MEETING AGENDA OF THE CLEARFIELD CITY PLANNING COMMISSION

Notice is hereby given that the Clearfield City Planning Commission will hold a regularly scheduled meeting at **7:00 P.M., Wednesday, September 2nd, 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.

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

REGULAR SESSION – 7:00 PM- Council Chambers

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 **CUP 2020-080055**, a conditional use permit request by Jason Adams with Davis Behavioral Health, Inc. to operate a Group Home for Persons with a Disability at the subject location. **Location:** 2221 South 100 West (TIN: 12-084-0186). **Parcel Area:** .31 acres. **Zone:** R-1-8 (Residential). **Planner:** Brad McIlrath **(Administrative Action).**
2. Discussion and Possible Action on **SP 2020-070054**, a site plan review request by Paul Poteet with Liberation Development Investments, LLC to construct a 106-unit multi-family development at the subject location. **Location:** Approximately 301 East 200 South (TIN: 12-001-0186 & 12-007-0112). **Parcel Area:** 3.445 acres. **Zone:** U-C (Urban Core Commerce). **Planner:** Brad McIlrath **(Administrative Action).**

DISCUSSION ITEMS

1. Staff Discussion
   a. 2020 Planning Commission Meeting Schedule
2. Planning Commissioner's Minute
3. Staff Communications

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

Dated this 27th day of August, 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.

2020 Planning Commission Meeting Dates and Deadlines

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

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

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

Planning Commission
STAFF REPORT

AGENDA ITEM
#1

TO: **Clearfield City Planning Commission**

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

MEETING DATE: **Wednesday, September 2nd, 2020**

SUBJECT: Discussion and Possible Action on **CUP 2020-080055**, a conditional use permit request by Jason Adams with Davis Behavioral Health, Inc. to operate a Group Home for Persons with a Disability at the subject location. **Location:** 2221 South 100 West (TIN: 12-084-0186). **Parcel Area:** .31 acres. **Zone:** R-1-8 (Residential). **Planner:** Brad McIlrath **(Administrative Action).**

RECOMMENDATION

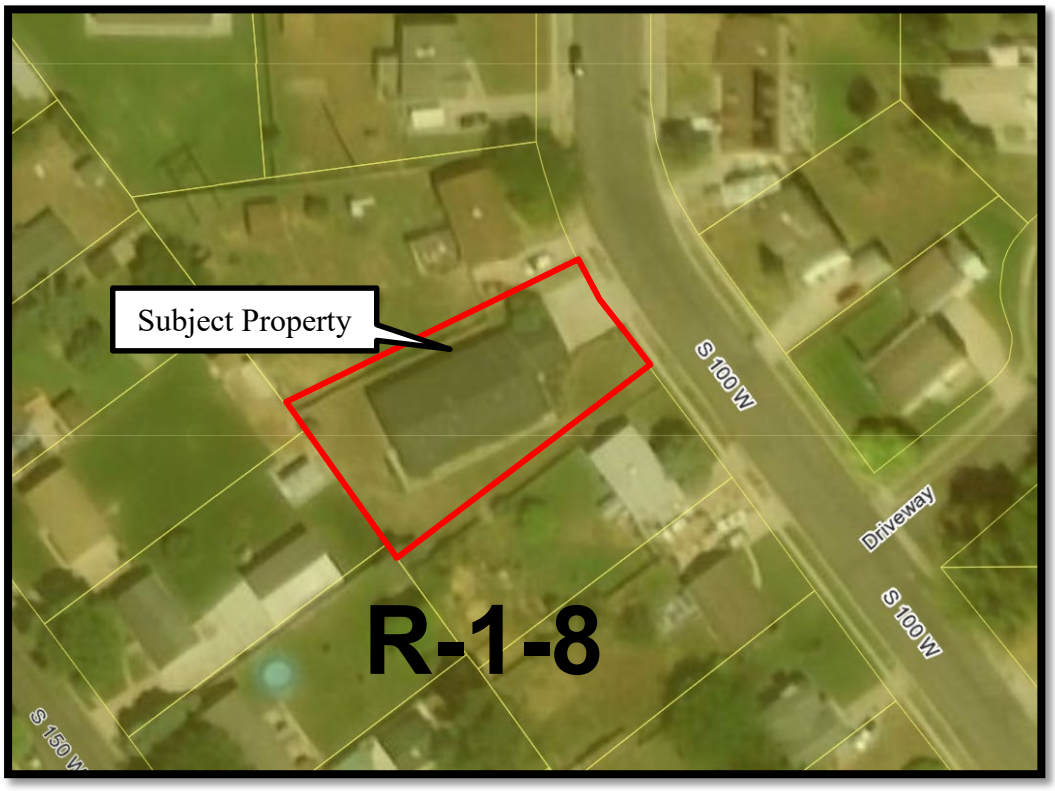
Staff recommends that the Planning Commission **approve as conditioned**, **CUP 2020-080055**, a conditional use permit request by Jason Adams with Davis Behavioral Health, Inc. to operate a Group Home for Persons with a Disability at the property addressed 2221 South 100 West (TIN: 12-084-0186). This recommendation is based on the discussion and findings in the Staff Report.

PROJECT SUMMARY

Project Information	
Project Name	Davis Behavioral Health
Site Location	2221 South 100 West
Tax ID Number	12-084-0186
Applicant	Jason Adams, Davis Behavioral Health
Owner	Davis Behavioral Health, Inc.
Proposed Actions	Conditional Use Permit Approval
Current Zoning	R-1-8 (Residential)
Gross Site	0.31 Acres

Surrounding Properties and Uses:		Current Zoning District	General Plan Land Use Classification
North	Residential Single-Family	R-1-8 (Residential)	Residential
East	Residential Single-Family	R-1-8 (Residential)	Residential
South	Residential Single-Family	R-1-8 (Residential)	Residential
West	Residential Single-Family	R-1-8 (Residential)	Residential

Aerial Image & Zoning



BACKGROUND

Davis Behavioral Health (DBH) is seeking approval of a conditional use permit to operate a Group Home for Persons with a Disability at this location incompliance with Clearfield City Code standards. This location was previously approved and licensed as a Group Home for Elderly Persons. The proposal by DBH would allow persons with mental health challenges to live at this location with a live-in manager similar to the other group home location in Clearfield at 1355 East 1300 South. As shown in the application materials, DBH proposes to add and repair site landscaping and repair site fencing that has become dilapidated. Minor interior remodeling will also occur to provide a more prominent front reception space and entry. There is also a need to add restrooms and doors for residents. Clearfield Municipal Code limits the amount of residents cared for to eight (8) persons, exclusive of staff. DBH recognizes this limitation and will operate this facility in accordance to the ordinance standard.

CONDITIONAL USE PERMIT REVIEW

Site Landscaping

As stated above, DBH will be improving the site landscaping which includes fence repairs, additional landscaping, replacement of deteriorated mulch, and the revitalization of lawn. As a residential property, there are not specific requirements for the amount of shrubs or trees to be planted at this property. Like all other properties in the R-1-8 Zone, the maximum lot coverage of all buildings cannot exceed 40% with the remaining amount provided for landscaping and a driveway. Based upon staff measurements, the facility complies with this standard.

Site Parking

DBH has indicated that there is sufficient parking in the driveway for six (6) to eight (8) vehicles which is enough to meet their needs. With individuals that have a limited need for a personal automobile and

with limited live-in staff, Clearfield staff determine that there is sufficient parking for this group home and that no additional off-street parking is required.

PUBLIC COMMENT

A public notice was placed on the property on August 21st, 2020. No public comments have been received to date.

CITY DEPARTMENT / AGENCY REVIEW

As a proposed group home that is not a full change of use from the previously approved and licensed Group Home for Elderly Persons, there were no concerns by other City Departments or area agencies.

REVIEW CONSIDERATIONS

Conditional Use Permit Review
Clearfield Land Use Ordinance Section 11-4-4 establishes the following review considerations the Planning Commission shall review and determine to approve Conditional Use Permits.

REVIEW CONSIDERATION		Staff Analysis
CONSIDERATIONS: The Land Use Authority may allow a conditional use to be located in any zoning district in which the particular use is allowed as a conditional use by this title. In authorizing any conditional use, the Land Use Authority shall impose such requirements and conditions to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with the applicable standards provided in this chapter or elsewhere in this title necessary for the protection of adjacent properties and the public welfare. The Land Use Authority shall determine the following:		
1)	*At the specified location, [the proposed use] is in harmony with the general intent and purpose of the Clearfield City General Plan and the applicable zoning district regulations;*	The proposed use is similar in nature the previous use as a Group Home for Elderly Persons. The facility and property are designed to be in harmony with the surrounding area and the proposed use is in harmony and compliance with the General Plan and zoning ordinance regulations.
2)	*[The proposed use] is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community and neighborhood;*	The proposed use is necessary to provide a facility and service for persons in the overall community that suffer from mental illness. By allowing this type of facility in residential zones and at this location, and with conditions to clean up the property, the use will contribute to the general well-being of the community and this neighborhood.
3)	*Such use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity; and*	The proposed use will not be detrimental to the health, safety, or general welfare of other persons residing in this neighborhood.
4)	*Conditions imposed by the Land Use Authority are based upon ordinance standards outlined in this title [Title 11, Land Use] or as otherwise*	The proposed conditions are based upon ordinance standards.

	determined to be necessary by the City Engineer, Building Official, or any applicable State or Federal Agency according to adopted standards of those fields of expertise.	

CONDITIONS OF APPROVAL

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.

1) The project shall comply with all applicable development standards of the R-1-8 Zone.
2) The site landscaping shall be repaired to include lawn restoration, fence repairs, and the elimination of weeds.
3) The applicant shall obtain all necessary building permits for interior remodeling.
4) The applicant shall obtain a Clearfield City Business License prior to the commencement of business operations at this location.

ATTACHMENTS

1. Application Letter
2. Site Plans
3. Floor Plan
4. Site Photographs

DAVIS
BEHAVIORAL HEALTH

934 S Main Street Layton, UT 84041 801.336.1800
www.dbhutah.org

Brandon Hatch
Executive Director

Dr. Noel Schenk
Medical Director

Kristen Reisig
Clinical Director

Ryan Westergard
Chief Financial Officer

Tim London
Human Resources Director

Shelly Tanner
Corporate Compliance

To: Clearfield City Zoning and Planning Commission
55 South State Street, UT 84015

Davis Behavioral Health, Inc. is interested in obtaining a conditional use permit for the property located at 2221 S 100 W. This group home was last used for the elderly and we would like a permit that would allow us to serve our clients with disabilities in a group home setting.

We have a long history of providing successful housing for individuals with mental health and have operated a similar group home in Clearfield (1355 E 1330 S) for many years.

We will not be doing any major structural changes to the facility. It has been vacant for a period of time and there are signs of neglect. We will be repairing the exterior fences, taking care of the lawn, and improving the overall appearance of the building. The interior will be getting new HVAC, as well as updated plumbing, making sure everything is up to code, and updating the quarters for staff.

We will have staff available to help with meal and med delivery as well as other client's needs that occur.

We look forward to a great relationship with the city and neighbors. If there are questions, please feel free to contact us.

Sincerely,

Jason Adams
DBH Property Manager
801-458-7335
jasona@dbhutah.org

2221 S 100 W



Imagery ©2020 State of Utah, Map data ©2020 20 ft



2221 S 100 W

Clearfield, UT 84015
Building

Directions Save Nearby Send to your phone Share

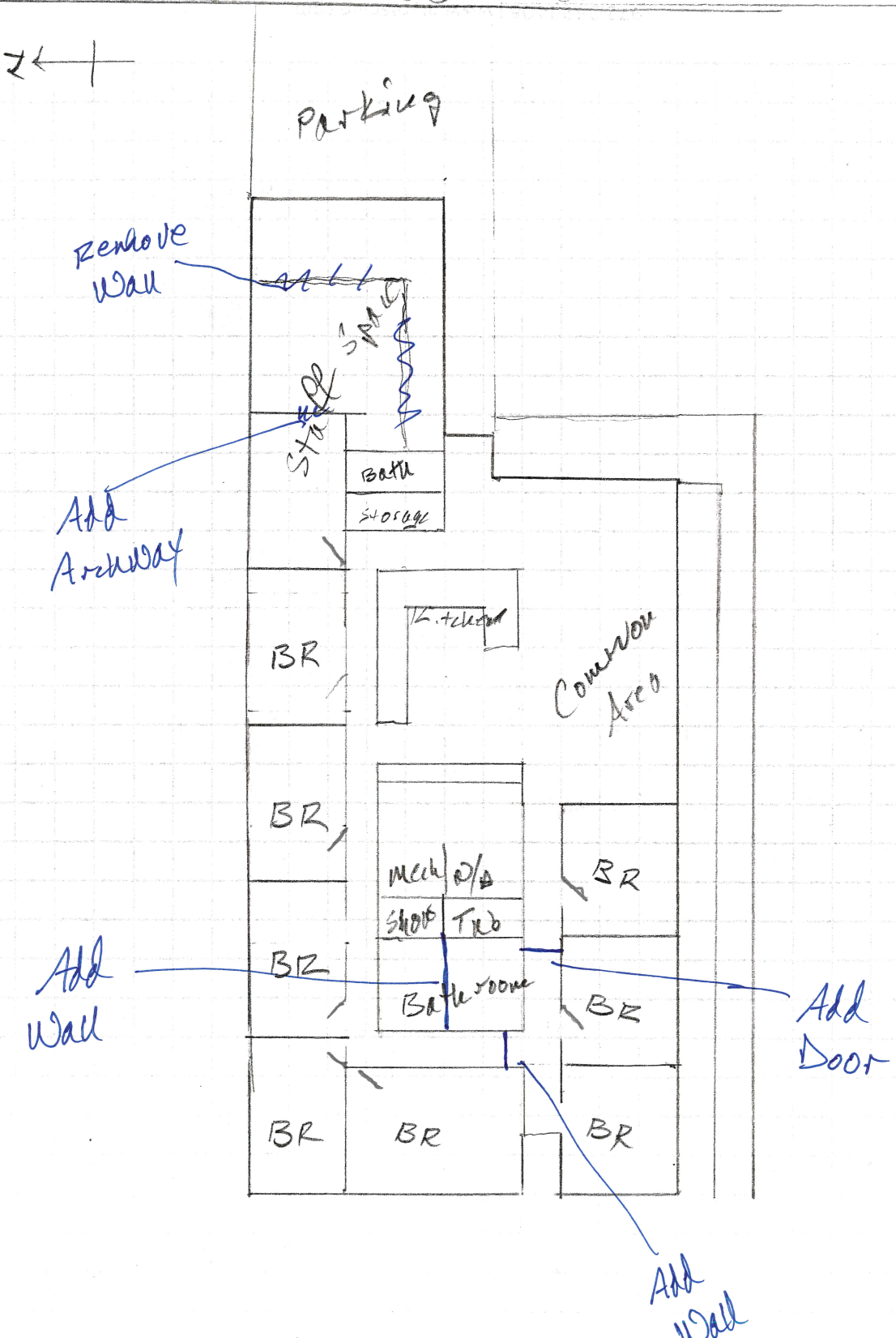
Photos

Google Maps 2221 S 100 W



Imagery ©2020 State of Utah, Map data ©2020 20 ft

100 West



Each Bedroom has a sink & toilet & closet


F60 OYH
PJ



Add landscaping
Repair lawn



ADD Landscaping
Repair lawn



REPAIR LAWN



REPAIR LAWN



ADD MULCH
FIX LAWN



REPAIR FENCE

Planning Commission
STAFF REPORT

AGENDA ITEM
#2

TO: **Clearfield City Planning Commission**

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

MEETING DATE: **Wednesday, September 2nd, 2020**

SUBJECT: Discussion and Possible Action on **SP 2020-070054**, a site plan review request by Paul Poteet with Liberation Development Investments, LLC to construct a 106-unit multi-family development at the subject location. **Location:** Approximately 301 East 200 South (TIN: 12-001-0186 & 12-007-0112). **Parcel Area:** 3.445 acres. **Zone:** U-C (Urban Core Commerce). **Planner:** Brad McIlrath **(Administrative Action).**

STAFF RECOMMENDATION

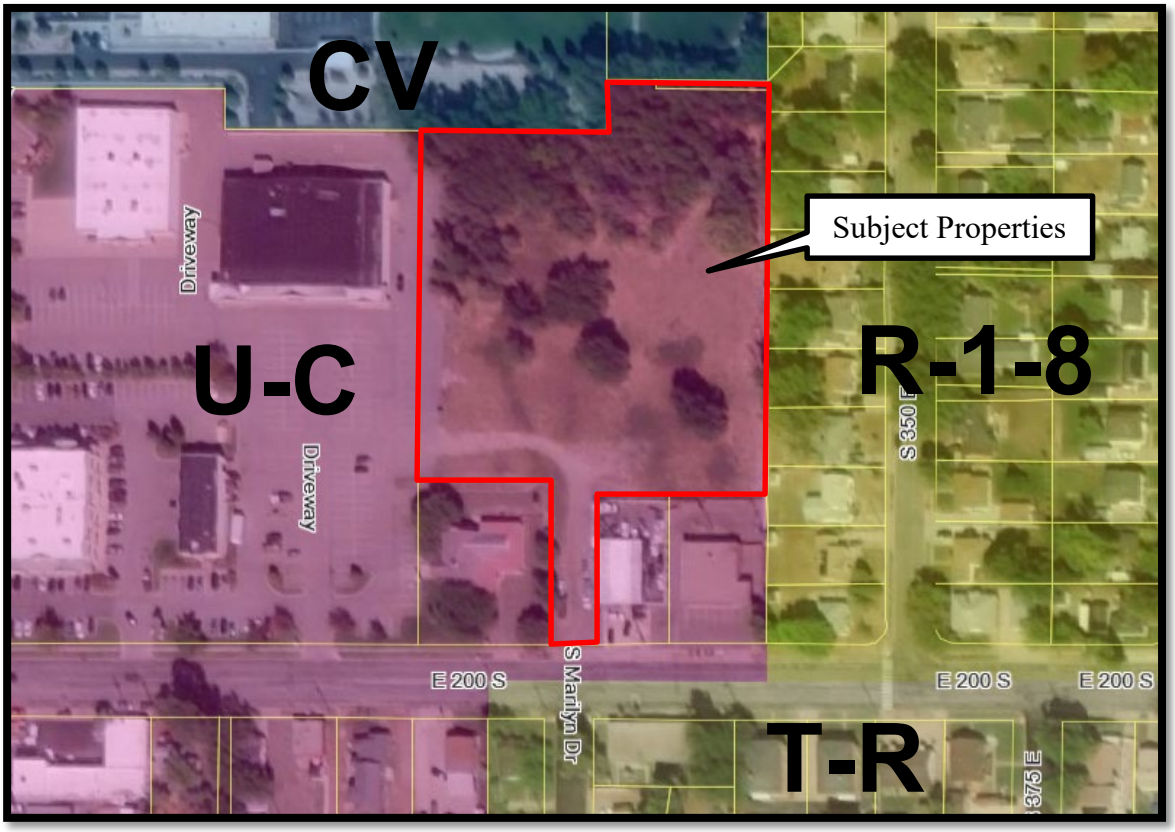
Staff recommends that the Planning Commission **approve as conditioned, SP 2020-070054**, a site plan review request by Paul Poteet with Liberation Development Investments, LLC to construct a 106-unit multi-family development at the properties located at approximately 301 East 200 South (TIN: 12-001-0186 & 12-007-0112). This recommendation is based on the discussion and findings of the Staff Report.

PROJECT SUMMARY

Project Information	
Project Name	The Hart @ City Center
Site Location	Approximately 301 East 200 South
Tax ID Numbers	12-001-0186 & 12-007-0112
Applicant	Paul Poteet, Liberation Development Investments, LLC
Owner	Kier Corporation
Proposed Actions	Site Plan Approval
Current Zoning	U-C (Urban Core Commerce)
Site Area	3.445 Acres

Surrounding Properties and Uses:		Current Zoning District	General Plan Land Use Classification
North	Central Park	CV (Civic)	Commercial
East	Residential Single-Family	R-1-8 (Residential)	Residential
South	Commercial	U-C (Urban Commerce)	Mixed Use
West	Commercial	U-C (Urban Commerce)	Mixed Use

Aerial Image & Zoning



BACKGROUND

The applicant proposes to construct a four story 106-unit multi-family development at this location. This development will include forty four (44) studio units, forty (40) 1-bedroom units, and twenty two (22) 2-bedroom units. As required by the Form-Based Code (FBC), a new street is required to be constructed through this property that continues Marilyn Drive to the north. This new street will be developed as a private street with parking located to the west and the multi-family building and additional parking locate to the east. The site amenities include a pickleball court and a sidewalk connection to Central Park.

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

The development is located north of 200 South and in an area of the FBC that requires a new street. As shown on the Street Hierarchy Diagram on page 24 of the FBC, this new street is a secondary street and labeled as a neighborhood local street. Under section 4.2 Street Types, on page 23, the Neighborhood and Access Road street types are called out as local and private local streets. As such this new street required within this property could be developed using the Neighborhood Street type or the Access Road street type. After discussions with public works, it was determined that this new street and all of the others shown within the Clearfield Towne Square should be developed as private streets using the Access Road design. This will allow for the greatest flexibility in developing these properties and will ensure private maintenance of roads that are not as wide as the city standard.

Access Road – 5.8

Standard:	Staff Analysis:
Vehicular Realm • *Right-of-Way Width:* 40'-47' • *Travel Lanes:* 2 lanes • *Lane Width:* 9.5' to 11' • *Center Turn Lanes:* None • *Parking Lanes:* None; Parallel optional on one side • *Pavement Width:* Minimum 24' (without parking); 32' (with parking on one side). Maximum 27' (without parking); 35' (with parking on one side). This is subject to NDFD approval as well to ensure sufficient width for fire trucks. • *Median:* None • *Bicycle Facilities:* Shared	Complies with FBC
Pedestrian Realm • *Pedestrian Facilities:* Minimum 5' (sidewalk is not required to be installed until development happens on the other side) • *Street Buffer:* Minimum 4'; Minimum 5' if street trees are planted (required on both sides). This would be the requirement as the entire road will be developed as part of this project.	**Non-Compliance with FBC** Staff Note: The access road includes the 5' sidewalk and 4' park strip along the east and north sides of the road, but not along the west and south sides of the road. Street trees are required along all street frontages in except the Alley and therefore the park strip on each side must be increased to 5' wide to accommodate street trees on both sides. This will likely require property acquisition to the west or east to add the addition width to comply with this standard. If that is not possible then, the area that cannot be completed (sidewalk on west) will need to be completed in the future with redevelopment of that property. All improvements that can feasibly be completed within the right-of-way area must be constructed to comply with these standards.
Benches are required every 200 feet on commercial and arterial streets in the UC, UR, TC, and CV districts.	Not Applicable as this road is a private local street.
Street lighting is required on all streets within downtown and are to be placed within the landscape or furnishing zone. • *Minimum Spacing:* 40 feet apart on center. • *Maximum Spacing:* 80 feet apart on center. • *Single Acorn Street Lights Required*	**Non-Compliance with FBC** Staff Note: No street lights are provided.
Street Trees: • For Street Buffers 6 feet and less small and/or medium trees may be used.	**Non-Compliance with FBC** Staff Note: The submitted landscape plan includes Skyline Honeylocust street trees

• For Street Buffers wider than 6 feet medium and/or large trees may be used. • Medium and small trees shall be spaced a minimum of 20 and a maximum of 40 feet on center. • Large trees shall be spaced a minimum of 40 and a maximum of 60 feet on center. • The minimum clear branch height is 7 feet. • Must work with City Urban Forester/Arborist if the area between the curb and property line is less than nine feet to determine appropriate tree species. • Tree Species and Diversity must comply with standards found on page 36 of FBC.	spaced at just over forty feet (40') apart. The plan will need to be revised to select a street tree from the approved list on page 36 of the FBC as well as the required tree diversity outlined at the bottom of that page. The trees will need to be spaced at the distance for small or medium street trees.

B. BUILDING TYPE STANDARDS (FBC Chapter 6)

Multi-Family Building Type - 6.5:

1. Building Site

Standard:	Staff Analysis:
Minimum Lot Width: 80 feet *Maximum Lot Width:* None	Complies with FBC
Maximum Impervious Coverage: 65% *Additional Semi-Pervious Coverage:* 10%	Complies with FBC Staff Note: Based upon the site plan the building area and parking area in the northeast portion of the development occupies 64.3% of the property area. The parking lot in the southwest portion of the property has an impervious coverage of 62.4%.

2. Site Access & Parking

Standard:	Staff Analysis:
Parking & Loading Location: Rear or Side Yard	Complies with FBC Staff Note: The parking for the building is located to the side a rear of the building.
Vehicular Access: From ally; if no ally a maximum of 1 per 200 feet frontage.	Complies with FBC
9.2 General Requirements **1. Off-street Parking** *Private Off-Premises Parking:* Where private off-site parking facilities are approved, such facilities shall be in the same possession as the property occupied by the building or use to which the parking facilities are accessory. (a) Such possession may be either by deed or lease, guaranteeing availability of the parking	Complies with FBC Staff Note: The parking lot located across the street from the multi-family building is within the distance requirement for pedestrian access. As a condition of approval the parking lot will need to remain in the same ownership as the multi-family building and comply with these standards as outlined in Section 9.2.1 (3) of the FBC.

commensurate with the use served by the parking. (b) The agreement providing for the use of off-site parking, executed by the parties involved, shall be in a form approved by the City Attorney and filed with the Zoning Administrator. (c) The deed or lease shall require the owner to maintain the required number of parking facilities for the duration of the use served or of the deed or lease, whichever shall terminate sooner. (d) Location of Parking. Any off-premises parking must be within 660 feet (1/8 mile) from the entrance of the use to the closest parking space measured along a dedicated public private pedestrian path.	

3. Building Location

Standard:	Staff Analysis:
Multiple Principal Buildings: Permitted	Complies with FBC Staff Note: Only one building is proposed.
Front Build to Zone: 5-20 feet; up to 25' with Plaza or Porte-Cochere.	**Non-Compliance with FBC** Staff Note: The multi-family building has a larger gap between the sidewalk and the building where the road curves. The building will need to not be more than 25' from the sidewalk or a plaza entry area will need to be provided. Plazas would include seating areas and site design to emphasize this entrance of the building.
Corner Build to Zone: 5-20 feet	Complies with FBC
Occupation of Corner: Required	Not Applicable
Property Front Line Coverage: 80%	Complies with FBC
Minimum Side Yard Setback: 0 feet	Complies with FBC
Minimum Rear Yard Setback: 5 feet	Complies with FBC

4. Building Massing

Standard:	Staff Analysis:
Minimum Overall Height: 2 Stories	Complies with FBC
Maximum Overall Height: No maximum	Complies with FBC
Building Stepback: Minimum of 10' at top of 4th story	Not Applicable Staff Note: As a four story building, this standard would only apply at the top of the fourth story if the building was five stories or taller.

Ground Story : Minimum Height – 9 feet *Maximum Height* – 18 feet	Complies with FBC
Upper Stories : Minimum Height – 9 feet *Maximum Height – 14 feet*	Complies with FBC
Permitted Roof Types: Parapet, Pitched, Flat	Complies with FBC
Tower: Permitted	Complies with FBC Staff Note**:** The building includes towers at each building end that provide additional articulation and design.

5. Street Façade Articulation/Details

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

Standard:	**Staff Analysis:**
Blank Wall Limitations: Limitation of windowless area permitted on a façade with street frontage: (a) No rectangular area greater than 30% of a story's façade, as measured from floor to floor, may be windowless; and (b) No horizontal segment of a story's façade greater than 15 feet in width may be windowless.	(a) Complies with FBC (b) Complies with FBC
Vertical Façade Divisions: Every 25' of façade width.	**Non-Compliance with FBC** Staff Note: The project includes vertical façade divisions that meet this standard. There are also areas that are larger than this standard and need to be broken up with a vertical façade division. All vertical façade divisions must extend to the base of the building and have a minimum width of 1.5 inches.
Horizontal Façade Divisions: Required within 3' of the top of any visible basement, within 3' of the top of the ground story and at the top of the highest story. The division at the top of the ground story may be replaced with a division at the bottom of the highest story; however, a division at the top of the ground story is the preferred location.	**Non-Compliance with FBC** Staff Note: The building includes this division as a separation between the ground story wall tile material and the upper floors. This division will need to be extended around the entirety of the front building façades comply with this code standard. The Continuation of the wall tile is not necessarily need to be continued, it is the horizontal façade division at the top of the ground story that must be continued and extended.
Front Façade Entrance Type: Contemporary, Mixed-Use, Porch, or Stoop	**Non-Compliance with FBC** Staff Note: The building includes different entries but not principal entry to match a frontage type outlined in Section 6.11 of the FBC. The building appears to use a contemporary frontage type,

	but needs to add more detail to indicate where that principal entrance will be and the frontage type that is being used.

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

Standard:	Staff Analysis:
Minimum Ground Story Transparency: 30% As measured between 2 feet and 8 feet above grade.	Complies with FBC
Minimum Upper floor Transparency: 25% A general minimum transparency requirement shall be measured from floor to floor for each story.	**Non-Compliance with FBC** Staff Note: Based upon upper floor measurements, the transparency falls under the minimum 25% requirement at approximately 22%. The plans will need to be revised to increase the upper story transparency and include transparency calculations.
Principal Entrance: Front Façade	**Non-Compliance with FBC** Staff Note: The plans include entries at different locations along the front facades, but there is no design indication to which is the principal building entrance. It appears that with the office located at the center of the building that this is the location of the principal entrance. If so, this entrance needs to include additional articulation and identification to be considered the principal entrance and to meet this standard.
Required Number of Street Entrances: 1 per each 100 feet of front façade.	**Non-Compliance with FBC** Staff Note: The west facing front façade includes two building entries for the 121.5 feet of front façade length. The south facing façade does not include an entry for the 147.5 feet of front façade length. One entry will need to be provided along the south facing front façade to comply with this standard.

7. Building Uses

Standard:	Staff Analysis:
Ground Story: Residential alone; residential with retail, service, or office as accessory uses.	Complies with FBC
Upper Stories: Residential	Complies with FBC
Parking within Building: Permitted fully in basement; permitted in rear portion of all other floors.	Not applicable. All parking is exterior to the building.
Required Occupied Space: 40 feet deep on all floors.	Complies with FBC

Building Design Standards

Standard:	Staff Analysis:
Primary Façade Materials: Primary materials shall be used for a minimum of 75% of each façade of the buildings in the U-C, U-R, and CV zoning districts. (a) Permitted Primary Materials: (i) Stone (ii) Brick (iii) Wood Siding (iv) Fiber Cement Board (lapped, shingled, panels) (v) Glass (b) Primary building materials may not include vinyl siding or aluminum slat siding.	**Non-Compliance with FBC** Staff Note: This project includes the usage of brick, fiber cement siding, stucco, wall tile and aluminum or metal trim. The brick and fiber cement board meet the requirement for primary materials, but the amount of stucco and wall tile used do not count as a primary material. As required by code, 75% of each façade of the buildings must use the primary materials.
Secondary Façade Materials: Secondary materials are to be used to highlight details and/or provide accents and architectural variety. Secondary materials shall be used for a maximum of 25% of each façade for buildings in the U-C, U-R, and CV zoning districts. (a) Permitted Secondary Materials: (i) All primary materials may be used as secondary materials. (ii) Fiber reinforced materials for trim and cornice elements, including: i. Glass Fiber Reinforced Concrete (GFRC) ii. Polymer-modified Glassfiber Reinforced Gypsum (PGRG) iii. Fiberglass Reinforced Plastic (FRP) iv. Glassfiber Reinforced Gypsum (GRG) (iii) Metal (beams, cast, sheet, extruded) for beams, lintels, trim, and ornamentation, and exterior architectural metal panels and cladding. (iv) Exterior Insulation and Finishing Systems (EIFS) and/or stucco. i. Permitted for trim only and/or on upper floor facades only in the U-C, U-R, and CV zoning districts. (v) Pre-cast Concrete (vi) Cast Stone	**Non-Compliance with FBC** Staff Note: The amount of secondary materials being used with this project exceeds the maximum of 25%. The plans will need to be revised to provide the correct amount of primary and secondary materials. Calculation should be provided to demonstrate compliance.
Color: Main building colors shall utilize traditional palettes from any major paint manufacturer. Other colors may be utilized for details and accents, not to exceed a total area larger than 10% of the façade surface area.	Complies with FBC

Balconies: The following applies for balconies incorporated in to the Mixed Use/Core Commercial, Multi-Family, Office and Commercial building types. (1) Size. Balconies shall be a minimum of 40 square feet. (2) Dimensions. Balcony depth shall be a minimum of five feet. Balcony width shall be a minimum of five feet. (3) Connection to Building. Balconies that are not integral to the façade shall be independently secured and unconnected to other balconies. (4) Façade Coverage. A maximum of 50% of the front and corner side facades, as calculated separately, may be covered with balconies, including street-facing railing and balcony structure. (5) Screening. Balconies that face onto primary street frontages in the Urban Core and Urban Mixed Residential districts must be screened to 50% opacity at a minimum height of 36 inches. (6) Railings. Railings may vary in design between the ground level and upper stories. Railings may support balcony privacy or be open, with screening requirements as applicable, (a) Street Level Privacy. Railings, walls, and/or landscape may extend up to a height of 4' above sidewalk elevation to provide privacy at street level. (7) Projection of Balconies. Balconies may be cantilevered for up to 2 feet; projection of up to 6 feet into the build-to-zone or setback is permitted. (8) Use. Balconies are to provide individual outdoor space and cannot be used for storage. (9) Residential Balcony Requirements. Balconies are required for a minimum of 40% of residential units in the Mixed-Use/Core Commercial or Multi-Family Building types. (a) For units with more than 1 bedroom and additional 10 square feet shall be added, per additional bedroom, to the minimum size requirement of 40 square feet.	**Non-Compliance with FBC** Staff Note: The balconies for the apartments need to be revised to have a minimum size of 40 square feet for the studio and 1-bedroom units and 50 square for any 2-bedroom units. The minimum width depth of 5 feet for each balcony is required. The balconies need to be screened to have a minimum of 50% opacity at a minimum height of 36 inches.
Windows: All upper story windows shall be detailed with trim or molding at least four inches in width. Additionally, all upper story windows shall incorporate at least one of the following accent details: (a) Mullions and/or Transoms; (b) Shutters or canopies proportional to window size; (c) Recessed inset of at least two inches from the façade; (d) Lintel and/sill detail.	**Non-Compliance with FBC** Staff Note: All of the upper story windows need to be detailed with a trim or molding that as at least four inches in width. All of the windows appear to have a frame, but no trim or molding to meet this code standard. Additionally there are mullions on the larger windows and potentially a recession for the other

	box windows. Additional detail will need to be provided to demonstrate compliance.
Awnings, Shutters, and Appropriate Grade of Materials. See Section 6.13.5 (4).	**Non-Compliance with FBC** Staff Note: The plans will need to indicate that these materials are commercial quality.
Building Variety: Building design is required to vary between vertical façade divisions and from adjacent buildings by the type of dominant material or color, scale, or orientation of that material and at least two of the following. (1) The proportion of recesses and projections. (2) The location of the entrance and window placement, unless mixed-uses are utilized. (3) Roof type, plane, or material, unless otherwise stated in the Building Type requirements.	Complies with FBC
Building Amenities for Residential Development: • Building Features. Each Multi-Family or Mixed-Use Building must provide a minimum of four (4) building features as listed in Table 6.13 (1) of the FBC. • Tenant Amenities. Each Multi-Family or Mixed-Use Building must provide a minimum of four (4) tenant amenities listed in Table 6.13 (1) of the FBC.	• **Non-Compliance with FBC** Staff Note: The plans need to indicate 4 building features that are listed in Table 6.13 (1) of the code. There is an office that may serve for a full-time on-site management, but that needs to be indicated on the plans to meet that building feature. • **Non-Compliance with FBC** Staff Note: The plans need to indicate 4 tenant amenities that are listed in Table 6.13 (1) of the code. The site plan shows a pickleball court that would count as a sport court, but no other tenant amities appear to be provided with the proposed plans.
Outdoor Space for Residential Development: Each residential unit must be provided with a minimum of 75 square feet of outdoor space. Use of roof tops to meet outdoor space is allowed in all districts. Outdoor spaces include: balconies, patios, porches, stoops, front and back yards. Unfenced areas within setback spaces are not considered functional outdoor space.	**Non-Compliance with FBC** Staff Note: Staff believes that this code standard is being met. The plans will need to indicate how this standard is being met with balconies and other areas.

C. SITE & LANDSCAPE STANDARDS (FBC Chapter 7)

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

1. General Plant Requirements

Standard:	Staff Analysis:
Plant Requirements: (a) 20 trees are required per 1 acre of project. Street trees do not count toward this requirement. (b) 50 shrubs are required per 1 acre of project. 2 ornamental grasses or perennials count as 1 shrub up to 60% of required shrubs. (c) The maximum amount of landscape area than may be turf grass is 60%.	**Non-compliance with FBC** Staff Note: (a) With a project area of 3.445 acres, a total of 69 trees are required. With excluding the street trees, a total of 65 trees are being provided. A minimum of 4 additional trees will need to be provided. The shrub counts and turf percentage complies with code.
Plant material shall be placed around the perimeter of the building footprint in a 5 foot minimum planting strip with the exception of entrances, utilities, and where required setbacks are less than 5 feet. For setbacks less than 5 feet, plant materials shall be placed around the perimeter of the building footprint in a planting strip the dimension of the setback, unless no setback exists.	**Non-Compliance with FBC** Staff Note: Staff identified three locations around the building that need to have the minimum width of the planning strip increased to 5'. The plans will need to be revised to meet this standard.
Plant Selection: A minimum of 60% of planting selection must be water wise. Plants may be selected from the State of Utah waterwise plant list at https://waterwiseplants.utah.gov or the Conservation Garden Park database at https://conservationgardenpark.org/plants.	Complies with FBC
Size of Plants: See Table 7.2 (1) for minimum sizing standards.	**Non-compliance with FBC** Staff Note: The evergreen trees must have a minimum height of 8'.

2. District Transition Buffer

This buffer is required along all property lines that abut a T-R district or existing residential that is not in the Downtown FBC area. This development is within the U-C zoning district and abuts properties to the east that are not within the Downtown area. The development must include a district buffer along the east property line that complies with the standards outlined in Table 7.3 and listed below.

Standard:	Staff Analysis:
Buffer Depth and Location: The buffer is required to have a depth of 10 feet between existing residential and all FBC districts.	**Non-Compliance with FBC** Staff Note: A double row of shrubs is required within the landscape screen and there must be a minimum of 15 shrubs every 100 feet. With an east property line length of 420 feet, a minimum of 63 shrubs should be located in the landscape screen area. The landscape screen needs to include a medium or large shade tree placed at a minimum of every 40 feet. Additionally, 1 medium or large shade tree is required every 200 square feet of buffer area excluding the trees required in the landscape screen. A six foot opaque fence is required to be installed along the east property line.
Buffer Landscape Requirements: The landscape screen of the buffer is required to have minimum width of 5 feet. A continuous double row of shrubs is required within the screen with a minimum width of 24 inches with shrubs spaced no more than 36 inches apart on center. The shrubs must maintain a height of 24 inches within 1 year of planting. A minimum of 15 shrubs are required for every 100 feet and at least 1 medium or large shade tree is required every 40 feet within the buffer area. To meet tree canopy goals, a minimum of 1 medium or large shade tree is required for every 200 square feet of buffer, this is excluding the area within the required landscape screen that includes 1 tree every 40 feet.	
Fence Requirement: A six foot opaque fence is required along the buffer area along the property line. The material must complement the adjacent building of the property that it is located. White vinyl and chain link with slats are not allowed.	

3. Parking Lot Buffer

This buffer is required in areas where a parking lot is adjacent to a right-of-way and either a front, rear, or side property line.

Standard:	Staff Analysis:
Buffer Depth and Location: The buffer is required to have a depth of 7 feet, but can be reduced to 5 feet for the side and rear areas if structural soil or an urban root system is used.	**Non-Compliance with FBC** Staff Note: The parking lot buffer landscaping along the south property line needs to be increased to 7 feet wide or meet the standards for a 5 foot wide area. The parking lot buffer throughout the project needs to be amended to comply with the standards outlined herein for the buffer landscape requirements.
Buffer Landscape Requirements: The landscape screen of the buffer is required to have minimum width of 5 feet. A continuous double row of shrubs is required within the screen with a minimum width of 24 inches with shrubs spaced no more than 36 inches apart on center. The shrubs must maintain a height of 24 inches within 1 year of planting. A minimum of 15 shrubs are required for every 100 feet and at least 1 medium or large shade tree is required every 40 feet within the buffer area.	

Fence Requirement (optional): A six foot opaque fence is required along the buffer area along the property line. White vinyl and chain link with slats are not allowed.	

4. Interior Parking Lot Landscaping

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

5. Landscaping Screening

Standard:	Staff Analysis:
Open Storage & Refuse Areas Screening Requirements: • No open storage or refuse area is permitted in the front or corner side yards, within 10 feet of a property line, and between the building and street. • An opaque screening wall is required on 3 sides of the dumpster and bin areas. The wall shall be the higher of the following: 1) 6 feet, 2) Height of the use being screened, 3) Height as determined by the City to accomplish the objective of screening. • Openings that can be visible from a public way or adjacent properties must be furnished with opaque gates. • If the refuse area is located within a larger paved area, landscape islands must be located on 3 sides of the area with at least 1 medium or large shade tree in 1 of the landscape areas.	**Non-Compliance with FBC** Staff Note: The proposed dumpster location is located in the southeast corner of the development. The plans will need to be revised to provide a detail for the enclosure that complies with these development standards.
Utility Appurtenances Screening Requirements: • Shall be fenced with an opaque wood or brick-faced masonry on all sides facing a right-of-way. • A landscape screen with a shrub bed that has shrubs spaced no more than 36 inches apart on center shall be provided.	Required if utilities will be placed on the ground and not on buildings. There is no indication on the proposed plans of the location the utilities. If utilities are located on the ground, then this standard will apply.

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

D. CIVIC OPEN SPACE STANDARDS (FBC Chapter 8)

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

E. PARKING STANDARDS (FBC Chapter 9)

Motor Vehicle Parking
As stated in the background section of this report, this development proposal includes one hundred and six (106) apartments with eighty four (84) studio or 1-bedroom units and twenty two (22) 2-bedroom units. The table below includes the parking requirements for this development.

Parking Standard	Square Footage or Number of Bedroom Units	Requirement
1.15 spaces / studio & 1-bedroom units	84 Units	97 Spaces
1.725 spaces / 2-bedroom unit	22 Units	38 Spaces
		Total Required: 135 Spaces
Bicycle Parking Standard	**Square Footage or Number of Bedroom Units**	**Requirement**
1 bike rack space/5 dwelling units	106 Units	21 Spaces

Based upon the unit counts and the tabulations listed above, a total of 135 parking spaces are required. With the parking spaces located around the building and those located on the property at the corner, a total of 135 motor vehicle parking spaces will be provided. To comply with ADA requirements, a minimum of five (5) of the spaces must be designed as ADA spaces with one (1) designed as a van accessible space. The development will provide six (6) ADA spaces with two (2) designed as van accessible spaces. The development site does not show proposed bicycle parking and will need to be revised to provide twenty-one (21) bicycle parking spaces.

Snow Removal

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

CITY DEPARTMENT / AGENCY REVIEW

On August 7th, 2020 copies of the plans were provided to the North Davis Sewer District, North Davis Fire District, City Engineer, Building Official, and Public Works staff. The City Engineer and the North Davis Fire District have provided review letters which have been forwarded to the applicant. No other comments have been provided to date.

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

CONCLUSION AND STAFF RECOMMENDATION

Staff recommends that the Planning Commission **approve as conditioned, SP 2020-070054**, a site plan review request by Paul Poteet with Liberation Development Investments, LLC to construct a 106-unit multi-family development at the properties located at approximately 301 East 200 South (TIN: 12-001-0186 & 12-007-0112) 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 private street needs to be revised to include the following standards:
    a. A five foot (5') sidewalk and five foot (5') park strip must be provided on both sides of the road as the entire property is being developed. With street trees required, the five foot (5') park strip is required to accommodate the street trees.
    b. Single Acorn Street light shall be provided that comply with the spacing and design specification standards outlined in the FBC.
    c. The street trees shall be replaced with trees on the approved street trees list (page 36) as well as comply with the diversity requirements to prevent disease and promote a healthy urban tree system.
2) A plaza area shall be provided for the area of the building at the turn of the new street where the build-to-zone is greater than twenty five feet (25'). The plaza are should include seating and design that emphasizes the main entrance of the building.
3) Vertical façade divisions shall be provided at a minimum of every twenty five feet (25') as required by code. The division shall have a minimum width of 1.5 inches as required by code.
4) The horizontal façade division located within three feet (3') of the top of the ground story shall be extended around the entirety of the front building facades to comply with this code standard.
5) The plans shall be revised to provide a principal entry and have that be designed with a frontage type that complies with the FBC as outlined in Section 6.11 of the code.
6) The upper story transparency shall be increased to a minimum of 25% to comply with the FBC.
7) A street entry shall be added along the south front façade to comply with the standard that requires one (1) street entrance for every 100 feet of front façade.
8) The primary building materials shall be revised to comply with the approved primary materials outlined in the FBC. A minimum of 75% of each façade shall use the primary materials as required by code. The secondary materials shall be revised to not exceed 25% of each façade.
9) The balconies for the residential units shall be revised to meet the following standards:
    a. Minimum size of 40 square feet for studio and 1-bedroom units and 50 square feet for 2-bedroom units;
    b. Minimum width and depth of five feet (5') is required;
    c. The balconies must be screened to a minimum of 50% opacity at a minimum height of 36 inches.
10) All the upper story windows shall be finished with a trim or molding that is a minimum of four inches (4") thick as well as an accent required by the FBC. The trim or molding does not include the window frame. Additional detail or a callout for the windows is needed to determine if the windows comply with a recess, lintel or sill.
11) A note shall be added to the plans that indicate that the building materials will be commercial grade.
12) The plans shall be revised to provide a minimum of four (4) building features and four (4) tenant amenities as required and outlined in Table 6.13 (1) of the FBC.
13) The plans shall be revised to calculate and indicate that a minimum of 75 square feet of outdoor space is provided for each unit to comply with code standards.

14) The landscape plans shall be revised to meet the following standards:

    a. The project shall include a minimum of 69 trees to meet the standard of 20 trees for every one acre of project;

    b. A minimum five foot (5') wide planting strip shall be provided around the perimeter of the building except for areas with entrances or where utilities are located;

    c. All evergreen trees used shall have a minimum height of eight feet (8') at time of planting;

    d. The district transition buffer along the east property line shall be revised to have a minimum of 15 shrubs for every 100 feet of landscape screen, have a minimum of one medium or large shade tree for every 40 feet of landscape screen, to have one medium or large shade tree for every 200 square feet of buffer area (excluding the trees located every 40 feet in the landscape screen area), and to have a six foot tall opaque fence that meets ordinance standards;

    e. The parking lot buffer landscaping shall be revised to comply with the minimum width of seven feet (7') or five feet (5') with ordinance standards. The parking lot buffer shall be amended to comply with the development standards outlined in the FBC;

    f. The plans shall be revised to add the structural soil design, have permeable pavement for the curb and gutter, and accommodate storm water as bioswales for the parking lot islands.

15) A minimum of twenty one (21) bicycle rack parking spaces shall be provided for this development.

16) The garbage refuse area located in the southeast corner of the development needs to be designed and have the detail added to the plans to comply with the design standards of the FBC.

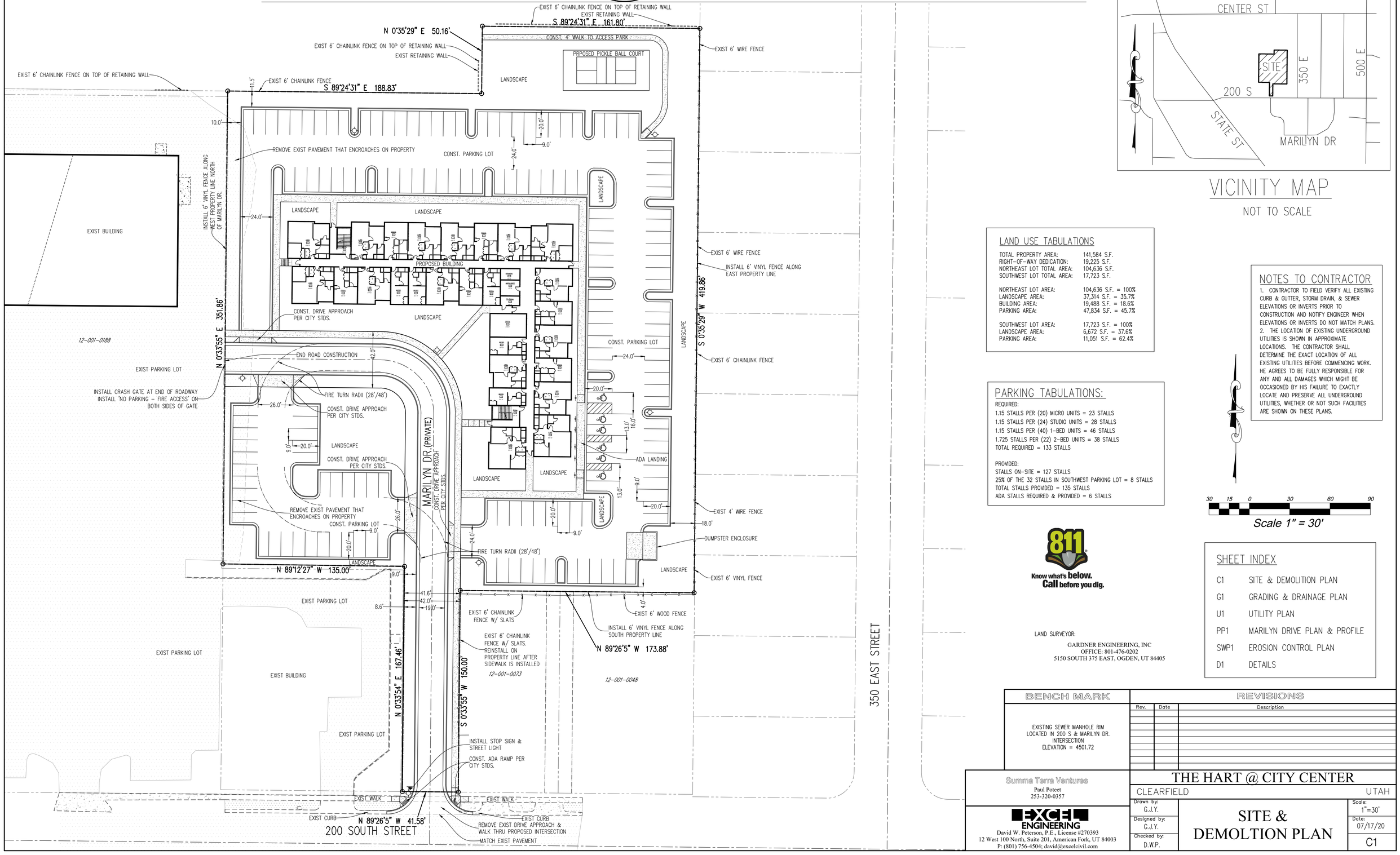
17) The plans shall be revised to provide a snow stacking area to accommodate a stacking volume of a four inch (4") snow base of the alley and parking areas.

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

ATTACHMENTS

1. Site and Demolition Plan
2. Grading and Drainage Plan
3. Utility Plan
4. Marilyn Drive Plan & Profile
5. Erosion Control Plan
6. Details
7. Landscape Plan
8. Subdivision Plat Concept
9. Building Renderings
10. First Floor Plan
11. Unit Plans
12. Building Elevations
13. Engineering Review Letter #1 dated 18 August 2020
14. North Davis Fire District Review Letter dated 13 August 2020

THE HART @ CITY CENTER



VICINITY MAP

NOT TO SCALE

LAND USE TABULATIONS

TOTAL PROPERTY AREA:	141,584 S.F.
RIGHT-OF-WAY DEDICATION:	19,225 S.F.
NORTHEAST LOT TOTAL AREA:	104,636 S.F.
SOUTHWEST LOT TOTAL AREA:	17,723 S.F.
NORTHEAST LOT AREA:	104,636 S.F. = 100%
LANDSCAPE AREA:	37,314 S.F. = 35.7%
BUILDING AREA:	19,488 S.F. = 18.6%
PARKING AREA:	47,834 S.F. = 45.7%
SOUTHWEST LOT AREA:	17,723 S.F. = 100%
LANDSCAPE AREA:	6,672 S.F. = 37.6%
PARKING AREA:	11,051 S.F. = 62.4%

NOTES TO CONTRACTOR

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UNDERGROUND UTILITIES, WHETHER OR NOT SUCH FACILITIES ARE SHOWN ON THESE PLANS.

PARKING TABULATIONS:

REQUIRED:
1.15 STALLS PER (20) MICRO UNITS = 23 STALLS
1.15 STALLS PER (24) STUDIO UNITS = 28 STALLS
1.15 STALLS PER (40) 1-BED UNITS = 46 STALLS
1.725 STALLS PER (22) 2-BED UNITS = 38 STALLS
TOTAL REQUIRED = 133 STALLS

PROVIDED:
STALLS ON-SITE = 127 STALLS
25% OF THE 32 STALLS IN SOUTHWEST PARKING LOT = 8 STALLS
TOTAL STALLS PROVIDED = 135 STALLS
ADA STALLS REQUIRED & PROVIDED = 6 STALLS

30 15 0 30 60 90

Scale 1" = 30'

811 Know what's below. Call before you dig.

LAND SURVEYOR:

GARDNER ENGINEERING, INC
OFFICE: 801-476-0202
5150 SOUTH 375 EAST, OGDEN, UT 84405

SHEET INDEX

C1	SITE & DEMOLITION PLAN
G1	GRADING & DRAINAGE PLAN
U1	UTILITY PLAN
PP1	MARILYN DRIVE PLAN & PROFILE
SWP1	EROSION CONTROL PLAN
D1	DETAILS

BENCH MARK

EXISTING SEWER MANHOLE RIM
LOCATED IN 200 S & MARILYN DR.
INTERSECTION
ELEVATION = 4501.72

REVISIONS

Rev.	Date	Description

Summa Terra Ventures
Paul Poteet
253-320-0357

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

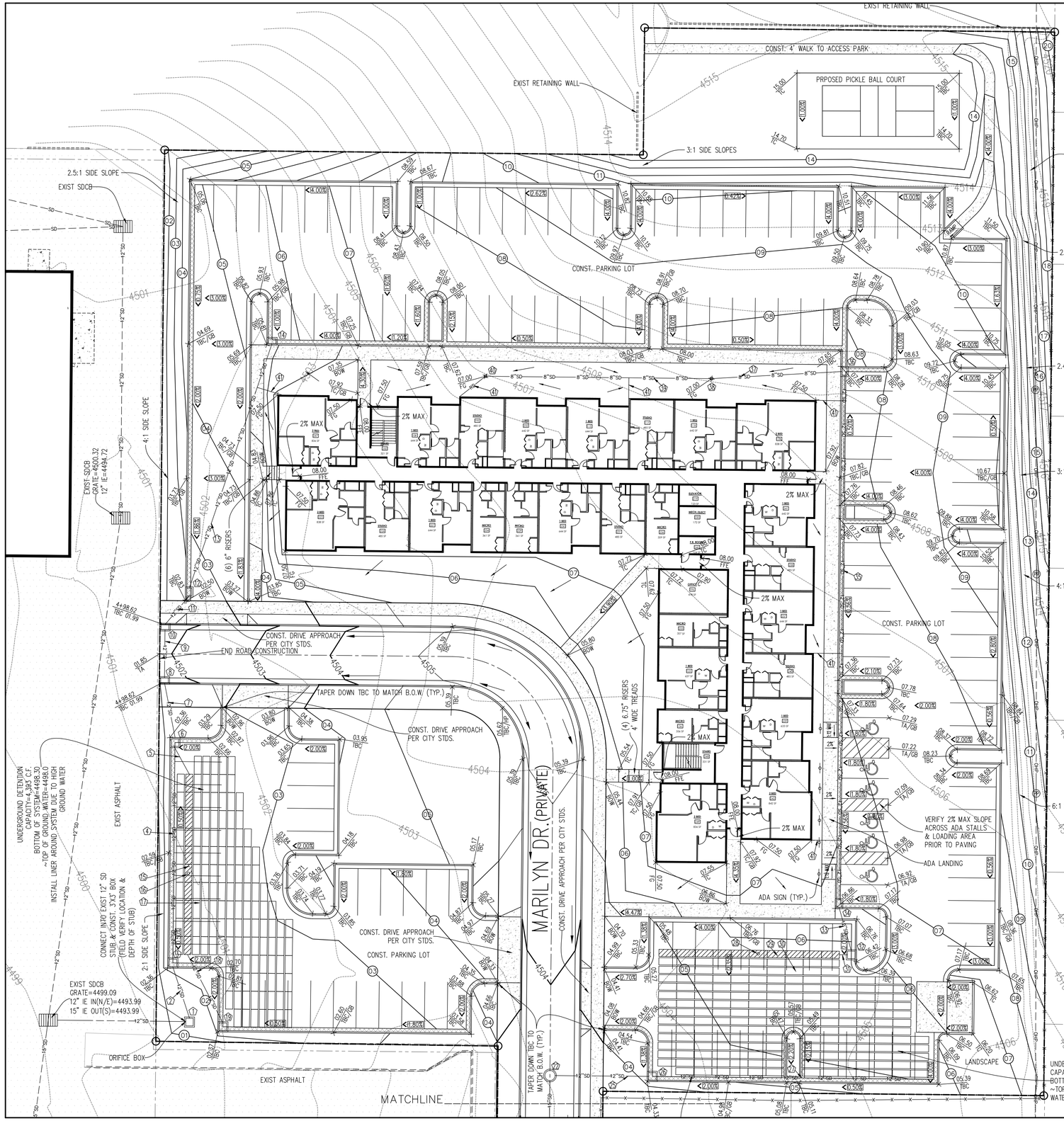
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CLEARFIELD UTAH

Drawn by:	G.J.Y.
Designed by:	G.J.Y.
Checked by:	D.W.P.

SITE & DEMOLTION PLAN

Scale: 1"=30'
Date: 07/17/20
C1



STORM DRAIN KEYED NOTES

1. CONNECT TO EXIST 12" STORM DRAIN STUB & CONST. 3'X3' BOX W/ 2" ORIFICE PLATE OVER OUTLET, GRATE=4501.50, 12" IE IN=4497.80, ~12" IE OUT=4494.9 (FIELD VERIFY LOCATION & STUB OF ELEVATION PRIOR TO ANY STORM DRAIN CONSTRUCTION), BOTTOM OF BOX=4493.9 (1' DEEPER THAN THE EXISTING PIPE FLOWLINE)
2. CONST. 21.4 L.F. 12" ADS HP STORM @ S=1.0%
3. CONST. 3'X3' CONCRETE INLET BOX W/ SNOUT TYPE 18F OVER OUTLET, TBC=4502.36, GRATE=4501.86, 12" IE THRU=4498.05, BOTTOM OF BOX=4495.05.
4. CONST. 73.1 L.F. 12" PERFORATED PIPE @ S=0.3%, CAP END OF PIPE, FL=4498.30
5. CONST. 12.5 L.F. 12" ADS HP STORM PIPE @ S=0.2%
6. CONST. 3'X3' CONCRETE INLET BOX W/ SNOUT TYPE 18F OVER OUTLET, TBC=4502.36, GRATE=4501.86, 12" IE THRU=4498.91, BOTTOM OF BOX=4495.81.
7. CONST. 22.0 L.F. 12" ADS HP STORM PIPE @ S=0.2%
8. CONST. 2'X3' CATCH BASIN, TBC=4501.99, GRATE=4501.49, 12" IE THRU=4498.95
9. CONST. 19.0 L.F. 12" ADS HP STORM PIPE @ S=0.2%
10. CONST. 2'X3' CATCH BASIN, TBC=4501.99, GRATE=4501.49, 12" IE THRU=4498.99
11. CONST. 14.9 L.F. 12" ADS HP STORM PIPE @ S=2.5%
12. CONST. 2'X3' CATCH BASIN, TBC=4502.86, GRATE=4502.36, 12" IE THRU=4499.36
13. CONST. 101.8 L.F. 12" ADS HP STORM PIPE @ S=2.9%
14. CONST. 2'X3' CATCH BASIN, TBC=4505.81, GRATE=4505.31, 12" IE OUT=4502.31
15. CONST. ISOLATOR ROW
16. CONST. INSPECTION PORT
17. CONST. (139) SC-310 STORMTECH WITH 6" GRAVEL UNDER CHAMBERS, TOP GRAVEL=4500.63, TOP CHAMBERS=4500.13, BOTTOM CHAMBERS=4498.80, BOTTOM GRAVEL=4498.30 TO 4498.05 (SLOPE GRAVEL SOUTHWEST TOWARDS PERFORATED PIPE, 12" IE IN(N&S)=4498.88, INSTALL PER STORMTECH SPECIFICATIONS. LINE BOTTOM & SIDES OF GRAVEL BED W/ NON-REINFORCED 30 mil PVC LINER DUE TO HIGH GROUND WATER (GROUND WATER ELEV ~4498). FOR ALL SEALING OF OVERLAPS OF PVC LINER, ALLOW 24-HR FOR LINER TO CURE PRIOR TO PLACING ANY ROCK OVER LINER PER MANUFACTURERS SPECIFICATIONS.
18. CONST. 30.4 L.F. 12" ADS HP STORM PIPE @ S=0.2%
19. CONST. 3'X3' CONCRETE INLET BOX W/ SNOUT TYPE 18F OVER OUTLET, TBC=4502.37, GRATE=4501.87, 12" IE OUT=4498.94, BOTTOM OF BOX=4495.94.
20. SEE PROFILE
21. SEE PROFILE
22. SEE PROFILE
23. CONST. 7.0 L.F. 15" ADS HP STORM PIPE @ S=2.0%
24. CONST. 2'X3' CATCH BASIN, TBC=4502.12, GRATE=4501.62, 12" IE OUT=4498.37
25. CONST. 36.9 L.F. 12" ADS HP STORM PIPE @ S=1.8%
26. CONST. 3'X3' CONCRETE INLET BOX W/ 2.5° ORIFICE PLATE AND SNOUT TYPE 18F OVER OUTLET, TBC=4502.36, GRATE=4501.86, 12" IE THRU=4498.91, BOTTOM OF BOX=4495.81.
27. CONST. 107.4 L.F. 12" PERFORATED PIPE @ S=0.2%, CAP END OF PIPE, FL=4500.42
28. CONST. ISOLATOR ROW
29. CONST. INSPECTION PORT
30. CONST. (196) SC-310 STORMTECH WITH 6" GRAVEL UNDER CHAMBERS, TOP GRAVEL=4502.75, TOP CHAMBERS=4502.25, BOTTOM CHAMBERS=4500.92, BOTTOM GRAVEL=4500.42 TO 4500.17 (SLOPE GRAVEL SOUTHWEST TOWARDS PERFORATED PIPE, 12" IE IN(E)=4501.00, INSTALL PER STORMTECH SPECIFICATIONS. DO NOT INSTALL PVC LINER UNDERNEATH SYSTEM.
31. CONST. 3.2 L.F. 12" ADS HP STORM PIPE @ S=5.0%
32. CONST. 3'X3' CONCRETE BOX W/ SNOUT TYPE 18F OVER OUTLET, TBC=4506.48, GRATE=4505.98, 12" IE THRU=4501.16, BOTTOM OF BOX=4498.16
33. CONST. 17.9 L.F. 12" ADS HP STORM PIPE @ S=4.5%
34. CONST. 2'X3' CATCH BASIN, TBC=4506.86, GRATE=4506.36, 12" IE THRU=4501.97
35. CONST. 207.0 L.F. 12" ADS HP STORM PIPE @ S=0.3%
36. CONST. 2'X3' CATCH BASIN, TBC=4507.60, GRATE=4507.10, 8" IE IN=4502.92, 12" IE THRU=4502.59
37. CONST. 51.6 L.F. 8" ADS HP STORM PIPE @ S=1.0%
38. CONST. 10" NYLONPLAST DRAIN BASIN W/ STANDARD GRATE, GRATE=4507.00, 8" IE THRU=4503.44
39. CONST. 89.2 L.F. 8" ADS HP STORM PIPE @ S=1.0%
40. CONST. 10" NYLONPLAST DRAIN BASIN W/ STANDARD GRATE, GRATE=4507.00, 8" IE OUT=4504.33
41. CONNECT ROOFDRAIN INTO STORM DRAIN SYSTEM INTO BOX OR W/ INSERTA-TEE

Know what's below. Call before you dig.

PAVEMENT DESIGN

3" ASPHALT
8" ROAD BASE

GRADING LEGEND

FFE	FINISHED FLOOR ELEV.
BOW	BACK OF WALK
GB	GRADE BREAK
TC	TOP OF CONCRETE
TBC	TOP BACK OF CURB
TA	TOP OF ASPHALT
EA	EDGE OF ASPHALT
RIM	RIM ELEVATION
FL	FLOWLINE
EG	EXIST GROUND
FG	FINISHED GRADE
TW	TOP OF WALL
BW	BOTTOM OF WALL
IE	INVERT ELEVATION
4.00%	DIRECTION OF DRAINAGE
(00.00) TBC	EXISTING ELEVATION
00.00 TBC	PROPOSED ELEVATION
4808	EXISTING CONTOUR
4810	PROPOSED CONTOUR
	CARRY CURB (OTHER CURB IS SPILL)

20 10 0 20 40 60

Scale 1" = 20'

BENCH MARK

EXISTING SEWER MANHOLE RIM LOCATED IN 200 S & MARILYN DR. INTERSECTION
ELEVATION = 4501.72

Summa Terra Ventures
Paul Poteet
253-320-0357

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

REVISIONS

Rev.	Date	Description

THE HART @ CITY CENTER

CLEARFIELD UTAH

Drawn by: G.J.Y.	GRADING & DRAINAGE PLAN	Scale: 1"=20'
Designed by: G.J.Y.		Date: 07/17/20
Checked by: D.W.P.		G1



PEAK SEWER & WATER DEMAND:

400 GALLONS PER DAY PER PERSON
2.5 PERSONS PER UNIT
106 UNITS IN APARTMENT COMPLEX

PEAK SEWER & WATER DEMAND =
400 GPD/PERSON X 2.5 PERSONS X 106 UNITS = 106,000 GALLONS PER DAY

UTILITY LEGEND

- SEWER LABEL – SEE PROFILE SHEET
- CONST. FIRE HYDRANT
- CONST. CUL. VALVE
- 8"W — CULINARY WATER C1000 PVC BLUE PIPE
- 8"SS — SEWER PIPE PVC SDR-35
- 15"SD — STORM DRAIN PIPE RCP
- EDGE OF ASPHALT
- X — X — EXIST FENCE
- NEW FENCE
- OHP — OVERHEAD POWER LINE
- P — BURIED POWER LINE
- TV — TELEVISION LINE
- TEL — TELEPHONE/COMMUNICATION LINE
- G — GAS LINE
- PROPOSED STREET/PARKING LOT LIGHT

SEWER NOTE:

SEE PROFILE SHEET FOR SEWER DESIGN

STORM DRAIN NOTE:

SEE GRADING PLAN & PROFILE SHEET FOR STORM DRAIN DESIGN

811 Know what's below. Call before you dig.

30 15 0 30 60 90

Scale 1" = 30'

BENCH MARK

EXISTING SEWER MANHOLE RIM LOCATED IN 200 S & MARILYN DR. INTERSECTION
ELEVATION = 4501.72

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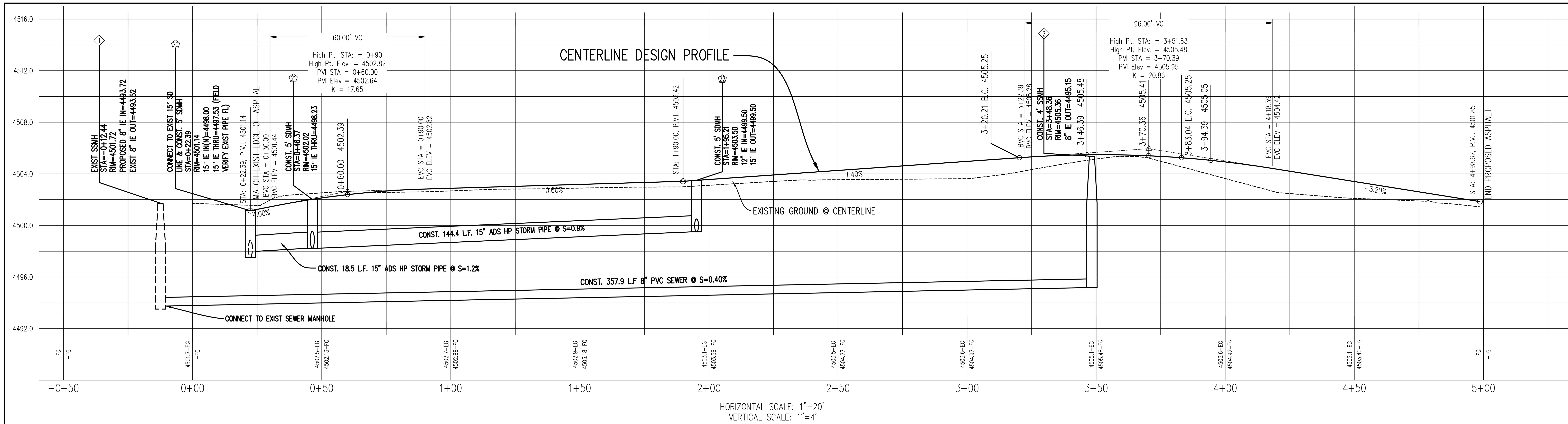
REVISIONS

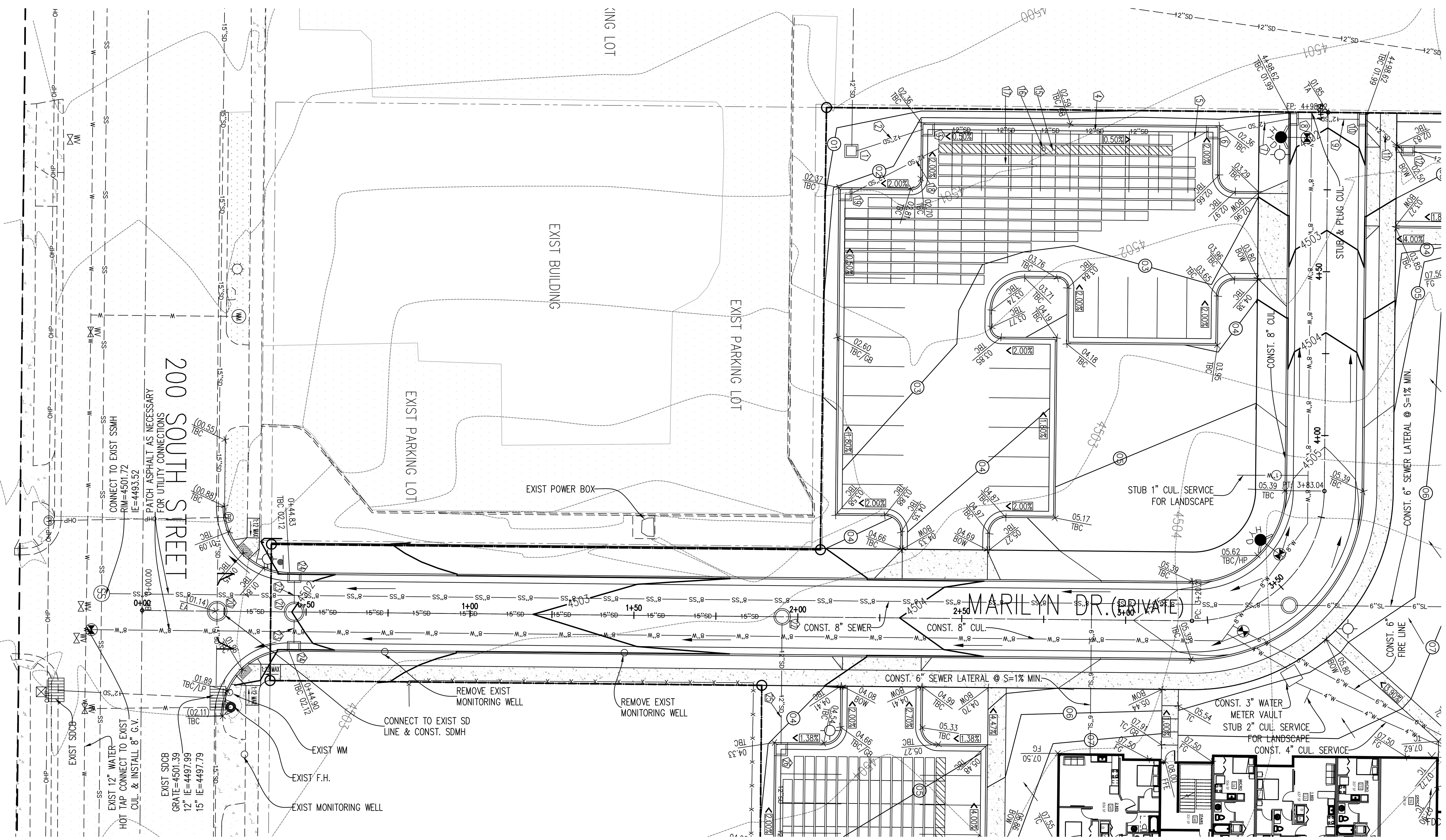
Rev.	Date	Description

THE HART @ CITY CENTER

CLEARFIELD UTAH

Drawn by: G.J.Y.	UTILITY PLAN	Scale: 1"=30'
Designed by: G.J.Y.		Date: 07/17/20
Checked by: D.W.P.		U1





MARILYN DRIVE PLAN & PROFILE

STORM DRAIN KEYED NOTES

1. CONNECT TO EXIST 12" STORM DRAIN STUB & CONST. 3'X3' BOX W/ 2" ORIFICE PLATE OVER OUTLET, GRATE=4501.50, 12" IE IN=4497.80, ~15" IE OUT=4494.9 (FIELD VERIFY LOCATION & STUB OF ELEVATION PRIOR TO ANY STORM DRAIN CONSTRUCTION), BOTTOM OF BOX=4493.9 (1' DEEPER THAN THE EXISTING PIPE FLOWLINE)
2. CONST. 21.4 L.F. 12" ADS HP STORM @ S=1.0%
3. CONST. 3'X3' CONCRETE INLET BOX W/ SNOUT TYPE 18F OVER OUTLET, TBC=4502.36, GRATE=4501.86, 12" IE THRU=4498.05, BOTTOM OF BOX=4495.05.
4. CONST. 73.1 L.F. 12" PERFORATED PIPE @ S=0.3%, CAP END OF PIPE, FL=4498.30
5. CONST. 12.5 L.F. 12" ADS HP STORM PIPE @ S=0.2%
6. CONST. 3'X3' CONCRETE INLET BOX W/ SNOUT TYPE 18F OVER OUTLET, TBC=4502.36, GRATE=4501.86, 12" IE THRU=4498.91, BOTTOM OF BOX=4495.81.
7. CONST. 22.0 L.F. 12" ADS HP STORM PIPE @ S=0.2%
8. CONST. 2'X3' CATCH BASIN, TBC=4501.99, GRATE=4501.49, 12" IE THRU=4498.95
9. CONST. 19.0 L.F. 12" ADS HP STORM PIPE @ S=0.2%
10. CONST. 2'X3' CATCH BASIN, TBC=4501.99, GRATE=4501.49, 12" IE THRU=4498.99
11. CONST. 14.9 L.F. 12" ADS HP STORM PIPE @ S=2.5%
12. CONST. 2'X3' CATCH BASIN, TBC=4502.86, GRATE=4502.36, 12" IE THRU=4499.36
13. CONST. 101.8 L.F. 12" ADS HP STORM PIPE @ S=2.9%
14. CONST. 2'X3' CATCH BASIN, TBC=4505.81, GRATE=4505.31, 12" IE OUT=4502.31
15. CONST. ISOLATOR ROW
16. CONST. INSPECTION PORT
17. CONST. (139) SC-310 STORMTECH WITH 6" GRAVEL UNDER CHAMBERS, TOP GRAVEL=4500.63, TOP CHAMBERS=4500.13, BOTTOM CHAMBERS=4498.80, BOTTOM GRAVEL=4498.30 TO 4498.05 (SLOPE GRAVEL SOUTHWEST TOWARDS PERFORATED PIPE, 12" IE IN(N&S)=4498.88, INSTALL PER STORMTECH SPECIFICATIONS. INSTALL PVC LINER UNDERNEATH SYSTEM DUE TO HIGH GROUND WATER (GROUND WATER ELEV ~4498).
18. CONST. 30.4 L.F. 12" ADS HP STORM PIPE @ S=0.2%
19. CONST. 3'X3' CONCRETE INLET BOX W/ SNOUT TYPE 18F OVER OUTLET, TBC=4502.37, GRATE=4501.87, 12" IE OUT=4498.94, BOTTOM OF BOX=4495.94.

20–22. SEE PROFILE

23. CONST. 7.0 L.F. 15" ADS HP STORM PIPE @ S=2.0%
24. CONST. 2'X3' CATCH BASIN, TBC=4502.12, GRATE=4501.62, 12" IE OUT=4498.37
25. CONST. 36.9 L.F. 12" ADS HP STORM PIPE @ S=1.8%
26. CONST. 3'X3' CONCRETE INLET BOX W/ 2.5" ORIFICE PLATE AND SNOUT TYPE 18F OVER OUTLET, TBC=4502.36, GRATE=4501.86, 12" IE THRU=4498.91, BOTTOM OF BOX=4495.81.

Know what's below. Call before you dig.

REVISIONS		
Rev.	Date	Description

Summa Terra Ventures
Paul Poteet
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THE HART @ CITY CENTER

CLEARFIELD UTAH

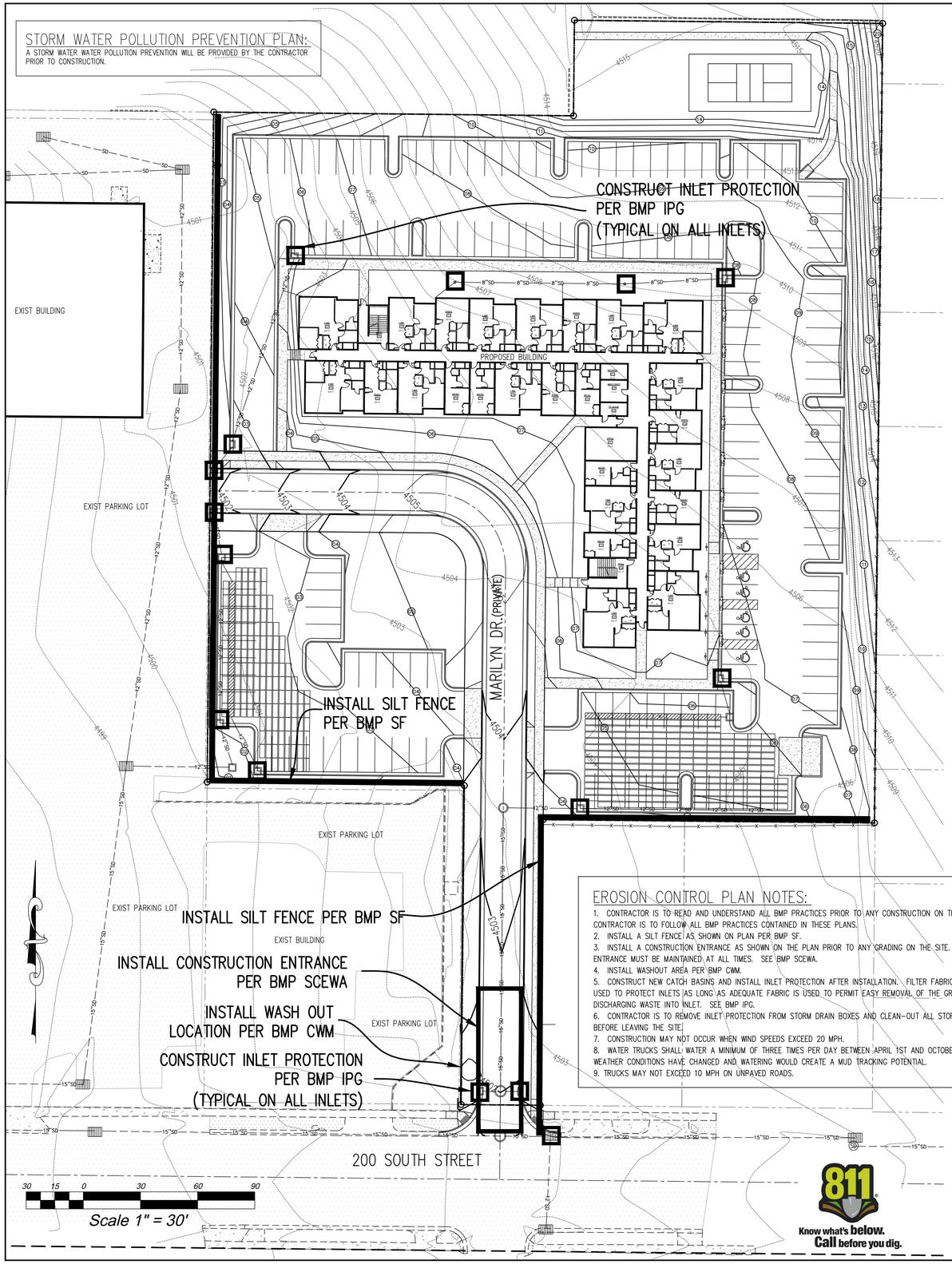
Drawn by: G.J.Y.
Designed by: G.J.Y.
Checked by: D.W.P.

MARILYN DRIVE PLAN & PROFILE

Scale: 1"=20'
Date: 07/17/20
PP1

STORM WATER POLLUTION PREVENTION PLAN:

A STORM WATER WATER POLLUTION PREVENTION WILL BE PROVIDED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

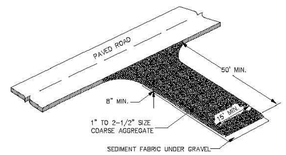


EROSION CONTROL PLAN NOTES:

1. CONTRACTOR IS TO READ AND UNDERSTAND ALL BMP PRACTICES PRIOR TO ANY CONSTRUCTION ON THIS SITE. CONTRACTOR IS TO FOLLOW ALL BMP PRACTICES CONTAINED IN THESE PLANS.
2. INSTALL A SILT FENCE AS SHOWN ON PLAN PER BMP SF.
3. INSTALL A CONSTRUCTION ENTRANCE AS SHOWN ON THE PLAN PRIOR TO ANY GRADING ON THE SITE. CONSTRUCTION ENTRANCE MUST BE MAINTAINED AT ALL TIMES. SEE BMP SCEWA.
4. INSTALL WASHOUT AREA PER BMP CWM.
5. CONSTRUCT NEW CATCH BASINS AND INSTALL INLET PROTECTION AFTER INSTALLATION. FILTER FABRIC MAY ALL BE USED TO PROTECT INLETS AS LONG AS ADEQUATE FABRIC IS USED TO PERMIT EASY REMOVAL OF THE GRATE WITHOUT DISCHARGING WASTE INTO INLET. SEE BMP IPG.
6. CONTRACTOR IS TO REMOVE INLET PROTECTION FROM STORM DRAIN BOXES AND CLEAN-OUT ALL STORM DRAIN BOXES BEFORE LEAVING THE SITE.
7. CONSTRUCTION MAY NOT OCCUR WHEN WIND SPEEDS EXCEED 20 MPH.
8. WATER TRUCKS SHALL WATER A MINIMUM OF THREE TIMES PER DAY BETWEEN APRIL 1ST AND OCTOBER 31ST UNLESS WEATHER CONDITIONS HAVE CHANGED AND WATERING WOULD CREATE A MUD TRACKING POTENTIAL.
9. TRUCKS MAY NOT EXCEED 10 MPH ON UNPAVED ROADS.

Know what's below. Call before you dig.

BMP: Stabilized Construction Entrance and Wash Area — SCEWA



Description:
A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surface. The area can be used to spray off vehicles before they leave the site.

Applications:
At any point of ingress or egress at a construction site where adjacent traveled way is paved. Generally applies to sites over 2 acres unless special conditions exist.

Installation/Application Criteria:
- Clear and grub area and grade to provide maximum slope of 2%.
- Compact subgrade and place filter fabric if desired (recommended for entrances to remain for more than 3 months).
- Place coarse aggregate, 1 to 2-1/2 inches in size, to a minimum depth of 8 inches.
- Provide water to the area that can be used to spray off vehicles as needed to prevent the tracking of mud off of the construction site. This may not be needed during dry periods of work, but is needed when construction is proceeding under wet conditions.
- Provide berming as needed to prevent sediment laden wash water from entering storm water facilities or other water bodies, or leaving the site.

Limitations:
- Requires periodic top dressing with additional stones.
- Should be used in conjunction with street sweeping on adjacent public right-of-way.
- Must be situated such that waste water does not run off site.

Maintenance:
- Inspect daily for loss of gravel or sediment buildup.
- Inspect adjacent roadway for sediment deposit and clean by shoveling and sweeping.
- Repair entrance and replace gravel as required to maintain control in good working condition.
- Expand stabilized area as required to accommodate traffic and prevent erosion at driveways.

Objectives
- ☒ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☐ Control Internal Erosion

Adapted from Salt Lake County BMP Fact Sheet

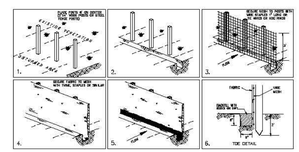
Targeted Pollutants
- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- ☒ Capital Costs
- ☒ O&M Costs
- ☒ Maintenance
- ☐ Training

■ High ☒ Medium ☐ Low

BMP: Silt Fence — SF



Description:
A temporary sediment barrier consisting of entrenched filter fabric stretched across and secured to supporting posts.

Application:
- Perimeter control: place barrier at downgradient limits of disturbance
- Sediment barrier: place barrier at toe of slope or soil stockpile
- Protection of existing waterways: place barrier near top of stream bank
- Inlet protection: place fence surrounding catchbasins

Installation/Application Criteria:
- Place posts 6 feet apart on center along contour (or use preassembled unit) and drive 2 feet minimum into ground. Excavate an anchor trench immediately upgradient of posts.
- Secure wire mesh (14 gage min. With 6 inch openings) to upslope side of posts. Attach with heavy duty 1 inch long wire staples, 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.

Limitations:
- Recommended maximum drainage area of 0.5 acre per 100 feet of fence
- Recommended maximum upgradient slope length of 150 feet
- Recommended maximum uphill grade of 2:1 (50%)
- Recommended maximum flow rate of 0.5 cfs
- Ponding should not be allowed behind fence

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.
- Reanchor fence as necessary to prevent shortcutting.
- Remove accumulated sediment when it reaches ½ the height of the fence.

Objectives
- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☒ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

Adapted from Salt Lake County BMP Fact Sheet

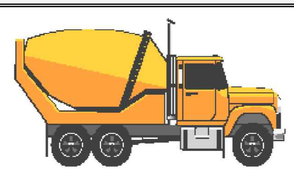
Targeted Pollutants
- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- ☒ Capital Costs
- ☒ O&M Costs
- ☒ Maintenance
- ☐ Training

■ High ☒ Medium ☐ Low

BMP: Concrete Waste Management — CWM



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

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

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

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

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

Objectives
- ☐ Housekeeping Practices
- ☒ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

Adapted from Salt Lake County BMP Fact Sheet

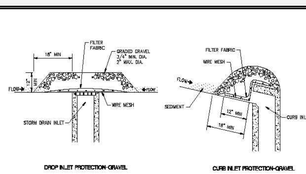
Targeted Pollutants
- ☐ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☒ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- ☐ Capital Costs
- ☐ O&M Costs
- ☒ Maintenance
- ☒ Training

■ High ☒ Medium ☐ Low

BMP: Inlet Protection - Gravel — IPG



Description:
Placement of gravel filter over inlet to storm drain to filter storm water runoff.

Application:
Construct at inlets in paved or unpaved areas where upgradient area is to be disturbed by construction activities.

Installation/Application Criteria:
- Place wire mesh (with ½ inch openings) over the inlet grate extending one foot past the grate in all directions.
- Place filter fabric over the mesh. Filter fabric should be selected based on soil type.
- Place graded gravel, to a minimum depth of 12-inches, over the filter fabric and extending 18-inches past the grate in all directions.

Limitations:
- Recommended for maximum drainage area of one acre.
- Excess flows may bypass the inlet requiring down gradient controls.
- Ponding will occur at inlet.

Maintenance:
- Inspect inlet protection after every large storm event and at a minimum of once monthly.
- Remove sediment accumulated when it reaches 4-inches in depth.
- Replace filter fabric and clean or replace gravel if clogging is apparent.

Objectives
- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

Adapted from Salt Lake County BMP Fact Sheet

Targeted Pollutants
- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ■ Floatable Materials
- ☐ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- ☒ Capital Costs
- ☐ O&M Costs
- ☒ Maintenance
- ☐ Training

■ High ☒ Medium ☐ Low

REVISIONS		
Rev.	Date	Description

Summa Terra Ventures
Paul Poteet
253-320-0357

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THE HART @ CITY CENTER

CLEARFIELD UTAH

Drawn by:	Scale:
G.J.Y.	1"=30'
Designed by:	Date:
G.J.Y.	07/17/20
Checked by:	
D.W.P.	

EROSION CONTROL PLAN

SWP1

ADVANCED DRAINAGE SYSTEMS, INC.

STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH SC-740 OR SC-310.
2. CHAMBERS SHALL BE MANUFACTURED FROM VIRGIN POLYPROPYLENE OR POLYETHYLENE RESINS.
3. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORT PANELS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
4. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
5. CHAMBERS SHALL MEET ASTM F2922 (POLYETHYLENE) OR ASTM F2418-16 (POLYPROPYLENE), "STANDARD SPECIFICATION FOR THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
6. CHAMBERS SHALL BE DESIGNED AND ALLOWABLE LOADS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
7. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. THE CHAMBER MANUFACTURER SHALL SUBMIT THE FOLLOWING UPON REQUEST TO THE SITE DESIGN ENGINEER FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE:
   a. A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY AASHTO FOR THERMOPLASTIC PIPE.
   b. A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET. THE 50 YEAR CREEP MODULUS DATA SPECIFIED IN ASTM F2418 OR ASTM F2922 MUST BE USED AS PART OF THE AASHTO STRUCTURAL EVALUATION TO VERIFY LONG-TERM PERFORMANCE.
   c. STRUCTURAL CROSS SECTION DETAIL ON WHICH THE STRUCTURAL EVALUATION IS BASED.
8. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-310/SC-740 SYSTEM

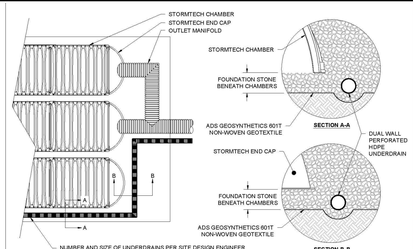
1. STORMTECH SC-310 & SC-740 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH SC-310 & SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4-2" (20-50 mm).
8. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
9. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

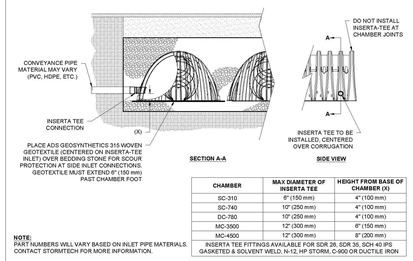
1. STORMTECH SC-310 & SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
2. THE USE OF CONSTRUCTION EQUIPMENT OVER SC-310 & SC-740 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.



5 UNDERDRAIN DETAIL

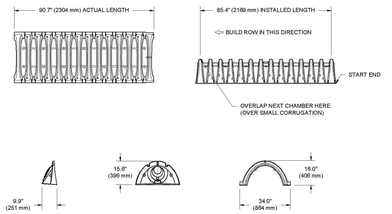


CHAMBER	MAX DIAMETER OF INSERTA TEE	HEIGHT FROM BASE OF CHAMBER (X)
SC-310	6" (150 mm)	4" (100 mm)
SC-740	10" (250 mm)	4" (100 mm)
DC-780	10" (250 mm)	4" (100 mm)
MC-3500	12" (300 mm)	6" (150 mm)
MC-4500	12" (300 mm)	8" (200 mm)

INSERTA TEE FITTINGS AVAILABLE FOR SDR 26, SDR 35, SCH 40 IPS GASKETED & SOLVENT WELD, N-12, HP STORM, C-900 OR DUCTILE IRON

NOTE:
PART NUMBERS WILL VARY BASED ON INLET PIPE MATERIALS. CONTACT STORMTECH FOR MORE INFORMATION.

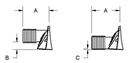
6 INSERTA-TEE SIDE INLET DETAIL



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W,X H X INSTALLED LENGTH)	34.0" X 16.0" X 85.4"	(864 mm X 406 mm X 2159 mm)
CHAMBER STORAGE	14.7 CUBIC FEET	(0.42 m³)
MINIMUM INSTALLED STORAGE*	31.0 CUBIC FEET	(0.88 m³)
WEIGHT	35.0 lbs.	(16.8 kg)

*ASSUMES 6" (152 mm) ABOVE, BELOW, AND BETWEEN CHAMBERS



PRE-FAB STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PRE-FAB STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
PRE CORED END CAPS END WITH "PC"

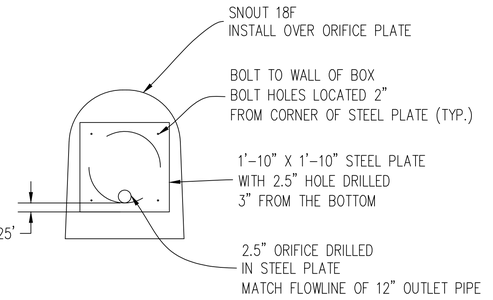
PART #	STUB	A	B	C
SC310EPE06T / SC310EPE06TPC	6" (150 mm)	9.6" (244 mm)	5.8" (147 mm)	—
SC310EPE06B / SC310EPE06BPC			—	0.5" (13 mm)
SC310EPE08T / SC310EPE08TPC	8" (200 mm)	11.9" (302 mm)	3.5" (89 mm)	—
SC310EPE08B / SC310EPE08BPC			—	0.6" (15 mm)
SC310EPE10T / SC310EPE10TPC	10" (250 mm)	12.7" (323 mm)	1.4" (36 mm)	—
SC310EPE10B / SC310EPE10BPC			—	0.7" (18 mm)
SC310EPE12B	12" (300 mm)	13.5" (343 mm)	—	0.9" (23 mm)

ALL STUBS, EXCEPT FOR THE SC310EPE12B ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

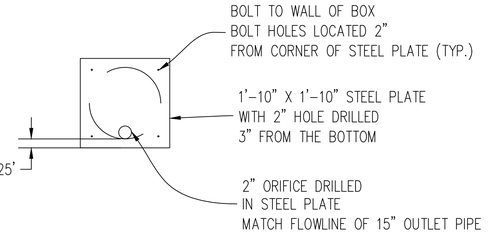
* FOR THE SC310EPE12B THE 12" (300 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 0.25" (6 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL

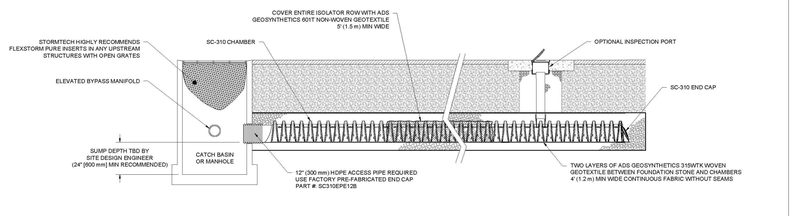
2 SC-310 TECHNICAL SPECIFICATIONS



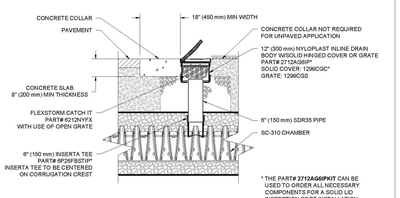
ORIFICE PLATE INSTALLATION DETAIL (SOUTH)



ORIFICE PLATE INSTALLATION DETAIL (WEST)



3 SC-310 ISOLATOR ROW DETAIL



* THE PART# **2712AG65PKIT** CAN BE USED TO ORDER ALL NECESSARY COMPONENTS FOR A SOLID LID INSPECTION PORT INSTALLATION

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
- A. INSPECTION PORT(S) (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

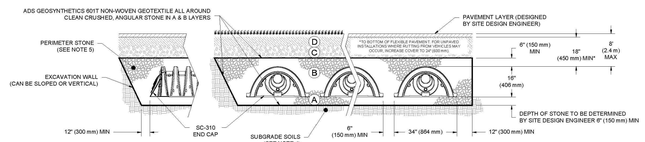
1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

4 SC-310 6" (150 mm) INSPECTION PORT DETAIL

ACCEPTABLE FILL MATERIALS: STORMTECH SC-310 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER	AASHTO M145* A-1, A-2-4, A-3 OR AASHTO M43* 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43* 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43* 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE[1,2]

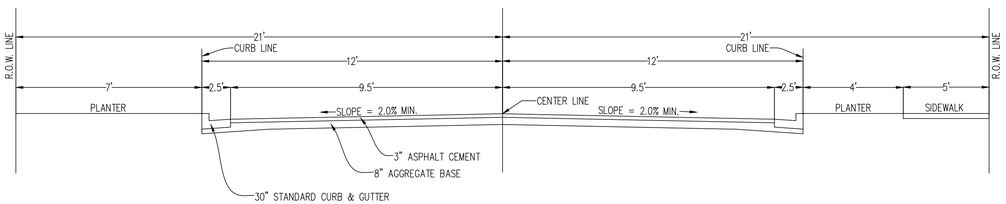
PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



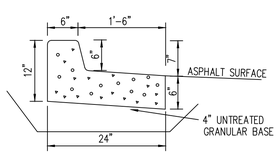
NOTES:

1. SC-310 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-310 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
4. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
5. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
6. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

1 SC-310 CROSS SECTION DETAIL

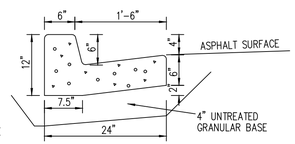


PRIVATE 42' STREET SECTION
SCALE: NONE



4" UNTREATED GRANULAR BASE UNDER CURB EXTENDING 6" LATERALLY IN FRONT AND BACK COMPACT TO 95% DENSITY ASTM D 1557-78

ON-SITE SPILL CURB
NOT TO SCALE



4" UNTREATED GRANULAR BASE UNDER CURB EXTENDING 6" LATERALLY IN FRONT AND BACK COMPACT TO 95% DENSITY ASTM D 1557-78

ON-SITE CARRY CURB
NOT TO SCALE

REVISIONS

Rev.	Date	Description

Summa Terra Ventures
Paul Poteet
253-320-0357

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

THE HART @ CITY CENTER

CLEARFIELD UTAH

Drawn by: G.J.Y.
Designed by: G.J.Y.
Checked by: D.W.P.

DETAILS

Scale: NTS
Date: 07/17/20
D1

LEGEND

SYMBOL	DESCRIPTION	QTY
(1)	6" CONCRETE MOWSTRIP	

SYMBOL	DESCRIPTION	QTY
[turf hatch]	TURF GRASS	18,858 sf
[planter hatch]	PLANTER BED - TAN COBBLE, 3" DEPTH, 2" MINUS IN SIZE WITH WEED BARRIER UNDERNEATH	19,416 sf

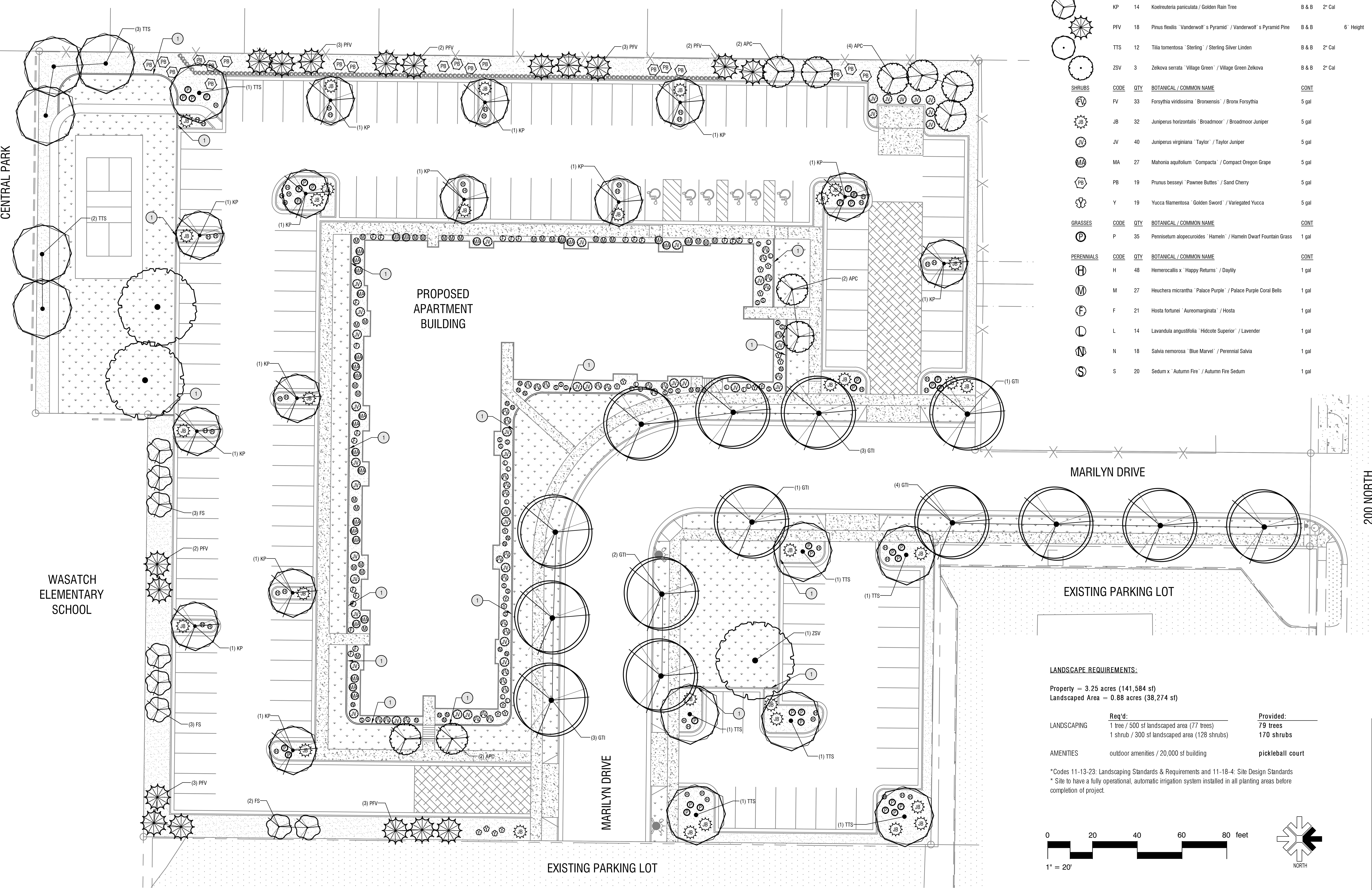
PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	APC	10	Acer platanoides `Crimson Sentry` / Crimson Sentry Maple	B & B	2" Cal	
	FS	8	Fagus sylvatica `Dawyck Purple` / Columnar Purple Beech	25 gal	2" Cal	
	GTI	14	Gleditsia triacanthos inermis `Skycole` / Skyline Honeylocust	B & B	2" Cal	
	KP	14	Koelreuteria paniculata / Golden Rain Tree	B & B	2" Cal	
	PFV	18	Pinus flexilis `Vanderwolf`s Pyramid` / Vanderwolf`s Pyramid Pine	B & B		6` Height
	TTS	12	Tilia tomentosa `Sterling` / Sterling Silver Linden	B & B	2" Cal	
	ZSV	3	Zelkova serrata `Village Green` / Village Green Zelkova	B & B	2" Cal	

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
FV	FV	33	Forsythia viridissima `Bronxensis` / Bronx Forsythia	5 gal
JB	JB	32	Juniperus horizontalis `Broadmoor` / Broadmoor Juniper	5 gal
JV	JV	40	Juniperus virginiana `Taylor` / Taylor Juniper	5 gal
MA	MA	27	Mahonia aquifolium `Compacta` / Compact Oregon Grape	5 gal
PB	PB	19	Prunus besseyi `Pawnee Buttes` / Sand Cherry	5 gal
Y	Y	19	Yucca filamentosa `Golden Sword` / Variegated Yucca	5 gal

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
P	P	35	Pennisetum alopecuroides `Hameln` / Hameln Dwarf Fountain Grass	1 gal

PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
H	H	48	Hemerocallis x `Happy Returns` / Daylily	1 gal
M	M	27	Heuchera micrantha `Palace Purple` / Palace Purple Coral Bells	1 gal
F	F	21	Hosta fortunei `Aureomarginata` / Hosta	1 gal
L	L	14	Lavandula angustifolia `Hidcote Superior` / Lavender	1 gal
N	N	18	Salvia nemorosa `Blue Marvel` / Perennial Salvia	1 gal
S	S	20	Sedum x `Autumn Fire` / Autumn Fire Sedum	1 gal



LANDSCAPE REQUIREMENTS:

Property = 3.25 acres (141,584 sf)
Landscaped Area = 0.88 acres (38,274 sf)

	Req'd:	Provided:
LANDSCAPING	1 tree / 500 sf landscaped area (77 trees)	**79 trees**
	1 shrub / 300 sf landscaped area (128 shrubs)	**170 shrubs**
AMENITIES	outdoor amenities / 20,000 sf building	**pickleball court**

*Codes 11-13-23: Landscaping Standards & Requirements and 11-18-4: Site Design Standards
* Site to have a fully operational, automatic irrigation system installed in all planting areas before completion of project.

NOT FOR CONSTRUCTION

design west | architects
255 SOUTH 300 WEST LOGAN UT 84321
795 NORTH 400 WEST SALT LAKE CITY UT 84103

THE HART AT CITY CENTER
PRELIMINARY LANDSCAPE PLAN
301 EAST 200 SOUTH
CLEARFIELD, UTAH
SUMMA TERRA VENTURES, SPRINGVILLE, UTAH

MARK:	DATE:	DESCRIPTION:

PROJECT #:	520083
DRAWN BY:	ALTHOUSE
CHECKED BY:	WRIGHT
ISSUED:	07.08.2020

PRELIMINARY
REVIEW SUBMITTAL
NOT FOR CONSTRUCTION

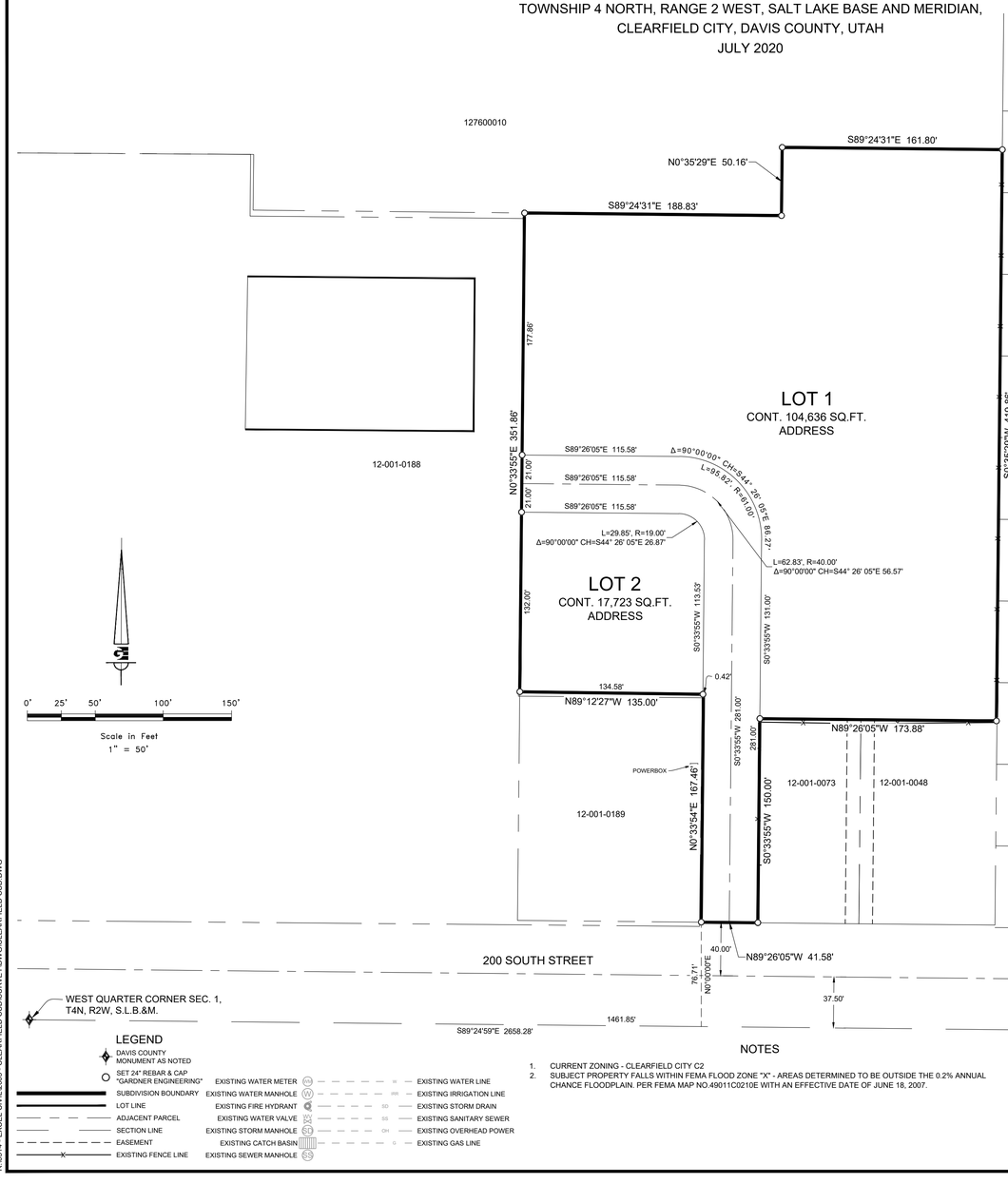
PRELIMINARY LANDSCAPE PLAN
L-101

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THE HART AT CITY CENTER

LOCATED IN THE NORTHWEST QUARTER OF SECTION 1,
TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
CLEARFIELD CITY, DAVIS COUNTY, UTAH
JULY 2020



LEGEND

- DAVIS COUNTY MONUMENT AS NOTED
- SET 24" REBAR & CAP "GARDNER ENGINEERING"
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- EXISTING SEWER MANHOLE
- EXISTING WATER LINE
- EXISTING IRRIGATION LINE
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD POWER
- EXISTING GAS LINE

NOTES

1. CURRENT ZONING - CLEARFIELD CITY C2
2. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO.49011C0210E WITH AN EFFECTIVE DATE OF JUNE 18, 2007.

BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 200 SOUTH STREET BEING LOCATED SOUTH 89°24'59" EAST 1461.85 FEET ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER AND NORTH 00°00'00" EAST 76.71 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 1; RUNNING THENCE NORTH 00°33'54" EAST 167.46 FEET; THENCE NORTH 89°12'27" WEST 135.00 FEET; THENCE NORTH 00°33'55" EAST 351.86 FEET TO THE SOUTH BOUNDARY LINE OF THE WASATCH ELEMENTARY SUBDIVISION; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID WASATCH ELEMENTARY SUBDIVISION THE FOLLOWING TWO (2) COURSES; (1) SOUTH 89°24'31" EAST 188.83 FEET; (2) NORTH 00°35'29" EAST 50.16 FEET; THENCE SOUTH 89°24'31" EAST 161.80 FEET TO THE WEST BOUNDARY LINE OF THE SMITH VILLAGE SUBDIVISION; THENCE ALONG SAID WEST LINE SOUTH 00°35'29" WEST 419.86 FEET; THENCE NORTH 89°26'05" WEST 173.88 FEET; THENCE SOUTH 00°33'55" WEST 150.00 FEET TO THE POINT OF BEGINNING. CONTAINING 3.25 ACRES.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS THE HART AT CITY CENTER IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2020.

PROFESSIONAL LAND SURVEYOR
8227228
Klint H. Whitney
STATE OF UTAH

KLINT H. WHITNEY, PLS NO. 8227228

OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

THE HART AT CITY CENTER

AND HEREBY DEDICATE, GRANT AND CONVEY TO CLEARFIELD CITY, DAVIS COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE), THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY CLEARFIELD CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS, AND ALSO HEREBY DEDICATE GARNT AND CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PRIVATE ROADS AND THE WET UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF SEWER, WATER, AND STORM DRAIN LINES AND FACILITIES.

A. SUBJECT TO THE AFFECTED PROPERTY OWNERS PRIOR WRITTEN APPROVAL AS TO THE LOCATION OF PARTICULAR FACILITIES, THE UNDERSIGNED OWNER HEREBY CREATES A GENERAL NON-EXCLUSIVE EASEMENT OVER, ACROSS, THROUGH, AND UNDER LOTS FOR INGRESS TO EGRESS FROM AND INSTALLATION REPLACEMENT, REPAIR, AND MAINTENANCE OF ALL UTILITY AND SERVICE LINES AND SYSTEMS, INCLUDING GAS, TELEPHONE, ELECTRICITY, AND CABLE COMMUNICATIONS THAT SERVICE ALL OF PART OF THE LOTS.

B. ANY UTILITY OR SERVICE COMPANY USING THIS GENERAL EASEMENT WILL USE ITS BEST EFFORTS TO INSTALL, REPAIR, REPLACE, AND MAINTAIN ITS LINES AND SYSTEMS WITHOUT DISTURBING THE USES OF OWNERS AND OCCUPANTS OF THE LOTS AND OTHER UTILITY AND SERVICE COMPANIES.

C. IF THE AFFECTED OWNER OR ANY UTILITY OR SERVICE COMPANY FURNISHING UTILITIES OR SERVICES TO THE LOTS UNDER THE FOREGOING PROVISION REQUESTS A SPECIFIC EASEMENT BY SEPARATE RECORDABLE DOCUMENT THE OWNERS OF THE SAID LOT MAY, IN ITS DISCRETION GRANT THE EASEMENT PURSUANT TO A SEPARATE WRITTEN INSTRUMENT THAT SPECIFIES THE LOCATION THEREOF.

SIGNED THIS ____ DAY OF _____ 2020.

CLEARFIELD TOWN SQUARE, LLC

BY: _____

ACKNOWLEDGEMENT

STATE OF UTAH)
§
COUNTY OF DAVIS)

On this_____day of_____2020, personally appeared before me _____, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the _____ of _____, and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said _____ acknowledged to me that said Corporation executed the same.

STAMP

_____
NOTARY PUBLIC

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWO LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY EXCEL CIVIL ENGINEERING. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING DAVIS COUNTY SURVEY MONUMENTATION AS SHOWN HEREON. THE BASIS OF BEARING IS THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 89°24'19" EAST NAD 83 STATE PLAN GRID BEARING.

CLEARFIELD CITY PLANNING COMMISSION

APPROVED BY THE CLEARFIELD CITY PLANNING COMMISSION,

SIGNED THIS____DAY OF _____, 2020.

_____
CHAIRMAN

CLEARFIELD CITY APPROVAL

APPROVED BY THE CLEARFIELD CITY COUNCIL,

SIGNED THIS____DAY OF _____, 2020.

ATTEST: _____

TITLE: _____

_____
MAYOR

CLEARFIELD CITY ENGINEER

APPROVED BY THE CLEARFIELD CITY ENGINEER,

SIGNED THIS____DAY OF _____, 2020.

_____
CITY ENGINEER

CLEARFIELD CITY ATTORNEY

APPROVED BY THE CLEARFIELD CITY ATTORNEY,

SIGNED THIS____DAY OF _____, 2020.

_____
CITY ATTORNEY

DAVIS COUNTY RECORDER

BOOK NUMBER _____

PAGE NUMBER _____

ENTRY NUMBER _____

TIME RECORDED _____

DATE RECORDED _____

FEE PAID _____

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DAVIS COUNTY RECORDER

BY: _____
DEPUTY RECORDER

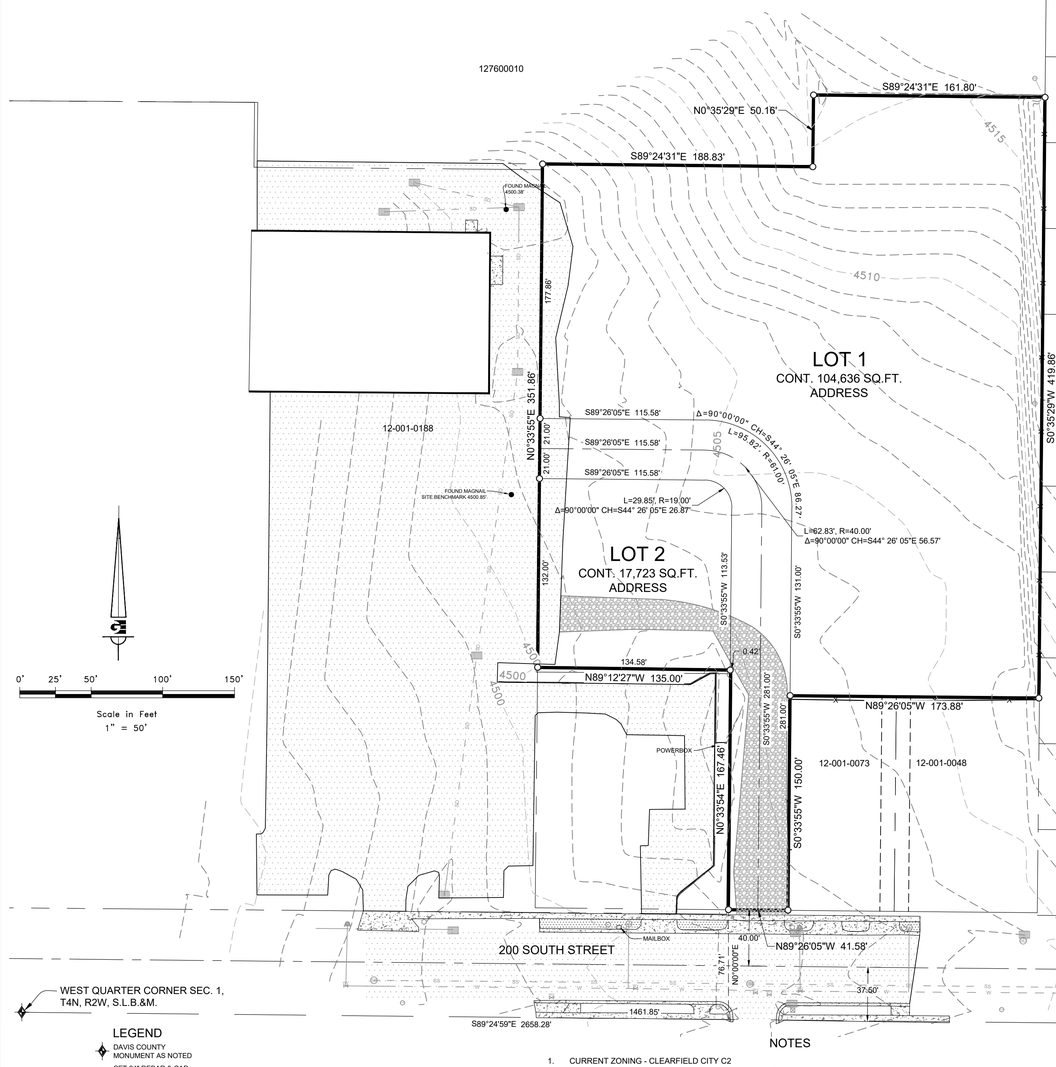
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GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE:801.476.0202 FAX:801.476.0066

R:\0514 - EXCEL CIVIL\0205 - CLEARFIELD SUB\SURVEY\DWG\CLEARFIELD SUB.DWG

THE HART AT CITY CENTER

LOCATED IN THE NORTHWEST QUARTER OF SECTION 1,
TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
CLEARFIELD CITY, DAVIS COUNTY, UTAH
JULY 2020



0' 25' 50' 100' 150'

Scale in Feet
1" = 50'

LEGEND

- DAVIS COUNTY MONUMENT AS NOTED
- SET 24" REBAR & CAP "GARDNER ENGINEERING"
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- EXISTING SEWER MANHOLE
- EXISTING WATER LINE
- EXISTING IRRIGATION LINE
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD POWER
- EXISTING GAS LINE

NOTES

1. CURRENT ZONING - CLEARFIELD CITY C2
2. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO.49011C0210E WITH AN EFFECTIVE DATE OF JUNE 18, 2007.

BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 200 SOUTH STREET BEING LOCATED SOUTH 89°24'59" EAST 1461.85 FEET ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER AND NORTH 00°00'00" EAST 76.71 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 1; RUNNING THENCE NORTH 00°33'54" EAST 167.46 FEET; THENCE NORTH 89°12'27" WEST 135.00 FEET; THENCE NORTH 00°33'55" EAST 351.86 FEET TO THE SOUTH BOUNDARY LINE OF THE WASATCH ELEMENTARY SUBDIVISION; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID WASATCH ELEMENTARY SUBDIVISION THE FOLLOWING TWO (2) COURSES; (1) SOUTH 89°24'31" EAST 188.83 FEET; (2) NORTH 00°35'29" EAST 50.16 FEET; THENCE SOUTH 89°24'31" EAST 161.80 FEET TO THE WEST BOUNDARY LINE OF THE SMITH VILLAGE SUBDIVISION; THENCE ALONG SAID WEST LINE SOUTH 00°35'29" WEST 419.86 FEET; THENCE NORTH 89°26'05" WEST 173.88 FEET; THENCE SOUTH 00°33'55" WEST 150.00 FEET TO THE POINT OF BEGINNING. CONTAINING 3.25 ACRES.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS THE HART AT CITY CENTER IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2020.

PROFESSIONAL LAND SURVEYOR
8227228
Klint H. Whitney
STATE OF UTAH

KLINT H. WHITNEY, PLS NO. 8227228

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CLEARFIELD TOWN SQUARE, LLC

BY: _____

ACKNOWLEDGEMENT

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COUNTY OF DAVIS)

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CENTER QUARTER CORNER SEC. 1, T4N, R2W, S.L.B.&M.

CLEARFIELD CITY PLANNING COMMISSION

APPROVED BY THE CLEARFIELD CITY PLANNING COMMISSION,

SIGNED THIS____DAY OF _____, 2020.

_____
CHAIRMAN

CLEARFIELD CITY APPROVAL

APPROVED BY THE CLEARFIELD CITY COUNCIL,

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ATTEST: _____

TITLE: _____

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MAYOR

CLEARFIELD CITY ENGINEER

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_____
CITY ENGINEER

CLEARFIELD CITY ATTORNEY

APPROVED BY THE CLEARFIELD CITY ATTORNEY,

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_____
CITY ATTORNEY

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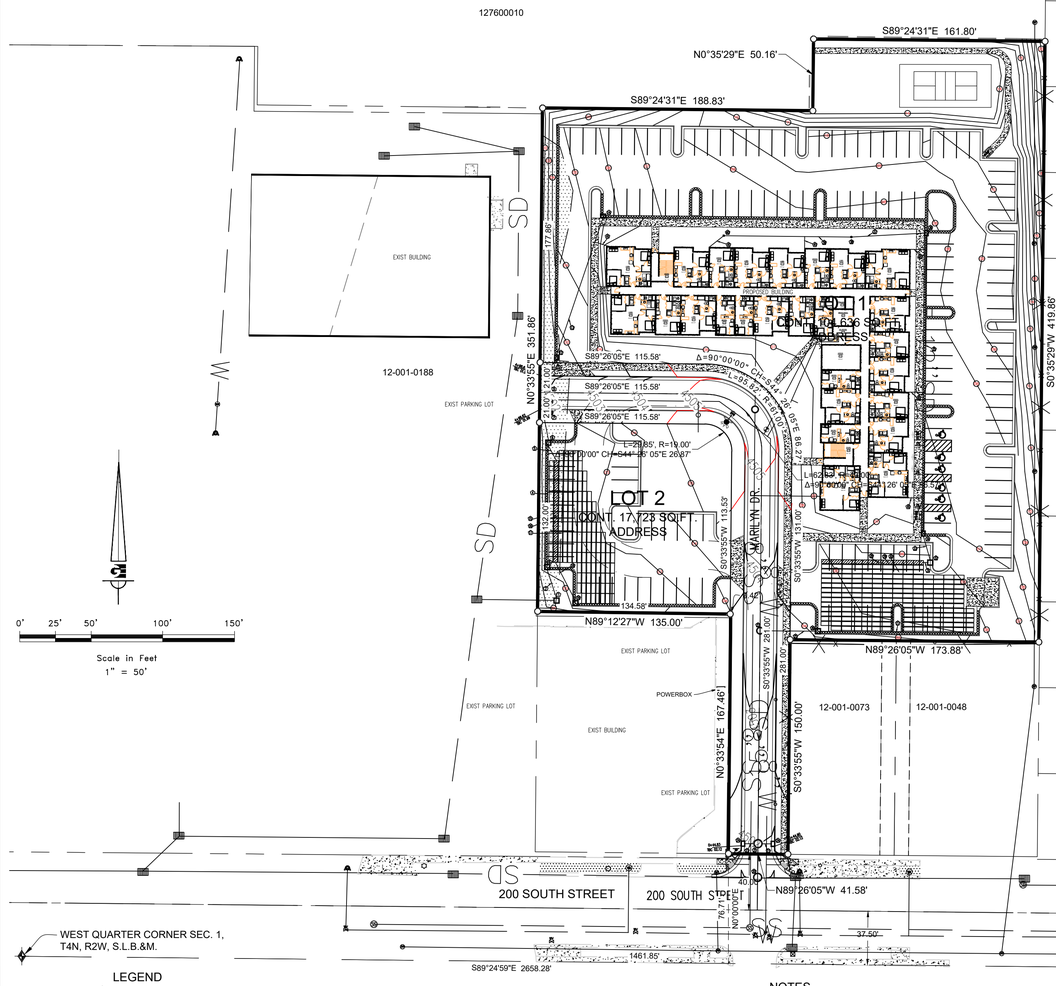
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JULY 2020



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CLEARFIELD CITY APPROVAL

APPROVED BY THE CLEARFIELD CITY COUNCIL,

SIGNED THIS____DAY OF _____, 2020.

ATTEST: _____

TITLE: _____

_____
MAYOR

CLEARFIELD CITY ENGINEER

APPROVED BY THE CLEARFIELD CITY ENGINEER,

SIGNED THIS____DAY OF _____, 2020.

_____
CITY ENGINEER

CLEARFIELD CITY ATTORNEY

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DAVIS COUNTY RECORDER

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DEPUTY RECORDER

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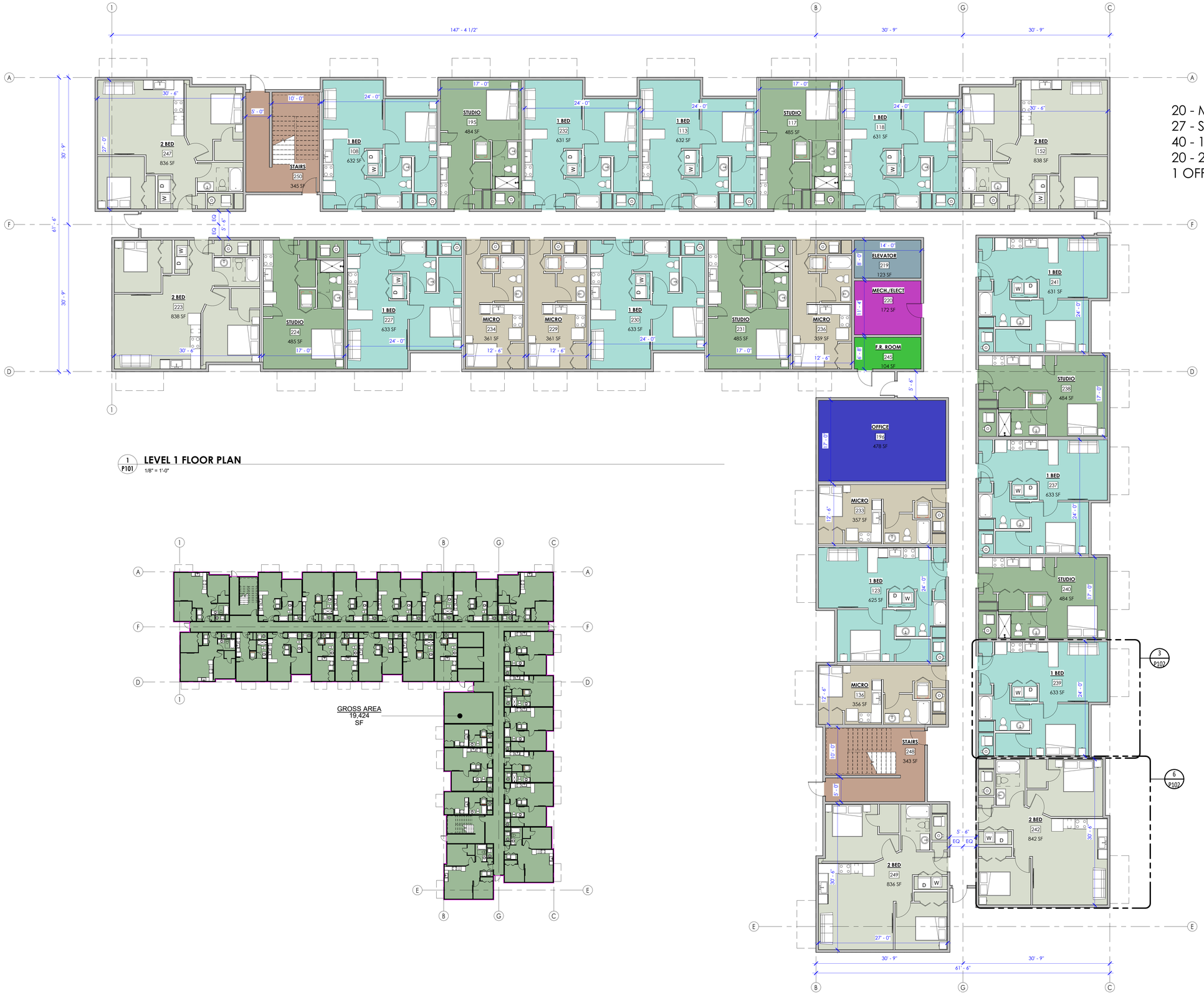
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ae urbia
architects and engineers


ae urbia
architects and engineers

6/25/2020 8:18:36 AM



1 P101 **LEVEL 1 FLOOR PLAN**
1/8" = 1'-0"

20 - MICRO UNITS
27 - STUDIO UNITS
40 - 1 BED UNITS
20 - 2 BED UNITS
1 OFFICE

aeurbia
architects and engineers
649 West South Jordan Parkway
south jordan, utah 84095
phone: 801.746.0456 - fax: 801.575.6456
webpage: aeurbia.com

6/25/2020 8:18:36 AM

THE HART AT CITY CENTER
SUMMA TERRA
CENTERVILLE, UT

Revision Schedule

MARK	DESCRIPTION	Revision Date

AE2020.183

PRESENTATION FLOOR PLAN

DATE: **PROJECT ISSUE DATE**

SHEET #:

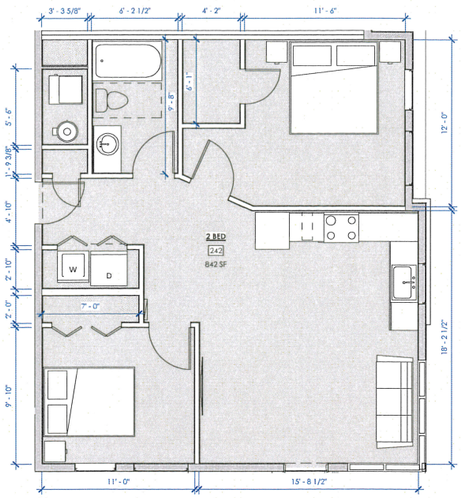
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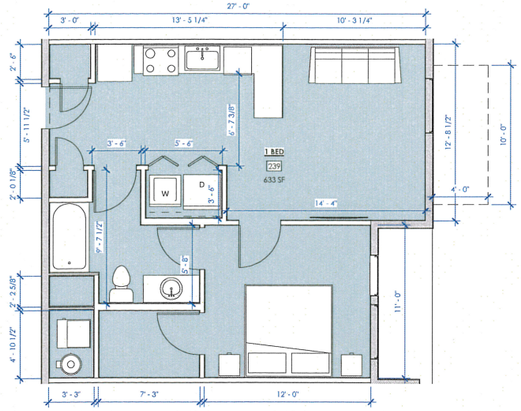
PROJECT STATUS
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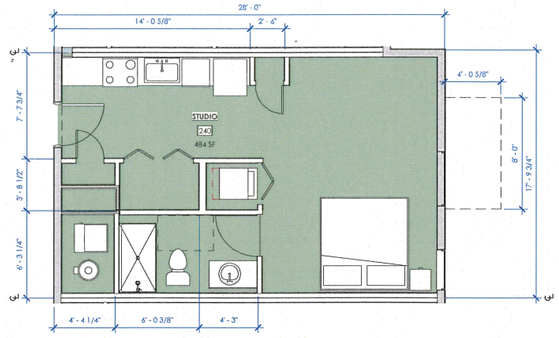
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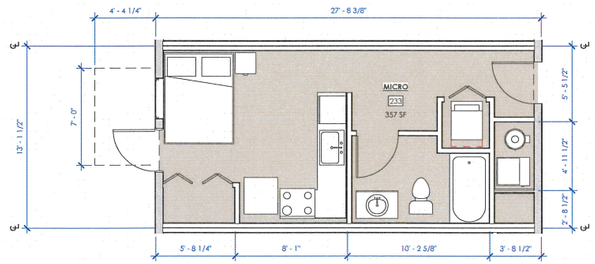
3 P102 **2 BEDROOMS**
1/4" = 1'-0"



2 P102 **1 BEDROOM**
1/4" = 1'-0"



1 P102 **STUDIO**
1/4" = 1'-0"



4 P102 **MICRO-UNIT**
1/4" = 1'-0"

aeurbia
architects and engineers
909 West South Jordan Parkway
South Jordan, Utah 84095
phone: 801.746.0456 - fax: 801.575.6456
webpage: aeurbia.com

7/21/2020 7:54:34 AM

THE HART AT CITY CENTER
SUMMA TERRA
CENTERVILLE, UT

Revision Schedule

MARK	DESCRIPTION	Revision Date

AE2020.183

PRESENTATION FLOOR PLAN

DATE: PROJECT ISSUE DATE

SHEET #:

P102

PROJECT STATUS

7/21/2020 7:54:34 AM

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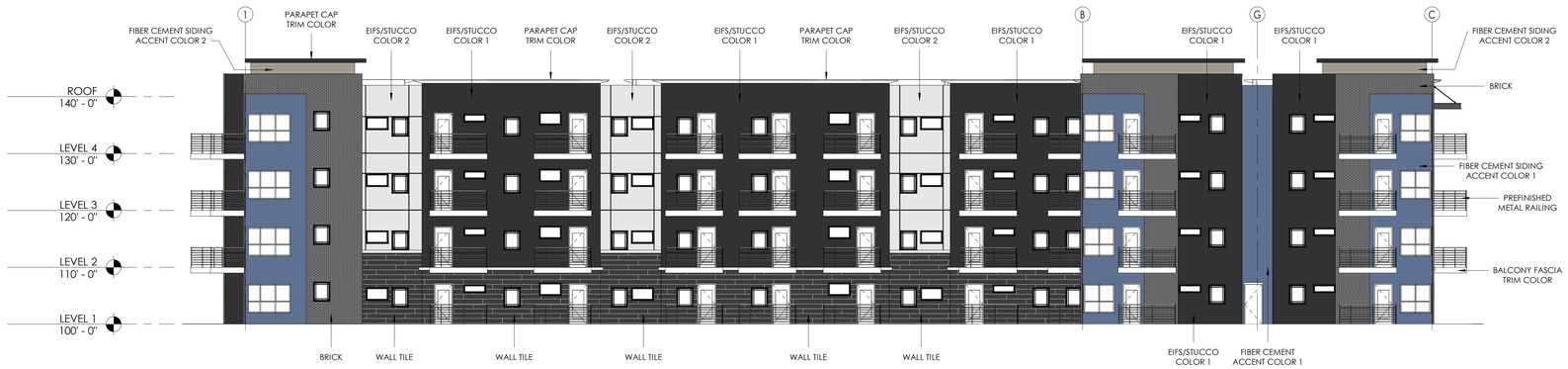
7/7/2020 9:39:17 AM



1 A201 **NORTH ELEVATION**
3/32" = 1'-0"



2 A201 **EAST ELEVATION**
3/32" = 1'-0"



4 A201 **SOUTH ELEVATION**
3/32" = 1'-0"



3 A201 **WEST ELEVATION**
3/32" = 1'-0"

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7/7/2020 9:39:17 AM

THE HART AT CITY CENTER
SUMMA TERRA
CENTERVILLE, UT

Revision Schedule		
MARK	DESCRIPTION	Revision Date

AE2020.183

ELEVATION

DATE: **PROJECT ISSUE DATE**

SHEET #:

A201

PROJECT STATUS

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CIVIL ENGINEERING CONSULTANTS, PLLC.

5141 South 1500 West
Riverdale City, Utah 84405
801-866-0550

18 August 2020

Clearfield City
55 South State Street
Clearfield City, Utah 84015

Attn: Brad McIlrath, Senior Planner
Proj: **The Hart at City Center**
Subj: Review #1

Dear Brad,

Attached is our review of the above referenced Project for your consideration. The following comments will need to be resolved prior to receiving recommended approval from our office.

General Notes:

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

Plat

1. The following issues will need to be resolved with the Plat and will need to be re-submitted for review:

    - The Boundary description of the subdivision property closes and is approved.

    - The "Basis of Bearing" needs to be identified on the Plat.
    - The "Point of Beginning" needs to be placed on the Plat.
    - A Vicinity map is required to be placed on the Plat.
    - All parcels of land surrounding the proposed subdivision should be identified with the name of the property owner as well the tax identification number.
    - There should only be one-lot created on the Plat due to the fact that the entire parcel of land is needed for the development.
    - The "private" street needs to be labelled with a name and an address number.
    - A ten-foot "Public Utility Easement – PUE" is required around the perimeter of the development.

- City "Approval signature blocks" need to be organized on the Plat.
- In the " Owners Dedication" the name of the individual signing the Plat need to be typed under the signature line.
- An approval signature block needs to be created at the bottom of the document for the "City Engineer" to sign the final mylar plat document. The language for the "Clearfield City Engineer" approval/compliance signature block shall be written to match the following:

  I hereby certify that the "Office of the City Engineer" has examined the foregoing Plat and in our opinion the information conveyed herewith, complies with the Public Works Standards and Specifications of Clearfield City.
- The owner's name and contact data will need to be placed on the Plat.
- Addresses for the buildings and individual units and the private street need to be resolved and placed on the Plat
- The area in square feet (following the "Boundary Description") needs to be added to the acreage (both needed following the boundary description).
- The following notes will be **required** to be placed on the Plat:

  All Onsite "Utilities and Facilities" – On Private Property:

  - Culinary Water Facilities: All facilities i.e., pipes, service laterals, valves, bends, thrust blocks, fire hydrants, miscellaneous fittings are the sole responsibility of the property owners to manage and repair to the City Standards when failures occur.

  - Sanitary Sewer Facilities: All facilities i.e., pipes, manholes, laterals, pipeline cleaning, sewer backups are the sole responsibility of the property owners to manage and repair to the City Standards when failures occur.

  - Storm Water Facilities: All facilities i.e., pipes, manholes, inlet catch basins, orifice and orifice control structures, detention storage basins, overflow spillways are the sole responsibility of the property owners to manage and repair to the City Standards when failures occur.

  - Roadways and Sidewalks Facilities: All hard-surfacing facilities i.e., are the sole responsibility of the property owners to manage and repair to the City Standards when failures occur.

Improvement Drawings – General Issues:

1. This notes need to be placed on the Site Plan Improvement Drawings: All deteriorated, damaged or missing surface improvements surrounding the perimeter of the development and on-site be replaced or installed; i.e., curb and gutter, sidewalk, landscaping park strip improvements, asphalt patching, landscaping replacement, site lighting, dumpster screening, concrete improvement, etc.

2. The "Geotechnical Report" submitted was prepared for a neighboring property in the year 2000 (the study is 20-years old). The study will need to be prepared for the site in question, with test holes dug at the location of the future underground storm water storage facility. The new study must be submitted for review.

    - The ground water elevation may be an issue for the underground storage. The bottom of the underground detention basin needs to be 36" above the seasonal high ground water level.

3. Culinary Water Issues:

    - Show the size, flowlines and location of all utilities surrounding the site and all fire hydrants that exist within 750 feet of the site.
    - The water system will need to be looped having two ties to the City system. I would suggest extended the waterline to the west and connecting it with the neighboring commercial property. This will help the neighboring commercial property. Easement must be obtained.
    - Show a detail drawing of the culinary water meter vault (4" vault required) and the irrigation connections with a detail of the reversed pressure backflow devices.

    - Add an additional fire hydrant near the entrance to the parking/driveway on the east side of the "Private" roadway. Additional fire hydrants may be required by Chief Taylor of the North Davis Fire District.

    - Call out all pipe line materials and pressure classification.
    - The culinary water details will need to indicate that all water pipe fittings must include restrained joint connectors on all bend, tees, valves with the utilization of "blue bolts".
    - Show the fire hydrant detail in the drawings.

4. Grading and Drainage Issues:
    - There is too must information placed on the Grading and Drainage Plan. Please create a plan for the two issues (Grading Plan and Drainage Plan).
    - The proposed finish curb & gutter elevations (tbc), the slope-grade of the curb & gutter with flow direction arrows needs to be shown on the Grading Plan. Addition slope-grades need to be shown across the parking areas.
    - A junction clean-out box with a 12" diameter concrete apron needs to be placed at the roof/storm water piping junctions.

5. Storm Water Issues:

    - The Storm Water Calculation need to be prepared and submitted.
    - The drainage area for each underground storage basin will need to be shown on the drawings.

- The detention basins must be designed to retain storm water up to a 100-year storm with a 24-hr event. The "80th Percentile Storm" - storm flows will need to be explained/shown as to how the storm water will interact with the 100-year storm flows and storage.
- Prior to any storm water being place underground into the storage facilities the storm water must flow through a "Bay-Saver" or "Storm Ceptor" (filtering manhole) or/an approved cleaning/filtering manhole or device prior to entering into the underground isolator row. The calculations for sizing the filtering manhole must be submitted for review.
- The minimum on-site storm water collection piping will need to be 10" diameter.
- The storm at the south end (main entrance) of the "Private-roadway" must also be collected and sent through the site storm water storage facilities.
- The amount of 0.2 of a cubic foot per acre may be released with the balance detained and controlled by the orifice control structure.
- An orifice control structure will need to be designed and installed. The City does not approve the use of snouts. The orifice control structure will need to be a 2-chamber structure and large enough for a maintenance worker to enter in to clean the orifice.
- An emergency spillway will need to be designed and the basin must have a 12" freeboard.
- Show how the storm water leaves the site and is connected into the City storm water system – inverts, connection manholes, boxes, pipe diameter.
- A note needs to be added to the storm water drawings that upon construction completion the detention basin storage volume must be checked by the design engineer and the volume actually created must be measured and certified by the design engineer to the City Storm Water Manager.
- A storm water "Maintenance Chart/Record" needs to be created and placed in the improvement drawings for the on-site maintenance workers to follow. The Maintenance Chart/Record must be available for the City Storm Water Manager to review upon request.

6. Show the landscaping and lighting plans and all drawing details for the project.

    - Show the type of fencing proposed and where fencing is to be placed.
    - Handicap ramps are required at the roadway intersections and crossings. There needs to be a minimum of a 4' x 4' turning pad (maximum grade 2%) with the truncated identification pad.

7. Show the details of the "pickle ball court.

8. Sanitary Sewer Issues
    - Submit the sanitary sewer proposed flows from the site (normal and peak flows). Show the capacity in the City sewer piping at the point of connection on 200 South.

Should you have any questions, feel free to contact our office.
Sincerely,
CEC, Civil Engineering Consultants, PLLC.



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

Cc. Adam Favero, Public Works Director
Mark Baird, Deputy Public Works Director
Brad Wheeler, Street Superintendent
Kenny England, Utility Superintendent
Jared Justensen, Community Development Staff Engineer
Chief John Taylor, North Davis Fire District

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

TO: Brad McIlrath / Clearfield City Planner

FROM: John Taylor / Fire Marshal

RE: Hart at City Center

DATE: August 13, 2020

I have reviewed the site plan submitted for the above referenced project. The Fire Prevention Division of this Fire District has the following comments/concerns. This project is not considered approved. The following items need to be addressed before approval.

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

2. The submitted plans do not show hydrants along the back side of the building (opposite of Marilynn Drive). A hydrant is also required within 100 feet of the Fire Department Connection (FDC). Due to the height of the building, a remote FDC will be required. If an Aerial Fire Apparatus Access lane is required in the rear of the building, the road width will need to be increased from 24 to 26 feet.

3. The aerial apparatus access lane cannot be the front street (Marilynn Drive) because at the radius the distance is too far from the building to the lane. The east side of the building would be acceptable if the lane width increased to 26'.

4. Prior to approval an access agreement must be established with the property owner on the west of the emergency access gate. The agreement must also show that signage and maintenance (all weather) will be completed. The area on both sides of the gate must be kept clear of all vehicles, snow stacking, etc. No parking and Fire Apparatus Access designation sings will be required on both sides of the gate.

5. The gate at the end of Marilynn Drive cannot be a crash gate. The gate must be a swinging gate with a KNOX Lock. The lock may be daisy chained for access of the building maintenance.

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

7. All fire apparatus access roads shall be a minimum all-weather, drivable and maintainable surface. There shall be a minimum clear and unobstructed width of not less than 26 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. Dead-end roads created in excess of 150 feet in length shall be provided with an approved turn-around.

8. As of today's date, our department has not received an application or plan review fee for this project.

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