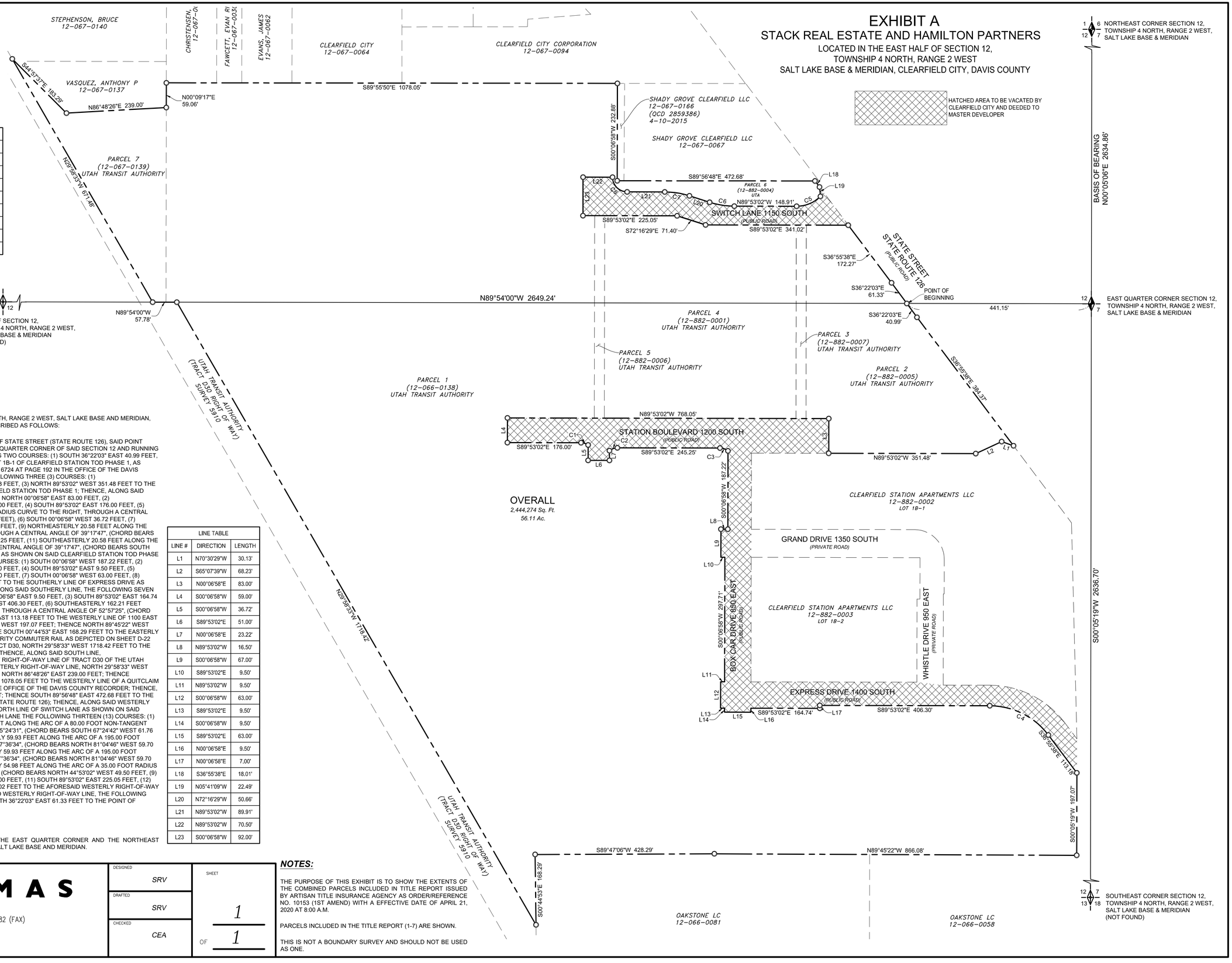
EXHIBIT A
STACK REAL ESTATE AND HAMILTON PARTNERS
LOCATED IN THE EAST HALF OF SECTION 12,
TOWNSHIP 4 NORTH, RANGE 2 WEST
SALT LAKE BASE & MERIDIAN, CLEARFIELD CITY, DAVIS COUNTY



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH. BRG.	CH. DIST.
C1	18.07'	30.00'	34°31'05"	S72°37'30"E	17.80'
C2	20.58'	30.00'	39°17'47"	S70°28'04"W	20.17'
C3	20.58'	30.00'	39°17'47"	S70°14'09"E	20.17'
C4	162.21'	175.50'	52°57'25"	S63°24'20"E	156.50'
C5	63.40'	80.00'	45°24'31"	N67°24'42"E	61.76'
C6	59.93'	195.00'	17°36'34"	N81°04'46"W	59.70'
C7	59.93'	195.00'	17°36'34"	N81°04'46"W	59.70'
C8	54.98'	35.00'	90°00'00"	N44°53'02"W	49.50'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N70°30'29"W	30.13'
L2	S65°07'39"W	68.23'
L3	N00°06'58"E	83.00'
L4	S00°06'58"W	59.00'
L5	S00°06'58"W	36.72'
L6	S89°53'02"E	51.00'
L7	N00°06'58"E	23.22'
L8	N89°53'02"W	16.50'
L9	S00°06'58"W	67.00'
L10	S89°53'02"E	9.50'
L11	N89°53'02"W	9.50'
L12	S00°06'58"W	63.00'
L13	S89°53'02"E	9.50'
L14	S00°06'58"W	9.50'
L15	S89°53'02"E	63.00'
L16	N00°06'58"E	9.50'
L17	N00°06'58"E	7.00'
L18	S36°55'38"E	18.01'
L19	N05°41'09"W	22.49'
L20	N72°16'29"W	50.66'
L21	N89°53'02"W	89.91'
L22	N89°53'02"W	70.50'
L23	S00°06'58"W	92.00'

LEGAL DESCRIPTION:

A PORTION OF THE EAST HALF OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN CLEARFIELD CITY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE STREET (STATE ROUTE 126), SAID POINT ALSO BEING NORTH 89°54'00" WEST 441.15 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 12 AND RUNNING THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING TWO COURSES: (1) SOUTH 36°22'03" EAST 40.99 FEET, (2) SOUTH 36°55'38" EAST 384.37 FEET TO THE NORTH LINE OF LOT 1B-1 OF CLEARFIELD STATION TOD PHASE 1, AS RECORDED ON MARCH 17, 2017 AS RECORD NO. 3008633 IN BOOK 6724 AT PAGE 192 IN THE OFFICE OF THE DAVIS COUNTY RECORDER; THENCE, ALONG SAID NORTH LINE, THE FOLLOWING THREE (3) COURSES: (1) NORTH 70°30'29" WEST 30.13 FEET, (2) SOUTH 65°07'39" WEST 68.23 FEET, (3) NORTH 89°53'02" WEST 351.48 FEET TO THE EAST LINE OF STATION BOULEVARD AS SHOWN ON SAID CLEARFIELD STATION TOD PHASE 1; THENCE, ALONG SAID STATION BOULEVARD THE FOLLOWING ELEVEN (11) COURSES: (1) NORTH 00°06'58" EAST 83.00 FEET, (2) NORTH 89°53'02" WEST 768.05 FEET, (3) SOUTH 00°06'58" WEST 59.00 FEET, (4) SOUTH 89°53'02" EAST 176.00 FEET, (5) SOUTHEASTERLY 18.07 FEET ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 34°31'05", (CHORD BEARS SOUTH 72°37'30" EAST 17.80 FEET), (6) SOUTH 00°06'58" WEST 36.72 FEET, (7) SOUTH 89°53'02" EAST 51.00 FEET, (8) NORTH 00°06'58" EAST 23.22 FEET, (9) NORTHEASTERLY 20.58 FEET ALONG THE ARC OF A 30.00 FOOT NON-TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 39°17'47", (CHORD BEARS NORTH 70°28'04" EAST 20.17 FEET), (10) SOUTH 89°53'02" EAST 245.25 FEET, (11) SOUTHEASTERLY 20.58 FEET ALONG THE ARC OF 30.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 39°17'47", (CHORD BEARS SOUTH 70°14'09" EAST 20.17 FEET) TO THE WEST LINE OF BOX CAR DRIVE AS SHOWN ON SAID CLEARFIELD STATION TOD PHASE 1; THENCE, ALONG SAID WEST LINE, THE FOLLOWING NINE (9) COURSES: (1) SOUTH 00°06'58" WEST 187.22 FEET, (2) NORTH 89°53'02" WEST 16.50 FEET, (3) SOUTH 00°06'58" WEST 67.00 FEET, (4) SOUTH 89°53'02" EAST 9.50 FEET, (5) SOUTH 00°06'58" WEST 297.71 FEET, (6) NORTH 89°53'02" WEST 63.00 FEET, (7) SOUTH 00°06'58" WEST 63.00 FEET, (8) SOUTH 89°53'02" EAST 9.50 FEET, SOUTH 00°06'58" WEST 9.50 FEET TO THE SOUTHERLY LINE OF EXPRESS DRIVE AS SHOWN ON SAID CLEARFIELD STATION TOD PHASE 1; THENCE, ALONG SAID SOUTHERLY LINE, THE FOLLOWING SEVEN (7) COURSES: (1) SOUTH 89°53'02" EAST 63.00 FEET, (2) NORTH 00°06'58" EAST 9.50 FEET, (3) SOUTH 89°53'02" EAST 164.74 FEET, (4) NORTH 00°06'58" EAST 7.00 FEET, (5) SOUTH 89°53'02" EAST 406.30 FEET, (6) SOUTHEASTERLY 162.21 FEET ALONG THE ARC OF A 175.50 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 52°57'25", (CHORD BEARS SOUTH 63°24'20" EAST 156.50 FEET), (7) SOUTH 36°55'38" EAST 113.18 FEET TO THE WESTERLY LINE OF 1100 EAST STREET); THENCE, ALONG SAID WESTERLY LINE, SOUTH 00°05'16" WEST 197.07 FEET; THENCE NORTH 89°45'22" WEST 866.08 FEET; THENCE SOUTH 89°47'06" WEST 428.29 FEET; THENCE SOUTH 00°44'53" EAST 168.29 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF TRACT D30 OF THE UTAH TRANSIT AUTHORITY COMMUTER RAIL AS DEPICTED ON SHEET D-22 OF RECORD OF SURVEY MAP 5910-CC; THENCE, ALONG SAID TRACT D30, NORTH 29°58'33" WEST 1718.42 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12; THENCE, ALONG SAID SOUTH LINE, NORTH 89°54'00" WEST 57.78 FEET TO THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF TRACT D30 OF THE UTAH TRANSIT AUTHORITY COMMUTER RAIL; THENCE, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 29°58'33" WEST 671.48 FEET; THENCE SOUTH 44°57'37" EAST 183.29 FEET; THENCE NORTH 86°48'26" EAST 239.00 FEET, THENCE NORTH 00°09'17" EAST 59.06 FEET; THENCE SOUTH 89°55'50" EAST 1078.05 FEET TO THE WESTERLY LINE OF A QUITCLAIM DEED RECORDED AS ENTRY NO. 2859386 ON APRIL 10, 2015 IN THE OFFICE OF THE DAVIS COUNTY RECORDER; THENCE, ALONG SAID QUITCLAIM DEED, SOUTH 00°06'58" WEST 232.88 FEET; THENCE SOUTH 89°56'48" EAST 472.68 FEET TO THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF STATE STREET (STATE ROUTE 126); THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 36°55'38" EAST 18.01 FEET, TO THE NORTH LINE OF SWITCH LANE AS SHOWN ON SAID CLEARFIELD STATION TOD PHASE 1; THENCE, ALONG SAID SWITCH LANE THE FOLLOWING THIRTEEN (13) COURSES: (1) SOUTH 05°41'09" EAST 22.49 FEET, (2) SOUTHWESTERLY 63.40 FEET ALONG THE ARC OF A 80.00 FOOT NON-TANGENT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 45°24'31", (CHORD BEARS SOUTH 67°24'42" WEST 61.76 FEET), (3) NORTH 89°53'02" WEST 148.91 FEET, (4) NORTHWESTERLY 59.93 FEET ALONG THE ARC OF A 195.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 17°36'34", (CHORD BEARS NORTH 81°04'46" WEST 59.70 FEET), (5) NORTH 72°16'29" WEST 50.66 FEET, (6) NORTHWESTERLY 59.93 FEET ALONG THE ARC OF A 195.00 FOOT RADIUS CURVE TO THE LEFT, (THROUGH A CENTRAL ANGLE OF 17°36'34", (CHORD BEARS NORTH 81°04'46" WEST 59.70 FEET), (7) NORTH 89°53'02" WEST 89.91 FEET, (8) NORTHWESTERLY 54.98 FEET ALONG THE ARC OF A 35.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", (CHORD BEARS NORTH 44°53'02" WEST 49.50 FEET), (9) NORTH 89°53'02" WEST 70.50 FEET, (10) SOUTH 00°06'58" WEST 92.00 FEET, (11) SOUTH 89°53'02" EAST 225.05 FEET, (12) SOUTH 72°16'29" EAST 71.40 FEET, (13) SOUTH 89°53'02" EAST 341.02 FEET TO THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF STATE STREET (STATE ROUTE 126); THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES: (1) SOUTH 36°55'38" EAST 172.27 FEET, (2) SOUTH 36°22'03" EAST 61.33 FEET TO THE POINT OF BEGINNING.

CONTAINS 2,444,274 SQ. FT. (56.11 AC.)

BASIS OF BEARING BEING NORTH 00°05'06" EAST BETWEEN THE EAST QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

NOTES:

THE PURPOSE OF THIS EXHIBIT IS TO SHOW THE EXTENTS OF THE COMBINED PARCELS INCLUDED IN TITLE REPORT ISSUED BY ARTISAN TITLE INSURANCE AGENCY AS ORDER/REFERENCE NO. 10153 (1ST AMEND) WITH A EFFECTIVE DATE OF APRIL 21, 2020 AT 8:00 A.M.

PARCELS INCLUDED IN THE TITLE REPORT (1-7) ARE SHOWN.

THIS IS NOT A BOUNDARY SURVEY AND SHOULD NOT BE USED AS ONE.

DATE: 05-13-2020
PLOT DATE:
SCALE: 1"=100'
PROJECT NUMBER: 8SRE010100

PSOMAS
4179 Riverboat Road, Suite 200
Salt Lake City, Utah 84123
(801) 270-5777 (801) 270-5782 (FAX)

DESIGNED: SRV
DRAFTED: SRV
CHECKED: CEA

SHEET 1 OF 1

Disclaimer Notes:

1. The development is subject to various economic factors influencing sequencing. However, horizontal infrastructure is intended to be completed at initial site development as part of Phase 1.
2. The Master Developer may choose to substitute Office A, B, C, or D to be built without requiring additional approval during Phase 2.
3. The Master Developer may choose to substitute Residential A, B, or C to be built without requiring additional approval during Phase 2.
4. Horizontal infrastructure improvements to include: Streets, Park Strips, Sidewalks, Water utilities, Sewer utilities, and Stormwater pipes/basins.
5. Subject to Exhibit H - Parking Stage.

Phasing Plan Legend

- Phase 1 - Horizontal Improvements
- Phase 2 - Vertical Improvements
- Sequence to be Determined

EXHIBIT C

CLEARFIELD STATION

PHASING PLAN

CLEARFIELD, UTAH 05.13.2020

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Chapter 5
CONSOLIDATED FEE SCHEDULE
(IMPACT FEE EXCERPT)

Development Impact Fees	Dec. 13, 2016
Residential:	
Single family (includes attached and detached):	
Park impact fee - single family Park impact fee - multi family Stormwater per ESU Water Sewer	$2,339.00 1,441.00 64.00 254.00 613.00
Non-residential:	
Stormwater per ESU (1 ESU = 2,700 square feet of impervious surface)	64.00
If there is stormwater detention onsite, the fee is reduced if the detention area is:	
Paved Grassed Sand and oil interceptor	20% reduction 30% reduction 50% reduction
Water impact (per water meter size). Water and sewer impact fees for meters larger than 6 inches will be based on annualized average day demand and the net capital cost per gallon of capacity:	
3/4" 1" - 1 1/2" 2" 3" 4" 6"	$ 352.00 705.00 1,411.00 4,517.00 7,059.00 14,118.00
Sewer impact (per water meter size). Water and sewer impact fees for meters larger than 6 inches will be based on annualized average day demand and the net capital cost per gallon of capacity:	
3/4" 1" - 1 1/2" 2" 3" 4" 6"	851.00 1,703.00 3,406.00 10,900.00 17,031.00 34,062.00
Independent fee calculation review	$150.00 plus actual cost
Administrative fee for appeals	$75.00

Building Permit And Development Fees	
The City may reduce building permit and development fees for public infrastructure projects for local governmental entities upon request to the Community Development Director. Fees charged should, at a minimum, cover administrative and direct costs incurred as determined by the Community Development Director	
General - building valuation:	
$1.00 to $500.00	$23.50
$501.00 to $2,000.00	$23.50 plus $3.05 each additional $100.00 or fraction thereof
$2,001.00 to $25,000.00	$69.25 plus $14.00 each additional $1,000.00 or fraction thereof
$25,001.00 to $50,000.00	$391.75 plus $10.10 each additional $1,000.00 or fraction thereof
$50,001.00 to $100,000.00	$643.75 plus $7.00 each additional $1,000.00 or fraction thereof
$100,001.00 to $500,000.00	$993.75 plus $5.60 each additional $1,000.00 or fraction thereof
$500,001.00 to $1,000,000.00	$3,233.75 plus $4.75 each additional $1,000.00 or fraction thereof

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EXHIBIT D
CLEARFIELD STATION
IMPACT FEE EXHIBIT

CLEARFIELD, UTAH 06.10.2020



LEGEND

MASTER DEVELOPER RESPONSIBILITY

CLEARFIELD CITY RESPONSIBILITY

FUTURE SHARED RESPONSIBILITY BETWEEN CLEARFIELD CITY, MASTER DEVELOPER, AND UTA

Phase II

	Item	Priority	Funding
		(Low , Medium, High)	(Variable)
Misc. Items	Parkstrip Landscape	Low	2020 Bond
	Street Lights	Medium	2020 Bond
	Demo Existing Pavement	High	2020 Bond
	Signs	Low	2020 Bond
	Northern Parking Structure (General Stalls)	High	2020 Bond & Addl. Sources
	Northern Parking Structure (UTA Stalls)	High	2020 Bond & Addl. Sources
Storm Drain	18" Reinforced Concrete Pipe	High	2020 Bond
	48" SD Manhole	High	2020 Bond
	24"x36" Curb Inlet	High	2020 Bond
Sanitary Sewer	10" PVC	High	2020 Bond
	4" PVC	High	2020 Bond
	48" Sewer Manhole	High	2020 Bond
Culinary Water	12" Ductile Iron Pipe	High	2020 Bond
	4" PVC Class 200 (Culinary Lat.)	High	2020 Bond
	6" PVC Class 200 (Fire Lateral)	High	2020 Bond
	Fire Hydrant Assembly	High	2020 Bond
Dry Utilities	Natural Gas	High	2020 Bond
	Joint Trench for Power and Communication	High	2020 Bond
	Topsoil Removal	High	2020 Bond
Roads	APWA Type A Curb and Gutter	High	2020 Bond
	6' Sidewalk	High	2020 Bond
	Asphalt Pavement	High	2020 Bond

Phase I

	Item	Priority	Funding
		(Low , Medium, High)	(Variable)
Miscellaneous Items	Parkstrip Landscape	Low	2020 Bond
	Street Lights	Medium	2020 Bond
	Demo Existing Pavement	High	2020 Bond
	Demo Existing Utilities	High	2020 Bond
	Signs	Low	2020 Bond
	Demo/Removal of Ex. 16" Asbestos Pipe	High	2020 Bond
	Southern Parking Structure (General Stalls)	High	2020 Bond & Development
	Southern Parking Structure (UTA Stalls)	High	2020 Bond
	Bus Loop Additions (Heavy Duty Concrete Paving)	High	2020 Bond
	Transit Plaza Improvements	High	2020 Bond
	UTA Restrooms	High	2020 Bond
	UTA Surface Parking	High	2020 Bond
Storm Drain	18" Reinforced Concrete Pipe	High	2020 Bond
	18" Concrete Flared End Section	High	2020 Bond
	48" SD Manhole	High	2020 Bond
	24"x36" Curb Inlet	High	2020 Bond
	36"x36" Area Drain	High	2020 Bond
Sanitary Sewer	10" PVC	High	2020 Bond
	4" PVC	High	2020 Bond
	48" Sewer Manhole	High	2020 Bond
	60" Sewer Manhole	High	2020 Bond
	72" Sewer Manhole	High	2020 Bond
	6" Cleanout	High	2020 Bond
Culinary Water	24" PVC	High	2020 Bond
	12" Ductile Iron Pipe	High	2020 Bond
	4" PVC Class 200 (Culinary Lat.)	High	2020 Bond
	6" PVC Class 200 (Fire Lateral)	High	2020 Bond
	Fire Hydrant Assembly	High	2020 Bond
	Connect to Northern Water Supply	High	2020 Bond
	Upsize Ex. Waterline in 1000 E (12")	High	2020 Bond
Dry Utilities	Natural Gas	High	2020 Bond
	Joint Trench for Power and Communication	High	2020 Bond
	Topsoil Removal	High	2020 Bond
Roads	APWA Type A Curb and Gutter	High	2020 Bond
	6' Sidewalk (1)	High	2020 Bond
	Asphalt Pavement	High	2020 Bond
	APWA Type A Curb and Gutter	High	2020 Bond
Northern Road Connection	6' Sidewalk	Medium	2020 Bond
	Parkstrip Landscape	Low	2020 Bond
	Asphalt Pavement	High	2020 Bond
	Street Lights	Medium	2020 Bond
	APWA Type A Curb and Gutter	High	2020 Bond
Southern Road Connection	6' Sidewalk	High	2020 Bond
	Parkstrip Landscape	Medium	2020 Bond
	Asphalt Pavement	High	2020 Bond
	Street Lights	Medium	2020 Bond
	Signs	Low	2020 Bond
Offsite Sewer	Right of Way Acquisition (2)	High	2020 Bond
	Demo Ex. Sanitary Sewer	High	2020 Bond
	60" Deep Manholes	High	2020 Bond
	72" Drop Manhole	High	2020 Bond
	24" PVC in 1000 East	High	2020 Bond
Signals	Main and 1150 S	High	2020 Bond
	Main and Depot Road/Street	High	2020 Bond
Express	Right of Way Acquisition (2)	High	2020 Bond
	Demo Existing Pavement	High	2020 Bond
	Demo Existing Landscape	High	2020 Bond
Parks	Park Landscaping	Low	2020 Bond
	Detention Pond Grading	High	2020 Bond

EXHIBIT E - RESPONSIBILITY FOR PROJECT INFRASTRUCTURE AND FUNDING
CLEARFIELD MDP

100 0 100 200
SCALE OF FEET
FULL SIZE (24X36) 1"=100'
HALF SIZE (12X18) 1"=200'

PSOMAS
4179 S. Riverboat Rd., Suite 200
Salt Lake City, UT 84123
(801) 270-5777

5/14/2020 1:42 PM U:\BSRE01010\ENGR\DRAWINGS\PRELIMINARY\EXHIBIT- E.DWG ALEX DAWSON

CONSTRUCTION NOTES

1. INSTALL 18" REINFORCED CONCRETE STORM DRAIN PIPE.
2. INSTALL 10" PVC SANITARY SEWER PIPE.
3. INSTALL 12" DUCTILE IRON CULINARY WATER PIPE.
4. CONNECT TO EXISTING STORM DRAIN PIPE.
5. INSTALL 24" PVC SANITARY SEWER LINE.

LEGEND

EXISTING	PROPOSED	
sd	SD — sd	STORM DRAIN
s	S — s	SANITARY SEWER
w	W — w	WATER
g	G — g	GAS
e	E — e	ELECTRIC
t	T — t	TELEPHONE
fo	FO — fo	FIBER OPTIC
com	COM	COMMUNICATIONS
		CENTER LINE
		PROPERTY LINE
		CURB & GUTTER
x x x x x	x x x x x	FENCE LINE
5090	5090	MAJOR CONTOUR
5091	5091	MINOR CONTOUR
		WATER VALVE
W	W	WATER METER
		FIRE HYDRANT
		TEE
		CROSS
		STUB
		11.25° BEND
		22.5° BEND
		45° BEND
		90° BEND
D	SD	STORM DRAIN MANHOLE
		STORM DRAIN INLET
S	SS	SANITARY SEWER MANHOLE
		SANITARY SEWER CLEANOUT
		LIGHT POLE
T E S	T E S	ELECTRICAL EQUIPMENT
		UTILITY POLE
		GUY WIRE
		SIGN

NOTE: DESIGN OF ALL DRY UTILITIES INCLUDING POWER, NATURAL GAS, AND FIBER ARE TO BE COORDINATED WITH RESPECTIVE UTILITY PROVIDER.

CONNECT WATERLINE TO EXISTING LINE (~370 LF)

TIE INTO EXISTING WATERLINE

UPSIZE EXISTING WATERLINE IN 1000 E TO 10" OR 12" (~2100 LF)

ABANDONED SEWER LINE

UPSIZE EXISTING WATERLINE IN 1000 E TO 10" OR 12" (~2100 LF)

EXISTING STORM DRAIN LINE

POND TO DISCHARGE TO EXISTING 36" STORM DRAIN

REPLACE EXISTING SANITARY SEWER LINE WITH ~1372 LF 24" PIPE

STREET A

STREET B

STREET C

STREET D

STREET E

STREET F

STATION BOULEVARD

DEPOT STREET

1000 E

1450 SOUTH

MAIN STREET

EXHIBIT - F (1 OF 2) UTILITY PLAN

CLEARFIELD MDP

100 0 100 200

SCALE OF FEET

FULL SIZE (24X36) 1"=100'

HALF SIZE (12X18) 1"=200'

PSOMAS

4179 S. Riverboat Rd., Suite 200
Salt Lake City, UT 84123
(801) 270-5777

5/13/2020 9:26 AM U:\BSRE01010\ENGR\DRAWINGS\PRELIMINARY\EXHIBIT- F 1 OF 2.DWG ALEX DAWSON

EXISTING PROPERTY BOUNDARY (SEE SHEET C-103 FOR SITE SURVEY)

STREET A

EXISTING PROPERTY BOUNDARY

2.5 AC-FT

POND 1

EXISTING PROPERTY BOUNDARY

STREET B

STREET C

STREET E

STATION BOULEVARD

EXISTING STORM DRAIN

DEPOT STREET

STREET D

STREET C

0.50 AC-FT

POND 2

EXISTING STORM DRAIN

1.7 AC-FT

POND 3

2.0 AC-FT

POND 4

STREET F

EXISTING PROPERTY BOUNDARY

EXISTING PROPERTY BOUNDARY

POND TO DISCHARGE TO EXISTING 36" STORM DRAIN

1450 SOUTH

1000 E

MAIN STREET

4450 4460 4455 4445 4465 4470

LEGEND

EXISTING	PROPOSED	
sd	SD	STORM DRAIN
s	S	SANITARY SEWER
w	W	WATER
g	G	GAS
e	E	ELECTRIC
t	T	TELEPHONE
fo	FO	FIBER OPTIC
com	COM	COMMUNICATIONS
		CENTER LINE
		PROPERTY LINE
		CURB & GUTTER
x	x	FENCE LINE
5090	5090	MAJOR CONTOUR
5091	5091	MINOR CONTOUR
		WATER VALVE
W	W	WATER METER
		FIRE HYDRANT
		TEE
		CROSS
		STUB
		11.25° BEND
		22.5° BEND
		45° BEND
		90° BEND
D	SD	STORM DRAIN MANHOLE
		STORM DRAIN INLET
S	SS	SANITARY SEWER MANHOLE
		SANITARY SEWER CLEANOUT
		LIGHT POLE
T E S	T E S	ELECTRICAL EQUIPMENT
		UTILITY POLE
		GUY WIRE
		SIGN

EXHIBIT - F (2 OF 2) DRAINAGE PLAN
CLEARFIELD MDP

100 0 100 200
SCALE OF FEET
FULL SIZE (24X36) 1"=100'
HALF SIZE (12X18) 1"=200'

PSOMAS
4179 S. Riverboat Rd., Suite 200
Salt Lake City, UT 84123
(801) 270-5777

5/13/2020 9:29 AM U:\8SRE01000\ENGR\DRAWINGS\PRELIMINARY\EXHIBIT- F 2 OF2.DWG ALEX DAWSON

Townhouse Village
PARKING STRUCTURE
1000' RADIUS
Stormwater Basin
OFFICE C
GYM
Retail D
MU Residential D
MU Residential A
Retail C
OFFICE B
UTA
DEPOT ST
Retail A
STATION BOULEVARD
MU Residential C
Retail B
Row House
OFFICE A
FRONTRUNNER STATION
BUS STATION
PARKING STRUCTURE
OFFICE D
Stormwater Basin
BOX CAR DRIVE
GRAND DRIVE 1350 SOUTH
(PRIVATE ROAD)
CLEARFIELD STATION APARTMENTS
WHISTLE DRIVE 950 EAST
(PRIVATE ROAD)
Stormwater Basin
MU Residential B
MU Residential B
1450 SOUTH
0'
100'
200'

Open Space Plan Legend

- Private Open Space (6.5 Acres)
- Public Open Space (11.5 Acres)

EXHIBIT G-1

CLEARFIELD STATION

OPEN SPACE PLAN

CLEARFIELD, UTAH 05.13.2020

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Disclaimer Note:
1. Subject to Exhibit H - Parking Stage.



Maintenance Responsibility Legend

- Clearfield City
- Master Developer
- Utah Transit Authority

EXHIBIT G-2

CLEARFIELD STATION

MAINTENANCE RESPONSIBILITY PLAN

CLEARFIELD, UTAH 05.19.2020

ARCH | NEXUS

Disclaimer Note:
1. Subject to Exhibit H - Parking Stage.

EXTEND DEPOT STREET APPROX. 1,100 FT NORTH

EXISTING SITE BOUNDARY

MAIN STREET

STREET A

INSTALL SIGNALIZED INTERSECTION

1150 S

EXISTING SITE BOUNDARY

EXISTING SITE BOUNDARY

STREET B

STREET C

PROVIDE UDOT REQUIRED IMPROVEMENTS TO INTERSECTION, INCLUDING BUT NOT LIMITED TO SIGNALIZATION, SAFETY STRIPING, CURB CUTS, AND ADA RAMPS.

R20.0' (TYP.)

STREET E

1000 E

R20.0' (TYP.)

8.0' (TYP.)

DEPOT STREET

EXISTING RAMPS AND SIDEWALK TO REMAIN

22.0' (TYP.)

STATION BOULEVARD

KISS AND RIDE DROPOFF
*SEE MDP FOR CROSS SECTION AT KISS AND RIDE DROPOFF

R30.0'

INSTALL CONCRETE MEDIAN ISLAND

EXISTING RAMPS AND SIDEWALK TO REMAIN

HEAVY DUTY PAVEMENT SECTION (SEE LEFT)

NEW UTA SAWTOOTH

28.0' MIN.

KISS AND RIDE DROPOFF

STREET D

STREET C

EXISTING UTA SAWTOOTHS TO REMAIN

R30.0'

HEAVY DUTY PAVEMENT SECTION (SEE LEFT)

STREET F

MAIN STREET

1000 E

INSTALL SIGNALIZED INTERSECTION

DEPOT STREET 1450 S.

1450 SOUTH

EXISTING SITE BOUNDARY

EXHIBIT - H (1 OF 2) ROAD NETWORK PLAN

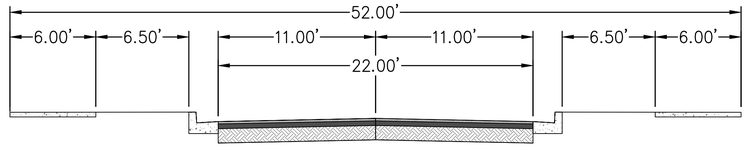
CLEARFIELD MDP

100 0 100 200

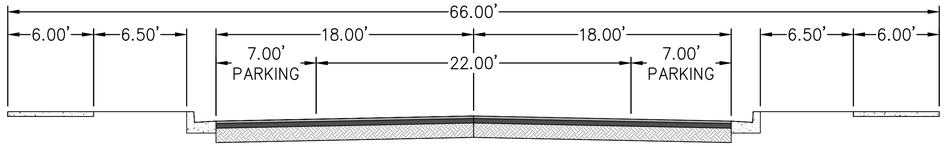
SCALE OF FEET
FULL SIZE (24X36) 1"=100'
HALF SIZE (12X18) 1"=200'

PSOMAS
4179 S. Riverboat Rd., Suite 200
Salt Lake City, UT 84123
(801) 270-5777

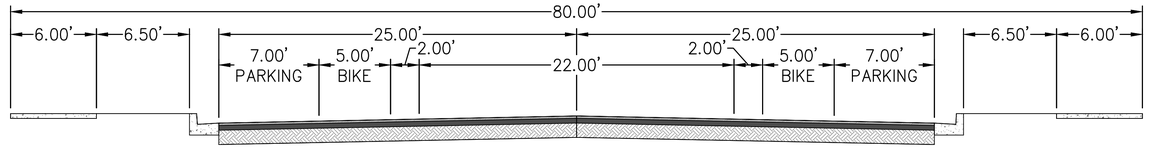
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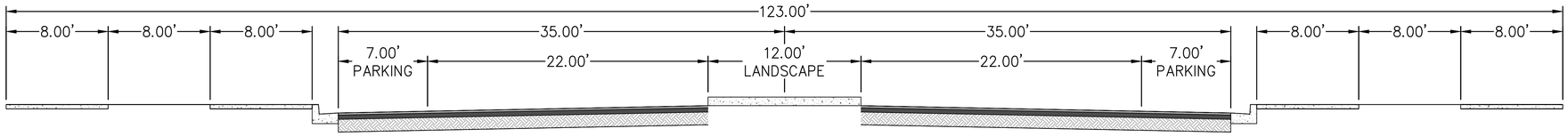
Section A-A
Local Street



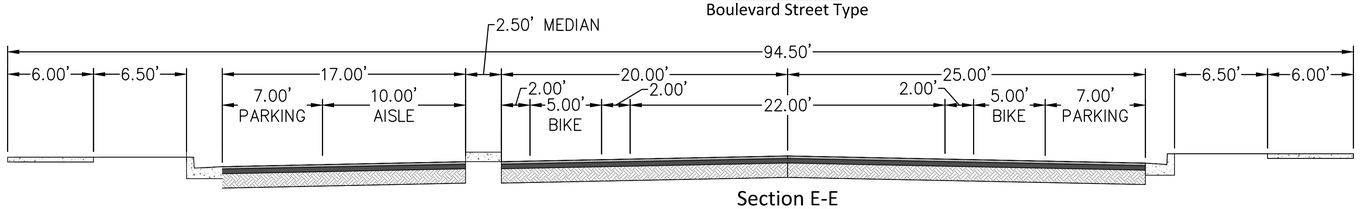
Section B-B
Neighborhood Street Type



Section C-C
Neighborhood Street Type (with bike lane)



Section D-D
Boulevard Street Type



Section E-E
Kiss & Ride Street Type



Pavement Section
Typical



Heavy Duty Pavement Section
Typical

EXHIBIT - H (2 OF 2) ROAD NETWORK PLAN

CLEARFIELD MDP

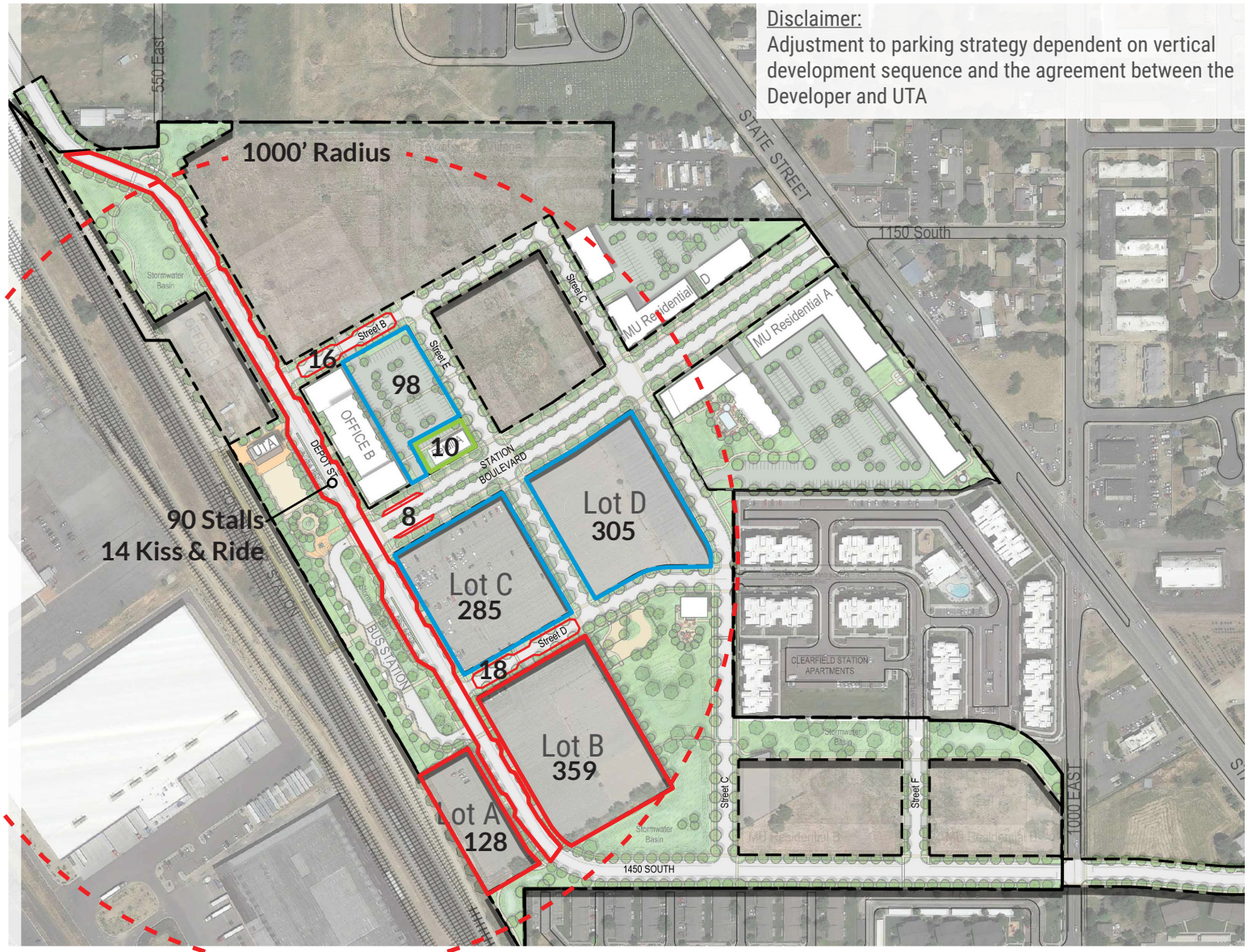
PSOMAS
4179 S. Riverboat Rd., Suite 200
Salt Lake City, UT 84123
(801) 270-5777

5/15/2020 10:35 AM U:\8SRE01010\ENGR\DRAWINGS\PRELIMINARY\EXHIBIT H.DWG MICHAEL COOK

STAGE 1 - PARKING

SUMMARY

Stall numbers indicate space available on the Masterplan. The actual number of stalls provided will be determined based on actual need and space requirements.



Disclaimer:
Adjustment to parking strategy dependent on vertical development sequence and the agreement between the Developer and UTA

LEGEND

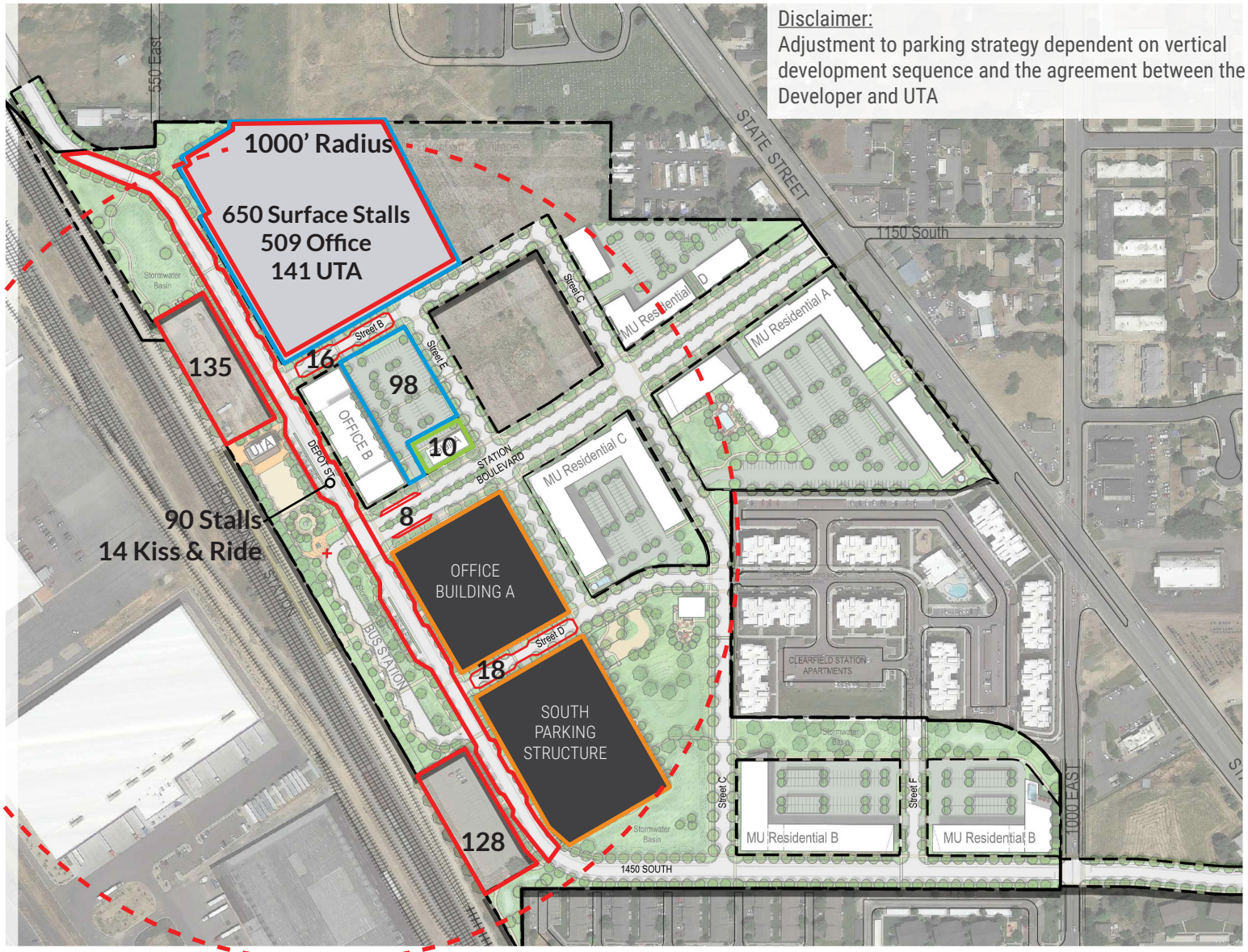
- 688 Office Stalls
- 633 UTA Stalls
- 10 Commercial Stalls

PARKING

- 343 Non-UTA Street Stalls
- 1,677 Total Stalls

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June 1, 2020

STAGE 2 - PARKING



Disclaimer:
Adjustment to parking strategy dependent on vertical development sequence and the agreement between the Developer and UTA

LEGEND

- 607 Office Stalls
- 550 UTA Stalls
- 10 Commercial Stalls
- Under Construction

PARKING

- 343 Non-UTA Street Stalls
- 1,510 Total Stalls

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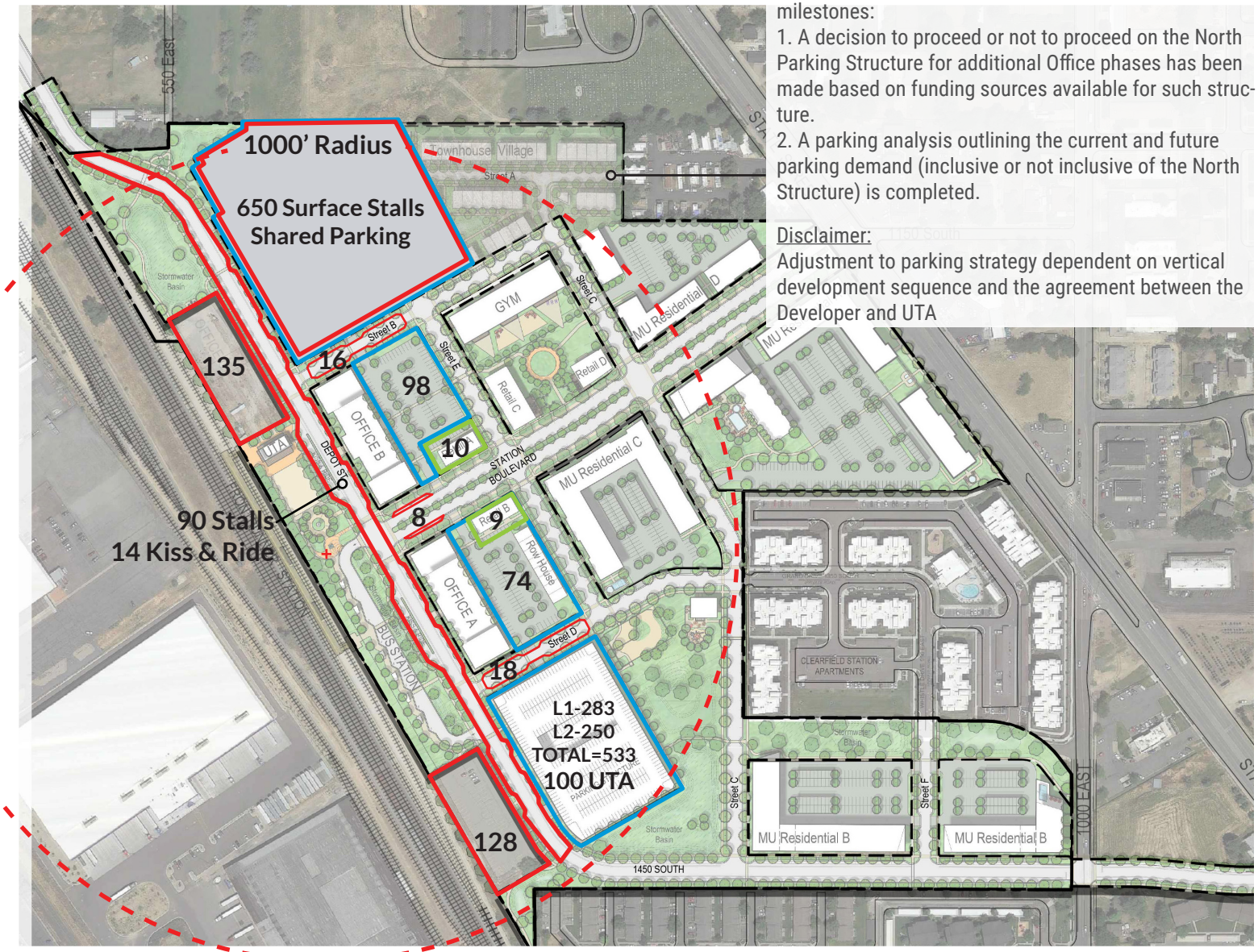
STAGE 3 - PARKING

Site Plan design (and thereafter construction) of **Townhouse Village** will not commence until a formal decision to proceed is made, following the completion of the below milestones:

1. A decision to proceed or not to proceed on the North Parking Structure for additional Office phases has been made based on funding sources available for such structure.
2. A parking analysis outlining the current and future parking demand (inclusive or not inclusive of the North Structure) is completed.

Disclaimer:

Adjustment to parking strategy dependent on vertical development sequence and the agreement between the Developer and UTA



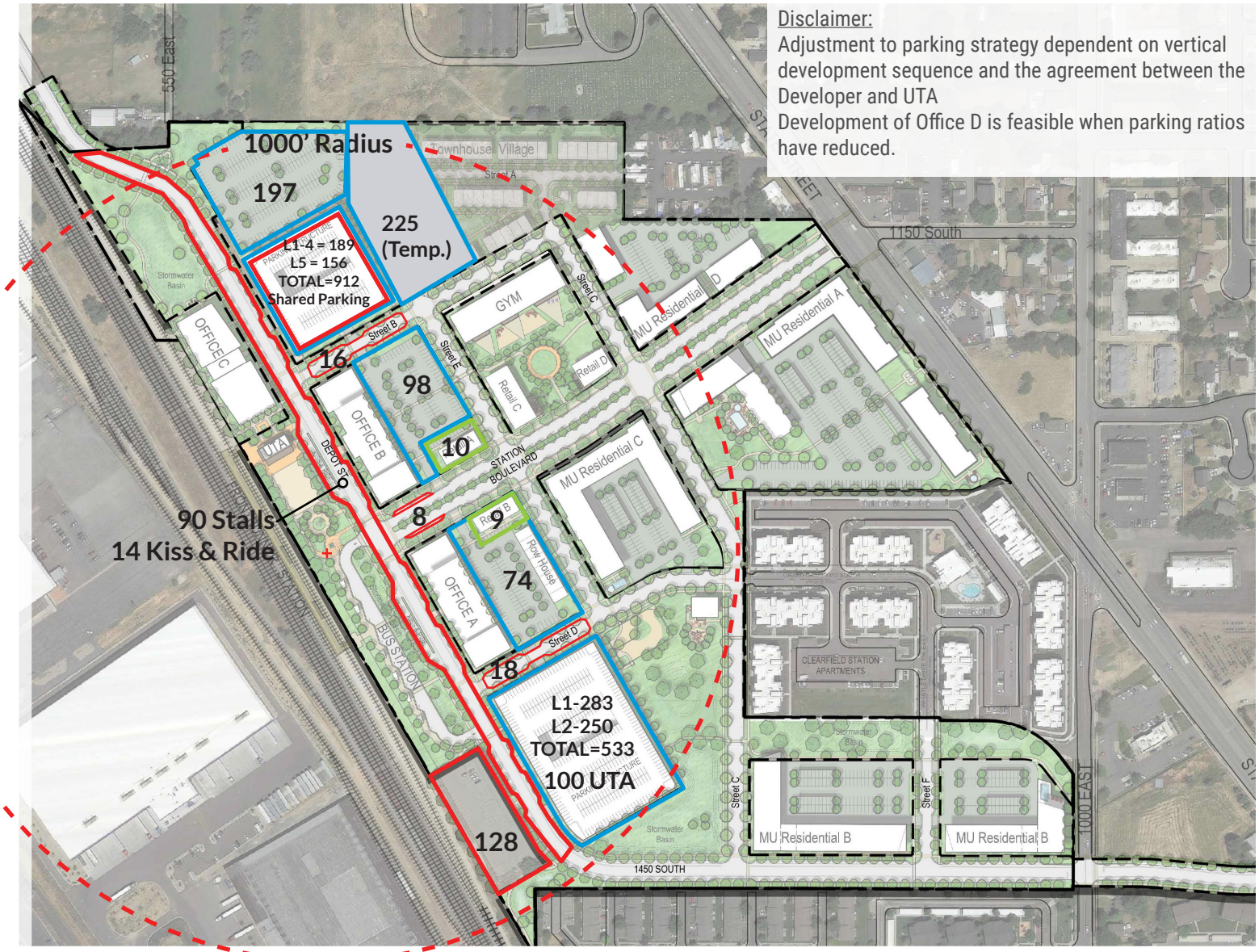
LEGEND

- 1,064 Office Stalls
- 700 UTA Stalls
- 19 Commercial Stalls

PARKING

- 343 Non-UTA Street Stalls
- 2,126 Total Stalls

STAGE 4 - PARKING



Disclaimer:
Adjustment to parking strategy dependent on vertical development sequence and the agreement between the Developer and UTA
Development of Office D is feasible when parking ratios have reduced.

LEGEND

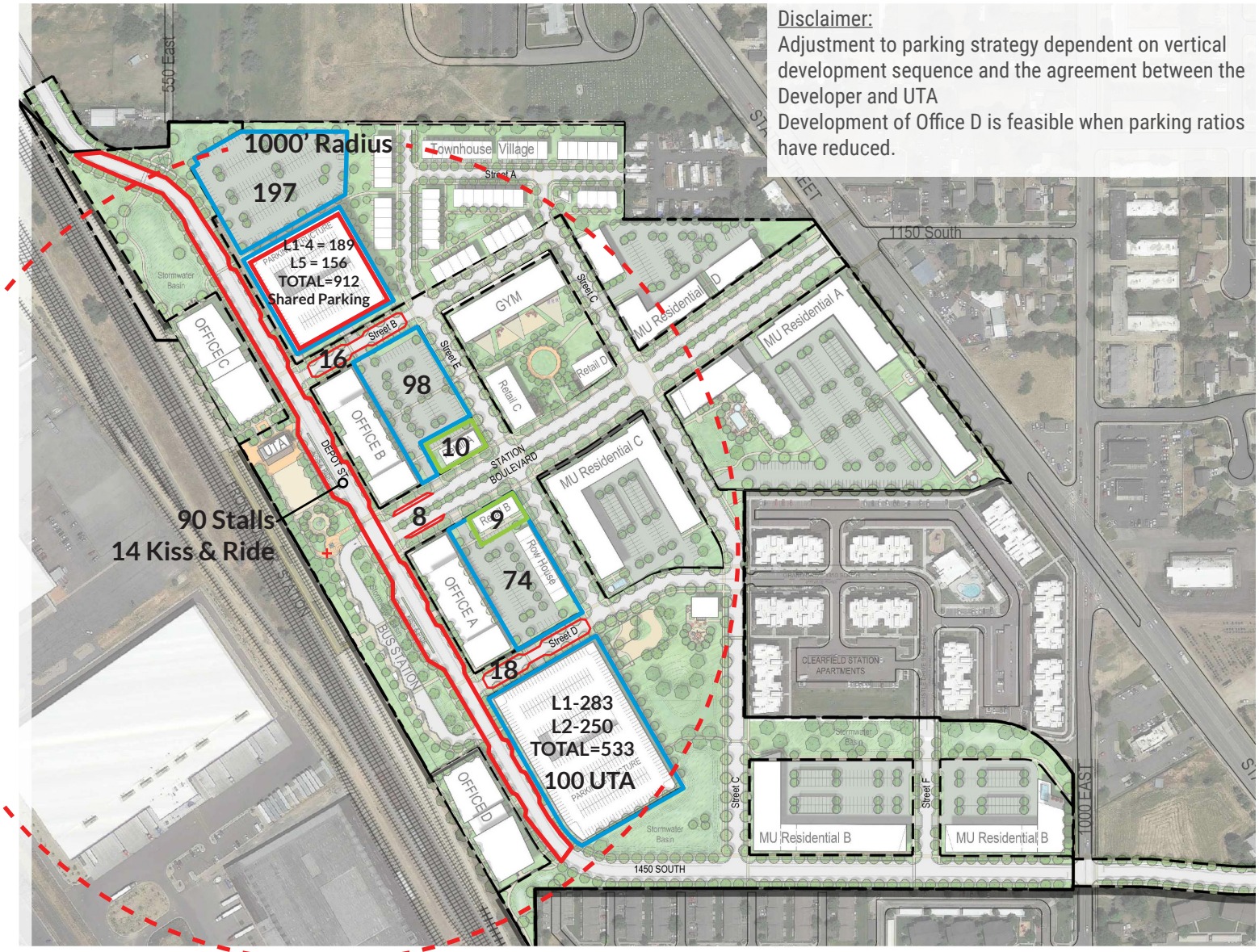
- 1,613 Office Stalls
- 700 UTA Stalls
- 19 Commercial Stalls

PARKING

- 343 Non-UTA Street Stalls
- 2,675 Total Stalls

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June 1, 2020

STAGE 5 - PARKING



Disclaimer:
Adjustment to parking strategy dependent on vertical development sequence and the agreement between the Developer and UTA
Development of Office D is feasible when parking ratios have reduced.

LEGEND

- 1,388 Office Stalls
- 572 UTA Stalls
- 19 Commercial Stalls

PARKING

- 343 Non-UTA Street Stalls
- 2,322 Total Stalls

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June 1, 2020