



Community Development

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

MEETING AGENDA OF THE CLEARFIELD CITY PLANNING COMMISSION

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

CALL TO ORDER - PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES:

June 7th, 2020

PLANNING COMMISSION CHAIR STATEMENT

DECISION ITEMS

Public Hearings

1. Public Hearing, Discussion and Possible Action on **GPA 2020-090027**, a general plan amendment request by Rocky Mountain Tumbling and Cheer to change the designation for the subject property from Residential to Commercial. **Location:** 951 West 300 North (TIN: 12-019-0103). **Project Area:** 2.51 Acres. **Staff:** Brad McIlrath (**Legislative Matter**).
2. Public Hearing, Discussion and Possible Action on **RZN 2020-090027**, a zoning map amendment request by Rocky Mountain Tumbling and Cheer to rezone 2.51 acres of the subject property from A-1 (Agricultural) to C-2 (Commercial). **Location:** 951 West 300 North (TINs: 12-019-0103). **Project Area:** 2.51 Acres. **Staff:** Brad McIlrath (**Legislative Matter**).

Non-Public Hearings

3. Discussion and Possible Action on **PSP & FSP 2020-090021**, a preliminary and final subdivision plat request by Nathan Alvey to subdivide the subject property into 3 lots for the purpose of adding two single-family flag lots. **Location:** 2305 S. Main Street (TINs: 12-075-0081). **Project Area:** 0.82 Acres. **Planner:** Brad McIlrath (**Administrative Matter**).

DISCUSSION ITEMS

1. Planning Commissioners' Minutes
2. Staff Communications
 - a) General Plan update and process presentation – VODA/Spencer

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

Dated this 25th day of September, 2020.

/s/Brad McIlrath, Senior Planner

The City of Clearfield, in accordance with the 'Americans with Disabilities Act', provides accommodations and auxiliary communicative aids and services for all those citizens needing assistance. Persons requesting accommodations for City sponsored public meetings, service programs, or events, should call the Customer Service Center at 801-525-2701, giving the City a 48 hour notice.

The Work Session meeting is a public meeting; however, public comments are only received in the formal Planning Commission meeting. The Planning Commission Public Meeting is a public forum where the Planning Commission receives comment from applicants, the public, applicable agencies and County staff regarding land use applications and other items on the Commission's agenda. In addition, it is where the Planning Commission takes action on these items. Action may be taken which may include: approval, approval with conditions, denial, continuance or recommendation to other bodies as applicable.

1 **CLEARFIELD PLANNING COMMISSION MEETING**

2 June 17, 2020

3 6:30 P.M. – Work Session

4
5 *No physical meeting location was available. The meeting was held electronically via Zoom Meeting address:*

6
7 Zoom Meeting

8 <https://us02web.zoom.us/j/82895941142?pwd=SSStL0k1WE5QajA4allnTEFVMXlGdz09>

9 Meeting ID: 828 9594 1142

10
11 **PRESIDING VIA**

12 ZOOM MEETING: Chris Uccardi Chair

13
14 **PRESENT VIA**

15 ZOOM MEETING: Kathryn Murray Vice Chair
16 Robert Browning Commissioner
17 David Bloomfield Commissioner
18 Nicole Bigelow Commissioner
19 Karen Blackwood Commissioner (alternate)
20 Bobby Austin Commissioner (alternate)
21 Brogan Fuller Commissioner (alternate)

22
23 **ABSENT:** Brett McAllister Commissioner

24
25 **STAFF PRESENT**
26 **VIA**

27 ZOOM MEETING: Brie Brass Assistant City Attorney
28 Spencer Brimley Community Development Director
29 Brad McIlrath Senior Planner
30 Zack Ludlow Planning Technician
31 Kelli Bybee Community Relations Staff

32
33 **VISITORS VIA**

34 ZOOM MEETING: Pierre Languet

35
36 Chair Uccardi called the meeting to order at 6:30 p.m.

37
38 DISCUSSION ON SP 2020-050042, A SITE PLAN REVIEW REQUEST BY AMERICA
39 FIRST FEDERAL CREDIT UNION FOR A TEMPORARY OFFICE DURING THE
40 REMODEL OF THE BRANCH AT THE SUBJECT LOCATION. LOCATION: 765 WEST
41 1700 SOUTH (TIN: 12-391-0006). AGGREGATED PARCEL AREA: 1.42 ACRES. ZONE: C-2
42 (COMMERCIAL).

43
44 The Commission had the following questions/comments relevant to SP 2020-050042:

- 45
46
 - The Commission commented they do not see any problems with the temporary
- 47 office/trailer as long as the applicant understood it be allowed for no more than one year.

1 Staff explained that they had talked with the applicant and the Branch Manager and they
2 indicated the trailer would likely only be on the property for two to three months.

- 3 • The Commission discussed the location of the temporary trail. Staff commented they were
4 okay with the placement of the trailer because of the unique layout of the property.

5
6 DISCUSSION ON SP 2020-050037, A SITE PLAN REVIEW REQUEST BY PIERRE
7 LANGUE WITH AXIS ARCHITECTS FOR A 61 TOWNHOME DEVELOPMENT AT THE
8 SUBJECT LOCATION. LOCATION: 305, 315, AND 325 EAST 700 SOUTH (TIN: 12-003-
9 0214, 12-003-0212, AND 12-003-0254). AGGREGATED PARCEL AREA: 3.02 ACRES.
10 ZONE: T-R (TOWN NEIGHBORHOOD RESIDENTIAL).

- 11
12 • Staff and the Commission discussed the conditions of approval for SP 2020-050037 and
13 staff explained that condition number one could be in compliance and removed if the
14 Commission chose to do so when making a motion of approval.
- 15 • Staff explained the City usually required a 10-foot utility easement around the border of
16 the property, but after talking with the City Engineer it was determined the proposed
17 easement will be acceptable for the project.
- 18 • The Commission asked if the City Council would require a Homeowners Association to
19 be created. Staff explained condition number 4 of the conditions of approval for PSP
20 2020-050039 did require the creation of a Homeowners Association before the applicant
21 could apply for Final Subdivision Plat approval.

22
23 DISCUSSION ON PSP 2020-050039, A PRELIMINARY SUBDIVISION PLAT REQUEST BY
24 PIERRE LANGUE WITH AXIS ARCHITECTS FOR A 61 TOWNHOME SUBDIVISION AT
25 THE SUBJECT LOCATION. LOCATION: 305, 315, AND 325 EAST 700 SOUTH (TIN: 12-
26 003-0214, 12-003-0212, AND 12-003-0254). AGGREGATED PARCEL AREA: 3.02 ACRES.
27 ZONE: T-R (TOWN NEIGHBORHOOD RESIDENTIAL).

- 28
29 • SP 2020-050037 and PSP 2020-050039 were discussed together.
- 30 • There was no further discussion concerning SP 2020-050037 or PSP 2020-050039.

31
32
33 The Commissioner discussed/commented on the following items concerning the joint City
34 Council/Planning Commission work session held Tuesday June 16, 2020:

- 35 • The joint session was intended to be a discussion about the Clearfield Station project,
36 located at approximately 1200 South State Street, but there were some concerns because it
37 was not a discussion, but rather a presentation and Commissioner Murray felt there were a
38 lot of questions that needed to be answered before the project could be approved. The
39 Council and the Commission would like to have another joint session without the
40 presenters in order to better discuss their concerns before making a final decision.
- 41 • The Commission also voiced concerns that there was no discussion about the sewer lift
42 station that would need to be installed or the two properties adjacent to the project needed
43 to complete the secondary access for the project. Staff explained the original concept
44 utilized a sewer lift station, but the plans had been revised to install a new sewer line to
45 eliminate the need for a sewer lift station.

- The Commission expressed concerns about the developer changing the uses of the individual pads (i.e. from an office use to a mixed residential use) after approval was granted for the Master Development Plan and would like to require any changes in use to be approved by the Planning Commission. Staff explained any changes to the Master Development Plan would be treated like a Zoning Text Amendment and would be required to be reviewed and approved by both the Planning Commission and the City Council.

Commissioner Murray moved to adjourn the Work Session at 7:00 p.m.

CLEARFIELD PLANNING COMMISSION MEETING

June 17, 2020

7:00 P.M. – Regular Session

No physical meeting location was available. The meeting was held electronically via Zoom Meeting address:

Zoom Meeting

<https://us02web.zoom.us/j/82895941142?pwd=SSYkL0k1WE5QajA4allnTEFVMXlGdz09>

Meeting ID: 828 9594 1142

PRESIDING VIA**ZOOM MEETING:** Chris Uccardi Chair**PRESENT VIA**

ZOOM MEETING:	Kathryn Murray	Vice Chair
	Robert Browning	Commissioner
	David Bloomfield	Commissioner
	Nicole Bigelow	Commissioner
	Karen Blackwood	Commissioner (alternate)
	Bobby Austin	Commissioner (alternate)
	Brogan Fuller	Commissioner (alternate)

ABSENT: Brett McAllister Commissioner**STAFF PRESENT****VIA**

ZOOM MEETING:	Brie Brass	Assistant City Attorney
	Spencer Brimley	Community Development Director
	Brad McIlrath	Senior Planner
	Zack Ludlow	Planning Technician
	Keli Bybee	Community Relations Staff

VISITORS VIA**ZOOM MEETING:** Pierre Langue, and Kim Choate

Chair Uccardi declared the Regular Session open at 7:00 pm.

The Pledge of Allegiance was led by Chair Uccardi.

Chair Uccardi read the Planning Commission Chair Statement.

DISCUSSION AND APPROVAL OF SP 2020-050042, A SITE PLAN REVIEW REQUEST BY AMERICA FIRST FEDERAL CREDIT UNION FOR A TEMPORARY OFFICE DURING THE REMODEL OF THE BRANCH AT THE SUBJECT LOCATION. LOCATION: 765 WEST 1700 SOUTH (TIN: 12-391-0006). AGGREGATED PARCEL AREA: 1.42 ACRES. ZONE: C-2 (COMMERCIAL).

Brad McIlrath presented the following facts:

- Remodel of the branch interior
- Location of the 16 foot by 24 foot temporary office trailer
- The trailer would be used as a temporary office for two to three months.
- The trailer would have an ADA ramp.
- Ordinance allowed the temporary trailer to be used for up to twelve months with up to an additional twelve months if approved by the Planning Commission.
- Reviewed the conditions of approval.

The Commission asked why the trailer was proposed to be located on the east side of the building and not the west side of the building. The applicant Kim Choate and staff answered the trailer was proposed to be located on the east side of the building to allow better visibility of the temporary office trailer for patrons and to not block the drive/ATM lanes. The applicant confirmed the trailer would only be used for two to three months.

The Commission discussed if the location of the trailer was “inconspicuous” and how they would determine where the front of the building was. Staff and the Commission determined the location of the trailer, while not completely “inconspicuous”, was likely the best and safest location for the temporary trailer. Staff also explained the front of the building was determined by its address and that the building was addressed off of 1700 South (Antelope Drive), so the front of the building would be considered the south facing portion of the building.

There were no further questions or comments from the Commission, applicant, or staff regarding SP 2020-050042.

Commissioner Murray moved to approve as conditioned, SP 2020-050042, a site plan review request by America First Federal Credit Union for a temporary office during the remodel of the branch located at 765 west 1700 south (TIN: 12-391-0006). The recommendation was based on the findings and discussions in the Staff Report with the following conditions:

- 1) The mobile office or trailer shall be allowed for a maximum period of one year, with a possibility of renewal by the Planning Commission for up to one additional year upon request of the property owner.
- 2) The mobile office or trailer shall be located in a side or rear yard only and not in the front yard of a permanent building, and that it shall be made as inconspicuous as possible.
- 3) The location of the mobile office or trailer shall meet all yard requirements of section 11-13-14 of the Clearfield City Code and shall be located in conformance with plans approved by the Planning Commission.
- 4) Site plan review and approval shall be required in accordance with chapter 5 of the Land Use Ordinance. A building permit for the construction or expansion of the main building shall be obtained prior to occupancy of the mobile office or

1 trailer.

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

6 DISCUSSION AND APPROVAL OF SP 2020-050037, A SITE PLAN REVIEW REQUEST
7 BY PIERRE LANGUE WITH AXIS ARCHITECTS FOR A 61 TOWNHOME
8 DEVELOPMENT AT THE SUBJECT LOCATION. LOCATION: 305, 315, AND 325 EAST
9 700 SOUTH (TIN: 12-003-0214, 12-003-0212, AND 12-003-0254). AGGREGATED PARCEL
10 AREA: 3.02 ACRES. ZONE: T-R (TOWN NEIGHBORHOOD RESIDENTIAL).
11

12 Brad McIlrath presented the following facts:

- 13 • The site was a former car wash and auto repair location.
- 14 • 61 townhome development
- 15 • 55 unit "A" townhomes with 1,668 square feet
- 16 • 6 Unit "B" townhomes with 2,001 square feet
- 17 • Unit "A" townhomes either front the street or common areas.
- 18 • Unit "B" townhomes face the interior street, but have backyards.
- 19 • Floor plans for both unit "A" and "B" townhomes
- 20 • Both unit "A" and "B" townhomes are two bedrooms.
- 21 • Second access on the west of the project and the proposed detention basin need further
- 22 design and engineering approval.
- 23 • Modification needed to be made to meet landscaping and design standards.
- 24 • The construction of the overpass on 700 South changed the access for the property and
- 25 reduced the commercial viability of the property.
- 26 • All of the current buildings would be demolished for the project.
- 27 • The site plan would need some minor changes to be compliant with the Form Based Code,
- 28 but would change very little.
- 29 • Staff recommended approval as conditioned.
- 30

31 The Commission asked for clarification on the different balcony types between the units. The
32 applicant explained every other unit had an extended box with a traditional balcony on the second
33 floor and a Juliet balcony on the third floor and the units without the extended boxes had Juliet
34 balconies on both the second and third floors.
35

36 The Commission asked if Depot Street was wide enough to accommodate the proposed on-street
37 parking. Staff answered the street met City standards for on-street parking, but noted on-street
38 parking would not be allowed during the winter months. Staff further explained the City would
39 clear snow from the Depot Street on-street parking area while plowing the City streets.
40

41 The Commission voiced some concerns about the number of visitor parking stalls provided for
42 the project. Staff explained the overall parking provided for the project exceeded the minimum
43 parking requirements set forth by the Form Based Code. Staff and the Commission voiced they
44 would like to see visitor parking requirements in the Form Based Code.
45

46 The Commission asked if there had been any consideration for installing 220 volt outlets in the

garages to accommodate charging stations for electric vehicles. The applicant answered they had considered installing 220 volt outlets, but they had not yet decided if they were going to install them in every garage, but it would at least be an option.

There were no further discussion, comments, or questions from the Commission, staff, or the applicant.

Commissioner Murray moved to approve as conditioned, SP 2020-050037, a site plan review request by Pierre Languet with Axis Architects for a 61 townhome development at the subject location. Location: 305, 315, and 325 East 700 South (TINs: 12-003-0214, 12-003-0212, and 12-003-0254) with the removal of condition number one. The recommendation was based on the findings and discussions in the Staff Report with the following conditions:

- ~~1) The Alleys shall be revised to have a minimum pavement width (exclusive of curb and gutter) of twenty-six feet (26').~~
- 1) ~~2)~~ As part of the development on Depot Street a solid white line along the property frontage delineating the ten foot (10') wide on-street parking lanes from the travel lanes shall be provided.
- 2) ~~3)~~ A streetscape design plan shall be submitted for review and approval that includes the minimum buffer and sidewalk widths as well as the street lights and street trees required for the Neighborhood Street type.
- 3) ~~4)~~ The impervious coverage of the development area shall be reduced from 61.6 percent to 60 percent maximum.
- 4) ~~5)~~ The townhome located in the northeast area of the development shall have a minimum build-to-zone of five feet (5') as well as all the other townhomes along Depot Street.
- 5) ~~6)~~ The townhomes shall include a vertical façade division that provides a clear separation between the units and continues to the ground level.
- 6) ~~7)~~ The townhome entry type shall be revised to be a porch or stoop entry as required by the Form Based Code (FBC).
- 7) ~~8)~~ All the upper story windows shall be finished with a trim or molding that is a minimum of four inches (4") thick as well as an accent required by the FBC. The trim or molding does not include the window frame.
- 8) ~~9)~~ A note shall be added to the plans that indicate that the building materials will be commercial grade.
- 9) ~~10)~~ The plans shall indicate that there is seventy five square feet (75') of outdoor space per townhome as required by the FBC. The plans will need to indicate compliance with this standard by providing calculations.
- 10) ~~11)~~ A total of sixty (60) trees shall be provided for the 3.02 acre development site and a five foot (5') wide planting strip shall be provided around the building footprints with the exception of entrances, utilities and where the setback standard is less than five feet (5') wide.
- 11) ~~12)~~ Two (2) plants shall be replaced with plants that are on the provided waterwise plants list so a total of eleven (11) of the eighteen (18) plants or 60 percent are waterwise. A formal irrigation plan shall be submitted in conjunction with the updated landscape plans.
- 12) ~~13)~~ The street trees shall be replaced with trees on the approved street trees list as well as comply with the diversity requirements to prevent disease and promote a healthy urban tree system.
- 13) ~~14)~~ Plant sizing shall conform to the required sized outlined in Table 7.2 (1) of the FBC. Tree calipers shall be a minimum of two inches (2") as measured at

eight inches (8") above the soil.

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

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

16) ~~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.

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

Seconded by Commissioner Bigelow. The motion carried on the following vote: Voting

AYE: Commissioners Uccardi, Murray, Browning, Bloomfield, Bigelow, Blackwood.

Voting NO: None.

DISCUSSION AND APPROVAL OF PSP 2020-050039, A PRELIMINARY SUBDIVISION PLAT REQUEST BY PIERRE LANGUE WITH AXIS ARCHITECTS FOR A 61 TOWNHOME SUBDIVISION AT THE SUBJECT LOCATION. LOCATION: 305, 315, AND 325 EAST 700 SOUTH (TIN: 12-003-0214, 12-003-0212, AND 12-003-0254). AGGREGATED PARCEL AREA: 3.02 ACRES. ZONE: T-R (TOWN NEIGHBORHOOD RESIDENTIAL).

Brad McIlrath presented the following facts:

- The subdivision plat for the project
- The project would provide an opportunity for home ownership in the City.
- Seven conditions of approval

There were no questions or further discussion from the Commission.

Commissioner Bigelow moved to approve as conditioned, PSP 2020-050039, a preliminary subdivision plat request by Pierre Langue with Axis Architects for a 61 townhome subdivision at the subject location. Location: 305, 315, and 325 East 700 South (TINs: 12-003-0214, 12-003-0212, and 12-003-0254). The recommendation was based on the findings and discussions in the Staff Report with the following conditions:

- 1) The subdivision plans shall be revised to address Clearfield City Engineering requirements prior to the submittal of plans for Final Plat review and approval.
- 2) The subdivision plat shall be revised to indicate the private lots, the common areas, and any limited common areas of the subdivision.
- 3) A full civil set of plans shall be submitted as part of the final subdivision plat review which shall include but not be limited to: site plan, grading and drainage plan, utility plan, storm water pollution prevention plan (SWPPP), roadway cross sections, etc.
- 4) The project shall include the creation of a Homeowners Association (HOA) to maintain all of the private common spaces of the project, including but not limited to: landscaping, snow removal, building maintenance, trash collection, and open space areas.
- 5) A copy of the HOA establishing documents shall be provided as part of the final subdivision plat submittal and shall comply with ordinance standards outlined in Section 11-13-24 of the Clearfield City Code.
- 6) The applicant is responsible for the replacement or repair of deteriorated, damaged or missing surface improvements surrounding the perimeter of the

1 **subdivision. This includes, but is not limited to: curb and gutter, sidewalks,**
2 **landscaping park strip improvements, driveways, etc.**

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

7 **Seconded by Commissioner Murray. The motion carried on the following vote: Voting**
8 **AYE: Commissioners Uccardi, Murray, Browning, Bigelow, Blackwood. Voting NO: None.**

9
10 COMMUNICATION AND TRAINING

11
12 None

13
14 STAFF COMMUNICATIONS

15
16 July 1, 2020 Agenda

17
18 PLANNING COMMISSIONERS' MINUTE

19
20 Chair Uccardi: expressed appreciation for the members' attendance and everything staff did.

21
22 Vice Chair Murray: None

23
24 Commissioner Browning: None

25
26 Commissioner Bloomfield: None

27
28 Commissioner Bigelow: None

29
30 Commissioner (alt.) Blackwood: None

31
32 Commissioner (alt.) Austin: None

33
34 Commissioner (alt.) Fullmer: None

35
36
37 There being no further business to come before the Planning Commission, **Commissioner**
38 **Murray moved to adjourn at 8 P.M.**
39
40



Planning Commission

STAFF REPORT

AGENDA ITEMS **#1 & #2**

TO: Clearfield City Planning Commission

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

MEETING DATE: Wednesday, October 7th, 2020

SUBJECT: Public Hearing, Discussion and Possible Action on **GPA 2020-090027**, a general plan amendment request by Rocky Mountain Tumbling and Cheer to change the designation for the subject property from Residential to Commercial. **Location:** 951 West 300 North (TINs: 12-019-0103). **Project Area:** 2.51 Acres. **Staff:** Brad McIlrath (**Legislative Matter**).

Public Hearing, Discussion and Possible Action on **RZN 2020-090027**, a zoning map amendment request by Rocky Mountain Tumbling and Cheer to rezone 2.51 acres of the subject property from A-1 (Agricultural) to C-2 (Commercial). **Location:** 951 West 300 North (TINs: 12-019-0103). **Project Area:** 2.51 Acres. **Staff:** Brad McIlrath (**Legislative Matter**).

STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a recommendation of **APPROVAL** of **GPA & RZN 2020-090027**, to the Clearfield City Council, a general plan amendment and zoning map amendment by Rocky Mountain Tumbling and Cheer to change the general plan designation from Residential to Commercial and the zone designation from A-1 (Agricultural) to C-2 (Commercial) for 2.51 acres of the property located at 951 West 300 North (TIN: 12-019-0103).

PLANNING COMMISSION RECOMMENDATION OPTIONS:

Following careful consideration of the information included in this report the commission may decide to vary from Staff's recommendation and may choose to forward the following recommendations:

1. **Move to recommend approval of GPA & RZN 2020-090027**, to the Clearfield City Council, a general plan amendment and zoning map amendment by Rocky Mountain Tumbling and Cheer to change the general plan designation from Residential to Commercial and the zone designation from A-1 (Agricultural) to C-2 (Commercial) for 2.51 acres of the property located at 951 West 300 North (TIN: 12-019-0103).
2. **Move to recommend denial of GPA & RZN 2020-090027**, to the Clearfield City Council, a general plan amendment and zoning map amendment by Rocky Mountain Tumbling and Cheer to change the general plan designation from Residential to Commercial and the zone designation from A-1 (Agricultural) to C-2 (Commercial) for 2.51 acres of the property located at 951 West 300 North (TIN: 12-019-0103).
3. **Move to table GPA 2020-090027** and request additional time to consider the request.

BACKGROUND & ANALYSIS

The applicant is requesting the proposed general plan and zoning map amendments to allow the property to be used as a commercial location for a power tumbling gym for tumbling and cheer training and education. Rocky Mountain Tumbling and Cheer currently operates in a large building in the Clearfield Towne Square commercial center located south of City Hall. If approved, the applicant would move forward with a site plan application to construct a new 20,000 square foot facility and relocate the business to this location.

This property has been used as an agricultural and residential property prior to this request. The Clearfield City General Plan designates the future land use for this property as residential; however, the property to the west is designated as commercial and zoned C-2 (Commercial). All of the properties surrounding the intersection at 1000 West and 300 North, with the exception of Steed Park, are designated as commercial in the general plan. The general plan supports continual evaluation of future land use designations and zones based on a comprehensive understanding of the area and the potential impacts of future uses. As a larger remainder property adjacent to commercial uses, staff supports the requested general plan amendment and rezone and recommends that the Planning Commission forward a recommendation of approval to the City Council.

Public Comment

A property notice was posted on September 28, 2020 with mailed notices also sent that same day. As of the date of this report, no public comment has been received.

GENERAL PLAN ANALYSIS

The Clearfield City General Plan outlines the overall community vision and provides land use guidelines located in Chapter 2 - Land Use Element, which should be followed throughout the City. The following table provides an analysis of those guidelines with this request.

Review Consideration	Staff Analysis
The proposed amendment is in accordance with the General Plan and Map; or	The requested amendment is consistent with the goals and objectives of the Clearfield City General Plan.
Changed conditions make the proposed amendment necessary to fulfill the purposes of this Title.	An amendment of the General Plan would allow for the property to be zoned and developed commercially. The General Plan encourages zone changes to provide for the highest and best use of the property. Development of this property with a commercial use will support the local economy of this neighborhood and area. Compliance with ordinance standards will ensure appropriate buffering and landscaping with the nearby residential uses.

STAFF RECOMMENDATION/CONCLUSION

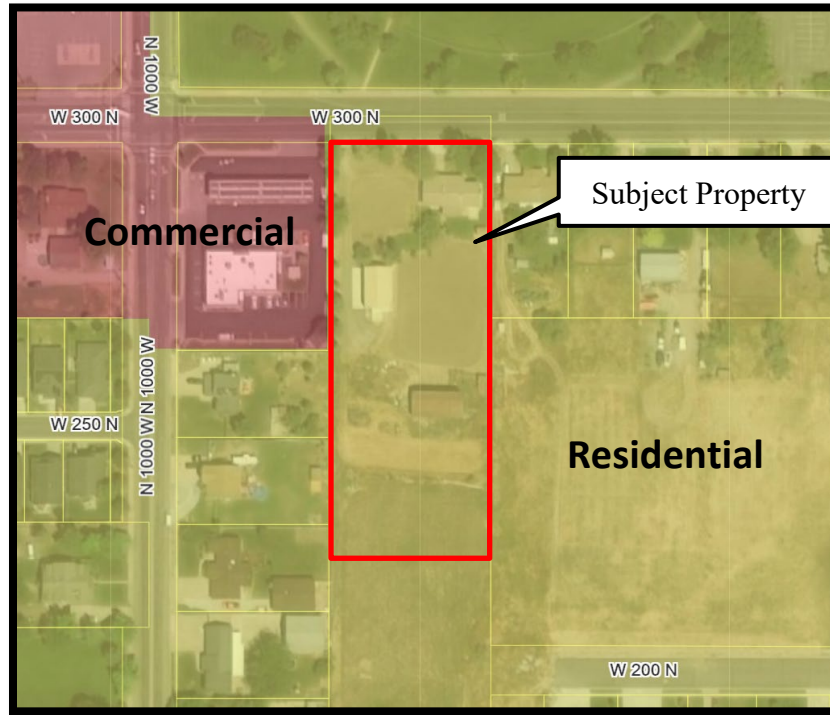
Staff recommends that the Planning Commission forward a recommendation of **APPROVAL** to the City Council for the proposed general plan and zoning map amendment, based upon the following findings:

1. The proposed general plan and zoning map amendment is consistent with the land use guidelines, goals, and objectives of the Clearfield City General Plan.
2. The proposed general plan and zoning map amendment is necessary to encourage the highest and best use of the land.
3. Development of this property with a commercial use is consistent with the surrounding commercial land uses in the area.

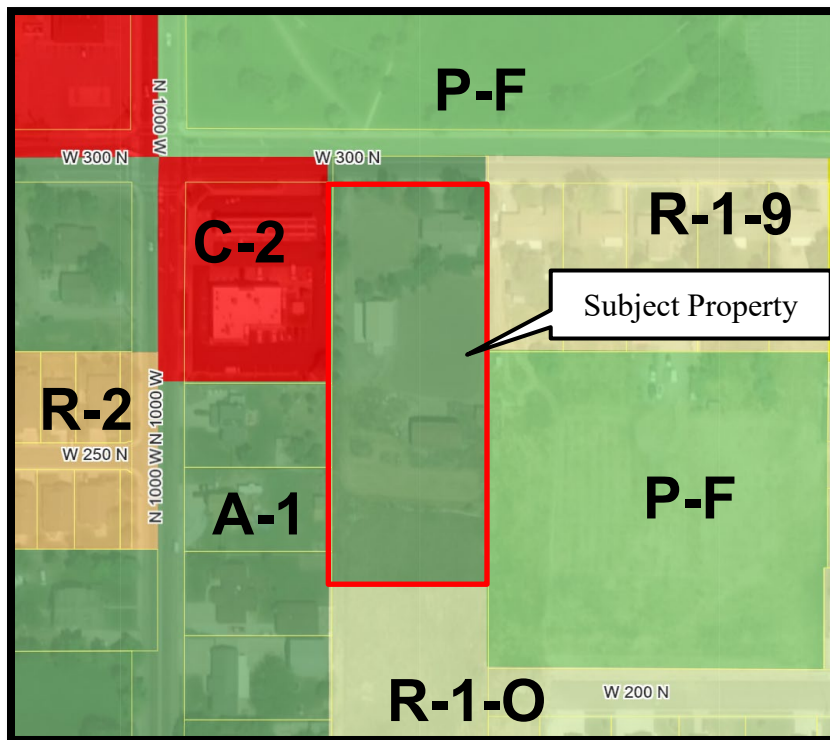
ATTACHMENTS

1. General Plan Map
2. Zoning Map
3. Legal Description
4. Concept Site Plan

GENERAL PLAN



ZONING



9-15-2020

BALL REMAINDER DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP; 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 2, SAID POINT BEING 220.00 FEET S89°51'46"E ALONG THE SECTION LINE FROM THE NORTHWEST CORNER OF SAID SECTION 2 AND RUNNING THENCE S89°51'46"E 200.00 FEET; THENCE S00°08'14"W 545.05 FEET; THENCE N89°50'12"W 200.00 FEET; THENCE N00°08'15"E 544.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 109,001 SQUARE FEET OR 2.502 ACRES MORE OR LESS

THE BEARINGS IN THIS DESCRIPTION HAVE BEEN ROTATED TO THE DAVIS COUNTY SURVEYOR'S PUBLISHED BEARING FOR THE NORTH LINE OF SAID SECTION, THE RECORD BEARINGS ARE ALL CARDINAL.

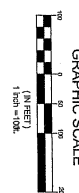
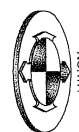
BALL PURCHASE DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP; 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING 220.00 FEET S89°51'46"E ALONG THE SECTION LINE AND S00°08'15"W 544.96 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 2 AND RUNNING THENCE S89°50'12"E 200.00 FEET; THENCE S00°08'14"W 661.29 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 7.93 FEET, A DELTA ANGLE OF 15°09'00", A CHORD BEARING OF S70°23'01"W, A RADIAL BEARING OF S12°02'29"E, AND A CHORD LENGTH OF 7.91 FEET; THENCE ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 63.50 FEET, A DELTA ANGLE OF 60°38'06", A CHORD BEARING OF N86°52'26"W, AND A CHORD LENGTH OF 60.58 FEET; THENCE N90°00'00"W 35.28 FEET; THENCE S41°59'01"W 145.07 FEET; THENCE N00°08'14"E 769.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 137852 SQUARE FEET OR 3.165 ACRES MORE OR LESS.

THE BEARINGS IN THIS DESCRIPTION HAVE BEEN ROTATED TO THE DAVIS COUNTY SURVEYOR'S PUBLISHED BEARING FOR THE NORTH LINE OF SAID SECTION, THE RECORD BEARINGS ARE ALL CARDINAL.



ROCKY MOUNTAIN TUMBLING AND CHEER

951 W 300 N
CLEARFIELD, UTAH



**BENCHMARK
ENGINEERING &
LAND SURVEYING**
9130 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 543-7152
www.benchmarkcivil.com

DESIGNED BY	TJB	No.	DATE	DESCRIPTION
CHECKED BY	DKB			
FIELD CHEN	NA			
DATE	8/28/2020			
DWG. FILE	CONCEPT			

0 0.5 1

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



Planning Commission

STAFF REPORT

AGENDA ITEM
#3

TO: Clearfield City Planning Commission

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

MEETING DATE: Wednesday, October 7th, 2020

SUBJECT: Discussion and Possible Action on **PSP & FSP 2020-090021**, a preliminary and final subdivision plat request by Nathan Alvey to subdivide the subject property into 3 lots for the purpose of adding two single-family flag lots. **Location:** 2305 S. Main Street (TIN: 12-075-0081). **Project Area:** 0.82 Acres. **Planner:** Brad McIlrath (**Administrative Matter**).

RECOMMENDATION

Staff recommends that the Planning Commission move to **approve as conditioned, PSP 2020-090021**, a preliminary subdivision plat request by Nathan Alvey for a three-lot subdivision of the subject property located at 2305 S. Main Street (TIN: 12-075-0081). This recommendation is based on the subdivision discussion and findings in the Staff Report.

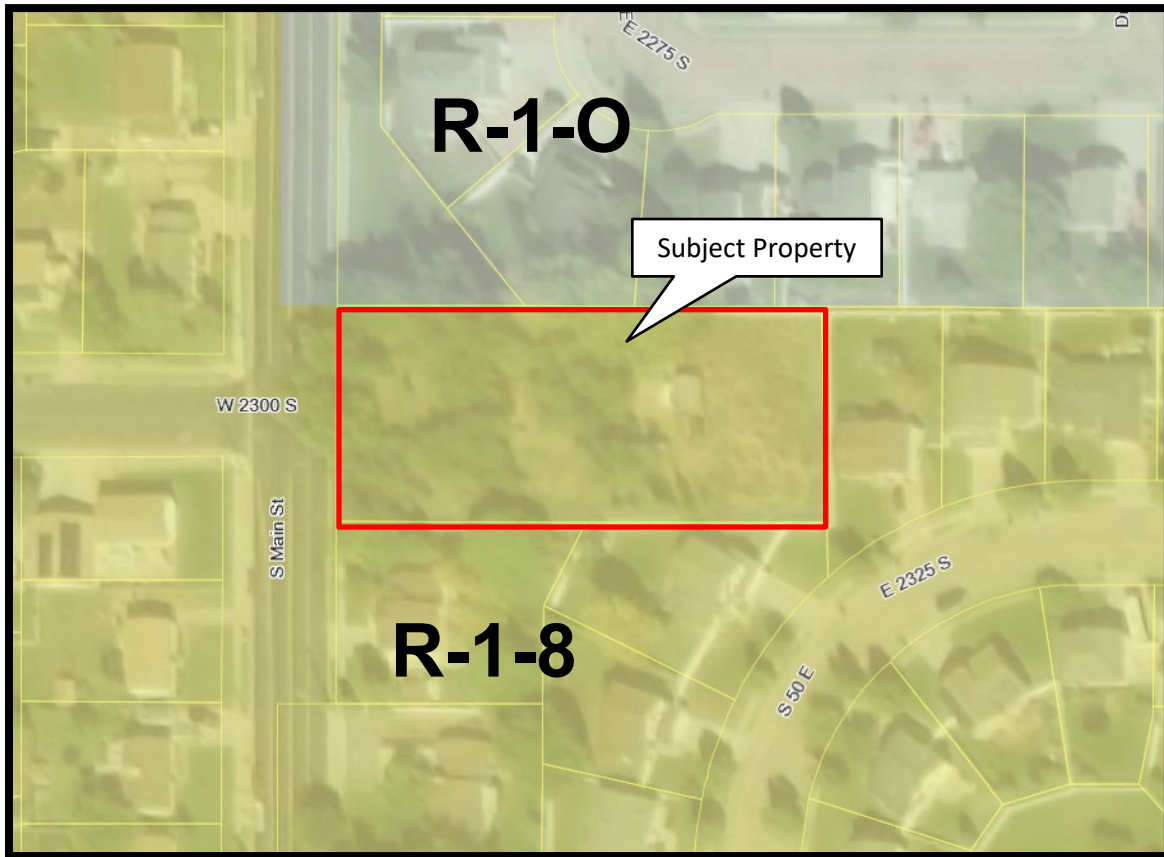
Staff recommends that the Planning Commission forward a recommendation of **approval** to the Clearfield City Council for **FSP 2020-090021 as conditioned**; a final subdivision plat request by Nathan Alvey for a three-lot subdivision of the subject property located at 2305 S. Main Street (TIN: 12-075-0081). This recommendation is based on the subdivision discussion and findings in the Staff Report.

PROJECT SUMMARY

Project Information	
Project Name	Alvey Subdivision
Site Location	2305 S. Main Street
Tax ID Number	12-075-0081
Applicant	Nathan Alvey
Owners	Mark Stubler
Proposed Actions	Preliminary and Final Subdivision Plat Approval
Current Zoning	R-1-8 (Residential)
General Plan Land Use Classification	Residential
Gross Site	0.82 Acres

Surrounding Properties and Uses:		Current Zoning District	General Plan Land Use Classification
North	Residential Single-Family	R-1-Open (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 & OVERVIEW

The applicant is requesting approval to subdivide the property into two flag lots and one regular lot subject to the development standards of the R-1-8 zone. The two flag lots will each have access on the same side of the regular lot and are designed to allow full access for ambulance and fire truck apparatus. Lot 1 (the front regular lot) will have an area of 9,243 square feet (0.212 acres) and will allow the existing home to remain in place. Lot 2 (middle lot) will have an area of 11,471 square feet (0.263 acres) and is provided with a 14 foot access flag staff for the property. Lot 3 (rear lot) will have an area of 14,303 square feet (0.328 acres) and will also have a 14 foot access flag staff. The access for lots 2 and 3 will be combined to provide a twenty eight foot (28') access easement for the two lots which will also include a fire turnaround. The purpose behind the cross access easement is to ensure full access for emergency vehicles, especially fire trucks. Without this shared access easement, each lot would be required to provide a fire truck turnaround. Based upon multiple conversations with the Deputy Fire

Chief at the North Davis Fire District, this was the design that was acceptable for safe and convenient fire access.

Flag Lot Standards

As outlined in Section 11-13-9 of the Clearfield City Code, flag lots are permitted within Clearfield City subject to the following development standards.

A. Frontage And Dimensions: Where permitted, the staff or handle portion of the lots shall front on a public street. The minimum width of the staff portion of the flag lot shall be fourteen feet (14') for residential uses and twenty feet (20') for nonresidential uses. The maximum length of the staff shall be two hundred feet (200'). The main or flag portion of the lot shall conform to the minimum lot size requirements of the zone in which the lot is located.

B. Yard Requirements: The front yard shall be considered that side of the flag portion that adjoins the staff. The minimum front yard setback shall be twenty feet (20'). All other yard requirements for buildings in the flag portion of the lot shall conform to the regulations of the zone in which the lot is located.

C. Construction In Staff Portion: No building or construction, except for a driveway, shall be allowed in the staff portion of the lot unless the minimum width thereof is the same or greater than the minimum lot width allowed in the zone. (Ord. 2009-40, 11-24-2009)

As stated in the yard requirements above, "the front yard shall be considered that side of the flag portion that adjoins the staff. For lot 3 (rear lot) the front lot line and front yard is the west property line that abuts lot 2. The setbacks and buildable area for lot 3 will need to be revised to comply with this standard. The proposed flag lots comply with all other standards listed above.

General Plan and Zoning

The proposed subdivision complies with the goals and objectives of the General Plan and is in compliance with zoning standards for the R-1-8 Zone and Section 11-13-9 which regulates flag lots.

PRELIMINARY AND FINAL SUBDIVISION PLAT REVIEW

The subdivision plat submission includes a plat, demolition and site plan, a grading, drainage, and utility plan, and an erosion control plan. The Clearfield City Engineer has reviewed the plans and provided a review letter which is included as an attachment to this report. As required by ordinance, the applicant will need to provide a geotechnical report for review by the City Engineer. Public Works staff along with the North Davis Fire District have been provided with the plans to review but have not provided comment to date.

Public Comment

A public notice sign was posted on September 28th, 2020. As of the date of this report, no comments have been received.

PRELIMINARY AND FINAL SUBDIVISION PLAT - CONDITIONS OF APPROVAL

Based upon review of Clearfield City ordinances for the proposed subdivision, Staff recommends that the Planning Commission approve the preliminary subdivision plat and recommend approval of the final subdivision plat to the Clearfield City Council, subject to the following conditions:

- 1) The setbacks and buildable area for lot 3 shall be revised to have the west property line (shared property line with lot 2) as the front lot line and front yard. The north and south property lines are to be the side yards, and the rear yard the east property line.
- 2) A geotechnical report shall be submitted for review and approval by Clearfield City Engineering staff.
- 3) Plans shall be revised to address Clearfield City Engineering requirements prior to obtaining final signatures on the plat and recording of the plat.
- 4) An Escrow agreement or bond for the public improvements shall be approved by the City Engineer and posted prior to the recordation of the plat as outlined in Section 12-9-2 of the subdivision ordinance.
- 5) The applicant is responsible for the replacement or repair of deteriorated, damaged or missing surface improvements surrounding the perimeter of the subdivision. This includes, but is not limited to: curb and gutter, sidewalks, landscaping park strip improvements, driveways, etc.

ATTACHMENTS

1. Subdivision Plat
2. Subdivision Improvement Drawings
3. Engineering Review Letter #1 dated 2 October 2020



Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

ALVEY SUBDIVISION

2305 SOUTH MAIN STREET
CLEARFIELD, UTAH

INDEX OF DRAWINGS

1 OF 1	SUBDIVISION PLAT
C-001	GENERAL NOTES
C-100	DEMOLITION/SITE PLAN
C-200	GRADING, DRAINAGE AND UTILITY PLAN
C-300	EROSION CONTROL PLAN
C-400	DETAILS

FOR REVIEW
NOT FOR CONSTRUCTION

DATE PRINTED
September 8, 2020

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

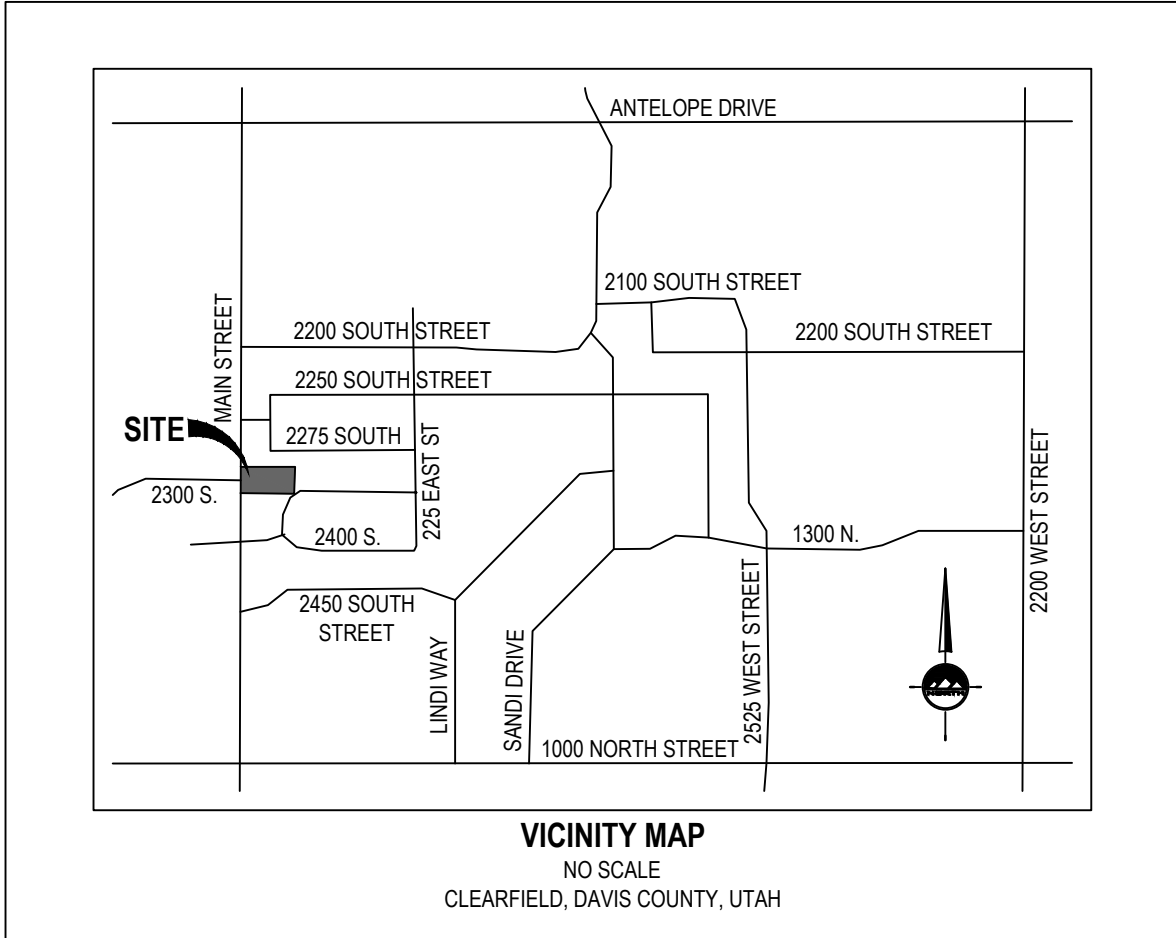
CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR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

NOTICE TO DEVELOPER/ CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



GENERAL NOTES

- ALL WORK SHALL CONFORM TO CLEARFIELD CITY STANDARDS & SPECIFICATIONS.
- CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
- BENCHMARK ELEVATION = WEST QUARTER CORNER OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN ELEV. = 4388.216'



LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
NATHAN ALVEY
2116 GRASSY PLAIN DRIVE
KAYSVILLE, UTAH 84037

CONTACT:
NATHAN ALVEY
PHONE: 801-570-5996

ALVEY SUBDIVISION

2305 SOUTH MAIN STREET
CLEARFIELD, UTAH



NO.	DATE	REVISION	BY
1		FOR REVIEW	
2			
3			
4			
5			
6			
7			
8			

COVER

PROJECT NUMBER
9889

PRINT DATE
9/8/20

DRAWN BY
J.MOSS

CHECKED BY
C.PRESTON

PROJECT MANAGER
T.WILLIAMS

GENERAL NOTES

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA (CURRENT EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
2. CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.
3. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
4. CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
8. THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
9. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
10. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
11. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
12. ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
13. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
14. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
16. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND/OR UTILITY MAPPING PROVIDED TO THE ENGINEER, AND THEREFORE UTILITIES MAY NOT BE LOCATED CORRECTLY, EITHER HORIZONTALLY OR VERTICALLY, AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR IS REQUIRED TO FOLLOW THE PROCEDURE OUTLINED BELOW:
- 16.1. CONTRACTOR IS REQUIRED TO LOCATE AND POTHOLE ALL EXISTING UTILITY LINES (BOTH HORIZONTALLY AND VERTICALLY) THAT AFFECT THE PROJECT CONSTRUCTION, EITHER ON-SITE OR OFF-SITE, AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE DESIGN OF THE SITE AS SHOWN ON THE APPROVED PLANS PRIOR TO ANY CONSTRUCTION. IF IT IS DETERMINED THAT CONFLICTS EXIST BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) THE ENGINEER MUST BE NOTIFIED IMMEDIATELY TO CORRECT THE CONFLICTS BEFORE ANY WORK CAN BEGIN. IF THE CONTRACTOR FAILS TO FOLLOW THIS ABSOLUTE REQUIREMENT AND CONFLICTS ARISE DURING CONSTRUCTION THE CONTRACTOR WILL BEAR THE SOLE RESPONSIBILITY TO FIX THE CONFLICTS.
- 16.2. CONTRACTOR IS REQUIRED TO VERIFY THAT PROPER COVER AND PROTECTION OF EXISTING UTILITY LINES IS MAINTAINED OR ATTAINED WITHIN THE DESIGN ONCE VERIFICATION OF THE EXISTING UTILITIES IS COMPLETED AS OUTLINED IN 16.1 ABOVE.
- 16.3. IN ADDITION TO 16.1 AND 16.2 ABOVE THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY "POT-HOLING" A MINIMUM OF 300 FEET AHEAD OF PROPOSED PIPELINE CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNED PIPELINE ALIGNMENT AND GRADE AND EXISTING UTILITIES.
- 16.4. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) AS DETERMINED UNDER 16.1, 16.2 OR 16.3 THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY TO RESOLVE THE CONFLICT.
- 16.5. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO IDENTIFY AND/OR POTHOLE EXISTING UTILITIES AS REQUIRED IN 16.1, 16.2 AND 16.3 ABOVE, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
17. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
18. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
19. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
20. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
21. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDBLE FOR AN AMOUNT REQUIRED BY THE OWNER.
22. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
24. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPAIRING OR REPAIRING EXISTING IMPROVEMENTS.
25. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
26. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
27. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
28. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
29. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.
30. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE GOVERNING AGENCY PRIOR TO THE PLACEMENT.
31. CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
32. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN.

UTILITY NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.
2. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.
3. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.
5. TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (CURRENT EDITION), SECTION 02320 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS DETERMINED BY THE GEOTECHNICAL RECOMMENDATIONS.
6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.
7. THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.
9. ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
10. ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (CURRENT EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.
11. CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.
12. SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
13. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
14. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE PROTECTED SUCH THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.
15. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
16. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, EDGE TO EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, CONSTRUCT PER GOVERNING AGENCY'S MINIMUM SEPARATION STANDARDS.
17. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
18. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
19. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

TRAFFIC CONTROL AND SAFETY NOTES

1. TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
2. BARRICADE AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.
3. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
4. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
5. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE GOVERNING AGENCY FOR REVIEW AND APPROVAL.
6. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE GOVERNING AGENCY.
7. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
8. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
9. THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

DEMOLITION NOTES

1. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES WITHIN THE PROJECT LIMITS BEFORE BEGINNING DEMOLITION/CONSTRUCTION.
2. THERE MAY BE BURIED UTILITIES WITHIN THE LIMITS OF DISTURBANCE THAT ARE NOT SHOWN ON THE PLANS DUE TO LACK OF MAPPING OR RECORD INFORMATION. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN UNEXPECTED UTILITIES ARE DISCOVERED.
3. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM HIS OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

GRADING AND DRAINAGE NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.
2. THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.)
3. THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.
4. ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.
5. THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT, AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT.
6. THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THROGH THE STREETS.
8. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.
9. THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.
10. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES, AND SLOPES SHOWN.
12. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
13. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN.
14. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
15. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GOVERNING AGENCY.
16. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS, SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY-OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

ABBREVIATIONS

APWA	AMERICAN PUBLIC WORKS ASSOCIATION
AR	ACCESSIBLE ROUTE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
BOS	BOTTOM OF STEP
BVC	BEGIN VERTICAL CURVE
C	CURB
CB	CATCH BASIN
CF	CURB FACE OR CUBIC FEET
CL	CENTER LINE
CO	CLEAN OUT
COMM	COMMUNICATION
CONC	CONCRETE
CONT	CONTINUOUS
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
ELEC	ELECTRICAL
ELEV	ELEVATION
EOA	EDGE OF ASPHALT
EVC	END OF VERTICAL CURVE
EW	EACH WAY
EXIST	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FIRE HYDRANT
FL	FLOW LINE OR FLANGE
GB	GRADE BREAK
GF	GARAGE FLOOR
GV	GATE VALVE
HCAP	HANDICAP
HP	HIGH POINT
IRR	IRRIGATION
K	RATE OF VERTICAL CURVATURE
LD	LAND DRAIN
LF	LINEAR FEET
LP	LOW POINT
MEX	MATCH EXISTING
MH	MANHOLE
MJ	MECHANICAL JOINT
NG	NATURAL GROUND
NIC	NOT IN CONTRACT
NO	NUMBER
OC	ON CENTER
OCW	ON CENTER EACH WAY
OHP	OVERHEAD POWER
PCC	POINT OF CURVATURE OR PRESSURE CLASS
PVC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PIV	PIVOT VALVE
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PRO	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RD	ROOF DRAIN
ROW	RIGHT OF WAY
S	SLOPE
SAN SWR	SANITARY SEWER
SD	STORM DRAIN
SEC	SECONDARY
SS	SANITARY SEWER
STA	STATION
SW	SECONDARY WATER LINE
TBC	TOP BACK OF CURB
TGG	TOP OF GRATE
TGA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOF	TOP OF FOUNDATION
TOW	TOP OF WALL
TOS	TOP OF STEP
TYP	TYPICAL
VC	VERTICAL CURVE
WV	WALL INDICATOR VALVE
WW	WATER LINE

NOTE: MAY CONTAIN ABBREVIATIONS THAT ARE NOT USED IN THIS PLAN SET.

LEGEND

	SECTION CORNER		EXISTING EDGE OF ASPHALT
	EXISTING MONUMENT		PROPOSED EDGE OF ASPHALT
	PROPOSED MONUMENT		EXISTING STRIPING
	EXISTING REBAR AND CAP		PROPOSED STRIPING
	SET ENSIGN REBAR AND CAP		EXISTING FENCE
	EXISTING WATER METER		PROPOSED FENCE
	PROPOSED WATER METER		EXISTING FLOW LINE
	EXISTING WATER MANHOLE		PROPOSED FLOW LINE
	PROPOSED WATER MANHOLE		GRADE BREAK
	EXISTING WATER BOX		EXISTING STORM DRAIN LINE
	EXISTING WATER VALVE		PROPOSED STORM DRAIN LINE
	PROPOSED WATER VALVE		ROOF DRAIN LINE
	EXISTING FIRE HYDRANT		CATCHMENTS
	PROPOSED FIRE HYDRANT		HIGH WATER LINE
	PROPOSED FIRE DEPARTMENT CONNECTION		EXISTING SANITARY SEWER
	EXISTING SECONDARY WATER VALVE		PROPOSED SANITARY SEWER LINE
	PROPOSED SECONDARY WATER VALVE		PROPOSED SAN. SWR. SERVICE LINE
	EXISTING IRRIGATION BOX		EXISTING LAND DRAIN LINE
	EXISTING IRRIGATION VALVE		PROPOSED LAND DRAIN LINE
	PROPOSED IRRIGATION VALVE		PROPOSED LAND DRAIN SERVICE LINE
	EXISTING SANITARY SEWER MANHOLE		EXISTING CULINARY WATER LINE
	PROPOSED SANITARY SEWER MANHOLE		PROPOSED CULINARY WATER LINE
	EXISTING SANITARY CLEAN OUT		PROPOSED CULINARY WATER SERVICE LINE
	EXISTING STORM DRAIN CLEAN OUT BOX		EXISTING SECONDARY WATER LINE
	PROPOSED STORM DRAIN CLEAN OUT BOX		PROPOSED SECONDARY WATER LINE
	EXISTING STORM DRAIN INLET BOX		PROPOSED SEC. WATER SERVICE LINE
	EXISTING STORM DRAIN CATCH BASIN		EXISTING IRRIGATION LINE
	PROPOSED STORM DRAIN CATCH BASIN		PROPOSED IRRIGATION LINE
	EXISTING STORM DRAIN COMBO BOX		EXISTING OVERHEAD POWER LINE
	PROPOSED STORM DRAIN COMBO BOX		EXISTING ELECTRICAL LINE
	EXISTING STORM DRAIN CLEAN OUT		EXISTING GAS LINE
	EXISTING STORM DRAIN CULVERT		EXISTING TELEPHONE LINE
	PROPOSED STORM DRAIN CULVERT		ACCESSIBLE ROUTE
	TEMPORARY SAG INLET PROTECTION		SAW CUT LINE
	TEMPORARY IN-LINE INLET PROTECTION		STRAW WATTLE
	ROOF DRAIN		TEMPORARY BERM
	EXISTING ELECTRICAL MANHOLE		TEMPORARY SILT FENCE
	EXISTING ELECTRICAL BOX		LIMITS OF DISTURBANCE
	EXISTING TRANSFORMER		EXISTING WALL
	EXISTING UTILITY POLE		PROPOSED WALL
	PROPOSED LIGHT		EXISTING CONTOURS
	EXISTING GAS METER		PROPOSED CONTOURS
	EXISTING GAS MANHOLE		BUILDABLE AREA WITHIN SETBACKS
	EXISTING GAS VALVE		PUBLIC DRAINAGE EASEMENT
	EXISTING TELEPHONE MANHOLE		EXISTING ASPHALT TO BE REMOVED
	EXISTING TELEPHONE BOX		PROPOSED ASPHALT
	EXISTING TRAFFIC SIGNAL BOX		EXISTING CURB AND GUTTER
	EXISTING CABLE BOX		PROPOSED CURB AND GUTTER
	EXISTING BOLLARD		PROPOSED REVERSE PAN CURB AND GUTTER
	PROPOSED BOLLARD		TRANSITION TO REVERSE PAN CURB
	EXISTING SIGN		CONCRETE TO BE REMOVED
	PROPOSED SIGN		EXISTING CONCRETE
	EXISTING SPOT ELEVATION		PROPOSED CONCRETE
	PROPOSED SPOT ELEVATION		BUILDING TO BE REMOVED
	EXISTING FLOW DIRECTION		EXISTING BUILDING
	EXISTING TREE		PROPOSED BUILDING

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.

GENERAL NOTES

811

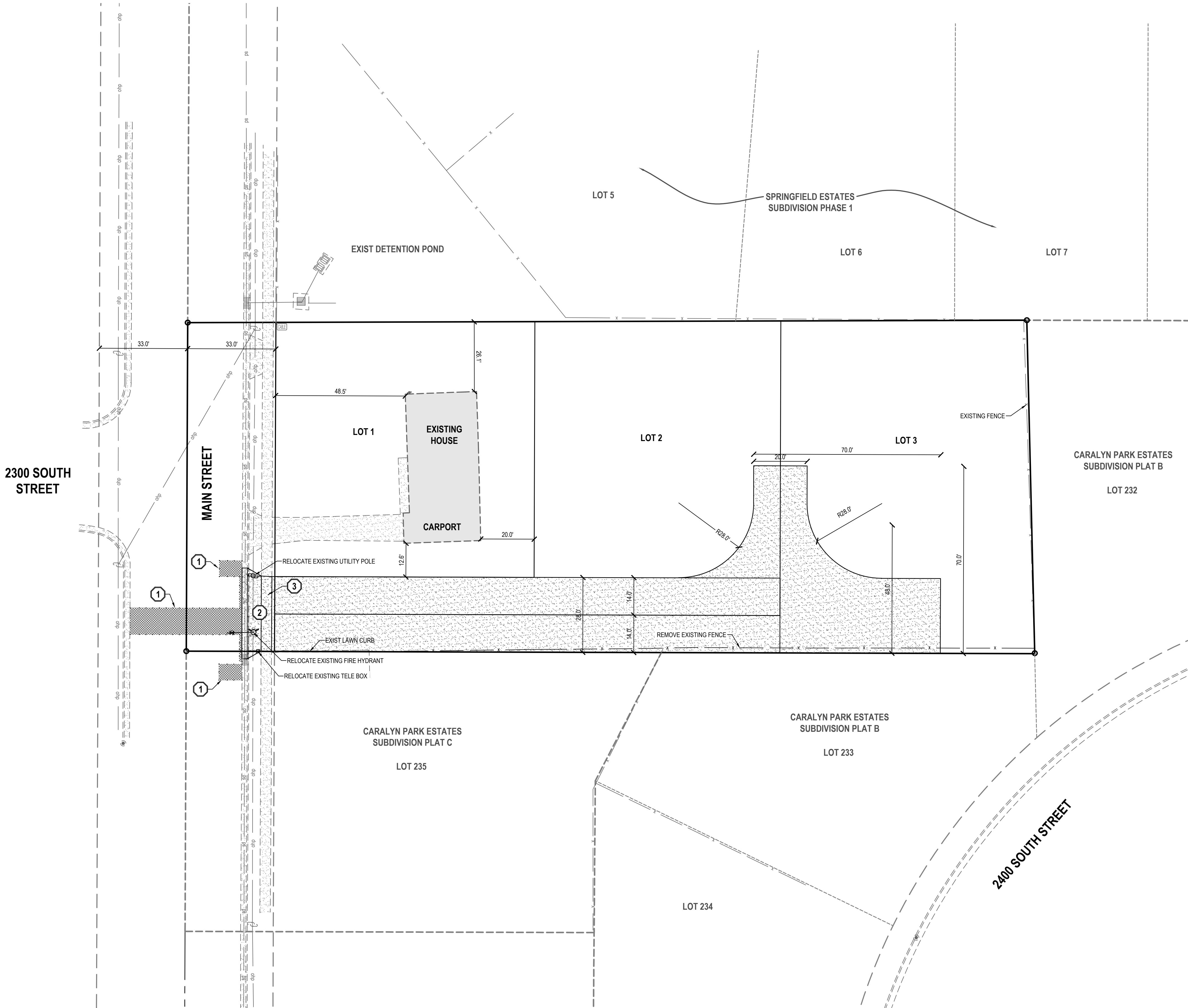
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BENCHMARK

WEST QUARTER CORNER OF SECTION 13,
TOWNSHIP 4 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN

ELEV = 4358.216'



- GENERAL NOTES
1. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.

2. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.

3. ALL CONSTRUCTION SIGNAGE, BARRICADES, TRAFFIC CONTROL DEVICES, ETC. SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. THE CONTRACTOR WILL MAINTAIN SUCH SO THAT THEY ARE PROPERLY PLACED AND VISIBLE AT ALL TIMES.

4. SIDEWALKS AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.

5. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

6. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

7. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

8. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.

9. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).

10. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.

11. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.

12. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

- SCOPE OF WORK:
- PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
1. SAW CUT, REMOVE AND REPLACE EXISTING ASPHALT FOR UTILITY INSTALLATION. MATCH EXISTING PAVEMENT CROSS SECTION

2. INSTALL DRIVE APPROACH PER CLEARFIELD CITY STANDARDS

3. REMOVE AND REPLACE EXISTING SIDEWALK FOR UTILITY INSTALLATION AS NEEDED. REMOVE AT NEAREST EXPANSION JOINT

EN SIGN

THE STANDARD IN ENGINEERING

LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
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FOR:
NATHAN ALVEY
2116 GRASSY PLAIN DRIVE
KAYSVILLE, UTAH 84037
CONTACT:
NATHAN ALVEY
PHONE: 801-570-5996

ALVEY SUBDIVISION

2305 SOUTH MAIN STREET
CLEARFIELD, UTAH

PROFESSIONAL ENGINEER
No. 5049039
1-8-2020
C. HESS PRESTON
STATE OF UTAH

NO. DATE REVISION BY
1 FOR REVIEW
2
3
4
5
6
7
8

DEMOLITION/
SITE PLAN

PROJECT NUMBER 9889 PRINT DATE 9/8/20
DRAWN BY J.MOSS CHECKED BY C.PRESTON
PROJECT MANAGER T.WILLIAMS

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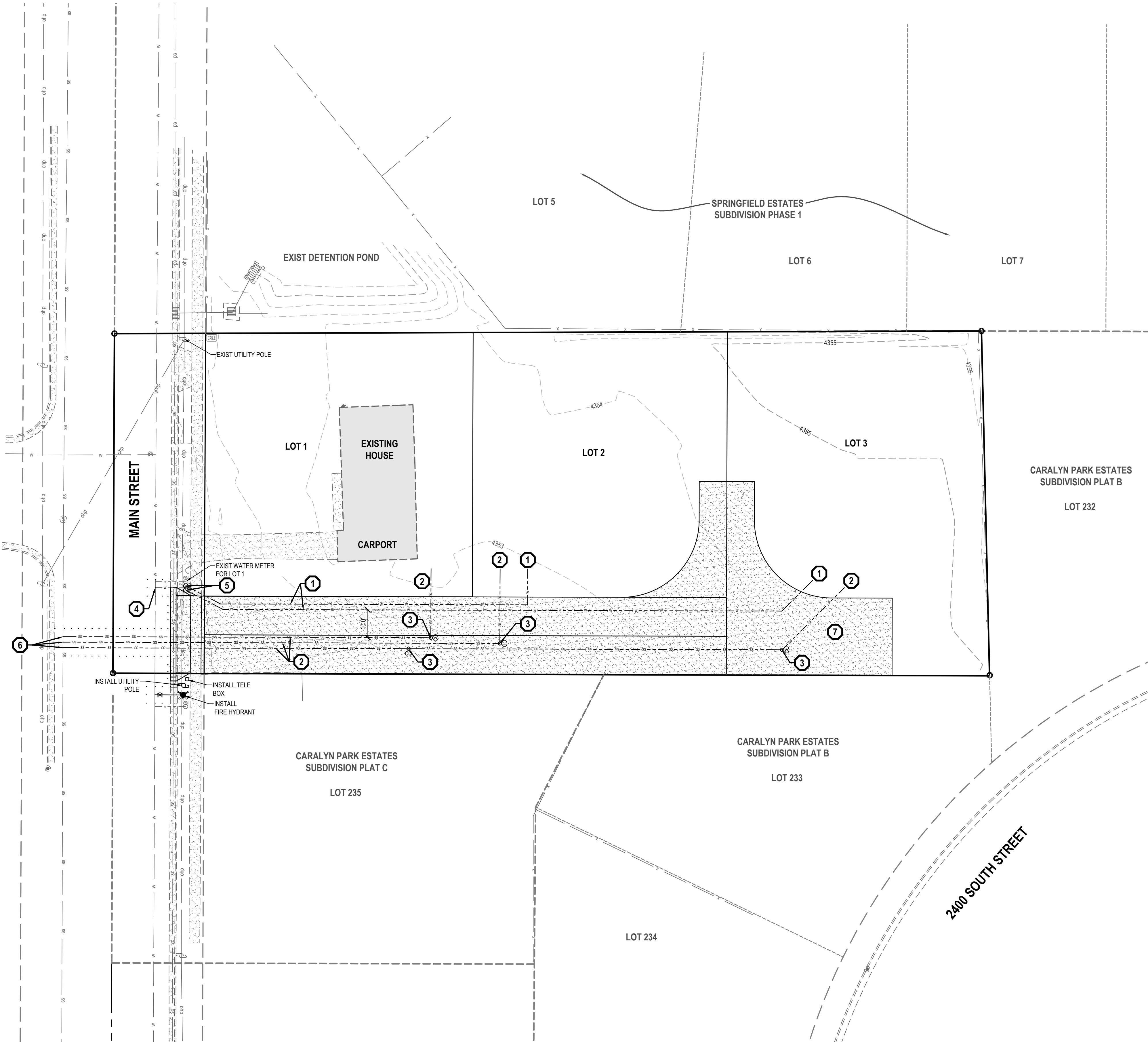
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BENCHMARK

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TOWNSHIP 4 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN

ELEV = 4358.216'

2300 SOUTH
STREET



- GENERAL NOTES
1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.

4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.

5. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.

6. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.

7. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.

8. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.

9. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.

10. ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.

11. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

12. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.

13. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

14. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.

15. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.

16. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

17. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.

18. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.

19. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.

20. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

21. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

- SCOPE OF WORK:
- PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
1. INSTALL 3/4" CULINARY WATER SERVICE LINE PER CLEARFIELD CITY STANDARDS AND SPECIFICATIONS

2. INSTALL 4" PVC SANITARY SEWER SERVICE LINE @ 2.00% MINIMUM SLOPE

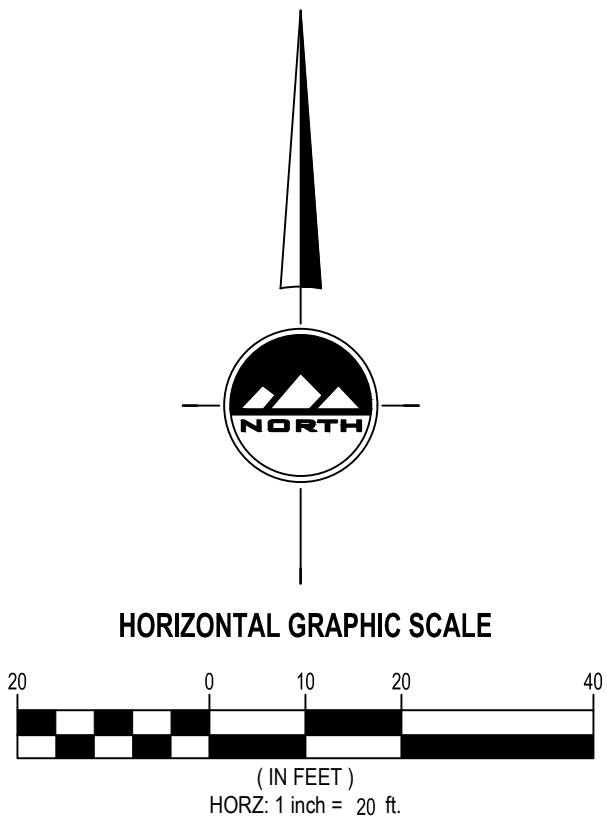
3. INSTALL SANITARY SEWER CLEAN-OUT (WITH BRASS CAP AND RING IN PAVEMENT)

4. FIELD LOCATE AND CONNECT TO EXIST CULINARY WATERLINE. INSTALL 1" PVC WATER LATERAL TO NEW METERS PER CLEARFIELD CITY STANDARDS AND SPECIFICATIONS.

5. INSTALL (2) 3/4" WATER METERS PER CLEARFIELD CITY STANDARDS

6. FIELD LOCATE AND CONNECT TO EXISTING SANITARY SEWER LINE

7. INSTALL FIRE APPROVED ASPHALT DRIVE PER DETAIL 5/C-400.



EN SIGN

THE STANDARD IN ENGINEERING

LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
NATHAN ALVEY
2116 GRASSY PLAIN DRIVE
KAYSVILLE, UTAH 84037
CONTACT:
NATHAN ALVEY
PHONE: 801-570-5996

ALVEY SUBDIVISION

2305 SOUTH MAIN STREET
CLEARFIELD, UTAH

PROFESSIONAL ENGINEER
No. 5049039
1-8-2020
CHERYL HESS PRESTON
STATE OF UTAH

NO.	DATE	REASON	BY
1		FOR REVIEW	
2			
3			
4			
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7			
8			

GRADING, DRAINAGE
AND UTILITY PLAN

PROJECT NUMBER
9889

PRINT DATE
9/8/20

DRAWN BY
J.MOSS

CHECKED BY
C.PRESTON

PROJECT MANAGER
T.WILLIAMS

C-200

811

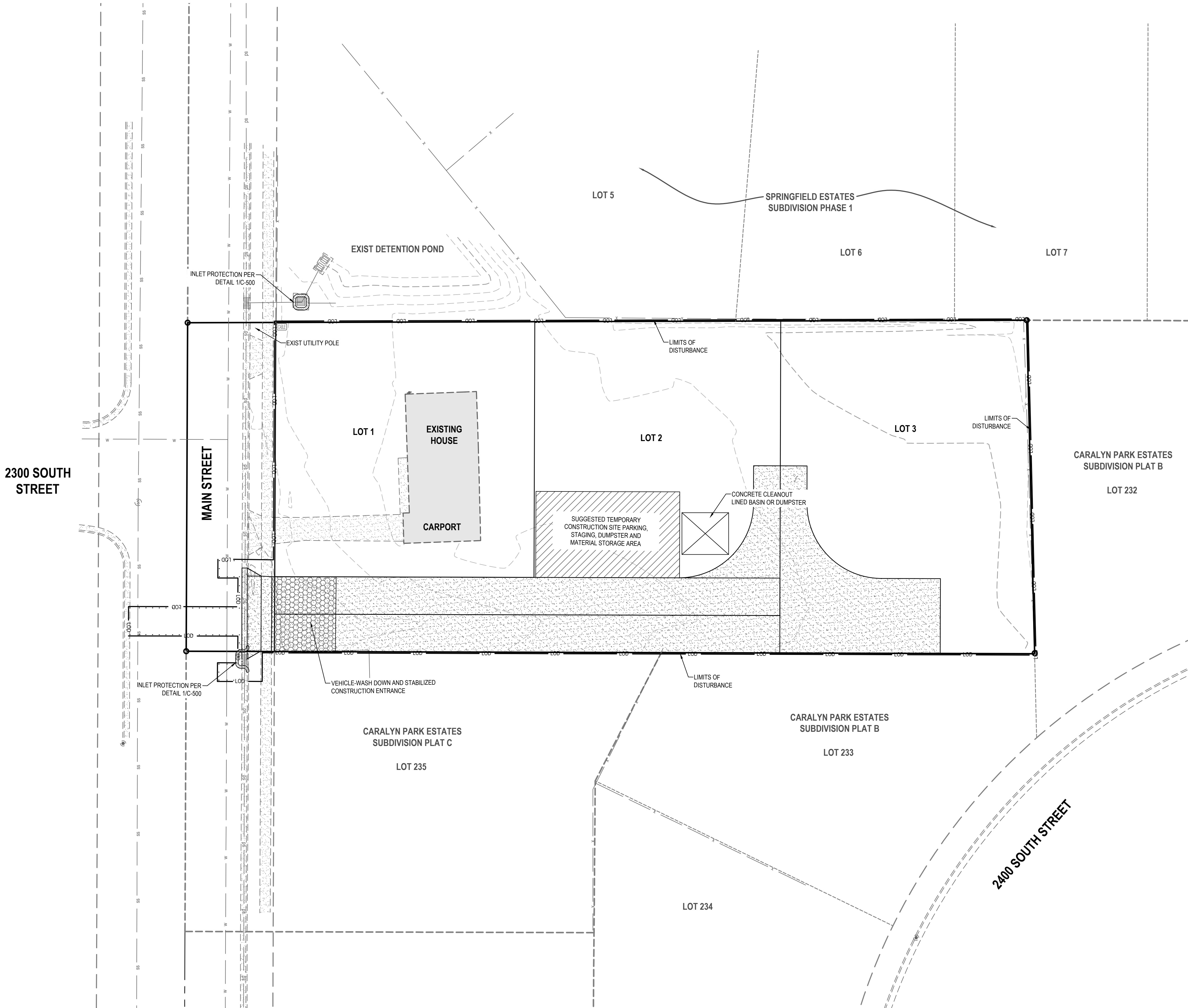
Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

WEST QUARTER CORNER OF SECTION 13,
TOWNSHIP 4 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN

ELEV = 4358.216'



- GENERAL NOTES**
- THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BWMPs) AS NECESSARY, MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ONSITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ONSITE.
 - DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
 - RESEED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE RE-WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
 - DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
 - VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMPs TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
 - NOT ALL POSSIBLE BMPs HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.
 - A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.

REVISION SCHEDULE			
NUMBER	DATE	AUTHOR	COMPANY REPRESENTATIVE SIGNATURE
1			
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10			
11			
12			

THE STANDARD IN ENGINEERING

LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
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TOOELE
Phone: 435.843.3590

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FOR:
NATHAN ALVEY
2116 GRASSY PLAIN DRIVE
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CONTACT:
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PHONE: 801-570-5996

ALVEY SUBDIVISION

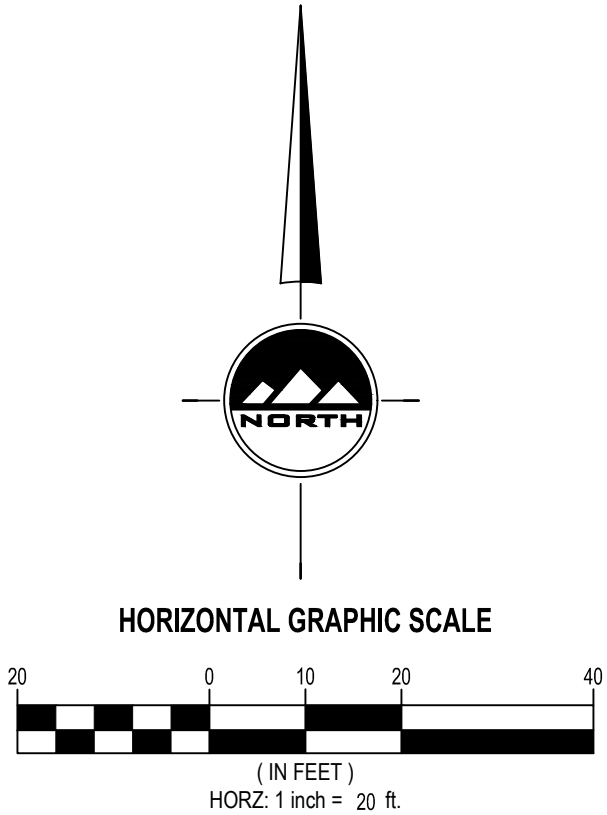
2305 SOUTH MAIN STREET
CLEARFIELD, UTAH

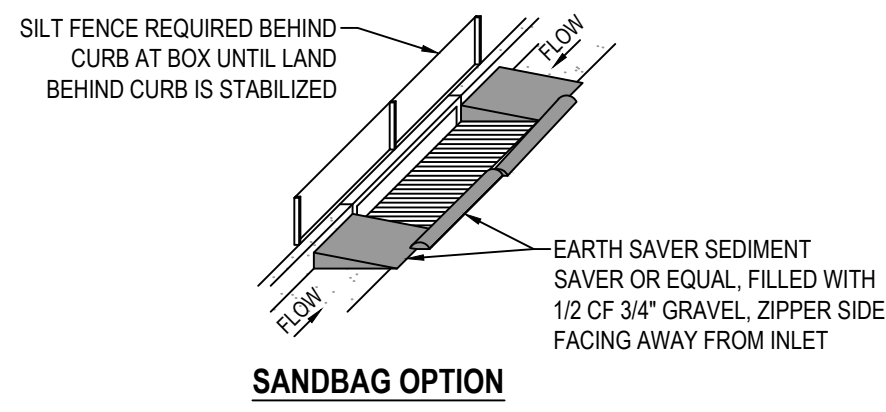
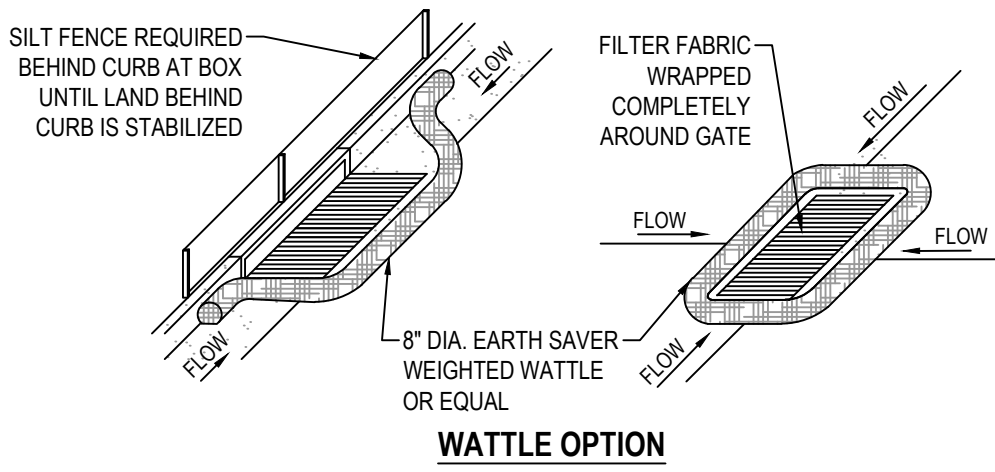
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EROSION CONTROL
PLAN

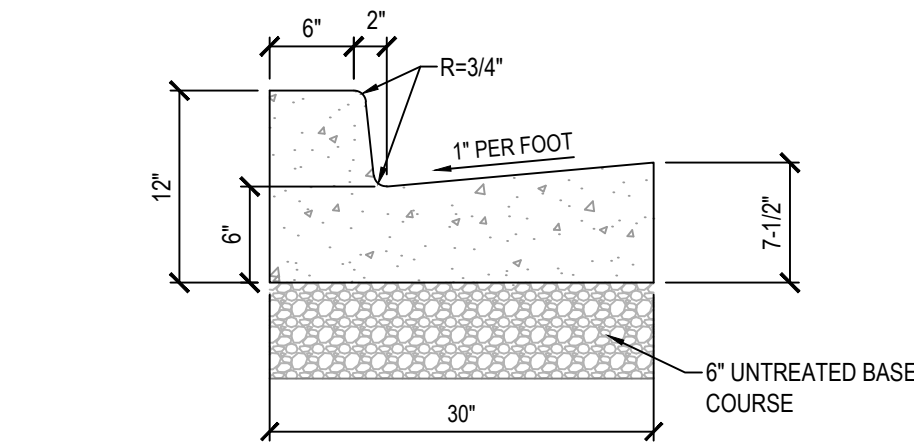
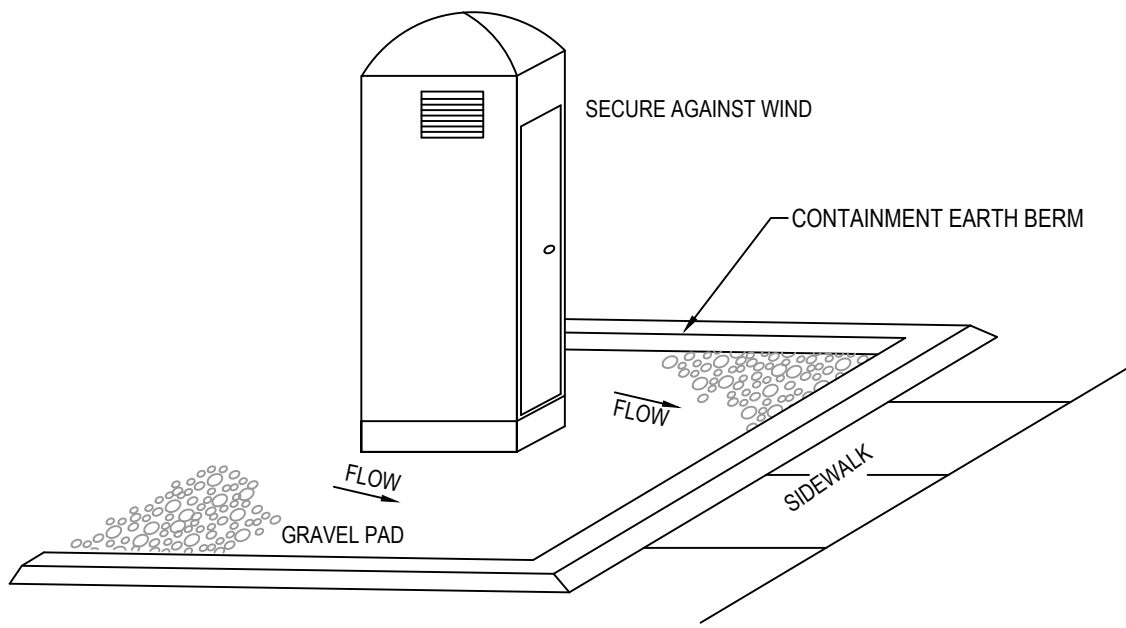
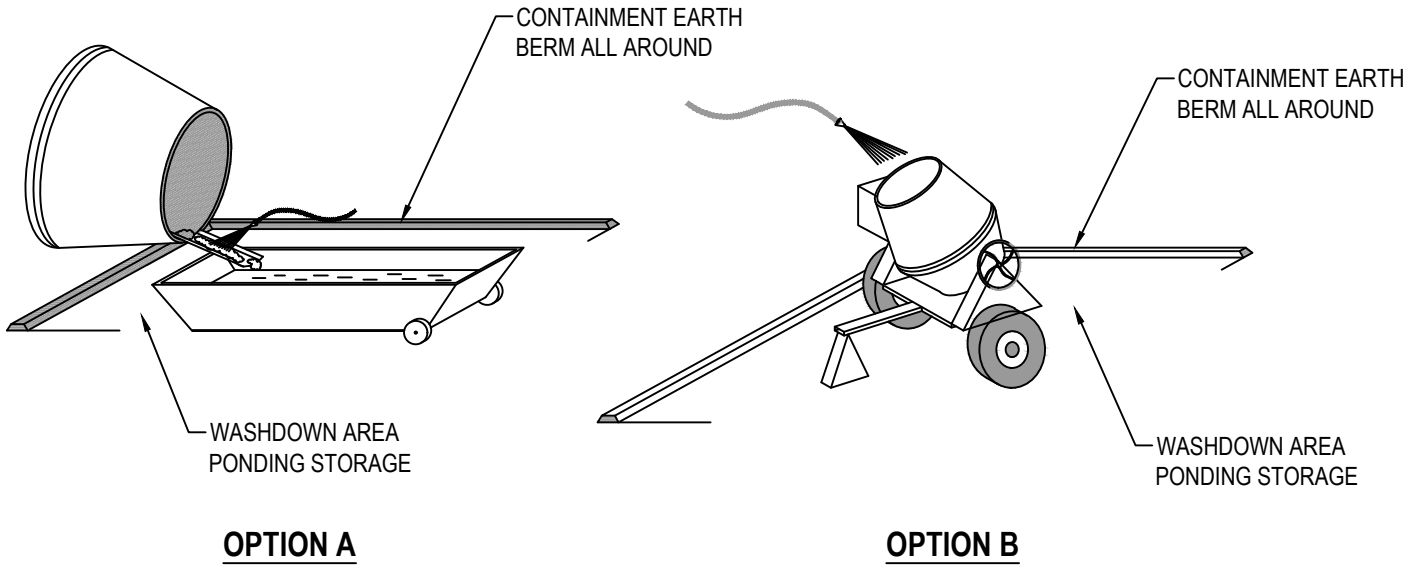
PROJECT NUMBER 9889	PRINT DATE 9/8/20
DRAWN BY J.MOSS	CHECKED BY C.PRESTON
PROJECT MANAGER T.WILLIAMS	

C-300





- NOTES:
1. PLACE WATTLES OR GRAVEL BAGS TIGHT AGAINST CURB TO PREVENT SEDIMENT-LADEN WATER FROM GETTING BETWEEN CURB AND WATTLE/BAG.
 2. PLACE WATTLES OR GRAVEL BAGS SUCH THAT FLOW DOES NOT OVERTOP CURB OR ROAD CENTERLINE.
 3. INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT LEAST BI-WEEKLY, OR PER SWPPP REQUIREMENTS, WHICHEVER IS MORE STRINGENT, TO ENSURE THAT SEDIMENT CONTROL IS MEETING ITS DESIGN INTENT. MAINTAIN AND/OR REPLACE AS NEEDED.
 4. REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 50% OF GRAVEL BAG OR WATTLE HEIGHT.
 5. CONTRACTOR MAY SUBMIT AN ALTERNATIVE METHOD OF INLET PROTECTION. THE ALTERNATIVE METHOD SHALL BE APPROVED BY THE CITY INSPECTOR AND THE ENGINEER OF RECORD.
 6. BEFORE PLACEMENT OF CURB, STABILIZATION OF LAND BEHIND CURB, AND/OR PAVING, MAINTAIN TOP OF INLET AT 6\"/>



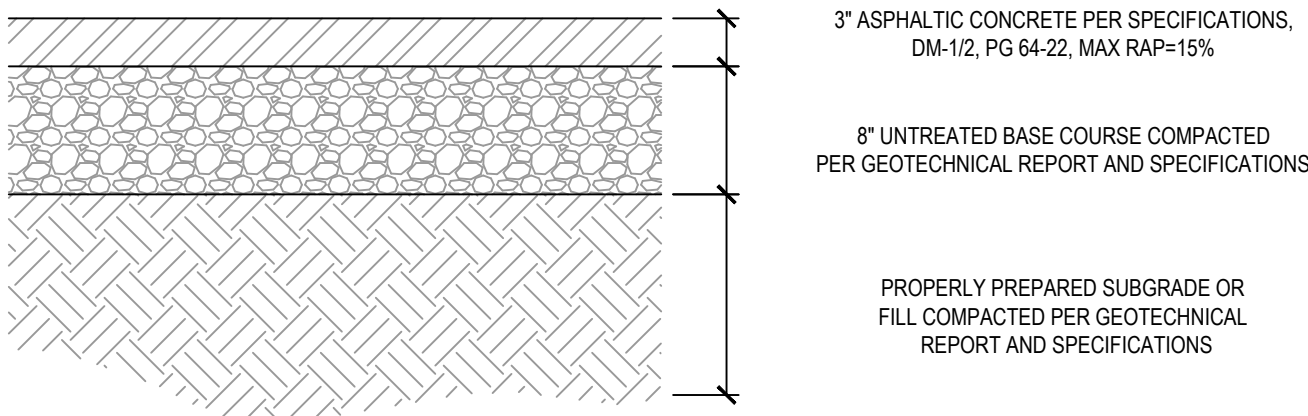
NOTE:

1. CONSTRUCT PER NOTES AND SPECIFICATIONS ASSOCIATED WITH APWA STANDARD PLAN NO. 205.

1 SAG INLET PROTECTION

SCALE: NONE

- ASPHALT NOTES**
1. ALL PAVING TO BE PLACED OVER PROPERLY PREPARED NATURAL SOILS AND/OR PROPERLY PREPARED EXISTING FILL SOILS AND PROPERLY COMPACTED STRUCTURAL FILL WHERE SPECIFIED.
 2. ALL STRUCTURAL FILL TO BE PLACED AND COMPACTED PER THE PROJECT GEOTECHNICAL REPORT OR TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-190 (D-1557) METHOD OF COMPACTION. LIFTS SHOULD BE PLACED PER GEOTECHNICAL RECOMMENDATIONS BUT SHOULD NOT EXCEED 8\"/>
 3. REMOVE SURFACE VEGETATION AND OTHER DELETERIOUS MATERIALS OVER THE ENTIRE SITE IN PREPARATION OF PROPOSED IMPROVEMENTS.



5 STANDARD ASPHALT SECTION

SCALE: NONE

2 CONCRETE WASTE MANAGEMENT

SCALE: NONE

3 PORTABLE TOILET

SCALE: NONE

4 30" COLLECTION CURB AND GUTTER

SCALE: NONE

NO.	DATE	REVISION	BY
1		FOR REVIEW	
2			
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DETAILS

PROJECT NUMBER
9889

PRINT DATE
9/8/20

DRAWN BY
J.MOSS

CHECKED BY
C.PRESTON

PROJECT MANAGER
T.WILLIAMS

C-400

1 October 2020

Clearfield City
55 South State Street
Clearfield City, Utah 84015

Attn: Brad McIlrath, Senior Planner
Proj: **Alvey Subdivision**
Subj: Review #1

Dear Brad,

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

General Notes:

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

Plat:

1. The fire turnaround and access easements shown on the plat, needs to have the bearings and distances shown and the curve data and radius clearly stated.
2. The "Roadway Dedication" for Main Street needs to read "Main Street Roadway Dedication to Clearfield City" plus the square footage and acreage added on the Plat.
3. All the corner points for the boundary and the lot corners are required to be placed on the ground with stamped caps. This requirement must be indicated on the Plat "Legend" and shown on the Plat drawing.
4. The Clearfield City Engineer Signature block shall be written with 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."

5. The Surveyors stamp, signature and date will need to be added to the “Surveyor’s Certificate”. It typically is not placed on the boundary description.
6. A “Narrative” needs to be added to the Plat.
7. The name of the owner’s signing the Plat need to be printed under the “Owner’s” signature line.
8. In the “Owner’s Dedication” the acknowledgement of the dedication of the City Public Street is required.
9. The “Point of Beginning” is needed on the Plat.
10. The “Basis of Bearing” needs to be clearly shown on the Plat.
11. The lot addresses will need to be added to the plat along with the lot square footage and the acreage.

Improvement Drawings:

1. Notes need to be placed on the Site Plan Improvement Drawings indicating all deteriorated, damaged or missing surface improvements surrounding the perimeter of the development and on-site be replaced or installed; i.e., curb and gutter, sidewalk, landscaping park strip improvements, asphalt patching, landscaping replacement, site lighting, dumpster screening, concrete improvement, etc.
2. On the grading plan the propose contours are required along with pavement elevations.
3. The invert flowline at the sewer cleanout and the finish grade need to be added to the drawings
4. A “Geotechnical Report” needs to be prepared and submitted for review.
5. A “Storm Water Detention Plan” must be prepared and submitted for review.
6. Each water meter must be connected to the City water main with its own corporation stop and must be type “k” copper.
7. The private roadway must have curb & gutters to channel all storm water to the future storm water detention basin.
8. Details of all improvements need to be placed in the drawings, i.e., water meter, sewer clean-outs, sewer connection to the City main line, storm water collection facilities, pavement thickness, curb & gutter, etc.

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

Sincerely,

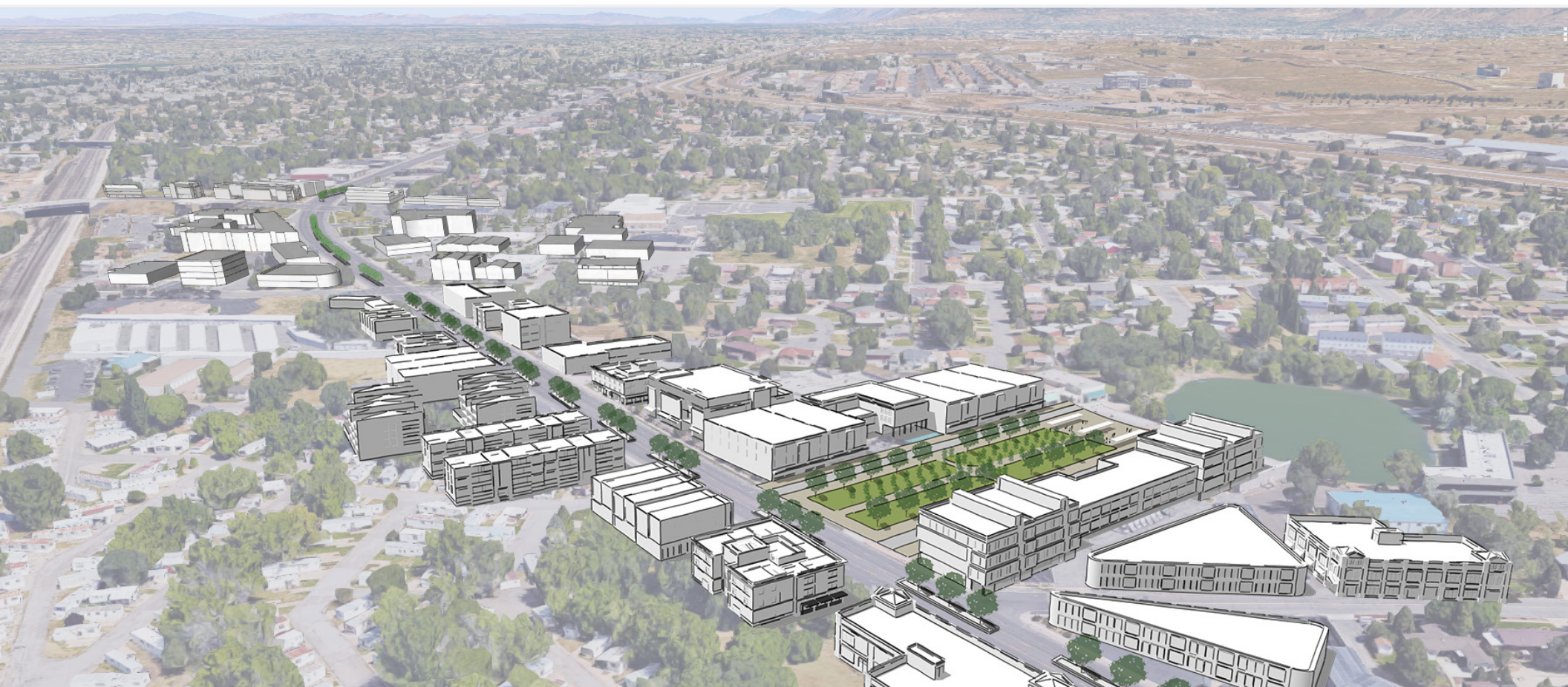
CEC, Civil Engineering Consultants, PLLC.

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

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

City Engineer

Cc. Adam Favero, Public Works Director
Braden Felix, PE., Deputy Public Works Director
Brad Wheeler, Street Superintendent
Kenny England, Utility Superintendent
Jared Justensen, PE., Community Services Engineer



CLEARFIELD CITY

GENERAL PLAN UPDATE



CITY COUNCIL & PLANNING COMMISSION MEETING

MEETING AGENDA

1. **PROJECT TEAM**
2. **STATE REQUIREMENTS**
3. **GENERAL PLAN ELEMENTS**
4. **EXISTING CONDITIONS**
5. **PUBLIC ENGAGEMENT**
6. **PROJECT TIMELINE**
7. **NEXT STEPS**



TEAM



MARK MORRIS, PLA, LEED AP
VODA LANDSCAPE + PLANNING



ANNALIESE EICHELBERGER
VODA LANDSCAPE + PLANNING

Principal -in-charge

Project Manager



BRYCE BUSHMAN
Urban Designer &
Planner



JEFF ALLS
Landscape Designer



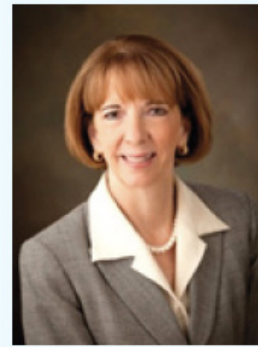
LAUREN LEYDSMAN
Community Planner



MARIA VYAS, AICP
FEHR & PEERS
Transportation Planner



TIM BAIRD
FEHR & PEERS
Transportation Planner



SUSAN BECKER, AICP
ZIONS BANK PUBLIC FINANCE
Financial Analyst



BENJAMIN BECKER
ZIONS BANK PUBLIC FINANCE
Financial Analyst



STATE REQUIREMENTS

- **MODERATE INCOME HOUSING (MIH) ELEMENT**
 - **AFFECTED COMMUNITIES SHALL PLAN AND ADOPT A MIH ELEMENT INCLUDING STRATEGIES FROM A ‘MENU’ OF OPTIONS**
- **LAND USE ELEMENT**
 - **MUST CONSIDER LONG-TERM GOALS, DISTRIBUTION, & LOCATION OF HOUSING FOR RESIDENTS OF VARIOUS INCOME LEVELS**
- **TRANSPORTATION AND TRAFFIC CIRCULATION ELEMENT**
 - **PROVIDE GENERAL LOCATION OF ACTIVE TRANSPORTATION FACILITIES**
 - **PLAN DEVELOPMENT AROUND “MAJOR TRANSIT INVESTMENT CORRIDORS”**
 - **CORRELATE TRANSPORTATION PLAN WITH POPULATION, EMPLOYMENT PROJECTIONS, & LAND USE ELEMENT**
 - **CONSIDER REGIONAL TRANSPORTATION PLAN DEVELOPED BY WFRC**
- **PARKS AND OPENS SPACE ELEMENT**
 - **CONSIDER AN ENVIRONMENTAL ELEMENT THAT ADDRESSES NATURAL RESOURCES**
- **VULNERABLE COMMUNITIES ELEMENT**

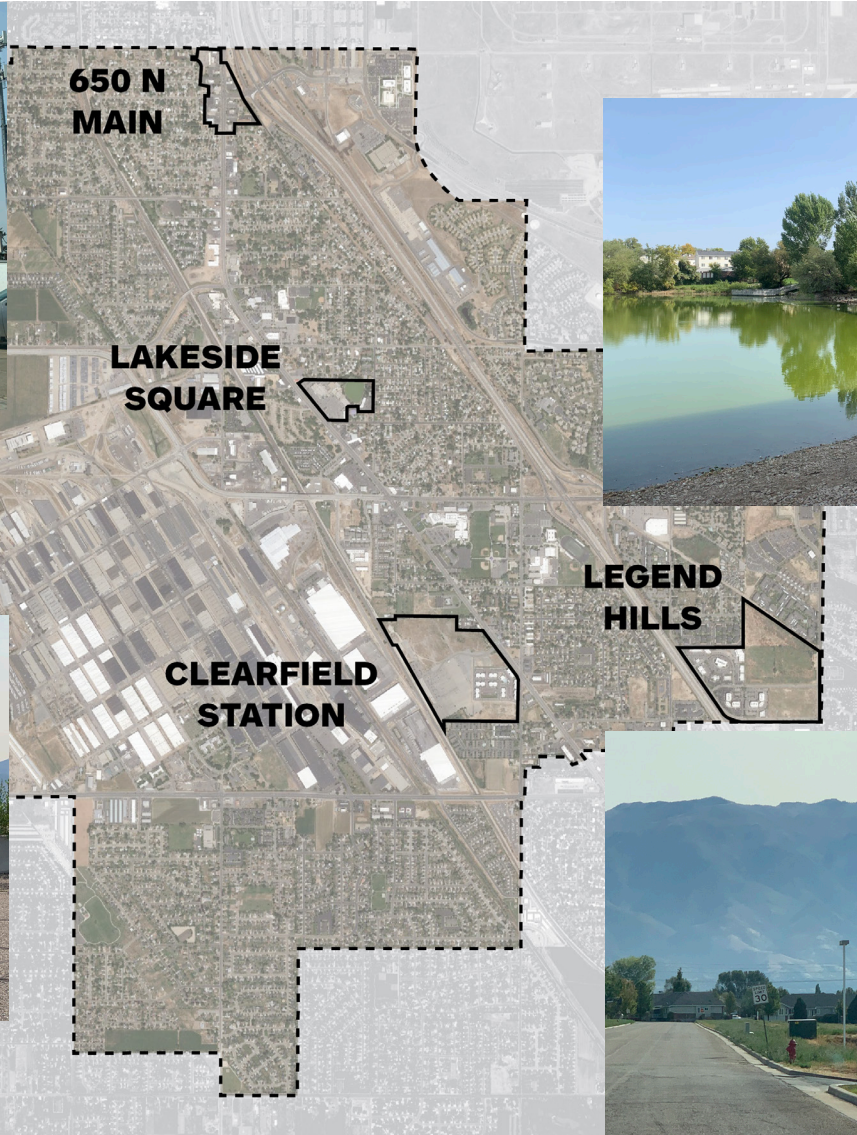


GENERAL PLAN ELEMENTS

- **LAND USE**
- **TRANSPORTATION**
- **HOUSING**
- **ECONOMIC DEVELOPMENT**
- **OPEN SPACE AND TRAILS**
- **ENVIRONMENT**



EXISTING CONDITIONS



PUBLIC OUTREACH

1. OCTOBER- PUBLIC OUTREACH #1

VISIONING SURVEY/VIRTUAL OPEN HOUSE

- **EDUCATE ON PLAN PARAMETERS AND SCOPE**
- **PUBLICIZE EXISTING CONDITIONS INFORMATION**
- **CREATE PROJECT OWNERSHIP WITHIN COMMUNITY**

2. JANUARY- PUBLIC OUTREACH #2- FEEDBACK ON INITIAL PLANNING CONCEPTS VIRTUAL OPEN HOUSE

- **FEEDBACK FROM COMMUNITY REGARDING INITIAL PLAN CONCEPTS**
- **INITIAL PLANNING CONCEPTS**
- **IDENTIFIED GENERAL PLAN GOALS**

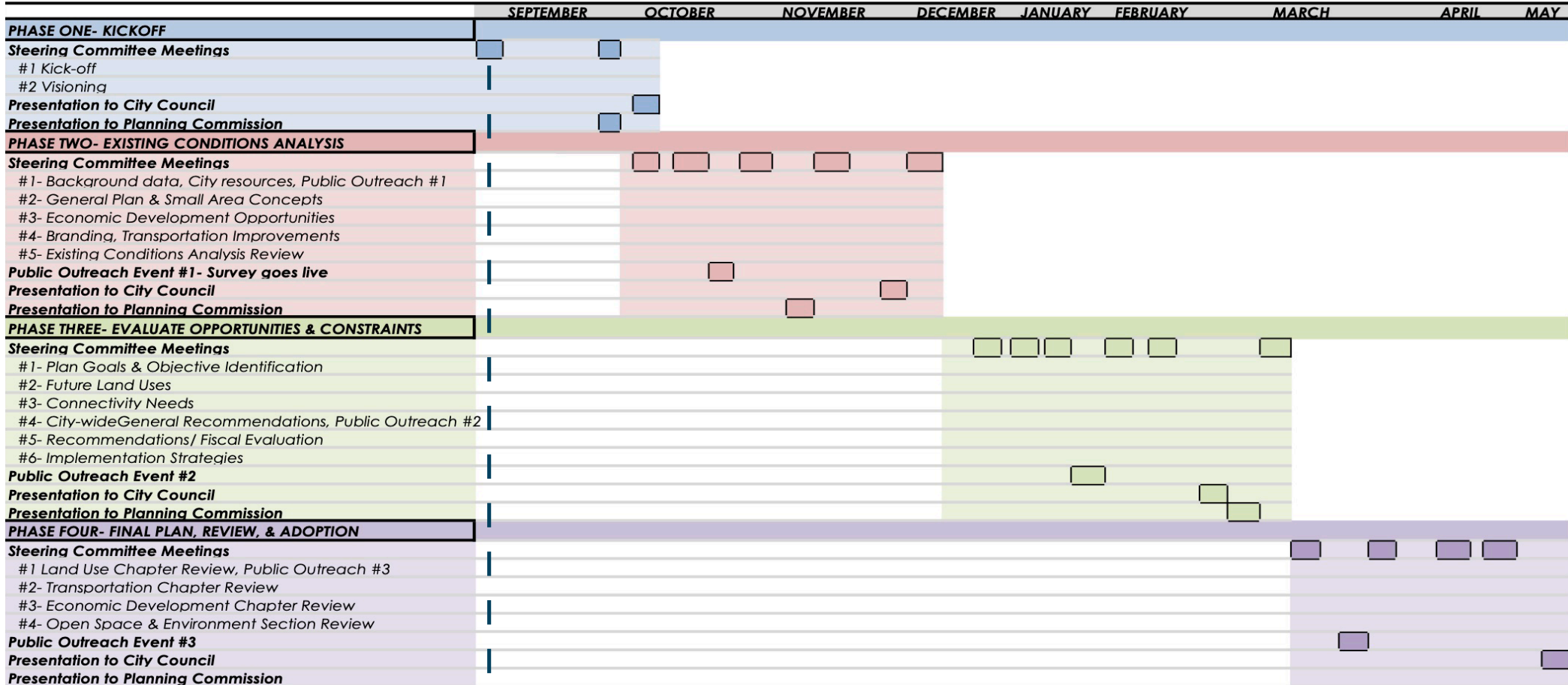
3. MARCH- PUBLIC OUTREACH #3- LAND USE, BROAD POLICY UPDATES IN-PERSON-DISTANCED OPEN HOUSE

- **PRESENT EXISTING ZONING INFORMATION AND GATHER INPUT FROM THE PUBLIC**
- **PRESENT DRAFT ZONING/CODE UPDATES**
- **ILLUSTRATE HOW ORDINANCE AMENDMENTS IMPLEMENT COMMUNITY VISION**
- **EDUCATE COMMUNITY COMPONENTS OF CURRENT ZONING ORDINANCE AND HOW IT MAY BE AMENDED**



PROJECT TIMELINE

CLEARFIELD GENERAL PLAN



WE ARE
HERE

