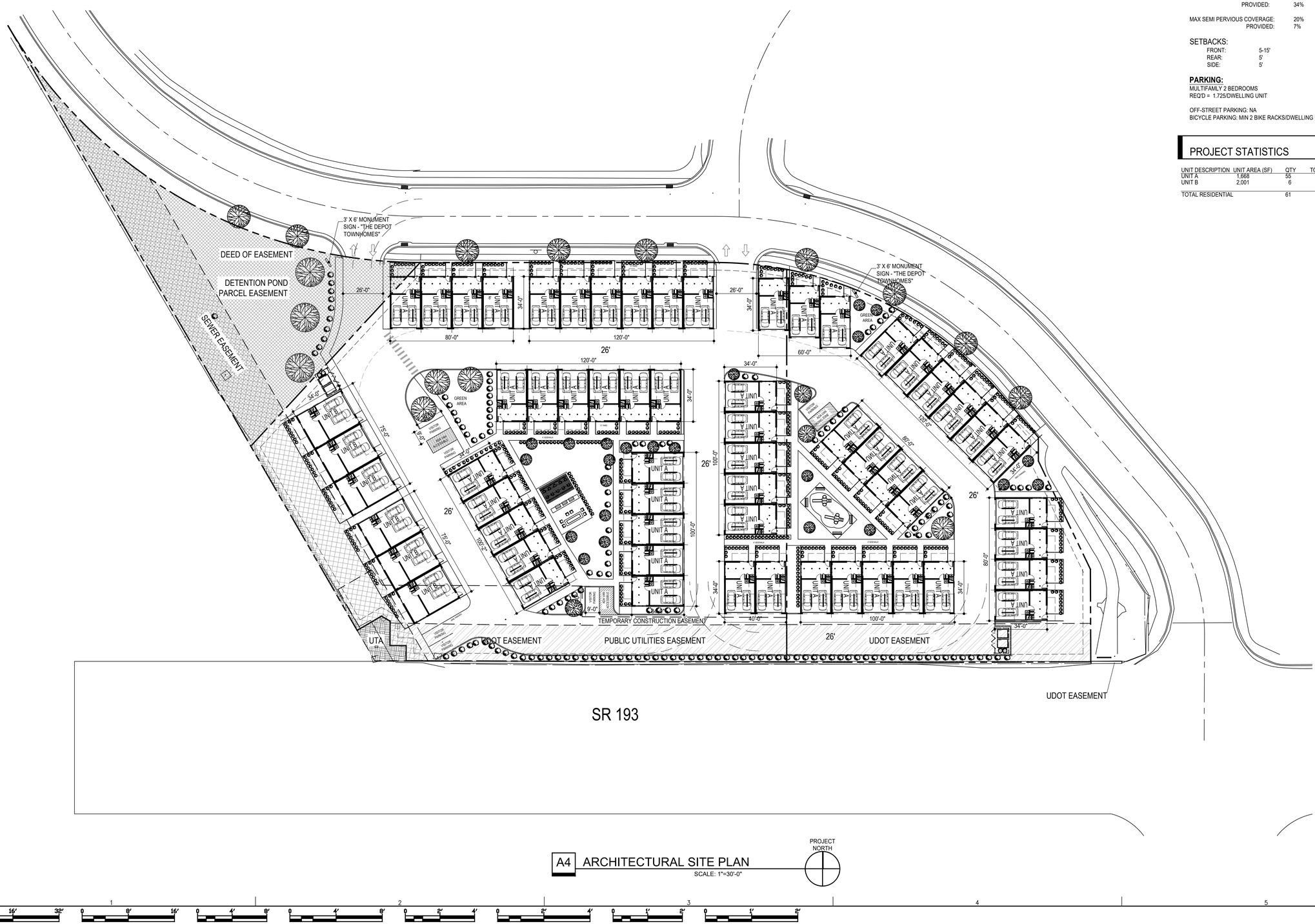
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Axis Job #	xx
Owner #	
Date	3/29/2020
Drawn	---
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ARCHITECTURAL DEMO PLAN

AD100

1/16" = 1'-0" | 1/8" = 1'-0" | 3/16" = 1'-0" | 1/4" = 1'-0" | 3/8" = 1'-0" | 1/2" = 1'-0" | 3/4" = 1'-0" | 1" = 1'-0"



A4 ARCHITECTURAL SITE PLAN

SCALE: 1"=30'-0"

PROJECT NORTH

ZONING INFO

CLEARFIELD DOWNTOWN FORM BASED CODE

ZONING DISTRICT:	TR
OVERLAY DISTRICT:	NONE
MIN BLDG WIDTH:	20'
MAX BLDG WIDTH:	140' OR 6 UNITS

MAX. HEIGHT (FLAT RF): 3 STORIES
(9' MIN HEIGHT , 14' MAX @ EACH STORY)

FRONT PROPERTY LINE COVERAGE:	65%
MAX IMPERVIOUS COVERAGE:	60%
PROVIDED:	34%
MAX SEMI PERVIOUS COVERAGE:	20%
PROVIDED:	7%

SETBACKS:

FRONT:	5-15'
REAR:	5'
SIDE:	5'

PARKING:
MULTIFAMLY 2 BEDROOMS
REQ'D = 1.725/DWELLING UNIT

OFF-STREET PARKING: NA
BICYCLE PARKING: MIN 2 BIKE RACKS/DWELLING UNIT

PROJECT STATISTICS

UNIT DESCRIPTION	UNIT AREA (SF)	QTY	TOTAL AREA(SF)
UNIT A	1,668	55	91,740
UNIT B	2,001	6	12,006
TOTAL RESIDENTIAL		61	103,746 SF

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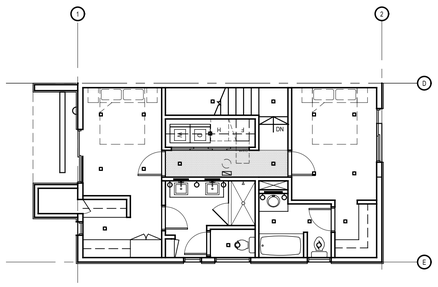
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ARCHITECTURAL SITE PLAN

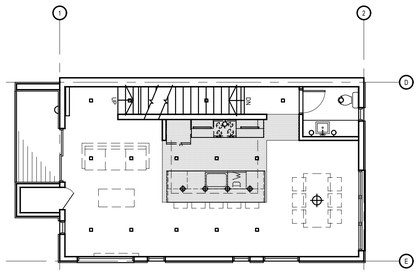
AS101

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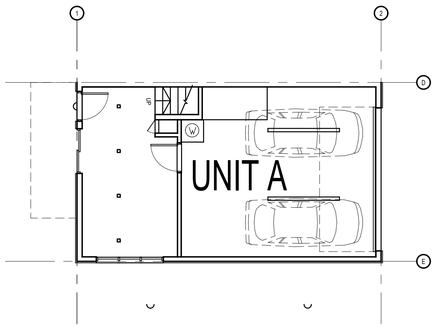
A3 UNIT A - LEVEL 3

SCALE: 1/8"=1'-0"



A2 UNIT A - LEVEL 2

SCALE: 1/8"=1'-0"



A1 UNIT A - LEVEL 1

SCALE: 1/8"=1'-0"

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CLEARFIELD, UTAH
SCHEMATIC DESIGN

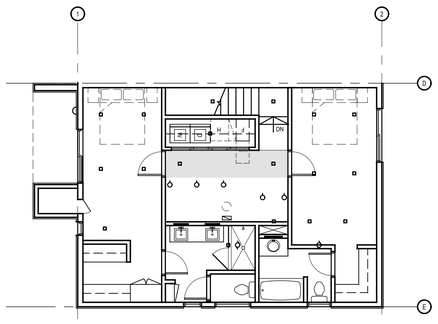
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Owner #
Date 3/29/2020
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UNIT A FLOOR PLANS

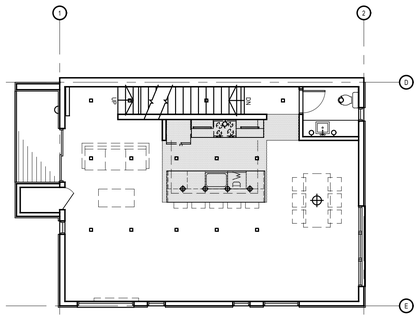
AE101

1/16" = 1'-0" | 1/8" = 1'-0" | 3/16" = 1'-0" | 1/4" = 1'-0" | 3/8" = 1'-0" | 1/2" = 1'-0" | 3/4" = 1'-0" | 1" = 1'-0"



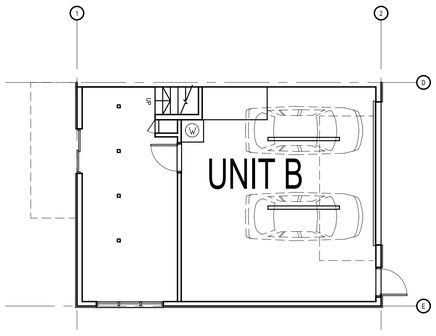
A3 UNIT B - LEVEL 3

SCALE: 1/8"=1'-0"



A2 UNIT B - LEVEL 2

SCALE: 1/8"=1'-0"



A1 UNIT B - LEVEL 1

SCALE: 1/8"=1'-0"

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305 E 700 S CLEARFIELD STATION

CLEARFIELD, UTAH
SCHEMATIC DESIGN

Revision #	Date
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Axis Job #	xx
Owner #	
Date	3/29/2020
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UNIT B FLOOR PLANS

AE102

1/16" = 1'-0" | 1/8" = 1'-0" | 3/16" = 1'-0" | 1/4" = 1'-0" | 3/8" = 1'-0" | 1/2" = 1'-0" | 3/4" = 1'-0" | 1" = 1'-0"



A4 SOUTH ELEVATION

SCALE: 1/8"=1'-0"



A4 NORTH ELEVATION

SCALE: 1/8"=1'-0"

0 16' 32' 1/16" = 1'-0"
0 8' 16' 1/8" = 1'-0"
0 4' 8' 3/16" = 1'-0"
0 4' 8' 1/4" = 1'-0"
0 2' 4' 3/8" = 1'-0"
0 2' 4' 1/2" = 1'-0"
0 1' 2' 3/4" = 1'-0"
0 1' 2' 1" = 1'-0"

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305 E 700 S CLEARFIELD STATION

CLEARFIELD, UTAH
SCHEMATIC DESIGN

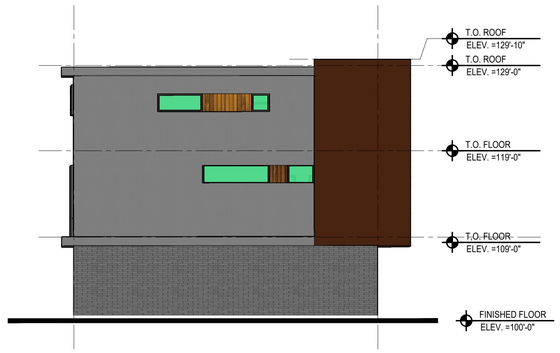
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Owner #	
Date	3/29/2020
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ARCHITECTURAL SITE PLAN

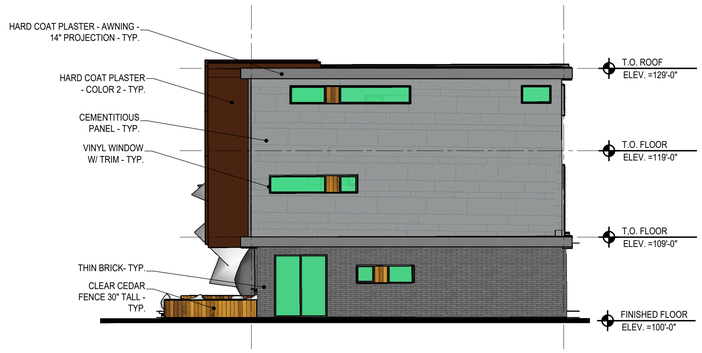
AE201

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A4 EAST ELEVATION

SCALE: 1/8"=1'-0"



A4 WEST ELEVATION

SCALE: 1/8"=1'-0"

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305 E 700 S CLEARFIELD STATION

CLEARFIELD, UTAH

SCHEMATIC DESIGN

Revision # Date

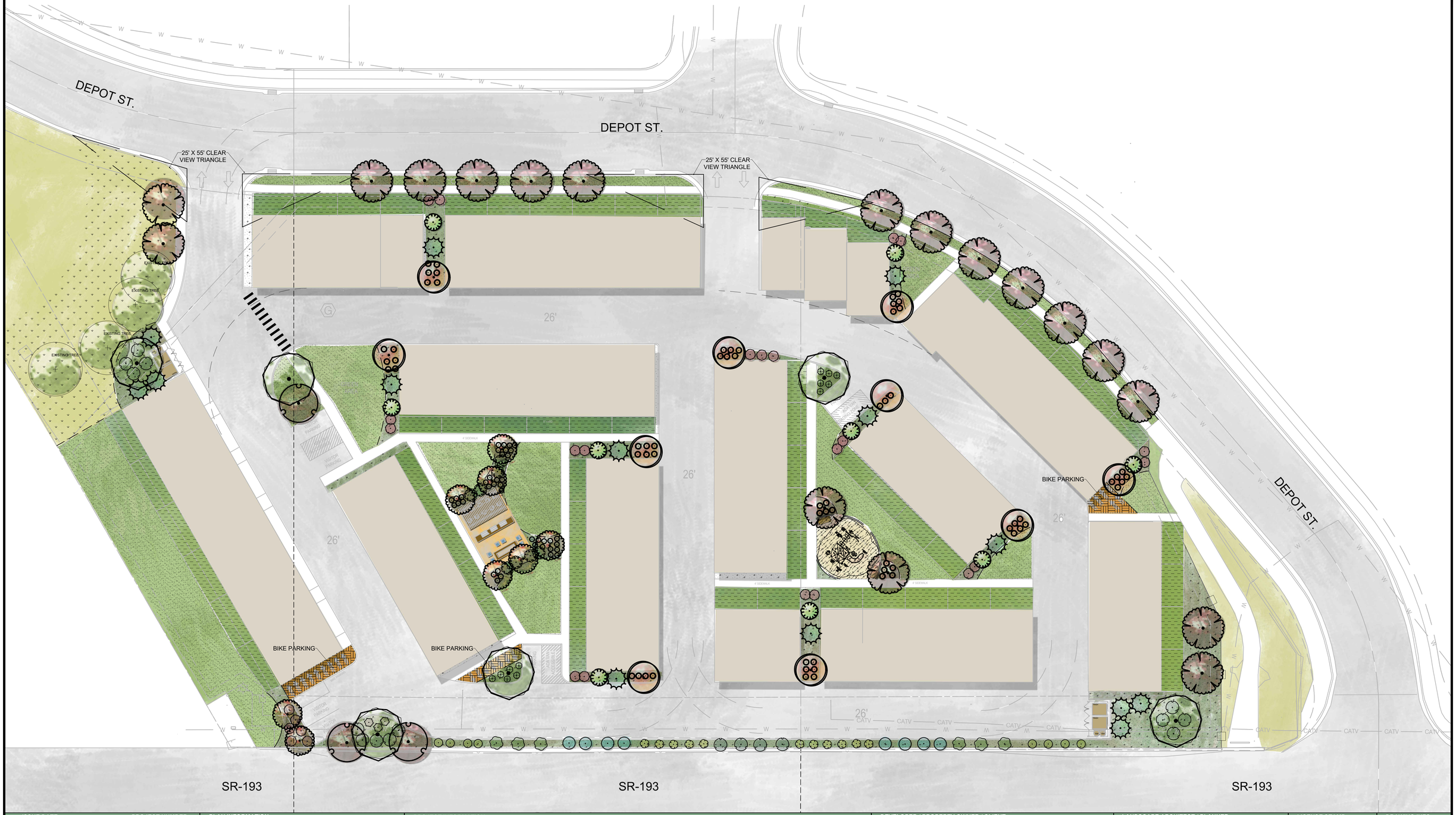
Axis Job # xx
Owner #
Date 3/29/2020
Drawn ---
Checked ---

ARCHITECTURAL SITE PLAN

AE202

0 16' 32' 1/16" = 1'-0"
0 8' 16' 1/8" = 1'-0"
0 4' 8' 3/16" = 1'-0"
0 4' 8' 1/4" = 1'-0"
0 2' 4' 3/8" = 1'-0"
0 2' 4' 1/2" = 1'-0"
0 1' 2' 3/4" = 1'-0"
0 1' 2' 1" = 1'-0"

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ISSUE DATE	PROJECT NUMBER
05-20-2020	UT20057

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

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

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

PROJECT INFORMATION

DEPOT TOWNHOMES
305 E 700 S
CLEARFIELD, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Architect:
AXIS ARCHITECTS
927 SOUTH STATE STREET
SALT LAKE CITY, UT 84111

Engineer:
BENCHMARK ENGINEERING & LAND SURVEYING
9130 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
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LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
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LICENSE STAMP

DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	5/20/2020

COLOR PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-COLOR

LANDSCAPE PLAN SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

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

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

1.2 SITE CONDITIONS

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

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

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

1.3 PERMITS

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

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

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

1.5 FINAL INSPECTION

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

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

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

1.7 MAINTENANCE

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

1.8 GUARANTEE

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

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

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

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

C. Mulch/Rock: See Plans. All planter beds to receive a minimum 3" layer for trees, shrubs, and perennials and 1" for groundcovers.

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

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

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

a. PH: 5.5-7.5
b. EC (electrical conductivity): < 2.0 mmhos per centimeter
c. SAR (sodium absorption ration): < 3.0
d. % OM (percent organic matter): >1%
e. Texture (particle size per USDA soil classification): Sand <70%; Clay < 30%; Silt < 70%, Stone fragments (gravel or any soil particle greater than two (2) mm in size) < 5% by volume.

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

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

a. Washed mortar sand free of organic material.
b. Portland Cement (see concrete spec. below for type)
c. Reinforced fiber - Specifically produced for compatibility with aggressive alkaline environment of Portland cement-based composites.
d. Only potable water for mixing.

PART III - EXECUTION

3.1 GRADING

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

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

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

3.2 TURF GRADING

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

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

3.3 PLANTING OPERATIONS

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

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

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

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

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

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

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

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

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

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

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

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

3.4 TURF - SOD LAYING

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

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

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

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

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

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

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

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

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

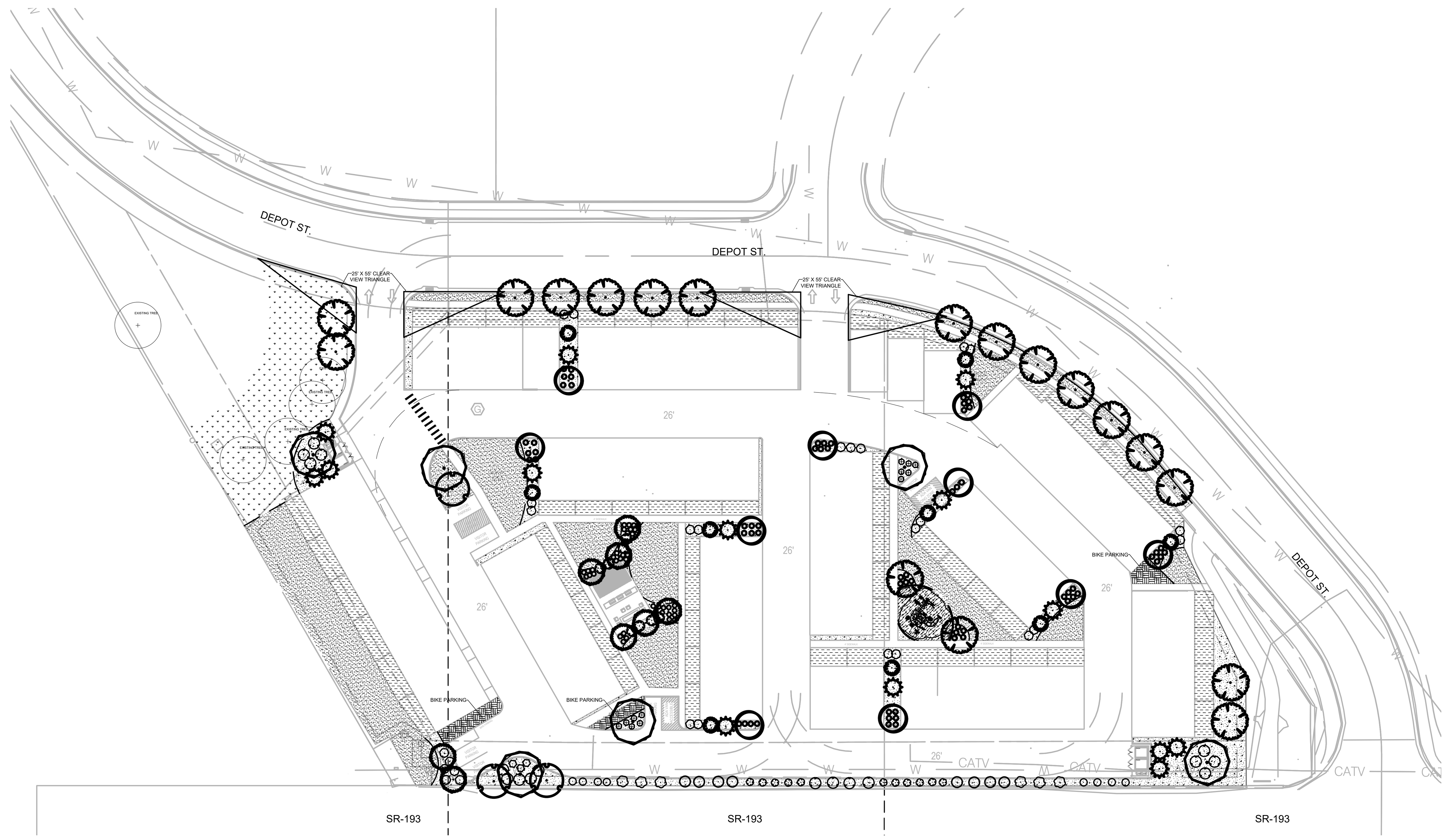
3.5 WEED BARRIER

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

B. Overlap rows of fabric min. 6"

C. Stable fabric edges and overlaps to ground.

END OF SECTION



LANDSCAPE GENERAL NOTES

INSTALLER RESPONSIBILITIES AND LIABILITIES

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

GRADING AND DRAINAGE REQUIREMENTS

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

LANDSCAPING REQUIREMENTS

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

LANDSCAPE NOTES

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

SITE REQUIREMENT CALCULATIONS

STREET FRONTAGE		
DEPOT ST.	**REQUIRED:**	**PROVIDED:**
1 TREE / 25 FT (290 LN FT)	12	12
*NOT INCLUDING DRIVES AND CLEAR VIEW TRIANGLES.		
TREE COUNT: 115,836 SQ FT = 2.66 ACRES	**REQUIRED:**	**PROVIDED:**
20 TREES / ACRE OF PROJECT	53	56
50 SHRUBS / ACRE OF PROJECT	133	155
LESS THAN 60% LAWN: NOT INCLUDING BACKYARDS		53.3%
MINIMUM 5' PLANTER AROUND BUILDINGS		
1 TREE PER 5 PARKING SPACES	2	2
SITE TOTAL: 115,836 SQ FT.		
LANDSCAPE TOTAL WITHOUT BACKYARDS: 22,974 SQ FT.	10%	19.8%
LANDSCAPE TOTAL WITH BACKYARDS: 34,533 SQ FT.	10%	29.8%

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	At'g	3	Acer tataricum `GarAnn` Hot Wings Tatarian Maple	B & B	Multi-trunked	
	Ax'u	18	Acer truncatum x platanoides `JFS-KW187` TM Urban Sunset Maple	B & B	2"Cal	
	M'is	9	Malus x `JFS KW214MX` TM Ivory Spear Crabapple	B & B	2"Cal	
	Qr'a	8	Quercus robur x alba `JFS-KW1QX` TM Street Spire Oak	B & B	2"Cal	
	Up'e	7	Ulmus propinqua `JFS-Bieberich` TM Emerald Sunshine Elm	B & B	2"Cal	
	Zs'm	11	Zelkova serrata `Musashino` Sawleaf Zelkova	B & B	2"Cal	
EVERGREEN TREES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**CAL**	**SIZE**
	Po'r	14	Picea omorika `Riverside` Riverside Serbian Spruce	B & B		8`

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	Am'm	12	Aronia melanocarpa `UCONNAM165` TM Low Scape Mound Chokeberry	5 gal
	Cs'c	17	Cornus sericea `Cardinal` Cardinal Red-twig Dogwood	5 gal
	Cs'a	8	Cornus stolonifera `Arctic Fire` Arctic Fire Dogwood	5 gal
	Ea'c	28	Euonymus alatus `Compactus` Compact Burning Bush	5 gal
	Fi'k	11	Forsythia x intermedia `Kolgold` TM Magical Gold Forsythia	5 gal
	Pb'p	8	Prunus besseyi `P011S` TM Pawnee Buttes Sand Cherry	5 gal
	Vt'a	6	Viburnum trilobum `Alfredo` Alfredo Cranberrybush Viburnum	5 gal
EVERGREEN SHRUBS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**
	Cp's	8	Cytisus purgans `Spanish Gold` Spanish Gold Broom	5 gal
GRASSES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**
	Ca'k	65	Calamagrostis x acutiflora `Karl Foerster` Feather Reed Grass	1 gal
	Pv'n	39	Panicum virgatum `North Wind` Northwind Switch Grass	1 gal
ROSES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**
	R'ko	5	Rosa x `Radrazz` TM Knock Out Shrub Rose	5 gal

REFERENCE NOTES SCHEDULE

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY	DETAIL
1-01	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4`) DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	12,256 sf	
1-03	STONE MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING.	9,307 sf	
1-04	6" CONCRETE MOW CURB	347 lf	
1-05	TOWNHOME BACKYARDS: TO BE DETERMINED BY OWNERS	11,559 sf	

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY	DETAIL
1-10	PLAYGROUND SURFACE. SOF`FALL ENGINEERED WOOD.	29.06 cy	

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY	DETAIL
1-11	PAVERS	664 sf	
1-12	REVEGETATION AREA: NATIVE SEED MIX RESTORE AREAS DISTURBED DURING CONSTRUCTION	6,345 sf	

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PLAN INFORMATION

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UTILITY NOTIFICATION CENTER, INC
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N

0' 25' 50' 100 200'
GRAPHIC SCALE: 1" = 50'

PROJECT INFORMATION

DEPOT TOWNHOMES
305 E 700 S
CLEARFIELD, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Architect:
AXIS ARCHITECTS
927 SOUTH STATE STREET
SALT LAKE CITY, UT 84111

Engineer:
BENCHMARK CIVIL
BENCHMARK ENGINEERING & LAND SURVEYING
9130 SOUTH STATE STREET SUITE #100
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LANDSCAPE ARCHITECT / PLANNER

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LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128121-5301
05/20/2020
ELECTRONIC SEAL
STATE OF UTAH

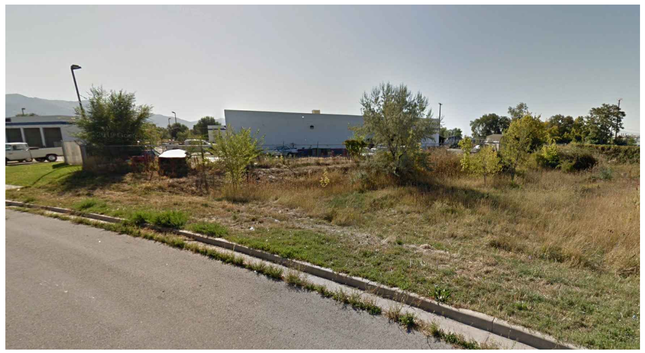
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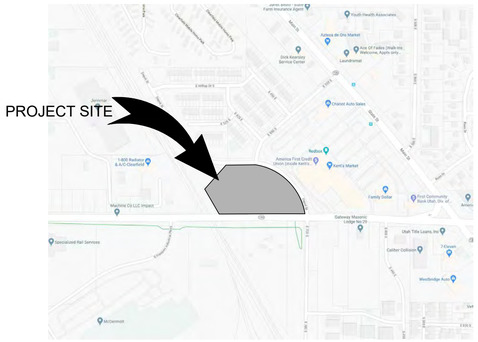
LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

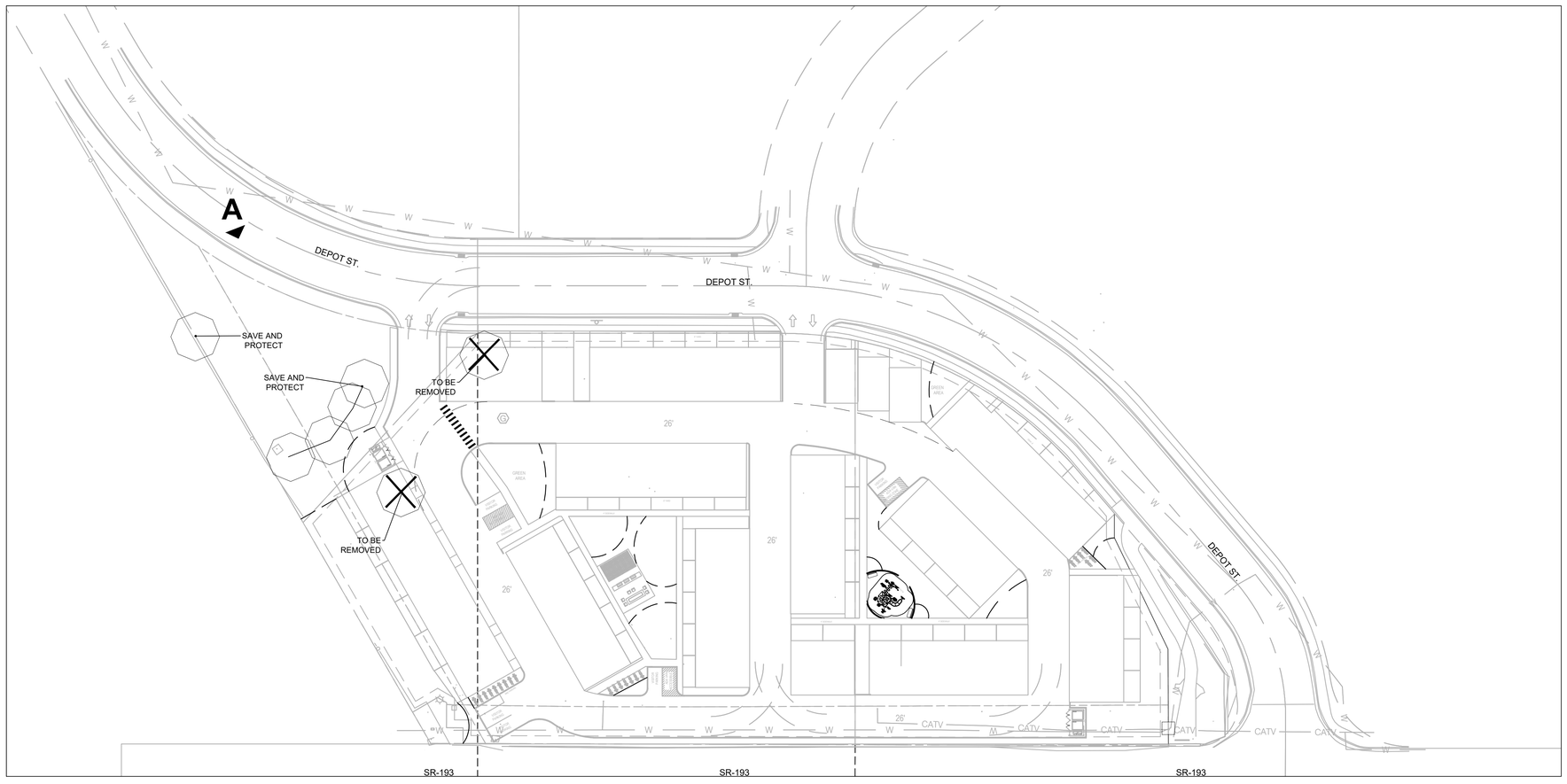
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A) AREA LOOKING IN SOUTHEAST DIRECTION



VICINITY MAP



EXISTING AND NEW LANDSCAPE AREA

SYMBOL	SITE MATERIAL
	EXISTING TREES TO REMAIN AND TO PROTECT
	EXISTING TREES TO BE REMOVED

EXISTING TREE NOTES

TREE PROTECTION AND PRESERVATION

INTRODUCTION: THIS IS INTENDED TO GUIDE THE GENERAL CONTRACTOR AND SUB-CONTRACTORS CREWS AND OWNER IN THE PROTECTION OF TREES LOCATED ON PROJECT SITE, AND SHALL BE IN COMPLIANCE WITH FOLLOWING SPECIFICATIONS. ALL PEOPLE THAT WORK AROUND TREES ARE RESPONSIBLE TO PROTECT THE TREES FROM UNNECESSARY INJURY THAT WOULD DECREASE THEIR VALUE. TREE ROOTS OFTEN SPREAD 2-3 TIMES WIDER THAN THE DRIP-LINE OF THE CANOPY AND 90% OF A TREE'S ROOTS ARE FOUND IN THE TOP 2 FEET OF SOIL. THESE FACTS ILLUSTRATE WHY IT IS SO IMPORTANT TO USE CARE WHEN WORKING NEAR EXISTING TREES.

A. TREE PROTECTION GUIDELINES FOR CONSTRUCTION SITES

PRIOR TO INITIATION OF DEMOLITION AND CONSTRUCTION WORK THAT WILL AFFECT TREES ON PROPERTY, THE FOLLOWING TREE PROTECTION PLAN SHOULD BE IMPLEMENTED, WHICH PROVIDES FOR THE FOLLOWING INFORMATION:

1. TREE PROTECTION PRACTICES MAY INCLUDE, BUT ARE NOT LIMITED TO: PRUNING BRANCHES AND ROOTS, TEMPORARILY FENCING OFF AREA AROUND THE ROOTING ZONE, WRAPPING TRUNKS TO PREVENT WOUNDS, SPREADING WOOD CHIPS OR GRAVEL TO REDUCE SOIL COMPACTION, ENSURING PROPER TREE IRRIGATION IS PROVIDED THROUGHOUT THE TERM OF THE PROJECT, AND ADDING WELL-COMPOSTED ORGANIC MATTER TO THE TREE'S GROWING LOCATION FOLLOWING CONSTRUCTION.
2. TREE PLANTING WORK SHALL BE DONE IN ACCORDANCE WITH LATEST LOCAL CODES, IE: BEST MANAGEMENT PRACTICES (BMP), ANSI Z133.1, AND ANSI A300. DIRECTIONS PROVIDED IN AUTHORIZING PERMITS SHALL BE FOLLOWED.
3. ANY TREE TO REMAIN THAT IS IRREPARABLY DAMAGED DUE TO CONSTRUCTION ACTIVITIES SHALL BE REMUNERATED AT COST TO CONTRACTOR RESPONSIBLE FOR DAMAGES. THE VALUE OF ALL TREES TO REMAIN SHALL BE ESTABLISHED IN WRITING AND AGREED UPON BY ALL PARTIES INVOLVED PRIOR TO CONSTRUCTION ACTIVITIES.
4. ANY TREES TO REMAIN ON-SITE AND ON ADJACENT PROPERTIES THAT ARE DAMAGED DUE TO CONSTRUCTION ACTIVITIES THAT ARE REPLACEABLE SHALL BE REPLACED WITH TREE OF SAME SPECIES, CALIPER SIZE AND SIMILAR SHAPE AT THE EXPENSE OF CONTRACTOR RESPONSIBLE FOR DAMAGE.
5. TREES BEING PRESERVED DURING ALL CONSTRUCTION ACTIVITIES SHALL HAVE A TREE PROTECTION ZONE (TPZ), WHICH IS NO LESS THAN THE WIDTH OF THE DRIP LINE OF THE TREES CANOPY, CLEARLY MARKED WITH A CONTINUOUS CHAIN LINK PROTECTIVE FENCE, OR OWNER APPROVED EQUAL, PRIOR TO ANY DEMOLITION, CLEARING, TRENCHING OR TUNNELING PROJECTS COMMENCEMENT.
6. HEAVY EQUIPMENT SHALL NOT BE ALLOWED INSIDE THE TREE PROTECTION ZONE. ALL HEAVY EXCAVATIONS SHALL BE MADE BY EQUIPMENT FROM OUTSIDE OF THIS ZONE.
7. BUILDING MATERIAL, TOPSOIL, CHEMICALS, OR FILL SHALL NOT BE STOCKPILED IN THE TREE PROTECTION ZONE OR IN THE DRIP-LINE OF ANY TREE THAT IS SCHEDULED FOR PRESERVATION.
8. PRIOR TO CONSTRUCTION, THE TREE PROTECTION ZONE WILL BE DESIGNATED BY PLAN AND IN COORDINATION WITH BLUE STAKES, OWNER, LANDSCAPE ARCHITECT AND/OR CITY URBAN FORESTER. THE SIZE AND SHAPE OF THE ZONE WILL DEPEND ON THE TREE SPECIES SENSITIVITY TO IMPACT, THE HEALTH AND AGE OF THE TREE, AND ROOT AND CROWN CONFORMATION AND DEVELOPMENT CONSTRAINTS.
9. TRENCHING SHOULD BE PERFORMED IN ACCORDANCE WITH THE STANDARDS LISTED ABOVE. WHEN LARGE SCAFFOLD ROOTS ARE ENCOUNTERED WHILE TRENCHING, HAND DIGGING AND BRIDGING OF THE ROOTS SHALL BE DONE. IN SITUATIONS WHERE A ROOT HAS BEEN DAMAGED, A CLEAN CUT SHALL BE MADE ON THE ROOT AT THE EDGE OF THE TRENCH CLOSEST TO THE TREE TRUNK.
10. TUNNELING OR BORING SHOULD BE DONE WHENEVER WORK MUST BE DONE WITHIN THE TREE PROTECTION ZONE. TUNNELING OR BORING IN THE TREE PROTECTION ZONE MUST BE AT LEAST 2 FEET DEEP.
11. EXCAVATION INVOLVING ROOT CUTS SHOULD BE DONE RAPIDLY. CUTS ON TREE ROOTS SHALL BE SMOOTH AND CLEAN. THE TRENCH SHOULD BE BACKFILLED AS QUICKLY AS POSSIBLE TO PREVENT THE EXPOSED ROOTS FROM DRYING OUT AND THE TREE SHOULD BE WATERED IMMEDIATELY. IF TREES ARE TO REMAIN EXPOSED FOR MORE THAN FOUR TO SIX HOURS, THEY MUST BE COVERED WITH BURLAP AND KEPT MOIST AT ALL TIMES.
12. FOR TREES WITH A TRUNK DIAMETER IN EXCESS OF SIX INCHES, TUNNELING OR BORING SHOULD REPLACE TRENCHING ACCORDING TO THE FOLLOWING MINIMUM DISTANCES FROM THE FACE OF THE TREE TRUNK IN ANY DIRECTION.
13. THE BOOKLET "TRENCHING AND TUNNELING NEAR TREES" THAT IS PRODUCED BY THE NATIONAL ARBOR DAY FOUNDATION SHALL BE USED AS A GUIDE FOR ALL CONSTRUCTION AND EXCAVATION WORK AROUND TREES. THIS BOOKLET MAY BE OBTAINED BY CONTACTING THE NATIONAL ARBOR DAY FOUNDATION.
14. TREE CARE CONTRACTOR PROVIDING SERVICES SHOULD BE CURRENTLY LICENSED TO DO BUSINESS IN THE STATE OF THE PROJECT, INSURED AGAINST PERSONAL INJURY AND PROPERTY DAMAGE, AND CERTIFIED AS AN ARBORIST WITH THE INTERNATIONAL SOCIETY OF ARBORICULTURE. PRIOR TO BEGINNING WORK ON TREE(S) THE TREE CARE CONTRACTOR SHALL CONTACT THE CITY'S URBAN FORESTRY DIVISION TO RECEIVE AN AUTHORIZING PERMIT IF REQUIRED.
15. TREES SHALL NOT BE USED TO SUPPORT ANY SCAFFOLDING, SIGNS, TEMPORARY UTILITY, OR ANY OTHER DEVICE. SIDEWALKS AND PAVING LEVELS SHOULD BE CONTOURED WHENEVER POSSIBLE TO AVOID ROOT CUTTING. IF DAMAGE OCCURS TO A PROTECTED TREE, IMMEDIATE CONTACT SHALL BE MADE WITH THE CITY FORESTER IN ORDER THAT WOUNDS CAN BE TREATED.
16. NO ELEVATION OR GRADE CHANGES CAN BE MADE AROUND THE DRIP ZONE OF THE TREES UNLESS WRITTEN APPROVAL IS GIVEN BY THE OWNER, LANDSCAPE ARCHITECT AND RECEPTION OF A ELEVATION/GRADE CHANGE PLAN.
17. EXCEPTIONS TO THE ABOVE GUIDELINES SHALL BE REVIEWED AND APPROVED BY THE OWNER PRIOR TO IMPLEMENTATION.
18. TREES SHALL BE WATERED ACCORDING TO THE FOLLOWING GUIDELINES:
    a. ESTABLISHED TREES NEED DEEP WATERING ONCE A WEEK WITH LOW PRESSURE TO ENSURE THAT THE GROUND IS SOAKED TO A DEPTH OF AT LEAST 12 INCHES.
    b. YOUNG OR NEWLY PLANTED TREES NEED TO BE WATERED EVERY 3-4 DAYS.
    c. TO KEEP WATER FROM EVAPORATING FROM THE SOIL AROUND THE TREE, APPLY AT LEAST TWO OR MORE INCHES OF ORGANIC MULCH (WOOD CHIPS OR MULCH) AROUND THE BASE OF THE TREES UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.

B. UNDERGROUND UTILITY WORK

1. TRENCHING SHOULD BE PERFORMED IN A MANNER AND LOCATION LEAST DAMAGING TO TREE ROOTS.
2. TUNNELING OR BORING SHOULD BE DONE WHENEVER POSSIBLE WHERE LARGE SCAFFOLD ROOTS ARE ENCOUNTERED, HAND DIGGING AND BRIDGING OF ROOTS SHALL BE DONE.
3. ANY CUTTING OF TREE ROOTS, OTHER THAN WHEN IN THE PROCESS OF TREE REMOVAL, SHALL GIVE DUE CONSIDERATION TO FUTURE WELFARE OF THE TREE. PROPER ACTION SHALL BE TAKEN SO AS TO PROTECT, PRESERVE, OR CORRECT THE ROOT PROBLEM.
4. THE "TRENCHING AND TUNNELING NEAR TREES" BOOK BY THE NATIONAL ARBOR DAY FOUNDATION SHALL BE USED AS A GUIDE FOR ALL CONSTRUCTION AND EXCAVATION WORK AROUND PROTECTED TREES.
5. EXCAVATION INVOLVING ROOT CUTS SHOULD BE DONE RAPIDLY. CUTS ON TREE ROOTS SHALL BE SMOOTH, AND CLEAN. BACKFILL BEFORE THE ROOTS HAVE A CHANCE TO DRY OUT, AND WATER TREE IMMEDIATELY. IF TREE ROOTS ARE TO REMAIN EXPOSED FOR ANY EXTENDED PERIOD OF TIME, THEY MUST BE COVERED WITH BURLAP AND KEPT MOIST AT ALL TIMES.

PURPOSE: THESE NOTES ARE INTENDED TO GUIDE GENERAL CONTRACTOR AND SUB-CONTRACTORS CREWS IN THE PRUNING AND REMOVAL OF EXISTING TREES AND BE IN COMPLIANCE WITH LOCAL STANDARDS.

C. GENERAL STANDARDS FOR TREE PRUNING

1. ALL TREE MAINTENANCE WORK ON PROPERTY GROUNDS SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST REVISIONS OF ANSI A300 AND ANSI Z133.1 STANDARDS AND AS FURTHER DETAILED IN THE BEST MANAGEMENT PRACTICES TREE PRUNING BOOKLET.
2. ALL TREE PRUNING TO BE COMPLETED BY A LICENSED ARBORIST IN THE STATE OF THE PROJECT.
3. HANGING LIMBS AND BRANCH GROWTH SHALL BE MAINTAINED 13 FEET ABOVE STREETS AND 8 FEET ABOVE SIDEWALKS OR PER LOCAL CODE.
4. AUTHORITY TO PRUNE TREES DOES NOT INCLUDE THE CUTTING BACK OF SOUND, HEALTHY TREE BRANCHES IN EXCESS OF 6 INCHES OUTSIDE DIAMETER, UNLESS SPECIFICALLY DIRECTED BY THE OWNER OR CITY FORESTER.
5. TREE BRANCHES SHALL BE REMOVED AND CONTROLLED IN SUCH A MANNER AS NOT TO CAUSE DAMAGE TO OTHER PARTS OF THE TREE, OTHER PLANTS, AND PROPERTY.
6. CLEAN-UP BRANCHES, LOGS OR ANY OTHER DEBRIS RESULTING FROM A TREE PRUNING OR REMOVAL SHALL BE PROMPTLY AND PROPERLY ACCOMPLISHED. THE WORK AREA SHALL BE KEPT SAFE AT ALL TIMES UNTIL THE CLEAN-UP OPERATION IS COMPLETED. UNDER NO CONDITION SHALL THE ACCUMULATION OF BRUSH, BRANCHES, LOGS, OR OTHER DEBRIS BE ALLOWED UPON PROPERTY IN SUCH A MANNER AS TO CAUSE A PUBLIC HAZARD.
7. THE USE OF CLIMBING SPURS OR GAFFS SHALL BE PERMITTED ONLY IN THE CASE OF TREE REMOVAL OR IN AERIAL RESCUE EMERGENCIES.
8. UNDER NO CONDITIONS SHALL IT BE CONSIDERED PROPER TO LEAVE SEVERED OR PARTIALLY CUT LIMBS IN A TREE AFTER THE WORKERS LEAVE THE SCENE OF OPERATIONS.
9. ALL TREES TO BE REMOVED SHALL BE TAGGED FOR OWNERS APPROVAL PRIOR TO REMOVING.

D. TREES SHALL BE REMOVED IF:

1. THE TREE INTERFERES WITH OR CREATES A PUBLIC NUISANCE OR HAZARD TO PEDESTRIANS OR VEHICULAR TRAFFIC OR IS CONSIDERED A PUBLIC NUISANCE BY THE CITY FORESTER.
2. THE TREE IS SIGNIFICANTLY DAMAGED OR DISEASED.
3. THE TREE IS SPECIFIED TO BE REMOVED ON THIS PLAN.
4. THE OWNER REQUESTS REMOVAL OF TREE. IN THIS CASE THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED SO AS TO REVISE THE PROPOSED PLANTING PLAN TO MEET CITY/COUNTY REQUIREMENTS FOR TREE REPLACEMENT.

E. STUMP REMOVAL REQUIREMENTS AND STANDARDS

1. PERSONS PERFORMING STUMP REMOVAL DUTIES SHALL HAVE THE IMMEDIATE AREA INVESTIGATED FOR UTILITY LINES FROM BLUESTAKES/DIG-LINE AS NECESSARY AND WEAR ALL REQUIRED SAFETY EYE AND EAR PROTECTION.
2. ALL REMOVAL OF TAGGED TREES SHALL BE DONE IN A MANNER SO THAT THE REMAINING STUMP WILL BE AT LEAST 8 INCHES BELOW GROUND LEVEL UNLESS OTHERWISE DIRECTED BY OWNER.
3. EXCAVATIONS RESULTING FROM A TREE OR SHRUB REMOVAL MUST BE PROMPTLY FILLED IN TO NORMAL GROUND LEVEL WITH TOPSOIL APPROVED BY OWNER OR FILL MATERIAL DEPENDING ON LOCATION. THE TOPSOIL/FILL MATERIAL SHALL BE PROPERLY SETTLED AND BE FREE OF DEBRIS.

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PLAN INFORMATION

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

0' 20' 40' 80' 160'
GRAPHIC SCALE: 1" = 40'

PROJECT INFORMATION

DEPOT TOWNHOMES
305 E 700 S
CLEARFIELD, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Architect:
AXIS ARCHITECTS
927 SOUTH STATE STREET
SALT LAKE CITY, UT 84111

Engineer:
BENCHMARK ENGINEERING & LAND SURVEYING
9130 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
WWW.BENCHMARKCIVIL.COM

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture Planning &Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT — KEVIN B. ANDERSON — 8720744-5301 — 05/20/2020 — STATE OF UTAH

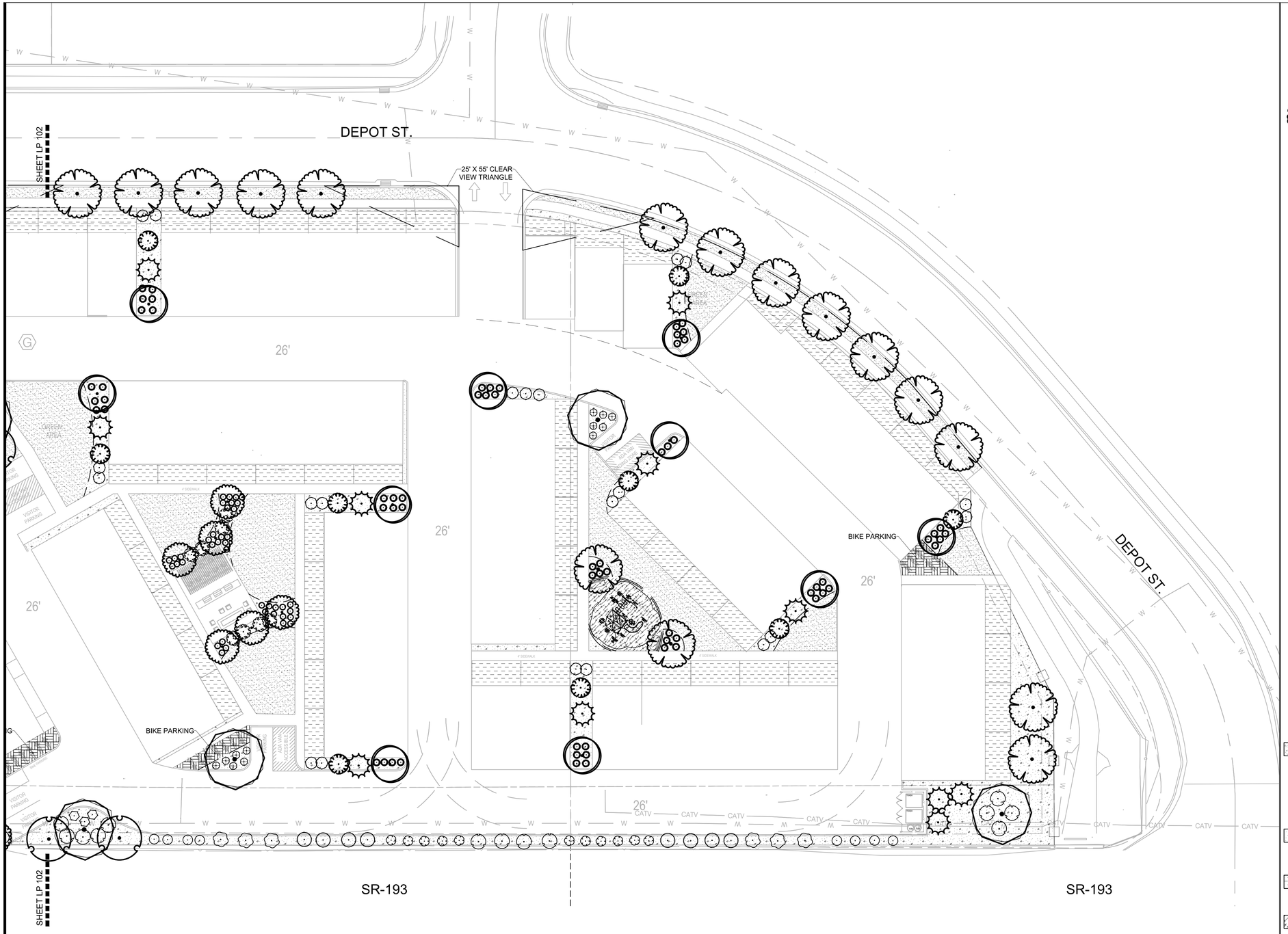
DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	5/20/2020

EXISTING LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-EXISTING



PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	Af'g	3	Acer tataricum `GarAnn` Hot Wings Tatarian Maple	B & B	Multi-trunked	
	Ax'u	18	Acer truncatum x platanoides `JFS-KW187` TM Urban Sunset Maple	B & B	2"Cal	
	M'is	9	Malus x `JFS KW214MX` TM Ivory Spear Crabapple	B & B	2"Cal	
	Qr'a	8	Quercus robur x alba `JFS-KW1QX` TM Street Spire Oak	B & B	2"Cal	
	Up'e	7	Ulmus propinqua `JFS-Bieberich` TM Emerald Sunshine Elm	B & B	2"Cal	
	Zs'm	11	Zelkova serrata `Musashino` Sawleaf Zelkova	B & B	2"Cal	

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	Po'r	14	Picea omorika `Riverside` Riverside Serbian Spruce	B & B		8'

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	Am'm	12	Aronia melanocarpa `UCONNAM165` TM Low Scape Mound Chokeberry	5 gal
	Cs'c	17	Cornus sericea `Cardinal` Cardinal Red-twig Dogwood	5 gal
	Cs'a	8	Cornus stolonifera `Arctic Fire` Arctic Fire Dogwood	5 gal
	Ea'c	28	Euonymus alatus `Compactus` Compact Burning Bush	5 gal
	Fl'k	11	Forsythia x intermedia `Kolgold` TM Magical Gold Forsythia	5 gal
	Pb'p	8	Prunus besseyi `P011S` TM Pawnee Buttes Sand Cherry	5 gal
	Vt'a	6	Viburnum trilobum `Alfredo` Alfredo Cranberrybush Viburnum	5 gal

EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	Cp's	8	Cytisus purgans `Spanish Gold` Spanish Gold Broom	5 gal

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	Ca'k	65	Calamagrostis x acutiflora `Karl Foerster` Feather Reed Grass	1 gal
	Pv'n	39	Panicum virgatum `North Wind` Northwind Switch Grass	1 gal

ROSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	R'ko	5	Rosa x `Radrazz` TM Knock Out Shrub Rose	5 gal

REFERENCE NOTES SCHEDULE

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY	DETAIL
1-01	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "A.P.M. PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4`) DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH. NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	12,256 sf	
1-03	STONE MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING.	9,307 sf	
1-04	6" CONCRETE MOW CURB	347 lf	
1-05	TOWNHOME BACKYARDS: TO BE DETERMINED BY OWNERS	11,559 sf	

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY	DETAIL
1-10	PLAYGROUND SURFACE. SOF`FALL ENGINEERED WOOD.	29.06 cy	

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY	DETAIL
1-11	PAVERS	664 sf	
1-12	REVEGETATION AREA: NATIVE SEED MIX RESTORE AREAS DISTURBED DURING CONSTRUCTION	6,345 sf	

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05-20-2020	UT20057

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PLAN INFORMATION

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

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

PROJECT INFORMATION

DEPOT TOWNHOMES
305 E 700 S
CLEARFIELD, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Architect:
AXIS ARCHITECTS
927 SOUTH STATE STREET
SALT LAKE CITY, UT 84111

Engineer:
BENCHMARK ENGINEERING & LAND SURVEYING
9130 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
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LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY KNOWLTON
STATE OF UTAH
5139121-5301
06/30/2020

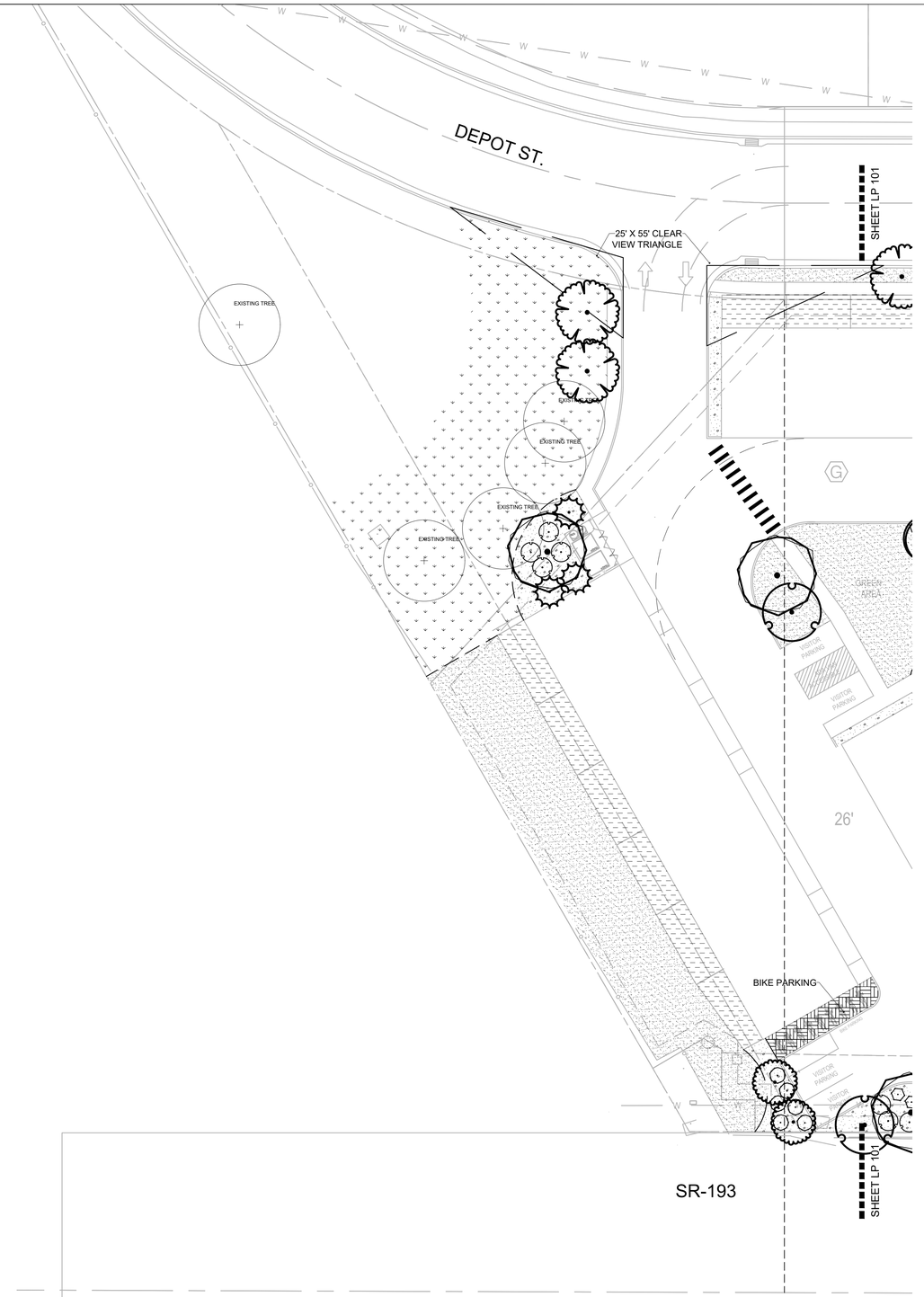
DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	5/20/2020

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-101



PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	Af'g	3	Acer tataricum `GarAnn` Hot Wings Tatarian Maple	B & B	Multi-trunked	
	Ax'u	18	Acer truncatum x platanoides `JFS-KW187` TM Urban Sunset Maple	B & B	2"Cal	
	M'is	9	Malus x `JFS KW214MX` TM Ivory Spear Crabapple	B & B	2"Cal	
	Qr'a	8	Quercus robur x alba `JFS-KW1QX` TM Street Spire Oak	B & B	2"Cal	
	Up'e	7	Ulmus propinqua `JFS-Bieberich` TM Emerald Sunshine Elm	B & B	2"Cal	
	Zs'm	11	Zelkova serrata `Musashino` Sawleaf Zelkova	B & B	2"Cal	

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	Po'r	14	Picea omorika `Riverside` Riverside Serbian Spruce	B & B		8'

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	Am'm	12	Aronia melanocarpa `UCONNAM165` TM Low Scape Mound Chokeberry	5 gal
	Cs'c	17	Cornus sericea `Cardinal` Cardinal Red-twig Dogwood	5 gal
	Cs'a	8	Cornus stolonifera `Arctic Fire` Arctic Fire Dogwood	5 gal
	Ea'c	28	Euonymus alatus `Compactus` Compact Burning Bush	5 gal
	Fi'k	11	Forsythia x intermedia `Kolgold` TM Magical Gold Forsythia	5 gal
	Pb'p	8	Prunus besseyi `P011S` TM Pawnee Buttes Sand Cherry	5 gal
	Vt'a	6	Viburnum trilobum `Alfredo` Alfredo Cranberrybush Viburnum	5 gal

EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	Cp's	8	Cytisus purgans `Spanish Gold` Spanish Gold Broom	5 gal

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	Ca'k	65	Calamagrostis x acutiflora `Karl Foerster` Feather Reed Grass	1 gal
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ROSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	R'ko	5	Rosa x `Radrazz` TM Knock Out Shrub Rose	5 gal

REFERENCE NOTES SCHEDULE

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY	DETAIL
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1-03	STONE MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING.	9,307 sf	
1-04	6" CONCRETE MOW CURB	347 lf	
1-05	TOWNHOME BACKYARDS: TO BE DETERMINED BY OWNERS	11,559 sf	

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY	DETAIL
1-10	PLAYGROUND SURFACE. SOF`FALL ENGINEERED WOOD.	29.06 cy	

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY	DETAIL
1-11	PAVERS	664 sf	
1-12	REVEGETATION AREA: NATIVE SEED MIX RESTORE AREAS DISTURBED DURING CONSTRUCTION	6,345 sf	

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LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT JEREMY ANDERSEN 9128125-5301 Professional 05/28/2020 STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	5/20/2020

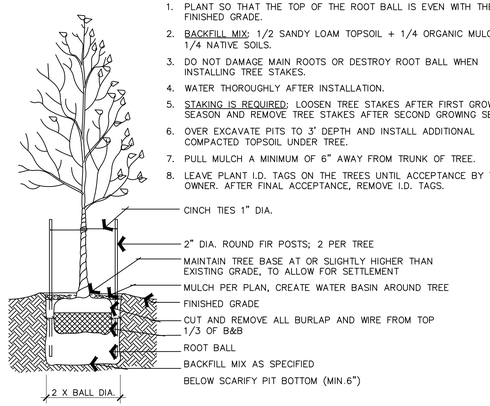
LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-102

NOTES:

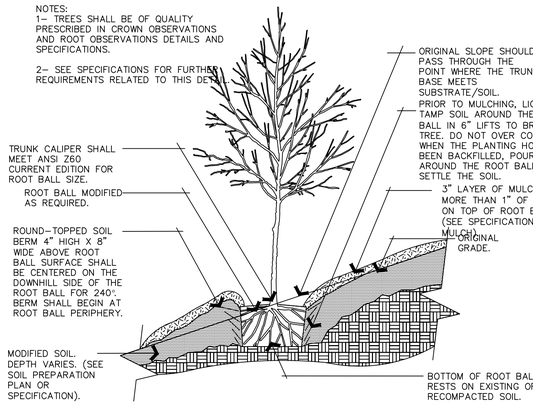
1. PLANT SO THAT THE TOP OF THE ROOT BALL IS EVEN WITH THE FINISHED GRADE.
2. BACKFILL MIX: 1/2 SANDY LOAM TOPSOIL + 1/4 ORGANIC MULCH, & 1/4 NATIVE SOILS.
3. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKES.
4. WATER THOROUGHLY AFTER INSTALLATION.
5. STAKING IS REQUIRED: LOOSEN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



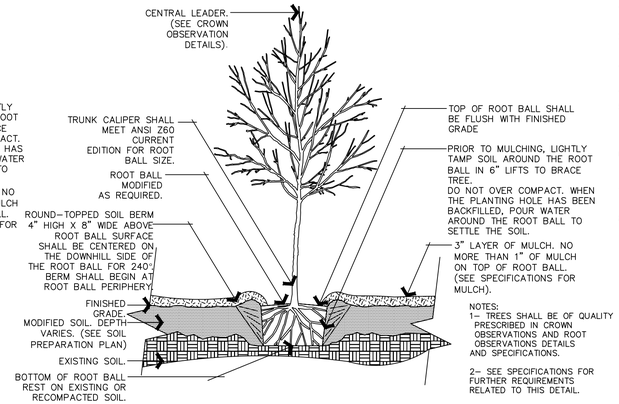
A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

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

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



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



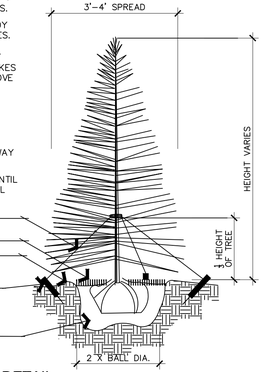
NOTES:
1- TREES SHALL BE OF QUALITY PRESCRIBED IN CROWN OBSERVATIONS AND ROOT OBSERVATIONS DETAILS AND SPECIFICATIONS.

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

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

NOTES:

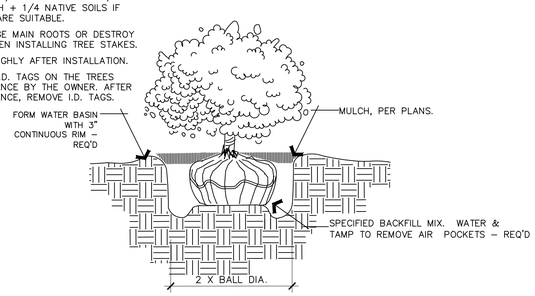
1. PLANT SO THAT THE TOP OF THE ROOT BALL IS EVEN WITH THE FINISHED GRADE.
2. BACKFILL MIX: 1/2 SANDY LOAM TOPSOIL + 1/4 ORGANIC MULCH, & 1/4 NATIVE SOILS.
3. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKES.
4. WATER THOROUGHLY AFTER INSTALLATION.
5. STAKING IS REQUIRED: LOOSEN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



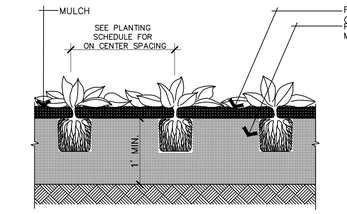
D EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

NOTES:

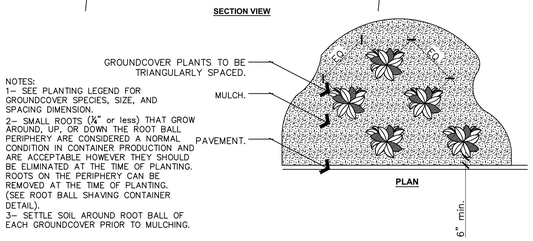
1. IF PLANT IS BALL & BURLAP, CUT AND REMOVE TOP 1/3 OF BURLAP FROM ROOT BALL.
2. IF PLANT IS CONTAINERIZED, SCARIFY ROOT BALL PRIOR TO PLANTING.
3. BACKFILL MIX: 1/2 SANDY LOAM + 1/4 ORGANIC MULCH + 1/4 NATIVE SOILS IF NATIVE SOILS ARE SUITABLE.
4. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN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



E SHRUB PLANTING DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

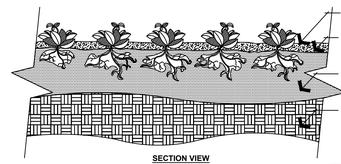


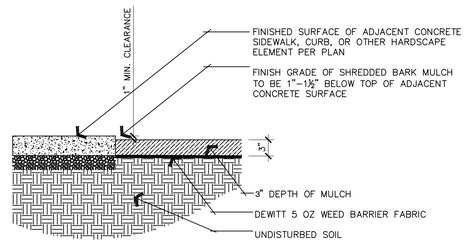
F PERENNIAL PLANTING
NOT TO SCALE — PKJ DESIGN GROUP



NOTES:
1- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
2- SMALL ROOTS (¼" or less) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
3- SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

G GROUNDCOVER
NOT TO SCALE — PKJ DESIGN GROUP

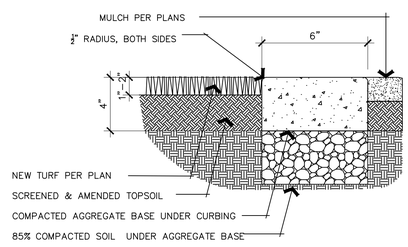




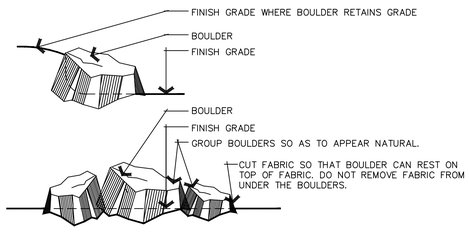
H MULCH DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

NOTE:

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



I CONCRETE MOWCURB DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

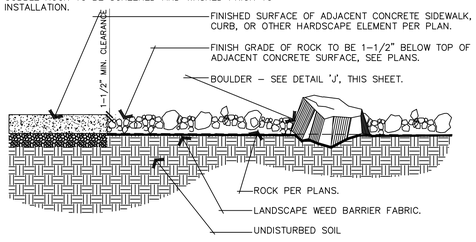


NOTE:
PLACE ALL BOULDERS SUCH THAT 1/4 OF THE TOTAL MASS OF EACH BOULDER IS BELOW FINISH GRADE.

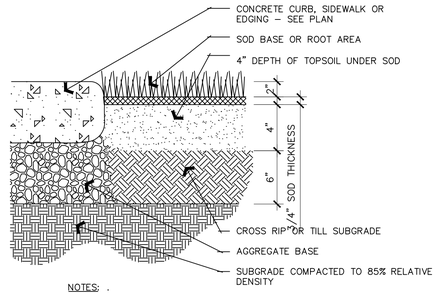
J BOULDER PLACEMENT DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

NOTES:

1. KEEP TOP OF COBBLE ROCK 1½" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW COBBLE ROCK TO TOUCH THE TRUNK OF ANY PLANT. INSTALL COBBLE ROCK AFTER INSTALLATION OF WEED BARRIER FABRIC AND PLANT MATERIAL.
2. CONTRACTOR TO ENSURE THAT TOP OF WEED BARRIER FABRIC IS FREE OF SOILS AND DEBRIS PRIOR TO PLACING COBBLE ROCK.
3. SEE LANDSCAPE PLANS FOR ROCK TYPE AND DEPTH.
4. COBBLE ROCK TO BE SCREENED AND WASHED PRIOR TO INSTALLATION.



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



NOTES: .

1. ENSURE FINISH GRADE IS 1"- 2" BELOW TOP OF CURB, WALK, OR EDGING.
2. TURF IS THE MOST HEALTHY AND WATER EFFICIENT WHEN MOWED AT A MIN. HEIGHT OF 2" - 2 ½".

L SOD LAYING DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

ISSUE DATE	PROJECT NUMBER
05-20-2020	UT20057

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

PLAN INFORMATION

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

PROJECT INFORMATION

DEPOT TOWNHOMES
305 E 700 S
CLEARFIELD, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
AXIS ARCHITECTS
927 SOUTH STATE STREET
SALT LAKE CITY, UT 84111

Engineer:
BENCHMARK ENGINEERING & LAND SURVEYING
9130 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
WWW.BENCHMARKCIVIL.COM

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT JEREMY ANDREW SMITH 812812-5301 05-20-2020 STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	5/20/2020

LANDSCAPE DETAILS

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-501

THE UNION TOWNHOMES

Axis

THE UNION TOWNHOMES

Axis

THE UNION TOWNHOMES

Axis



THE UNION TOWNHOMES

Axis



THE UNION TOWNHOMES

Axis





THE UNION TOWNHOMES

Axis



THE UNION TOWNHOMES

Axis

ZONING INFO

CLEARFIELD DOWNTOWN FORM BASED CODE

ZONING DISTRICT:	TR
OVERLAY DISTRICT:	NONE
MIN BLDG WIDTH:	20'
MAX BLDG WIDTH:	140' OR 8 UNITS

MAX. HEIGHT (FLAT RF): 3 STORIES
(8' MIN HEIGHT , 14' MAX @ EACH STORY)

FRONT PROPERTY LINE COVERAGE:	65%
MAX IMPERVIOUS COVERAGE:	60%
PROVIDED:	34%
MAX SEMI PERVIOUS COVERAGE:	20%
PROVIDED:	7%

SETBACKS:

FRONT:	5-15'
REAR:	5'
SIDE:	5'

PARKING:

MULTIFAMILY 2 BEDROOMS
REQ'D = 1.725/DWELLING UNIT

OFF-STREET PARKING: NA
BICYCLE PARKING: MIN 2 BIKE RACKS/DWELLING UNIT

PROJECT STATISTICS

UNIT DESCRIPTION	UNIT AREA (SF)	QTY	TOTAL AREA(SF)
UNIT A	1,868	55	61,740
UNIT B	2,001	5	10,005
TOTAL RESIDENTIAL			101,745 SF



Axis



A4 SOUTH ELEVATION

SCALE: 1/8"=1'-0"

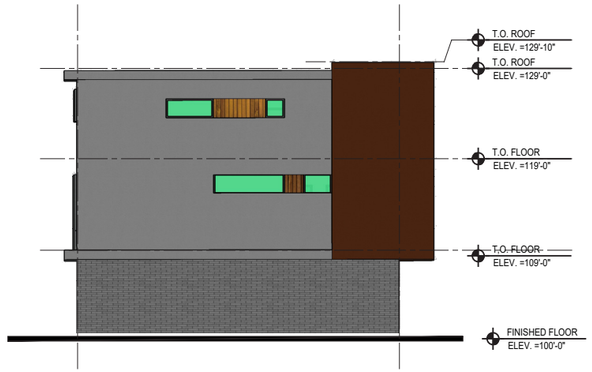


A4 NORTH ELEVATION

SCALE: 1/8"=1'-0"

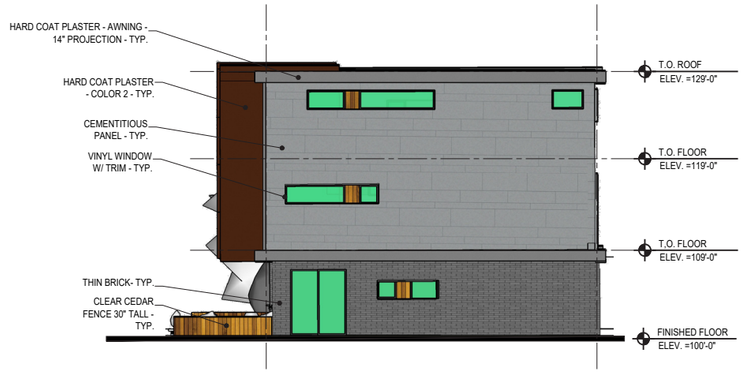
THE UNION TOWNHOMES - BUILDING ELEVATIONS

Axis



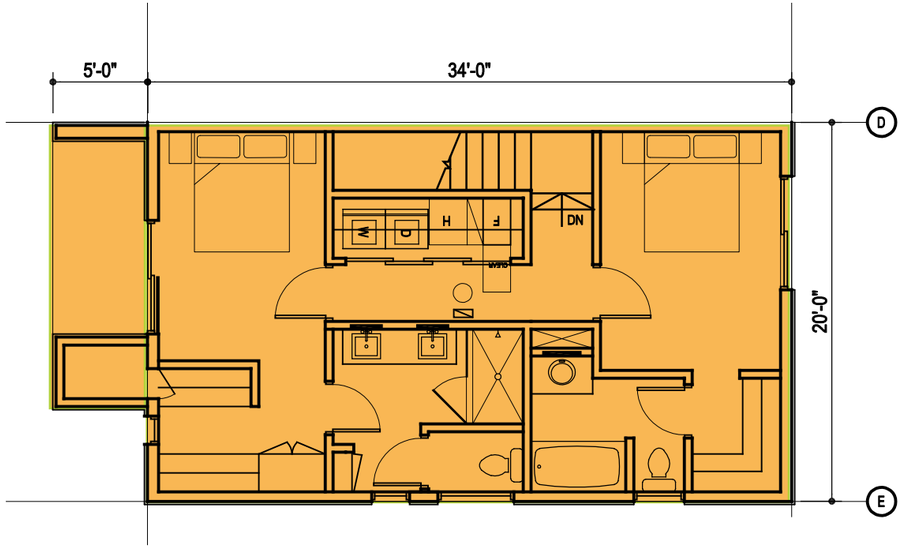
A4 EAST ELEVATION

SCALE: 1/8"=1'-0"

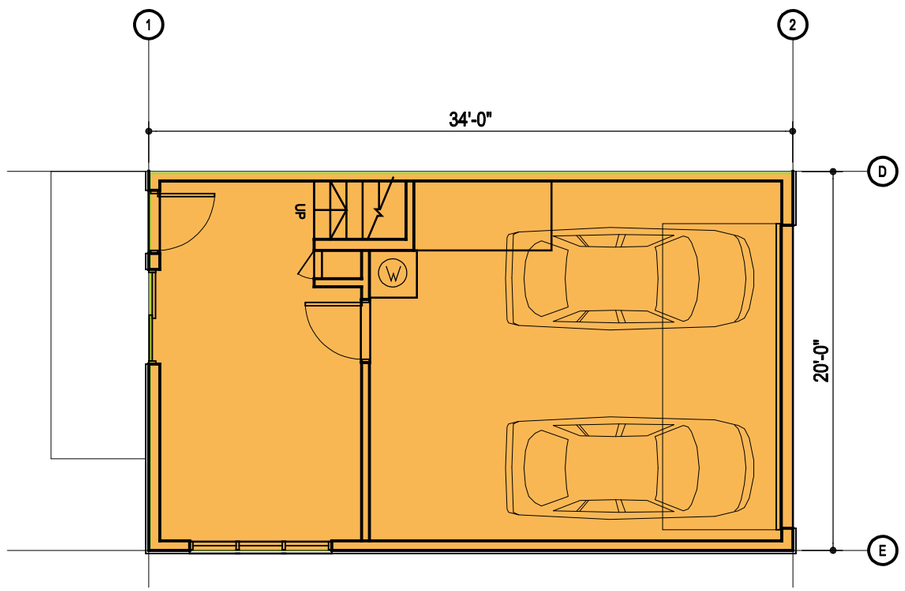


A4 WEST ELEVATION

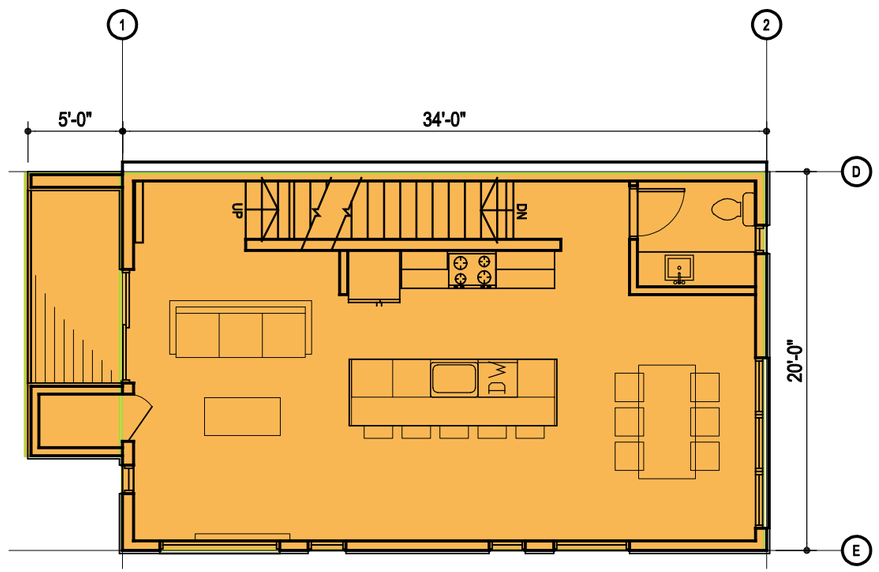
SCALE: 1/8"=1'-0"



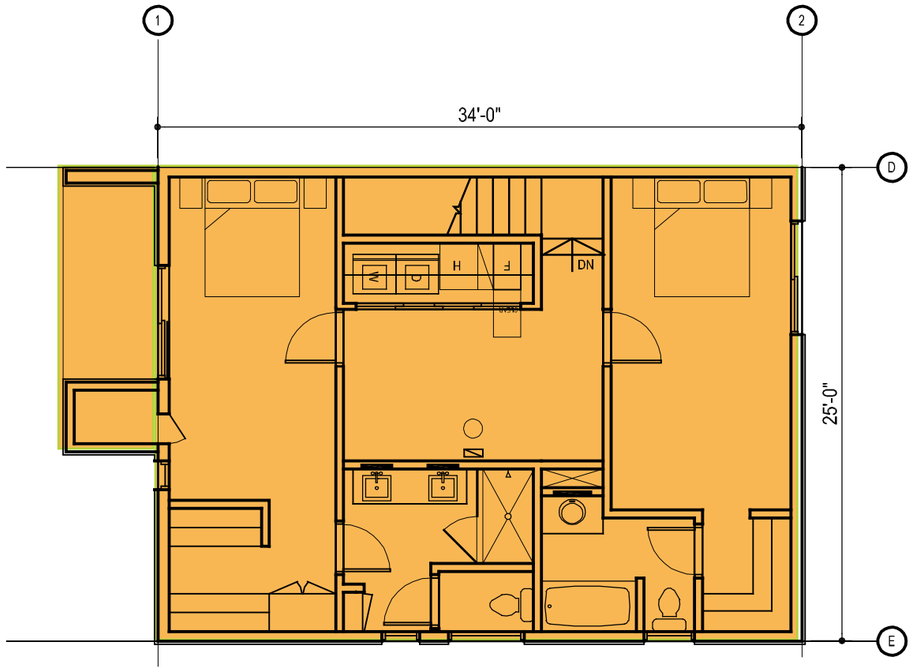
3RD LEVEL



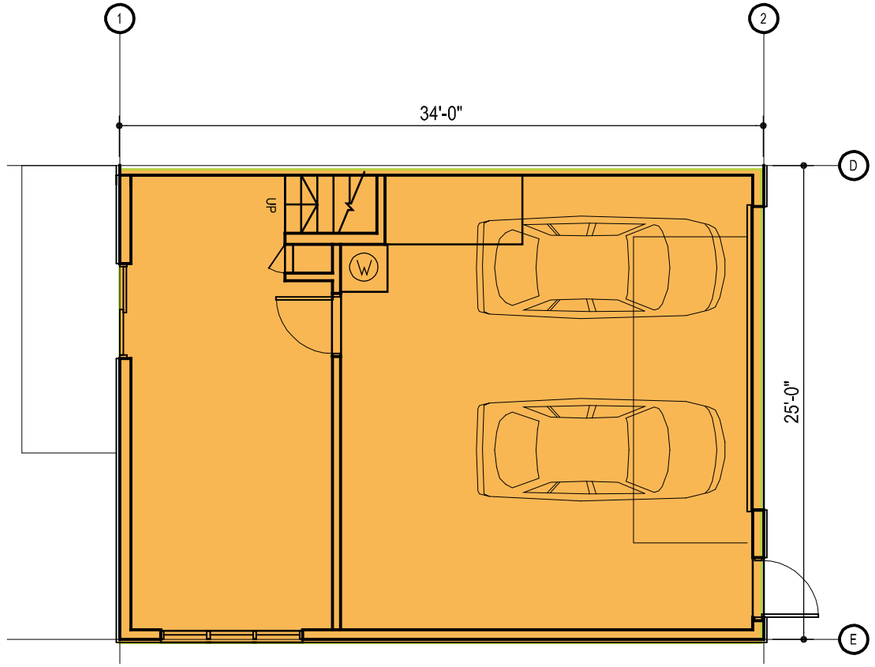
MAIN LEVEL



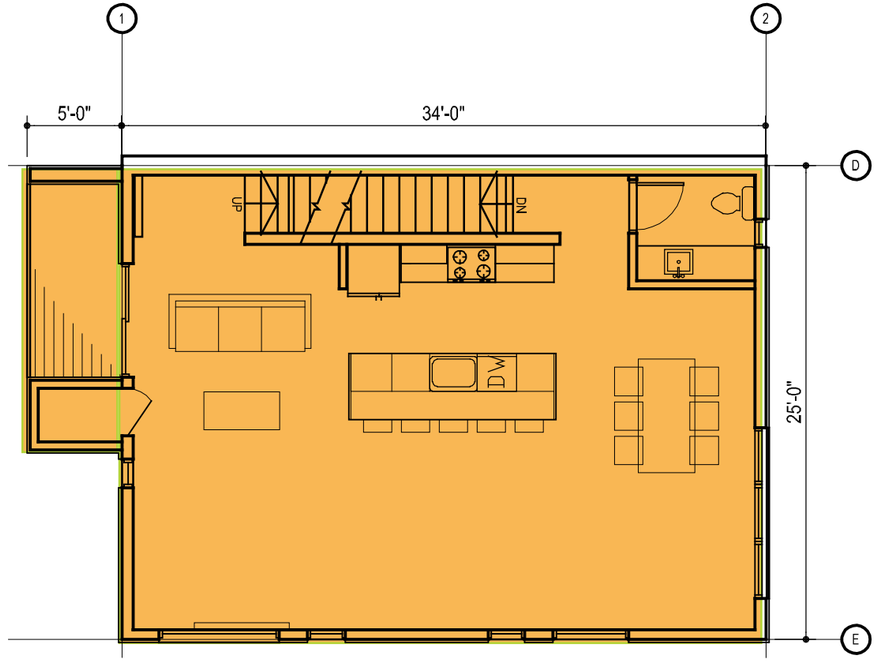
2ND LEVEL



3RD LEVEL



MAIN LEVEL



2ND LEVEL

Axis



BLACK BRICK



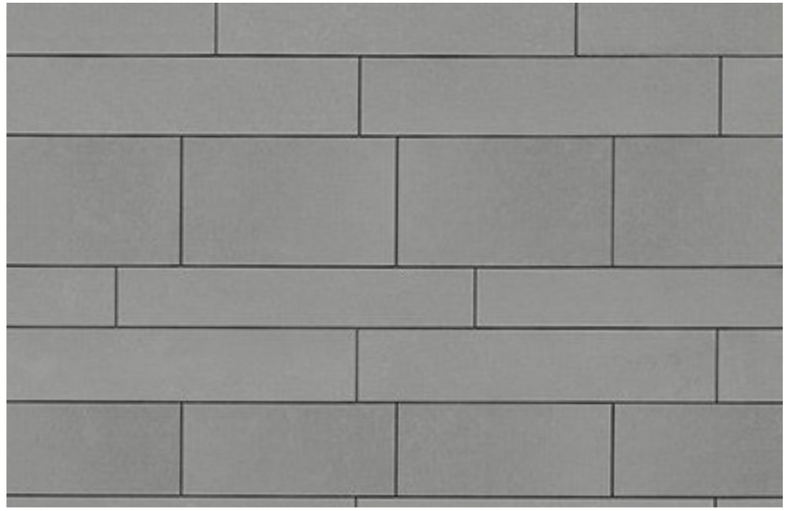
STUCCO
WHITE



CLEAR CEDAR SIDING - VERTICAL ORIENTATION



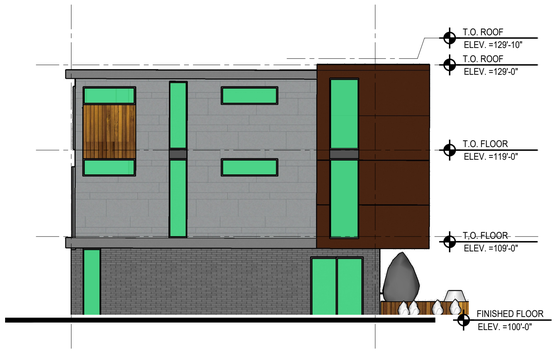
STUCCO
COLOR 2



CEMENTITOUS PANELS

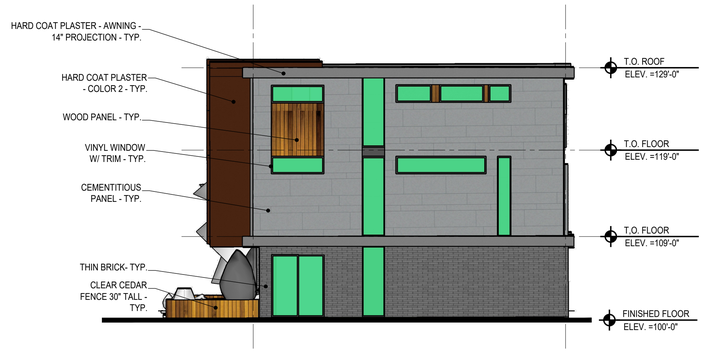


CLEAR CEDARWOOD PRIVACY FENCE @ FRONT YARDS - 3’ TALL @ FRONT YARDS
VERTICAL ORIENTATION FOR FENCES



A4 EAST ELEVATION

SCALE: 1/8"=1'-0"



A4 WEST ELEVATION

SCALE: 1/8"=1'-0"

UNIT A

PRIMARY FACADE MATERIAL REQUIRED		60% MIN.
NORTH ELEVATION PROVIDED		**69%**
WOOD	19%	
BRICK	16%	
GLAZING	34%	
EAST ELEVATION PROVIDED		**77%**
WOOD	4%	
BRICK	19%	
GLAZING	22%	
CEMENTITIOUS PANEL	32%	
SOUTH ELEVATION PROVIDED		**92%**
BRICK	11%	
GLAZING	39%	
CEMENTITIOUS PANEL	42%	
WEST ELEVATION PROVIDED		**83%**
WOOD	3%	
BRICK	19%	
GLAZING	20%	
CEMENTITIOUS PANEL	41%	
SECONDARY FACADE MATERIAL REQUIRED		40% MAX.
NORTH ELEVATION		
HARD COAT PLASTER		31%
EAST ELEVATION		
HARD COAT PLASTER		23%
SOUTH ELEVATION		
HARD COAT PLASTER		8%
WEST ELEVATION		
HARD COAT PLASTER		17%



A4 SOUTH ELEVATION

SCALE: 1/8"=1'-0"



A4 NORTH ELEVATION

SCALE: 1/8"=1'-0"

0 16' 32' 1/16" = 1'-0"
0 8' 16' 1/8" = 1'-0"
0 4' 8' 3/16" = 1'-0"
0 4' 8' 1/4" = 1'-0"
0 2' 4' 3/8" = 1'-0"
0 2' 4' 1/2" = 1'-0"
0 1' 2' 3/4" = 1'-0"
0 1' 2' 1" = 1'-0"

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P 801-355-3003
927 SOUTH STATE STREET, SALT LAKE CITY, UT 84111

NOT FOR CONSTRUCTION

305 E 700 S CLEARFIELD STATION

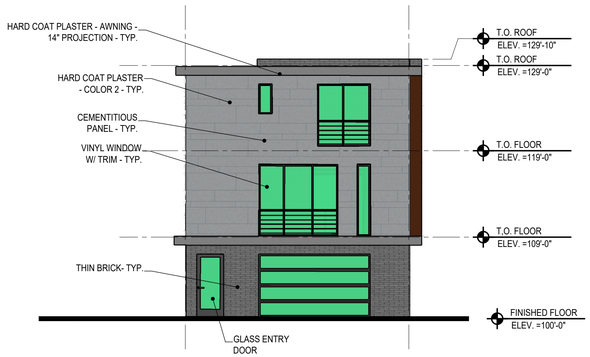
CLEARFIELD, UTAH
SCHEMATIC DESIGN

Revision # Date
. .
. .
. .
. .

Axis Job # xx
Owner #
Date 3/29/2020
Drawn ---
Checked ---

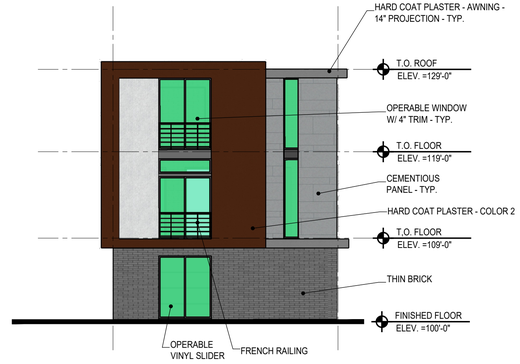
ELEVATIONS - UNIT A

AE201



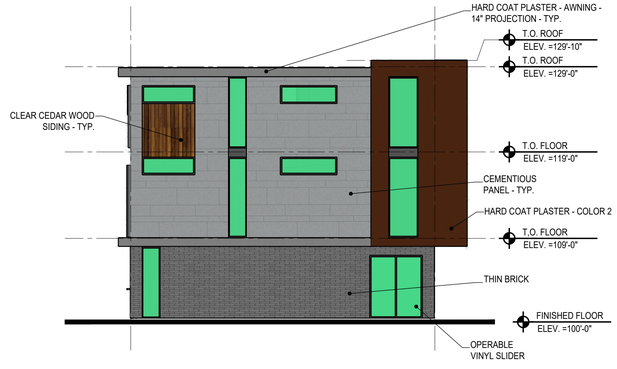
A3 SOUTH ELEVATION

SCALE: 1/8"=1'-0"



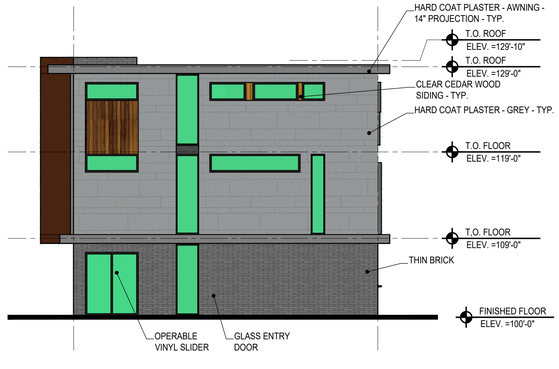
A4 NORTH ELEVATION

SCALE: 1/8"=1'-0"



A1 EAST ELEVATION

SCALE: 1/8"=1'-0"



A4 WEST ELEVATION

SCALE: 1/8"=1'-0"

UNIT B

PRIMARY FACADE MATERIAL REQUIRED		60% MIN.
NORTH ELEVATION PROVIDED		**71%**
WOOD	10%	
BRICK	22%	
GLAZING	23%	
CEMENTITIOUS PANEL	16%	
EAST ELEVATION PROVIDED		**79%**
WOOD	4%	
BRICK	19%	
GLAZING	21%	
CEMENTITIOUS PANEL	31%	
SOUTH ELEVATION PROVIDED		**88%**
BRICK	13%	
GLAZING	33%	
CEMENTITIOUS PANEL	42%	
WEST ELEVATION PROVIDED		**85%**
WOOD	4%	
BRICK	20%	
GLAZING	20%	
CEMENTITIOUS PANEL	41%	

SECONDARY FACADE MATERIAL REQUIRED	40% MAX.
NORTH ELEVATION	
HARD COAT PLASTER	29%
EAST ELEVATION	
HARD COAT PLASTER	21%
SOUTH ELEVATION	
HARD COAT PLASTER	12%
WEST ELEVATION	
HARD COAT PLASTER	15%

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P 801-355-3003

NOT FOR CONSTRUCTION

305 E 700 S CLEARFIELD STATION

CLEARFIELD, UTAH

SCHEMATIC DESIGN

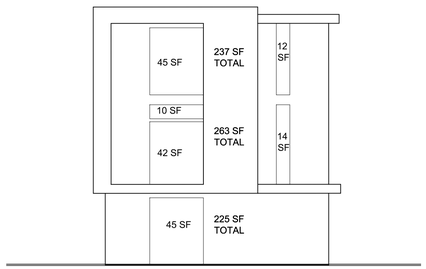
Revision # Date

Axis Job # xx
Owner #
Date 3/29/2020
Drawn ---
Checked ---

ELEVATION - UNIT B

AE202

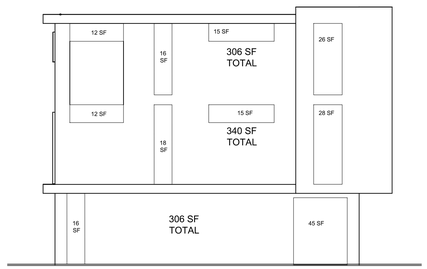
1/16" = 1'-0" | 1/8" = 1'-0" | 3/16" = 1'-0" | 1/4" = 1'-0" | 3/8" = 1'-0" | 1/2" = 1'-0" | 3/4" = 1'-0" | 1" = 1'-0"



GLAZING CALCULATION -
20% REQUIRED

LEVEL 1- 45/225 = 20% PROVIDED
LEVEL 2 - 66/263 = 25% PROVIDED
LEVEL 3 - 57/237 = 24% PROVIDED
23% AVERAGES

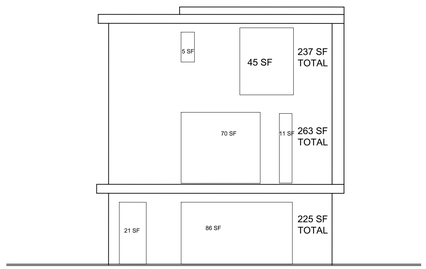
B1 UNIT B - NORTH ELEVATION
SCALE: 1/8"=1'-0"



GLAZING CALCULATION -
20% REQUIRED

LEVEL 1 - 61/306 = 20% PROVIDED
LEVEL 2 - 73/340 = 21% PROVIDED
LEVEL 3 - 69/306 = 22% PROVIDED
21% AVERAGE

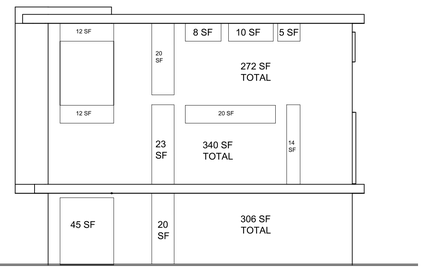
B2 UNIT B - EAST ELEVATION
SCALE: 1/8"=1'-0"



GLAZING CALCULATION -
20% REQUIRED

LEVEL 1- 107/225= 48% PROVIDED
GLASS PANEL GARAGE DOOR
LEVEL 2 - 81/263 =31% PROVIDED
LEVEL 3 - 50/237 - 21% PROVIDED
33% AVERAGE

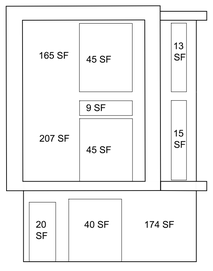
B3 UNIT B - SOUTH ELEVATION
SOUTH ELEVATION



GLAZING CALCULATION -
20% REQUIRED

LEVEL 1 - 61/306 = 20% PROVIDED
LEVEL 2 - 69/340 = 20% PROVIDED
LEVEL 3 - 55/272 = 20% PROVIDED
20% AVERAGE

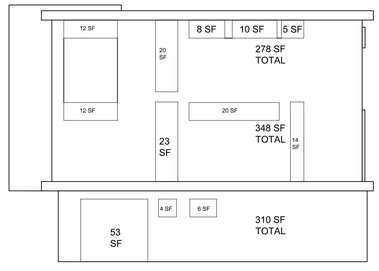
B4 UNIT B - WEST ELEVATION
A4



GLAZING CALCULATION -
20% REQUIRED

LEVEL 1- 60/174 =34% PROVIDED
LEVEL 2 - 69/207 =33% PROVIDED
LEVEL 3 - 57/165 - 35% PROVIDED
34% AVERAGE

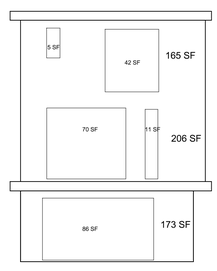
A1 UNIT A - NORTH ELEVATION
SCALE: 1/8"=1'-0"



GLAZING CALCULATION -
20% REQUIRED

LEVEL 1 - 63/310 = 20% PROVIDE
LEVEL 2 - 69/348 = 20% PROVIDE
LEVEL 3 - 55/278 = 20% PROVIDE
20% AVERAGE

A2 UNIT A - EAST ELEVATION
SCALE: 1/8"=1'-0"



GLAZING CALCULATION -
20% REQUIRED

LEVEL 1- 86/173= 50% PROVIDED
GLASS PANEL GARAGE DOOR
LEVEL 2 - 81/206 =39% PROVIDED
LEVEL 3 - 47/165 - 28% PROVIDED
39% AVERAGE

A3 UNIT A - SOUTH ELEVATION
SOUTH ELEVATION



GLAZING CALCULATION -
20% REQUIRED

LEVEL 1 - 61/309 = 20% PROVIDED
LEVEL 2 - 73/346 = 21% PROVIDED
LEVEL 3 - 69/267 = 26% PROVIDED
22% AVERAGE

A4 UNIT A - WEST ELEVATION
A4

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Axis Architects
927 SOUTH STATE STREET, SALT LAKE CITY, UT 84111
P 801-355-3003

NOT FOR CONSTRUCTION

305 E 700 S CLEARFIELD STATION

CLEARFIELD, UTAH
SCHEMATIC DESIGN

Revision #	Date
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.	
.	
.	
.	

Axis Job # xx
Owner #
Date 3/29/2020
Drawn ---
Checked ---

GLAZING CALCULATIONS

AE203

1/16" = 1'-0" | 1/8" = 1'-0" | 3/16" = 1'-0" | 1/4" = 1'-0" | 3/8" = 1'-0" | 1/2" = 1'-0" | 3/4" = 1'-0" | 1" = 1'-0"

Planning Commission
STAFF REPORT

AGENDA ITEM
#3

TO: **Clearfield City Planning Commission**

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

MEETING DATE: **Wednesday, June 17th, 2020**

SUBJECT: Discussion and Possible Action on **PSP 2020-050039**, a preliminary subdivision plat request by Pierre Langue with Axis Architects for a 61 townhome subdivision at the subject location. **Location:** 305, 315, & 325 East 700 South (TIN: 12-003-0214, 12-003-0212, & 12-003-0254). **Aggregated Parcel Area:** 3.02 acres. **Zone:** T-R (Town Neighborhood Residential). **Planner:** Brad McIlrath **(Administrative Action).**

STAFF RECOMMENDATION

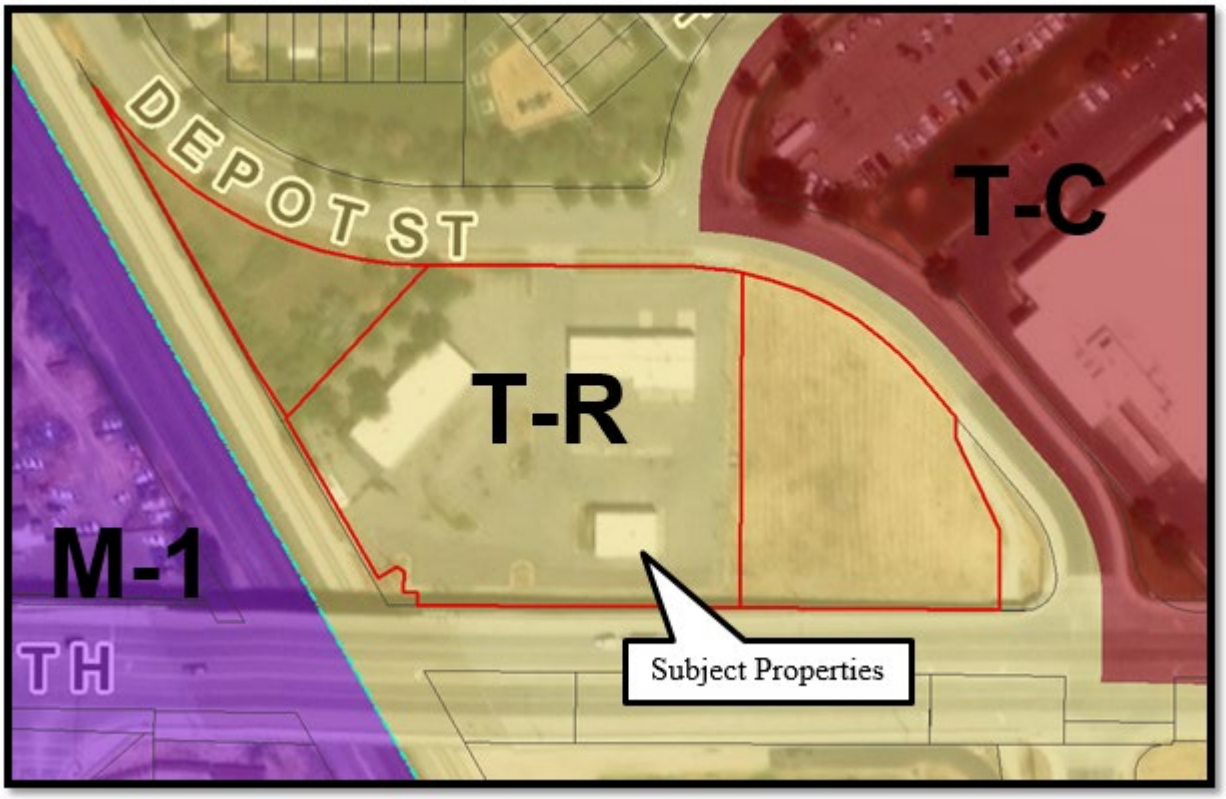
Staff recommends that the Planning Commission move to **approve as conditioned**, **PSP 2020-050039**, a preliminary subdivision plat request by Pierre Langue with Axis Architects for the proposed townhome subdivision for the properties addressed 305, 315, & 325 East 700 South (TIN: 12-003-0214, 12-003-0212, & 12-003-0254). This recommendation is based on the discussion and findings of the Staff Report.

PROJECT SUMMARY

Project Information	
Project Name	The Union Townhomes
Site Location	305, 315, & 325 East 700 South
Tax ID Number	12-003-0214, 12-003-0212, & 12-003-0254
Applicant	Pierre Langue, Axis Architects
Owner	Flagstaff Holdings & Investment LLC and MPM Property Holdings LLC
Proposed Actions	Preliminary Subdivision Plat Approval
Current Zoning	T-R (Town Neighborhood Residential)
Site Area	3.02 Acres

Surrounding Properties and Uses:		Current Zoning District	General Plan Land Use Classification
North	Townhome Residential	T-R (Town Neighborhood Residential)	Mixed-Use
East	Commercial/Retail	T-C (Town Mixed Commerce)	Mixed-Use
South	Agricultural / SR-193	T-R (Town Neighborhood Residential)	Commercial
West	Railway Corridor/Manufacturing	M-1 (Manufacturing)	Business Park

Aerial Image & Zoning



BACKGROUND

Site Overview

This subdivision request is to create individual parcels for the ownership of the individual townhomes units in the Union Townhomes development. As stated in the site plan review report, the developer proposes to construct a 61-unit townhome development with the creation of individual lots for ownership of each unit. Based upon the site plan review of the proposed development, some elements must be modified to comply with the development standards of the Downtown Form-Based Code (FBC). With these modifications, there is the possibility that the development may have less than the 61 townhomes. Upon revision of the site plan to meet the FBC development standards, the applicant can then submit a final subdivision plat application for the final arrangement of townhome units.

General Plan and Zoning

The properties of this subdivision are designated as mixed use in the Clearfield City General Plan. The properties are located in the T-R (Town Neighborhood Residential) zone. With this zoning designation, the proposed development and subdivision complies with the goals and objectives of the General Plan.

PRELIMINARY SUBDIVISION PLAT REVIEW

The proposed preliminary subdivision plat submission includes preliminary civil drawings that have been reviewed by the Staff Engineer. Submittal of final revised civil plans and a final plat that meet the standards of engineering staff is a condition of the preliminary approval. No application for final approval will be accepted without submission of those plans. The City Engineer has reviewed the preliminary plat and drawings and provided a review letter that will be forwarded to the applicant. As

required by ordinance, the applicant provided a Geotechnical report for review by the City Engineer. Planning Staff review of the preliminary plat confirms that the subdivision complies with the development standards of the T-R zone subject to conditions of approval.

As a project that will include common area and private unit areas, the applicant will need to provide Homeowner Association (HOA) documents for the creation of an HOA to maintain the development. These documents are to be provided as part of the final subdivision plat submittal and must comply with ordinance standards outlined in Section 11-13-24 "Private Covenants and Restrictions" of the Clearfield City Code. The approved version of the HOA documents will be required to be recorded with the final subdivision plat.

Public Comment
Public notice was posted on June 5, 2020. As of the date of this report, Staff has received questions about the type of development, but no comments of concern.

PRELIMINARY SUBDIVISION PLAT - CONDITIONS OF APPROVAL

1) The subdivision plans shall be revised to address Clearfield City Engineering requirements prior to the submittal of plans for Final Plat review and approval.

2) The subdivision plat shall be revised to indicate the private lots, the common areas, and any limited common areas of the subdivision.

3) A full civil set of plans shall be submitted as part of the final subdivision plat review which shall include but not be limited to: site plan, grading and drainage plan, utility plan, storm water pollution prevention plan (SWPPP), roadway cross sections, etc.

4) The project shall include the creation of a Homeowners Association (HOA) to maintain all of the private common spaces of the project, including but not limited to: landscaping, snow removal, building maintenance, trash collection, and open space areas.

5) A copy of the HOA establishing documents shall be provided as part of the final subdivision plat submittal and shall comply with ordinance standards outlined in Section 11-13-24 of the Clearfield Municipal Code.

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

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

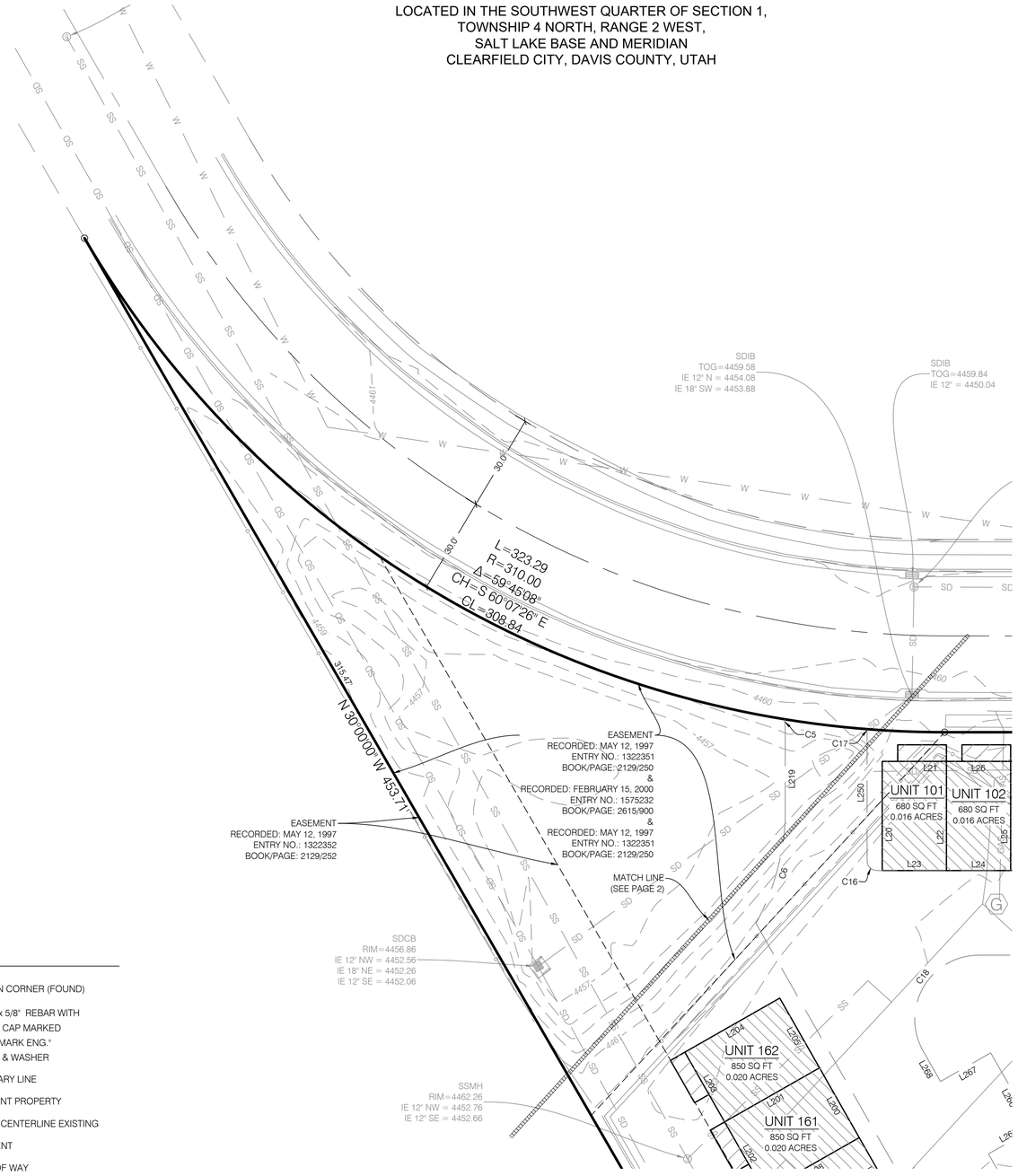
ATTACHMENTS

1. Preliminary Subdivision Plat

THE DEPOT TOWNHOMES PUD

A PLANNED UNIT DEVELOPMENT

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



LEGEND

- SECTION CORNER (FOUND)
- SET 24" x 5/8" REBAR WITH PLASTIC CAP MARKED "BENCHMARK ENG." OR NAIL & WASHER
- BOUNDARY LINE
- ADJACENT PROPERTY
- STREET CENTERLINE EXISTING
- EASEMENT
- RIGHT OF WAY
- PUE — PUBLIC UTILITY EASEMENT
- PRIVATE
- LIMITED COMMON
- COMMON AREA

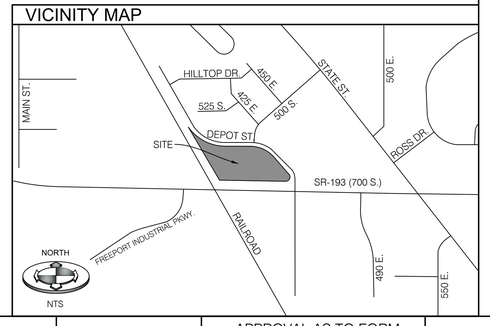
NORTH

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20ft.

VICINITY MAP



SURVEYOR'S CERTIFICATE

I, BRIAN A. LINAM, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 7240531 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, A RECORD OF SURVEY PREPARED BY BENCHMARK ENGINEERING AND LAND SURVEYING, LLC. HAS BEEN FILED AT THE SALT LAKE COUNTY SURVEYOR'S OFFICE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, HEREAFTER TO BE KNOWN AS:

THE DEPOT TOWNHOMES PUD
A PLANNED UNIT DEVELOPMENT

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH ON THE NORTHERLY RIGHT OF WAY LINE OF 700 SOUTH STREET (SR-193) SAID POINT BEING NORTH 89°48'25" WEST 883.47 FEET AND NORTH 00°11'35" EAST 50.00 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE NORTH 89°48'25" WEST 247.33 FEET; THENCE NORTH 00°12'27" EAST 9.86 FEET; THENCE NORTH 89°40'01" WEST 10.48 FEET; THENCE NORTH 00°19'59" EAST 15.80 FEET; THENCE NORTH 59°38'08" WEST 6.52 FEET; THENCE SOUTH 59°32'52" WEST 18.32 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF THE RAILROAD; THENCE NORTH 30°00'00" WEST 453.71 FEET ALONG SAID RIGHT OF WAY LINE TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF DEPOT STREET; THENCE RUNNING ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES; 1) SOUTHEASTERLY 323.29 FEET ALONG THE NON-TANGENT ARC OF A 310.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS SOUTH 60°07'26" EAST 308.84 FEET; 2) EAST 191.70 FEET; 3) SOUTHEASTERLY 211.55 FEET ALONG THE ARC OF A 245.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS SOUTH 65°15'50" EAST 205.03 FEET; 4) SOUTH 40°31'41" EAST 36.52 FEET; THENCE SOUTH 00°14'27" EAST 15.47 FEET; THENCE SOUTH 25°39'15" EAST 78.00 FEET; THENCE SOUTH 00°14'25" EAST 60.15 FEET; THENCE SOUTH 89°45'35" WEST 109.26 FEET TO A POINT ON SAID NORTHERLY RIGHT OF WAY LINE; THENCE NORTH 89°48'25" WEST 88.32 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

CONTAINS 131,821 SQ FT OR 3.026 ACRES, MORE OR LESS

PROFESSIONAL LAND SURVEYOR
6-8-20
7240531
BRIAN A. LINAM
UTAH

STATE OF UTAH
County of Salt Lake } S.S.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I / WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, TO BE HEREAFTER KNOWN AS THE

THE DEPOT TOWNHOMES PUD
A PLANNED UNIT DEVELOPMENT

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. OWNER(S) HEREBY AGREE TO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS. THIS _____DAY OF_____, A.D. 20____.

FLAGSTAFF HOLDINGS AND INVESTMENTS, LLC

_____
SIGNATURE

(PRINT NAME):_____

TITLE: _____

LLC ACKNOWLEDGMENT

ON THE _____ DAY OF _____, A.D. 2020, _____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND SAID COUNTY OF _____ IN SAID STATE OF UTAH, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND IS THE _____ OF FLAGSTAFF HOLDINGS AND INVESTMENTS, LLC, A UTAH LIMITED LIABILITY COMPANY AND WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE SIGNED THE ABOVE OWNER'S DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED FOR AND BEHALF OF FLAGSTAFF HOLDINGS AND INVESTMENTS, LLC, A UTAH LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: _____ (DATE)

COMMISSION NUMBER:_____

_____
PRINT NAME

_____
NOTARY PUBLIC
COMMISSIONED IN UTAH

NOTICE OF PUBLIC UTILITY EASEMENT:
FLAGSTAFF HOLDINGS AND INVESTMENTS, LLC, OWNER OF THE PROPERTY SET FORTH AND DESCRIBED ON THIS PLAT, HEREBY OFFERS AND CONVEYS TO ALL PUBLIC UTILITY AGENCIES, INCLUDING ROCKY MOUNTAIN POWER, DOMINION ENERGY, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AND RIGHT OF WAY OVER, UNDER, ACROSS AND THROUGH THOSE AREAS DESIGNATED ON THIS PLAT AS "COMMON AND LIMITED COMMON AREAS" INCLUDING PRIVATE DRIVEWAYS, STREETS OR LANES OR UTILITY EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, WATER, IRRIGATION AND APPURTENANCES, TOGETHER WITH THE RIGHT TO ACCESS THERETO. WHICH WOULD REQUIRE THAT NO SURFACE CONSTRUCTION BE ALLOWED WHICH WOULD INTERFERE WITH NORMAL UTILITY USE. IT IS UNDERSTOOD THAT IF IT BECOMES NECESSARY TO RELOCATE SAID UTILITIES AT THE INSISTENCE OR REQUEST OF ANY PUBLIC ENTITY OR THE OWNER, THE COST AND EXPENSE INCURRED THEREBY WILL BE BORNE BY THE THE OWNER OR THE ENTITY REQUIRING OR REQUESTING THE SAME.

THE DEPOT TOWNHOMES PUD
A PLANNED UNIT DEVELOPMENT

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

DEVELOPER:
FLAGSTAFF HOLDINGS AND INVESTMENTS, LLC
TELEPHONE: 801-355-3003
EMAIL: MIKE@UTAHFLIPPER.COM

BENCHMARK CIVIL
BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com
DATE: 03/26/2019

PLANNING COMMISION
THE PLAT HAS BEEN REVIEWED AND APPROVED BY THE CLEARFIELD CITY PLANNING AND ZONING COMMISSION.
_____ DATE
_____ CHAIRPERSON

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

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS_____DAY OF _____, A.D. 20___.
_____ CLEARFIELD CITY ATTORNEY

CITY COUNCIL
PRESENTED TO CLEARFIELD CITY THIS _____DAY OF _____, A.D. 20___.
_____ CITY RECORDER _____ MAYOR

DAVIS COUNTY RECORDER
RECORDED # _____
STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF CLEARFIELD CITY.
DATE_____TIME_____BOOK_____PAGE_____
FEE $_____ _____ DAVIS COUNTY RECORDER

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THE DEPOT TOWNHOMES PUD

A PLANNED UNIT DEVELOPMENT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1,
TOWNSHIP 4 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
CLEARFIELD CITY, DAVIS COUNTY, UTAH

NORTH

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20ft.

LEGEND

- SECTION CORNER (FOUND)
- SET 24" x 5/8" REBAR WITH PLASTIC CAP MARKED "BENCHMARK ENG." OR NAIL & WASHER
- BOUNDARY LINE
- ADJACENT PROPERTY
- STREET CENTERLINE EXISTING
- EASEMENT
- RIGHT OF WAY
- PUE — PUBLIC UTILITY EASEMENT
- PRIVATE
- LIMITED COMMON
- COMMON AREA

550 SOUTH STREET (PUBLIC ROAD)

DEPOT STREET (PUBLIC ROAD)

700 SOUTH STREET (SR-193) (PUBLIC ROAD)

RAILROAD

MATCH LINE SEE PAGE 1

EAST 191.70'

N 30°00'00" W 453.71'

S 40°31'41" E 36.52'

S 00°14'27" E 15.47'

S 25°39'15" E 78.00'

S 00°14'25" E 60.15'

S 89°45'35" W 109.26'

N 89°48'34" W 247.33'

N 00°11'35" E 50.00'

POB

L=211.55
R=245.00
Δ=49°28'19"
CH=S 65°15'50" E
CL=205.03

COMMON AREA
84,542 SQ FT
1.941 ACRES

UNIT 101 680 SQ FT 0.016 ACRES
UNIT 102 680 SQ FT 0.016 ACRES
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UNIT 156 680 SQ FT 0.016 ACRES
UNIT 157 850 SQ FT 0.020 ACRES
UNIT 158 850 SQ FT 0.020 ACRES
UNIT 159 850 SQ FT 0.020 ACRES
UNIT 160 850 SQ FT 0.020 ACRES
UNIT 161 850 SQ FT 0.020 ACRES
UNIT 162 850 SQ FT 0.020 ACRES

ALL AREA WITHIN THE PRIVATE ROAD AREA IS TO BE HEREBY DEDICATED AS A PUE AND DRAINAGE EASEMENT

ALL AREA WITHIN THE PRIVATE ROAD AREA IS TO BE HEREBY DEDICATED AS A PUE AND DRAINAGE EASEMENT

EASEMENT
RECORDED: MAY 12, 1997
ENTRY NO.: 1322352
BOOK/PAGE: 2129/250
&
RECORDED: MAY 12, 1997
ENTRY NO.: 1322352
BOOK/PAGE: 2129/252

PUBLIC UTILITY EASEMENT
RECORDED: NOVEMBER 14, 2017
ENTRY NO.: 3058199
BOOK/PAGE: 6891/1066

PERPETUAL EASEMENT
RECORDED: AUGUST 18, 2011
ENTRY NO.: 2612030
BOOK/PAGE: 5339/124

SDMH RIM=4464.75
SSMH RIM=4463.56 IE 8" = 4458.56
SSMH RIM=4463.64
SDIB TOG=4463.60 IE 12" = 4459.20
SSMH RIM=4466.00 IE E = 4458.30 IE W = 4458.20
SDCB RIM=4464.82 IE 12" = 4463.37
SDCB RIM=4465.09 IE 12" = 4463.29
SDIB 161.98 157.68
SDMH RIM=4462.29 IE W = 4449.69 IE S = 4449.59
SDIB TOG=4462.98 OX = 4451.13 EE INTO BOX
SDCB RIM=4462.62
SSMH RIM=4464.11 IE 8" = 4455.96
SSMH RIM=4465.09 IE = 4460.79
SDIB TOG=4462.70 IE 12" = 4458.60
SDCB RIM=4464.88 IE 6" W = 4463.88 IE 12" NE = 4463.13
SDIB TOG=4476.56

SOUTHWEST CORNER SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN (FOUND BRASS CAP)

BASIS OF BEARINGS
N 89°48'25" W 2648.38' (MEASURED)

SOUTH QUARTER CORNER SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN (FOUND BRASS CAP)

6-8-20
7240531
BRIAN A. LINAM
PROFESSIONAL LAND SURVEYOR
STATE OF UTAH

BENCHMARK CIVIL
BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com
DATE: 03/26/2019

DAVIS COUNTY RECORDER
RECORDED # _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____
DATE _____ TIME _____ BOOK _____ PAGE _____
FEE $_____
DAVIS COUNTY RECORDER

2004092sp.dwg

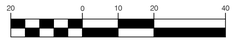
THE DEPOT TOWNHOMES PUD

A PLANNED UNIT DEVELOPMENT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1,
TOWNSHIP 4 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
CLEARFIELD CITY, DAVIS COUNTY, UTAH

NORTH



GRAPHIC SCALE



(IN FEET)
1 inch = 20ft.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	8.64'	245.00'	2°01'16"	N 88°59'22" W	8.64'
C2	20.53'	245.00'	4°48'06"	N 85°34'40" W	20.53'
C3	97.07'	245.00'	22°42'02"	N 71°49'36" W	96.44'
C4	85.30'	245.00'	19°56'54"	N 50°30'08" W	84.87'
C5	2.72'	15.50'	10°02'21"	N 05°01'10" W	2.71'
C6	33.64'	75.16'	25°38'34"	S 15°50'30" W	33.36'
C7	7.87'	5.05'	89°15'09"	N 15°06'17" E	7.10'
C8	17.06'	15.00'	65°09'44"	N 87°05'45" W	16.15'
C9	27.26'	47.87'	32°37'26"	N 70°49'36" W	26.89'
C10	1.57'	2.00'	45°00'00"	N 22°30'00" W	1.53'
C11	2.75'	3.52'	44°46'32"	N 67°30'00" W	2.68'
C12	1.57'	1.00'	90°00'00"	N 45°00'00" W	1.41'
C13	1.95'	10.50'	10°39'08"	N 05°19'34" E	1.95'
C14	10.84'	20.50'	30°18'32"	N 15°09'20" W	10.72'
C15	1.57'	1.00'	90°00'04"	N 44°59'58" E	1.41'
C16	4.71'	3.00'	90°00'00"	S 45°00'00" E	4.24'
C17	1.01'	10.50'	5°29'39"	S 02°44'50" W	1.01'
C18	41.78'	20.00'	119°40'36"	N 30°09'42" E	34.58'
C19	2.36'	1.50'	90°00'00"	S 45°00'00" E	2.12'
C20	7.85'	5.00'	90°00'08"	S 45°00'04" W	7.07'
C21	7.85'	5.00'	90°00'00"	N 45°00'00" W	7.07'
C22	7.85'	5.00'	90°00'00"	S 45°00'00" W	7.07'
C23	8.03'	8.02'	57°19'40"	N 61°20'10" W	7.70'
C24	9.11'	5.49'	95°01'18"	N 47°26'54" E	8.10'
C25	52.82'	201.66'	15°00'22"	S 77°32'16" E	52.66'
C26	7.34'	3.50'	120°13'38"	S 09°55'16" E	6.07'
C27	3.58'	2.96'	69°20'10"	N 84°13'12" E	3.36'
C28	11.78'	15.00'	44°58'41"	S 22°30'40" E	11.48'

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 00°12'27" E	9.86'
L2	N 89°40'01" W	10.48'
L3	N 00°19'59" E	15.80'
L4	N 59°38'08" W	6.52'
L5	S 59°32'52" W	18.32'
L6	S 00°14'25" E	31.63'
L7	S 00°11'35" W	31.42'
L8	S 00°11'35" W	36.03'
L9	S 00°11'35" W	33.77'
L10	S 00°11'35" W	45.79'
L11	N 00°00'00" E	9.08'
L12	N 00°00'00" E	9.08'
L13	S 22°51'14" W	28.58'
L14	N 74°47'05" W	29.19'
L15	N 02°01'16" E	76.98'
L16	N 06°49'23" E	8.53'
L17	N 29°31'25" E	5.21'
L18	S 88°40'46" E	71.07'
L19	N 64°20'45" E	5.22'
L20	N 00°00'00" E	34.00'
L21	N 90°00'00" W	20.00'
L22	N 00°00'00" E	34.00'
L23	N 90°00'00" E	20.00'
L24	N 90°00'00" E	20.00'
L25	N 00°00'00" E	34.00'
L26	N 90°00'00" W	20.00'
L27	N 90°00'00" W	20.00'
L28	N 00°00'00" E	34.00'
L29	N 90°00'00" E	20.00'
L30	N 90°00'00" E	20.00'
L31	N 00°00'00" E	34.00'
L32	N 90°00'00" W	20.00'
L33	S 00°00'00" E	34.00'
L34	N 90°00'00" E	20.00'
L35	N 00°00'00" E	34.00'
L36	N 90°00'00" W	20.00'
L37	N 90°00'00" W	20.00'
L38	S 00°00'00" E	34.00'
L39	N 90°00'00" E	20.00'
L40	N 90°00'00" E	20.00'
L41	N 00°00'00" E	34.00'
L42	N 90°00'00" W	20.00'
L43	N 90°00'00" W	20.00'
L44	N 00°00'00" E	34.00'
L45	N 90°00'00" E	20.00'
L46	N 90°00'00" E	20.00'
L47	N 00°00'00" E	34.00'
L48	N 90°00'00" W	20.00'
L49	N 90°00'00" W	20.00'
L50	S 00°00'00" E	34.00'
L51	N 90°00'00" E	20.00'
L52	N 90°00'00" E	20.00'
L53	S 00°00'00" E	34.00'
L54	N 90°00'00" W	20.00'
L55	N 00°00'00" E	34.00'
L56	S 00°00'00" E	34.00'
L57	N 90°00'00" E	20.00'
L58	N 00°00'00" E	34.00'
L59	N 90°00'00" W	20.00'
L60	S 00°00'00" E	34.00'

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L61	N 90°00'00" E	20.00'
L62	N 00°00'00" E	34.00'
L63	N 90°00'00" W	20.00'
L64	N 45°00'00" W	20.00'
L65	N 45°00'00" E	34.00'
L66	S 45°00'00" E	20.00'
L67	N 45°00'00" E	34.00'
L68	S 45°00'00" W	34.00'
L69	S 45°00'00" E	20.00'
L70	N 45°00'00" E	34.00'
L71	N 45°00'00" W	20.00'
L72	N 45°00'00" W	20.00'
L73	S 45°00'00" W	34.00'
L74	S 45°00'00" E	20.00'
L75	S 45°00'00" E	20.00'
L76	N 45°00'00" E	34.00'
L77	N 45°00'00" W	20.00'
L78	N 45°00'00" W	20.00'
L79	N 45°00'00" E	34.00'
L80	S 45°00'00" E	20.00'
L81	S 45°00'00" E	20.00'
L82	N 45°00'00" E	34.00'
L83	N 45°00'00" W	20.00'
L84	N 90°00'00" E	34.00'
L85	N 00°00'00" E	20.00'
L86	S 00°00'00" E	20.00'
L87	N 90°00'00" E	34.00'
L88	S 00°00'00" E	20.00'
L89	N 90°00'00" E	34.00'
L90	S 00°00'00" E	20.00'
L91	S 00°00'00" E	20.00'
L92	N 90°00'00" E	34.00'
L93	N 00°00'00" E	20.00'
L94	S 00°00'00" E	20.00'
L95	N 90°00'00" E	34.00'
L96	N 00°00'00" E	20.00'
L97	N 00°00'00" E	34.00'
L98	N 90°00'00" W	20.00'
L99	S 00°00'00" E	34.00'
L100	N 90°00'00" E	20.00'
L101	N 90°00'00" E	20.00'
L102	N 90°00'00" W	20.00'
L103	S 00°00'00" E	34.00'
L104	N 90°00'00" E	20.00'
L105	N 90°00'00" W	20.00'
L106	S 00°00'00" E	34.00'
L107	N 90°00'00" E	20.00'
L108	N 90°00'00" W	20.00'
L109	S 00°00'00" E	34.00'
L110	N 90°00'00" E	20.00'
L111	N 90°00'00" W	20.00'
L112	N 00°00'00" E	34.00'
L113	N 90°00'00" E	20.00'
L114	N 00°00'00" E	34.00'
L115	N 90°00'00" W	20.00'
L116	S 00°00'00" E	34.00'
L117	N 90°00'00" E	20.00'
L118	N 90°00'00" W	20.00'
L119	S 00°00'00" E	34.00'
L120	N 90°00'00" E	34.00'

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L121	N 00°00'00" E	20.00'
L122	N 90°00'00" W	34.00'
L123	S 00°00'00" E	20.00'
L124	S 00°00'00" E	20.00'
L125	N 90°00'00" W	34.00'
L126	N 00°00'00" E	20.00'
L127	N 00°00'00" E	20.00'
L128	N 90°00'00" E	34.00'
L129	S 00°00'00" E	20.00'
L130	S 00°00'00" E	20.00'
L131	N 90°00'00" E	34.00'
L132	N 00°00'00" E	20.00'
L133	N 00°00'00" E	20.00'
L134	N 90°00'00" E	34.00'
L135	S 00°00'00" E	20.00'
L136	N 90°00'00" E	20.00'
L137	N 00°00'00" E	34.00'
L138	N 90°00'00" W	20.00'
L139	S 00°00'00" E	34.00'
L140	N 90°00'00" E	20.00'
L141	N 90°00'00" W	20.00'
L142	S 00°00'00" E	34.00'
L143	N 90°00'00" E	20.00'
L144	N 90°00'00" W	20.00'
L145	S 00°00'00" E	34.00'
L146	N 90°00'00" E	20.00'
L147	N 90°00'00" W	20.00'
L148	S 00°00'00" E	34.00'
L149	N 90°00'00" E	20.00'
L150	N 90°00'00" W	20.00'
L151	S 00°00'00" E	34.00'
L152	N 90°00'00" E	20.00'
L153	N 90°00'00" W	20.00'
L154	S 00°00'00" E	34.00'
L155	N 90°00'00" E	34.00'
L156	N 00°00'00" E	20.00'
L157	S 00°00'00" E	20.00'
L158	N 90°00'00" E	34.00'
L159	N 00°00'00" E	20.00'
L160	S 00°00'00" E	20.00'
L161	N 90°00'00" E	34.00'
L162	N 00°00'00" E	20.00'
L163	S 00°00'00" E	20.00'
L164	N 90°00'00" E	34.00'
L165	N 00°00'00" E	20.00'
L166	S 00°00'00" E	20.00'
L167	N 90°00'00" E	34.00'
L168	N 00°00'00" E	20.00'
L169	S 00°00'00" E	20.00'
L170	N 90°00'00" E	34.00'
L171	N 60°19'24" E	34.00'
L172	N 29°40'36" W	20.00'
L173	S 60°19'24" W	34.00'
L174	S 29°40'36" E	20.00'
L175	S 29°40'36" E	20.00'
L176	S 60°19'24" W	34.00'
L177	N 29°40'36" W	20.00'
L178	N 29°40'36" W	20.00'
L179	S 60°19'24" W	34.00'
L180	N 29°40'36" W	20.00'

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L181	N 29°40'36" W	20.00'
L182	S 60°19'24" W	34.00'
L183	N 29°40'36" W	20.00'
L184	S 29°40'36" E	20.00'
L185	S 60°19'24" W	34.00'
L186	N 29°40'36" W	20.00'
L187	N 60°19'21" E	34.00'
L188	N 29°40'39" W	25.00'
L189	S 60°19'21" W	34.00'
L190	S 29°40'39" E	25.00'
L191	S 29°40'39" E	25.00'
L192	N 29°40'39" W	25.00'
L193	S 60°19'21" W	34.00'
L194	N 29°40'39" W	25.00'
L195	S 60°19'21" W	34.00'
L196	S 29°40'39" E	25.00'
L197	S 29°40'39" E	25.00'
L198	S 60°19'21" W	34.00'
L199	N 29°40'39" W	25.00'
L200	N 29°40'39" W	25.00'
L201	S 60°19'21" W	34.00'
L202	S 29°40'39" E	25.00'
L203	S 29°40'39" E	25.00'
L204	S 60°19'21" W	34.00'
L205	N 29°40'39" W	25.00'
L206	N 45°00'00" E	34.00'
L207	N 45°00'00" W	20.00'
L208	S 45°00'00" W	34.00'
L209	S 45°00'00" E	20.00'
L210	S 45°00'00" E	20.00'
L211	S 45°00'00" W	34.00'
L212	N 45°00'00" W	20.00'
L213	N 45°00'00" W	20.00'
L214	S 45°00'00" W	34.00'
L215	S 45°00'00" E	20.00'
L216	S 45°00'00" E	20.00'
L217	S 45°00'00" W	34.00'
L218	N 45°00'00" W	20.00'
L219	S 00°00'00" E	28.78'
L221	N 29°42'31" W	177.15'
L223	N 59°43'20" E	33.02'
L224	N 29°41'44" W	23.62'
L225	S 60°19'24" W	24.37'
L228	N 90°00'00" W	310.79'
L229	S 00°00'00" E	19.14'
L230	N 90°00'00" E	10.50'
L231	N 00°00'00" E	90.78'
L233	N 45°00'00" W	100.38'
L234	S 45°00'00" W	2.60'
L235	N 45°06'44" W	24.91'
L237	N 90°00'00" W	20.05'
L238	N 00°00'00" E	6.89'
L239	N 90°00'00" W	20.00'
L240	N 00°00'00" E	4.82'
L241	N 90°00'00" W	20.31'
L243	N 00°00'00" E	39.78'
L246	N 00°00'04" W	31.74'
L248	N 90°00'00" E	212.63'
L250	S 00°00'00" E	40.02'
L252	N 90°00'00" E	159.26'

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L254	S 00°00'00" E	153.08'
L256	N 90°00'00" W	36.00'
L258	N 00°00'00" E	13.10'
L259	N 90°00'00" W	18.00'
L260	S 00°00'00" E	13.10'
L262	N 90°00'00" W	28.52'
L264	N 29°40'36" W	108.15'
L265	N 60°19'24" E	16.19'
L266	N 29°40'36" W	27.00'
L267	S 60°19'24" W	18.00'
L268	N 29°40'36" W	10.88'
L272	S 50°07'48" W	12.53'
L273	S 39°52'12" E	18.00'
L274	N 49°33'07" E	27.52'
L276	S 45°00'00" E	82.55'
L278	S 00°00'56" W	66.86'
L279	N 90°00'00" W	149.42'
L280	N 00°03'45" W	152.60'



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DAVIS COUNTY RECORDER

RECORDED #_____

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF_____
DATE_____TIME_____BOOK_____PAGE_____

FEE $_____ _____
DAVIS COUNTY RECORDER

2004092sp.dwg