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, July 1st, 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/82965312093?pwd=bGJ2VjZZTGdPUzdpSkx1c25EeGpNQT09
Meeting ID: 829 6531 2093
Password: 246767

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 1907-0011**, a site plan review request by Mark Garza with DEV Group, LLC for a three (3) building office/warehouse development. **Location:** 340 W. Antelope Drive (TIN: 12-940-0001). **Project Area:** 3.951 Acres. **Zone:** C-2 (Commercial). **Planner:** Brad McIlrath **(Administrative Action).**
2. Discussion and Possible Action on **CUP 2020-060044**, a request by Melissa Child of Childs Play Fab, for a Conditional Use Permit to obtain a Home Occupation Business License to operate a plasma cutting table to cut out brackets and art work within a detached home garage. **Location:** 2175 South 50 West (TIN: 12-123-0008). **Project Area:** 0.23 Acres. **Zone:** R-1-9 (Residential). **Planner:** Zack Ludlow **(Administrative Action).**

Public Hearings

None

DISCUSSION ITEMS

1. Staff Discussion
2. Planning Commissioner's Minute
3. Staff Communications

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

Dated this 26th 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, July 1st, 2020**

SUBJECT: Discussion and Possible Action on **SP 1907-0011,** a site plan review request by Mark Garza with DEV Group, LLC for a three (3) building office/warehouse development. **Location:** 340 W. Antelope Drive (TIN: 12-940-0001). **Project Area:** 3.951 Acres. **Zone:** C-2 (Commercial). **Planner:** Brad McIlrath **(Administrative Action).**

RECOMMENDATION

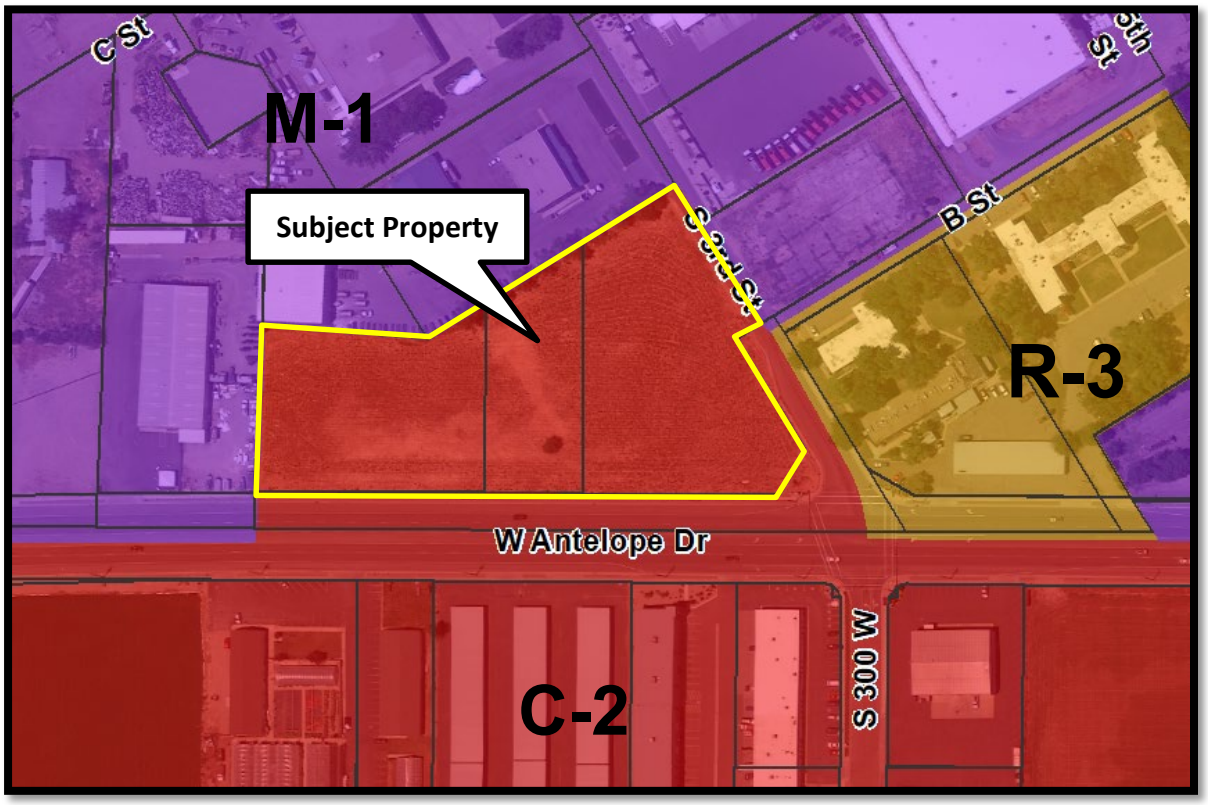
Staff recommends that the Planning Commission move to **approve as conditioned**, **SP 1907-0011**, a site plan request by Mark Garza with DEV Group, LLC for a three (3) building office/warehouse development at the property located at 340 W. Antelope Drive (TIN: 12-940-0001). This recommendation is based on the discussion and findings in the Staff Report.

PROJECT SUMMARY

Project Information	
Project Name	Antelope Center
Site Location	340 W. Antelope Drive
Tax ID Number	12-940-0001
Applicant	Mark Garza, DEV Group, LLC
Owner	Rueco LLC and AMA Management LLC
Proposed Actions	Site Plan Review Approval
Current Zoning	C-2 (Commercial)
Gross Site	3.951 Acres

Surrounding Properties and Uses:		Current Zoning District	General Plan Land Use Classification
North	Manufacturing	M-1 (Manufacturing)	Manufacturing
East	Residential	R-3 (Residential)	Commercial
South	Commercial	C-2 (Commercial)	Commercial
West	Industrial	M-1 (Manufacturing)	Commercial

Aerial Image & Zoning



BACKGROUND

The applicant, Mark Garza is requesting site plan approval for a three (3) building office/warehouse development at the subject property. The applicant has previously received approval to rezone the three (3) former properties from M-1 (Manufacturing) to C-2 (Commercial). Additionally, the three properties have been combined into one property by way of a subdivision plat which has been recorded with the county but is not yet reflected in the above image. The proposed development has a total building footprint with the three (3) buildings of 54,135 square feet. Building A located at the northwest corner of the property will have 3,700 square feet of office space and 11,132 square feet of warehouse space. Building B located at the northeast corner of the property will have 6,500 square feet of office space and 19,469 square feet of warehouse space. Building C located at the southeast corner of the property will have 3,300 square feet of office space and 10,034 square feet of warehouse space. Similar to the Clearfield Business Park, this site plan request does not include the approval of any specific use and all future uses will need to be in conformance with those allowed in the C-2 Zone. The Planning Commission will have authority to review and approve any proposed conditional uses for this development.

Light Manufacturing Limited and Distribution Uses Text Amendment

When this type of development was originally proposed in the late summer of 2019, the light manufacturing and limited distribution uses and buildings proposed were not allowed in the C-2 Zone with properties having direct frontage along major roads such as Antelope Drive. On April 14th, 2020 a zoning text amendment was adopted modifying the standards for this light manufacturing and limited distribution uses and buildings to be allowed along 1700 South with increased development standards and when adjacent to the M-1 Zone. A review of the proposed design will provided later in this report.

SITE PLAN REVIEW

Lot Width, Setbacks, Density & Height
The proposed development complies with the minimum lot width, setbacks, density, and height of the C-2 Zone.

Landscaping, Dumpster Enclosures, and Fencing
The C-2 Zone requires that a minimum of ten percent (10%) of the project be developed as landscaped open space. With a project area of 1.0 acres or 172,105.56 square feet, a minimum of 17,211 square feet must be provided as landscaped open space. The proposed site plan indicates that 36,899 square feet or 21.44% of the site will be provided with landscaping. As required by Section 11-13-23, "Landscape Standards and Requirements," all required open space must include at a minimum, one (1) tree for every five hundred (500) square feet of landscape area and one (1) shrub for every three hundred (300) square feet of landscape area. The trees must have a trunk size of two inches (2") as measured eight inches (8") above the soil line and a minimum height of six feet (6'). The shrubs must have a minimum size of one (1) gallon at time of planting that will attain a height of at least two feet (2'). Based upon the required landscape area of 17,211 square feet, the development must have:

- Thirty five (35) trees; and
- Fifty seven (57) shrubs.

The proposed landscape plan provides sixty three (63) trees and 367 shrubs. This proposed landscape design will be a major improvement in the area and will contribute to the attractiveness and appeal of this commercial site in Clearfield and along the Antelope Drive corridor. As shown on the site and landscaping plans the dumpsters will be located in a dumpster enclosure. Details for the materials of the enclosures will need to be provided to confirm that the enclosures are constructed of the same materials as the buildings as required by code.

As required by the "Off-Street Parking and Loading" Chapter (Chapter 14), a minimum of ten feet (10') of landscaping depth is required along all street frontages and minimum of six feet (6') along parcel lines with the same land use. Based upon the submitted landscape plan the frontage landscaping along Antelope Drive and the parking area has a minimum width of nine feet seven inches (9'7") and a maximum width of twelve feet seven inches (12'7"). Based upon these measurements, staff determines that this frontage landscaping depth meets the intent of the code and provides sufficient landscaping for this area. The side yard landscaping is greater than the minimum six feet (6') required and meets code. The proposed landscaping islands within the parking areas comply with the minimum ordinance standards. The proposed landscape medians are not required by code and can be removed to improve snow plowing of the parking lot if the developer chooses to do so.

As required by code the site plan and landscaping plans will need to be revised to include the identification of a snow stacking area that can accommodate a volume of a four inch (4") snow base over the entire parking lot.

Site Access and Parking
Chapters 11-14 "Off Street Parking and Loading" and 11-18 "Design Standards" outline the development standards for site access and parking. Without identified uses for this development the applicant has applied the City standard for "Industrial and Wholesale Establishments" which is 2 spaces for every 1,000 square feet or gross floor area. With a gross building square footage of 54,135 square feet for the three

buildings, 108 parking spaces are required. The proposed site plan provides 113 spaces with six (6) of those spaces provided for ADA parking.

If the site were to accommodate more intensive uses as defined in the parking chapter as "Intensive Retail Commercial Shops Selling Directly to the Public," then the parking ratio would be 3.5 spaces for each 1,000 square feet of floor area. This calculation would not include area that is used for nonpublic purposes, such as storage, incidental repair, processing or packaging of merchandise. Without knowing what areas of the buildings would count as that kind of space, staff is unable exclude any nonpublic spaces for the parking calculations of a more intensive use. Based upon the total square footage of 54,135 square feet, under this standards a total of 190 parking spaces would be required. Based upon the types of uses that may be attracted to this type of flex space, staff has determined that the proposed amount of parking will be sufficient. However, staff sees that it is important for the Planning Commission and applicant to understand that future uses at this site may be limited based upon the amount of parking each use may require. If a more intensive use is planned for this center, it may not be able to locate here because the site was not planned with sufficient parking to meet the demands of all of the uses.

Parking Lot Design and Dimensions
As required by code, the parking stalls must have the minimum dimensions of nine feet wide by twenty feet deep (9'x20'). The site plan indicates that the spaces are designed to be nine feet wide by eighteen feet deep (9'x18'). A maximum of 10% of parking spaces may be designed as compact parking spaces with dimensions of eight feet six inches wide and eighteen feet deep (8.6"x18). All of the major access travel lanes are required to have a minimum width of twenty six feet (26'). Travel lanes may be reduced to twenty four feet (24') if approved by the North Davis Fire District and City Engineer. The plans will need to be revised to comply with these minimum standards.

Pedestrian Considerations (Section 11-18-4G of the Design Standards)
The site is designed to provide pedestrian connections from 300 West. Additional connections will need to be added to Buildings A and C to Antelope Drive. As required by code, the pedestrian walkways must be constructed of different materials than the parking area and there will need to be clearly defined crossings where there are points of conflict with automobiles. As required by code, the pedestrian walkways through the parking lot shall be a minimum of five feet (5') wide. Benches, pedestrian scaled lighting, bike racks, and other pedestrian amenities are required to be placed appropriately throughout the site.

Building Design and Materials
Chapters 11B "C-2 Zone", 18 "Design Standards," and now Section 11-13-34 "Light Manufacturing and Limited Distribution Uses" outline all of the site and building design standards required for new development or major changes to a site within the City. As required by the C-2 Zone, permitted exterior building materials include: brick, stucco, stone, rock or vinyl siding. Light Manufacturing and Limited Distribution buildings and uses located along 1700 South must be adjacent to the M-1 Zone and meet the following design standards:

- Added enhancements shall include brick on all front facades and all facades visible from 1700 South.
- The brick shall be broken up by windows, changes in brick pattern, or another material at a minimum of thirty feet (30').
- A minimum of 25% of the front and street facing facades shall be provided with glazing/transparency.

- When overhead doors are used on the front façade they must be glass paneling.

The exterior elevations include two different colors or styles of brick and EIFS along the front facades and those facades visible from 1700 South. The buildings include the brick on all sides except for Building A which includes CMU block on the north elevation that is not visible from 1700 South, and therefore is in compliance with the code. Additional transparency is added to the building facades along with changes in brick material, EIFS, and vertical projects of the building at corners or prominent areas of the buildings.

The site includes three (3) dumpster locations. The dumpster enclosures must use the same materials as the buildings or another approved masonry material. The plans will need to be revised to include a detail for the dumpster enclosures. As required by the design standards chapter, developments with a combined building floor area totaling 20,000 square feet or greater must provide and outdoor amenity design for pedestrians and create plazas or other focal points. The amenities are required to be located at entrances or focal points within the development where they will be convenient and comfortable for users. The amenities may include: seating areas such as patios, decks, porches, benches, tables, and pergolas; or water features; or garden areas designed for active use. The plans will need to be revised to address the outdoor amenity requirement outlined in Section 11-18-4 D of the city code.

Lighting Design Standards
The submitted plans include a photometric (lighting) plan for the development that indicates building and parking lot site lighting. The plan will need to be revised to show the specific specification for the lights to meet the standards of the code that require decorative lights and that all the lights shall be hooded or shielded so the light does not spill over to adjacent properties.

Additional Building Design Standards
As required by the design standards chapter, buildings that are located at the corner should include a prominent architectural feature of greater height or emphasis at the corner where the two streets meet. Building C will need to be revised to add this additional architectural feature at the corner of 300 West and 1700 South. The design standards chapter requires that a minimum of three (3) colors be used per building elevation.

CITY DEPARTMENT / AGENCY REVIEW

As part of the original submittal, on August 1, 2019 copies of the plans were provided digitally or physically to the North Davis Sewer District, North Davis Fire District, City Engineer, Building Official, and public works staff. A new set of plans were provided to these groups on June 8, 2020 that included the changes in building materials and design. The City Engineer provided a review letter dated 12 August 2019 and a second letter dated 17 June 2020. The North Davis Fire District provided a letter dated 14 August 2019 but not an additional letter as the comments remain the same. The City Engineer's reviews identifies issues with the narrowness of 300 West and the need to provide additional width for that right of way. It is recommended that the new curb line along the length of the property match the location of the curb line where 300 West intersects with Antelope Drive. Based upon the submitted plans the applicant appears to be trying to match the curb line at the north end at the property adjacent with the curb at the North Davis Cabinet property. Staff recommends that further discussion regarding this change occur with engineering staff. No other comments have been provided to date.

CONCLUSION AND STAFF RECOMMENDATION

Based upon a review of all applicable code standards, staff recommends that the Planning Commission **approve as conditioned SP 1907-0011**, a site plan request by Mark Garza with DEV Group, LLC for a three (3) building office/warehouse development at the property located at 340 W. Antelope Drive (TIN: 12-940-0001). 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 plans shall be revised to provide a snow stacking area that complies with ordinance standards outlined in Chapter 14 of the Land Use Ordinance.
2) The plans shall be revised to provide additional pedestrian access from Antelope Drive to Buildings A and C and shall be a minimum of five feet (5') wide through the parking areas.
3) The building elevations shall be revised to provide a color rendering and to provide a minimum of three (3) colors as required by code.
4) Additional architectural detail shall be added at the street corner of Building C to constitute a prominent architectural feature.
5) The plans shall be revised to provide details for the dumpster enclosures to ensure compliance with city code.
6) Formal landscape and irrigation plans must be prepared and submitted to the City for final approval that meets ordinance standards. The plans shall be revised to provide the minimum number of shrubs required by ordinance.
7) The project shall include an outdoor amenity that complies with the development standards outlined in Chapter 11-18 of the City Code.
8) The project shall comply with all North Davis Fire District and City Engineering requirements outlined in their review letters.
9) The applicant shall work with City Staff and the City Engineer to identify an acceptable approach for the width of 300 West.
10) The applicant shall obtain a building permit and the project shall comply with all applicable building code standards.
11) The applicant will be required to post a bond or escrow for the public improvements and landscaping as required by code.

ATTACHMENTS

1. Cover Sheet
2. Civil Site Plan
3. Grading Plan
4. Drainage Plan
5. 300 West Road Improvements
6. Utility Plan
7. Details
8. Erosion Control Plan
9. Landscape Plan
10. Architectural Site Plan
11. Building Floor Plans and Elevations

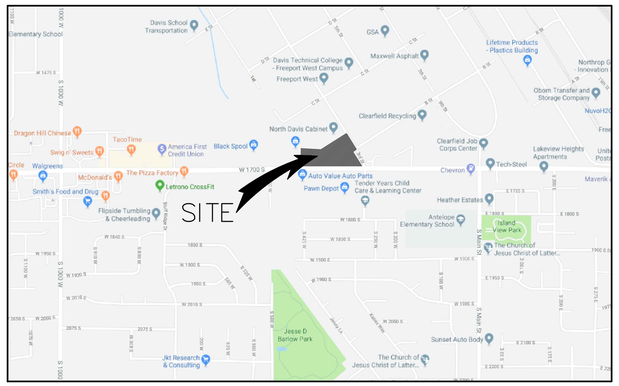
CLEARFIELD FLEX

320 WEST ANTELOPE DRIVE
CLEARFIELD, UTAH 84015

MAY 11, 2020

LEGEND

PROPERTY LINE		EXISTING FIRE HYDRANT	
EASEMENT LINE		PROPOSED FIRE HYDRANT	
4240.0	PROPOSED GRADE CONTOURS	EXISTING STREET LIGHT	
4240.0	EXISTING GRADE CONTOURS	PROPOSED STREET LIGHT	
EXISTING CURB		PROPOSED PARKING LOT LIGHT	
PROPOSED CURB AND GUTTER		EXISTING WATER METER	
PROPOSED CURB WALL		EXISTING WATER VALVE	
REVERSE PAN CURB & GUTTER		EXISTING GATE VALVE	
SS	EXISTING SEWER	EXISTING OVERHEAD POWER POLE	
SS	PROPOSED SEWER	TBC	TOP BACK CONCRETE
W	EXISTING WATER	FF	FINISHED FLOOR
W	PROPOSED WATER	HW	HIGH WATER
F	EXISTING FIRE LINE	TOG	TOP OF GRATE
F	PROPOSED FIRE LINE	TOL	TOP OF LID
SD	EXSITING STORM DRAIN	IE	INVERT ELEVATION
SD	PROPOSED STORM DRAIN	EX	EXISTING
RD	PROPOSED ROOF DRAIN	NG	NATURAL GROUND
G	EXISTING GAS	TA	TOP OF ASPHALT
G	PROPOSED GAS	TC	TOP OF CONCRETE
OHP	EXISTING OVERHEAD POWER	EC	EDGE OF CONCRETE
UGP	EXISTING UNDERGROUND POWER	EA	EDGE OF ASPHALT
UGP	PROPOSED UNDERGROUND POWER	TOW	TOP OF WALL
T	EXISTING TELEPHONE LINE	TG	TOP OF GRAVEL
T	PROPOSED TELEPHONE LINE	TL	TOP OF LANDSCAPING
FO	EXISTING FIBER OPTIC LINE	TS	TOP OF SIDEWALK
FO	PROPOSED FIBER OPTIC LINE	PROP	PROPOSED
PROPOSED CONCRETE		39.0	TBC CALLOUT UNLESS OTHERWISE DESIGNATED
PROPOSED ASPHALT			
PROPOSED LANDSCAPING			



VICINITY MAP
NOT TO SCALE

SHEET INDEX

CV	COVER SHEET
C1	SITE PLAN
C2.1	GRADING PLAN
C2.2	DRAINAGE PLAN
C2.3	PLAN & PROFILE – 3RD STREET ROAD IMPROVEMENTS STA. 1+00 TO 3+98
C3	UTILITY PLAN
C4	DETAIL SHEET
C5	CLEARFIELD CITY DETAIL SHEET
C6	EROSION CONTROL PLAN (SWPPP)

PROJECT CONSTRUCTION NOTES:

1. CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION, 1-800-662-4111.
2. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. SEE SOILS REPORT FOR PAVEMENT SECTION DETAILS, INSTALLATION SPECIFICATIONS AND ALL SITE EARTHWORK REQUIRMENTS.
4. ALL CONSTRUCTION SHALL CONFORM TO CITY STANDARDS AND SPECIFICATIONS. IF A CONFLICT BETWEEN THESE PLANS AND THE CITY STANDARDS AND SPECIFICATIONS OCCURS, THE CITY STANDARDS AND SPECIFICATIONS SHALL GOVERN.
5. ALL HANDICAP PARKING STALLS TO BE INSTALLED PER ADA STANDARDS. SLOPE ON ANY ADA STALL IS TO BE LESS THAN 2% IN ALL DIRECTIONS.
6. CONTRACTOR TO VERIFY PRIOR TO ANY CONSTRUCTION THAT THE BUILDING AND BUILDING LOCATION SHOWN ON CIVIL DRAWNGS MATCHES THE ARCHITECTURAL PLANS.
7. CONTRACTOR TO VERIFY, WITH ARCHITECT, THAT F.F. ELEVATION SHOWN ON CIVIL PLANS EQUALS THE ARCHITECTS 100.0' ELEVATION.
8. CONTRACTOR TO REPLACE IN KIND ANY AREAS THAT ARE DAMAGED DURING CONSTRUCTION.
9. INSTALL ALL SIDEWALKS PER CITY STANDARDS OR APWA PLAN NO. 231, 235, AND 236 WHERE APPLICABLE.
10. INSTALL ALL CONCRETE PAVEMENT JOINTS PER CITY STANDARDS OR APWA PLAN NO. 261.
11. ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL PER APWA STANDARDS AND SPECIFICATIONS.
12. ALL CATCH BASINS AND MANHOLES TO BE INSTALLED PER CITY STANDARDS.
13. ALL STORM DRAIN PIPING TO BE CUT OFF FLUSH WITH INSIDE WALL OF DRAINAGE BOX. INSIDE WALL TO BE GROUTED SMOOTH WITH A NON-SHRINK GROUT.
14. FOR STORM DRAIN INLET BOXES AND MANHOLES THE I.E. IN AND I.E. OUT ELEVATIONS ARE THE SAME UNLESS OTHERWISE CALLED OUT ON THE PLANS
15. ALL WATER LINES TO HAVE A MINIMUM 5' OF COVER WITH A MINIMUM VERTICAL CLEARANCE OF 1' OF COVER BETWEEN OTHER UTILITY LINES (1.5' VERTICAL SEPARATION WITH SEWER).
16. THRUST BLOCKS TO BE INSTALLED PER CLEARFIELD CITY STANDARD DETAIL 10 OF 17. SEE DETAIL SHEET C5.
17. CONTRACTOR SHALL COORDINATE CONSTRUCTION AND INSTALLATION OF ELECTRICAL, TELEPHONE, NATURAL GAS AND CABLE TV SERVICES WITH THE RESPECTIVE UTILITY COMPANY.
18. THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITY PIPES, LINES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED AND SHOWN FROM SURVEYED INFORMATION AND EXISTING UTILITY LOCATIONS PROVIDED BY OTHERS. THERE IS NO GUARANTEE THAT ALL EXISTING UTILITY INFORMATION IS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR CONTACTING BLUE STAKES AND FIELD VERIFYING THE LOCATION AND ELEVATION OF ALL EXISTING UTILITY PIPES, LINES AND STRUCTURES, PRIOR TO CONSTRUCTION.
19. ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
20. ALL CURB AND GUTTER DONE WITHIN THE PUBLIC WAY SHALL BE CONSTRUCTED AS PER CITY STANDARDS OR APWA 205A, AND 251 OR 252.
21. THE DRIVE APPROACHES APRONS MUST BE CONCRETE TO THE PROPERTY LINE.
22. ALL ACCESSIBLE ROUTES AND ACCESSIBLE MEANS OF EGRESS ROUTES, THE MAXIMUM SLOPE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%. ALL EXTERIOR LANDINGS AT DOORS SHALL NOT EXCEED 2% SLOPE.

FIRE DEPARTMENT NOTES:

1. FIRE HYDRANTS SHALL BE EQUIPPED WITH ONE 4½", AND 2½" OUTLETS, WHICH HAS NATIONAL STANDARD THREADS (NST).
2. FIRE HYDRANTS SHALL BE INSTALLED SO THAT THE CENTER LINE OF THE LOWEST CAP, NUT SHALL NOT BE CLOSER THAN 18" FROM THE FINISHED GRADE.
3. FIRE HYDRANTS SHALL HAVE THE 4½" BUTT FACING THE FIRE ACCESS ROADWAY.
4. UNDERGROUND PIPING SHALL BE TESTED AT 200 PSIA FOR TWO HOURS. TEST CERTIFICATE SHALL BE PROVIDED TO FIRE DEPARTMENT OFFICE.
5. BURNING OF TRASH, SCRAP WOOD OR OTHER MATERIALS IS A VIOLATION OF CITY ORDINANCE.
6. A 3 FOOT CLEARANCE SHALL BE MAINTAINED AT ALL TIMES AROUND FIRE EQUIPMENT TO INCLUDE BUT NOT LIMITED TO HYDRANTS, FIRE DEPARTMENT CONNECTIONS AND FIRE SUPPRESSION CONTROL VALVES.
7. NEW FIRE HYDRANTS SHALL BE COLOR CODED AND BE DIRECTED BY PUBLIC UTILITIES AS TO THE COLOR AND SHADE OF THE HYDRANT BONNET.
8. FIRE HYDRANTS SHALL BE EQUIPPED WITH AN INDEPENDENT LATERAL CONTROL VALVE PLACED AT THE BASE INLET OF THE FIRE HYDRANT.
9. FIRE DEPARTMENT ACCESS ROADS AND FIRE HYDRANTS SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF THE FOOTINGS AND FOUNDATIONS OF ANY STRUCTURE. FIRE HYDRANTS SHALL BE ACCESSIBLE, OPERATIONAL AND MAINTAINED IN THAT CAPACITY.
10. WATER LATERALS WHICH ARE 16 FOOT IN LENGTH OR LONGER SHALL BE PROVIDED WITH CONTROL VALVES AT THE TAP OF THE WATER MAIN AND AT THE FIRE HYDRANT.
11. WATER LATERALS WHICH SUPPLY WATER BASED FIRE PROTECTION SHALL BE FERROUS PIPE WHEN PASSING UNDER OR THROUGH FOOTINGS OR FOUNDATION WALLS.

CIVIL ENGINEER:
CIR
ENGINEERING, L.L.C.
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 – PH: 801-949-6296

OWNER:
RUECO, LLC
4267 SUMMER MEADOW DRIVE
BOUNTIFUL, UTAH 84010
CONTACT PERSON: MARK GARZA
PH: (801) 558-9966

ARCHITECT:
LAYTON DAVIS ARCHITECTS
2005 EAST 2700 SOUTH, SUITE 200
SALT LAKE CITY, UTAH 84109
CONTACT PERSON: JOHN DAVIS
PH: (801) 497-0715

CIR
ENGINEERING, L.L.C.
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 – 801-949-6296

NO.	REVISIONS	BY	DATE

DESIGNER: SDT
PROJECT ENGINEER: SDT

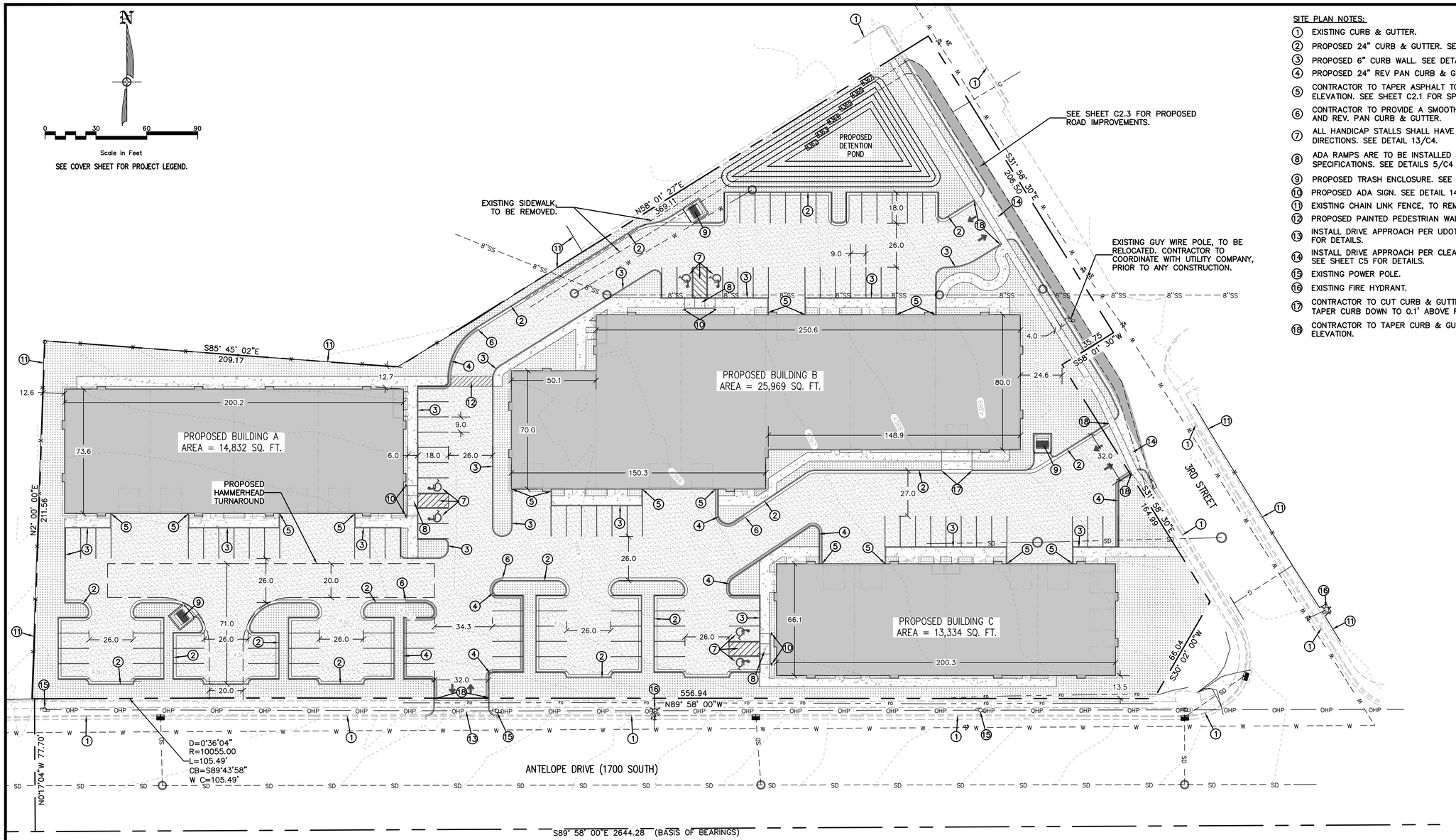
CLEARFIELD FLEX
320 WEST ANTELOPE DRIVE, CLEARFIELD, UTAH
COVER SHEET

PROFESSIONAL ENGINEER
LICENSED
SCOTT D. THORSEN
No. 354291
STATE OF UTAH

CALL BEFORE YOU DIG!
BLUE STAKES 1-800-662-4111

SHEET NO.
CV

PROJECT ID	DATE:
C1018-01	05/11/20
FILE NAME: PRJ-CCD	SCALE: 1"=30'



SITE PLAN NOTES:

1. EXISTING CURB & GUTTER.
2. PROPOSED 24" CURB & GUTTER. SEE DETAIL 1/C4.
3. PROPOSED 6" CURB WALL. SEE DETAIL 2/C4.
4. PROPOSED 24" REV PAN CURB & GUTTER. SEE DETAIL 3/C4.
5. CONTRACTOR TO TAPER ASPHALT TO MATCH CURB WALL/FINISHED FLOOR ELEVATION. SEE SHEET C2.1 FOR SPOT ELEVATIONS AND DETAIL 12/C4.
6. CONTRACTOR TO PROVIDE A SMOOTH TRANSITION BETWEEN CURB & GUTTER AND REV. PAN CURB & GUTTER.
7. ALL HANDICAP STALLS SHALL HAVE SLOPES OF LESS THAN 2% IN ALL DIRECTIONS. SEE DETAIL 13/C4.
8. ADA RAMPS ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAILS 5/C4 & 6/C4.
9. PROPOSED TRASH ENCLOSURE. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
10. PROPOSED ADA SIGN. SEE DETAIL 14/C4.
11. EXISTING CHAIN LINK FENCE, TO REMAIN.
12. PROPOSED PAINTED PEDESTRIAN WALKING PATH.
13. INSTALL DRIVE APPROACH PER UDOT STANDARD DETAIL GW-3B. SEE SHEET C5 FOR DETAILS.
14. INSTALL DRIVE APPROACH PER CLEARFIELD CITY STANDARD DETAIL 3 OF 17. SEE SHEET C5 FOR DETAILS.
15. EXISTING POWER POLE.
16. EXISTING FIRE HYDRANT.
17. CONTRACTOR TO CUT CURB & GUTTER FOR DRIVE-IN ACCESS TO BUILDING. TAPER CURB DOWN TO 0.1' ABOVE FLOWLINE OF GUTTER.
18. CONTRACTOR TO TAPER CURB & GUTTER TO MATCH BACK OF SIDEWALK ELEVATION.

LOT AREAS:

		SQ. FT. / ACRES
	LOT	172,132 SQ. FT. / 3.95 ACRES
	BUILDING FOOTPRINT	54,135 SQ. FT. / 1.24 ACRES
	BUILDING A	14,832 SQ. FT. / 0.34 ACRES
	BUILDING B	25,969 SQ. FT. / 0.60 ACRES
	BUILDING C	13,334 SQ. FT. / 0.31 ACRES
	ASPHALT	61,338 SQ. FT. / 1.41 ACRES
	LANDSCAPING	36,899 SQ. FT. / 0.85 ACRES
	CONCRETE	19,761 SQ. FT. / 0.45 ACRES

NOTE:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT LANDSCAPING AREAS:

	SQ. FT.	CITY REQ'T
TOTAL LANDSCAPING	36,899 SQ. FT. (10% REQUIRED: 21.44% PROVIDED)	

NOTE:
1. PARKING AREA DOES NOT INCLUDE TRUCK MANUVERING AREA OR LANDSCAPED BUFFER AS DIMENSIONED.
2. LANDSCAPED AREAS DO NOT INCLUDE HARD SURFACE AREAS(WALKWAYS, BIKE RACKS, CURB & GUTTERS).
3. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT PARKING REQUIREMENTS:

	SQ. FT.		CITY REQM'T
BUILDING A			
OFFICE	3,700 SQ. FT.	7	(2/1000)
WAREHOUSE	11,132 SQ. FT.	22	(2/1000)
BUILDING B			
OFFICE	6,500 SQ. FT.	13	(2/1000)
WAREHOUSE	19,469 SQ. FT.	39	(2/1000)
BUILDING C			
OFFICE	3,300 SQ. FT.	7	(2/1000)
WAREHOUSE	10,034 SQ. FT.	20	(2/1000)
TOTAL REQUIRED:		108	
TOTAL PROVIDED:		113	
ACCESSIBLE SPACES		6 (5 REQ'D 101 TO 150)	

NOTES:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

NO.	REVISIONS	BY	DATE

DESIGNER: SDT
PROJECT ENGINEER: SDT

CIR ENGINEERING, L.L.C.
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 - 801-949-6296

CLEARFIELD FLEX
320 WEST ANTELOPE DRIVE, CLEARFIELD, UTAH

SITE PLAN

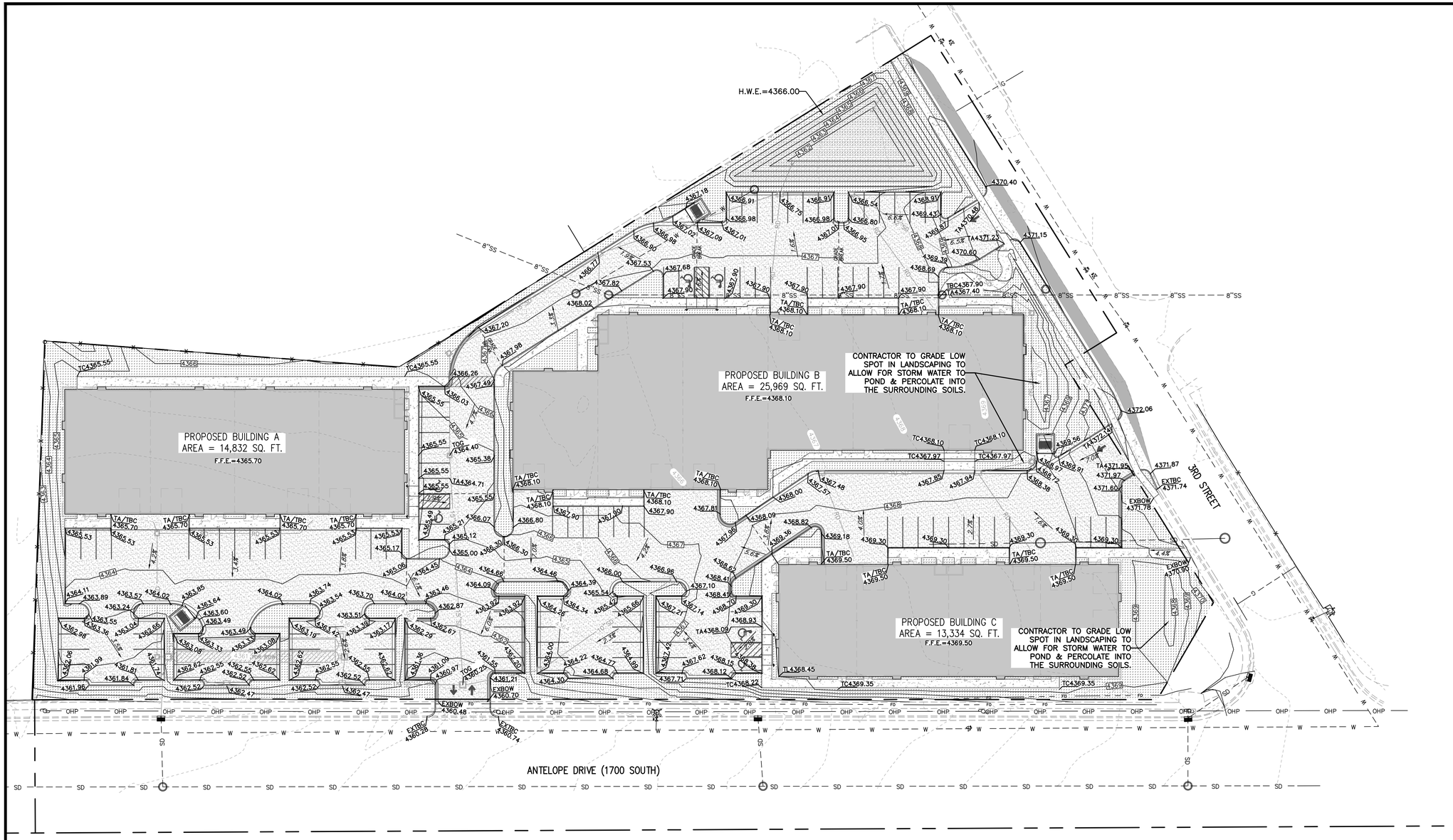
LICENSED PROFESSIONAL ENGINEER
SCOTT D. THORSEN
No. 354291
STATE OF UTAH

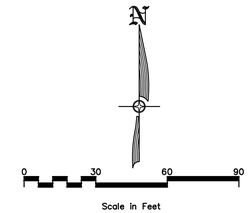
CALL BEFORE YOU DIG!
BLUE STAKES 1 800 662 4111

SHEET NO.
C1

PROJECT ID	DATE:
C1018-01	05/11/20
FILE NAME: PRJ-CCD	SCALE: 1"=30'

C1





SEE COVER SHEET FOR PROJECT LEGEND.

SHEET LEGEND

DETENTION AREA

NO.	REVISIONS	BY	DATE

DESIGNER: SDT
PROJECT ENGINEER: SDT

CIR
ENGINEERING, L.L.C.
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 – 801-949-6296

CLEARFIELD FLEX

320 WEST ANTELOPE DRIVE, CLEARFIELD, UTAH

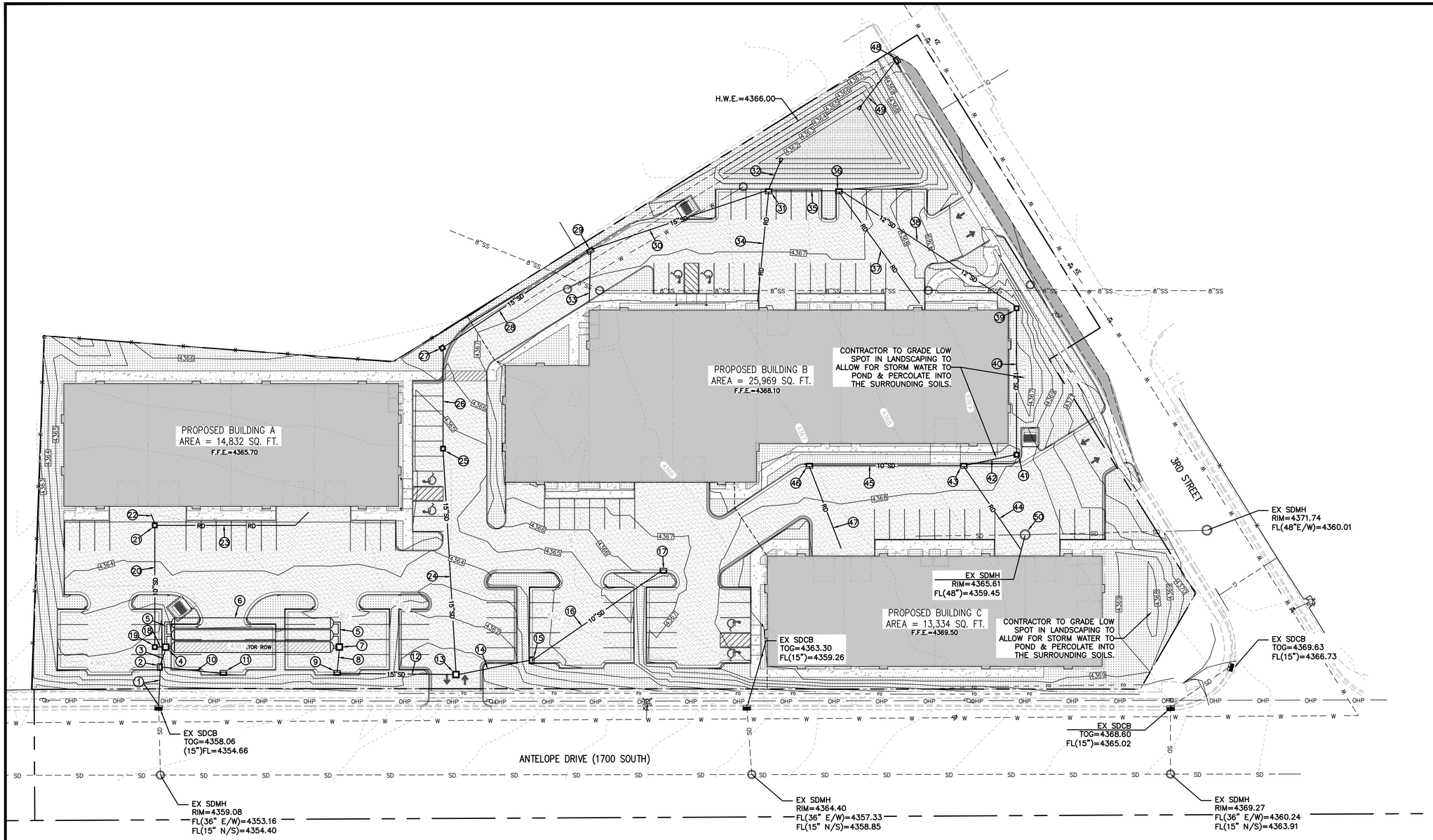
GRADING PLAN

PROFESSIONAL ENGINEER
LICENSED
SCOTT D. THORSEN
No. 354291
STATE OF UTAH

CALL BEFORE YOU DIG!
BLUE STAKES 1 800 662 4111

SHEET NO.	
C2.1	
PROJECT ID	DATE:
C1018-01	05/11/20
FILE NAME: PRJ-CCD	SCALE: 1"=30'

C:\



0 30 60 90

Scale in Feet

SEE COVER SHEET FOR PROJECT LEGEND.

SHEET LEGEND

DETENTION AREA

DRAINAGE SHEET NOTES:

1. CONNECT TO EXISTING INLET BOX (I.E.=4354.66) AND INSTALL 22'± OF 15" RCP PIPE, S=6.00%.
2. INSTALL CURB INLET BOX W/3.8" ORIFICE PLATE AND SNOUT OIL/WATER SEPARATOR, TOG=4361.24, I.E.=4355.98, SUMP=4352.98. SEE DETAILS 9/C4 & 10/C4.
3. INSTALL 10'± OF 15" ADS PIPE, S=0.15%.
4. INSTALL 3'x3' INLET BOX, TOG=MATCH TOP OF LANDSCAPING (4362.37±), I.E.(E/S)=4356.00, I.E.(N/W)=4357.00.
5. INSTALL 15" CONNECTION PIPE (TYP.).
6. INSTALL THREE ROWS OF STORMTECH MC-3500 UNDERGROUND CHAMBER SYSTEM. BOTTOM OF CHAMBERS TO BE SET AT ELEVATION 4356.00. CONTRACTOR TO INSTALL THREE ROWS OF 13 CHAMBERS (94'±), 39 CHAMBERS TOTAL (280'±). TOTAL VOLUME TO BE PROVIDED IS 6,977 CUBIC FEET. ALL WORK TO BE DONE PER MANUFACTURER'S STANDARDS AND SPECIFICATIONS. SEE SHEET C4 FOR DETAILS.
7. INSTALL 3'x3' INLET BOX, TOG=MATCH TOP OF ASPHALT (4362.53±), I.E.(W/S)=4356.00, I.E.(N)=4357.00.
8. INSTALL 14'± OF 15" ADS PIPE, S=2.30%.
9. INSTALL CURB INLET BOX, TOG=4361.97, I.E.=4356.32.
10. INSTALL 36'± OF 10" ADS PIPE, S=9.70%.
11. INSTALL CURB INLET BOX, TOG=4361.97, I.E.=4359.47.
12. INSTALL 68'± OF 15" ADS PIPE, S=2.10%.
13. INSTALL 3'x3' INLET BOX, TOG=4360.25, I.E.=4357.75.
14. INSTALL 44'± OF 10" ADS PIPE, S=7.40%.
15. INSTALL CURB INLET BOX, TOG=4363.50, I.E.=4361.00.
16. INSTALL 94'± OF 10" ADS PIPE, S=3.10%.
17. INSTALL CURB INLET BOX, TOG=4366.46, I.E.=4363.96.
18. INSTALL 4'± OF 10" ADS PIPE, S=2.00%.
19. INSTALL 2'x2' INLET BOX, TOG=4361.75, I.E.=4357.08.
20. INSTALL 71'± OF 10" ADS PIPE, S=6.80%.
21. INSTALL 2'x2' INLET BOX, TOG=4364.91, I.E.=4361.91.
22. INSTALL 7'± OF 8" ADS PIPE FOR ROOF DRAIN, S=MIN.1.0%. END PIPE 5' FROM BUILDING AND SEE MECHANICAL PLANS FOR CONTINUATION INTO BUILDING.
23. INSTALL 94'± OF 8" ADS PIPE FOR ROOF DRAIN, S=MIN.1.0%. END PIPE 5' FROM BUILDING AND SEE MECHANICAL PLANS FOR CONTINUATION INTO BUILDING.
24. INSTALL 133'± OF 15" ADS PIPE, S=2.80%.
25. INSTALL 2'x2' INLET BOX, TOG=4364.40, I.E.=4361.55.
26. INSTALL 59'± OF 15" ADS PIPE, S=0.15%.
27. INSTALL 2'x2' JUNCTION BOX, TOG=MATCH TOP OF LANDSCAPING (4367.00±), I.E.=4361.64.
28. INSTALL 104'± OF 15" ADS PIPE, S=0.15%.
29. INSTALL CURB INLET BOX W/2.9" ORIFICE PLATE, TOG=4366.27, I.E.=4361.80, SUMP=4358.80. SEE DETAIL 9/C4.
30. INSTALL 110'± OF 15" ADS PIPE, S=0.15%.
31. INSTALL CURB INLET BOX, TOG=4366.25, I.E.=4361.97.
32. INSTALL 18'± OF 15" ADS PIPE W/FLARED END SECTION, S=0.15%. FLARED END SECTION TO MATCH BOTTOM OF POND ELEVATION (4362.00). SEE DETAIL 11/C4.
33. INSTALL 30'± OF 8" ADS PIPE FOR ROOF DRAIN, S=MIN.1.0%. END PIPE 5' FROM BUILDING AND SEE MECHANICAL PLANS FOR CONTINUATION INTO BUILDING.
34. INSTALL 66'± OF 8" ADS PIPE FOR ROOF DRAIN, S=MIN.1.0%. END PIPE 5' FROM BUILDING AND SEE MECHANICAL PLANS FOR CONTINUATION INTO BUILDING.
35. INSTALL 39'± OF 12" ADS PIPE, S=1.40%.
36. INSTALL CURB INLET BOX, TOG=4366.04, I.E.=4362.50.
37. INSTALL 83'± OF 8" ADS PIPE FOR ROOF DRAIN, S=MIN.1.0%. END PIPE 5' FROM BUILDING AND SEE MECHANICAL PLANS FOR CONTINUATION INTO BUILDING.
38. INSTALL 126'± OF 12" ADS PIPE, S=1.40%.
39. INSTALL 2'x2' JUNCTION BOX, TOG=MATCH TOP OF LANDSCAPING (4369.50±), I.E.=4364.27.
40. INSTALL 86'± OF 12" ADS PIPE, S=0.20%.
41. INSTALL 2'x2' INLET BOX, TOG=MATCH TOP OF LANDSCAPING (4367.10±), I.E.=4364.45.
42. INSTALL 30'± OF 12" ADS PIPE, S=0.20%.
43. INSTALL CURB INLET BOX, TOG=4367.44, I.E.=4364.51.
44. INSTALL 60'± OF 8" ADS PIPE FOR ROOF DRAIN, S=MIN.1.0%. END PIPE 5' FROM BUILDING AND SEE MECHANICAL PLANS FOR CONTINUATION INTO BUILDING.
45. INSTALL 90'± OF 10" ADS PIPE, S=0.30%.
46. INSTALL CURB INLET BOX, TOG=4366.98, I.E.=4364.78.
47. INSTALL 53'± OF 8" ADS PIPE FOR ROOF DRAIN, S=MIN.1.0%. END PIPE 5' FROM BUILDING AND SEE MECHANICAL PLANS FOR CONTINUATION INTO BUILDING.
48. INSTALL CURB INLET BOX, TOG=4368.86, I.E.=4365.50.
49. INSTALL 35'± OF 15" ADS PIPE W/FLARED END SECTION, S=10.00%. FLARED END SECTION TO MATCH BOTTOM OF POND ELEVATION (4362.00). SEE DETAIL 11/C4.
50. EXISTING SD MANHOLE TOL ELEVATION TO BE ADJUSTED TO MATCH PROPOSED GRADES. EX TOL=4365.61 PROP TOL=4368.72

CALL BEFORE YOU DIG! 811 OR 1-800-662-4111 BLUE STAKES 1-800-662-4111

NO.	REVISIONS	BY	DATE
DESIGNER: SDT	PROJECT ENGINEER: SDT		

CIR ENGINEERING, L.L.C.
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 – 801-949-6296

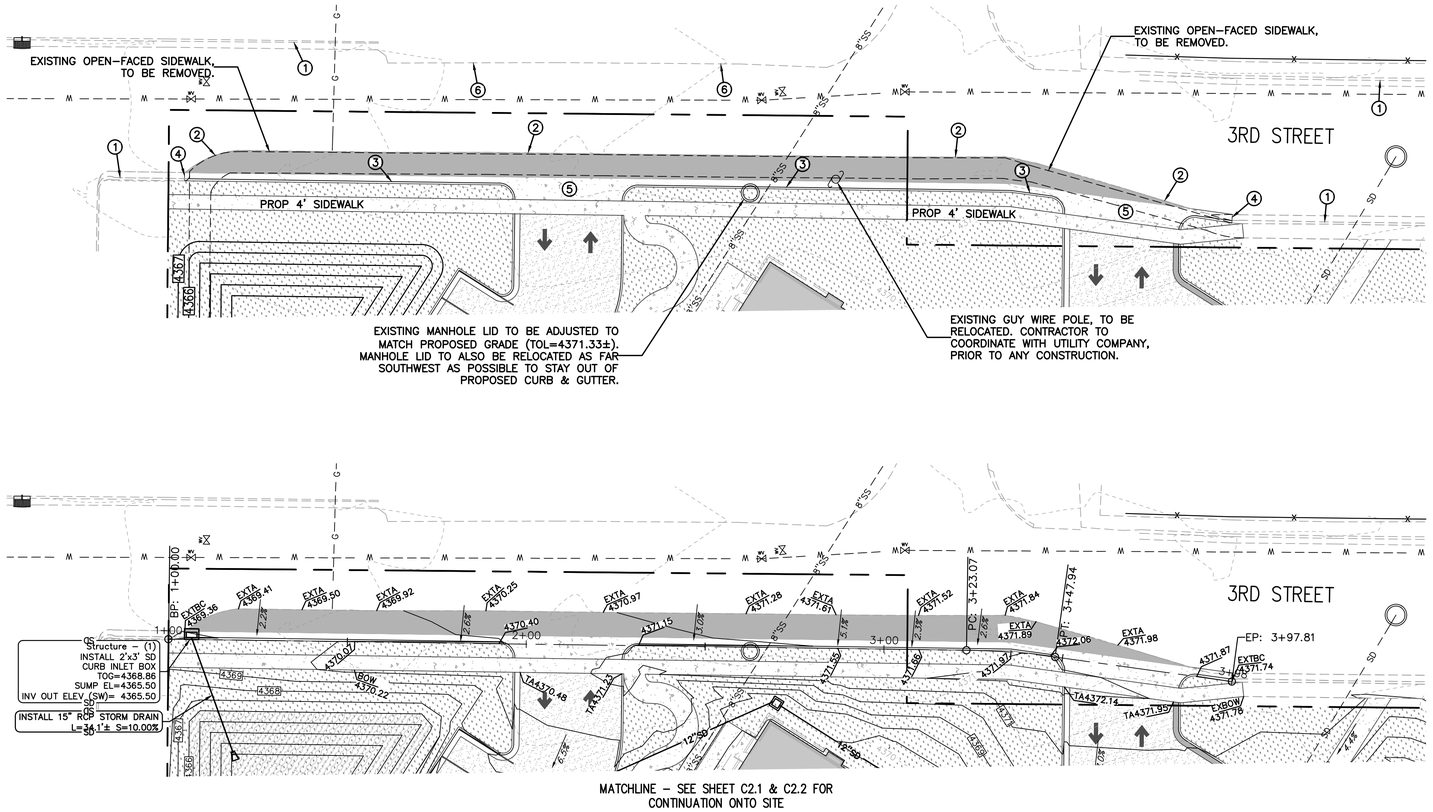
CLEARFIELD FLEX

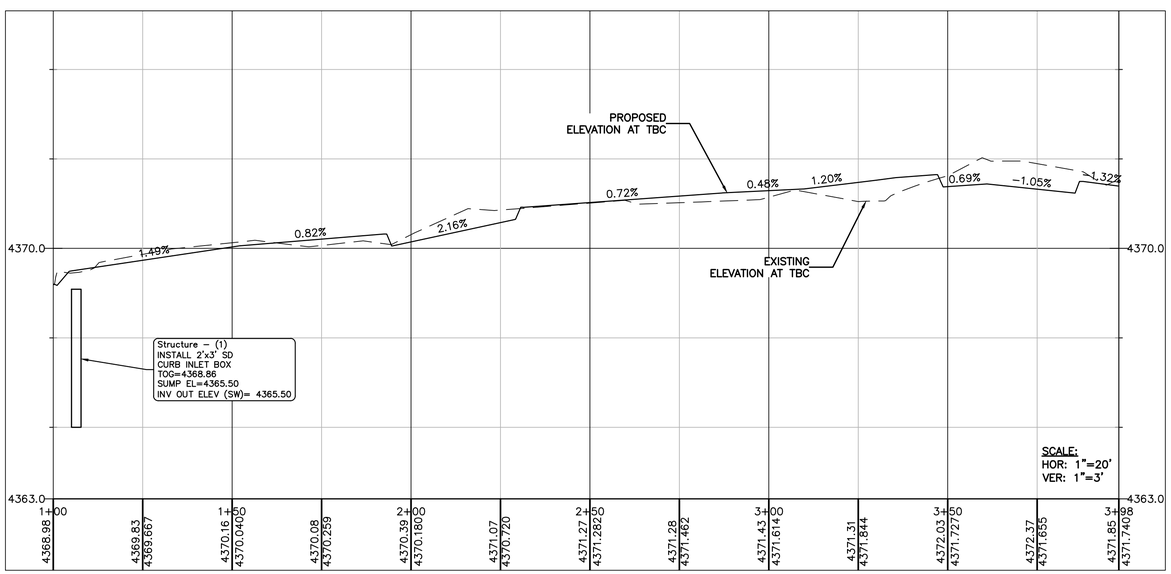
320 WEST ANTELOPE DRIVE, CLEARFIELD, UTAH

DRAINAGE PLAN

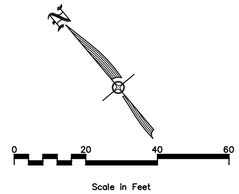
LICENSED PROFESSIONAL ENGINEER SCOTT D. THORSEN No. 354291 STATE OF UTAH

SHEET NO.	
C2.2	
PROJECT ID	DATE:
C1018-01	05/11/20
FILE NAME: PRJ-CCD	SCALE: 1"=30'





3rd STREET PAVEMENT SECTION NOTE:
CONTRACTOR TO MATCH EXISTING PAVEMENT THICKNESS, PLUS ONE INCH.



SEE COVER SHEET FOR PROJECT LEGEND.

SITE PLAN NOTES:

1. EXISTING CURB & GUTTER.
2. CONTRACTOR TO SAWCUT EXISTING ASPHALT TO PROVIDE A SMOOTH EDGE FOR PROPOSED ASPHALT TO MATCH INTO.
3. PROPOSED 30" CURB & GUTTER. SEE DETAIL 4/C4.
4. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING CURB & GUTTER AND PROPOSED CURB & GUTTER.
5. INSTALL DRIVE APPROACH PER CLEARFIELD CITY STANDARD DETAIL 3 OF 17. SEE SHEET C5 FOR DETAILS.
6. EXISTING EDGE OF ASPHALT.

NO.	REVISIONS	BY	DATE
DESIGNER: SDT	PROJECT ENGINEER: SDT		

CIR
ENGINEERING, L.L.C.
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 - 801-949-6296

CLEARFIELD FLEX

320 WEST ANTELOPE DRIVE, CLEARFIELD, UTAH

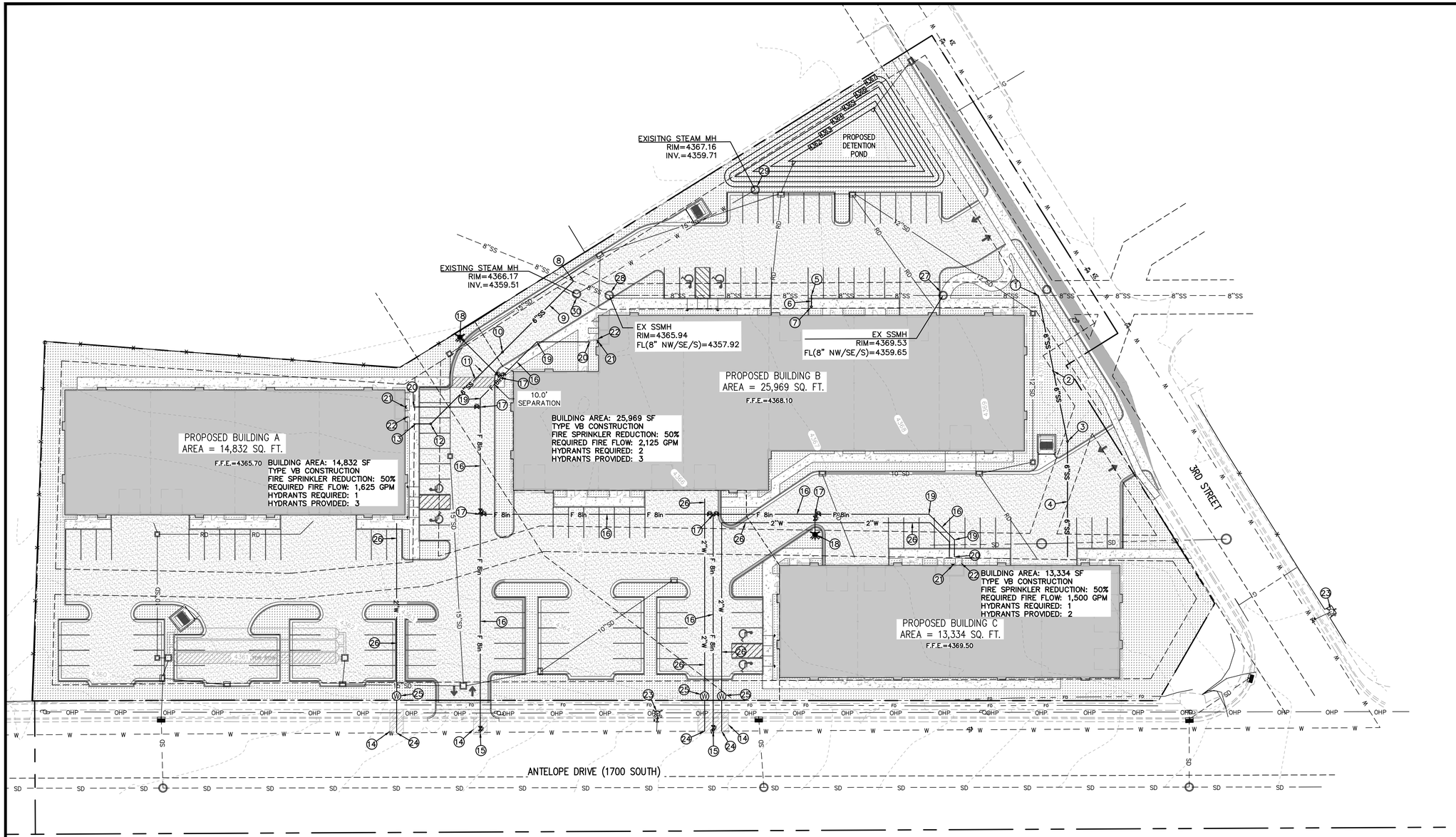
PLAN & PROFILE - 3RD STREET ROAD IMPROVEMENTS

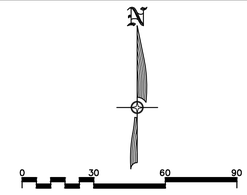
STA. 1+00 TO 3+98

CALL BEFORE YOU DIG! BLUE STAKES 1 800 662 4111

SHEET NO.
C2.3

PROJECT ID	DATE:
C1018-01	05/11/20
FILE NAME: PRJ-CCD	SCALE: 1"=20'





SEE COVER SHEET FOR PROJECT LEGEND.

UTILITY SHEET NOTES:

1. CONNECT TO EXISTING 8" SEWER MAIN AND INSTALL 6" SEWER LATERAL PER CLEARFIELD CITY STANDARD DETAIL 9 OF 17. I.E.(8" MAIN)=4360.45, I.E.(6" LAT.)=4361.12. SEE SHEET C5 FOR DETAILS.
2. INSTALL 87'± OF 6" PVC SEWER PIPE, S=1.0%.
3. INSTALL 6" 11.25° BEND AND 6" CLEANOUT WYE. TOG=MATCH TOP OF LANDSCAPING (4370.00±), I.E.=4361.99.
4. INSTALL 68'± OF 6" PVC SEWER PIPE, S=1.0%. END PIPE 5' FROM BUILDING (I.E.=4362.67) AND SEE MECHANICAL PLANS FOR CONTINUATION INTO BUILDING.
5. CONNECT TO EXISTING 8" SEWER MAIN AND INSTALL 6" SEWER LATERAL PER CLEARFIELD CITY STANDARD DETAIL 9 OF 17. I.E.(8" MAIN)=4358.97, I.E.(6" LAT.)=4359.63. SEE SHEET C5 FOR DETAILS.
6. INSTALL 7'± OF 6" PVC SEWER PIPE, S=5.0%.
7. INSTALL 6" CLEANOUT WYE. TOG=MATCH TOP OF CONCRETE (4368.00±), I.E.=4359.98. SEE MECHANICAL PLANS FOR CONTINUATION INTO BUILDING.
8. CONNECT TO EXISTING 8" SEWER MAIN AND INSTALL 6" SEWER LATERAL PER CLEARFIELD CITY STANDARD DETAIL 9 OF 17. I.E.(8" MAIN)=4357.67, I.E.(6" LAT.)=4358.34. SEE SHEET C5 FOR DETAILS.
9. INSTALL 59'± OF 6" PVC SEWER PIPE, S=1.0%.
10. INSTALL 6" CLEANOUT WYE. TOG=MATCH TOP OF ASPHALT (4367.34±), I.E.=4358.93.
11. INSTALL 59'± OF 6" PVC SEWER PIPE, S=1.0%.
12. INSTALL 6" 45° BEND AND 6" CLEANOUT WYE. TOG=MATCH TOP OF ASPHALT (4364.80±), I.E.=4359.52.
13. INSTALL 10'± OF 6" PVC SEWER PIPE, S=1.0%. END PIPE 5' FROM BUILDING (I.E.=4359.62) AND SEE MECHANICAL PLANS FOR CONTINUATION INTO BUILDING.
14. SAWCUT EXISTING ASPHALT, CURB & GUTTER, AND SIDEWALK PER UDOT STANDARDS AND SPECIFICATIONS TO INSTALL UTILITIES. CURB & GUTTER AND SIDEWALK TO BE REPLACED IN KIND. SEE SHEET C5 FOR DETAILS.
15. CONNECT TO EXISTING WATER MAIN AND INSTALL 8" FIRE LATERAL AND 8" GATE VALVE PER CLEARFIELD CITY STANDARDS AND SPECIFICATIONS. SEE SHEET C5 FOR DETAILS.
16. INSTALL 8" PVC C-900 FIRE LINE.
17. INSTALL 8" TEE AND 8" GATE VALVES W/THRUST BLOCKS.
18. INSTALL FIRE HYDRANT PER CLEARFIELD CITY STANDARD DETAIL 10 OF 17. SEE SHEET C5 FOR DETAILS.
19. INSTALL 8" 45° BEND W/THRUST BLOCKS.
20. END 8" PVC C-900 FIRE LINE 5' FROM BUILDING AND SEE FIRE SPRINKLER PLANS FOR CONTINUATION INTO FIRE RISER ROOM.
21. PROPOSED WALL MOUNTED FDC.
22. INSTALL KNOX BOX 1650 OR 3200 SERIES KEY BOX FOR FIRE DEPARTMENT ACCESS.
23. EXISTING FIRE HYDRANT.
24. CONNECT TO EXISTING WATER MAIN AND INSTALL 2" CULINARY LATERAL PER CLEARFIELD CITY STANDARDS AND SPECIFICATIONS. SEE SHEET C5 FOR DETAILS.
25. INSTALL 2" WATER METER PER CLEARFIELD CITY STANDARD DRAWING ?????. SEE SHEET C5 FOR DETAILS.
26. INSTALL 2" POLY PIPE W/BENDS. END PIPE 5' FROM BUILDING AND SEE MECHANICAL PLANS FOR CONTINUATION INTO BUILDING.
27. EXISTING SS MANHOLE TOL TO BE ADJUSTED TO MATCH PROPOSED GRADES.
    EX TOL=4369.53
    PROP TOL=4369.00
28. EXISTING SS MANHOLE TOL TO BE ADJUSTED TO MATCH PROPOSED GRADES.
    EX TOL=4365.94
    PROP TOL=4367.33
29. EXISTING WATER MANHOLE TOL TO BE ADJUSTED TO MATCH PROPOSED GRADES.
    EX TOL=4367.16
    PROP TOL=4366.87
30. EXISTING WATER MANHOLE TOL TO BE ADJUSTED TO MATCH PROPOSED GRADES.
    EX TOL=4366.17
    PROP TOL=4367.03

NO.	REVISIONS	BY	DATE

DESIGNER: SDT
PROJECT ENGINEER: SDT

CIR
ENGINEERING, L.L.C.
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 – 801-949-6296

CLEARFIELD FLEX

320 WEST ANTELOPE DRIVE, CLEARFIELD, UTAH

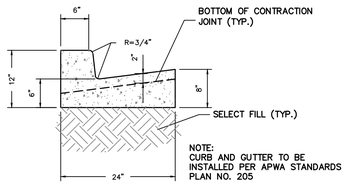
UTILITY PLAN

LICENSED PROFESSIONAL ENGINEERS
SCOTT D. THORSEN
No. 354291
STATE OF UTAH

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IT'S THE LAW
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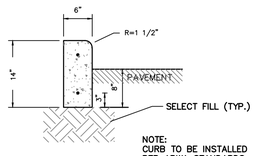
SHEET NO.
C3

PROJECT ID	DATE:
C1018-01	05/11/20
FILE NAME: PRJ-CCD	SCALE: 1"=30'



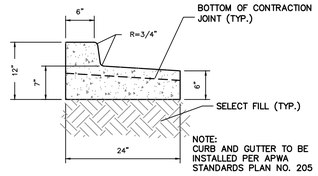
NOTE:
CURB AND GUTTER TO BE INSTALLED PER APWA STANDARDS PLAN NO. 205

1 | 24" CURB & GUTTER
N.T.S.



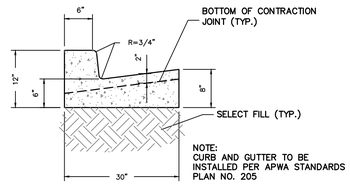
NOTE:
CURB TO BE INSTALLED PER APWA STANDARDS PLAN NO. 209

2 | 6" CURB WALL
N.T.S.



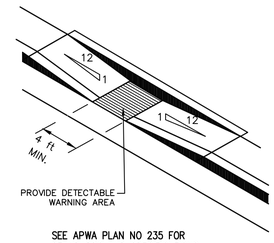
NOTE:
CURB AND GUTTER TO BE INSTALLED PER APWA STANDARDS PLAN NO. 205

3 | 24" REVERSE PAN CURB & GUTTER
N.T.S.



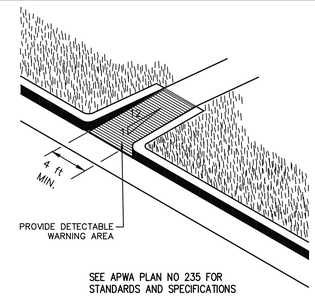
NOTE:
CURB AND GUTTER TO BE INSTALLED PER APWA STANDARDS PLAN NO. 205

4 | 30" CURB & GUTTER
N.T.S.



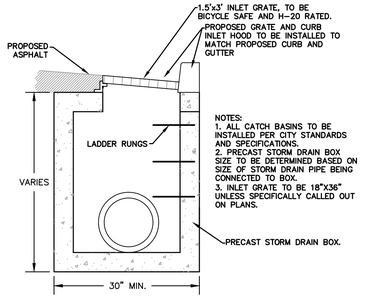
SEE APWA PLAN NO 235 FOR STANDARDS AND SPECIFICATIONS

5 | ADA RAMP
N.T.S.



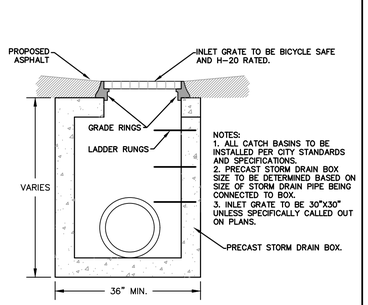
SEE APWA PLAN NO 235 FOR STANDARDS AND SPECIFICATIONS

6 | ADA RAMP
N.T.S.



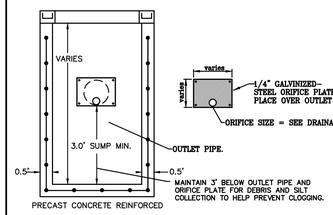
NOTES:
1. ALL CATCH BASINS TO BE INSTALLED PER CITY STANDARDS AND SPECIFICATIONS.
2. PRECAST STORM DRAIN BOX SIZE TO BE DETERMINED BASED ON SIZE OF STORM DRAIN PIPE BEING CONNECTED TO BOX.
3. INLET GRATE TO BE 18"X36" UNLESS SPECIFICALLY CALLED OUT ON PLANS.

7 | STANDARD STORM DRAIN CURB INLET BOX
N.T.S.

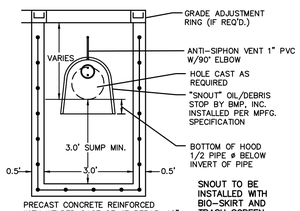


NOTES:
1. ALL CATCH BASINS TO BE INSTALLED PER CITY STANDARDS AND SPECIFICATIONS.
2. PRECAST STORM DRAIN BOX SIZE TO BE DETERMINED BASED ON SIZE OF STORM DRAIN PIPE BEING CONNECTED TO BOX.
3. INLET GRATE TO BE 30"X30" UNLESS SPECIFICALLY CALLED OUT ON PLANS.

8 | STANDARD STORM DRAIN INLET BOX
N.T.S.

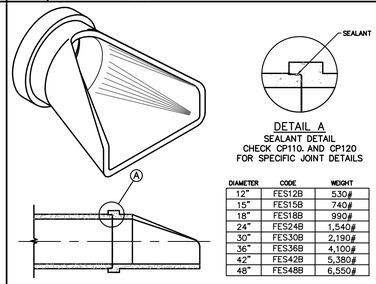


9 | ORIFICE PLATE
N.T.S.



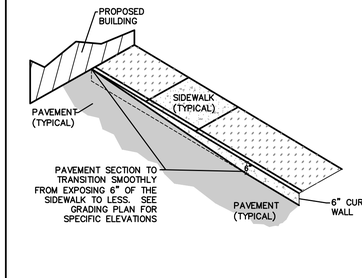
SNOUT TO BE INSTALLED WITH BIO-SKIRT AND TRASH SCREEN

10 | SNOUT OIL & DEBRIS STOP
N.T.S.

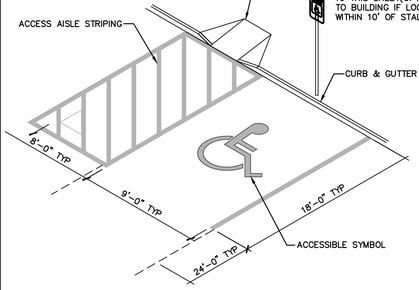


DIAMETER	CODE	WEIGHT
12"	FES12B	530#
15"	FES15B	740#
18"	FES18B	990#
24"	FES24B	1,540#
30"	FES30B	2,190#
36"	FES36B	4,100#
42"	FES42B	5,380#
48"	FES48B	6,550#

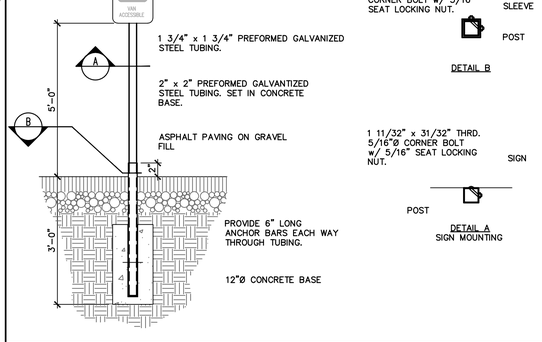
11 | CONCRETE FLARED END SECTION
N.T.S.



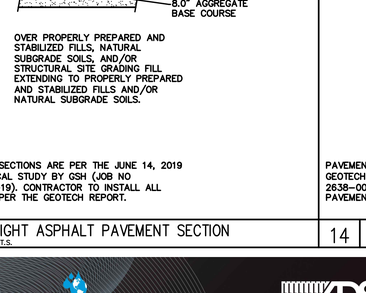
12 | TAPER PAVEMENT TO CURB (TYP)
N.T.S.



14 | ACCESSIBLE PARKING STALL
N.T.S.



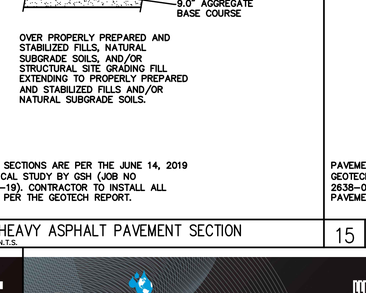
15 | HANDICAPPED PARKING SIGN
N.T.S.



OVER PROPERLY PREPARED AND STABILIZED FILLS, NATURAL SUBGRADE SOILS, AND/OR STRUCTURAL SITE GRADING FILL EXTENDING TO PROPERLY PREPARED AND STABILIZED FILLS AND/OR NATURAL SUBGRADE SOILS.

PAVEMENT SECTIONS ARE PER THE JUNE 14, 2019 GEOTECHNICAL STUDY BY GSH (JOB NO 2638-004-19). CONTRACTOR TO INSTALL ALL PAVEMENT PER THE GEOTECH REPORT.

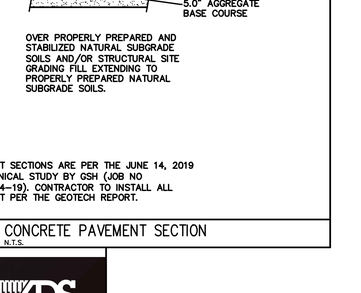
13 | LIGHT ASPHALT PAVEMENT SECTION
N.T.S.



OVER PROPERLY PREPARED AND STABILIZED FILLS, NATURAL SUBGRADE SOILS, AND/OR STRUCTURAL SITE GRADING FILL EXTENDING TO PROPERLY PREPARED AND STABILIZED FILLS AND/OR NATURAL SUBGRADE SOILS.

PAVEMENT SECTIONS ARE PER THE JUNE 14, 2019 GEOTECHNICAL STUDY BY GSH (JOB NO 2638-004-19). CONTRACTOR TO INSTALL ALL PAVEMENT PER THE GEOTECH REPORT.

14 | HEAVY ASPHALT PAVEMENT SECTION
N.T.S.



OVER PROPERLY PREPARED AND STABILIZED NATURAL SUBGRADE SOILS AND/OR STRUCTURAL SITE GRADING FILL EXTENDING TO PROPERLY PREPARED NATURAL SUBGRADE SOILS.

PAVEMENT SECTIONS ARE PER THE JUNE 14, 2019 GEOTECHNICAL STUDY BY GSH (JOB NO 2638-004-19). CONTRACTOR TO INSTALL ALL PAVEMENT PER THE GEOTECH REPORT.

15 | CONCRETE PAVEMENT SECTION
N.T.S.

StormTech | ADS

STORMTECH MC-3500 CHAMBER

Designed to meet the most stringent industry performance standards for superior structural integrity while providing designers with a cost-effective method to save valuable land and protect water resources. The StormTech system is designed primarily to be used under parking lots, thus maximizing land usage for private (commercial) and public applications. StormTech chambers can also be used in conjunction with Green Infrastructure, thus enhancing the performance and extending the service life of these practices.



STORMTECH MC-3500 CHAMBER
(not to scale)

Nominal Chamber Specifications

Size (L x W x H)
90" x 77" x 45"
2,286 mm x 1,956 mm x 1,143 mm

Chamber Storage
109.9 ft³ (3.11 m³)

Min. Installed Storage*
178.9 ft³ (5.06 m³)

Weight
134 lbs (60.8 kg)

Shipping
15 chambers/pallet
7 end caps/pallet
7 pallets/truck

*Assumes a minimum of 12" (300 mm) of stone above, 9" (230 mm) of stone below chambers, 9" (230 mm) of stone between chambers/end caps and 40% stone porosity.

STORMTECH MC-3500 END CAP
(not to scale)

Nominal End Cap Specifications

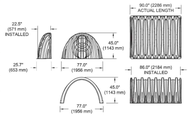
Size (L x W x H)
26.5" x 71" x 45.1"
673 mm x 1,803 mm x 1,145 mm

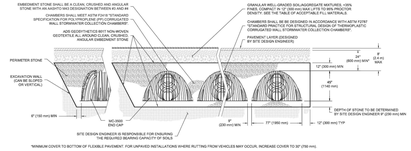
End Cap Storage
14.9 ft³ (.30 m³)

Min. Installed Storage*
46.0 ft³ (1.30 m³)

Weight
49 lbs (22.2 kg)

*Assumes a minimum of 12" (300 mm) of stone above, 9" (230 mm) of stone below, 6" (150 mm) of stone perimeter, 9" (230 mm) of stone between chambers, end caps and 40% stone porosity.





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MC-3500 CHAMBER SPECIFICATION

STORAGE VOLUME PER CHAMBER FT³ (M³)

	Bare Chamber Storage 9" (m³)	Chamber and Stone Foundation Depth in. (mm)			
		9" (230 mm)	12" (300 mm)	15" (375 mm)	18" (450 mm)
MC-3500 Chamber	109.9 (3.11)	178.9 (5.06)	184.0 (5.21)	189.2 (5.36)	194.3 (5.5)
MC-3500 End Cap	14.9 (.42)	46.0 (1.33)	47.7 (1.35)	49.4 (1.40)	51.1 (1.45)

Note: Assumes 9" (230 mm) row spacing, 40% stone porosity, 12" (300 mm) stone above and includes the bare chamber/end cap volume.

AMOUNT OF STONE PER CHAMBER

ENGLISH TONS (yds³)	Stone Foundation Depth			
	9"	12"	15"	18"
MC-3500 Chamber	9.1 (6.4)	9.7 (6.9)	10.4 (7.3)	11.1 (7.8)
MC-3500 End Cap	4.1 (2.9)	4.3 (3.0)	4.5 (3.2)	4.5 (3.2)
METRIC KILOGRAMS (m³)	230 mm	300 mm	375 mm	450 mm
MC-3500 Chamber	8,220 (4.9)	8,831 (5.3)	9,443 (5.6)	10,054 (6.0)
MC-3500 End Cap	3,699 (2.2)	3,900 (2.3)	4,100 (2.5)	4,301 (2.6)

Note: Assumes 12" (300 mm) of stone above and 9" (230 mm) row spacing and 6" (150 mm) of perimeter stone in front of end caps.

VOLUME EXCAVATION PER CHAMBER YD³ (M³)

	Stone Foundation Depth			
	9" (230 mm)	12" (300 mm)	15" (375mm)	18" (450 mm)
MC-3500 Chamber	12.4 (9.5)	12.8 (9.8)	13.3 (10.2)	13.8 (10.5)
MC-3500 End Cap	4.1 (3.1)	4.2 (3.2)	4.4. (3.3)	4.5 (3.5)

Note: Assumes 9" (230 mm) of separation between chamber rows and 24" (600 mm) of cover. The volume of excavation will vary as depth of cover increases.

Working on a project?
Visit us at www.stormtech.com
and utilize the StormTech Design Tool

For more information on the StormTech MC-3500 Chamber and other ADS products, please contact our Customer Service Representatives at 1-800-821-6710

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4640 Trueman Blvd., Hilliard, OH 43026
1-800-821-6710 www.ads-pipe.com

CIR ENGINEERING, L.L.C.
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 - 801-949-6296

NO.	REVISIONS	BY	DATE

DESIGNER: SDT PROJECT ENGINEER: SDT

CLEARFIELD FLEX
320 WEST ANTELOPE DRIVE, CLEARFIELD, UTAH

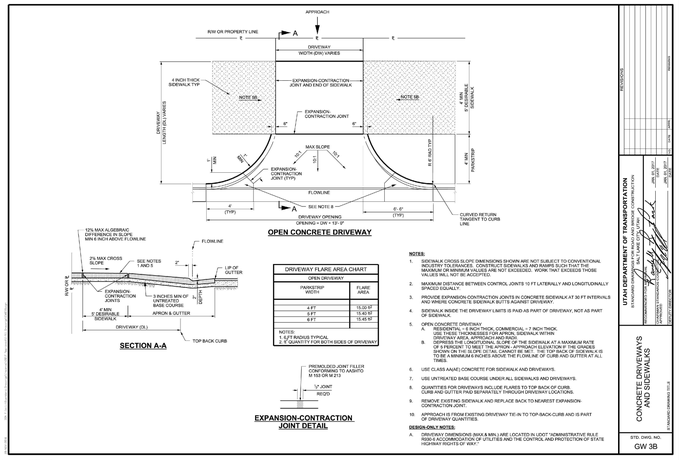
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LICENSED PROFESSIONAL ENGINEER
SCOTT D. THORSEN
No. 354291
STATE OF UTAH

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SHEET NO.
C4

PROJECT ID: C1018-01
DATE: 05/11/20
FILE NAME: PRJ-CCD
SCALE:



DRIVEWAY FLARE AREA CHART	
OPEN DRIVEWAY	
PARKSTRIP WIDTH	FLARE AREA
4 FT	13.33 SF
5 FT	15.45 SF
6 FT	15.45 SF

NOTES:
1. 6 FT RADIUS TYPICAL, 2 ' QUANTITY FOR BOTH SIDES OF DRIVEWAY

NOTES:

1. SIDEWALK CROSS SLOPE DIMENSIONS SHOWN ARE NOT SUBJECT TO CONVENTIONAL INDUSTRY TOLERANCES. CONSTRUCT SIDEWALKS AND RAMPS SUCH THAT THE MAXIMUM SLOPE IS NOT EXCEEDED, BUT NOT EXCESSIVE. WORK THAT EXCEEDS THOSE VALUES WILL NOT BE ACCEPTED.
2. MAXIMUM DISTANCE BETWEEN CONTROL JOINTS 10 FT LATERALLY AND LONGITUDINALLY SPACED EQUALLY.
3. PROVIDE EXPANSION CONTRACTION JOINTS IN CONCRETE SIDEWALK AT 30 FT INTERVALS AND WHERE CONCRETE SIDEWALK BUTTS AGAINST DRIVEWAY.
4. SIDEWALK INSIDE THE DRIVEWAY LIMITS IS PAID AS PART OF DRIVEWAY, NOT AS PART OF SIDEWALK.
5. OPEN CONCRETE DRIVEWAY
   A. RESIDENTIAL, AGRICULTURAL, COMMERCIAL, = 7 INCH THICK. SEE STAGE THICKNESSES FOR APRON, SIDEWALK WITHIN DRIVEWAY AREA, APPROACH AND RROD
   B. CROSS SLOPE OF DRIVEWAY APRON AT THE SIDEWALK AT A MAXIMUM RATE OF 4 PERCENT TO MEET THE APRON. APPROACH ELEVATION BY THE GRADES SHOWN ON THE SLOPE DETAIL CANNOT BE MET. THE TOP BACK OF SIDEWALK IS NOT TO BE A MINIMUM 6 INCHES ABOVE THE FLOWLINE OF CURB AND GUTTER AT ALL TIMES.
6. USE CLASS AA(AE) CONCRETE FOR SIDEWALK AND DRIVEWAYS.
7. USE UNTREATED BASE COURSE UNDER ALL SIDEWALKS AND DRIVEWAYS.
8. QUANTITIES FOR DRIVEWAYS INCLUDE FILLING TO TOP BACK OF CURB, CURB AND GUTTER PAID SEPARATELY THROUGH DRIVEWAY LOCATIONS.
9. REMOVE EXISTING SIDEWALK AND REPLACE BACK TO NEAREST EXPANSION-CONTRACTION JOINT.
10. APPROACH IS FROM EXISTING DRIVEWAY TIE-IN TO TOP BACK CURB AND IS PART OF DRIVEWAY QUANTITIES.

DESIGN ONLY NOTES:

A. DRIVEWAY DIMENSIONS (MAX & MIN.) ARE LOCATED IN LIGHT "ADMINISTRATIVE RULE R930-7 ACCESS MANAGEMENT" UTILITIES AND THE CONTROL AND PROTECTION OF STATE HIGHWAY RIGHTS OF WAY."

UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING FOR ROAD AND BRIDGE CONSTRUCTION
APPROVED FOR USE ON FEDERAL AID PROJECTS
DEPUTY DIRECTOR
DIRECTOR OF ENGINEERING

CONCRETE DRIVEWAYS AND SIDEWALKS

STD. DWG. NO. GW 3B

Implementation 01-09-2017

CIVIL ENGINEERING CONSULTANTS, PLLC
5145 SOUTH 1300 WEST
RIVERDALE, UT 84405
801.866.0550

NO.	REVISIONS	BY	DATE

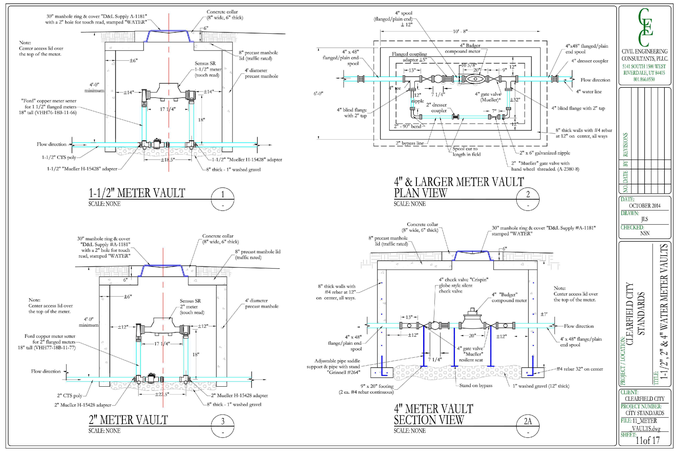
DESIGNER: SDT PROJECT ENGINEER: SDT

DATE: OCTOBER 2014
DESIGN: RS
CHECKED: NSN

CLEARFIELD CITY STANDARDS

PROJECT LOCATION: CLEARFIELD CITY
TITLE: CONCRETE DRIVEWAYS AND SIDEWALKS

CLIENT: CLEARFIELD CITY
PROJECT NUMBER: CITY STANDARDS
FILE: CONCRETE.dwg
SHEET: 11of17



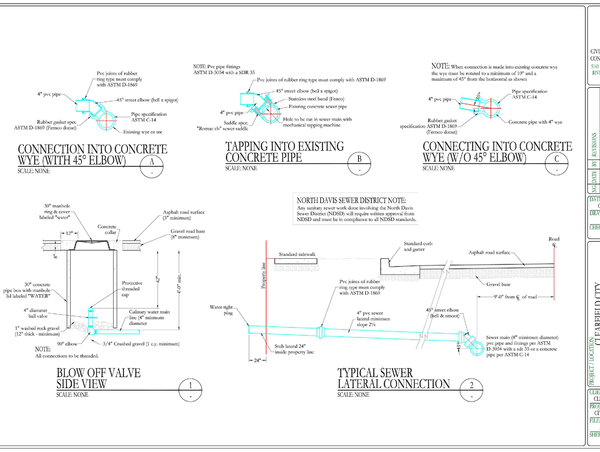
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RIVERDALE, UT 84405
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DATE: OCTOBER 2014
DESIGN: RS
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CLEARFIELD CITY STANDARDS

PROJECT LOCATION: CLEARFIELD CITY
TITLE: 1-1/2", 2" & 4" WATER METER VAULTS

CLIENT: CLEARFIELD CITY
PROJECT NUMBER: CITY STANDARDS
FILE: 1_METER VAULTS.dwg
SHEET: 11of17



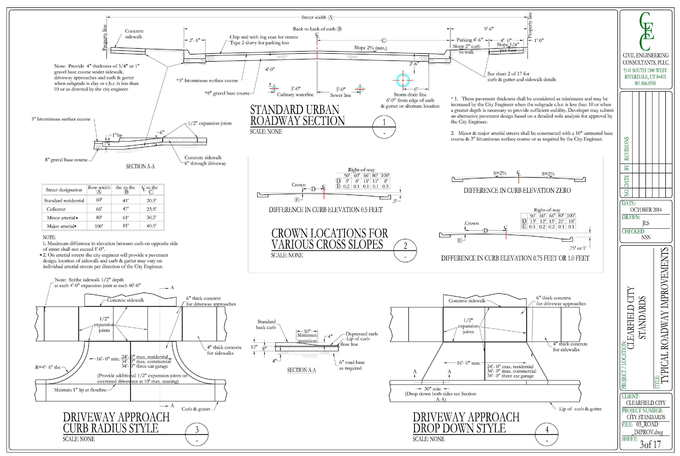
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RIVERDALE, UT 84405
801.866.0550

DATE: OCTOBER 2014
DESIGN: RS
CHECKED: NSN

CLEARFIELD CITY STANDARDS

PROJECT LOCATION: CLEARFIELD CITY
TITLE: SANITARY SEWER, LATERAL & BLOW-OFF VALVES

CLIENT: CLEARFIELD CITY
PROJECT NUMBER: CITY STANDARDS
FILE: 05_SSLAT & BOV.dwg
SHEET: 9of17



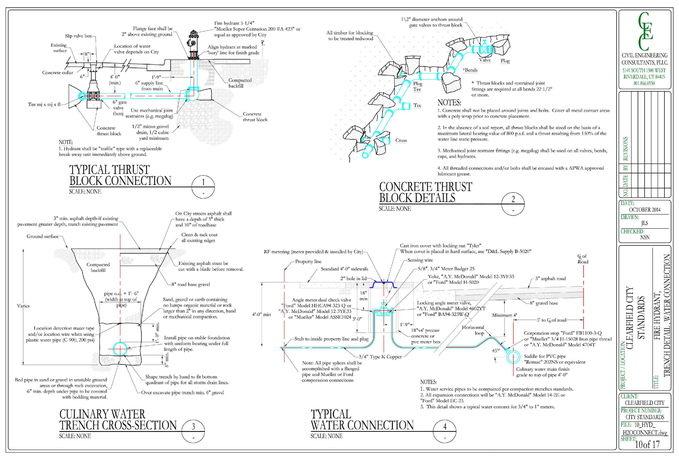
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801.866.0550

DATE: OCTOBER 2014
DESIGN: RS
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CLEARFIELD CITY STANDARDS

PROJECT LOCATION: CLEARFIELD CITY
TITLE: TYPICAL ROADWAY IMPROVEMENTS

CLIENT: CLEARFIELD CITY
PROJECT NUMBER: CITY STANDARDS
FILE: ROADWAY IMPROVEMENTS.dwg
SHEET: 3of17



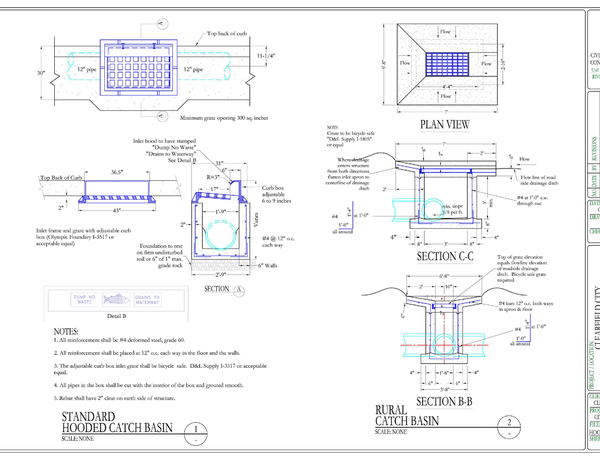
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DATE: OCTOBER 2014
DESIGN: RS
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CLEARFIELD CITY STANDARDS

PROJECT LOCATION: CLEARFIELD CITY
TITLE: CULINARY WATER CONNECTION TRENCH DETAIL - WATER CONNECTION

CLIENT: CLEARFIELD CITY
PROJECT NUMBER: CITY STANDARDS
FILE: H_DVD_HOOGOND_CL.dwg
SHEET: 10of17



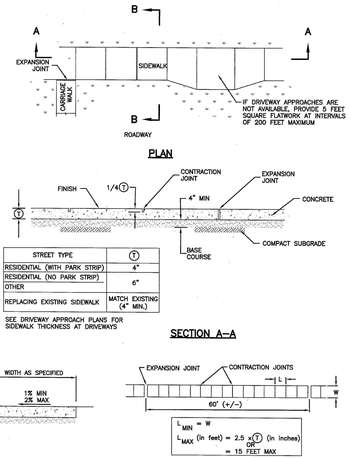
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DATE: OCTOBER 2014
DESIGN: RS
CHECKED: NSN

CLEARFIELD CITY STANDARDS

PROJECT LOCATION: CLEARFIELD CITY
TITLE: STORM WATER HOODED & RURAL CATCH BASINS

CLIENT: CLEARFIELD CITY
PROJECT NUMBER: CITY STANDARDS
FILE: HOODED_RASIN.dwg
SHEET: 4of17



STREET TYPE	T
RESIDENTIAL (WITH PARK STRIP)	4"
RESIDENTIAL (NO PARK STRIP)	6"
OTHER	
REPLACING EXISTING SIDEWALK	MATCH EXISTING (4" MIN.)

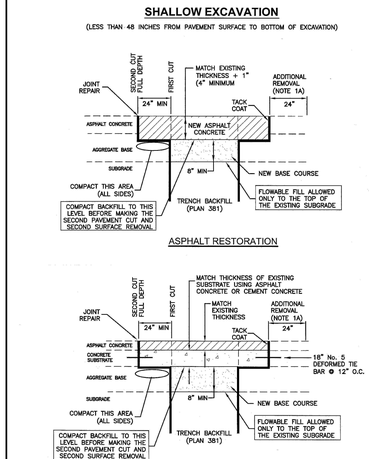
SEE DRIVEWAY APPROACH PLANS FOR SIDEWALK THICKNESS AT DRIVEWAYS

March 2009

Sidewalk

Plan 231

57

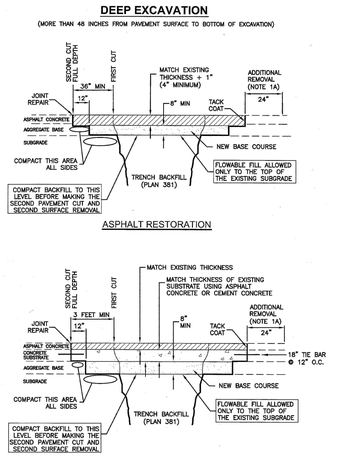


December 2010

Asphalt concrete T-patch

Plan 255 Sheet 1 of 2

97



December 2010

Asphalt concrete T-patch

Plan 255 Sheet 2 of 2

99

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SLC, Utah 84119 – 801-949-6296

CLEARFIELD FLEX
320 WEST ANTELOPE DRIVE, CLEARFIELD, UTAH

CLEARFIELD CITY DETAIL SHEET

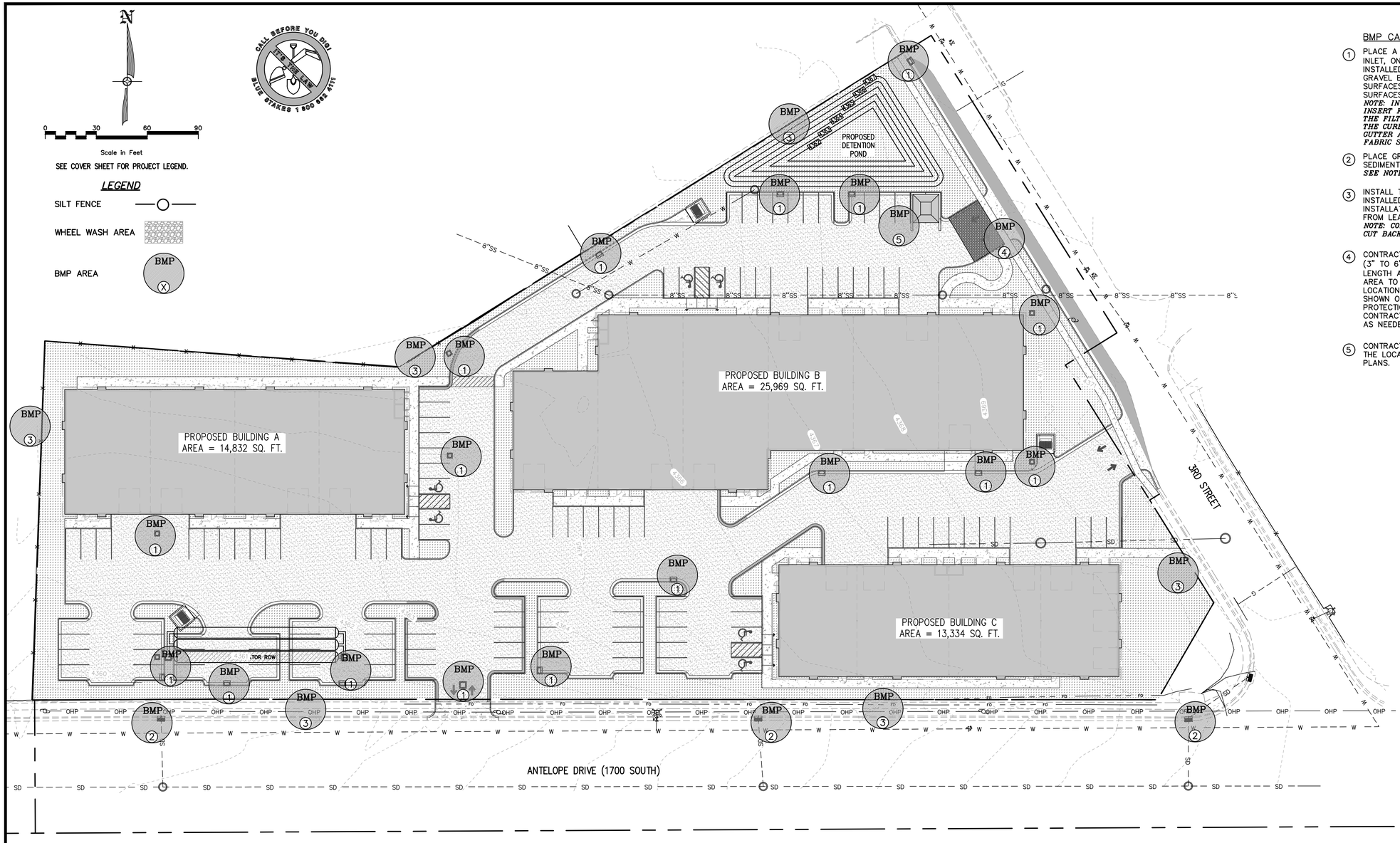
PROFESSIONAL ENGINEER
LICENSED
SCOTT D. THORSEN
No. 354291
STATE OF UTAH

SHEET NO.
C5

PROJECT ID: C1018–01
DATE: 05/11/20
FILE NAME: PRJ–CCD
SCALE:

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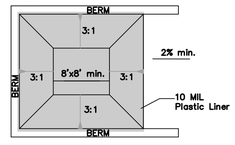
C-1



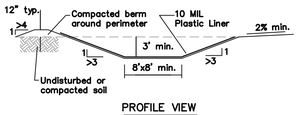
BMP CALLOUTS

1. PLACE A SILT FENCE AROUND THE PERIMETER OF THE INLET, ONCE PAVEMENT AND/OR CURB HAS BEEN INSTALLED PLACE GRAVEL BAGS AROUND THE INLET. GRAVEL BAGS TO BE USED ON PAVED OR CONCRETE SURFACES AND SILT FENCE TO BE USED ON UNIMPROVED SURFACES.
   NOTE: IN HIGH TRAFFIC AREAS CONTRACTOR TO USE INSERT FILTER FABRIC. IF INLET HAS CURB OPENING, THE FILTER FABRIC IS TO BE EXTENDED UP TO COVER THE CURB OPENING AND GRAVEL BAGS PLACED IN GUTTER AT EACH SIDE OF OPENING TO KEEP FILTER FABRIC SNUG AGAINST CURB WALL.
2. PLACE GRAVEL BAGS AS NECESSARY TO PREVENT SEDIMENT FROM DRAINING INTO EXISTING CATCH BASINS. ***SEE NOTE IN CALLOUT 1.***
3. INSTALL TYPICAL SILT FENCE, SILT FENCE TO BE INSTALLED PERPENDICULAR TO STORM WATER FLOW. INSTALLATION TO BE DONE SO AS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
   NOTE: CONTRACTOR TO USE VEGETATIVE BUFFER AND OR CUT BACK INSTEAD OF SILT FENCE WHERE POSSIBLE.
4. CONTRACTOR TO INSTALL A MIMIMUM OF 6" DEEP GRAVEL (3" TO 6") OF SUFFICIENT SIZE (MINIMUM OF 50' IN LENGTH AND 20' WIDE) AS TO PROVIDE A WHEEL WASH AREA TO PREVENT THE TRACKING OF MUD OFFISTE. THE LOCATION OF WHEEL WASH MAY VARY FROM LOCATION SHOWN ON PLANS SO AS TO PROVIDE THE BEST PROTECTION AGAINST TRACKING MUD OFFSITE. CONTRACTOR TO MAINTAIN AND CLEAN WHEEL WASH AREA AS NEEDED TO PREVENT THE TRACKING OF MUD OFFSITE.
5. CONTRACTOR TO INSTALL CONCRETE WASHOUT AREA. THE LOCATION MAY VARY FROM LOCATION SHOWN ON PLANS.

1. WASHOUT AREA TO BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
2. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8', SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER AND THE PIT SHALL BE AT LEAST 3' DEEP.
3. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
4. USE EXCAVATED MATERIAL FOR BERM CONSTRUCTION.
5. INSTALL 10 MIL PLASTIC LINER OVER THE ENTIRE PIT AREA.



PLAN VIEW



PROFILE VIEW

CONCRETE WASHOUT AREA

DURING CONSTRUCTION

1. ALL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE INSPECTED AND MAINTAINED REGULARLY (MINIMUM ONCE A WEEK) AND AFTER EVERY STORM EVENT
2. CONTRACTOR TO KEEP LAND DISTURBANCE TO MINIMUM TO CONTROL RUNOFF FROM THE SITE
3. LIMIT LAND CLEARING AND RESTORE ALL GRADING AS SOON AS POSSIBLE
4. STAGED SEEDING TO RE-VEGETATE CUT AND FILL SLOPES AS THE WORK IS IN PROGRESS
5. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND OTHER EROSION
6. MAINTENANCE OF STREET: STREETS TO BE KEPT CLEAN AND FREE FROM DEBRIS
7. CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION.
8. CONTRACTOR TO HAVE WATER TRUCK AVAILABLE AS WATER SOURCE FOR WHEEL WASH AREA, OR ALTERNATE WATER SOURCE MAY BE USED IF APPROVED BY CITY.
9. IF GROUND WATER IS ENCOUNTERED DURING THE CONSTRUCTION ACTIVITIES AND REQUIRES PUMPING OFF THE PROJECT, THE CONTRACTOR IS TO FILTER THE WATER THROUGH THE USE OF SAND BAGS AND/OR GEO FABRIC. THIS IS TO BE DONE PRIOR TO IT BEING INTRODUCED INTO THE PUBLIC STORM DRAIN SYSTEM.
10. A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE KEPT ON THE SITE DURING ALL CONSTRUCTION ACTIVITY

POST CONSTRUCTION

1. EROSION CONTROL STRUCTURES MAY BE REMOVED ONCE FINAL LANDSCAPING IS IN PLACE
2. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS BEEN ESTABLISHED
3. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE
4. THE FOLLOWING PRECAUTIONS SHALL BE PERFORMED:

A) PERIODIC INSPECTION OF CATCH BASIN SEDIMENT TRAPS AND CLEANING WHEN THE BASIN IS MORE THAN 1/4 FULL. INSPECTION SHALL BE DONE AFTER EVERY MAJOR RAINFALL AND EVERY 6 MONTHS AS A MINIMUM. DISPOSAL OF ANY GREASE OR OIL MUST BE DONE IN ACCORDANCE WITH CURRENT ENVIRONMENTAL REGULATIONS

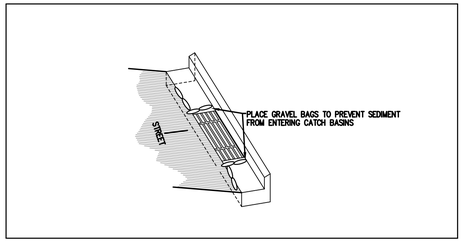
B) LITTER, DEBRIS AND CHEMICALS MUST BE PICKED UP AND KEPT IN A CONTAINED LOCATION TO PREVENT POLLUTION OF STORM WATER DISCHARGE

C) PARKING AREAS SHALL BE KEPT FREE FROM AUTOMOBILE FLUIDS THAT COULD WASH INTO THE STORM DRAIN SYSTEM

GRAVEL BAG BARRIER

DEFINITION: TEMPORARY SEDIMENT BARRIER CONSISTING OF A ROW OF GRAVEL BAGS.

PURPOSE: TO FILTER STORM WATER RUNOFF FROM UP-GRADIENT DISTURBED AREA AND TRAP SEDIMENT ON SITE.



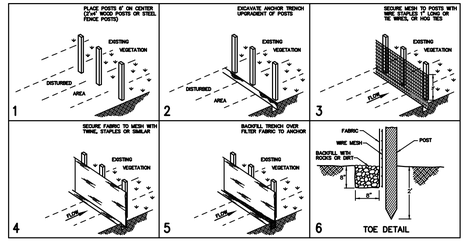
MAINTENANCE:
- INSPECT IMMEDIATELY AFTER ANY RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
- LOOK FOR RUNOFF BYPASSING ENDS OF BARRIERS OR UNDERCUTTING BARRIERS.
- REPAIR OR REPLACE DAMAGED AREAS OF THE BARRIER AND REMOVE ACCUMULATED SEDIMENT.
- REALIGN BAGS AS NECESSARY TO PROVIDE CONTINUOUS BARRIER AND FILL GAPS.

SILT FENCE

DEFINITION: A TEMPORARY SEDIMENT BARRIER CONSISTING OF FILTER FABRIC STRETCHED ACROSS AND SECURED TO SUPPORTING POSTS AND ENTRENCHED.

PURPOSE: TO FILTER STORM WATER RUNOFF FROM UPGRADIENT DISTURBED AREA AND TRAP SEDIMENT ON SITE.

APPLICATION:
- PERIMETER CONTROL: PLACE FENCE AT DOWNGRADIENT LIMITS OF DISTURBANCE
- SEDIMENT BARRIER: PLACE FENCE AT TOE OF SLOPE OR SOIL STOCKPILE
- PROTECTION OF EXISTING WATERWAYS: PLACE FENCE AT TOP OF STREAM BANK
- INLET PROTECTION: PLACE FENCE SURROUNDING CATCH BASINS
- BUILDING SITES: PLACE FENCE ON THE DOWNHILL LOCATION OF ALL BUILDING SITES
- ROADWAYS: PLACE FENCE ON THE DOWNHILL LOCATION OF ALL ROADWAY GRADED AREAS



INSTALLATION:
- PLACE POSTS 6 FOOT ON CENTER ALONG CONTOUR (OR USE PRE-ASSEMBLED UNIT) AND DRIVE 2 FEET MINIMUM INTO GROUND. EXCAVATE AN ANCHOR TRENCH IMMEDIATELY UPGRADIENT OF POSTS.
- SECURE WIRE MESH (14 GAUGE MIN. WITH 6 INCH OPENINGS) TO UPSLOPE SIDE OF POSTS. ATTACH WITH HEAVY DUTY WIRE STAPLES 1 INCH LONG, TIE WIRES OR HOG RINGS.
- CUT FABRIC TO REQUIRED WIDTH, UNROLL ALONG LENGTH OF BARRIER AND DRAPE OVER BARRIER. SECURE FABRIC TO MESH WITH TWINE, STAPLES, OR SIMILAR, WITH TRAILING EDGE EXTENDING INTO ANCHOR TRENCH.
- BACKFILL TRENCH OVER FILTER FABRIC TO ANCHOR.
- SPLICES TO OCCUR ONLY @ POSTS W/A MIN 6" OVERLAP AND SECURE SEAL.

MAINTENANCE:
- INSPECT IMMEDIATELY AFTER ANY RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
- LOOK FOR RUNOFF BYPASSING ENDS OF BARRIERS OR UNDERCUTTING FENCE.
- REPAIR OR REPLACE DAMAGED AREAS OF THE FENCE AND REMOVE ACCUMULATED SEDIMENT.
- REANCHOR FENCE AS NECESSARY TO PREVENT SHORTCUTTING.
- REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES 1/2 THE HEIGHT OF THE FENCE.

NO.	REVISIONS	BY	DATE

DESIGNER: SDT PROJECT ENGINEER: SDT

CIR
ENGINEERING, L.L.C.
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 - 801-949-6296

CLEARFIELD FLEX
320 WEST ANTELOPE DRIVE, CLEARFIELD, UTAH

EROSION CONTROL PLAN (SWPPP)

LICENSED PROFESSIONAL ENGINEER
SCOTT D. THORSEN
No. 354291
STATE OF UTAH

SHEET NO.
C6

PROJECT ID	DATE:
C1018-01	05/11/20
FILE NAME: PRJ-CCD	SCALE: 1"=30'

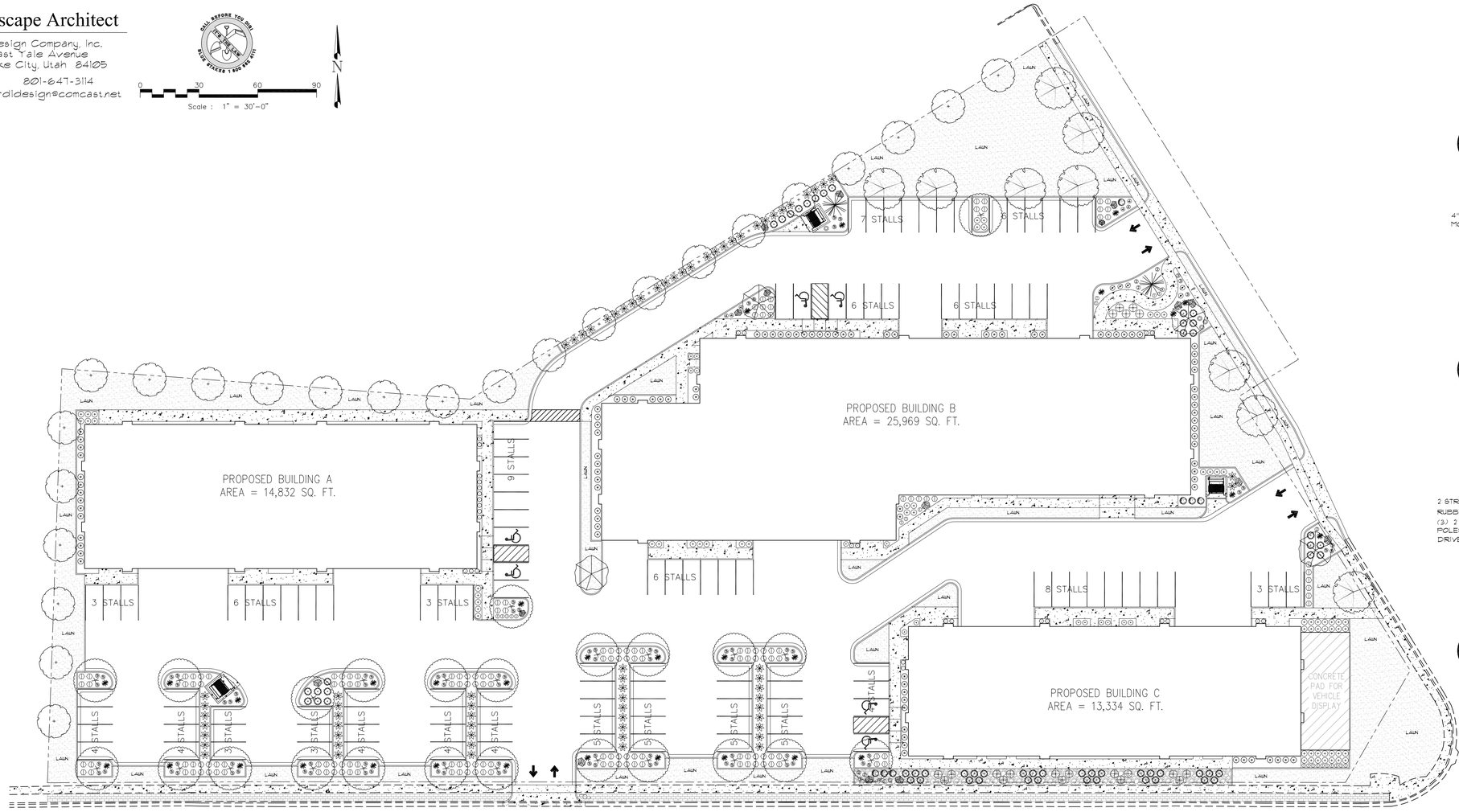
Landscape Architect

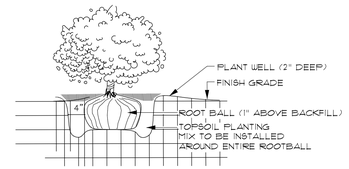
RDL Design Company, Inc.
1020 East Yale Avenue
Salt Lake City, Utah 84105
Phone : 801-647-3114
Email : rdldesign@comcast.net

CALL BEFORE YOU DIG! BLUE STAKES 1-800-662-4111

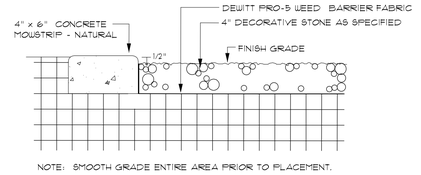
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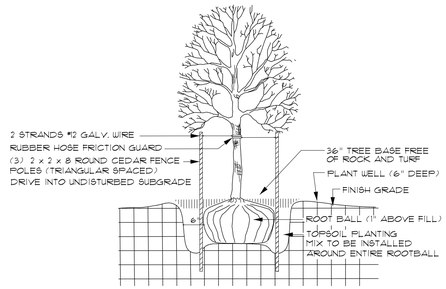


1 L101 **Shrub Planting**
N. T. S.



NOTE: SMOOTH GRADE ENTIRE AREA PRIOR TO PLACEMENT.

2 L101 **Concrete Mowstrip**
N. T. S.



3 L101 **Tree Planting**
N. T. S.

Plant List (TREES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
24		Gleditsia triacanthos 'Imperial'	Imperial Honeylocust	2" Caliper 10'-12' Height	Full Head Crown Straight Trunk
2		Pinus flexilis 'Vanderwolfe'	Vanderwolfe Limber Pine	8'-10' Height B & B	Full Throughout Specimen
4		Syringa reticulata 'Ivory Silk'	Japanese Tree Lilac	2" Caliper 8'-10' Height	Full Head Crown Straight Trunk
9		Tilia tomentosa 'Sterling Silver'	Sterling Silver Linden	2" Caliper 10'-12' Height	Full Head Crown Straight Trunk
24		Zelcova serrata 'Musashino'	Musashino Zelcova	2" Caliper 10'-12' Height	Full Head Crown Straight Trunk

Plant List (SHRUBS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
5	⊘	Berberis thund. 'Crimson Pygmy'	Crimson Pygmy Barberry	5 Gallon	15"-18" Height
97	⊙	Euonymus alatus 'Compacta'	Dwarf Burning Bush	5 Gallon	18"-24" Height
29	○	Mahonia aquifolium 'Compacta'	Compact Oregon Grape	5 Gallon	15"-18" Height
69	✳	Physocarpus o. 'Summer Wine'	Summer Wine Ninebark	5 Gallon	24"-30" Height
12	⊙	Pinus mugho 'Slowmound'	Slowmound Mugo Pine	5 Gallon	15"-18" Spread
56	◎	Rhus aromatica 'Grow-Low'	Grow Low Sumac	5 Gallon	18"-24" Spread
7	◎	Rosa x. 'Rainbow Knockout'	Knock Shrub Rose	5 Gallon	18"-24" Height
61	⊙	Spiraea b. 'Anthony Waterer'	Anthony Waterer Spiraea	5 Gallon	18"-24" Height
31	✷	Yucca filam. 'Ivory Tower'	Ivory Tower Yucca	5 Gallon	15"-18" Height

Plant Material Quality Note:

All plant materials shall be of number one quality and size for the container specified. All materials of each variety shall be furnished by the same supplier and come from the same stock or group. The Owner and Landscape Architect have the right to reject any and all plant materials not meeting specification or in a healthy condition for the project. The contractor shall secure all plant materials for the project a minimum of 60 days prior to the anticipated installation date. No plant material substitutions will be considered following the 60 day period. All plant materials shall be reviewed and approved prior to shipment to the site.

Plant List (ORNAMENTAL GRASSES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
156	①	Calamagrostis 'Karl Foerster'	Karl Foerster Feather Grass	1 Gallon	15"-18" Height
20	⊕	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	1 Gallon	15"-18" Height
4	◎	Pennisetum o. 'Hameln'	Hameln Dw. Feather Grass	1 Gallon	12"-15" Height

Plant List (PERENNIALS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
26	①	Hemerocallis Stella d'Oro	Stella d'Oro Day Lily	1 Gallon	12"-15" Height
7	②	Lavandula 'Munstead'	Munstead Lavender	1 Gallon	12"-15" Height
3	③	Penstemon a. 'Firecracker'	Firecracker Penstemon	1 Gallon	12"-15" Height
6	④	Rudbeckia f. 'Goldstrum'	Black-Eyed Susan	1 Gallon	12"-15" Height
79	⑤	Salvia 'East Friesland'	East Friesland Salvia	1 Gallon	12"-15" Height

** Plant material quantities are provided for convenience in bidding ONLY!! The contractor shall provide and install all plant materials either shown or noted on the plans, and of the sizes and heights specified.

Sub-Grade Requirements

1. SHRUB AREAS : Twelve (12) inches below finish grade. This will allow for the installation of an eight inch depth of topsoil along with a four inch depth of bark mulch or decorative stone, leaving it slightly below finish grade and concrete areas.
2. LAWN AREAS : Six (6) inches below finish grade. This will allow for the installation of a four inch depth of topsoil and the sodding material, leaving the grade slightly below finish grade and concrete areas.
3. SUB-GRADE COORDINATION : The Landscape contractor shall meet early on in the construction process with the site grading contractor, in order to ensure that all sub-grades, prior to final topsoil placement, are provided. Any discrepencies or questions shall be discussed and resolved at that time. Landscape operations shall not begin until the specified sub-grade elevations have been provided.

Submittal Requirements

1. The contractor shall provide to the Owner/Engineer product samples of all landscape materials such as boulders, decorative stone, bark mulches, weed barrier fabric, soil ammendments & import topsoil in order to obtain approval to be used on the project, and prior to shipment to the site. Failure to provide this in a timely manner will in no way affect or delay the construction schedule and time for project completion.
2. All plant materials shall be secured for the project a minimum of 60 days prior to shipment to the site. The contractor shall provide to the Owner/Engineer written confirmation of this a minimum of 30 days prior to planting of the project. No substitutions will be considered following this time period.

Legend

Symbol	Description	Remarks
	Landscape Boulder / 4' Min. Dia. Size / Individually Placed	Boulder Type And Color Shall Be From Brown's Canyon Source (Or Equal) Blonde-Tan Colored Quartzite, Block Edges (Not Rounded).
	4" X 6" Concrete Moustrip / Extruded Or Poured In Place	Install In Straight True Lines And Uniform Curves, & Between All Lawn And Shrub Areas. Compact Sub-grade To 90% Prior To Installation.
LAWN	New Lawn Area / Use Drought Tolerant Bluegrass Mixture	Install Sodded Lawn In Areas Shown And Over A 4" Depth Of Top-soil. Submit Spec. Sheet On Type Of Material To Be Used.
	New Shrub - Stone Area / 3" Min. Size / Color #2 / Mixed Brown	Install In Areas Shown To A Depth Of 4 Inches Over "DeWitt" Brand Weed Barrier Fabric. Submit Beige/Tan Sample Color For Approval.
No Hatch	New Shrub - Stone Area / 1 1/2" Min. Size / Tan-Light Brown	Install In Areas Shown To A Depth Of 4 Inches Over "DeWitt" Brand Weed Barrier Fabric. Rock To Be A "Calico" Product Or Equal.

Planting Notes

1. All shrub planting areas shall receive an 8 inch depth of topsoil, all lawn areas a 4 inch depth. If topsoil is not available at the site, it must be imported from an approved local source. All topsoil shall be of a sandy loam consistency. Provide a chemical analysis of proposed topsoil material for approval.
2. Prior to placement of topsoil, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches, by the use of mechanical means, in order to create a transition layer between existing and new soils.
3. All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site.
4. Plant backfill mixture shall be composed of 3 parts topsoil to 1 part humus additive (Soil Pep/or equal), and shall be rotary mixed, on-site prior to installation.
5. Plant fertilizer shall be 'Agriform' brand 21 gram tablets used as per manufacturers recommendations.
6. Upon completion of planting operations, all shrub pits and tree wells shall receive a 4 inch depth of loose planting mixture as a cover. The overall shrub beds themselves (beyond plant wells) shall receive a 4" depth of decorative stone surfacing over Pro-5 weed barrier fabric. The decorative stone materials to be bid are as shown in the legend. These materials are available through several local suppliers. Provide a "Mock-Up" of the various proposed materials for approval.
7. In decorative stone beds, form a shallow depression around the water well of each plant, then apply fine ground bark inside water well. The remainder of the planter bed shall receive the depth of decorative stone.
8. Landscape maintenance shall be required for a period through the second mowing of the lawn (30 days minimum) and shall include mowing, weeding, pruning and one fertilization.
9. The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of completion and final acceptance.

STATE OF UTAH — LICENSED LANDSCAPE ARCHITECT — 07-23-19

PRINTED DATE
07.23.19

ARCHITECTS
2005 East 2700 South | suite 200
salt lake city, utah 84109
p:801.487.0715 | www.laytondavisarchitects.com

CLEARFIELD FLEX
320 West Antelope Drive
Clearfield, UT

CHRONOLOGY

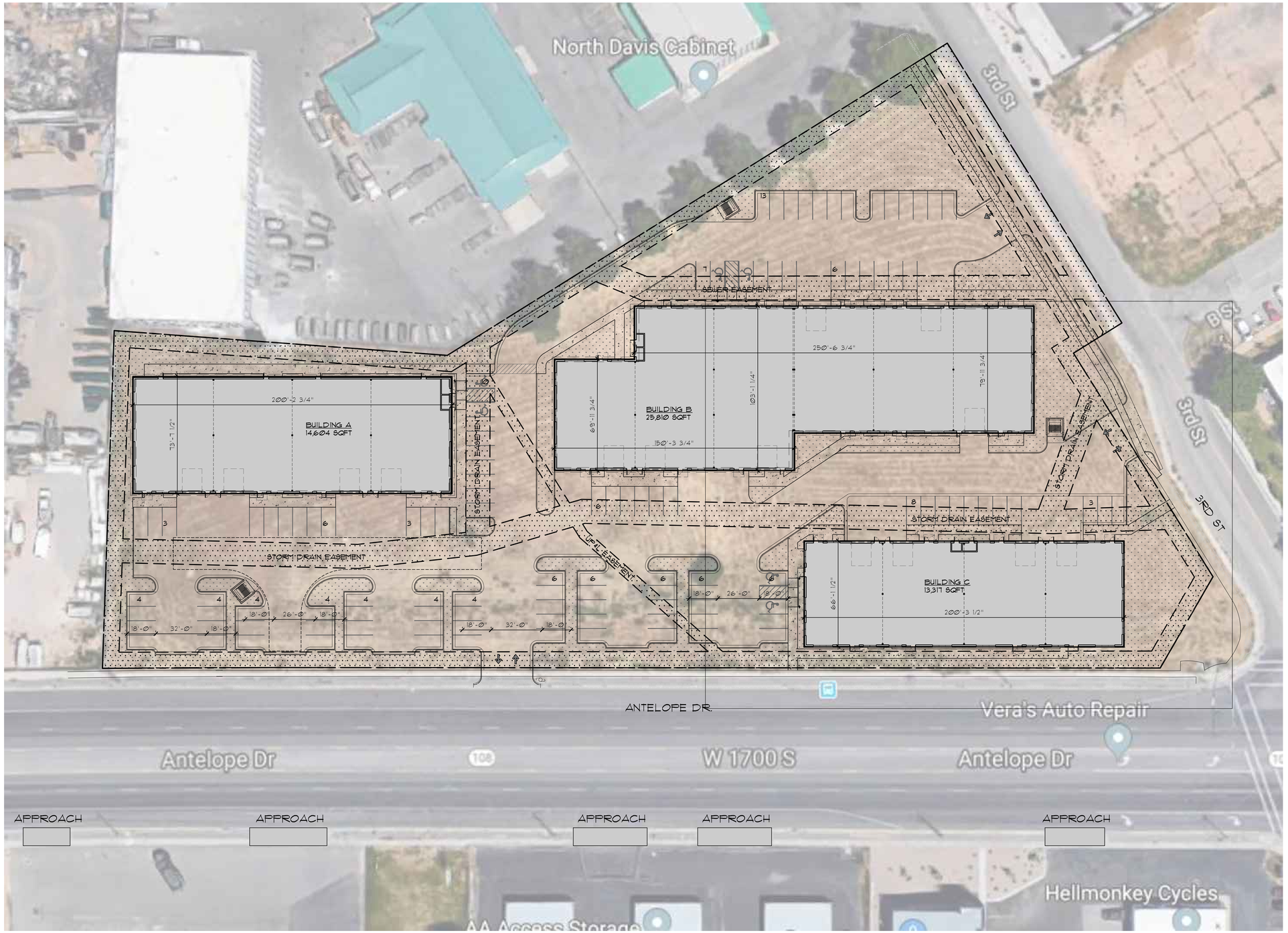
SHEET SIZE
24x36

PROJECT NO
18.084

DWN BY / CHK BY
RDL / RDL

TITLE
Landscape Plan

SHEET
L101



NORTH

1 / A101 ARCHITECTURAL SITE PLAN

SCALE: 1"=30'

PROGRESS SET

PRINTED DATE
05.21.2020

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SALT LAKE CITY, UTAH 84109
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CLEARFIELD FLEX DEVELOPMENT

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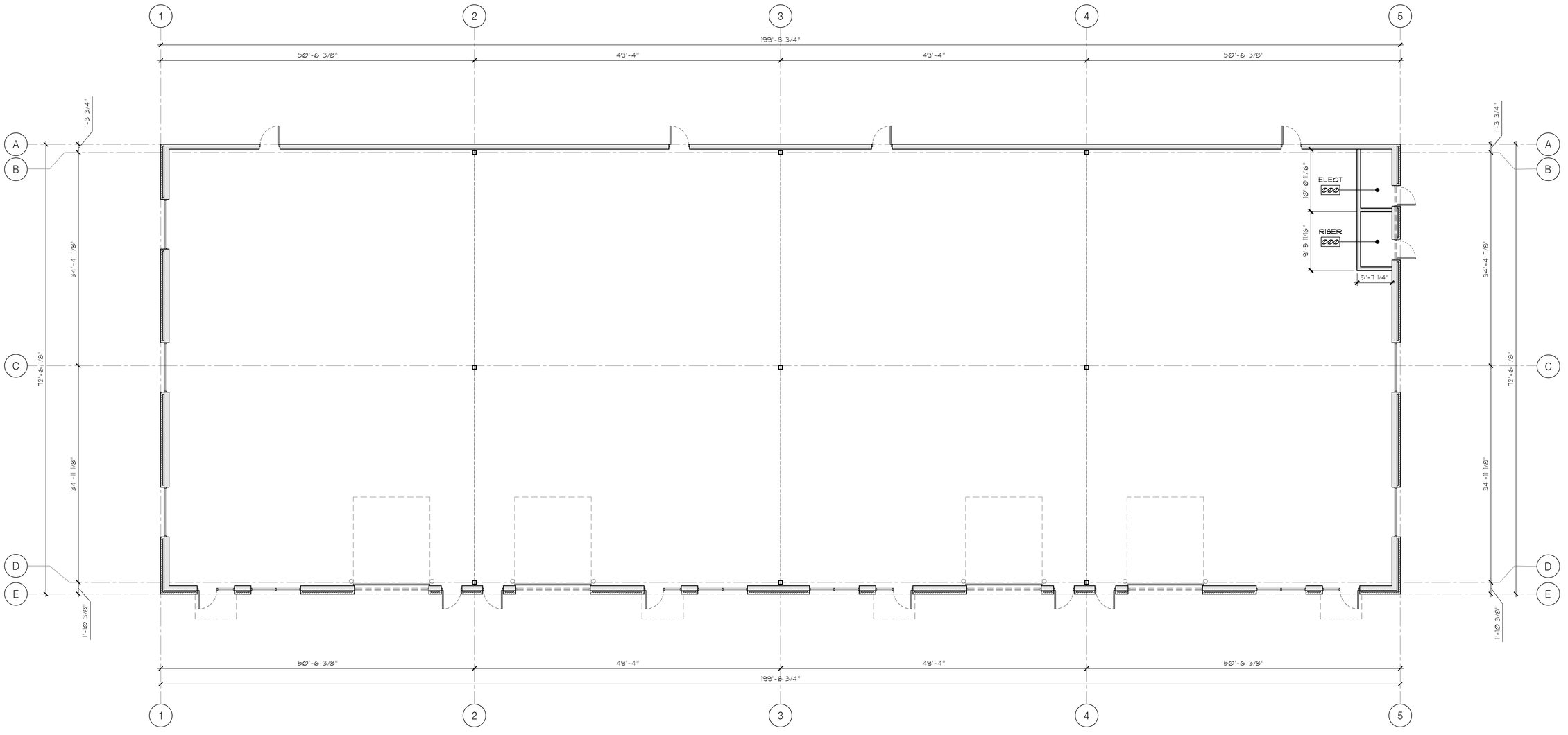
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TITLE
ARCHITECTURAL SITE PLAN

24X36 SHEET #
A001

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NORTH

1 / A101 BUILDING A - FLOOR PLAN - 14,741.87 SQ. FT.

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

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Clearfield, Utah

CHRONOLOGY

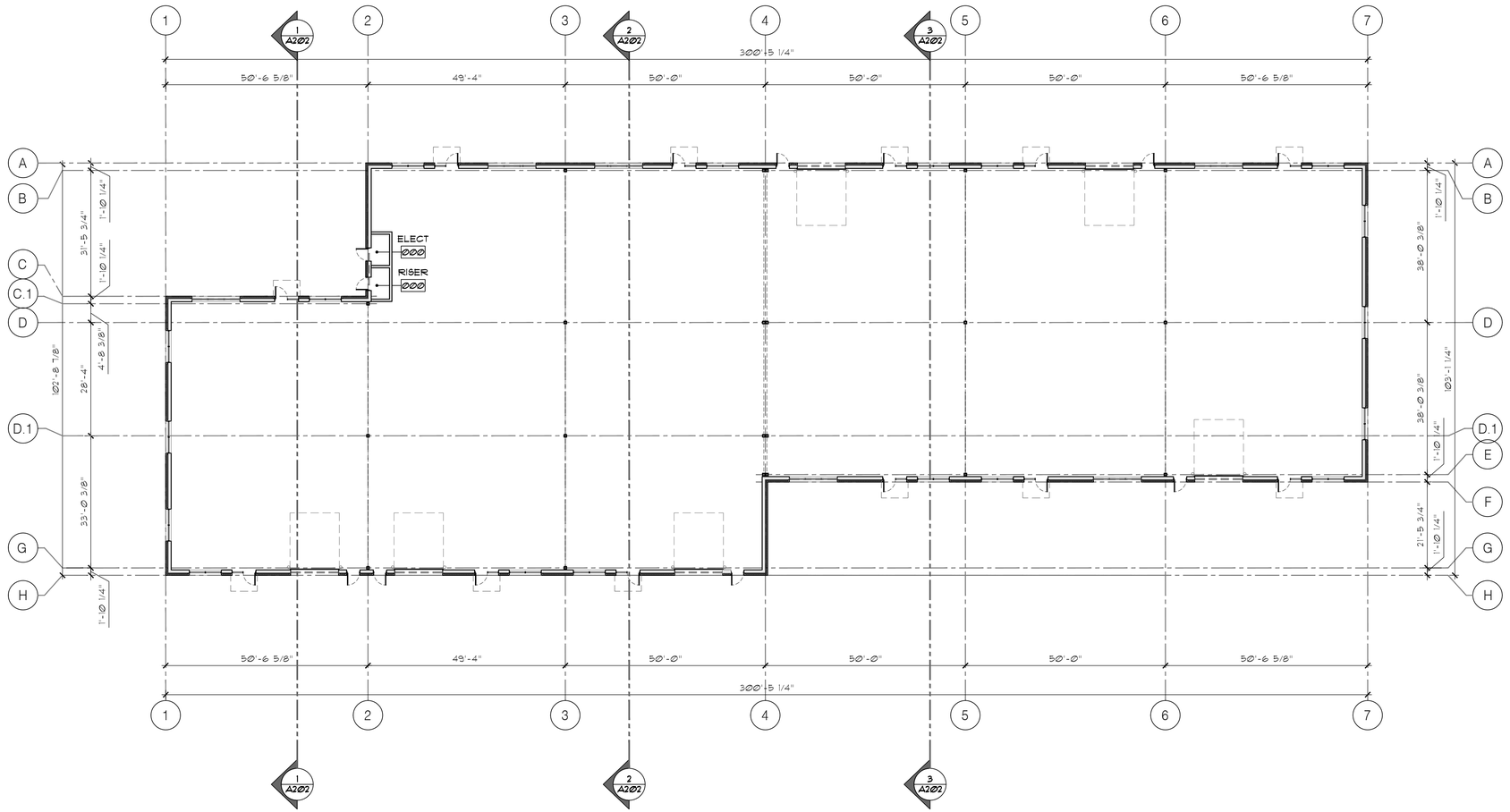
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DWN BY/ CHK BY
__ / __

TITLE

BUILDING A FLOOR PLAN

24X36 SHEET #
A101



NORTH

1 / A101 BUILDING B - FLOOR PLAN - 25,858.78 SQ. FT.

SCALE: 1/16"=1'-0"

PROGRESS SET

PRINTED DATE
05.21.2020

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CLEARFIELD FLEX BUILDING - B

320-360 West Antelope Drive
Clearfield, Utah

CHRONOLOGY

PROJECT NO
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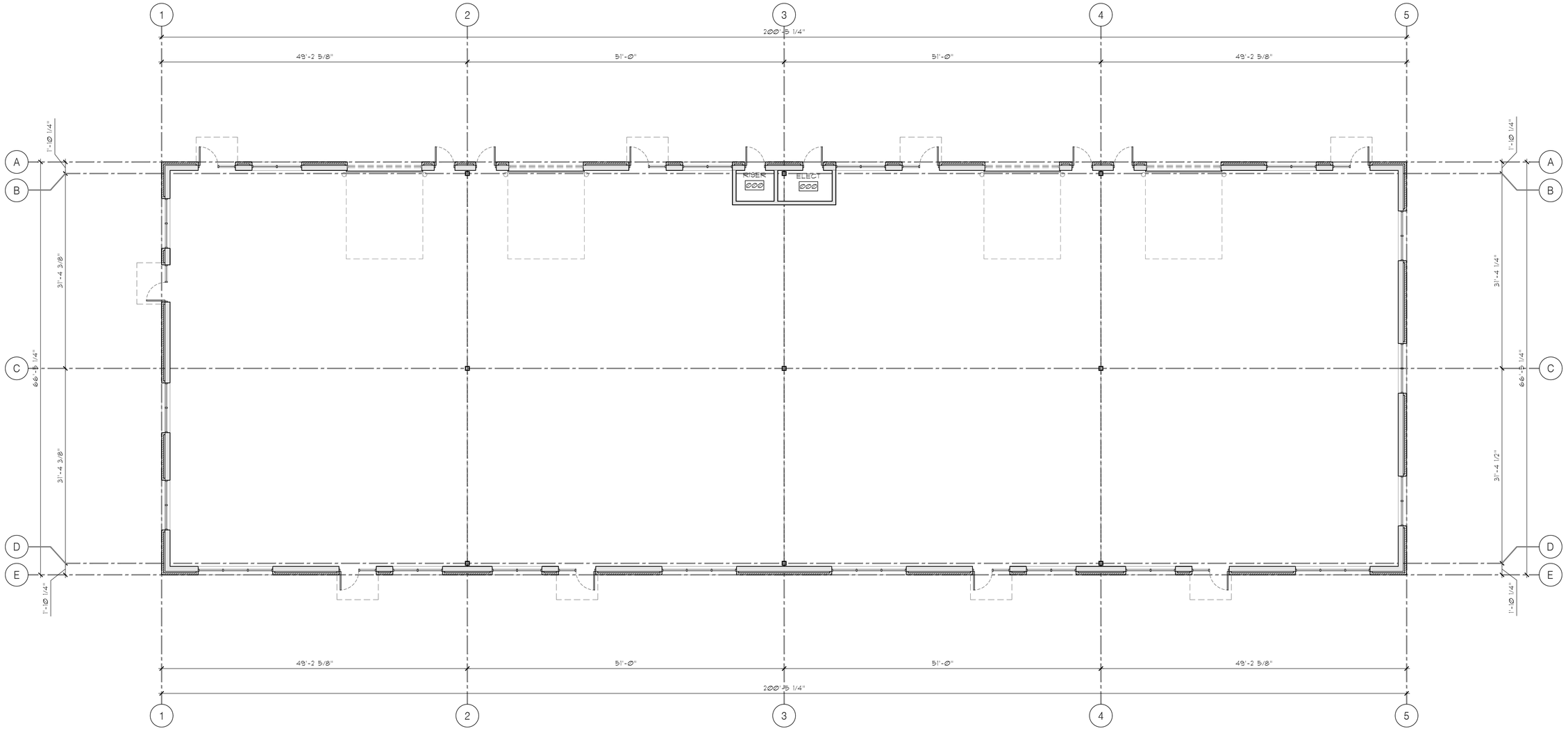
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TITLE

BUILDING B FLOOR PLAN

24X36 SHEET #
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NORTH

1 / A101 BUILDING C - FLOOR PLAN - 13,244.29 SQ. FT.

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

PROGRESS SET

PRINTED DATE
05.21.2020

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CLEARFIELD FLEX BUILDING - C

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Clearfield, Utah

CHRONOLOGY

PROJECT NO
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TITLE

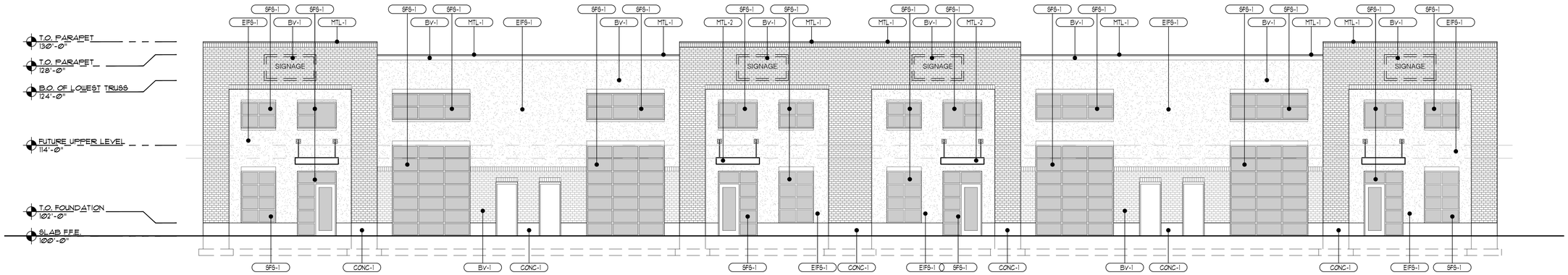
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FLOOR PLAN

24X36 SHEET #

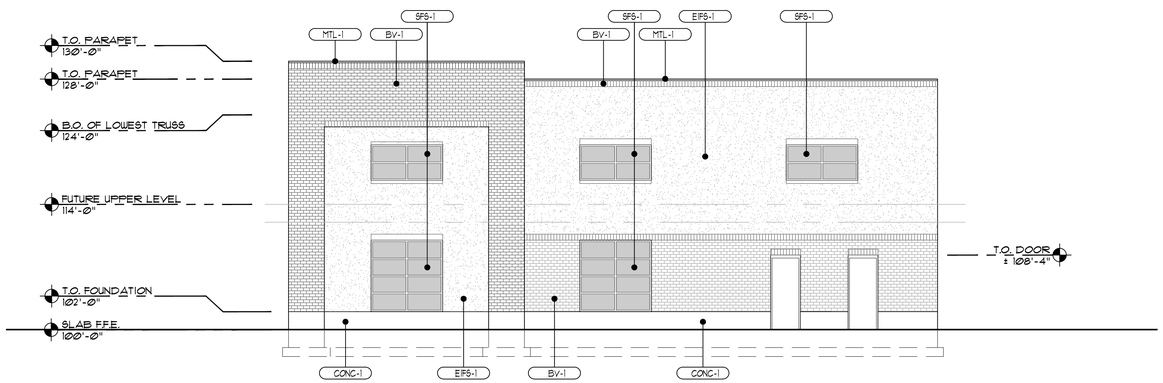
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EXTERIOR ELEVATION MATERIAL LEGEND				
CODE	MATERIAL	MANUFACTURER	SERIES	COLOR
BV-1	BRICK VENEER	T.B.D.	T.B.D.	T.B.D.
CONC-1	PLASTER OVER EXPOSED CONCRETE FOUNDATION	T.B.D.	T.B.D.	T.B.D.
MTL-1	PREFINISHED METAL CAP FLASHING	FIRESTONE UNA-CLAD	KYNAR 500	T.B.D.
MTL-2	PREFINISHED STEEL AWNING	T.B.D.	KYNAR 500	T.B.D.
SFS-1	STOREFRONT SYSTEM	OLD CASTLE	3000	T.B.D.
CMU-1	10" CONCRETE MASONRY UNITS	T.B.D.	T.B.D.	T.B.D.
EIFS-1	EXTERIOR INSULATION FINISH SYSTEM	SYNERGY	T.B.D.	T.B.D.



1 A201 BUILDING A - EXTERIOR ELEVATION - SOUTH
SCALE: 1/8"=1'-0"



2 A201 BUILDING A - EXTERIOR ELEVATION - EAST
SCALE: 1/8"=1'-0"

PROGRESS SET

PRINTED DATE 06.26.2020

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SALT LAKE CITY, UTAH 84109
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CLEARFIELD FLEX BUILDING - A

320-360 West Antelope Drive
Clearfield, Utah

CHRONOLOGY

PROJECT NO 20.063

DWN BY/ CHK BY ___ / ___

TITLE

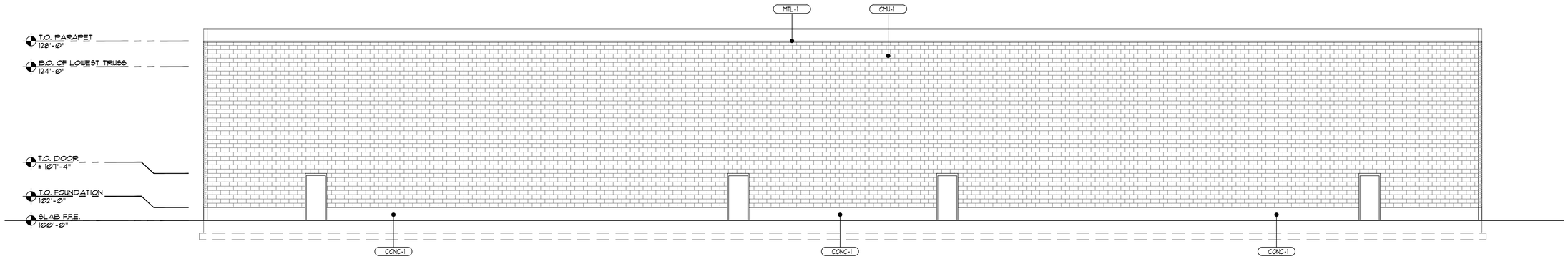
BUILDING A ELEVATIONS

24X36 SHEET #

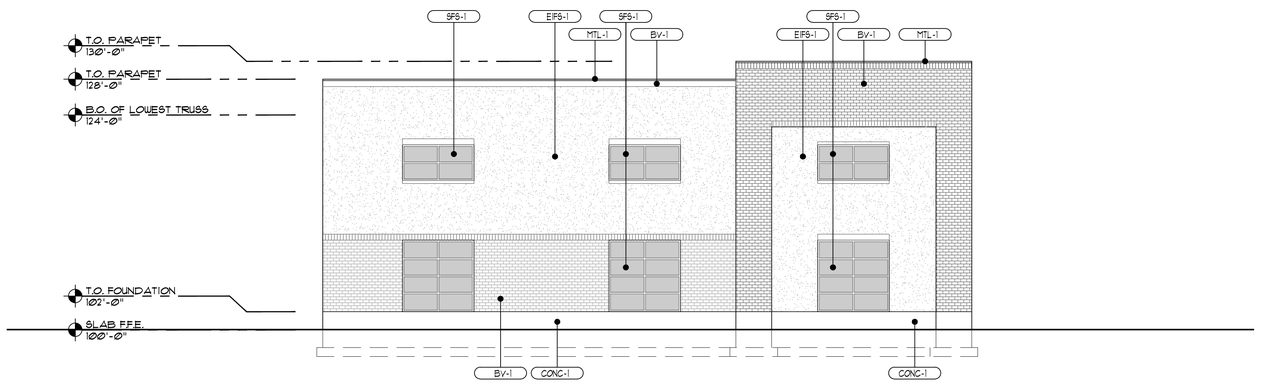
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EXTERIOR ELEVATION MATERIAL LEGEND				
CODE	MATERIAL	MANUFACTURER	SERIES	COLOR
BV-1	BRICK VENEER	T.B.D.	T.B.D.	T.B.D.
CONC-1	PLASTER OVER EXPOSED CONCRETE FOUNDATION	T.B.D.	T.B.D.	T.B.D.
MTL-1	PREFINISHED METAL CAP FLASHING	FIRESTONE UNA-CLAD	KYNAR 500	T.B.D.
MTL-2	PREFINISHED STEEL AWNING	T.B.D.	KYNAR 500	T.B.D.
SFS-1	STOREFRONT SYSTEM	OLD CASTLE	3000	T.B.D.
CMU-1	10" CONCRETE MASONRY UNITS	T.B.D.	T.B.D.	T.B.D.
EIFS-1	EXTERIOR INSULATION FINISH SYSTEM	SYNERGY	T.B.D.	T.B.D.



1 A202 BUILDING A - EXTERIOR ELEVATION - NORTH
SCALE: 1/8"=1'-0"



2 A202 BUILDING A - EXTERIOR ELEVATION - WEST
SCALE: 1/8"=1'-0"

PROGRESS SET

PRINTED DATE
06.26.2020

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CLEARFIELD FLEX BUILDING - A

320-360 West Antelope Drive
Clearfield, Utah

CHRONOLOGY

PROJECT NO
20.063

DWN BY/ CHK BY
___ / ___

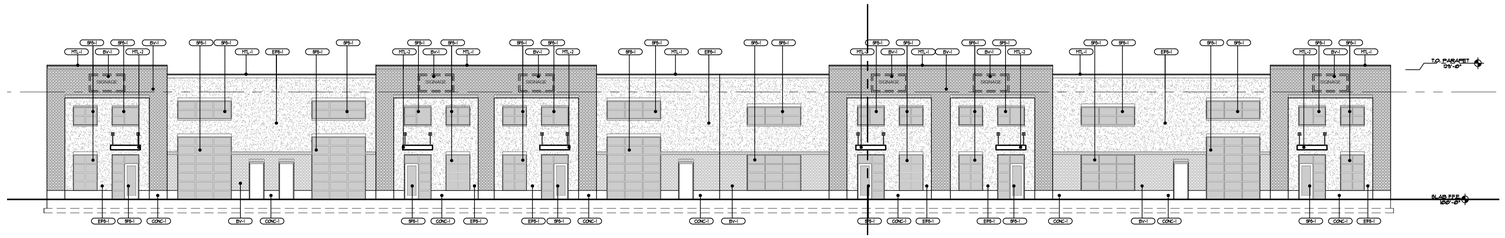
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BUILDING A ELEVATIONS

24X36 SHEET #

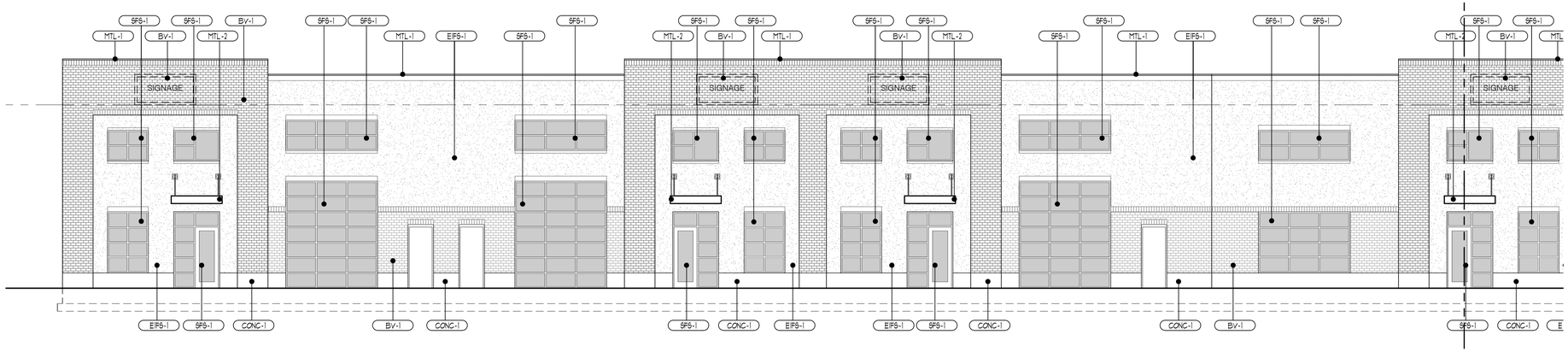
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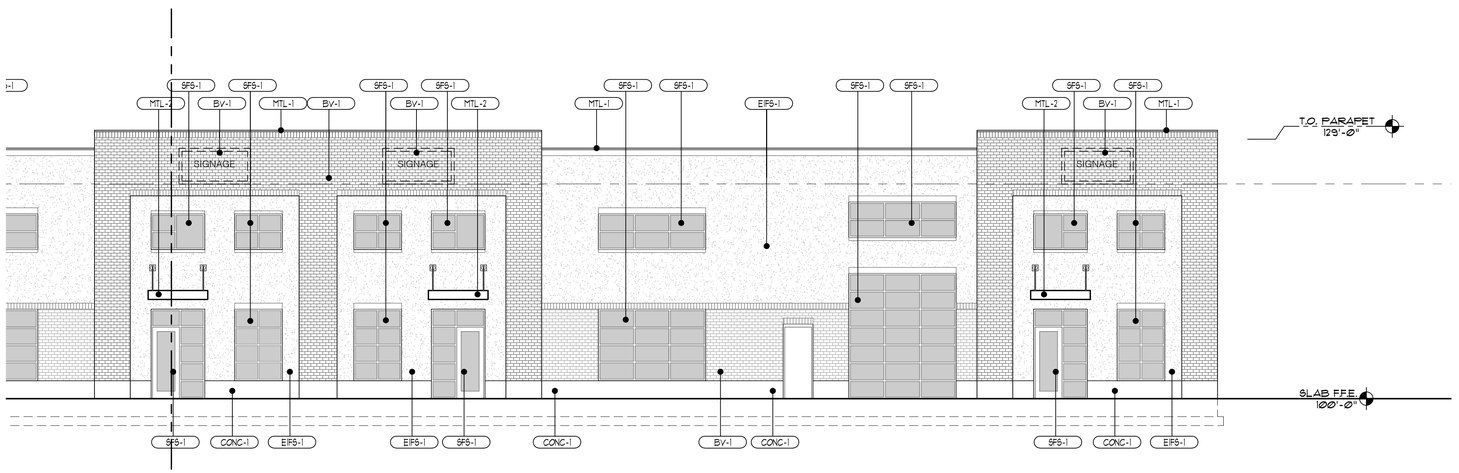


1 A201 BUILDING B - SOUTH ELEVATION (OVERALL)
SCALE: 1/16"=1'-0"

EXTERIOR ELEVATION MATERIAL LEGEND				
CODE	MATERIAL	MANUFACTURER	SERIES	COLOR
CONC-1	PAINTED CONCRETE TILT PANELS	--	--	T.B.D.
CONC-2	PAINTED CONCRETE TILT PANEL - BRICK FORM LINER	--	--	T.B.D.
WD-1	TRESPA WOOD SIDING	TRESPA PURA NFC	SIDING	T.B.D.
TILE-1	EXTERIOR TILE	T.B.D.	T.B.D.	T.B.D.
MTL-1	PREFINISHED METAL CAP FLASHING	FIRESTONE UNA-CLAD	KYNAR 500	T.B.D.
MTL-2	PREFINISHED STEEL AWNING	T.B.D.	KYNAR 500	T.B.D.
MTL-3	PREFINISHED STEEL GATE	T.B.D.	KYNAR 500	T.B.D.
EIFS-1	EXTERIOR INSULATED FINISH SYSTEM	SYNERGY	T.B.D.	T.B.D.



2 A201 BUILDING B - SOUTH ELEVATION
SCALE: 1/8"=1'-0"



3 A201 BUILDING B - SOUTH ELEVATION (CONTINUED)
SCALE: 1/8"=1'-0"

PROGRESS SET

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CLEARFIELD FLEX BUILDING - B

320-360 West Antelope Drive
Clearfield, Utah

CHRONOLOGY

PROJECT NO
20.063

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___ / ___

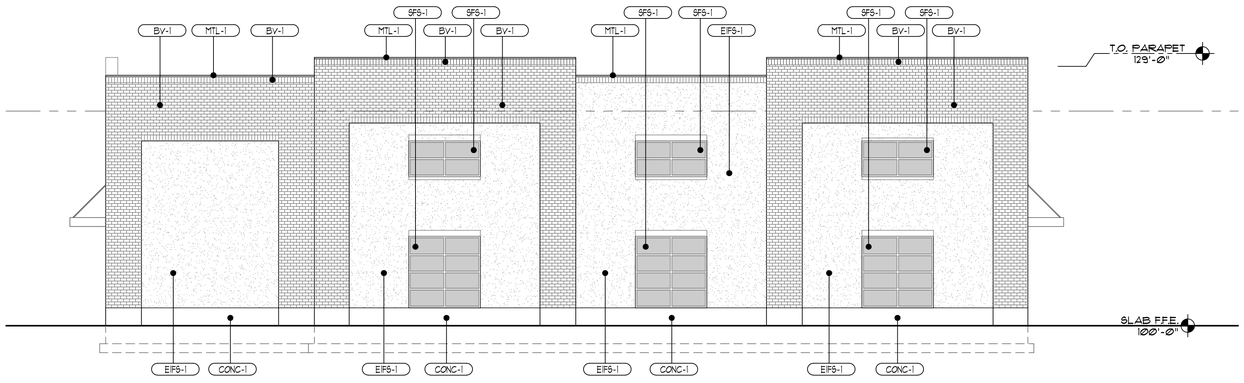
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BUILDING B ELEVATIONS

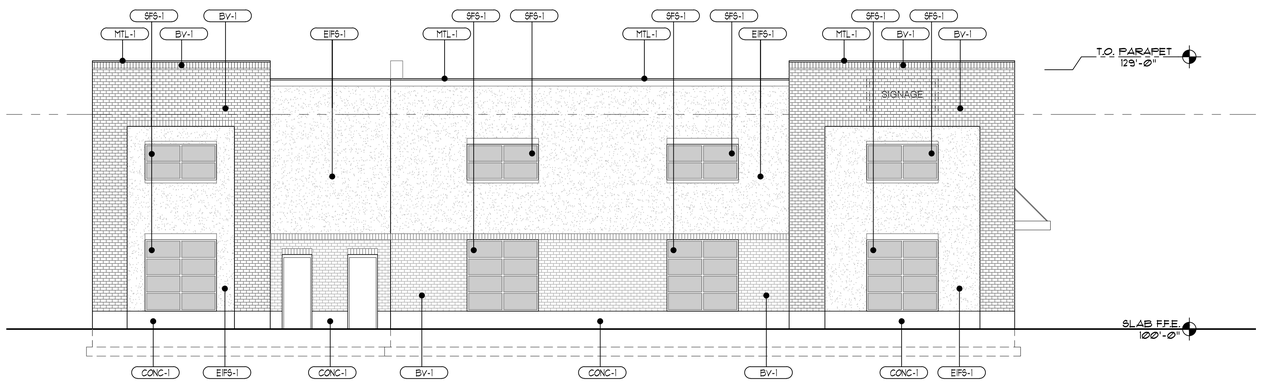
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EXTERIOR ELEVATION MATERIAL LEGEND				
CODE	MATERIAL	MANUFACTURER	SERIES	COLOR
CONC-1	PAINTED CONCRETE TILT PANELS	--	--	T.B.D.
CONC-2	PAINTED CONCRETE TILT PANEL - BRICK FORM LINER	--	--	T.B.D.
WD-1	TRESPA WOOD SIDING	TRESPA PURA NFC	SIDING	T.B.D.
TILE-1	EXTERIOR TILE	T.B.D.	T.B.D.	T.B.D.
MTL-1	PREFINISHED METAL CAP FLASHING	FIRESTONE UNA-CLAD	KYNAR 500	T.B.D.
MTL-2	PREFINISHED STEEL AWNING	T.B.D.	KYNAR 500	T.B.D.
MTL-3	PREFINISHED STEEL GATE	T.B.D.	KYNAR 500	T.B.D.
EIFS-1	EXTERIOR INSULATED FINISH SYSTEM	SYNERGY	T.B.D.	T.B.D.



2 A202 BUILDING B - EAST ELEVATION
SCALE: 1/8"=1'-0"



2 A202 BUILDING B - WEST ELEVATION
SCALE: 1/8"=1'-0"

PROGRESS SET

PRINTED DATE
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CLEARFIELD FLEX BUILDING - B

320-360 West Antelope Drive
Clearfield, Utah

CHRONOLOGY

PROJECT NO
20.063

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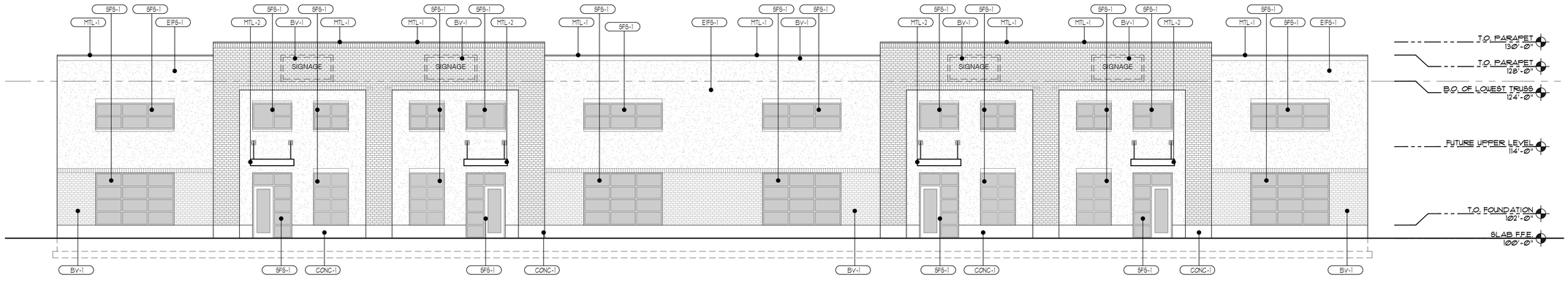
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BUILDING B ELEVATIONS

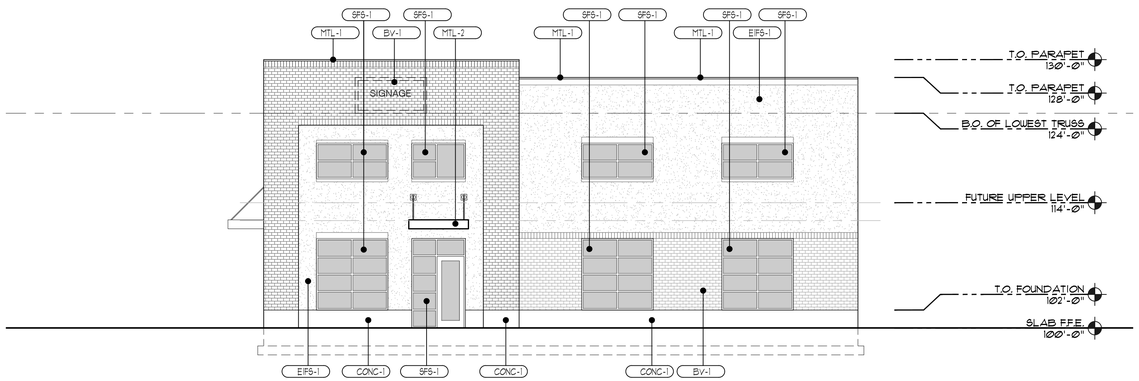
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EXTERIOR ELEVATION MATERIAL LEGEND				
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MTL-2	PREFINISHED STEEL AWNING	T.B.D.	KYNAR 500	T.B.D.
SFS-1	STOREFRONT SYSTEM	OLD CASTLE	3000	T.B.D.
CMU-1	10" CONCRETE MASONRY UNITS	T.B.D.	T.B.D.	T.B.D.
EIFS-1	EXTERIOR INSULATION FINISH SYSTEM	SYNERGY	T.B.D.	T.B.D.



1 A201 BUILDING C - SOUTH ELEVATION
SCALE: 1/8"=1'-0"



2 A201 BUILDING C - WEST ELEVATION
SCALE: 1/8"=1'-0"

PROGRESS SET

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CLEARFIELD FLEX BUILDING - C

320-360 West Antelope Drive
Clearfield, Utah

CHRONOLOGY

PROJECT NO
20.063

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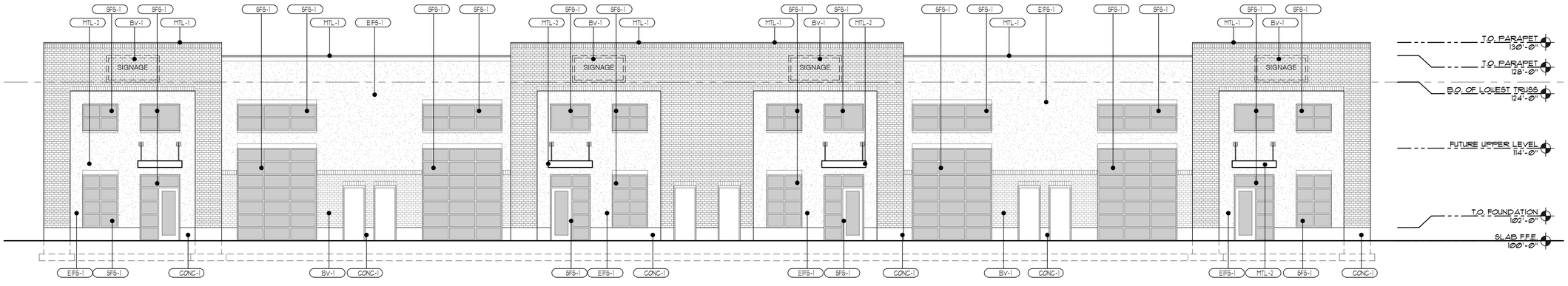
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BUILDING C ELEVATIONS

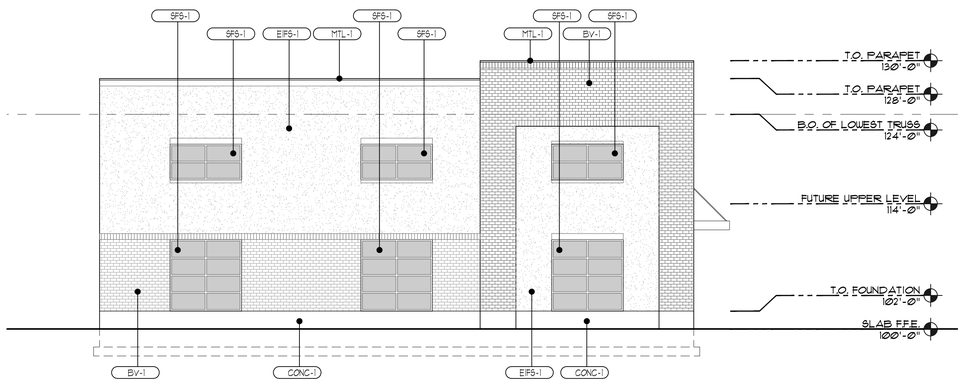
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CMU-1	10" CONCRETE MASONRY UNITS	T.B.D.	T.B.D.	T.B.D.
EIFS-1	EXTERIOR INSULATION FINISH SYSTEM	SYNERGY	T.B.D.	T.B.D.



1 A202 BUILDING C - NORTH ELEVATION
SCALE: 1/8"=1'-0"



2 A202 BUILDING C - EAST ELEVATION
SCALE: 1/8"=1'-0"

PROGRESS SET

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CLEARFIELD FLEX BUILDING - C

320-360 West Antelope Drive
Clearfield, Utah

CHRONOLOGY

PROJECT NO
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___ / ___

TITLE

BUILDING C ELEVATIONS

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Planning Commission
STAFF REPORT

AGENDA ITEM
#2

TO: **Clearfield City Planning Commission**

FROM: **Zack Ludlow, Planning Technician**
zachary.ludlow@clearfieldcity.org **(801) 525-2718**

MEETING DATE: **Wednesday, July 1st, 2020**

SUBJECT: Discussion and Possible Action on **CUP 2020-060044**, a conditional use permit request by Melissa Child of Childs Play Fab to obtain a Home Occupation Business License to operate a plasma cutting table to cut out brackets and art work within a detached home garage. The property is located at 2175 South 50 West (TIN: 12-123-0008). The parcel is approximately 0.23 acres in size and is located in an R-1-9 (Single Family Residential) zoning district. (Administrative Matter)

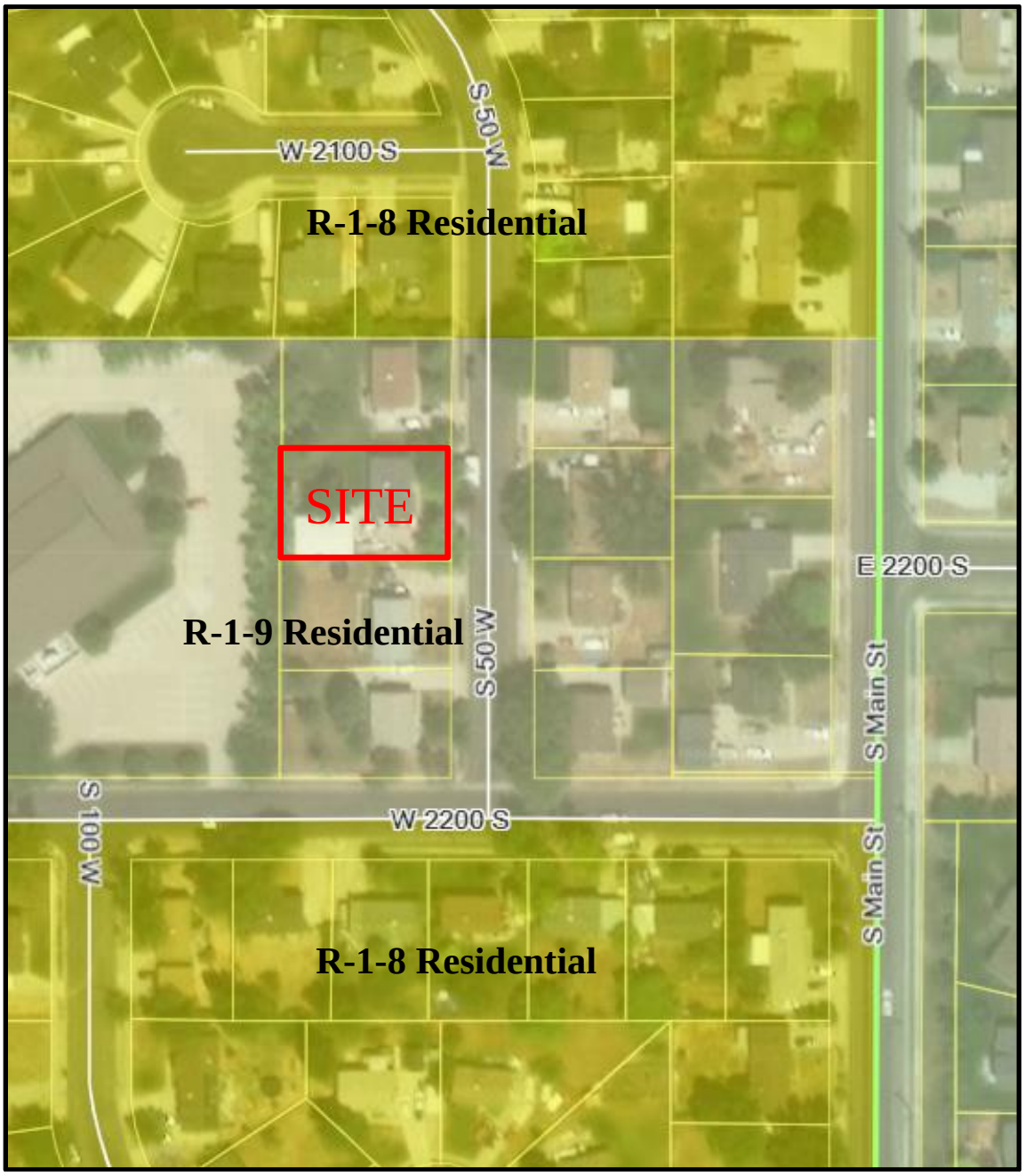
RECOMMENDATION

Staff recommends that the Planning Commission **approve as conditioned**, **CUP 2020-060044**, a request by Melissa Child of Childs Play Fab, for a Conditional Use Permit to obtain a Home Occupation Business License to operate a plasma cutting table to cut out brackets and art work within a detached home garage. The property is located at 2175 South 50 West (TIN: 12-123-0008). This recommendation is based on the findings and discussion in the Staff Report.

PROJECT SUMMARY

Project Information	
Project Name	Childs Play Fab
Site Location	2175 South 50 West
Tax ID Number	12-123-0008
Applicant	Melissa Child
Property Owner	Brandon A. Child
Proposed Actions	Conditional Use Permit – Home Occupation Business License (Use of Detached Garage)
Current Zoning	R-1-9 Residential Single Family
General Plan-Land Use	Residential

Vicinity and Zoning Map



ANALYSIS

General Plan and Zoning
The property is an 10,018.8 square foot lot (0.23 acres) and contains a single-family dwelling, described as, Lot 8, of the Southwood Subdivision, in the R-1-9 zone. The General Plan shows this and the surrounding area as residential within this portion of the City. The property is similar in size and configuration to surrounding parcels.

Conditional Use Permit Review
The purpose of the Conditional Use Permit is to allow a land use that, because of its unique characteristics or potential impact on the municipality, surrounding neighbors, or adjacent land uses, may be compatible as long as certain conditions are met to mitigate or eliminate any detrimental impacts.

This request for a Conditional Use Permit is for a Home Occupation which would include utilization of the detached garage for using a plasma cutting table to cut out art work along with brackets to mount coolers in the bed of a side by side. Home Occupations are legal in all residential zones subject to standards outlined in Chapter 11-16 of the Clearfield City Municipal Code. The usable area for Home Occupations must be conducted entirely within the primary structure and is limited to 25% of the square footage of the primary structure. The use of a garage or accessory structure as part of the home occupation however, requires the approval of a Conditional Use Permit by the Planning Commission (See Section 11-16-3B). With that, the Planning Commission has the authority to impose conditions on the use of the accessory structure for the home occupation.

Clearfield City Land Use Code Section 11-16-1 lists general regulations for home occupation businesses. The request would allow for the legal operation of a business for using a plasma cutting table to cut out brackets and art work in the existing detached garage, subject to conditions of approval imposed for the use of that structure. As required by ordinance, the applicant will need to comply with all applicable standards outlined in Chapter 11-16 (Home Occupations) of the Land Use Ordinance.

The applicant has indicated that the business has been a hobby and they are wishing to start selling the brackets and art work. The business would use the detached garage in the rear yard. Based upon the specific nature of this business staff has included conditions of approval to address hours of operation, parking, noise, storage, and the residential character of this property. It is the intent of the Home Occupation ordinance and the recommended conditions, that this proposed use will not change the residential character of this property or have an adverse impact on the residential neighborhood.

The North Davis Fire District has indicated they see no issues with using the detached garage for the subject business.

Public Comment
Staff has not received public comment regarding this request.

GENERAL STANDARDS

Conditional Use Permit Review

Clearfield Land Use Ordinance Section 11-4-3 establishes the general standards and determination the Planning Commission shall make to approve Conditional Use Permits. The findings and staff's evaluation are outlined below:

	General Standard	Staff Analysis
DETERMINATION: A Conditional Use Permit shall be approved if conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with the standards set forth [in the Land Use Code]. If the reasonably anticipated detrimental impacts or effects of the proposed conditional use cannot be substantially mitigated or eliminated by the proposal or the imposition of conditions to achieve compliance with the standards set forth [in the Land Use Code], the Conditional Use Permit may be denied.		
1)	*Equivalent to Permitted Use:* Any detrimental impacts or effects from the proposed use on any of the following shall not exceed those which could reasonably be expected to arise from a use that is permitted in the zone: a. The health, safety, and welfare of the City and its present and future inhabitants and businesses; b. The prosperity of the City and its present and future inhabitants and businesses; c. The peace and good order, comfort, convenience and aesthetics of the City and its present and future inhabitants and businesses; d. The tax base; e. Economy in governmental expenditures; f. The State's agricultural and other industries; g. The urban and nonurban development; h. Access to sunlight for solar energy devices; or i. Property values.	The request is a home occupation for using a table mounted plasma cuter located in a detached garage to cut out art work and brackets for mounting coolers in the back of side by sides. With conditions to address noise, parking, storage, residential character, and hours of operation, this is a use that is compatible with surrounding residential uses.
2)	*Impact Burden:* Any cost of mitigating	Staff would recommend that the business operate

	or eliminating detrimental impacts or effects in excess of those which could be reasonably expected to arise from a permitted use shall become a charge against the development so as not to constitute a burden on the municipality, surrounding neighbors, or adjacent land uses.	between 8:00 AM to 8:00 PM in order to avoid excessive noise early in the morning and late into the evening. The storage of the material being used must occur entirely within the detached garage. The use of on-street parking for customer or business parking should not be allowed.
3)	*Conform to the Objectives of the General Plan:* The proposed conditional use shall not limit the effectiveness of land use controls, imperil the success of the General Plan for the community, promote blight or injure property values.	The proposed use does not limit the effectiveness of land use controls or the success of the General Plan. With conditions, the proposed use is not anticipated to promote blight or injure property values. Conditions of approval are proposed to mitigate impact to the surrounding properties.

CONDITIONS OF APPROVAL

1) The business shall be conducted entirely within the detached garage.
2) No more than one nonresident may be employed on the premises, at any time.
3) The home occupation shall not physically change the dwelling to the extent that it would alter the residential character of the neighborhood in which it is located.
4) The use shall not unreasonably disturb the peace and quiet of the neighborhood by reason of signage, color, design, materials, construction, lighting, sound, noises or vibrations.
5) Delivery of material must occur entirely on the property.
6) Storage of material shall be entirely within the detached garage.
7) There shall be no external display of goods, or materials, upon the premises.
8) No sign or advertising shall be displayed on the premises other than signs permitted in residential zones in accordance with chapter 15 of this title.
9) The home occupation shall not generate vehicular traffic significantly in excess of that which is normally generated by a residential use. The home occupation shall not generate frequent deliveries by large vehicles.
10) All vehicles of customers or residents must be parked in authorized portions of the lot upon which the home occupation is located and not on the public street.
11) There shall be complete conformity with the currently adopted building code, fire code, plumbing code, mechanical code, national electrical code and Davis County and state health codes, and to all state and city ordinances.
12) The home occupation shall not be associated with noise, dust, odors, noxious fumes, glare or other hazards to safety and health, which are emitted and may be discernable beyond the

premises. The home occupation shall not create a hazard by using or storing flammable, explosive or other dangerous materials in quantities that exceed those which may normally be found in a residence, or by keeping, raising or storing animals which are capable of inflicting harm or discomfort, or endangering the health and safety of any person or property.

13) The home occupation shall not involve the installation on the exterior of the dwelling of special equipment and/or fixtures or plumbing or electrical wiring for such special fixtures or equipment which are not ordinarily or customarily used in a dwelling.

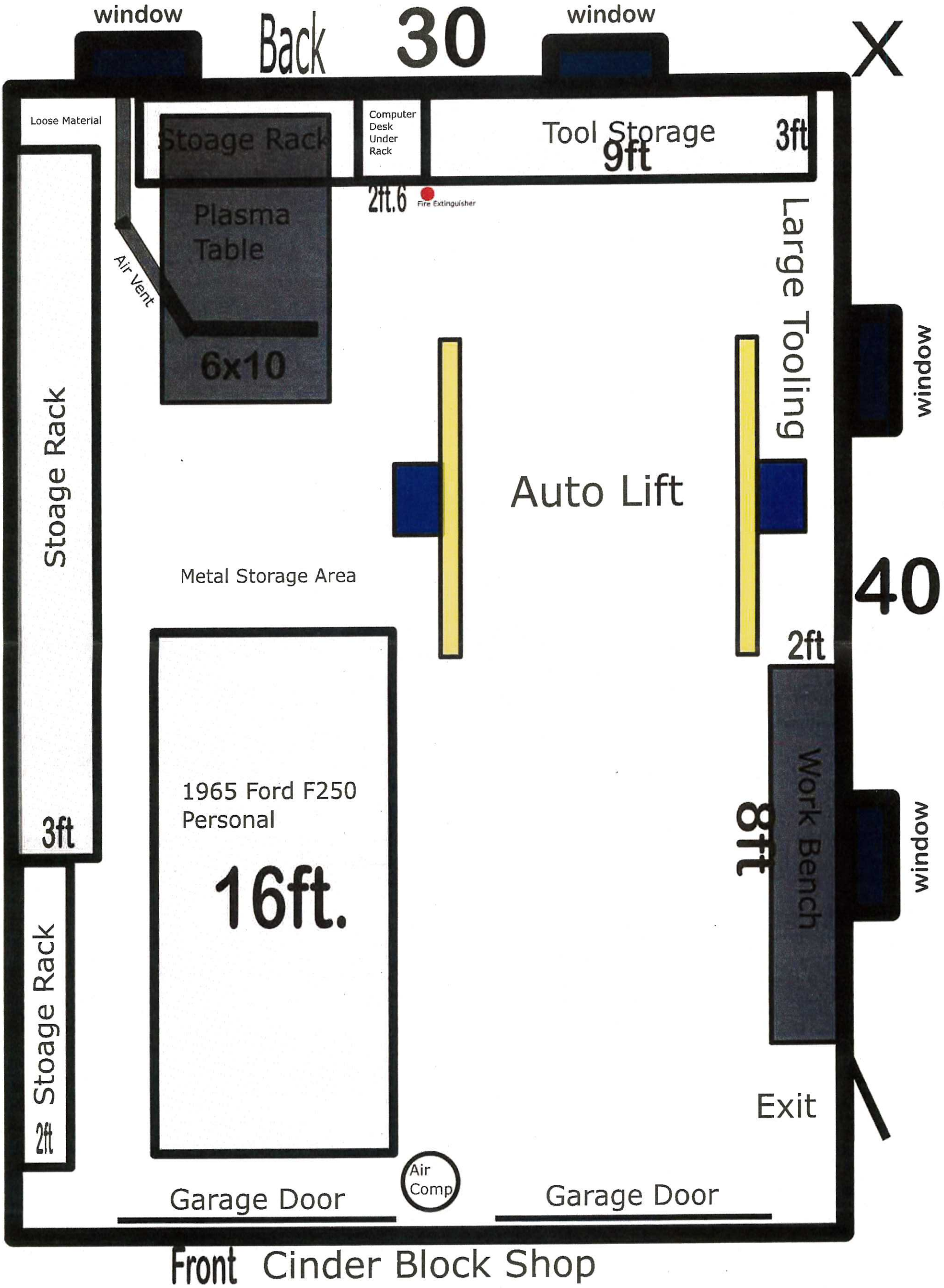
14) To protect the single-family character of the neighborhood, the business shall operate only between the hours of 8:00AM and 8:00PM.

15) The applicant shall provide proof of having obtained and of having maintained, as may be periodically requested by the City, all applicable local, state, and federal permits.

16) The applicant shall obtain a Clearfield City business license prior to the commencement of business operations from this location.

ATTACHMENTS

- Garage Floor Plan


window
Back
30
window
X
Loose Material
Stoage Rack
Computer Desk Under Rack
Tool Storage
9ft
3ft
2ft.6
Fire Extinguisher
Plasma Table
Air Vent
6x10
Large Tooling
window
Stoage Rack
Auto Lift
Metal Storage Area
40
2ft
1965 Ford F250
Personal
16ft.
Work Bench
8ft
3ft
Stoage Rack
2ft
window
Exit
Air Comp
Garage Door
Garage Door
Front
Cinder Block Shop